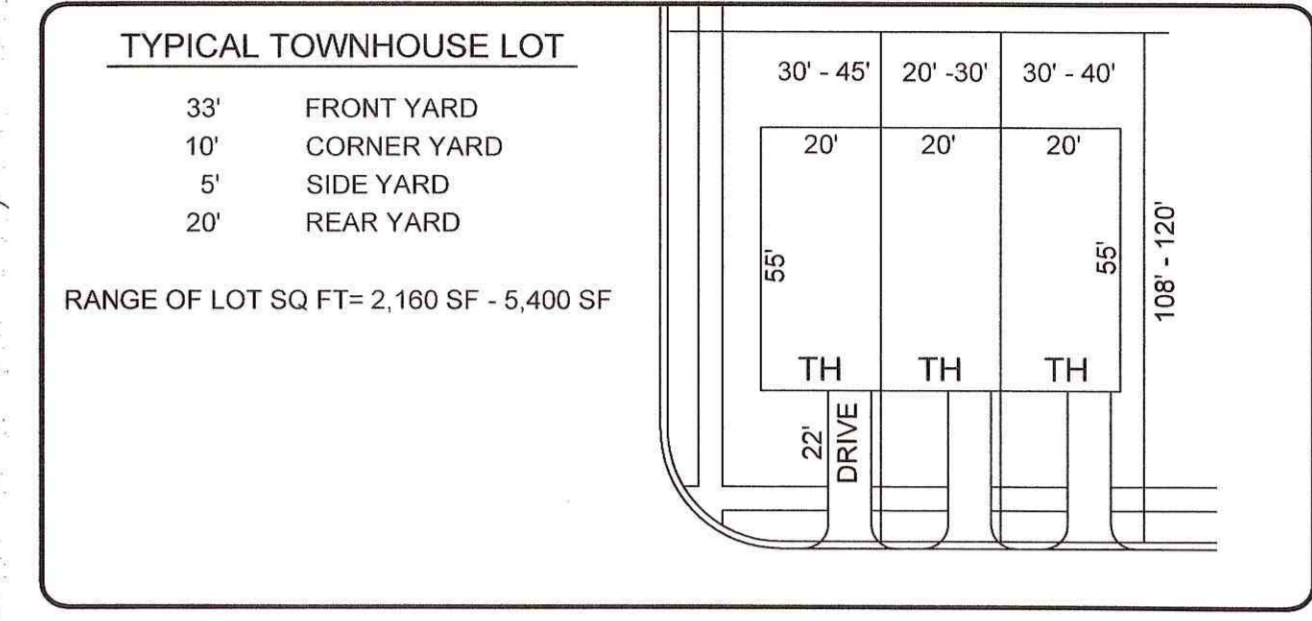
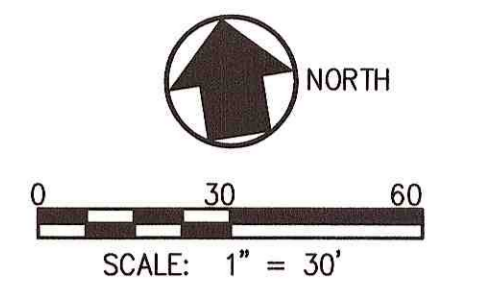


LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- COF APPROVED TEMPORARY ALL WEATHER SURFACE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED PEDESTRIAN ACCESS & PUD EASEMENT
- TREE PRESERVATION AREA
- R.O.W.
- BUILDING SETBACK LINE
- EXIST. EASEMENT LINE
- DETAIL REFERENCE (DETAIL NO./SHEET NO.)



GENERAL SITE LAYOUT NOTES:

- BOUNDARY DATA SHOWN WAS PROVIDED BY ENTERPRISE CONSTRUCTION, INC. DATED MAY 21, 2015. TOPOGRAPHIC DATA SHOWN WAS PROVIDED BY CONTINENTAL AERIAL SURVEYS, INC. DATED OCTOBER 01, 2015 AND SUPPLEMENTED BY ENTERPRISE CONSTRUCTION, INC., DATED APRIL 24, 2018. TOPOGRAPHIC DATA SHOWN FOR SECTIONS 1-8 ARE BASED ON DESIGN GRADES AS PART OF THE CITY OF FRANKLIN APPROVED CONSTRUCTION PACKAGES PREPARED BY CANNON AND CANNON, INC. SECTION 9 PLANS CURRENTLY UNDER C.O.F. REVIEW. REFER TO SHEET C4.1, ENLARGED ROW & ACCESS PLAN FOR ADDITIONAL GENERAL NOTES.
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF FRANKLIN ZONING ORDINANCE.
- PROPOSED LANDSCAPE WILL COMPLY WITH THE CITY OF FRANKLIN TREE PROTECTION ORDINANCE.

SITE DATA CHART

PROJECT NAME:	SIMMONS RIDGE PUD SUBDIVISION SITE PLAN SECTION 10
PROJECT #:	COF # 7014
SUBDIVISION:	SIMMONS RIDGE PUD, REV. 4
LOT NUMBER:	SECTION 10: LOTS 102-117, 204-223, 529
ADDRESS:	4408 SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON COUNTY
STATE:	TENNESSEE
CIVIL DISTRICT:	14th CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 89, PARCEL 37
EXISTING ZONING:	SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.60)
CHARACTER AREA:	MCO-6
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	SECTION 10: 11.54 ACRES
SQUARE FOOTAGE OF SITE:	SECTION 10: 502,688.79 S.F.
MINIMUM REQUIRED SETBACK LINES:	
SECTION 10:	
ATTACHED TOWN HOME:	
FRONT YARD:	33'
CORNER:	10'
SIDE YARD:	5'
REAR YARD:	20'
OWNER:	SIMMONS RIDGE JOINT VENTURE
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230, FRANKLIN, TN 37064
PHONE NO.:	(615) 567-4420
E-MAIL ADDRESS:	jfranks130@msn.com
CONTACT NAME:	JAY N. FRANKS
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2-STORY
LANDSCAPE SURFACE RATIO PROVIDED:	SECTION 10: 0.80 RATIO AND 9.18 AC
MINIMUM LANDSCAPE SURFACE RATIO:	0.20 RATIO AND 1.93 AC MINIMUM
INCOMPATIBLE-USE BUFFER REQUIRED:	TYPES 'C' ALONG NORTH, SOUTH AND EAST PROPERTY LINES
MINIMUM PARKING REQUIREMENT:	SECTION 10: 108
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	SECTION 10: 82
RESIDENTIAL DENSITY:	SECTION 10: 36 UNITS
TREE CANOPY:	SECTION 10: SEE SHEET L1.0
OPEN SPACE:	SECTION 10: 0 AC PROVIDED (FORMAL), 9.24 AC PROVIDED (INFORMAL)
MINERAL RIGHTS:	HELD BY OWNER
PARKLAND DEDICATION PROVIDED:	(35 x 1200) + (373 x 600) = 265,800 SF
PARKLAND DEDICATION REQUIRED:	PARKLAND DEDICATION SHALL BE PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS RD IN SECTIONS 11, 13 AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES IN LIEU.

REVISED PER COF COMMENTS	07-03-2019
REVISIONS	DATE

CANNON & CANNON INC
CONSULTING ENGINEERS - FIELD SURVEYORS

TEL 865.670.8555 | 8550 Kingston Pike
WWW.CANNON-CANNON.COM | Knoxville, TN 37919

CLIENT: **SIMMONS RIDGE JOINT VENTURE**
144 SOUTHEAST PARKWAY, SUITE 230
FRANKLIN, TENNESSEE 37064
TEL. NO. 615.567-4420

PROJECT: **SIMMONS RIDGE PUD SUBDIVISION, SITE PLAN SECTION 10**
4408 SOUTH CAROTHERS ROAD
FRANKLIN, TN 37064

ENLARGED SITE LAYOUT PLAN

CCI PROJECT NO. 01404-0004
DRAWING DATE: JUNE 10, 2019
P.L.C. WHC C.R.
DRAWN JTP

C2.1
COF #7014

