

LOCKWOOD GLEN

PUD SUBDIVISION

DEVELOPMENT PLAN REVISION 3

SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

SUBDIVISION/DEVELOPMENT: LOCKWOOD GLEN PUD SUBDIVISION
COF PROJECT NUMBER: XXXX
TAX MAP & PARCELS: MAP 89 - PARCELS 48.01, 43.01, 43.06
ADDRESS: SOUTH CAROTHERS ROAD
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 14TH

EXISTING SITE ACREAGE: 218.58 AC
PROPOSED SITE ACREAGE: 126.89 AC
EXISTING ZONING - CHARACTER OVERLAY: SD-R - McEWEN CHARACTER AREA 6
PROPOSED ZONING - SD-R (5.03)
OTHER APPLICABLE OVERLAYS: FLOODWAY FRINGE OVERLAY (FFO)
 FLOODWAY OVERLAY DISTRICT (FWO)

APPLICABLE DEVELOPMENT STANDARDS: CONVENTIONAL

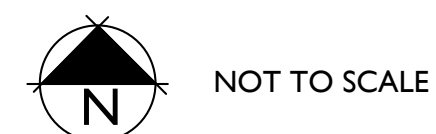
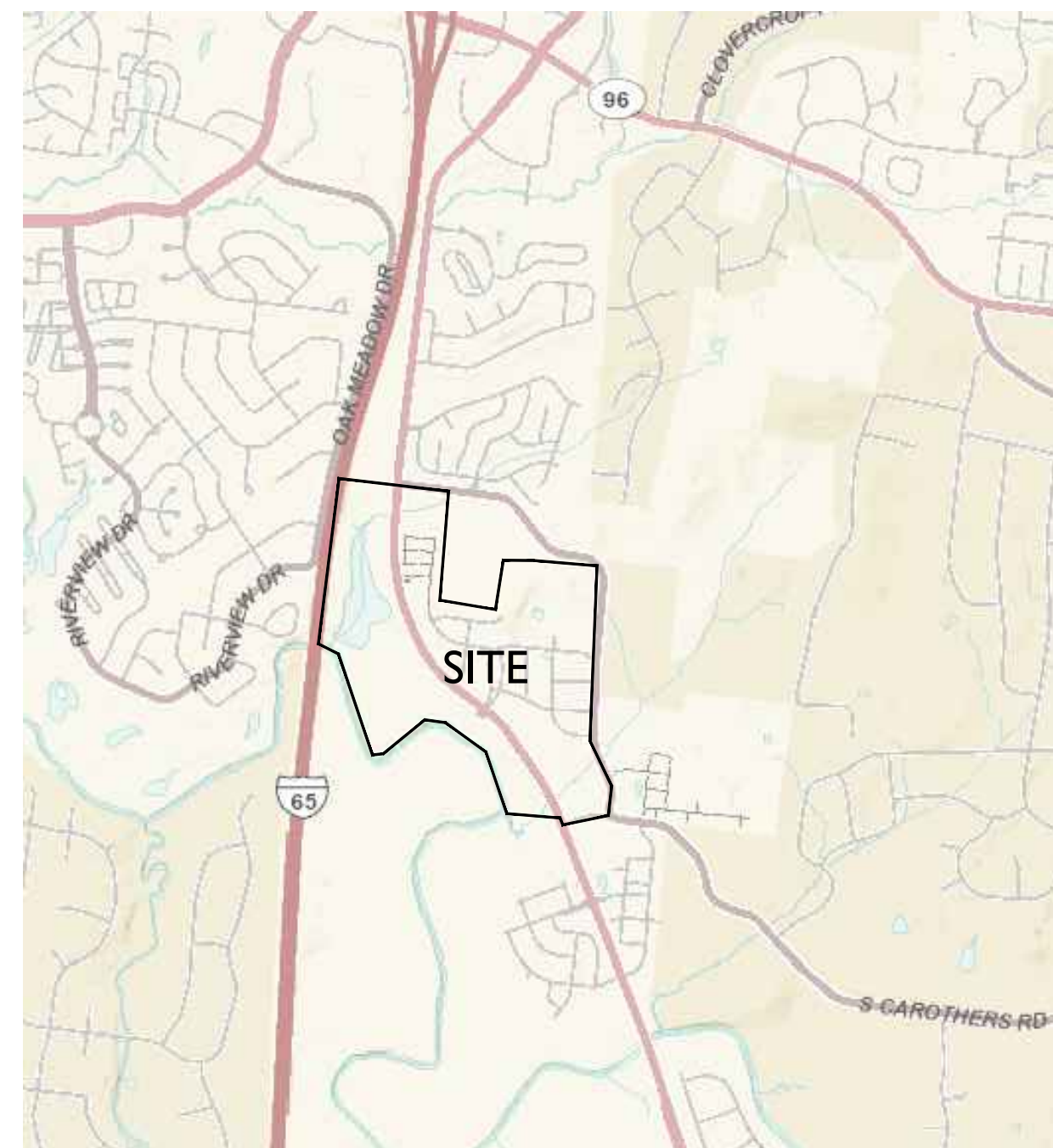
CIVIL DISTRICT: 14

APPLICANT & LANDSCAPE ARCHITECT:

GAMBLE DESIGN COLLABORATIVE
 GREG GAMBLE
 144 SOUTHEAST PARKWAY
 SUITE 200
 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

C0.1 CURRENTLY APPROVED DEVELOPMENT PLAN
 C0.4 REVISED BOUNDARY DESCRIPTION
 C1.1 ENLARGED EXISTING CONDITIONS PLAN
 C2.0 DEVELOPMENT PLAN

DEVELOPMENT SUMMARY

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

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

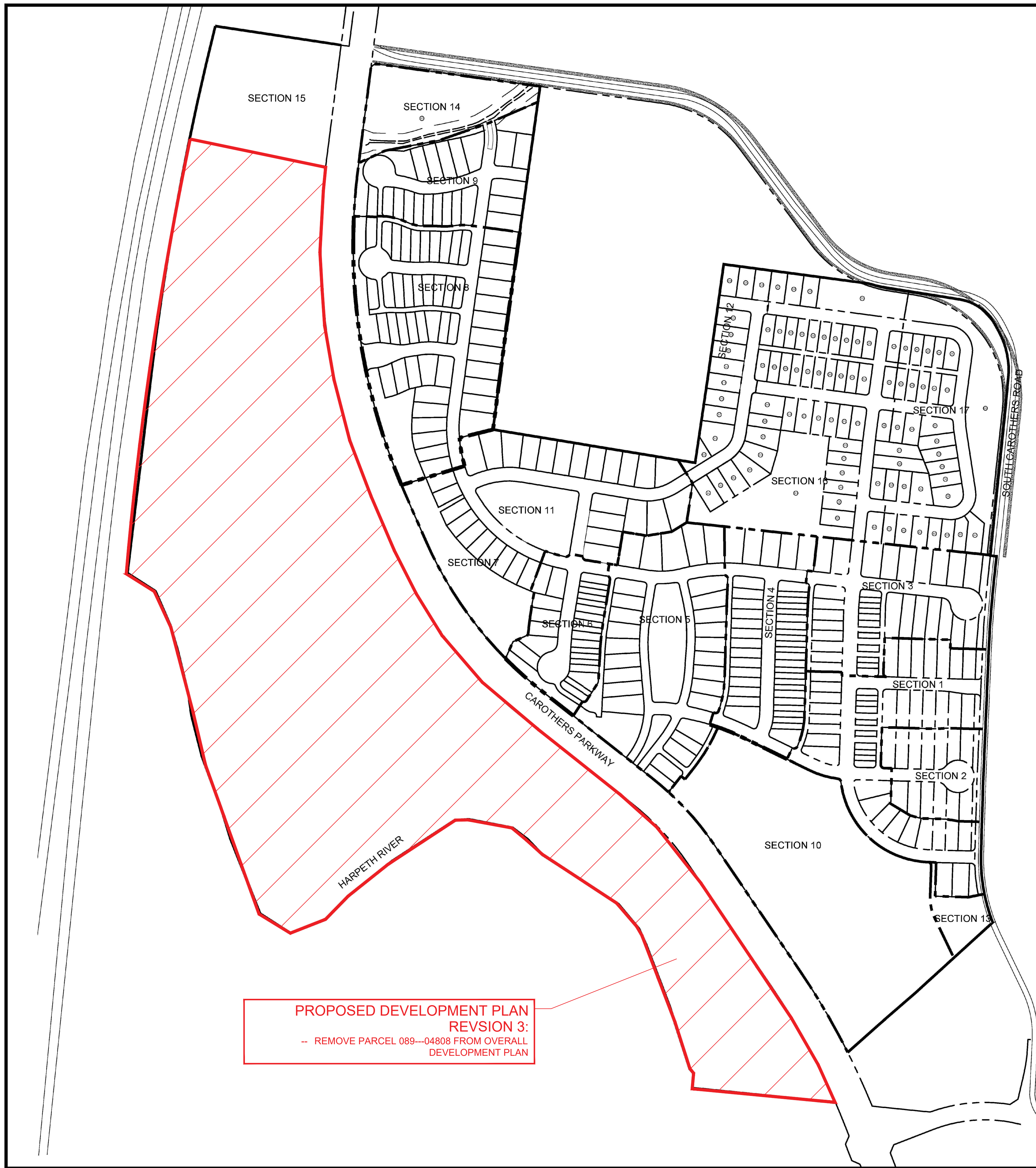
LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 2 COF# 6676
 APPROVED JULY 2018:
 SECTION 12 - 11 RESIDENTIAL LOTS (PREVIOUSLY 79 RESIDENTIAL LOTS)
 SECTION 13 - 0 RESIDENTIAL LOTS (PREVIOUSLY 2 RESIDENTIAL LOTS)
 SECTION 14 - 1 RESIDENTIAL LOTS (PREVIOUSLY 6 RESIDENTIAL LOTS)
 SECTION 15 - 16 UNITS (NO CHANGE; 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)

LOCKWOOD GLEN DEVELOPMENT PLAN REVISION 3 COF#
 PROPOSED CHANGES:
 REMOVAL OF PARCEL 089--04808 FROM OVERALL DEVELOPMENT PLAN
 NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS



PRE-APPLICATION SUBMITTAL: 08.24.1018
 INITIAL SUBMITTAL: 09.10.2018
 RESUBMITTAL: 08.04.2018
 ONE STOP SUBMITTAL:
 ONE STOP SUBMITTAL:
 COF# 6822



**PROPOSED DEVELOPMENT PLAN
REVISION 3:**
-- REMOVE PARCEL 089--04808 FROM OVERALL
DEVELOPMENT PLAN

**CURRENT APPROVED DEVELOPMENT PLAN REVISION 2 - NTS
FOR REFERENCE ONLY**



**LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2**
FRANKLIN, Williamson County, Tennessee



Revision Date
△ _____
△ _____
△ _____
△ _____

WORKING
CONCEPT
PLAN
C0.2
COF#6676



**LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3**
Franklin, Williamson County, Tennessee



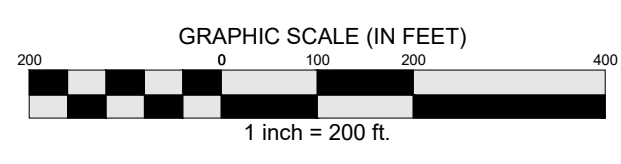
Revision Date
△ _____
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△ _____

APPROVED
DEVELOPMENT
PLAN
C0.1
COF#6822

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S7° 57' 01"W	1007.65	L14	S1° 41' 23"W	295.29
L2	S7° 26' 55"W	387.69	L15	S47° 37' 03"W	418.85
L3	S80° 41' 16"E	824.24	L16	S49° 03' 53"W	196.32
L4	N8° 26' 26"E	343.04	L17	S48° 22' 44"W	166.16
L5	N8° 01' 21"E	462.57	L18	N34° 11' 58"W	605.91
L6	S82° 24' 09"E	586.85	L19	N51° 51' 54"W	556.69
L7	S80° 56' 29"E	304.54	L20	N23° 42' 09"W	205.98
L8	S28° 37' 07"E	33.26	L21	N7° 15' 10"E	398.89
L9	S5° 13' 31"W	132.33	L22	S82° 43' 15"E	118.21
L10	S5° 53' 01"W	586.17	L23	N83° 35' 45"E	1.59
L11	S83° 46' 25"E	25.00	L24	S82° 20' 54"E	538.31
L12	S6° 04' 28"W	110.27	L25	S81° 25' 13"E	101.09
L13	S2° 27' 07"W	542.39	L26	S81° 25' 10"E	395.54

Line #	Direction	Length
L27	S81° 26' 41"E	13.87
L28	S7° 15' 10"W	480.46
L29	N81° 30' 44"W	561.90

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.85	432.00	8.87	S76° 30' 31"E	66.78
C2	178.08	195.00	52.32	S54° 46' 48"E	171.95
C3	191.97	325.00	33.84	S11° 41' 48"E	189.19
C4	249.92	3953.11	3.62	S04°15'48"W	249.88
C5	278.91	700.00	22.83	S9° 43' 29"E	277.06
C6	382.49	2929.79	7.48	N30° 27' 34"W	382.21
C7	373.35	1210.92	17.67	N43° 01' 56"W	371.87
C8	772.69	1572.02	28.16	N37° 47' 01"W	764.93
C9	1340.67	2481.48	30.96	N8° 13' 30"W	1324.42
C10	39.27	25.00	90.44	N52° 15' 10"E	35.36
C11	57.63	2611.48	1.26	S6° 38' 54"W	57.63
C12	540.23	11309.60	2.74	N12° 38' 55"E	540.18



LOCKWOOD DEVELOPMENT LESS CAROTHERS PARKWAY

PROPERTY DESCRIPTION

TRACT ONE

Land situated in the 9th and 14th Civil Districts of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood of record in Deed book 1777, Page 759, and Deed book 1777, Page 761 and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison of record in Deed book 656, Page 650 in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN), and being more particularly described as follows.

Beginning at an existing iron rod on the southerly margin of South Carothers Road said iron rod being the northwest corner of the James C. and Gail H. Alligood property as of record in Deed book 1202, Page 845 R.O.W.C., TN and the northeast corner of the herein described property; Thence leaving said margin and along the westerly line of said Alligood S07°-57'-01"W for a distance of 1007.65 feet to an iron rod (old); Thence S07°-26'-55"W for a distance of 387.69 feet to an iron rod (old) at the southwest corner of said Alligood; Thence along the south line of Alligood S80°-41'-16"E for a distance of 824.24 feet to an iron rod (old) at the southeast corner of the Wilson Dudley Davis property as of record in Deed book 435, Page 126, R.O.W.C., TN; Thence along Davis' easterly line N08°-26'-26"E for a distance of 343.04 feet to an iron rod (old) at the southeast corner of the Collie Strain and Jessica Strain property as of record in Deed book 5632, Page 184, R.O.W.C., TN; Thence leaving said Davis and along the easterly line of Strain N08°-01'-21"E for a distance of 462.57 feet to an iron rod (old) at the southwest corner of the Robert and Nicole Russell property as of record in Deed book 6264, Page 672, R.O.W.C., TN; Thence leaving Strain and along the southerly line of Russell S82°-24'-09"E for a distance of 586.85 feet to an iron rod (old) in the southerly margin of South Carothers Road; Thence along said margin for the next (7) calls, with a curve to the left having an arc length of 66.85 feet, a radius of 432.00 feet a chord bearing and distance of S76°-30'-31"E, 66.78 feet; Thence S80°-56'-29"E for a distance of 304.54 feet; Thence with a curve to the right having an arc length of 178.08 feet, a radius of 195.00 feet, a chord bearing and distance of S54°-46'-48"E, 171.95 feet; Thence S28°-37'-07"E, 33.26 feet; Thence with a curve to the right having an arc length of 191.97 feet, a radius of 325.00 feet, a chord bearing and distance of S11°-41'-48"E, 189.19 feet; Thence S05°-13'-31"W for a distance of 132.33 feet; Thence S05°-53'-01"W for a distance of 586.17 feet to an iron rod (old) being the northeast of Lot 103 of Lockwood Glen PUD Subdivision Section 3 as of record in Plat Book 60, Page 33, R.O.W.C., TN; Thence leaving said margin and Lot 103 S83°-46'-25"E for a distance of 25.00 feet to the centerline of said South Carothers Road; Thence along said centerline the next (5) calls, S06°-04'-28"W for a distance of 110.27 feet; Thence with a curve to the left having an arc length of 249.92 feet, a radius of 3953.11 feet, a chord bearing and distance of S04°-15'-48"W, 249.88 feet; Thence S02°-27'-07"W for a distance of 542.39 feet; Thence S01°-41'-23"W for a distance of 295.29 feet; Thence with a curve to the left having an arc length of 278.91 feet, a radius of 700.00 feet, a chord bearing and distance of S09°-43'-29"E, 277.06 feet; Thence leaving said centerline S47°-37'-03"W for a distance of 418.85 feet; Thence S49°-03'-53"W for a distance of 196.32 feet; Thence S48°-22'-44"W for a distance of 166.16 feet to the northeasterly margin of Carothers Parkway; Thence along said margin with a curve to the left having an arc length of 382.49 feet, a radius of 2929.79 feet, a chord bearing and distance of N30°-27'-34"W, 382.21 feet; Thence N34°-11'-58"W for a distance of 605.91 feet; Thence continuing along said margin with a curve to the left having an arc length of 373.35 feet, a radius of 1210.92 feet, a chord bearing and distance of N43°-01'-56"W, 371.87 feet; Thence N51°-51'-54"W for a distance of 556.69 feet; Thence continuing along said margin with a curve to the right having an arc length of 772.69 feet, a radius of 1572.02 feet, a chord bearing and distance of N37°-47'-01"W, 764.93 feet; Thence N23°-42'-09"W for a distance of 205.98 feet; Thence continuing along said margin with a curve to the right having an arc length of 1340.67 feet, a radius of 2481.48 feet, a chord bearing and distance of N08°-13'-30"W, 1324.42 feet; Thence N07°-15'-10"E for a distance of 398.89 feet; Thence continuing along said margin with a curve to the right having an arc length of 39.27, a radius of 25.00 feet, a chord bearing and distance of N52°-15'-10"E, 35.36 feet to the south margin of the aforementioned South Carothers Road; Thence along said margin S82°-43'-15"E for a distance of 118.21 feet; Thence N83°-35'-45"E for a distance of 1.59 feet; Thence S82°-20'-54"E for a distance of 538.31 feet to the point of beginning.

Containing: 120.29 Acres +/-

PROPERTY DESCRIPTION

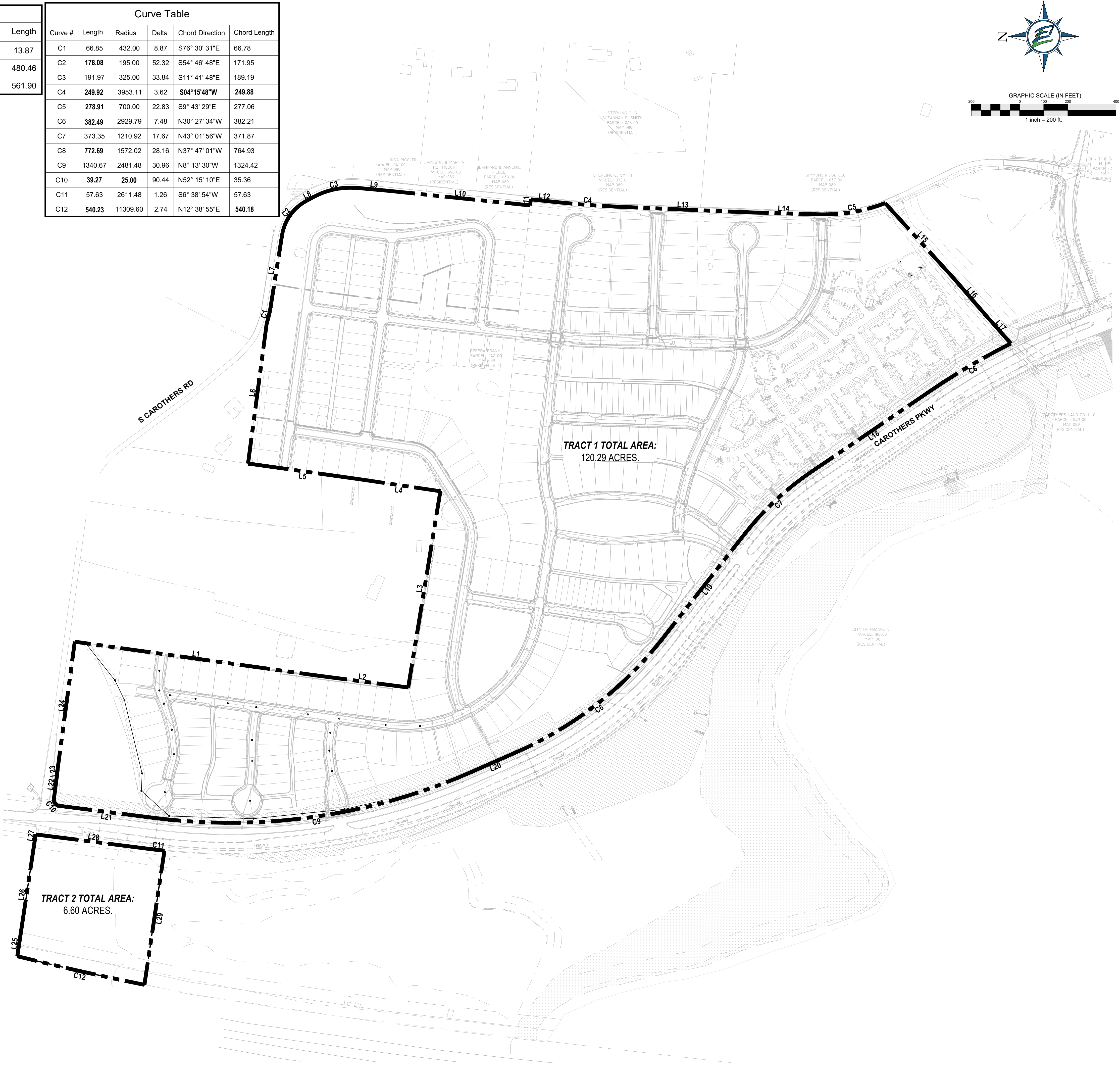
LOCKWOOD DEVELOPMENT

TRACT TWO

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.00 and Part of Parcel 48.01. Said property being bounded on the north by Nicklos R. Shelton, on the east by Carothers Parkway, on the south the City of Franklin, on the west by Interstate 65 and being more particularly described as follows,

Beginning at a Concrete Monument (old) on the easterly right-of-way of Interstate 65, being the southwest corner of the property conveyed to Nickolas R. Shelton as of record in Deed Book 4004, Page 188, R.O.W.C., TN., and the northwest corner of the property herein described; Thence along the southerly line of said Shelton as S81°-25'-13"E for a distance of 101.09 feet to an existing iron rod; Thence continuing with the southerly boundary of said Shelton property the following calls S81°-25'-10"E for a distance of 395.54 feet to an existing iron rod; Thence S81°-26'-41"E for a distance of 13.87 feet to an existing concrete monument on the westerly right-of-way of Carothers Parkway; Thence along said right-of-way S07°-15'-10"W for a distance of 480.46 feet to an existing iron rod; Thence continuing along said right-of-way with a curve to the left having an arc length of 57.63 feet, a radius of 2611.48 feet, a chord bearing and distance of S06°-38'-54"W, 57.63 feet to an existing iron rod at the northeast corner of the City of Franklin property as of record in Deed Book 7268, Page 403, R.O.W.C., TN.; Thence leaving said right-of-way and along said City of Franklin's north line N81°-30'-44"W for a distance of 561.90 feet to the easterly right-of-way of the aforementioned Interstate 65; Thence leaving said City of Franklin property and along said easterly right-of-way of Interstate 65 with a curve to the right having an arc length of 540.23 feet, a radius of 11,309.60 feet, a chord bearing and distance of N12°-38'-55"E, 540.18 feet to the point of beginning.

Containing: 6.60 Acres +/-



TRACT 1 TOTAL AREA:
120.29 ACRES.

TRACT 2 TOTAL AREA:
6.60 ACRES.

Filename: W:\17-11-1104 Lockwood Glen Section 12\3_CAD\Production\Development_Plan\Revision_3\Dev_Plan_Rev_3_C-04_Revision_Boundary_Description.dwg
 Plotted: Thursday, September 27, 2018 - 2:57 pm
 By: cloy

GDC
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 3**
MAP 89, PARCELS 43.01 & 43.06
CITY OF FRANKLIN PROJECT NO. 6822
FRANKLIN, TENNESSEE

Rev.	Date	Revision Description
1	9/27/18	Removed Carothers Pkwy ROW



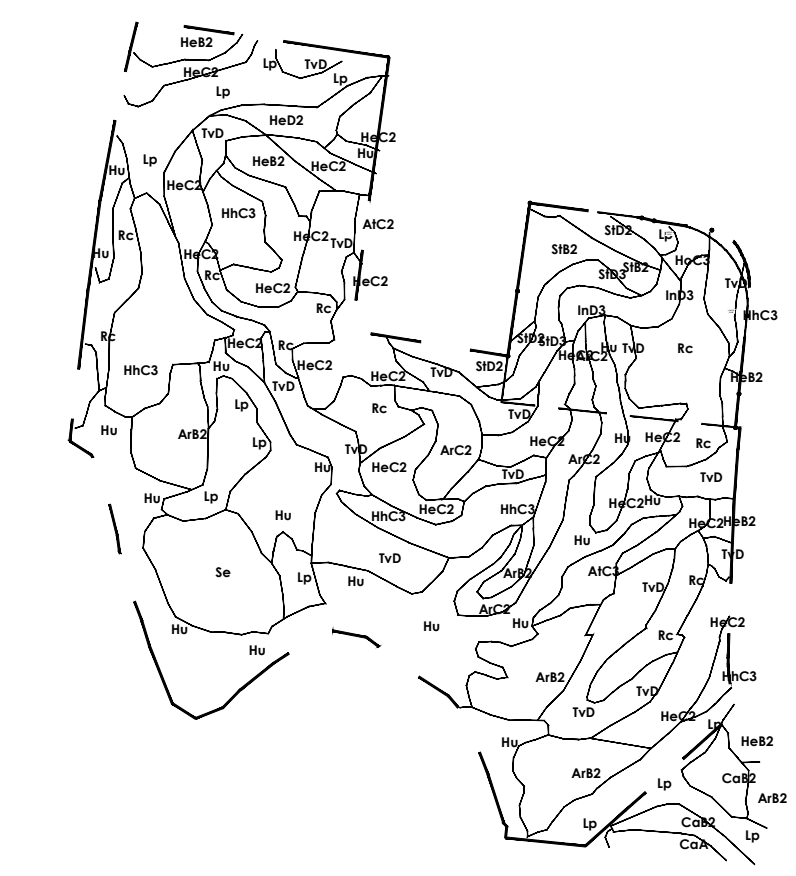
Issue Date: 10 Sept 2018
 ELI Project No: 14-11-1102.4
 Drafted By: RDP
 Checked By: LCW
 Sheet Title:

**REVISED
BOUNDARY
DESCRIPTION**

Sheet No.
C 0.4



SOILS MAP



SOILS LEGEND

- AR2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded
- AR3 Armour Silt Loam, 5 to 12 Percent Slopes, Eroded
- AR4 Armour Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
- CaA Captina Silt Loam, Phosphatic, 0 to 2 Percent Slopes
- CaB2 Captina 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
- HhC3 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 Sequenton Loam, Phosphatic
- SIB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded
- SIC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded
- SID2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded
- SID3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
- TvD Talbot Very Rocky Soils, 2 to 15 Percent Slopes

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.)	
EXISTING ACREAGE OF SITE	218.58 ACRES
EXISTING TREE CANOPY	+/- 10.32 ACRES

LEGEND

EXISTING TREE CANOPY

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

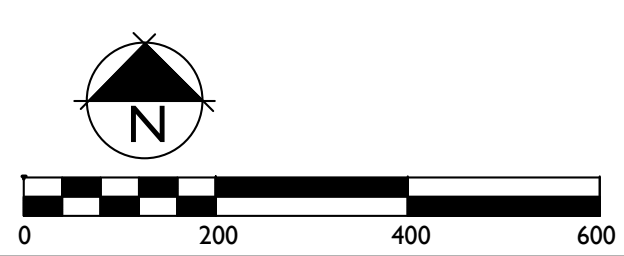
TREE CANOPY DATA

EXISTING TREE CANOPY: 449,739 SF - 10.32 AC

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

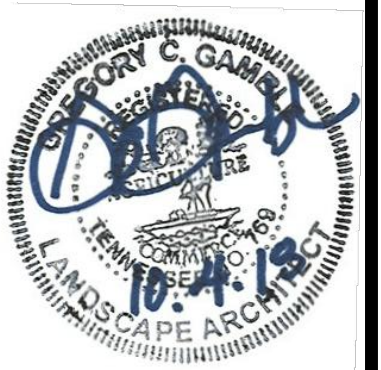
EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER



**LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 3**

FRNAKLIN, Williamson County, Tennessee



Revision Date

△	_____
△	_____
△	_____
△	_____

EXISTING CONDITIONS

C1.1
COF#6822



Revision Date
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DEVELOPMENT
 PLAN

C2.0

COF#6822

SITE DATA (DEVELOPMENT PLAN REVISION 3)

SITE DATA:
 SUBDIVISION / DEVELOPMENT: LOCKWOOD GLEN PUD SUBDIVISION REVISION #3
 EXISTING ZONING / CHARACTER AREA OVERLAY: SD-R / MCEWEN AREA 6
 PROPOSED ZONING: SD-R (5.0)
 OTHER APPLICABLE OVERLAYS: FLOODWAY FRINGE OVERLAY (FFO)
 FLOODWAY OVERLAY DISTRICT (FWO)
 DEVELOPMENT STANDARD: CONVENTIONAL
 EXISTING SITE ACREAGE: 218.58 AC
 PROPOSED SITE ACREAGE: 126.89 AC
 EXISTING TREE CANOPY: 10.32 AC (8% OF SITE)

REVISED SITE DATA:
 LOCKWOOD GLEN RESIDENTIAL AREA: 126.89 AC
 TOTAL PERMITTED UNITS (NO CHANGE): 638 UNITS
 PROPOSED SITE DENSITY: 5.03 DUA
 TOTAL UNITS PREVIOUSLY SUBMITTED (NO CHANGE): 532 UNITS
 CURRENT REMAINING PERMITTED UNITS (NO CHANGE): 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	16
16	50
17	28

TOTAL PROPOSED SITE AREA: 126.89 AC
 TOTAL OPEN SPACE REQUIRED (15%): 19.04 AC
 TOTAL OPEN SPACE PROVIDED: 20.76 AC (16.4%)

*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). PARCEL 089-04808 WAS NOT INCLUDED IN OPEN SPACE CALCULATIONS FOR PREVIOUSLY APPROVED DEVELOPMENT PLANS.

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 REQUIRRED 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:

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

PREVIOUS REVISIONS

SITE DATA (DEVELOPMENT PLAN REVISION 2)

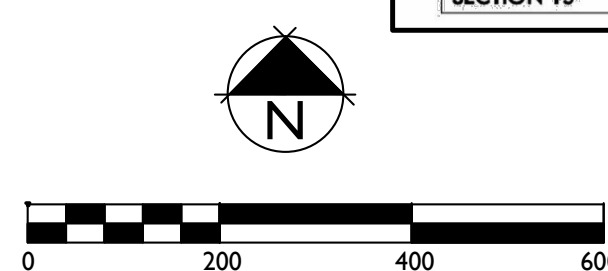
SITE DATA:
 SUBDIVISION / DEVELOPMENT: LOCKWOOD GLEN PUD SUBDIVISION REVISION #2
 EXISTING ZONING / CHARACTER AREA OVERLAY: SD-R / MCEWEN AREA 6
 OTHER APPLICABLE OVERLAYS: FLOODWAY FRINGE OVERLAY (FFO)
 FLOODWAY OVERLAY DISTRICT (FWO)
 DEVELOPMENT STANDARD: CONVENTIONAL
 SITE ACREAGE (THIS SITE ONLY): +/- 39.23 AC
 EXISTING TREE CANOPY* (THIS SECTION ONLY): +/- 9.48 AC (25% OF SITE)

REVISED SITE DATA:
 LOCKWOOD GLEN RESIDENTIAL AREA (DOES NOT CHANGE): 218.58 AC
 TOTAL PERMITTED UNITS (NO CHANGE): 638 UNITS
 PROPOSED SITE DENSITY (NO CHANGE): 2.92 DUA
 TOTAL UNITS PREVIOUSLY SUBMITTED (NO CHANGE): 532 UNITS
 CURRENT REMAINING PERMITTED UNITS (NO CHANGE): 106 UNITS

PROPOSED UNITS:
 PHASE 12 PREVIOUSLY APPROVED UNITS: 79 UNITS
 + SECTION 12 PROPOSED UNITS: 11 UNITS
 SECTION 13: PREVIOUSLY APPROVED UNITS: 2 UNITS
 + SECTION 13 PROPOSED UNITS: 0 UNITS
 SECTION 14: PREVIOUSLY APPROVED UNITS: 6 UNITS
 + PHASE 14 PROPOSED UNITS: 1 UNITS
 + PHASE 15 (NO CHANGE): 16 UNITS
 + SECTION 16 (NEW SECTION): 50 UNITS
 + SECTION 17 (NEW SECTION): 28 UNITS
 + TOTAL PROPOSED UNITS: 106 UNITS
 PROPOSED REMAINING PERMITTED UNITS: 0 UNITS

LOCKWOOD GLEN - RESIDENTIAL LAND USE DATA - DEVELOPMENT PLAN REVISION #1

DEVELOPMENT	SITE PLAN SUBMITTED	APPROVAL DATE	PREVIOUS PR ZONED ACRES	TOTAL SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED DWELLING UNITS	TOTAL DWELLING UNITS PER PUD REVISION 04/11/16	APPROVED REMAINING ACRES	TOTAL REMAINING SD-R ZONED ACRES PER PUD REVISION 04/11/16	APPROVED REMAINING DWELLINGS	TOTAL REMAINING DWELLING UNITS PER PUD REVISION 04/11/16
CONCEPT PLAN	N/A	SEPT. 2008	**220.90	**** 218.58	624	638 (+14)	**220.90	**** 218.58	624	638 (+14)
SECTION 1	X	MAY 2013	**9.80	**9.80	46	211.10	208.78	208.78	578	592
SECTION 2	X	MAY 2013	3.00	3.00	13	208.1	205.78	205.78	565	579
SECTION 3	X	MAY 2013	7.20	7.20	38	200.9	198.58	198.58	527	541
SECTION 4	X	APRIL 2014	6.59	6.59	44	194.31	191.99	191.99	483	497
SECTION 5	X	APRIL 2014	10.56	10.56	27	183.75	181.43	181.43	456	470
SECTION 6	X	APRIL 2014	4.03	4.03	26	179.72	177.40	177.40	430	444
SECTION 7	X	APRIL 2014	12.62	12.62	28	167.1	164.78	164.78	402	416
SECTION 8	X	JAN. 2016	12.35	12.35	50	154.75	152.43	152.43	352	366
SECTION 9	X	FEB 2016	5.63	5.63	21	149.12	146.80	146.80	331	345
SECTION 10	X	JULY 2016	15.56	15.56	239	133.56	131.24	131.24	92	106
SECTION 11	X	JUNE 2016	1.88	1.88	0	***133.56	***131.24	***131.24	92	106
SECTION 12			27.90	32.93	51	79	105.66	98.31	41	27
SECTION 13			8.36	****1.01	10	2	97.30	97.30	41	25
SECTION 14			3.81	3.81	6	6	93.49	93.49	25	19
SECTION 15			4.41	4.41	16	16	89.08	89.08	9	3



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



PROPOSED DEVELOPMENT PLAN REVISION 3:
 -- REMOVE PARCEL 089-04808 FROM OVERALL DEVELOPMENT PLAN