

McFARLIN ROAD PROPERTY

NOLENSVILLE, TENNESSEE PLANNED DEVELOPMENT

PARCEL ID: 057 00101

PROJECT TEAM:

DEVELOPER:

SOUTHERN LAND COMPANY

www.southernland.com DAVID BRACHT, National President of Homebuilding and Acquisitions

3990 HILLSBORO PIKE, SUITE 400, NASHVILLE, TN 37215

PLANNER/ LANDSCAPE ARCHITECT:

SOUTHERN LAND COMPANY

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

www.southernland.com CONTACT: SHANE WHITE, VP URBAN DESIGN AND PLANNING

CIVIL ENGINEER:



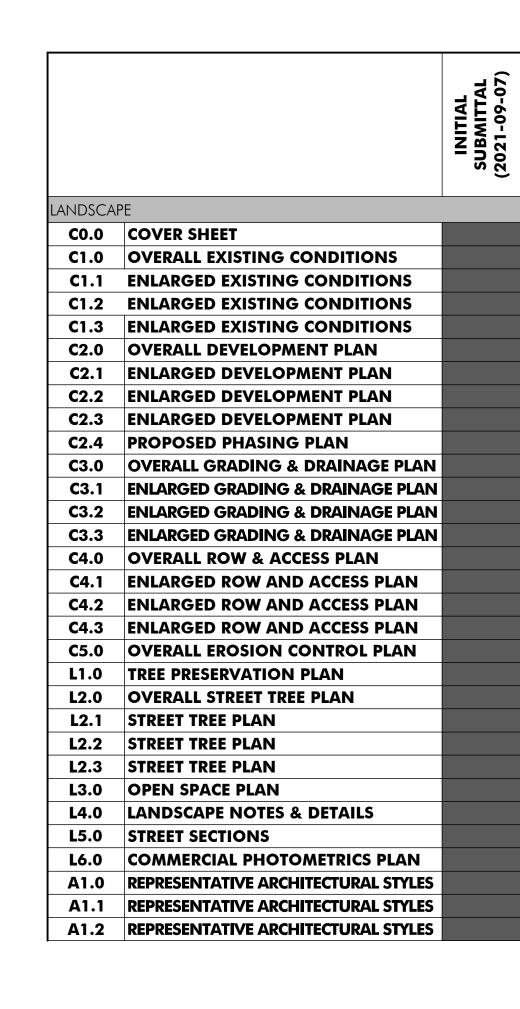
Mary McGowan, PE 615.564.2701

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 NO 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"



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

SETBACKS

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

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

DEVELOPMENT PROGRAM	
SINGLE FAMILY RESIDENTIAL (ALLEY-LOADED)	4
SINGLE FAMILY RESIDENTIAL (NON-ALLEY)	2
TOTAL UNITS	7
COMMERCIAL/ FLEX	15,3
RESIDENTIAL PRODUCT TYPES*	
ALLEY LOADED	
LIVE/WORK - 22FT	3
LIVE/WORK - 24FT	3
33Ft	1
41Ft	1
46Ft	Ç
NON-ALLEY	
65Ft	1
75Ft	7
85Ft	3
.5 AC.	

PARKING REQUIRE	MENTS				
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

. 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.

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 it's 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.



SOUTHERN LAND

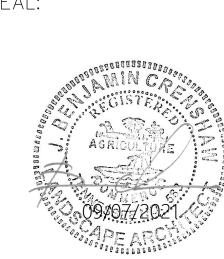
COMPANY

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

www.southernland.com

Kimley» Horn

SEAL:



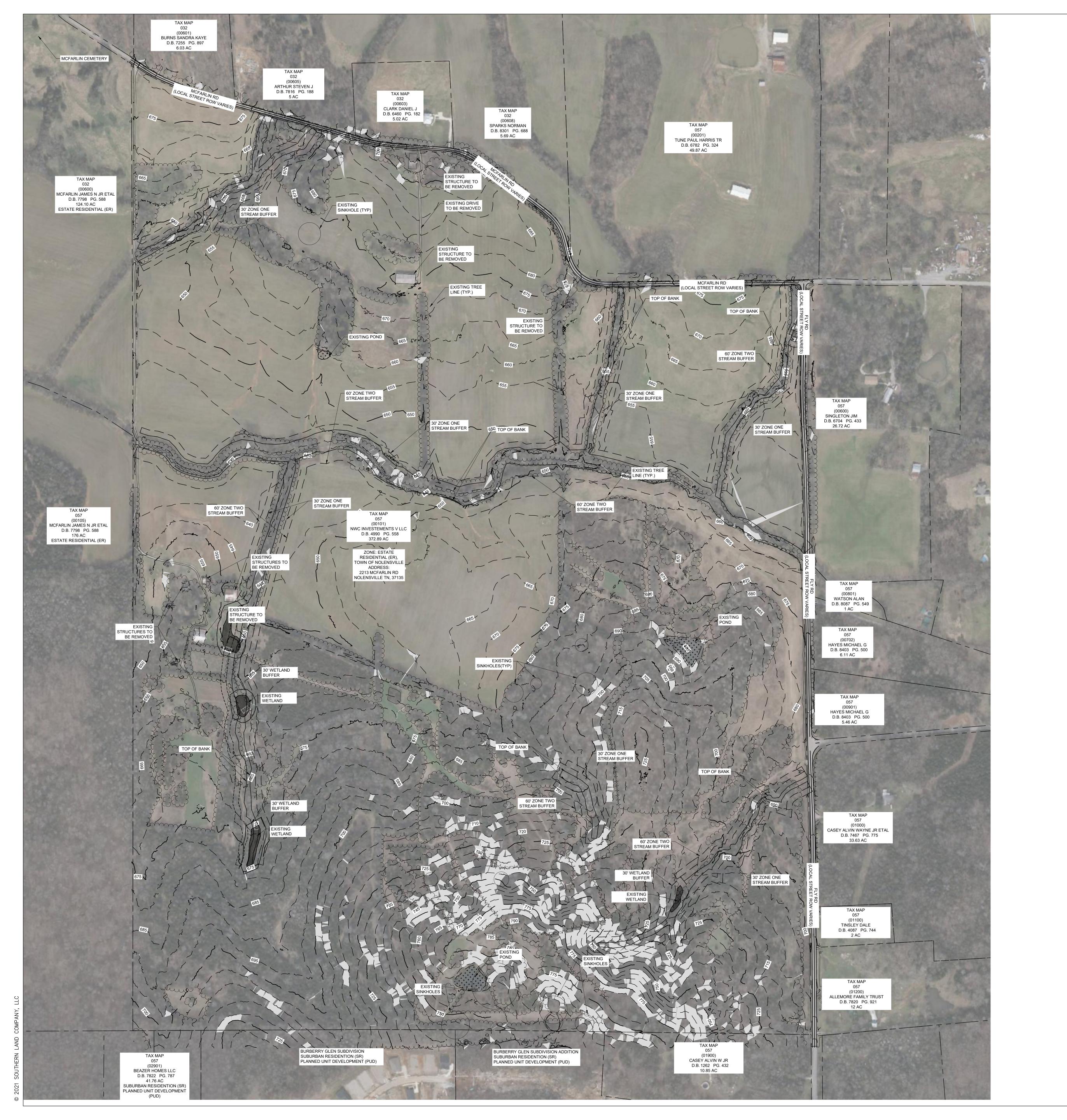
NO. DATE DESCRIPTION

McFARLIN ROAD **PROPERTY**

2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

COVER SHEET



SURVEY NOTES

- 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 AND THE INFORMATION PROVIDED SHALL BE FIELD VERIFIED.
- 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.
- INFORMATION WAS ALSO TAKEN FROM THE CITY OF NOLENSVILLE GIS AND AERIAL PHOTOGRAPHS.
 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. 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..

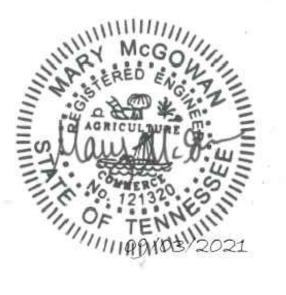
STORMWATER NARRATIVE

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:



SOUTHERN LAND

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

www.southernland.com

NO. DATE DESCRIPTION

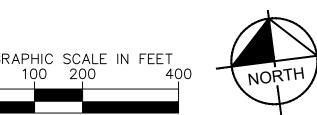
09/07/2021 INITIAL SUBMITTAL

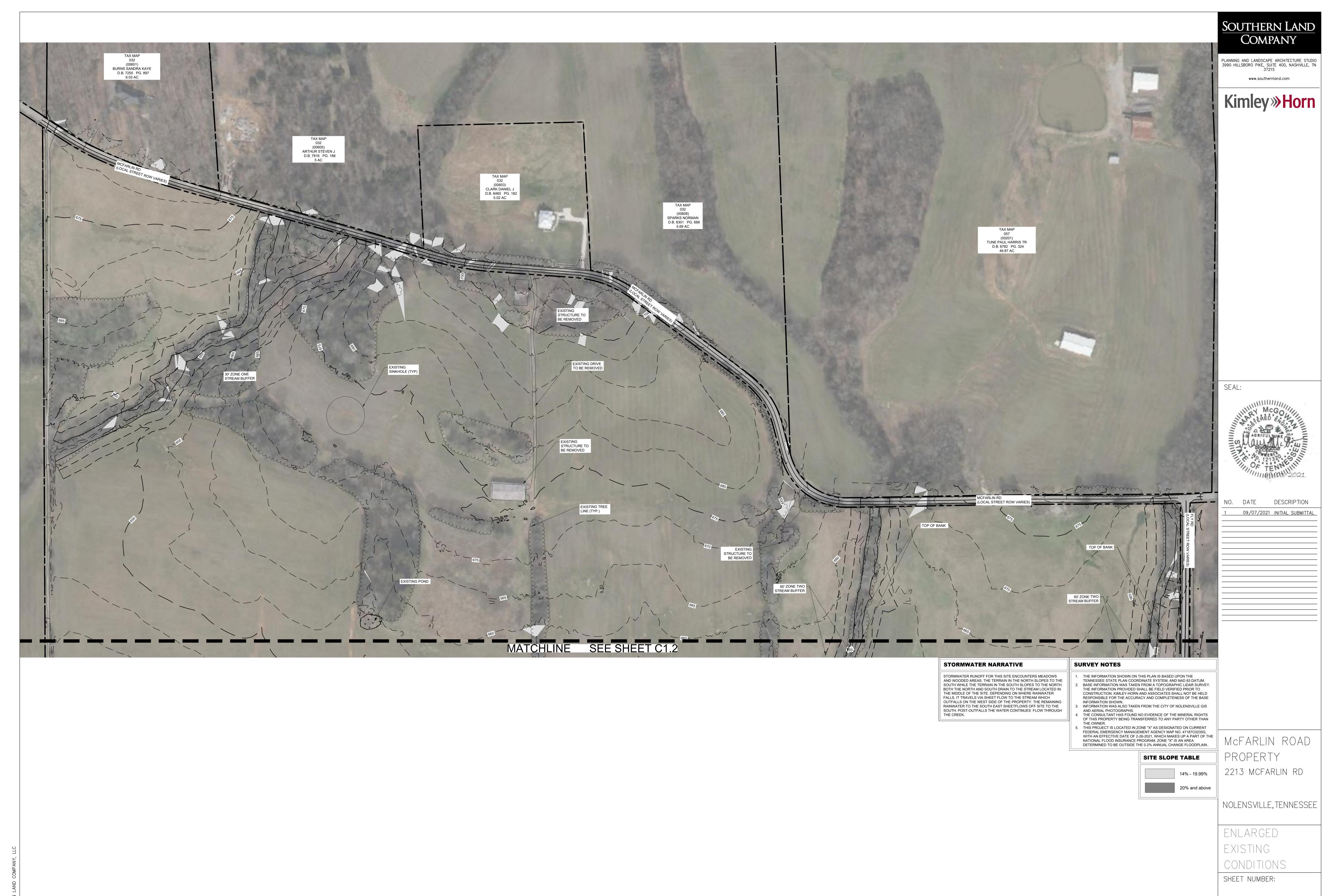
McFARLIN ROAD
PROPERTY
2213 MCFARLIN RD

NOLENSVILLE, TENNESSEE

OVERALL EXISTING CONDITIONS

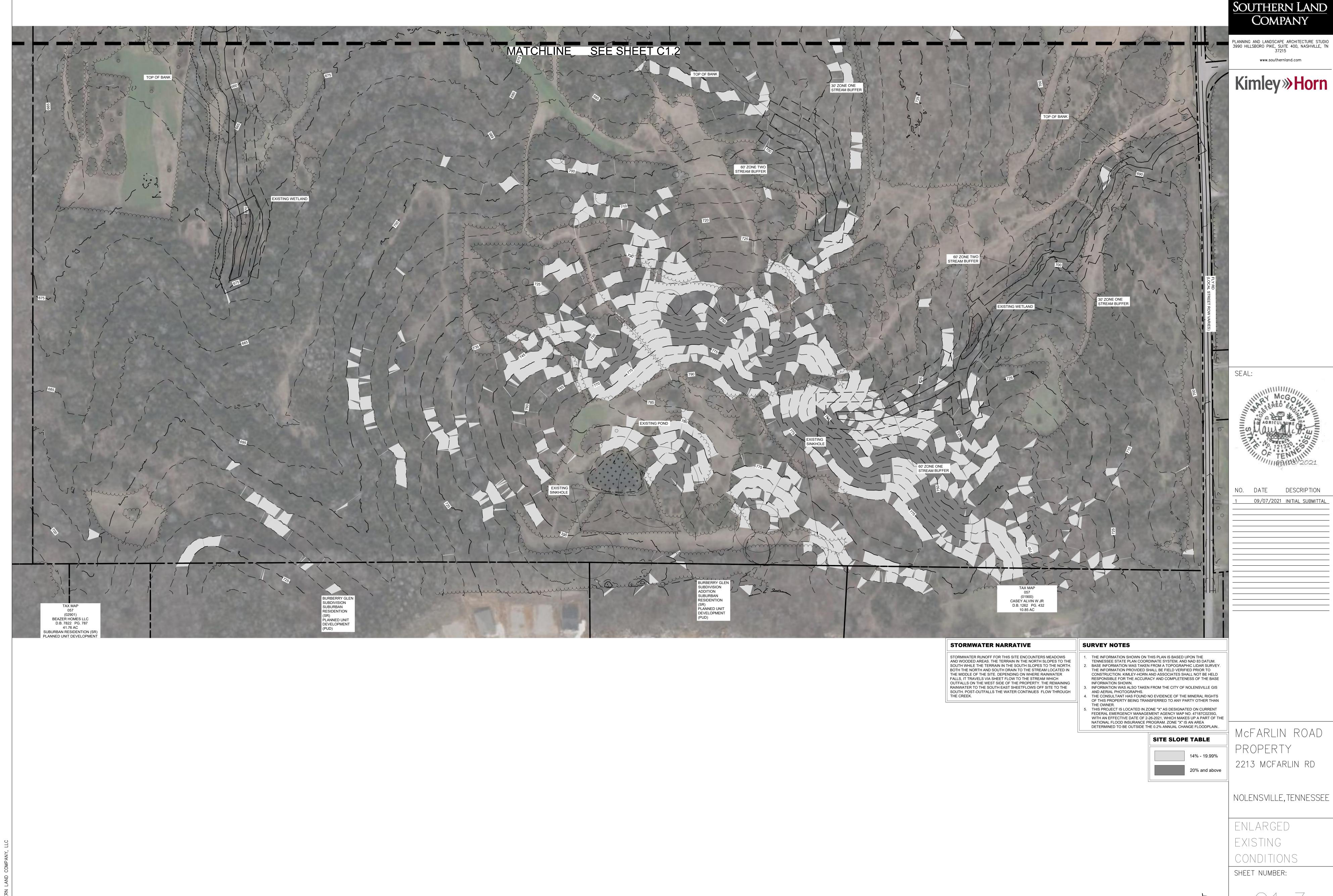




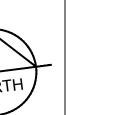


GRAPHIC SCALE IN FEET
0 50 100 200
NORTH





E IN FEET 200 NORTH





ADDRESS:

McFARLIN ROAD PROPERTY 2213 McFARLIN ROAD

NOLENSVILLE, TN. 37135

372.89 AC (INCLUDING SCHOOL SITE)

SITE ACREAGE:

TAX MAP: 057 00101 PARCEL:

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. 15,300 SF. TOTAL 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 REQUIRE	EMENTS				
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
NI - 4			1	1	ı

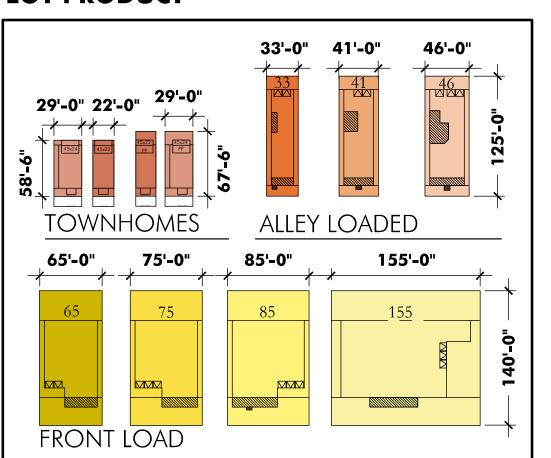
1. All uses within the PUD will benefit from shared on-street parallel parking.

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 it's 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.

STREAM BUFFER 1 (30')	
STREAM BUFFER 2 (30')	
STREAM BUFFER 3 (60')	
WETLAND BUFFER 2 (30')	
KRAST FEATURE	

LOT PRODUCT



PROJECT SITE:	372.89ad
SINGLE FAMILY RESIDENTIAL (ALLEY-LOADED)	445
SINGLE FAMILY RESIDENTIAL (NON-ALLEY)	290
TOTAL UNITS	735
COMMERCIAL/ FLEX	15,300sf
RESIDENTIAL PRODUCT TYPES*	
ALLEY LOADED	
LIVE/WORK - 22FT	35
LIVE/WORK - 24FT	30
33Ft	147
41Ft	143
46Ft	90
NON-ALLEY	
65Ft	153
75F 1	76
85Ft	32
.5 AC.	29
OPEN SPACE	
TOTAL OPEN SPACE	166.46 a (44.6%)

McFARLIN ROAD **PROPERTY** 2213 McFARLIN ROAD

NO. DATE DESCRIPTION

09/07/2021 INITIAL SUBMITTAL

SOUTHERN LAND

COMPANY

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

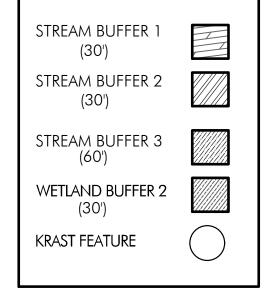
www.southernland.com

SEAL:

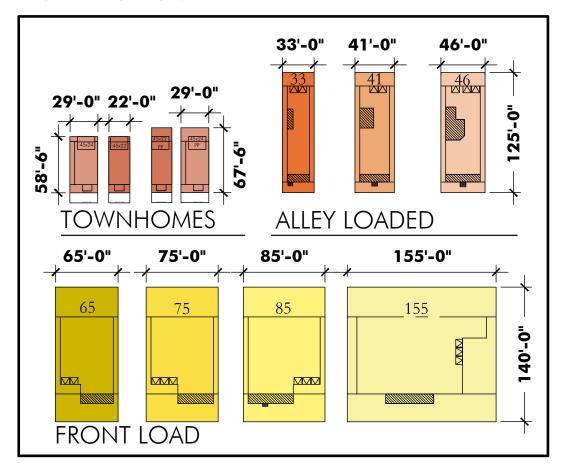
NOLENSVILLE, TENNESSEE

OVERALL DEVELOPMENT PLAN

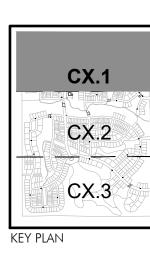


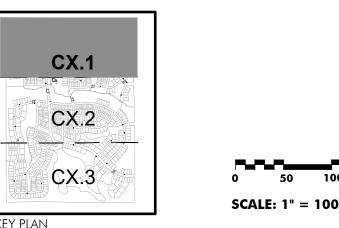


LOT PRODUCT



DEVELOPMENT PROGRAM				
PROJECT SITE:	372.89ac			
SINGLE FAMILY RESIDENTIAL (ALLEY-LOADED)	445			
SINGLE FAMILY RESIDENTIAL (NON-ALLEY)	290			
TOTAL UNITS	735			
COMMERCIAL/ FLEX	15,300sf			
RESIDENTIAL PRODUCT TYPES*				
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			
OPEN SPACE				
TOTAL OPEN SPACE	166.46 ac (44.6%)			





PLAN		
SHEET NUMBER:		

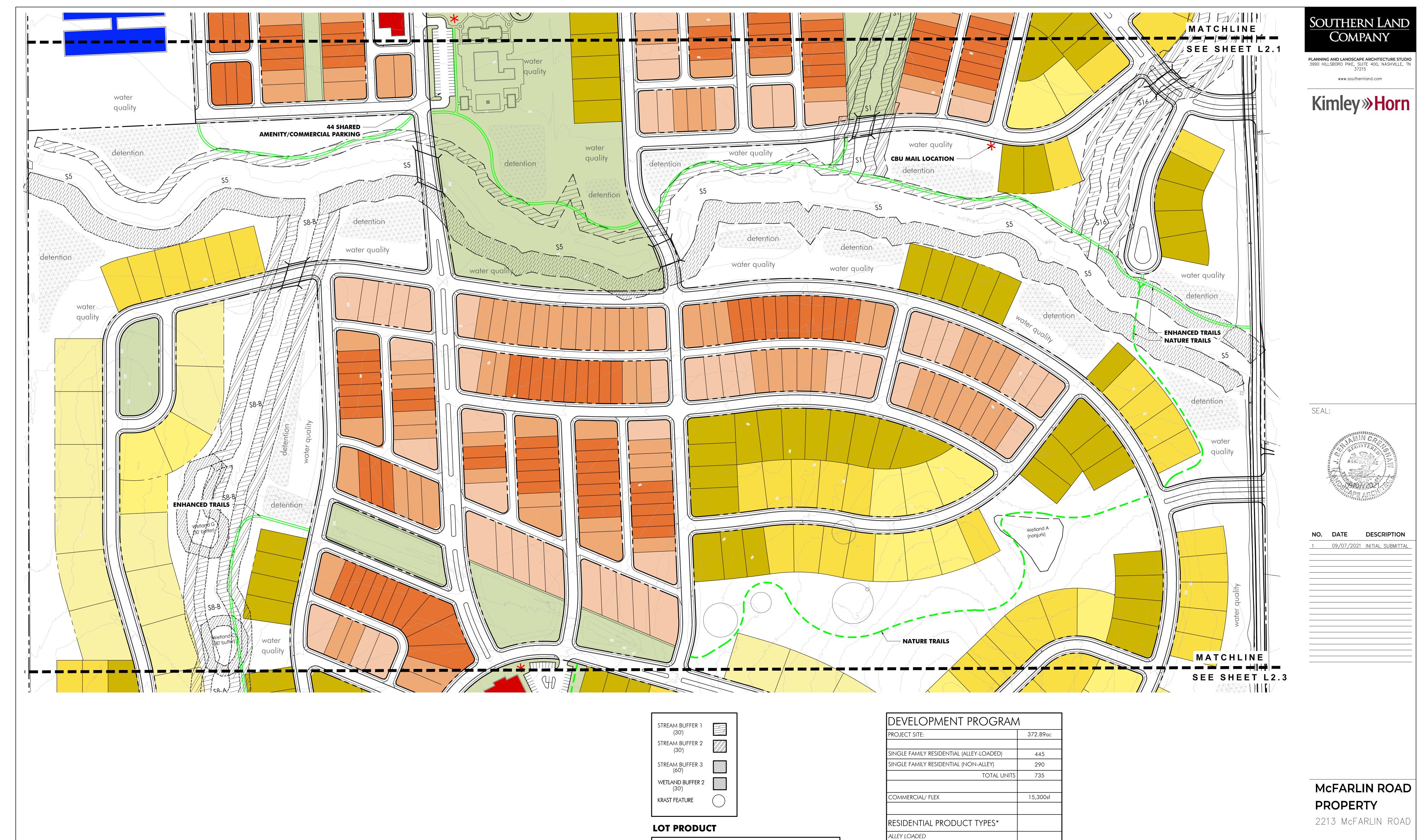
McFARLIN ROAD

2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

DEVELOPMENT

PROPERTY



33'-0" 41'-0" 46'-0"

ALLEY LOADED

TOWNHOMES

LIVE/WORK - 24FT 30 147 143 90 NON-ALLEY 153

TOTAL OPEN SPACE

OPEN SPACE

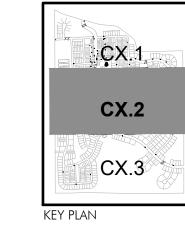
76

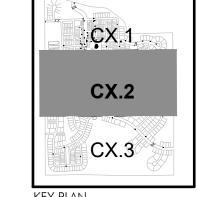
32

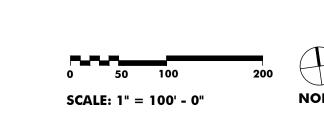
29

166.46 ac

(44.6%)

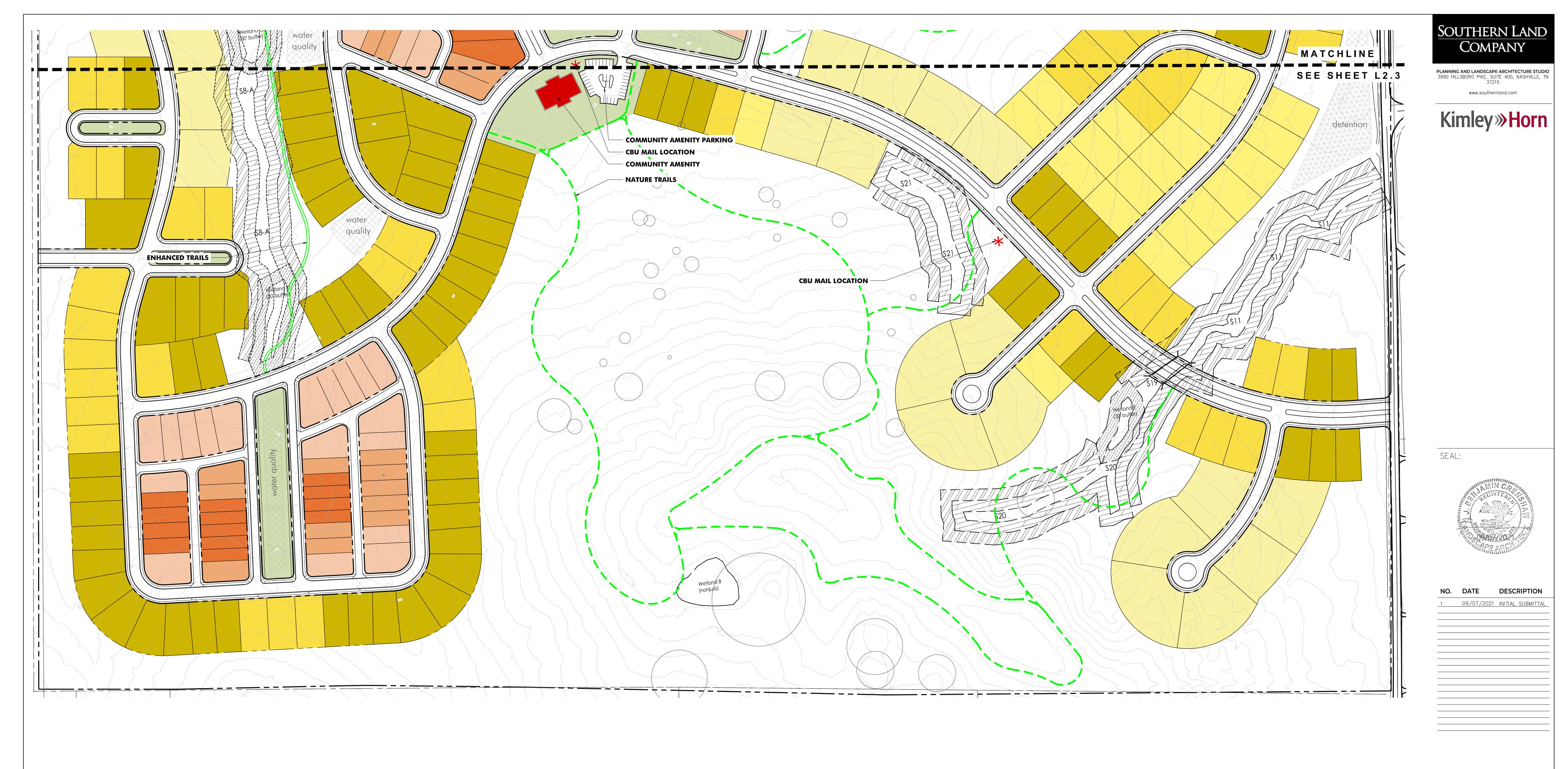






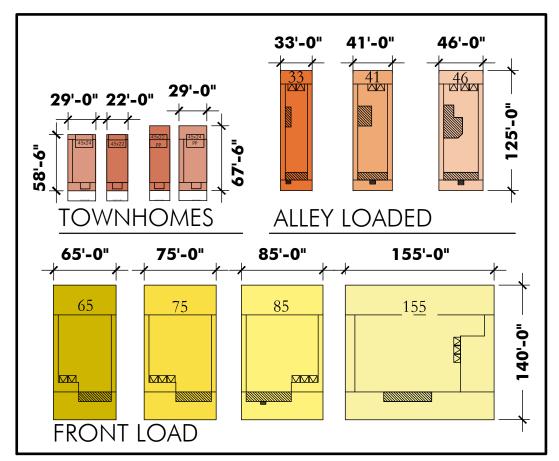
NOLENSVILLE, TENNESSEE

DEVELOPMENT PLAN

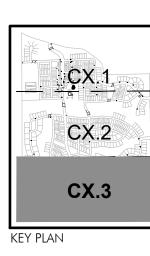


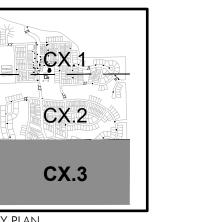
STREAM BUFFER 1 (30')	
STREAM BUFFER 2 (30')	
STREAM BUFFER 3 (60')	
WETLAND BUFFER 2 (30')	
KRAST FEATURE	

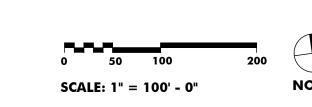
LOT PRODUCT



PROJECT SITE:	372.89ac
SINGLE FAMILY RESIDENTIAL (ALLEY-LOADED)	445
SINGLE FAMILY RESIDENTIAL (NON-ALLEY)	290
TOTAL UNITS	735
COMMERCIAL/ FLEX	15,300sf
RESIDENTIAL PRODUCT TYPES*	
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
OPEN SPACE	
TOTAL OPEN SPACE	166.46 ac (44.6%)





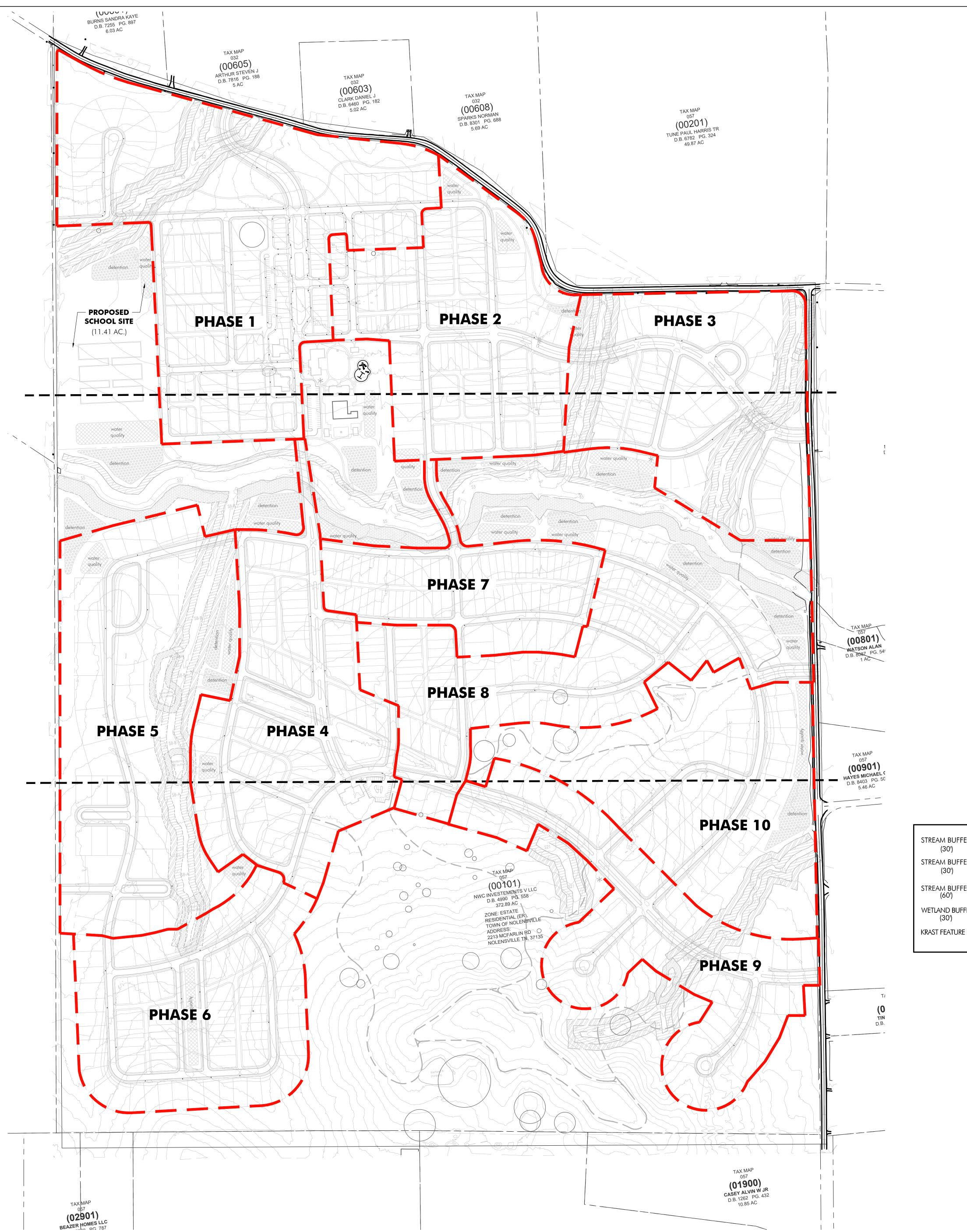


McFARLIN ROAD **PROPERTY**

2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

DEVELOPMENT PLAN



ADDRESS:

McFARLIN ROAD PROPERTY 2213 McFARLIN ROAD

NOLENSVILLE, TN. 37135

SITE ACREAGE: 372.89 AC (INCLUDING SCHOOL SITE)

057 TAX MAP: 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. 15,300 SF. TOTAL 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		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.

additional on-street parallel parking throughout the community, the total parking provided is sufficient.

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 it's patrons. When factoring the community based multi-modal accessibility to these uses, the sharing of parking between the different uses and the

STREAM BUFFER 2 STREAM BUFFER 3 (60') WETLAND BUFFER 2 (30')

DEVELOPMENT PROGRAM					
PROJECT SITE:	372.89ac				
SINGLE FAMILY RESIDENTIAL (ALLEY-LOADED)	445				
SINGLE FAMILY RESIDENTIAL (NON-ALLEY)	290				
TOTAL UNITS	735				
COMMERCIAL/ FLEX	15,300sf				
RESIDENTIAL PRODUCT TYPES*					
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				
OPEN SPACE					
TOTAL OPEN SPACE	166.46 ac (44.6%)				

PHASING PLAN SHEET NUMBER:

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

www.southernland.com

Kimley»Horn

SEAL:

NO. DATE DESCRIPTION

McFARLIN ROAD

2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

PROPERTY

PROPOSED



SITE LEGEND

S PROPOSED SANITARY SEWER PIPE

PROPOSED WATER MAIN PROPOSED STORM PIPE ———— ss ———— EXISTING SANITARY SEWER PIPE — — — w — — EXISTING WATER MAIN — — — OHE — — EXISTING OVERHEAD ELECTRIC

__ _ _ _ _ EXISTING STORM PIPE ----- LOD ------ LIMITS OF DISTURBANCE FIRE HYDRANT SANITARY SEWER MANHOLE XXXXXX DETENTION BIORETENTION

SOUTHERN LAND

PLANNING AND LANDSCAPE ARCHITECTURE STUDIO

3990 HILLSBORO PIKE, SUITE 400, NASHVILLE, TN

www.southernland.com

STORMWATER MANAGEMENT PLAN

ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED HOMES VIA POSITIVE DRAINAGE AND WILL SHEET 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.

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.

SEAL:



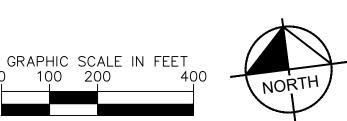
NO. DATE DESCRIPTION

09/07/2021 INITIAL SUBMITTAL

McFARLIN ROAD PROPERTY 2213 MCFARLIN RD

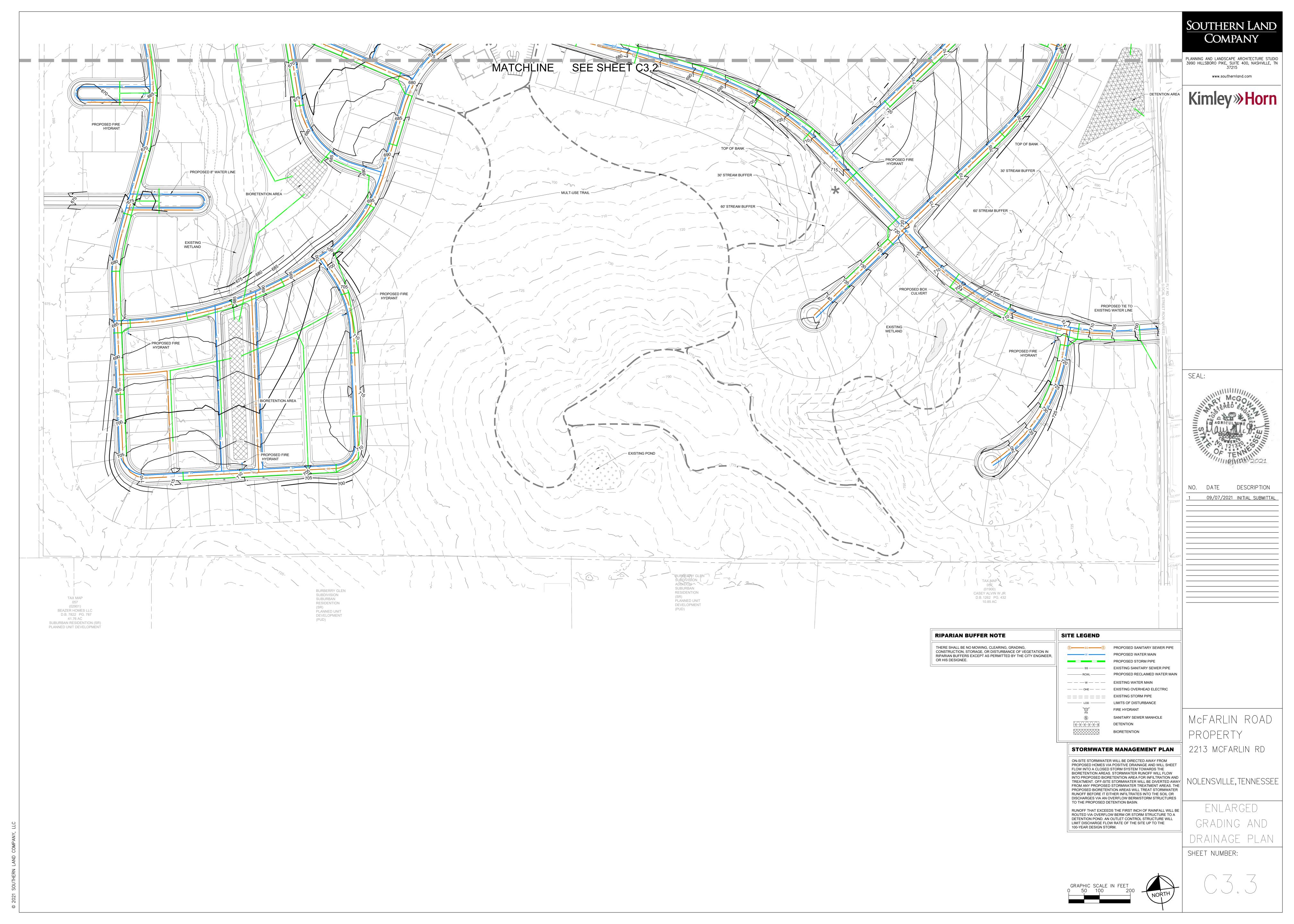
NOLENSVILLE, TENNESSEE

OVERALL GRADING AND DRAINAGE PLAN SHEET NUMBER:











IMPACT STATEMENT

ACCESS TO THE RESIDENTIAL DEVELOPMENT WILL BE PROVIDED VIA MULTIPLE ENTRANCES INCLUDING ONE MAIN ENTRANCE ON MCFARLIN ROAD, THREE ACCESS POINTS ON FLY ROAD, AND TWO ENTRANCES FROM A PROPOSED DEVELOPMENT TO THE WEST.

OFFSITE IMPROVEMENTS ARE TO BE MADE PER RECOMMENDATIONS FROM THE TRAFFIC IMPACT ANALYSIS PREPARED BY KCI TECHNOLOGIES, INC 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.

PLANNING AND LANDSCAPE ARCHITECTURE STUDIO 3990 HILLSBORO PIKE, SUITE 400, NASHVILLE, TN 37215 www.southernland.com

SEAL:

NO. DATE DESCRIPTION

09/07/2021 INITIAL SUBMITTAL

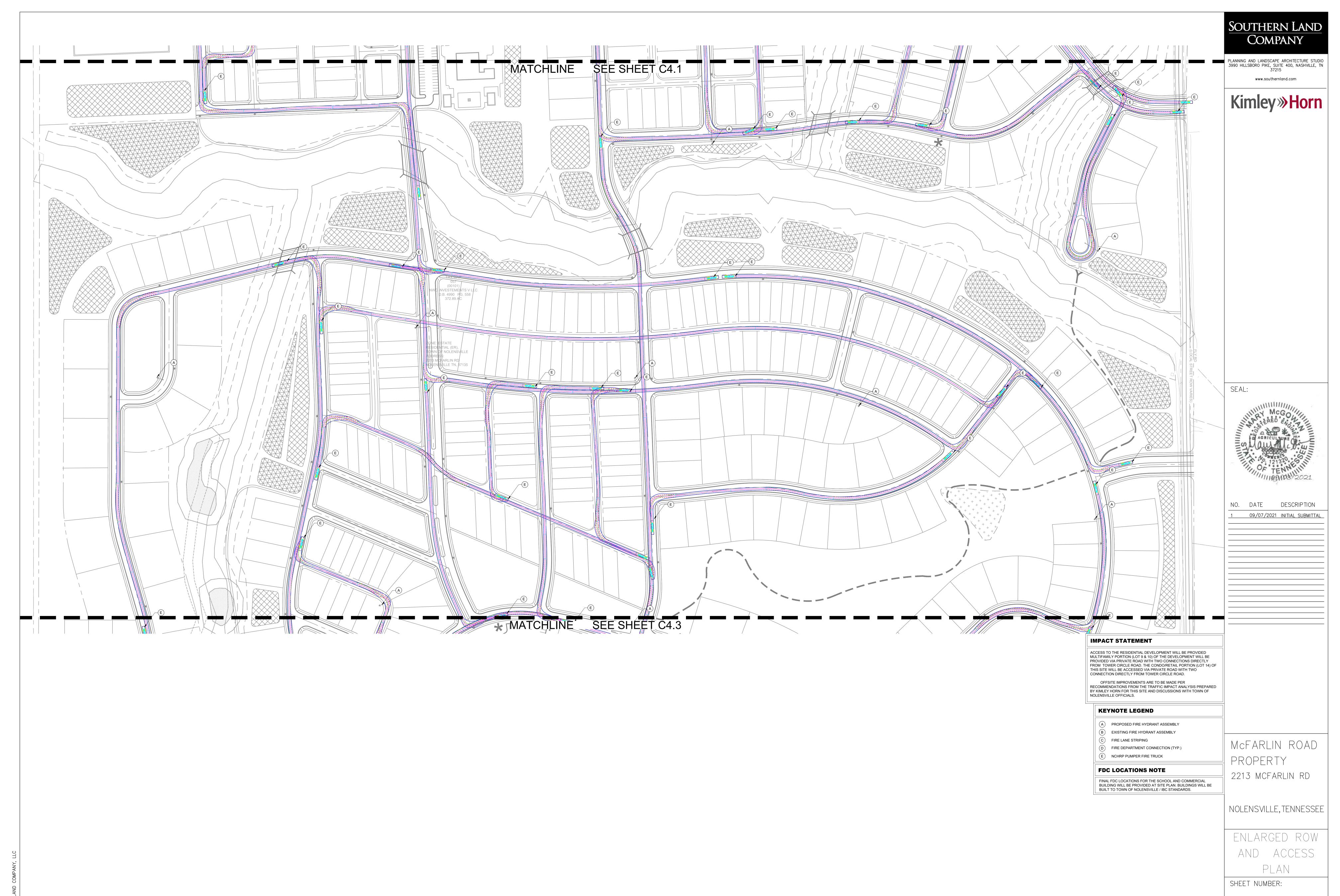
McFARLIN ROAD PROPERTY

NOLENSVILLE, TENNESSEE

2213 MCFARLIN RD

overall fire AND ROW ACCESS PLAN





GRAPHIC SCALE IN FEET
0 50 100 200
NORTH







PLANNING AND LANDSCAPE ARCHITECTURE STUDIO 3990 HILLSBORO PIKE, SUITE 400, NASHVILLE, TN 37215 www.southernland.com

SEAL:



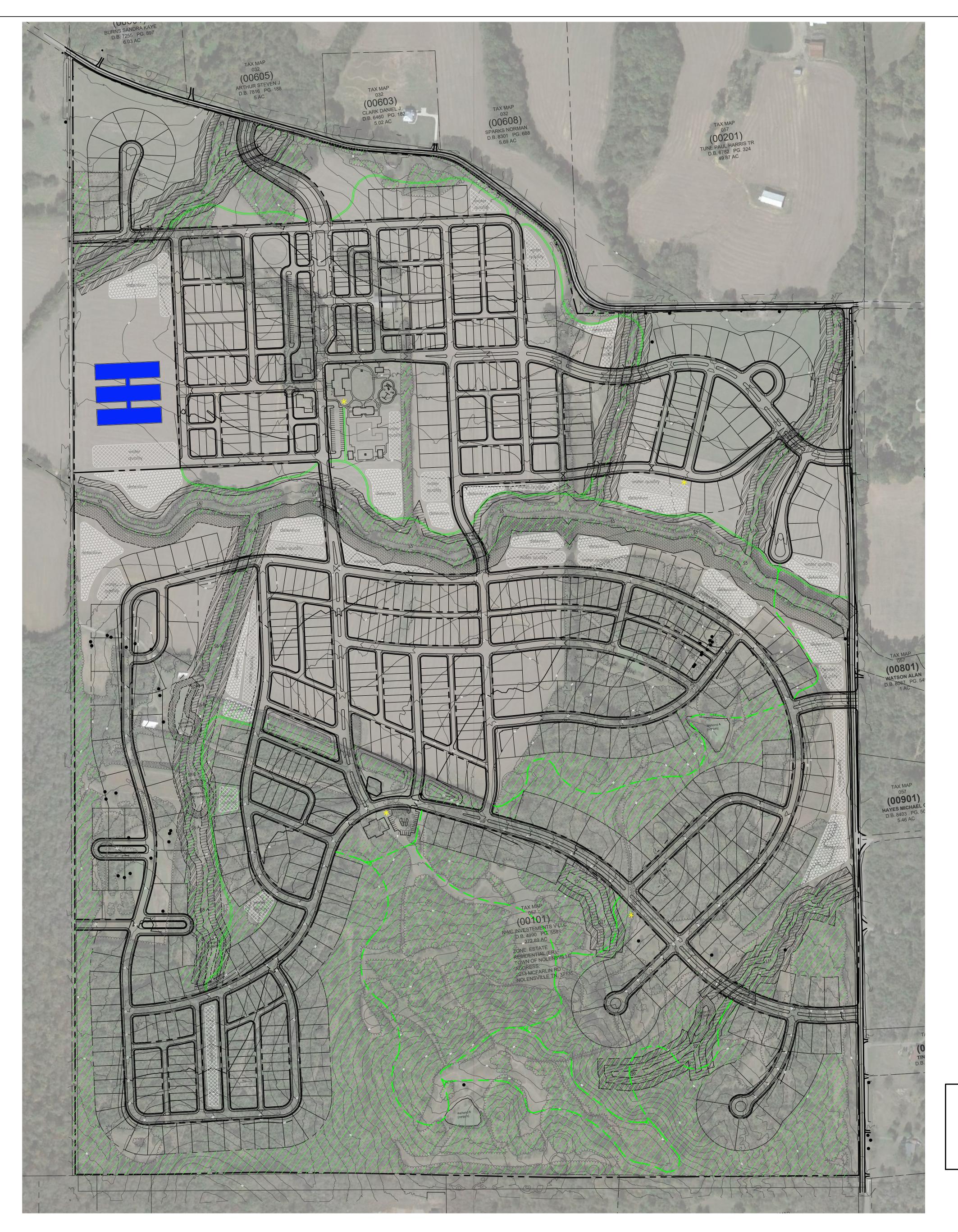
NO. DATE DESCRIPTION

09/07/2021 INITIAL SUBMITTAL

McFARLIN ROAD PROPERTY 2213 MCFARLIN RD

NOLENSVILLE, TENNESSEE

OVERALL EROSION CONTROL PLAN SHEET NUMBER:



ADDRESS:

McFARLIN ROAD PROPERTY 2213 McFARLIN ROAD

NOLENSVILLE, TN. 37135

SITE ACREAGE: 372.89 AC 057 TAX MAP:

PARCEL: 00101

BASE ZONING: PROPOSED ZONING:

PUD - PLANNED UNIT DEVELOPMENT (1.97)

SETBACKS

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

ER

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

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

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 it's 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.

LEGEND:

EXISTING CANOPY (165.35 ac.)

TREE PRESERVATION (80.93 ac.)

SOUTHERN LAND COMPANY

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

www.southernland.com

SEAL:

McFARLIN ROAD **PROPERTY**

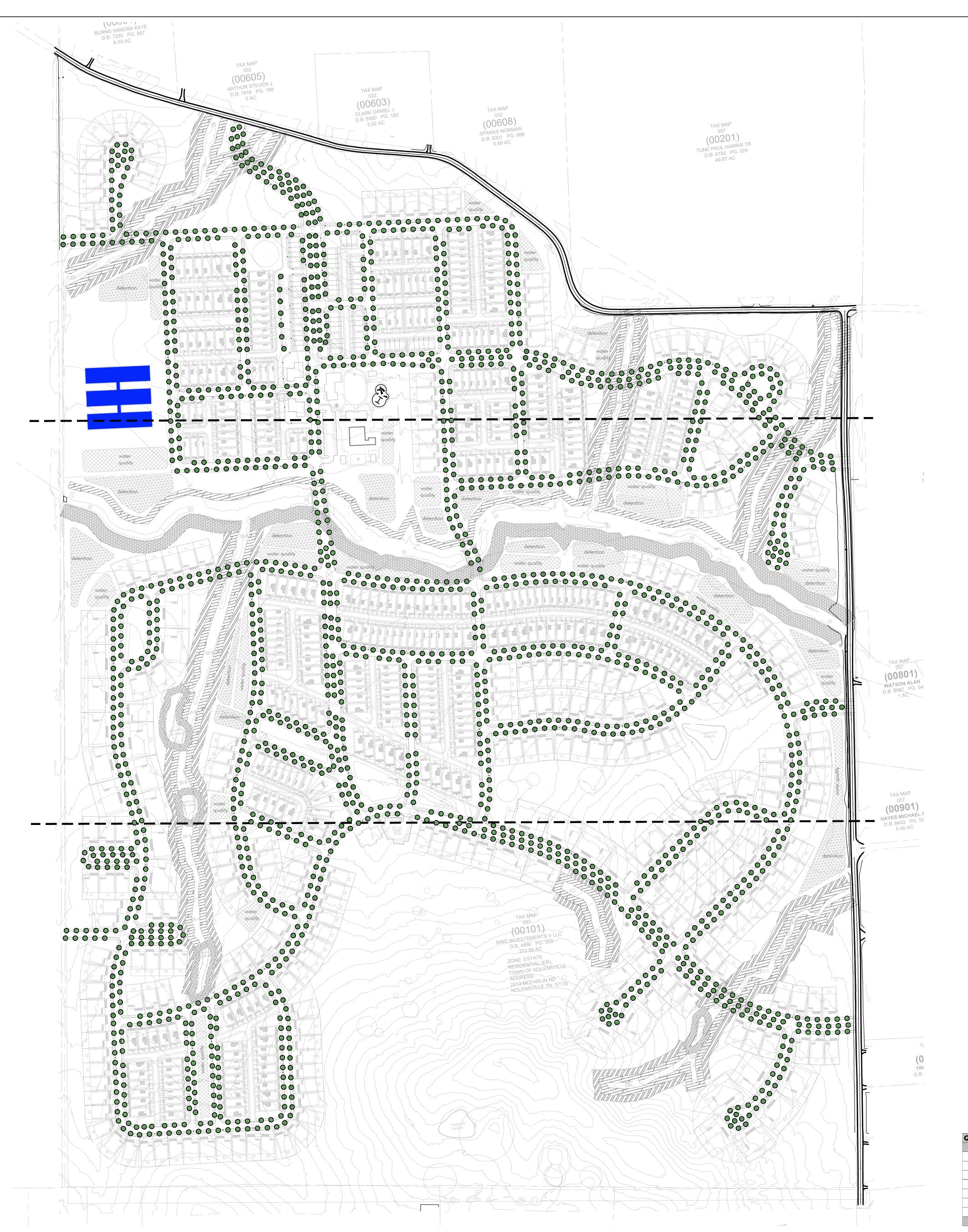
NO. DATE DESCRIPTION

1 09/07/2021 INITIAL SUBMITTAL

2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

TREE PRESERVATION PLAN



ADDRESS:

McFARLIN ROAD PROPERTY 2213 McFARLIN ROAD

NOLENSVILLE, TN. 37135

057

SITE ACREAGE:

372.89 AC (INCLUDING SCHOOL SITE)

TAX MAP:

PARCEL: 00101

BASE ZONING:

PUD - PLANNED UNIT DEVELOPMENT (1.97) PROPOSED ZONING:

SETBACKS

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

SEE SHEETS A1.0 - A1.2 SEE SHEETS A1.0 - A1.2

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

COMMERCIAL SF: 8,800 SF. 6,500 SF. LIVE/WORK 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 REQUIRE	EMENTS				
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
NI - 4		L	1	1	ı

I . 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 it's 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.

SOUTHERN LAND COMPANY

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

Kimley»Horn

www.southernland.com

SEAL:



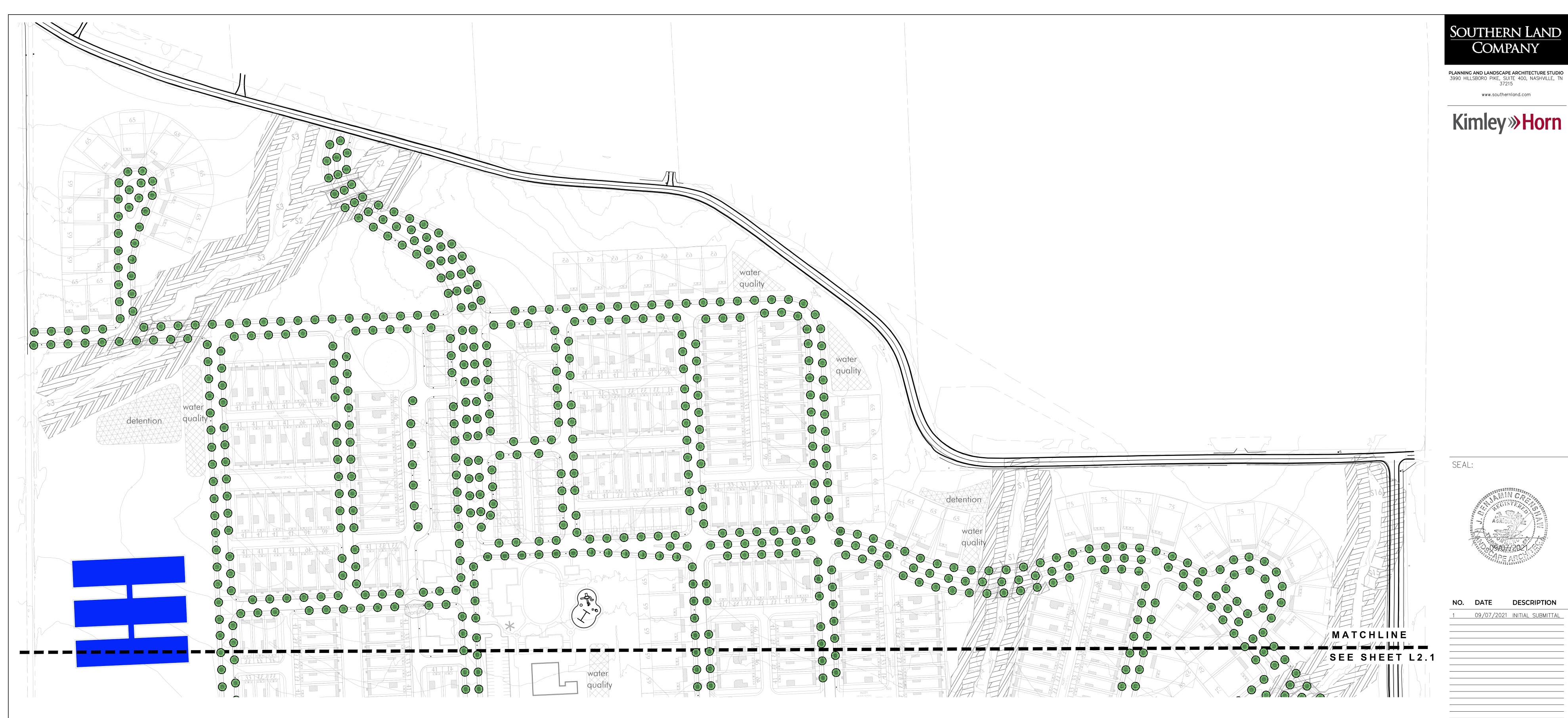
McFARLIN ROAD **PROPERTY**

2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

OVERALL STREET TREE PLAN





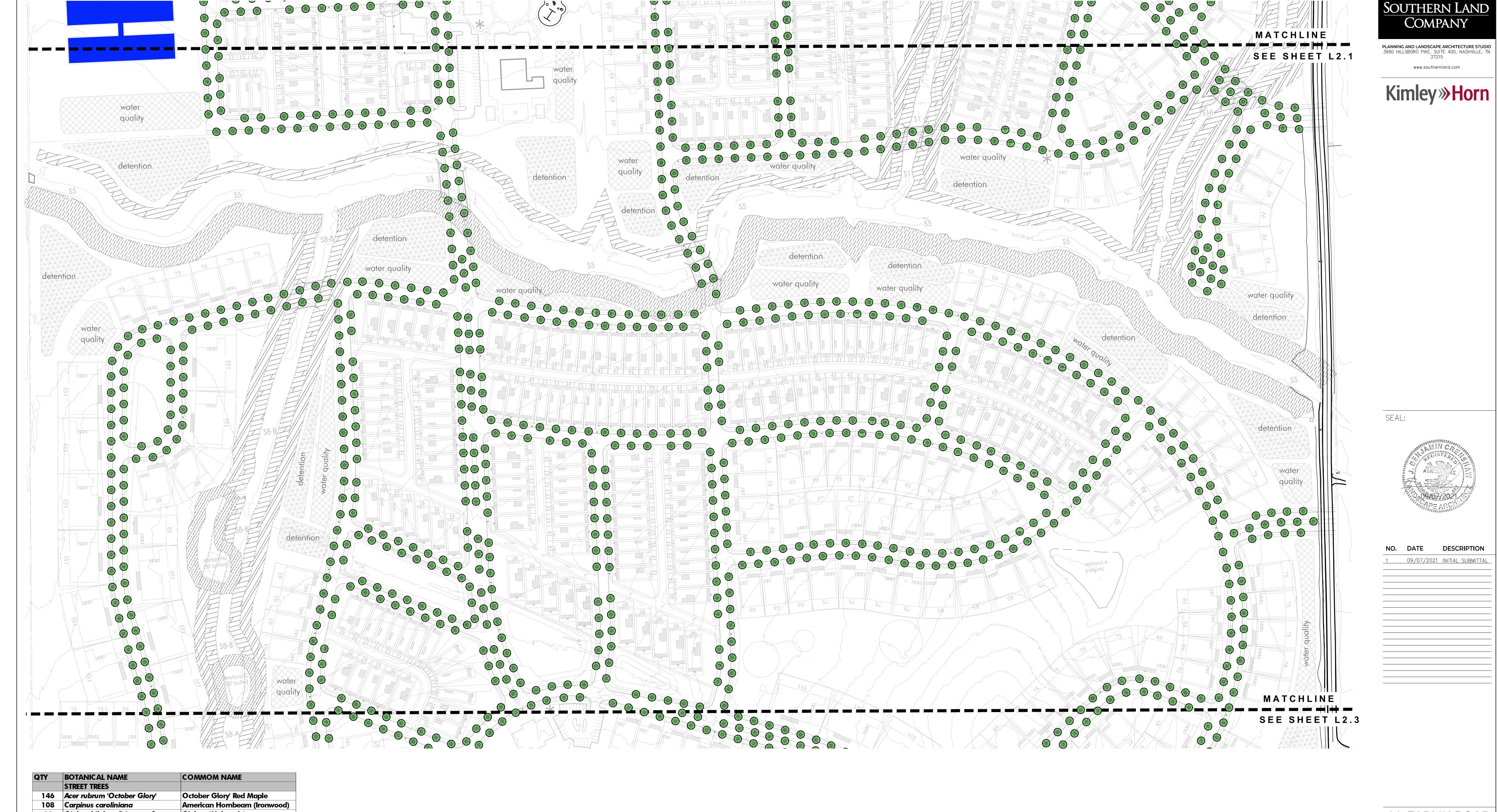
QTY	BOTANICAL NAME	COMMOM NAME
	STREET TREES	
125	Acer rubrum 'October Glory'	October Glory' Red Maple
103	Carpinus caroliniana	American Hornbeam (Ironwood)
27	Ginkgo biloba - Princeton Sentry	Ginkgo (Male only)
64	Tilia cordata "Greenspire"	Greenspire Linden
162	Ulmus parvofolia 'Drake'	Lacebark Elm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

McFARLIN ROAD **PROPERTY**

2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

STREET TREE PLAN



QTY	BOTANICAL NAME	COMMOM NAME		
	STREET TREES			
146	Acer rubrum 'October Glory'	October Glory' Red Maple		
108	Carpinus caroliniana	American Hornbeam (Ironwood)		
66	Ginkgo biloba - Princeton Sentry	Ginkgo (Male only)		
97	Tilia cordata "Greenspire"	Greenspire Linden		
162	Ulmus parvofolia 'Drake'	Lacebark Elm		
256	Zelkova serrata 'Green Vase'	Green Vase' Japanese Zelkova		
835	TOTAL			

McFARLIN ROAD
PROPERTY

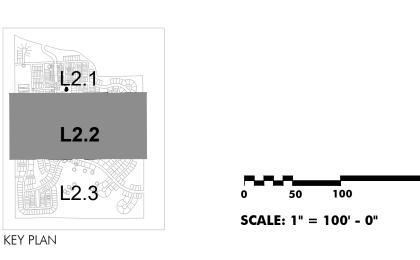
2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

STREET TREE PLAN

SHEET NUMBER:

L2.2





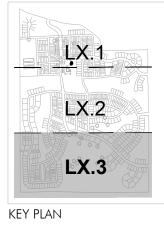
QTY	BOTANICAL NAME	COMMOM NAME		
	STREET TREES			
147	Acer rubrum 'October Glory'	October Glory' Red Maple		
161	Carpinus caroliniana	American Hombeam (Ironwood)		
44	Ginkgo biloba - Princeton Sentry	Ginkgo (Male only)		
81	Tilia cordata "Greenspire"	Greenspire Linden		
44	Ulmus parvofolia 'Drake'	Lacebark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

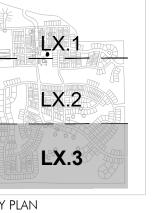
McFARLIN ROAD **PROPERTY**

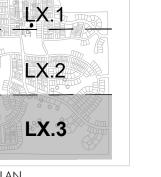
2213 McFARLIN ROAD

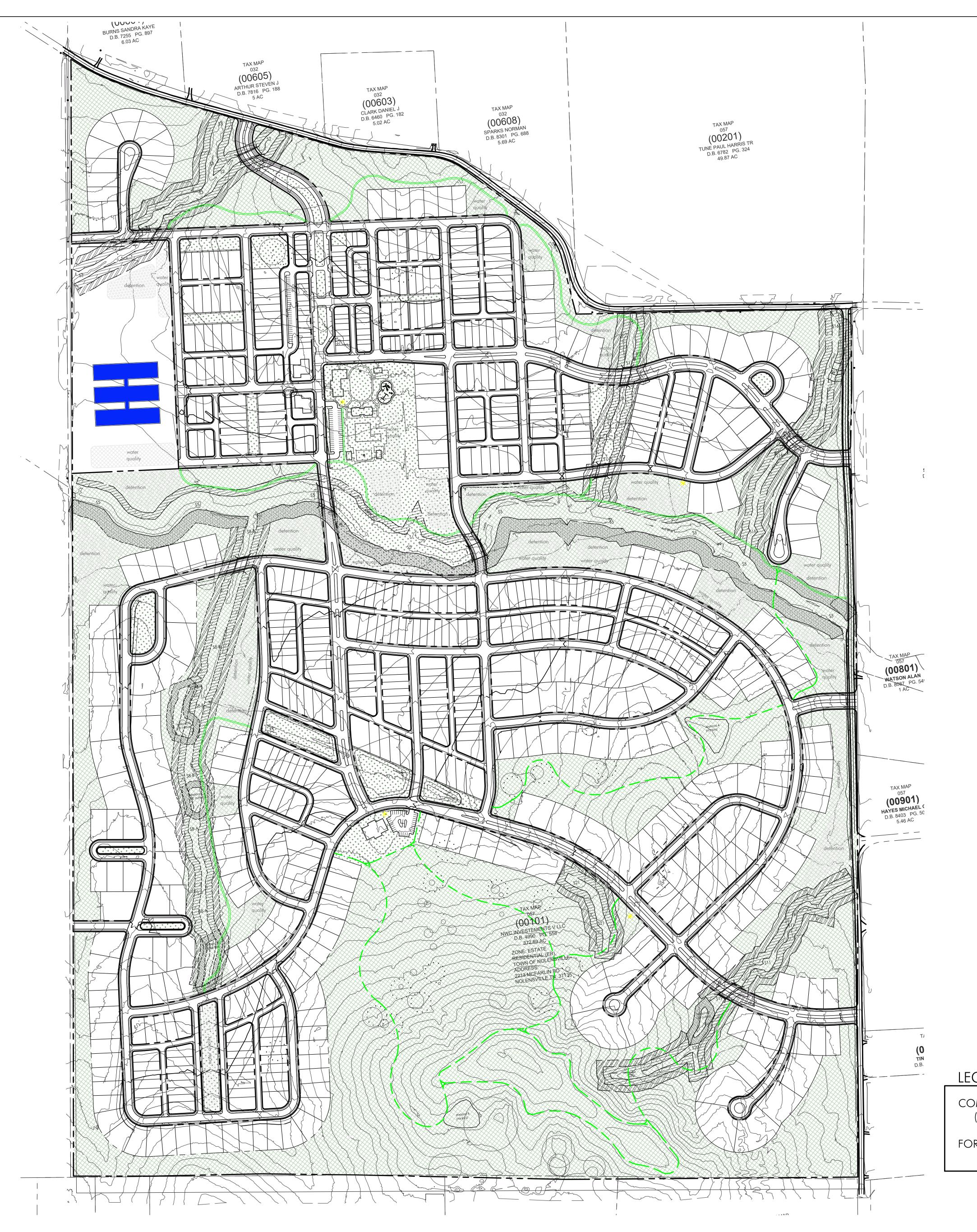
NOLENSVILLE, TENNESSEE

STREET TREE PLAN









ADDRESS:

McFarlin Road Property 2213 McFarlin Road

NOLENSVILLE, TN. 37135

372.89 AC

SITE ACREAGE:

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: 44.3% (165.35 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 PROVIDED:

22.1% SITE COVERAGE 80.93 EXISTING ACREAGE

PARKING REQUIRE	MENTS				
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:					

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 it's 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.

PROPERTY
2213 McFARLIN

2213 McFARLIN ROAD

McFARLIN ROAD

NO. DATE DESCRIPTION

09/07/2021 INITIAL SUBMITTAL

SOUTHERN LAND

COMPANY

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

www.southernland.com

SEAL:

NOLENSVILLE, TENNESSEE

OPEN SPACE PLAN

SHEET NUMBER:

L3.0

LEGEND:

COMMON OPEN SPACE (165.35 ac.)

PEN SPACE

FORMAL OPEN SPACE (20.67 ac.)

TOWN OF NOLENSVILLE LANDSCAPE NOTES:

1. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES SHALL BE REPLACED WITHIN ONE YEAR OR BY THE NEXT GROWING SEASON, WHICH EVER COMES FIRST. OTHER DEFECTIVE LANDSCAPE MATERIAL SHALL BE REPLACED WITHIN THREE MONTHS.

2. ALL TREES SHALL MEET FRANKLIN'S MINIMUM SIZE AND QUALITY STANDARDS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PEST AND DISEASE. ALL ROOTBALLS, CONTAINERS, AND HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION.

3. ALL REQUIRED TREES AND SHRUBS SHALL MEET THE MINIMUM SIZE AND QUANTITY AS LISTED IN THE PLANT SCHEDULE.

4. PLANT MATERIAL SHALL NOT OBSCURE TRAFFIC OR PARKING SIGNS/SIGNALS OR VEHICULAR SIGHT LINES.
5. TREE TOPPING IS NOT PERMITTED.

6. ADDITIONAL SCREENING MAY BE REQUIRED IF THE INSPECTION FOR THE RELEASE OF THE PERFORMANCE SURETY REVEALS THAT THE REQUIRED SCREENING IS NOT EFFECTIVE.

7. ALL REQUIRED TREE PROTECTION FENCING SHALL BE INSTALLED AND INSPECTED BY THE CODES DEPARTMENT PRIOR TO LAND DISTURBING ACTIVITIES.

8. ANY SITE OR LANDSCAPE CHANGES (INCLUDING BUT NOT LIMITED TO A CHANGE IN DESIGN, A REDUCTION IN SIZE OR NUMBER OF PLANT MATERIAL, OR THE RELOCATION OF OVERHEAD OR UNDERGROUND UTILITIES) SHALL REQUIRE A REVISED LANDSCAPE PLAN TO BE SUBMITTED AND APPROVAL PRIOR TO THE LANDSCAPE INSTALLATION.

9. EXISTING TREES ACCEPTED IN PARTIAL COMPLIANCE OF THE LANDSCAPE REQUIREMENTS FOR THIS SITE SHALL BE ACCESSIBLE AND FLAGGED PRIOR TO ALL LANDSCAPE INSPECTIONS.

10. ANY EXISTING TREE, SHOWN AS BEING PRESERVED ON APPROVED PLANS THAT IS REMOVED, DIES OR IS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED AS REQUIRED IN THE ZONING ORDINANCE.

11. SCREENING PROPOSED AROUND ANY UTILITY BOX OR TRANSFORMER IS REQUIRED TO BE EVERGREEN AND ADEQUATELY SCREEN THE OBJECT. THE PROPOSED EVERGREEN PLANT MATERIAL SHALL BE REPLACED IF IT IS NOT OF A HEIGHT SUFFICIENT TO SCREEN THE OBJECT.

12. ALL PLANT MATERIAL SHALL BE FROM THE FRANKLIN PLANT LIST UNLESS PRIOR APPROVAL IS RECEIVED FROM THE CITY.

13. ALL TREE-PROTECTION FENCING SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A GRADING PERMIT AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

14. TOP SOIL USED IN ALL LANDSCAPE AREAS SHALL BE SCREENED PRIOR TO DEPOSITION IN PLANTING AREAS AND ISLANDS.

15. ANY PLANT MATERIAL LOCATED ADJACENT TO A PARKING AREA SHALL BE PLANTED SO AS TO ALLOW FOR A TWO AND A HALF FOOT VEHICULAR BUMPER OVERHANG FROM THE FACE OF CURB TO THE EDGE OF THE MATURE ADJACENT PLAN MATERIAL.

16. THE OWNER ACKNOWLEDGES THAT PLANTING LANDSCAPE MATERIAL IN A DEDICATED EASEMENT DOES NOT

WAIVE OR MODIFY THE TOWN OF NOLENSVILLE'S RIGHTS AS THE EASEMENT HOLDER. THE OWNER UNDERSTANDS THAT THE TOWN OF NOLENSVILLE, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY MAY AT ANY TIME AND FOR ANY REASON PERFORM WORK WITHIN THE DEDICATED EASEMENT. THE CITY, ITS AUTHORIZED CONTRACTOR OR APPLICABLE PRIVATE UTILITY SHALL HAVE NO LIABILITY TO THE OWNER FOR ANY DAMAGE TO THE LANDSCAPE MATERIAL IN THE EASEMENT WHEN SAID DAMAGE IS DUE TO WORK WITHIN THE EASEMENT. THE OWNER MAY BE HELD RESPONSIBLE FOR THE REMOVAL OF THE LANDSCAPE MATERIAL TO ENABLE WORK TO BE DONE. THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY COST INCURRED IN REPAIRING AND/OR REPLACING THE REQUIRED LANDSCAPE MATERIAL.

TOWN OF NOLENSVILLE MINIMUM PLANT QUALITY AND SIZE STANDARDS

1. ALL NEWLY PLANTED LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSIONS OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.

2. ALL TYPE 1, 2, AND 3 TREES (AS DEFINED IN ANSI Z60.1) USED TO MEET THE REQUIREMENTS OF THIS SUBSECTION SHALL HAVE THE FOLLOWING CHARACTERISTICS:

A. DECIDUOUS TREES SHALL HAVE ONE DOMINANT TRUNK WITH THE TIP OF THE LEADER ON THE MAIN TRUNK LEFT INTACT AND THE TERMINAL BUD ON THE CENTRAL LEADER AT THE HIGHEST POINT ON THE TREE.

B. TREES WITH FORKED TRUNKS ARE ACCEPTABLE IF ALL THE FOLLOWING CONDITIONS ARE MET:

THE FORK OCCURS IN THE UPPER ONE-THIRD OF THE TREE.
 ONE FORK IS LESS THAN TWO-THIRDS OF THE TREE.

3. THE TOP ONE-THIRD OF THE SMALLER FORK IS REMOVED AT THE TIME OF PLANTING.

C. NO BRANCH IS GREATER THAN TWO-THIRDS THE DIAMETER OF THE TRUNK DIRECTLY ABOVE THE BRANCH.

D. SEVERAL BRANCHES ARE LAGER IN DIAMETER AND OBVIOUSLY MORE DOMINANT.

E. BRANCHING HABIT IS MORE HORIZONTAL THAN VERTICAL AND NO BRANCHES ARE ORIENTED NEARLY VERTICAL TO THE TRUNK.

F. BRANCHES ARE EVENLY DISTRIBUTED AROUND THE TRUNK WITH NO MORE THANK ONE MAJOR BRANCH LOCATED DIRECTLY ABOVE ANOTHER AND THE CROWN IS FULL OF FOLIAGE THAT IS EVENLY DISTRIBUTED AROUND THE TREE.

TREE PROTECTION GENERAL NOTES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL STAKE THE LIMITS OF THE TREE PRESERVATION AREAS AND ASSOCIATED TREE CANOPY.

2. TREE PROTECTION FENCING, ORANGE PLASTIC BARRIER CONSTRUCTION FENCING, SHALL BE INSTALLED AND MAINTAINED AT THE LIMITS OF THE TREE PRESERVATION AREAS PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL OF THE FENCING BY THE TOWN OF NOLENSVILLE IS REQUIRED PRIOR TO GRADING PERMIT.

3. ALL GRADING WITHIN THE ROOT ZONE OF TREES WITHIN THE TREE PRESERVATION AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO REDUCE DAMAGE TO THE TREE ROOTS.

4. EQUIPMENT STORAGE AND/OR MATERIALS STORAGE WITHIN THE TREE PRESERVATION AREA IS STRICTLY PROHIBITED.

5. ROOTS EXPOSED BY CONSTRUCTION ACTIVITIES SHALL BE PRUNED FLUSH WITH THE GROUND AND/OR BACKFILLED WITH TOP SOIL AS SOON AS POSSIBLE.

LANDSCAPE PLANTING GENERAL NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE QUANTITIES OF ALL MATERIALS. THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE OVER THE PLANT LIST.

2. SUBSTITUTIONS OF TYPE, SIZE, OR SPACING OF PLANTS MAY NOT BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER'S LANDSCAPE ARCHITECT, AND MAY RESULT IN THE RESUBMITTAL OF LANDSCAPE PLANS TO THE TOWN OF NOLENSVILLE FOR APPROVAL PRIOR TO INSTALLATION.

3. ALL CONSTRUCTION ACTIVITY SHALL BE COORDINATED WITH TENNESSEE ONE CALL PRIOR TO DIGGING. ALL DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PER UTILITY PROVIDER'S STANDARDS.

4. THE PLANT LIST SPECIFICATIONS PROVIDED WITHIN THE PLANT LIST FOR HEIGHT AND SIZE ARE MINIMUMS.

5. ALL PLANT BEDS SHALL BE RAKED AND CLEARED OF LARGE ROCKS. ALL LARGE DIRT CLODS SHALL BE PULVERIZED OR REMOVED PRIOR TO PLANTING.

6. ALL LARGE DIRT CLODS RESULTING FROM PLANTING SHALL BE PULVERIZED AND REMOVED PRIOR TO MULCHING.7. PRE-EMERGINT HERBICIDE SHALL BE APPLIED AFTER INSTALLATION AND IMMEDIATELY PRIOR TO MULCHING.

8. ALL PLANT BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4 INCHES OF SHREDDED PINE BARK. ALL ANNUAL BEDS SHALL BE MULCHED WITH A MINIMUM OF 2 INCHES OF SOIL CONDITIONER, PINE BARK FINES.

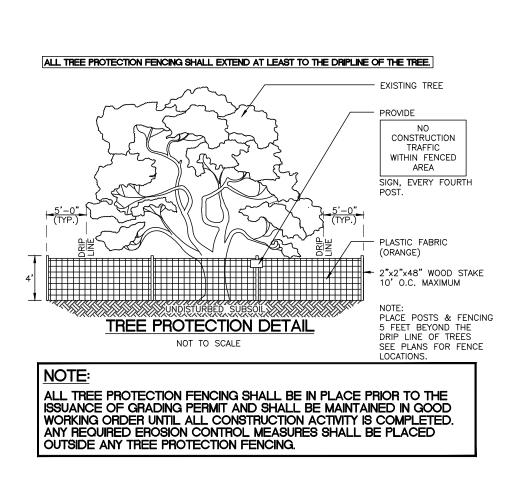
9. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.

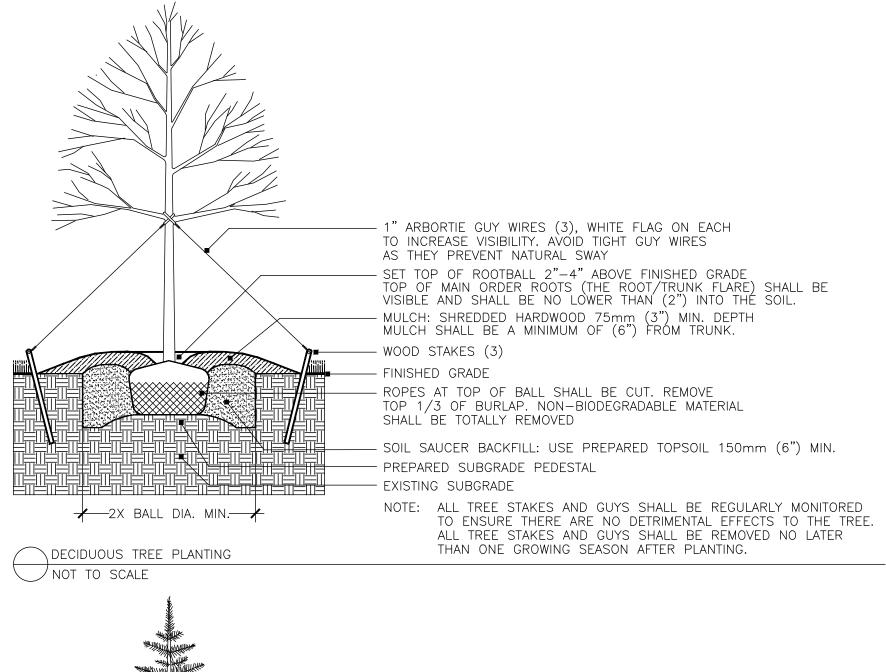
10. ALL SOD AREAS SHALL BE TILLED AND RAKED SMOOTH, WITH LARGE DIRT CLODS AND ROCKS REMOVED, PRIOR TO SOD INSTALLATION.

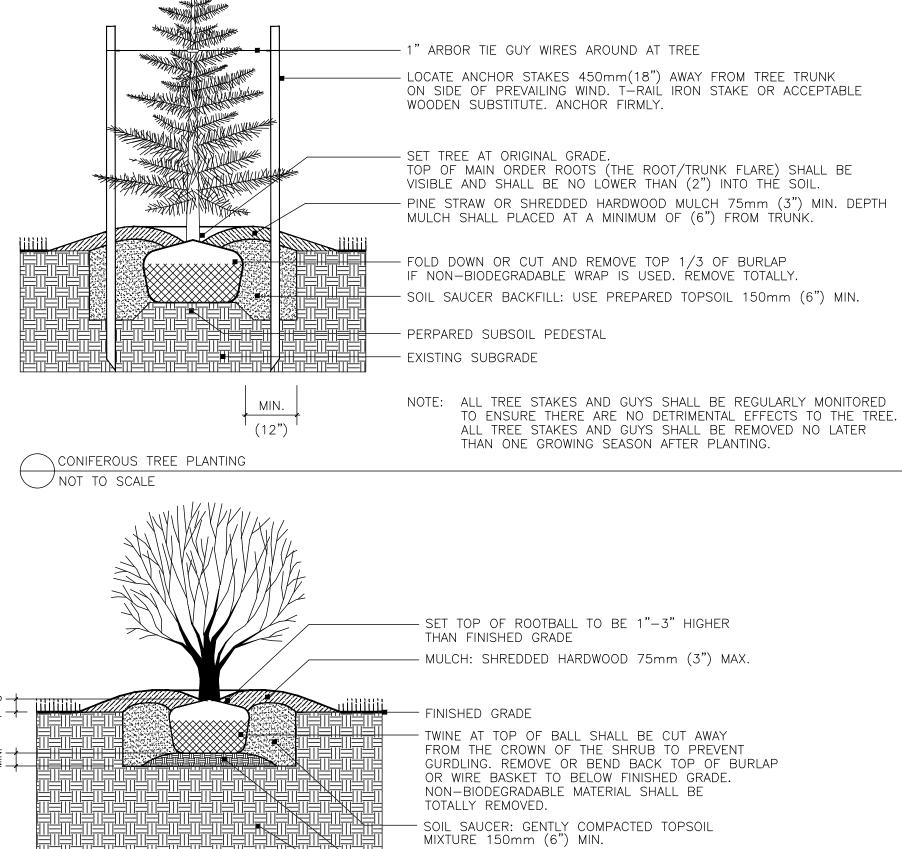
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL STAKING AND LAYOUT OF PLANT BEDS.

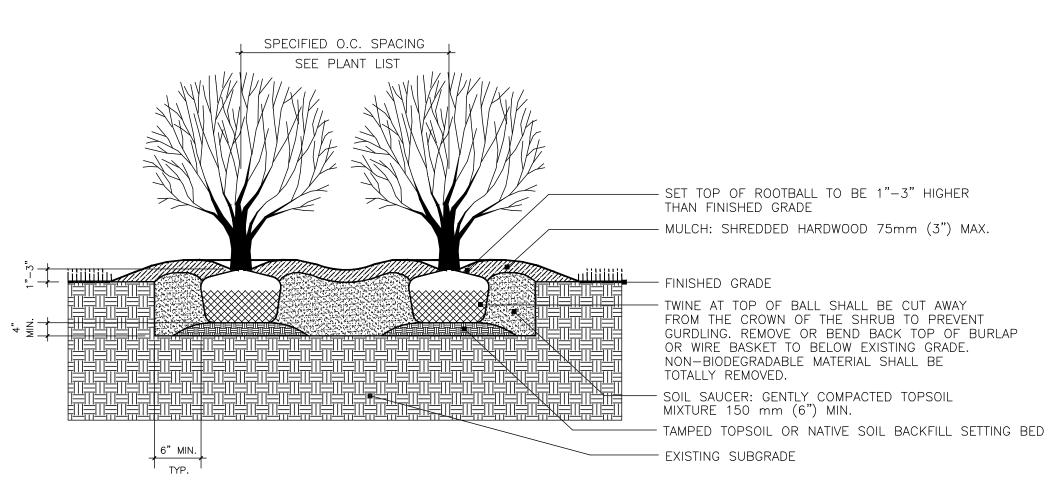
12. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE DRAINAGE OF ALL TREE AND SHRUB PITS. A PVC OR GRAVEL SUMP AT THE BASE OF THE TREE WELL MAY BE REQUIRED IN AREAS WHERE CLAY SOILS DO NOT ADEQUATELY DRAIN.

13. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AT THE JOB SITE FOR REVIEW PRIOR TO INSTALLATION.









EXISTING SUBGRADE

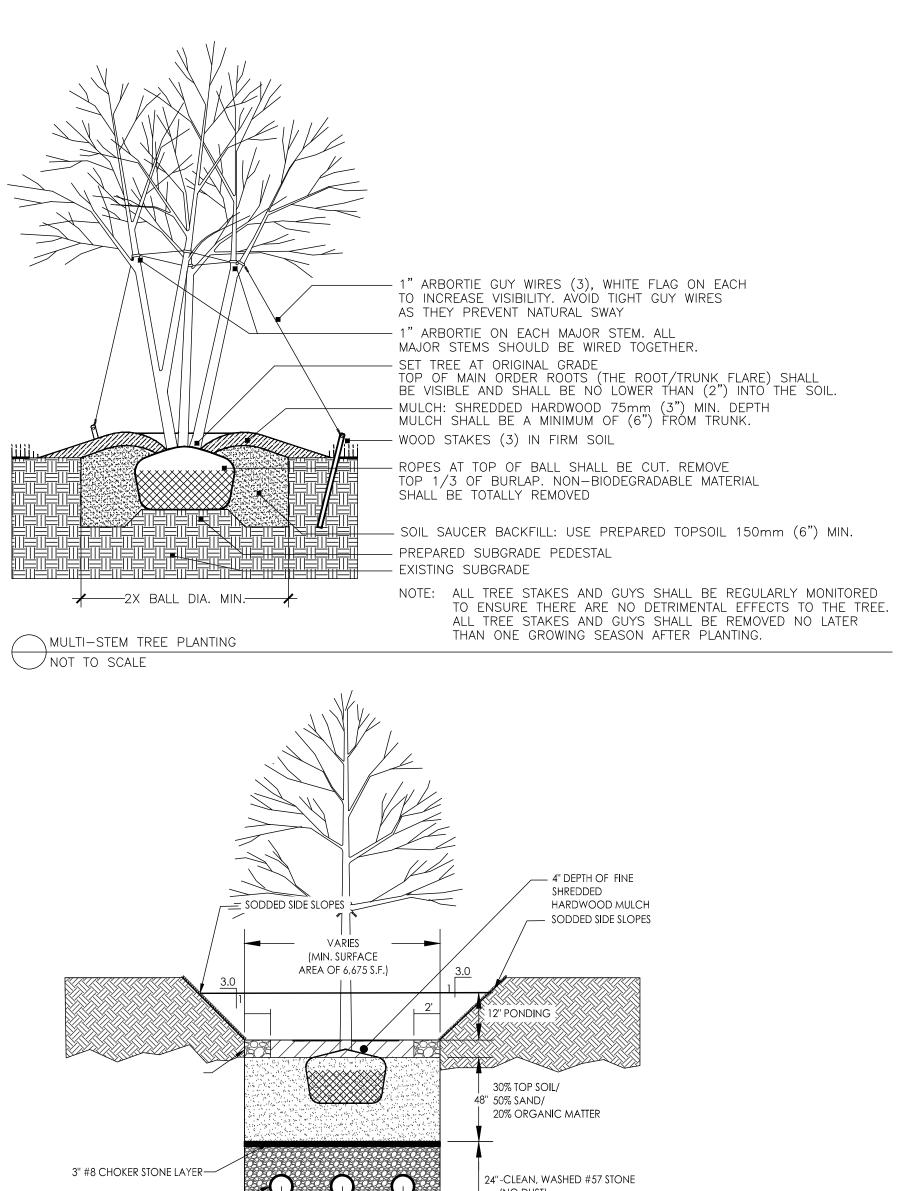
TAMPED TOPSOIL OR NATIVE SOIL BACKFILL SETTING BED

SHRUB PLANTING — BALL AND BURLAP — MULTIPLE

NOT TO SCALE

2X BALL DIA. MIN.

SHRUB PLANTING — BALL AND BURLAP — SINGLE



6" PERFORATED HDPE PIPE —

(3/8-INCH PERFORATIONS).

NOT TO SCALE

WRAPPED IN GEOTEXTILE FABRIC

SPACED ON 6-INCH CENTERS WITH A MINIMUM OF 4 HOLES PER ROW

BIORETENTION TREE PLANTING

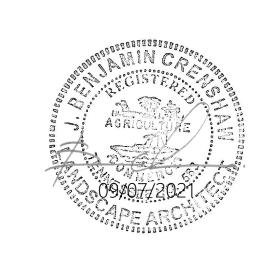


PLANNING AND LANDSCAPE ARCHITECTURE STUDIO 3990 HILLSBORO PIKE, SUITE 400, NASHVILLE, TN 37215

Kimley» Horn

www.southernland.com

SEAL:



NO. DATE DESCRIPTION

1 09/07/2021 INITIAL SUBMITTAL

McFARLIN ROAD

2213 McFARLIN ROAD

PROPERTY

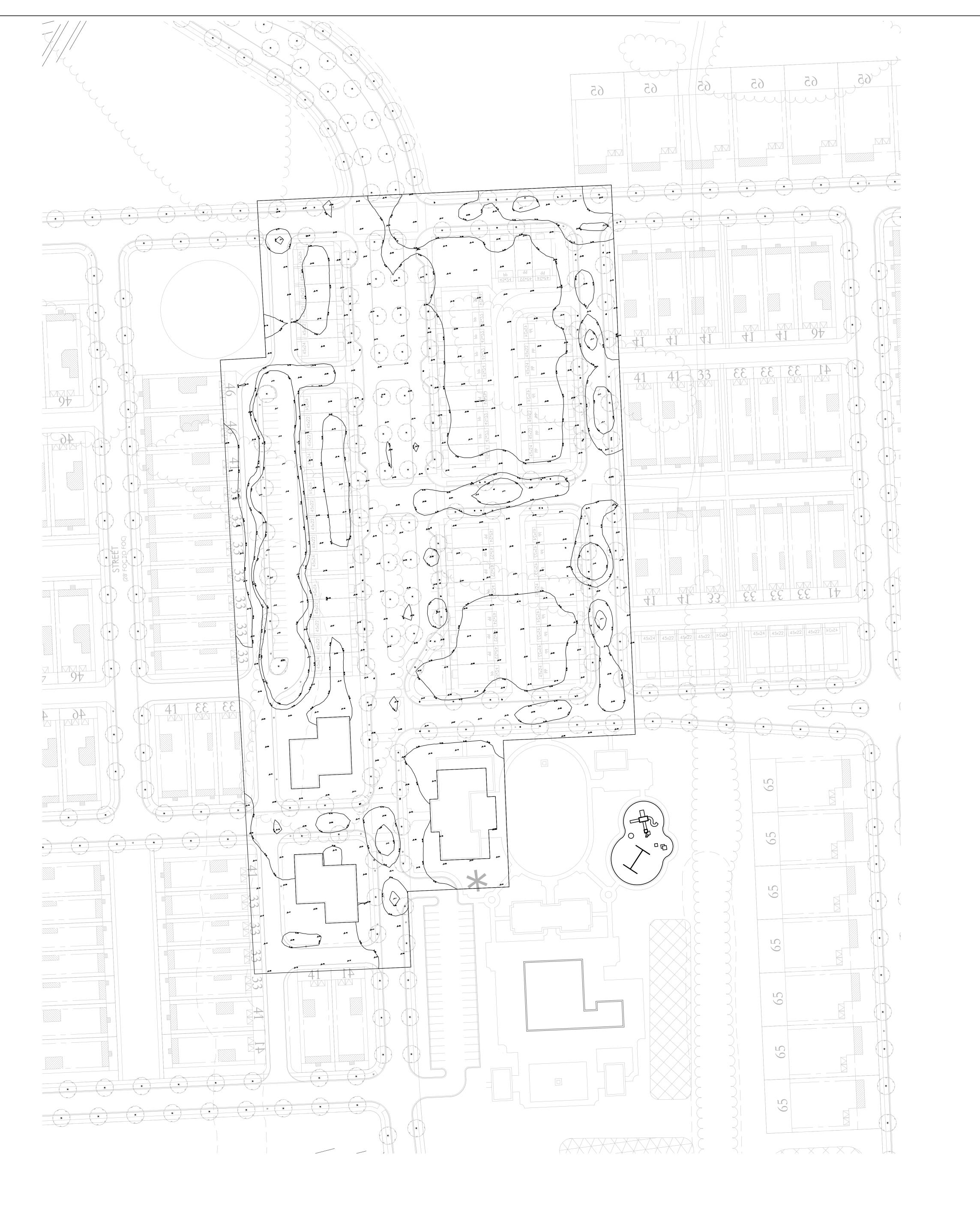
NOLENSVILLE, TENNESSEE

LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:

L4.0





ADDRESS: McFARLIN ROAD PROPERTY

2213 McFARLIN ROAD NOLENSVILLE, TN. 37135

SITE ACREAGE: 372.89 AC (INCLUDING SCHOOL SITE)

057 TAX MAP: 00101 PARCEL:

PUD - PLANNED UNIT DEVELOPMENT (1.97) PROPOSED ZONING:

ER

SETBACKS

BASE ZONING:

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

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

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

EXISTING TI

TREE CANC

SPACE REQUIRED:	: 5% (18.64 AC.)	3	¹³ Ft	14/
SPACE PROVIDED	: 5.5% (20.67 AC.)	si 4	1Ft	143
	. 3.378 (23.37 7.3.)		6Ft	90
TREE CANOPY:		JIW TC	NON-ALLEY	
	44.3% SITE COVERAGE)] <u>S</u>	5Ft	153
	165.35 EXISTING ACREAGE	ZEN 7	5Ft	76
OPY RETAINED:		111	5Ft	32
	22.1% SITE COVERAGE	.5 *	5 AC.	29
	80.93 EXISTING ACREAGE			
G REQUIREMEN	TS		_	_

DEVELOPMENT PROGRAM

RESIDENTIAL PRODUCT TYPES*

OMMERCIAL/ FLEX

LLEY LOADED

/E/WORK - 22FT

VE/WORK - 24FT

TOTAL UNITS

15,300sf

PARKING REQUIRE					
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:					

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.

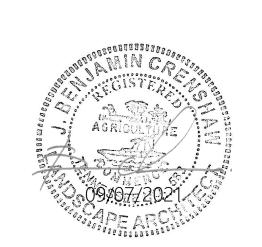
3. This PUD is planned for a connected, walkable and multi-modal community where access to both the General Retail and Community Center uses will not rely on 100% vehicular parking for it's patrons. When factoring the community based multi-modal accessibility to these uses, the sharing of parking between the different uses and the additional on-street parallel parking throughout the community, the total parking provided is sufficient.

SOUTHERN LAND COMPANY

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

www.southernland.com

SEAL:



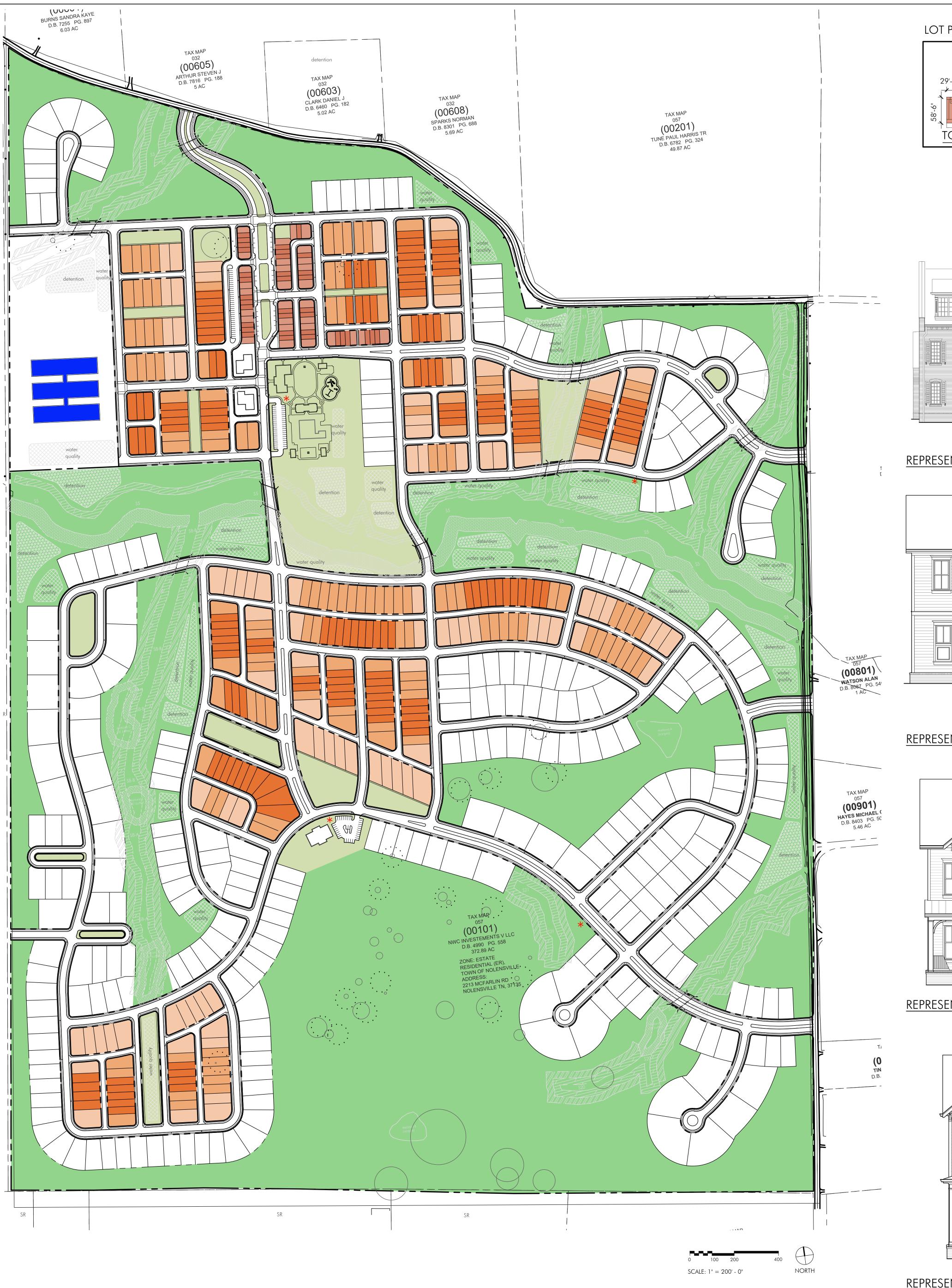
NO. DATE DESCRIPTION 09/07/2021 INITIAL SUBMITTAL

McFARLIN ROAD **PROPERTY**

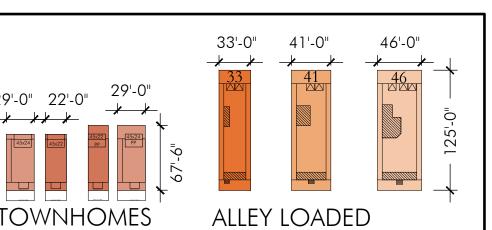
2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

COMMERCIAL **PHOTOMETRICS** PLAN



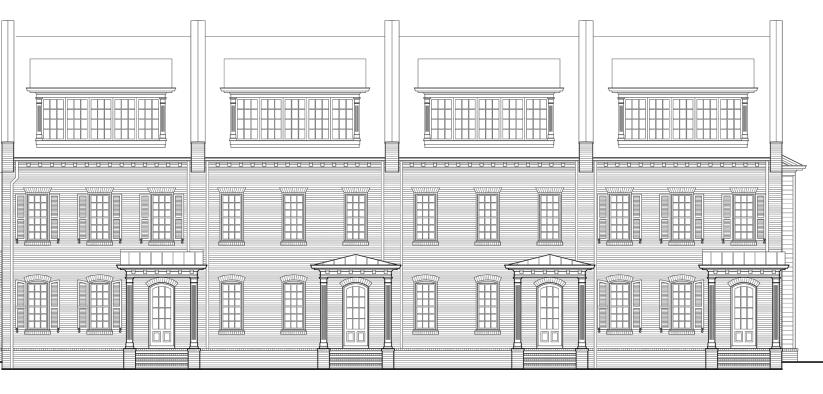


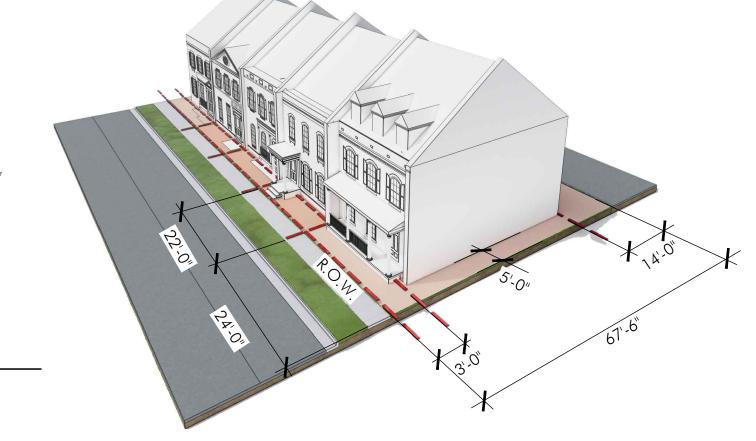






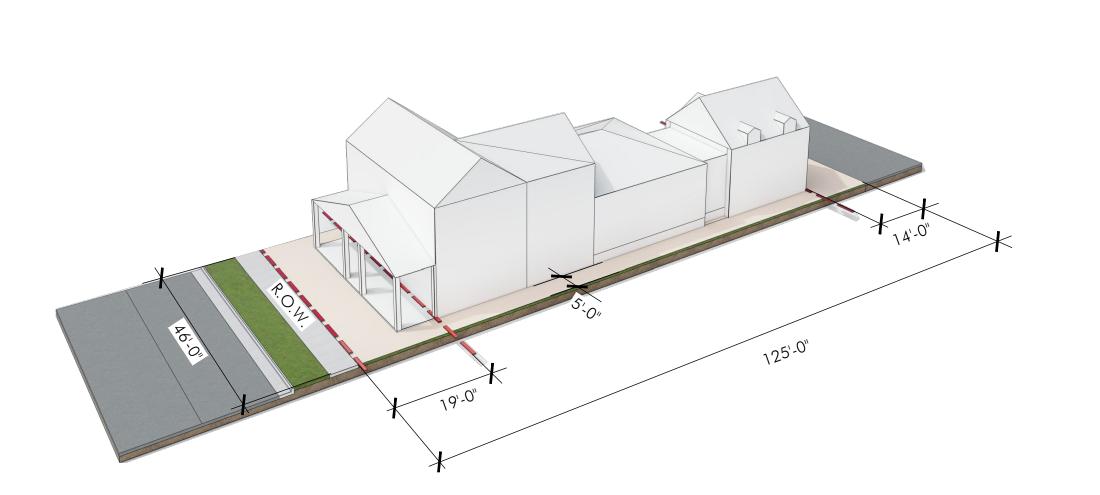
Southern Land





REPRESENTATIVE LIVEWORK UNITS





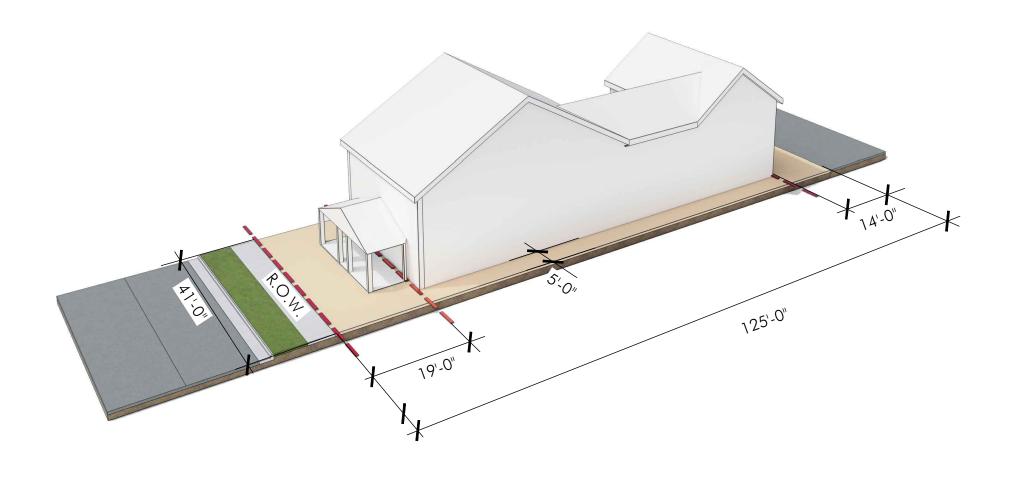
SEAL:

AGRICULTULE

NO. DATE DESCRIPTION

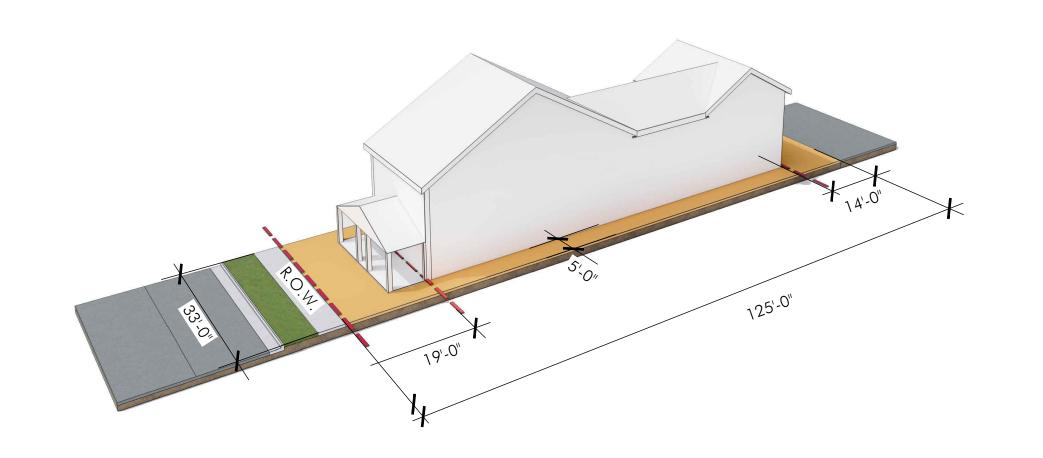
REPRESENTATIVE SINGLE FAMILY ARCHITECTURE (46' ALLEY LOADED)





REPRESENTATIVE SINGLE FAMILY ARCHITECTURE (41' ALLEY LOADED)





McFARLIN ROAD PROPERTY

2213 McFARLIN ROAD

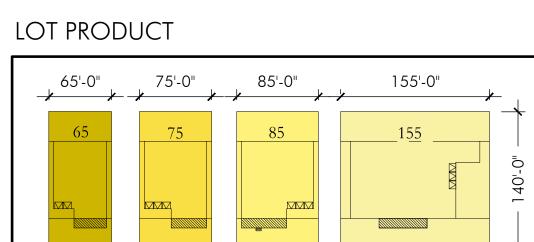
NOLENSVILLE, TENNESSEE

REPRESENTATIVE ARCHITECTURAL STYLES

SHEET NUMBER:

A1.0



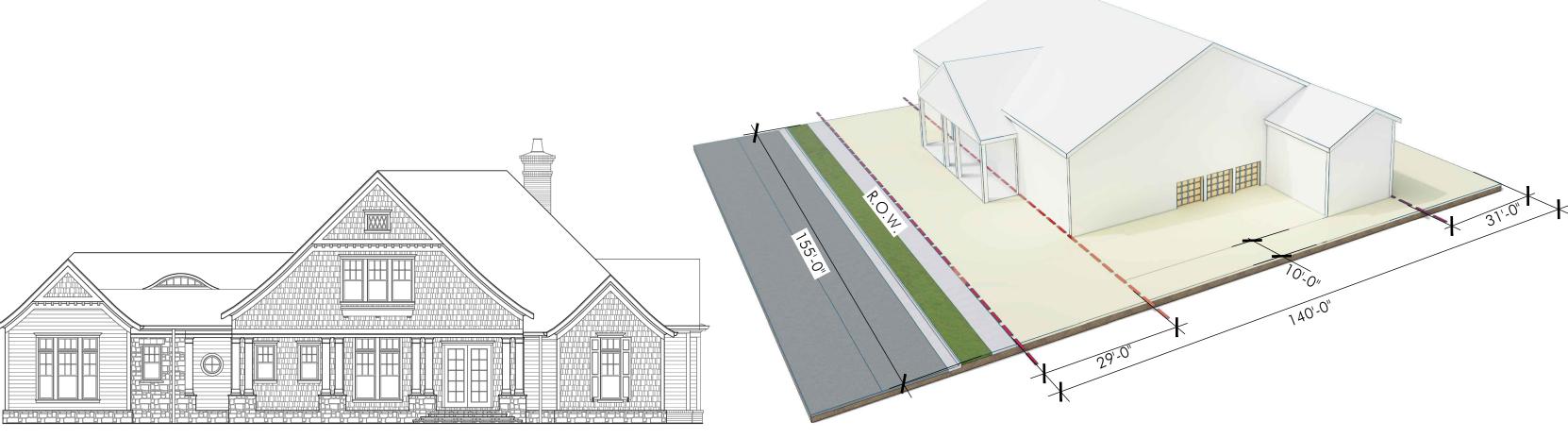




PLANNING AND LANDSCAPE ARCHITECTURE STUDIO
3990 HILLSBORO PIKE, SUITE 400, NASHVILLE, TN
37215

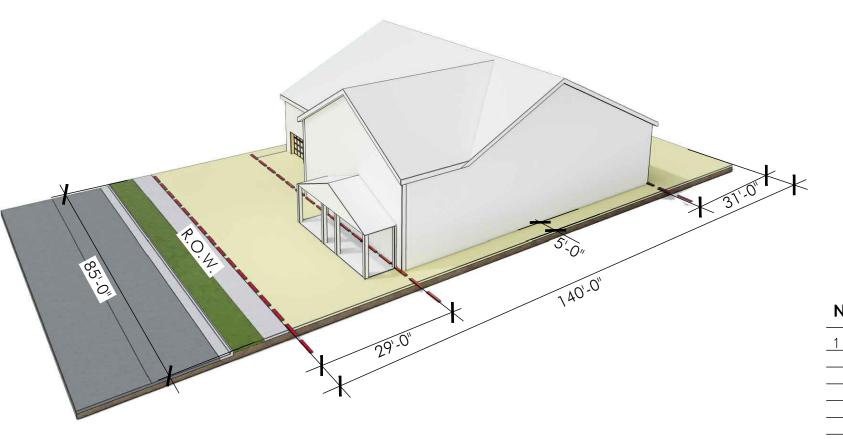
www.southernland.com

Kimley» Horr



REPRESENTATIVE SINGLE FAMILY ARCHITECTURE (155' NON-ALLEY LOADED)



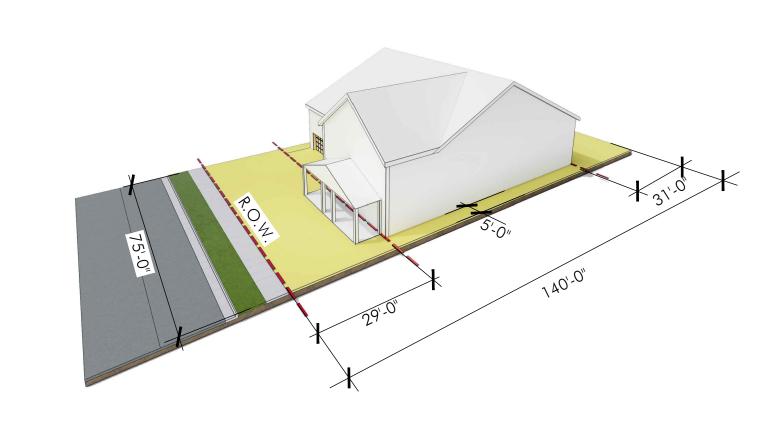


1 09/07/2021 INITIAL SUBMITTAL

SEAL:

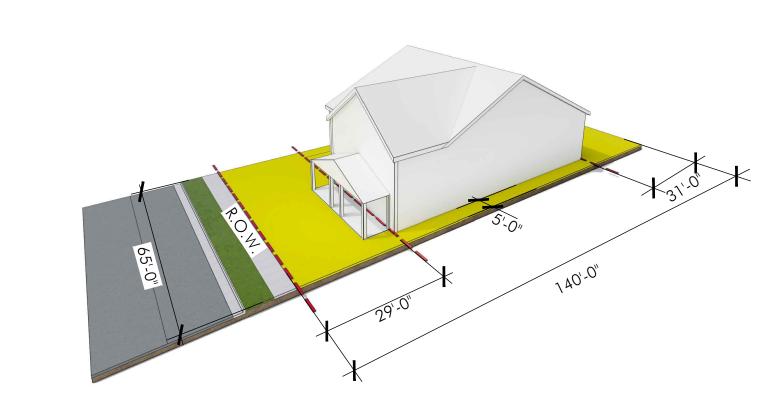
REPRESENTATIVE SINGLE FAMILY ARCHITECTURE (85' NON-ALLEY LOADED)





REPRESENTATIVE SINGLE FAMILY ARCHITECTURE (75' NON-ALLEY LOADED)





NOLENSVILLE, TENNESSEE

PROPERTY

McFARLIN ROAD

2213 McFARLIN ROAD

REPRESENTATIVE ARCHITECTURAL STYLES

SHEET NUMBER:

A1.1

REPRESENTATIVE SINGLE FAMILY ARCHITECTURE (65' NON-ALLEY LOADED)





PLANNING AND LANDSCAPE ARCHITECTURE STUDIO 3990 HILLSBORO PIKE, SUITE 400, NASHVILLE, TN 37215 www.southernland.com





REPRESENTATIVE COMMERCIAL ARCHITECTURE



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

McFARLIN ROAD **PROPERTY**

2213 McFARLIN ROAD

NOLENSVILLE, TENNESSEE

REPRESENTATIVE ARCHITECTURAL **STYLES**

SHEET NUMBER:

A1.2







REPRESENTATIVE COMMUNITY AMENITY ARCHITECTURE