

GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 19 BUILDABLE LOTS 2 OPEN SPACE LOTS & 5 ON-STREET PARKING AREAS, A-E
- EXISTING ZONING SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.61)
- MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 33 FEET
SIDE YARD: 5 FEET
REAR YARD: 20 FEET
- SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 87.
- STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- OWNER/SUBDIVIDER: SIMMONS RIDGE, LLC
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: JOHN FRANKS
TELEPHONE: (615) 790-2447
EMAIL: johnfranks@live.com
- SURVEYOR: ENTERPRISE CONSTRUCTION, INC.
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: TOM KING
TELEPHONE: (615) 239-4958
EMAIL: tomking3@gmail.com
- UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED, TENNESSEE ONE CALL 1-800-351-1111.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- 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 UTILITIES.
- THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEGINS AN EFFECTIVE DATE OF SEPTEMBER 28, 2006.
- 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.
- STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF ITEM.
- ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
- NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
- 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.
- NO BUILDINGS EXIST ON THE PROPERTY.
- OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
- THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBILITY FOR THE SEWER SERVICE EXTENDS FROM ASPHALT TO THE DWELLING.

Handicap Accessible Lots	
Section	Number of Lots
1	0

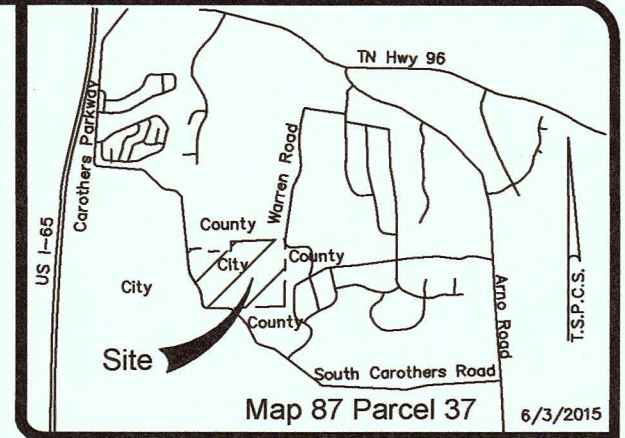
Building Type by Lot	
Detached Units	Attached Units
Lots 1,2&15 (3)	Lots 3-14 16-19(16)

STERLING SMITH
MAP 89 PARCEL 3801
Deed Book 5034, Page 425

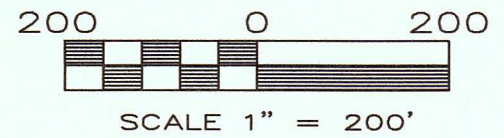
JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131

DARWIN STOVALL
MAP 89 PARCEL 3606
Deed Book 1194, Page 539
BODOCK FARM
Plat Book 19 Page 131

DIANE E. AND
DOUGLAS F. CARPENTER
MAP 89 PARCEL 3605
Deed Book 4026, Page 961



Vicinity Map
Scale: 1" = 600'



DON ADAMS
MAP 89 PARCEL 3516
Deed Book 486, Page 119

Parcel Area Table			
Parcel #	SF	ACRE	
1	4882	0.11	
2	4882	0.11	
3	4069	0.09	
4	2170	0.05	
5	4340	0.10	
6	3797	0.09	
7	2170	0.05	
8	2712	0.06	
9	4340	0.10	
10	3798	0.09	
11	2170	0.05	

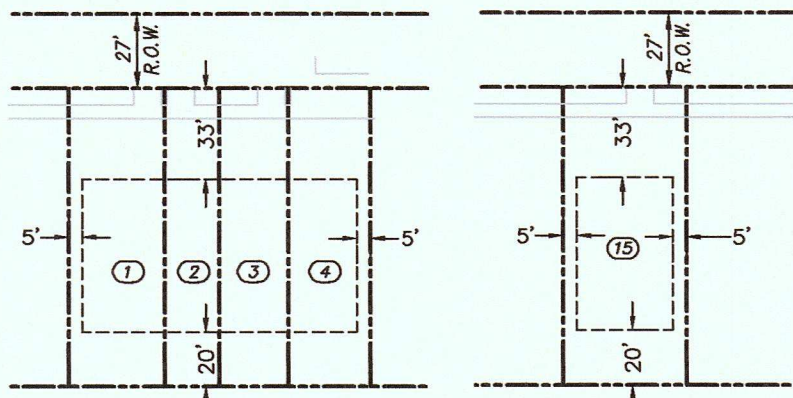
Parcel Area Table			
Parcel #	SF	ACRE	
12	4340	0.10	
13	3797	0.09	
14	4340	0.10	
15	5994	0.14	
16	4367	0.10	
17	2717	0.06	
18	2166	0.05	
19	3730	0.09	
501	191833	4.40	
502	30158	0.69	

ON-STREET PARKING AREAS			
Space	SF	ACRE	
A	637	0.02	
B	637	0.02	
C	419	0.01	
D	419	0.01	
E	596	0.01	

5 On-Street Parking Areas A,B,C,D,E
(On-Street Parking Areas A to be owned & maintained by the HOA)

LEGEND

- Iron Rod Existing - iron rod (ex) ●
- Iron Rod Set - iron rod (s) ○
- Fence - —
- Property Line - —
- Utility Pole w guy wire —
- Water Main — W —
- Sanitary Sewer Main — SS —
- Storm Sewer Pipe — 18" —
- Fire Hydrant —
- Street Lamp —
- Road Sign —
- Right of Way Dedication —
- 15' Microturf Water Main Easement —
- 20' Sanitary Sewer Main Easement —
- Shared Access Easement to be maintained by HOA (A)
- Public Utility Easement PUE
- Public Drainage Easement PDE



Typical Multi Family Layout N.T.S. Typical Single Family Layout N.T.S.

Simmons Ridge
PUD Subdivision
Section 1

LOT AREA = 70,781 s.f. = 1.63 Ac.
R.O.W. Area = 32,130 s.f. = 0.74 Ac.
OFF-SITE R.O.W. DED. = 29,663 s.f. = 0.68 Ac.
OPEN SPACE = 221,991 s.f. = 5.09 Ac.
COMMON OPEN SPACE = 3,180 s.f. = .07 Ac.
TOTAL AREA SECTION 1 = 8.21 Ac.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

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

Microturf 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

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 _____ 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: Book _____ Page _____, R.O.W.C.

John M. Franks 9/3/15
Date

*Owner(s) - John Franks of Simmons Ridge, LLC (Book 2409, Page 297)

CERTIFICATE OF ACCURACY

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

Thomas G. King 9-3-15
Land Surveyor Date

Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

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

Supt., Water and Sewer
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 _____, 20____, 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:

- The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 1 have been installed in accordance with City specifications, or
- 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

Date : 08/28/15 Per City Comments

SIMMONS RIDGE PUD SUBDIVISION
SECTION 1
4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT

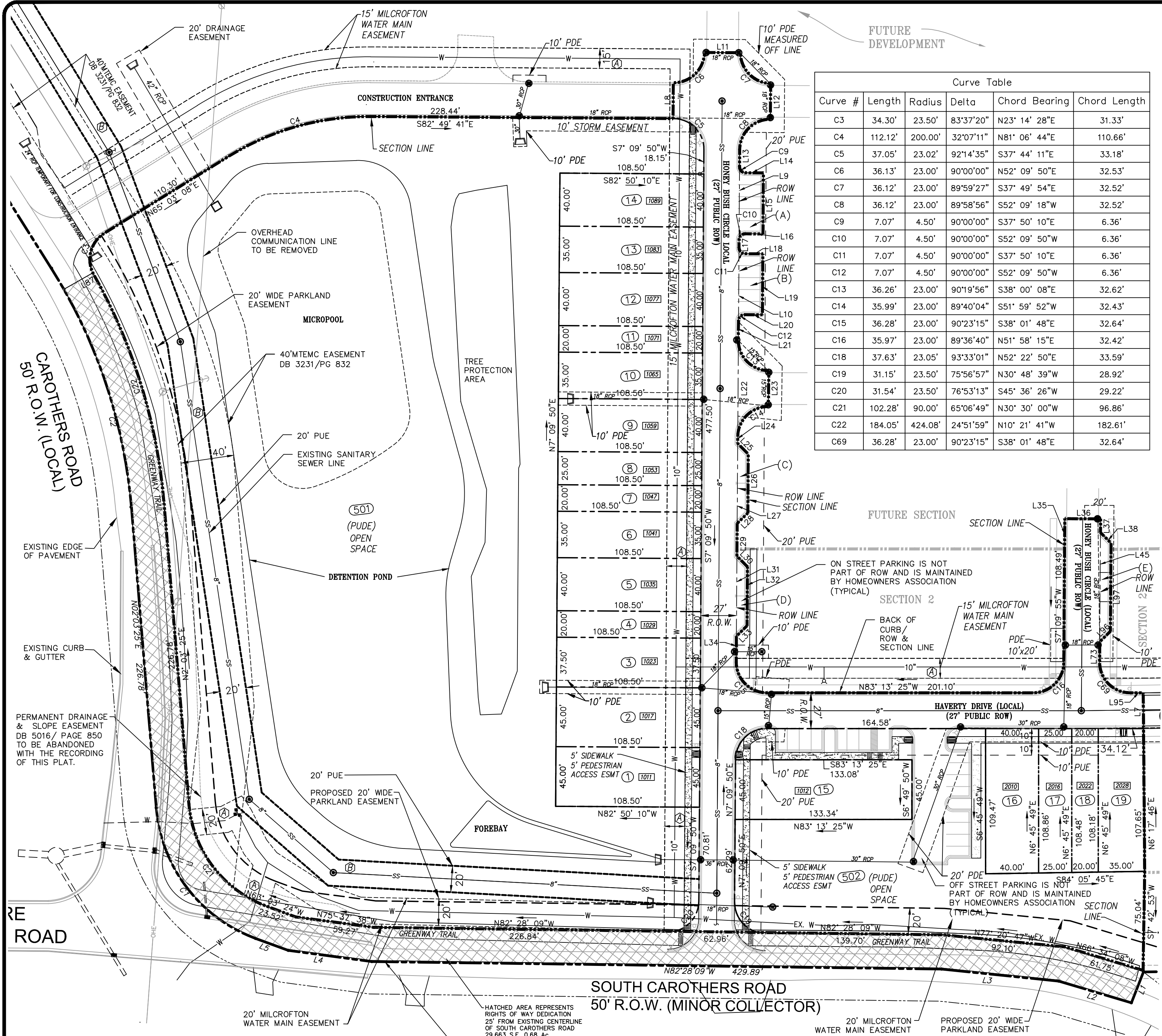
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 8.21 ac. Total Lots = 21

Acres New Streets = 0.74 ac. Feet New Streets = 1154'

Civil District : 4th Closure Error : 1/10,000+

Scale : 1"=200' Date : 06/03/15 City Project No. :5921



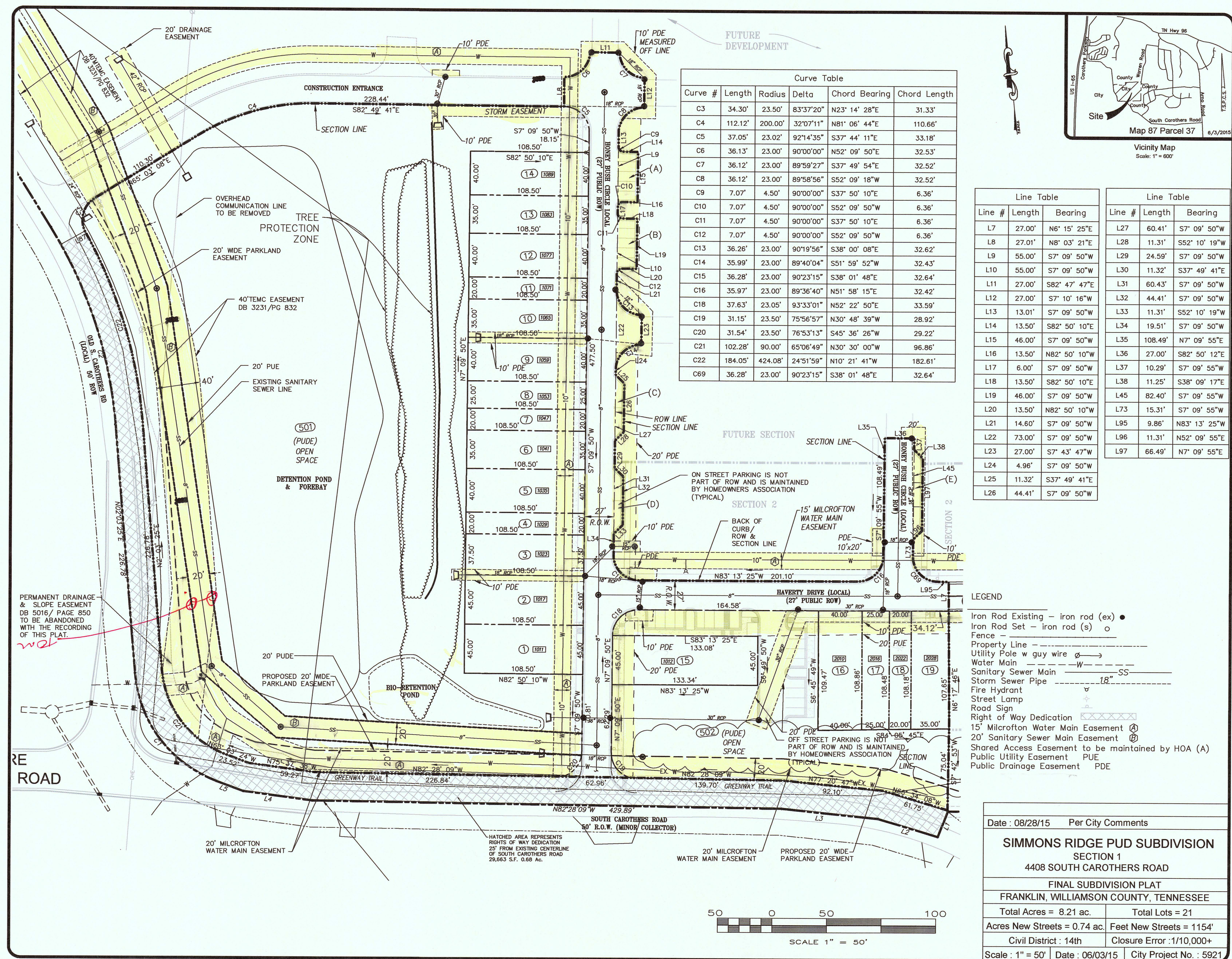
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C3	34.30'	23.50'	83°37'20"	N23° 14' 28"E	31.33'
C4	112.12'	200.00'	32°07'11"	N81° 06' 44"E	110.66'
C5	37.05'	23.02'	92°14'35"	S37° 44' 11"E	33.18'
C6	36.13'	23.00'	90°00'00"	N52° 09' 50"E	32.53'
C7	36.12'	23.00'	89°59'27"	S37° 49' 54"E	32.52'
C8	36.12'	23.00'	89°58'56"	S52° 09' 18"W	32.52'
C9	7.07'	4.50'	90°00'00"	S37° 50' 10"E	6.36'
C10	7.07'	4.50'	90°00'00"	S52° 09' 50"W	6.36'
C11	7.07'	4.50'	90°00'00"	S37° 50' 10"E	6.36'
C12	7.07'	4.50'	90°00'00"	S52° 09' 50"W	6.36'
C13	36.26'	23.00'	90°19'56"	S38° 00' 08"E	32.62'
C14	35.99'	23.00'	89°40'04"	S51° 59' 52"W	32.43'
C15	36.28'	23.00'	90°23'15"	S38° 01' 48"E	32.64'
C16	35.97'	23.00'	89°36'40"	N51° 58' 15"E	32.42'
C18	37.63'	23.05'	93°33'01"	N52° 22' 50"E	33.59'
C19	31.15'	23.50'	75°56'57"	N30° 48' 39"W	28.92'
C20	31.54'	23.50'	76°53'13"	S45° 36' 26"W	29.22'
C21	102.28'	90.00'	65°06'49"	N30° 30' 00"W	96.86'
C22	184.05'	424.08'	24°51'59"	N10° 21' 41"W	182.61'
C69	36.28'	23.00'	90°23'15"	S38° 01' 48"E	32.64'

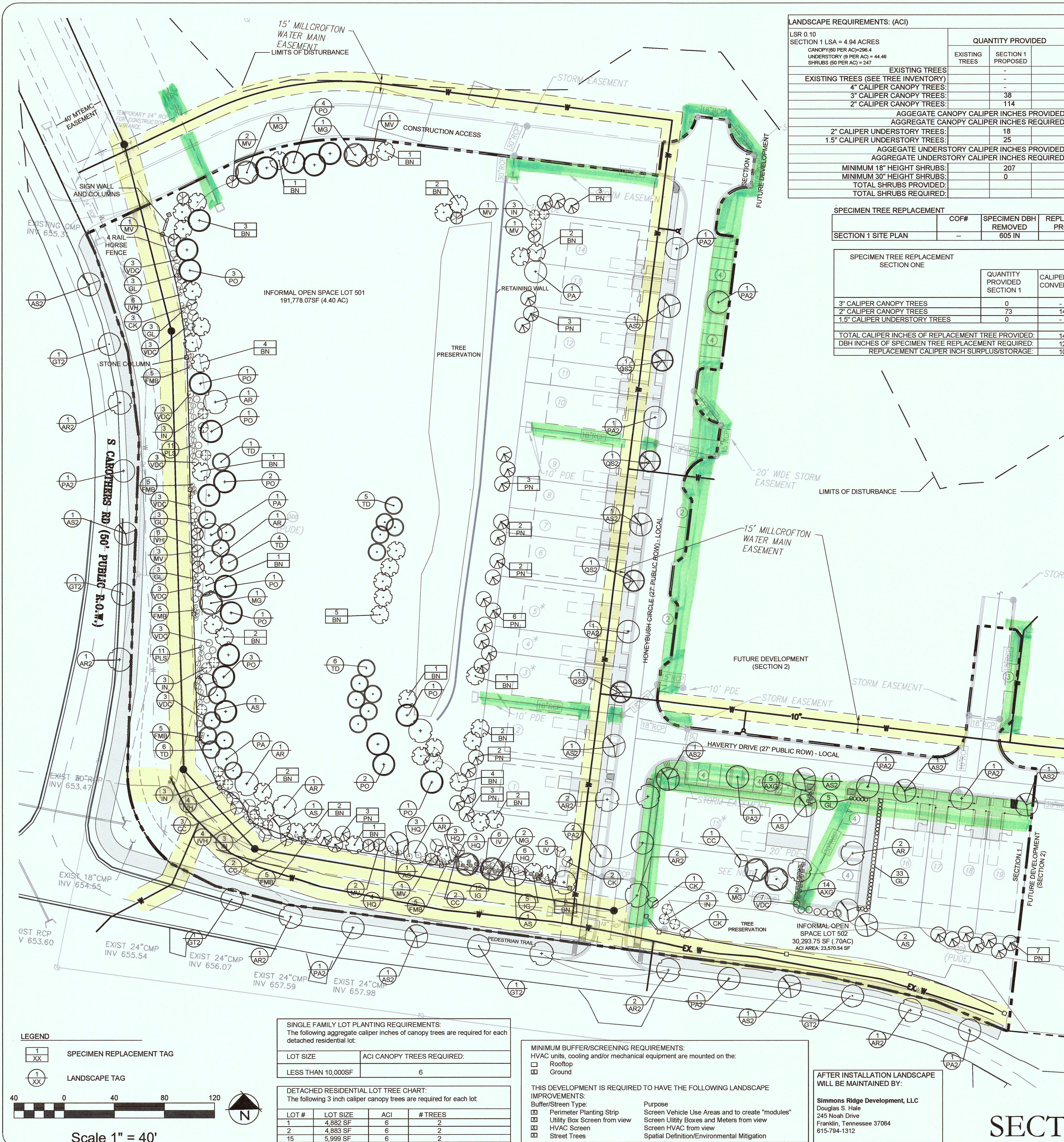
Line Table		
Line #	Length	Bearing
L7	27.00'	N6° 15' 25"E
L8	27.01'	N8° 03' 21"E
L9	55.00'	S7° 09' 50"W
L10	55.00'	S7° 09' 50"W
L11	27.00'	S82° 47' 47"E
L12	27.00'	S7° 10' 16"W
L13	13.01'	S7° 09' 50"W
L14	13.50'	S82° 50' 10"E
L15	46.00'	S7° 09' 50"W
L16	13.50'	N82° 50' 10"W
L17	6.00'	S7° 09' 50"W
L18	13.50'	S82° 50' 10"E
L19	46.00'	S7° 09' 50"W
L20	13.50'	N82° 50' 10"W
L21	14.60'	S7° 09' 50"W
L22	73.00'	S7° 09' 50"W
L23	27.00'	S7° 43' 47"W
L24	4.96'	S7° 09' 50"W
L25	11.32'	S37° 49' 41"E
L26	44.41'	S7° 09' 50"W

Line Table		
Line #	Length	Bearing
L27	60.41'	S7° 09' 50"W
L28	11.31'	S52° 10' 19"W
L29	24.59'	S7° 09' 50"W
L30	11.32'	S37° 49' 41"E
L31	60.43'	S7° 09' 50"W
L32	44.41'	S7° 09' 50"W
L33	11.31'	S52° 10' 19"W
L34	19.51'	S7° 09' 50"W
L35	108.49'	N7° 09' 55"E
L36	27.00'	S82° 50' 12"E
L37	10.29'	S7° 09' 55"W
L38	11.25'	S38° 09' 17"E
L45	82.40'	S7° 09' 55"W
L73	15.31'	S7° 09' 55"W
L95	9.86'	N83° 13' 25"W
L96	11.31'	N52° 09' 55"E
L97	66.49'	N7° 09' 55"E

- LEGEND
- Iron Rod Existing – iron rod (ex) ●
 - Iron Rod Set – iron rod (s) ○
 - Fence – ————
 - Property Line – ————
 - Utility Pole w guy wire ○→
 - Water Main ———— W ————
 - Sanitary Sewer Main ———— SS ————
 - Storm Sewer Pipe ———— 18" ————
 - Fire Hydrant ————
 - Street Lamp ————
 - Road Sign ————
 - Right of Way Dedication ————
 - 15' Milcrofton Water Main Easement (A)
 - 20' Sanitary Sewer Main Easement (B)
 - Shared Access Easement to be maintained by HOA (A)
 - Public Utility Easement PUE
 - Public Drainage Easement PDE

Date : 08/28/15		Per City Comments	
SIMMONS RIDGE PUD SUBDIVISION			
SECTION 1			
4408 SOUTH CAROTHERS ROAD			
FINAL SUBDIVISION PLAT			
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE			
Total Acres = 8.21 ac.		Total Lots = 21	
Acres New Streets = 0.74 ac.		Feet New Streets = 1154'	
Civil District : 14th		Closure Error :1/10,000+	
Scale : 1" = 50'	Date : 06/03/15	City Project No. : 5921	





LANDSCAPE REQUIREMENTS: (ACI)				
LSR 0.10 SECTION 1 LSA = 4.94 ACRES				
CANOPY (60 PER AC) = 296.4 UNDERSTORY (8 PER AC) = 44.46 SHRUBS (60 PER AC) = 247				
		QUANTITY PROVIDED		INCHES PROVIDED
EXISTING TREES		EXISTING TREES	SECTION 1 PROPOSED	TOTAL PROPOSED
EXISTING TREES (SEE TREE INVENTORY)		-	-	-
4" CALIPER CANOPY TREES:		-	-	-
3" CALIPER CANOPY TREES:		38	38	76
2" CALIPER CANOPY TREES:		114	114	128
AGGREGATE CANOPY CALIPER INCHES PROVIDED:				304
AGGREGATE CANOPY CALIPER INCHES REQUIRED:				296.4
2" CALIPER UNDERSTORY TREES:		18	18	36
1.5" CALIPER UNDERSTORY TREES:		25	25	50
AGGREGATE UNDERSTORY CALIPER INCHES PROVIDED:				86
AGGREGATE UNDERSTORY CALIPER INCHES REQUIRED:				44.5
MINIMUM 18" HEIGHT SHRUBS:		207	207	207
MINIMUM 30" HEIGHT SHRUBS:		0	0	0
TOTAL SHRUBS PROVIDED:				207
TOTAL SHRUBS REQUIRED:				247

SPECIMEN TREE REPLACEMENT			
SECTION 1 SITE PLAN	COF#	SPECIMEN DBH REMOVED	REPLACEMENT PROVIDED
	-	605 IN	146

SPECIMEN TREE REPLACEMENT SECTION ONE		
	QUANTITY PROVIDED SECTION 1	CALIPER INCH CONVERSION
3" CALIPER CANOPY TREES	0	-
2" CALIPER CANOPY TREES	73	146
1.5" CALIPER UNDERSTORY TREES	0	-
TOTAL CALIPER INCHES OF REPLACEMENT TREE PROVIDED:		146
DBH INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED:		1210 IN
REPLACEMENT CALIPER INCH SURPLUS/STORAGE:		1064

OPEN SPACE REQUIREMENT CHART - SECTION 1
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE ACREAGE: 7.55AC OPEN SPACE REQUIRED: 1.13 AC
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 0.38 AC
INFORMAL OPEN SPACE (10% OF RESIDENTIAL GROSS DEVELOPMENT): 0.76 AC

OPEN SPACE PROVIDED:				
LOT #	CLASSIFICATION	TYPE	AREA (SF)	PAVED AREA
501	INFORMAL	DETENTION	181,778.07	0 SF
502	INFORMAL	TREE SAVE/PARKING	30,293.75	5,014 SF
			17%	

OPEN SPACE TAKEDOWN CHART							
DEVELOPMENT	DEVELOPABLE ACREAGE	REQUIRED INFORMAL	PROPOSED INFORMAL	REQUIRED FORMAL	PROVIDED FORMAL	MINIMUM TOTAL ACRES	PROPOSED TOTAL ACRES
DEVELOPMENT PLAN (REV 3)	88.6	8.87	38.34	4.43	5.35	13.30	45.74
SECTION 1	7.55	.76	5.10	0.38	0.0	1.13	5.10

SECTION 1 LANDSCAPE PLANT SCHEDULE - OPEN SPACE LOT 501, 502									
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES		
CANOPY TREES									
8 AR	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
7 AS	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
3 PA	PLATANUS X ACERIFOLIA	LONDON PLANETREE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
20 PO	PLATANUS OCCIDENTALIS	SYCAMORE	3" CAL B/B	12'-14'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
21 TD	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL B/B	10'-12'	DECIDUOUS	AS SHOWN	CENTRAL LEADER		
7 MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL B/B	10'-12'	EVERGREEN	AS SHOWN	FULL AND DENSE		
UNDERSTORY TREES									
8 CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1.5" CAL B/B	6'-8"	DECIDUOUS	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY		
7 CK	CORNUS KOUSA	KOUSA DOGWOOD	1.5" CAL B/B	6'-8"	DECIDUOUS	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY		
10 MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL B/B	6'-8"	EVERGREEN	AS SHOWN	SINGLE TRUNK, BALANCED CANOPY		
18 IN	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	2" CAL B/B	6'-8"	EVERGREEN	AS SHOWN	FULL AND DENSE		
SHRUBS									
20 IVH	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	5 GAL	24"X30"	DECIDUOUS				
30 FMB	FOTHERGILLA GARDENII 'BLUE MIST'	BLUE MIST DWARF FOTHERGILLA	5 GAL	24"X24"	DECIDUOUS				
19 AXG	ABELIA X GRANDIFLORA	GLOSSY ABELIA	7 GAL	24"X30"	EVERGREEN				
31 VDC	VIBURNUM DILATATUM 'CHRISTOM'	BLUE MUFFIN ARROWWOOD VIBURNUM	7 GAL	24"X30"	EVERGREEN				
50 GL	ILEX CRENATA 'GREEN LUSTER'	GREEN LUSTER HOLLY	7 GAL	24"X30"	EVERGREEN				
22 PLS	PRUNUS LAUROCERASUS 'SCHIPKAENSIS'	SKIP CHERRY LAUREL	7 GAL	24"X30"	EVERGREEN				
16 HQ	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	5 GAL	24"X30"	DECIDUOUS				
5 IV	ILEX VERTICILLATA	WINTERBERRY HOLLY	5 GAL	20"X24"	DECIDUOUS				
14 IG	ILEX GLABRA	INKBERRY HOLLY	5 GAL	20"X24"	EVERGREEN				

SECTION 1 SPECIMEN REPLACEMENT TREE SCHEDULE							
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES							
34 PN	PINUS NIGRA	AUSTRIAN BLACK PINE	2" CAL, B/B	8'-10'	EVERGREEN	AS SHOWN	FULL AND DENSE
39 BN	BETULA NIGRA	RIVER BIRCH	2" CAL, B/B	8'-10'	DECIDUOUS	AS SHOWN	

SECTION 1 STREET TREE SCHEDULE							
QTY SYM BOTANICAL NAME	COMMON NAME		SIZE	HEIGHT	LEAF	SPACING	NOTES
CANOPY TREES							
4 AR2	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2" CAL, 8/8	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
7 AS2	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2" CAL, 8/8	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
4 QS2	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL, 8/8	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
9 PA2	PLATANUS X ACERIFOLIA	LONDON PLANETREE	2" CAL, 8/8	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER

SECTION 1 STREET TREE SCHEDULE - S CAROTHERS ROAD								
QTY SYM	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	LEAF	SPACING	NOTES	
CANOPY TREES								
6	AR2	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
4	AS2	ACER SACCHARUM 'GREEN MOUNTAIN'	SUGAR MAPLE	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
4	PA2	PLATANUS X ACERIFOLIA	LONDON PLANETREE	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER
5	GT2	GLEDETIA TRIACANTHOS VAR. INERMIS	THORNLESS HONEYLOCUST	2" CAL, B/B	10'-12'	DECIDUOUS	AS SHOWN	FULL BRANCHING, CENTRAL LEADER

NOTE: LANDSCAPE MATERIAL TO BE FIELD ADJUSTED TO AVOID CONFLICTS WITH UTILITIES
NO LANDSCAPE MATERIAL SHALL BE BETWEEN FIRE HYDRANT AND STREET OR WITHIN 3' IN OTHER DIRECTIONS.

MAINTENANCE NOTE:
ALL COMMON OPEN SPACE LOTS AND THE FRONT/SIDE YARDS OF ALL ATTACHED MULTIFAMILY HOMES WILL BE MAINTAINED BY THE SIMMONS RIDGE HOME OWNERS ASSOCIATION (HOA).

THE REAR YARDS OF THE ATTACHED MULTIFAMILY AND THE ENTIRE SINGLE FAMILY LOT SHALL BE MAINTAINED BY THE HOME OWNER UNLESS OTHERWISE STATED IN THE HOA DOCUMENTS OR BY AGREEMENT WITH THE HOA.

ATTENTION OWNER/INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Franklin zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing, or deleting material may cause the site to no longer conform to the requirements, thus problems may arise with releasing the performance/maintenance surety for the landscape material. Deviation from the approved landscape plan shall not be made without first consulting the Landscape Architect who designed the project. The designing Landscape Architect shall review proposed substitutions to ensure that all City standards and requirements are met. The City shall be notified in writing upon final approval of any plant substitutions.

Owner: Simmons Ridge LLC
Landscape Architect: Greg Gamble 615.975.5765
Franklin Planning Department: 615.791.3212

GDC
GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

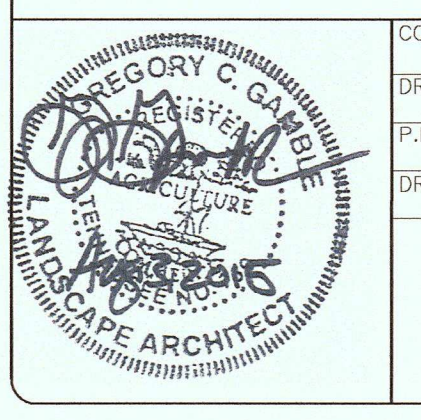
Landscape Architecture Provided by:
Gamble Design Collaborative, LLC
Greg Gamble, RLA
144 Southeast Parkway, Suite 230
Franklin, Tennessee 37064
615.975.5765
greggamble209@gmail.com

SITE DATA:
PROJECT NAME: SIMMONS RIDGE PUD
PROJECT NUMBER: 4408 SOUTH CAROTHERS ROAD
LOT NUMBER: 1-19, 501, 502
ADDRESS: 4408 SOUTH CAROTHERS ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: MAP 89, PARCEL 87
SITE ACREAGE: 7.55 AC
SITE ZONING CLASSIFICATION: CONVENTIONAL
DEVELOPMENT STANDARDS: 10 RATIO AND 76 AC
MINIMUM REQUIRED LSA: .74 RATIO AND 5.57 AC
PROVIDED LSA: 44%, 39.18 AC (TOTAL SITE)
ORIGINAL CANOPY COVER: 45%, 17.63 AC (TOTAL SITE)
TREE CANOPY REQUIRED: 85%, 33.31 AC (TOTAL SITE)
PRESERVED CANOPY COVER PROVIDED: 19 TREES, 805 INCHES
SPECIMEN TREES REMOVED:

3. REVISED DUE STORMWATER CHANGES	8.3.2015
2. POST PC SUBMITTAL	4.14.2015
1. REVISED PER CITY OF FRANKLIN	3.5.2015
REVISIONS	DATE

CLIENT: SIMMONS RIDGE, LLC
P.O. BOX 577
FRANKLIN, TENNESSEE 37065
TEL. NO. 615.790.2447
PROJECT: SIMMONS RIDGE PUD SUBDIVISION
SECTION 1, REVISION 1
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

SECTION 1 SITE PLAN



CCI PROJECT NO. 01130-0002
DRAWING DATE: FEBRUARY 9, 2015
P.L.C.: C.R.
DRAWN:

L2.0
COF#5787

SECTION ONE LANDSCAPE PLAN