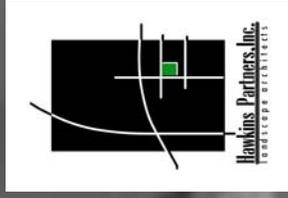


Fanning Bend Development

Vegetation Management Plan



prepared by:



April, 2005

Fanning Bend Development Vegetation Management Plan

April 27, 2005

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Section One: Proposed Development Description

The Fanning Bend development is a 204 acre parcel within the Tims Ford Reservoir approximately ten miles from Winchester, TN in Franklin County via Awalt Road off of Highway 50. Fanning Bend is planned for the development of 235 individual lots on 102 acres with 102 acres preserved as permanent open space. Phase One development is scheduled to begin in summer 2005 with 80 lots.

Section Two: Vegetation Management Goals

Because of the wide range of natural conditions across the development, various areas of the site should be managed differently. These different *Management Zones* establish policy guidelines for specific management techniques to be employed within a given differentiated area.

Goals have been set for the successful implementation of that Vegetation Management Plan, which are described below.

Goal No. 1: To maintain a diverse canopy trees with open understory conditions for long term shoreline stabilization, to protect water quality and to provide wildlife habitat for sloped areas leading to the waters edge.

Goal No. 2: To allow for visibility from private parcels to the lake during the summer season. Refer to View Corridors as described in the R.F.P.

Goal No. 3: To provide access from private parcels to shoreline area where common area facilities (docks, walking trails, and boat launch ramp) are provided consistent with the Fanning Bend Master Plan

Goal No. 4: To promote native species and eliminate invasive exotic species.

Section Three: Existing Conditions

The Fanning Bend site is identified as Parcel 36 in the Final Environmental Impact Statement, Tims Ford Reservoir Land Management and Disposition Plan, Volumes I and II, dated June 2000. The site is 204 acres with 5.4 miles of shoreline.

Soils and Topography

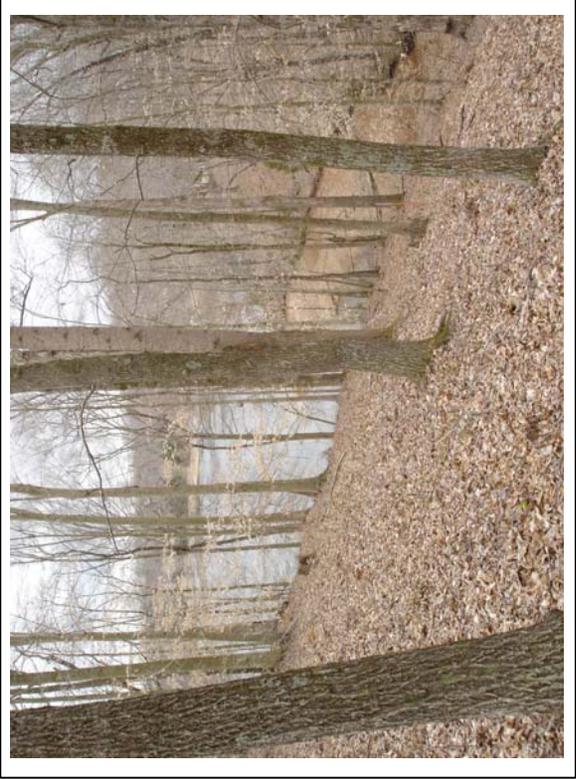
There are two main categories of soil types within the parcel, as defined by the United States Soils Conservation Service. They consist of Cumberland and Etowah silty clay loams for a majority of the interior of the parcel and Baxter cherty silty clay loam along the sloped perimeter. A portion of the sloped shoreline is Bodine cherty silt loam. Typically shoreline conditions are moderate to steep slopes (20% to 50%) with moderating slopes at the waters edge.

Vegetative Cover Types

Predominant vegetation on the site is in two primary categories: forested slopes and open flats.

The open flats on the interior of the parcel were previously used as agricultural land. Vegetative types are primarily pioneer species with predominance of Hackberry, Black Locust and Red Cedar. Groundcover is primarily cool season pasture Fescue mixed with native grasses such as Little Bluestem.

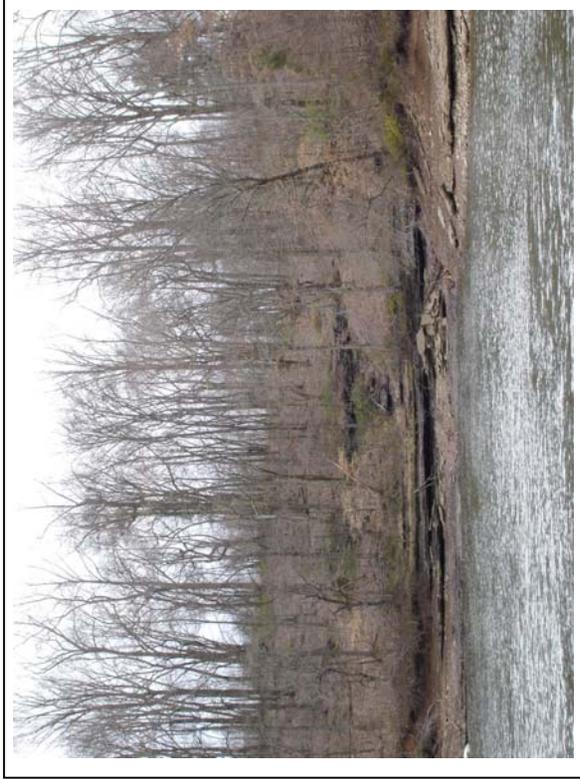
The forested slopes occur on the perimeter of the development parcel and provide for a rich riparian edge from the open flats to the water's edge. The forested slope is composed of upland hardwoods with a diversity of species dominated by a variety of oaks, hickory, sourwood, sugar maple and tulip poplar. Cedars are present where rocky outcrops exist.



FORESTED SLOPES



OPEN FLATS



FORESTED SLOPE
VIEW FROM LAKE

Section Four: Description of Management Zones

Management Zone Map: See next sheet

Shoreline Management Zone:

The Shoreline Management Zone (SMZ) is an approximately fifty-foot zone retained on TVA land above the 895 foot contour to protect the shoreline and water quality. Community docks and access to those community docks are provided through the SMZ in designated locations.

Common Area Zone:

The Common Area Zone (CAZ) occurs over the development where land ownership is held in common by the homeowners. In keeping with the Tennessee Department of Environment and Conservation development requirements for this parcel, at least 50% of the overall parcel area is retained as Common Area Interior Open Zone or Common Area Slope Zone. This management zone is subdivided by two conditions, i.e. sloped areas and common project areas (interior open areas), CAZ-1 and CAZ-2 respectively.

- Common Area Sloped Zone (CAZ-1) is a zone that varies in width and is typically located above the defined Shoreline Management Zone (SMZ) and below the individual homeowner parcels defined below. This zone extends the many benefits of protected riparian habitat for shoreline and water quality benefit as the SMZ establishes, however, the Fanning Bend homeowner's association will manage the CAZ-1. Access between homeowner parcels and the community walking trails and dock will cross through this zone. Refer to the diagram included for the CAZ-1 zones identified for this parcel.

CAZ-1 Goal and Objective: *(these will be the guiding principles the Fanning Bend Homeowner's Association Design Review Committee references when a plan is submitted for approval.)*

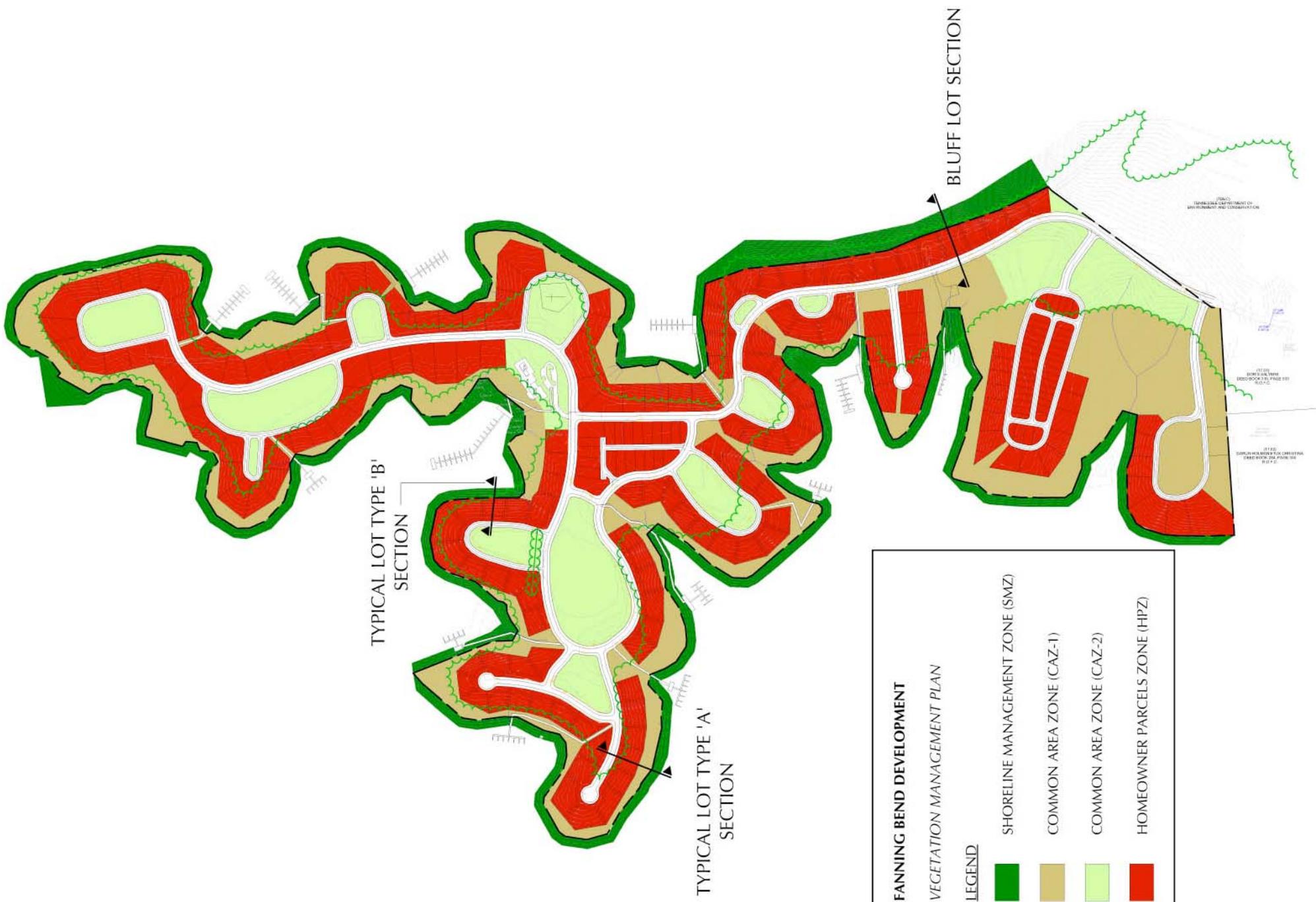
Goal:

To meet the goals described in this document (Section Two of the Fanning Bend Development Vegetation Management Plan)

Objective:

To ensure that the CAZ-1 Zone is consistent with the Shoreline Management Zone (SMZ) in regard to overall look and character.

- Common Area Interior Open Zone (CAZ-2) occurs throughout the site. Anticipated uses for the CAZ-2 are passive in nature and include walking trails, meadow area, a community gathering area and smaller community gathering pavilions. CAZ-2 also includes infiltration drip fields related to sanitary sewer. Refer to the diagram included for the CAZ-2 zones identified for this parcel.



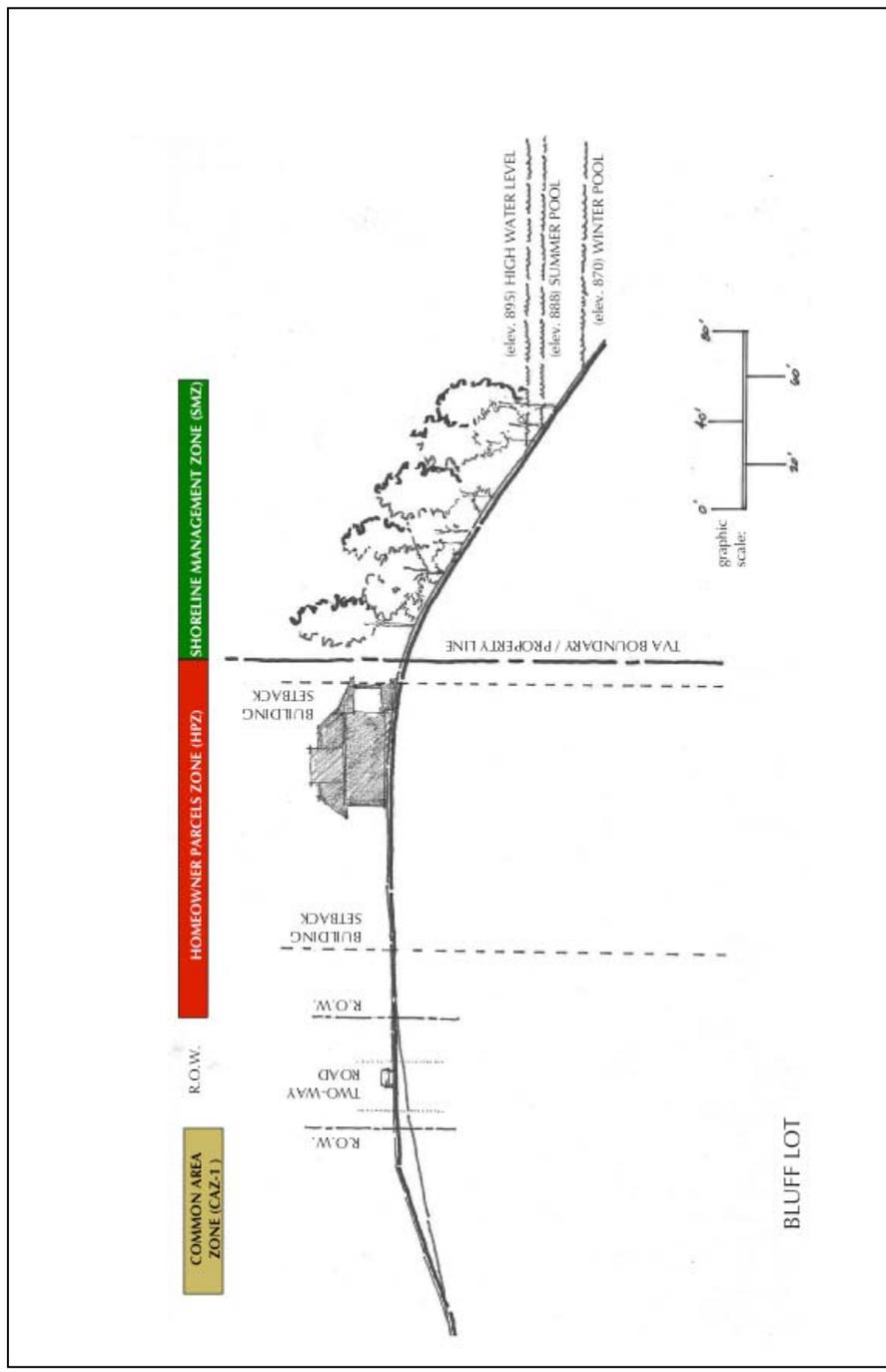
Homeowner Parcels Zone:

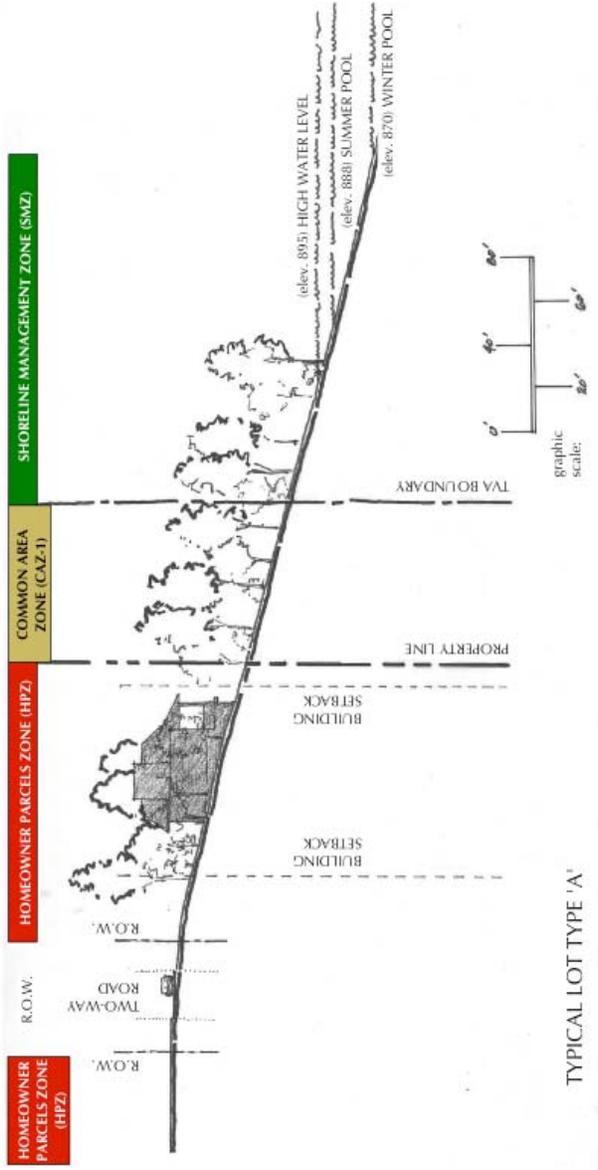
The Homeowner Parcels Zone (HPZ) is parcels that have been sold by the initial developer to individual property owners. These parcels will be subject to Fanning Bend Design Guidelines for site development and construction. Design guidelines are in process of being established for the overall parcel and plans for HPZ will be reviewed and approved by a committee of the Homeowners Association. Vegetation Management Policy included herein will become a part of the Design Guidelines.

Representative Cross-sections: see following diagrams

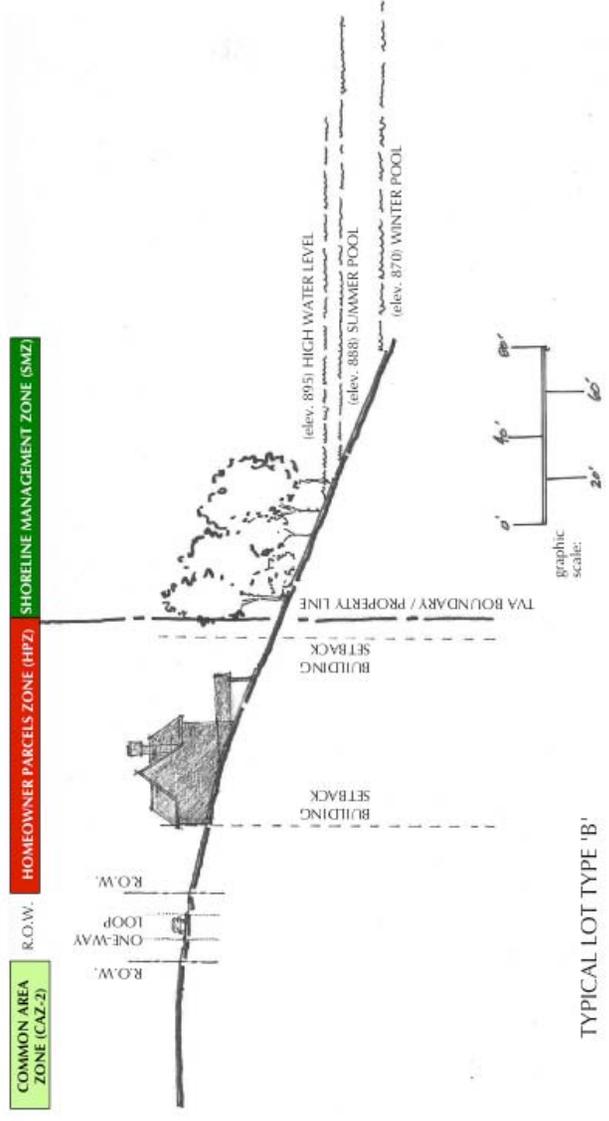
Based on the site topography, there are currently three primary site conditions:

- 1) Bluff Lot (HPZ directly adjacent to SMZ with very steep slopes)
- 2) Typical lot Type A (HPZ directly adjacent to CAZ-1 which is directly adjacent to SMZ)
- 3) Typical Lot Type B (HPZ directly adjacent to SMZ with moderate slopes)





TYPICAL LOT TYPE 'A'



TYPICAL LOT TYPE 'B'

Section Five Vegetation Management Descriptions

Exotic Removal:

The removal of invasive exotic species including but not limited to Japanese Honeysuckle, Privet and English Ivy, shall be done annually or biennially. Recommended method for sloped areas (15% and greater) is the cutting of these species and application of 20% glyphosate solution to the stumps. For slopes less than 15%, recommended method of eradication is complete removal by pulling.

Zone of Application: SMZ, CAZ-1, CAZ-2, HPZ

Selective Clearing:

Removal of trees up to 3” diameter at ground level (maintaining existing root systems) with application of glyphosate solution to stumps.

Zone of Application: SMZ, CAZ-1

Selective Clearing with Replacement:

Removal of hardwood trees from 3” to 8” diameter, with replacement of identical basal area utilizing native trees species to the Highland Rim area. Preliminary listing of acceptable native trees species is as compiled by Tennessee Exotic Pest Plant Council, www.tneppc.org.

Zone of Application: SMZ, CAZ-1

Selective Clearing of Non-Desirable Species:

Removal of hackberry or locust trees up to 12” caliper. For areas with 15% or greater slopes remove at ground level with application of glyphosate solution to stumps. For areas with slopes less than 15% remove tree and grind stumps.

For removal of hackberry or locust trees greater than 12” caliper, remove as described above with replacement of one quarter of total basal area with native tree species to the Highland Rim area.

Zone of Application: SMZ, CAZ-1

Underbrushing:

The selective cutting and control of understory to retain open conditions of understory and to retain forest floor and groundcover layers intact. The primary objective of this management technique is the reduction of invasive exotics and retention of canopy trees.

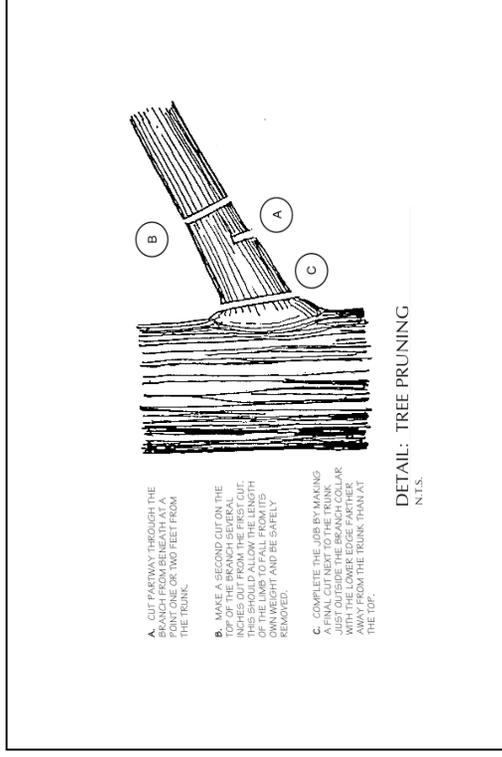
Understory cutting, utilizing brush cutters or line trimmers should be conducted annually or biennially and should be done so as not to damage the forest floor or native groundcover species.

Zone of Application: SMZ, CAZ-1

Raised Canopy:

Clearance and visibility pruning of canopy and/or understory trees may be used to provide for visibility from individual homes or common area structures to the lake. All pruning shall be provided using branch collar pruning method and in accordance with accepted standards of the National Arborist Association.

Zone of Application: SMZ, CAZ-1



Landscape Restoration:

Where modification of existing vegetation occurs which results in non-paved open areas (open area defined as areas with greater than 400 square feet open, then regeneration of vegetation should occur utilizing all native species for trees, understory and groundcover to provide a minimum of tree spacing at one per 18 square feet.

Zone of Application: SMZ, CAZ-1

Landscape Planting:

Within the CAZ-2 zone, landscape planting and restoration of meadow areas, entry areas and common areas to the development will utilize all native plant material for perennial, shrub and tree species and will reintroduce native grass species in meadow conditions.

HPZ will utilize all native plant material for permanent planting installation of perennial, shrub and trees species.

Turf Grasses:

The use of cultivated turf grasses are permitted though not encouraged on individual homeowner parcels (HPZ) and for Common Area Project Zone (CAZ-2). Cultivated turf grasses are not permitted on SMZ or CAZ-1 area.

Building Siting:

Built structures should be sited in such as way as to minimize environmental impacts. Care should be taken to minimize soil disturbance and erosion, retain mature hardwoods and provide visual access to the lake. Removal of trees is permitted within the building envelope. For the remainder of the site, existing native trees should be retained wherever possible with selective removal or canopy pruning of trees allowed to provide visual corridors and visual access from primary living or gathering areas of the building to the lake.

For tree preservation, minimize disturbance of and damage to trees and vegetation intended to remain by installing tree protection fencing from the out set of site disturbance and maintain until completion of the construction. Avoid trenching, grade change, soil compaction and construction storage within tree protection zones.

Zone of Application: HPZ, CAZ-2