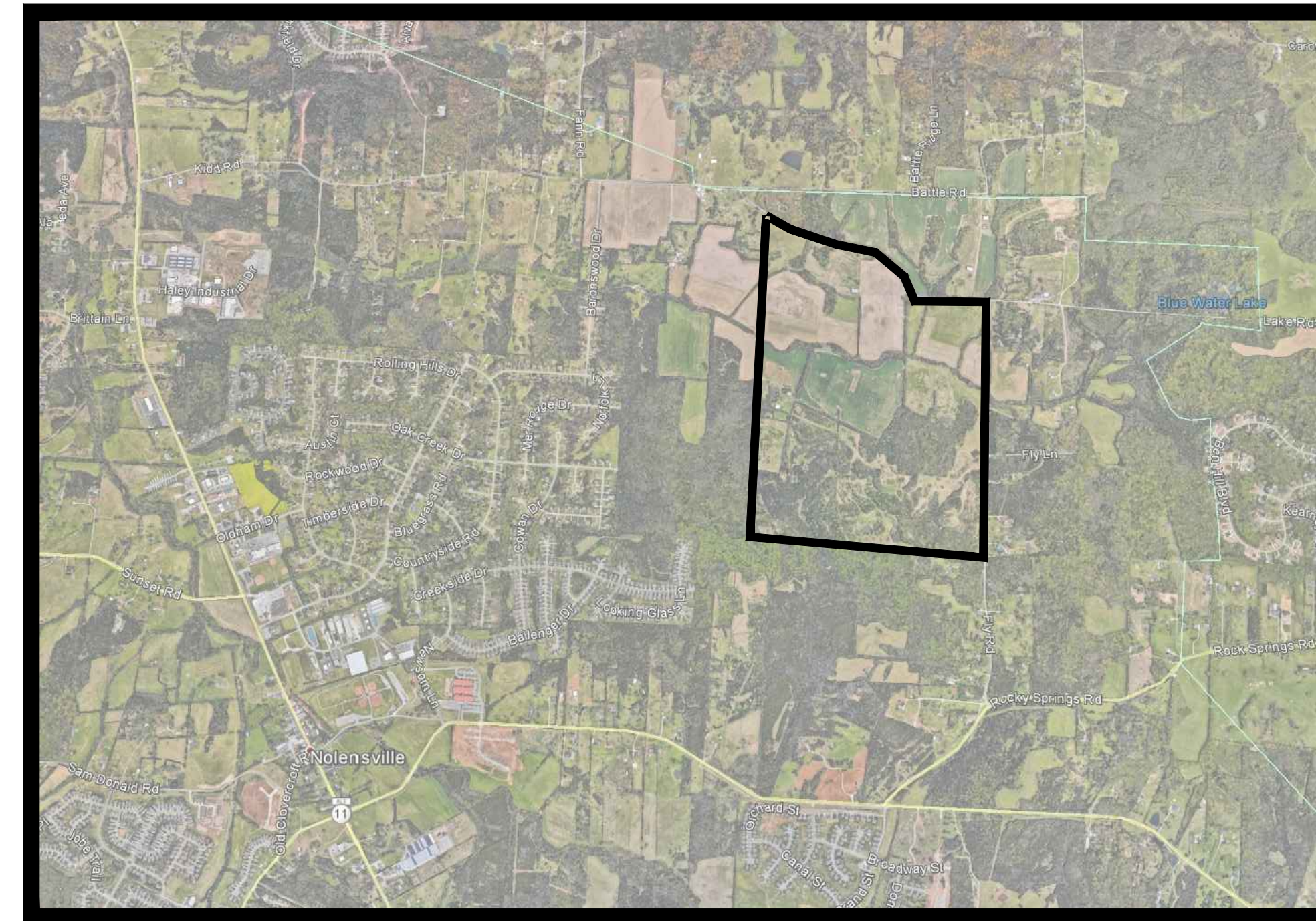


PROJECT LOCATION



# McFARLIN ROAD PROPERTY

NOLENSVILLE, TENNESSEE  
PLANNED DEVELOPMENT

PARCEL ID: 057 00101

PROJECT TEAM:

DEVELOPER:

**SOUTHERN LAND COMPANY**

3990 HILLSBORO PIKE, SUITE 400, NASHVILLE, TN 37215

www.southernland.com

CONTACT:  
DAVID BRACHT, National President of Homebuilding and Acquisitions  
615.778.2881

PLANNER/ LANDSCAPE ARCHITECT:

**SOUTHERN LAND COMPANY**

PLANNING AND LANDSCAPE ARCHITECTURE STUDIO  
3990 HILLSBORO PIKE, SUITE 400, NASHVILLE, TN 37215

www.southernland.com

CONTACT:  
SHANE WHITE, VP URBAN DESIGN AND PLANNING  
615.778.1212

CIVIL ENGINEER:

**Kimley»Horn**

214 OceanSide Drive  
Nashville, Tennessee 37204  
615.564.2701

CONTACT:  
Mary McGowan, PE  
615.564.2701

**McFARLIN ROAD PROPERTY - VESTED DEVELOPMENT STANDARDS:**

- Zoning Ordinance - 6/6/2020
- Subdivision Regulations - 8/13/2019
- Stormwater Regulations - Town of Nolensville Stormwater Ordinance (2018)  
Metro Nashville Stormwater Management Manual (2021)
- Technical Specifications for Utility Installation - MWS Water and Sewer Standard Specifications (5/8/2019)
- Transportation Street Technical Standards - Town of Nolensville Subdivision Regulations (8/13/2019)
- Municipal Code - Standards effective on 6/6/2019 apply.

**NOTE:**

"COMPREHENSIVE REVIEW OF ROADWAY AND STORMWATER ELEMENTS BY THE TOWN OF NOLENSVILLE WILL OCCUR AT SITE PLAN AND/OR PRELIMINARY PLAT SUBMITTAL. PROJECT ENTITLEMENTS APPROVED WITH THIS DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF ROADWAYS OR STORMWATER ELEMENTS SHOWN ON THE PLAN. IF UPON REVIEW OF SITE PLAN OR PRELIMINARY PLAT, THE APPLICANT CANNOT ACHIEVE MAXIMUM APPROVED ENTITLEMENTS, THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE FROM THE APPLICATION OF SAID STANDARDS"

		INITIAL SUBMITTAL (2021-09-07)
LANDSCAPE		
C0.0	COVER SHEET	
C1.0	OVERALL EXISTING CONDITIONS	
C1.1	ENLARGED EXISTING CONDITIONS	
C1.2	ENLARGED EXISTING CONDITIONS	
C1.3	ENLARGED EXISTING CONDITIONS	
C2.0	OVERALL DEVELOPMENT PLAN	
C2.1	ENLARGED DEVELOPMENT PLAN	
C2.2	ENLARGED DEVELOPMENT PLAN	
C2.3	ENLARGED DEVELOPMENT PLAN	
C2.4	PROPOSED PHASING PLAN	
C3.0	OVERALL GRADING & DRAINAGE PLAN	
C3.1	ENLARGED GRADING & DRAINAGE PLAN	
C3.2	ENLARGED GRADING & DRAINAGE PLAN	
C3.3	ENLARGED GRADING & DRAINAGE PLAN	
C4.0	OVERALL ROW & ACCESS PLAN	
C4.1	ENLARGED ROW AND ACCESS PLAN	
C4.2	ENLARGED ROW AND ACCESS PLAN	
C4.3	ENLARGED ROW AND ACCESS PLAN	
C5.0	OVERALL EROSION CONTROL PLAN	
L1.0	TREE PRESERVATION PLAN	
L2.0	OVERALL STREET TREE PLAN	
L2.1	STREET TREE PLAN	
L2.2	STREET TREE PLAN	
L2.3	STREET TREE PLAN	
L3.0	OPEN SPACE PLAN	
L4.0	LANDSCAPE NOTES & DETAILS	
L5.0	STREET SECTIONS	
L6.0	COMMERCIAL PHOTOMETRICS PLAN	
A1.0	REPRESENTATIVE ARCHITECTURAL STYLES	
A1.1	REPRESENTATIVE ARCHITECTURAL STYLES	
A1.2	REPRESENTATIVE ARCHITECTURAL STYLES	

**SITE DATA:**

ADDRESS: McFARLIN ROAD PROPERTY  
2213 McFARLIN ROAD  
NOLENSVILLE, TN. 37135

SITE ACREAGE: 372.89 AC (INCLUDING SCHOOL SITE)

TAX MAP: 057

PARCEL: 00101

BASE ZONING: ER  
PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT (1.97)

**SETBACKS**

FRONT: SEE SHEETS A1.0 - A1.2  
SIDE: SEE SHEETS A1.0 - A1.2  
REAR: SEE SHEETS A1.0 - A1.2

BUILDING HEIGHTS: SEE SHEETS A1.0 - A1.2

COMMERCIAL SF: 8,800 SF.  
LIVE/WORK SF: 6,500 SF.  
TOTAL SF: 15,300 SF.

**OPEN SPACE REQUIREMENTS**

GREEN SPACE REQUIRED: 30% (111.87 AC.)  
GREEN SPACE PROVIDED: 44.6% (166.46 AC.)

FORMAL SPACE REQUIRED: 5% (18.64 AC.)  
FORMAL SPACE PROVIDED: 5.5% (20.67 AC.)

EXISTING TREE CANOPY: 44.3% SITE COVERAGE  
165.35 EXISTING ACREAGE

TREE CANOPY RETAINED: 22.1% SITE COVERAGE  
80.93 EXISTING ACREAGE

**PARKING REQUIREMENTS**

Use	Zoning Code Requirements	Total Units/SF	Spaces Required	Spaces Provided	Type of Spaces Provided
Alley/Non-Alley Single Family	2 spaces per Unit	670	1,340	1,340	2 Garage Spaces
Live/Work Townhomes	2 spaces per Unit	65	130	130	2 Garage Spaces
General Retail	1 space per 300 Square Feet	15,300	51	63	35 Standard Surface Spaces in alley plus 28 Marked On-street Parallel Spaces
Community Center #1	1 space per 3 Patrons plus 1 space per employee @ largest shift	7,500	83	68	44 Standard Surface Spaces in parking lot plus 24 Unmarked On-street Parallel Spaces
Community Center #2	1 space per 3 Patrons plus 1 space per employee @ largest shift	1,000	10	35	35 Standard Surface Spaces in parking lot
<b>Notes:</b>					
1. All uses within the PUD will benefit from shared on-street parallel parking.					
2. Alley/Non-Alley Single Family Units will have additional spaces in driveway parking pads.					
3. This PUD is planned for a connected, walkable and multi-modal community where access to both the General Retail and Community Center uses will not rely on 100% vehicular parking for its patrons. When factoring the community based multi-modal accessibility to these uses, the sharing of parking between the different uses and the additional on-street parallel parking throughout the community, the total parking provided is sufficient.					

**DEVELOPMENT PROGRAM**

SINGLE FAMILY RESIDENTIAL (ALLEY-LOADED)	445
SINGLE FAMILY RESIDENTIAL (NON-ALLEY)	290
TOTAL UNITS	735
COMMERCIAL/ FLEX	15,300sf
<b>RESIDENTIAL PRODUCT TYPES*</b>	
ALLEY LOADED	
LIVE/WORK - 22FT	35
LIVE/WORK - 24FT	30
33Ft	147
41Ft	143
46Ft	90
NON-ALLEY	
65Ft	153
75Ft	76
85Ft	32
1.5 AC.	29

\* REPRESENTS LOT WIDTHS

SEAL:



NO. DATE DESCRIPTION

1 09/07/2021 INITIAL SUBMITTAL

**McFARLIN ROAD PROPERTY**

2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

**COVER SHEET**

SHEET NUMBER:

**C0.0**



**SURVEY NOTES**

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM.
2. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC LIDAR SURVEY. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
3. INFORMATION WAS ALSO TAKEN FROM THE CITY OF NOLENSVILLE GIS AND AERIAL PHOTOGRAPHS.
4. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
5. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 471070235G, WITH AN EFFECTIVE DATE OF 2-26-2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

**STORMWATER NARRATIVE**

STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS MEADOWS AND WOODED AREAS. THE TERRAIN IN THE NORTH SLOPES TO THE SOUTH WHILE THE TERRAIN IN THE SOUTH SLOPES TO THE NORTH. BOTH THE NORTH AND SOUTH DRAIN TO THE STREAM LOCATED IN THE MIDDLE OF THE SITE. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW TO THE STREAM WHICH OUTFALLS ON THE WEST SIDE OF THE PROPERTY. THE REMAINING RAINWATER TO THE SOUTH EAST SHEETFLOWS OFF SITE TO THE SOUTH. POST-OUTFALLS THE WATER CONTINUES FLOW THROUGH THE CREEK.

**SITE SLOPE TABLE**

14% - 19.99%
20% and above



SEAL:



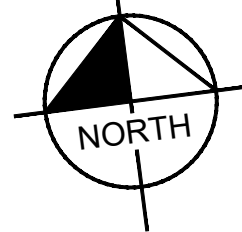
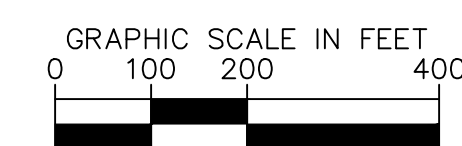
NO.	DATE	DESCRIPTION
1	09/07/2021	INITIAL SUBMITTAL

McFARLIN ROAD PROPERTY  
2213 MCFARLIN RD  
NOLENSVILLE, TENNESSEE

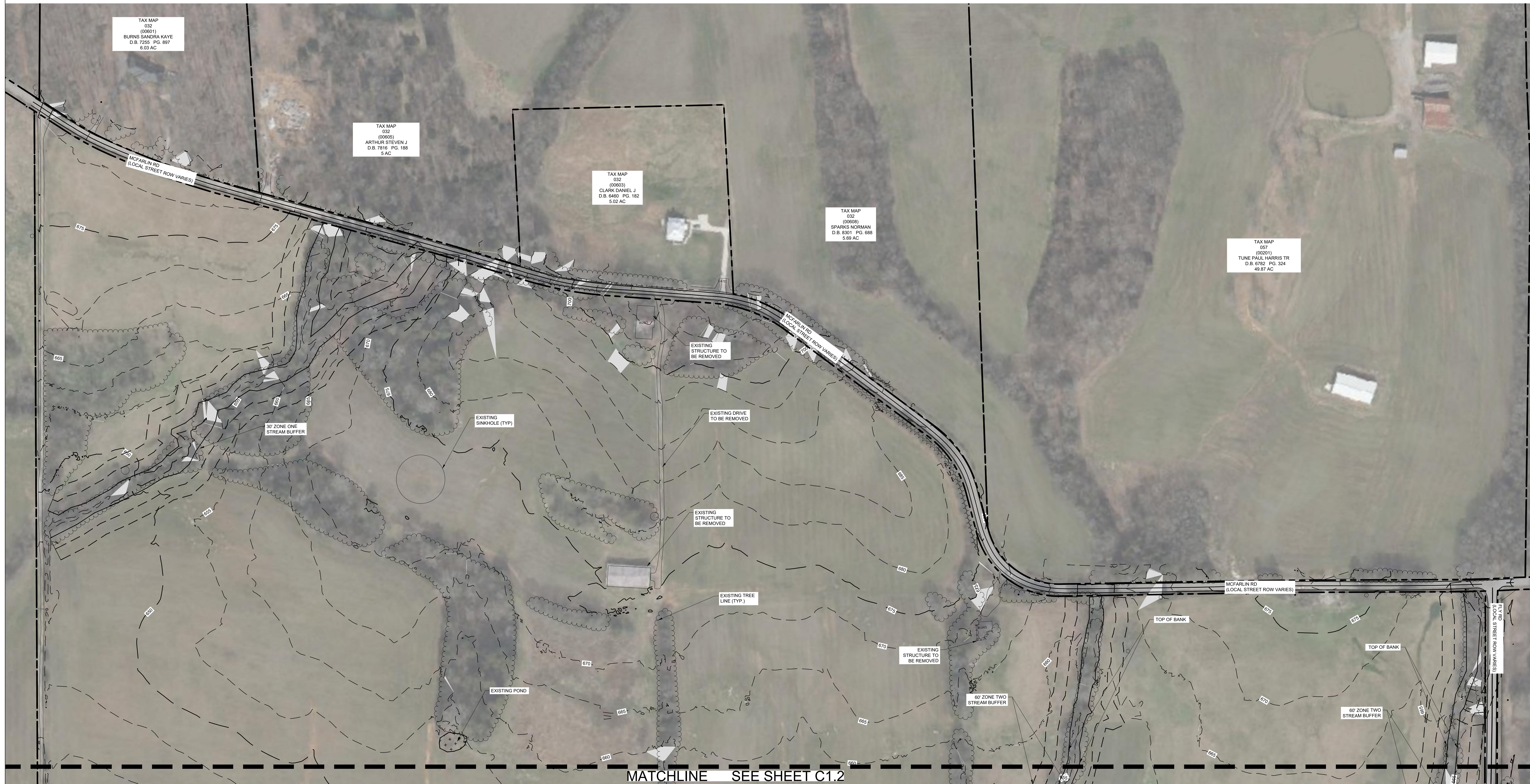
OVERALL EXISTING CONDITIONS

SHEET NUMBER:

C1.0







SEAL:



NO.	DATE	DESCRIPTION
1	09/07/2021	INITIAL SUBMITTAL

**STORMWATER NARRATIVE**

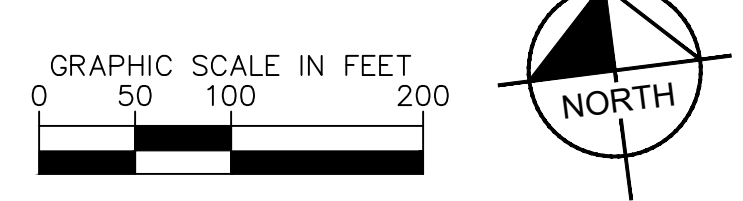
STORMWATER RUNOFF FOR THIS SITE ENCOUNTERS MEADOWS AND WOODED AREAS. THE TERRAIN IN THE NORTH SLOPES TO THE SOUTH WHILE THE TERRAIN IN THE SOUTH SLOPES TO THE NORTH. BOTH THE NORTH AND SOUTH DRAIN TO THE STREAM LOCATED IN THE MIDDLE OF THE SITE. DEPENDING ON WHERE RAINWATER FALLS, IT TRAVELS VIA SHEET FLOW TO THE STREAM WHICH OUTFALLS ON THE WEST SIDE OF THE PROPERTY. THE REMAINING RAINWATER TO THE SOUTH EAST SHEETFLOWS OFF SITE TO THE SOUTH. POST-OUTFALLS THE WATER CONTINUES FLOW THROUGH THE CREEK.

**SURVEY NOTES**

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE PLAN COORDINATE SYSTEM, AND NAD 83 DATUM. BASE INFORMATION WAS TAKEN FROM A TOPOGRAPHIC LIDAR SURVEY. THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. KIMLEY-HORN AND ASSOCIATES SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF THE BASE INFORMATION SHOWN.
2. INFORMATION WAS ALSO TAKEN FROM THE CITY OF NOLENSVILLE GIS AND AERIAL PHOTOGRAPHS.
3. THE CONSULTANT HAS FOUND NO EVIDENCE OF THE MINERAL RIGHTS OF THIS PROPERTY BEING TRANSFERRED TO ANY PARTY OTHER THAN THE OWNER.
4. THIS PROJECT IS LOCATED IN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0235G, WITH AN EFFECTIVE DATE OF 2-26-2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN.

**SITE SLOPE TABLE**

Light Gray	14% - 19.99%
Dark Gray	20% and above



McFARLIN ROAD PROPERTY  
2213 MCFARLIN RD  
NOLENSVILLE, TENNESSEE

ENLARGED EXISTING CONDITIONS

SHEET NUMBER:

C1.1



























**SITE DATA:**

ADDRESS: McFARLIN ROAD PROPERTY  
2213 McFARLIN ROAD  
NOLENSVILLE, TN. 37135

SITE ACREAGE: 372.89 AC (INCLUDING SCHOOL SITE)

TAX MAP: 057

PARCEL: 00101

BASE ZONING: ER  
PROPOSED ZONING: PUD - PLANNED UNIT DEVELOPMENT (1.97)

**SETBACKS**

FRONT: SEE SHEETS A1.0 - A1.2  
SIDE: SEE SHEETS A1.0 - A1.2  
REAR: SEE SHEETS A1.0 - A1.2

BUILDING HEIGHTS: SEE SHEETS A1.0 - A1.2

COMMERCIAL SF: 8,800 SF.  
LIVE/WORK SF: 6,500 SF.  
TOTAL SF: 15,300 SF.

**OPEN SPACE REQUIREMENTS**

GREEN SPACE REQUIRED: 30% (111.87 AC.)  
GREEN SPACE PROVIDED: 44.6% (166.46 AC.)

FORMAL SPACE REQUIRED: 5% (18.64 AC.)  
FORMAL SPACE PROVIDED: 5.5% (20.67 AC.)

EXISTING TREE CANOPY: 44.3% SITE COVERAGE  
165.35 EXISTING ACREAGE

TREE CANOPY RETAINED: 22.1% SITE COVERAGE  
80.93 EXISTING ACREAGE

**PARKING REQUIREMENTS**

Use	Zoning Code Requirements	Total Units/SF	Spaces Required	Spaces Provided	Type of Spaces Provided
Alley/Non-Alley Single Family	2 spaces per Unit	670	1,340	1,340	2 Garage Spaces
Live/Work Townhomes	2 spaces per Unit	65	130	130	2 Garage Spaces
General Retail	1 space per 300 Square Feet	15,300	51	63	35 Standard Surface Spaces in alley plus 28 Marked On-street Parallel Spaces
Community Center #1	1 space per 3 Patrons plus 1 space per employee @ largest shift	7,500	83	68	44 Standard Surface Spaces in parking lot plus 24 Unmarked On-street Parallel Spaces
Community Center #2	1 space per 3 Patrons plus 1 space per employee @ largest shift	1,000	10	35	35 Standard Surface Spaces in parking lot

**Notes:**

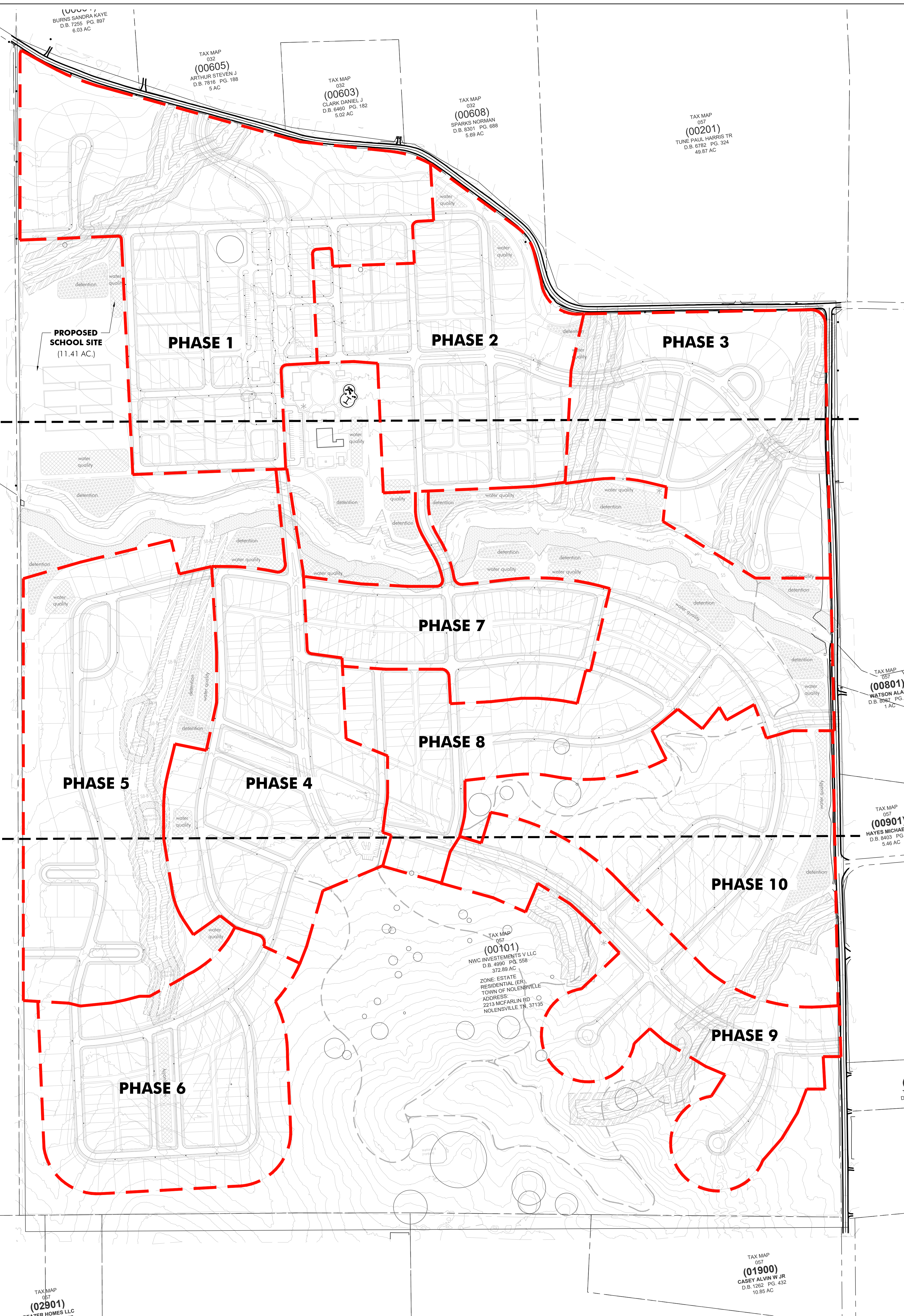
- All uses within the PUD will benefit from shared on-street parallel parking.
- Alley/Non-Alley Single Family Units will have additional spaces in driveway parking pads.
- This PUD is planned for a connected, walkable and multi-modal community where access to both the General Retail and Community Center uses will not rely on 100% vehicular parking for its patrons. When factoring the community based multi-modal accessibility to these uses, the sharing of parking between the different uses and the additional on-street parallel parking throughout the community, the total parking provided is sufficient.

SEAL:



**NO. DATE DESCRIPTION**

1 09/07/2021 INITIAL SUBMITTAL



**STREAM BUFFER 1 (30')** [Symbol]

**STREAM BUFFER 2 (30')** [Symbol]

**STREAM BUFFER 3 (60')** [Symbol]

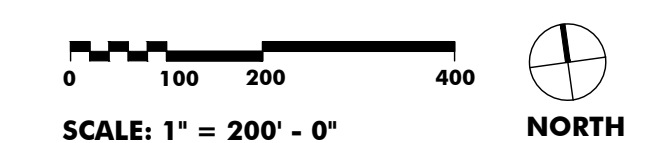
**WETLAND BUFFER 2 (30')** [Symbol]

**KRAST FEATURE** [Symbol]

**DEVELOPMENT PROGRAM**

PROJECT SITE:	372.89ac
SINGLE FAMILY RESIDENTIAL (ALLEY-LOADED)	445
SINGLE FAMILY RESIDENTIAL (NON-ALLEY)	290
<b>TOTAL UNITS</b>	<b>735</b>
COMMERCIAL/ FLEX	15,300sf
<b>RESIDENTIAL PRODUCT TYPES*</b>	
ALLEY LOADED	
LIVE/WORK - 22FT	35
LIVE/WORK - 24FT	30
33Ft	147
41Ft	143
46Ft	90
NON-ALLEY	
65Ft	153
75Ft	76
85Ft	32
.5 AC.	29
<b>OPEN SPACE</b>	
<b>TOTAL OPEN SPACE</b>	<b>166.46 ac (44.6%)</b>

\* REPRESENTS LOT WIDTHS



**McFARLIN ROAD PROPERTY**  
2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

**PROPOSED PHASING PLAN**

SHEET NUMBER:

**C2.4**

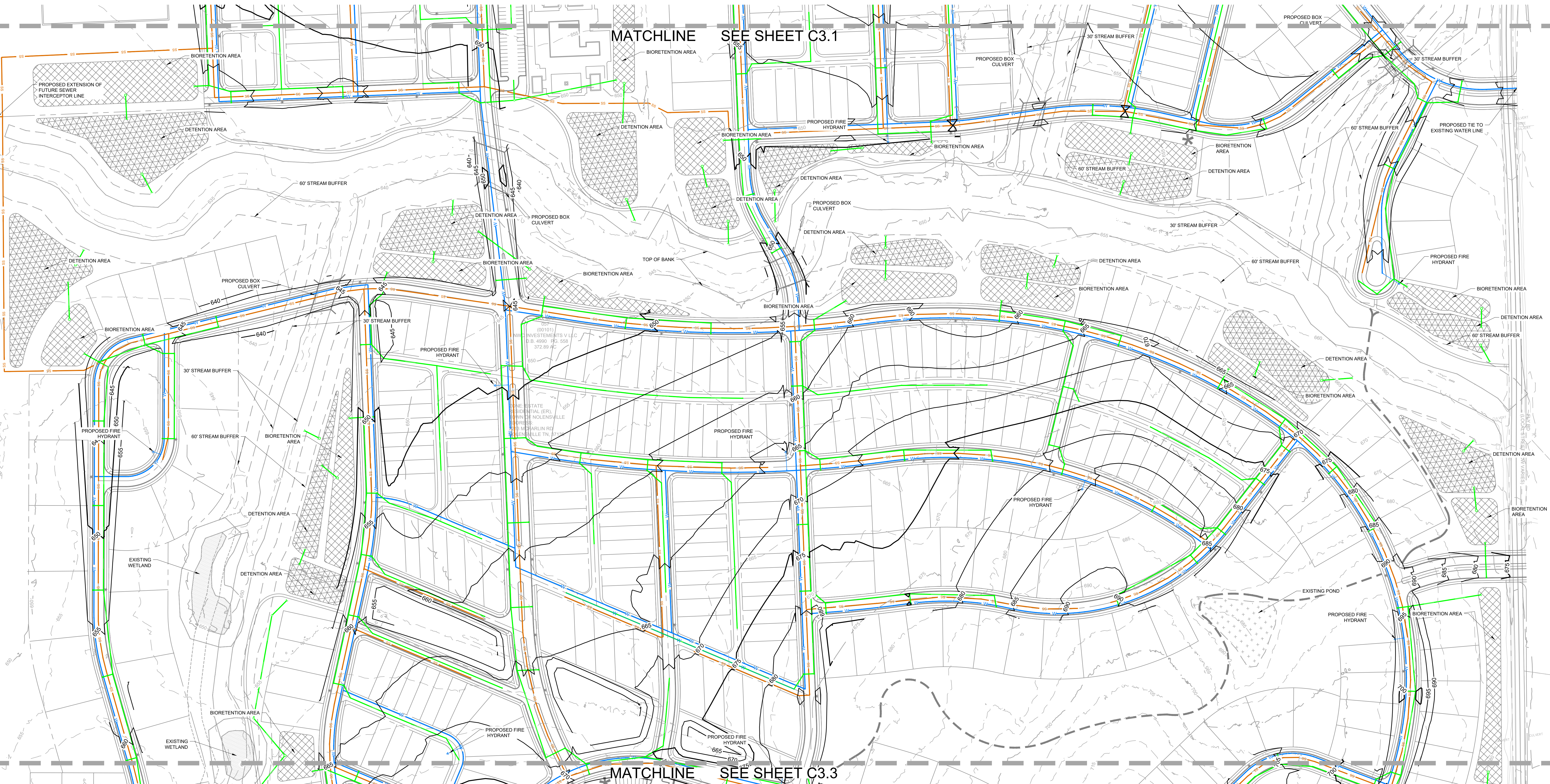












SEAL:



NO.	DATE	DESCRIPTION
1	09/07/2021	INITIAL SUBMITTAL

**RIPARIAN BUFFER NOTE**

THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.

**SITE LEGEND**

- Proposed Sanitary Sewer Pipe
- Proposed Storm Pipe
- Existing Sanitary Sewer Pipe
- Proposed Reclaimed Water Main
- Existing Water Main
- Existing Overhead Electric
- Existing Storm Pipe
- Limits of Disturbance
- Fire Hydrant
- Sanitary Sewer Manhole
- Detention
- Bioretention

**STORMWATER MANAGEMENT PLAN**

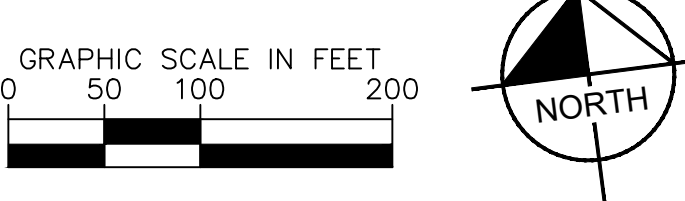
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED HOMES VIA POSITIVE DRAINAGE AND WILL FLOW INTO A CLOSED STORM SYSTEM TOWARDS THE BIORETENTION AREAS. STORMWATER RUNOFF WILL FLOW INTO PROPOSED BIORETENTION AREA FOR INFILTRATION AND TREATMENT. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES VIA AN OVERFLOW BERM/STORM STRUCTURES TO THE PROPOSED DETENTION BASIN.

RUNOFF THAT EXCEEDS THE FIRST INCH OF RAINFALL WILL BE ROUTED VIA OVERFLOW BERM OR STORM STRUCTURE TO A DETENTION POND. AN OUTLET CONTROL STRUCTURE WILL LIMIT DISCHARGE FLOW RATE OF THE SITE UP TO THE 100-YEAR DESIGN STORM.

McFARLIN ROAD PROPERTY  
2213 MCFARLIN RD  
NOLENSVILLE, TENNESSEE

ENLARGED GRADING AND DRAINAGE PLAN  
SHEET NUMBER:

C3.2



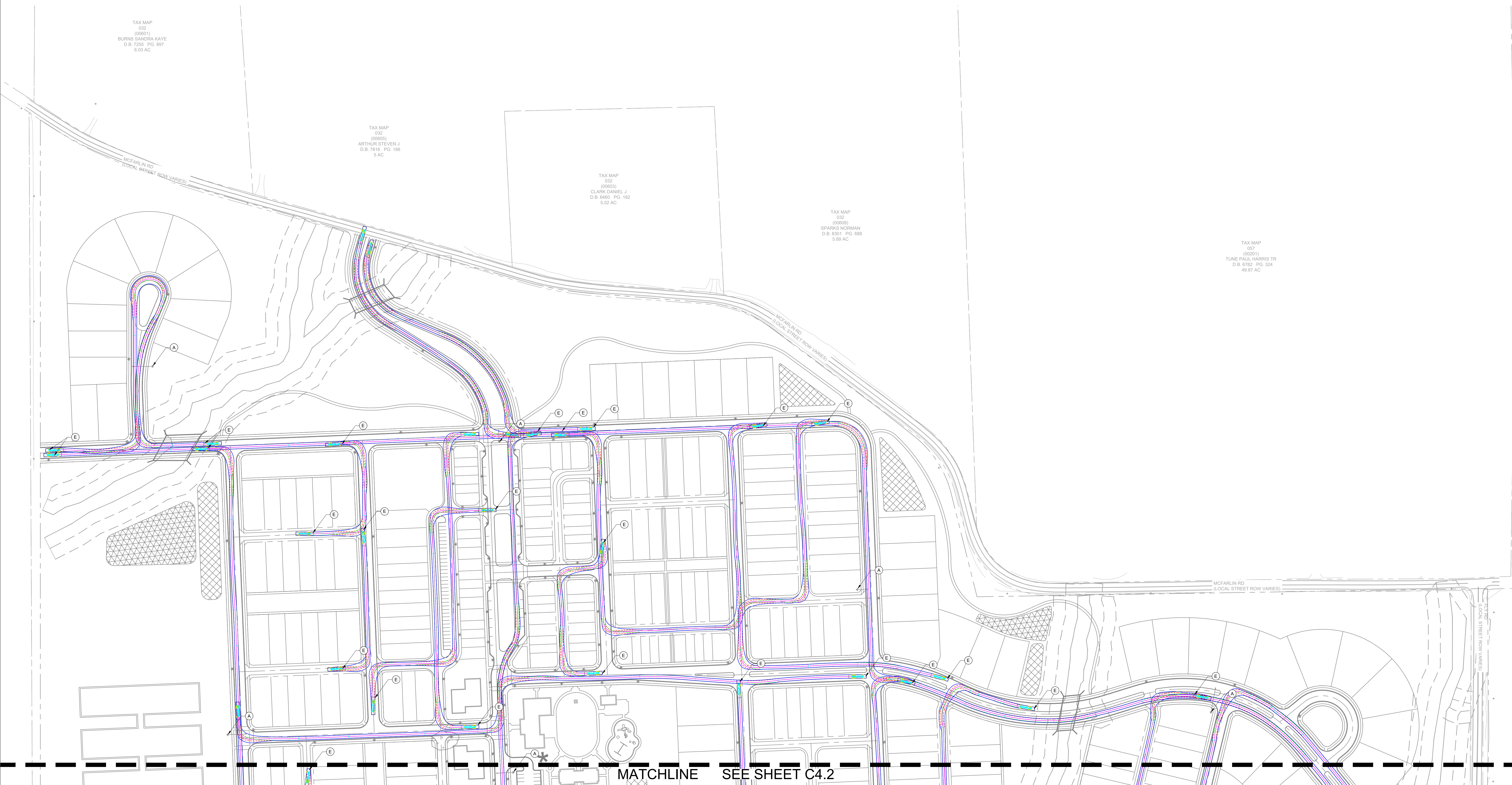












MATCHLINE SEE SHEET C4.2

SEAL:



NO.	DATE	DESCRIPTION
1	09/07/2021	INITIAL SUBMITTAL

**IMPACT STATEMENT**

ACCESS TO THE RESIDENTIAL DEVELOPMENT WILL BE PROVIDED MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSIBLE VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH TOWN OF NOLENSVILLE OFFICIALS.

**KEYNOTE LEGEND**

- (A) PROPOSED FIRE HYDRANT ASSEMBLY
- (B) EXISTING FIRE HYDRANT ASSEMBLY
- (C) FIRE LANE STRIPING
- (D) FIRE DEPARTMENT CONNECTION (TYP.)
- (E) NCHRP PUMPER FIRE TRUCK

**FDC LOCATIONS NOTE**

FINAL FDC LOCATIONS FOR THE SCHOOL AND COMMERCIAL BUILDING WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO TOWN OF NOLENSVILLE / IBC STANDARDS.

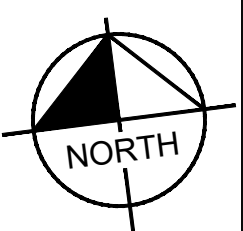
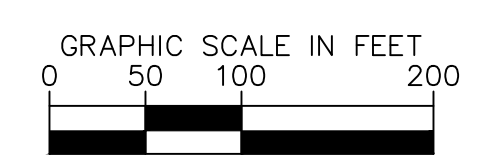
McFARLIN ROAD PROPERTY  
2213 MCFARLIN RD

NOLENSVILLE, TENNESSEE

ENLARGED ROW AND ACCESS PLAN

SHEET NUMBER:

C4.1

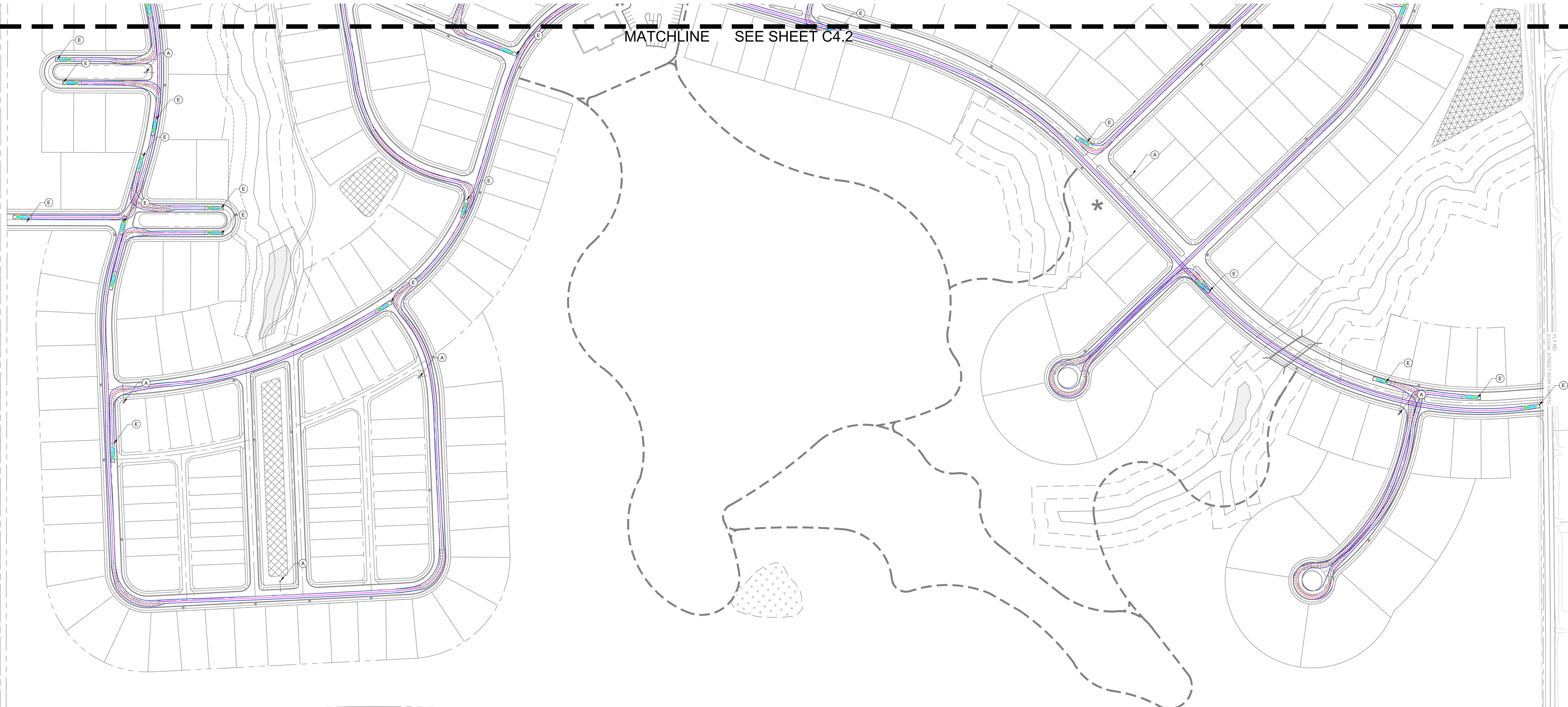








MATCHLINE SEE SHEET C4.2



TAX MAP 057 (02001)  
BEAZER HOMES LLC  
D.B. 7822 PG. 787  
41.76 AC  
SUBURBAN RESIDENTION (SR)  
PLANNED UNIT DEVELOPMENT

BURBERRY GLEN SUBDIVISION  
SUBURBAN RESIDENTION (SR)  
PLANNED UNIT DEVELOPMENT (PUD)

BURBERRY GLEN SUBDIVISION  
ADDITION  
SUBURBAN RESIDENTION (SR)  
PLANNED UNIT DEVELOPMENT (PUD)

TAX MAP 057 (01000)  
CASEY ALVIN W JR  
D.B. 1282 PG. 432  
10.85 AC

SEAL:



NO.	DATE	DESCRIPTION
1	09/07/2021	INITIAL SUBMITTAL

**IMPACT STATEMENT**

ACCESS TO THE RESIDENTIAL DEVELOPMENT WILL BE PROVIDED MULTIFAMILY PORTION (LOT 9 & 10) OF THE DEVELOPMENT WILL BE PROVIDED VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD. THE CONDO/RETAIL PORTION (LOT 14) OF THIS SITE WILL BE ACCESSIBLE VIA PRIVATE ROAD WITH TWO CONNECTIONS DIRECTLY FROM TOWER CIRCLE ROAD.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KIMLEY HORN FOR THIS SITE AND DISCUSSIONS WITH TOWN OF NOLENSVILLE OFFICIALS.

**KEYNOTE LEGEND**

- A PROPOSED FIRE HYDRANT ASSEMBLY
- B EXISTING FIRE HYDRANT ASSEMBLY
- C FIRE LANE STRIPING
- D FIRE DEPARTMENT CONNECTION (TYP.)
- E NCHRP PUMPER FIRE TRUCK

**FDC LOCATIONS NOTE**

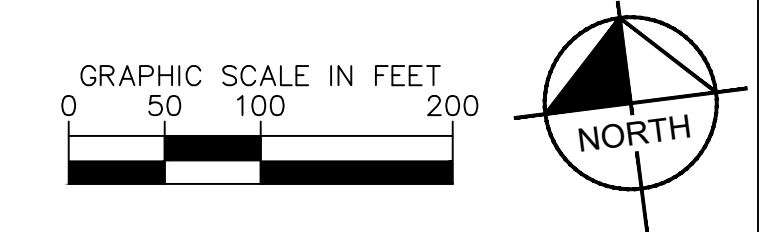
FINAL FDC LOCATIONS FOR THE SCHOOL AND COMMERCIAL BUILDING WILL BE PROVIDED AT SITE PLAN. BUILDINGS WILL BE BUILT TO TOWN OF NOLENSVILLE / IBC STANDARDS.

McFARLIN ROAD  
PROPERTY  
2213 MCFARLIN RD  
NOLENSVILLE, TENNESSEE

ENLARGED ROW  
AND ACCESS  
PLAN

SHEET NUMBER:

C4.3







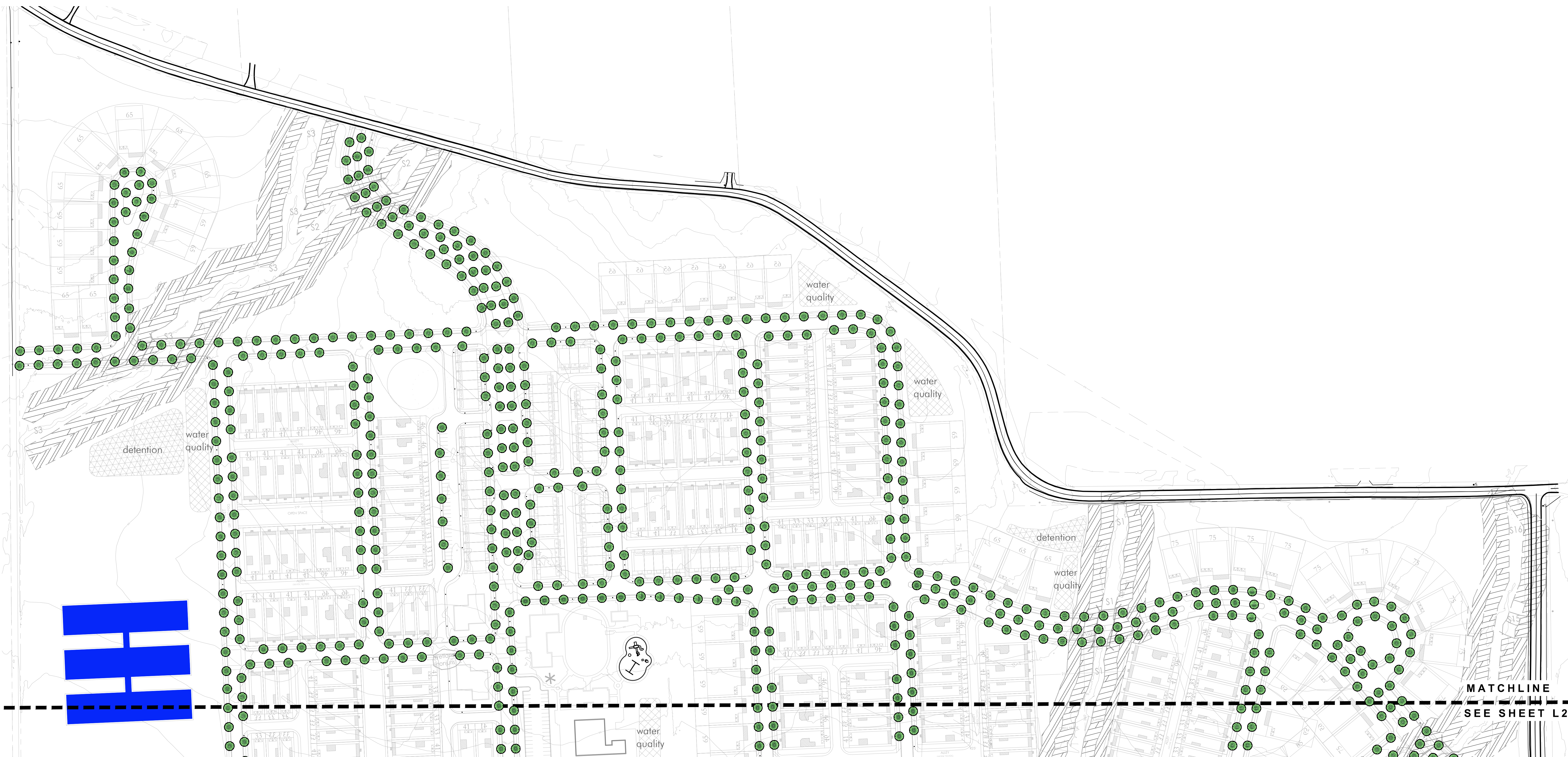












SEAL:



NO.	DATE	DESCRIPTION
1	09/07/2021	INITIAL SUBMITTAL

MATCHLINE  
SEE SHEET L2.1

QTY	BOTANICAL NAME	COMMON NAME
<b>STREET TREES</b>		
125	<i>Acer rubrum</i> 'October Glory'	October Glory' Red Maple
103	<i>Carpinus caroliniana</i>	American Hornbeam (Ironwood)
27	<i>Ginkgo biloba</i> - Princeton Sentry	Ginkgo (Male only)
64	<i>Tilia cordata</i> 'Greenspire'	Greenspire Linden
162	<i>Ulmus parvifolia</i> 'Drake'	Lacebark Elm
34	<i>Zelkova serrata</i> 'Green Vase'	Green Vase' Japanese Zelkova
<b>515</b>	<b>TOTAL</b>	

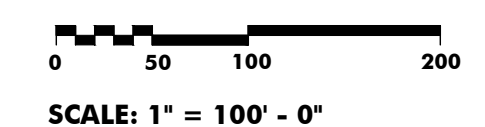
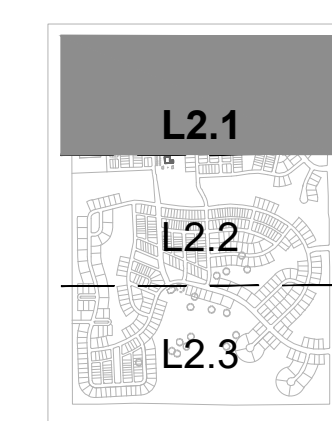
**McFARLIN ROAD PROPERTY**  
2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

**STREET TREE PLAN**

SHEET NUMBER:

**L2.1**



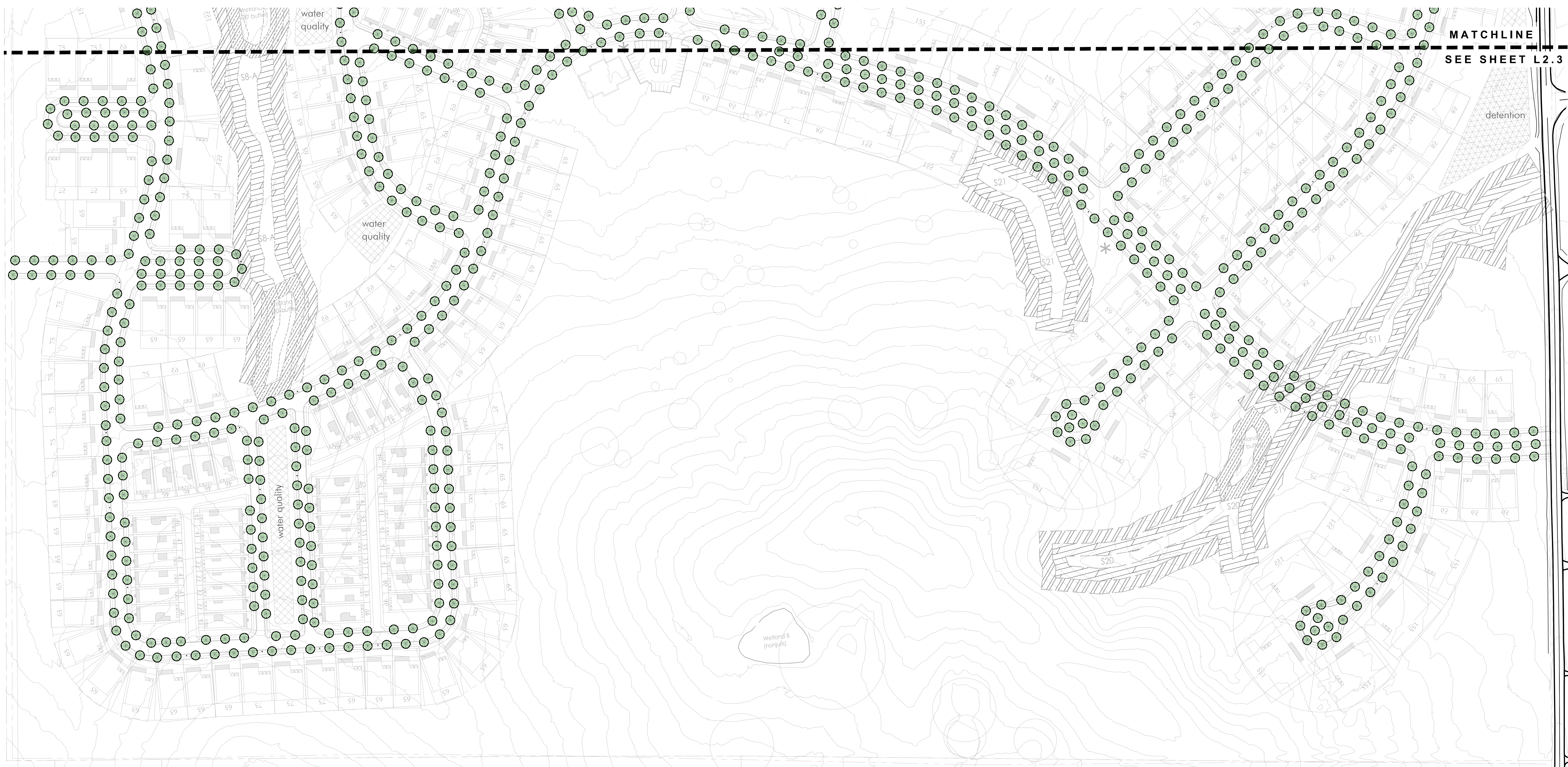
SCALE: 1" = 100' - 0"

KEY PLAN









SEAL:



NO.	DATE	DESCRIPTION
1	09/07/2021	INITIAL SUBMITTAL

QTY	BOTANICAL NAME	COMMON NAME
<b>STREET TREES</b>		
147	<i>Acer rubrum</i> 'October Glory'	October Glory' Red Maple
161	<i>Carpinus caroliniana</i>	American Hornbeam (Ironwood)
44	<i>Ginkgo biloba</i> - Princeton Sentry	Ginkgo (Male only)
81	<i>Tilia cordata</i> "Greenspire"	Greenspire Linden
44	<i>Ulmus parvifolia</i> 'Drake'	Lacebark Elm
58	<i>Zelkova serrata</i> 'Green Vase'	Green Vase' Japanese Zelkova
<b>535</b>	<b>TOTAL</b>	

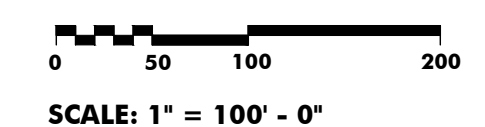
**McFARLIN ROAD PROPERTY**  
2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

**STREET TREE PLAN**

SHEET NUMBER:

**L2.3**











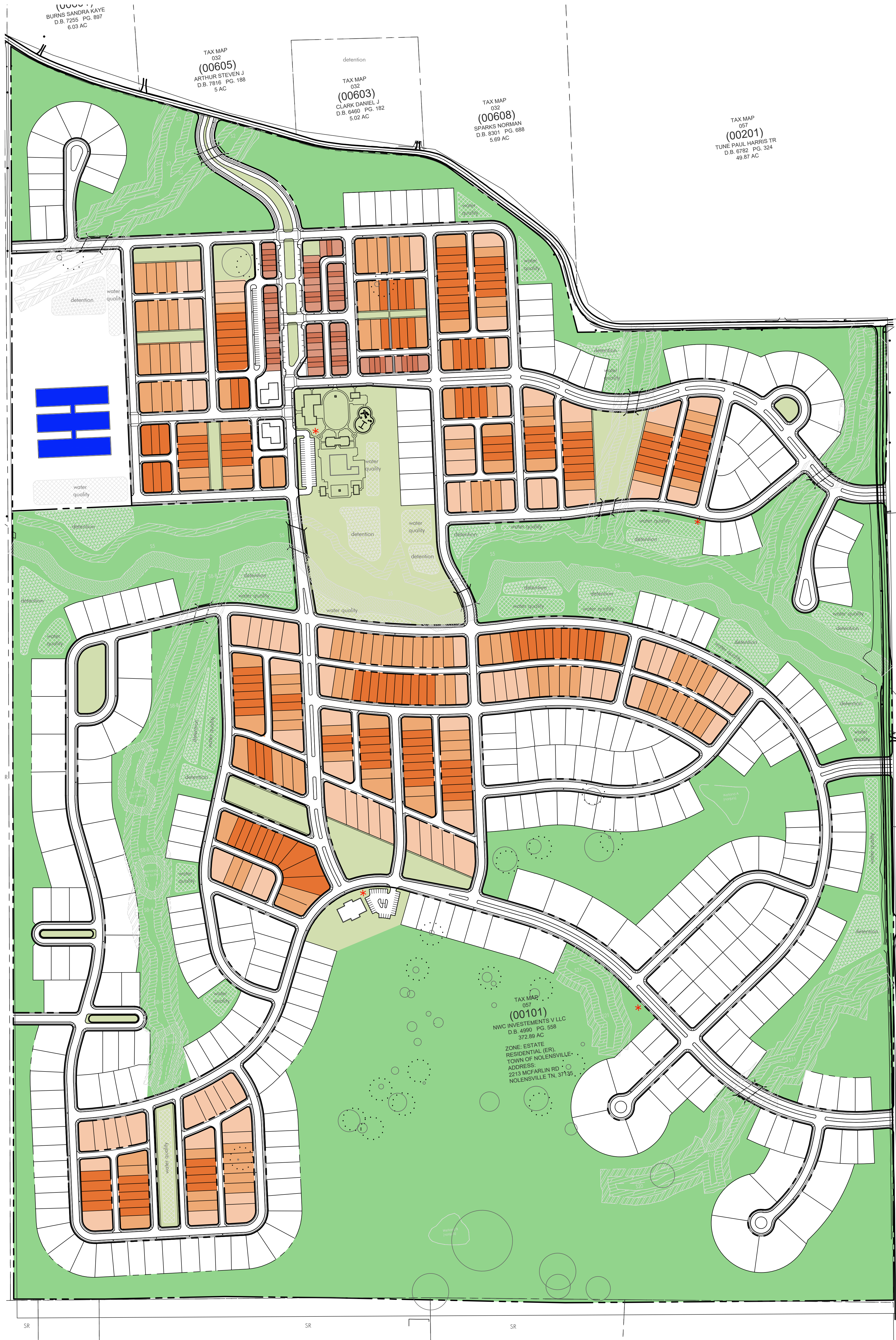




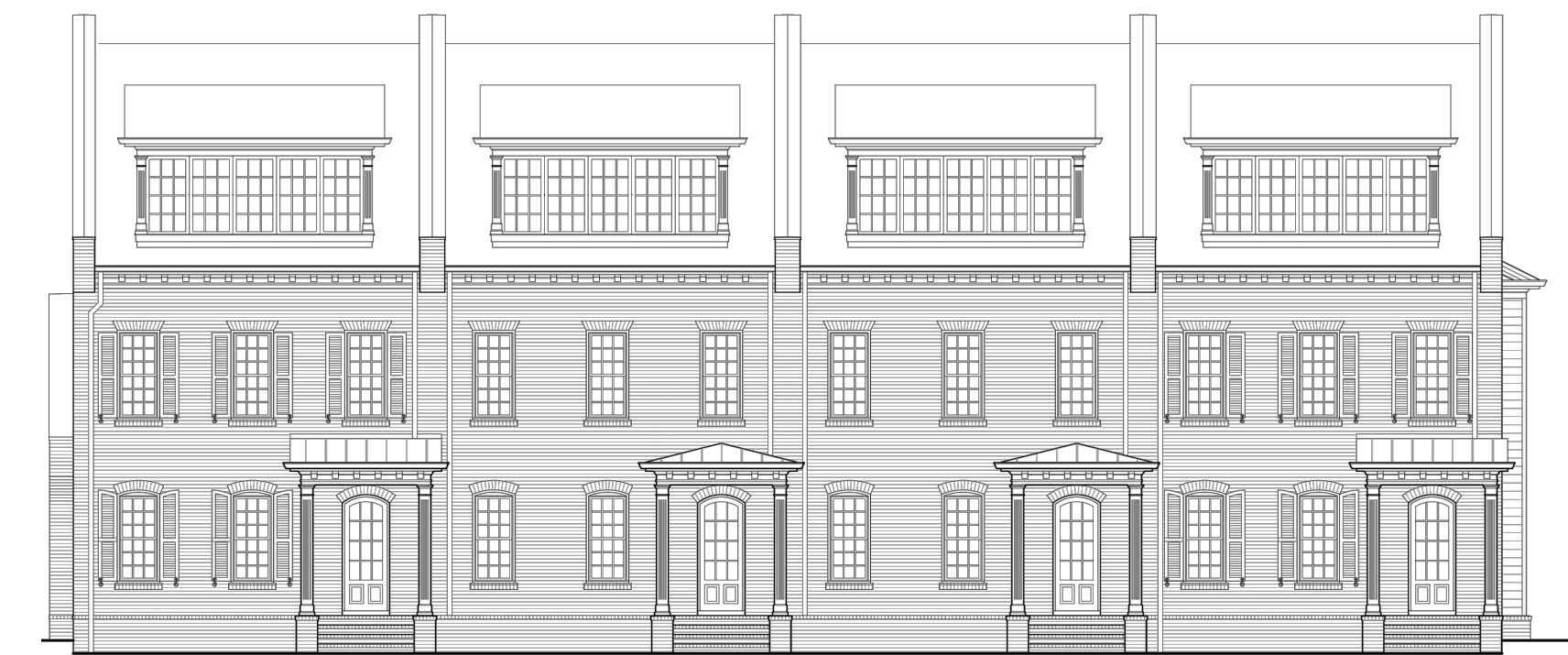
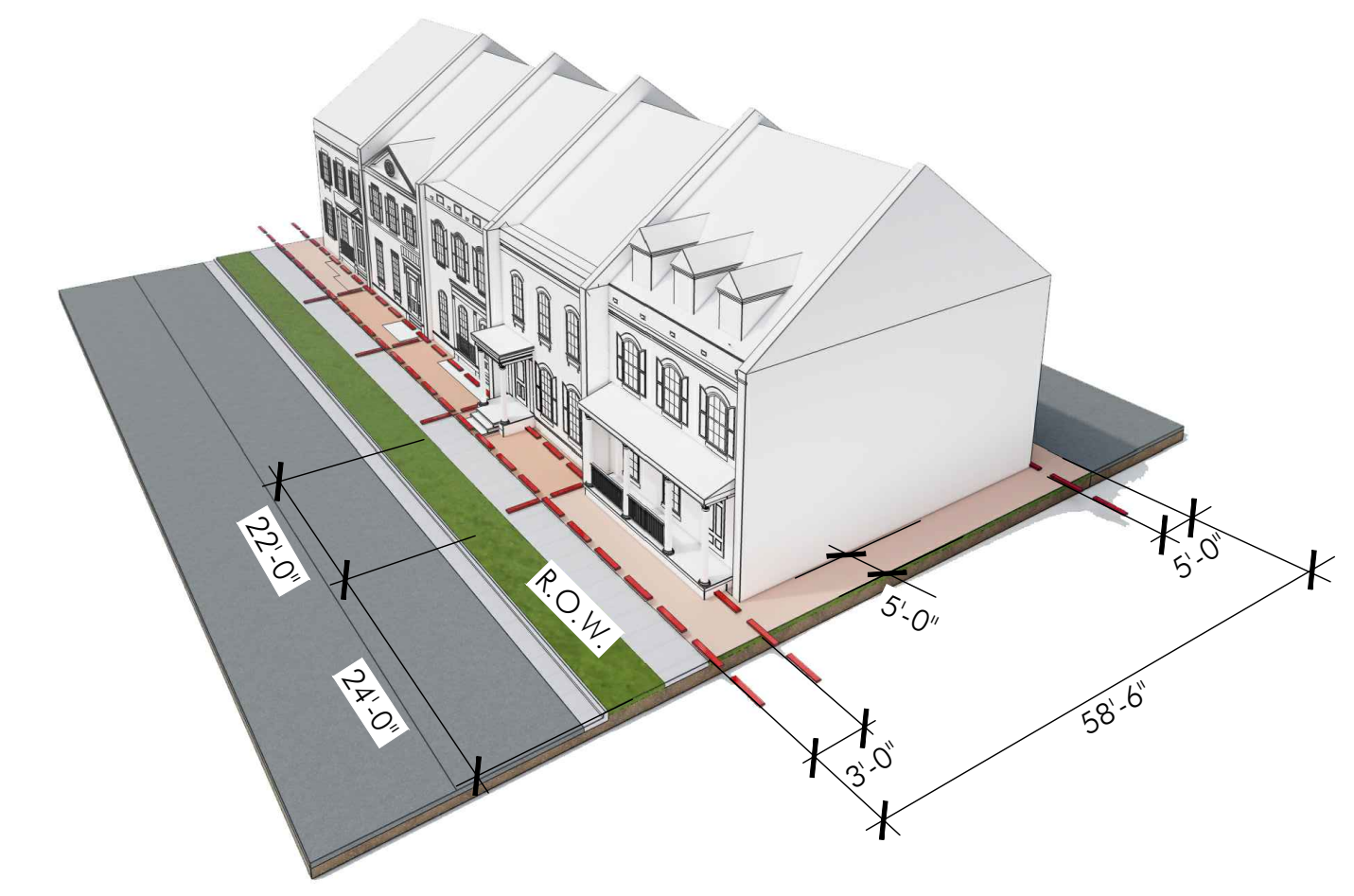
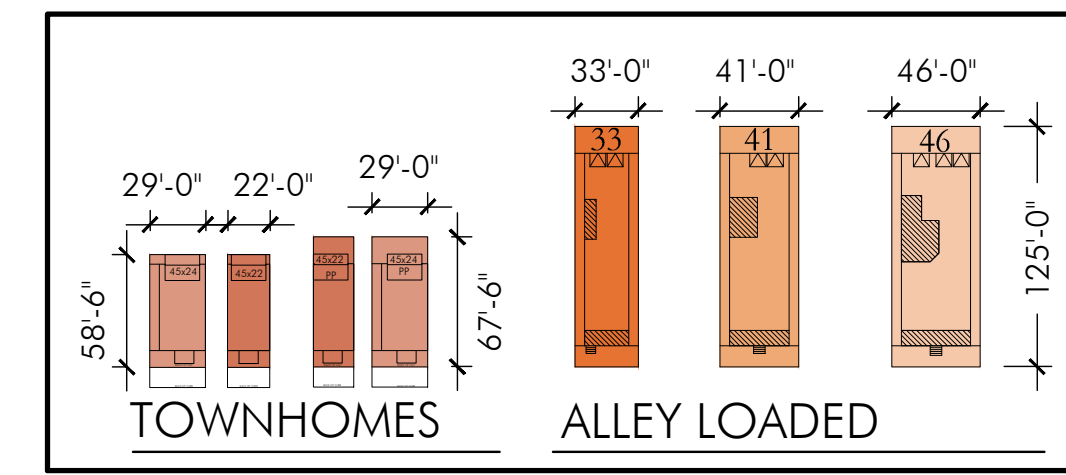




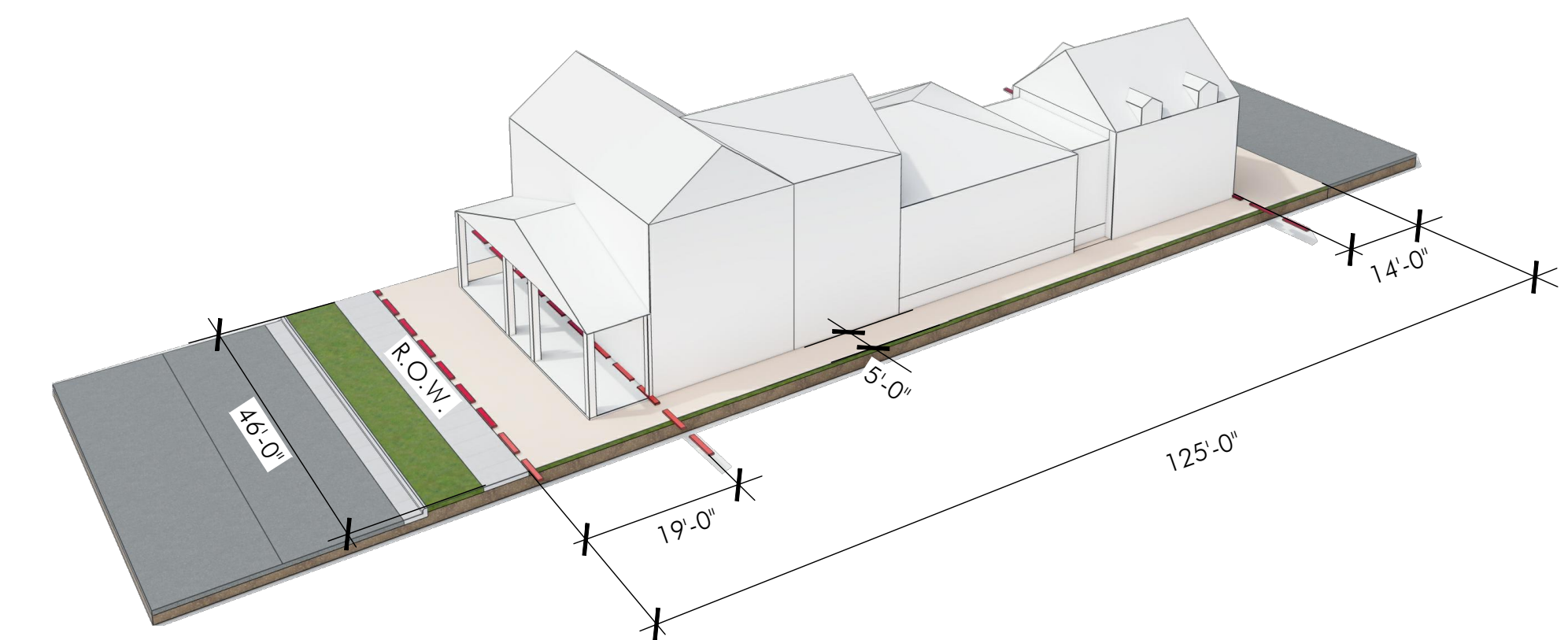




LOT PRODUCT



REPRESENTATIVE LIVELINE UNITS

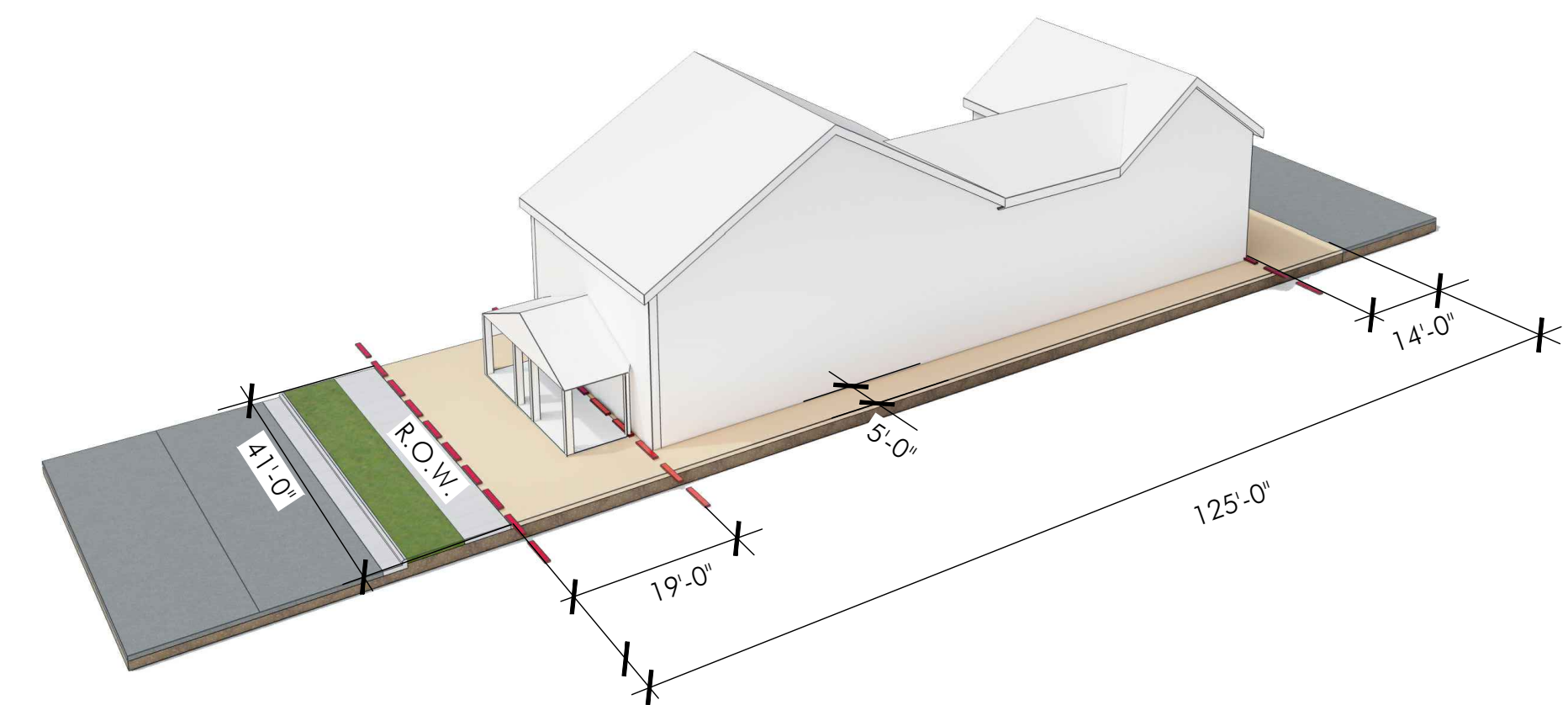


SEAL:

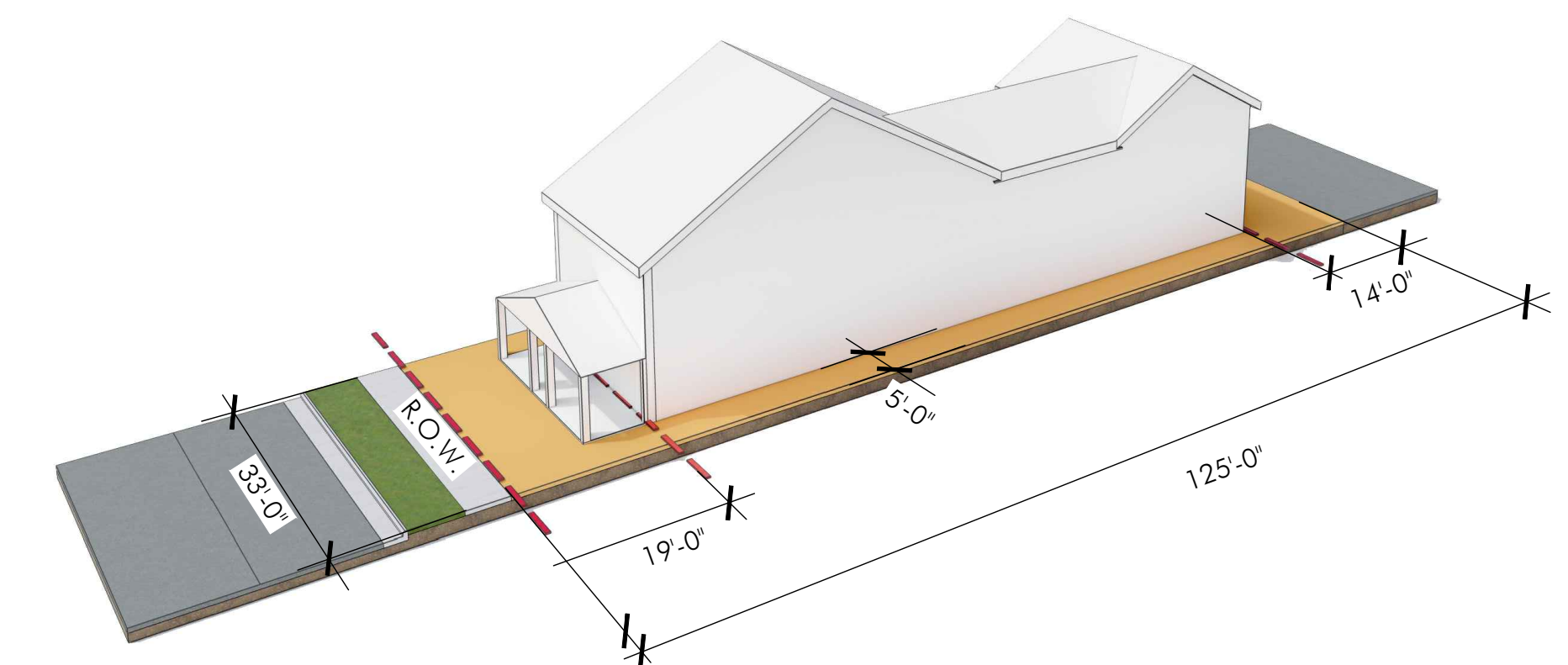


NO.	DATE	DESCRIPTION
1	09/07/2021	INITIAL SUBMITTAL

REPRESENTATIVE SINGLE FAMILY ARCHITECTURE (46' ALLEY LOADED)



REPRESENTATIVE SINGLE FAMILY ARCHITECTURE (41' ALLEY LOADED)



REPRESENTATIVE SINGLE FAMILY ARCHITECTURE (33' ALLEY LOADED)

**McFARLIN ROAD PROPERTY**  
2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

**REPRESENTATIVE ARCHITECTURAL STYLES**

SHEET NUMBER:

**A1.0**



1  
S.E.B.







