



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, June 27, 2019

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, June 27, 2019, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.

The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

MINUTES

1. [19-0645](#) Approval of the May 23, 2019 FMPC minutes.

Attachments: [DRAFT Meeting Minutes May 2019](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

2. [19-0653](#) Andover Park PUD Subdivision, site plan; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
3. [19-0654](#) Autozone Subdivision, site plan; extend the performance agreement for green infrastructure improvements to June 25, 2020. (CONSENT AGENDA)
4. [19-0655](#) Berry Farms Town Center PUD Subdivision, site plan, section 2, revision 1; accept the landscaping Phase 2A improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
5. [19-0656](#) Berry Farms Town Center PUD Subdivision, site plan, section 4, revision 1 (Infrastructure Plan); extend the performance agreement for landscaping Phase 1, landscaping Phase 2 and landscaping Phase 3 improvements to June 25, 2020. (CONSENT AGENDA)
6. [19-0657](#) Berry Farms Town Center PUD Subdivision, site plan, section 8; extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)

7. [19-0658](#) Blossom Park PUD Subdivision, site plan; release the maintenance agreement for landscaping street trees improvements; accept the landscaping east buffer and landscaping west buffer improvements, release the performance agreement and establish a maintenance agreement for one year; extend the maintenance agreement for landscaping open space improvements to June 25, 2020. (CONSENT AGENDA)
8. [19-0659](#) Carothers Crossing East PUD Subdivision, site plan, lot 1; extend the performance agreement for sewer, streets, drainage and sidewalks improvements to June 25, 2020. (CONSENT AGENDA)
9. [19-0660](#) Cool Springs East Subdivision, site plan, section 36, revision 3, lot 707 (Home 2 Suites Hotel); extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
10. [19-0661](#) Franklin Park PUD Subdivision, site plan, (Apartments); reduce and extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
11. [19-0662](#) Gateway Community Church Subdivision, site plan; release the maintenance agreement for streets improvements; extend the performance agreement for green infrastructure and landscaping improvements to June 25, 2020. (CONSENT AGENDA)
12. [19-0663](#) Gateway Village PUD Subdivision, site plan, revision 4, lot 137 (Touchstone Office Building); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
13. [19-0664](#) Get Ready Subdivision, site plan; extend the performance agreement for drainage improvements to December 12, 2019. (CONSENT AGENDA)
14. [19-0665](#) Greenway Centre Subdivision, site plan, (Building 2); release the maintenance agreement for landscaping Building 2 and landscaping southern buffer 2 improvements. (CONSENT AGENDA)
15. [19-0666](#) Highlands at Ladd Park PUD Subdivision, site plan, section 13; release the maintenance agreement for sidewalks and landscaping street trees improvements. (CONSENT AGENDA)
16. [19-0667](#) Lockwood Glen PUD Subdivision, site plan, sections 4-7; accept the landscaping section 7 lot 162 improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for landscaping section 7 street trees and landscaping section 7 buffer and lot 237 improvements to June 25, 2020; extend the maintenance agreement for landscaping section 5 improvements to June 25, 2020. (CONSENT AGENDA)

17. [19-0668](#) Pinnacle Commons Subdivision, site plan; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
18. [19-0669](#) Quail Hollow Business Park Subdivision, site plan, section 2, revision 4 (Rolling Hills Hospital Addition); extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
19. [19-0670](#) Spring Creek Subdivision, site plan, section 1, revision 4 (Spring Creek Center); extend the performance agreement for landscaping (Retail) improvements to June 25, 2020. (CONSENT AGENDA)
20. [19-0671](#) Village at West Main PUD Subdivision, site plan; reduce and extend the performance agreement for green infrastructure improvements to June 25, 2020. (CONSENT AGENDA)
21. [19-0672](#) Westhaven PUD Subdivision, site plan, section 27; extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
22. [19-0673](#) Westhaven PUD Subdivision, site plan, section 30; extend the performance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)
23. [19-0674](#) Westhaven PUD Subdivision, site plan, section 35; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
24. [19-0675](#) Westhaven PUD Subdivision, site plan, section 38; extend the maintenance agreement for landscaping improvements to June 25, 2020. (CONSENT AGENDA)

PLAN OF SERVICES AND ANNEXATIONS

25. [19-0464](#) PUBLIC HEARING: Consideration Of Resolution 2019-42: "A Resolution Adopting A Plan Of Services For The Annexation Of Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision) By The City Of Franklin, Tennessee." (06-27-19 FMPC 9-0; 07-09-19 WS)

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbr](#)
[RES 2019-42 Southbrooke PUD Subdivision POS_with Exhibits.Law Approved](#)
[Southbrooke Exhibit updated](#)

26. [19-0444](#) Consideration Of Resolution 2019-41: A Resolution To Annex Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard, Consisting Of 318.49 Acres In The Southbrooke PUD Subdivision, And Adjoining The City Limits Within The Southern Part Of The Franklin Urban Growth Boundary (UGB). (FMPC 6/27/19, 9-0; WS 7/9/19; BOMA 7/9/19, 1ST Reading 8-0; BOMA 8/13/19, 2nd Reading 5-4; BOMA 8/27/19, 3rd Reading deferred to 11/12/19) THIRD AND FINAL READING (REQUEST TO WITHDRAW BY APPLICANT)

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [RES 2019-41 Southbrooke PUD Subdivision Annexation with Exhibits.Law App](#)
[MAP - RES 2019-41 and RES 2019-42 - Annexation - Plan of Service - Southbr](#)
[Southbrooke Exhibit updated](#)

REZONINGS AND DEVELOPMENT PLANS

27. [19-0442](#) PUBLIC HEARING: Consideration Of Ordinance 2019-13: "An Ordinance To Zone 318.49 Acres Specific Development - Residential District (SD-R 2.36), Hillside Overlay District (HHO), Goose Creek Character Area Overlay District (GCCO-5) And McLemore Character Area Overlay District (MLCO-2), Either Conventional Or Traditional Standards, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard (Southbrooke PUD Subdivision)." FMPC 6/27/19, 9-0; WS 7/9/19; BOMA 7/9/19, 8-0; BOMA 8/13/19 2nd Reading deferred to 11/12/19) SECOND OF THREE READINGS (REQUEST TO WITHDRAW BY APPLICANT)

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)
[Southbrooke Exhibit updated](#)
[2019-13 ORD Southbrooke PUD Subdivision Zone with Exhibits.Law Approved](#)

28. [19-0443](#) PUBLIC HEARING: Consideration Of Resolution 2019-40, As Amended: "A Resolution Approving A Development Plan For Southbrooke PUD Subdivision, For Several Properties Located East And West Of Lewisburg Pike And North And South Of The Intersection At Stream Valley Boulevard." (FMPC 6/27/19, 7-2; WS 7/9/19; BOMA 8/13/19 deferred to 11/12/19) (REQUEST TO WITHDRAW BY APPLICANT)

Sponsors: Ald. Ann Petersen, Emily Hunter and Amy Diaz-Barriga

Attachments: [RES 2019-40 Southbrooke PUD Subdivision Annex Property with Exhibits.Law](#)
[MAP RES 2019-40 ORD 2019-13 SOUTHBROOKE PUD](#)
[Conditions of Approval as Amended per FMPC](#)
[Southbrooke rendering Aerial View \(002\)](#)
[Southbrooke layout overall](#)
[Southbrooke layout by section](#)
[Southbrooke architecture](#)
[Southbrooke full submittal package](#)
[Southbrooke email from applicant 062519](#)
[Southbrooke Memo 6 25 2019](#)
[Southbrooke Ground Level \(003\)](#)
[Southbrooke rendering Aerial View \(002\)](#)
[Southbrooke PUD Reduced.pdf](#)

29. [19-0641](#) PUBLIC HEARING: Consideration Of Resolution 2019-61: "A Resolution Approving A Revised Development Plan For Lockwood Glen PUD Subdivision, For The Property Located East Of Carothers Parkway And South Of South Carothers Road." (06-27-19 FMPC 9-0; 07-09-19 WS))

Sponsors: Emily Hunter, Amy Diaz-Barriga and Joseph Bryan

Attachments: [MAP - Lockwood Glen Rev 5 DP](#)
[RES 2019-61 Lockwood Glen Rev 5 with Exhibits.Law Approved](#)
[6994 Lockwood Glen PUD, DP, Rev 5 Conditions of Approval 01](#)
[LG DPr5 Plans Resubmittal](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

30. [19-0642](#) Simmons Ridge PUD Subdivision, Final Plat, Section 15, Creating 1 Open Space Lot, On 2.09 Acres, Located At 4351 South Carothers Road. (CONSENT AGENDA)

Attachments: [MAP Simmons Ridge PUD FP Sec 15](#)
[6998 Simmons Ridge PUD, FP, Sec 15 Conditions of Approval 01](#)
[SR Section 15 Final Plat 6998 sh 1&2](#)

31. [19-0643](#) Los Compadres Event Center Subdivision, Final Plat, Consolidating 3
 Parcels Into 1 Lot, On 0.79 Acres, Located At 1326 & 1328 West Main
 Street. (CONSENT AGENDA)

Attachments: [MAP Los Compadres Sub FP](#)
 [6995 Los Compadres Event Ctr, FP Conditions of Approval 01](#)
 [R2004-2019036-W MAIN ST plat-Model](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, May 23, 2019

7:00 PM

Board Room

CALL TO ORDER

Present 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent 1 - Lindsey

MINUTES

1. Approval of the April 25, 2019 FMPC minutes.

Attachments: [DRAFT FMPC Minutes April 25 2019](#)

Commissioner Harrison moved, seconded by Alderman Petersen, to approve the minutes from April 25, 2019, as presented. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 1 - Lindsey

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments.

Mr. Greg Gamble, Gamble Design, spoke concerning the previous Planning Commission meeting on April 25, 2019, where he represented the Applicant for The Refuge Center. At the April meeting, a citizen stated there were deed restrictions tied to the proposed property for The Refuge Center. Mr. Gamble stated that he wanted to list the four deed restrictions for the property on record. The restrictions are:

- 1. You cannot construct a home on the property less than 1800 square feet,*
- 2. You cannot have a mobile home,*
- 3. You cannot raise chickens on the property, and*
- 4. You cannot leave junk or debris on the property.*

These restrictions are recorded as part of the deed. He stated they had reviewed with the City of Franklin and the Applicant's attorneys that there did not appear anything that would prohibit the proceeding for the annexation or rezoning of the property.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that the Commissioners should have received an email stating that the Franklin Zoning Ordinance draft was available online. Paper copies would be available the following week.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Orr, to approve items 2-24 and items 26-30, as presented, on the Consent Agenda. The motion carried by the following vote:

Aye: 8 - McLemore, Harrison, Hathaway, Petersen, Orr, Allen, Franks, and Szilagyi

Absent: 1 - Lindsey

SITE PLAN SURETIES

2. Amelia Park PUD Subdivision, site plan, section 4, revision 1; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)

This Planning Item was approved.

3. Berry Farms Town Center PUD Subdivision, site plan, section 9, lot 903 (Lee Company HQ Building); release the maintenance agreement for streets, drainage and sidewalks improvements; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.

4. Carawood Subdivision, site plan; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)

This Planning Item was approved.

5. Cool Springs East Subdivision, site plan, section 36, revision 3, lot 702 (Buffalo Wings and Rings); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

6. Forrest Crossing Subdivision, site plan, (YMCA Parking Addition); extend the maintenance agreement for green infrastructure improvements to May 28, 2020. (CONSENT AGENDA)

This Planning Item was approved.
7. Franklin Housing Authority PUD Subdivision, site plan, revision 2, Reddick Street Phase 2; accept the landscaping, drainage and green infrastructure improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
8. Franklin Park Subdivision, site plan, (Open Space Lot/Parkland/Infrastructure); accept the drainage and landscaping Phase 2 improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
9. Franklin Park Subdivision, site plan, (Two Franklin Park Office Building); accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

This Planning Item was approved.
10. Highlands at Ladd Park PUD Subdivision, site plan, section M; release the maintenance agreement for sewer north improvements. (CONSENT AGENDA)

This Planning Item was approved.
11. Lincoln Square Subdivision, site plan, revision 1, lots 6-8 (Aspen Grove Plaza Office Park Phase III Building 4); extend the performance agreement for multipurpose trail improvements to May 28, 2020. (CONSENT AGENDA)

This Planning Item was approved.
12. Lockwood Glen PUD Subdivision, site plan, section 11 (Amenity Center); release the maintenance agreement for sidewalks and landscaping improvements. (CONSENT AGENDA)

This Planning Item was approved.

- 13.** Longview Subdivision, site plan, lots 11 and 12 (Universal Storage); reduce and extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
- 14.** Preserve at Echo Estates PUD Subdivision, site plan; release the maintenance agreement for landscaping section 2 street trees improvements; reduce and extend the performance agreement for landscaping section 1 buffers and landscaping section 2 buffers improvements to May 28, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
- 15.** Riverbluff PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
- 16.** Rizer Point PUD Subdivision, site plan, section 1; extend the performance agreement for landscaping Phase 2 improvements to May 28, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
- 17.** Rizer Point PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
- 18.** Rizer Point PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
- 19.** Rizer Point PUD Subdivision, site plan, section 4; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
- 20.** Silver Grace PUD Subdivision, site plan, section 1; extend the maintenance agreement for landscaping Phase B improvements to May 28, 2020; extend the performance agreement for landscaping Phase C improvements to May 28, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**

- 21.** Simmons Ridge PUD Subdivision, site plan, section 1, revision 1; extend the performance agreement for landscaping improvements to January 23, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
- 22.** Village of Eddy Lane PUD Subdivision, site plan; release the maintenance agreement for landscaping tree replacement improvements. (CONSENT AGENDA)
- This Planning Item was approved.**
- 23.** Westhaven PUD Subdivision, site plan, section 18; extend the performance agreement for landscaping improvements to May 28, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**
- 24.** Westhaven PUD Subdivision, site plan, section 25, lots 4202-4204 (Harris Teeter); extend the performance agreement for landscaping (future buffer) improvements to May 28, 2020. (CONSENT AGENDA)
- This Planning Item was approved.**

REZONINGS AND DEVELOPMENT PLANS

25. Consideration Of Resolution 2019-37: A Resolution Approving A Revised Development Plan For Carothers Crossing West PUD Subdivision With 1 Modification Of Development Standards (Tree Canopy), For The Property Located North Of Liberty Pike And West Of Carothers Parkway; Establishing a Public Hearing Date of June 25, 2019. (05/23/19 FMPC 5-3)

Attachments: [RES 2019-37 Carothers Crossing West with exhibits.Law Approved.pdf](#)

[MAP Carothers Xing West DP rev](#)

[CCW Conditions of Approval 01.pdf](#)

[Development Plan Revision 1 Resubmittal](#)

Ms. Amy Diaz-Barriga, Current Planning Supervisor, stated that the original development plan for Carothers Crossing West was approved by the Board of Mayor and Alderman at the October 9, 2018 meeting. The original entitlements are not being modified with this request. The development plan revision's sole purpose is to request a modification of standards to reduce the tree canopy requirements outlined in the Zoning Ordinance. As such, Ms. Diaz-Barriga stated that she would start with the MOS request.

The City of Franklin Zoning Ordinance Table 5-2 specifies that the tree canopy retention standard for this development requires preserving 15% of the existing tree canopy cover of the site. That equates to 2.37 acres of the site that should be retained in existing tree canopy. Due to some unique conditions presented by the applicant, staff already attempted to work with the development, and exhausted all administrative tools available to reduce the tree canopy standards on this site with the last development plan. There is a condition of approval on the approved Development Plan allowing the tree canopy preservation to be reduced to 7.5% of the site, or 1.18 acres of tree canopy retention, and for the remainder of the required tree canopy requirement to be made as a payment to the tree bank.

The applicant is now requesting that in lieu of the required tree canopy and tree bank payment, they instead provide 1.64 acres of a combination of tree canopy and tree reforestation. This proposal would only preserve 0.31 acres of existing tree canopy and would provide reforestation for 1.23 acres of the site.

Staff recommends disapproval of this request because it does not meet the purpose of Tree Protection as outlined in the Zoning Ordinance, nor does it support one of the Guiding Principles in Envision Franklin.

The core purposes of Tree Protection in the Zoning Ordinance as stated in 5.2.1 are to retain and protect portions of the existing tree canopy cover and other significant trees, in order to:

- (1) Prevent clear cutting;*
- (2) Protect existing tree canopy on developing sites;*
- (3) Maintain a minimum level of tree canopy cover on developed sites larger than one acre;*
- (4) Preserve specimen trees; and*
- (5) Maintain and enhance the quality of life in the city.*

One of the eight themes adopted with Envision Franklin is Natural Beauty. This guiding

principle states that established forested areas, existing tree canopies, specimen trees, and riparian buffers help to absorb air pollution, reduce glare, heat, and noise, and enhance the quality of life through health and recreational benefits. These resources should be preserved through careful site design. Clear cutting is discouraged.

The intended form and function of this development plan have met the intent of Envision Franklin in many aspects by providing activated streetscape along an internal street network and by placing higher-intensity uses in the I-65 corridor. However, this development plan, both originally and with this revision, could have been more thoughtfully designed to meet the City's requirements regarding natural resource protection.

Consistent application of the Zoning Ordinance is important if tree canopy is valued by the City of Franklin. Reforestation, as proposed by the applicant, may result in better species diversity, but these trees will take years to reach their growth potential. In the interim, existing and future residents are not able to benefit from the tree canopy.

Staff recommended disapproval of the MOS request and disapproval of the Development Plan revision to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Greg Gamble, Gamble Design. Mr. Gamble stated that Staff had worked with him since the beginning. Mr. Gamble presented the Commissioners with a handout that represented the slide presentation from the Joint Conceptual Workshop. He stated that there is a current approved development plan and tree preservation strategy for the development plan. They have a site plan that has been designed and approved based upon the current tree canopy approach. Mr. Gamble referred to the handout showing the tree preservation areas on the development plan. He stated that the most significant trees that they can save are on the northern property boundary. Also, there are significant trees running north to south. Mr. Gamble stated that the rest of the trees are Woody Pioneers. Woody Pioneers are trees that are fast growing, such as the hackberry, cedar, and invasive species such as mimosa trees. He stated they were concerned about these (Woody Pioneer) trees and wanted to be responsible to the land in Franklin. He stated this was an opportunity to replace those Woody Pioneers with climax forest such as oaks, maples, hickory, tulip poplar and pine trees. Along the northern boundary, they discovered that the ten foot retaining wall would be mirrored by the Huffines Ridge PUD on the other side. This would create an area of existing trees that would sit in an area ten feet below the ground along the northern boundary. This is an opportunity to re-establish a new landscape buffer with hardy climax trees. Mr. Gamble that they received feedback during the Joint Conceptual Workshop to consider adding not just 2-inch trees, but up to 4-inch trees. They did this in their resubmittal, which is reflected on the documents. Mr. Gamble stated that in the City of Franklin when you have a reforestation area or a tree canopy that needs to be replaced, there is a requirement for 80 trees per acres (160 tree inches per acre). Mr. Gamble stated they are committing to 320 tree inches per acre in these areas to establish a reforestation program, and not to just meet requirements. On the last page of the handout, Mr. Gamble stated that it showed a mixture of 2-4 inch trees which would be irrigated initially for establishment and potentially permanently. Mr. Gamble stated that there were no other changes to the development plan other than the reforestation and tree canopy.

Chair Hathaway asked for a motion.

Commissioner Szilagya moved, seconded by Commissioner Orr, that Resolution 2019-37 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked Ms. Shauna Billingsley, City Attorney, if the Modification of Standards (MOS) could be addressed with this motion. Ms. Billingsley stated that they could since it was just one MOS.

Chair Hathaway asked for any discussion on the motion.

Commissioner Allen asked for clarification that Staff was recommending disapproval of this item and that the Planning Commission made a motion to approve the item. Chair Hathaway confirmed this. She stated she would be voting to disapprove the item because Staff had recommended disapproval. She stated that Staff had worked with the developer and had not been able to come to an agreement. She asked Staff if the Applicant was attempting to reduce the amount of reforestation from 2.37 acres to 1.6 acres. Ms. Diaz-Barriga stated that the requirement is 2.37 acres of tree canopy preservation. Ms. Diaz-Barriga stated the Applicant is proposing 1.6 acres of a combination of existing tree canopy retention and reforested area.

Mr. Gamble stated that on the current approved plan, they have 1.2 acres of preserved tree canopy. On the new plan with reforestation, they have 1.33 acres of reforestation. So, they are replanting more than they would be preserving.

Commissioner Allen stated that she wanted to be clear about the reasons for her decision to vote against the motion. She stated that there were two reasons: it would take years for the plantings to mature which would affect the noise reduction and the design could have been done differently to achieve the requirements of Envision Franklin.

Chair Hathaway asked Commissioner Szilagya to state her reasons for voting to approve the item and going against Staff's recommendation.

Commissioner Szilagya stated she had a question to address to Staff. She asked if the reduction in the tree canopy preservation was already approved.

Ms. Diaz-Barriga confirmed that Staff worked with the Applicant on the original development plan and let them reduce the requirement by 50%, but the Applicant would have to pay the remaining 50% into a tree bank fund. This would be done at site plan level.

Commissioner Szilagya stated she was for approval of this item because she was comparing the short term versus the long term. She stated she was looking at what was trying to be achieved, such as urban heat island effect, the quality of the current and proposed trees, and the life span of the replacement trees. She stated there would be drawbacks, such as sun and noise in the short term, but long term, the replacement trees would be here for a while.

Chair Hathaway stated it was important to clarify the reasons for the motion to approve, because future Applicants would refer to this. He asked Staff if the quality of the tree is considered in the Zoning Ordinance, especially if the trees are considered invasive. Ms. Diaz-Barriga stated that they talk about getting rid of invasives and planting natives. She stated the Zoning Ordinance was written to consider that a mature tree on site has value and should maintain the existing tree canopy vs. the time differential to clear cut and

regrow. To Staff, the value is on the existing trees.

Commissioner Allen stated that clear cutting, no matter the quality of the trees, is clear cutting.

Commissioner Franks spoke asked what was the length of the retaining wall. Mr. Gamble stated approximately 350 feet and 10 feet high on both sides. Commissioner Franks stated this would create a bunker down the line. He stated that the current trees were a nice group of trees.

Mr. Gamble stated that both developers on each side of the property line were concerned. He gave an example of property on Franklin Road where a church went to extensive lengths to build a retaining curved retaining wall to save a specimen tree, only to have the tree die three years later.

Mr. Gamble stated that they had arborist look at the trees, and they are in fair condition.

Commissioner Franks asked why they needed the retaining walls. He suggested that they should instead put deep rings around the few trees that were there and fill the trees in later. He stated that he, personally, had used a segment block ring around trees, and the trees lived twenty five more years.

Mr. Gamble stated they were looking to trees that had longer life spans than the hackberry and cedar. Commissioner Franks stated that he was for approval of the motion, but would like to see them get rid of the retaining walls.

Commissioner Harrison stated he was for approval of the motion. He supported the motion because he was concerned about there being a stormwater trough caused by the retaining walls when the current trees died.

Commissioner Szilagya stated she agreed with Commissioner Harrison's point that, in the future, the land between the retaining walls could become a marshy area where you would not get the tree canopy benefit.

Alderman Petersen stated that there are a lot of trees out there, not necessarily the best trees, but it will look much different if the trees are cut down. She stated that she would go with Staff's recommendation.

Commissioner Franks stated that he wished they could find a way to work with Staff.

Chair Hathaway asked for a vote on the motion to approve of request for the Modification of Standards to the Development Plan.

The motion carried by the following vote (5-3). Commissioner Allen, Commissioner McLemore, and Alderman Petersen voted against the motion.

Commissioner Szilagya moved, seconded by Commissioner Orr, that Resolution 2019-37 be recommended to the Board of Mayor and Aldermen for approval. The motion to approve of the request for the Modification of Standards to the Development Plan carried by the following vote:

Aye: 5 - Harrison, Hathaway, Orr, Franks, and Szilagyi

No: 3 - McLemore, Petersen, and Allen

Absent: 1 - Lindsey

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

- 26.** Avenida Of Cool Springs PUD Subdivision, Final Plat, Creating 142 Attached Dwelling Units On One Lot And One Open-Space Lot, On 5.2 Acres, Located At 222 Mallory Station Road. (CONSENT AGENDA)

Attachments: [MAP 6963 Avenida PUD FP](#)
[6963 Avenida FP Conditions of Approval 01](#)
[Avenida Plat_050219-signed](#)

This Planning Item was approved.

- 27.** Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Revision 1, Creating Two Lots On 10.93 Acres, Located Near The Intersection Of Rural Plains Circle And Berry Farms Crossing. (CONSENT AGENDA)

Attachments: [MAP - 6969 - Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Revision 1](#)
[COA-6969-Conditions of Approval 01](#)
[PLAT - 6969 - Berry Farms Town Center PUD Subdivision, Final Plat, Section 10, Revision 1](#)

This Planning Item was approved.

- 28.** Carothers Crossing West PUD Subdivision, Final Plat, Creating Two Buildable Lots And One Open Space Lot, On 19.83 Acres, Located At The Northwest Corner Of Liberty Pike And Carothers Parkway. (CONSENT AGENDA)

Attachments: [MAP - 6970 - Carothers Crossing West PUD Subivision, Final Plat](#)
[COA-6970-Conditions of Approval 01](#)
[PLAT - 6970 - Carothers Crossing West PUD Subdivision, Final Plat](#)

This Planning Item was approved.

- 29.** Westhaven PUD Subdivision, Final Plat, Section 49, and Section 27, Revision 1, Lot 5047, Creating 46 Single-Family Lots and Open Open-Space Lot, On 10.3 Acres, Located at 1901 New Highway 96 West. (CONSENT AGENDA)

Attachments: [MAP 6967 Westhaven Sec 27 and 49 FP](#)
[6967 Conditions of Approval_UDPATED 05172019](#)
[Westhaven Section 49 Final Plat](#)

This Planning Item was approved.

30. Westhaven PUD Subdivision, Final Plat, Section 55, Creating 16 Single-Family Lots, on 2.99 Acres, Located at 0 Keats Street. (CONSENT AGENDA)

Attachments: [MAP 6968 Westhaven Sec 55 FP](#)
[6968 Westhaven FP Sec 55 Conditions of Approval_01](#)
[WH 55 Final Plat](#)

This Planning Item was approved.

ZONING ORDINANCE TEXT AMENDMENTS

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other non-agenda items to discuss. There were none.

ANY OTHER BUSINESS

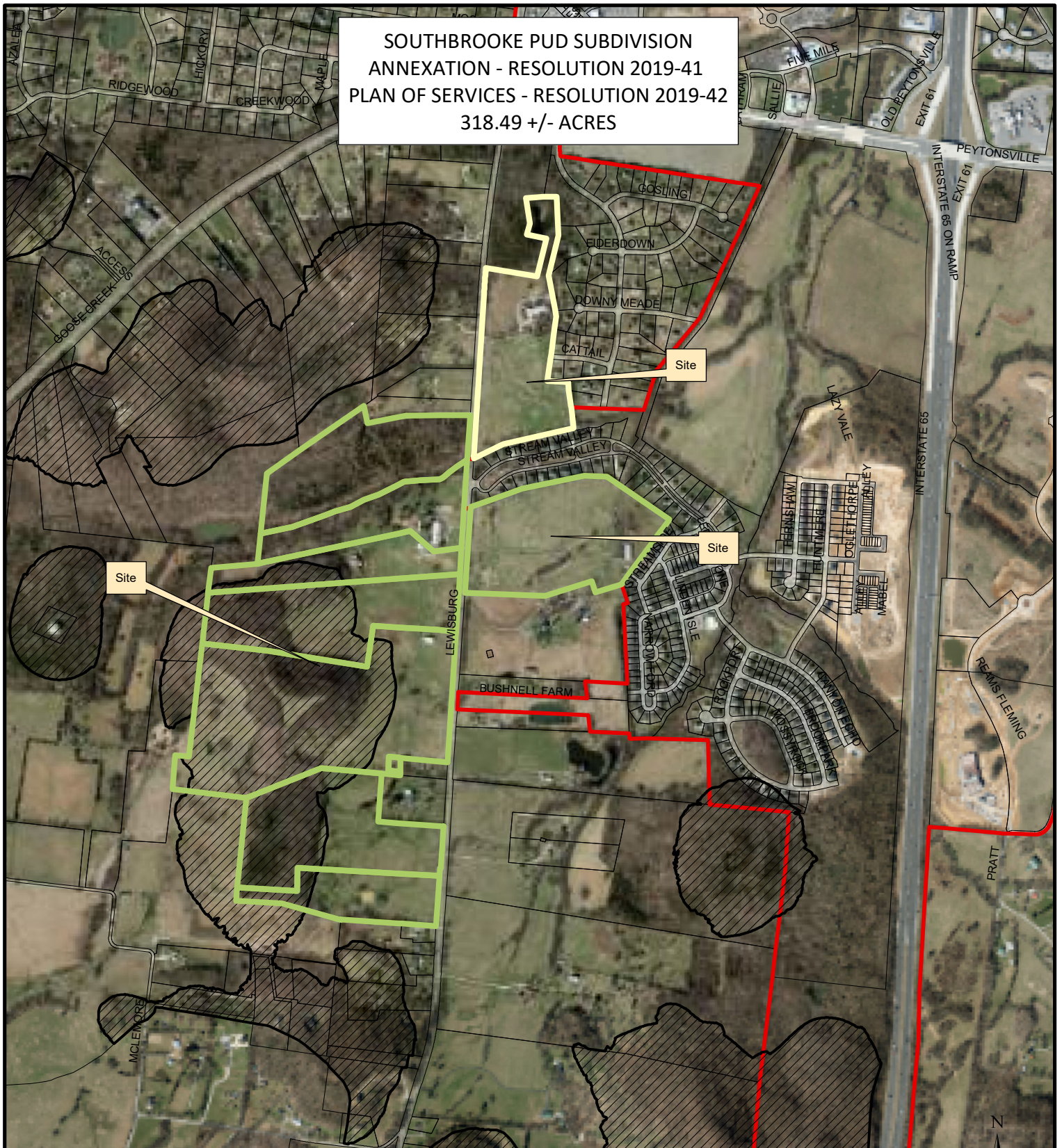
Chair Hathaway asked if there was any further business. There was none.

ADJOURN

There being no further business, the meeting adjourned at 7:25 p.m.

Chair, Mike Hathaway

SOUTHBROOKE PUD SUBDIVISION
ANNEXATION - RESOLUTION 2019-41
PLAN OF SERVICES - RESOLUTION 2019-42
318.49 +/- ACRES



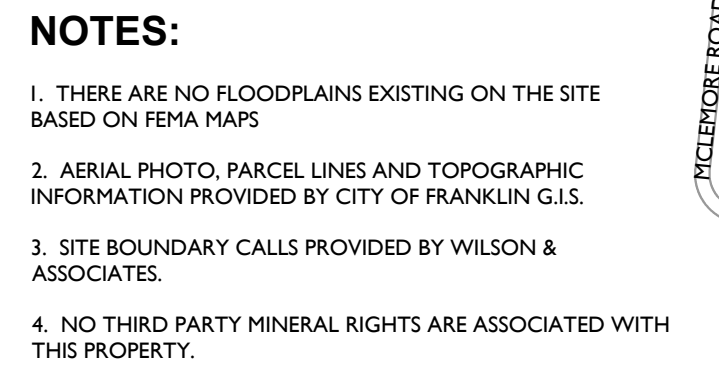
Legend

-  Conservation Subdivision Design Concept
-  Single Family Residential Design Concept
-  HHO-Hillside/Hillcrest Overlay
-  Existing City Limits

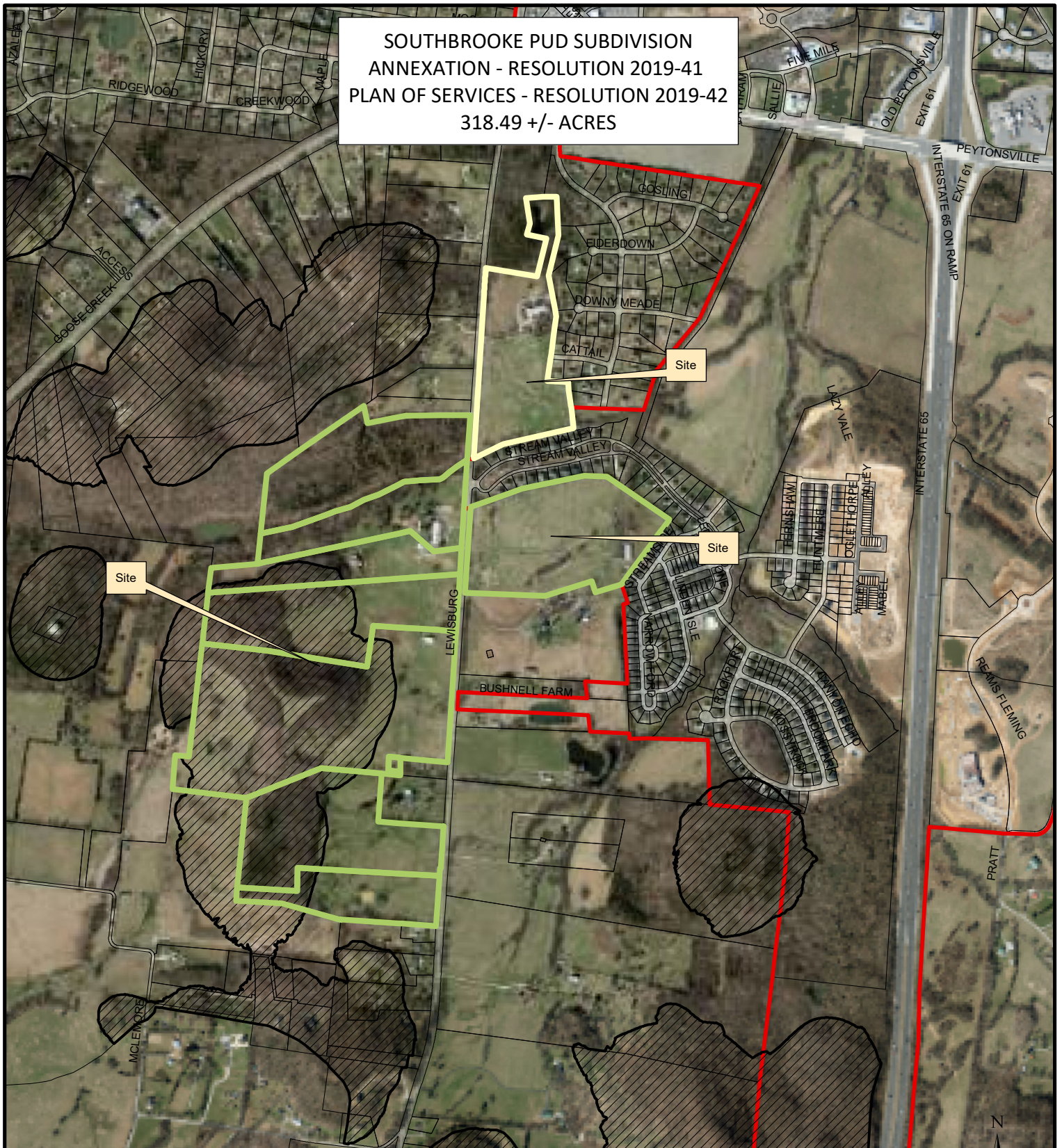
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SOUTHBROOKE PUD SUBDIVISION
ANNEXATION - RESOLUTION 2019-41
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318.49 +/- ACRES



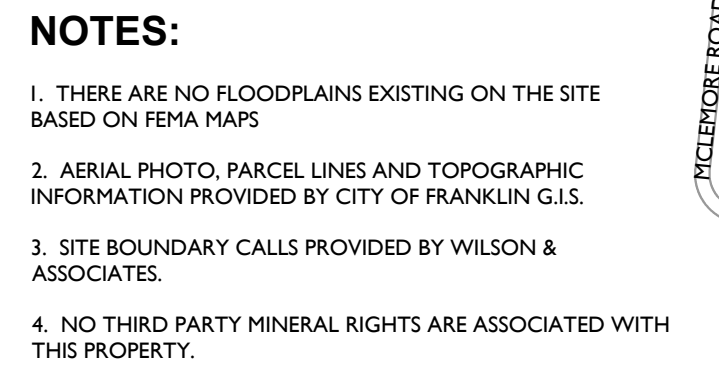
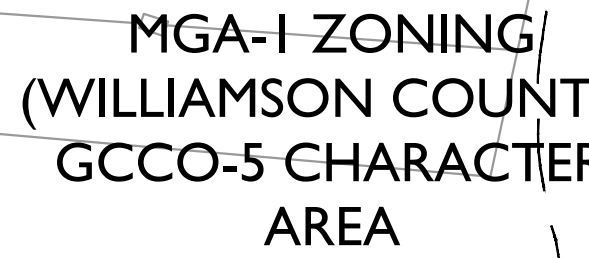
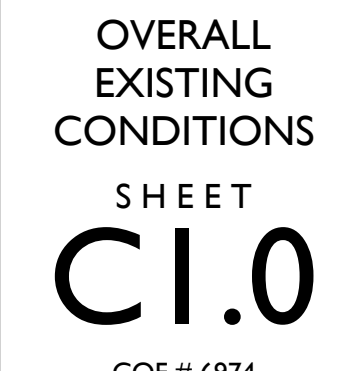
Legend

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-  Single Family Residential Design Concept
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-  Existing City Limits

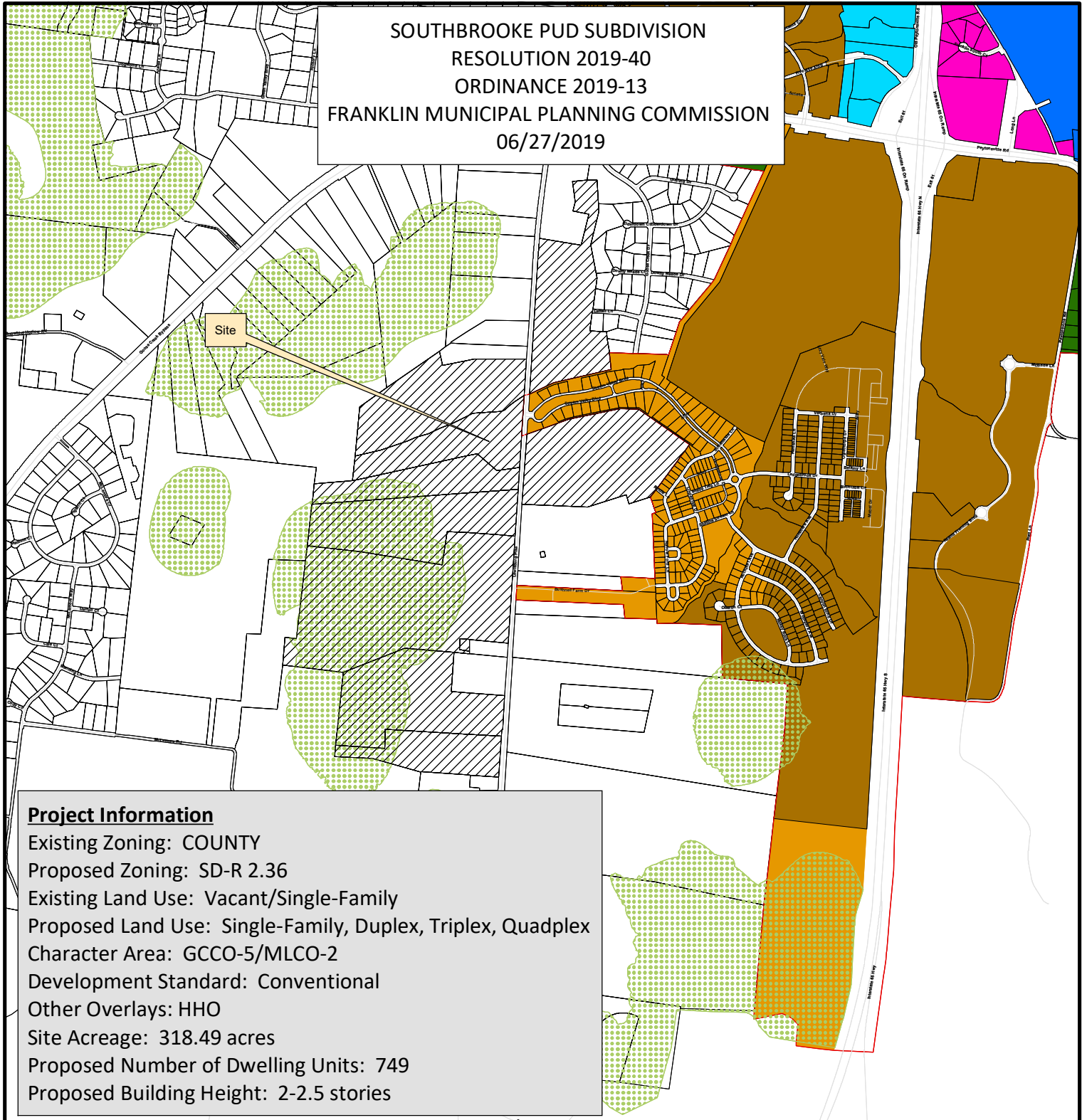
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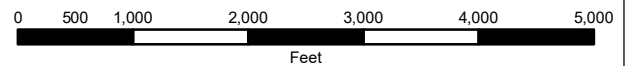
SOUTHBROOKE PUD SUBDIVISION
RESOLUTION 2019-40
ORDINANCE 2019-13
FRANKLIN MUNICIPAL PLANNING COMMISSION
06/27/2019



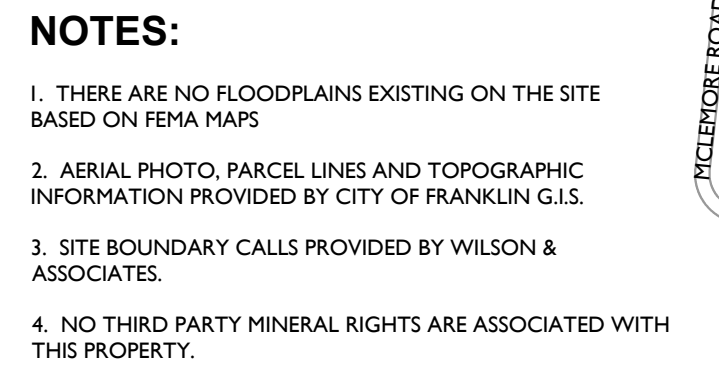
Project Information

Existing Zoning: COUNTY
 Proposed Zoning: SD-R 2.36
 Existing Land Use: Vacant/Single-Family
 Proposed Land Use: Single-Family, Duplex, Triplex, Quadplex
 Character Area: GCCO-5/MLCO-2
 Development Standard: Conventional
 Other Overlays: HHO
 Site Acreage: 318.49 acres
 Proposed Number of Dwelling Units: 749
 Proposed Building Height: 2-2.5 stories

- | | |
|--|---------------------------------------|
| Southbrooke | SD-R Specific Development-Residential |
| HHO | SD-X Specific Development-Variety |
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |



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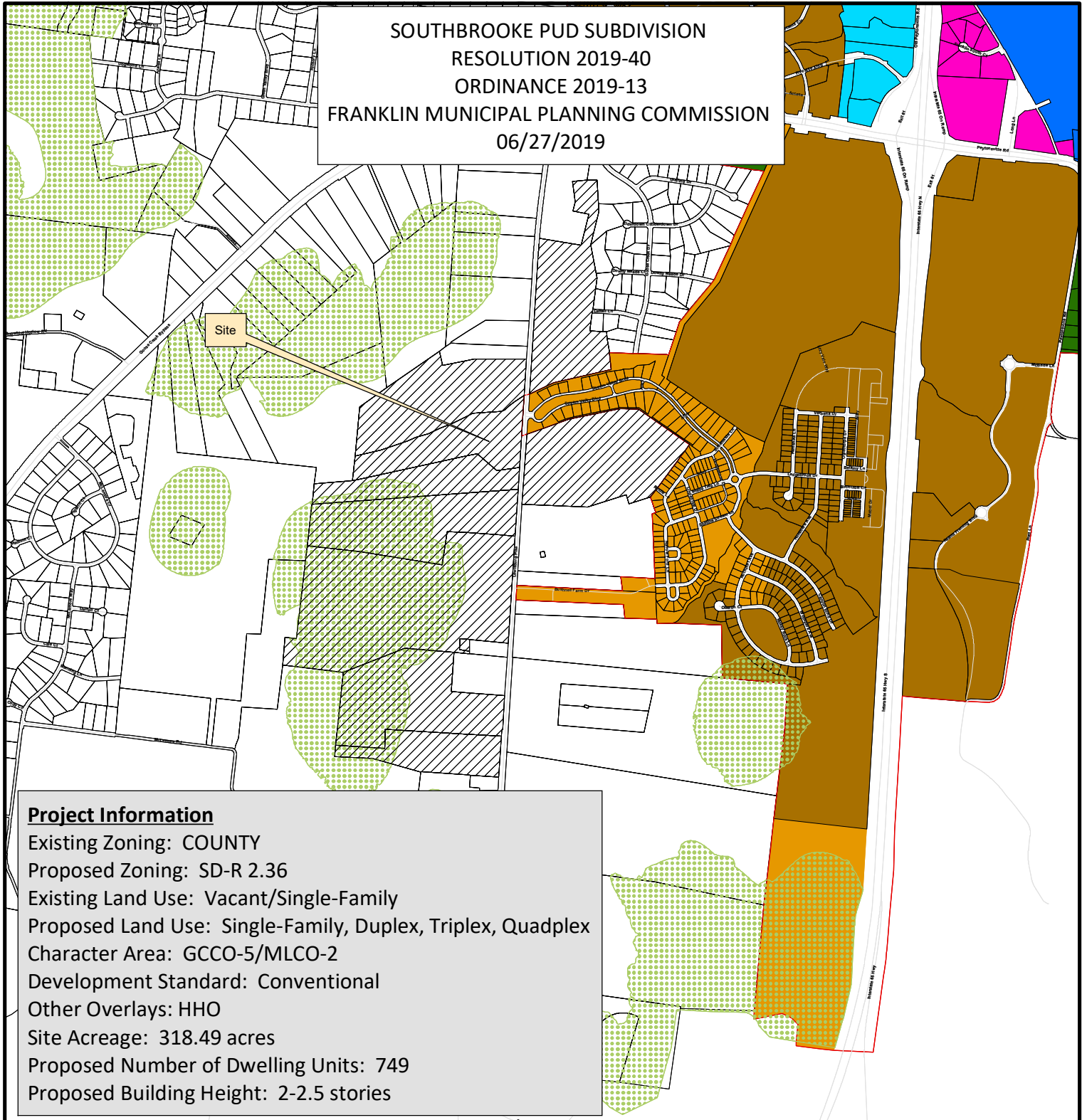
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HEALTHY DESCRIPTION:

MAP 17: PAGES 18, 19
MAP 18: PAGES 20, 21
MAP 19: PAGES 22, 23
MAP 20: PAGES 24, 25
MAP 21: PAGES 26, 27
MAP 22: PAGES 28, 29
MAP 23: PAGES 30, 31
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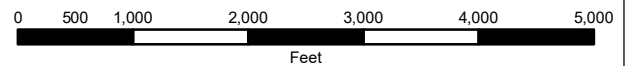
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CONDITIONS OF APPROVAL:

Open Issues: 61

Engineering - PUD Plan Checklist

General Issues

54. F. Development Plankevin.long@franklintn.gov

This is an advisory comment and does not hinder the approval of this development plan.

At the site plan stage, all roadway improvements shall be designed in accordance with the appropriate common standards as established by (A) the City of Franklin Transportation and Street Technical Standards, (B) the AASHTO Policy on Geometric Design of Highways and Streets, and (C) the Tennessee Department of Transportation Design Guidelines and Standard Details. Features such as taper lengths, horizontal and vertical geometry, clear zones, guardrail requirements, etc., shall be evaluated in greater detail at the site plan stage and will be required to conform to the accepted standard in order to ensure public safety and well-being, as well as the continued functionality of the existing and proposed street networks.

greggamble209@gmail.com Notedkevin.long@franklintn.gov

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65. F. Development Plan

kevin.long@franklinn.gov	Applicant shall reflect and clearly label all roadway improvements required in accordance with the finalized Traffic Impact Study to plan set. These may include, but are not limited to, auxiliary lanes, traffic signal modifications, or revised entrance/exit configurations.
greggamble209@gmail.com	roadway improvements added per the traffic impact study
kevin.long@franklinn.gov	Prior to final approval, all improvements recognized in the final TIA as agreed upon by the applicant, the City, and the City's third-party reviewer shall be reflected in the plans. These improvements shall be identified and specified within the PUD plan set along with development milestones for the timing of their required completion. However, no design is required until the site plan stage, at which time the required improvements shall be designed in compliance with all applicable standards, to meet the capacities as described in the TIA. [Edited By Lance Fittro]
greggamble209@gmail.com	Noted

Applicant shall complete all necessary roadway improvements as recommended by the TIA and the City's third-party review, and summarized below. All roadway improvements shall be completed and accepted prior to the first Certificate of Occupancy for each portion of the development as stated in the TIA.

All improvements along Lewisburg Pike shall meet AASHTO, TDOT, and City of Franklin design requirements for a 50-MPH Major Arterial Roadway.

Area "A" / Fair Oak Street / Phase 3 - The westbound approach shall include separate left and right turn lanes. A southbound left-turn lane with 100 feet storage shall be provided, along with the appropriate approach and bay tapers.

Area "B" & "D" / Southbrooke Boulevard / Phase 1 & 2 - The eastbound approach shall provide an exclusive left-turn lane and shared thru-right lane. The westbound approach shall include a shared left-thru lane and exclusive right-turn lane. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage along with the appropriate approach and bay tapers.

Area "C" / Forestside Drive / Stream Valley Boulevard / Phase 2 - The intersection control shall be converted to signalized control. The eastbound approach shall provide separate shared right-thru and left turn lanes. The northbound and southbound approaches on Lewisburg Pike shall provide exclusive left-turn and right-turn lanes in each direction, with each of these turn lanes providing 100 feet of storage, along with the appropriate approach and bay tapers. In conjunction with signalization, the westbound approach shall be modified to provide shared right-thru and exclusive left turn lanes to promote optimal traffic signal operations under proposed conditions. The eastbound and westbound approaches shall be designed and modified as necessary to meet AASHTO and City of Franklin design standards for horizontal geometry.

Area "D" / Bolting Street / Bushnell Farm Drive / Phase 5 - The eastbound approach shall include a separate left-turn lane and shared thru-right lane. A northbound left-turn lane and southbound right-turn lane shall be provided including 100 feet of storage along with the appropriate approach and bay tapers.

Area "E" / Tranquil Oak Drive / Phase 6 - The eastbound approach shall include separate left and right turn lanes. A northbound left-turn lane and southbound right-turn lane with 100 feet storage shall be provided along with the appropriate approach and bay tapers.

72. F. Development Plan

Remove the typical sections from the ROW & Access plan sheets and put them on a separate sheet. Label all streets as per their classifications. All interior streets should be Intermediate or Low Volume Local; Alley; or a variation of such (e.g. w/ on-street parking.)

The Lewisburg Pike typical should match the City's COF TS-02 typical standard (Major Arterial).

McLemore should be a Minor Collector similar to TS-08, as modified by Comment #58.

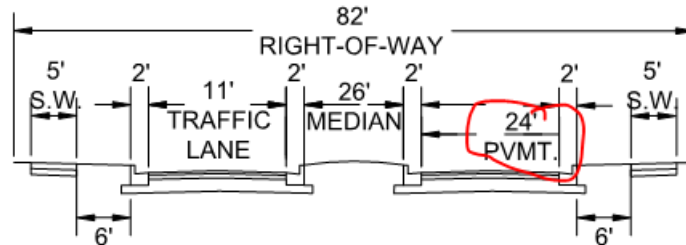
[Edited By Joe Marlo]

kevin.long@franklin.tn.gov

The one-way street section is a renamed alley and not acceptable. Only alleys are not required to have sidewalks, and appropriate raised curb sections are required for streets, not ribbon curbs.

Sidewalks on arterial and collector streets should be 6' in width.

Clarify what the 24' measurement on typicals is referring to, or correct if in error:

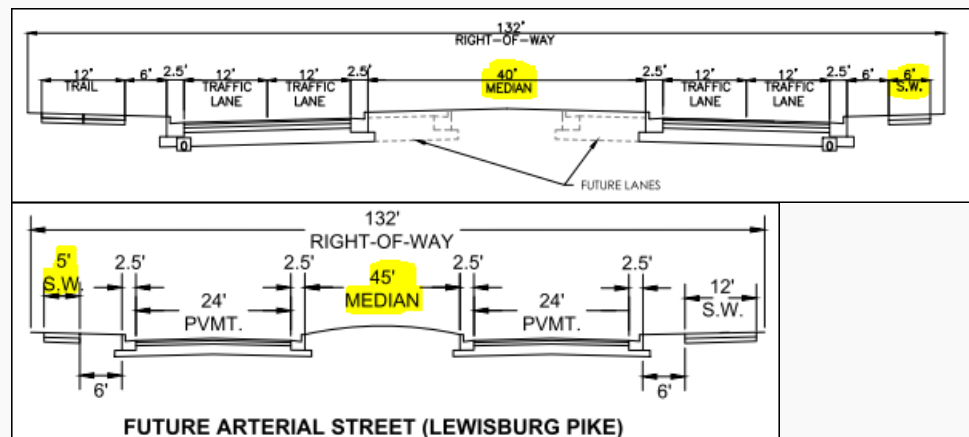


**2-LANE BOULEVARD INTERMEDIATE AND
LOW VOLUME STREET (AREA A)**

If there is no difference between the "2-LANE BOULEVARD INTERMEDIATE AND LOW VOLUME STREET (AREA A)", "2-LANE BOULEVARD INTERMEDIATE AND LOW VOLUME STREET (AREA D)", and "2-LANE BOULEVARD INTERMEDIATE AND LOW VOLUME STREET (AREA E)", only show one and specify "2-LANE BOULEVARD INTERMEDIATE AND LOW VOLUME STREET (AREAS A, D & E)."

joe.marlo@franklin.tn.gov

Applicant to revise Lewisburg Pike section (C4.6) and associated drawings to match that shown in the Comprehensive Transportation Network Plan and Street Specifications.

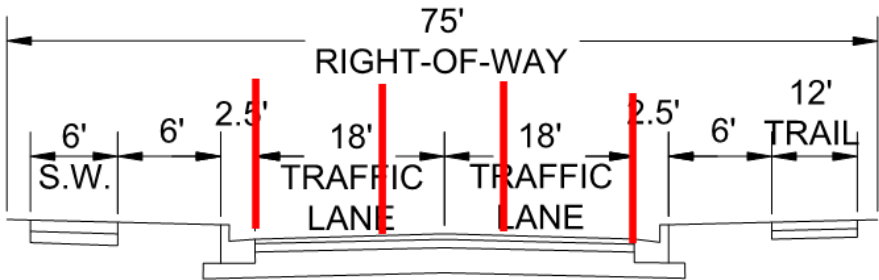


FUTURE ARTERIAL STREET (LEWISBURG PIKE)

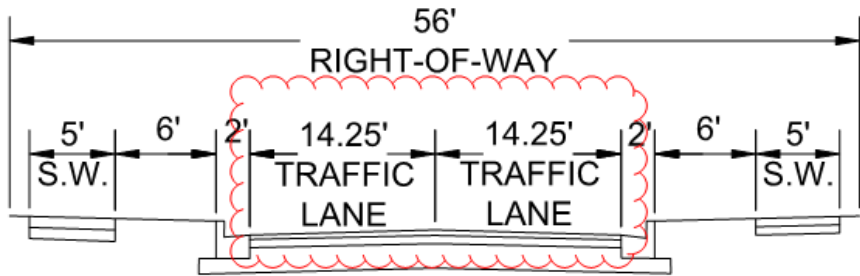
greggamble209@gmail.com

Section has been updated to match future proposed improvements on Lewisburg Pike.

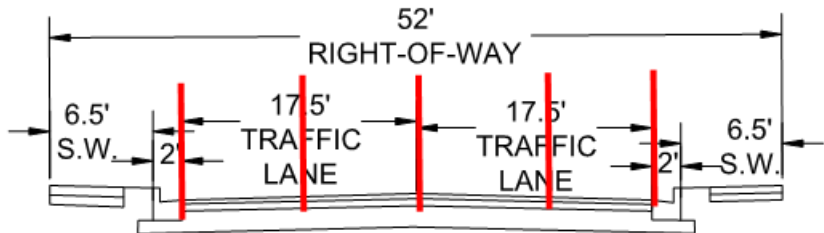
Applicant shall revise dimensions on typical sections to identify lanes as Travel, Turning, or Parking. The City of Franklin does not allow "yield streets" with excessively wide or narrow lanes.



COLLECTOR STREET (MCLEMORE ROAD)



SOUTHBROOKE BLVD (PHASE 2) - 56' ROW



**2-LANE INTERMEDIATE AND LOW VOLUME STREET
(WITH ON STREET PARKING)**

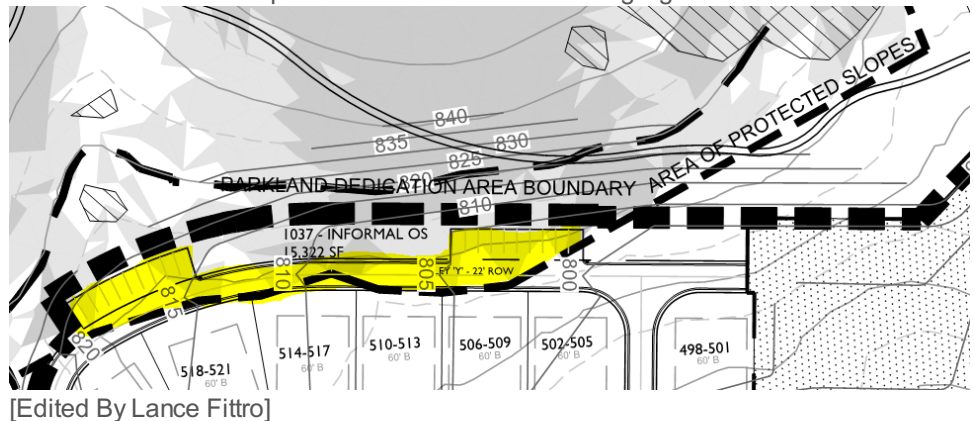
lance.fittro@franklin.tn.gov In order to ensure safe circulation for Fire and service vehicles through the alleys shown on the development plan, where perpendicular parking off of the alleys are proposed, these parking areas shall provide a minimum of 5 feet from the edge of the alley pavement to the end of the parking stalls. Minimum parking stall dimensions shall then be the standard 9 ft (width) x 18 ft (depth), with end stalls being 10 ft in width. No reduction in stall dimensions for compact parking spaces shall be permitted for parking off of alleys.

greggamble209@gmail.com Parking lots have been updated.

lance.fittro@franklin.tn.gov The previous comment has been addressed with the provided layout linework (thank you). Applicant shall provide dimensions for the alley perpendicular parking pads on the layout view or (preferably) provide a typical section for the alley perpendicular parking pads with dimensions to provide guidance for site plan submittals to follow.

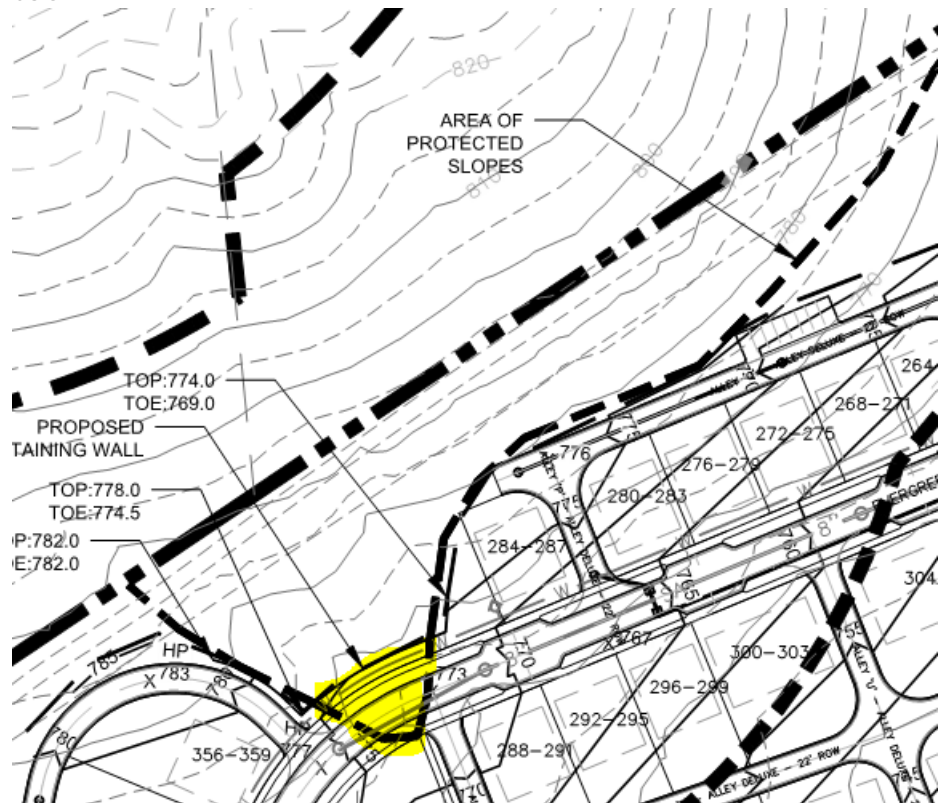
97. Area of Protected Slopes

lance.fittro@franklin.tn.gov Remove all proposed development, including streets, alleys, off-alley parking areas, and associated grading and retaining walls, from the "Area of Protected Slopes" identified on the Development Plan. One such area is highlighted below:



greggamble209@gmail.com This comment is no longer applicable; layout has changed.

Applicant shall remove all proposed development, including streets, alleys, off-alley parking areas, and associated grading and retaining walls, from the "Area of Protected Slopes" identified on the Development Plan. One such area that persists is highlighted below:



[Edited By Lance Fittro]

108. Exhibit

joe.marlo@franklinton.gov

Provide exhibits showing that the development will not hinder the future build-out of Lewisburg Pike. The exhibits shall include:

1. Conceptual geometric/Autoturn functionality of intersections at project accesses with the future build-out of Lewisburg.
2. Dimensions for stacking lengths at project accesses indicating that TIA requirements can still be met with the future widening.
3. Future grading for Lewisburg Pike that ties into existing development contours without the need for retaining walls.

greggamble209@gmail.com

Applicant will send Joe Marlo separate exhibits.

joe.marlo@franklinton.gov

Exhibit emailed to Joe Marlo on 6/13/19 and subsequently uploaded into IDT.

With each Site Plan, Applicant shall show how grading for the future, ultimate build-out of Lewisburg Pike can be tied into the proposed grading for the site using 3H:1V or flatter slopes and without the need for future retaining walls. Future grades for the ultimate build-out shall be extrapolated from existing grades at the centerline of Lewisburg Pike. Retaining walls and stormwater features proposed within the development with each Site Plan shall be located a minimum of 10 feet from existing and dedicated ROW to allow for future construction easements.

116. F. Development Plan

kevin.long@franklin.tn.gov

Sidewalks will be required along the entirety of the Lewisburg Pike frontage, either along the existing roadway, at the location of the future sidewalk with the eventual widening of Lewisburg Pike, or along the frontage of the proposed lots. (This would appear to be the most desirable option at the current time.) Also, all alley loaded lots must be served by sidewalk somewhere, so the Lewisburg frontage seems to make the most sense.



[Edited By Kevin Long]

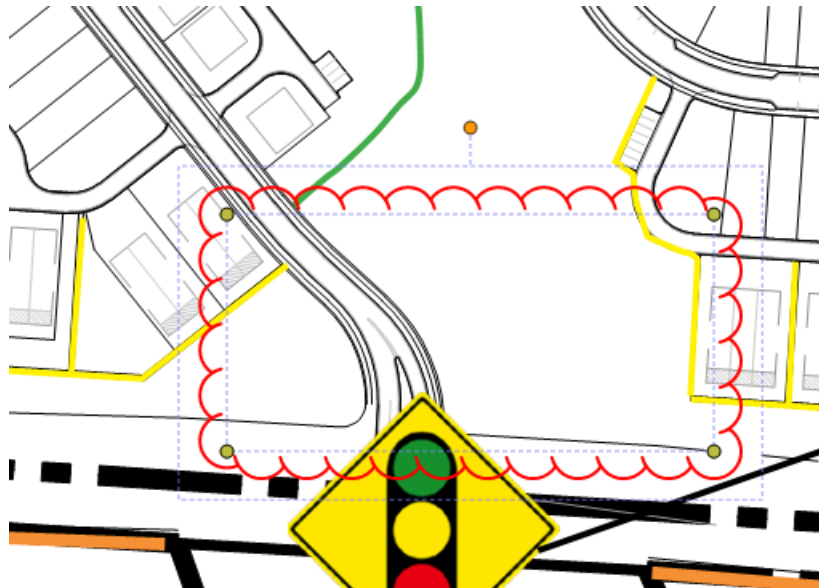
greggamble209@gmail.com

Pedestrian plan has been updated with additional sidewalks.

kevin.long@franklin.tn.gov

Comment partially addressed.

Applicant shall provide a pedestrian connection along the western side of Lewisburg Pike in the northern portion of Area 'C'.



133. F. Development Plan

kevin.long@franklin.tn.gov

The TIA has indicated improvements will be necessary at the intersection of Lewisburg Pike and Goose Creek Bypass. Please include a diagram of this intersection in the ROW and Access portion of the plan set to reflect improvements to be constructed at the intersection. (At present, the TIA is still under review by the City's consultant and the extent of the improvements are not fully determined. This exhibit only needs to reflect existing signal and lane conditions so improvements can be added with the completion of the TIA review.)

greggamble209@gmail.com

Sheet added. C4.6

kevin.long@franklin.tn.gov

Applicant shall update sheet 4.6 to reflect conditions outlined in comment 192 from Jimmy Wiseman:

192. B. General Information

City of Franklin

Jimmy Wiseman

6/17/19 1:12 PM

3 - Planned Unit Development

The signal at Goose Creek Bypass and Lewisburg Pike has several movements that operate with significant delay as well as above average queuing lengths. At the first site plan for the development, the construction documents for the following improvements shall be submitted for approval. At the 50% build-out of the project the following improvements shall be constructed:

1. Provide dual northbound right turn lanes and dual northbound through lanes on Lewisburg Pike.

2. Provide dual westbound left turn lanes, a westbound through lane and a dedicated westbound right turn lane on Goose Creek Bypass as well as a southbound receiving lane on Lewisburg Pike. The receiving lane shall be designed to accommodate the peak volume needed to prevent delay in the intersection.

All turn lanes shall have a minimum of 200' of storage with appropriate tapers.

The intersection improvements qualify for offset. An offset agreement must be approved with the development plan by the Board of Mayor and Alderman.

close issue

Reply

Edit

Delete

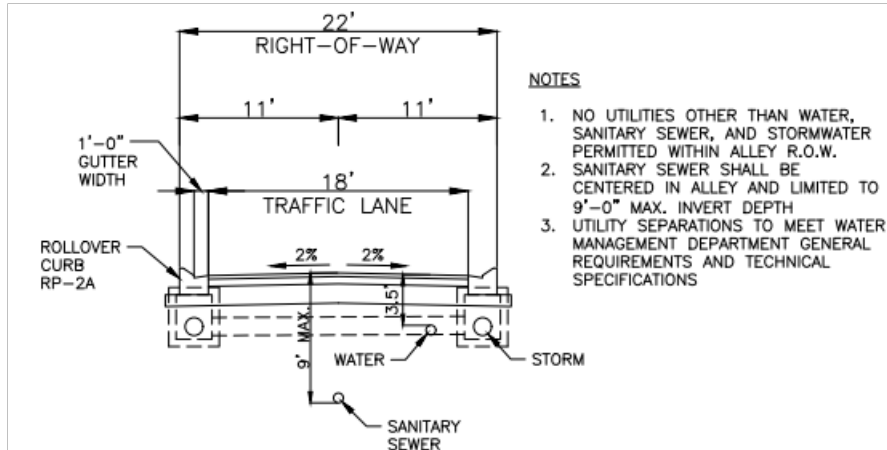
- Provide dual northbound right turn lanes and dual northbound through lanes on Lewisburg Pike.
- Provide dual westbound left turn lanes, a westbound through lane and a dedicated westbound right turn lane on Goose Creek Bypass as well as a southbound receiving lane on Lewisburg Pike.

[Edited By Kevin Long]

163. Alley Section

joe.marlo@franklintn.gov

Please revise the alley section to incorporate the new street standard for alleys (below). Note that the new alley section retains the 22-foot wide ROW width, but incorporates an 18-foot wide crowned traffic lane (20-foot paved surface including gutter pans), and allows for specified utilities within the alley.



greggamble209@gmail.com

The alleys are now reflective of the new alley section.

joe.marlo@franklintn.gov

Applicant to revise grading and storm infrastructure to reflect crowned section in alleys / mews.

164. F. Development Plan

kevin.long@franklintn.gov

This is an advisory comment, to be discussed further as part of the TIA review process. Several of the eastbound left-turn movements to go north toward the intersection of Goose Creek Bypass - Lewisburg Pike. Because these are new intersections that could be below an acceptable LOS when constructed, special considerations may need to be made in the design of these intersections regarding access management. This can be discussed and addressed as part of the TIA report.

greggamble209@gmail.com

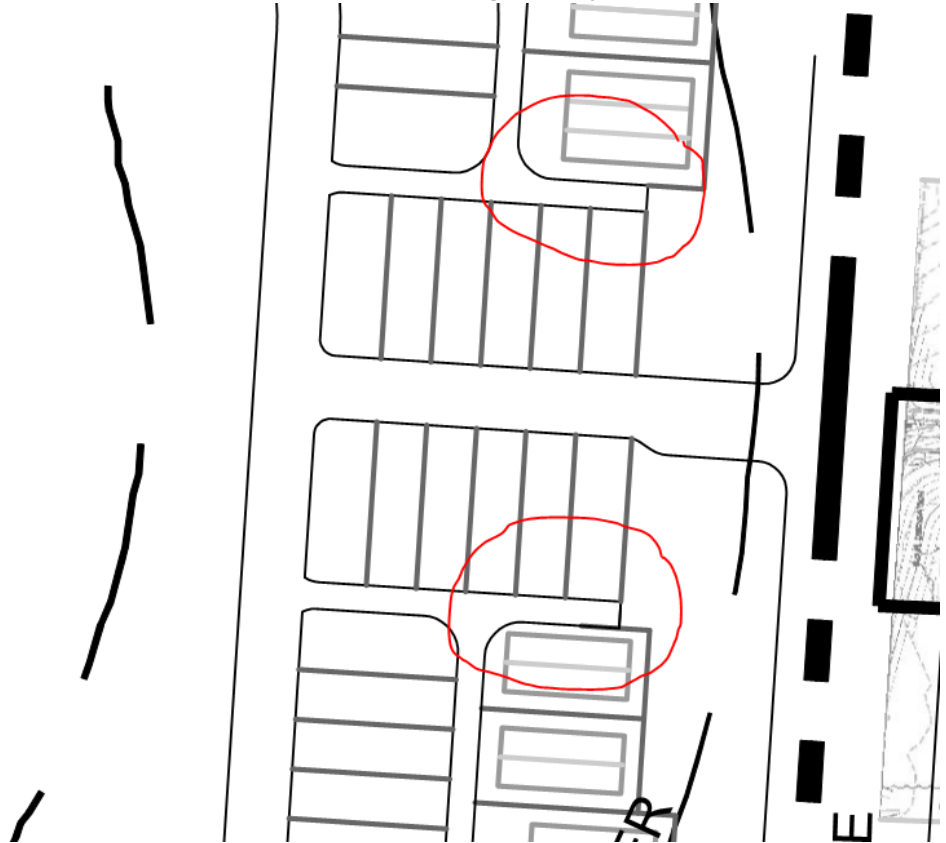
Noted.

kevin.long@franklintn.gov

Applicant shall provide full design for the signalized intersection of Stream Valley Boulevard / Forestside Drive / Lewisburg Pike. The signal plans shall incorporate all intersection improvements (i.e. turn lanes) required per the approved TIA and must be approved by TDOT and the City of Franklin. All intersection improvements shall be completed and accepted prior to the issuance of the first Certificate of Occupancy for the Phase 2.

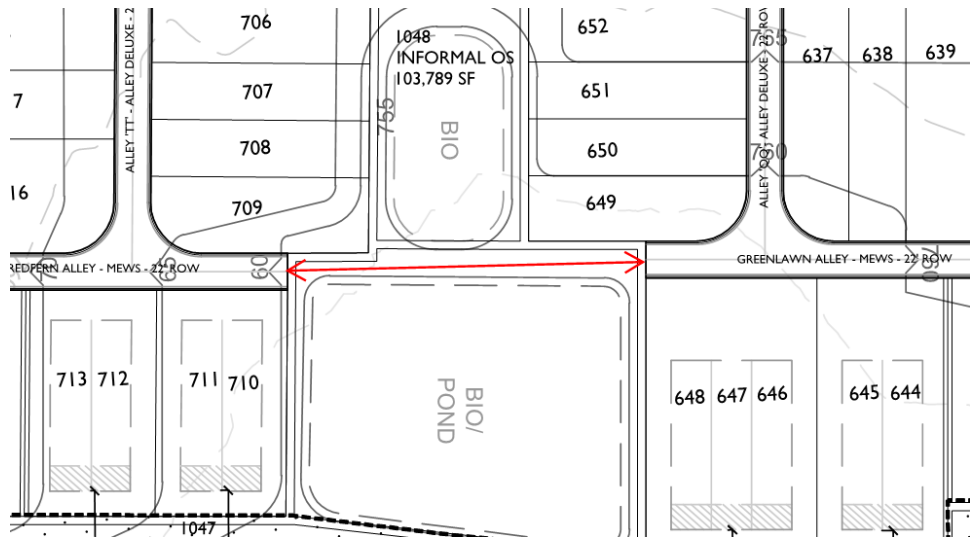
165. Dead-End Streets/Alleys

Section 2.3.7 of the Franklin Transportation & Street Technical Standards prohibits permanent dead-end streets/alleys without cul-de-sac designs. The dead-end alleys shall be removed and connected back to the right-of-way.



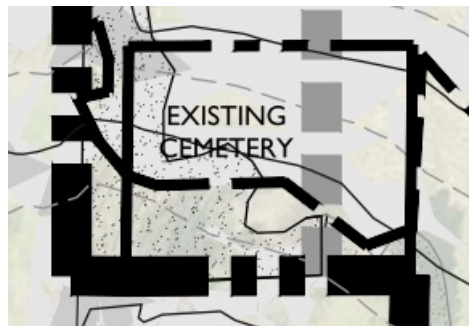
jimmy.wiseman@franklinton.gov Comment addressed. Thank you.

The applicant shall connect the alley section on sheet C2.5 as well.



166. Cemetery Lot

joe.marlo@franklinton.gov Applicant to verify if a cemetery exists or not on the property. If it does not exist, Applicant to remove all notes for 'Existing Cemetery', including those on C1.5.



182. Stormwater from Hillsides

joe.marlo@franklinton.gov The following is a newcomment based on newinformation shown.

With each Site Plan, Applicant shall intercept and direct stormwater from adjacent hillsides using appropriate storm infrastructure prior to its crossing sidewalks or surface flowing into streets or alleys. Storm infrastructure outside of ROW shall require 20-foot wide public drainage easements centered on the infrastructure.

183. Advisory Comment

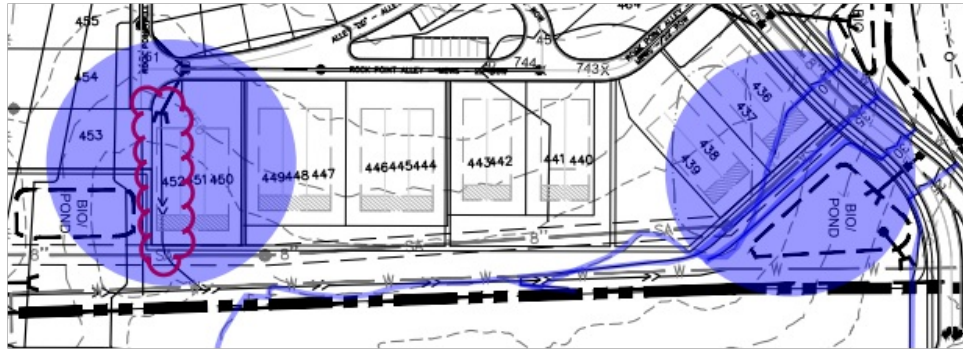
joe.marlo@franklinton.gov The following is an advisory comment, and **does not hinder approval of the Development Plan.**

Advisory Comment: Bioretention areas are to be constructed level. Several bioretention areas shown on the Development Plan appear to be on sloping grades.

184. Grading Plan

joe.marlo@frankltn.gov The following is a newcomment based on newinformation shown.

Applicant to correct / complete the grading contours and swales in the areas highlighted below from C3.4.



185. Meeting Required

joe.marlo@frankltn.gov **Prior to submitting for One Stop**, the Applicant is to schedule a meeting with Engineering, Stormwater, Water Management, and Planning staff to demonstrate that the comments made herein have been corrected and incorporated into the project documents.

After the corrections have been made, Applicant to contact Joe Marlo (joe.marlo@frankltn.gov) at the City of Franklin to arrange a meeting at City Hall.

186. Site Plan

joe.marlo@frankltn.gov Applicant to show buildable areas for units 615-618 that lie wholly outside of the Area of Protected Slopes. (C2.5)



193. ROW Reservation

joe.marlo@frankltn.gov Applicant to revise all instances of 'ROW Dedication' on Lewisburg Pike to read 'ROW Reservation', as this is a state route.

196. B. General Information

jimmy.wiseman@franklintn.gov	The signalized intersection at Goose Creek Bypass and Lewisburg Pike has several movements that operate with significant delay as well as above average queuing lengths. At the first site plan for the development, the construction documents for the improvements listed below shall be submitted for approval. The applicant shall meet with City staff and determine the timing for construction of the improvements: 1. Provide dual northbound right turn lanes and dual northbound thru lanes on Lewisburg Pike. 2. Provide dual westbound left turn lanes, a westbound thru lane and a dedicated westbound right turn lane on Goose Creek Bypass as well as a southbound receiving lane on Lewisburg Pike. The receiving lane shall be designed to accommodate the peak volume needed to prevent delay in the intersection. All turn lanes shall have a minimum of 200' of storage with appropriate tapers. The intersection improvements qualify for offset. An offset agreement must be approved with the development plan by the Board of Mayor and Alderman.
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Fire-Planning

General Issues

91. Water supply

curt.edelmann@franklintn.gov	Hydrant spacing does not appear to be adequate on the C5 sheets. Hydrants must be spaced a maximum of 500-feet apart. Slight modifications to this requirement will be permitted in order to locate hydrants at intersections.
greggamble209@gmail.com	Fire hydrant spacing updated
curt.edelmann@franklintn.gov	Verify hydrant spacing is no more than 1000-feet apart along Vergreen Hill Drive between areas C and D

92. Water supply

curt.edelmann@franklintn.gov	The applicant shall provide a water flow test or model for the highest elevation in the subdivision. The model should provide at least 1500 gpm at 20 psi above any normal peak domestic usage. [Edited By Andy King]
greggamble209@gmail.com	Flow test emailed to Curt
curt.edelmann@franklintn.gov	I have not received this information yet. curt.edelmann@franklintn.gov. See new comment 194. [Edited By Andy King]

194. Additional Comments Pending

andyk@franklintn.gov	General 1. The applicant shall provide a water model for the anticipated number of units with peak demand for domestic and irrigation at the highest service elevation. The service level must be 1500gpm at 20 psi above the maximum demand. Water mains shall be sized accordingly. Please contact the fire department if you have any questions. This needs to be done prior to one-stop. 2. The applicant shall provide on-street parking on both sides where two alley-loaded lots front each other. 3. The applicant shall provide buildable lots facing an arterial with the following:
--	---

- i) Street name and each lot addressed from this street.
- ii) An accessible entrance to the primary structure on each lot. The detached garages do not appear to meet this intent. Generally, this is a door for a person to enter from the deluxe alley side.
- iii) A street pavement width of 20 feet minimum.
- iv) No parking on the street and provided with Fire Lane signage.
- v) Additional overflow parking areas appropriate for the number of units.
- vi) Provided with home fire sprinklers.
- vii) Water mains and hydrants must be provided on this street.

Area A

- 1) Deleted
- 2) Deleted
- 3) Applicant to provide an on-street parking space for Lot 46 in the curve.
- 4) Fair Oak St. needs on-street parking at the 6 lots closest to Lewisburg Pike.
- 5) The applicant shall connect the water main to Cattail Lane.

Area B

- 1) The applicant shall provide ROW to lot to the south where the road is terminated and shown as future ROW.
- 2) The deluxe alley off of Elk Grove Ave must be named and lots 162-176 are to be addressed to this street and comply with the street requirements in the General section for lots without access to a frontage street.
- 3) Applicant to add on-street parking near the pool in this section as it should not be a yield street.
- 4) The applicant shall connect the water main to Stream Valley at Rindle Lane.
- 5) Water mains and hydrants must be located on Hollydale Alley.
- 6) In Area B, the applicant shall connect to Stream Valley prior to platting 20 lots.

Area C – Sheet C2.3

- 1) The applicant shall provide on-street parking on both sides where the multi-family lots front alley-loaded lots or other multi-family lots.
- 2) Deleted comment.
- 3) The applicant shall construct both roadways to serve Area C after 20 lots are platted or a combination of 30 total dwelling units is platted.
- 4) The applicant shall provide on-street parking for Lots 385-386, 230, 224, 233.

Area D

- 1) The applicant shall provide on-street parking for Lots 473-474, 457-463 (curve and yield condition)
- 2) The applicant shall provide on-street parking for most of Forestside Dr for the alley-loaded and multi-family areas.
- 3) The applicant shall provide on-street parking for Southbrooke Blvd.
- 4) The applicant shall provide overflow parking for multi-family Lots 485-505.
- 5) The applicant shall provide on-street parking for Lots 540-542; 600-602.
- 6) The applicant shall provide Evergreen Hill Dr. with on-street parking due to the grade, curvature, and alley-loaded product.

Area E

- 1) The applicant shall complete the road (collector) to the property limits prior to platting more than 20 lots in Area E.
- 2) Deleted.

- 3) The applicant shall provide parking for critical Lots 603-618 and a description of the type of units to be built.
- 4) The applicant shall provide on-street parking on Blue Bonnet Dr. on the alley-loaded side.
- 5) The applicant shall provide additional overflow parking near the pond/bio area for the lots fronting Lewisburg Pike.
- 6) The applicant shall use the requirements outlined above for lots without access to a frontage street on Lots 641-652 and 706-715.
- 7) The applicant shall provide on-street parking on both sides of Tranquil Oak Dr.

[Edited By Andy King]

FMPC Condition of Approval

General Issues

197. soils identification

amy.diaz-barriga@franklin.tn.gov

Condition of approval made by Commissioner Petersen at the 6/27/2019 FMPC meeting:

Any lots where Dellrose soil is shown shall be identified as critical lots and a geotechnical study shall be submitted for those lots with the site plan.

[Edited By Amy Diaz-Barriga]

MTEMC

Southbrooke PUD Subdivision Development Plan Initial Submittal - 04-08-2019.pdf

98. MTEMC Easement

ehale@mtmc.com

MTEMC will require permanent access to the existing easement on the south side of Area B.

greggamble209@gmail.com

A 10' Access easement has been added.

99. MTEMC Requirements

ehale@mtmc.com

Developer should contact MTEMC for electric layout, installation requirements and easement information. Building envelopes should allow for proper clearance from MTEMC facilities.

Roger Heginbottom
615.595-4675

greggamble209@gmail.com

Developer will set up meeting

Parks

General Issues

39. Parkland Impact Fee

kevinl@franklin.tn.gov

This plan can't go to BOMA or placed on an agenda without a Parkland Dedication and Impact Agreements being approved by the Law Department.

More information will be needed to better understand the scope for Parkland. Below is a quick intro on what will be expected.

Parkland Impact fee And Dedication procedure and timeline

This template is used for all Parkland Dedication and Impact Agreements with the City of Franklin. Below is a list of components that should be included as exhibits

(samples under Appendix A) with any Agreement, as well as a timeline for submittal and approval of agreements. It is important to note that this template, and provisions within it, may be altered when necessary to fit the project being proposed.

Exhibits to be Included:

- Image of Area to where the project will be built
- Design concept for the project
- Proposed budget for the project
- Full-Color Concept Plan

Timeline for Submittal and Approval

Development Agreements for Parkland Dedication projects must be submitted to the Franklin Municipal Planning Commission (FMPC) at the time the **Development Plan** is submitted. This is important as both documents will need to travel together through FMPC and the Board of Mayor and Aldermen (BOMA). Development Agreements will also be reviewed by the departments listed below. Other departments may need to review the Agreement, but the timeline for review will generally be:

- Parks Department Review: 10 days
- Risk Management Review: 10 days
- Engineering Department Review: 15 days
- Law Department Review: 30 days

After each of these departments has reviewed and approved the agreement, both the Development Agreement and Development Plan will be sent to FMPC and BOMA for review and approval.

Note: A development plan will NOT be placed on a BOMA agenda without an agreement accompanying the development plan. If fees are to be paid and no credit given, then the development plan shall show and be listed on the plan set that fees in lieu will be paid at the **final plat**.

Additional Notes

It is important to note that circumstances may arise which may alter this timeline, so please plan projects accordingly.

- These fees are due at the final plat stage.
Parkland impact fees are due prior to the issuance of the building permit if the **final plat** hasn't been recorded (in other words, whichever occurs first) or in those cases when a plat is not required, prior to the issuance of a building permit

Contact Kevin Lindsey at Parks for more information if needed. 615-794-2103-ext 6948

[Edited By Kevin Lindsey]

greggamble209@gmail.com noted

kevin@franklintn.gov	Parks has not received a draft contact for Parkland Impact Fees to submit to Law. Also a Parkland Narrative is needed to explain the park project to go along with the contract. Due to not having the draft agreement this will delay this project going to BOMA for approval. The draft agreement must be submitted to Parks Dept with or before resubmittal for this resubmittal to be deemed complete. If the draft copy of the agreement is not presented and completed by Law, then Fees in Lieu will be the default for meeting parkland impact fees. [Edited By Amy Diaz-Barriga]
greggamble209@gmail.com	Parkland dedication submittal documents have been turned in and are currently under review.
kevin@franklintn.gov	Law still has the contact under review.

Planning

General Issues

24. Minimum lot size

amy.diaz-barriga@franklintn.gov	Per Envision Franklin, staff cannot support detached lots less than 45'. Of the 412 detached units proposed, only 30% of them are lots of a width that staff could support. If you take out the alley loaded lots from this percentage, this project has only 12% non-alley product. For a rural environment, this seems too low. [Edited By Amy Diaz-Barriga]
greggamble209@gmail.com	Southbrook is master planned with lot sizes consistent with Berry Farms and Stream Valley. The master plan is designed with smaller lot sizes within the interior of each hamlet area or with proposed additional landscape buffers along Lewisburg Pike. The homes in Section A are setback from the existing edge of Lewisburg Pike a distance of approximately 125 feet to provide visual relief from the roadway. Lots have been identified on Sheet C2.8 as High Profile Lots with additional architectural constraints. Lot Width has a direct relationship with the sales price of the home. The applicant is requesting lot sizes smaller than 45' in width to meet the need in Franklin of home for sale less than \$500,000. In addition, the significant amount of open space that is set aside in the proposed master plan is made possible by the clustering of smaller lots within the hamlets. The rural environment is protected and preserved with the creation of a 122 acre park to be dedicated to the City of Franklin for a park.
christopher.andrews@franklintn.gov	Staff comments remain, in consistency with Envision Franklin. Lots with widths of less than 45' can not be supported by staff. [Edited By Amy Diaz-Barriga]
greggamble209@gmail.com	The total number of alley loaded lots less than 45' in width have been reduced by 65 lots (24%). These lot types are critical to the economic diversity of the development. The applicant understands staff's position on this item.
amy.diaz-barriga@franklintn.gov	Staff comments remain: in consistency with Envision Franklin, lots with widths of less than 45' can not be supported by staff.

26. steep slopes and the HHO Buffer

amy.diaz-barriga@franklintn.gov	Lots within the HHO buffer with 14% slope have to be acres. Lots 232-248, 512-521, 631-635, 673-680, and 766-767 are a problem.
greggamble209@gmail.com	lots have been adjusted
amy.diaz-barriga@franklintn.gov	The lot for 648-651 and for 636-639 seem impractical to build a building as shown. These lots need to be removed, or a smaller footprint of building needs to be provided, one that does not impede into the areas of protected slopes. Lots 636-651 require a 25-foot side yard setback. <i>[COF Zoning Ordinance 5.8.1 (b)]</i> [Edited By Joe Marlo]
greggamble209@gmail.com	Lots have been revised. They have been made 'critical lots,' to be further evaluated at site plan once we obtain a survey. A note has been added to sheet C2.5
amy.diaz-barriga@franklintn.gov	Lots labeled as Critical Lots will be further assessed at Site Plan. Building footprints and associated grading within these lots cannot disturb the 14% or greater slopes on these lots.

34. Architecture

amy.diaz-barriga@franklintn.gov	A 5' side yard setback on the 56' wide lots and up seems too small. These will end up with large houses imposing on their neighbor. These setbacks need to increase as the width of the lot increases.
greggamble209@gmail.com	56' wide lots are designed as corner lots and have additional width for larger wrap around porches. The homes are designed to be compatible with homes on 45' wide lots and will not have an imposing affect of neighboring lots.
amy.diaz-barriga@franklintn.gov	To be consisent along streets, all corner lots should have the same street frontage on both sides of the street. Please revise all lots to correspond correctly. The typical lots and setbacks listed on the architectural sheets are way too small. For ease of reference, please make all of these larger, and also provide a "summary" sheet showing all oft the different lot types and associated setbacks together on one page.
greggamble209@gmail.com	The typical lot diagrams and setbacks are shown at a larger scale.
amy.diaz-barriga@franklintn.gov	For all of the lot charts and setbacks listed on the A sheets, clarify the difference between the rear setback and the alley setback. For the 65-85' lots and the 100-125' lots, enlarge the side setbacks. A five foot side setback is not proportional to the potential house width. On sheet A1.1, revise sheet to show all setbacks proposed (at least one line is cut off on most charts).

76. Zoning - CI Zoning for Parkland Dedication

christopher.andrews@franklintn.gov	After staff discussion, please submit a legal description of the area intended to be included in the parkland dedication. Please propose to rezone the parkland area to Civic Institutional (CI).
greggamble209@gmail.com	after discussion with staff it was decided to wait to submit a rezoning request until the site plan initial submittal for phase 1

christopher.andrews@franklin.tn.gov	Staff will add a condition of approval that prior to the approval of the first site plans, a rezoning to Civic Institutional (CI) of the proposed park property shall be approved by BOMA. [Edited By Amy Diaz-Barriga]
greggamble209@gmail.com	Noted
amy.diaz-barriga@franklin.tn.gov	As a part of the parkland dedication agreement, the applicant shall rezone the dedicated parkland to CI zoning.

139. Development plan

amy.diaz-barriga@franklin.tn.gov



This area does not meet the overall goals of the Zoning Ordinance. There is no activation of the front of the building. Yes, a sidewalk is being provided, but without several cut-throughs within this run of big houses, no one will ever use it. Also, this is too long of a run of homes. The design principle within the ZO is a block length of 600' before a road intersection. The same dimensions need to be applied here, even though this is not technically a block.

	Staff believes that incorporating a frontage road along this section of big houses would be more appropriate, and solve many of the problem that staff has with this area, collectively. A frontage road would provide a presense to the front of the houses, for addressing purposes, vistor ease, and utility location. It would also provide better fire access to these lots. It would disperse parking spaces more evenly along the street. If the applicant chooses not to do a frontage road in this location, staff recommends meeting prior to resubmittal to discuss an alternative that staff <i>can</i> support.
greggamble209@gmail.com	The applicant has met with staff to discuss. The Development Plan has been revised in this area to add intentional open space separation between the buildings.
amy.diaz-barriga@franklin.tn.gov	All formal and informal open spaces must meet the requirements of the Zoning Ordinance. Formal open spaces will be required to meet the amenities requirements at site plan. All open space dimensions will need to have a rational nexus to the purpose of the area. Slight modifications to the shape can be done at site plan, but larger changes may need to go back to FMPC for re-review.

143. Development plan

amy.diaz-barriga@franklin.tn.gov	Provide a measurement to show the setbacks of all buildings/streets along Lewisburg, to make it clear that deep setbacks are being provided.
greggamble209@gmail.com	Measurements have been added
amy.diaz-barriga@franklin.tn.gov	Revise all sheets to show the proposed setbacks along Lewisburg Pike from the PROPOSED R.O.W. to the lot line (not the building façade). Envision Franklin calls for deep setbacks along Lewisburg Pike, and the plan needs to accurately reflect the distance from the existing as well as the future ROW. Applicant shall also provide the rationale for their proposed setback along Lewisburg Pike, and how it is consistent with adjacent developments and/or structures. [Edited By Amy Diaz-Barriga]

144. Development plan

amy.diaz-barriga@franklin.tn.gov	Like the parkland dedication sheet, I would recommend providing a HHO/Area of Protected Slopes sheet. That way, staff can see all sections together, and it provides an opportunity to explain the intent of the "areas of protected slopes".
greggamble209@gmail.com	Sheet c2.12 has been created to show HHO, HHO Buffer, and slope protection area on the overall site.
amy.diaz-barriga@franklin.tn.gov	Add the red dashed line to all of the C2 sheets, to clarify that this is the area of protected slopes line.

145. Development plan

amy.diaz-barriga@franklin.tn.gov	similar to the parkland dedication sheet, the applicant should provide a phasing sheet, to show collectively how the phasing works over the entire property. Many of the phase lines simply don't make sense when seen only in sections.
greggamble209@gmail.com	Sheet C2.12 has been created to show phasing.

amy.diaz-barriga@franklin.tn.gov	On sheet C2.0, reference C2.12 next to the phasing list.
149. Buffers	
amy.diaz-barriga@franklin.tn.gov	The buffers in Section A are inconsistent from sheet to sheet. There should be an incompatible lot size buffer of 50' where the lots along the perimeter of the development are not within 75% of the existing adjacent lots.
greggamble209@gmail.com	All buffers are now 50'
amy.diaz-barriga@franklin.tn.gov	Label the buffer a class "c" incompatible use buffer, to be consistent in wording with the Zoning Ordinance.
156. B and B property buffering	
amy.diaz-barriga@franklin.tn.gov	The B and B property should probably have a landscape buffer around it, or a green line on the regulating plan should be included around this property.
greggamble209@gmail.com	Landscape buffer has been added. See regulating plan.
amy.diaz-barriga@franklin.tn.gov	The evergreen screen shall extend down the south property line of the B & B property, and the north property line of the adjacent parcel, to screen these existing uses from the development proposed very close to their properties.
157. HZC and Landscape buffers	
amy.diaz-barriga@franklin.tn.gov	Label the Historic buffer and landscape buffers on all sheets.
greggamble209@gmail.com	Buffers have been labeled.
amy.diaz-barriga@franklin.tn.gov	Clarify that the historic buffer expands to 75' in width for the majority of the property line.
180. tree canopy: number accuracy	
amy.diaz-barriga@franklin.tn.gov	Make the tree canopy preservation amounts match on sheet C2.0.
181. Addressing Manual update	
amy.diaz-barriga@franklin.tn.gov	Staff suggests an update to the addressing manual, to allow limited addressing off of alleys, when residential units front open spaces which are not perpendicular to ROW, or when residential units front open spaces which are perpendicular to arterial or collector roads.
190. parkland trailhead area	
amy.diaz-barriga@franklin.tn.gov	Parking spaces provided for the proposed park/trail system shall be further evaluated at site plan, to ensure there is adequate parking provided within the park site, so as to not overwhelm the adjacent streets and parking areas. If additional spaces are deemed necessary, the additional spaces must be provided within the park property and outside of the area of protected slopes.
191. defined separation between park and development	
amy.diaz-barriga@franklin.tn.gov	The plan shall incorporate a defined separation, to be confirmed at site plan, between the parkland trail area and the lots for units 603-618, to ensure patrons of the trail do not deviate into private property.

Preservation/HZC

General Issues

64. Protection of Historic Lands and Structures

amanda.rose@franklin.tn.gov Section 5.7 of the Zoning Ordinance, "Protection of Historic Lands and Structures," applies to development proposed on lots containing, adjacent to, and across the street from properties listed on the National Register of Historic Places. Area B is demonstrating a Historic Preservation buffer to address 5.7, but the area proposed across the street from the Sugar Hill property is not addressed. Let's talk about ways to mitigate any potential adverse impacts here--larger lots, architecture reflective of the historic structure, etc.

greggamble209@gmail.com On sheet C2.8, homes across from Sugar Hill have been identified as Historic Context Lots and are to be designed in a way to be respectful to the historic home at Sugar Hill.

amanda.rose@franklin.tn.gov Please refer to Ms. Diaz-Barriga's comment re: development plan frontage road.

greggamble209@gmail.com The layout of buildings across Lewisburg from Sugar Hill have been revised.

136. Protection of Historic Lands and Structures

amanda.rose@franklin.tn.gov A 75' naturalistic screen is required to be placed on the developed property, at the property line adjacent to the Sugar Hill historic property, per Section 5.7 of the ZO, unless otherwise approved for a reduction in width by the Historic Zoning Commission.

A portion of the section, near the curb cut, appears to be less than 75'. Please confirm the width of the proposed screening at this location and if a 75' buffer may be accommodated as required. If not, please contact Planning staff to determine the appropriate timing to seek consideration from the Historic Zoning Commission prior to resubmittal.

[Edited By Amanda Rose]

greggamble209@gmail.com The applicant has filed a request with the Historic Zoning Commission to request a revised buffer at the entry to the development. The HZC meeting is on June 10th.

amanda.rose@franklin.tn.gov The buffer modification was approved by the Historic Zoning Commission, as currently shown, at its June 10, 2019 meeting.

The Historic Zoning Commission also stated that the applicant shall work with the historic property owner to see what changes may be made to facilitate the historic site. Namely, the applicant shall reach out to the adjacent property owner to see if they would like to coordinate access, given the plan for a future median on Lewisburg Pike.

Stormwater

General Issues

20. Hydrologic Determination

Doug.Noonan@franklin.tn.gov Applicant shall provide a site assessment identifying all water features (i.e.- channels, springs, seeps, wetlands, ponds, etc.) onsite. The site assessment should include any jurisdictional determinations, delineations, and/or concurrence letters from applicable regulatory agencies.

greggamble209@gmail.com assessment has been provided

Doug.Noonan@franklintn.gov Comment partially addressed, "Applicant shall provide a site assessment identifying all water features (i.e.- channels, springs, seeps, wetlands, ponds, etc.) onsite. The site assessment should include any jurisdictional determinations, delineations, and/or concurrence letters from applicable regulatory agencies."

- Concurrence letters from regulatory agencies not included.
- Delineations of potential wetland areas not included.

greggamble209@gmail.com Concurrence letter has been added.

Doug.Noonan@franklintn.gov Comment partially addressed, "Applicant shall provide a site assessment identifying all water features (i.e.- channels, springs, seeps, wetlands, ponds, etc.) onsite. The site assessment should include any jurisdictional determinations, delineations, and/or concurrence letters from applicable regulatory agencies."

- Concurrence letters from regulatory agencies not included.
- Delineations of potential wetland areas not included.

Potential wetland areas have not been delineated and are not shown buffered on the plans.

75. Stormwater Management Plan

ellen.moore@franklintn.gov Conceptually, applicant shall show how stormwater from the hillsides will be bypassed before entering any infrastructure, such as streets, alleys or storm infrastructure. Bypass stormwater from the hillsides should bypass safely and bypass all bioretention or detention ponds.

greggamble209@gmail.com RESPONSE: Due to the way the drainage basins occur on the site, we will provide swales where possible to bypass water around the detention and bioretention site and will include these areas with final design calculations.

ellen.moore@franklintn.gov Conceptually, applicant shall show on the plans how stormwater from the hillsides will be bypassed before entering any infrastructure, such as streets, alleys or storm infrastructure. Bypass stormwater from the hillsides should bypass safely and bypass all bioretention or detention ponds. Based on the current grading and the areas that are protected, lots may need to shift or be classified as critical to accommodate the flows from the hillsides.

greggamble209@gmail.com Bypass swales and storm added

ellen.moore@franklintn.gov At site plan, applicant shall show stormwater runoff from undeveloped hillsides as safely bypassing bioretention and detention for the development. Based on the current grading and the areas that are protected, lots may need to shift or be classified as critical lots to accommodate the flows from the hillsides. There shall be no grading or infrastructure installed for bypassing of stormwater within the area of protected slopes.

[Edited By Lance Fittro]

195. Riparian Buffer

jeff.willoughby@franklin.tn.gov Identify all water resources onsite. Label by their corresponding name as shown on the most current USGS maps. Include top of bank and riparian buffer zones on all site plan sheets. Riparian buffers shall be applied from top of bank. Top of bank is defined as the break in slope of the corresponding grade or if available, the ordinary high water mark.

- For drainage areas over 1 square mile there shall be a 60' riparian buffer zone 1.
- For drainage areas under 1 square mile shall be a 30' riparian zone 1 and 30' riparian zone 2.
- Zones shall be labeled in the following format, "Width, Riparian Buffer, Zone designation" for example "60' Riparian Buffer Zone 1"
- Where the average Slope of the land within the Streamside Buffer is between fifteen percent (15%) and twenty-five percent (25%), an additional twenty (20) feet shall be added to the zone 1 minimum buffer width.
- Where the average Slope of the land within the riparian buffer is greater than twenty-five percent (25%), an additional fifty (50) feet shall be added to the zone 1 minimum buffer width.

Water/Sewer

General Issues

2. Off-site sewer

scott.andrews@franklin.tn.gov Applicant shall provide an enlarged utility plan sheet showing the layout of the off-site sewer infrastructure required as part of this project.

greggamble209@gmail.com sheet added

ben.mcneil@franklin.tn.gov The applicant has provided the off-site sewer infrastructure, but did not include existing conditions. The applicant shall provide all existing conditions in the layout for review of the proposed routing.

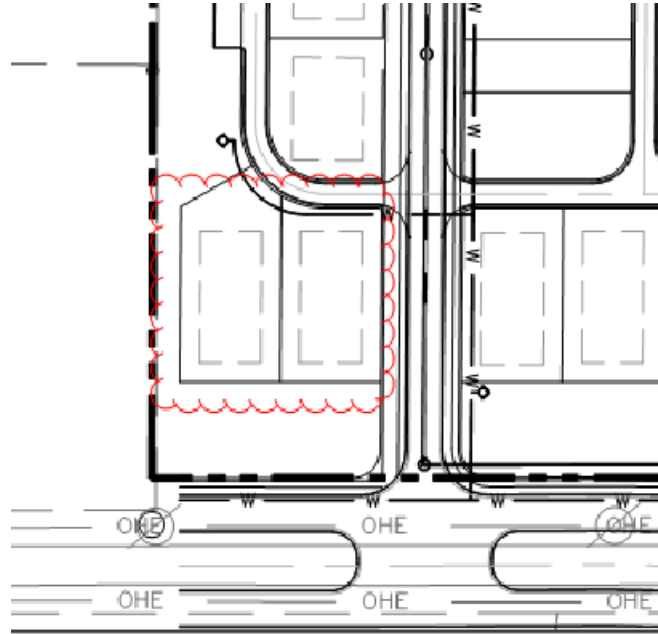
greggamble209@gmail.com Existing conditions added to sheet C5.6-C5.8.

ben.mcneil@franklin.tn.gov The applicant did not fully address the issue, the existing conditions that have been provided do not have enough information for a complete review of the layout. The existing sanitary sewer locations shall be shown, the stream banks, buffers and all required information needed to ensure the layout will meet requirements. at site plan this must meet all Franklin Water requirement.
[Edited By Ben McNeil]

9. Sanitary sewer

ben.mcneil@franklinton.gov

The applicant shall show how each lot will be served by sanitary sewer . The lot depicted below does not show sanitary sewer service.

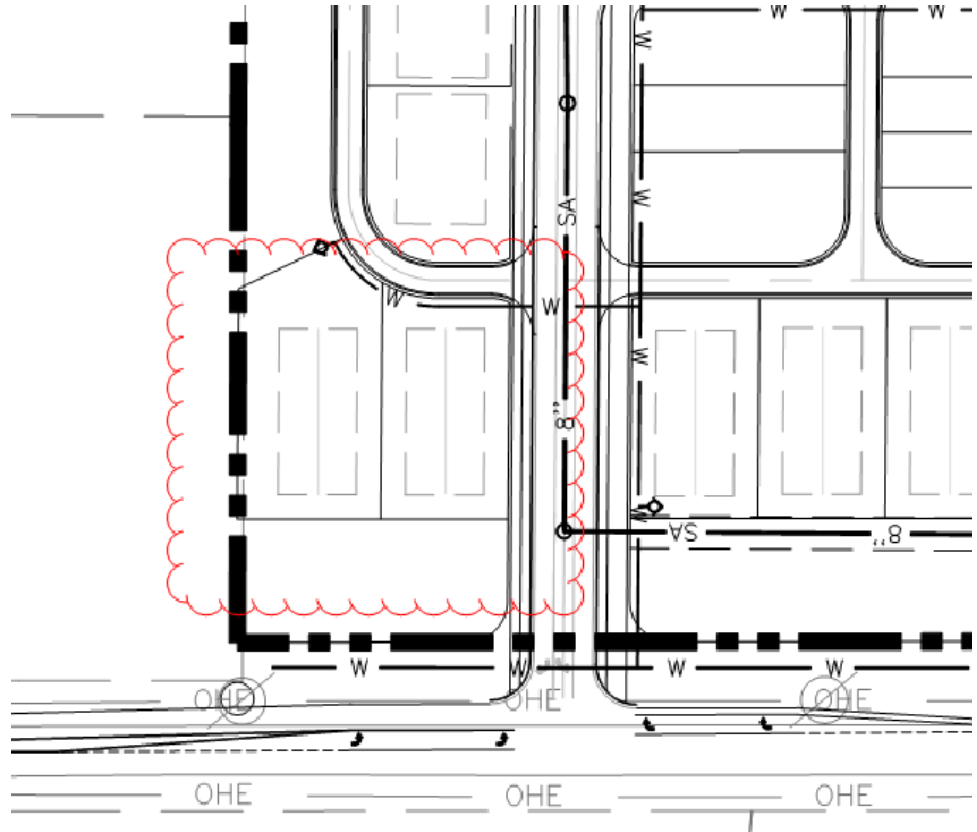


greggamble209@gmail.com

sewer revised to include all lots

ben.mcneil@franklinton.gov

The applicant shall show how each lot will be served by sanitary sewer . The lot depicted below does not show sanitary sewer service.

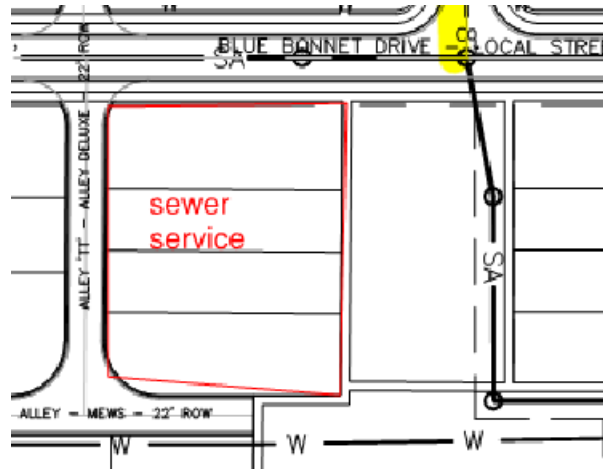


greggamble209@gmail.com

Sewer extended to west to serve 2 lots

ben.mcneil@franklintn.gov

The applicant has lots shown that are not served by sanitary sewer, the applicant shall ensure that all lots are served by sanitary sewer.



10. Sanitary sewer

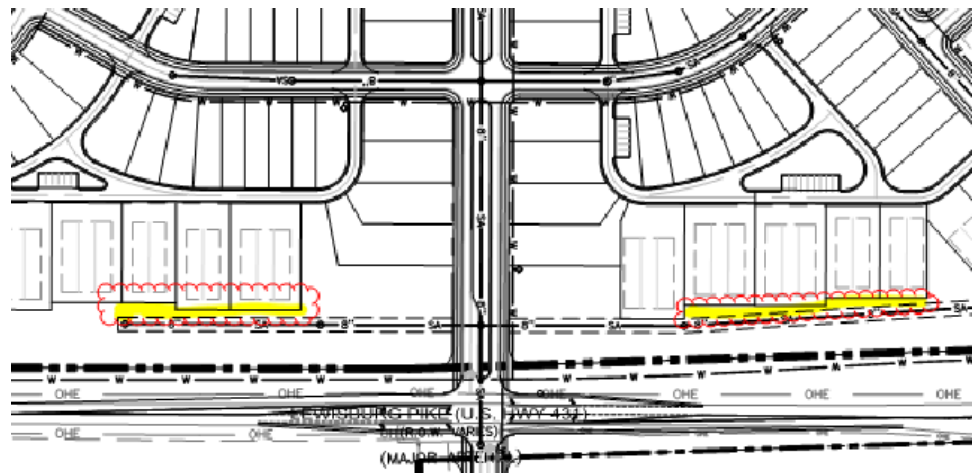
ben.mcneil@franklintn.gov

The sanitary sewer shall be designed to ensure that COF sewer service lines do not cross open space areas. The sanitary sewer mains shall be designed to limit this. In addition, sanitary sewer mains shall be minimized where possible to limit the amount of infrastructure that will serve this development.
[Edited By Ben McNeil]

greggamble209@gmail.com

sewer locations revised as discussed with staff

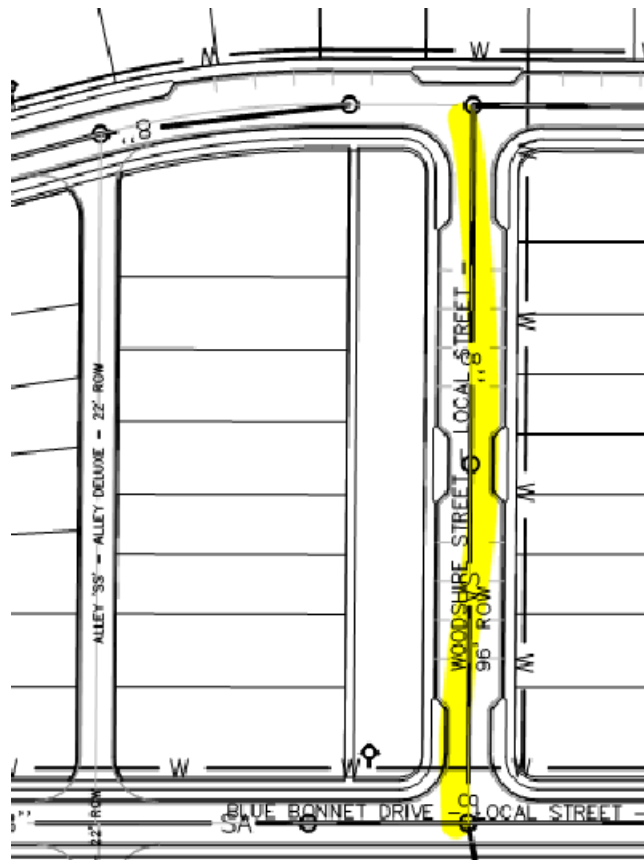
The sanitary sewer shall be designed to ensure that COF sewer service lines do not cross open space areas. The sanitary sewer mains shall be designed to limit this. Below are several areas where this needs to be revised.



Easements have been extended to lots so no lateral will cross through open space.

ben.mcneil@franklinton.gov

The applicant failed to address the issue. The sanitary sewer shall be designed to ensure that COF sewer service lines do not cross open space areas. The sanitary sewer service lines do cross open space areas as shown below.



11. Sanitary sewer

ben.mcneil@franklinton.gov

The sanitary sewer main shall extend to the south west property line to extend and serve future drainage areas.

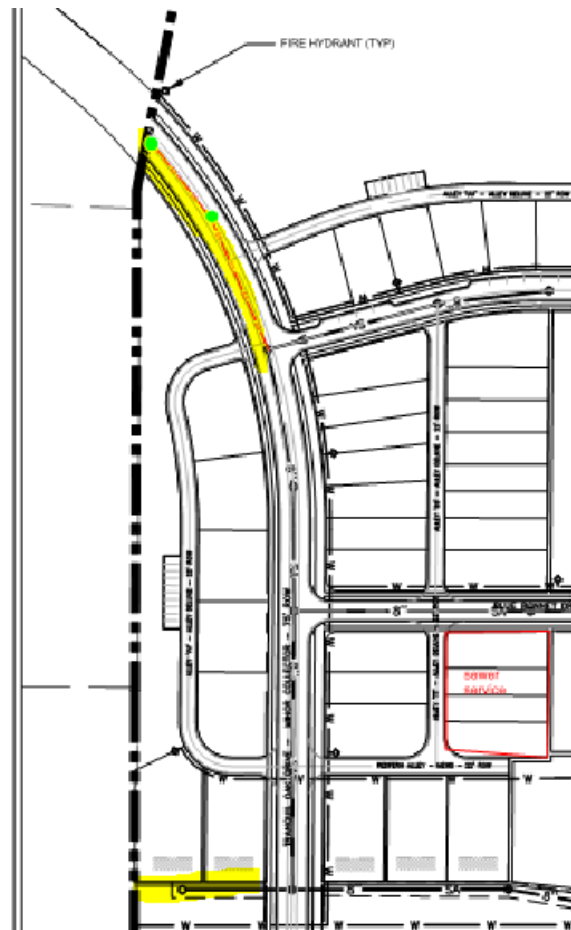
greggamble209@gmail.com

extended sewer main

ben.mcneil@franklinton.gov Issue Closed

ben.mcneil@franklinton.gov Issue re-opened

ben.mcneil@franklinton.gov The applicant has revised the layout with the latest submittal. The sanitary sewer shall be extended to the south to serve future properties. The sanitary sewer shall be extended to the property lines.



12. Sanitary sewer

ben.mcneil@franklinton.gov The Redwing pump station is being evaluated to ensure the station can handle the anticipated flows. The applicant shall submit a phasing plan with the development plan to show how each section will be constructed. The proposed flow and lots shall be shown. If the evaluation of the station shows that upgrades are needed to the existing station or infrastructure, the applicant will be responsible for these identified upgrades.

A development agreement must go to BOMA with the development plan to ensure the required upgrades are corrected.

[Edited By Ben McNeil]

greggamble209@gmail.com phasing plan has been submitted for staff review

scott.andrews@franklintn.gov Applicant met with staff and a phasing plan was discussed. As a result of that discussion, an availability letter was granted for Phases 1 and 2, to consist of a maximum of 301 SFUEs (105,350 GPD). Phases 1 and 2 shall not be modified in any way that results in flows greater than 301 SFUEs.

The submittal of any site plans beyond Phases 1 and 2 and/or exceeding 301 SFUEs will trigger the requirement to make necessary improvements to the Redwing Pump Station and any other offsite sanitary sewer improvements identified by WMD as being associated with this project. The pump station upgrades and any off-site improvements must be made in conjunction with the construction of any site plan that exceeds the 301 SFUE limit.

This comment shall remain open as a reminder to COF staff.

[Edited By Scott Andrews]

greggambles209@gmail.com Agreed.

ben.mcneil@franklintn.gov Applicant met with staff and a phasing plan was discussed. As a result of that discussion, an availability letter was granted for Phases 1 and 2, to consist of a maximum of 301 SFUEs (105,350 GPD). Phases 1 and 2 shall not be modified in any way that results in flows greater than 301 SFUEs.

The submittal of any site plans beyond Phases 1 and 2 and/or exceeding 301 SFUEs will trigger the requirement to make necessary improvements to the Redwing Pump Station and any other offsite sanitary sewer improvements identified by WMD as being associated with this project. The pump station upgrades and any off-site improvements must be made in conjunction with the construction of any site plan that exceeds the 301 SFUE limit.

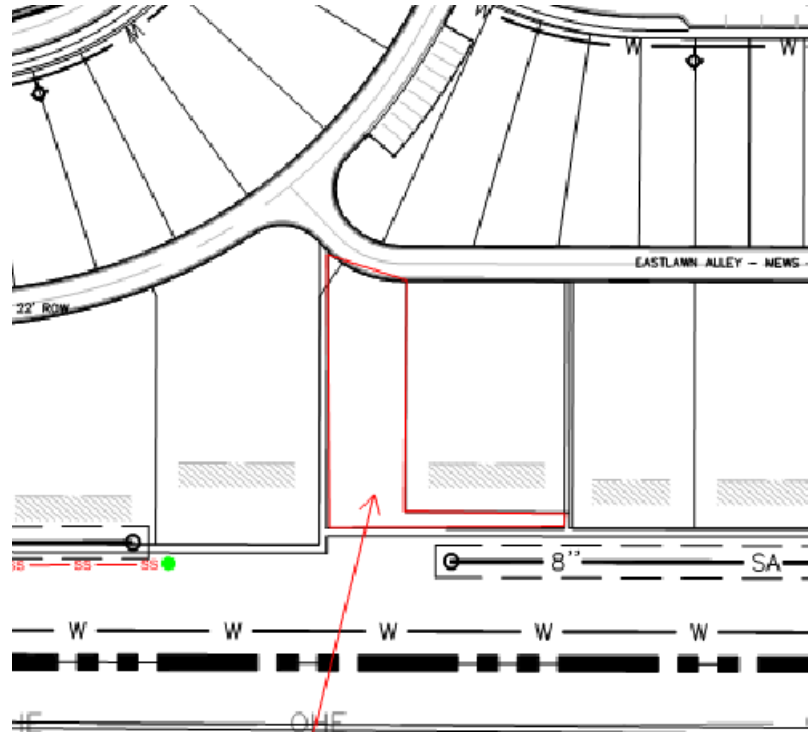
This comment shall remain open as a reminder to COF staff.

169. Sanitary sewer

ben.mcneil@franklintn.gov The applicant shall add lot numbers to identify buildable lots to the utility plan.

170. Sanitary sewer

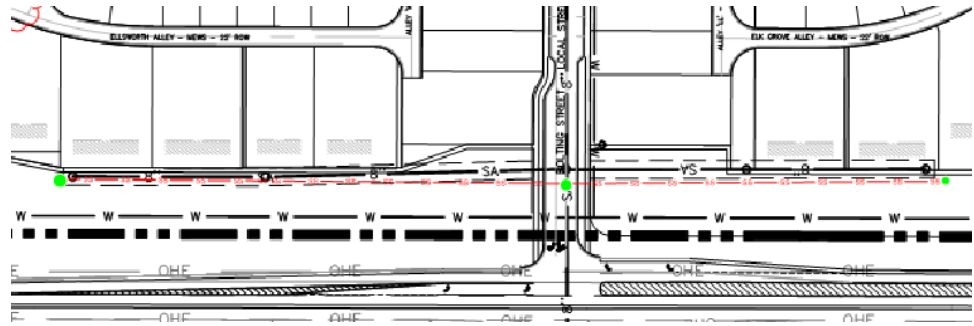
The applicant shall identify the outlined area below. it appears that a lot is surrounded by open space? the applicant shall revise.



171. Sanitary sewer

ben.mcneil@franklinton.gov

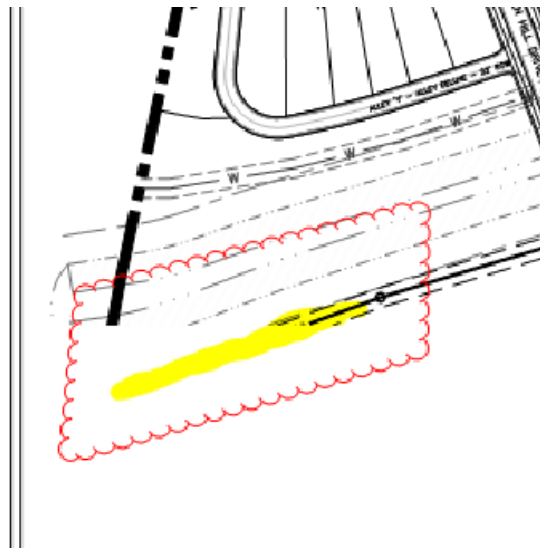
The applicant shall show the sanitary sewer main and easement off of the proposed lots. The picture below appears to have the sanitary sewer easement shown on the proposed lots. This applies to all similar areas.



173. Sanitary sewer

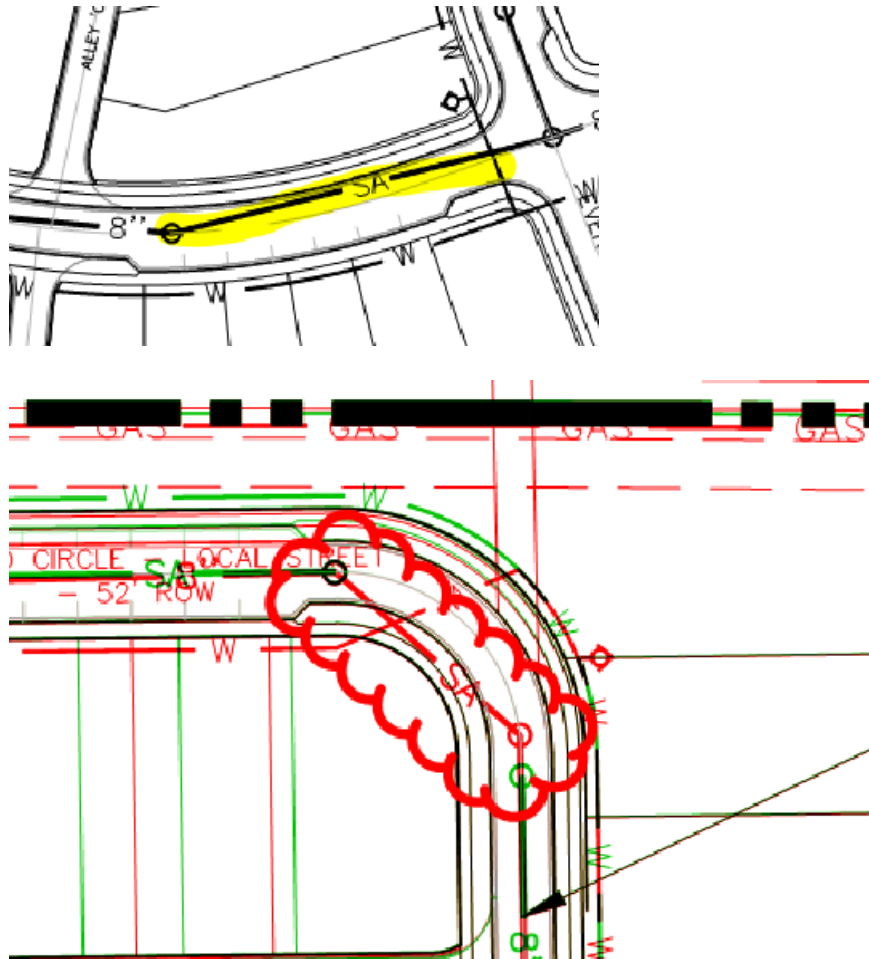
ben.mcneil@franklinton.gov

The applicant shall show the full extent of the proposed sanitary sewer to the property line



174. Sanitary sewer

ben.mcneil@franklinton.gov The applicant shall show the proposed sanitary sewer mains in the center of the streets. There are numerous areas where the sanitary sewer main appears to be under curbs. The applicant shall revise.

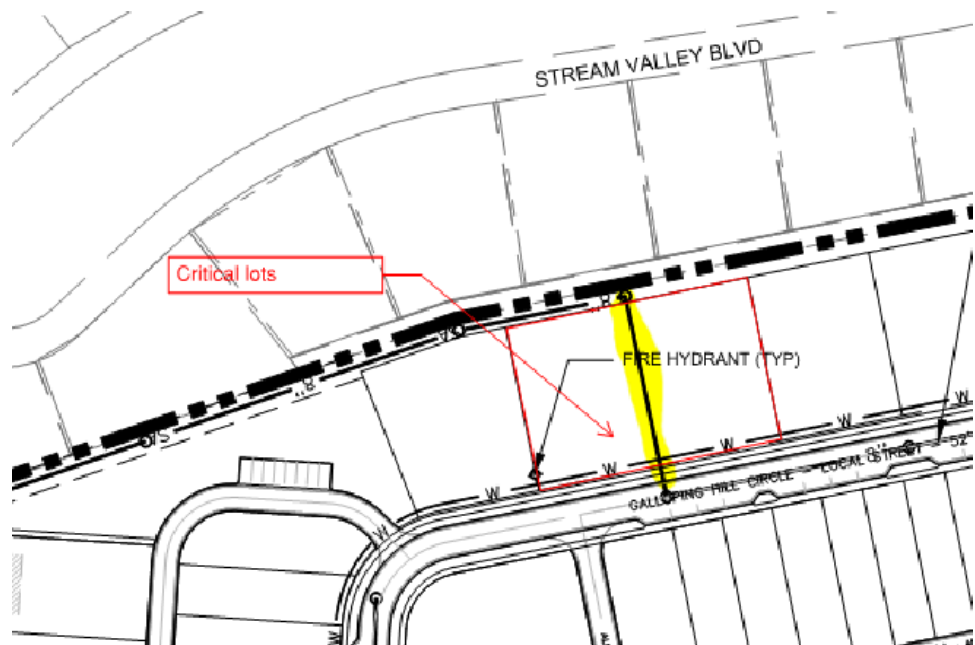


175. Sanitary sewer

ben.mcneil@franklinton.gov HB&TS Water lines are historically in the street. The applicant shall verify that the water mains will be allowed out of the street in easement areas. If not, the applicant shall show the waterlines in the correct locations and provide correct separations.

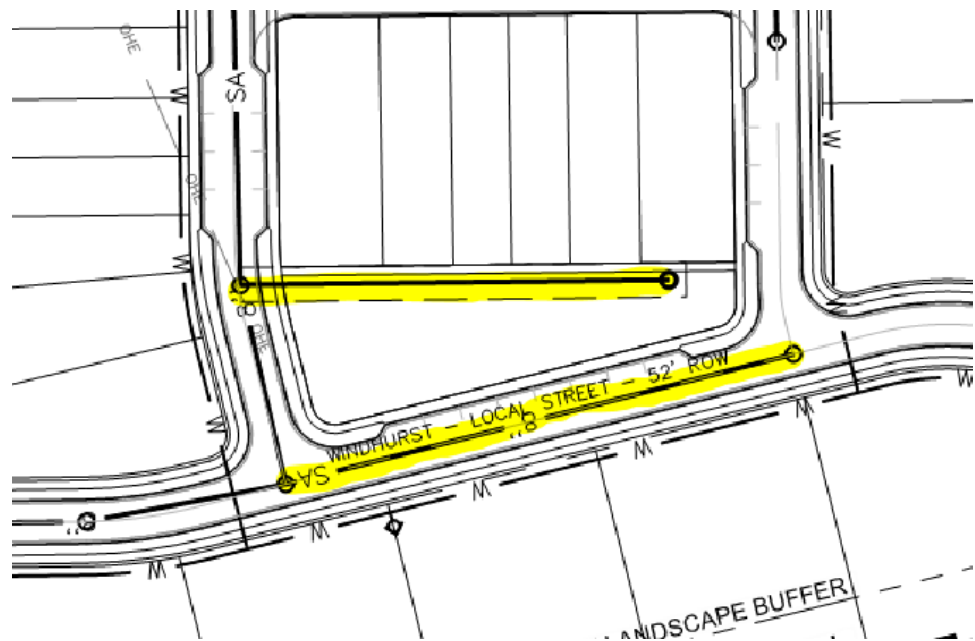
176. Sanitary sewer

The applicant has revised the utility plan and now shows sanitary sewer mains crossing proposed lots. The applicant shall label the lots where sanitary sewer crosses as critical lots for Water Management review.



177. Sanitary sewer

The applicant is currently showing dual infrastructure for sanitary sewer. The applicant shall revise the layout to show single sewer mains to serve the proposed lots.



178. Sanitary sewer

ben.mcneil@franklinton.gov It appears that the current lot layout is requiring a significant amount of sanitary sewer mains to serve the site. The applicant shall evaluate the layout and provide a design that limits the amount of sanitary sewer to serve the property.

179. Sanitary sewer

ben.mcneil@franklinton.gov The sanitary sewer main shown below will not be allowed in the swale for storm water. the applicant shall revise.

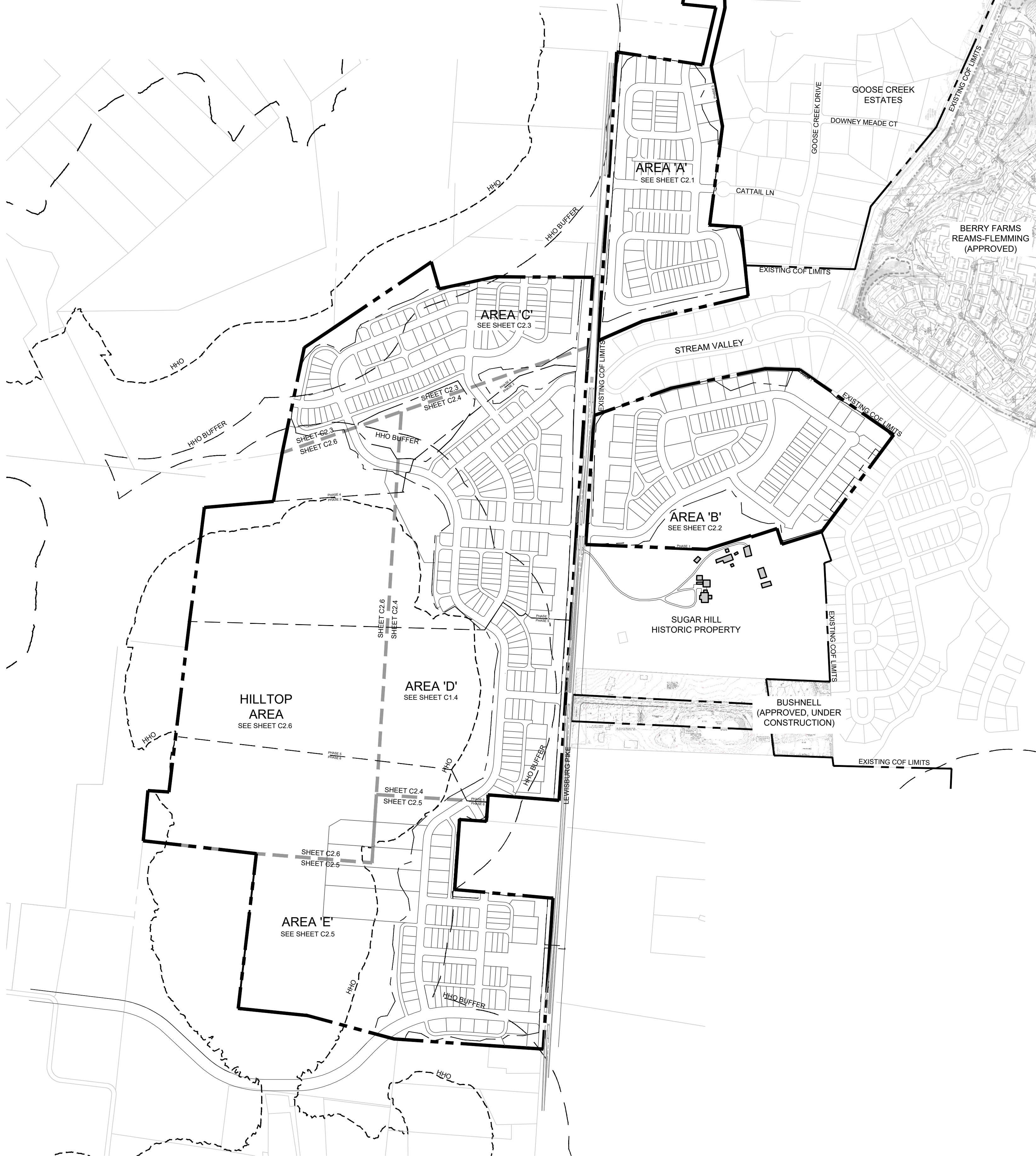




Ben Jones

LOT BREAKDOWN

	DETACHED					TOTAL DETACHED	ATTACHED			TOTAL ATTACHED	AREA TOTAL
	34'-40'	41'-45'	45'-55'	56'-60'	61'+		24' (2-3 UNIT)	60' (4-UNIT)	90' (4-UNIT)		
AREA 'A'	19	13	21	10	19	82	0	0	0	0	82
AREA 'B'	23	22	5	5	21	76	47	0	0	47	123
AREA 'C'	28	15	12	1	4	60	10	76	40	126	186
AREA 'D'	30	20	14	18	11	93	50	68	0	118	211
AREA 'E'	16	17	10	0	4	47	28	36	36	100	147
UNIT TOTAL	116	87	62	34	59	358	135	180	76	391	749
			155								



OPEN SPACE REQUIREMENT		
MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15% REQUIRED: 15% TOTAL = 2,083,598 SF 34% FORMAL = 708,423 SF 66% INFORMAL = 1,375,178 PROVIDED: 2,670,230 SF TOTAL FORMAL: 724,689 SF INFORMAL: 1,945,541 SF*		
OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50% REQUIRED: 6,945,325 SF PROVIDED: 7,993,240 SF		
LOT	CLASSIFICATION	TYPE
1000	INFORMAL	EXISTING QUARRY
1001	FORMAL	LINEAR PARK
1002	INFORMAL	WATER QUALITY
1003	FORMAL	PARK
1004	INFORMAL	BUFFER / STORMWATER
1005	INFORMAL	BUFFER / STORMWATER
1006	FORMAL	PARK
1007	FORMAL	PARK
1008	FORMAL	PARK
1009	INFORMAL	WATER QUALITY
1010	INFORMAL	WATER QUALITY
1011	INFORMAL	BUFFER
1012	INFORMAL	BUFFER
1013	FORMAL	PARK
1014	FORMAL	PARK
1015	FORMAL	PARK
1016	FORMAL	PARK
1017	INFORMAL	STREAM BUFFER
1018	FORMAL	AMENITY
1019	INFORMAL	WATER QUALITY
1020	INFORMAL	BUFFER
1021	FORMAL	PARK
1022	INFORMAL	BUFFER
1023	INFORMAL	OPEN AREA
1024	INFORMAL	WATER QUALITY
1025	FORMAL	PARK
1026	FORMAL	PARK
1027	INFORMAL	BUFFER
1028	INFORMAL	WATER QUALITY
1029	INFORMAL	PARKING
1030	FORMAL	PARK
1031	INFORMAL	WATER QUALITY
1032	FORMAL	AMENITY
1033	FORMAL	PARK
1034	INFORMAL	WATER QUALITY
1035	INFORMAL	PARKING
1036	INFORMAL	PARKING
1037	INFORMAL	WATER QUALITY
1038	INFORMAL	WATER QUALITY
1039	INFORMAL	WATER QUALITY
1040	FORMAL	PARK
1041	FORMAL	PARK
1042	INFORMAL	BUFFER
1043	INFORMAL	BUFFER
1044	FORMAL	PARK
1045	INFORMAL	OPEN AREA
1046	INFORMAL	BUFFER
1047	FORMAL	PARK
1048	INFORMAL	WATER QUALITY
1049	FORMAL	PARK
1050	INFORMAL	PARKING
1051	INFORMAL	PARKING
1052	INFORMAL	BUFFER
1053	FORMAL	PARK
1054	INFORMAL	PARKLAND DEDICATION

*NOTE: OS CALCULATIONS PER ZONING ORDINANCE DO NOT INCLUDE PARKLAND DEDICATION LOT #1054 (±122 AC)
THE 50% OS REQUIREMENT PER ENVISION FRANKLIN INCLUDES PARKLAND DEDICATION LOT 1049

TREE CANOPY RETENTION		
OVERALL SITE AREA = 13,890,650 SF (318.88 AC)		
TREE AREA	EXISTING	PRESERVED
A	291,328 SF	165,086 SF
B	109,070 SF	24,927 SF
C	1,312,343 SF	122,699 SF
D	654,961 SF	466,252 SF
E	925,028 SF	816,201 SF
HILLTOP	2,225,060 SF	2,165,476 SF
TOTAL SF	5,417,690 SF	3,750,641 SF
TOTAL ACRES	124.37 AC	86.10 AC
TREE CANOPY DATA:		
TOTAL EXISTING TREE CANOPY:	5,417,690 SF; 124.37 AC (39% OF SITE)	
REQUIRED CANOPY PRESERVATION:	48% (2,600,491 SF; 59.92 AC)	
PROVIDED CANOPY PRESERVATION:	3,750,641 SF; 86.10 AC (143% OF REQUIRED)	

TOTAL ACREAGE BY USE, PER PHASE:

PHASE 1
41.92 AC TOTAL
19.54 AC RESIDENTIAL (123 UNITS - 76 DETACHED, 47 ATTACHED)
13.47 AC OPEN SPACE

PHASE 2
39.40 AC TOTAL
15.39 AC RESIDENTIAL (161 UNITS - 68 DETACHED, 93 ATTACHED)
8.94 AC OPEN SPACE

PHASE 3
33.03 AC TOTAL
13.73 AC RESIDENTIAL (82 UNITS - 82 DETACHED)
11.18 AC OPEN SPACE

PHASE 4
30.62 AC TOTAL
13.14 AC RESIDENTIAL (186 UNITS - 60 DETACHED, 126 ATTACHED)
15.78 AC OPEN SPACE

PHASE 5
15.61 AC TOTAL
6.78 AC RESIDENTIAL (50 UNITS - 25 DETACHED - 25 ATTACHED)
15.78 AC OPEN SPACE

PHASE 6
30.90 AC TOTAL
21.2 AC RESIDENTIAL (147 UNITS - 47 DETACHED - 100 ATTACHED)
6.56 AC OPEN SPACE

SITE DATA CHART

PROJECT NAME: SOUTHBROOKE
PROJECT #: 6975
SUBDIVISION: SOUTHBROOKE

ADDRESS: LEWISBURG PIKE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10

EXISTING ZONING: MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING: SD-R (2.35)
EXISTING CHARACTER AREA: GCCO-S & MLCO-2
OTHER APPLICABLE OVERLAYS: HHO & HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD: EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE: 318.88 AC
SQUARE FOOTAGE OF SITE: 13,890,650 SF

MINIMUM SETBACKS: SEE ARCHITECTURE SHEETS A1.0 & A1.1
MINIMUM SETBACKS ARE ESTABLISHED AS PART OF THE PUD

OWNERS:
117---01200 FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215
117---01300 & 118---04900 DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064
117---01400, 118---04901, 118---05001, 118---05002, 133---00100 THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706
117---01901 & 117---01902 MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064

APPLICANT: GAMBLE DESIGN COLLABORATIVE
ADDRESS: 324 LIBERTY PIKE
SUITE 145
(615) 975-5765
greg.gamble@gdc-tn.com
GREG GAMBLE

TOTAL UNITS: 749
ATTACHED: 391 (211 3BR+, 180 2BR)
DETACHED: 358

BUILDING HEIGHT: 1 - 2.5 STORIES

REQUIRED LSR: 0.2
PROVIDED LSR: 0.2
*NOTE- PROPOSED COF PARK NOT INCLUDED IN LSR CALCULATION

MINIMUM PARKING REQUIREMENT: 2 / SF DETACHED: 716
1.5 / 1BR ATTACHED: 0
2.5 / 2 BR ATTACHED: 450
3.5 / 3BR+ ATTACHED: 739
TOTAL: 1,905

EXISTING PARKING: NONE
PROVIDED PARKING: 3,211

RESIDENTIAL DENSITY: 2.35 D.U.A.
NET DENSITY (MINUS ROW): 2.91 D.U.A.
NET DENSITY (MINUS ROW & HHO): 4.85 D.U.A.

TREE CANOPY: 3,937,245 SF (AC)
PARKLAND DEDICATION FEE: \$3,223.696

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
749 UNITS x 350 GPD = 262,150 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

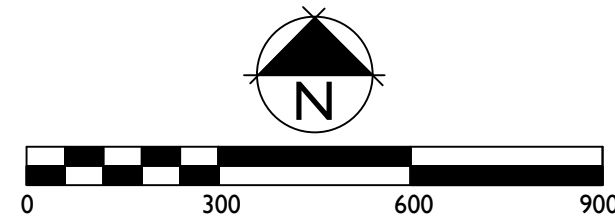
REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
749 x 0.64 = 480 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

RESTRICTIVE COVENANTS:
A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.



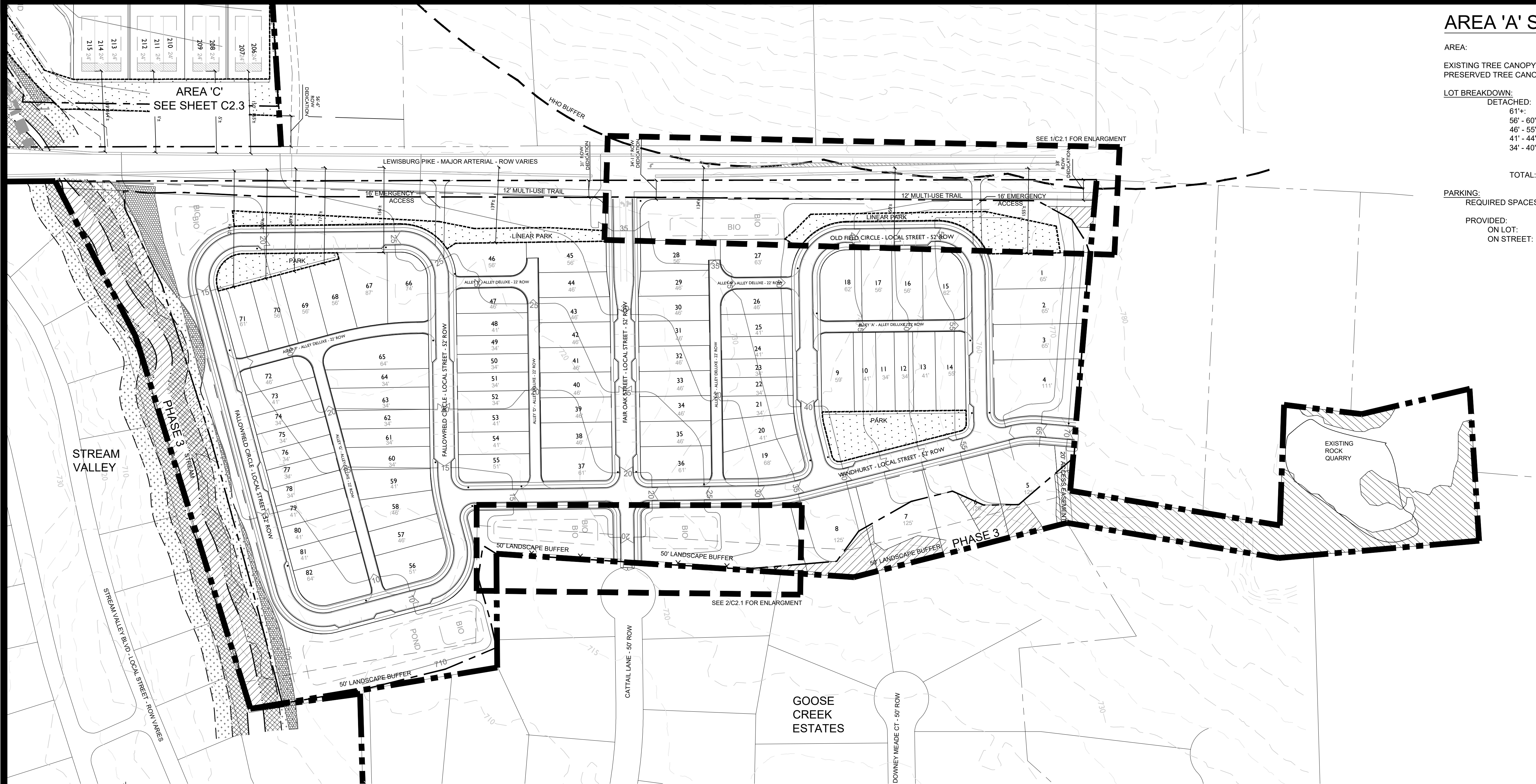
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



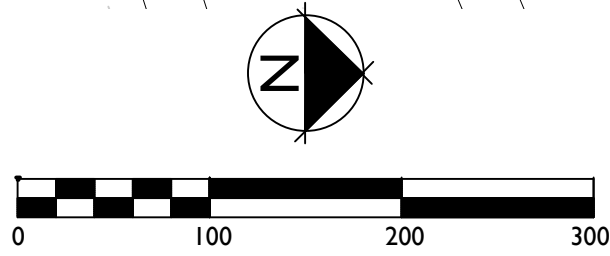
Revision Date
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OVERALL
DEVELOPMENT
PLAN
SHEET
C2.0
COF 6975



AREA 'A' SITE DATA CHART

AREA:	1,439,029 SF	(33.03 AC)
EXISTING TREE CANOPY:	291,328 SF (6.69 AC)	
PRESERVED TREE CANOPY:	165,086 SF (3.79 AC)	
LOT BREAKDOWN:		
DETACHED:		
61'+:	19	
58' - 60':	10	
48' - 55':	21	
41' - 44':	13	
34' - 40':	19	
TOTAL:	82	
PARKING:		
REQUIRED SPACES (2/UNIT):		
164		
PROVIDED:		
ON LOT:	328	
ON STREET:	88	
TOTAL:	416	



- NOTES:
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE H/O BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING
- STREET LIGHT; TYP

TYPICAL LOT

ALLEY

BUILDING ENVELOPE (ATTACHED UNITS ONLY)

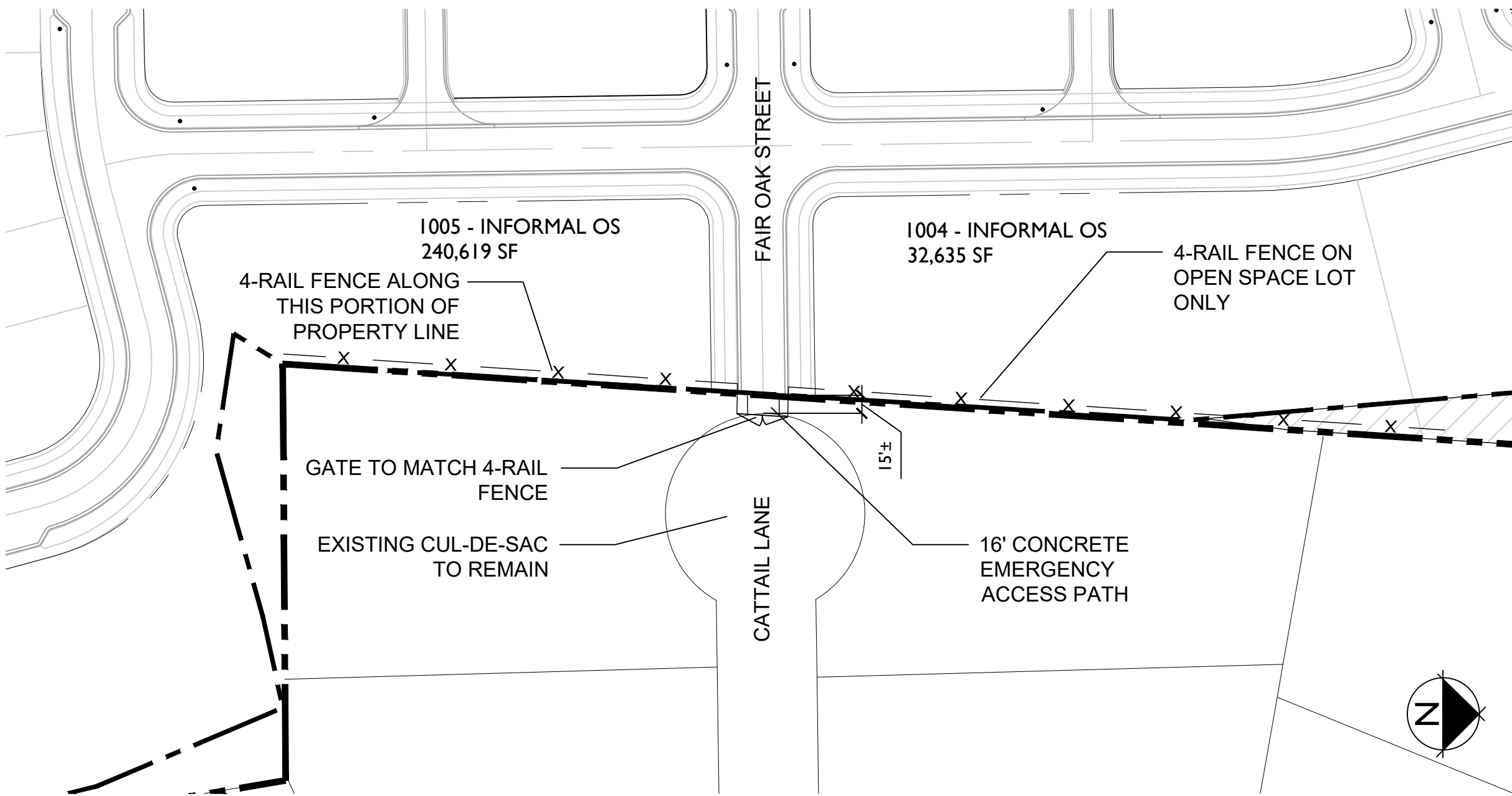
UNIT / LOT NUMBER

UNIT / LOT TYPE

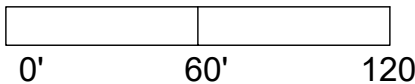
STREET



1
C2.1
LINEAR PARK & BUFFER
PLAN
N.T.S.



2
C2.1
EMERGENCY CONNECTION TO GOOSE CREEK ESTATES
PLAN

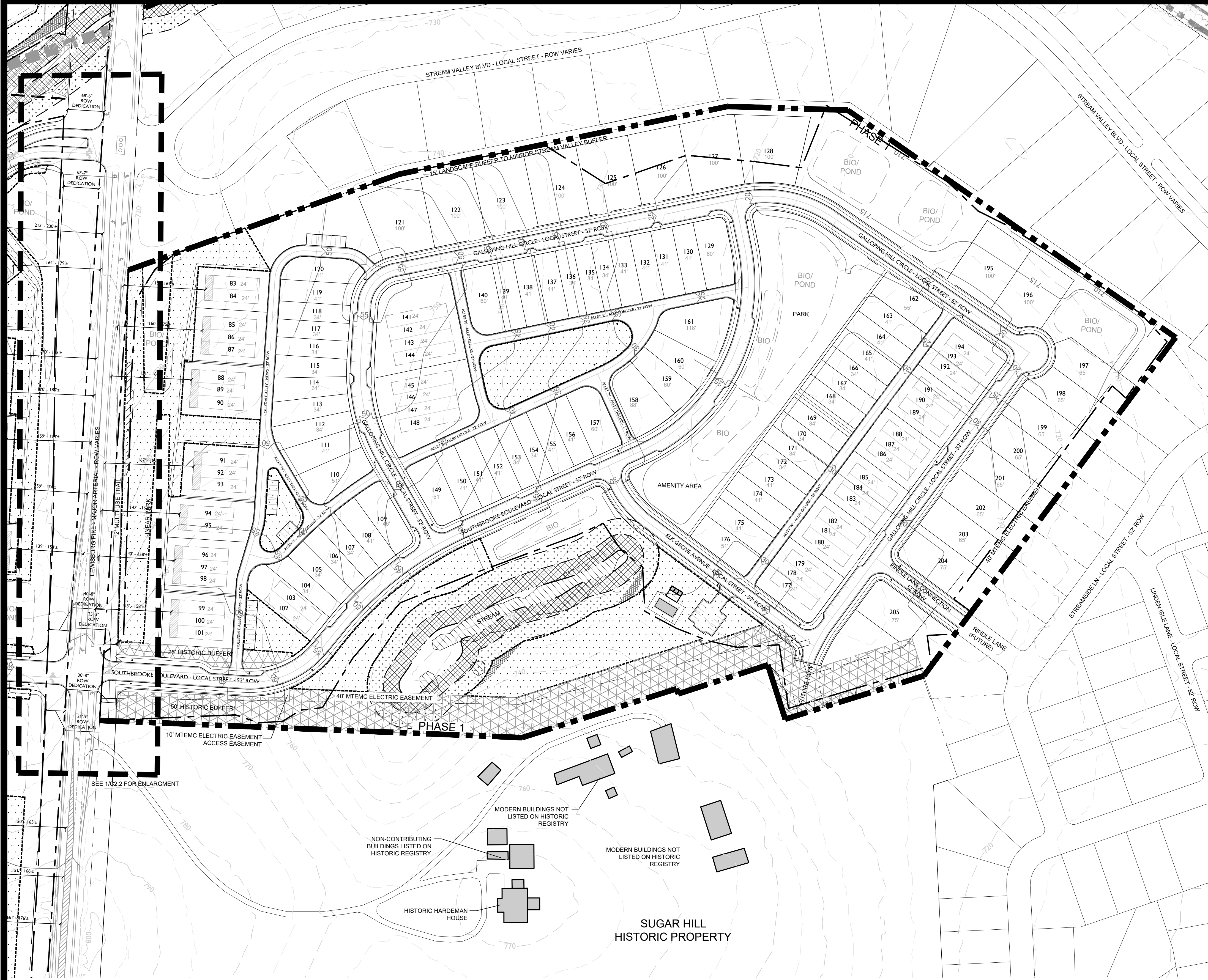


GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



Revision Date	
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AREA 'B' SITE DATA CHART

AREA:	1,825,907 SF	(41.92 AC)
EXISTING TREE CANOPY:	109,070 SF (2.50 AC)	
PRESERVED TREE CANOPY:	24,927 SF (0.57AC)	
LOT BREAKDOWN:		
ATTACHED:	47	
24':	TOTAL:	47
DETACHED:		
61'+:	21	
56' - 60':	5	
46' - 55':	5	
41' - 44':	22	
34' - 40':	23	
TOTAL:	76	
AREA TOTAL:	123	
PARKING:		
REQUIRED SPACES:		
2 / DETACHED UNIT:	152	
3 / ATTACHED (3BR UNITS):	141	
TOTAL REQUIRED:	293	
PROVIDED:		
2 / DETACHED LOT (MIN):	304	
4 / ATTACHED LOT (2 GARAGE, 2 TANDEM):	188	
ON-STREET:	90	
OFF-STREET:	39	
TOTAL SPACES:	621	



1 LINEAR PARK & BUFFER
C2.2 PLAN

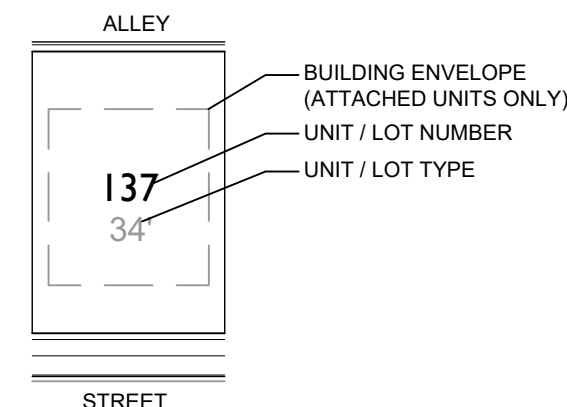
N.T.S.

- NOTES:
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- 75' HISTORIC BUFFER
- FORMAL OPEN SPACE
- BUFFER AVERAGING
- STREET LIGHT; TYP

TYPICAL LOT



"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

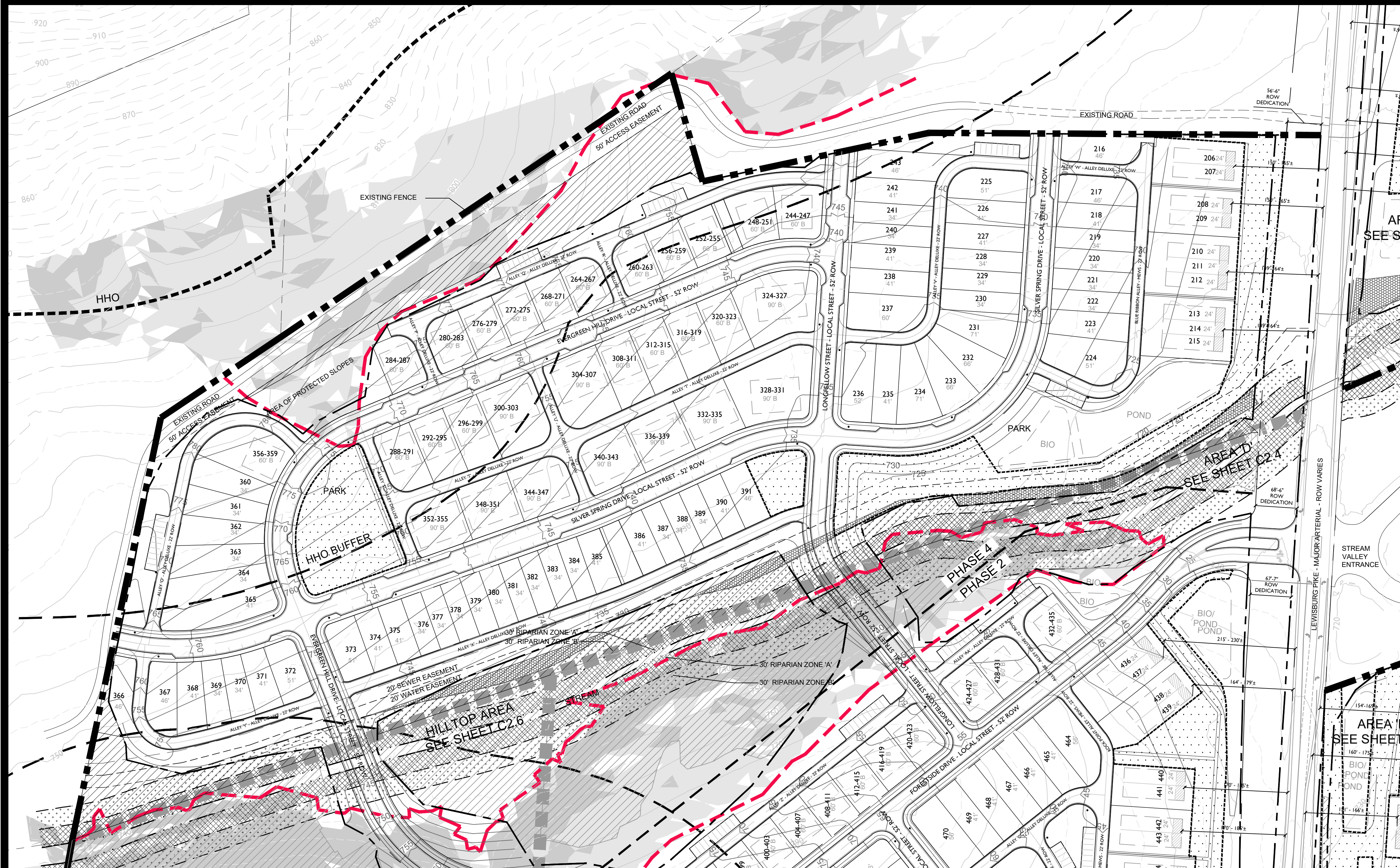
OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



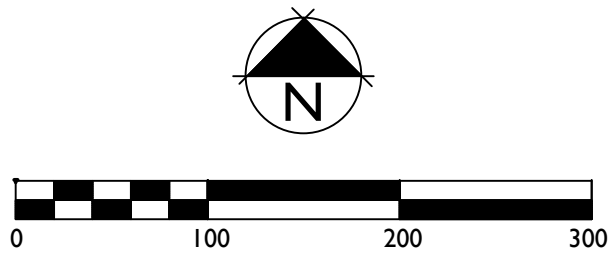
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AREA 'C' SITE DATA CHART

AREA:	1,363,966 SF (31.31 AC)
EXISTING TREE CANOPY:	1,312,343 SF (30.12 AC)
PRESERVED TREE CANOPY:	122,699 SF (2.88 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	10
60' (4 UNIT/LOT, 2BR UNITS):	76
90' (4 UNIT/LOT, 3BR UNITS):	40
TOTAL:	126
DETACHED:	
61'+:	4
56' - 60':	1
45' - 55':	12
41' - 44':	15
34' - 40':	28
TOTAL:	60
AREA TOTAL:	186

PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	120
3 / 24' UNIT AND 90' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	190
TOTAL REQUIRED:	460
PROVIDED:	
4 / DETACHED LOT:	240
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 DRIVEWAY)	152
ON-STREET:	110
OFF-STREET:	41
TOTAL SPACES:	743



- NOTES:
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING STREET LIGHT; TYP

TYPICAL LOT

ALLEY

137

34

STREET

BUILDING ENVELOPE (ATTACHED UNITS ONLY)

UNIT / LOT NUMBER

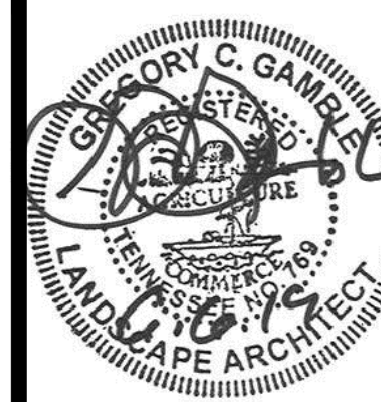
UNIT / LOT TYPE

AREA OF PROTECTED SLOPES REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

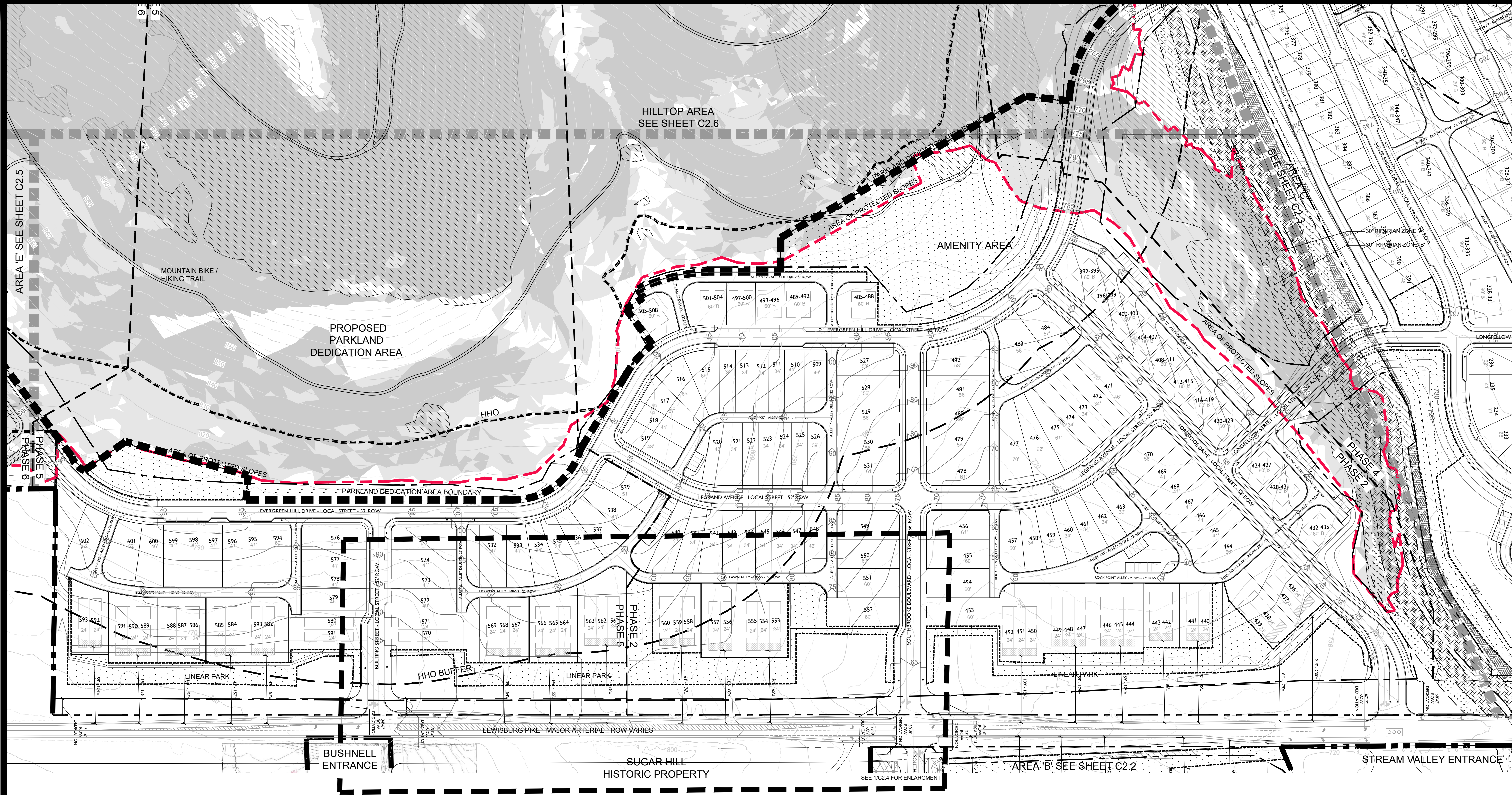
OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11



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Revision Date	
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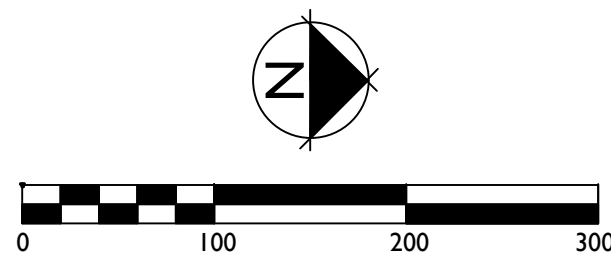
AREA 'D' SITE DATA CHART

AREA:	3,348,458 SF (76.87 AC)
EXISTING TREE CANOPY:	554,861 SF (12.74 AC)
PRESERVED TREE CANOPY:	456,252 SF (10.47 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	50
60' (4 UNIT/LOT, 2BR UNITS):	68
TOTAL:	118
DETACHED:	
61'+:	11
56' - 60':	18
45' - 55':	14
41' - 44':	20
34' - 40':	30
TOTAL:	93
AREA TOTAL:	211
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	186
3 / 24' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	170
TOTAL REQUIRED:	506
PROVIDED:	
4 / DETACHED LOT (MIN):	372
4 / 24' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 TANDEM):	136
ON-STREET:	42
OFF-STREET:	58
TOTAL SPACES:	808



1
C2.4
LINEAR PARK & BUFFER
PLAN

N.T.S.



NOTES:

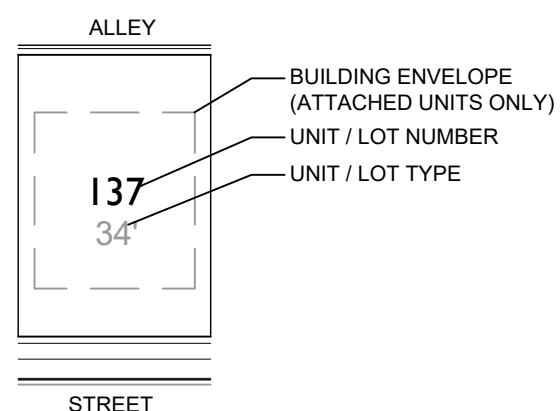
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE "AREA OF PROTECTED SLOPES" HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

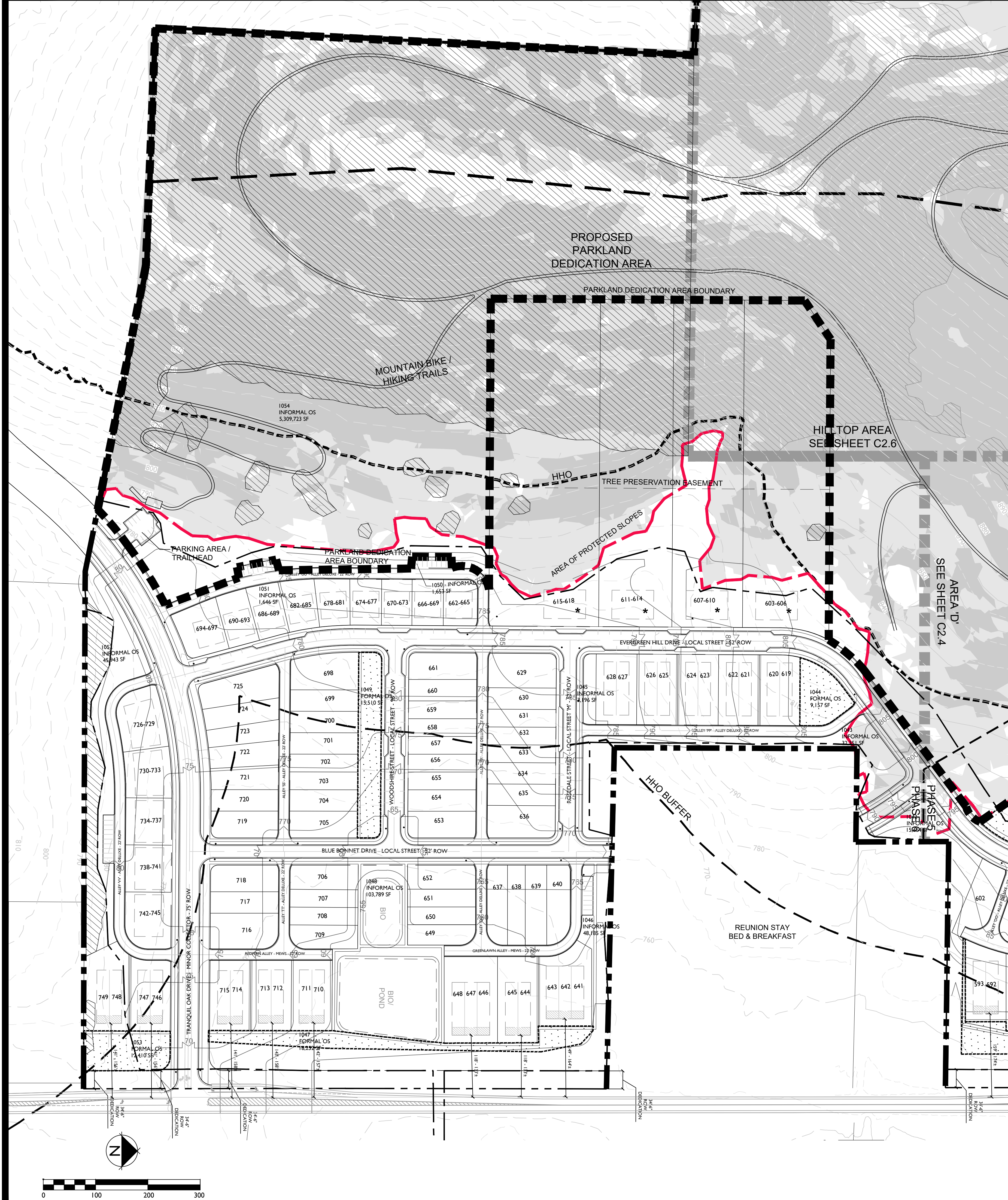
KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- STREET LIGHT; TYP

TYPICAL LOT



OPEN SPACE LOT PLAN AND CHART
SHOWN ON SHEET C.11



NOTE: CRITICAL LOTS-
IF, AT SITE PLAN, FIELD-RUN
TOPOGRAPHY SHOWS
SLOPES OVER 14% WHERE
SLOPES ARE PROTECTED,
THEN LOTS MAY BE
NON-BUILDABLE OR
RECONFIGURED.

*'AREA OF PROTECTED SLOPES' REFERS TO
AREAS WITHIN THE HHO BUFFER THAT HAVE
NATURALLY OCCURRING SLOPES GREATER
THAN 14%. THESE AREAS WILL NOT BE
DISTURBED. SLOPES GREATER THAN 14%
THAT ARE LOCATED OUTSIDE OF THE 'AREA
OF PROTECTED SLOPES' HAVE BEEN
DETERMINED TO BE MAN-MADE OR
INSIGNIFICANT, THEREFORE ALLOWING
DEVELOPMENT TO OCCUR.

KEY

PRESEVED CANOPY

SLOPES - 14 - 20%

SLOPES - 20% +

FORMAL OPEN SPACE

STREET LIGHT; TYP

CRITICAL LOT

TYPICAL LOT

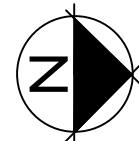
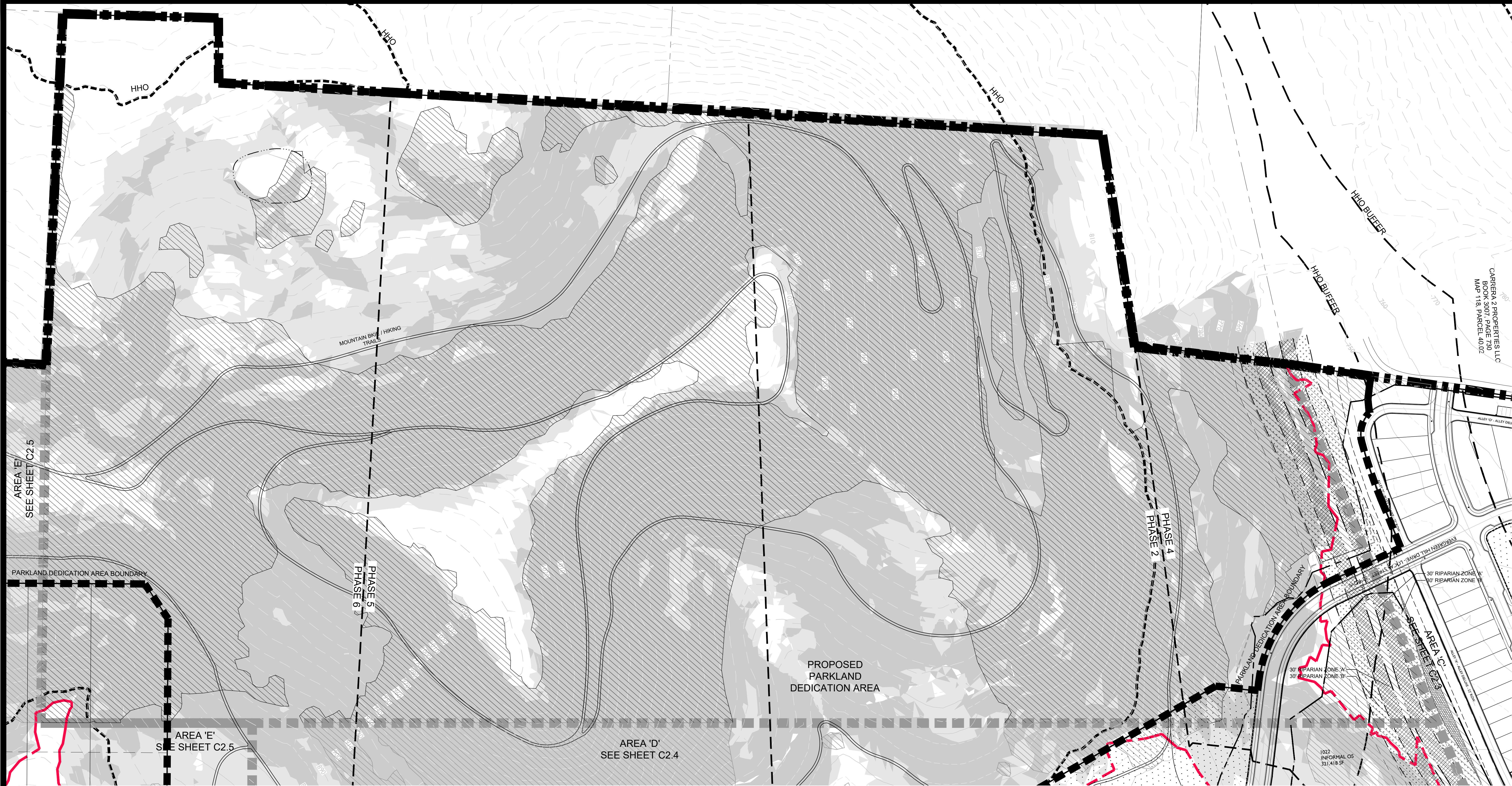
- NOTES:**
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

AREA 'E' SITE DATA CHART

AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	925,028 SF (21.23 AC)
PRESERVED TREE CANOPY:	816,201 SF (18.74 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR):	28
60' (4 UNIT/LOT, 2BR):	36
90' (4 UNIT/LOT, 3BR):	36
TOTAL:	100
DETACHED:	
61'+:	4
46' - 55':	10
41' - 44':	17
34' - 40':	16
TOTAL:	47
AREA TOTAL:	147
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	94
3 / 24' UNIT & 90' UNIT (3-BR):	192
2.5 / 60' UNIT (2-BR):	90
TOTAL REQUIRED:	376
PROVIDED:	
4 / DETACHED LOT:	188
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	256
2 / 60' UNIT (1 GARAGE, 1 TANDEM)	72
ON-STREET:	73
OFF-STREET:	34
TOTAL SPACES:	623



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NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

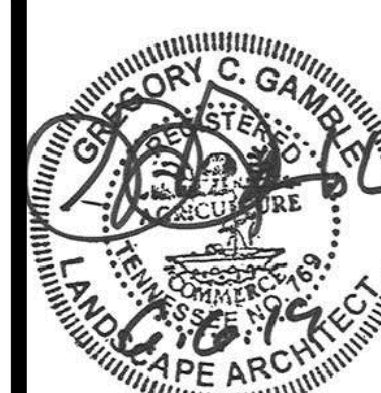
- PRESEVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

HILLTOP AREA SITE DATA CHART

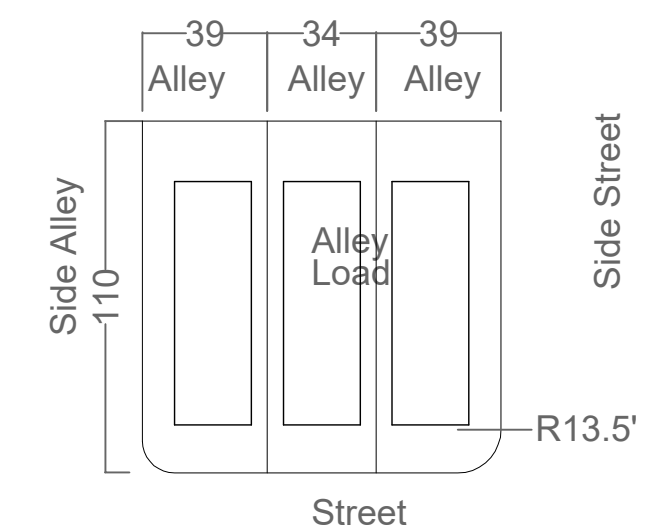
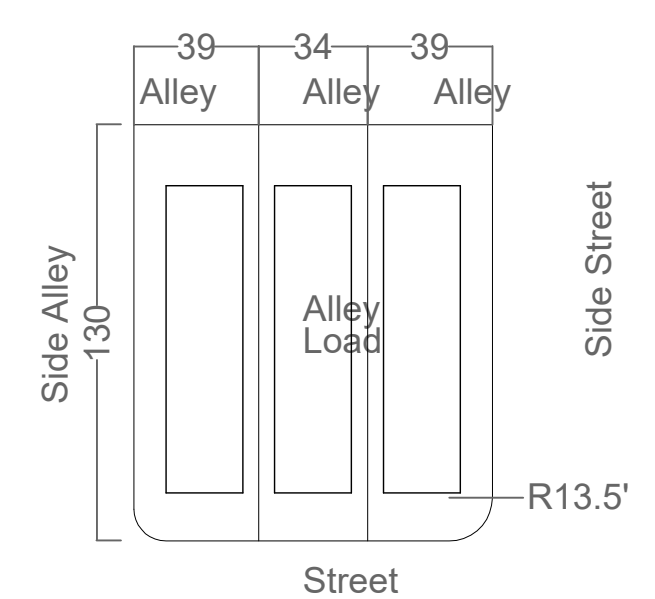
AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	2,225,506 SF (51.09 AC)
PRESERVED TREE CANOPY:	2,165,476 SF (49.71 AC)



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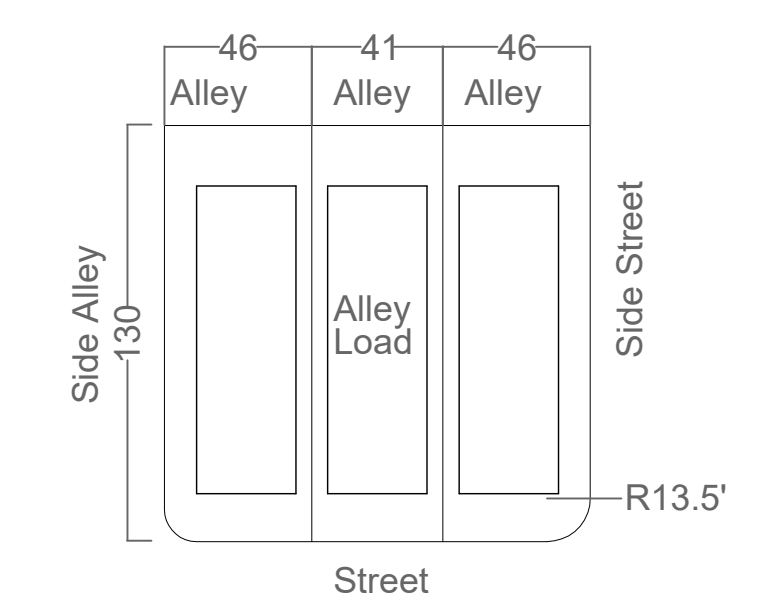
Revision	Date
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Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

N.T.S.

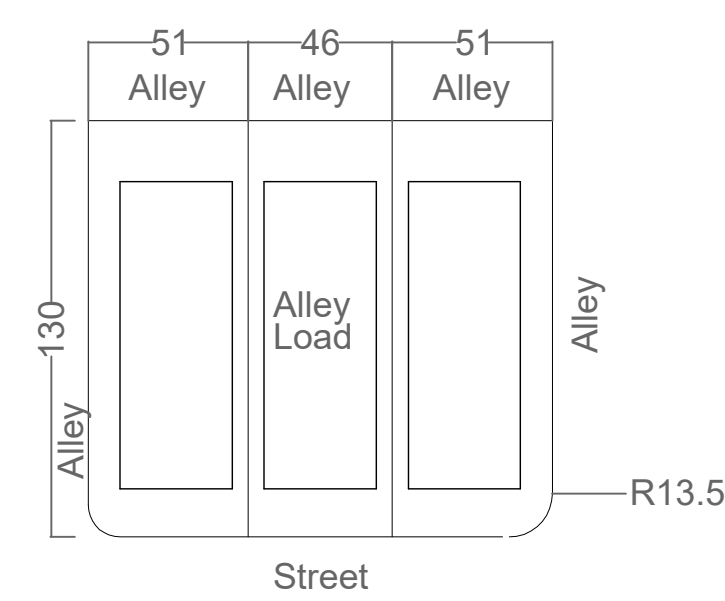


Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

N.T.S.

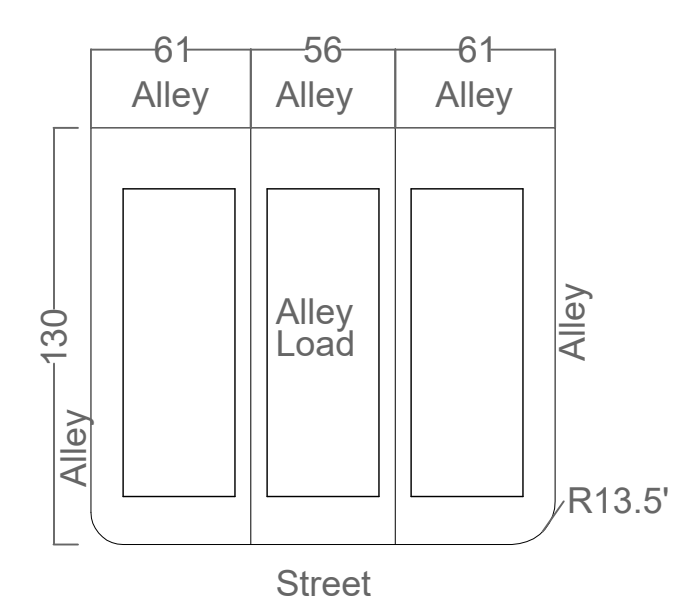
1
A1.0
34' DETACHED
PLAN & ELEVATION

2
A1.0
41' DETACHED
PLAN & ELEVATION

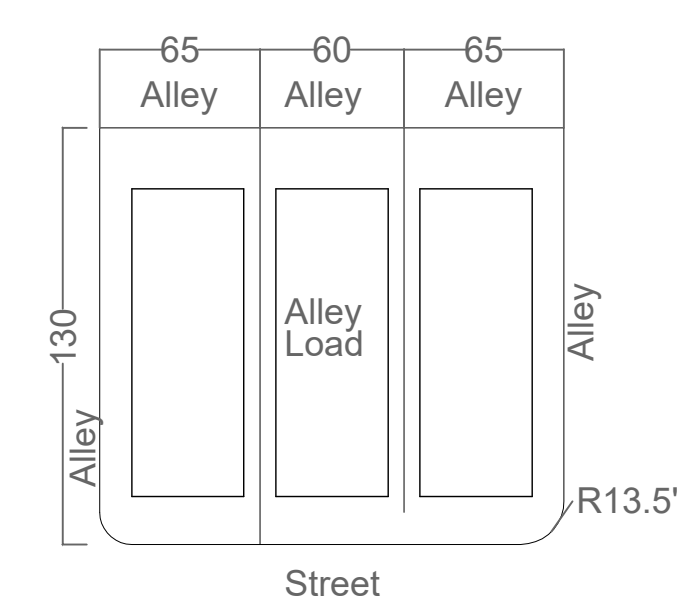


Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

N.T.S.



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

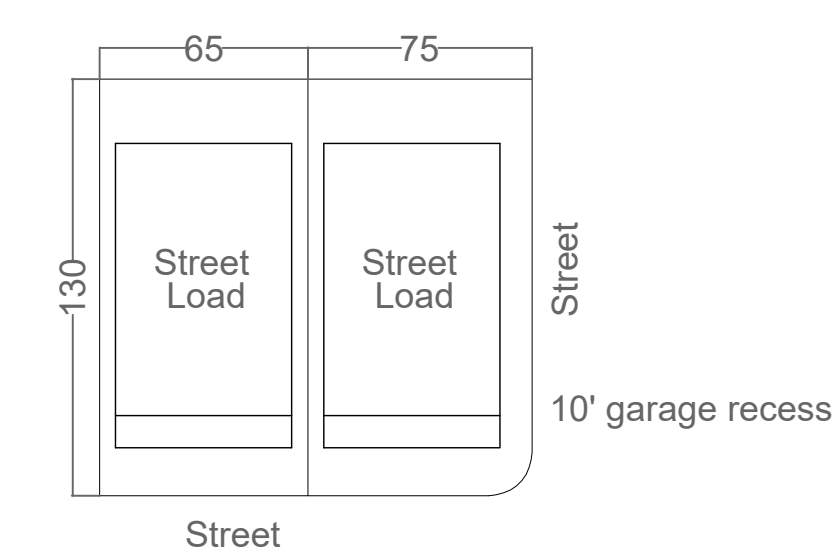


Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

N.T.S.

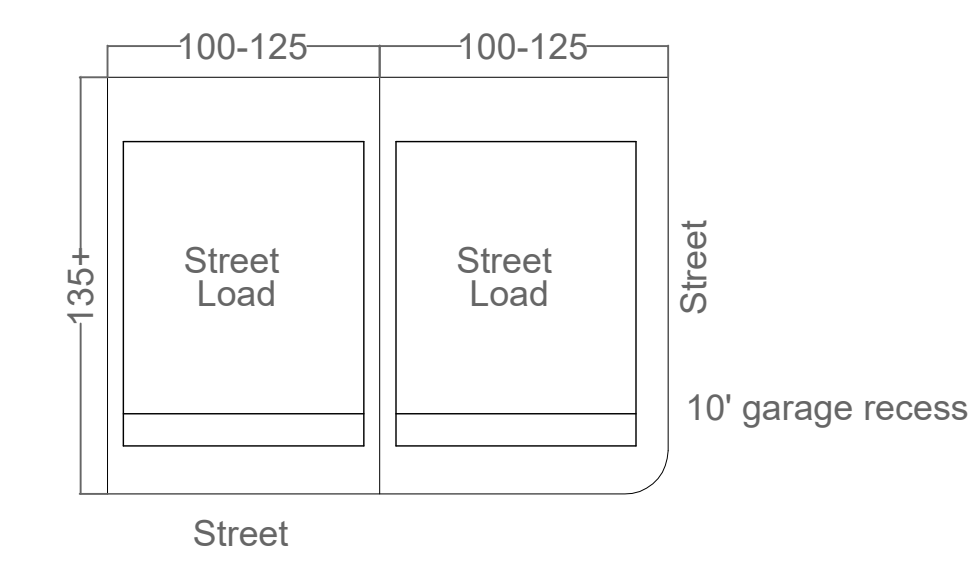
3
A1.0
46' DETACHED
PLAN & ELEVATION

4
A1.0
56' & 60' DETACHED
PLAN & ELEVATION



Front Setback: 15'
Rear Setback: 20'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

N.T.S.



Front Setback: 15'
Rear Setback: 20'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

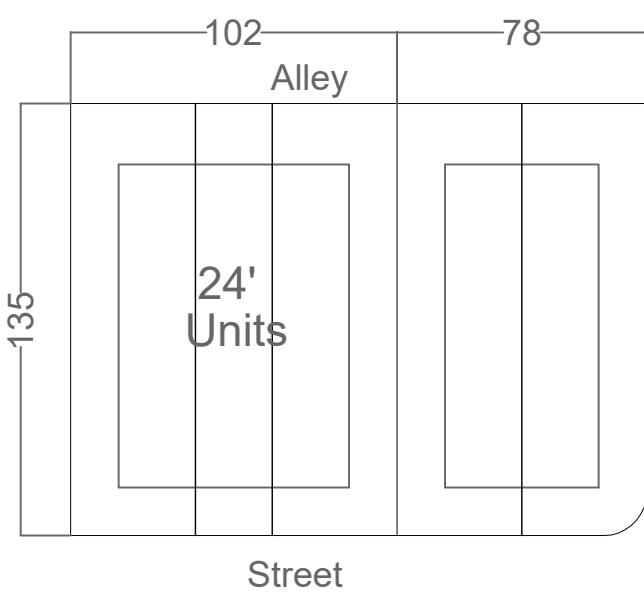
N.T.S.

5
A1.0
65' - 85' DETACHED
PLAN & ELEVATION

5
A1.0
100'-125' DETACHED
PLAN & ELEVATION

The home elevations shown here are representative of the homes planned for Southbrooke. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered
Landscape Architect.



Front Setback: 15'
Rear Setback: 5' (18' for
Parking)
Side Setback: 15'
Street Setback: 15'
Alley Setback: 10'

N.T.S.

1
A1.1
24' ATTACHED
PLAN & ELEVATION

3 UNIT

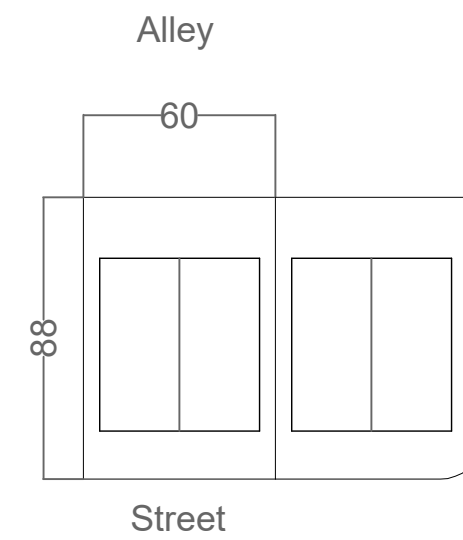
2 UNIT



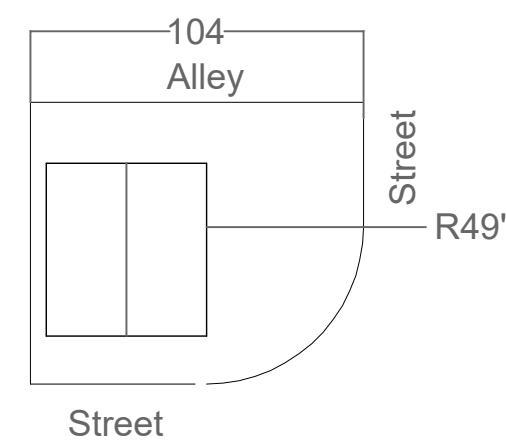
GARAGE BELOW STREET



GARAGE ABOVE STREET



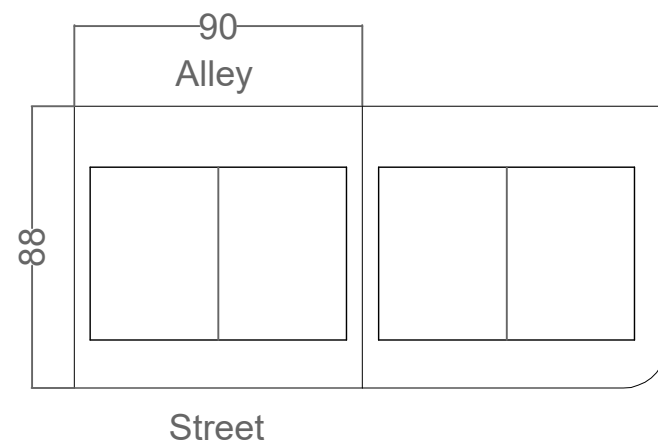
Front Setback: 15'
Rear Setback: 18'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



The 49' radius only applies
where the street makes a
90 degree turn with no
intersecting street.

N.T.S.

2
A1.1
60' ATTACHED
PLAN & ELEVATION



Front Setback: 15'
Rear Setback: 18'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

N.T.S.

3
A1.1
90' ATTACHED
PLAN & ELEVATION

The home elevations shown here
are representative of the homes
planned for Southbrooke. They
are the basis for design review by
the City of Franklin at the time of
Site Plan Submittal. Based on my
professional experience, the plans
presented meet or exceed the
design standards set forth by the
City of Franklin.

Greg Gamble, Registered
Landscape Architect.



Revision Date
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SOUTHBROOKE

PUD SUBDIVISION

DEVELOPMENT PLAN

SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PARCEL OWNERS

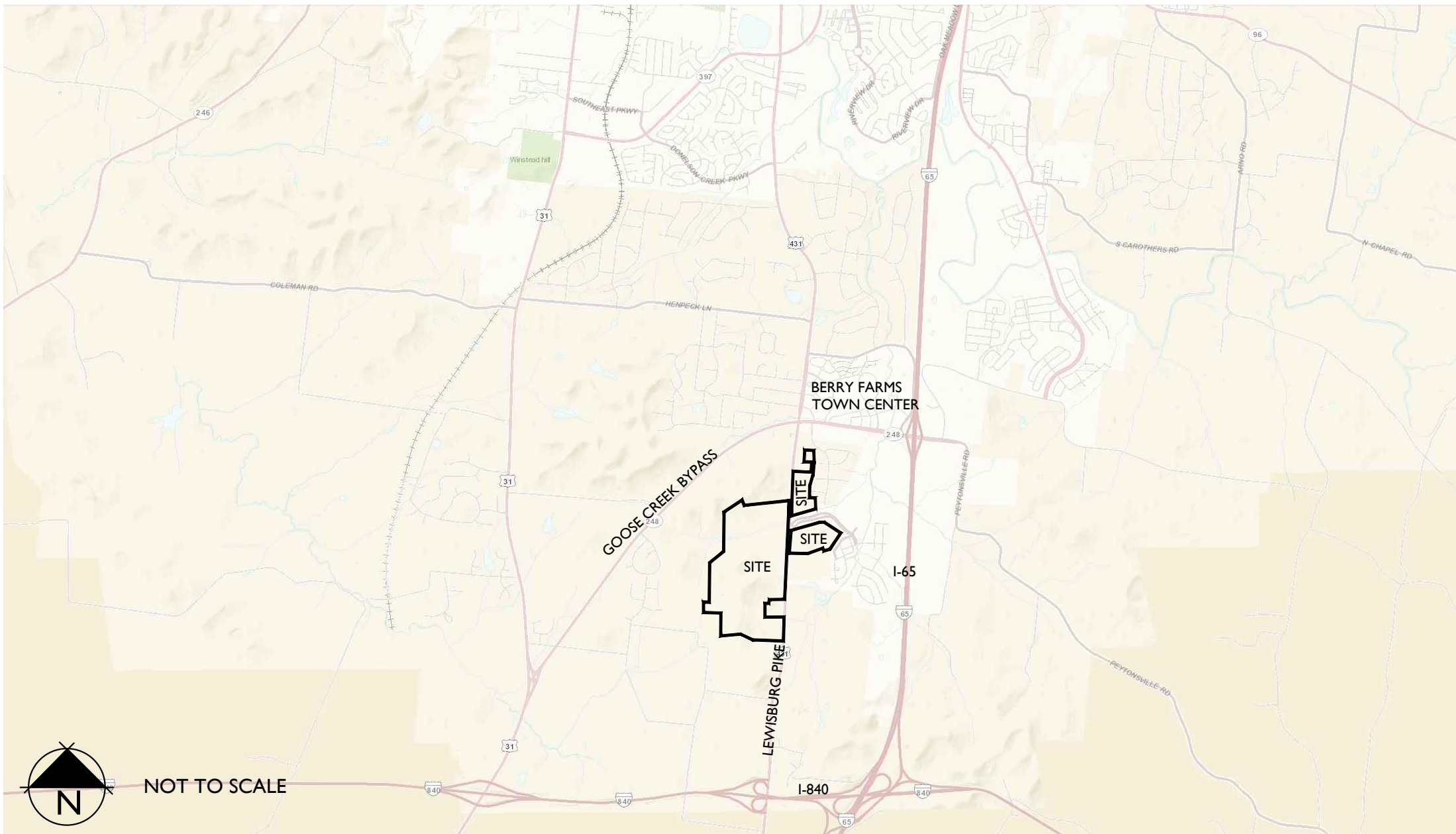
- I 17---01200

FLORENCE E.H. MCKEITHAN
4416 BEEKMAN DRIVE
NASHVILLE, TN 37215
- I 17---01300 & I 18---04900

DWIGHT STACEY
1490 LEWISBURG PIKE
FRANKLIN, TN 37064
- I 17---01400, I 18---04901, I 18---05001, I 18---05002, I 33---00100

THE HILLS TENNESSEE, LLC
CHARLES L. COLLUM
2381 EAST VINA DEL MAR BLVD
ST. PETE BEACH, FL 33706
- I 17---01901 & I 17---01902

MARVIN PRATT LIMITED PARTNERSHIP
MARY BUSH GENERAL PARTNER
3824 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064



SHEET INDEX

C1.0	OVERALL EXISTING CONDITIONS
C1.1	AREA 'A' EXISTING CONDITIONS ENLARGEMENT
C1.2	AREA 'B' EXISTING CONDITIONS ENLARGEMENT
C1.3	AREA 'C' EXISTING CONDITIONS ENLARGEMENT
C1.4	AREA 'D' EXISTING CONDITIONS ENLARGEMENT
C1.5	AREA 'E' EXISTING CONDITIONS ENLARGEMENT
C1.6	HILLTOP AREA EXISTING CONDITIONS ENLARGEMENT
C2.0	OVERALL DEVELOPMENT PLAN
C2.1	AREA 'A' DEVELOPMENT PLAN ENLARGEMENT
C2.2	AREA 'B' DEVELOPMENT PLAN ENLARGEMENT
C2.3	AREA 'C' DEVELOPMENT PLAN ENLARGEMENT
C2.4	AREA 'D' DEVELOPMENT PLAN ENLARGEMENT
C2.5	AREA 'E' DEVELOPMENT PLAN ENLARGEMENT
C2.6	HILLTOP AREA DEVELOPMENT PLAN ENLARGEMENT
C2.7	PARKLAND DEDICATION
C2.8	REGULATING PLAN
C2.9	PEDESTRIAN PLAN
C2.10	TREE PRESERVATION PLAN
C2.11	OPEN SPACE PLAN
C2.12	PHASING PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C3.1	AREA 'A' GRADING AND DRAINAGE PLAN
C3.2	AREA 'B' GRADING AND DRAINAGE PLAN
C3.3	AREA 'C' GRADING AND DRAINAGE PLAN
C3.4	AREA 'D' GRADING AND DRAINAGE PLAN
C3.5	AREA 'E' GRADING AND DRAINAGE PLAN
C4.1	AREA 'A' ACCESS PLAN
C4.2	AREA 'B' ACCESS PLAN
C4.3	AREA 'C' ACCESS PLAN
C4.4	AREA 'D' ACCESS PLAN
C4.5	AREA 'E' ACCESS PLAN
C4.6	GOOSE CREEK PLAN
C4.7	ROAD TYPICALS
C4.8	AREA 'A' AUTO TURN
C4.9	AREA 'B' AUTO TURN
C4.10	AREA 'C' AUTO TURN
C4.11	AREA 'D' AUTO TURN
C4.12	AREA 'E' AUTO TURN
C5.0	OVERALL SITE UTILITY PLAN
C5.1	AREA 'A' SITE UTILITY PLAN
C5.2	AREA 'B' SITE UTILITY PLAN
C5.3	AREA 'C' SITE UTILITY PLAN
C5.4	AREA 'D' SITE UTILITY PLAN
C5.5	AREA 'E' SITE UTILITY PLAN
C5.6	OFFSITE SEWER
C5.7	OFFSITE SEWER
C5.8	OFFSITE SEWER
A1.0	TYPICAL ARCHITECTURE DETACHED
A1.1	TYPICAL ARCHITECTURE ATTACHED

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE
SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
LAND SOLUTIONS COMPNAY
KEVIN ESTES
2925 BERRY HILL DRIVE
SECOND FLOOR
NASHVILLE, TN 37204
615-712-7497
kevin@landsolutionsco.com

BUILDER:
FORD CLASSIC HOMES
MIKE FORD
390 MALLORY STATION ROAD
SUITE 100
FRANKLIN, TN 37067
615-503-9727
mike.ford@mikefordbuilders.com

SURVEYOR:
WILSON & ASSOCIATES
JOEY WILSON
108 BEASLEY DRIVE
FRANKLIN, TN 37064
615-794-2275
jwilson@wilsonpc.com

PARCELS

I 17---01200, I 17---01300, I 17---01400, I 17---01901, I 17---01902,
I 18---04900, I 18---04901, I 18---05001, I 18---05002, I 33---00100

STATEMENT OF IMPACTS

WATER FACILITIES
WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE
LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE.
749 UNITS x 350 GPD = 262,150 GPD

SEWER FACILITIES
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.

REPURIFIED (REUSE) WATER FACILITIES
NOT AVAILABLE TO THIS SITE.

POLICE, FIRE, AND RECREATIONAL FACILITIES
NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT)
NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7)
NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)

PROJECTED STUDENT POPULATION
749 x 0.64 = 480 STUDENTS

REFUSE STORAGE AND SANITATION COLLECTION FACILITIES
REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF

STREET NETWORK
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR
ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND
EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT
GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

DRAINAGE FACILITIES
POST-CONSTRUCTION STORMWATER WILL HAVE NO ADDITIONAL IMPACT
ON THE SURROUNDING DRAINAGE BASINS. STORMWATER BMPs WILL BE
USED TO MAINTAIN OR DECREASE EXISTING STORMWATER FLOWS.

SOUTHBROOKE PUD SUBDIVISION

SITE DATA

SUBDIVISION/DEVELOPMENT:	SOUTHBROOKE PUD SUBDIVISION
COF PROJECT NUMBER:	6975
ADDRESS	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH
EXISTING SITE ACREAGE:	318.88 AC
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	SD-R (2.35)
CHARACTER OVERLAY:	GCCO-5 & MLCO-2
OTHER APPLICABLE OVERLAYS:	HHO, HHO BUFFER
APPLICABLE DEVELOPMENT STANDARDS:	EITHER (CONVENTIONAL APPLIED)

*NOTE: COMPREHENSIVE REVIEW OF THE ROADWAY, STORMWATER, AND
UTILITY ELEMENTS BY THE CITY OF FRANKLIN WILL OCCUR AT THE SITE
PLAN STAGE. PROJECT ENTITLEMENTS APPROVED WITH THIS
DEVELOPMENT PLAN DO NOT CONSTITUTE APPROVAL OF THE ROADWAY,
STORMWATER, AND UTILITY ELEMENTS SHOWN ON THE DEVELOPMENT
PLAN. IF, UPON APPLICATION OF CITY OF FRANKLIN STREET,
STORMWATER, AND UTILITY STANDARDS AT THE SITE PLAN STAGE, THE
APPLICANT CANNOT ACHIEVE THE MAXIMUM APPROVED ENTITLEMENTS,
THE APPLICANT SHALL BE CONFINED TO THE ENTITLEMENTS ACHIEVABLE
FROM THE APPLICATION OF SAID STANDARDS.

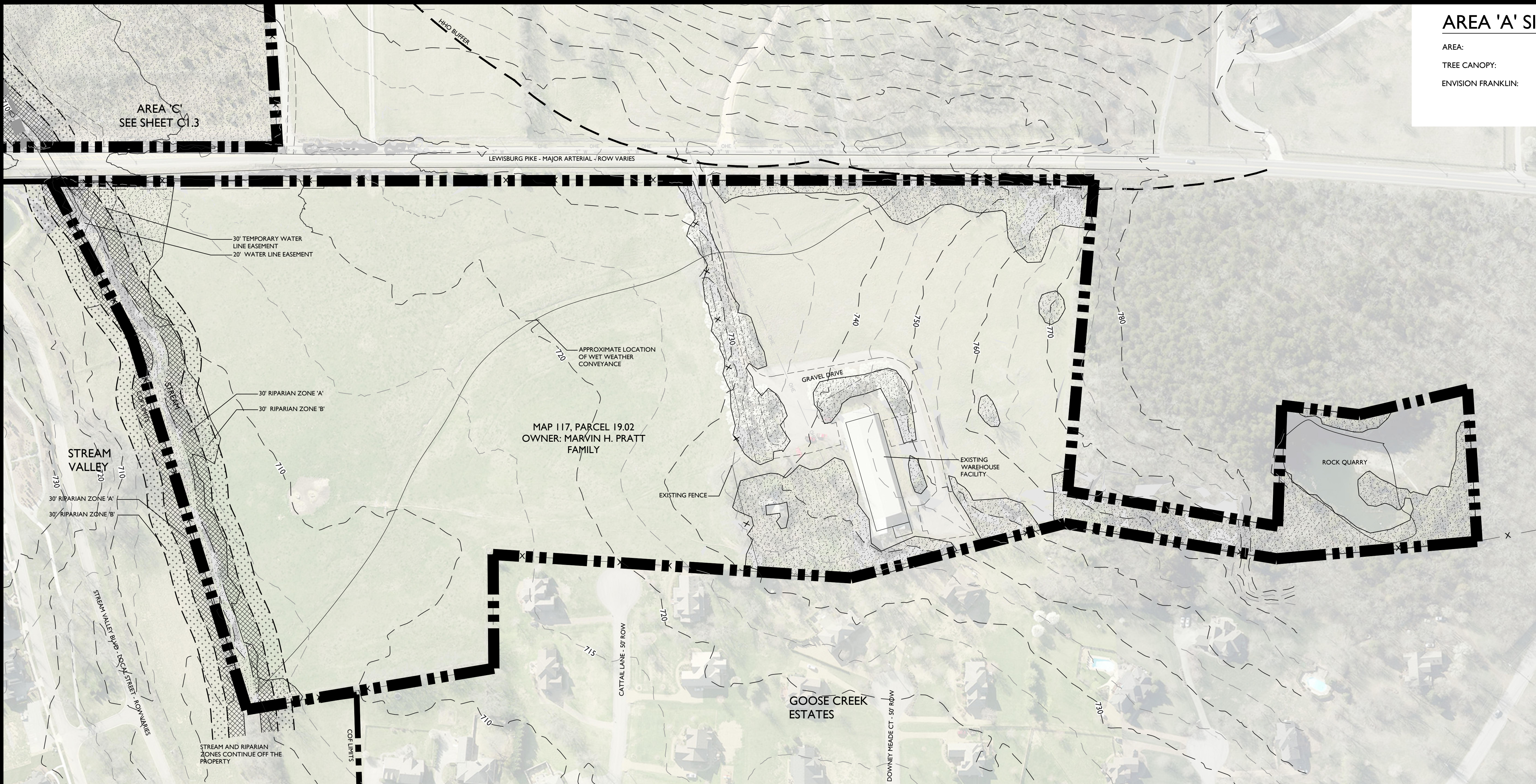


PRE-APP SUBMITTAL: 02.25.2019
INITIAL SUBMITTAL: 04.08.2019
RESUBMITTAL: 06.06.2019
ONE STOP:
COF: 6975



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com

COF 6975



AREA 'A' SITE DATA CHART

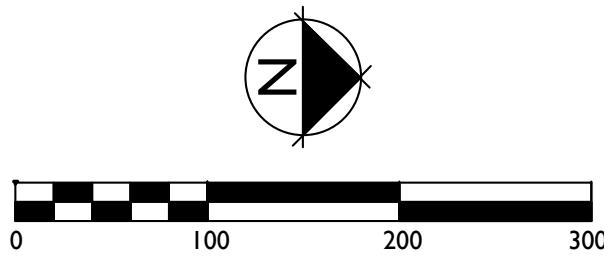
AREA:	1,439,029 SF (33.03 AC)
TREE CANOPY:	291,328 SF (6.69 AC)
ENVISION FRANKLIN:	SINGLE-FAMILY



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.



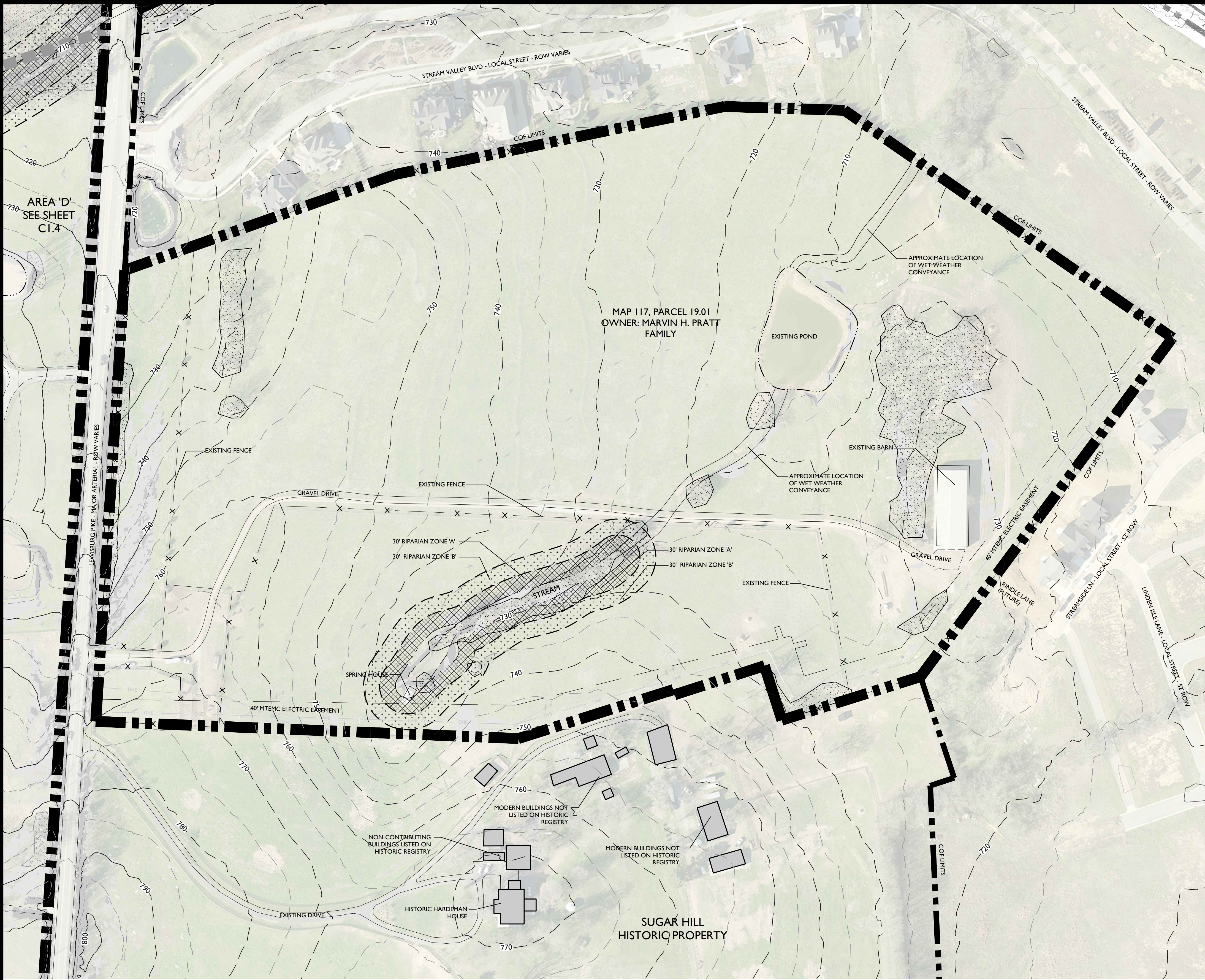
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AREA 'A' EXISTING
CONDITIONS
ENLARGEMENT

SHEET

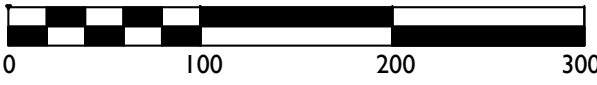
CI.1

COF 6975



AREA 'B' SITE DATA CHART

AREA:	1,825,907 SF (41.92 AC)
TREE CANOPY:	109,070 SF (2.50 AC)
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION



NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- EXISTING CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.



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SOUTH BROOKE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



Revision Date _____

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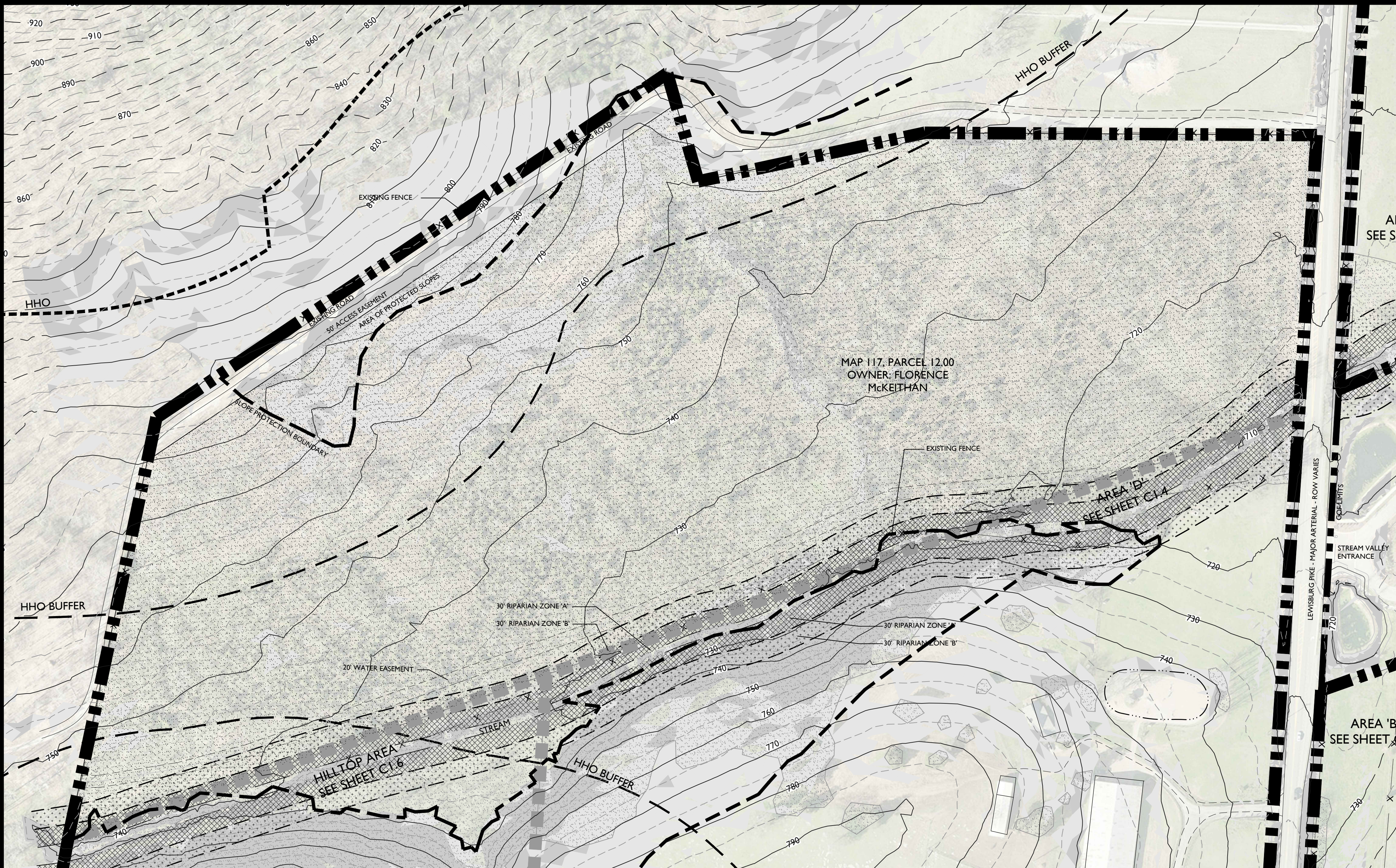
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AREA 'C' EXISTING CONDITIONS ENLARGEMENT

SHEET
CI.3
COF 6975

AREA:	1,363,966 SF (31.31 AC)
TREE CANOPY:	1,312,343 SF (30.12 AC)
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION



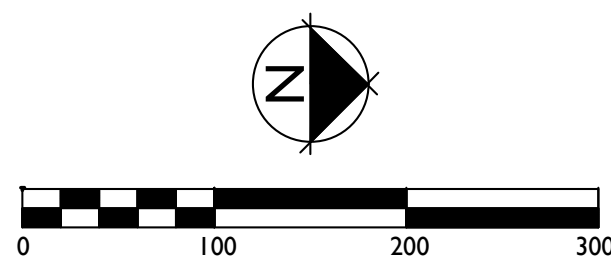
NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- | | |
|---|-------------------|
|  | EXISTING CANOPY |
|  | SLOPES - 14 - 20% |
|  | SLOPES - 20% + |
|  | RIPARIAN ZONE 'A' |
|  | RIPARIAN ZONE 'B' |

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

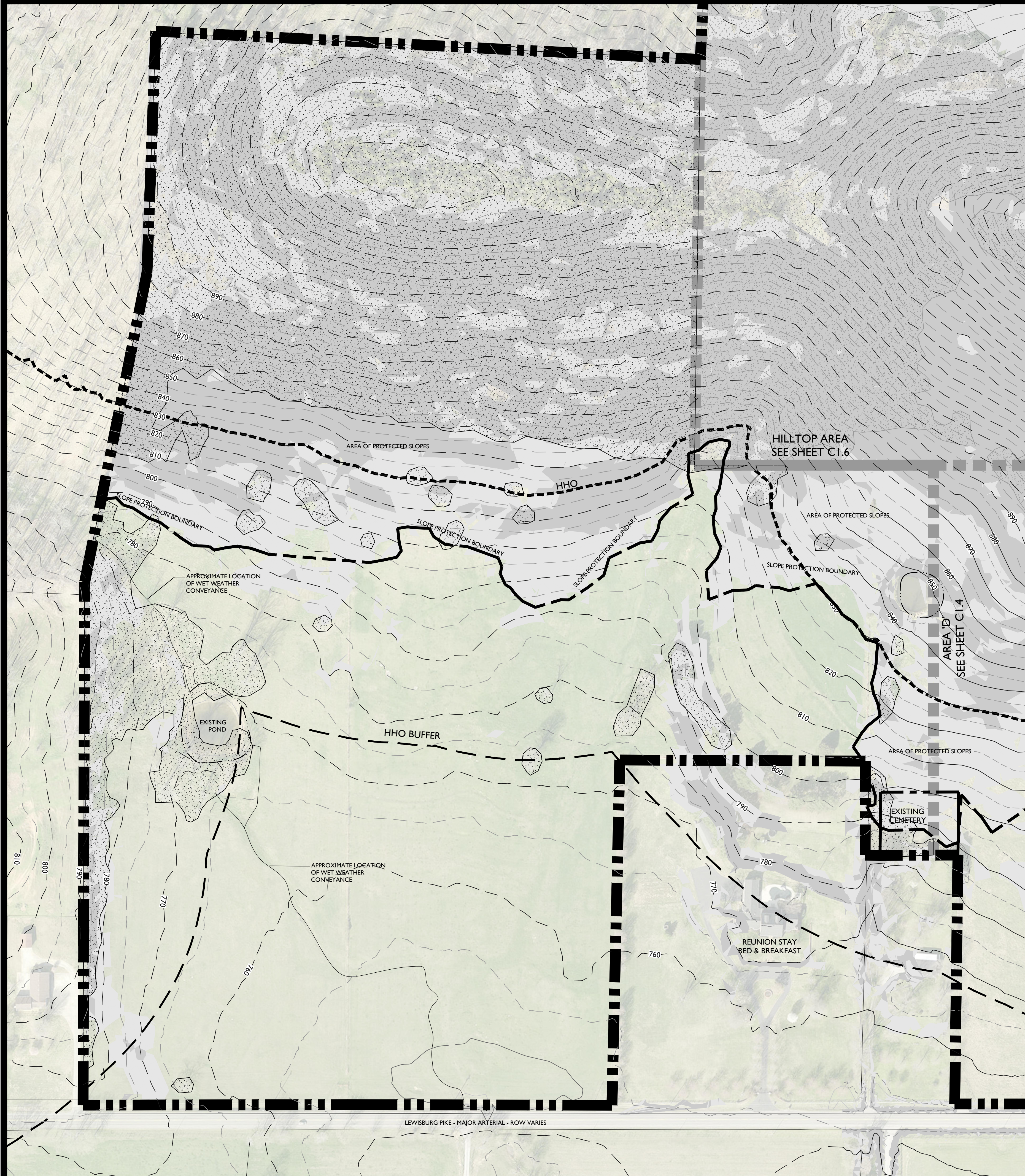


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2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

 EXISTING CANOPY
 SLOPES - 14 - 20%
 SLOPES - 20% +
 RIPARIAN ZONE 'A'
 RIPARIAN ZONE 'B'

AREA:	3,348,458 SF (76.87 AC)
TREE CANOPY:	554,861 SF (12.74 AC)
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION

²⁴AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.



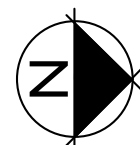
*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

KEY

- EXISTING CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +

NOTES:

- THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
- AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
- SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
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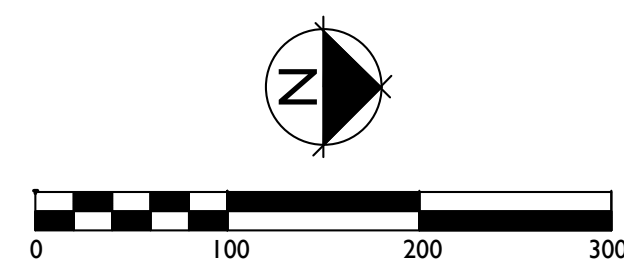
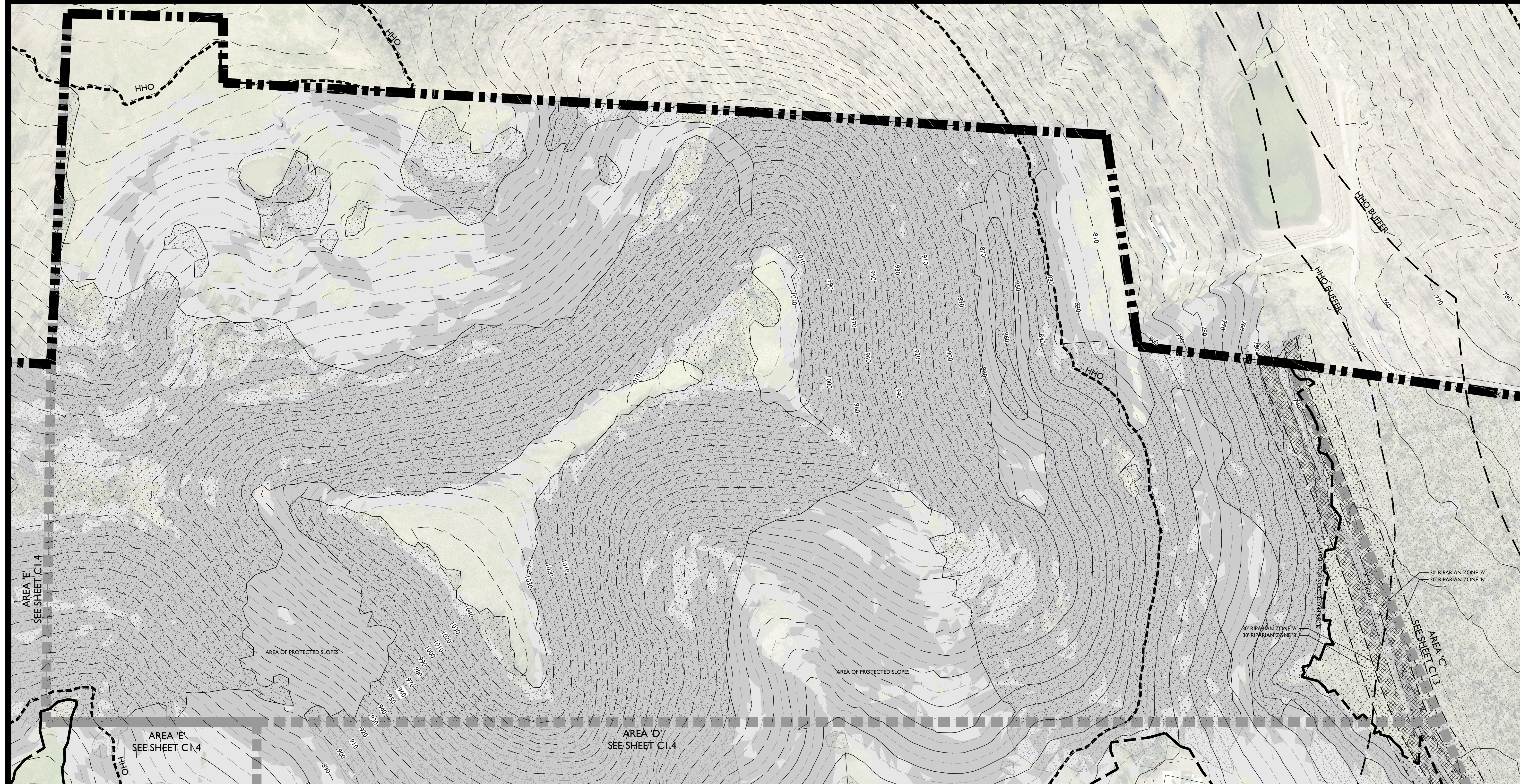


AREA 'E' SITE DATA CHART

AREA:	2,406,118 SF (55.23 AC)
TREE CANOPY:	925,028 SF (21.23 AC)
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION



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- NOTES:**
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

- KEY**
- EXISTING CANOPY
 - SLOPES - 14 - 20%
 - SLOPES - 20% +
 - RIPARIAN ZONE 'A'
 - RIPARIAN ZONE 'B'

HILLTOP AREA SITE DATA CHART

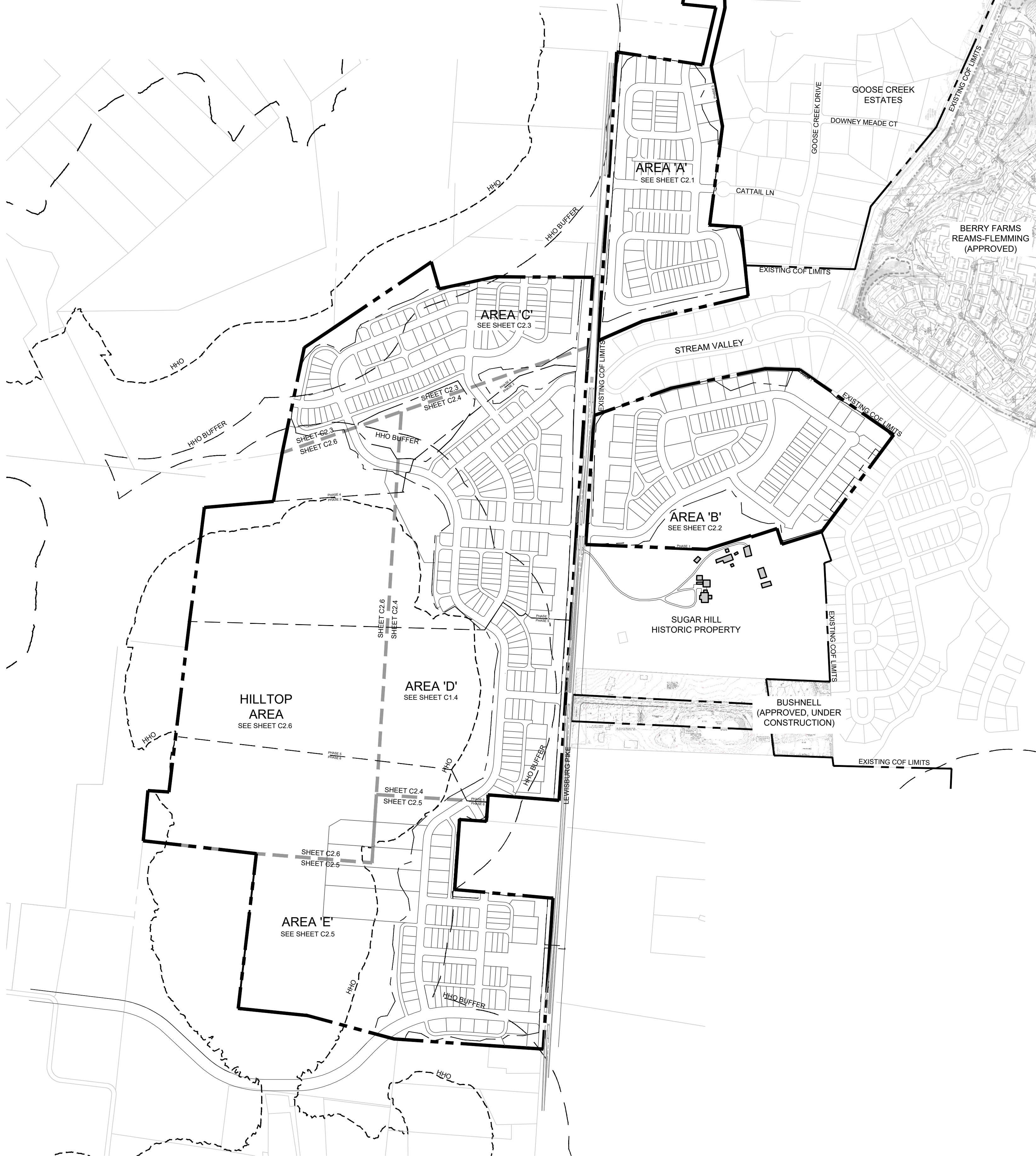
AREA:	2,406,118 SF (55.23 AC)
TREE CANOPY:	2,225,506 SF (51.09 AC)
ENVISION FRANKLIN:	CONSERVATION SUBDIVISION



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LOT BREAKDOWN

	DETACHED					TOTAL DETACHED	ATTACHED			TOTAL ATTACHED	AREA TOTAL
	34'-40'	41'-45'	45'-55'	56'-60'	61'+		24' (2-3 UNIT)	60' (4-UNIT)	90' (4-UNIT)		
AREA 'A'	19	13	21	10	19	82	0	0	0	0	82
AREA 'B'	23	22	5	5	21	76	47	0	0	47	123
AREA 'C'	28	15	12	1	4	60	10	76	40	126	186
AREA 'D'	30	20	14	18	11	93	50	68	0	118	211
AREA 'E'	16	17	10	0	4	47	28	36	36	100	147
UNIT TOTAL	116	87	62	34	59	358	135	180	76	391	749
			155								



OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15% REQUIRED: 15% TOTAL = 2,083,598 SF 34% FORMAL = 708,423 SF 66% INFORMAL = 1,375,178 PROVIDED: 2,670,230 SF TOTAL FORMAL: 724,689 SF INFORMAL: 1,945,541 SF*	OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50% REQUIRED: 6,945,325 SF PROVIDED: 7,993,240 SF
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LOT	CLASSIFICATION	TYPE	AREA (SF)
1000	INFORMAL	EXISTING QUARRY	121,521
1001	FORMAL	LINEAR PARK	16,379
1002	INFORMAL	WATER QUALITY	40,322
1003	FORMAL	PARK	14,940
1004	INFORMAL	BUFFER / STORMWATER	32,635
1005	INFORMAL	BUFFER / STORMWATER	240,619
1006	FORMAL	PARK	8,443
1007	FORMAL	PARK	14,891
1008	FORMAL	PARK	67,209
1009	INFORMAL	WATER QUALITY	19,187
1010	INFORMAL	WATER QUALITY	11,720
1011	INFORMAL	BUFFER	119,310
1012	INFORMAL	BUFFER	2,561
1013	FORMAL	PARK	8,379
1014	FORMAL	PARK	7,800
1015	FORMAL	PARK	26,989
1016	FORMAL	PARK	26,016
1017	INFORMAL	STREAM BUFFER	238,945
1018	FORMAL	AMENITY	55,488
1019	INFORMAL	WATER QUALITY	98,799
1020	INFORMAL	BUFFER	146,650
1021	FORMAL	PARK	29,058
1022	INFORMAL	BUFFER	321,418
1023	INFORMAL	OPEN AREA	3,633
1024	INFORMAL	WATER QUALITY	1,884
1025	FORMAL	PARK	7,620
1026	FORMAL	PARK	65,005
1027	INFORMAL	BUFFER	136,049
1028	INFORMAL	WATER QUALITY	42,238
1029	INFORMAL	PARKING	9,434
1030	FORMAL	PARK	47,133
1031	INFORMAL	WATER QUALITY	50,259
1032	FORMAL	AMENITY	157,864
1033	FORMAL	PARK	61,087
1034	INFORMAL	WATER QUALITY	56,217
1035	INFORMAL	PARKING	2,722
1036	INFORMAL	PARKING	5,040
1037	INFORMAL	WATER QUALITY	3,175
1038	INFORMAL	WATER QUALITY	3,317
1039	INFORMAL	WATER QUALITY	31,766
1040	FORMAL	PARK	27,382
1041	FORMAL	PARK	25,771
1042	INFORMAL	BUFFER	15,464
1043	INFORMAL	BUFFER	32,351
1044	FORMAL	PARK	9,157
1045	INFORMAL	OPEN AREA	3,196
1046	INFORMAL	BUFFER	48,185
1047	FORMAL	PARK	18,252
1048	INFORMAL	WATER QUALITY	51,654
1049	FORMAL	PARK	15,510
1050	INFORMAL	PARKING	1,653
1051	INFORMAL	PARKING	1,646
1052	INFORMAL	BUFFER	45,943
1053	FORMAL	PARK	12,410
1054	INFORMAL	PARKLAND DEDICATION	5,323,010*

*NOTE: OS CALCULATIONS PER ZONING ORDINANCE DO NOT INCLUDE PARKLAND DEDICATION LOT #1054 (±122 AC)
THE 50% OS REQUIREMENT PER ENVISION FRANKLIN INCLUDES PARKLAND DEDICATION LOT 1049

TREE CANOPY RETENTION

OVERALL SITE AREA = 13,890,650 SF (318.88 AC)		
TREE AREA	EXISTING	PRESERVED
A	291,328 SF	165,086 SF
B	109,070 SF	24,927 SF
C	1,312,343 SF	122,699 SF
D	654,961 SF	466,252 SF
E	925,028 SF	816,201 SF
HILLTOP	2,225,060 SF	2,165,476 SF
TOTAL SF	5,417,690 SF	3,750,641 SF
TOTAL ACRES	124.37 AC	86.10 AC
TREE CANOPY DATA:		
TOTAL EXISTING TREE CANOPY:	5,417,690 SF; 124.37 AC (39% OF SITE)	
REQUIRED CANOPY PRESERVATION:	48% (2,600,491 SF; 59.92 AC)	
PROVIDED CANOPY PRESERVATION:	3,750,641 SF; 86.10 AC (143% OF REQUIRED)	

TOTAL ACREAGE BY USE, PER PHASE:

PHASE 1 41.92 AC TOTAL 19.54 AC RESIDENTIAL (123 UNITS - 76 DETACHED, 47 ATTACHED) 13.47 AC OPEN SPACE	PHASE 2 39.40 AC TOTAL 15.39 AC RESIDENTIAL (161 UNITS - 68 DETACHED, 93 ATTACHED) 8.94 AC OPEN SPACE	PHASE 3 33.03 AC TOTAL 13.73 AC RESIDENTIAL (82 UNITS - 82 DETACHED) 11.18 AC OPEN SPACE	PHASE 4 30.62 AC TOTAL 13.14 AC RESIDENTIAL (186 UNITS - 60 DETACHED, 126 ATTACHED) 15.78 AC OPEN SPACE	PHASE 5 15.61 AC TOTAL 6.78 AC RESIDENTIAL (50 UNITS - 25 DETACHED - 25 ATTACHED) 15.78 AC OPEN SPACE	PHASE 6 30.90 AC TOTAL 21.2 AC RESIDENTIAL (147 UNITS - 47 DETACHED - 100 ATTACHED) 6.56 AC OPEN SPACE
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SITE DATA CHART

PROJECT NAME:	SOUTHBROOKE
PROJECT #:	6975
SUBDIVISION:	SOUTHBROOKE
ADDRESS:	LEWISBURG PIKE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10
EXISTING ZONING:	MGA-1 (WILLIAMSON COUNTY)
PROPOSED ZONING:	SD-R (2.35)
EXISTING CHARACTER AREA:	GCCO-5 & MLCO-2
OTHER APPLICABLE OVERLAYS:	HHO & HHO BUFFER
APPLICABLE DEVELOPMENT STANDARD:	EITHER (CONVENTIONAL APPLIED)
ACREAGE OF SITE:	318.88 AC
SQUARE FOOTAGE OF SITE:	13,890,650 SF
MINIMUM SETBACKS:	SEE ARCHITECTURE SHEETS A1.0 & A1.1 MINIMUM SETBACKS ARE ESTABLISHED AS PART OF THE PUD
OWNERS:	
117---01200	FLORENCE E.H. MCKEITHAN 4416 BEEKMAN DRIVE NASHVILLE, TN 37215
117---01300 & 118---04900	DWIGHT STACEY 1490 LEWISBURG PIKE FRANKLIN, TN 37064
117---01400, 118---04901, 118---05001, 118---05002, 133---00100	THE HILLS TENNESSEE, LLC CHARLES L. COLLUM 2381 EAST VINA DEL MAR BLVD ST. PETE BEACH, FL 33706
117---01901 & 117---01902	MARVIN PRATT LIMITED PARTNERSHIP MARY BUSH GENERAL PARTNER 3824 NEW HIGHWAY 96 WEST FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	324 LIBERTY PIKE SUITE 145 (615) 975-5765 greg.gamble@gdc-tn.com GREG GAMBLE
TOTAL UNITS:	749
ATTACHED:	391 (211 3BR+, 180 2BR)
DETACHED:	358
BUILDING HEIGHT:	1 - 2.5 STORIES
REQUIRED LSR:	0.2
PROVIDED LSR:	0.2 *NOTE- PROPOSED COF PARK NOT INCLUDED IN LSR CALCULATION
MINIMUM PARKING REQUIREMENT:	2 / SF DETACHED: 716 1.5 / 1BR ATTACHED: 0 2.5 / 2 BR ATTACHED: 450 3.5 / 3BR+ ATTACHED: 739 TOTAL: 1,905
EXISTING PARKING:	NONE
PROVIDED PARKING:	3,211
RESIDENTIAL DENSITY:	2.35 D.U.A.
NET DENSITY* (MINUS ROW):	2.91 D.U.A.
NET DENSITY* (MINUS ROW & HHO):	4.85 D.U.A.
TREE CANOPY:	3,937,245 SF (AC)
PARKLAND DEDICATION FEE:	\$3,223.696
STATEMENT OF IMPACTS	
WATER FACILITIES WATER SERVICE WILL BE PROVIDED BY HB & TS. THE WATER MAINS ARE LOCATED ALONG CAROTHERS PARKWAY AND LIBERTY PIKE. 749 UNITS x 350 GPD = 262,150 GPD	
SEWER FACILITIES SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN.	
REPURIFIED (REUSE) WATER FACILITIES NOT AVAILABLE TO THIS SITE.	
POLICE, FIRE, AND RECREATIONAL FACILITIES NEAREST POLICE STATION: 5.5 MI (FRANKLIN POLICE DEPARTMENT) NEAREST FIRE STATION: 1.9 MI (FRANKLIN FIRE DEPARTMENT STATION 7) NEAREST RECREATIONAL FACILITY: 0.8 MI (HUGHES MILL PARK)	
PROJECTED STUDENT POPULATION 749 x 0.64 = 480 STUDENTS	
REFUSE STORAGE AND SANITATION COLLECTION FACILITIES REFUSE COLLECTION FOR THE DEVELOPMENT SHALL BE PROVIDED BY COF	
RESTRICTIVE COVENANTS: A HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND THE MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATIONAL AREAS.	



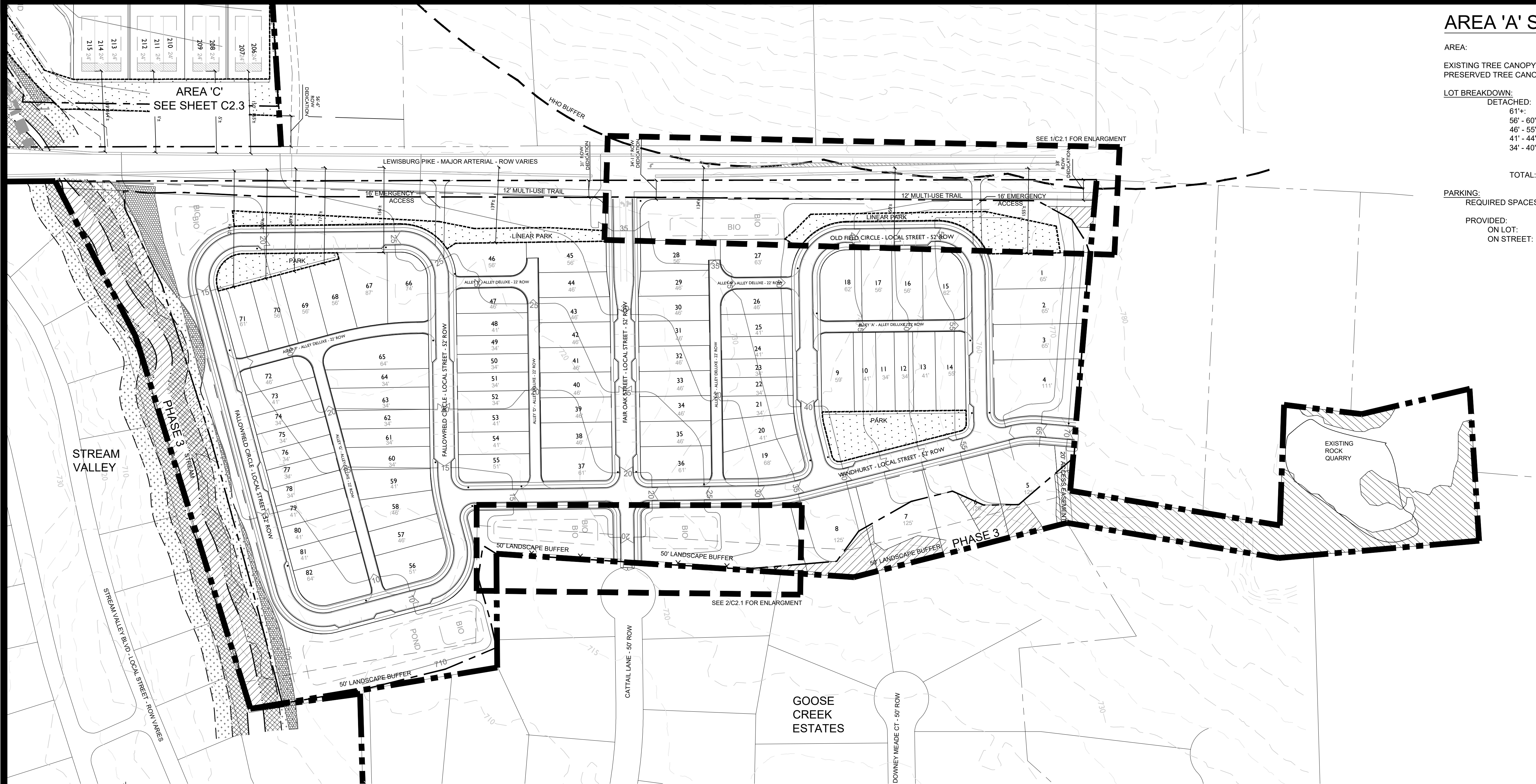
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



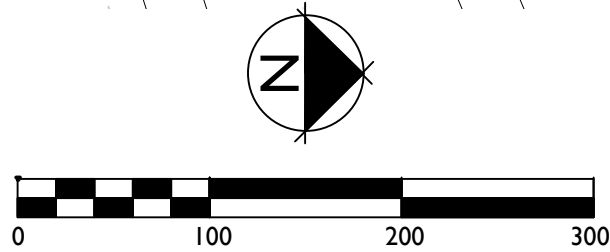
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OVERALL
DEVELOPMENT
PLAN
SHEET
C2.0
COF 6975



AREA 'A' SITE DATA CHART

AREA:	1,439,029 SF	(33.03 AC)
EXISTING TREE CANOPY:	291,328 SF (6.69 AC)	
PRESERVED TREE CANOPY:	165,086 SF (3.79 AC)	
LOT BREAKDOWN:		
DETACHED:		
61'+:	19	
58' - 60':	10	
48' - 55':	21	
41' - 44':	13	
34' - 40':	19	
TOTAL:	82	
PARKING:		
REQUIRED SPACES (2/UNIT):		
164		
PROVIDED:		
ON LOT:	328	
ON STREET:	88	
TOTAL:	416	



- NOTES:
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

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OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

KEY

- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING
- STREET LIGHT; TYP

TYPICAL LOT

ALLEY

137

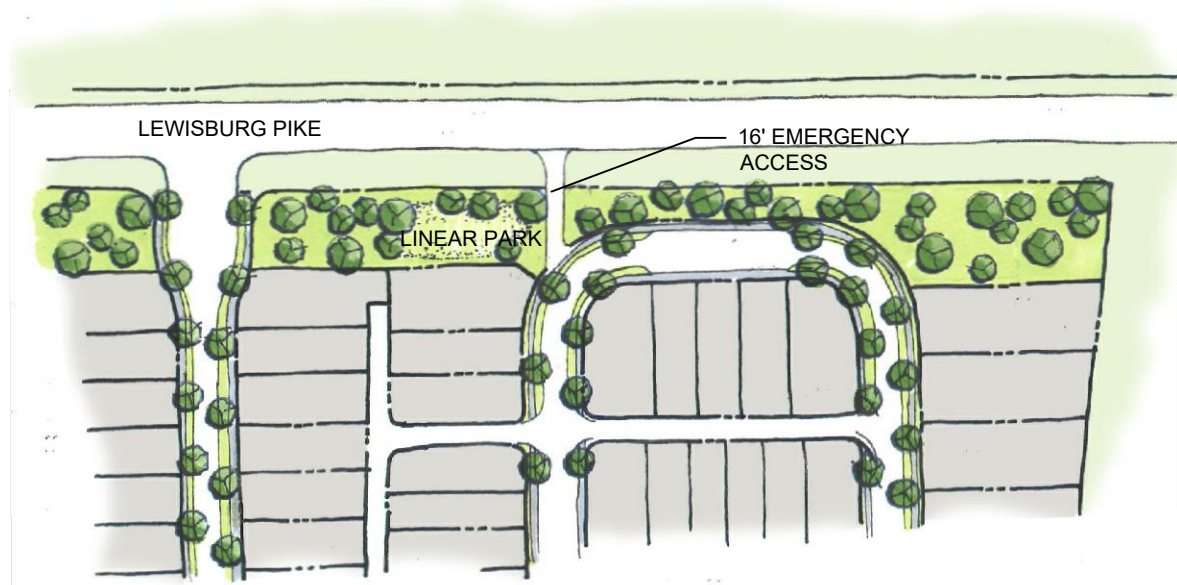
34

BUILDING ENVELOPE (ATTACHED UNITS ONLY)

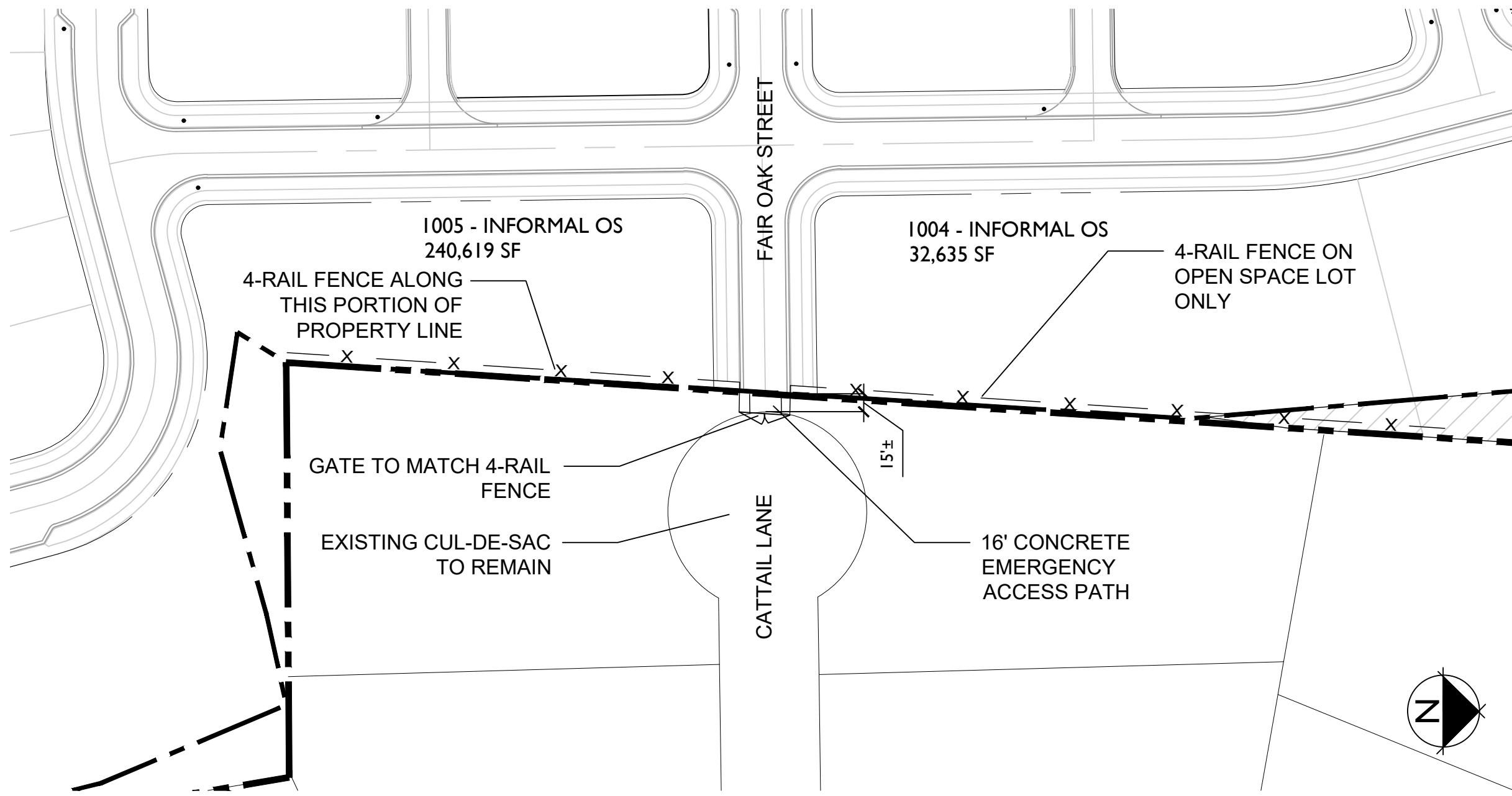
UNIT / LOT NUMBER

UNIT / LOT TYPE

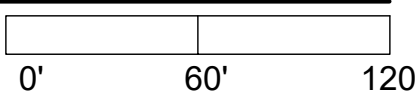
STREET



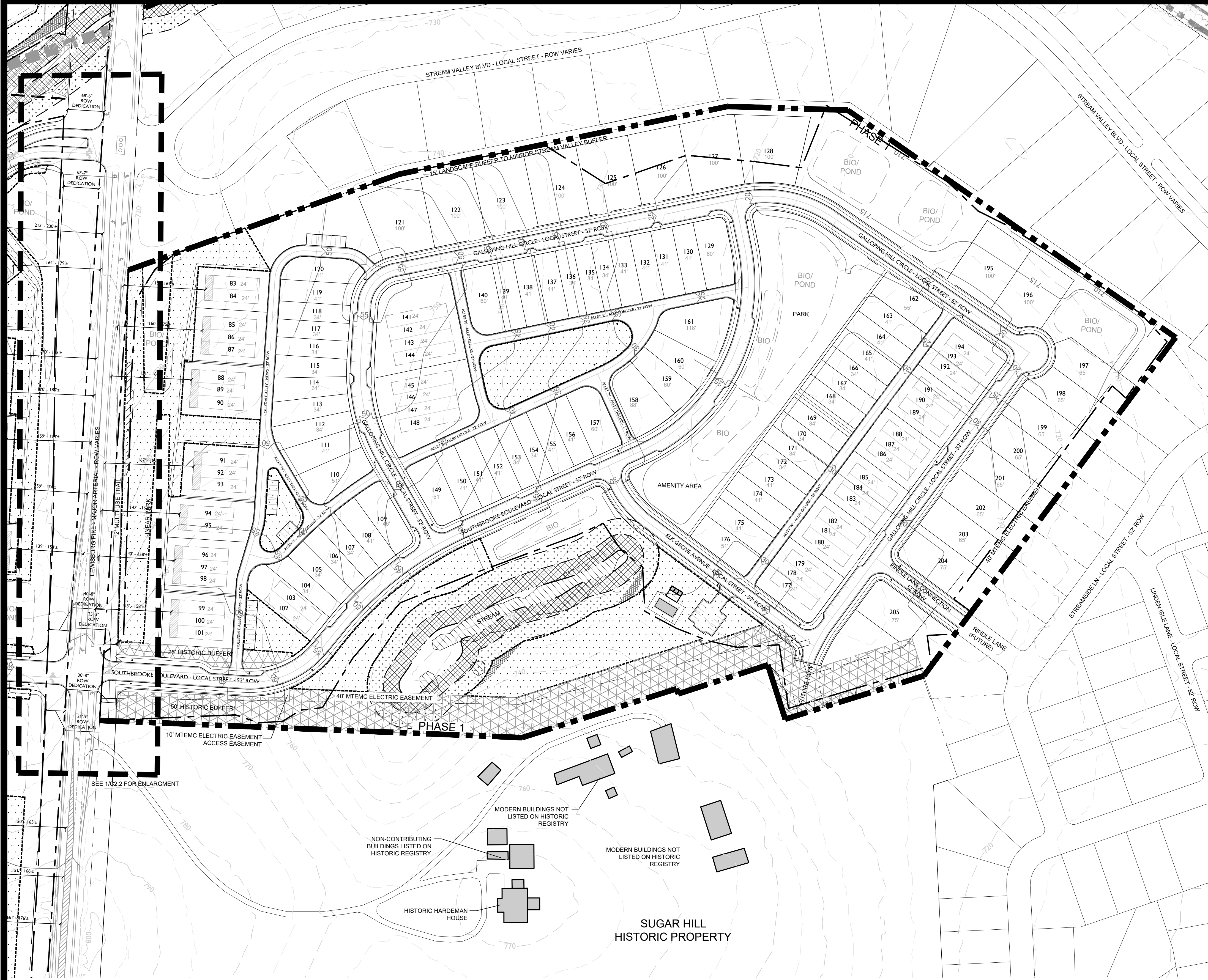
1
C2.1
LINEAR PARK & BUFFER
PLAN
N.T.S.



2
C2.1
EMERGENCY CONNECTION TO GOOSE CREEK ESTATES
PLAN



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AREA 'B' SITE DATA CHART

AREA:	1,825,907 SF	(41.92 AC)
EXISTING TREE CANOPY:	109,070 SF (2.50 AC)	
PRESERVED TREE CANOPY:	24,927 SF (0.57AC)	
LOT BREAKDOWN:		
ATTACHED:	47	
24':	TOTAL:	47
DETACHED:		
61'+:	21	
56' - 60':	5	
46' - 55':	5	
41' - 44':	22	
34' - 40':	23	
TOTAL:	76	
AREA TOTAL:	123	
PARKING:		
REQUIRED SPACES:		
2 / DETACHED UNIT:	152	
3 / ATTACHED (3BR UNITS):	141	
TOTAL REQUIRED:	293	
PROVIDED:		
2 / DETACHED LOT (MIN):	304	
4 / ATTACHED LOT (2 GARAGE, 2 TANDEM):	188	
ON-STREET:	90	
OFF-STREET:	39	
TOTAL SPACES:	621	



1 LINEAR PARK & BUFFER
C2.2 PLAN

N.T.S.

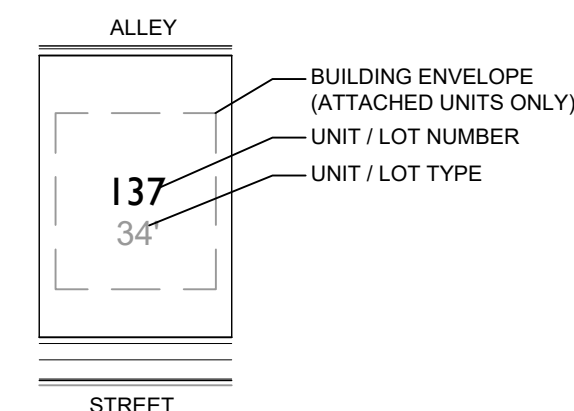
NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- 75' HISTORIC BUFFER
- FORMAL OPEN SPACE
- BUFFER AVERAGING
- STREET LIGHT; TYP

TYPICAL LOT



"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

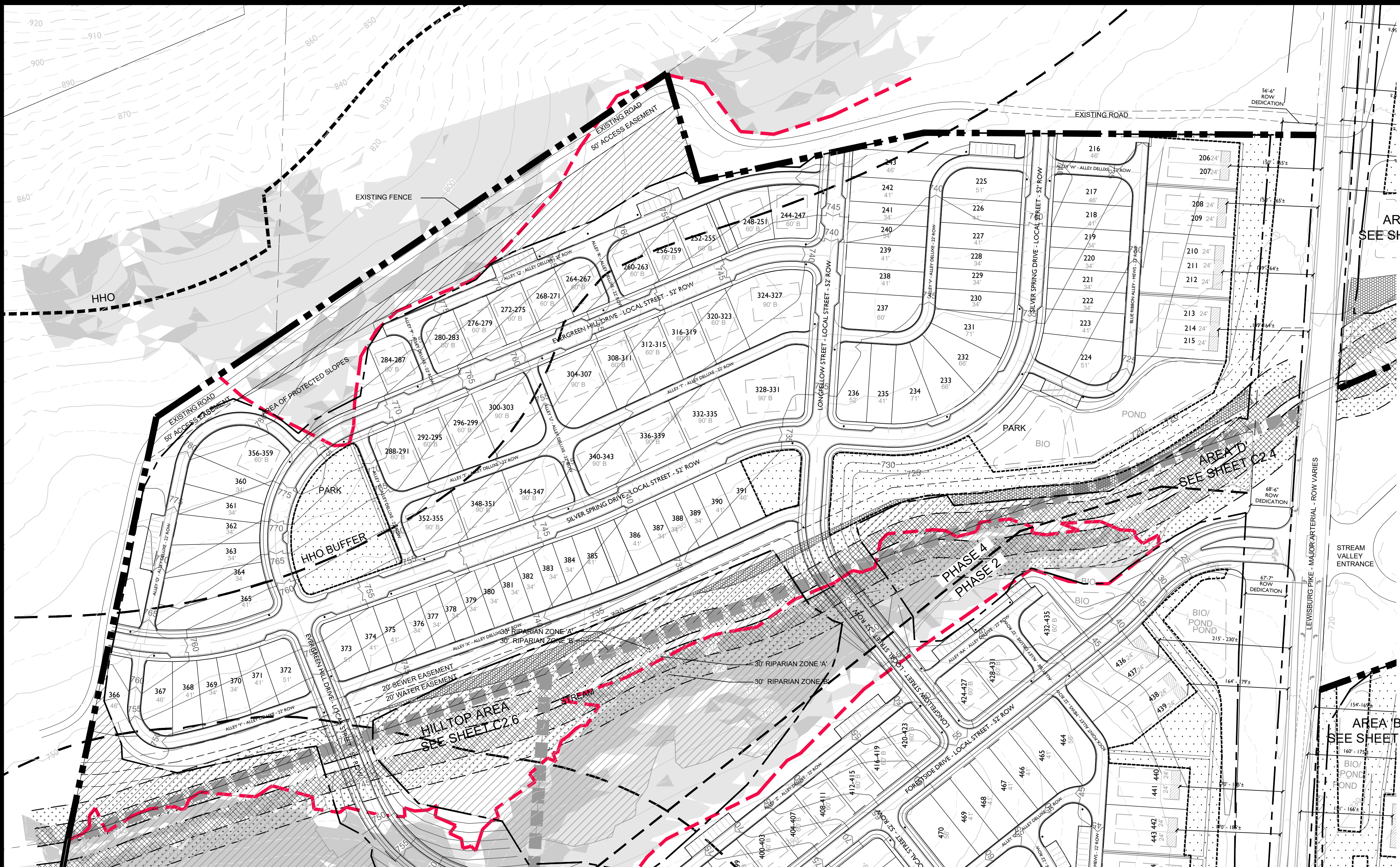
SOUTHBROOKE PUD SUBDIVISION DEVELOPMENT PLAN

Franklin, Williamson County, Tennessee



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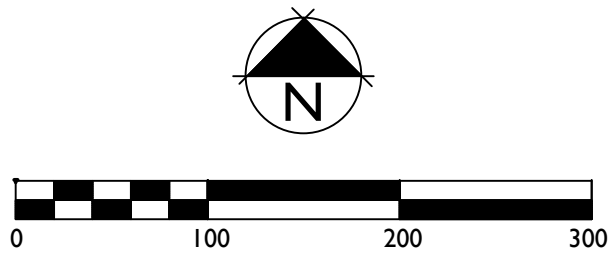
AREA 'B'
DEVELOPMENT
PLAN
ENLARGEMENT
SHEET
C2.2
COF 6975



AREA 'C' SITE DATA CHART

AREA:	1,363,966 SF (31.31 AC)
EXISTING TREE CANOPY:	1,312,343 SF (30.12 AC)
PRESERVED TREE CANOPY:	122,699 SF (2.88 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	10
60' (4 UNIT/LOT, 2BR UNITS):	76
90' (4 UNIT/LOT, 3BR UNITS):	40
TOTAL:	126
DETACHED:	
61'+:	4
56' - 60':	1
45' - 55':	12
41' - 44':	15
34' - 40':	28
TOTAL:	60
AREA TOTAL:	186

PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	120
3 / 24' UNIT AND 90' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	190
TOTAL REQUIRED:	460
PROVIDED:	
4 / DETACHED LOT:	240
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 DRIVEWAY)	152
ON-STREET:	110
OFF-STREET:	41
TOTAL SPACES:	743



- NOTES:
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING STREET LIGHT; TYP

TYPICAL LOT

ALLEY

137

34

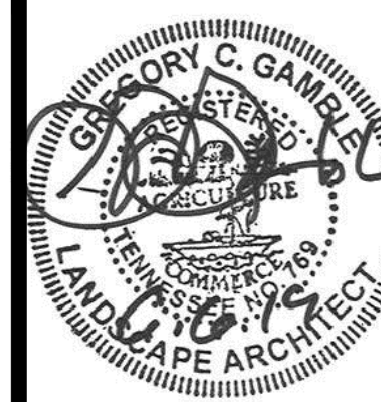
STREET

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

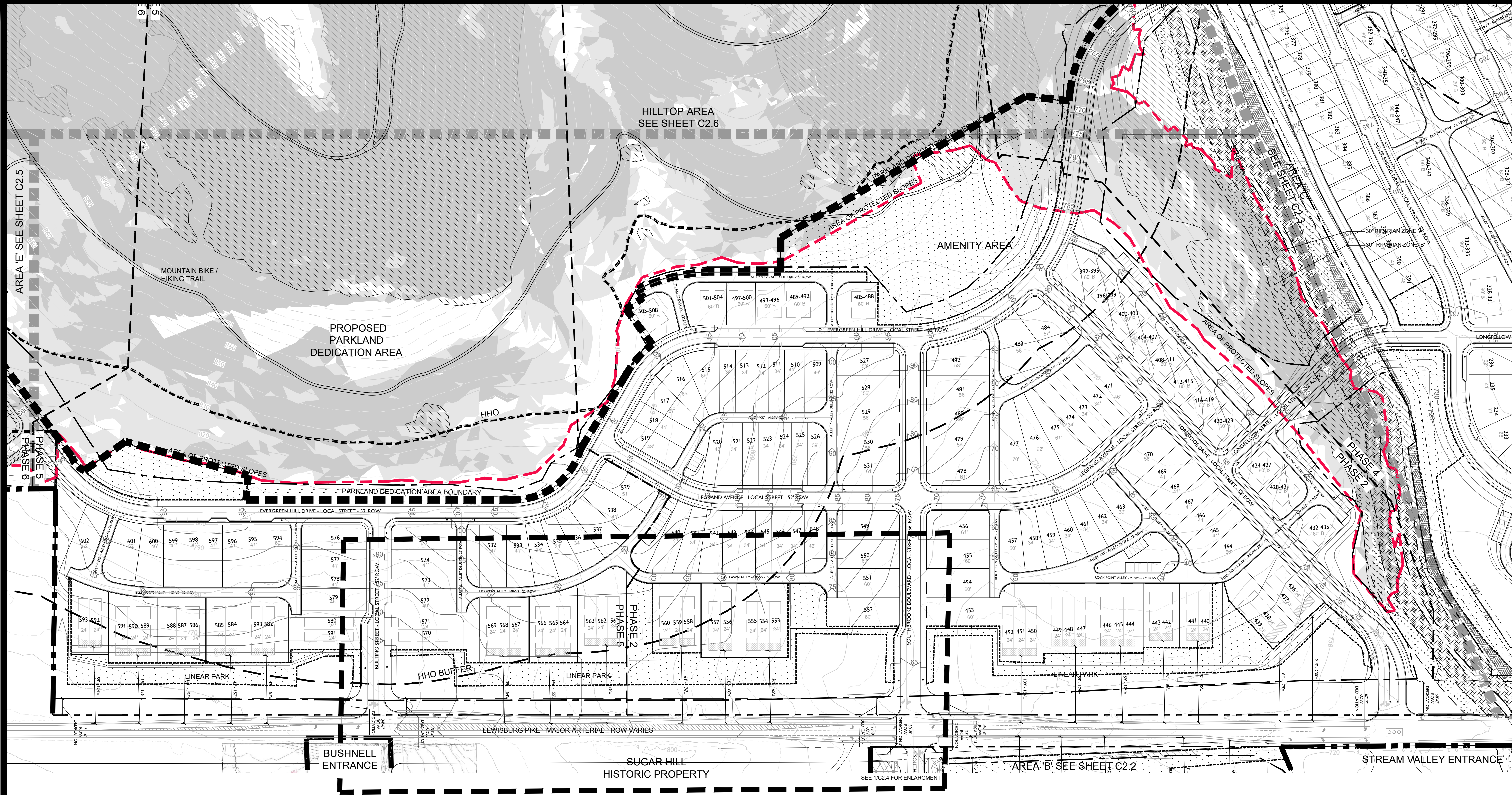
OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11



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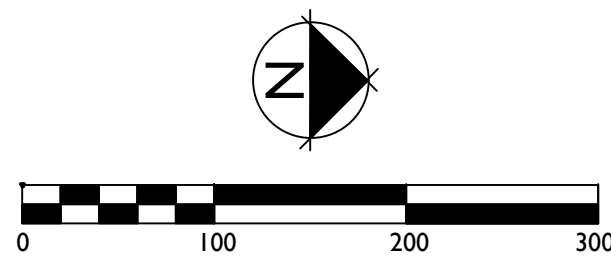
AREA 'D' SITE DATA CHART

AREA:	3,348,458 SF (76.87 AC)
EXISTING TREE CANOPY:	554,861 SF (12.74 AC)
PRESERVED TREE CANOPY:	456,252 SF (10.47 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	50
60' (4 UNIT/LOT, 2BR UNITS):	68
TOTAL:	118
DETACHED:	
61'+:	11
56' - 60':	18
45' - 55':	14
41' - 44':	20
34' - 40':	30
TOTAL:	93
AREA TOTAL:	211
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	186
3 / 24' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	170
TOTAL REQUIRED:	506
PROVIDED:	
4 / DETACHED LOT (MIN):	372
4 / 24' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 TANDEM):	136
ON-STREET:	42
OFF-STREET:	58
TOTAL SPACES:	808



1
C2.4
LINEAR PARK & BUFFER
PLAN

N.T.S.



NOTES:

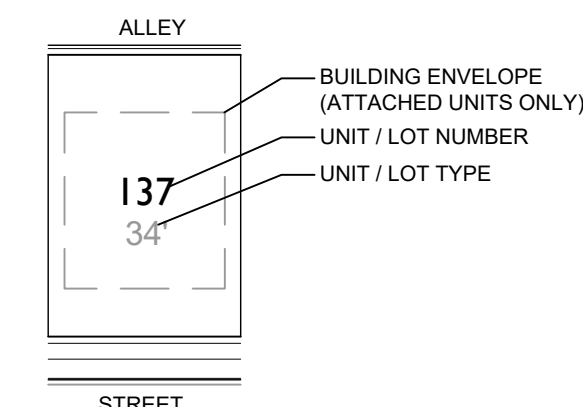
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

*'AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

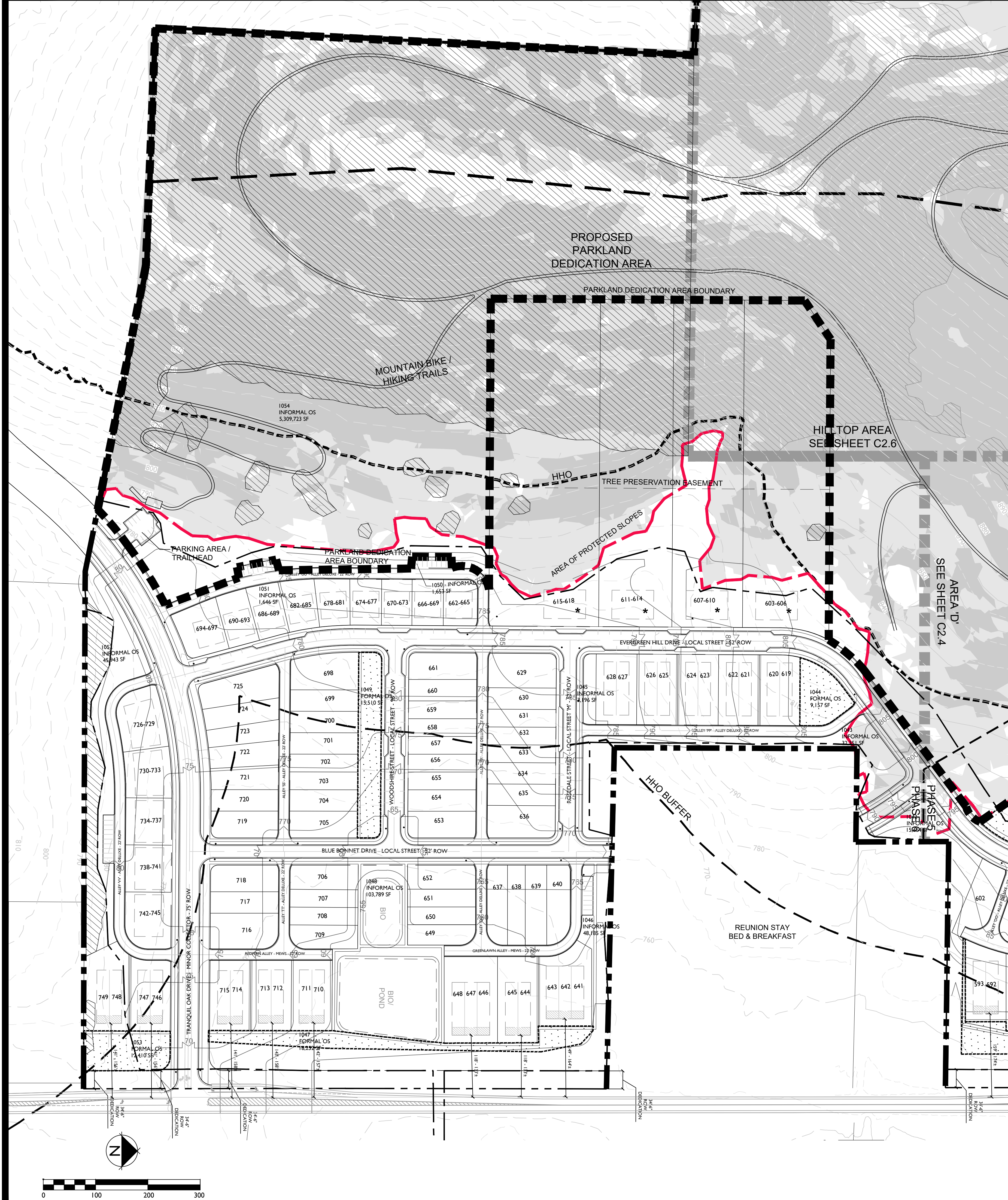
KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- STREET LIGHT; TYP

TYPICAL LOT



OPEN SPACE LOT PLAN AND CHART
SHOWN ON SHEET C.11



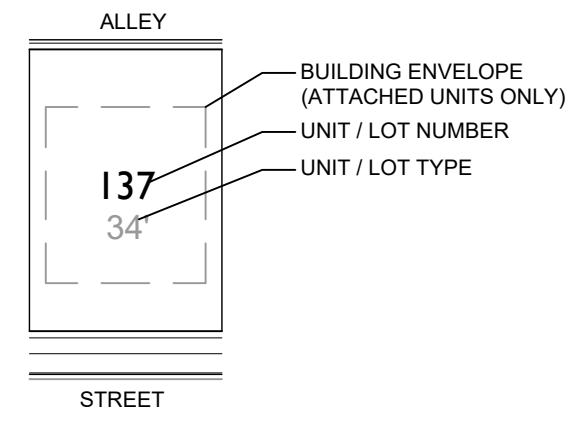
NOTE: CRITICAL LOTS-
IF, AT SITE PLAN, FIELD-RUN
TOPOGRAPHY SHOWS
SLOPES OVER 14% WHERE
SLOPES ARE PROTECTED,
THEN LOTS MAY BE
NON-BUILDABLE OR
RECONFIGURED.

*'AREA OF PROTECTED SLOPES' REFERS TO
AREAS WITHIN THE HHO BUFFER THAT HAVE
NATURALLY OCCURRING SLOPES GREATER
THAN 14%. THESE AREAS WILL NOT BE
DISTURBED. SLOPES GREATER THAN 14%
THAT ARE LOCATED OUTSIDE OF THE 'AREA
OF PROTECTED SLOPES' HAVE BEEN
DETERMINED TO BE MAN-MADE OR
INSIGNIFICANT, THEREFORE ALLOWING
DEVELOPMENT TO OCCUR.

KEY

- PRESEVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- STREET LIGHT; TYP
- CRITICAL LOT

TYPICAL LOT



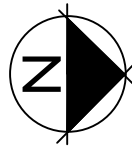
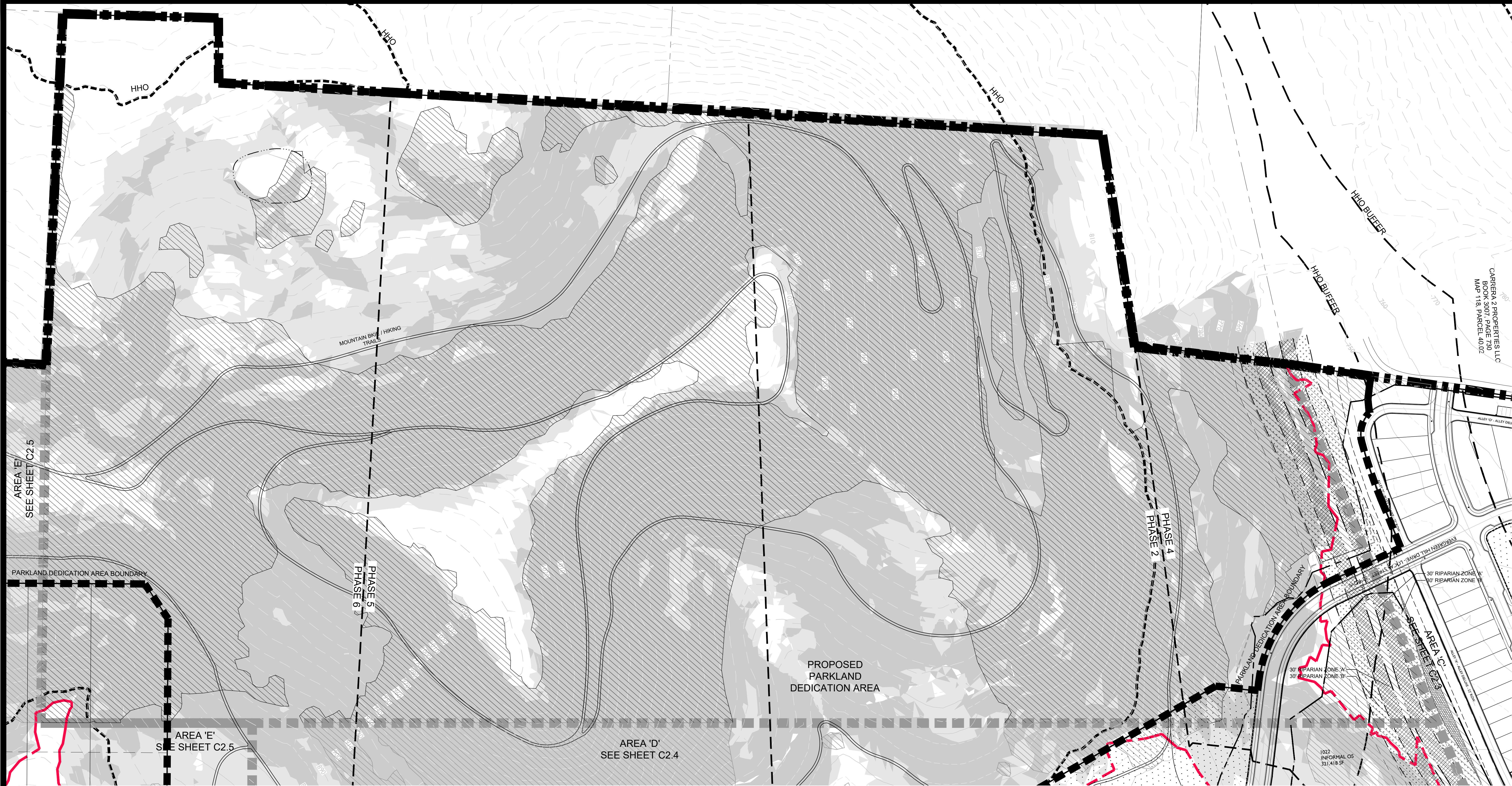
- NOTES:
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

AREA 'E' SITE DATA CHART

AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	925,028 SF (21.23 AC)
PRESERVED TREE CANOPY:	816,201 SF (18.74 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR):	28
60' (4 UNIT/LOT, 2BR):	36
90' (4 UNIT/LOT, 3BR):	36
TOTAL:	100
DETACHED:	
61'+:	4
46' - 55':	10
41' - 44':	17
34' - 40':	16
TOTAL:	47
AREA TOTAL:	147
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	94
3 / 24' UNIT & 90' UNIT (3-BR):	192
2.5 / 60' UNIT (2-BR):	90
TOTAL REQUIRED:	376
PROVIDED:	
4 / DETACHED LOT:	188
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	256
2 / 60' UNIT (1 GARAGE, 1 TANDEM)	72
ON-STREET:	73
OFF-STREET:	34
TOTAL SPACES:	623



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NOTES:

1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- PRESEVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

HILLTOP AREA SITE DATA CHART

AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	2,225,506 SF (51.09 AC)
PRESERVED TREE CANOPY:	2,165,476 SF (49.71 AC)



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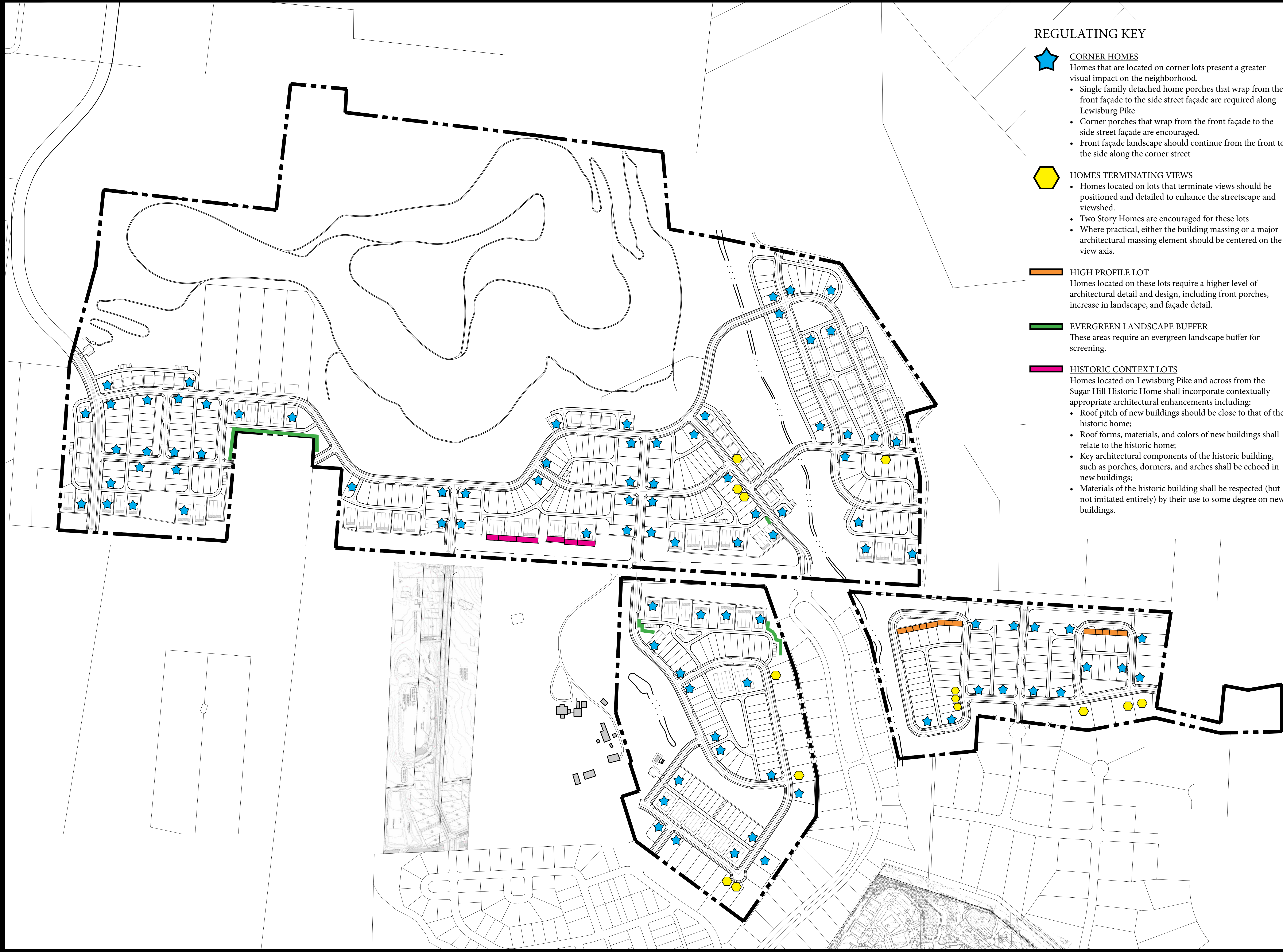
*NOTE: LEGAL DESCRIPTION OF
PARKLAND DEDICATION AREA
AND REZONING REQUEST TO BE
SUBMITTED WITH FIRST SITE
PLAN SUBMITTAL.

Parkland Dedication Calculations*				
Calculation of Requirement				
Total Dedication Required for 781 Residential Units		QTY.	Land Value	Cash Total
		780* Lots	\$4,304 / Lot	\$3,357,120
Proposed Land and Construction Dedication				
Land Dedication				
Description	Land Total (SF)	Land Total (AC)	Land Value	Cash Total
Parkland Dedication Area	5,309,472 SF	120-125 AC	\$62,121 / AC	\$7,454,520 - \$7,765,125
Construction Dedication				
Description	QTY.	Cost		Cash Total
Hiking Trails (5' Wide)	19,407 LF	\$9.25/LF		\$179,514.75
Hiking Trail Grading, Clearing, and Grubbing	97,035 SF	\$4.00/SF		\$388,140.00
Trailhead with restroom facilities	1	\$50,000.00		\$50,000.00
Total Proposed Construction Dedication				\$617,654.75
Calculation of Additional Dedication Required				
Description	QTY.			Cash Total
Land Dedication	120 - 125 AC			\$7,454,520 - \$7,765,125
Construction Dedication				\$617,654.75
Total Proposed Dedication				\$8,072,174.75 - \$8,382,779.75
Required Dedication				\$3,357,120
Dedication Beyond Requirement				\$4,715,054.75 - \$5,025,659.75

*Unit count is approximate. Final count to be established at site plan.



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REGULATING KEY

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CORNER HOMES
Homes that are located on corner lots present a greater visual impact on the neighborhood.

 - Single family detached home porches that wrap from the front façade to the side street façade are required along Lewisburg Pike
 - Corner porches that wrap from the front façade to the side street façade are encouraged.
 - Front façade landscape should continue from the front to the side along the corner street
- 

HOMES TERMINATING VIEWS

 - Homes located on lots that terminate views should be positioned and detailed to enhance the streetscape and viewshed.
 - Two Story Homes are encouraged for these lots
 - Where practical, either the building massing or a major architectural massing element should be centered on the view axis.
- 

HIGH PROFILE LOT
Homes located on these lots require a higher level of architectural detail and design, including front porches, increase in landscape, and façade detail.
- 

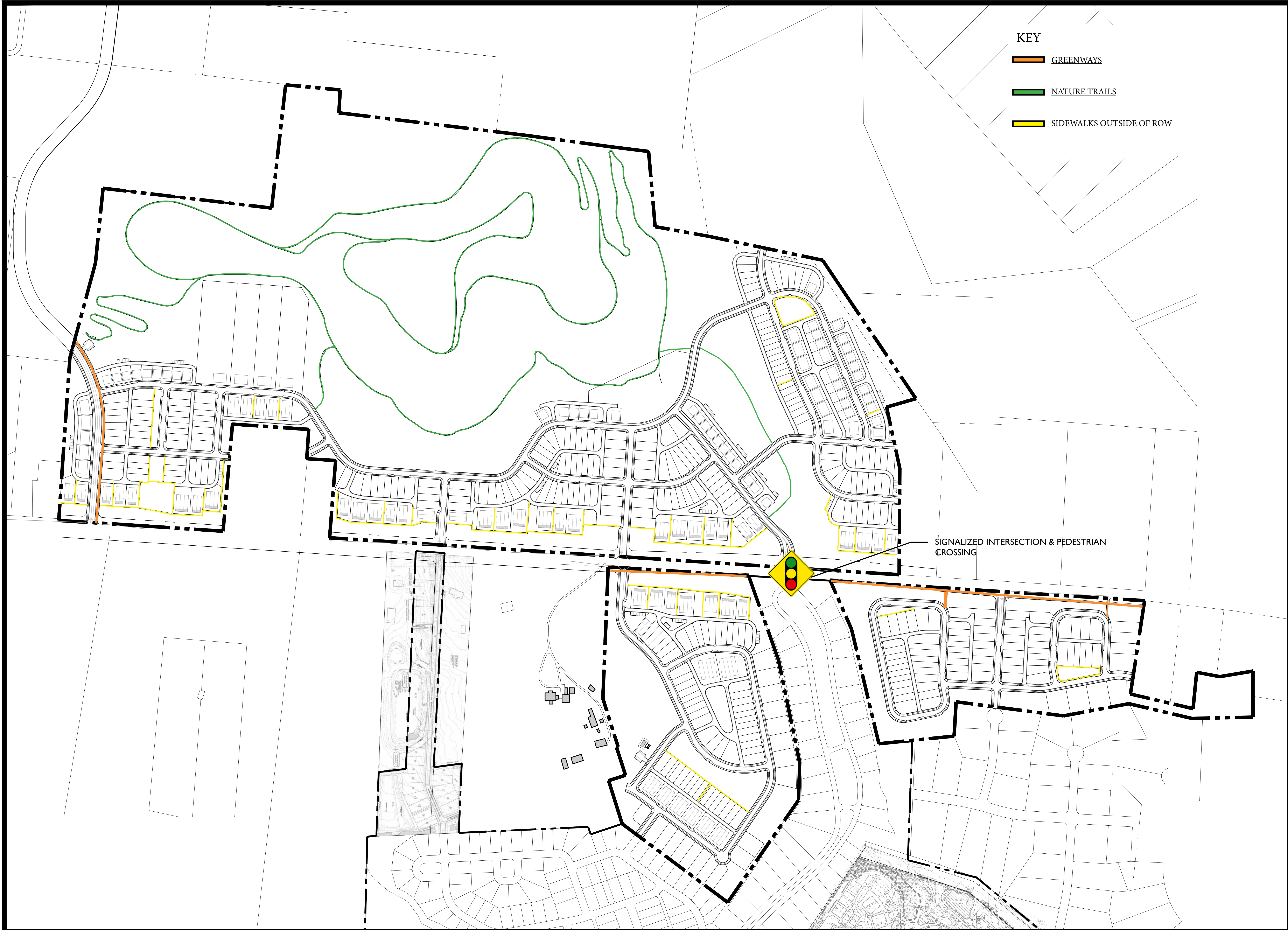
EVERGREEN LANDSCAPE BUFFER
These areas require an evergreen landscape buffer for screening.
- 

HISTORIC CONTEXT LOTS
Homes located on Lewisburg Pike and across from the Sugar Hill Historic Home shall incorporate contextually appropriate architectural enhancements including:

 - Roof pitch of new buildings should be close to that of the historic home;
 - Roof forms, materials, and colors of new buildings shall relate to the historic home;
 - Key architectural components of the historic building, such as porches, dormers, and arches shall be echoed in new buildings;
 - Materials of the historic building shall be respected (but not imitated entirely) by their use to some degree on new buildings.



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- KEY
- GREENWAYS
 - NATURE TRAILS
 - SIDEWALKS OUTSIDE OF ROW

SIGNALIZED INTERSECTION & PEDESTRIAN CROSSING



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

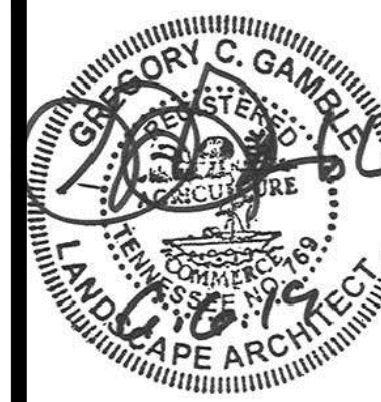
SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN
Franklin, Williamson County, Tennessee



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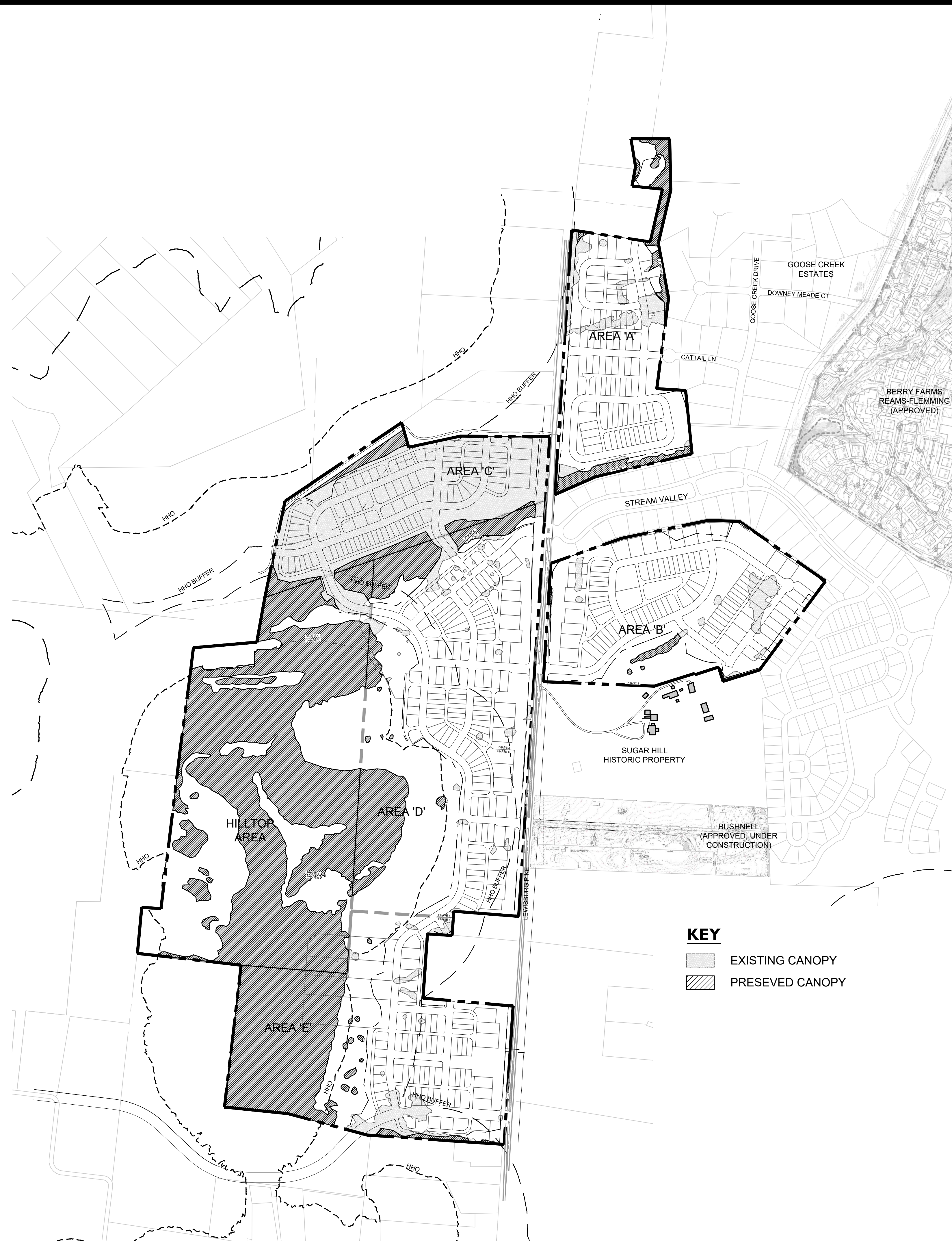
PEDESTRIAN
PLAN

SHEET
C2.9
COF 6975



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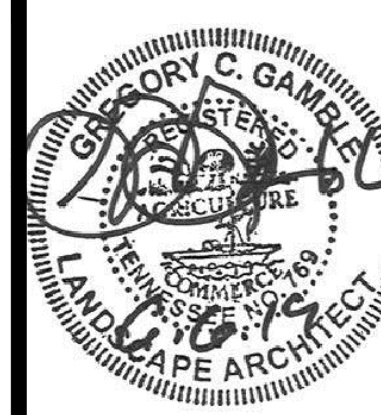
TREE CANOPY RETENTION		
OVERALL SITE AREA = 13,890,650 SF (318.88 AC)		
TREE AREA	EXISTING	PRESERVED
A	291,328 SF	165,086 SF
B	109,070 SF	24,927 SF
C	1,312,343 SF	122,699 SF
D	554,961 SF	456,252 SF
E	925,028 SF	816,201 SF
HILLTOP	2,225,060 SF	2,165,476 SF
TOTAL SF	5,417,690 SF	3,750,641 SF
TOTAL ACRES	124.37 AC	86.10 AC
TREE CANOPY DATA:		
TOTAL EXISTING TREE CANOPY:	5,417,690 SF; 124.37 AC (39% OF SITE)	
REQUIRED CANOPY PRESERVATION:	48% (2,600,491 SF; 59.92 AC)	
PROVIDED CANOPY PRESERVATION:	3,750,641 SF; 86.10 AC (143% OF REQUIRED)	



KEY

EXISTING CANOPY

PRESEVED CANOPY



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OPEN SPACE
PLAN

OPEN SPACE REQUIREMENT

MINIMUM OPEN SPACE REQUIREMENT (PER ZO): 15%*

REQUIRED: 15% TOTAL = 2,083,598 SF

34% FORMAL = 708,423 SF

66% INFORMAL = 1,375,178

PROVIDED: 2,470,330 SF TOTAL

FORMAL: 724,689 SF

INFORMAL: 1,945,541 SF*

OPEN SPACE REQUIREMENT (PER ENVISION FRANKLIN): 50%

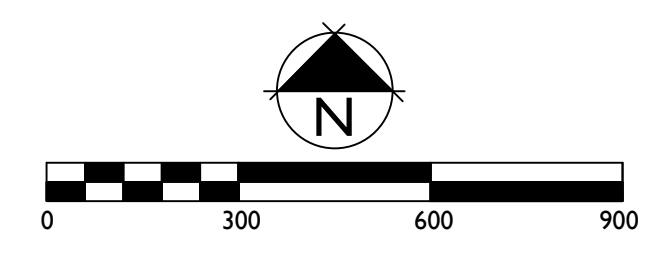
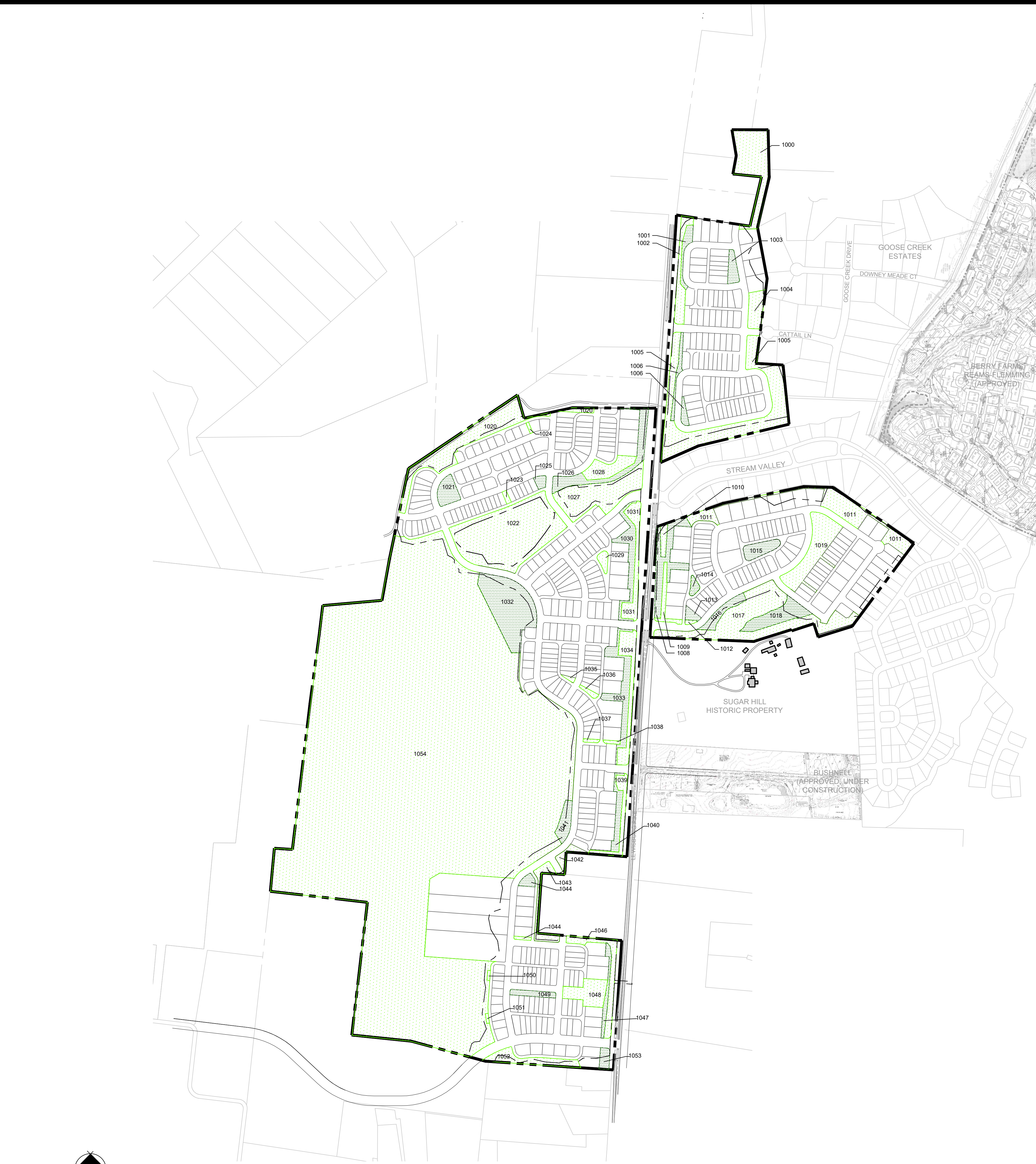
REQUIRED: 6,945,325 SF

PROVIDED: 7,993,240 SF

LOT	CLASSIFICATION	TYPE	AREA (SF)
1000	INFORMAL	EXISTING QUARRY	121,521
1001	FORMAL	LINEAR PARK	16,379
1002	INFORMAL	WATER QUALITY	40,322
1003	FORMAL	PARK	16,840
1004	INFORMAL	BUFFER / STORMWATER	32,635
1005	INFORMAL	BUFFER / STORMWATER	240,619
1006	FORMAL	PARK	8,443
1007	FORMAL	PARK	14,891
1008	FORMAL	PARK	67,209
1009	INFORMAL	WATER QUALITY	19,187
1010	INFORMAL	WATER QUALITY	117,200
1011	INFORMAL	BUFFER	119,310
1012	INFORMAL	BUFFER	2,561
1013	FORMAL	PARK	8,379
1014	FORMAL	PARK	7,800
1015	FORMAL	PARK	26,989
1016	FORMAL	PARK	26,016
1017	INFORMAL	STREAM BUFFER	238,965
1018	FORMAL	AMENITY	55,488
1019	INFORMAL	WATER QUALITY	98,799
1020	INFORMAL	BUFFER	146,850
1021	FORMAL	PARK	29,058
1022	INFORMAL	BUFFER	321,418
1023	INFORMAL	OPEN AREA	3,633
1024	INFORMAL	WATER QUALITY	1,894
1025	FORMAL	PARK	7,620
1026	FORMAL	PARK	65,005
1027	INFORMAL	BUFFER	126,049
1028	INFORMAL	WATER QUALITY	42,238
1029	INFORMAL	PARKING	9,434
1030	FORMAL	PARK	47,133
1031	INFORMAL	WATER QUALITY	60,259
1032	FORMAL	AMENITY	157,864
1033	FORMAL	PARK	61,087
1034	INFORMAL	WATER QUALITY	56,217
1035	INFORMAL	PARKING	2,772
1036	INFORMAL	PARKING	5,040
1037	INFORMAL	WATER QUALITY	3,175
1038	INFORMAL	WATER QUALITY	3,317
1039	INFORMAL	WATER QUALITY	31,766
1040	FORMAL	PARK	27,382
1041	FORMAL	PARK	25,771
1042	INFORMAL	BUFFER	15,464
1043	INFORMAL	BUFFER	32,351
1044	FORMAL	PARK	9,157
1045	INFORMAL	OPEN AREA	3,196
1046	INFORMAL	BUFFER	48,185
1047	FORMAL	PARK	18,252
1048	INFORMAL	WATER QUALITY	51,654
1049	FORMAL	PARK	15,510
1050	INFORMAL	PARKING	1,653
1051	INFORMAL	PARKING	1,646
1052	INFORMAL	BUFFER	45,943
1053	FORMAL	PARK	12,410
1054	INFORMAL	PARKLAND DEDICATION	5,323,010*

*NOTE: OS CALCULATIONS PER ZONING ORDINANCE DO NOT INCLUDE PARKLAND DEDICATION LOT #1054 (±122 AC)

THE 50% OS REQUIREMENT PER ENVISION FRANKLIN INCLUDES PARKLAND DEDICATION LOT 1049



DEVELOPMENT PLAN



Revision Date _____

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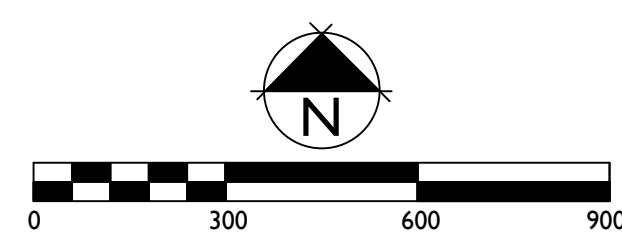
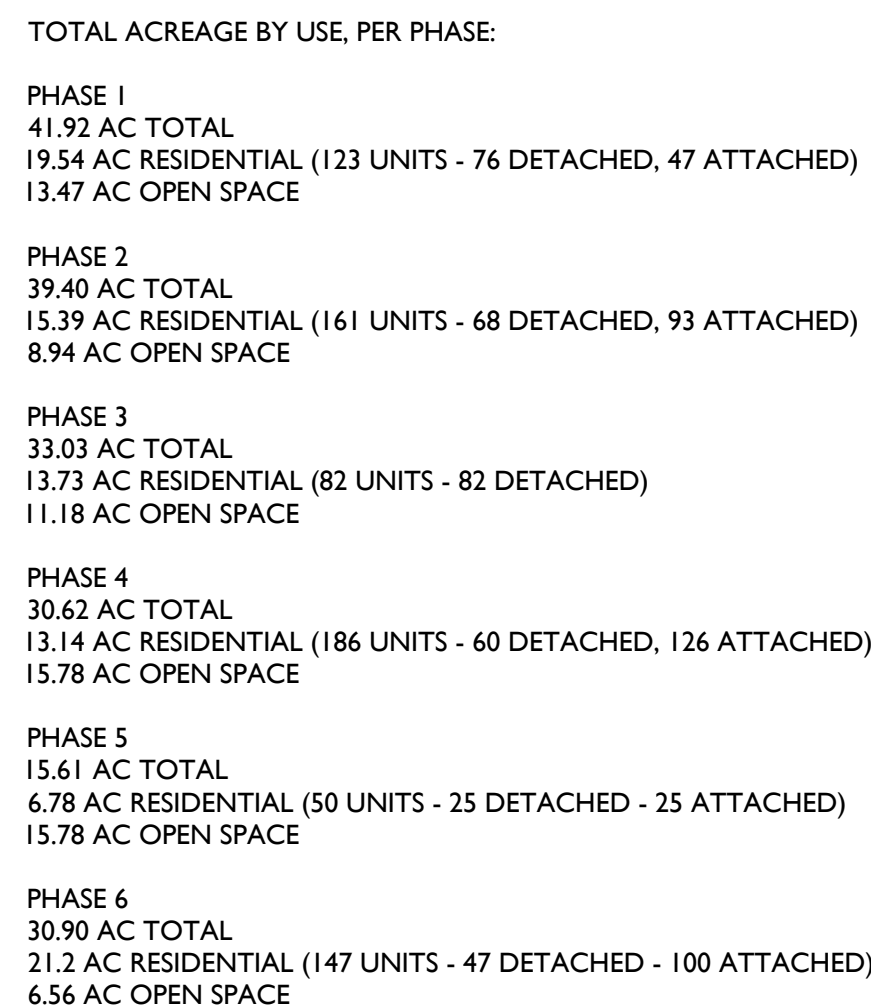
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PHASIN PLAN

S H E E T





GRADING & DRAINAGE GENERAL NOTES

1. GRADING PERMIT IS REQUIRED FOR ANY PROJECT DISTURBING MORE THAN 10,000 SF, ADDING MORE THAN 5,000 SF OF IMPERVIOUS SURFACE OR FOR ANY SITE GRADING REQUIRING STOCKPILING OF MATERIAL.
2. THE DEVELOPER SHALL PROVIDE THE NECESSARY LABOR AND SUPERVISION REQUIRED TO SUPPORT FIELD TESTING BY THE INDEPENDENT TESTING FIRM AND INSPECTIONS BY CITY OFFICIALS AT NO COST TO THE CITY. TEST REPORTS OF FIELD TESTING IF APPLICABLE SHALL BE SUBMITTED DIRECTLY TO THE STREET DEPARTMENT. DEFECTS DISCLOSED BY TESTS SHALL BE RECTIFIED.
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OVERALL GRADING & DRAINAGE DATA CHART

SITE AREA: 311.8 AC.*
IMPERVIOUS AREA: 80.9 AC.
DISTURBED AREA: 158.0 AC.
*ACREAGE EXCLUDES LEWSIBURG ROW DEDICATION

IMPERVIOUS AREA BY LOT TYPE		
LOT SIZE	LOT TYPES	IMP AREA (AC)
1/8 AC	34, 41, 46, 56, 60B	3,540
1/4 AC	65, 90B, 24D(2), 24T(2)	4,140
1/3 AC	20T(4), 24T(3), 100	4,360
1/2 AC	125	5,450
2 AC	90B (2AC)	5,450

IMPERVIOUS AREA CALCULATION								
		# OF LOTS						
WATERSHED	ROW (AC)	1/8 AC	1/4 AC	1/3 AC	1/2 AC	2 AC	PARKING (AC)	TOTAL IMP (AC)
1	0	0	0	0	0	0	0	0.0
2	7.7	81	21	7	0	4	0.2	17.7
3	1.1	49	10	16	2	0	0	7.9
4	31.1	246	23	12	4	0	0.4	55.4
TOTAL IMPERVIOUS AREA								80.9

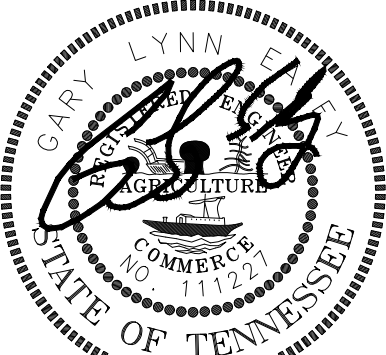
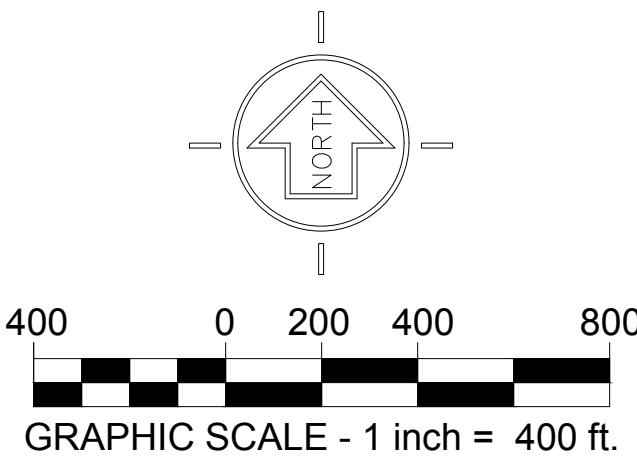
GRADING & DRAINAGE GENERAL NOTES (CONT)

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POST-TREATMENT STORMWATER NARRATIVE
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6/6/2019

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

0 LEWSIBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

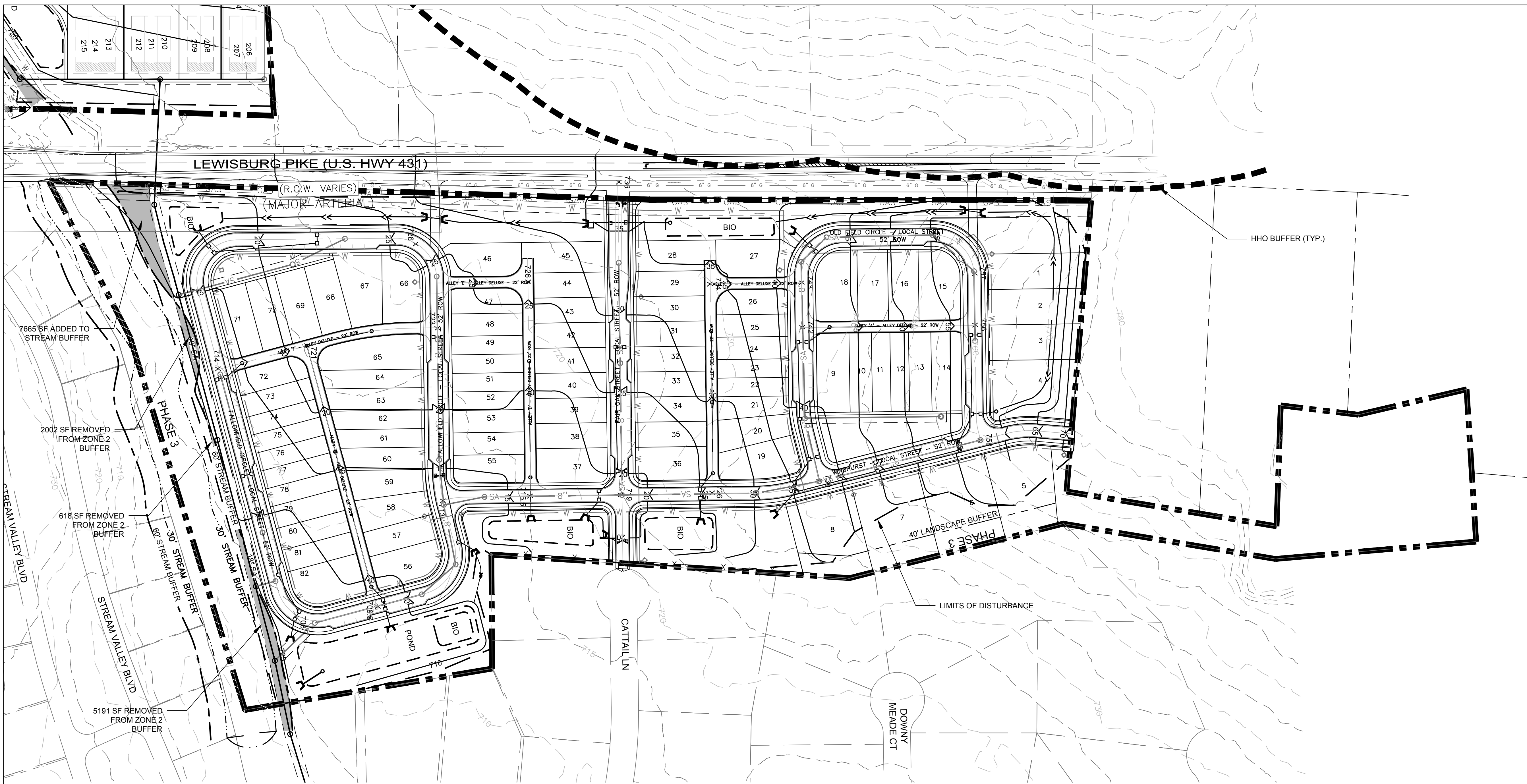
* PLAN DATE MM DD, 2017

- ☐ A NONE
- ☐ B NONE
- ☐ C NONE
- ☐ D NONE

OVERALL GRADING & DRAINAGE PLAN

C3.0

LSC 18008



GRADING & DRAINAGE GENERAL NOTES

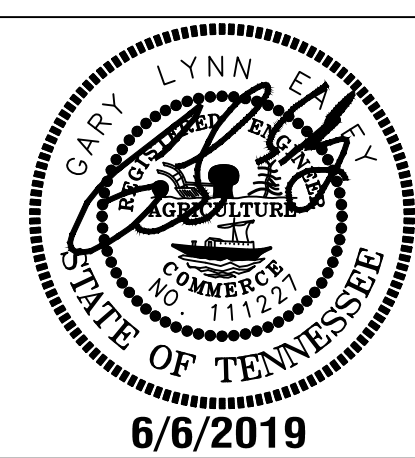
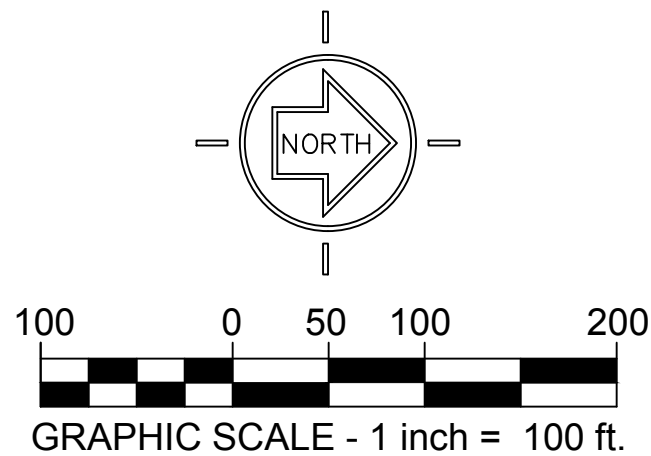
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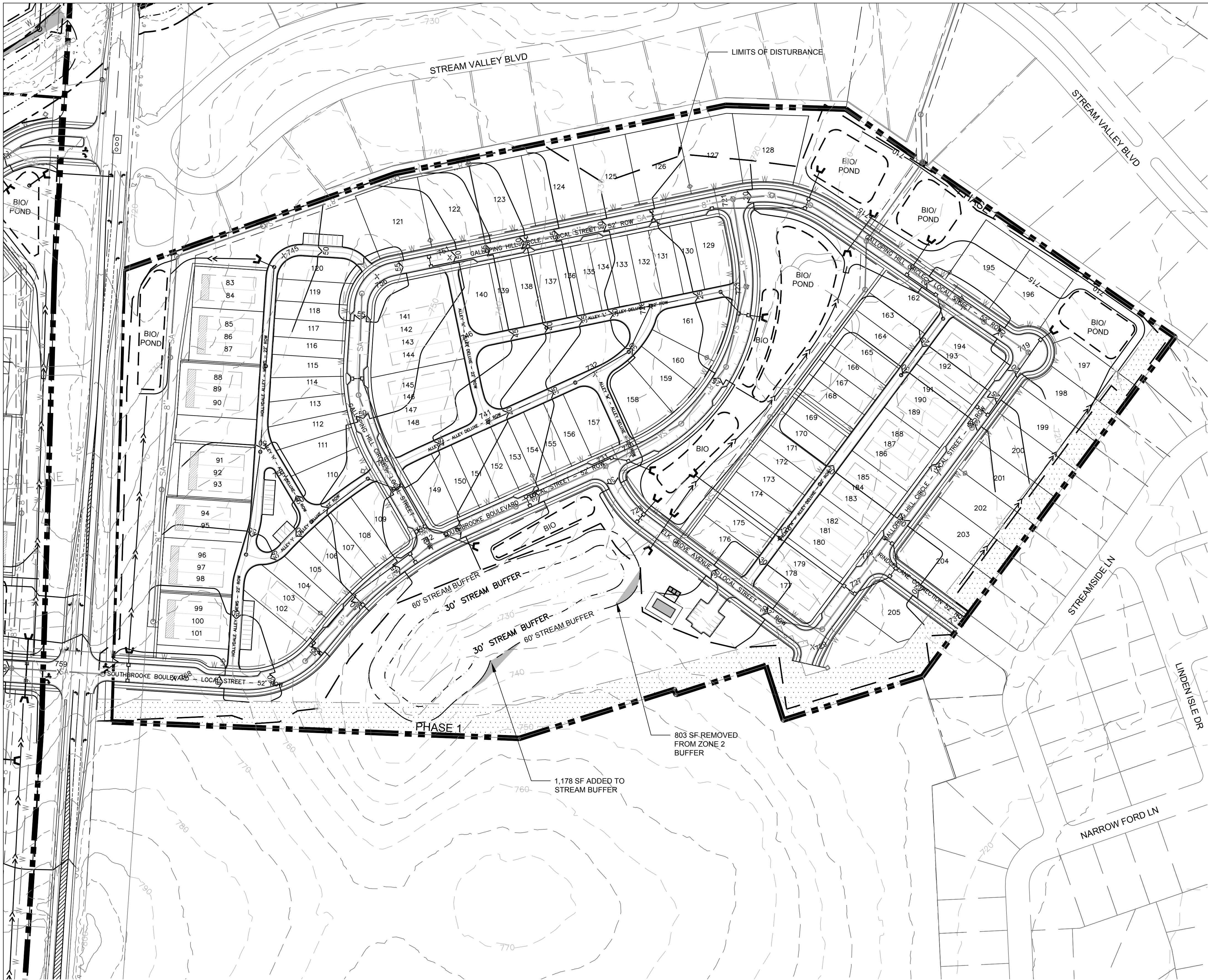
ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
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MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- ☒ NONE
- ☒ NONE
- ☒ NONE
- ☒ NONE

AREA 'A'
ENLARGED
GRADING &
DRAINAGE PLAN
C3.1
LSC 18008



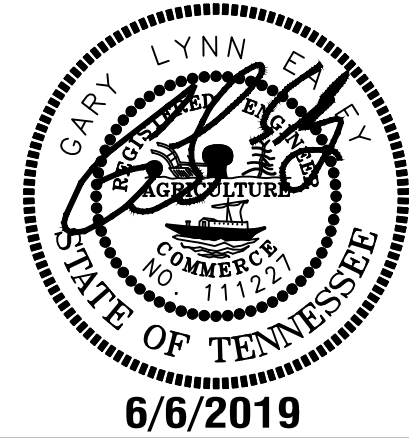
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ISLAND SOLUTIONS
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SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

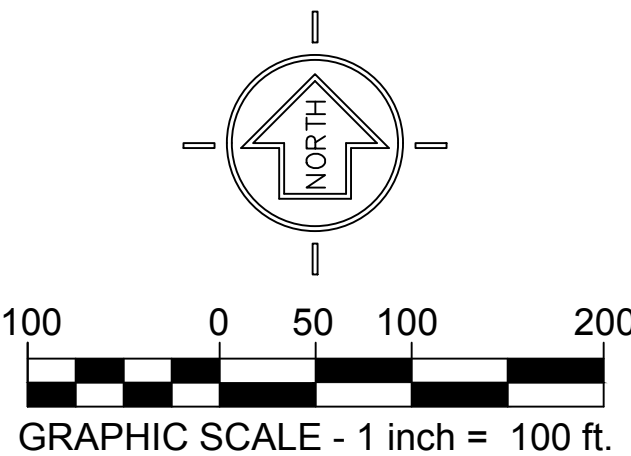
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

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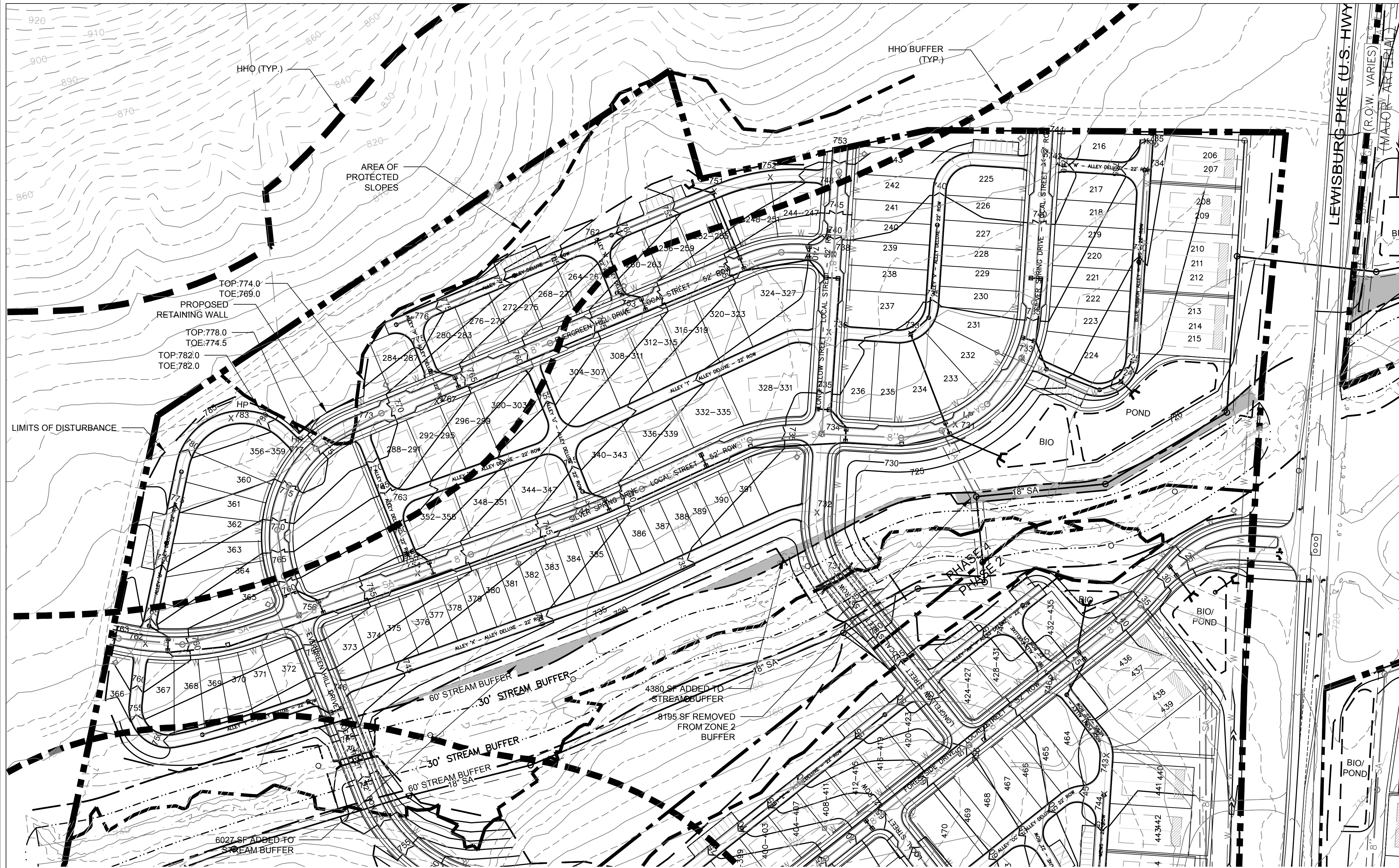
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE



AREA 'B'
ENLARGED
GRADING &
DRAINAGE PLAN
C3.2

LSC 18008



GRADING & DRAINAGE GENERAL NOTES

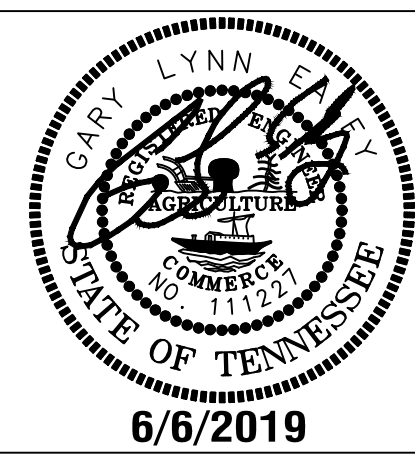
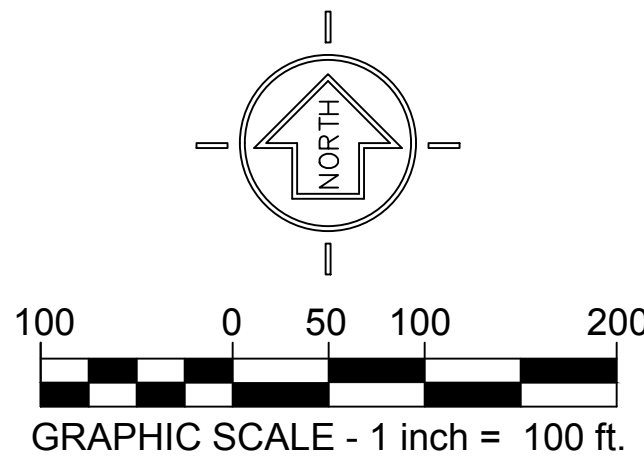
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GRADING & DRAINAGE GENERAL NOTES CONT.

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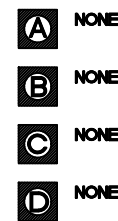
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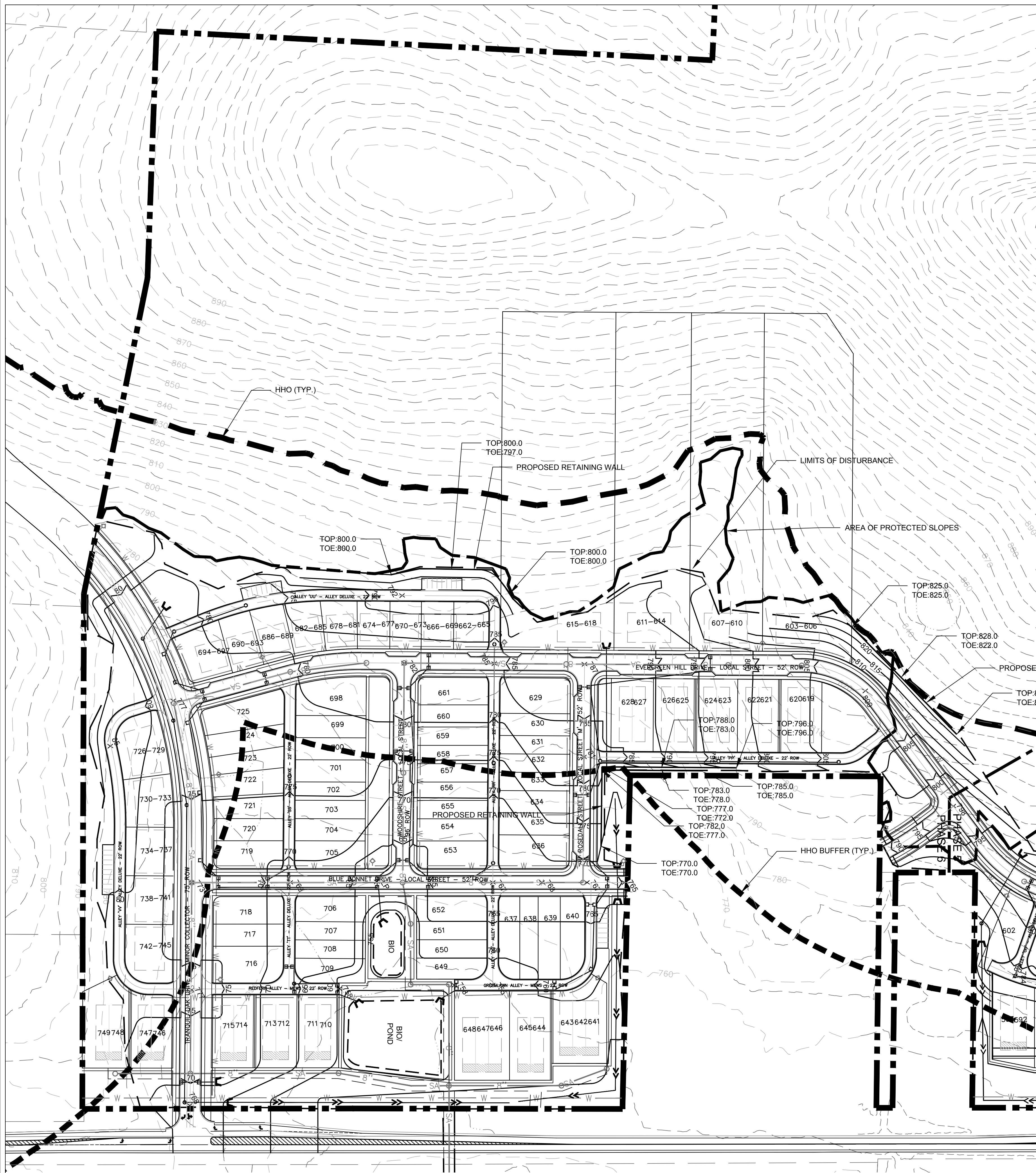


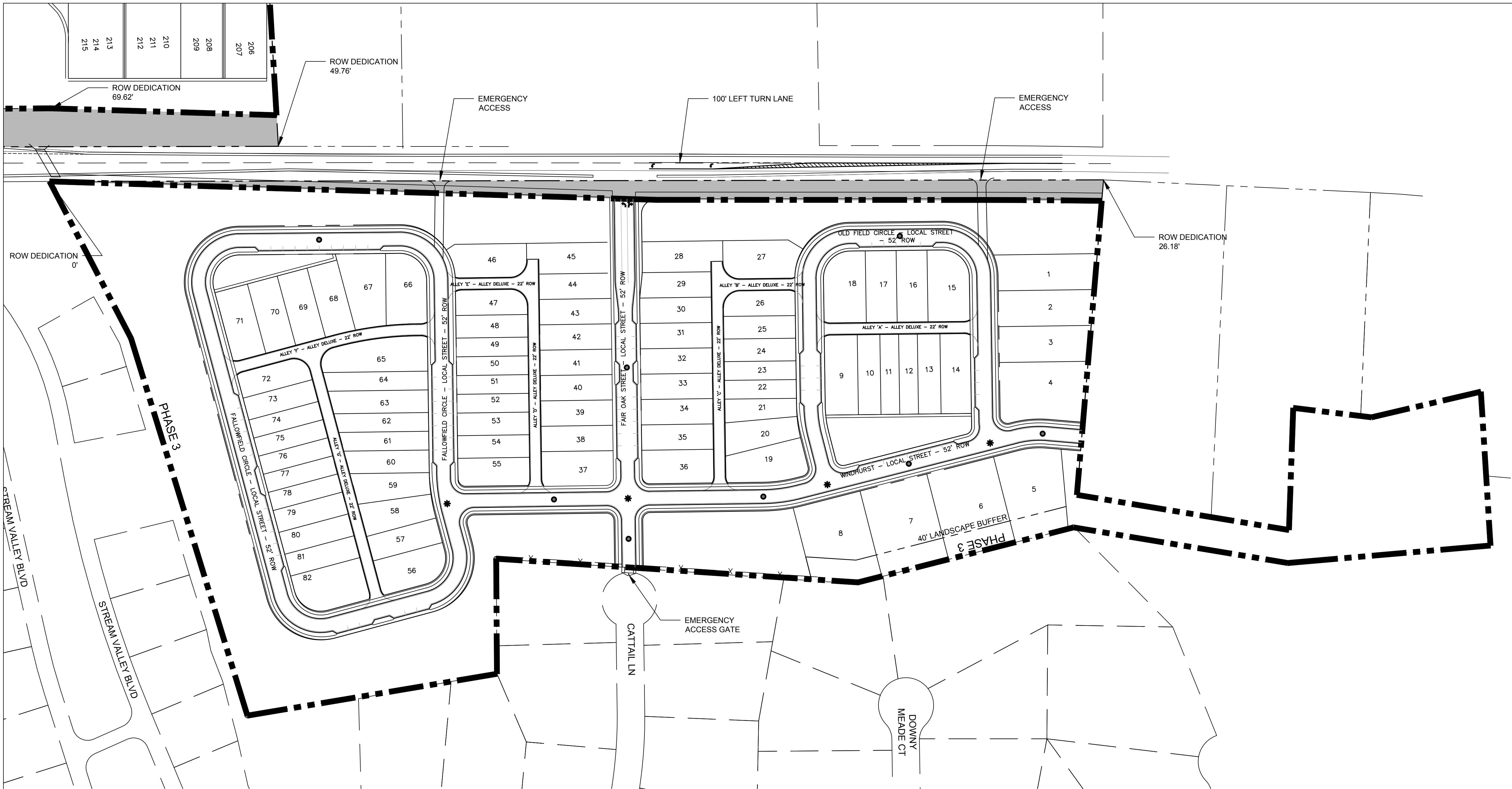
SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017



AREA 'C'
ENLARGED
GRADING &
DRAINAGE PLAN
C3.3
LSC 18008





STATEMENT OF IMPACTS
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

R.O.W. & ACCESS GENERAL NOTES

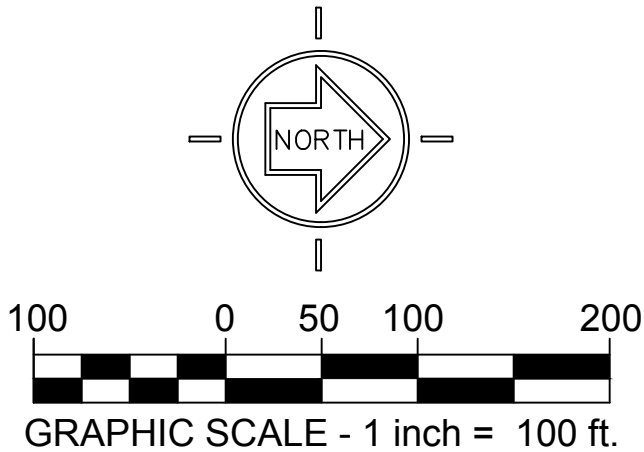
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2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
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R.O.W. & ACCESS GENERAL NOTES (CONTINUED)

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
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CONNECTIVITY INDEX: 1.70
LINKS (●): 46
NODES (*): 27
46/27 = 1.70

SOUTHBROOKE R.O.W. & ACCESS DATA CHART
DAILY TRIP GENERATION: 6,584 VEH PER DAY
PEAK HOUR TRIP GENERATION: 383 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO



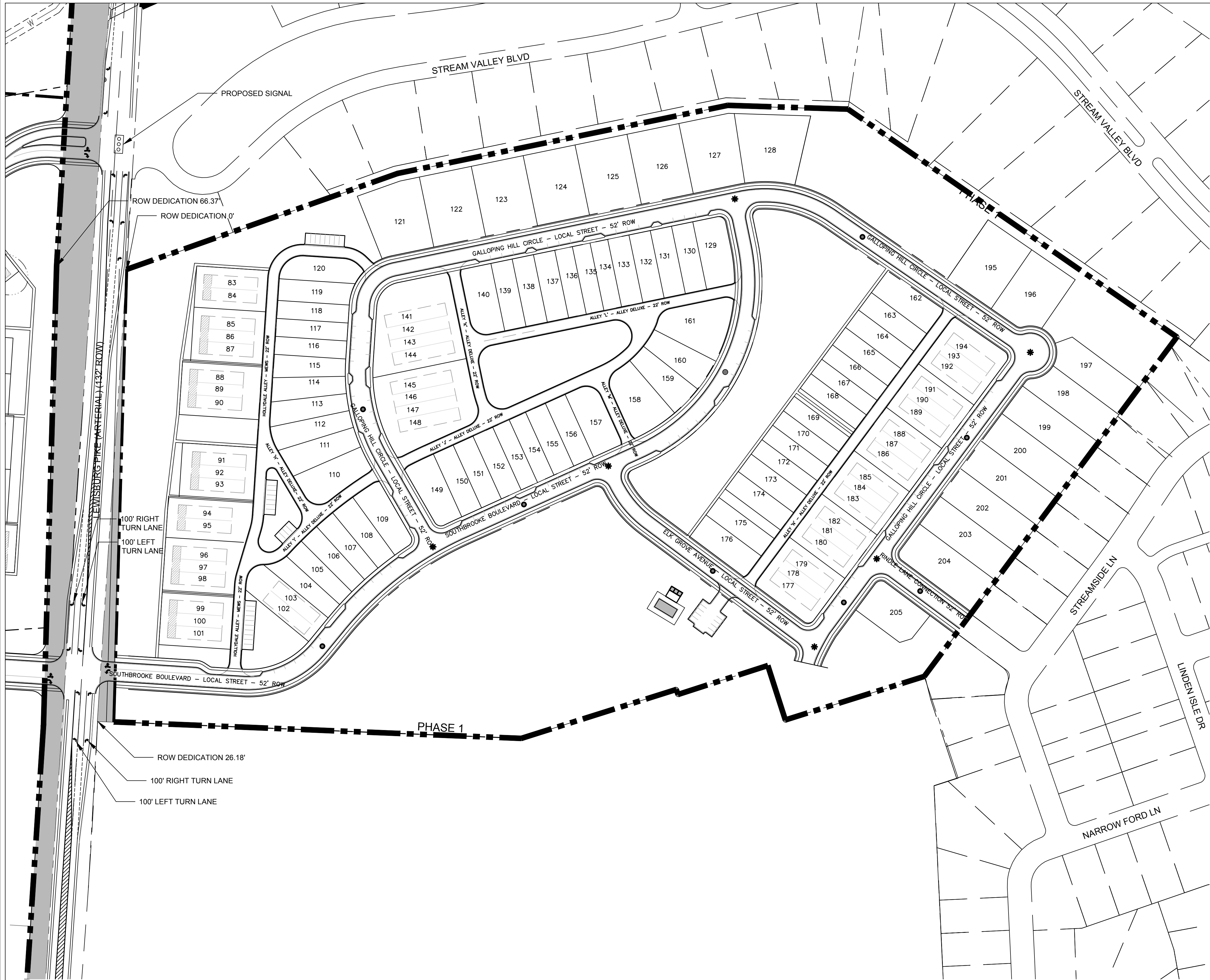
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- PLAN DATE MM DD, 2017

NONE
 NONE
 NONE
 NONE

AREA 'A'
ROW & ACCESS
PLAN
C4.1
LSC 18008



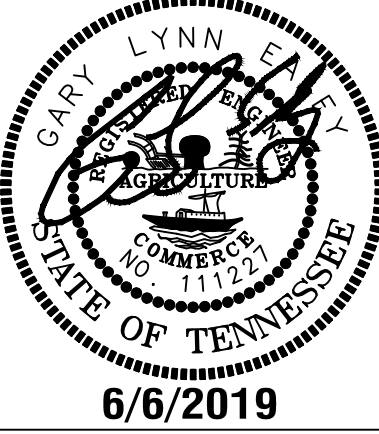
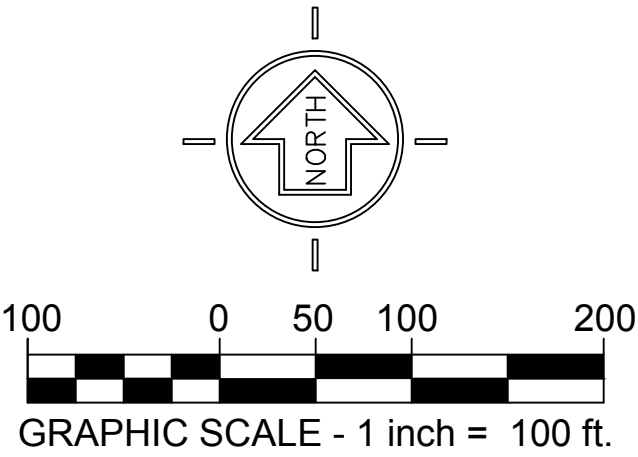
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NODES (*): 27
46/27 = 1.70

SOUTHBROOKE R.O.W. & ACCESS DATA CHART
DAILY TRIP GENERATION: 6,584 VEH PER DAY
PEAK HOUR TRIP GENERATION: 383 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO

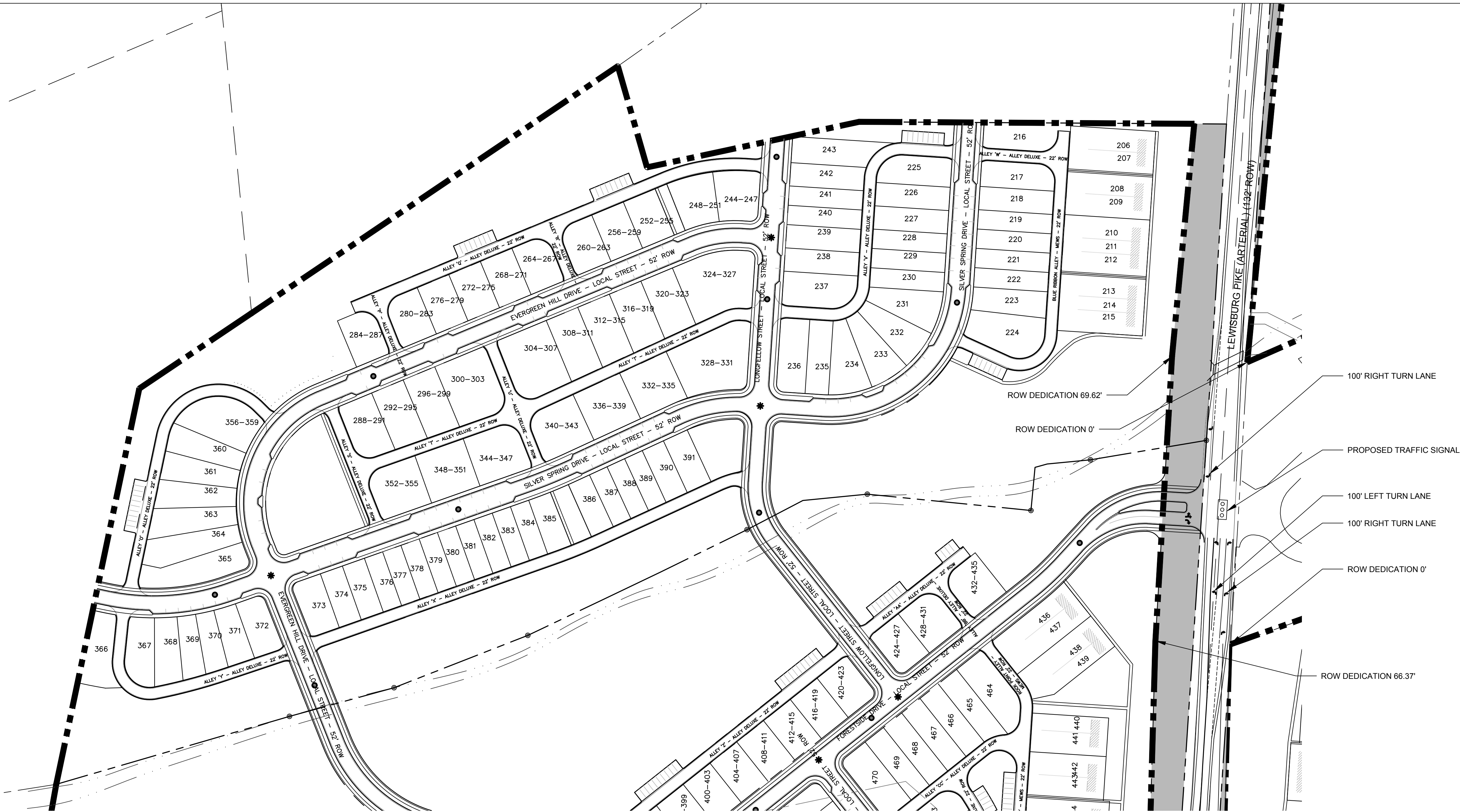


SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

AREA 'B'
ROW & ACCESS
PLAN
C4.2
LSC 18008



STATEMENT OF IMPACTS
THE MAJOR THOROUGHFARE PLAN INDICATES LEWISBURG PIKE AS A MAJOR ARTERIAL. THIS ROAD IS THE MAIN ACCESS TO THE DEVELOPMENT AND EXTENDS NORTH-SOUTH THROUGH THE DEVELOPMENT CONNECTING AT GOOSE CREEK BYPASS TO THE NORTH AND I-840 TO THE SOUTH.

R.O.W. & ACCESS GENERAL NOTES

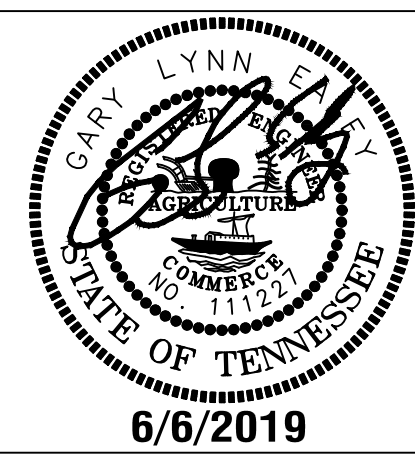
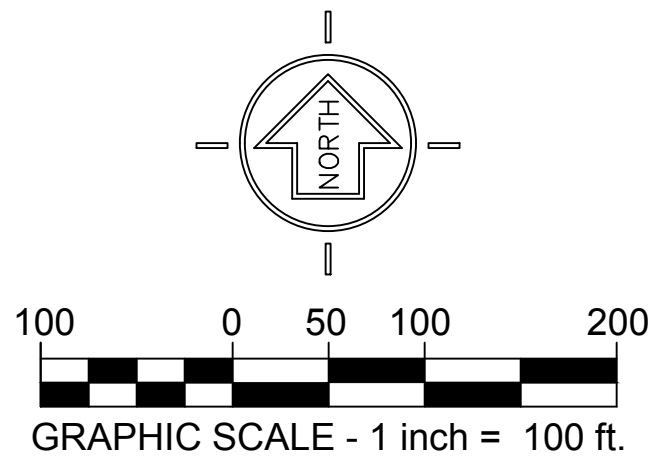
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FRANKLIN AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ON-SITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED "TDOT STANDARD SPECIFICATIONS" SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE "STANDARD SPECIFICATIONS" SECTION OF THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FINAL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE ENGINEER RESPONSIBLE FOR THE PROJECT SHALL CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
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R.O.W. & ACCESS GENERAL NOTES (CONTINUED)

6. ALL TEMPORARY STRIPING SHALL CONFORM TO "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION," PUBLISHED BY TDOT, THE LATEST REVISION EXCEPT AS HEREIN AMENDED. WHEN APPROVED, TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 "THERMOPLASTIC PAVEMENT MARKINGS", OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FRANKLIN TRANSPORTATION & STREET TECHNICAL STANDARDS.

CONNECTIVITY INDEX: 1.70
LINKS (●): 46
NODES (*): 27
 $46/27 = 1.70$

SOUTHBROOKE R.O.W. & ACCESS DATA CHART
DAILY TRIP GENERATION: 6,584 VEH PER DAY
PEAK HOUR TRIP GENERATION: 383 VEH PER HOUR
TRAFFIC IMPACT STUDY REQUIRED: YES
CIRCULATION PLAN REQUIRED: NO



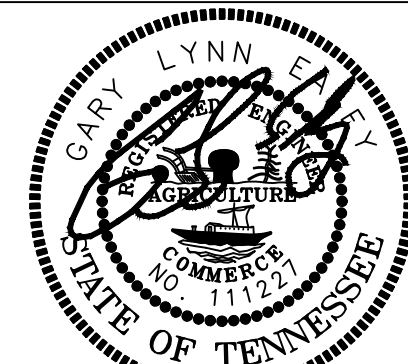
ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

☐ NONE
☐ NONE
☐ NONE
☐ NONE

AREA 'C'
ROW & ACCESS
PLAN
C4.3
LSC 18008



6/6/2019

ISLAND
SOLUTIONS

2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

0 LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

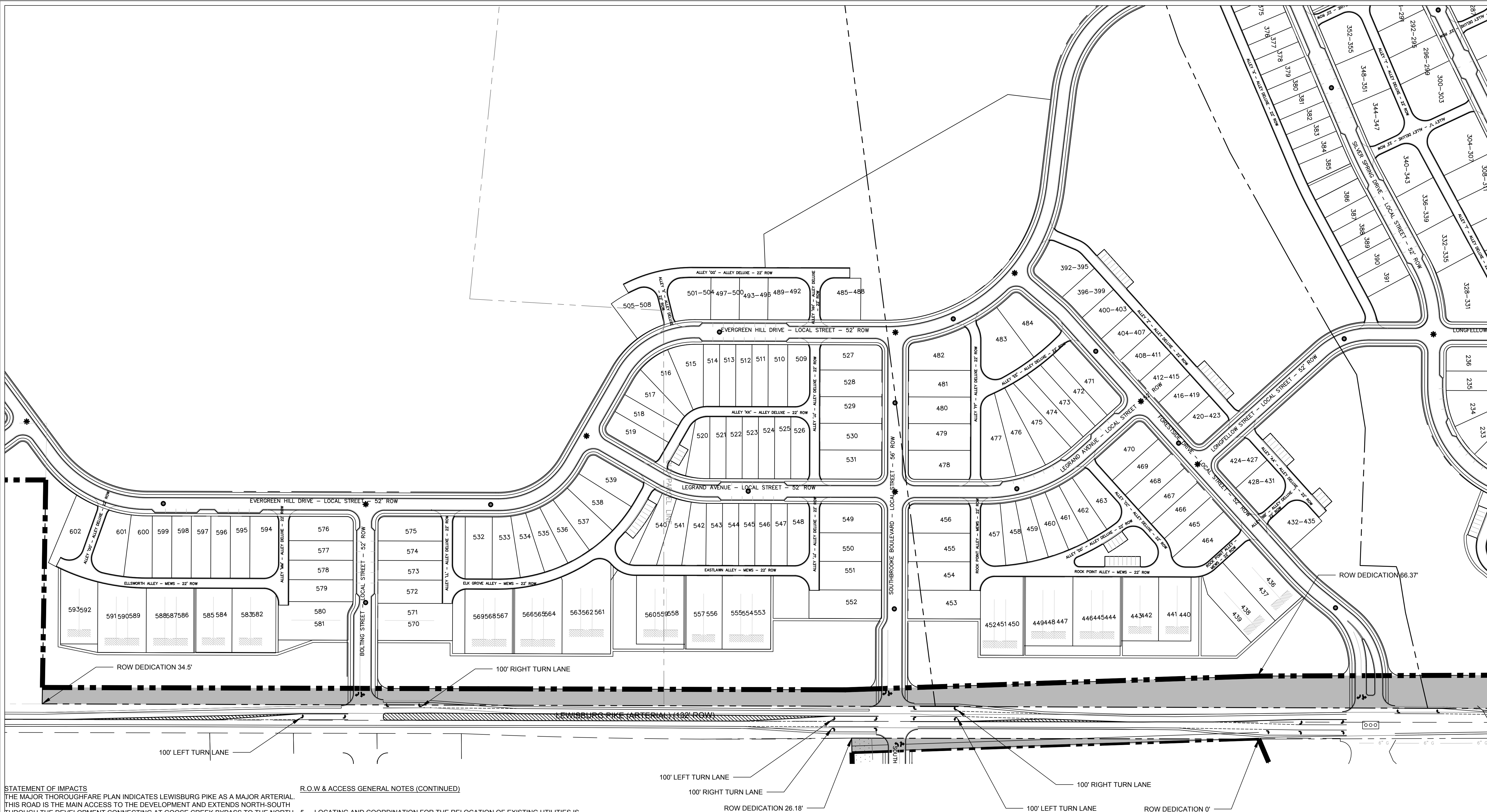
PLAN DATE MM DD, 2017

1 NONE
2 NONE
3 NONE
4 NONE

AREA 'D'
ROW & ACCESS
PLAN

C4.4

LSC 18008



STATEMENT OF IMPACTS

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R.O.W. & ACCESS GENERAL NOTES

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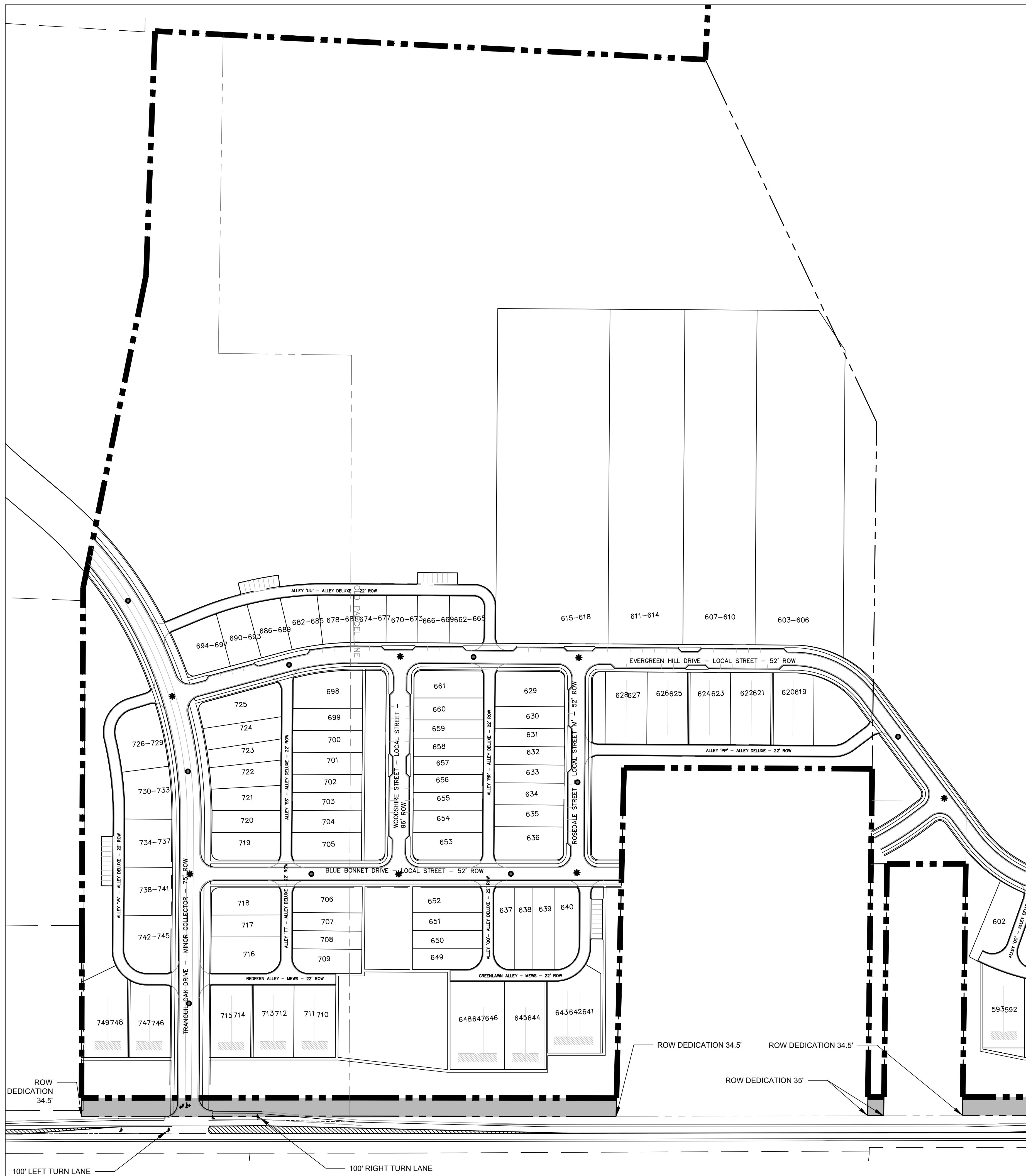
R.O.W. & ACCESS GENERAL NOTES (CONTINUED)

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CONNECTIVITY INDEX: 1.70

LINKS (●): 46
NODES (✱): 27
46/27 = 1.70

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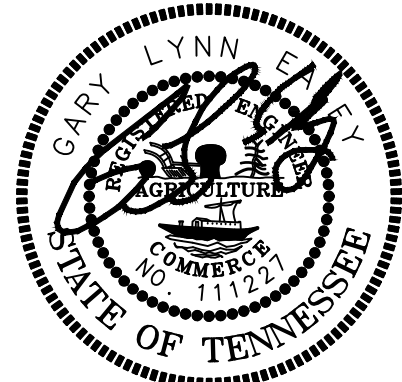
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CONNECTIVITY INDEX: 1.70
LINKS (●): 46
NODES (*): 27
46/27 = 1.70



6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

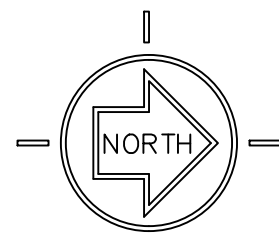
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

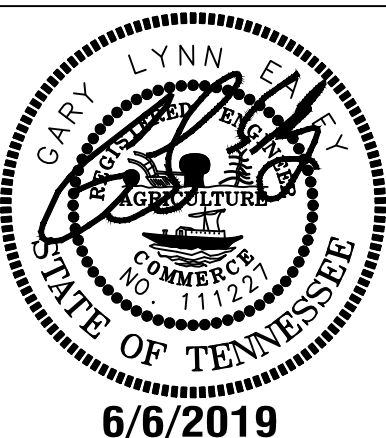
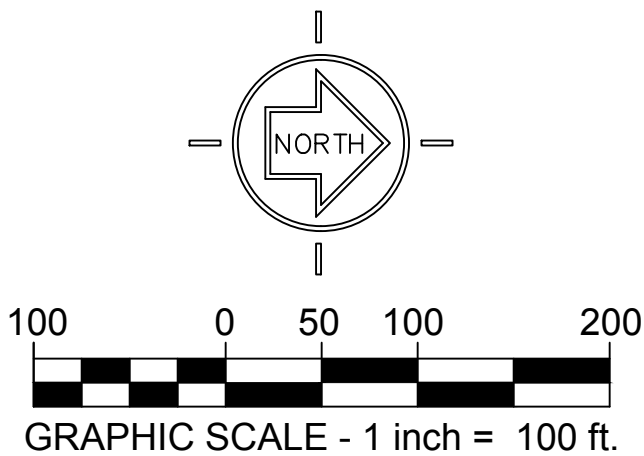
AREA 'E'
ROW & ACCESS
PLAN

C4.5

LSC 18008



100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

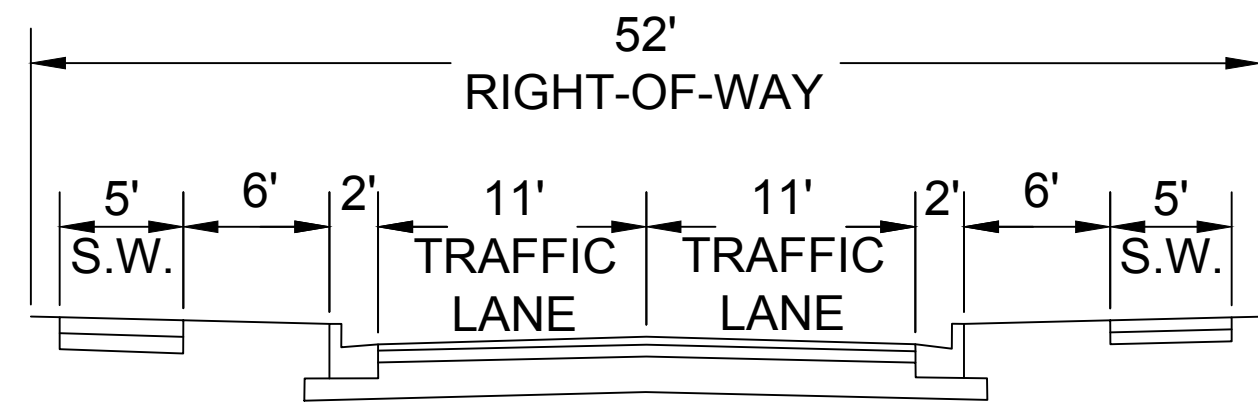
ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

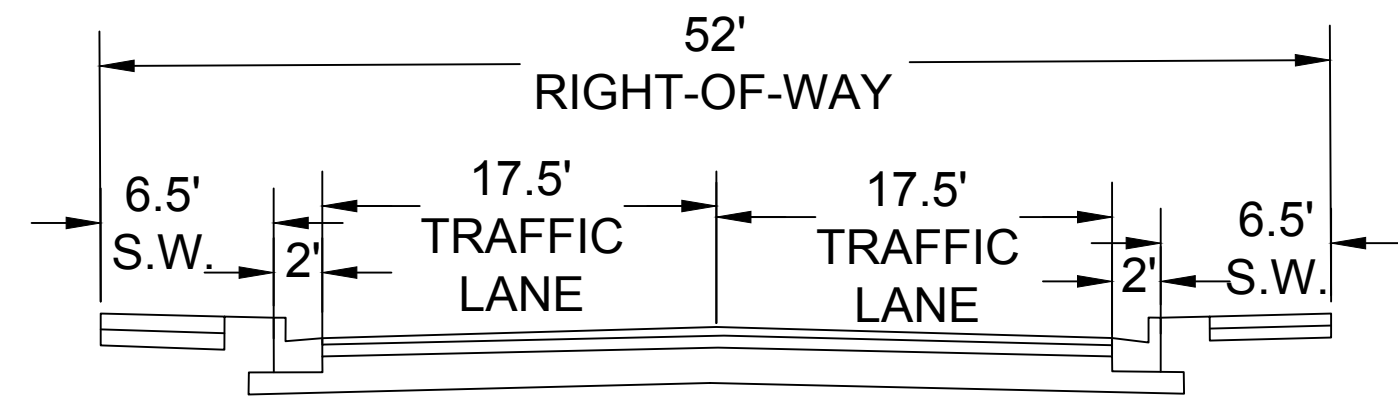
GOOSE CREEK
PLAN

C4.6

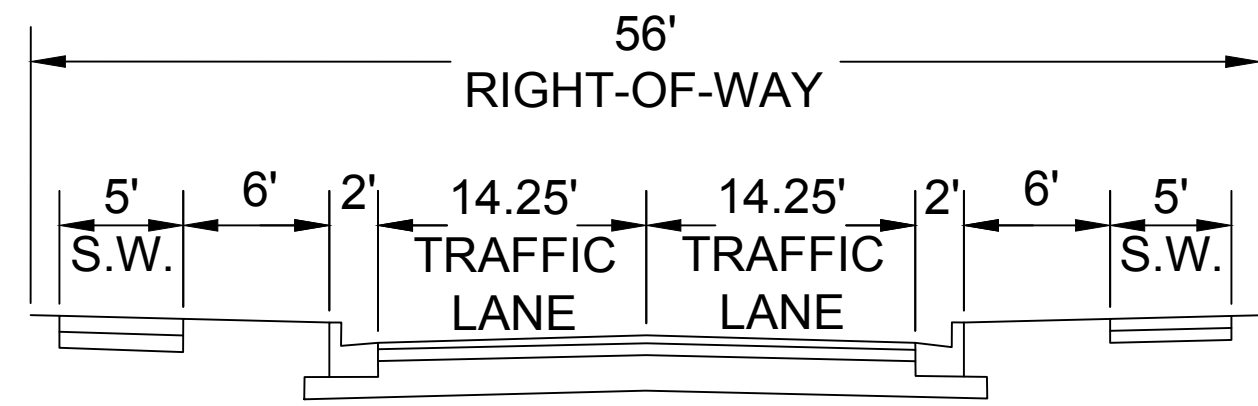
LSC 18008



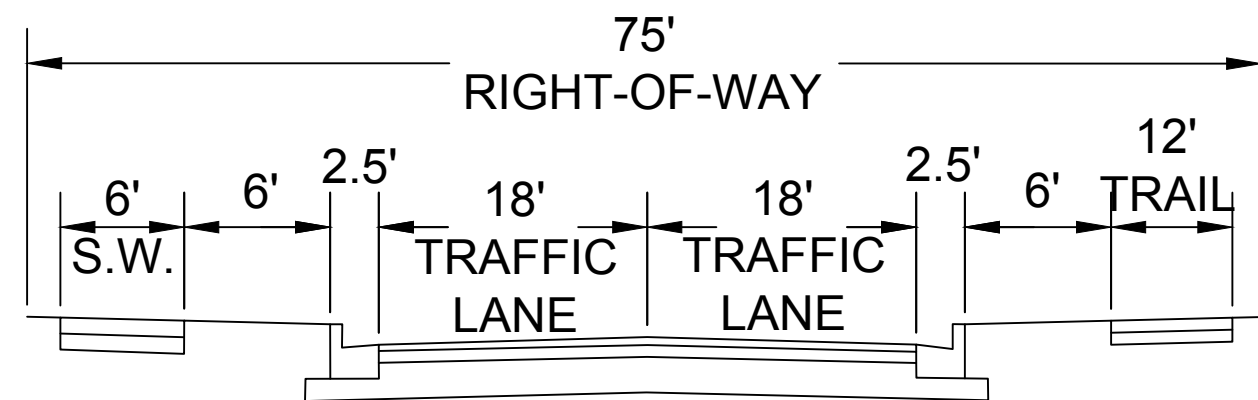
2-LANE INTERMEDIATE AND LOW VOLUME STREET



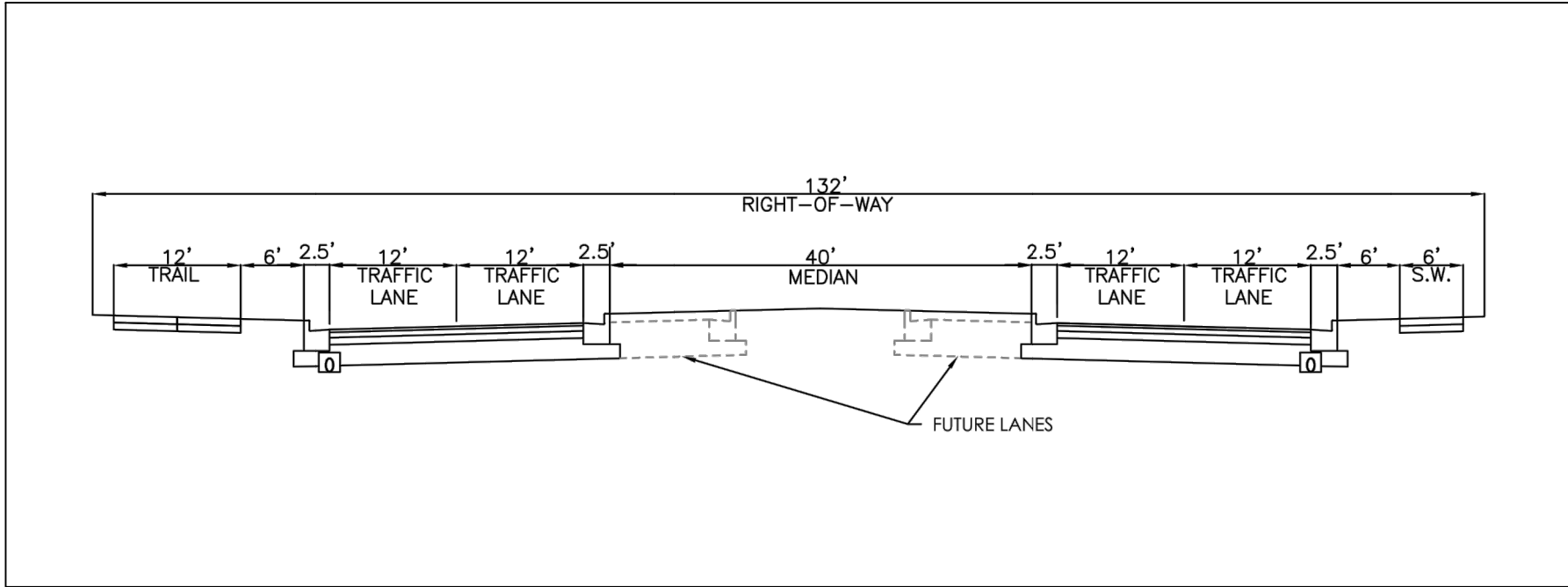
2-LANE INTERMEDIATE AND LOW VOLUME STREET
(WITH ON STREET PARKING)



SOUTHBROOKE BLVD (PHASE 2) - 56' ROW

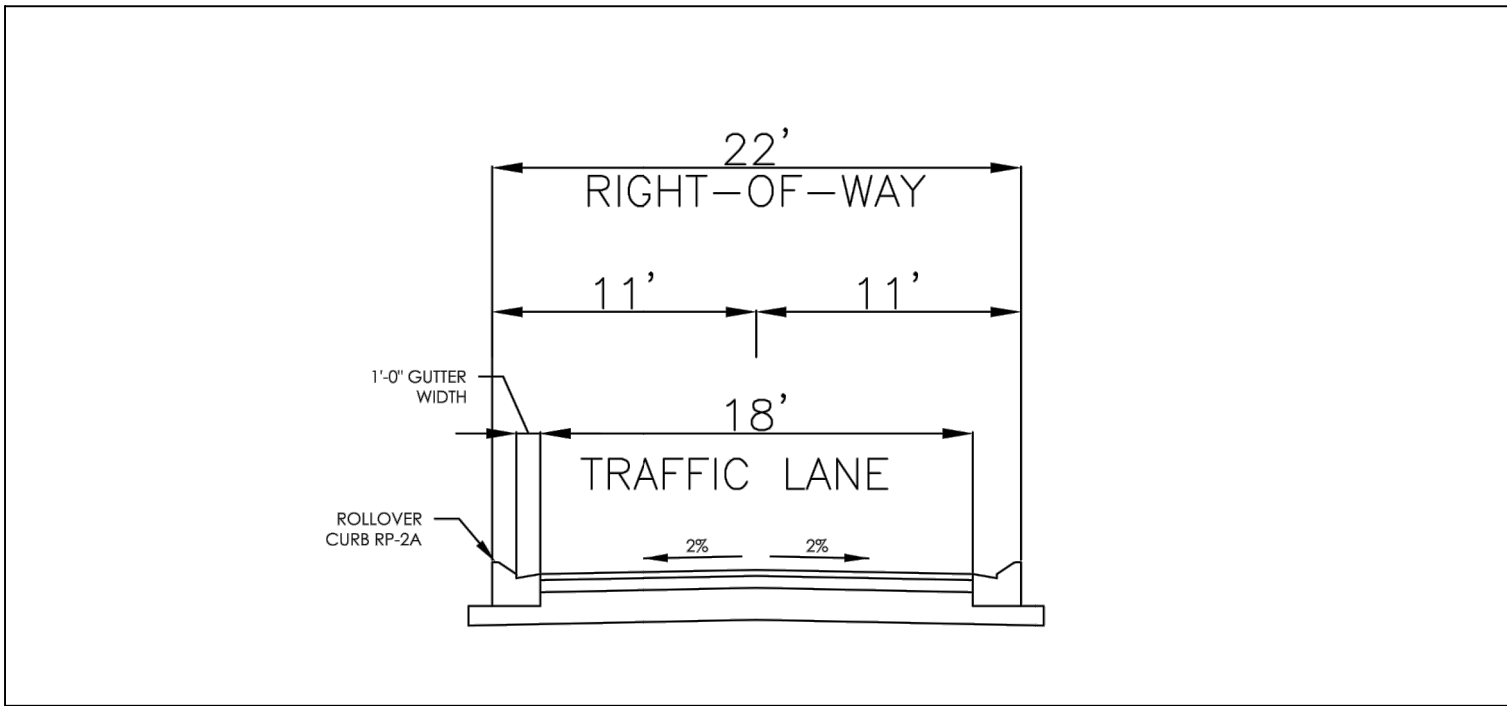


COLLECTOR STREET (MCLEMORE ROAD)

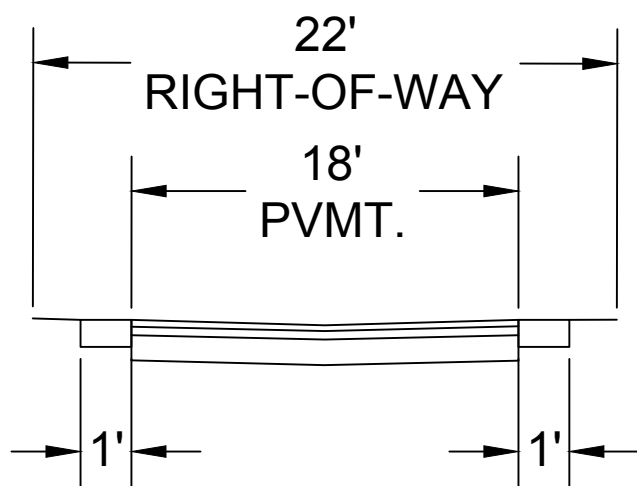


FUTURE ARTERIAL STREET (LEWISBURG PIKE)

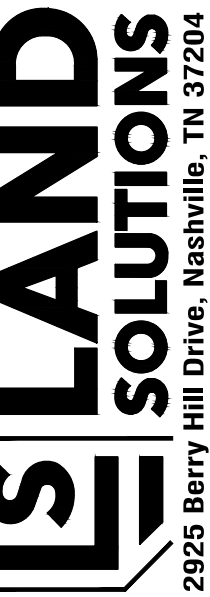
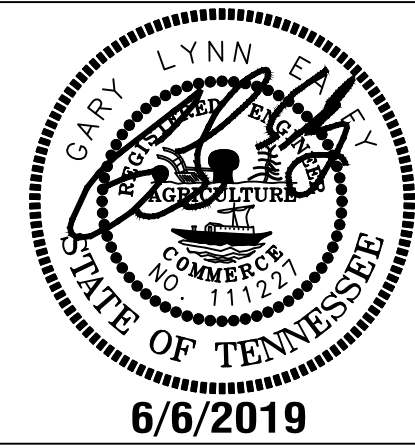
NOTE: LEWISBURG PIKE SECTION SHOWN FOR R.O.W. DEDICATION PLANNING PURPOSES AND CONSTRUCTION OF ROAD IS NOT PART OF THIS PLAN.



ALLEY DELUXE

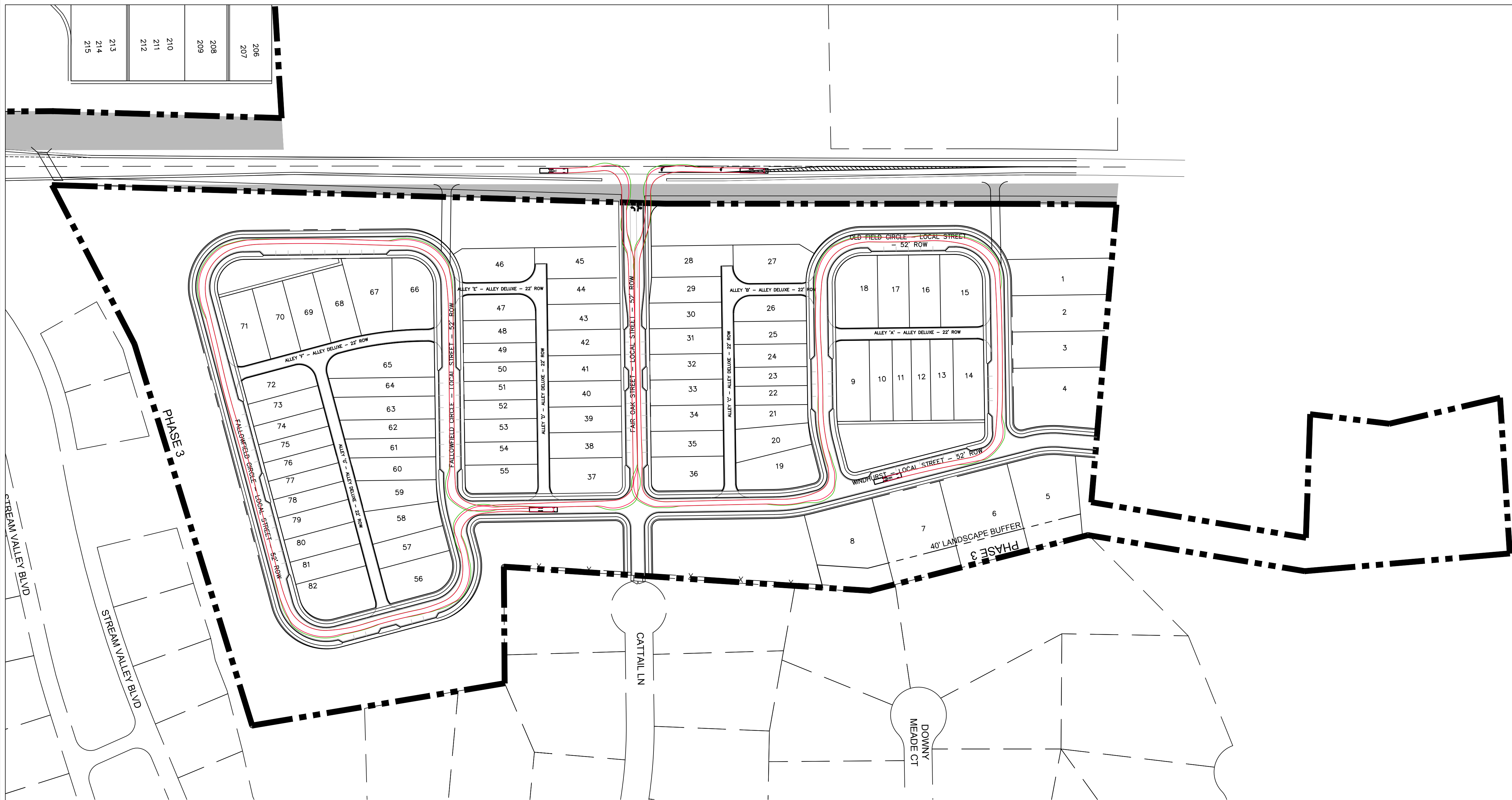


ALLEY



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
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MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:	
1	PLAN DATE MM DD, 2017
2	NONE
3	NONE
4	NONE
5	NONE



APPARATUS SPECIFICATIONS

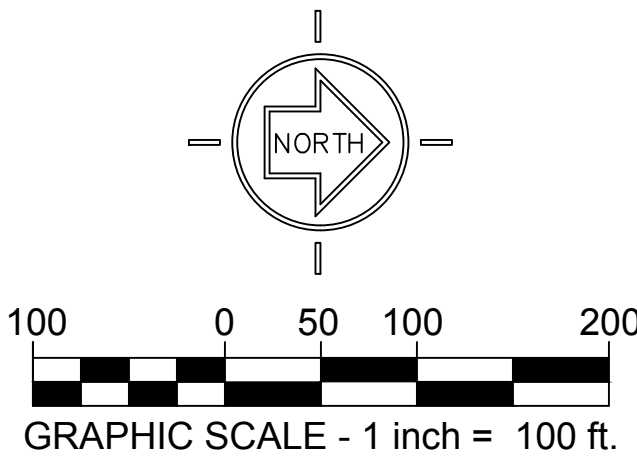
NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417'
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'



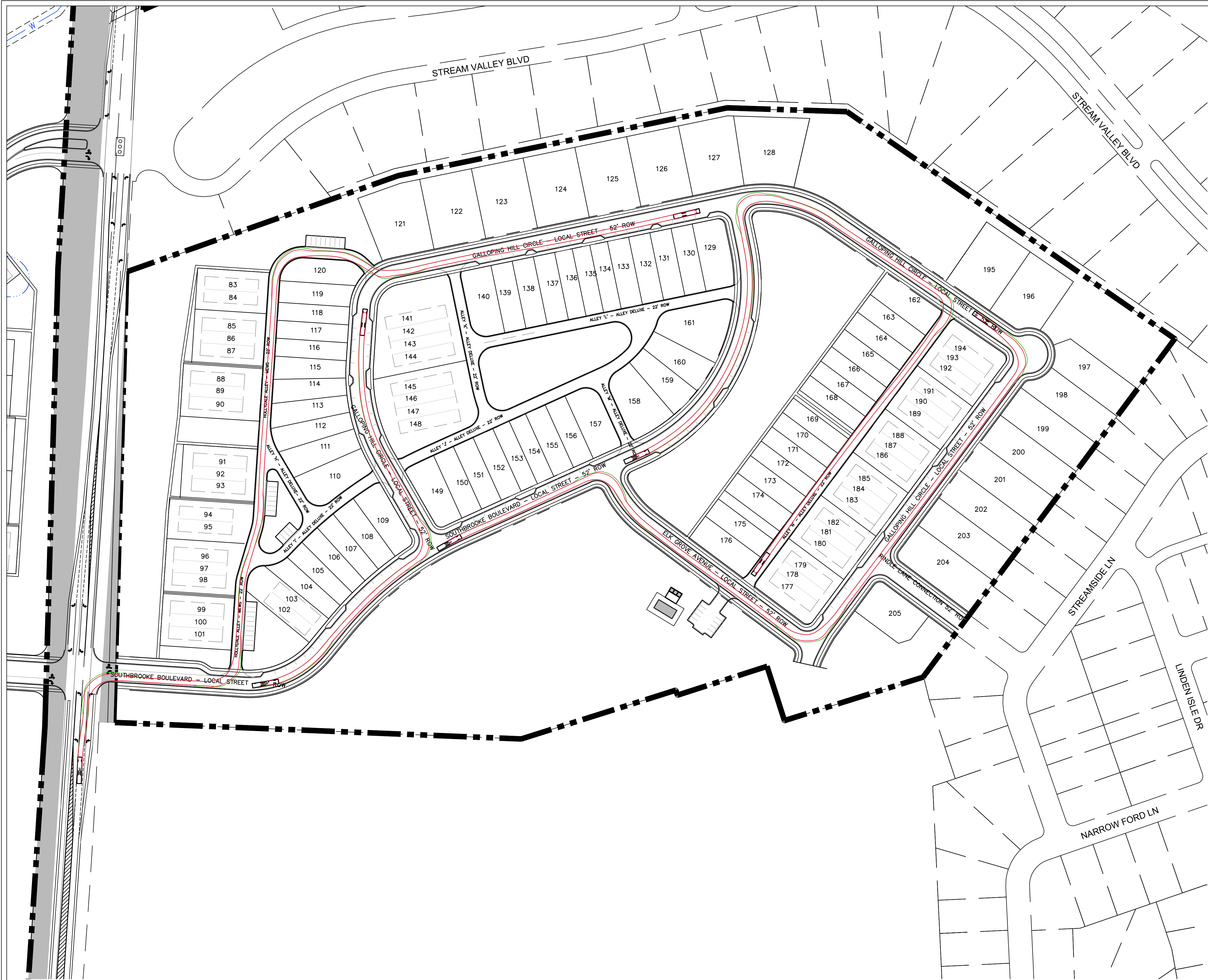
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ISSUANCE/REVISION NOTES:
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- NONE
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- NONE

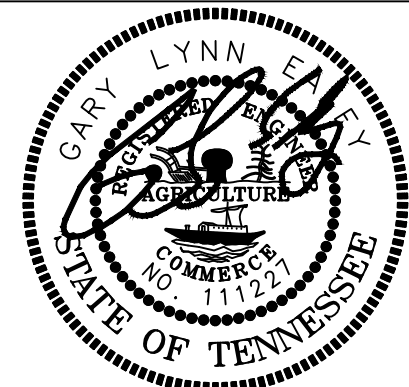


AREA 'A'
AUTO TURN
PLAN
C4.8
LSC 18008



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
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WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'



6/6/2019

ISLAND
SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

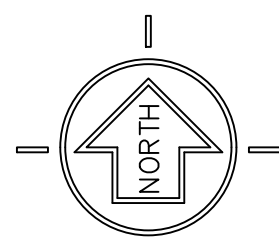
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 2017

- NONE
- NONE
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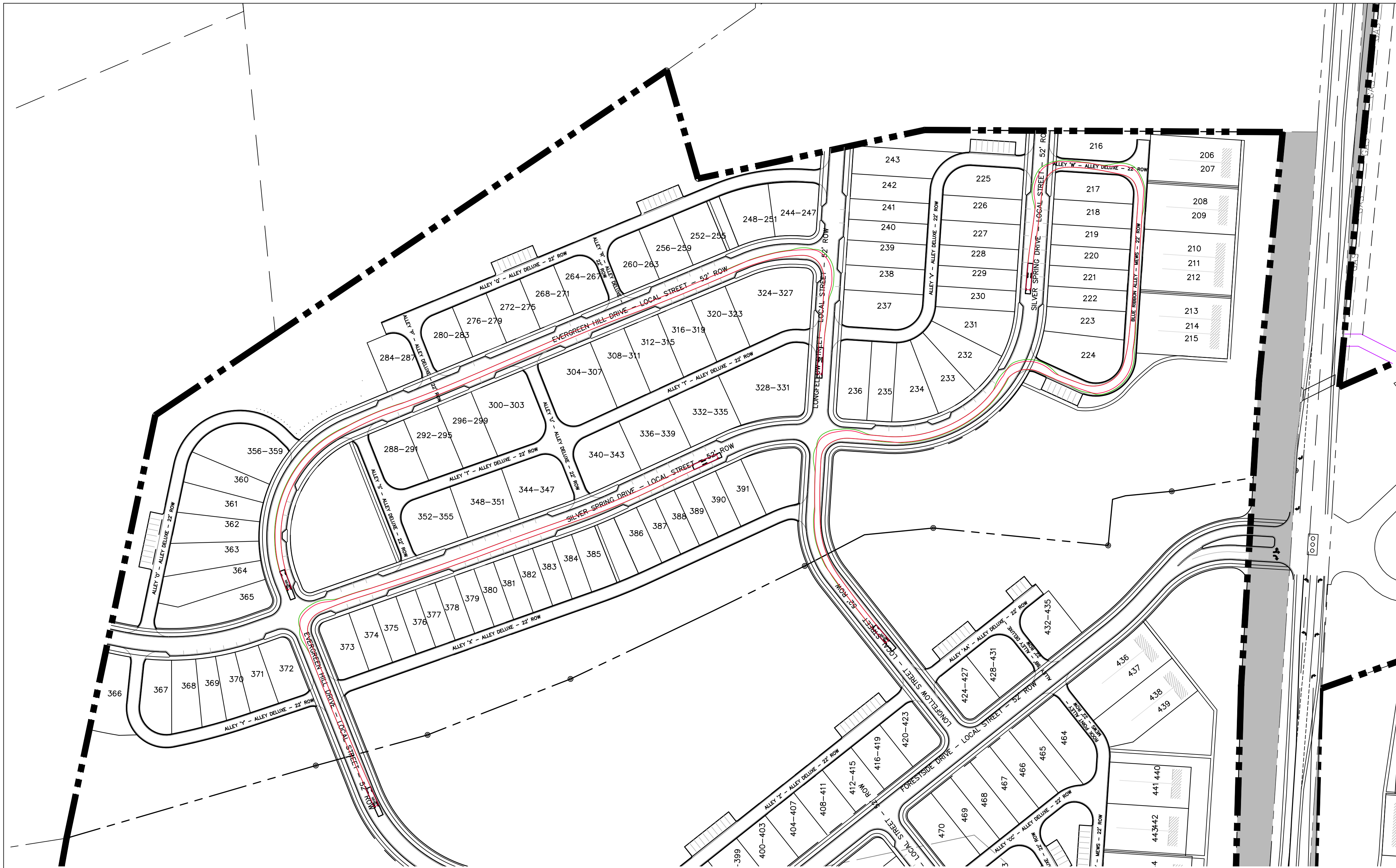


100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.

AREA 'B'
AUTO TURN
PLAN

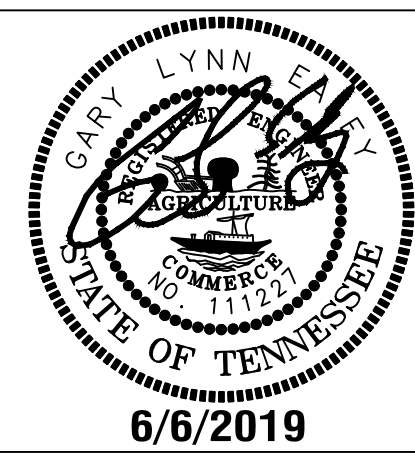
C4.9

LSC 18008



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
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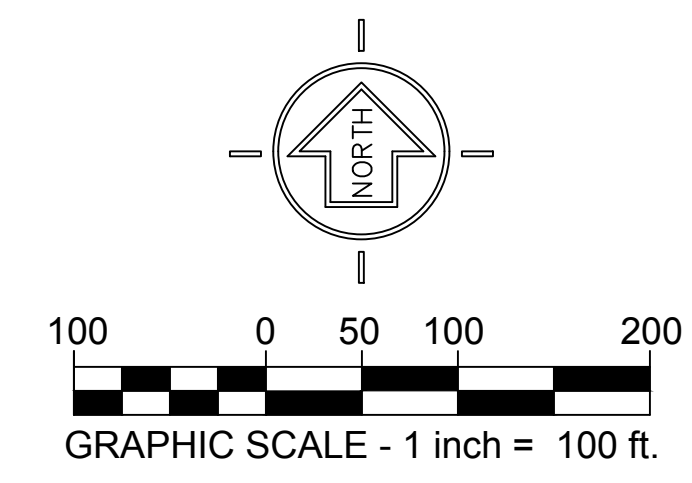
ISLAND
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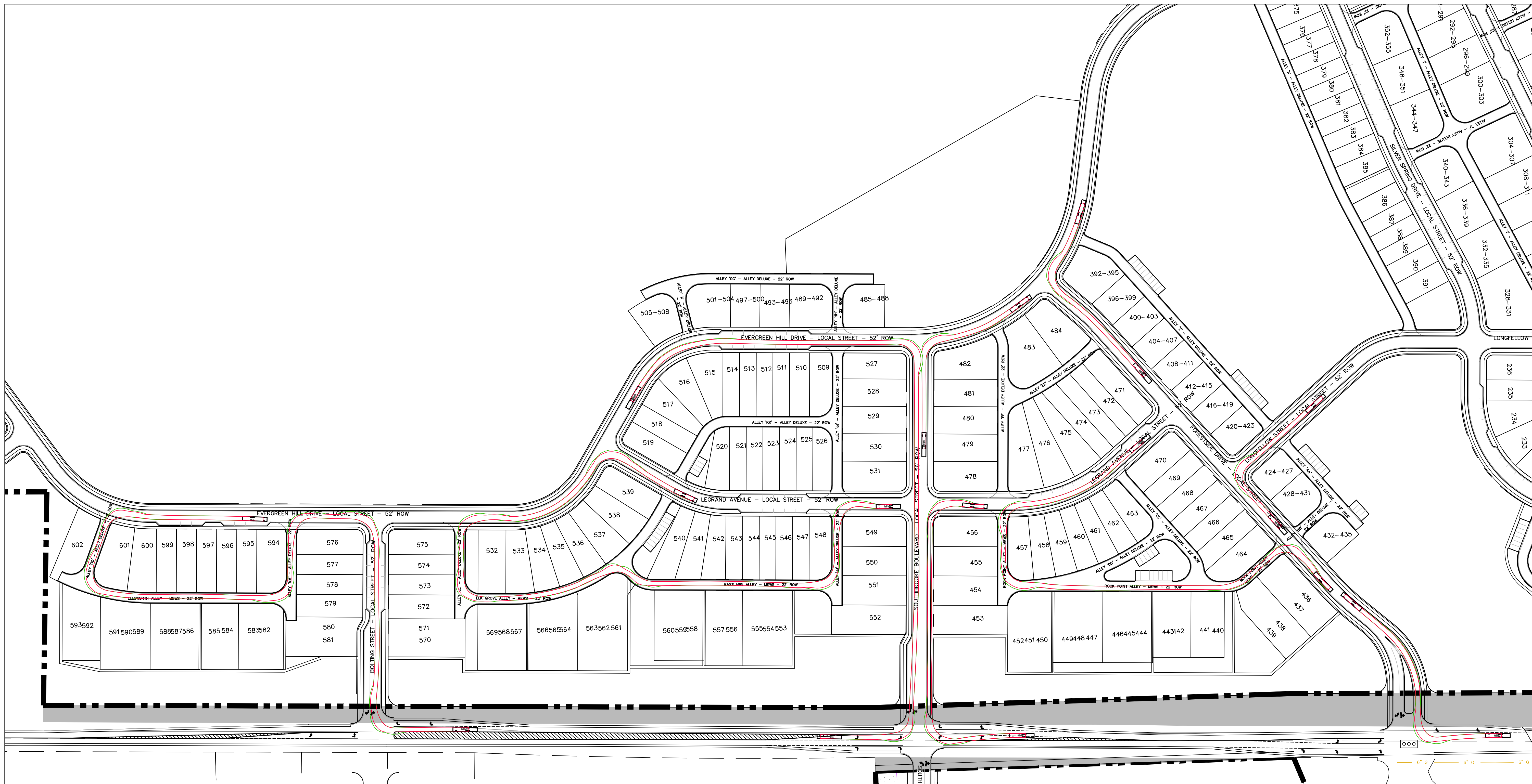
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	NONE
	NONE
	NONE
	NONE

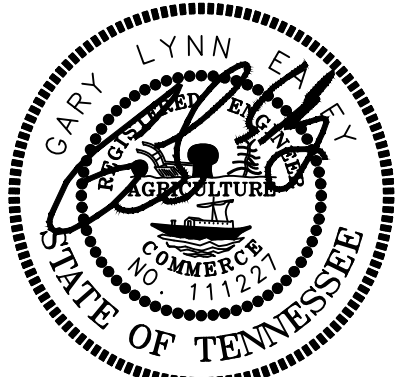
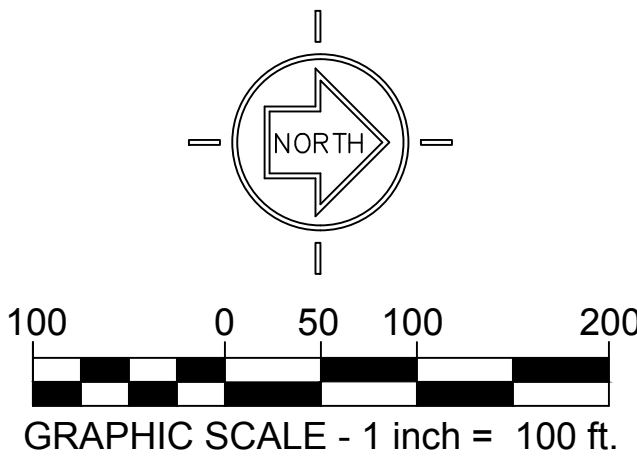


AREA 'C'
AUTO TURN
PLAN
C4.10
LSC 18008



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417'
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'



6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

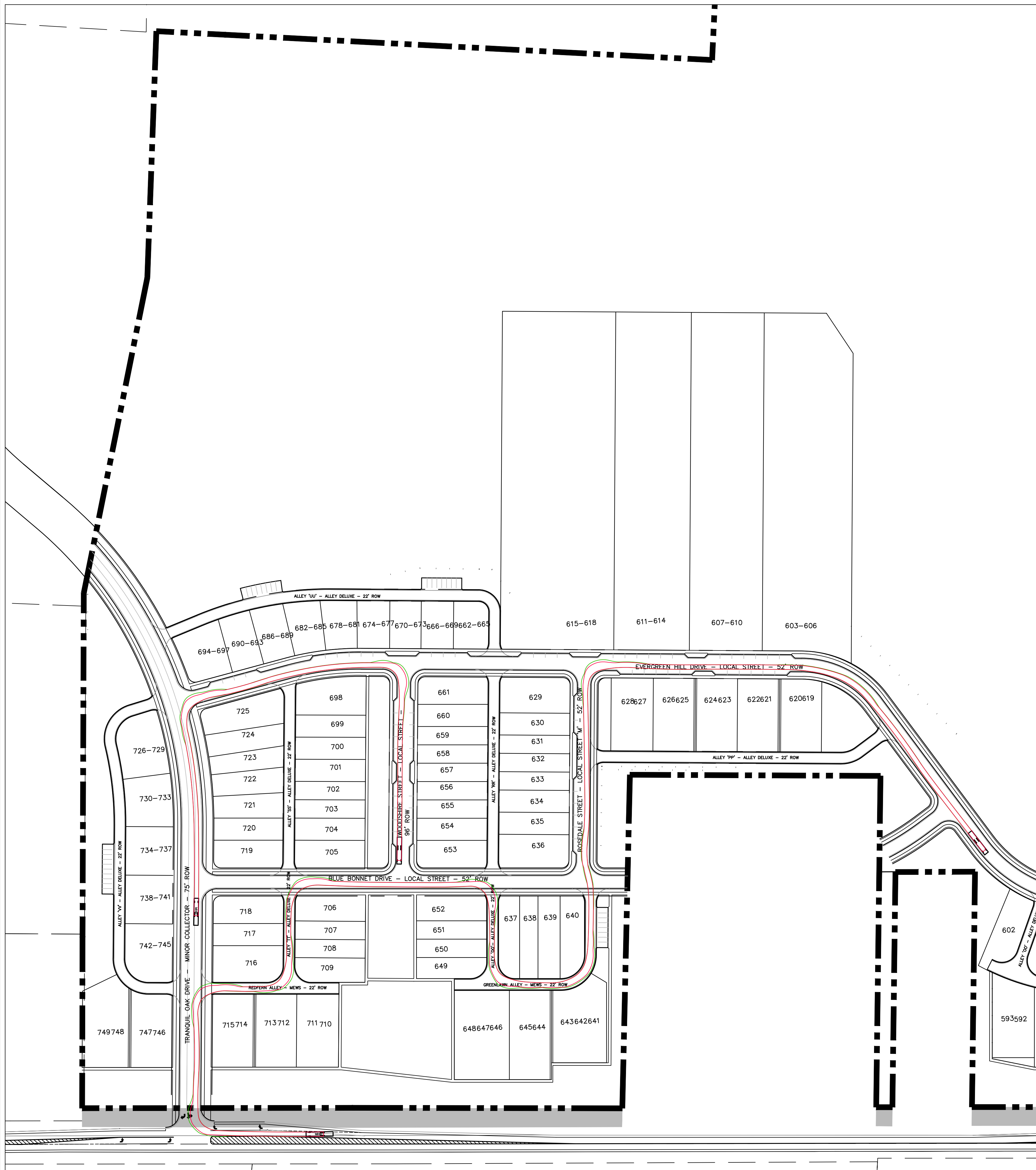
ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 2017

- NONE
- NONE
- NONE
- NONE

AREA 'D'
AUTO TURN
PLAN

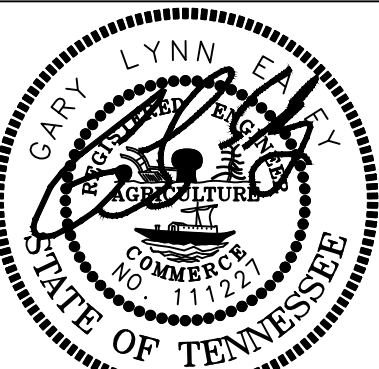
C4.11

LSC 18008



APPARATUS SPECIFICATIONS

NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 2
REAR TRACK WIDTH = 8'
WHEEL BASE = 21.316'
(FRONT AXLE TO FRONT REAR AXLE)
REAR AXLE SPACING = 4.417'
BODY LENGTH = 50.0417
WIDTH = 8.333'
REAR OVERHANG = 22.1424'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 42'



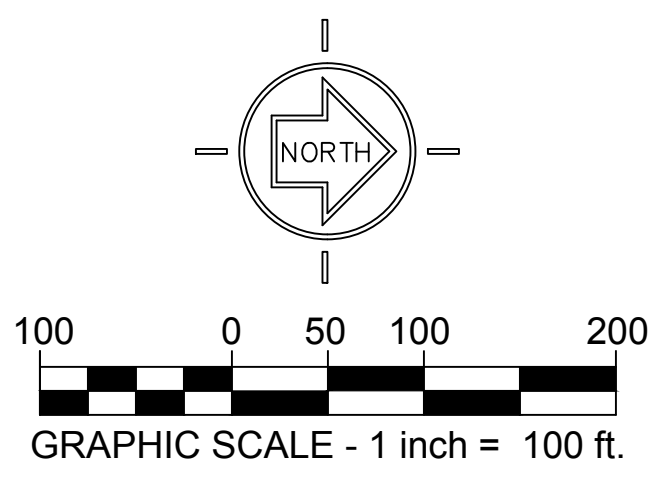
6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: MM DD, 2017

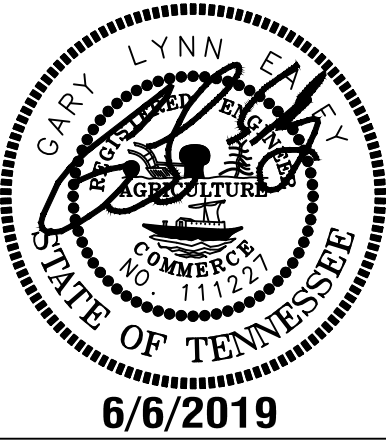
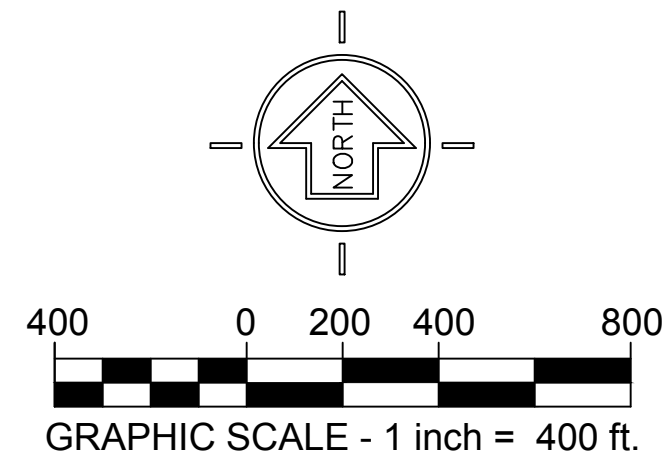
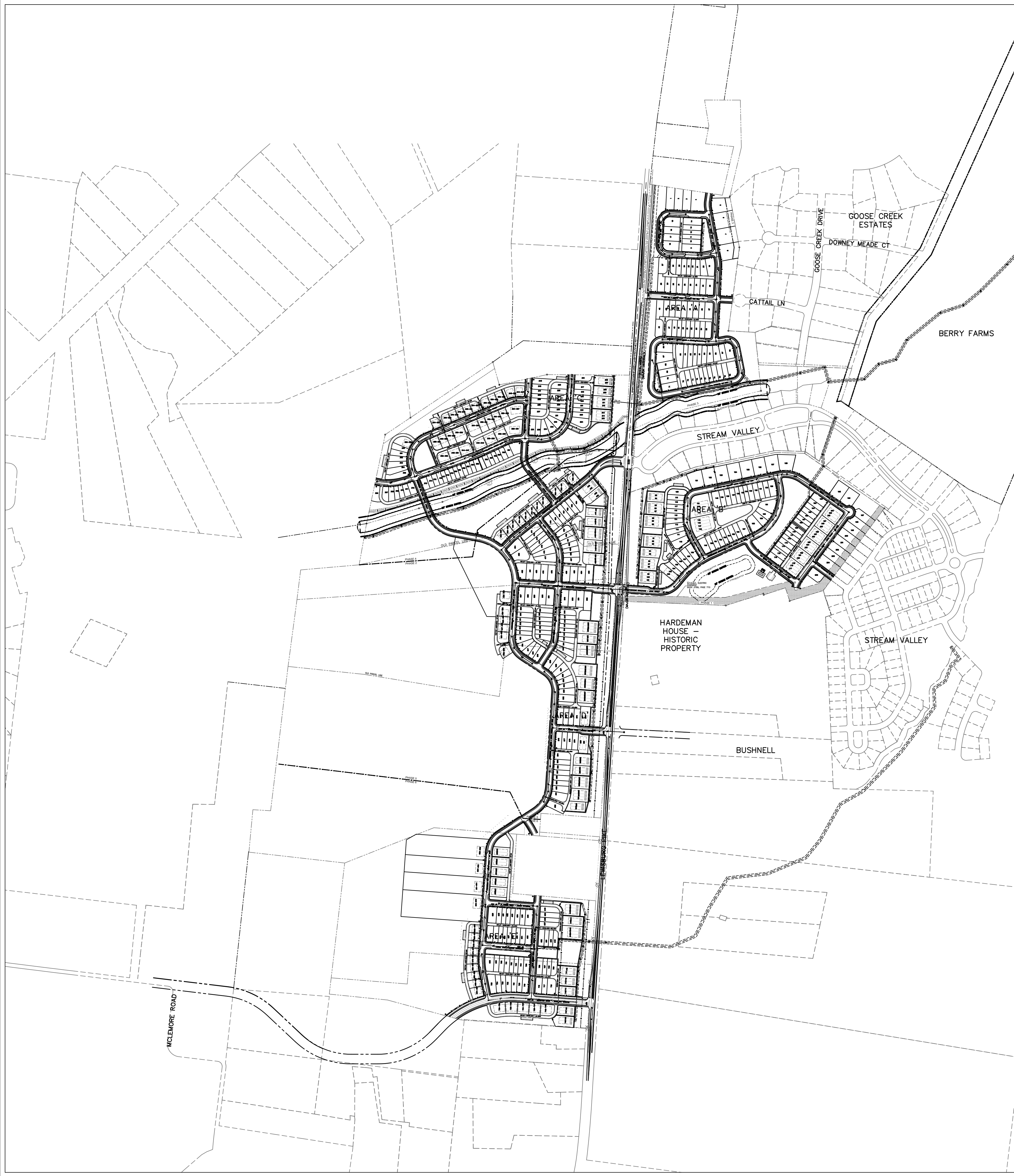
- ☒ NONE
- ☒ NONE
- ☒ NONE
- ☒ NONE



AREA 'E'
AUTO TURN
PLAN

C4.12

LSC 18008

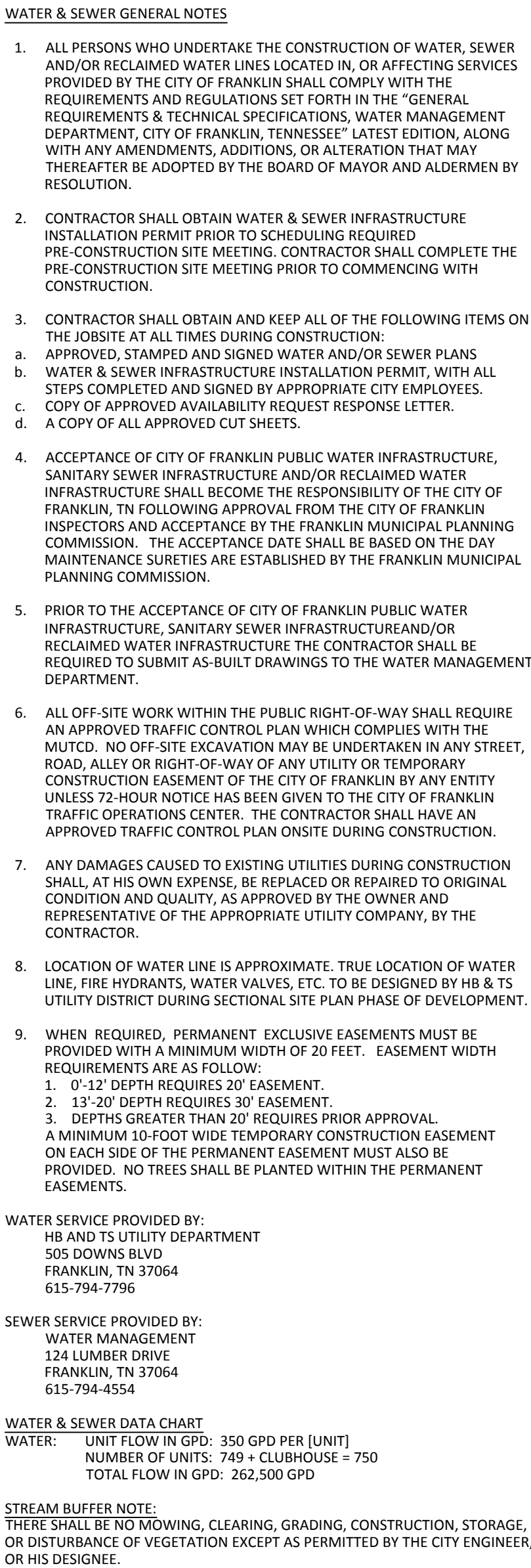


SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

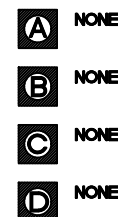
OVERALL SITE
UTILITY PLAN
C5.0
LSC 18008



MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00

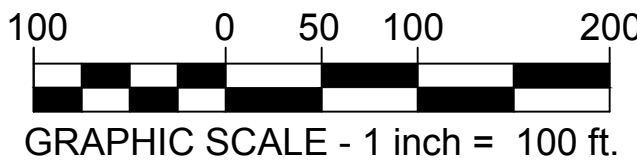
ERANKI IN WILLIAMSON COUNTY, TENNESSEE

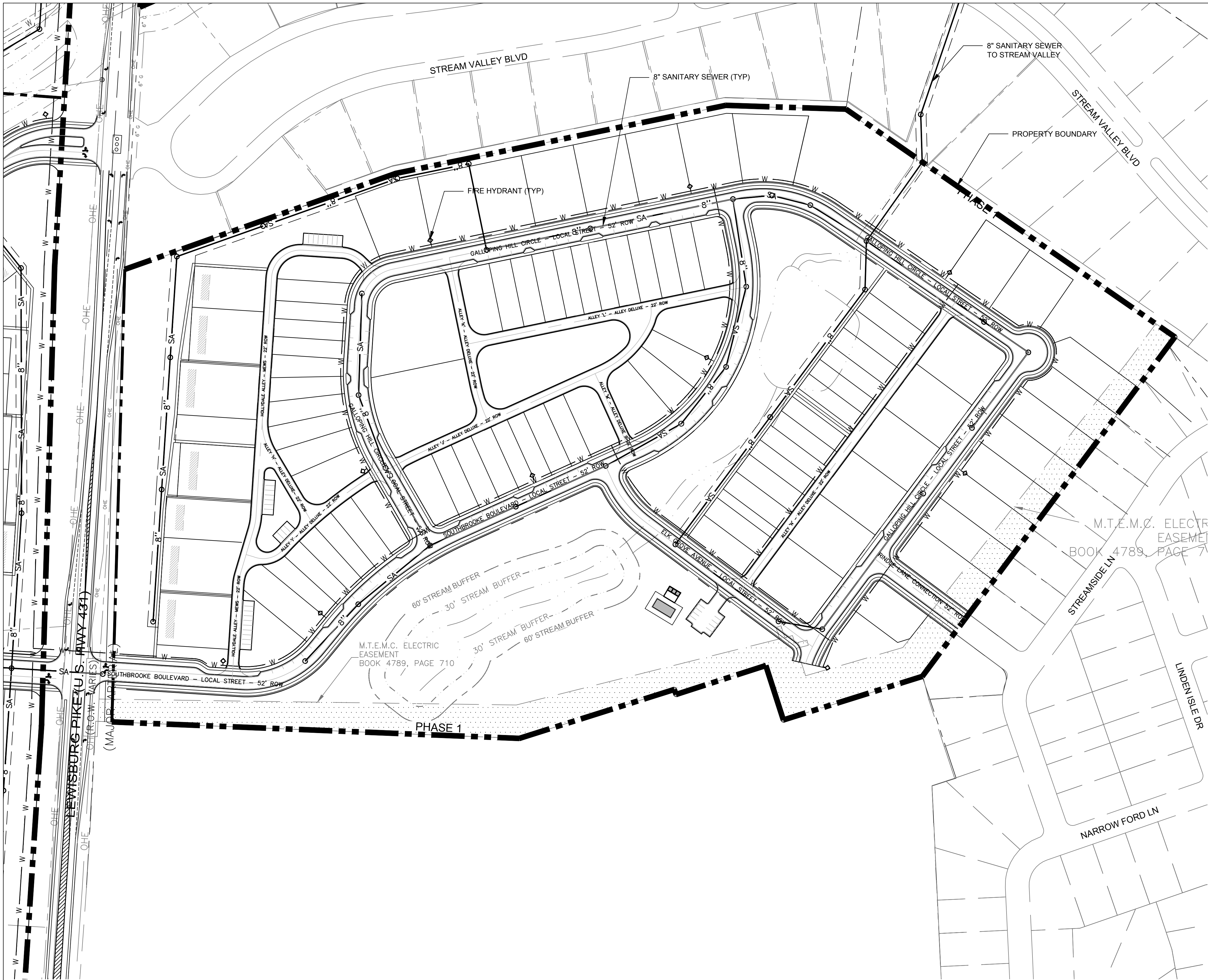
PLAN DATE: MM DD, 20Y



C5.1

LSC 1800E





- WATER & SEWER GENERAL NOTES
- ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SERVICES PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS, WATER MANAGEMENT DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
 - CONTRACTOR SHALL OBTAIN WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT PRIOR TO SCHEDULING REQUIRED PRE-CONSTRUCTION SITE MEETING. CONTRACTOR SHALL COMPLETE THE PRE-CONSTRUCTION SITE MEETING PRIOR TO COMMENCING WITH CONSTRUCTION.
 - CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
 - APPROVED, STAMPED AND SIGNED WATER AND/OR SEWER PLANS
 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - A COPY OF ALL APPROVED CUT SHEETS.
 - ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, TN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
 - PRIOR TO THE ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT AS-BUILT DRAWINGS TO THE WATER MANAGEMENT DEPARTMENT.
 - ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
 - ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
 - LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.
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 - 13'-20' DEPTH REQUIRES 30' EASEMENT.
 - DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.
- WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796
- SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554
- WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 749 + CLUBHOUSE = 750
TOTAL FLOW IN GPD: 262,500 GPD
- STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02

MAP 118, PARCELS 49.00, 49.01 AND 50.01

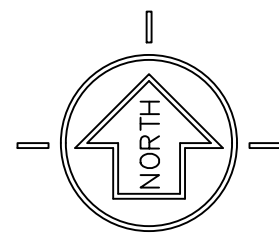
MAP 133, PARCEL 1.00

0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE MM DD, 2017

- NONE
 NONE
 NONE
 NONE



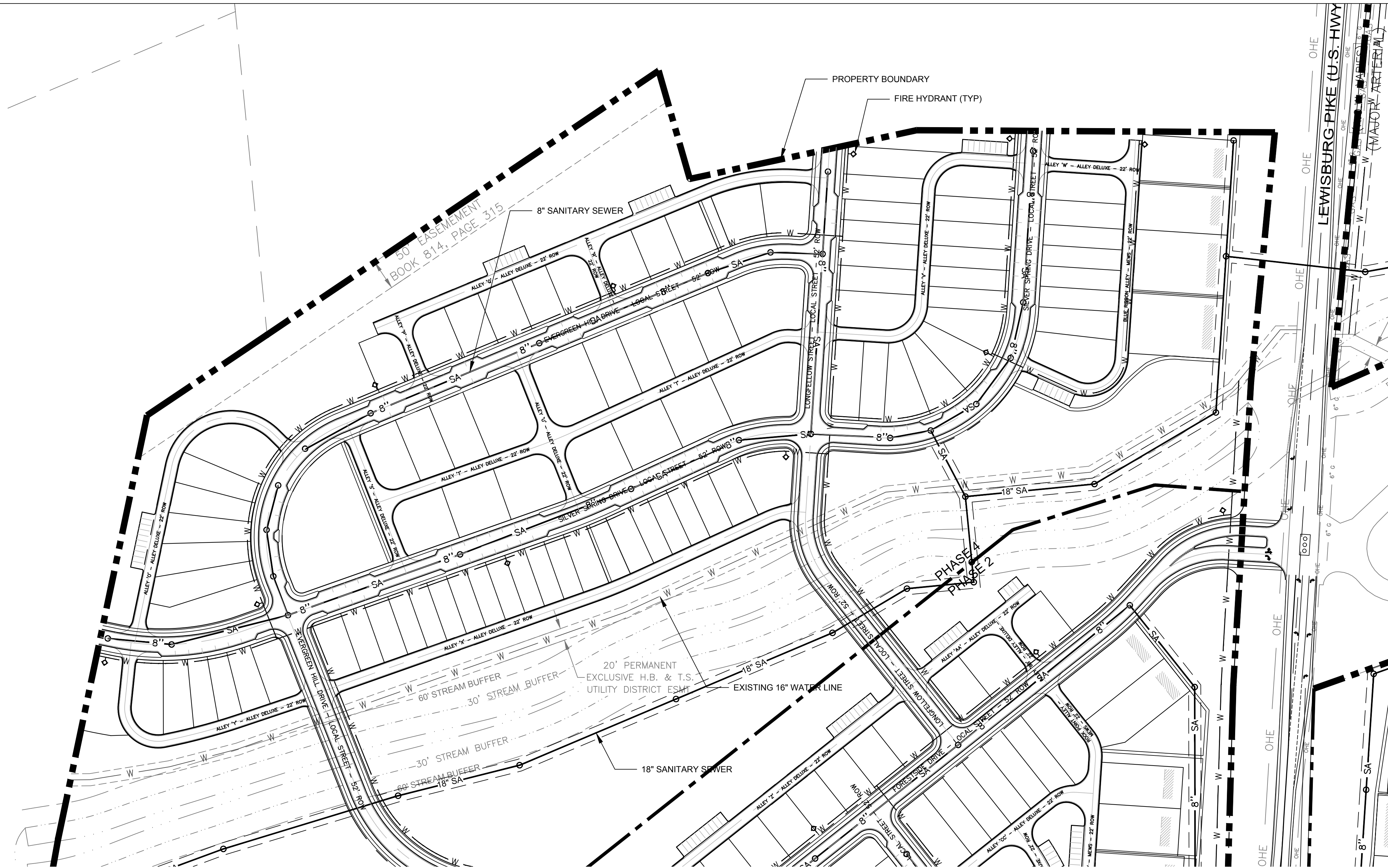
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GRAPHIC SCALE - 1 inch = 100 ft.

AREA 'B'
ENLARGED SITE
UTILITY PLAN

C5.2

LSC 18008



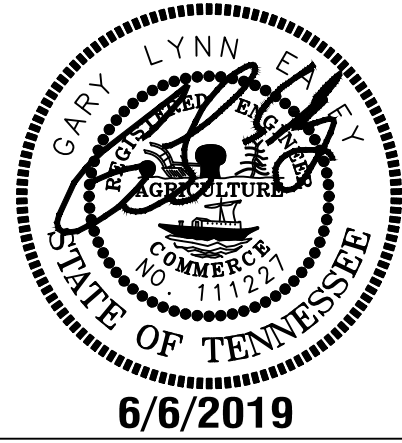
- WATER & SEWER GENERAL NOTES
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 - b. WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - c. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - d. A COPY OF ALL APPROVED CUT SHEETS.
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 6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC OPERATIONS CENTER. THE CONTRACTOR SHALL HAVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
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 8. LOCATION OF WATER LINE IS APPROXIMATE. TRUE LOCATION OF WATER LINE, FIRE HYDRANTS, WATER VALVES, ETC. TO BE DESIGNED BY HB & TS UTILITY DISTRICT DURING SECTIONAL SITE PLAN PHASE OF DEVELOPMENT.
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 3. DEPTHS GREATER THAN 20' REQUIRES PRIOR APPROVAL.A MINIMUM 10-FOOT WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST ALSO BE PROVIDED. NO TREES SHALL BE PLANTED WITHIN THE PERMANENT EASEMENTS.

WATER SERVICE PROVIDED BY:
HB AND TS UTILITY DEPARTMENT
505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 749 + CLUBHOUSE = 750
TOTAL FLOW IN GPD: 262,500 GPD

STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

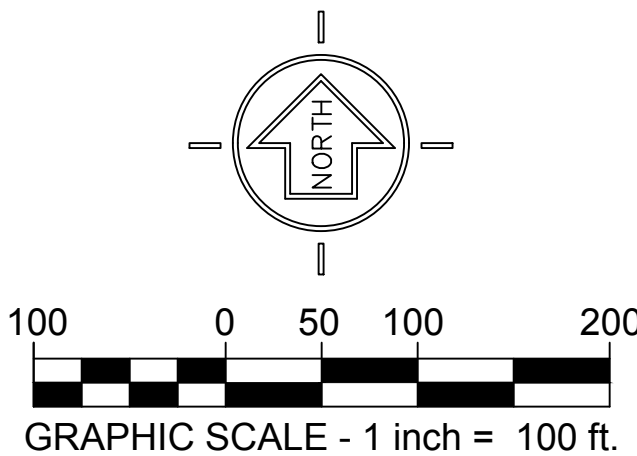
MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

0 LEWISBURG PIKE
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 20YY



AREA 'C'
ENLARGED SITE
UTILITY PLAN

C5.3

LSC 18008



FRANKLIN PROJECT #6975

MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133 PARCEL 1.00

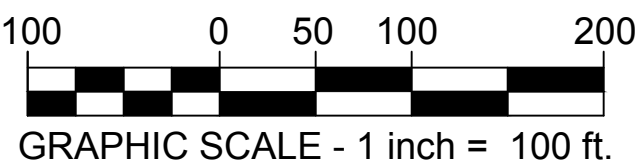
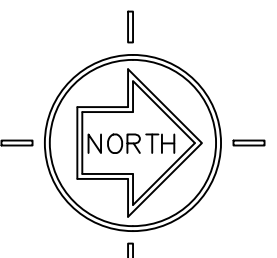
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

PLAN DATE: MM DD, 20Y



C5.4

C 18008



WATER & SEWER GENERAL NOTES

1. ALL PERSONS WHO UNDERTAKE THE CONSTRUCTION OF WATER, SEWER AND/OR RECLAIMED WATER LINES LOCATED IN, OR AFFECTING SEWERS PROVIDED BY THE CITY OF FRANKLIN SHALL COMPLY WITH THE REQUIREMENTS AND REGULATIONS SET FORTH IN THE "GENERAL REQUIREMENTS & TECHNICAL SPECIFICATIONS" CITY OF FRANKLIN DEPARTMENT, CITY OF FRANKLIN, TENNESSEE" LATEST EDITION, ALONG WITH ANY AMENDMENTS, ADDITIONS, OR ALTERATION THAT MAY THEREAFTER BE ADOPTED BY THE BOARD OF MAYOR AND ALDERMEN BY RESOLUTION.
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3. CONTRACTOR SHALL OBTAIN AND KEEP ALL OF THE FOLLOWING ITEMS ON THE JOBSITE AT ALL TIMES DURING CONSTRUCTION:
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 - b. COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
 - c. A COPY OF ALL APPROVED CUT SHEETS.
4. ACCEPTANCE OF CITY OF FRANKLIN PUBLIC WATER INFRASTRUCTURE, SANITARY SEWER INFRASTRUCTURE AND/OR RECLAIMED WATER INFRASTRUCTURE SHALL BECOME THE RESPONSIBILITY OF THE CITY OF FRANKLIN, IN FOLLOWING APPROVAL FROM THE CITY OF FRANKLIN INSPECTORS AND ACCEPTANCE BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION. THE ACCEPTANCE DATE SHALL BE BASED ON THE DAY MAINTENANCE SURETIES ARE ESTABLISHED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION.
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6. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD OFF-SITE EXCAVATION AND TRUCK LANE CLOSURE ON ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FRANKLIN BY ANY ENTITY UNLESS 72 HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FRANKLIN TRAFFIC REGULATIONS CEN. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.

7. ANY DAMAGES CAUSED TO EXISTING UTILITIES DURING CONSTRUCTION SHALL, AT HIS OWN EXPENSE, BE REPLACED OR REPAIRED TO ORIGINAL CONDITION AND QUALITY, AS APPROVED BY THE OWNER, AT THE DISCRETION OF THE APPROPRIATE UTILITY COMPANY, BY THE CONTRACTOR.
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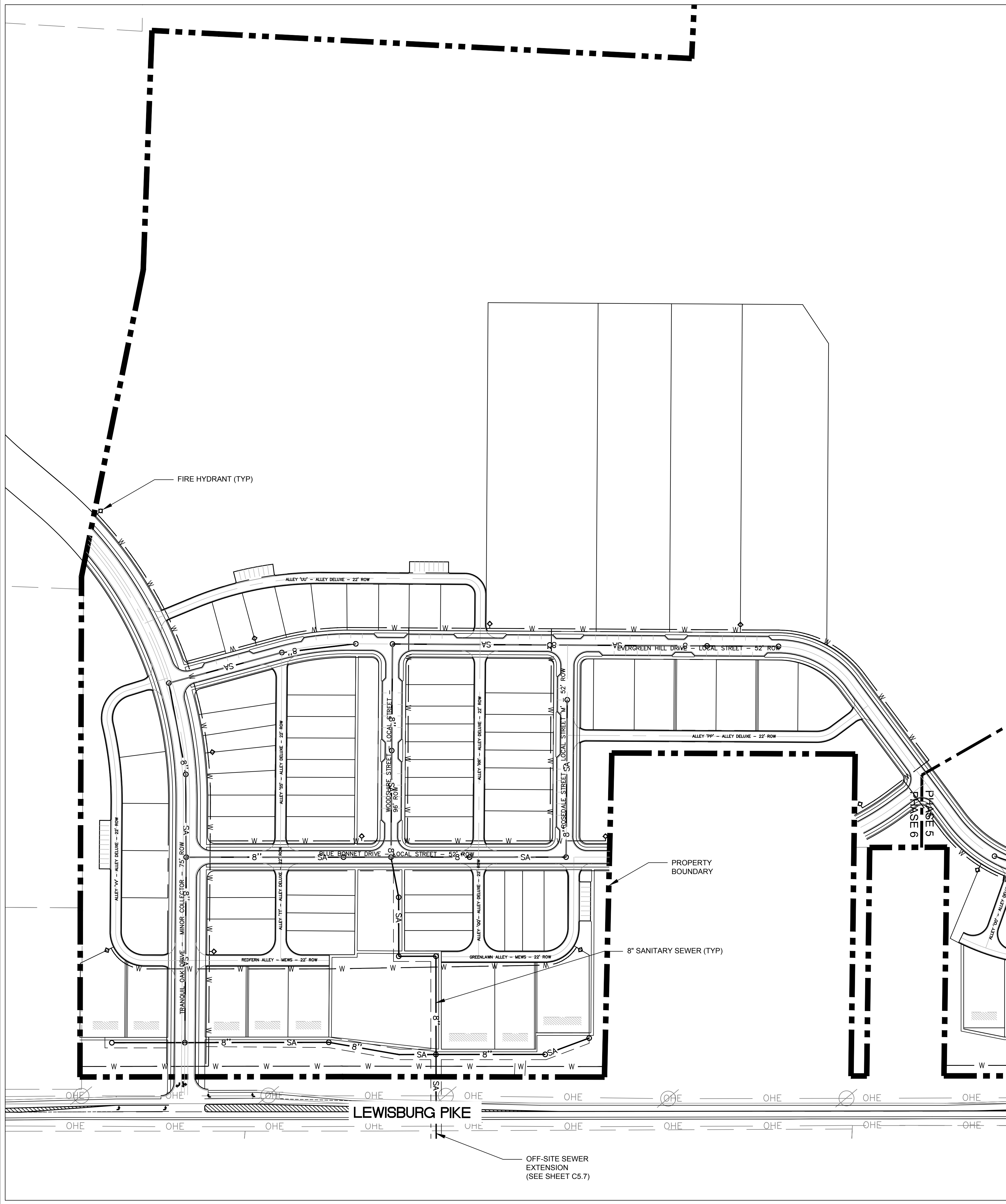
WATER SERVICE PROVIDED BY:
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FRANKLIN, TN 37064
615-794-7796

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FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART

WATER:	UNIT FLOW IN GPD: 350 GPD PER [UNIT]
	NUMBER OF UNITS: 749 + CLUBHOUSE = 750
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HB AND TS UTILITY DEPARTMENT
515 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796
- SEWER SERVICE PROVIDED BY:
WATER MANAGEMENT
124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554
- WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 749 + CLUBHOUSE = 750
TOTAL FLOW IN GPD: 262,500 GPD
- STREAM BUFFER NOTE:
THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.



6/6/2019

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

SOUTHBROOKE DEVELOPMENT PLAN

FRANKLIN PROJECT #6975

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02

MAP 118, PARCELS 49.00, 49.01 AND 50.01

MAP 133, PARCEL 1.00

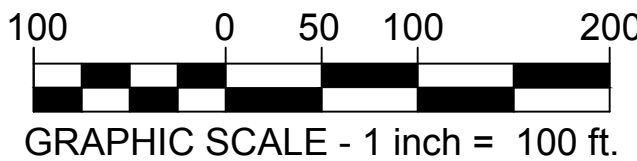
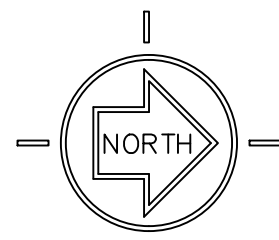
0 LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE MM DD, 2017

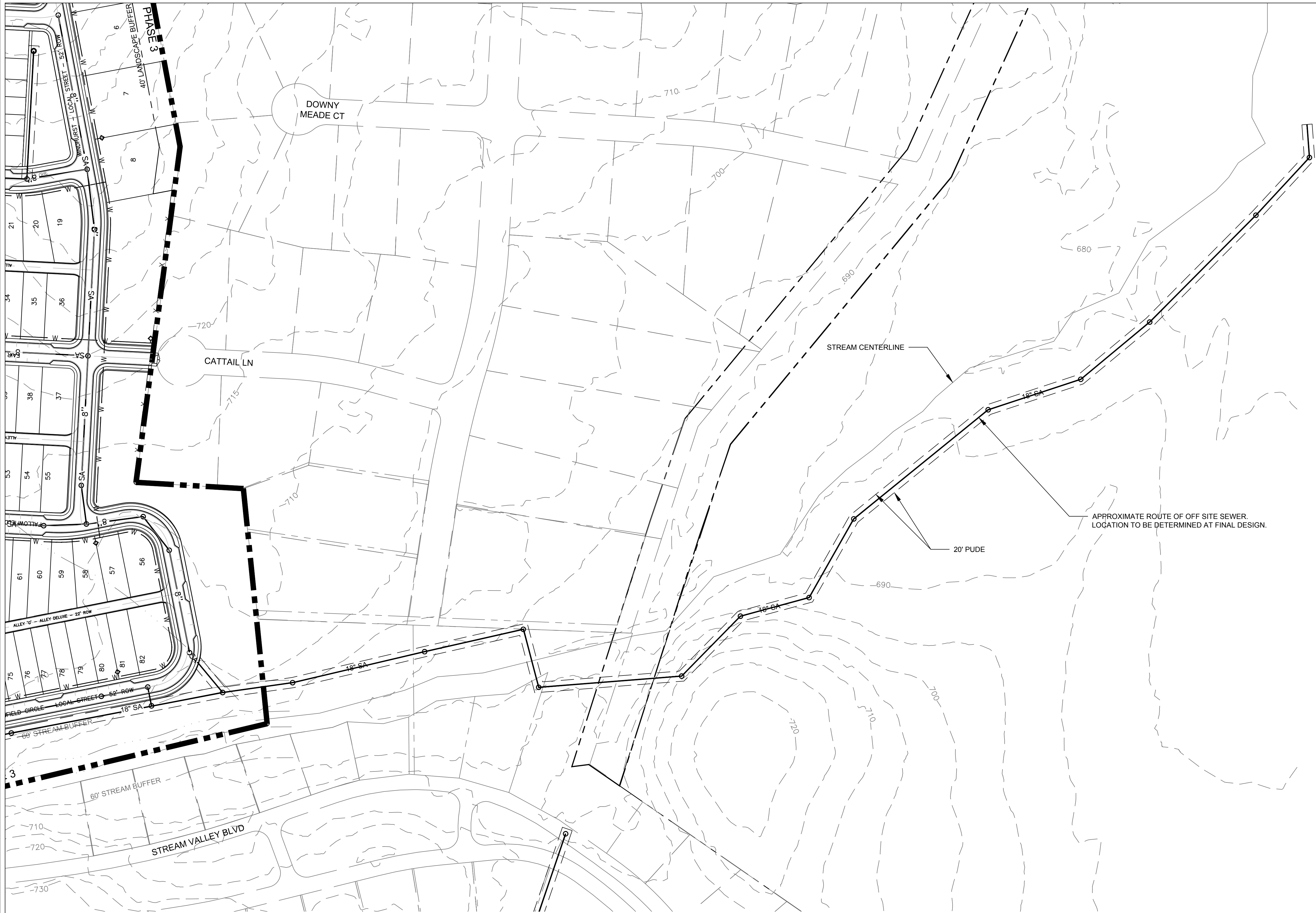
- NONE
- NONE
- NONE
- NONE



AREA 'E'
ENLARGED SITE
UTILITY PLAN

C5.5

LSC 18008



WATER & SEWER GENERAL NOTES

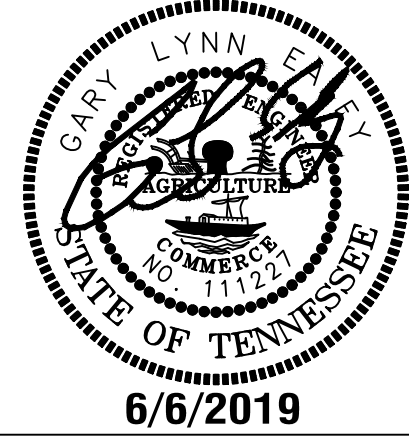
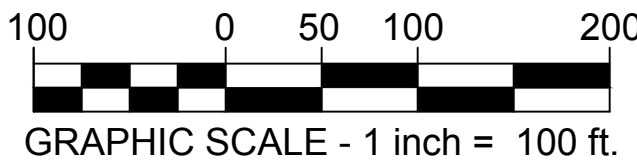
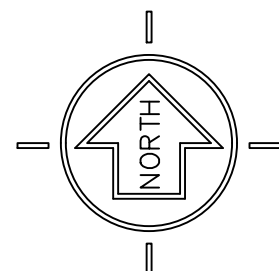
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 - WATER & SEWER INFRASTRUCTURE INSTALLATION PERMIT, WITH ALL STEPS COMPLETED AND SIGNED BY APPROPRIATE CITY EMPLOYEES.
 - COPY OF APPROVED AVAILABILITY REQUEST RESPONSE LETTER.
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WATER SERVICE PROVIDED BY:
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505 DOWNS BLVD
FRANKLIN, TN 37064
615-794-7796

SEWER SERVICE PROVIDED BY:
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124 LUMBER DRIVE
FRANKLIN, TN 37064
615-794-4554

WATER & SEWER DATA CHART
WATER: UNIT FLOW IN GPD: 350 GPD PER [UNIT]
NUMBER OF UNITS: 749 + CLUBHOUSE = 750
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SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
MAP 133, PARCEL 1.00
O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- ☐ NONE
- ☐ NONE
- ☐ NONE
- ☐ NONE

OFFSITE SEWER

C5.6

LSC 18008



117, PARCEL 15
HOOD
1000, PAGE 749

TENNESSEE, LLC
826, PAGE 282
8, PARCEL 50

MATCHLINE SEE SHEET C5.8

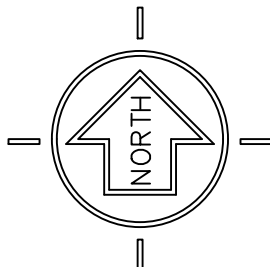
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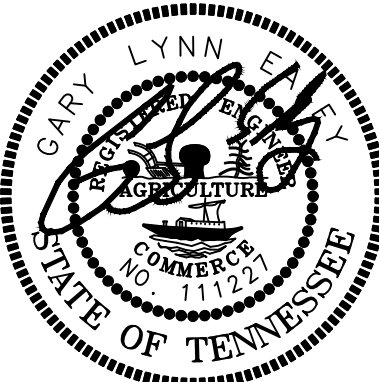
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124 LUMBER DRIVE
FRANKLIN, TN 37064
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100 0 50 100 200
GRAPHIC SCALE - 1 inch = 100 ft.



6/6/2019

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**SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975**

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O LEWISBURG PIKE

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

NONE
 NONE
 NONE
 NONE

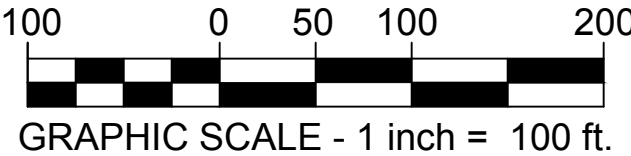
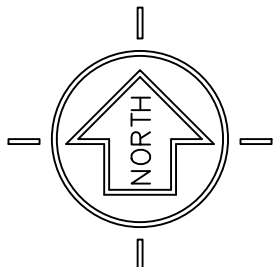
OFFSITE SEWER

C5.7

LSC 18008



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6/6/2019



SOUTHBROOKE DEVELOPMENT PLAN
FRANKLIN PROJECT #6975

MAP 117, PARCELS 12.00, 13.00, 14.00, 19.01 AND 19.02
MAP 118, PARCELS 49.00, 49.01 AND 50.01
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FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

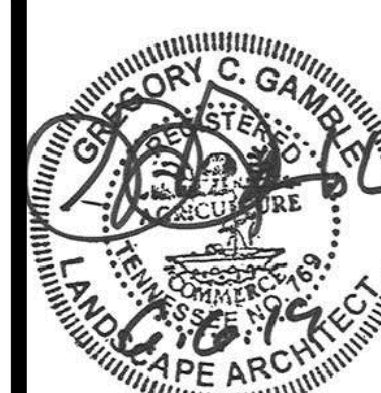
ISSUANCE/REVISION NOTES:
- PLAN DATE MM DD, 2017

- NONE
- NONE
- NONE
- NONE

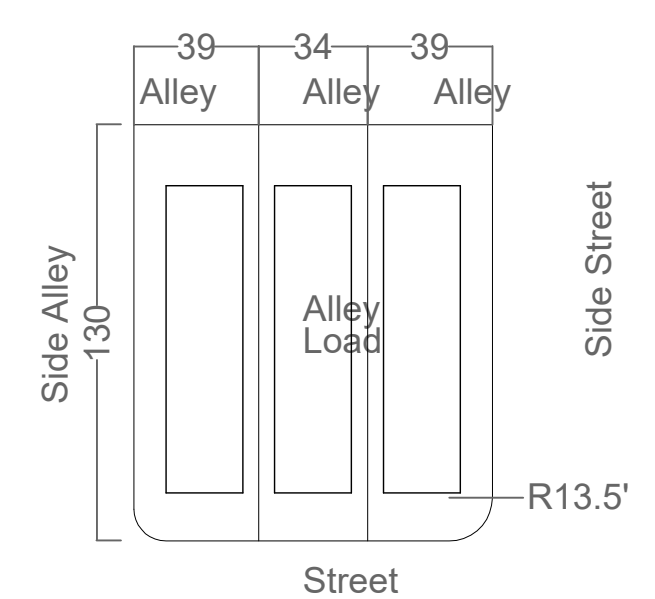
OFFSITE SEWER

C5.8

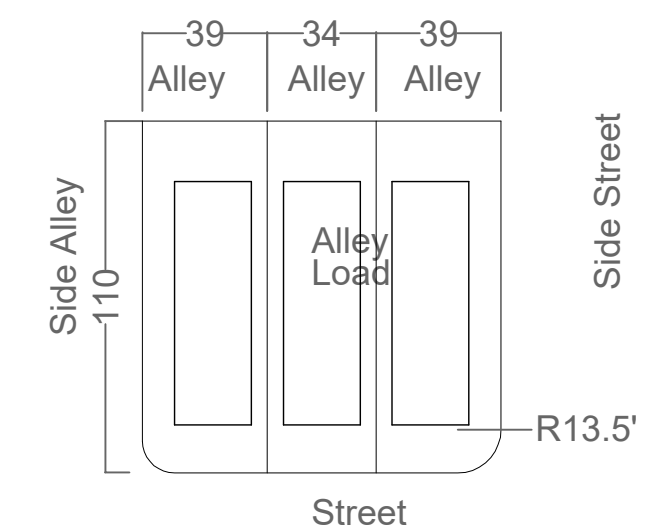
LSC 18008



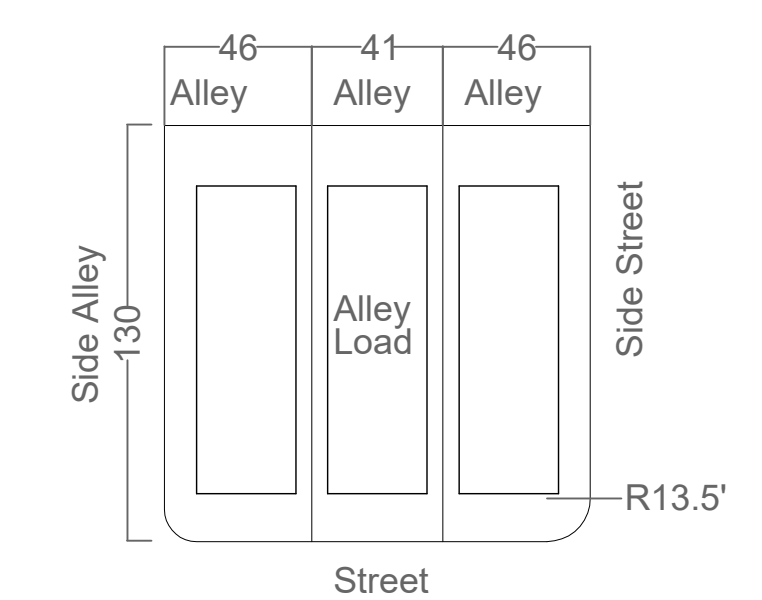
Revision	Date
△	
△	
△	
△	



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



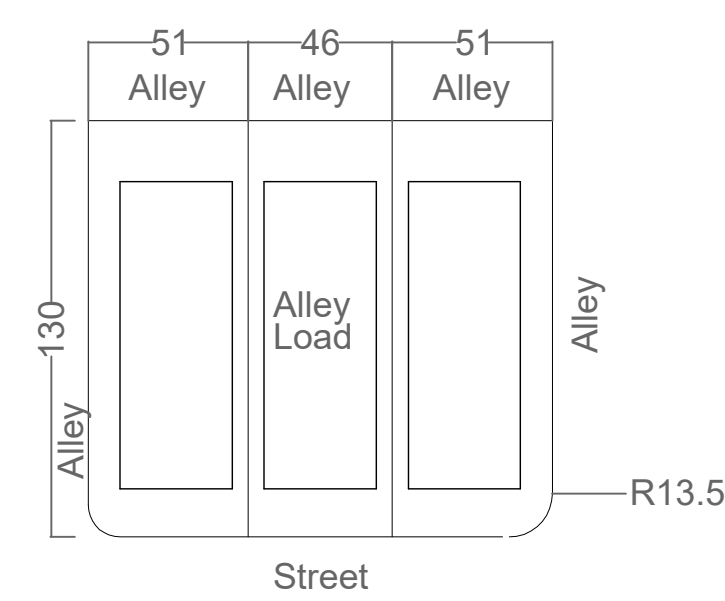
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

1
A1.0
34' DETACHED
PLAN & ELEVATION

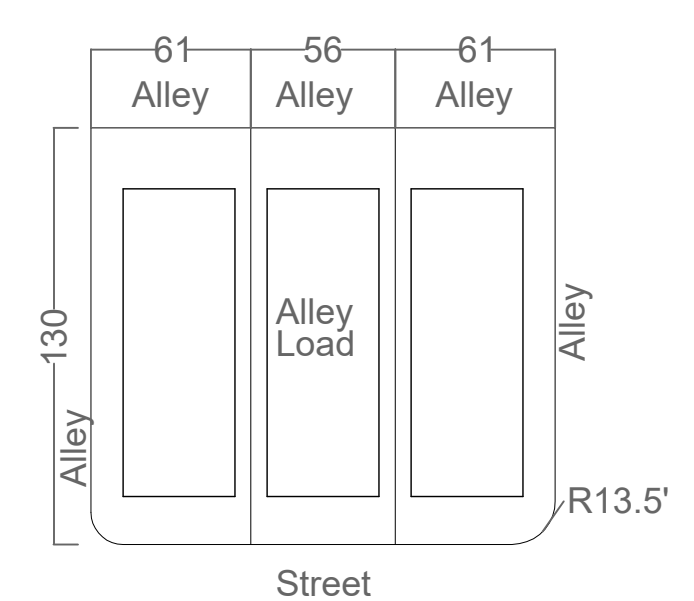
2
A1.0
41' DETACHED
PLAN & ELEVATION

N.T.S.

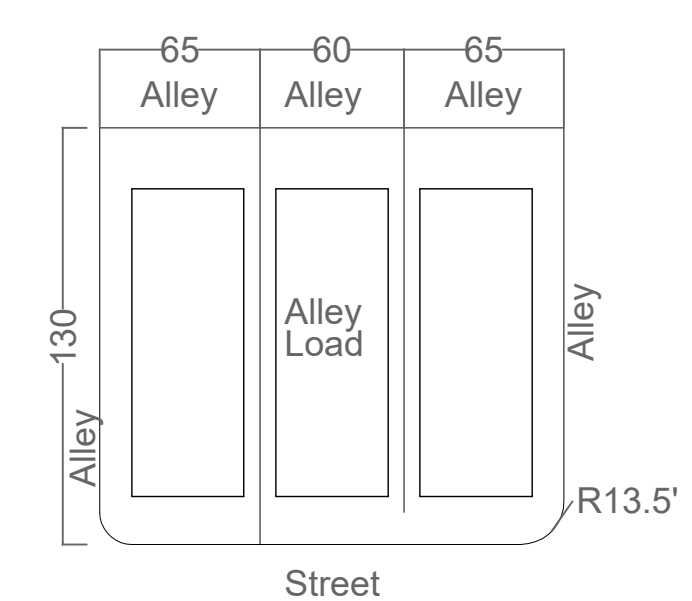
N.T.S.



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



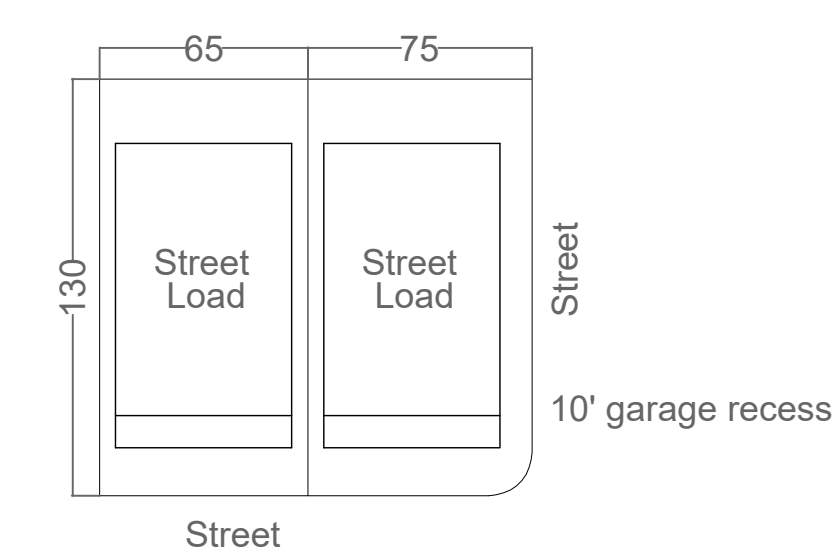
Front Setback: 15'
Rear Setback: 5'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

3
A1.0
46' DETACHED
PLAN & ELEVATION

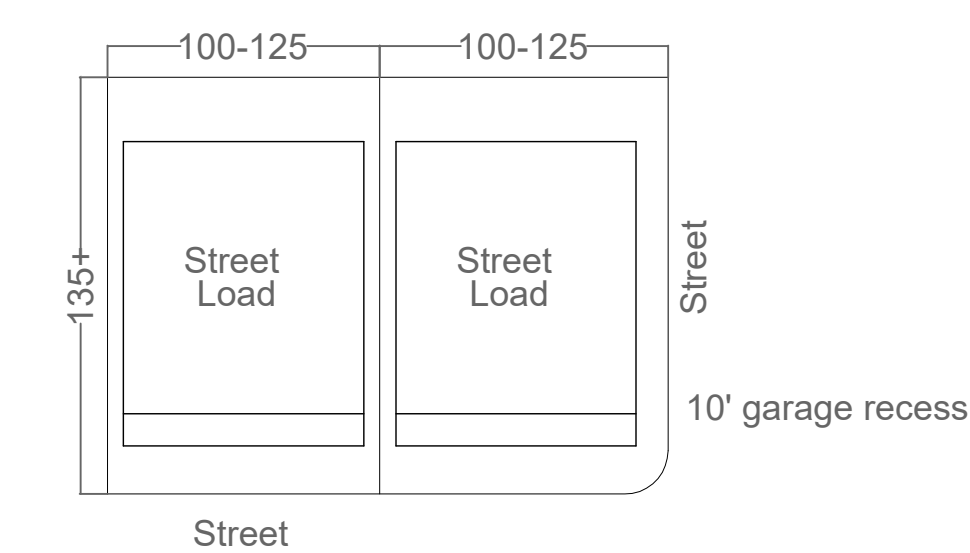
4
A1.0
56' & 60' DETACHED
PLAN & ELEVATION

N.T.S.

N.T.S.



Front Setback: 15'
Rear Setback: 20'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'



Front Setback: 15'
Rear Setback: 20'
Side Setback: 5'
Side Street Setback: 10'
Side Alley Setback: 10'

5
A1.0
65' - 85' DETACHED
PLAN & ELEVATION

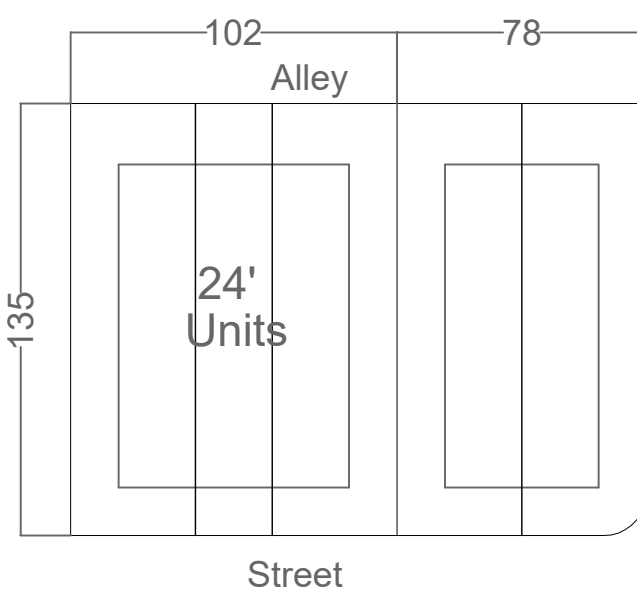
5
A1.0
100'-125' DETACHED
PLAN & ELEVATION

N.T.S.

N.T.S.

The home elevations shown here are representative of the homes planned for Southbrooke. They are the basis for design review by the City of Franklin at the time of Site Plan Submittal. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered
Landscape Architect.



Front Setback: 15'
Rear Setback: 5' (18' for
Parking)
Side Setback: 15'
Street Setback: 15'
Alley Setback: 10'

N.T.S.

1
A1.1
24' ATTACHED
PLAN & ELEVATION

3 UNIT

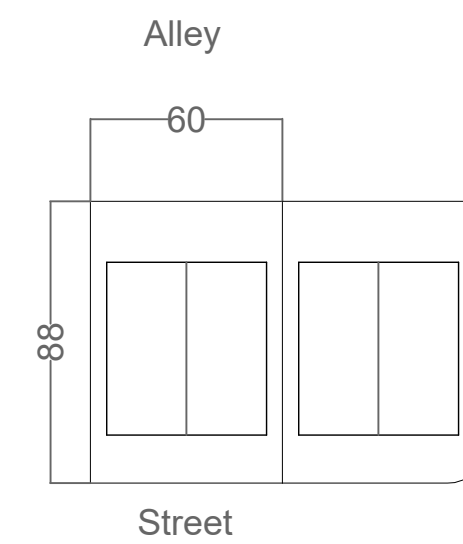
2 UNIT



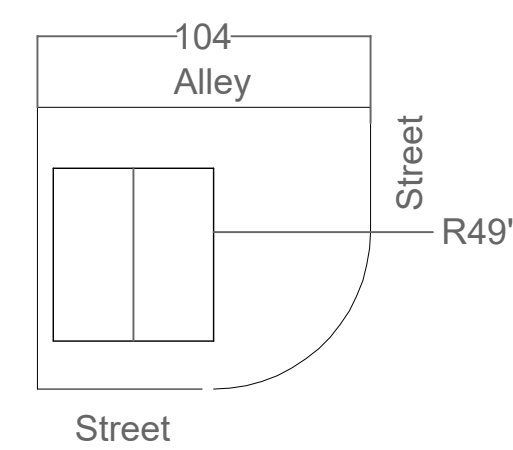
GARAGE BELOW STREET



GARAGE ABOVE STREET



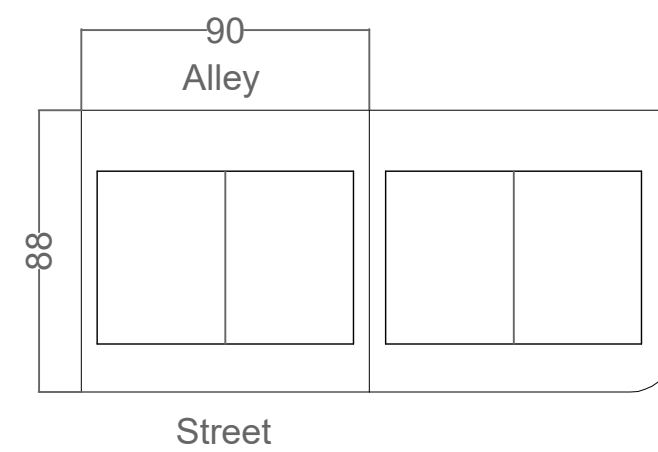
Front Setback: 15'
Rear Setback: 18'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'



The 49' radius only applies
where the street makes a
90 degree turn with no
intersecting street.

N.T.S.

2
A1.1
60' ATTACHED
PLAN & ELEVATION



Front Setback: 15'
Rear Setback: 18'
Side Setback: 5'
Street Setback: 10'
Alley Setback: 10'

N.T.S.

3
A1.1
90' ATTACHED
PLAN & ELEVATION

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Greg Gamble, Registered
Landscape Architect.



Revision Date
△
△
△
△

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Tuesday, June 25, 2019 11:46 AM
To: Michael Orr; Scott Harrison; Mike Hathaway;
roger.lindsey@nashville.gov; Alma Mclemore; Jimmy
Franks; Ann Petersen; mdadst@aol.com; Jennifer
Szilagyi; Emily Hunter; Amy Diaz-Barriga
Cc: mike ford; Chad Gore; Scott Stokes; kevin; Jennifer
Speich
Subject: Southbrooke
Attachments: Southbrooke Birdseye1.jpg; Southbrooke Ground
Level1.jpg; Southbrooke Memo 6 25 2019.pdf

ATTENTION COF staff: This email originated from outside the City of Franklin. Please use discretion when clicking on attachments & links from unknown senders or suspicious emails.

Dear Planning Commissioners,
Please find the attached memo regarding our proposed master plan for Southbrooke. We are proposing lot sizes less than the requirements of Envision Franklin because they are integral to the economic diversity of the master plan. I do hope this memo sheds some light on the reasons why we are integrating smaller than the recommended lot size for Southbrooke.

Second, we will have additional exhibits for you at the Planning Commission meeting on Thursday that highlights the roadway improvements planned for Lewisburg Pike. The exhibits will illustrate the improvements required by the traffic engineer and the third party reviewer in a graphic format.

Lastly, I have attached to this email 2 perspective renderings that show the big house homes along the Lewisburg Pike Right of Way, and will bring these on boards for further discussion.

Please do not hesitate to let me know if there is any additional information that would be helpful for me to have prepared for the meeting.

Sincerely,

Greg Gamble

greggamble209@gmail.com
615.975.5765 Cell
324 Liberty Pike, Suite 145
Franklin, Tennessee 37064

June 25, 2019
City of Franklin
Planning Commission
Franklin, Tennessee 37064

Dear Planning Commissioner,

We are excited to present to you our master plan for Southbrooke. We are grateful to have a City planning and engineering staff so willing to invest the time and energy into working with us to achieve a great master plan for this portion of the Lewisburg Pike Corridor. Prior to resubmittal we addressed many staff comments regarding the final lot layout, engineering, and emergency services. We are excited about the result and this truly collaborative master plan.

Key Elements

Key elements of the master plan for Southbrooke:

1. 5 neighborhood meetings prior to submittal for community input.
2. 318 acres master planned at one time, as opposed to parcel by parcel development.
3. 184 acres of preserved open space.
4. Generous setback along Lewisburg Pike to maintain greenways on both sides.
5. Diversity of Homes. Homes are mixed throughout the neighborhood. This is not a homogenous community of all the same lot size.
6. Majority alley loaded homes with hidden garage. Only 8% of homes are accessed from the street.
7. Roadway Improvements to Lewisburg and Goose Creek.
8. New traffic signal at Stream Valley's main entrance.
9. Planned pedestrian connectivity with greenways, sidewalks, and nature trails available to the public.

Crafting the Development Plan

All proposed Development Plans in Franklin are reviewed on a case by case basis and approved on the merits of the design. Unique situations call for unique master plans, and in some instances diverge from the global, City-wide, policies. Staff agrees that our master plan conforms to the design principles of Envision Franklin in all aspects with the exception of lots that are alley-loaded and less than 45 feet in width. Only 27% of the proposed homes do not conform to the land use plan.

Southbrooke is in a key location to provide homes for families who work in Berry Farms. Berry Farms is approximately 25% built out, with entitlements for 3 million square feet of office and 1.8 million square feet of retail. We have estimated approximately 14,000 to 16,000 new jobs in this location as Berry Farms is developed.

Lot widths of less than 45 feet are not new to Franklin. In fact, they have been developed in neighborhoods throughout Franklin for the past 20 years. They are developed in **Westhaven, Simmons Ridge, Lockwood Glen, Echelon, Waters Edge, and Berry Farms**. All of these neighborhoods have a mix of lot sizes for economic diversity in home values. Smaller lots provide an invaluable opportunity for families who work in Franklin to live in Franklin.

Values projected for Southbrooke

Big House and Duplex Homes:	\$280,000 to \$400,000
34' to 40' Alley Home Lots:	\$400,000 to \$475,000
41' to 44' Alley Home Lots:	\$475,000 to \$575,000
45' to 55' Alley Home Lots:	\$575,000 to \$650,000
56' to 60' Alley Home Lots:	\$650,000 to \$800,000
65 to 125' Home Lots:	\$650,000 to \$1,000,000

The inclusion of 34' to 44' Alley Homes is critical to the successful diversity of home types. There would be a \$200,000 price diversity gap if they are removed. Southbrooke's smaller lots allow for sales prices around \$400,000 to \$575,000. Franklin needs this now more than ever.

Keys to Success

There are several keys to successfully integrating smaller lots within Southbrooke:

- They are only located on internal blocks, and are not visible from Lewisburg Pike. All lots visible from Lewisburg Pike conform to the standards listed in Envision Franklin.
- Larger lots conforming to the 45' standard are located on all corners of the block or along the main entry streets.
- Architecture must be designed with historically correct materials, features, and proportions.
- There is no reduction in quality of homes to achieve a lower price.
- The streetscape must include inviting front porches, lush landscape, and safe pedestrian zones.

In closing, lot sizes that are alley-loaded are not new in Franklin. For the past 20 years, this lot size has been an integral part of neighborhoods across Franklin. To remove it now, would create a significant gap in the price of homes provided in our mixed-residential neighborhoods.

Sincerely,



Greg Gamble





Ben Jones

Southbrooke PUD Subdivision

Franklin, TN

COF Development Summary

Year	Approved Single Family Detached Homes (units)	Approved Townhomes and Condos (units)	Approved Apartments (units)
2015	155	104	514
2016	65	129	834
2017	280	203	378
2018	18	-46	330
Total	518	390	2056

2015 Approved apartments: Nichol Mill, Harpeth Square

2016 Approved apartments: The Standard, Iron Horse, and Avenida of Cool Springs

2017 Approved apartments: Apex Village, Shadow Green Condos

2018 Approved apartments: Carothers Crossing West

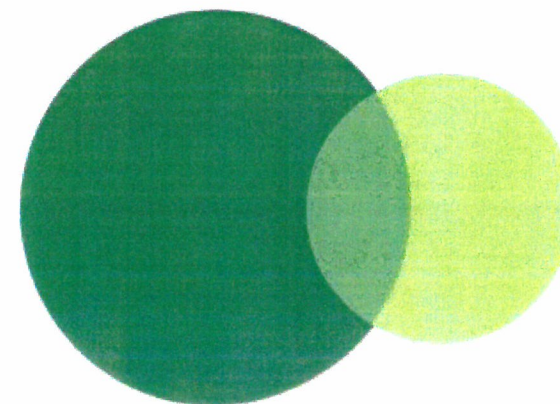
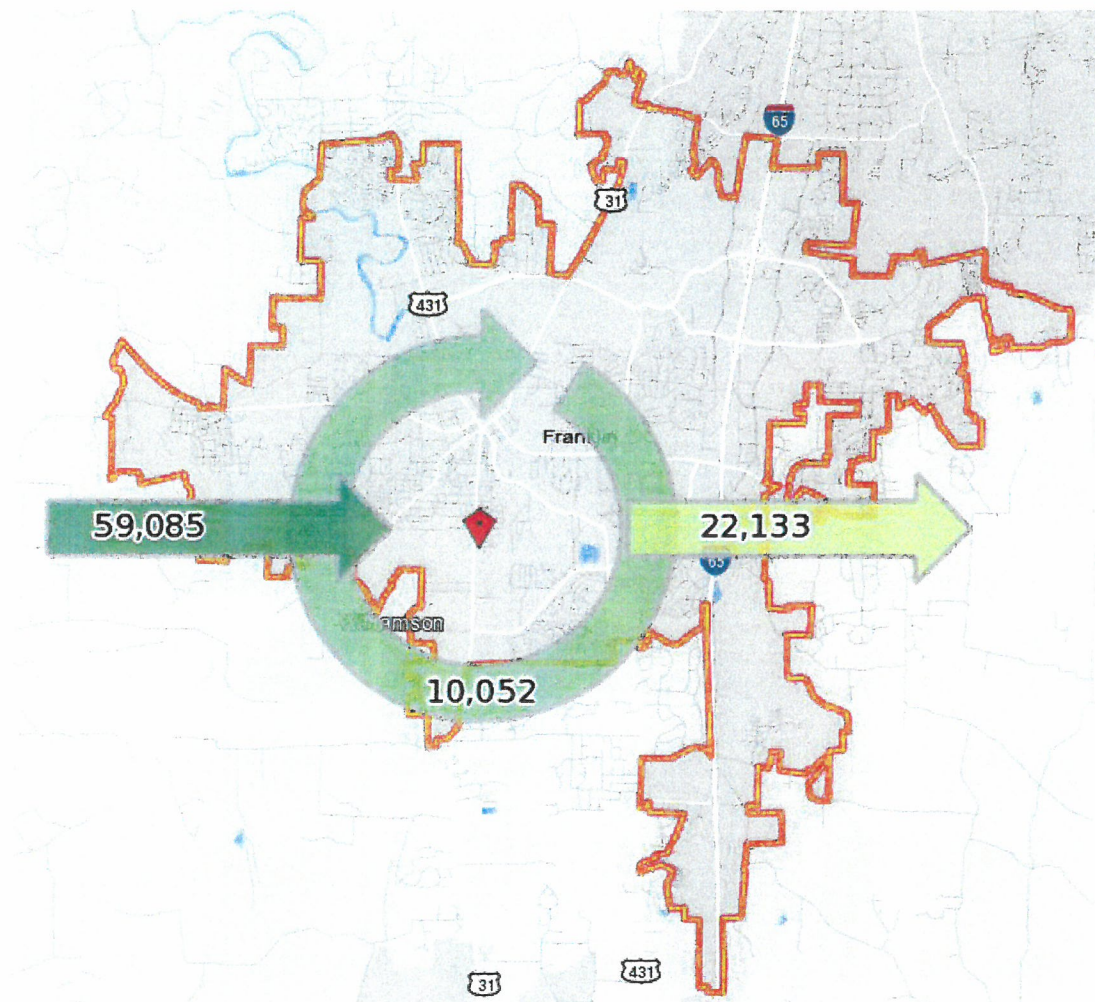
Approved Non-Residential Development (sf)
Not Available
1,400,000
1,327,286
1,156,678
3,883,964

3 years

WHY SOUTHBROOKE IS SMART DEVELOPMENT PLANNING

Southbrooke PUD Subdivision Franklin, TN

2015 DATA



59,085	- Employed in Selection Area, Live Outside
22,133	- Live in Selection Area, Employed Outside
10,052	- Employed and Live in Selection Area

Inflow/Outflow Job Counts (All Jobs) 2015

	Count	Share
<u>Employed in the Selection Area</u>	69,137	100.0%
<u>Employed in the Selection Area but Living Outside</u>	59,085	85.5%
<u>Employed and Living in the Selection Area</u>	10,052	14.5%
<u>Living in the Selection Area</u>	32,185	100.0%
<u>Living in the Selection Area but Employed Outside</u>	22,133	68.8%
<u>Living and Employed in the Selection Area</u>	10,052	31.2%

PROJECTED DEMOGRAPHICS

Southbrooke PUD Subdivision Franklin, TN



Source: BERRYFARMSTN.COM

Southbrooke is in a key location to provide homes for families who work in Berry Farms. Berry Farms is approximately 25% built out, with entitlements for 3 million square feet of office and 1.8 million square feet of retail. We have estimated approximately 14,000 to 16,000 new jobs in this location as Berry Farms is developed.

MEDIAN HOUSEHOLD INCOME IN FRANKLIN: \$81,432

Based solely on monthly payments (and assuming 10% down payment) this equates to a responsible home purchase price of: \$450,000

PROJECTED HOME VALUES IN SOUTHBROOKE

Big House and Duplex Homes:	\$280,000 - \$400,000	#?
34' - 40' Alley-loaded Homes:	\$400,000 - \$475,000	
41' - 44' Alley-loaded Homes:	\$475,000 - \$575,000	
45' - 55' Alley-loaded Homes:	\$575,000 - \$650,000	
56' - 60' Alley-loaded Homes:	\$650,000 - \$800,000	
65' - 125' Homes:	\$650,000 - \$1,000,000	

VARIETY OF HOME PRICE OPTIONS

KEYS TO SUCCESS OF INCLUDING LOTS SMALLER THAN 45'

Lot widths of less than 45 feet are not new to Franklin. In fact, they have been developed in neighborhoods throughout Franklin for the past 20 years. They are developed in **Westhaven, Simmons Ridge, Lockwood Glen, Echelon, Waters Edge, and Berry Farms**. All of these neighborhoods have a mix of lot sizes for economic diversity in home values. Smaller lots provide an invaluable opportunity for families who work in Franklin to live in Franklin. 

- Lots smaller than 45' are only located in internal blocks and are not visible from Lewisburg Pike. All lots visible from Lewisburg Pike conform to the standards listed in Envision Franklin
- Larger lots conforming to the 45' standard are located on all corners of the blocks and along main entry streets
- Architecture must be designed with historically correct materials, features, and proportions
- There is no reduction in the quality of homes to achieve the lower prices
- The streetscape must include inviting front porches, lush landscape, and safe pedestrian zones

Southbrooke PUD Subdivision

Franklin, TN



PROJECTED IMPACT FEES

Road Impact Fees -	\$4,792,340
School Impact Fees -	\$5,695,468
Parkland Dedication Impact Fees -	<u>\$3,223,696</u>
Total Impact Fees -	\$13,711,504

DEVELOPMENT PAYS FOR DEVELOPMENT

IMPACT FEES & ROW RESERVATION

TOTAL ARTERIAL FEES: \$2,767,309
TOTAL COLLECTOR FEES: \$2,025,031

TOTAL ROAD IMPACT FEES: \$4,792,340

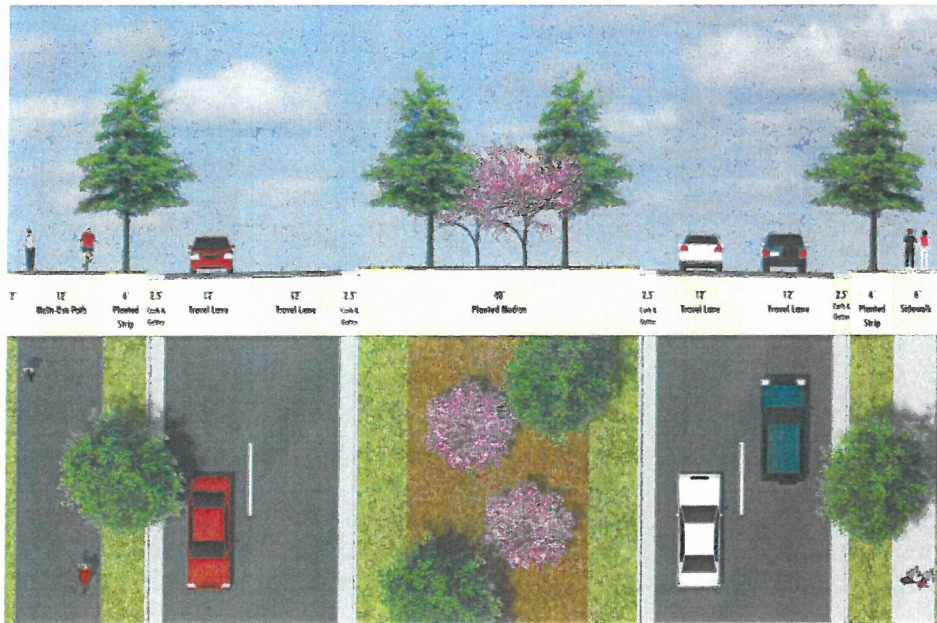
TOTAL ROW RESERVATION FOR LEWISBURG PIKE: 9.13 AC

STUDIED INTERSECTIONS

1. GOOSE CREEK BYPASS & LEWISBURG PIKE
2. LEWISBURG PIKE & ACCESS FOR PHASE 3
3. LEWISBURG PIKE & STREAM VALLEY BLVD / ACCESS FOR PHASE 2
4. LEWISBURG PIKE & ACCESS FOR PHASES 1 AND 2
5. LEWISBURG PIKE & LINDEN DR / ACCESS FOR PHASE 5
6. LEWISBURG PIKE & ACCESS FOR PHASE 6

FUTURE STREET SECTION

4 LANE 132' SECTION



LEWISBURG PIKE (SR-106 / US-431)

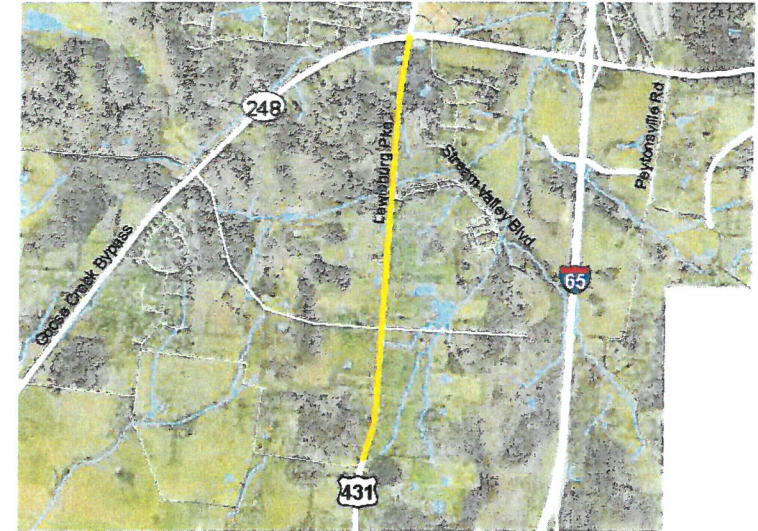
McLemore Road to Goose Creek Bypass

PROJECT OVERVIEW	
OVERALL COST:	\$30,100,000
TIME FRAME:	Long
PROJECT DRIVER:	City of Franklin

PROJECT CHARACTER	
FUNCTIONAL CLASSIFICATION:	Major Arterial
SEGMENT LENGTH:	2.13 miles
EXISTING LANES:	2
PROPOSED LANES:	4
PROPOSED RIGHT-OF-WAY:	132 feet

PROJECT SPECIFICS	
LANE WIDTH:	12 feet
MEDIAN:	Yes
CURB & GUTTER:	Yes
PARKING:	No
PEDESTRIAN FACILITY:	Sidewalk (Right Side)
BICYCLE FACILITY:	Multi-Use Trail (Left Side)
TRANSIT FACILITY:	No

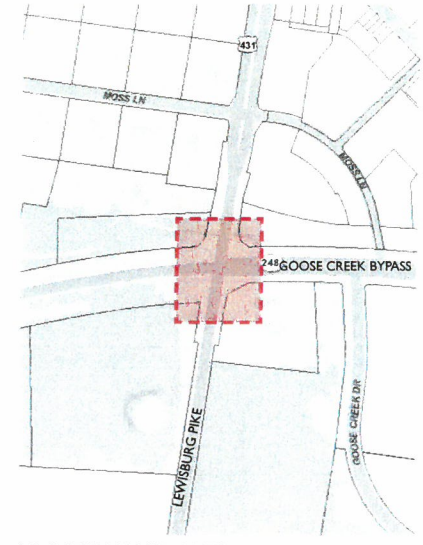
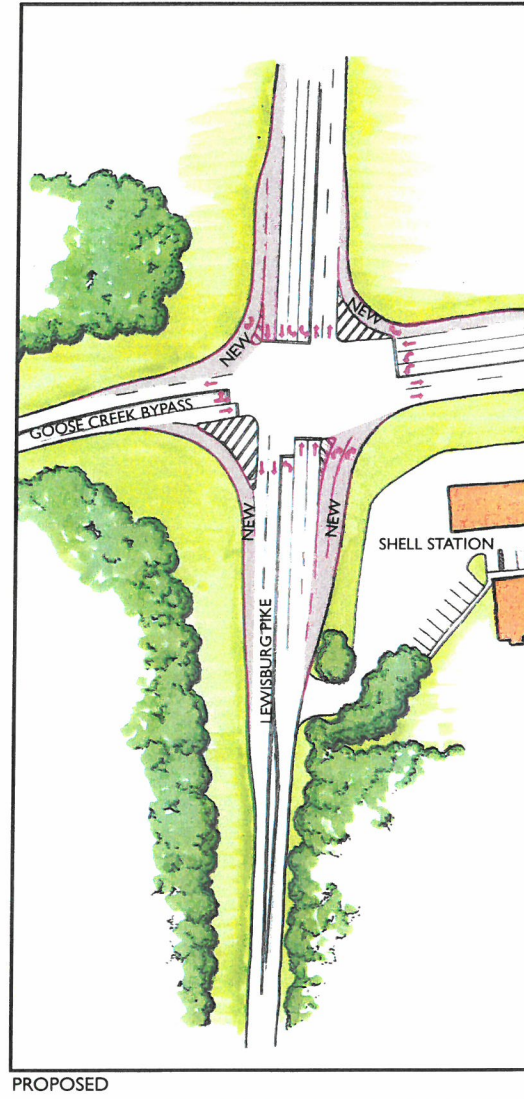
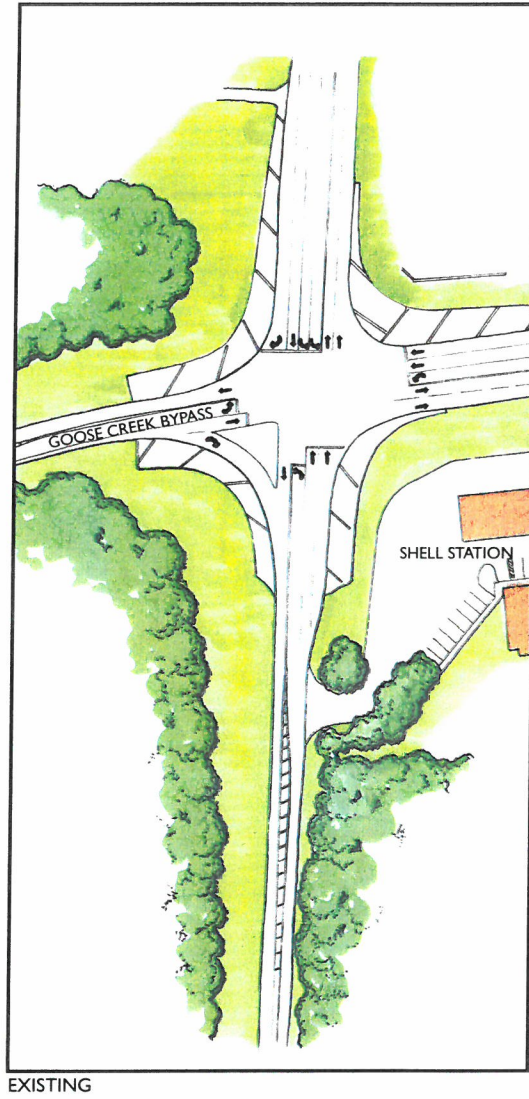
Lewisburg Pike (SR-106/US-431) will be widened to 4 lanes from Goose Creek Bypass (SR-248) to McLemore Road. This major arterial is a key north-south connector that provides an alternative to move people south of the city on a local network instead of the interstate. This segment has a 2015 LOS of B. The 2040 LOS does not change after improvements.



ROAD IMPACT FEES

Southbrooke PUD Subdivision

Franklin, TN

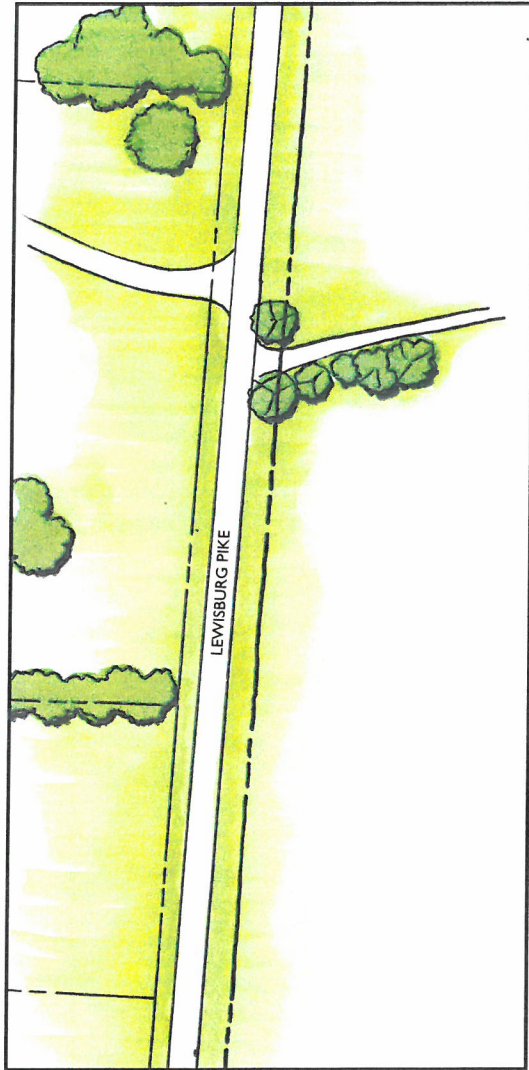


LOCATION MAP - N.T.S.

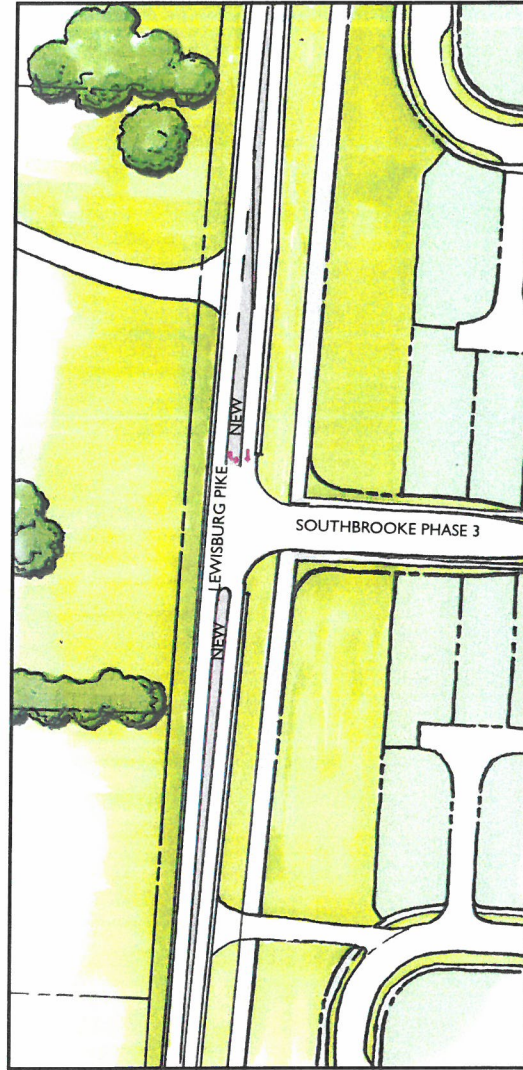
GOOSE CREEK BYPASS & LEWISBURG PIKE

Southbrooke PUD Subdivision

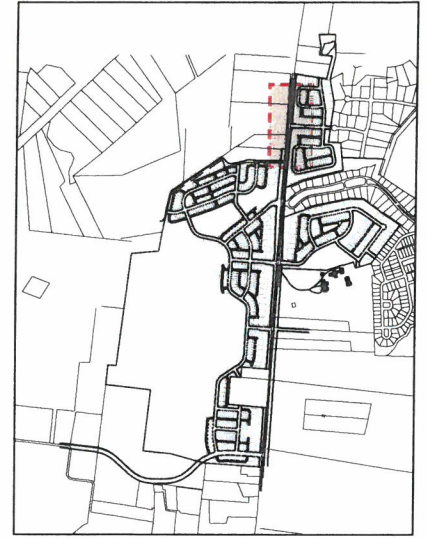
Franklin, TN



EXISTING



PROPOSED

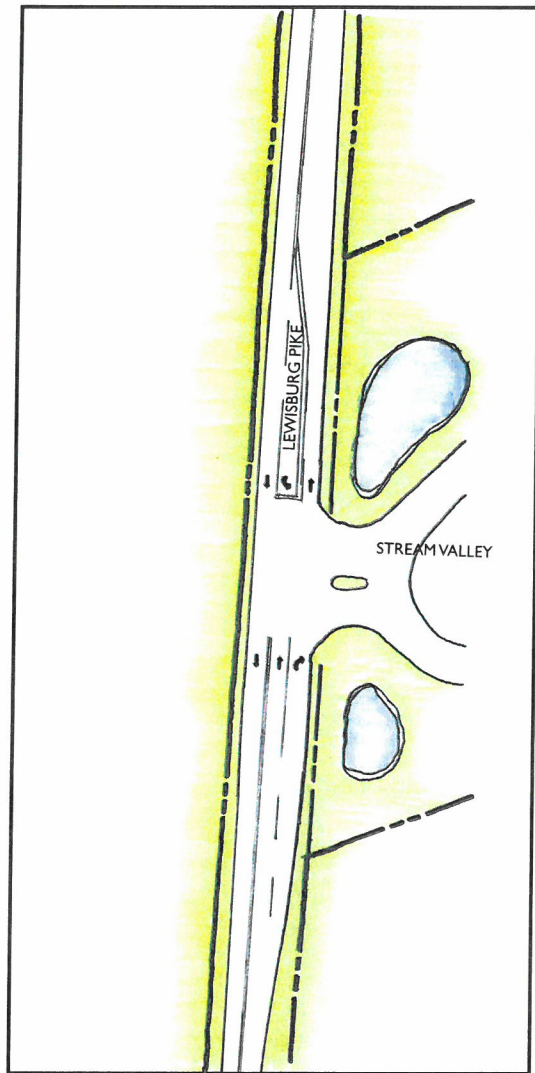


LOCATION MAP - N.T.S.

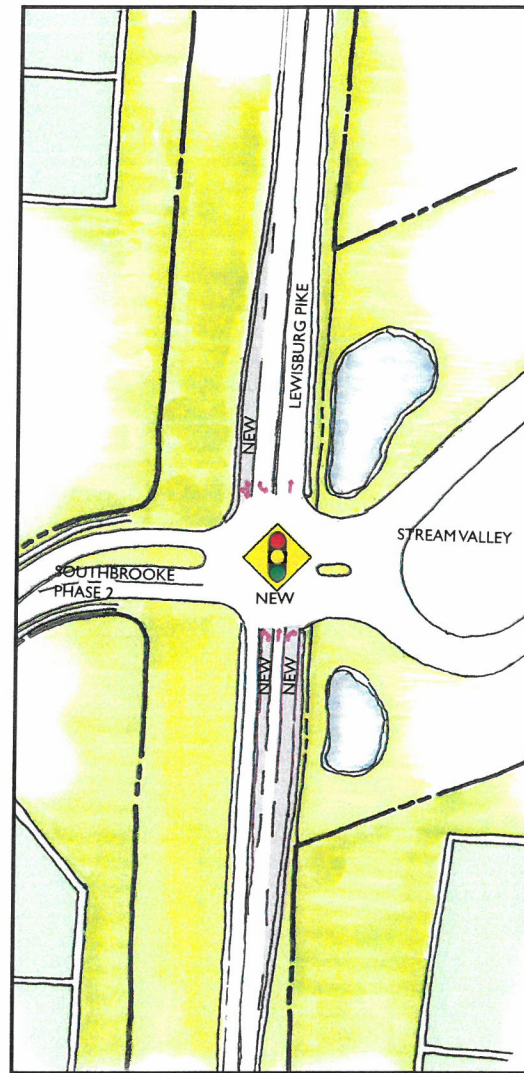
LEWISBURG PIKE & ACCESS FOR PHASE 3

Southbrooke PUD Subdivision

Franklin, TN



EXISTING



PROPOSED

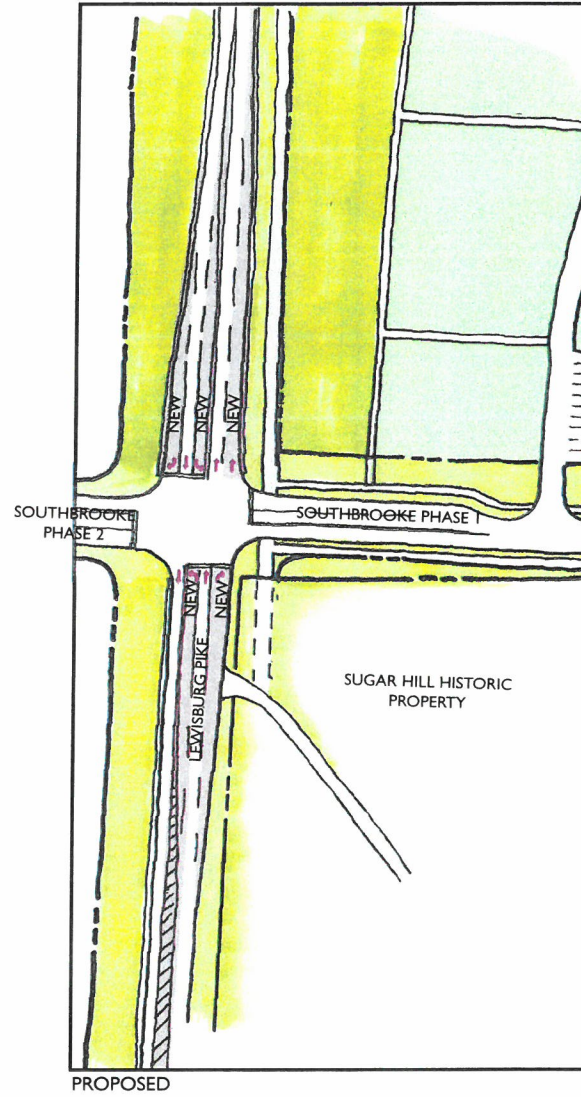
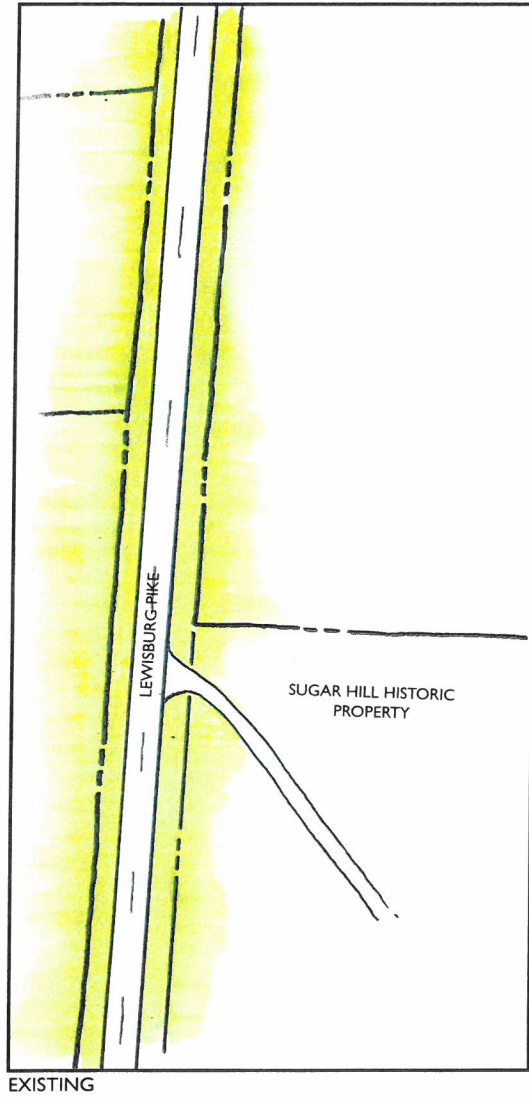


LOCATION MAP - N.T.S.

LEWISBURG PIKE & STREAMVALLEY BLVD / ACCESS FOR PHASE 2

Southbrooke PUD Subdivision

Franklin, TN

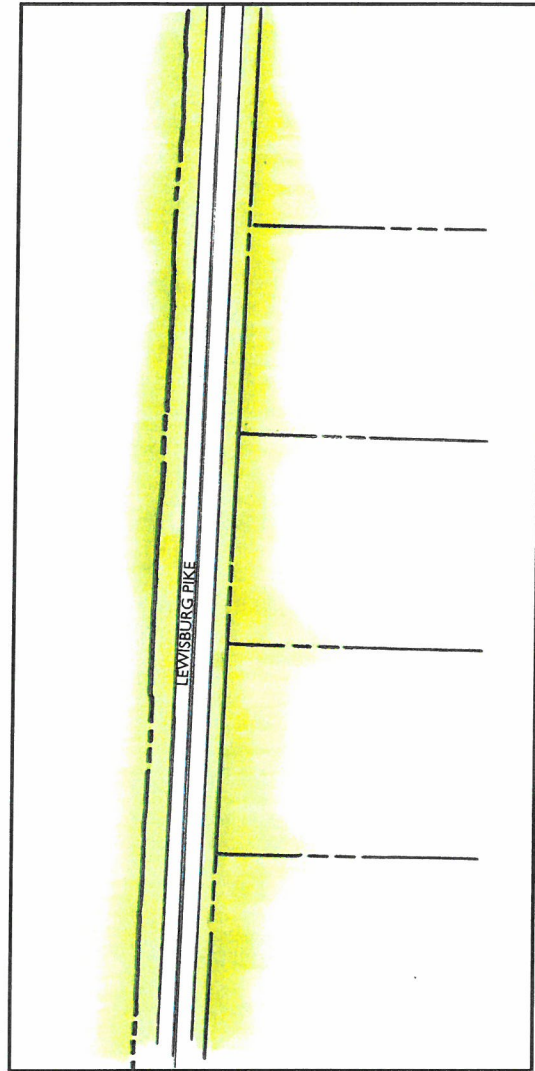


LOCATION MAP - N.T.S.

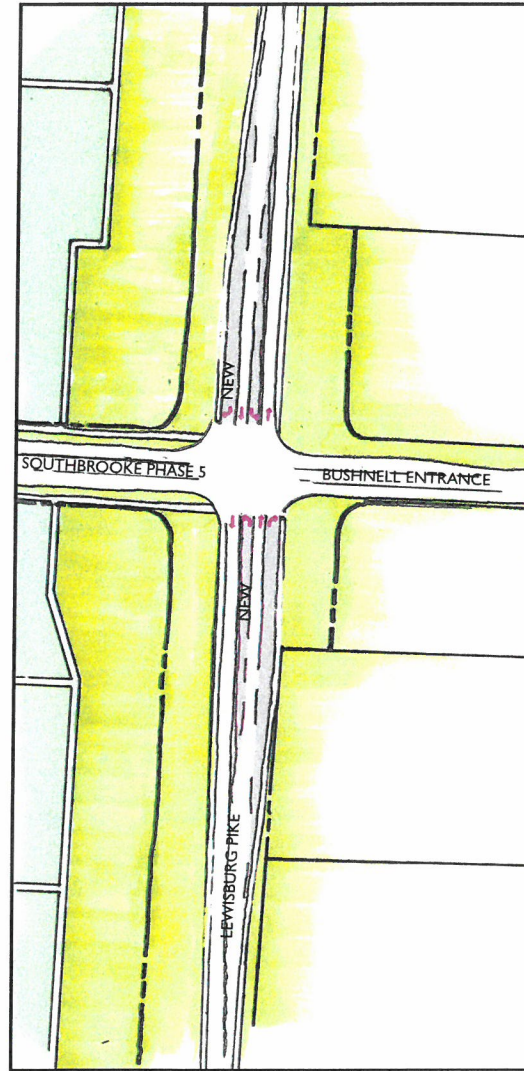
LEWISBURG PIKE & ACCESS FOR PHASES 1 AND 2

Southbrooke PUD Subdivision

Franklin, TN



EXISTING



PROPOSED

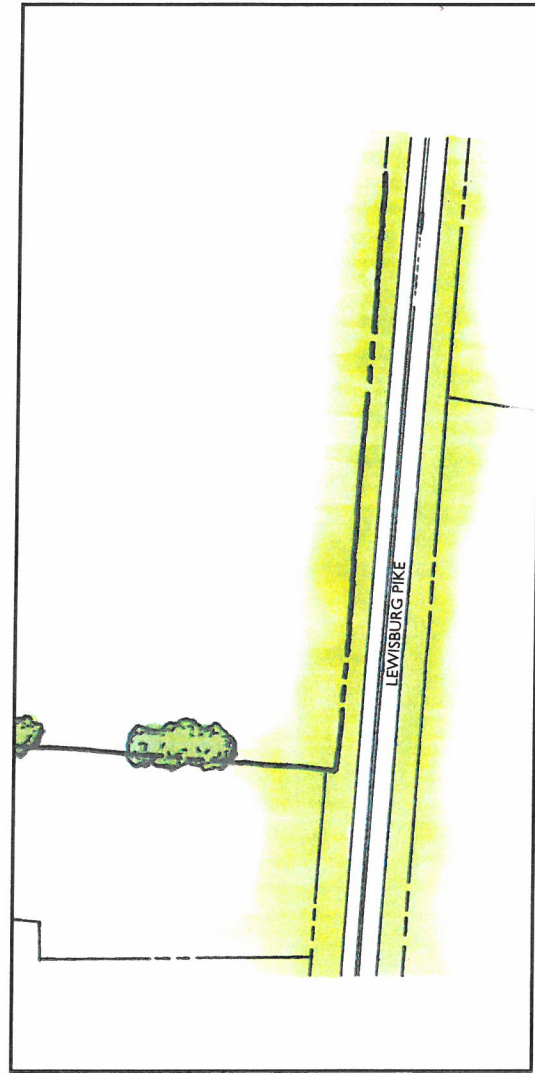


LOCATION MAP - N.T.S.

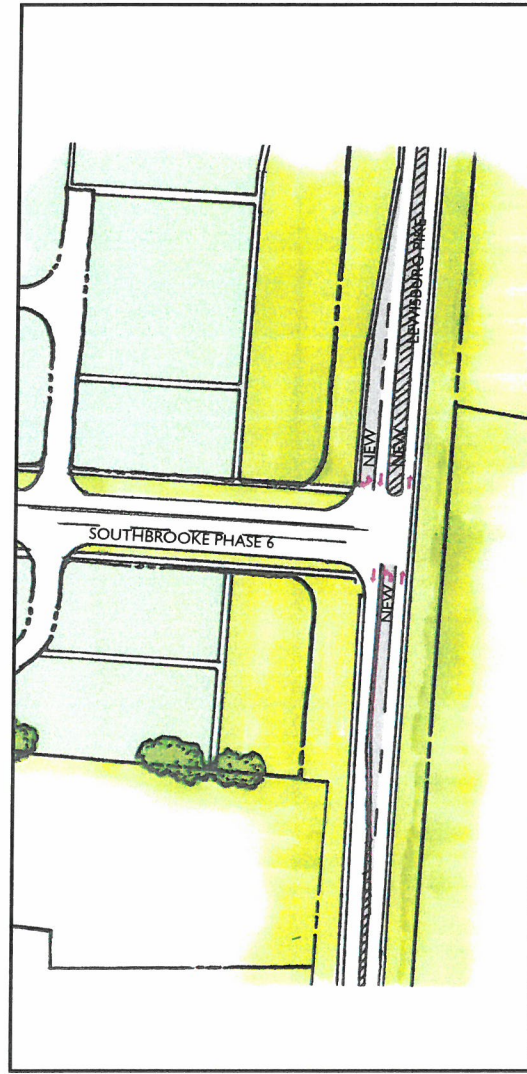
LEWISBURG PIKE & LINDEN DR / ACCESS FOR PHASE 5

Southbrooke PUD Subdivision

Franklin, TN



EXISTING



PROPOSED



LOCATION MAP - N.T.S.

LEWISBURG PIKE & ACCESS FOR PHASE 6

Southbrooke PUD Subdivision Franklin, TN



Avalon - Franklin, TN



View from McEwen Drive

COMPARABLE DEVELOPMENT

Southbrooke PUD Subdivision

Franklin, TN



Ben Janssen

Southbrooke PUD Subdivision

Franklin, TN



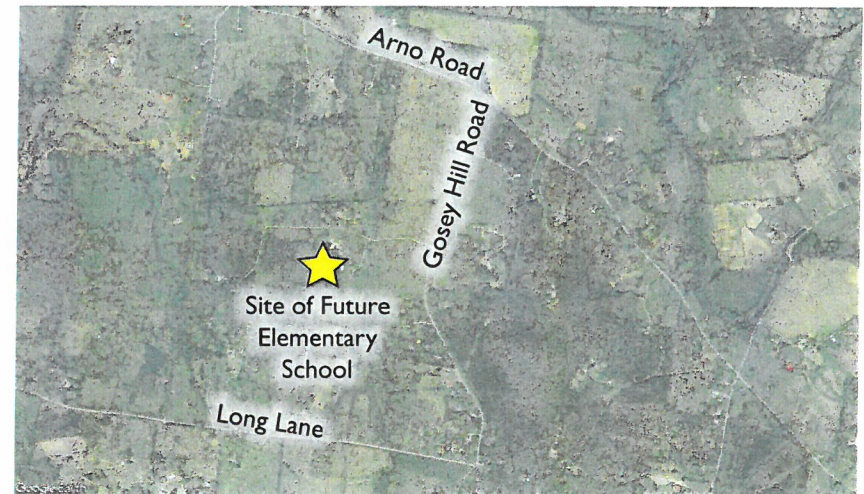
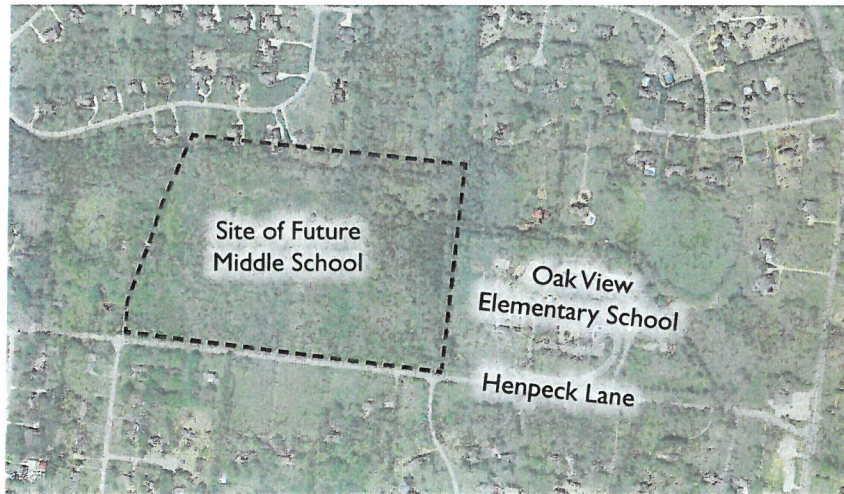
Southbrooke PUD Subdivision

Franklin, TN

PROJECTED IMPACT FEES

School Impact Fees - \$5,695,468

PLANNED SCHOOL SITES IN THE AREA



SCHOOL IMPACT FEES

Southbrooke PUD Subdivision

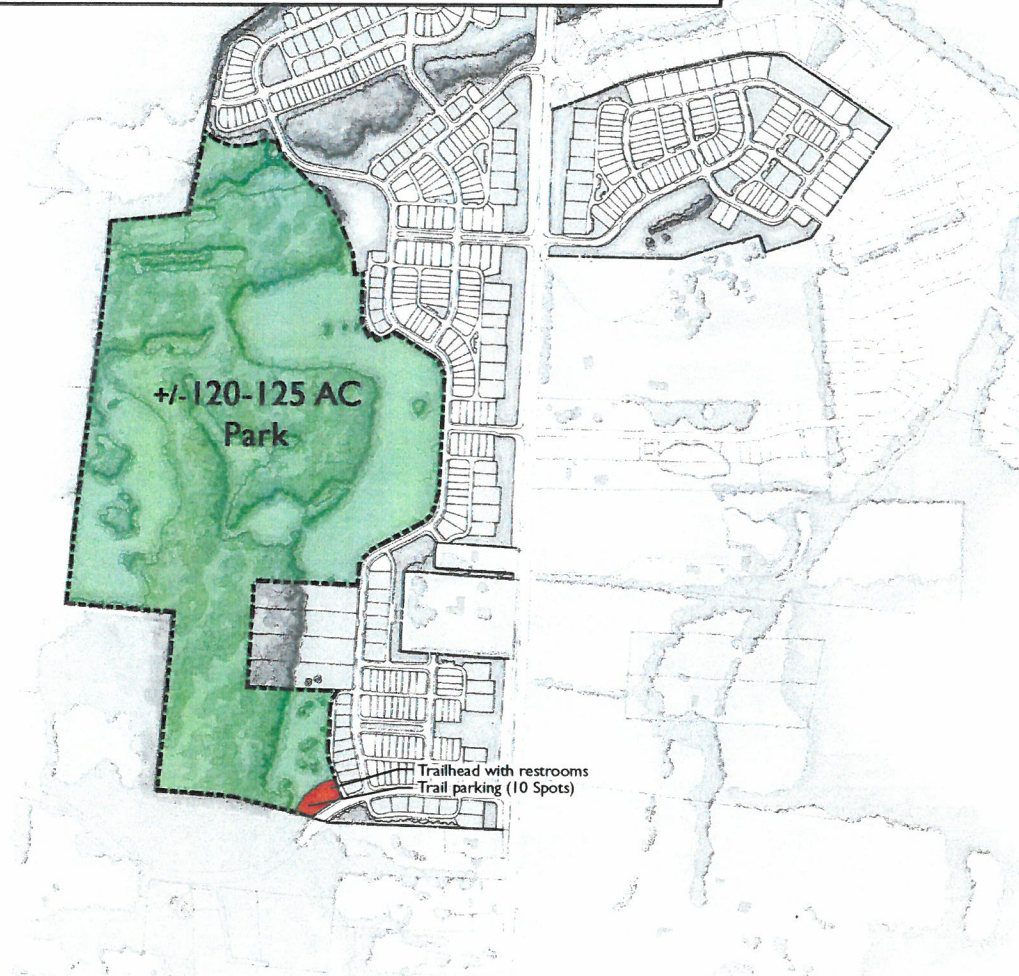
Franklin, TN

PROJECTED IMPACT FEES

Required Parkland Dedication Fees - \$3,223,696

Value of dedicated land - \$7.5 Million

Dedication Beyond Requirement - \$4,000,000



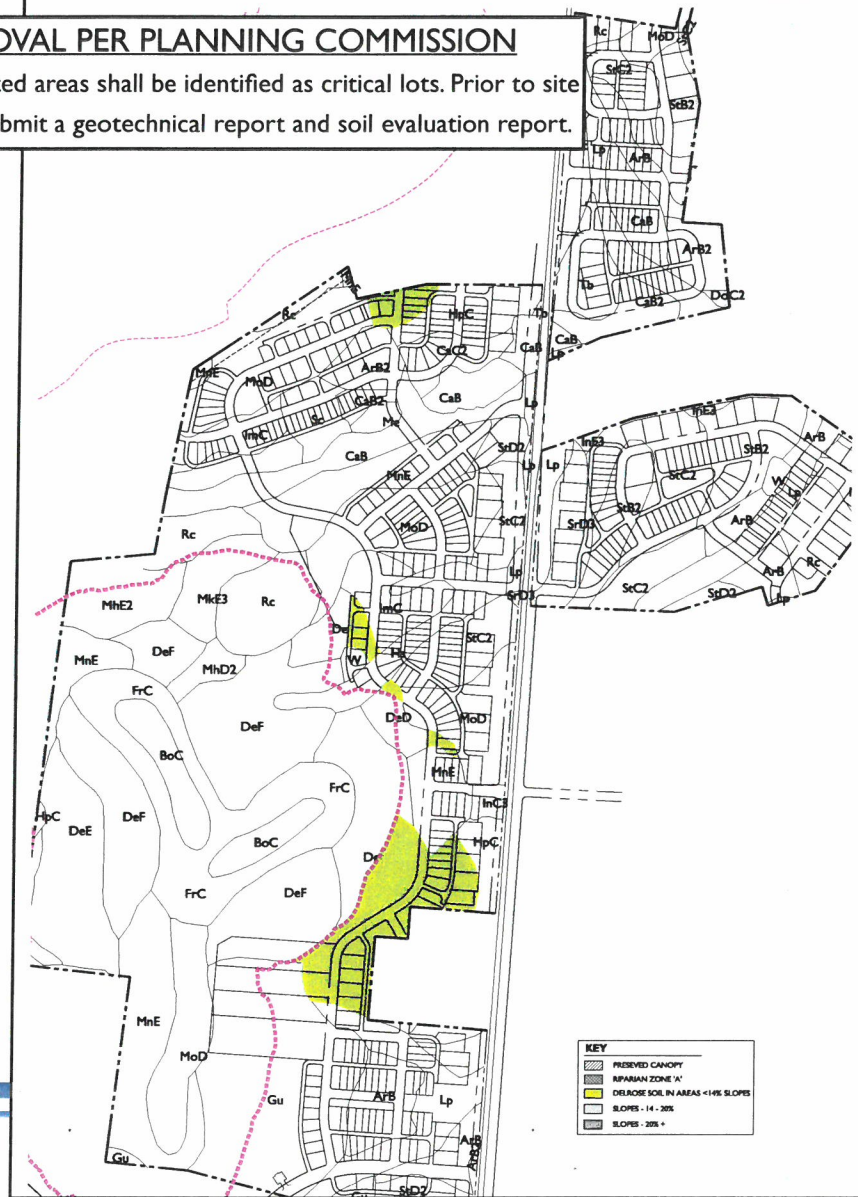
PARKLAND DEDICATION

Southbrooke PUD Subdivision

Franklin, TN

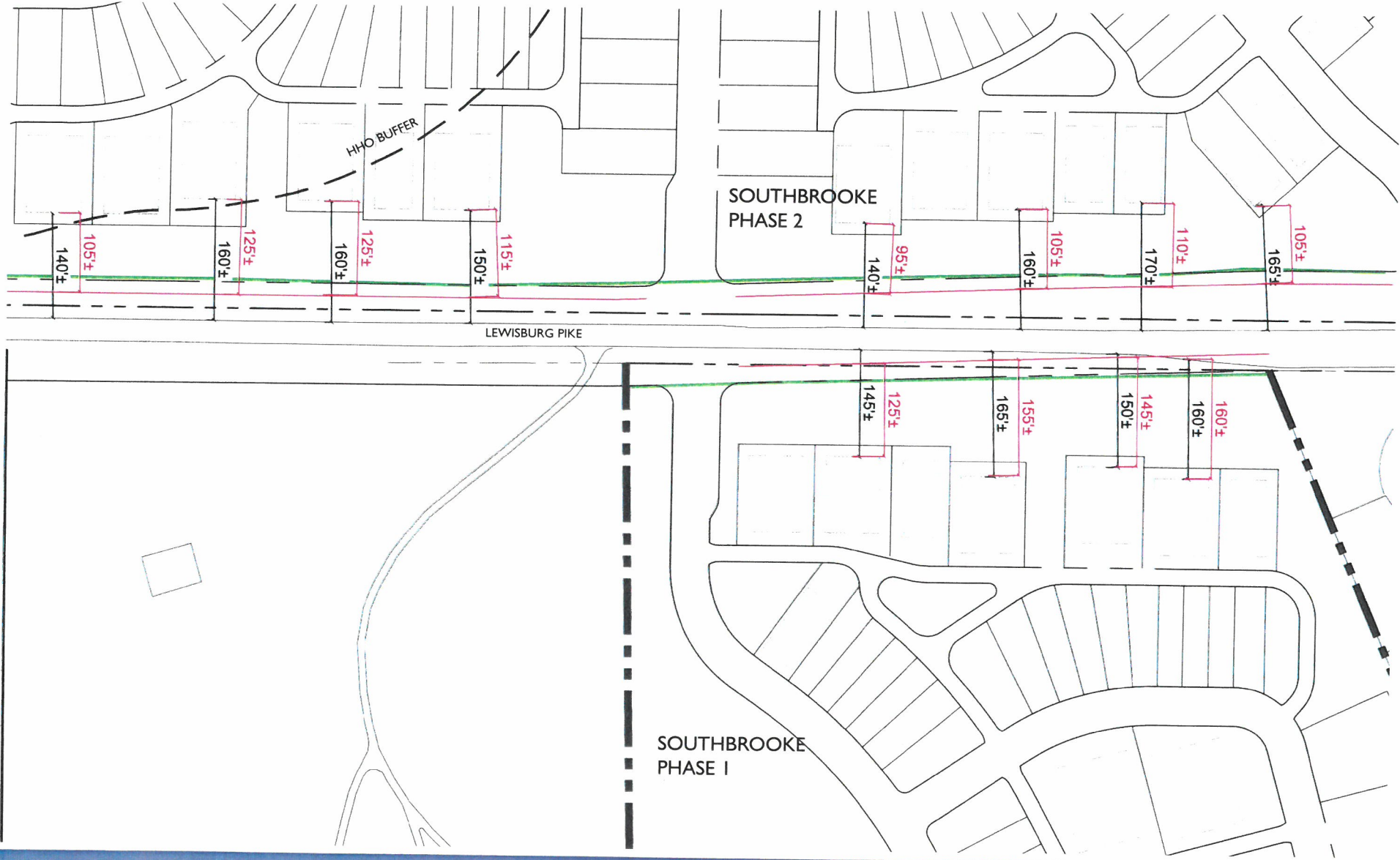
CONDITION OF APPROVAL PER PLANNING COMMISSION

The lots located in the highlighted areas shall be identified as critical lots. Prior to site plan submittal, applicant shall submit a geotechnical report and soil evaluation report.



SOILS

LOT SETBACKS



Southbrooke PUD Subdivision

Case No. 12-0001

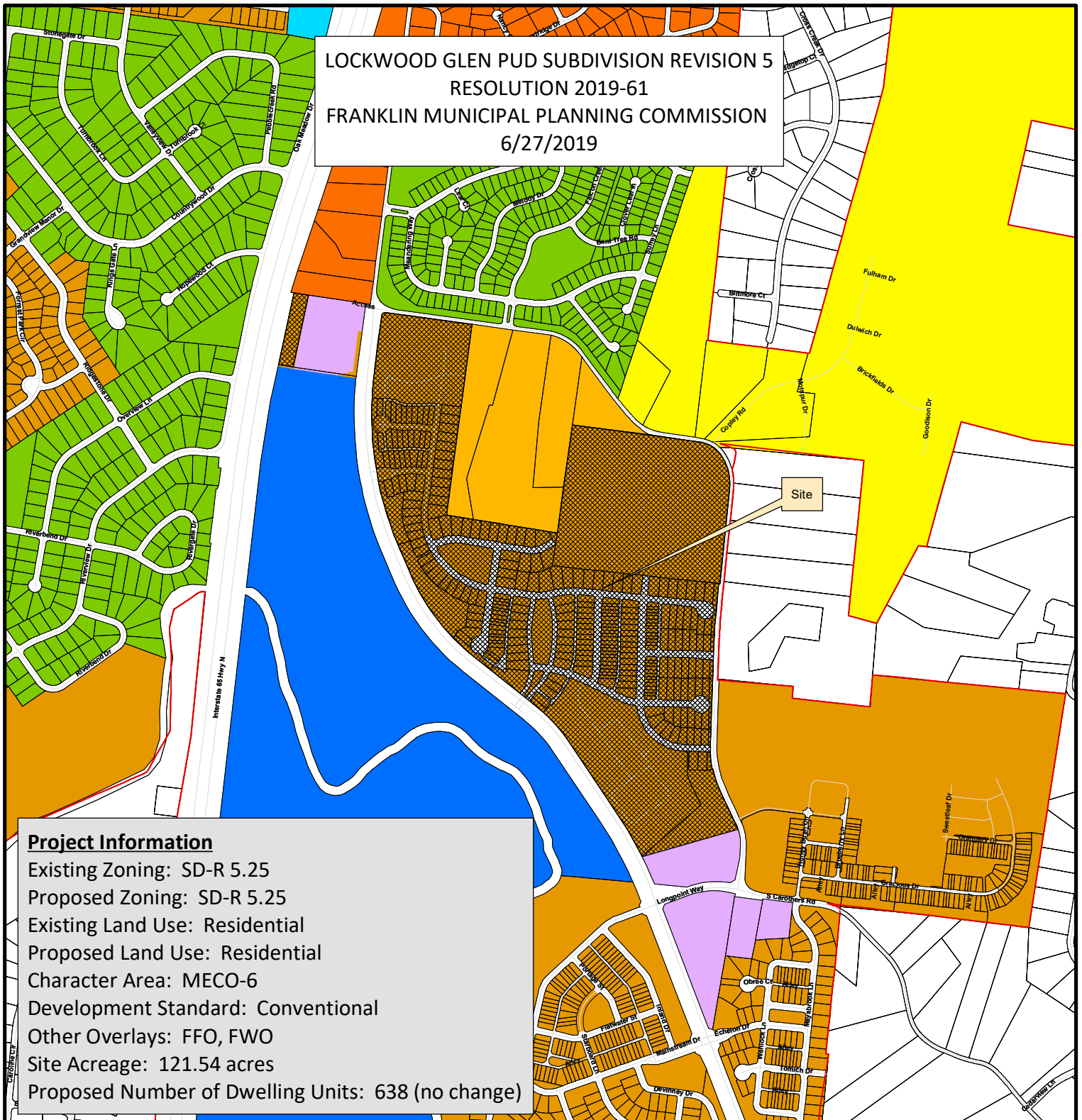
LOT SETBACKS



Southbrooke PUD Subdivision

Exhibit TN1

LOCKWOOD GLEN PUD SUBDIVISION REVISION 5
RESOLUTION 2019-61
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/27/2019



Project Information

Existing Zoning: SD-R 5.25
Proposed Zoning: SD-R 5.25
Existing Land Use: Residential
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO, FWO
Site Acreage: 121.54 acres
Proposed Number of Dwelling Units: 638 (no change)

- | | |
|--|---------------------------------------|
| Lockwood Glen PUD | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 500 1,000 2,000 3,000
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained herein. All data and materials (c) copyright 2018. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 4 These issues are currently being filtered

Engineering - PUD Plan Checklist

General Issues

1. Advisory Comment

joe.marlo@franklintn.gov

Applicant to place the following note on the Development Plan Cover Sheet:

"Comprehensive review of roadway, stormwater, and utility elements by City of Franklin Staff will occur at the Site Plan stage. Project entitlements approved with this Development Plan do not constitute approval of the roadway, stormwater, and utility elements shown on the Development Plan. If, upon application of City of Franklin street, stormwater, and utility standards at the Site Plan stage, the applicant cannot achieve the maximum approved entitlements, the applicant shall be confined to the entitlements achievable from the application of said standards."

greggamble209@gmail.com

Noted

26. Street Lighting

joe.marlo@franklintn.gov

Applicant shall provide the following items on the drawings regarding Street Lighting per Chapter 9 of the 2017 Transportation & Street Technical Standards. (If this information has already been provided, please indicate which sheet it is located on.)

1. Show street lights on plans. Lights shall be provided at the locations noted below:

1. A minimum of two lights at every unsignalized street intersection.
2. A minimum of one light at every alley intersection.
3. A minimum of four lights at every signalized intersection.
4. A maximum of 300 feet spacing along all Local Streets.
5. A minimum of one light at end of every cul-de-sac or dead-end street (temporary or permanent.)

2. Provide a note on drawings stating "All street lights shall have a LED light source."

greggamble209@gmail.com

This has been modified on the drawings.

Fire Protection Review

General Issues

20. Water Supply

curt.edelmann@franklintn.gov

Please consider laying a water main along Mountcastle to connect to the water main on South Carothers to provide a loop.

greggamble209@gmail.com

Applicant is coordinating with milcrofton utility district for future water connections.

Planning

2019-05-13 Lockwood Glen Development Plan Rev 5 Initial Submittal.pdf

19. Project number

joseph.bryan@franklinton.gov Applicant shall state project number **6994** on all sheets and future correspondence.

greggamble209@gmail.com Project Number has been added to drawings.

LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 5
SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

SUBDIVISION/DEVELOPMENT:
COF PROJECT NUMBER:
TAX MAP & PARCELS:
ADDRESS
CITY:
COUNTY:
STATE:
CIVIL DISTRICT:

LOCKWOOD GLEN PUD SUBDIVISION
6676
MAP 89 - PARCELS 48.01, 43.01, 43.06
SOUTH CAROTHERS ROAD
FRANKLIN
WILLIAMSON
TENNESSEE
14TH

EXISTING ZONING - CHARACTER OVERLAY
OTHER APPLICABLE OVERLAYS:

SD-R - McEWEN CHARACTER AREA 6
FLOODWAY FRINGE OVERLAY (FFO)
FLOODWAY OVERLAY DISTRICT (FWO)

APPLICABLE DEVELOPMENT STANDARDS:

CONVENTIONAL

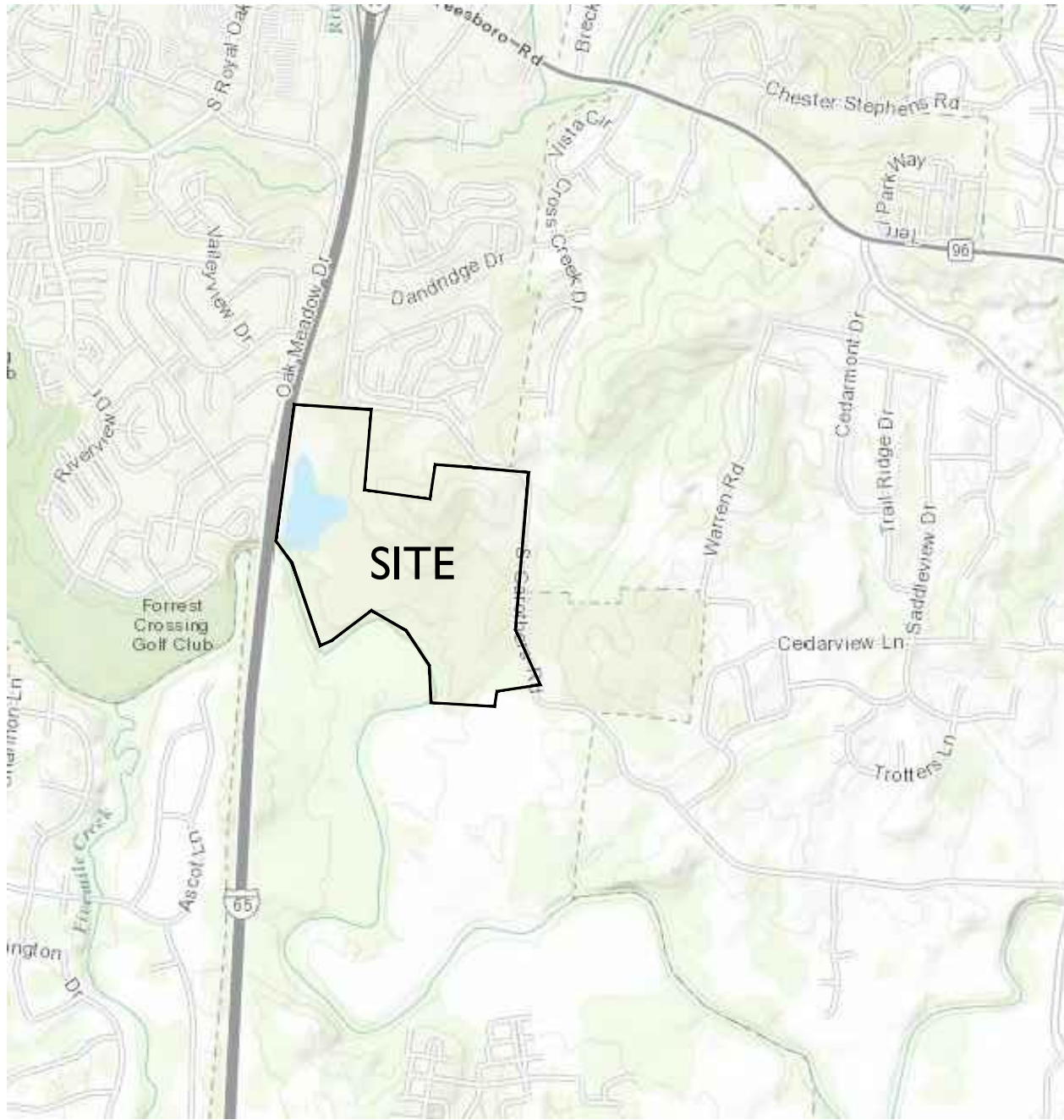
CIVIL DISTRICT:

14

DEVELOPER:
HDP LOCKWOOD GLEN, LLC
572 SAVANNAH HIGHWAY
CHARLESTON, SC 29407
843-573-9635
ted.terry@crescenthomes.net

APPLICANT & LANDSCAPE ARCHITECT:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE
324 LIBERTY PIKE, SUITE 145
FRANKLIN, TN 37064
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
ENERGY LAND & INFRASTRUCTURE, LLC
MICHAEL RAY
1420 DONELSON PIKE
SUITE A-12
NASHVILLE, TN 37217
615-383-6300
michael.ray@eli-llc.com



NOTE: THIS DEVELOPMENT PLAN REVISION DOES NOT SEEK TO REVISE ANY CONDITIONS OR PARAMETERS CONTAINED IN THE APPROVED LOCKWOOD GLEN DEVELOPMENT PATTERN BOOK. ALL CONDITIONS AND REGULATIONS SET FORTH SHALL REMAIN

SHEET INDEX

C0.0	COVER
C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.2	WORKING CONCEPT PLAN
C1.0	EXISTING CONDITIONS
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	ENLARGED DEVELOPMENT PLAN
C3.0	OVERALL GRADING AND DRAINAGE PLAN
C4.0	OVERALL ROW AND ACCESS PLAN
C5.0	OVERALL UTILITY PLAN
A1.0	ARCHITECTURAL CHARACTER

DEVELOPMENT SUMMARY

ORIGINAL PUD COF#1619
APPROVED 9/10/2008 AS NICHOLS BEND

(REVISION 1) LOCKWOOD GLEN DEVELOPMENT PLAN COF#6120
APPROVED APRIL 2017:
- ADDED KING PARCEL TO SECTION 12
- REMOVED 7.35 AC FROM PUD TO REZONE COMMERCIAL

(REVISION 2) LOCKWOOD GLEN DEVELOPMENT PLAN COF# 6676
APPROVED JULY 2018:
SECTION 12 - 11 RESIDENTIAL LOTS (PREVIOUSLY 79 RESIDENTIAL LOTS)
SECTION 13 - 0 RESIDENTIAL LOTS (PREVIOUSLY 2 RESIDENTIAL LOTS)
SECTION 14 - 1 RESIDENTIAL LOTS (PREVIOUSLY 6 RESIDENTIAL LOTS)
SECTION 15 - 16 UNITS (NO CHANGE; NOT INCLUDED IN DEVT PLAN REVISION)
SECTION 16 - 50 RESIDENTIAL LOTS (NEW SECTION)
SECTION 17 - 28 RESIDENTIAL LOTS (NEW SECTION)
TOTAL - 106 RESIDENTIAL LOTS/UNITS (NO CHANGE)

(REVISION 3) LOCKWOOD GLEN DEVELOPMENT PLAN COF#6822
AT ONE-STOP (AWAITING APPROVAL):
REMOVAL OF PARCEL 089-04808 FROM OVERALL DEVELOPMENT PLAN
NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS

(REVISION 4) LOCKWOOD GLEN DEVELOPMENT PLAN COF#XXXX
12-08-2018 INITIAL SUBMITTAL:
REMOVAL OF PARCEL 089-04700 FROM OVERALL DEVELOPMENT PLAN
NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS

(REVISION 5) LOCKWOOD GLEN DEVELOPMENT PLAN COF#6994
PROPOSED CHANGES:
- CAPTURE 16 TOWNHOMES (PREVIOUSLY APPROVED) FROM SECTION 15 (WHICH WAS REMOVED FROM THE LOCKWOOD GLEN PUD AS PART OF LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 4)
- (105) PERMITTED UNITS ((89) PREVIOUSLY APPROVED LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 + (16) TOWNHOMES CAPTURED FROM SECTION 15)
- (101) PROPOSED UNITS ((4) APPROVED UNITS NOT SHOWN IN SECTION 12,16,17)
- (101) SINGLE FAMILY DETACHED AND TOWNHOME UNITS (NOT AN INCREASE IN APPROVED NUMBER OF UNITS)

101 TOTAL PROPOSED UNITS:
- (11) IN SECTION 12 (NO CHANGE)
- (40) IN SECTION 16 (PREVIOUSLY 50)
- (50) IN SECTION 17 (PREVIOUSLY 28)

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
greg.gamble@gdc-tn.com



PRE-APPLICATION SUBMITTAL: FEBRUARY 25, 2019
INITIAL SUBMITTAL: MAY 13, 2019
RESUBMITTAL: JUNE 6, 2019
ONE STOP SUBMITTAL:
ONE STOP SUBMITTAL:
COF# 6994



DEVELOPMENT
PLAN REVISION 4
-- REMOVE SECTION 15
PARCEL 089---04700
FROM OVERALL
DEVELOPMENT PLAN

STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REQUIRED WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN PLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:

REFUSE COLLECTION:
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE DEPARTMENT.

SITE DATA (DEVELOPMENT PLAN REVISION 3)

SITE DATA:
SUBDIVISION / DEVELOPMENT: LOCKWOOD GLEN PUD SUBDIVISION
REVISION #4: SD-R (5.03) / MCEWEN AREA 6
PROPOSED ZONING: SD-R (5.23)
OTHER APPLICABLE OVERLAYS: FLOODWAY FRINGE OVERLAY (FFO)
FLOODWAY OVERLAY DISTRICT (FWD)
CONVENTIONAL
DEVELOPMENT STANDARD: 125.89 AC
EXISTING SITE ACREAGE: 121.54 AC
PROPOSED SITE ACREAGE: 121.54 AC
EXISTING TREE CANOPY: 10.32 AC (8% OF SITE)

REVISED SITE DATA:
LOCKWOOD GLEN RESIDENTIAL AREA: 121.54 AC
TOTAL PERMITTED UNITS (NO CHANGE): 638 UNITS
PROPOSED SITE DENSITY: 5.17 DUA
CURRENT REMAINING PERMITTED UNITS: 106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	REMOVED
16	50
17	28

LOTS TO BE REDISTRIBUTED: 16

TOTAL PROPOSED SITE AREA: 121.54 AC
TOTAL OPEN SPACE REQUIRED (15%): 18.23 AC
TOTAL OPEN SPACE PROVIDED: 20.76 AC (17.1%)

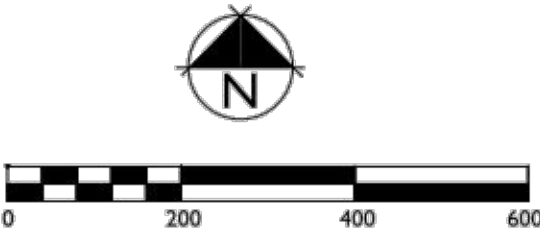
*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS.
DEVELOPMENT PLAN REVISION THREE DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL).

REVISION 5 PROPOSAL:

- CAPTURE 16 TOWNHOMES (PREVIOUSLY APPROVED) FROM SECTION 15 (WHICH WAS REMOVED FROM THE LOCKWOOD GLEN PUD AS PART OF LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 4)
- (105) PERMITTED UNITS ((89) PREVIOUSLY APPROVED LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 + (16) TOWNHOMES CAPTURED FROM SECTION 15)
- (101) PROPOSED UNITS ((4) APPROVED UNITS NOT SHOWN IN SECTION 12,16,17)
- (101) SINGLE FAMILY DETACHED AND TOWNHOME UNITS (NOT AN INCREASE IN APPROVED NUMBER OF UNITS)

101 TOTAL PROPOSED UNITS:

- (11) IN SECTION 12 (NO CHANGE)
- (40) IN SECTION 16 (PREVIOUSLY 50)
- (50) IN SECTION 17 (PREVIOUSLY 28)



NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 4
FRANKLIN, Williamson County, Tennessee



Revision Date
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DEVELOPMENT
PLAN
C2.0
COF#6884



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 5
FRANKLIN, Williamson County, Tennessee



Revision Date
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APPROVED
DEVELOPMENT
PLAN
C0.1
COF#6994

CURRENT DEVELOPMENT PLAN REVISION 4 (SUBMITTED TO CITY 12/10/2018) - NTS
FOR REFERENCE ONLY



REVISION 5 PROPOSAL:

- CAPTURE 16 TOWNHOMES (PREVIOUSLY APPROVED) FROM SECTION 15 (WHICH WAS REMOVED FROM THE LOCKWOOD GLEN PUD AS PART OF LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 4)
- (105) PERMITTED UNITS ((89) PREVIOUSLY APPROVED LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 + (16) TOWNHOMES CAPTURED FROM SECTION 15)
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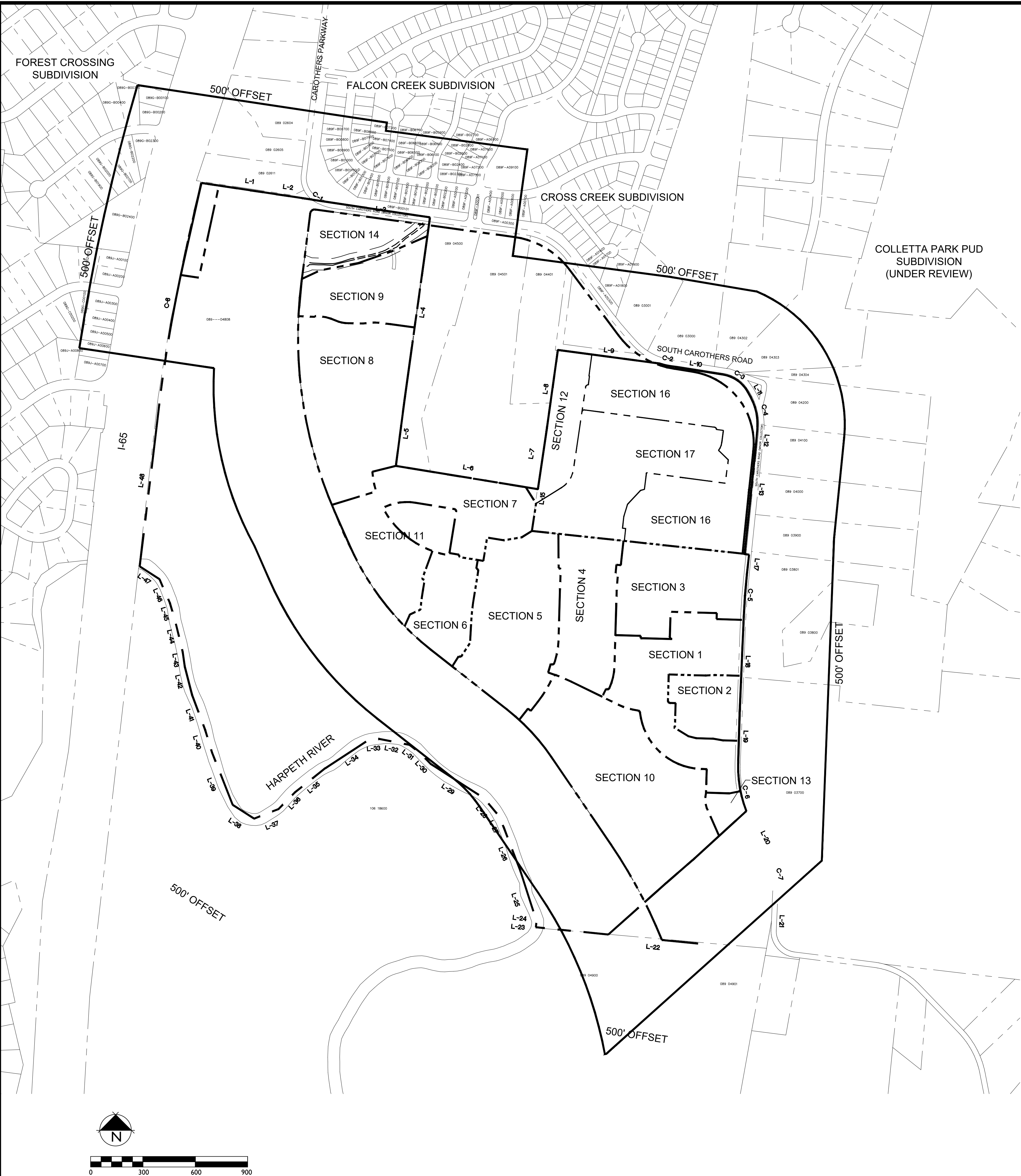
101 TOTAL PROPOSED UNITS:

- (11) IN SECTION 12 (NO CHANGE)
- (40) IN SECTION 16 (PREVIOUSLY 50)
- (50) IN SECTION 17 (PREVIOUSLY 28)

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 5
FRNAKLIN, Williamson County, Tennessee



Revision	Date
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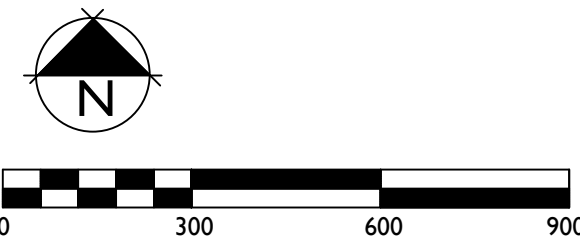


LEGAL DESCRIPTION

LINE TABLE		
LINE	LENGTH	BEARING
L-1	577.00	S81°25'13"E
L-2	31.70	N07°13'26"E
L-3	582.26	S82°20'54"E
L-4	1007.65	S07°57'01"W
L-5	387.69	S07°26'55"W
L-6	824.24	S80°41'16"E
L-7	343.04	N89°26'26"E
L-8	462.57	N08°01'21"E
L-9	586.85	S82°24'09"E
L-10	304.54	S89°56'29"E
L-11	33.26	S28°37'07"E
L-12	132.33	S05°13'31"W
L-13	409.91	S05°50'37"W
L-14	1217.86	N83°25'09"W
L-15	184.00	S08°31'03"W
L-16	1250.97	S83°46'25"E
L-17	110.27	S06°04'28"W
L-18	542.39	S02°27'07"W
L-19	295.29	S01°41'23"W
L-20	250.14	S25°42'58"E
L-21	335.92	S02°39'49"W
L-22	1366.73	N84°15'00"W
L-23	59.34	N05°38'57"E
L-24	23.93	N40°59'23"W
L-25	262.02	N17°52'55"W
L-26	265.99	N20°52'26"W
L-27	71.18	N24°21'08"W
L-28	128.68	N39°51'01"W
L-29	364.80	N57°12'14"W
L-30	85.11	N43°47'46"W
L-31	76.98	N52°31'09"W
L-32	178.83	N78°58'32"W
L-33	55.76	S86°16'14"W
L-34	301.01	S56°03'55"W
L-35	222.92	S51°26'40"W
L-36	132.82	S44°27'33"W
L-37	150.64	S68°36'09"W
L-38	145.06	N07°18'02"W
L-39	322.19	N21°35'43"W
L-40	134.89	N16°53'34"W
L-41	215.41	N20°29'42"W
L-42	169.55	N14°21'46"W
L-43	81.95	N07°58'30"W
L-44	188.71	N13°40'44"W
L-45	101.14	N16°24'09"W
L-46	150.61	N2°36'36"W
L-47	133.54	N57°04'03"W
L-48	808.40	N06°49'36"E

500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-B00200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089---04600	4315 S CAROTHERS RD	LOCKWOOD SEC 9 & 12 LLC	572 SAVANNAH HWY	CHARLESTON	SC	29407
089---04700	4309 S CAROTHERS RD	BLONDER IRA A	112 SEABOARD LN	FRANKLIN	TN	37067
089---04702	S CAROTHERS RD	WITHAWD LLC	250 N ORANGE AVE STE 1500	ORLANDO	FL	32801
089---04808	CAROTHERS PKWY	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-000
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARLA 2011 FAMILY	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGU SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08000	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B02100	516 HOPEWOOD CT	LAFFITE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089K-G03500	220 MORAY CT	OAK DUCK GENERAL PTNRSH	205 POWELL PLACE	BRENTWOOD	TN	37027
089K-G05200	MORAY CT	LOCKWOOD GLEN HOMEOWNERS ASSOCIAT	50 VANTAGE WAY #100	NASHVILLE	TN	37228



BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
WILLIAMSON COUNTY GIS



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 5

FRANKLIN, Williamson County, Tennessee



Revision	Date
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△	_____
△	_____
△	_____

OVERALL
EXISTING
CONDITIONS

C1.0

CDF#6994



SITE DATA

SUBDIVISION/DEVELOPMENT LOCKWOOD GLEN PUD SUBDIVISION

EXISTING ZONING/ CHARACTER AREA OVERLAY SD-R - McEWEN AREA 6

OTHER APPLICABLE OVERLAYS FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)

DEVELOPMENT STANDARD CONVENTIONAL

(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)

ACREAGE OF SITE (PER THIS SECTION ONLY) +/- 32.93 ACRES

EXISTING TREE CANOPY (SECTIONS 12, 16, 17 ONLY) +/- 8.92 ACRES (29% OF SECTION 12)

PRE-DEVELOPMENT STORMWATER NARRATIVE

SECTION 12 OF THE LOCKWOOD GLEN PUD SUBDIVISION IS APPROXIMATELY 28 ACRES. THE SITE IS IN THE NORTHEASTERN CORNER OF THE SUBDIVISION AND IS BOUNDED BY CAROTHERS ROAD TO THE NORTH AND EAST. THE PROPERTY IS MOSTLY GRASSED WITH SOME CLUSTERED TREES. THERE ARE SEVERAL EXISTING STRUCTURES WITH DRIVEWAY ON DIFFERENT PORTIONS OF THE SITE THAT WILL BE REMOVED DURING DEVELOPMENT.

THE PREDOMINANT SOILS IN THE AREA ACCORDING TO THE AVAILABLE NRSC SOIL RESOURCE REPORT FOR WILLIAMSON COUNTY, TENNESSEE ARE ROCKLAND (RC); STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED (STC2); TALBOTT VERY ROCKY SOILS, 2 TO 15 PERCENT SLOPES (TVD); INMAN SILTY CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED (IND3) AND STIVERSVILLE CLAY LOAM, 12 TO 20 PERCENT SLOPES, SEVERELY ERODED (SRD3).

THE SITE HAS BEEN DIVIDED INTO THREE (3) DRAINAGE BASINS. BASIN 1 DRAINS SOUTHWARDLY TO AN EXISTING 24" PIPE CONSTRUCTED AS PART OF SECTION 3 OF LOCKWOOD GLEN. BASIN 2 DRAINS TOWARD THE EAST TO AN EXISTING ELIPTICAL CMP UNDER CAROTHERS ROAD. BASIN 3 DRAINS TO THE ROADSIDE DITCH ALONG THE SOUTH SIDE OF CAROTHERS ROAD. RUNOFF FROM EACH OF THESE BASINS IS CONVEYED PRIMARILY VIA SHEET FLOW AND SHALLOW CONCENTRATED FLOW. THERE IS AN EXISTING FARM IN BASIN 1 THAT WILL BE MODIFIED AND CONVERTED INTO A DETENTION POND DURING CONSTRUCTION. THERE ARE NO EXISTING WATER QUALITY BMPs TO TREAT RUNOFF FROM THE EXISTING SITE. GRADING & DRAINAGE DATA CHARTS HAVE BEEN PREPARED AND ARE SHOWN FOR EACH BASIN.

SOILS LEGEND

ArB2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded

AtC2 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded

AtC3 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded

CaA Caplina Silt Loam, Phosphatic, 0 to 2 Percent Slopes

CaB2 Caplina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded

HeB2 Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded

HeC2 Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded

HeD2 Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded

HnC3 Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded

HoC3 Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded

Hu Huntington Silt Loam, Phosphatic

InD3 Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded

Lp Lindsie Silt Loam, Phosphatic

Rc Rockland

Se Sequatchie Loam, Phosphatic

StB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded

StC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded

StD2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded

StD3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded

TvD Talbott Very Rocky Soils, 2 to 15 Percent Slopes

NOTES:

- DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
- STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
- THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

SPECIMEN TREES

NO.	Size	Species	NO.	Size	Species
1	26"	OAK	36	24"	HACKBERRY
2	34"	SYCAMORE	37	28"	HACKBERRY
3	24"	ELM	38	24"	CEDAR
4	30"	ELM	39	42"	MAPLE
5	24"	ELM	40	26"	HACKBERRY
6	24"	HACKBERRY	41	24"	HACKBERRY
7	27"	ELM	42	24"	HACKBERRY
8	24"	ELM	43	39"	HACKBERRY
10	36"	OAK	44	27"	HACKBERRY
11	24"	ELM	45	36"	HACKBERRY
12	26"	CEDAR	46	36"	HACKBERRY
13	28"	HACKBERRY	47	24"	HACKBERRY
14	36"	HACKBERRY	48	36"	HACKBERRY
15	54"	OSAGE	49	30"	HACKBERRY
16	30"	HACKBERRY	50	36"	HACKBERRY
17	30"	HACKBERRY	51	35"	HACKBERRY
18	24"	CEDAR	52	24"	ELM
19	48"	OAK	53	40"	CEDAR
20	24"	HACKBERRY	54	24"	WALNUT
21	30"	ELM	55	24"	OAK
22	42"	MAPLE	56	35"	OAK
23	48"	HACKBERRY	57	28"	CEDAR
24	58"	OAK	58	27"	HACKBERRY
25	39"	OSAGE	59	24"	HACKBERRY
26	30"	HACKBERRY	60	24"	HACKBERRY
27	36"	SYCAMORE	61	27"	HACKBERRY
28	36"	HACKBERRY	62	30"	HONEYLOCUST
29	30"	HACKBERRY	63	30"	HACKBERRY
30	24"	WALNUT	64	56"	HACKBERRY
31	24"	ELM	65	24"	HACKBERRY
32	24"	HACKBERRY	66	36"	OAK
33	42"	HACKBERRY	67	24"	ASH
34	29"	HACKBERRY	68	24"	OAK
35	28"	HACKBERRY	69	24"	OAK
			70	24"	TREE
			71	24"	OAK

LEGEND

EXISTING TREE CANOPY

PRE-DEVELOPMENT BASINS

EXISTING SLOPES

14% - 19.99%

20% AND GREATER

TREE CANOPY DATA

EXISTING TREE CANOPY: 388,947 SF (31.7% OF SECTION 12)

REQUIRED CANOPY PRESERVATION = 48%

REQUIRED PRESERVATION = 186,695 SF (4.29 AC)

NOTE: PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE.



LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 5

FRNAKLIN, Williamson County, Tennessee



Revision Date

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EXISTING
CONDITIONS

C1.1

COF #6994



SITE DATA

SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #5
PROPOSED ZONING:	SD-R (5.03) / MCEWEN AREA 6
OTHER APPLICABLE OVERLAYS:	SD-R (5.25)
DEVELOPMENT STANDARD:	FLOODWAY FRINGE OVERLAY (FFO)
SITE ACREAGE:	FLOODWAY OVERLAY DISTRICT (FWO)
EXISTING TREE CANOPY:	CONVENTIONAL
TOTAL PERMITTED UNITS (NO CHANGE):	121.54 AC
SITE DENSITY:	10.32 AC (8% OF SITE)
CURRENT REMAINING PERMITTED UNITS:	638 UNITS
	5.25 DUA
	106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	REMOVED (REV 4)
16	41
17	50

NOTE: 4 LOTS STILL AVAILABLE IN PUD

TOTAL PROPOSED SITE AREA:	121.54 AC
TOTAL OPEN SPACE REQUIRED (15%):	18.23 AC
TOTAL OPEN SPACE PROVIDED:	20.76 AC (17.1%)

*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS. DEVELOPMENT PLAN REVISION 5 DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL).

TOWNHOMES LOTS (44 TOTAL):

TOWNHOMES ARE LOCATED ON LOTS:
330-345
354-381

GARDEN HOMES LOTS (8 TOTAL):

GARDEN HOMES ARE LOCATED ON LOTS:
346-353

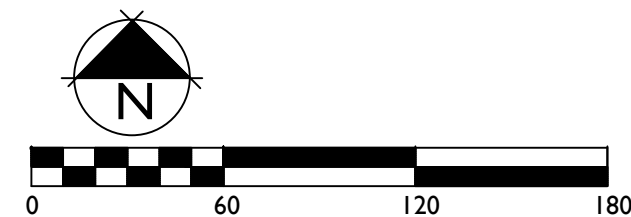
COTTAGE HOME LOTS (29 TOTAL):

COTTAGE HOMES ARE LOCATED ON LOTS:
383
385-388
390-393
396-403
403-417

MANOR HOME LOTS (20 TOTAL):

MANOR HOMES LOCATED ON LOTS:
316-329
382
384
389
394-395
402

- NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE



STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REPIURED WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:
58 (90 HOMES x 0.64 STUDENTS PER HOME)

REFUSE COLLECTION:
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE DEPARTMENT.

* CRITICAL LOTS

CONNECTIVITY INDEX

○ LINKS	7
* NODES	4
7 / 4 = 1.75 INDEX	



Revision	Date
△	
△	
△	
△	

Grading & Drainage General Notes

1. Grading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.
2. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
3. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
4. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
5. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.

POST-DEV STORMWATER NARRATIVE

Section 12, 16, & 17 of the Lockwood Glen PUD Subdivision is approximately 28 acres. The site has been divided into four (4) distinct drainage basins. Basin 1 drains southwardly to an existing 24" pipe constructed as part of Section 3 of Lockwood Glen. Runoff from this basin will be conveyed to a level 2 bio-retention basin. The hydrographs using the adjusted CN for this basin reflects a decrease in the runoff from the pre-development conditions. Basin 2 drains toward the north. Runoff from this basin will be conveyed to a level 2 bioretention basin. The hydrographs using the adjusted CN for this basin reflects a decrease in the runoff from the pre-development conditions. Basin 3 drains toward the east to an existing elliptical CMP under Carothers Road. Runoff from this basin will be conveyed to a level 1 bioretention basin and then to a dry detention basin to reduce the post-development runoff to below pre-development conditions. Basin 4 will bypass treatment. Grading & Drainage Data Charts have been prepared and are shown for each basin.

POST-DEV STORMWATER IMPACTS

The treated post-development Rv for the site meets the city's requirements (less than 0.20). This information will be reflected on the Post Construction / Final EPSC Plan in each Site Plan submittal. The total post-development runoff rate are less than the pre-development conditions.

SENSITIVE AREAS / STORMWATER BUFFERS

The existing ponds previously identified on the site have been reviewed and were determined to be manmade ponds and not to be Waters of the State. These findings were submitted to TDEC, and their concurrence was received and forwarded to the city during the Section 12 Site Plan resubmittal.

★ = Critical lots for grading. These lots will require submittal of a Critical Lot Site Plan with the Building Permit submittal.

Basin 1 Post-Dev Grading & Drainage Data Chart

• Site Area: 7.89 AC
• Impervious Area: 3.32 AC
• Disturbed Area: 7.89 AC
• Composite CN: 87
• Adjusted CN: 78
• Rv Value: 0.516
• Peak Flow Runoff
•• 2 year: 20.46 CFS
•• 5 year: 28.50 CFS
•• 10 year: 67.01 CFS
•• 25 year: 84.38 CFS
•• 50 year: 98.58 CFS
•• 100 year: 113.22 CFS

Basin 2 Post-Dev Grading & Drainage Data Chart

• Site Area: 5.85 AC
• Impervious Area: 3.08 AC
• Disturbed Area: 5.85 AC
• Composite CN: 89
• Adjusted CN: 74
• Rv Value: 0.595
• Peak Flow Runoff
•• 2 year: 12.64 CFS
•• 5 year: 18.16 CFS
•• 10 year: 22.83 CFS
•• 25 year: 29.71 CFS
•• 50 year: 35.41 CFS
•• 100 year: 41.35 CFS

Basin 3 (Pond Outflows) Post-Dev Grading & Drainage Data Chart

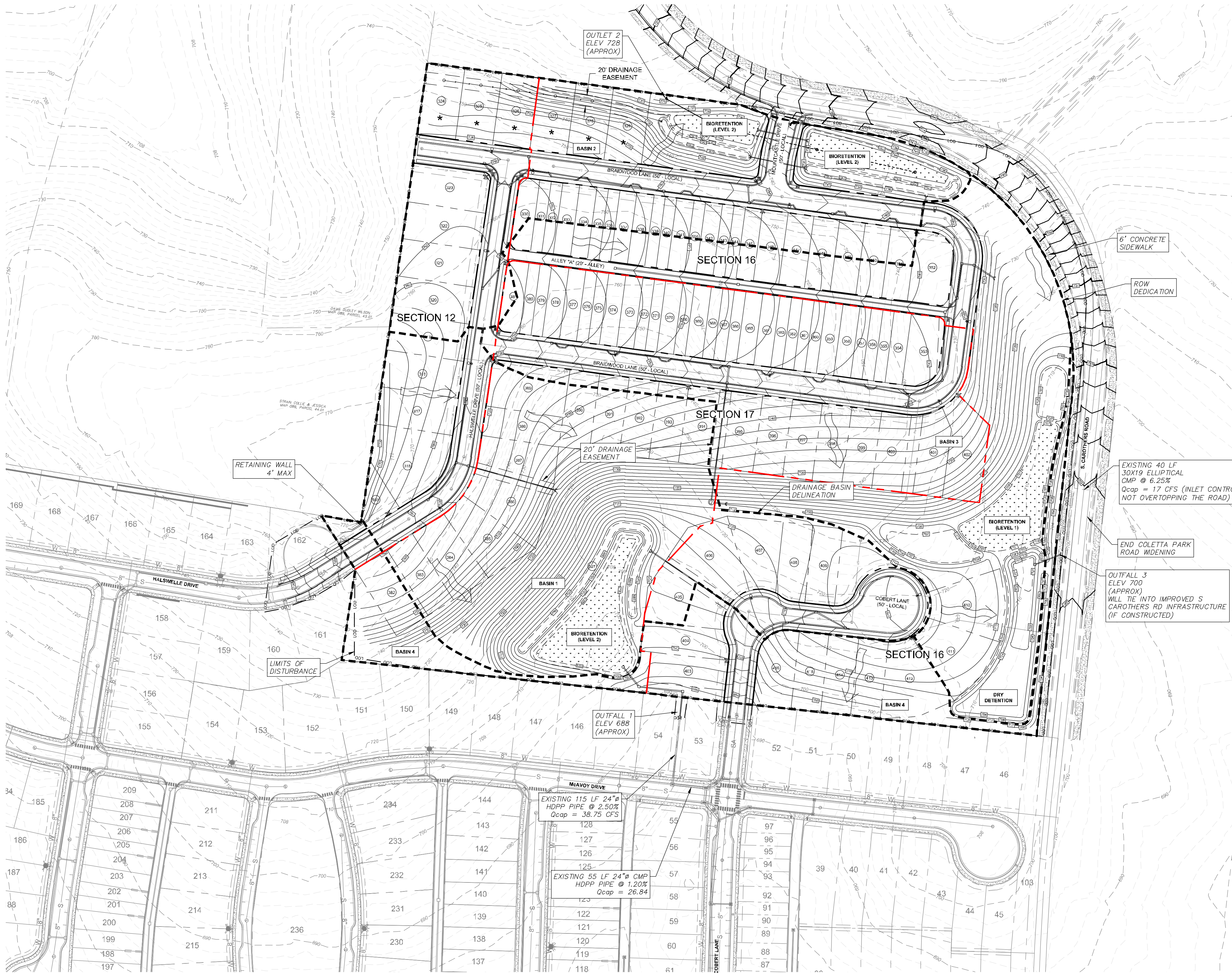
• Site Area: 10.80 AC
• Impervious Area: 4.37 AC
• Disturbed Area: 10.80 AC
• Composite CN: 87
• Adjusted CN: 79
• Rv Value: 0.503
• Peak Flow Runoff
•• 2 year: 7.10 CFS
•• 5 year: 8.87 CFS
•• 10 year: 11.37 CFS
•• 25 year: 12.59 CFS
•• 50 year: 19.08 CFS
•• 100 year: 35.91 CFS

Basin 4 Post-Dev Grading & Drainage Data Chart

• Site Area: 2.75 AC
• Impervious Area: 1.16 AC
• Disturbed Area: 2.75 AC
• Composite CN: 87
• Adjusted CN: 87
• Rv Value: 0.516
• Peak Flow Runoff
•• 2 year: 10.11 CFS
•• 5 year: 13.14 CFS
•• 10 year: 15.57 CFS
•• 25 year: 18.98 CFS
•• 50 year: 21.73 CFS
•• 100 year: 24.56 CFS

Total Post-Dev Grading & Drainage Data Chart

• Site Area: 27.29 AC
• Impervious Area: 12.61 AC
• Disturbed Area: 27.30 AC
• Composite CN: 87
• Adjusted CN: 78
• Rv Value: 0.528
• Peak Flow Runoff
•• 2 year: 48.37 CFS
•• 5 year: 66.66 CFS
•• 10 year: 81.15 CFS
•• 25 year: 103.07 CFS
•• 50 year: 121.06 CFS
•• 100 year: 138.77 CFS



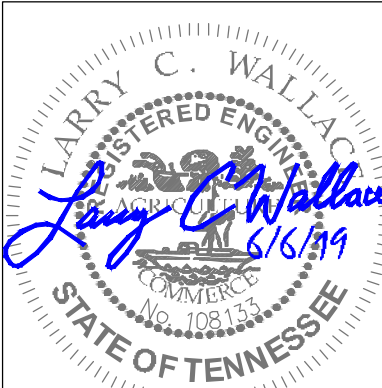
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 5
CITY OF FRANKLIN PROJECT NO. 6994
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	6/6/19		



Issue Date: May 13, 2019
ELI Project No: 17-11-1104
Drafted By: RDP
Checked By: LCW

Sheet Title:
**OVERALL
GRADING
&
DRAINAGE
PLAN**

Sheet No.

C 3.0

Daily Trip Generation: N/A
Peak Hour Trip Generation: N/A
Traffic Impact Study Required: no
Circulation Plan Required: no

Intersection/Driveway Sight Distance: 125

Min. Centerline Arc Length:

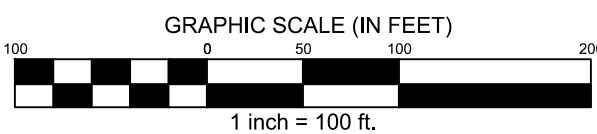
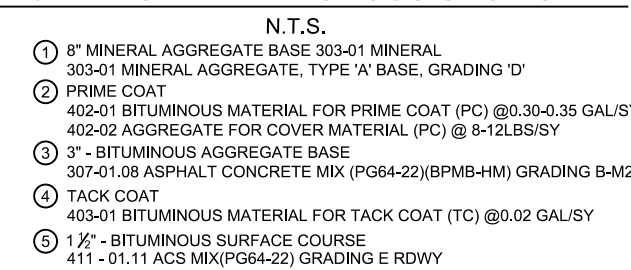
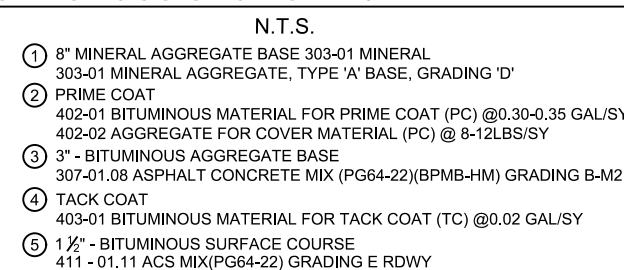
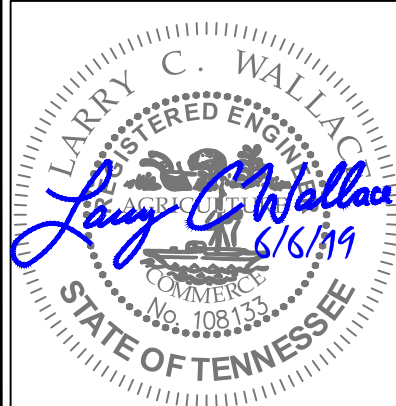
Crest / Sag Curve K-Value: 7 / 17

Driveway Approach Street Configuration: Radius Return

Residents will enter and leave the site via the existing road network in Lockwood Glen to the connection to Carothers Road or one of the two connections to Carothers Parkway.

The traffic generated by this section would be consistent with the typical traffic generated by 102 single family detached residential homes.

Rollaway bins will be utilized for refuse collection

[illegible]

Issue Date:	May 13, 2019
ELI Project No:	17-11-1104
Drafted By:	RDP
Checked By:	LCW

Sheet Title:

OVERALL ROW & ACCESS PLAN

Sheet No.

C 4.0

Water & Sewer General Notes

- All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
- Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the Pre-Construction Site Meeting prior to commencing with construction.
- Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - Approved, Stamped and Signed Water and/or Sewer Plans
 - Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - Copy of approved availability request response letter.
 - A copy of all approved Cut Sheets.
- Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission.
- Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
- All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
- Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Water & Sewer Data Chart

Development Type: Single Family Residential
Unit Flow in GPD: 350 GPD
Number of Units: 102 (Single Family Residences)
Flow in GPD: 35,700 GPD

Utility Network Narrative

Existing utilities in the previous sections of Lockwood Glen will be extended to serve Sections 12, 16, & 17.

Utility Impact Statement

The anticipated demand for water and sewer is 35,700 GPD based on a 350 GPD unit flow and 105 single family homes. There are no reclaimed water lines in the vicinity.

Note

Where sanitary sewer lines cross proposed lot lines, no structures, patios, a/c equipment, utilities or drive lanes shall be constructed in COF sewer easement. All sewer easements are exclusive sewer easements and shall remain open for maintenance.

Note

All street lights shall have a LED light source.

Utility Providers

Electric

MTEMC
Gary Osburn
(615) 595-4677

Natural Gas

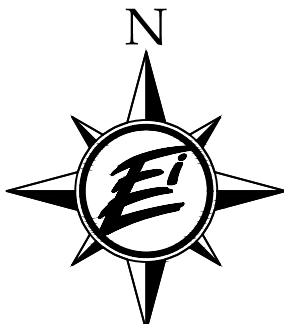
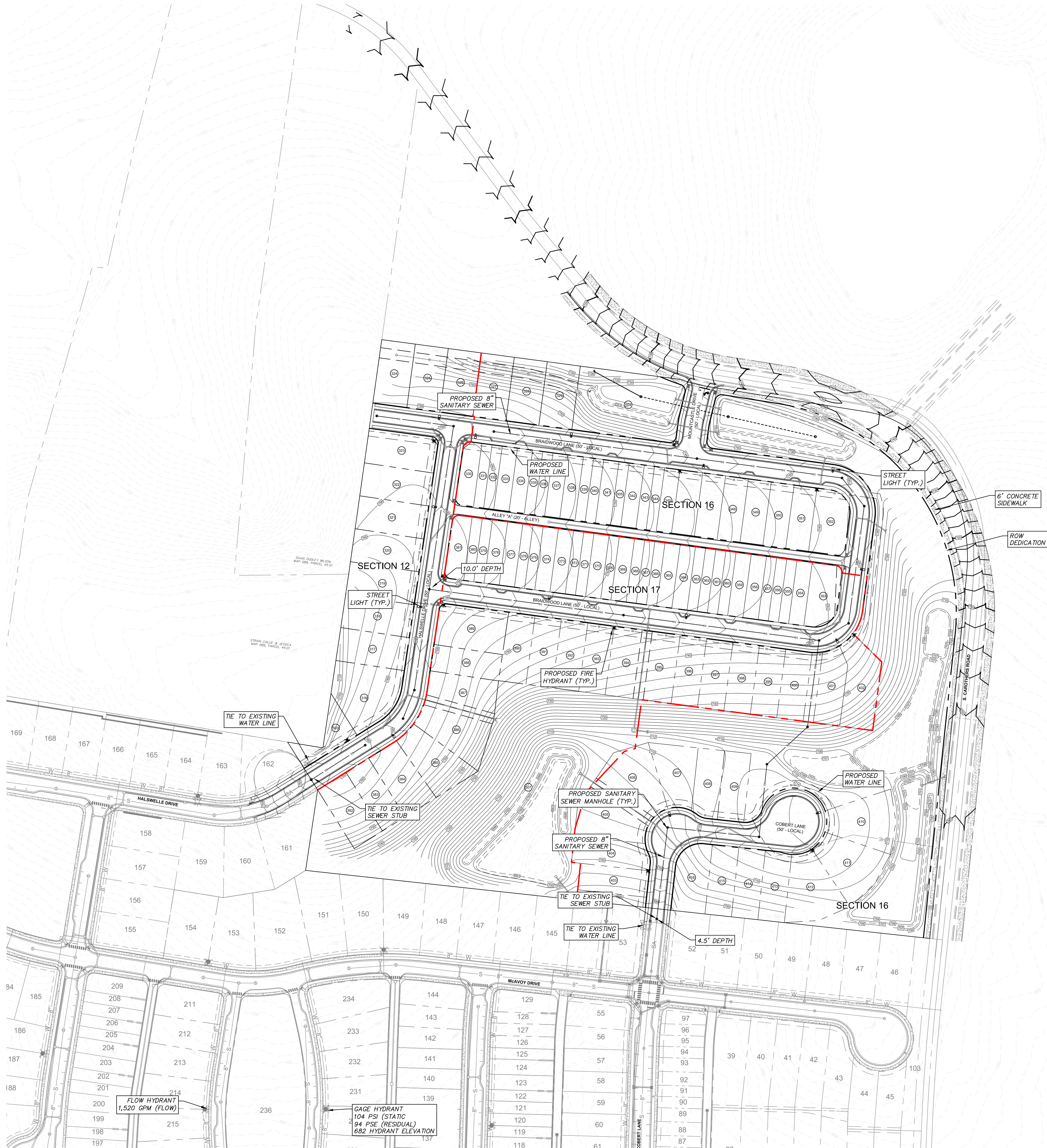
Atmos
(615) 771-8300

Sewer

Ben McNeil
City of Franklin Water & Sewer
124 Lumber Drive
Franklin, TN 37064
(615) 794-4554

Water

Milcrofton Utility District
Mike Jones
(615) 794-5947 ext 24



TN STATE PLANE COORD., ZONE 5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 100 ft.



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
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LOCKWOOD GLEN
PUD SUBDIVISION
DEVELOPMENT PLAN REVISION 5
CITY OF FRANKLIN PROJECT NO. 6994
FRANKLIN, TENNESSEE

Rev.	Date	Per City of Franklin Comments	Revision Description
1	6/6/19		



Issue Date: May 13, 2019
ELI Project No: 17-11-1104
Drafted By: RDP
Checked By: LCW
Sheet Title:

OVERALL
UTILITY
PLAN

Sheet No.

C 5.0

MANOR HOMES (AS DEFINED IN APPROVED PATTERN BOOK):
SECTION 16 STREET ACCESS WITH FRONT LOADED GARAGES PER
APPROVED PATTERN BOOK
TYPICAL HOME SQUARE FOOTAGE: 2,600 - 3,800 SF
LOT WIDTH: 65' MIN.
LOT DEPTH: 140' MIN.
STREET YARD SETBACKS:
FRONT: 15' MIN.
REAR: 10' MIN.
SIDE: 5' MIN.
FRONT PORCH DEPTH: 6' MIN.



ATTENTION OWNER/INSTALLER

1. ARCHITECTURAL ELEVATIONS ARE REPRESENTATIVE OF LOCKWOOD GLEN AND COMPLY WITH THE APPROVED PATTERN BOOK.
2. FINAL DESIGN PLANS SHALL BE SUBMITTED WITH THE REQUEST FOR BUILDING PERMITS AND SHALL INDICATE COMPLIANCE WITH THE APPROVED PATTERN BOOK AND APPLICABLE STANDARDS FROM THE CITY OF FRANKLIN'S ARCHITECTURAL DESIGN STANDARDS.
3. LOCKWOOD GLEN IS COMPRISED OF TOWNHOMES AND SINGLE FAMILY DETACHED HOMES INCLUDING BOTH ATTACHED GARAGE ACCESS FROM FRONT-FACING STREET AND FROM ATTACHED GARAGE ACCESS FROM ALLEYS AT REAR OF HOME.
4. ONE OR TWO STORIES IN HEIGHT.
5. GARAGE IS SETBACK A MINIMUM OF 3 FEET FROM THE FRONT FACADE.
6. MATERIALS INCLUDE BRICK, SIMULATED STONE, CEMENTATIONS SIDING AND ARCHITECTURAL SHINGLES.

NOTE: THESE ELEVATIONS ARE CONCEPTUAL IN NATURE. INDIVIDUAL BUILDING ELEVATIONS MAY VARY BUT WILL BE REVIEWED AND APPROVED BY THE BNS DEPARTMENT ACCORDING TO CITY REQUIREMENTS AT TIME OF PERMITTING.

*Architectural Character Images and Descriptions as depicted herein are per Approved Pattern Book

[illegible]

COTTAGE HOMES STANDARDS:
STREET ACCESS WITH FRONT LOAD GARAGES PER C.O.F. DESIGN
STANDARDS
TYPICAL HOME SQUARE FOOTAGE: 2,200 - 3,200 SF
LOT WIDTH: 52' MIN.
LOT DEPTH: 120' MIN.
STREET YARD SETBACKS:
FRONT: 8' MIN.
REAR: 10' MIN.
SIDE: 5' MIN.
FRONT PORCH DEPTH: 6' MIN.



4'-0" MIN. FROM RIGHT-OF-WAY

20'-0" MIN. FROM EDGE OF CURB

ALLEY

5'-0" MIN. FROM EDGE OF CURB

5'-0" MIN. SIDE YARD

8'-0" TYP. FRONT YARD

GARAGE, TYP.

5'-0" MIN. SIDE YARD

STREET

STREET

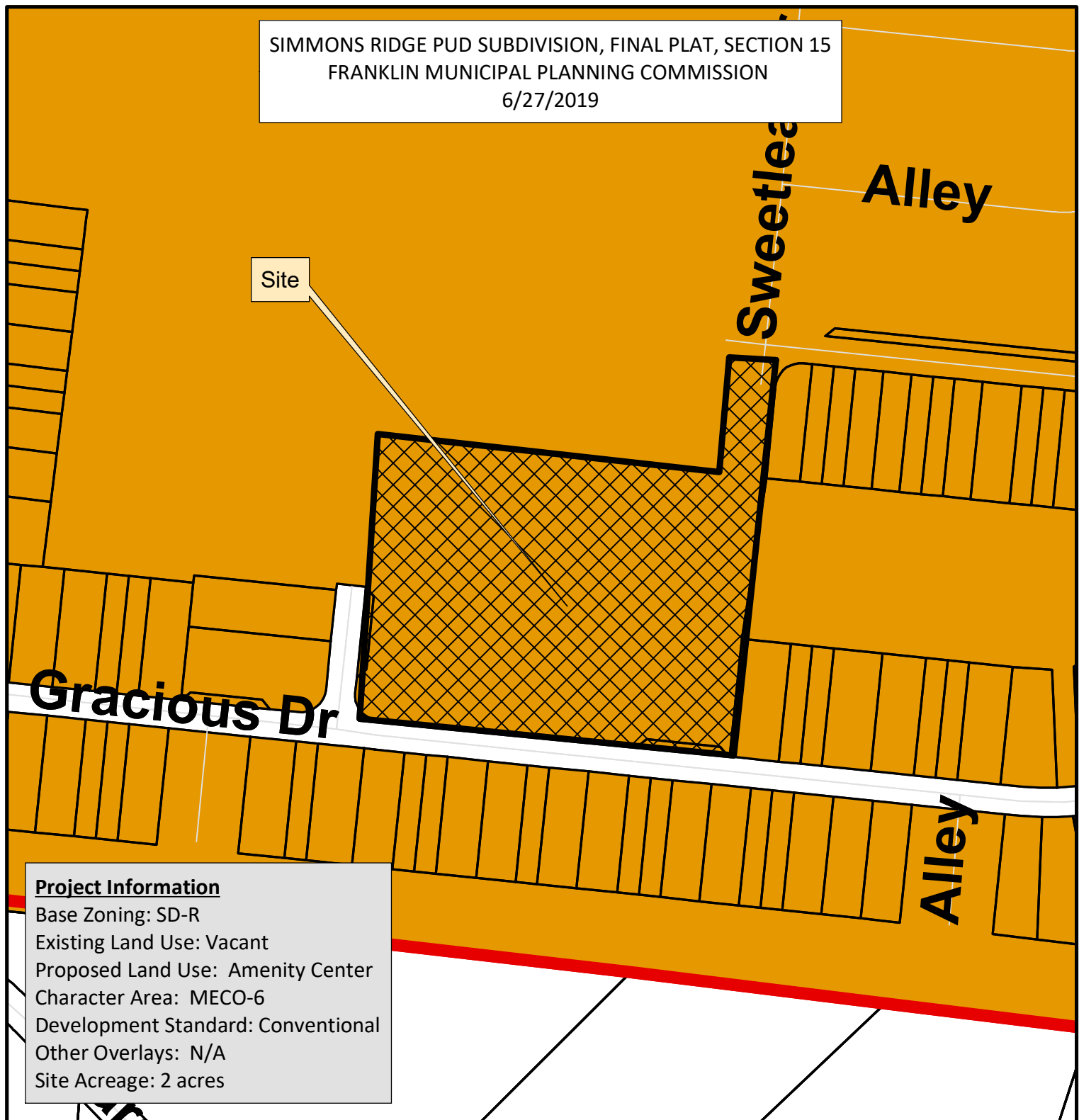
GARDEN HOMES STANDARDS:
ALLEY ACCESS WITH REAR LOADED GARAGES PER C.O.F. DESIGN STANDARDS
TYPICAL HOME SQUARE FOOTAGE: 1,800 - 2800 SF
LOT WIDTH: 45' Min. *
*(MODIFIED FROM 38' MIN IN APPROVED PATTERN BOOK)
LOT DEPTH: 120' Min.
STREET YARD SETBACKS:
FRONT: 8' MIN.
REAR: 4' MIN. * (FROM RIGHT-OF-WAY)
SIDE: 5' MIN.
GARAGE SETBACK TO REAR: 5' or 20' MIN. (FROM CURB)
FRONT PORCH DEPTH: 6' MIN.

[illegible]

TOWNHOMES STANDARDS:	
ALLEY ACCESS WITH REAR LOADED GARAGES PER C.O.F. DESIGN STANDARDS	
TYPICAL HOME SQUARE FOOTAGE: 1,000 - 2,500 SF	
LOT WIDTH:	20'-30'
LOT DEPTH:	120' Min.
STREET YARD SETBACKS:	
FRONT:	8' MIN.
SIDE:	5' MIN.
GARAGE SETBACK TO REAR:	20' MIN. (FROM ALLEY ROW)
FRONT PORCH DEPTH:	6' MIN.



SIMMONS RIDGE PUD SUBDIVISION, FINAL PLAT, SECTION 15
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/27/2019



Project Information

Base Zoning: SD-R
Existing Land Use: Vacant
Proposed Land Use: Amenity Center
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 2 acres

Simmons Ridge PUD, Section 15	
AG Agricultural District	SD-R Specific Development-Residential
ER Estate Residential	SD-X Specific Development-Variety
R-1 Residential District	OR Office Residential District
R-2 Residential District	GO General Office District
R-3 Residential District	CC Central Commercial District
R-6 Residential District	NC Neighborhood Commercial District
RM-10 Attached 10 Residential District	GC General Commercial District
RM-15 Attached 15 Residential District	LI Light Industrial District
RM-20 Attached 20 Residential District	HI Heavy Industrial District
	CI Civic and Institutional District



0 50 100 200
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Open Issues: 2 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

5. Private Elements

joe.marlo@franklin.tn.gov Comment partially addressed, however several proposed-but-not-yet-constructed private elements are still shown and are to be removed from the final plat drawing, such as the proposed pool area, proposed pavilion, proposed parking area, and proposed sidewalks not in public access easements.

Applicant to remove linework for all proposed-but-not-yet-constructed private infrastructure, buildings, and facilities from the Final Plat, except those that are:

- Elements in public ROW
- Elements in associated public easements
- Elements with associated sureties (i.e. elements that have a guarantee to be built, even if the developer leaves)

Performance Agreement and Surety

General Issues

11. Engineering Sureties

kevin.long@franklin.tn.gov Because the sureties for public infrastructure associated with this section are so minimal, **no sureties are associated with this final plat.**

(Almost all infrastructure items for this section are private and do not require surety bonds.)

[Edited By Kevin Long]

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FOR POOL AMENITY.
- 2) EXISTING ZONING SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.61) CHARACTER OVERLAY MECO-6.
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 30 FEET
SIDE YARD: 5 FEET CORNER LOT 10 FEET
REAR YARD: 30 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: SIMMONS RIDGE JOINT VENTURES
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: JOHN FRANKS
TELEPHONE: (615) 790-2447
EMAIL: johnfranks@live.com
8. SURVEYOR: HYDE PARK HOMES, LLC Thomas G. King III
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: TOM KING
TELEPHONE: (615) 238-4958
EMAIL: tomking3@gmail.com
9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH PRIOR TO DIGGING CALL TENNESSEE ONE CALL 1-800-351-1111.
11. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
12. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
13. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEMC.
14. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
15. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
16. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FIPSZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 0°29'18.14463".
17. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE SITE PLAN HAS BEEN APPROVED.
18. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
19. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
20. NO BUILDINGS EXIST ON THE PROPERTY.
21. TYPICAL, OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
23. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
24. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
25. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
26. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT.
27. BASE INFORMATION TAKEN FROM SIMMONS RIDGE SITE PLAN, SECTION 15 CITY OF FRANKLIN NUMBER 6997
28. THE OWNER/SUBDIVIDER, SIMMONS RIDGE LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

MTEMC Certificate of Approval for Recording

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

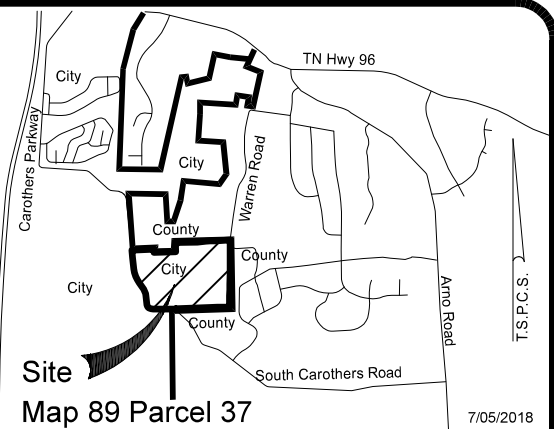
Date

Milcrofton Utility District Milcrofton has unrestricted access to its water lines and water system improvements located within its exclusive water line easements within the Development. In the event landscaping, fencing or other structures are installed or placed within a Milcrofton easement, Milcrofton shall have the right to remove such landscaping, fencing or other structure within the easement as may be necessary for Milcrofton to repair, maintain, or replace its lines, valves, appliances, fittings or other water facilities which are now or in the future which may be located within the easement without obtaining any further permission from Declarant or subsequent property owners. Declarant or Association shall be responsible for repairing and/or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the Declarant's or Association's expense in common open space lots and in areas owned by the Declarant or Association. Individual homeowners shall be responsible for repairing or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the homeowner's expense on the homeowner's lot.

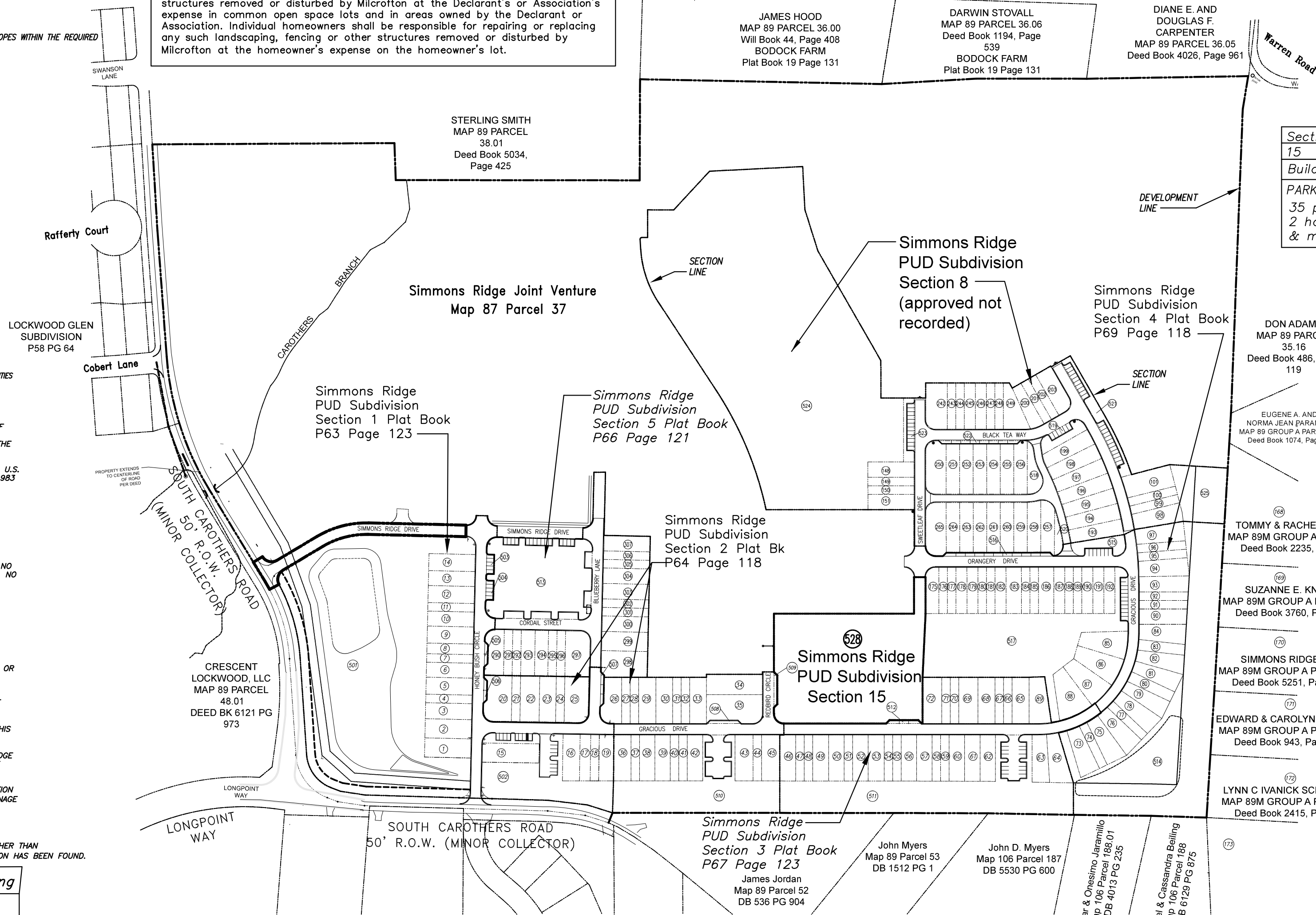
200 0 200
SCALE 1" = 200'

see note 17

The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA shall be responsible for repairing and/or replacing any such landscaping, fencing, concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.



Vicinity Map
Scale: 1" = 600'



Section	Number of Lots
15	1

Building Type Swimming Pool & Cabana

PARKING SECTION 15 = 37
35 parking spaces plus
2 handicap spaces to be owned
& maintained by the HOA

LEGEND

Iron Rod Existing -EX IR	○
Iron Rod Set -IR S	●
Monument -	■
Fence -	X
Property Line -	—
Utility Pole w guy wire	○
Water Main	W
Sanitary Sewer Main	SS
Storm Sewer Pipe	—
Fire Hydrant	FH
Street Lamp	—
Road Sign	—
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility, Drainage & Access Easement	PUDAE
Street Address	3001
Milcrofton Utility District Exclusive Easement	MUD

DON ADAMS
MAP 89 PARCEL 35.16
Deed Book 486, Page 119

EUGENE A. AND NORMA JEAN PARANICK
MAP 89 GROUP A PARCEL 24
Deed Book 1074, Page 50

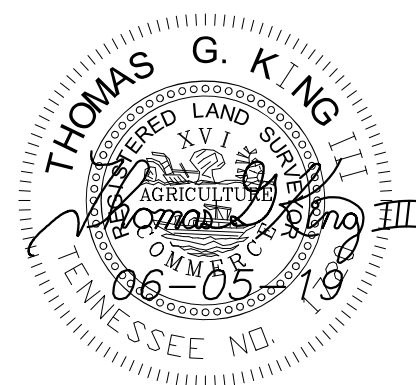
TOMMY & RACHEL HESTER
MAP 89M GROUP A PARCEL 25
Deed Book 2235, Page 679

SUZANNE E. KNOBLE
MAP 89M GROUP A PARCEL 26
Deed Book 3760, Page 458

SIMMONS RIDGE LLC
MAP 89M GROUP A PARCEL 27
Deed Book 5251, Page 291

EDWARD & CAROLYN WILLIAMS
MAP 89M GROUP A PARCEL 28
Deed Book 943, Page 202

LYNN C IVANICK SCHROEDER
MAP 89M GROUP A PARCEL 29
Deed Book 2415, Page 742



CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

- (1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 15" have been installed in accordance with utility specifications, or
- (2) A performance bond in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

Milcrofton Utility District

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications

Date

TOTAL AREA SECTION 15 s.f. = 91,350 = 2.09 Ac.+/-

(35x1200)+(373x600)=265,800 SF
PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 6789, Page 125-196, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____, Page _____, R.O.W.C.

Owner(s) Simmons Ridge Joint Venture
Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 3rd day of June, 2015.

Thomas G. King III
Land Surveyor Date
Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

- (1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 15" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the water system and \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Dept.
City of Franklin, Tennessee Date

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the planning commission minutes for the _____ day of _____, 2019, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Commission Date

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

- (1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 15 have been installed in accordance with City specifications, or
- (2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets
Franklin, Tennessee Date

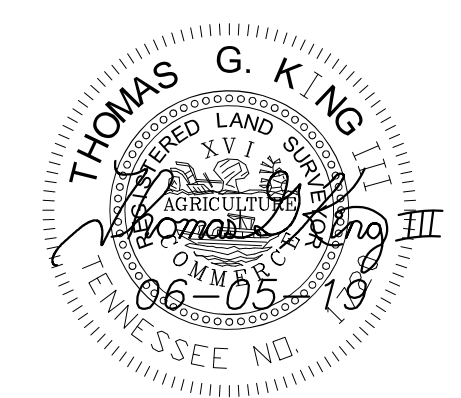
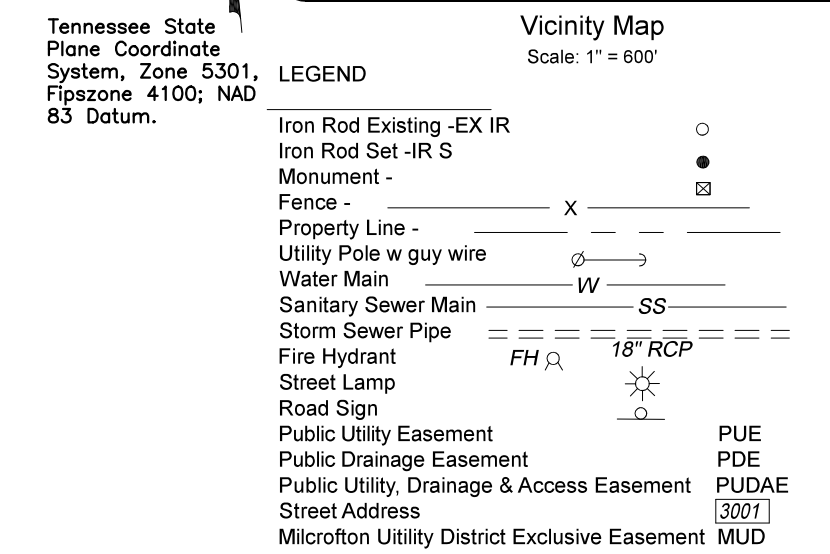
REVISION 6-05-2019 REVISED PER STAFF COMMENTS

SIMMONS RIDGE PUD SUBDIVISION SECTION 15

4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 2.09	Total Lots = 1
Acres New Streets = 0	Feet New Streets = 0
Civil District : 14th	Closure Error : 1/10,000+
Scale : 1"=200'	Date : 05/13/19
City Project No. 6998	SHEET 1 OF 2



REVISION 6-05-2019 REVISED PER STAFF COMMENTS			
SIMMONS RIDGE PUD SUBDIVISION SECTION 15 4408 SOUTH CAROTHERS ROAD			
FINAL SUBDIVISION PLAT			
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
Total Acres = 2.09		Total Lots = 1	
Acres New Streets = 0		Feet New Streets = 0	
Civil District : 14th		Closure Error :1/10,000+	
Scale : 1" = 50'	Date : 05/13/19	City Project No. 6998	

SR Section 15 Final Plat 19.05.07.dwg SH 2 of 2 6/6/2019 15:34:46 1 : 1

LOS COMPADRES EVENT CENTER SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/27/2019

W Meade Blvd

Site

Project Information

Base Zoning: CC
Existing Land Use: Commercial
Proposed Land Use: Commercial
Character Area: CFCO-8
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.79 acres

- | | | | |
|--|--|---|---------------------------------------|
|  | Los Compadres Event Center Subdivision, FP |  | SD-R Specific Development-Residential |
|  | AG Agricultural District |  | SD-X Specific Development-Variety |
|  | ER Estate Residential |  | OR Office Residential District |
|  | R-1 Residential District |  | GO General Office District |
|  | R-2 Residential District |  | CC Central Commercial District |
|  | R-3 Residential District |  | NC Neighborhood Commercial District |
|  | R-6 Residential District |  | GC General Commercial District |
|  | RM-10 Attached 10 Residential District |  | LI Light Industrial District |
|  | RM-15 Attached 15 Residential District |  | HI Heavy Industrial District |
|  | RM-20 Attached 20 Residential District |  | CI Civic and Institutional District |



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2019. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 8 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

6. C. Final Plat

lance.fittro@franklin.tn.gov The previous comment, "*The applicant shall show all drive aisle access easements on the lot such that one or more continuous paths are available between adjoining lots and/or public streets. This issue applies for connectivity with both existing and planned adjoining lots and/or public streets.*" has not been addressed.

Applicant shall show the required cross-access easement to the adjacent lot on the plat to which General Note #12 will apply.

13. Advisory Comment - ROW

joe.marlo@franklin.tn.gov Advisory Comment to remain open for notification purposes, but **does not hinder approval of the Final Plat.**

Advisory Comment: The Comprehensive Transportation Network Plan "Connect Franklin" requires additional ROW on this site for the future widening of West Main Street (SR-246). Any Site Plan for this location will be required to show ROW reservation for this future widening.

A revised final plat will be required to reflect the ROW reservation, along with other site elements requiring easements.

20. C. Final Plat

lance.fittro@franklin.tn.gov This is a new comment that was added due to the applicant's use of color linework for this submittal:
Applicant shall provide all "black" line work on the plat to facilitate reproduction from the recorded mylar. Grayscale or color line work does not duplicate well when reproduced from mylar, which results in a lack of clarity and loss of information when the plat is reprinted.

Performance Agreement and Surety

General Issues

19. Engineering Sureties

kevin.long@franklin.tn.gov No sureties are associated with this Final Plat.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

[R2004-2019036-W MAIN ST plat-Model.pdf](#)

21. Plat

joseph.bryan@franklintn.gov Applicant shall remove the colors and use black/grey scale colors for ease of recording the plat once approved.

Water/Sewer

General Issues

1. Utility service

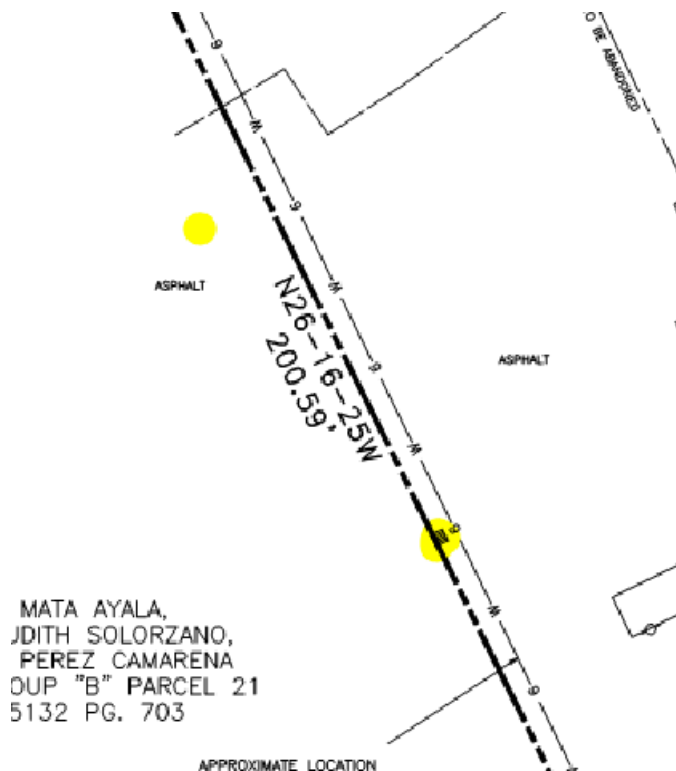
ben.mcneil@franklintn.gov The applicant did not fully address the issue, the applicant shall provide the location of the existing water meter and service lines. Any additional utility service lines that are not being utilized shall be terminated at the main.

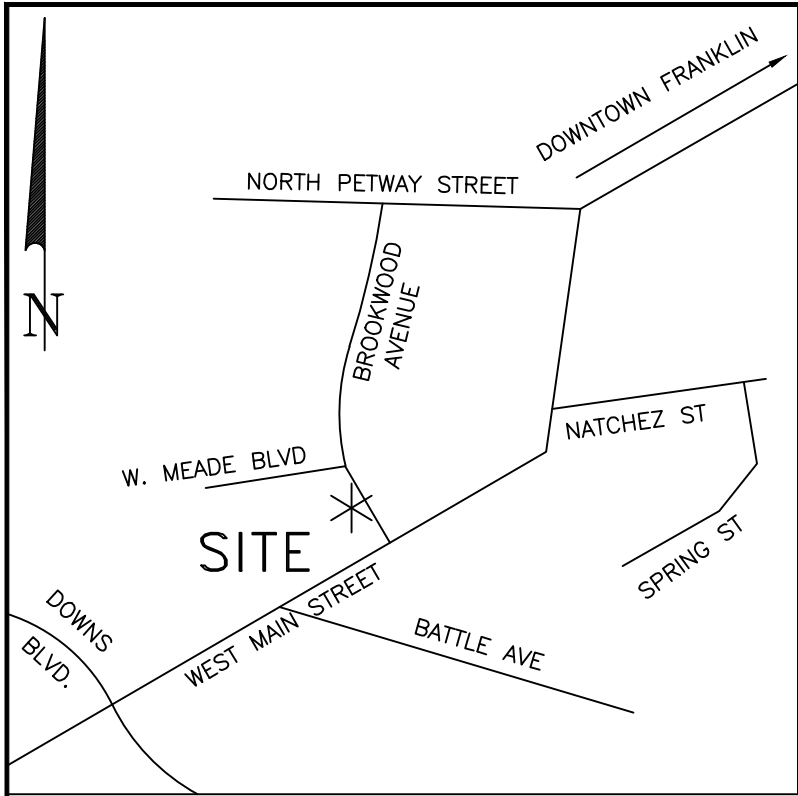
2. Water

ben.mcneil@franklintn.gov The applicant has provided the required water main easement for the portion on the property being platted. However, it appears that the water line location was not marked. The applicant shall contact Franklin Water Management to get the water main location marked to ensure the easement location is correct.

3. Symbol

ben.mcneil@franklintn.gov The applicant did not fully address the issue, there appears to be a symbol shown on the proposed plat that is related to underground storm structures. The existing utility lines crossing the platted location shall be shown and labeled as public or private. The utility is existing and shall be verified to ensure there is not an easement or conflict with the area drain.





NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE PARCELS INTO ONE LOT.
- 2) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 3) THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0192G, DATED: 12-22-2016.
- 4) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 5) THE SUBJECT PROPERTY IS ZONED "CC" CENTRAL COMMERCIAL DISTRICT. CHARACTER AREA OVERLAY "CFCO-8" TRADITIONAL DEVELOPMENT STANDARD ALL ZONING AND SETBACK INFORMATION TO BE DETERMINED BY CITY OF FRANKLIN CODES DEPARTMENT.
- 6) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- 7) THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY NE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- 8) WITH ANY REDEVELOPMENT OF THE CONSOLIDATED LOT, CROSS-ACCESS AND DRIVEWAY LOCATIONS SHALL BE PROVIDED IN ACCORDANCE WITH TDOT MANUAL FOR CONSTRUCTING DRIVEWAY ENTRANCES ON STATE HIGHWAYS (WEST MAIN STREET FRONTAGE) AND CITY OF FRANKLIN STREET STANDARDS.
- 9) SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR OWNERS ASSOCIATION.
- 10) PROPERTY OWNER(S) OR THE OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
- 11) THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN PUBLIC EASEMENTS.
- 12) CROSS ACCESS EASEMENTS SHALL PROVIDE PERPETUAL, NON-EXCLUSIVE ACCESS FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ACROSS THE CROSS ACCESS EASEMENT. PROPERTY OWNER(S) SHALL MAINTAIN AND KEEP THE CROSS ACCESS EASEMENT WITHIN THEIR DEVELOPMENT IN A COMMERCIALLY REASONABLE CONDITION AND STATE OF REPAIR.
- 13) WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
- 14) MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8500

615.370.8530

hfrdesign.com



SURVEY DIVISION mwilliams@hfrdesign.com

GRAPHIC SCALE



ADSZONE 5301, FIPZONE 4100
TN S.P.C.S. NAD 83

LEGEND

IRON PIN OLD	● IP(O)	EDGE OF PAVEMENT
IRON PIN NEW	● IP(N)	PROPERTY/R.O.W. LINE
WATER VALVE	⊠	EDGE OF CONC.
WATER METER	⊠	WATER LINE
LIGHT POLE	⊠	SANITARY SEWER
UTILITY POLE	⊠	FENCE
BOLLARD	○ B	EASEMENT LINE
DEPTH OF SEWER MANHOLE	D=7.5'	STORM CULVERT LINE
SITE ADDRESS	1010	
PUBLIC UTILITY & DRAINAGE EASEMENT PUDE		

JOSE MATA AYALA,
JANETTE JUDITH SOLORZANO,
JOSE LUIS PEREZ CAMARENA
MAP 78J GROUP "B" PARCEL 21
BOOK 5132 PG. 703

TOTAL AREA: 34,338 SQ. FT. OR (0.788± ACRES)

CERTIFICATE OF OWNERSHIP I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered, or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property I (We) further certify that there are no liens on this property, except as follows: By: _____ Date: _____ AUGUSTIN ROMERO OWNER: MAP 78J, GROUP "B", PARCELS 18 & 19 BOOK 3240, PAGE 606 & PARCEL 20 BOOK 6115, PAGE 923 By: _____ Date: _____ ARACELY G. MAGNA OWNER: MAP 78J, GROUP "B", PARCELS 18 & 19 BOOK 3240, PAGE 606 & PARCEL 20 BOOK 6115, PAGE 923	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING Subdivision name and street names approved by the Williamson County Emergency Management Agency. Williamson County Emergency Management Agency Date City of Franklin, Tennessee Date
--	---

CERTIFICATE OF SURVEY I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 13th day of May, 2019. MICHAEL R. WILLIAMS TN RLS #1906 HFR DESIGN, INC.	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS I hereby certify that: (1) the sewer systems designated in FINAL PLAT LOS COMPADRES EVENT CENTER, have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems. Director, Water Management Department City of Franklin, Tennessee (Where applicable) (3) a performance bond in the amount of \$ _____ for the on site water system and/or \$ _____ for off-site water system has been posted with the Water Utility Provider to assure completion of such systems. Water Utility Provider Date Authorized Agent CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS I hereby certify that: (1) the streets, drainage and sidewalks designated in FINAL PLAT LOS COMPADRES EVENT CENTER, have been installed in accordance with City specifications, or amount of \$ _____ for streets, \$ _____ for drainage and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements. Director Streets Department Date City of Franklin, Tennessee CERTIFICATE OF APPROVAL FOR RECORDING Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20 _____, and this plat has been approved for recording in the Register's Office of Williamson County. Secretary: Franklin Municipal Planning Commission Date
--	--

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation Date

COF PROJECT # (6995)

FINAL PLAT
LOS COMPADRES EVENT CENTER
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.788	TOTAL LOTS: 1
ACRES NEW STREETS: NONE	FEET NEW STREETS: NONE
CIVIL DISTRICT: 9TH	CLOSURE ERROR: 1:10,000+
HFR PROJECT NO. 2019036	DATE: 5-13-19