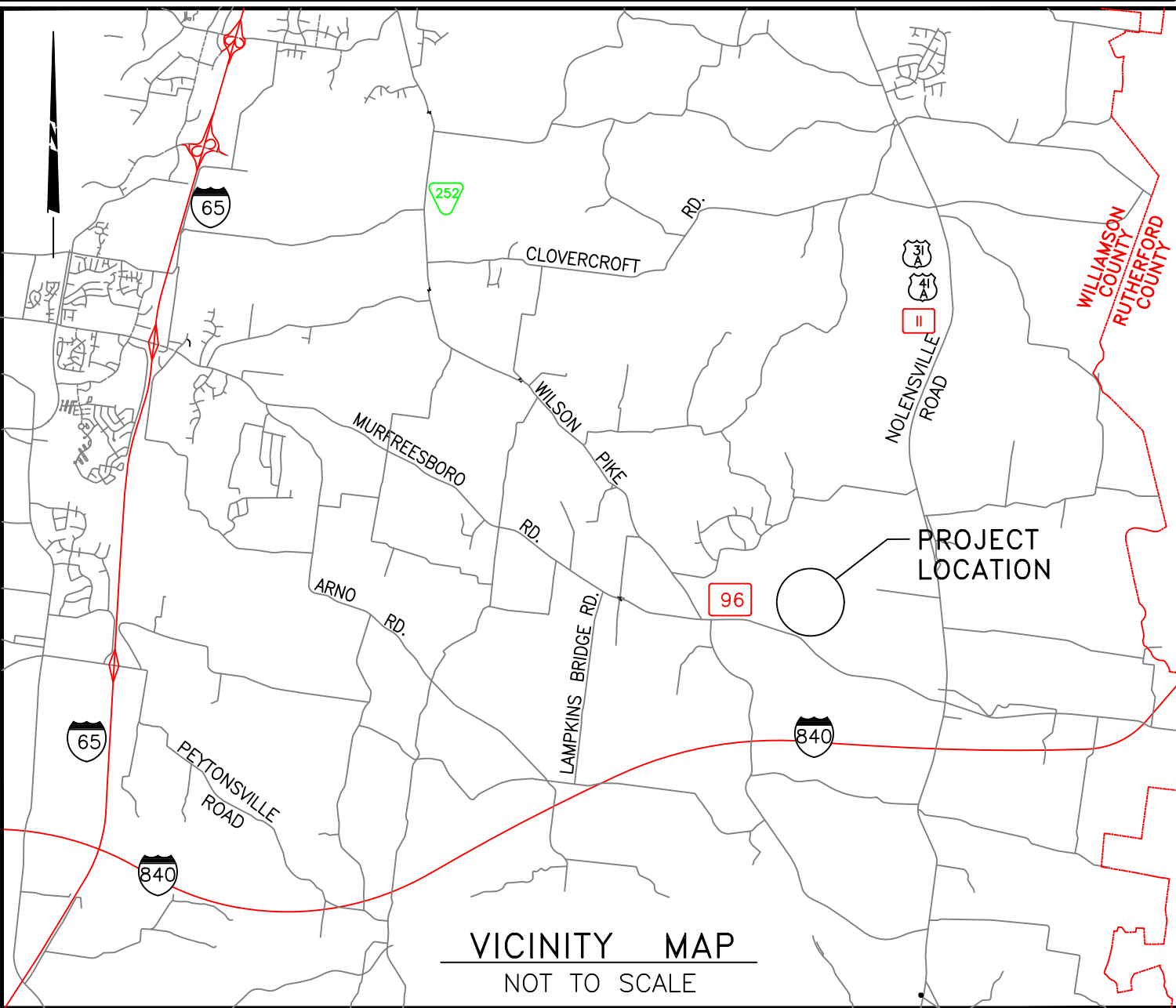


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HIGH PARK HILL SUBDIVISION CONCEPT PLAN





SULLIVAN ENGINEERING, INC.
P.O. BOX 1708 / BRENTWOOD, TN 37024

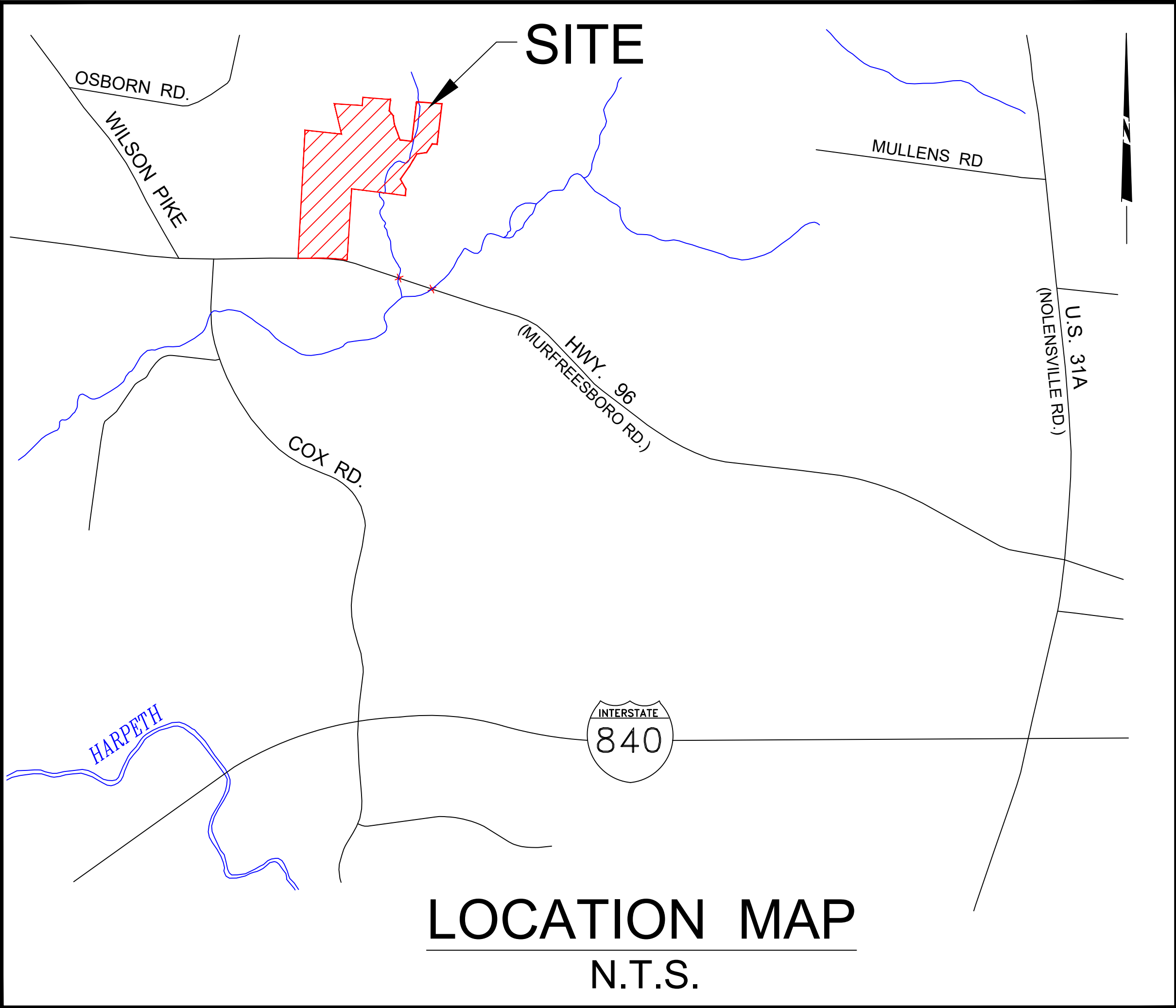
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7-20-20

INDEX

C0.0	TITLE SHEET
C0.1	CHECKLIST
C1.0	CONCEPT PLAN
C1.1, C1.2	ENLARGED CONCEPT PLAN
C2.0	UTILITIES AND ENGINEERING
C3.0	NATURAL RESOURCES



SITE LOCATED AT 4852 AND 4860 MURFREESBORO ROAD, ARRINGTON, TN.

All work to be conducted in accordance with the Williamson County, TN. Zoning Ordinance.

THIS PROJECT TO BE CONSTRUCTED UNDER THE STANDARD SPECIFICATIONS OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION DATED: JANUARY 1, 2015 AND ADDITIONAL SPECIFICATIONS AND SPECIAL PROVISIONS CONTAINED IN THE CONSTRUCTION DOCUMENTS.

ALL ROADWAYS WITHIN THIS DEVELOPMENT WILL BE PRIVATE.

HIGH PARK HILL SUBDIVISION - CONCEPT PLAN

GEORGE M. ROBERTS / MARY L. HILL, BETH A. HILL

TAX MAP 109, PARCELS 23 AND 38

ARRINGTON, WILLIAMSON COUNTY, TN 37014

ORIGINAL ISSUED DATE: JULY 1, 2020 | SET PROJECT NO.: 16406 | DRAWN BY: WPV | CHECKED BY: ROS

REVISIONS		
#	DATE	DESCRIPTION

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TITLE SHEET

C0.0

Williamson County Concept Plan Submittal (7-1-20)

Checklist

Section 1: Preliminary Information

- Pre-application Conference Form = *not included as per Aaron Holmes*
- Zoning Certificate = *not included as per Aaron Holmes*
- Fee (non-refundable) = *paid with previous submittal – 8/28/19*
- Required Letters of Approval
 - Sewage Disposal = *separate document submitted with this plan*
 - Water/Sewer Availability including adequate fire flows = *separate document submitted with this plan*

Section 2: Public Hearings – County’s Responsibility

Section 3: General Information

- Map and Parcel Number = *shown on the Concept Plan, the title block, and the Land Use Date Chart*
- Drawn to Scale = *yes, 1”=200’ / enlarged Concept Plans at 1”=100’*
- Location Map = *shown on title sheet, and the Concept Plan*
- Title Block (including)
 - Project Name = *shown multiple locations throughout the plan set / High Park Hill*
 - Address = *shown on the Site Data Chart(on the Concept Plan) and the title sht*
 - Acreage of Land to be Subdivided = *shown on the Site Data Chart, on the Concept Plan*
 - Number of Lots Proposed = *157 -shown on the Lot Area Table, on the Concept Plan Sheet C1.0*
 - Current Zoning = *shown on the Site Data Chart, on the Concept Plan*
 - North Arrow = *shown*
 - Date = *shown*
 - Scale = *shown*
- Copy of Deed and consent by owner = *separate document submitted with this plan*
- Professional Seal, Signed = *yes, each sheet is stamped and signed by an engineer*

Section 4: Concept Plan

- Present record owner identified, including book and page = *shown on the Site Data Chart, on the Concept Plan*
- Adjacent Owners identified, including book and page = *shown on the Concept Plan, sheet C1.0*
- Minimum setback lines based on zoning district = *see High Park Hill Minimum Setbacks & Lot Criteria detail on the Concept Plan, Sheet C1.0*
- Length of boundaries measure to hundredth of a foot = *see Concept Plan, Sheet C1.0*
- Street names and locations = *see Concept Plan, Sheet C1.0*
- Identification of critical lots = *no critical lots*
- Existing buildings identified = *see Concept Plan, Sheet C1.0 (all to be removed)*
- Buffers, ROW and Easements = *see Concept Plan, Sheet C1.0, for the following:*
 - Access = *N/A*
 - Drainage = *shown*
 - Waterway Natural Areas = *shown*
 - Public ROW = *shown*
 - Public Utility = *shown*
 - Other applicable easements = *N/A*
- Proposed phasing of development = *see Concept Plan, Sheet C1.0 (4 anticipated phases total at this time)*
- Property lines and building envelopes identified with required setbacks = *property lines shown. Due to scale, see the High Park Hill Minimum Setbacks & Lot Criteria located on the Concept Plan, Sheet C1.0, for the setbacks*
- Open Space areas identified and requisite percentage shown per Article 14 = *see Concept Plan, Sheet C1.0, for “Open Space Requirement” located on right edge of plan*

WILLIAMSON COUNTY, TN. CONCEPT PLAN CHECKLIST (RESPONSES IN BLUE)

- Any approved or requested variances noted = *see Concept Plan, Sheet C1.0, for “Variance Requests” located on right edge of plan*
- Lot Area Table = *see Concept Plan, Sheet C1.0, for Lot Area Table*
- Lot Areas Identified = *due to scale, please see Concept Plan, Sheet C1.0, for lot areas shown in the Lot Area Table*
- Notions if applicable:
 - If a well is proposed, the following note shall be added: *Public potable water is not available for this site. Williamson County bears no responsibility when approving this plat that a dedicated source of potable water is available = N/A*
 - Any self-imposed or special requirement imposed on lots are identified = *N/A*

Section 5: Utilities and Engineering

- Existing and proposed Utilities = *see Utilities and Engineering Plan, Sheet C2.0*
 - Water Lines identified (size and location) = *Shown*
 - Sewer / Septic Facilities identified and approved = *Shown*
- Grading and Drainage approved by County Engineer = *see Utilities and Engineering Plan, Sheet C2.0, for proposed grading concept*
- Floodplain and Waterway Natural Areas identified with buffers = *Shown on all sheets*
- FEMA panel number and Correct FEM Map Referenced = *see Utilities and Engineering Plan, Sheet C2.0*
- Waterway Natural Area Note Affixed to Plat as required: = *see Utilities and Engineering Plan, Sheet C2.0*
 - *This property has been reviewed for the existence of intermittent and perennial streams. Streams that would require Waterway Natural Areas as described in Section 4 of the Williamson County Storm Water Management Regulations have been located as shown.*
- Approval of Subdivision Name by County Emergency Management = *this approval, along with street names approval, has been received*
- Topographic Contours = *see Utilities and Engineering Plan, Sheet C2.0*
- Required Additional ROW dedications for roadways identified on the Major Thoroughfare Plan = *see Utilities and Engineering Plan, Sheet C2.0. Labeled as Future TDOT Right-Of-Way.*
- Preliminary calculation of Highway Capacity Adjustment = *see Traffic Study, submitted as a separate document*

Section 6: Natural Resources Protection

- Open Space areas identified and requisite percentage shown per Article 14 = *see Concept Plan, Sheet C1.0*
- Landscape buffers and type shown = *see Concept Plan, Sheet C1.0*
- Compliance with Article 13 for the following as applicable: *see Natural Resources Plan, Sheet C3.0 for the following:*
 - Waterway Natural Areas = *shown*
 - Steep topography and slippage soils = *shown*
 - Karst Topography – must meet definition of Karst as defined in Article 23 = *shown*
 - Special Flood Hazard Area protection = *shown*
 - Wetland Protection = *N/A*
 - Woodland and tree protection = *shown*
 - Historic and cultural resource protection = *N/A*
- Resource Protection Plan = *See Sheet C3.0*
- Absence of protected resources note affixed to plat, as required:
 - *This site has been reviewed for the presence of Steep Slopes, Hilltops and Ridgetops, Slippage Soils, and Karst Features. None of the mentioned features are present on this site = N/A*
- Presence of protected resources note affixed to plat, as required:
 - This site has been reviewed for the presence of Steep Slopes, Hilltops and Ridgetops, Slippage Soils, and Karst Features. Areas falling within these categories are noted on this plan = *see Natural Resources Plan, Sheet C3.0 for note.*

Section 7: Additional Requirements

Documents Included with this submittal:

- 1) Letters of Approval
 - a) Sewage Disposal
 - b) Water/Sewer Availability including adequate fire flows
- 2) Property Owner Commitments
- 3) Property Title Searches
- 4) Traffic Impact Study with Review Letter
- 5) Hydraulic Determination Report
- 6) Construction Phasing Letter

High Park Hill Subdivision Narrative

Concept Storm Water

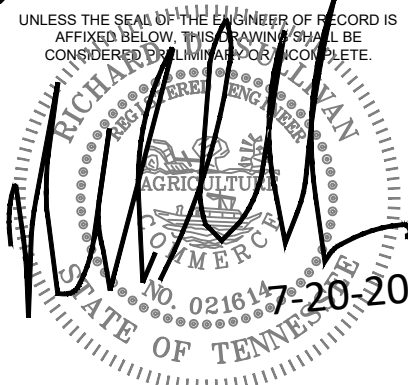
The Storm Water leaving the rooftops will be disconnected by means of yard pop ups. This will allow the water to sheet flow across the yards before leaving the property. As the Storm Water leaves the property it will either enter our roadway and be collected by catch basins or sheet flow through the back yard to open space. The Catch basins will be spaced based off the 25-year storm event not to allow more the an 8’ water spread into the roadway. This Storm Water directed to detention areas for Peak Flow reduction. The detention will reduce all post-development to or below pre-development flow rates. From the detention area the Storm Water will enter Water Quality treatment areas.

Concept Grading

The Grading for the project will be for the roadway to meet AASHTO 25 MPH design requirements with a K values of 26 in sag curves and a 12 in crest curve as a minimum. Looking at the preliminary road grades we only get to maximum grade of 10% in the back of the subdivision. Preliminary 5’ road contours were added for a representative view of how the roads will grade out. The houses will have crawlspaces. There will be mostly minor lot grading overall to tie the front of the houses to the roadways and grading for the Storm Water and utility features.

Connection to State Route 96

High Park Hill is a planned Conservation Subdivision in Williamson County, Tennessee. The county requires two new roadway connections for High Park Hill’s 157 proposed houses. Currently, there exists two drive connections to State Route 96 along it 1164’ of road frontage for the properties combined to make this subdivision. Those two driveways will be removed and replaced with the two roadway connections required by Williamson County. The Traffic Study conducted for High Park Hill showed, mainly for safety reason a 125’ left turn lane in SR96 be provided into the site. This can be easily accomplished based off the current and proposed site conditions that exist along SR 96. Just approximate 370’ east of our property line is and existing entrance to a commercial property. This property currently has a left turn lane on SR 96, therefore the existing travel way width is approximately 35 feet. The proposed TDOT SR 96 project number 94011-325504 is building a 5-lane roadway to our west property line. Even though TDOT is building 5 lanes to our west property line, this project drops the 5-lanes to 2-lanes at the same west property line. The section of SR96 immediately in front of Hill Park Hill is a two-lane section with 11’ lanes and 2’ shoulders. We propose to add 13’ of travel way with a paved 2’ shoulder along the north side of the existing SR96 roadway. This will provide a paved 11’ median and two 12 foot travel lanes form the proposed TDOT project to the radius return of the commercial business to the east of our site. By doing this there is no permanent lane drop transitions or left turn lane transitions for High Park Hill. Please see accompanying plan sheets.

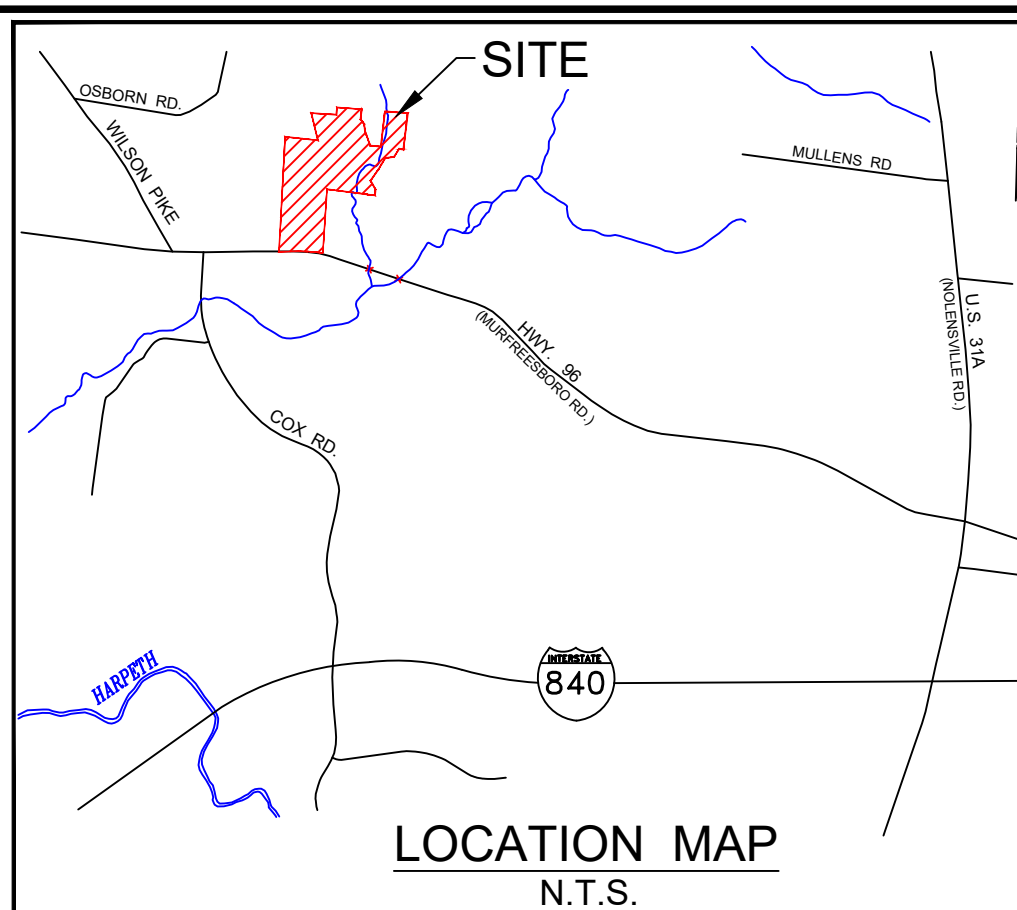


HIGH PARK HILL SUBDIVISION - CONCEPT PLAN
GEORGE M. ROBERTS / MARY L. HILL, BETH A. HILL
TAX MAP 109, PARCELS 23 AND 38
ARRINGTON, WILLIAMSON COUNTY, TN 37014
ORIGINAL ISSUED DATE: JULY 1, 2020
DRAWN BY: WPM
CHECKED BY: ROS
PROJECT NO.: 19-076

REVISIONS		
#	DATE	DESCRIPTION
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CONCEPT PLAN
CHECKLIST

C0.1



LOT AREA TABLE (157 LOTS)

Lot No	Area (SF)	Area (Ac)	Lot No	Area (SF)	Area (Ac)	Lot No	Area (SF)	Area (Ac)	Lot No	Area (SF)	Area (Ac)
101	10092	0.23	145	10915	0.25	189	12405	0.28	233	10393	0.24
102	10175	0.23	146	10612	0.24	190	10230	0.23	234	10393	0.24
103	10000	0.23	147	10080	0.23	191	12574	0.29	235	10570	0.24
104	10060	0.23	148	10080	0.23	192	12307	0.28	236	10063	0.23
105	10073	0.23	149	10080	0.23	193	13266	0.30	237	10008	0.23
106	10091	0.23	150	10080	0.23	194	13349	0.31	238	10839	0.25
107	10080	0.23	151	10080	0.23	195	13349	0.31	239	10008	0.23
108	10080	0.23	152	10080	0.23	196	13349	0.31	240	10032	0.23
109	10080	0.23	153	10297	0.24	197	13349	0.31	241	10064	0.23
110	10080	0.23	154	14190	0.33	198	12276	0.28	242	10256	0.24
111	10080	0.23	155	10500	0.24	199	11475	0.26	243	10660	0.24
112	10646	0.24	156	10500	0.24	200	11475	0.26	244	10215	0.23
113	10191	0.23	157	14457	0.33	201	11708	0.27	245	10283	0.24
114	10047	0.23	158	13964	0.32	202	14342	0.33	246	10057	0.23
115	10095	0.23	159	13190	0.30	203	13997	0.32	247	10320	0.24
116	10536	0.24	160	12350	0.28	204	13997	0.32	248	10379	0.24
117	10372	0.24	161	11821	0.27	205	13997	0.32	249	10080	0.23
118	10334	0.24	162	11246	0.26	206	12651	0.29	250	10080	0.23
119	10080	0.23	163	10693	0.25	207	11475	0.26	251	10362	0.24
120	10080	0.23	164	10848	0.25	208	11475	0.26	252	10623	0.24
121	12153	0.28	165	11276	0.26	209	11712	0.27	253	10073	0.23
122	10813	0.25	166	11436	0.26	210	12337	0.28	254	10008	0.23
123	10395	0.24	167	10661	0.24	211	12337	0.28	255	10224	0.23
124	10395	0.24	168	10573	0.24	212	12561	0.29	256	10480	0.24
125	11157	0.26	169	10860	0.25	213	12561	0.29	257	10080	0.23
126	11712	0.27	170	11473	0.26	214	12561	0.29	Total-Lots	1815884	41.69
127	12186	0.28	171	11181	0.26	215	12561	0.29			
128	11468	0.26	172	10644	0.24	216	12561	0.29	Open Sp 1	3998808	91.80
129	12345	0.28	173	13923	0.32	217	12561	0.29	Open Sp 2	152323	3.50
130	13310	0.31	174	12923	0.30	218	11670	0.27	Open Sp 3	547841	12.58
131	14049	0.32	175	11549	0.27	219	10752	0.25	Open Sp 4	15701	0.36
132	13401	0.31	176	10800	0.25	220	10370	0.24	Total-OS	4714673	108.23
133	11537	0.26	177	10800	0.25	221	13451	0.31			
134	10718	0.25	178	13424	0.31	222	15173	0.35	ROW	428332	9.83
135	10127	0.23	179	13801	0.32	223	11475	0.26	TOTOT ROW	55384	1.27
136	11799	0.27	180	13744	0.32	224	10475	0.24	Total Area	7014273	161.03
137	12153	0.28	181	13801	0.32	225	12636	0.29			
138	10080	0.23	182	13715	0.31	226	18311	0.42			
139	10080	0.23	183	15056	0.35	227	16295	0.37			
140	10272	0.24	184	12164	0.28	228	20469	0.47			
141	10481	0.24	185	12289	0.28	229	17217	0.40			
142	10079	0.23	186	12289	0.28	230	12257	0.28			
143	10080	0.23	187	12289	0.28	231	10427	0.24			
144	10080	0.23	188	12289	0.28	232	10393	0.24			

SITE DATA
PROJECT NAME: HIGH PARK HILL SUBDIVISION
TYPE: CONSERVATION SUBDIVISION

OWNER 1: GEORGE M. ROBERTS
4860 MURFREESBORO ROAD
ARRINGTON, TN. 37014
MAP/PARCEL: 109/23
DEED BK/PAGE NO: 7884/689
ACREAGE: 102.00

OWNER 2:
MARY L. HILL, BETH A. HILL
4852 MURFREESBORO ROAD
ARRINGTON, TN. 37014
MAP/PARCEL: 109/38
DEED BK/PAGE NO: 5888/276
ACREAGE: 99.25

CURRENT ZONING: RD-1 RURAL DEVELOPMENT 1
NUMBER OF PROPOSED LOTS: 157
DEVELOPMENT SIZE: 161.03 AC

— 1.27 AC (FOR TDOT ROW)
— 159.76 AC DEVELOPMENT

GROSS DENSITY: 0.98 UNITS PER ACRE

VARIANCE REQUESTS

1. ALL ROADS SHALL HAVE A 40' R.O.W.
2. DESIGN SPEED TO BE 25 MPH

OPEN SPACE REQUIREMENT

REQUIRED: 159.76 AC X 0.50 = 79.88 AC (50%)
OPEN SPACE PROVIDED: = 108.23 AC (68%)

ROAD/SUBDIVISION NAMES

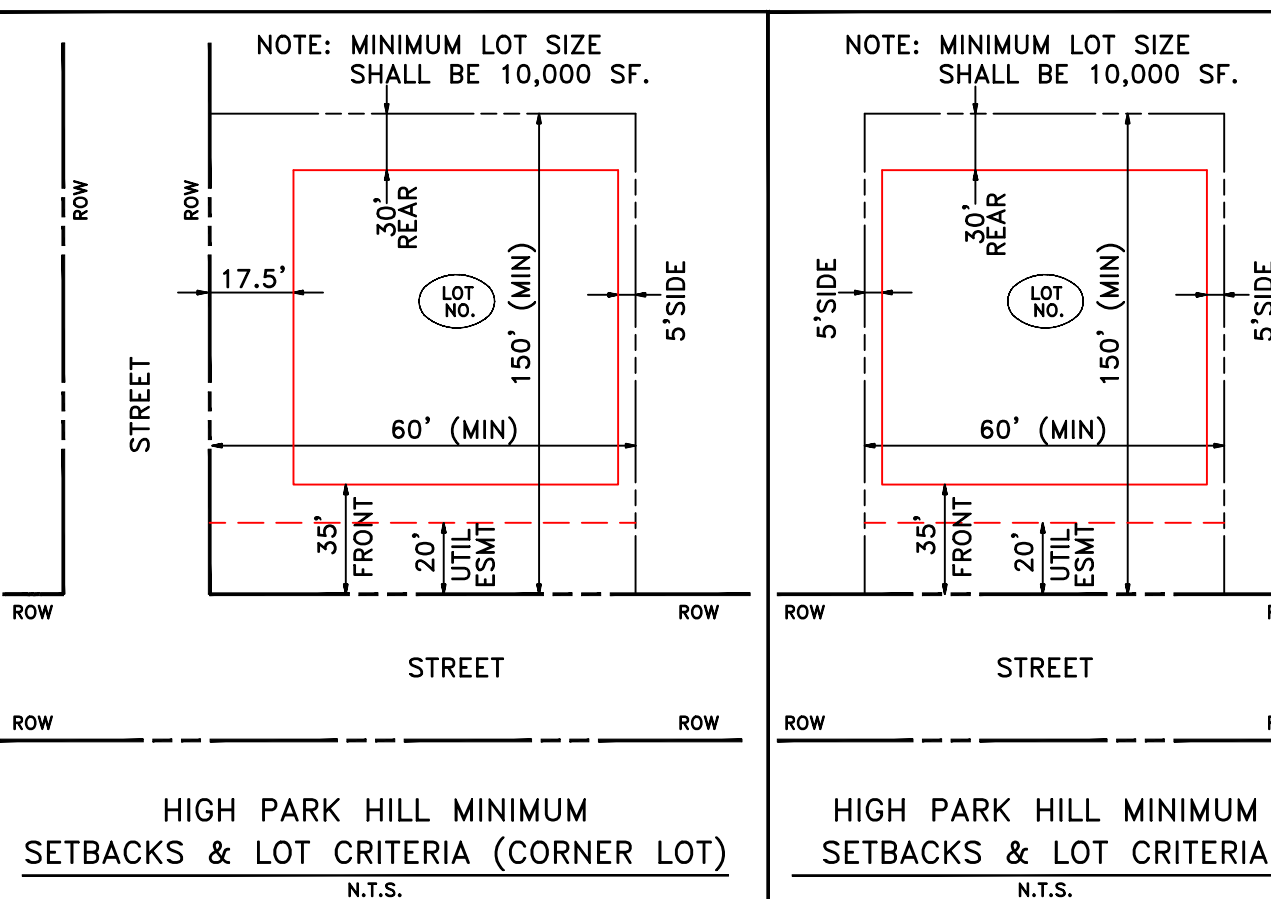
ALL ROAD NAMES AND THE SUBDIVISION
NAME HAVE BEEN APPROVED BY WILLIAMSON
COUNTY EMERGENCY MANAGEMENT STAFF.

CONSTRUCTION PHASING

PHASE 1 (45 LOTS)	- BEGIN JANUARY, 2021
PHASE 2 (42 LOTS)	- BEGIN JANUARY, 2022
PHASE 3 (46 LOTS)	- BEGIN JANUARY, 2023
PHASE 4 (24 LOTS)	- BEGIN JANUARY, 2024

NOTE:
THERE ARE NO CRITICAL LOTS IN THIS PROPOSED DEVELOPMENT.

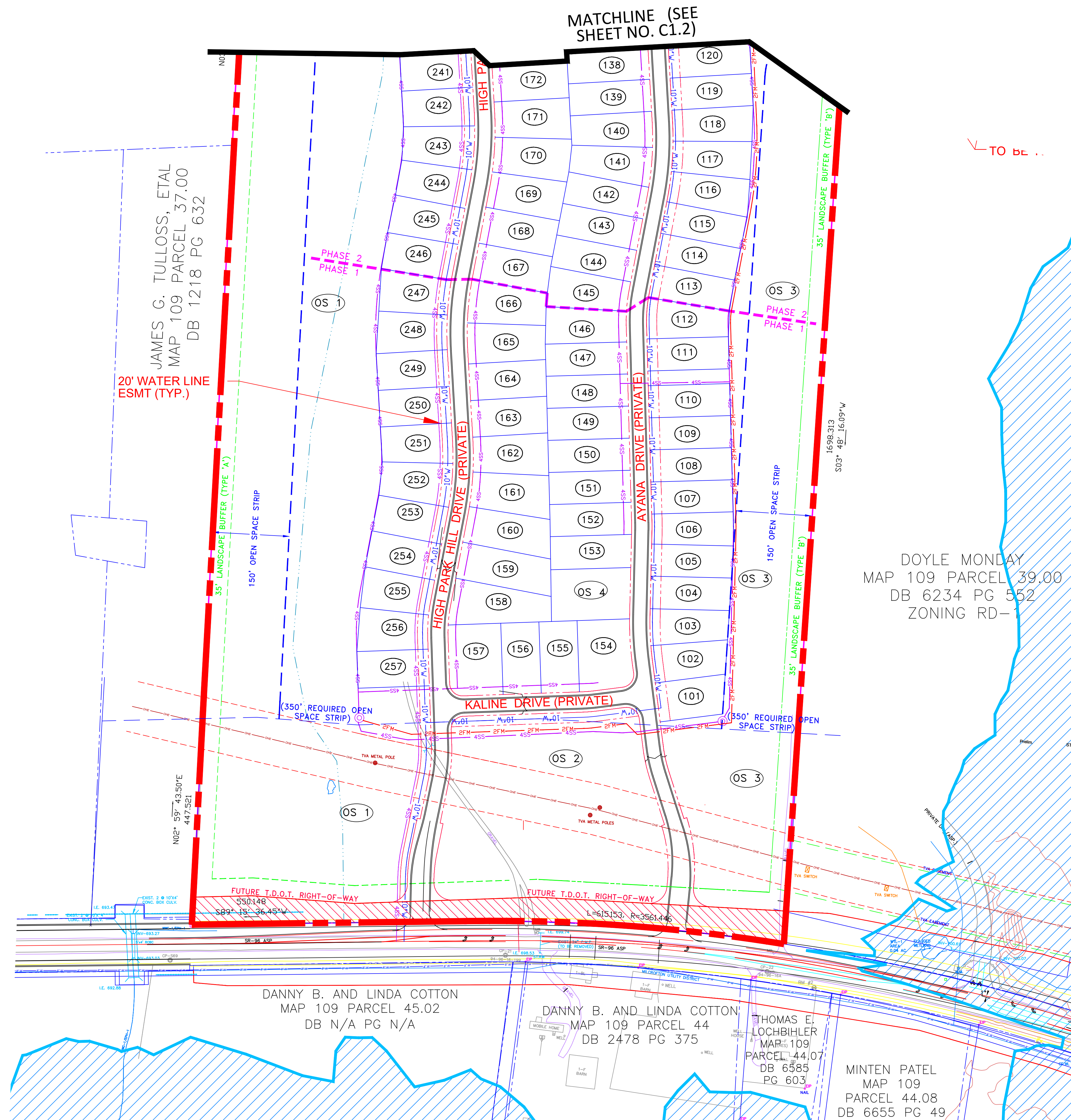
NOTE:
WITHIN THE WATERWAY NATURAL AREA, THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPT.



[illegible]

ENLARGED
CONCEPT PLAN
(1"=100')

C1.1



FLOYD R. AND DIANE CARTER
MAP 109 PARCEL 4.01
DB 289 PG 502

JOHN THOMAS MOHR
MAP 109 PARCEL 27
DB 2453 PG 925

TIFFANY HAAYS AND
CHARLES MOORE
MAP 109 PARCEL 28
DB 6087 PG 34

JOHN A. AND
KATHLEEN WAGGONER
MAP 109 PARCEL 29
DB N/A PG N/A

GEORGE M. ROBERTS
MAP 109 PARCEL 23.00
DB 1680 PG 23
ZONING RD-1

1) MARY L. HILL, BETH A. HILL
MAP 109 PARCEL 38.00
DB 5888 PG 276
ZONING RD-1

LAND EXCLUDED FROM CURRENT
HIGH PARK HILL PLAN - 10.10 AC

LAND EXCLUDED FROM
HIGH PARK HILL PLAI

MATCHLINE (SEE SHEET NO. C1.1)



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P.O. BOX 1708 / BRENTWOOD, TN 37024

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RICHARD J. PERRELL, ENGINEER
NO. 021615
STATE OF NEW YORK
7-20-20

HIGH PARK HILL SUBDIVISION - CONCEPT PLAN

GEORGE M. ROBERTS / MARY L. HILL, BETH A. HILL
TAX MAP 109 PARCELS 23 AND 38

INGTON, WILLIAMSON COUNTY, TN 37133

20	SEI PROJECT NO.: 19-006	DRAWN BY: WPI
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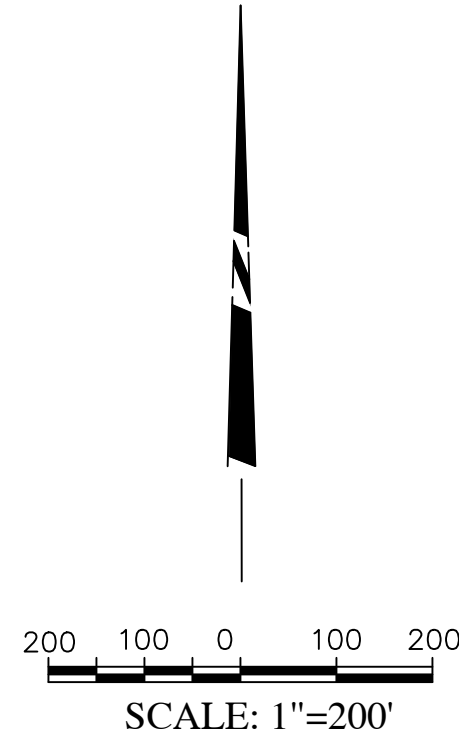
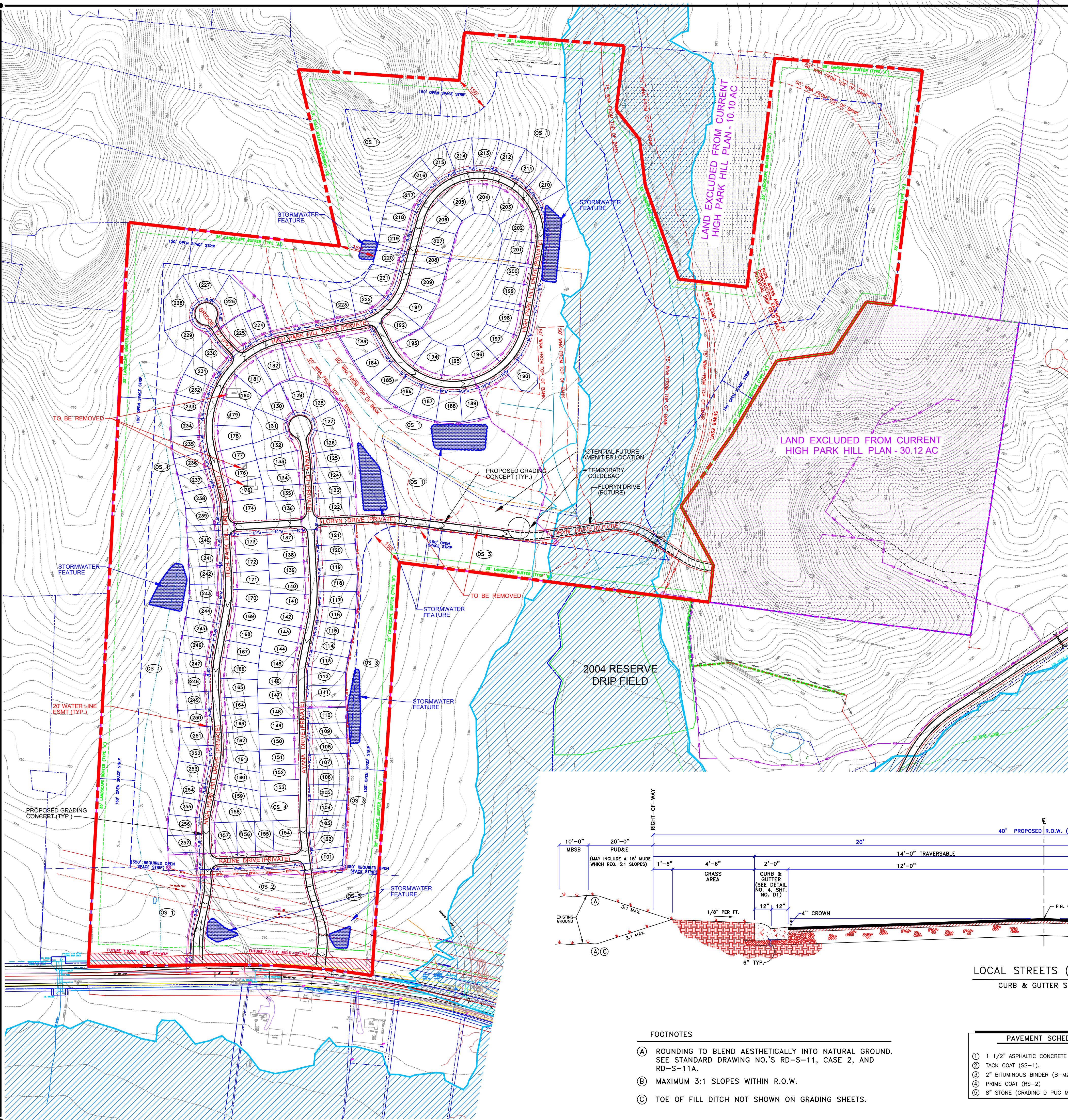
ENLARGED
CONCEPT PLAN
(1"=100')

C1.2

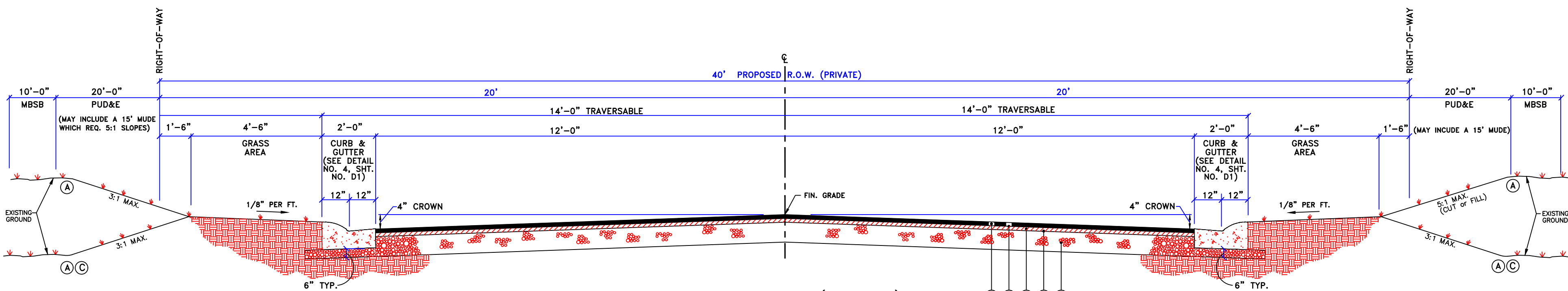
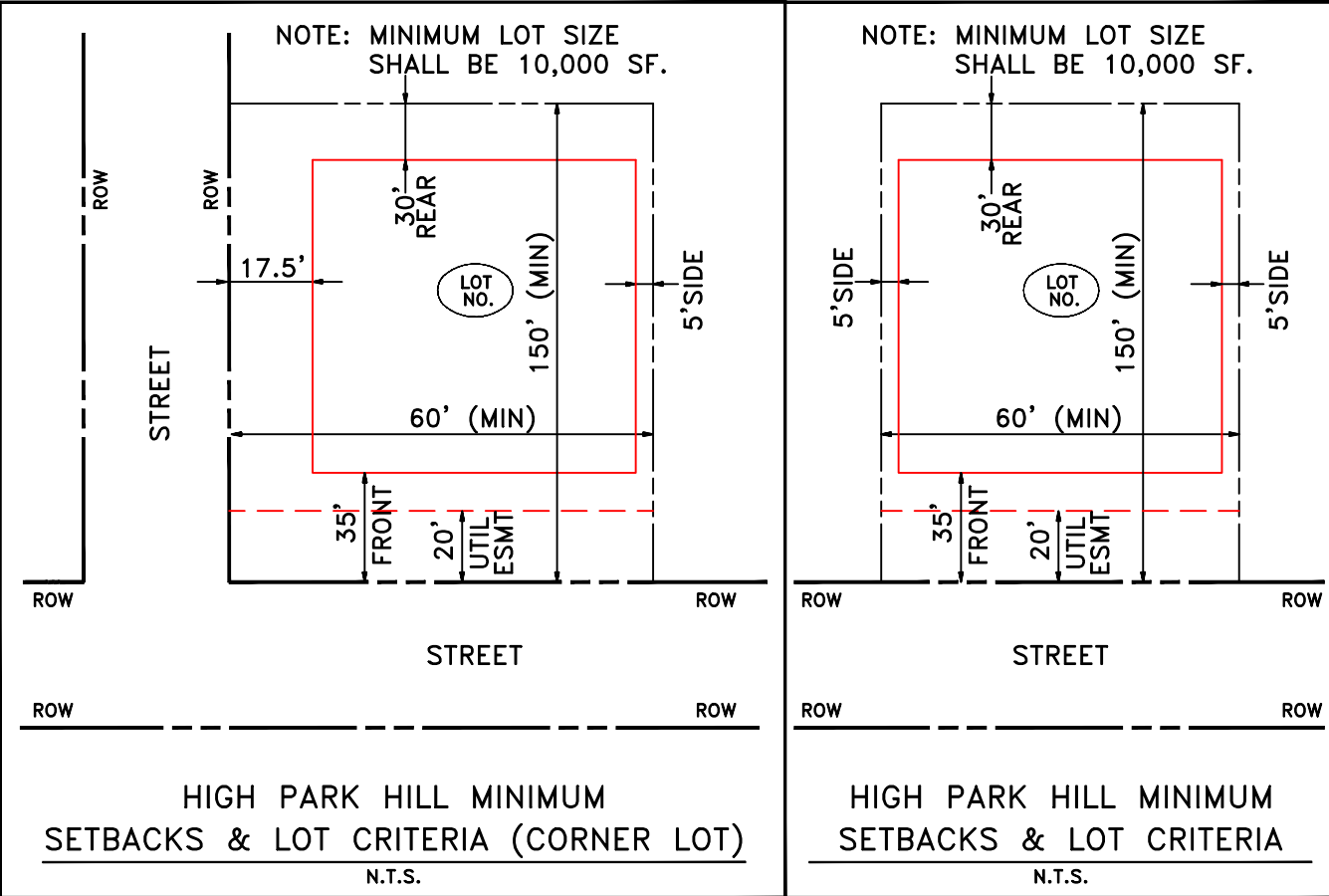
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FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FIRM PANELS 47187C0240F and 47187C0380F
EFFECTIVE DATE FOR BOTH PANELS IS 09-26-06



- FOOTNOTES
- A ROUNDING TO BLEND AESTHETICALLY INTO NATURAL GROUND. SEE STANDARD DRAWING NO.'S RD-S-11, CASE 2, AND RD-S-11A.
 - B MAXIMUM 3:1 SLOPES WITHIN R.O.W.
 - C TOE OF FILL DITCH NOT SHOWN ON GRADING SHEETS.

- PAVEMENT SCHEDULE
- 1 1 1/2" ASPHALTIC CONCRETE SURFACE (411D).
 - 2 TACK COAT (SS-1).
 - 3 2" BITUMINOUS BINDER (B-M2).
 - 4 PRIME COAT (RS-2).
 - 5 6" STONE (GRADING D PUG MILL MIX)

- GENERAL NOTES
- CONSTRUCTION SHALL CONFORM TO TENNESSEE DEPARTMENT OF TRANSPORTATION TECHNICAL SPECIFICATIONS, LATEST REVISION.
 - IF SIDEWALKS ARE ADDED IN THE FUTURE, THEY WILL BE CONSTRUCTED OUTSIDE THE 40' R.O.W. IN AN ACCESS EASEMENT.
 - ALL ROADS SHALL BE PRIVATE.



SULLIVAN ENGINEERING, INC.
P.O. BOX 1708 / BRENTWOOD, TN 37024

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7-20-20

HIGH PARK HILL SUBDIVISION - CONCEPT PLAN

GEORGE M. ROBERTS / MARY L. HILL, BETH A. HILL

TAX MAP 109, PARCELS 23 AND 38

ARRINGTON, WILLIAMSON COUNTY, TN 37014

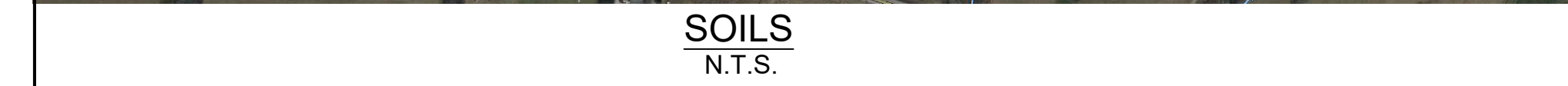
ORIGINAL ISSUE DATE: JULY 1, 2020
SE PROJECT NO.: 16476
DRAWN BY: WPM
CHECKED BY: RJS

REVISIONS

#	DATE	DESCRIPTION

UTILITIES AND ENGINEERING

C2.0



TREE CANOPY LEGEND		B	123,450	2.83	2.56	0.27
	EXISTING TREE CANOPY	C	57,450	1.32	0.22	1.10
	EXISTING TREE CANOPY (TO BE REMOVED)	D	31,500	0.72	0.72	0.00
		E	21,250	0.49	0.49	0.00
		F	147,450	3.38	1.99	1.39

SITE ACREAGE	161.03 AC.
EXIST. TREE CANOPY	67.53 AC.
EXIST. TREE CANOPY %	42%
WILLIAMSON COUNTY %	
TREE CANOPY RETAINED (MIN)	63%
TREE CANOPY RETAINED	44.01 AC.
TREE CANOPY % RETAINED	65%

NOTE: THIS PROPERTY HAS BEEN REVIEWED FOR THE EXISTENCE OF INTERMITTENT AND PERENNIAL STREAMS. STREAMS THAT WOULD REQUIRE WATERWAY NATURAL AREAS AS DESCRIBED IN SECTION 4 OF THE WILLIAMSON COUNTY STORM WATER MANAGEMENT REGULATIONS HAVE BEEN LOCATED AS SHOWN.

