

# Carothers Chase

## A Planned Unit Development Subdivision

### Development Plan

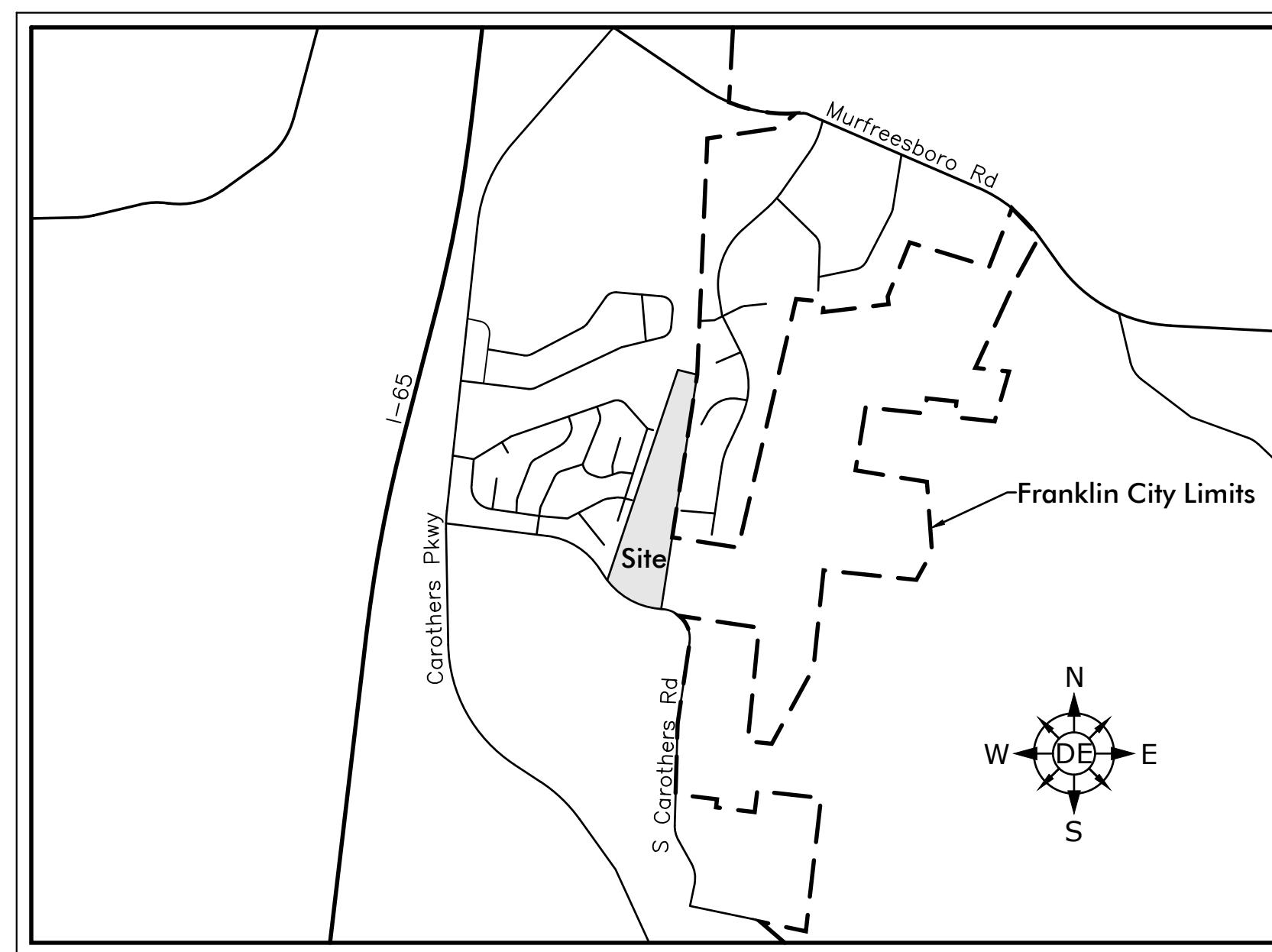
Being Parcel 30 & 30.01 on Tax Map 89  
 4338 & 4340 South Carothers Road  
 Franklin, Williamson County, Tennessee  
 COF Project #6773

Revisions:  
 3/29/19-Removed Trail Behind  
 Lots 22-25, Added Open  
 Space Behind Lots 43 & 44,  
 Added Landscape Screening  
 Along Lots 42 & 45

Drawing Notes:  
 COF Project #6773  
 (Development Plan)  
 COF Project #6772  
 (Rezoning Request)

Date: March 29, 2019

Site Data	
PROJECT NAME:	Carothers Chase
PROJECT #	6773 (Development Plan) & 6772 (Rezoning Request)
SUBDIVISION:	4338 & 4340 South Carothers Road
LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
CITY:	Franklin
COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
YARD FRONTING ON STREET:	15 Feet
SIDE YARD:	5 Feet & 15 Feet at Corner
REAR YARD:	10 Feet
DEVELOPER:	Sunnybrook Investment Company, LLC
ADDRESS:	1724 Boxwood Dr. Nashville, TN. 37211
PHONE NUMBER:	(615) 579-0234
EMAIL ADDRESS:	j-boz@live.com
CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr Nashville 37204
PHONE NUMBER:	(615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	"Fees in Lieu" at Final Plat
OPEN SPACE:	Not Applicable



Vicinity Map  
 NTS

**OWNER**  
 GREG GLASS  
 4338 SOUTH CAROTHERS ROAD  
 FRANKLIN, TENNESSEE 37064  
 CONTACT: GREG GLASS  
 EMAIL: GGLASS@MAC.COM

**DEVELOPER**  
 SUNNYBROOK INVESTMENT COMPANY, LLC  
 1724 BOXWOOD DR.  
 NASHVILLE, TN. 37211  
 CONTACT: JEREMY BOCZULAK  
 PHONE: (615) 579-0234  
 EMAIL: J-BOZ@LIVE.COM

**CIVIL ENGINEER**  
 DEWEY ENGINEERING  
 2925 BERRY HILL DRIVE  
 NASHVILLE, TENNESSEE 37204  
 CONTACT: MICHAEL DEWEY, PE  
 PHONE: (615) 401-9956  
 EMAIL: MDEWEY@DEWEY-ENGINEERING.COM

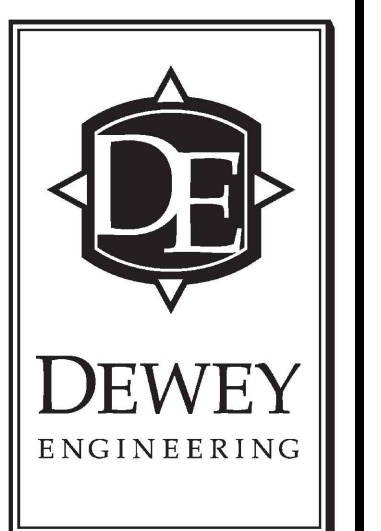
**LANDSCAPE ARCHITECT**  
 CUMBERLAND LANDESIGN INC.  
 104 LEEWARD POINT  
 HENDERSONVILLE, TN 37075  
 CONTACT: BRIAN WRAY  
 PHONE: (615) 333-4636  
 EMAIL: CUMBERLANDESIGN@BELLSOUTH.NET

**FLOODNOTE**  
 THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA  
 AS INDICATED BY ZONE 'X' ON FEMA MAP NUMBER 47187C0214G.  
 DATED: DECEMBER 22, 2016.

Sheet Schedule		
1	C0.0	Cover Sheet
2	C1.0	Overall Existing Conditions Plan
3	C1.1	Overall Tree Preservation Plan
4	C2.0	Overall Development Plan
5	C3.0	Overall Grading and Drainage Plan
6	C4.0	Overall ROW & Access Plan
7	C5.0	Overall Utility Plan
8	C5.1	Offsite Utility Plan
9	L1.0	Overall Landscape Plan
10	L1.1	Buffer Averaging Plan

**Modification of Standards Request:**  
 1. Cul-de-sac Centerline Grade. The Applicant Requests a Modification of the Transportation & Street Technical Standards 2.3.9 (1) Which Requires the Centerline Grade in the Bulb of a Cul-de-sac Shall not Exceed Five (5.0) Percent. The Temporary Cul-de-sac is at Ten (10) Percent Grade Through the Centerline.

Carothers Chase  
 Development Plan  
 Being Parcel 30 & 30.01 on Tax Map 89  
 Franklin, Williamson County, Tennessee

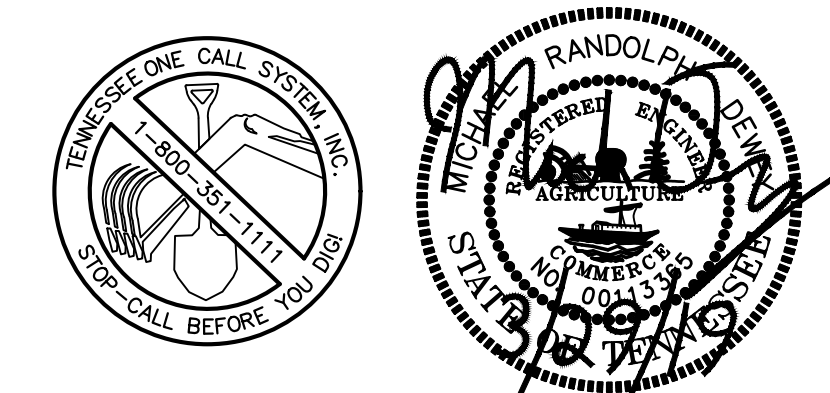


Cover Sheet

Job No. 17048

**C0.0**

1 of 10



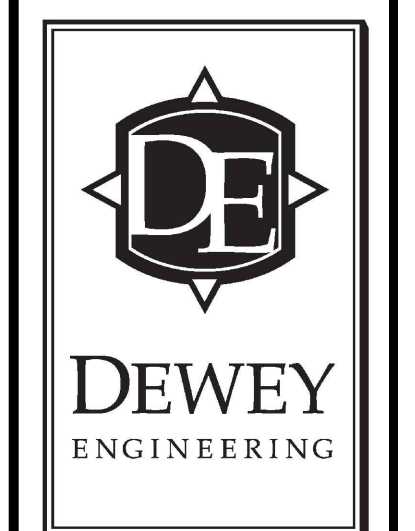


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3/29/19-Removed Trail Behind  
Lots 22-25, Added Open  
Space Behind Lots 43 & 44.  
Added Landscape Screening  
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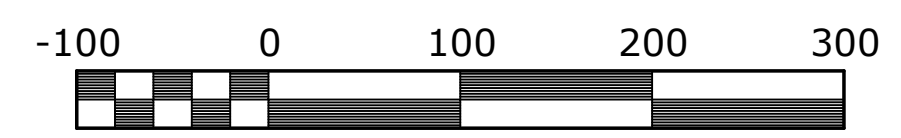
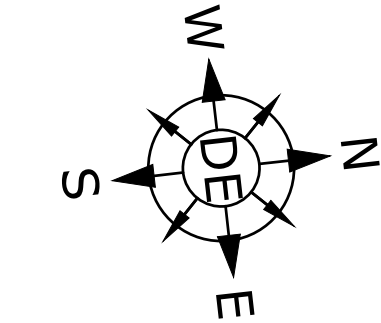


Overall  
Existing  
Conditions  
Plan

Job No. 17048

**C1.0**

2 of 10



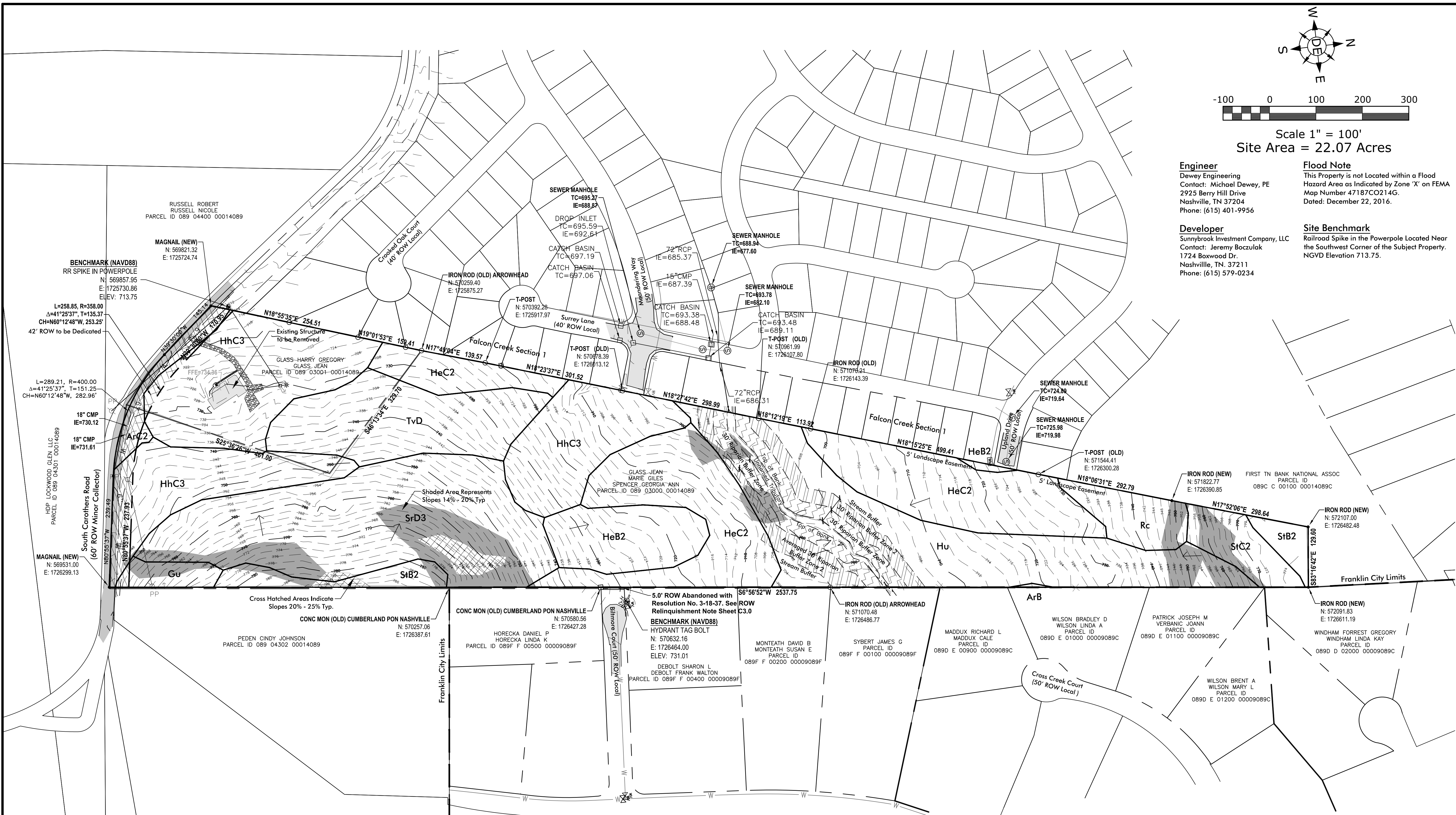
Scale 1" = 100'  
Site Area = 22.07 Acres

**Engineer**  
Dewey Engineering  
Contact: Michael Dewey, PE  
2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: (615) 401-9956

**Developer**  
Sunnybrook Investment Company, LLC  
Contact: Jeremy Boczulak  
1724 Boxwood Dr.  
Nashville, TN 37211  
Phone: (615) 579-0234

**Flood Note**  
This Property is not Located within a Flood  
Hazard Area as Indicated by Zone 'X' on FEMA  
Map Number 47187CO214G.  
Dated: December 22, 2016.

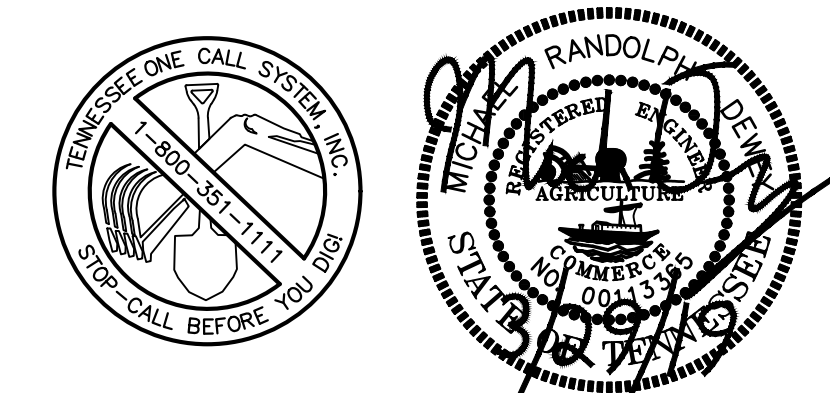
**Site Benchmark**  
Railroad Spike in the Powerpole Located Near  
the Southwest Corner of the Subject Property.  
NGVD Elevation 713.75.



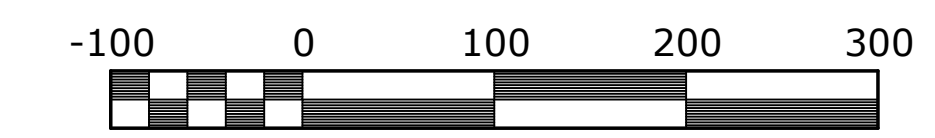
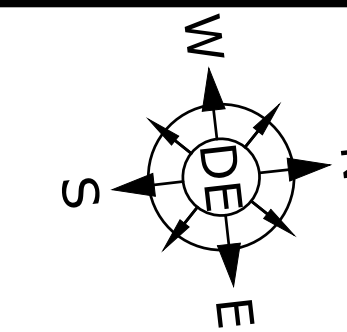
**Legal Description of Property to be Rezoned:**  
Commencing at a Point Along the North Right-of-Way of South Carothers Road, the Same Point Being at the Southeast Corner of the Property of Jean Glass & Georgia Spencer of Tax Map 89 Parcel 30: said Point being the Point of Beginning.  
Thence, N 80° 55' 37" W for a distance of 239.49 feet to the beginning of a curve,  
Said curve turning to the right through an angle of 41° 25' 37", having a radius of 400.00 feet, and whose long chord bears N 60° 12' 48" W for a distance of 282.96 feet.  
Thence, N 39° 30' 00" W for a distance of 145.14 feet to a point on a line.  
Thence, N 18° 55' 35" E for a distance of 303.81 feet to a point on a line.  
Thence, N 19° 01' 53" E for a distance of 159.41 feet to a point on a line.  
Thence, N 17° 49' 04" E for a distance of 139.57 feet to a point on a line.  
Thence, N 18° 23' 37" E for a distance of 301.52 feet to a point on a line.  
Thence, N 18° 27' 42" E for a distance of 298.99 feet to a point on a line.  
Thence, N 18° 12' 19" E for a distance of 113.92 feet to a point on a line.  
Thence, N 18° 15' 25" E for a distance of 499.41 feet to a point on a line.  
Thence, N 18° 06' 31" E for a distance of 292.79 feet to a point on a line.  
Thence, N 17° 52' 06" E for a distance of 298.64 feet to a point on a line.  
Thence, S 83° 16' 42" E for a distance of 129.60 feet to a point on a line.  
Thence S 06° 56' 52" W a Distance of 2579.78 feet to the Point of Beginning

Existing Conditions Sheet Shows Field  
Run Survey Data Provided by Clint  
Elliott Surveying Dated 7/23/2015.

**Note:**  
No Mineral Rights are Held by  
Parties Outside of the Owner.







Scale 1" = 100'  
Site Area = 22.07 Acres

**Engineer**  
Dewey Engineering  
Contact: Michael Dewey, PE  
2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: (615) 401-9956

**Flood Note**  
This Property is not Located within a Flood Hazard Area as Indicated by Zone 'X' on FEMA Map Number 47187C0214G.  
Dated: December 22, 2016.

**Developer**  
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Contact: Jeremy Boczulak  
1724 Boxwood Dr.  
Nashville, TN. 37211  
Phone: (615) 579-0234

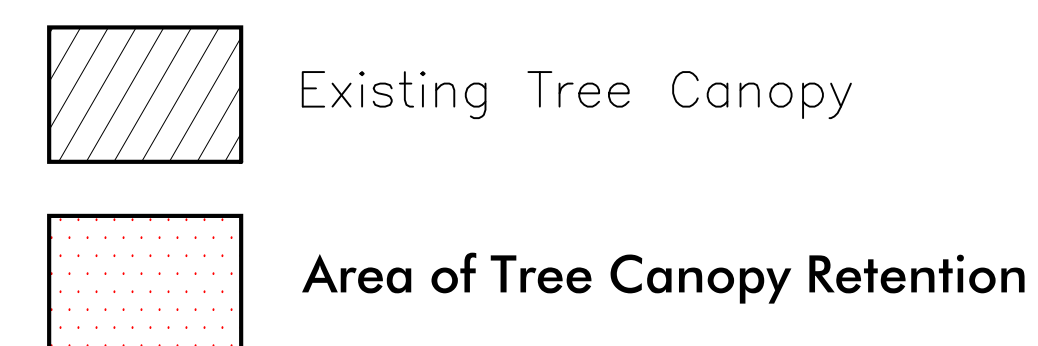
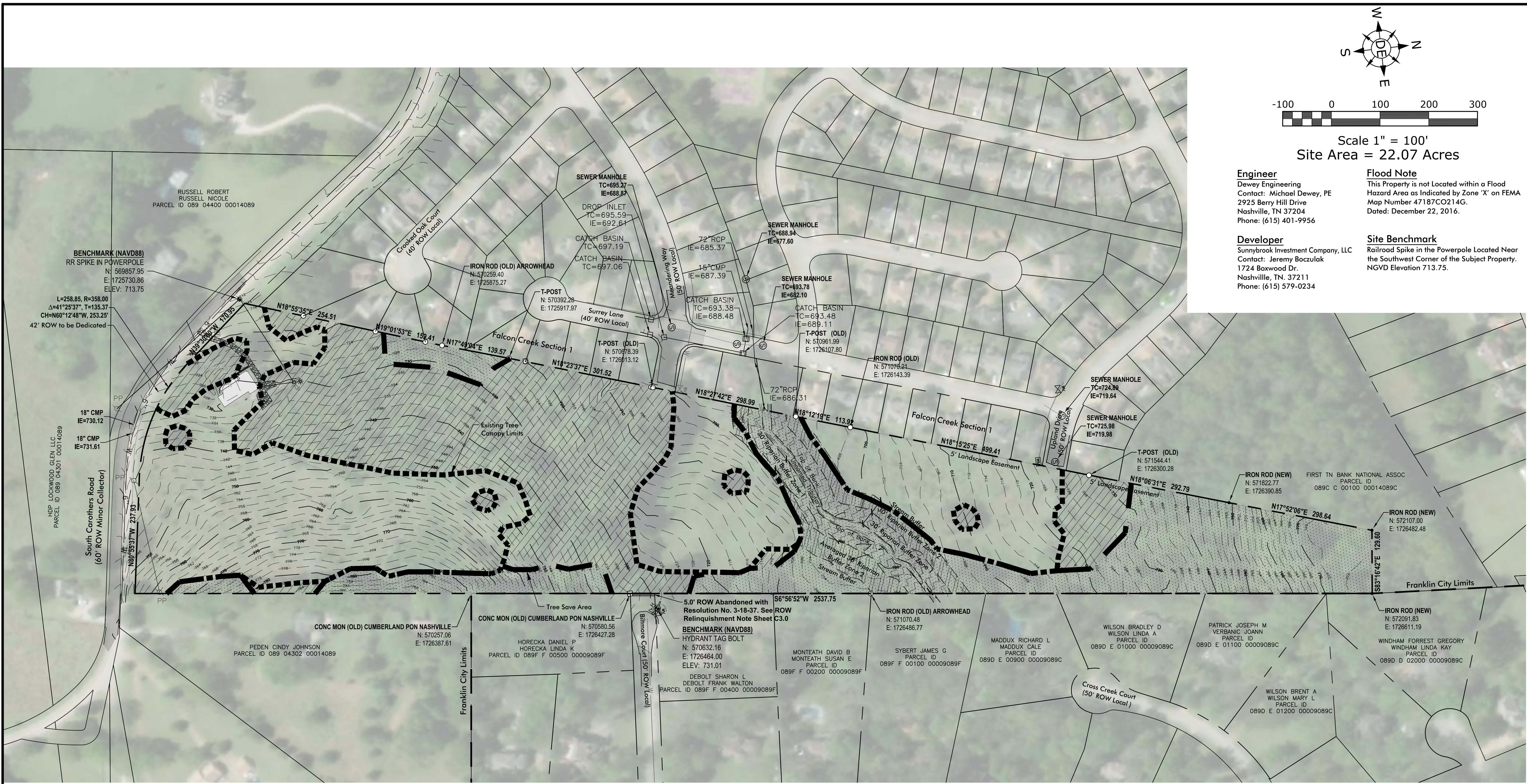
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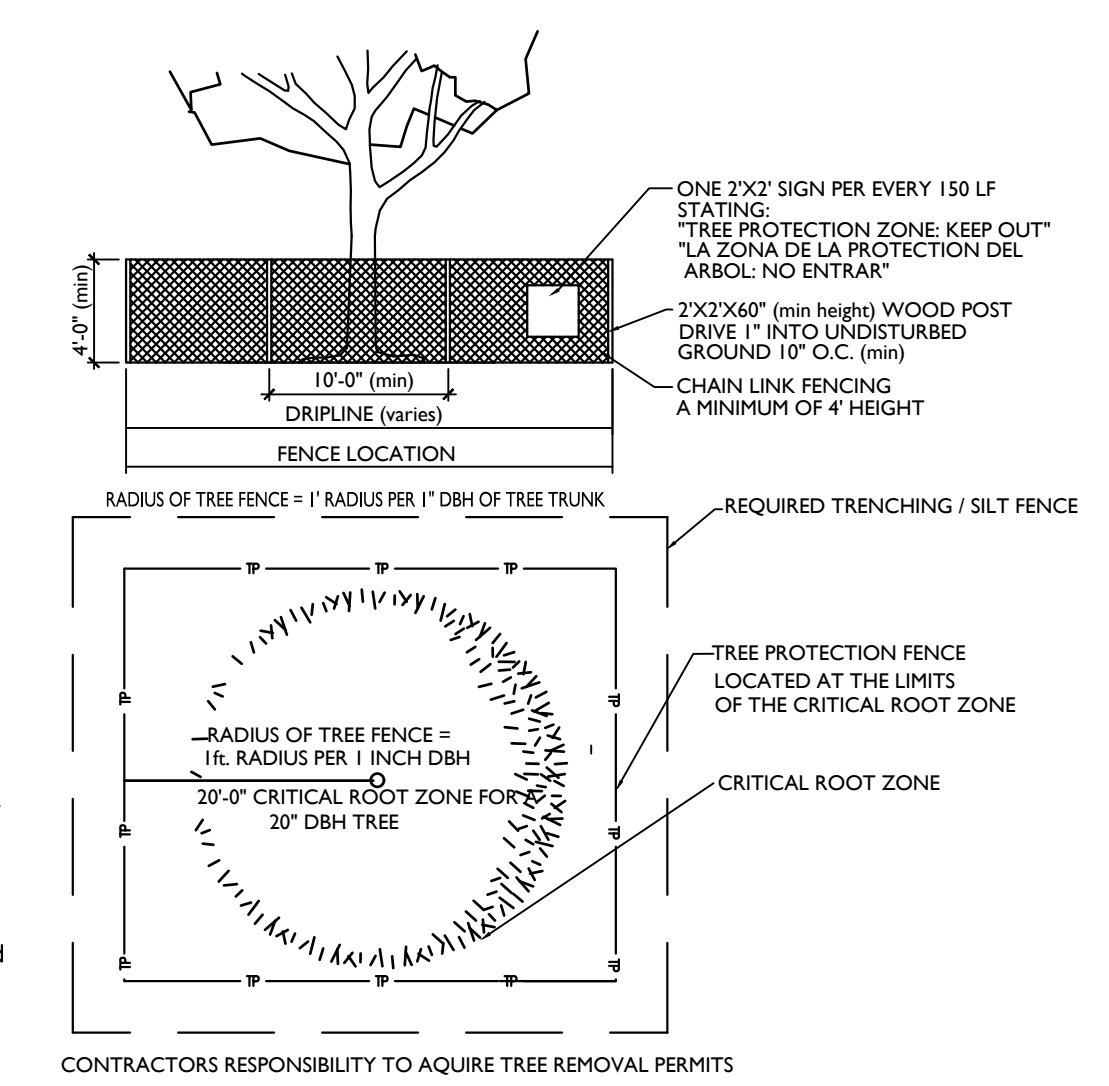
Date: March 29, 2019

**Carothers Chase Development Plan**  
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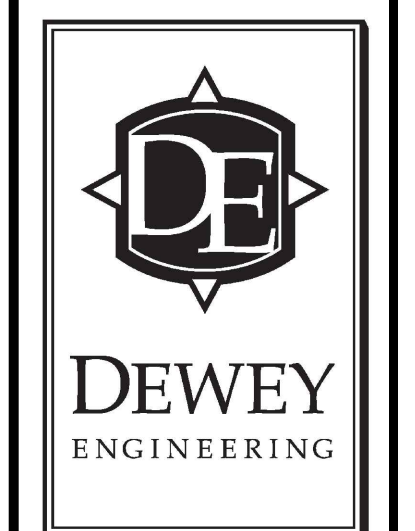
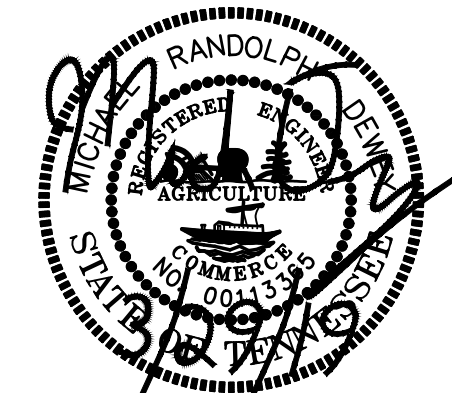


**Tree Protection Zone**  
Existing Tree Canopy - 12.35 Acres (56% of Total Site)  
Tree Canopy Required - 5.56 Acres (45% of Existing Tree Canopy)  
Proposed Area of Tree Canopy Retention - 5.64 Acres (46% of Existing Tree Canopy)

- TREE PROTECTION NOTES:**
- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
  - The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
  - Any required excavation in or around the protection zone to accommodate underground services, footings, etc., shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
  - The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
  - Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



TREE PROTECTION FENCING DETAIL



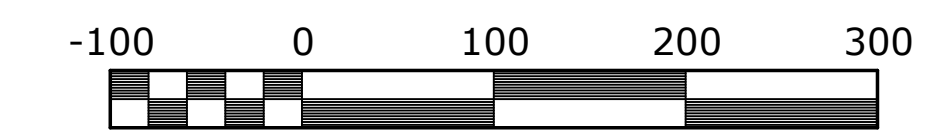
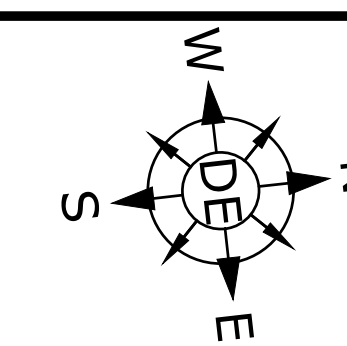
**Overall Tree Preservation Plan**

Job No. 17048

**C1.1**

3 of 10





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**Engineer**  
Dewey Engineering  
Contact: Michael Dewey, PE  
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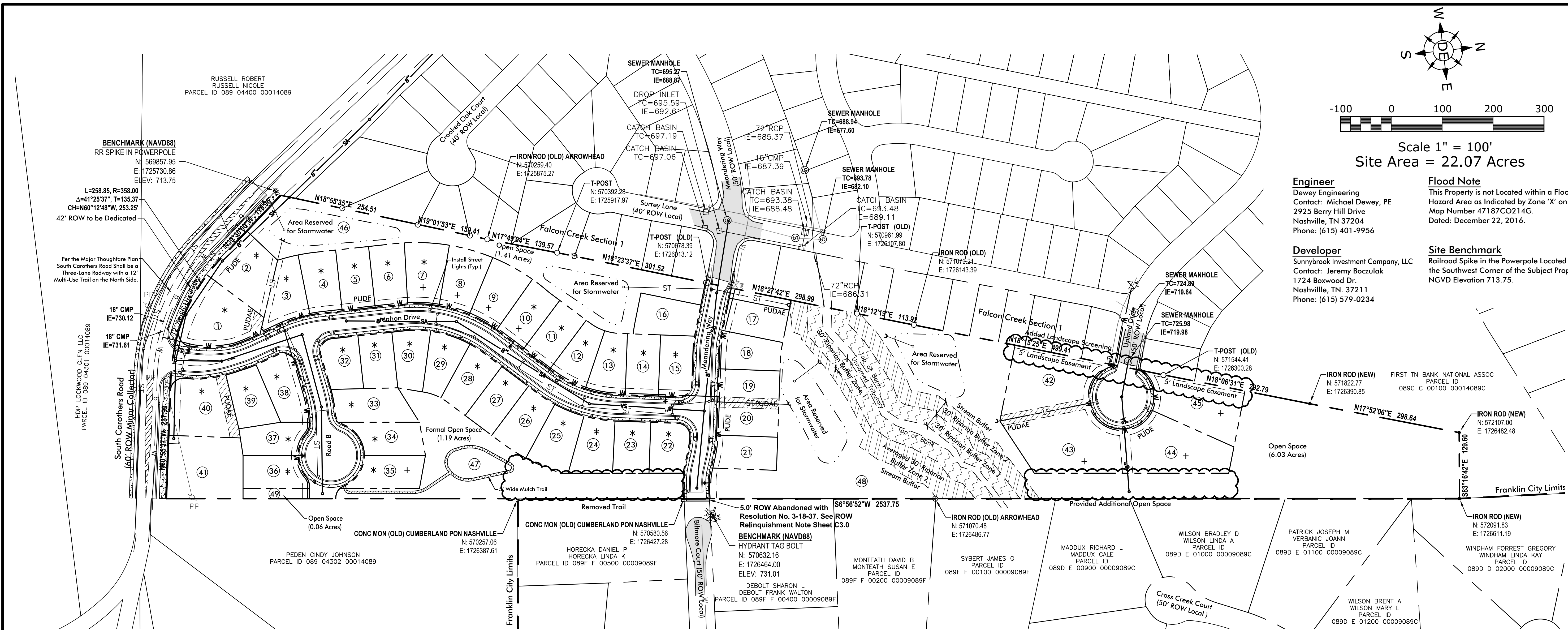
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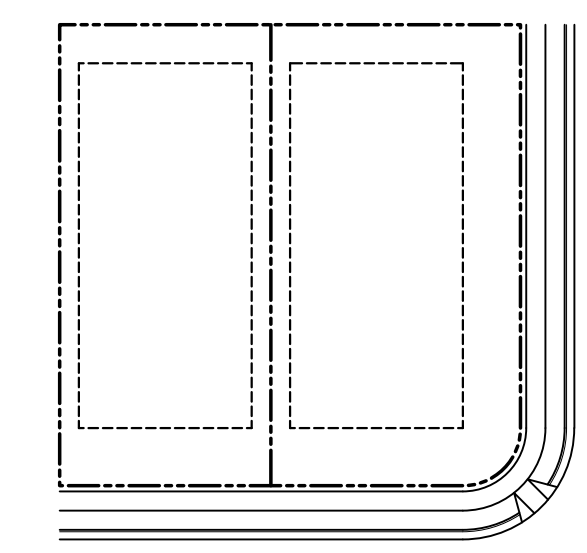


Site Data	
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LOT NUMBERS:	1-49
ADDRESS:	4338 & 4340 South Carothers Road
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COUNTY:	Williamson County
STATE:	Tennessee
CIVIL DISTRICT:	14th
EXISTING ZONING & CHARACTER OV:	R-1, MECO-6 Character Overlay
PROPOSED ZONING:	SD-R
OTHER APPLICABLE OVERLAYS:	None
APPLICABLE DEVELOPMENT STDS:	Conventional
ACREAGE OF SITE/PROJECT AREA:	22.07 Acres
SQUARE FOOTAGE OF SITE:	961,263 ± Square Feet
MINIMUM REQUIRED SETBACK LINES (Single Family Detached):	
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CONTACT NAME:	Jeremy Boczulak
APPLICANT:	Dewey Engineering
ADDRESS:	2925 Berry Hill Dr Nashville 37204 PHONE NUMBER: (615) 401-9956
E-MAIL ADDRESS:	mdewey@dewey-engineering.com
CONTACT NAME:	Michael Dewey, PE
BUILDING SQUARE FOOTAGE:	Not Applicable
BUILDING HEIGHT:	2 Stories Maximum
MAXIMUM FLOOR AREA RATIO:	Not Applicable
FLOOR AREA RATIO OF SITE:	Not Applicable
PROPOSED LANDSCAPE SURFACE:	Not Applicable
MIN. LANDSCAPE SURFACE RATIO:	0.20
MIN. PARKING REQUIREMENT:	Single-Family Detached: 2 per Dwelling
PARKING PROVIDED:	45 Garage, 45 Driveway (45 SF Lots)
MAX. PARKING LIMIT:	For Attached Residential Only, No More Than 120% of the Minimum Parking Required.
EXISTING PARKING:	Not Applicable
REQUIRED OFF-STREET LOADING:	None
OFF-STREET LOADING PROVIDED:	None
RESIDENTIAL DENSITY:	45 Single-Family Lots (2.04 Lots/Acre)
TREE CANOPY:	Not Applicable
PARKLAND:	*Fees in Lieu* at Final Plat
OPEN SPACE:	Not Applicable

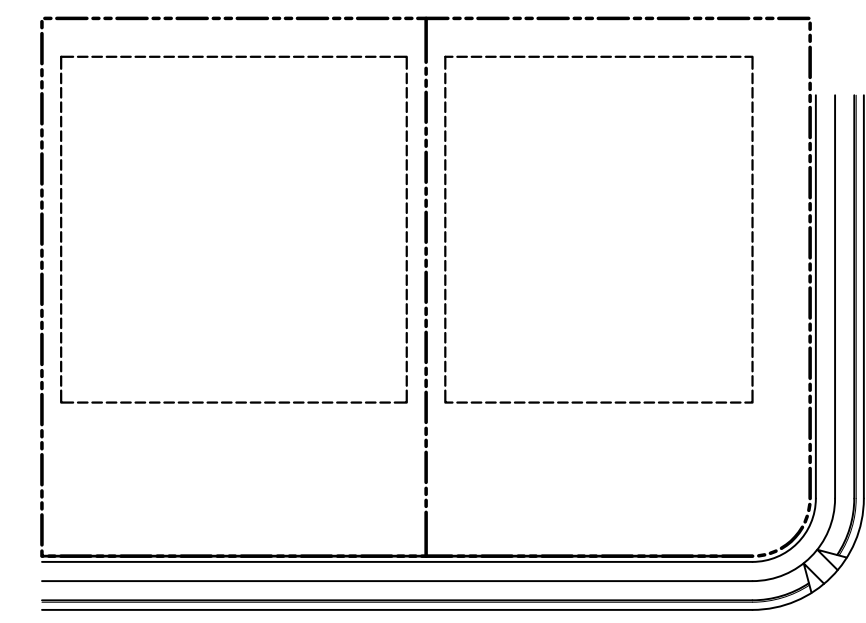
There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.

**Parkland Calculations**  
45 Residential Units Requested  
35 Residential Units x 1,200 sf = 42,000 sf  
10 Residential Units x 600 sf = 6,000 sf  
6,000 sf + 42,000 sf = 48,000 sf Required per Zoning Ordinance.  
Fees Shall be Due at Final Plat.

- Notes:**
- \* Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
  - + Denotes Critical Tree Lots.
  - All Street Lights Shall Have a LED Light Source



Lot Standards (Lots 3-39 & 42-45)  
Typical House Square Footage - 2,200 - 3,000 sf



Lot Standards (Lots 1, 2, 40, & 41)  
Typical House Square Footage - 2,200 - 3,000 sf

**STATEMENT OF IMPACTS**

**WATER**  
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD.  
45 SFUE \* 350 GPD = 15,750 GPD

**SEWER**  
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.

**REPURIFIED (REUSE) WATER FACILITIES**  
REUSE WATER IS NOT AVAILABLE

**STREET NETWORK**  
THE MAJOR THOROUGHFARE PLAN SHOWS SOUTH CAROTHERS ROAD WILL BE UPGRADED TO CITY STANDARDS.

**DRAINAGE FACILITIES**  
THE PROPERTY DRAINS TO AN UNNAMED TRIBUTARY WHICH BISECTS THE SITE AND ULTIMATELY FLOWS TO THE HARPEITH RIVER. THE SECOND OUTFALL IS LOCATED ALONG SOUTH CAROTHERS ROAD. STORMWATER QUANTITY CONTROLS SHALL BE DESIGNED SUCH THAT PRE-DEVELOPED FLOWS ARE GREATER THAN POST-DEVELOPED FLOWS.

**POLICE AND FIRE**  
FIRE STATION, STATION 2 (96 EAST) - 2.9 MILES DRIVING DISTANCE  
COLUMBIA AVE. POLICE STATION - 4.8 MILES DRIVING DISTANCE

**RECREATION FACILITIES**  
FRANKLIN RECREATIONAL COMPLEX - 7.7 MILES DRIVING DISTANCE

**PROJECTED STUDENT POPULATION**  
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER .64 HOMES.  
45 X .64 = 28.80 STUDENTS

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

**RESTRICTIVE COVENANTS**  
THE HOME OWNER'S ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY OF RESIDENTS. THE HOME OWNER'S ASSOCIATION WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE

COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE AND RECREATION AREAS.

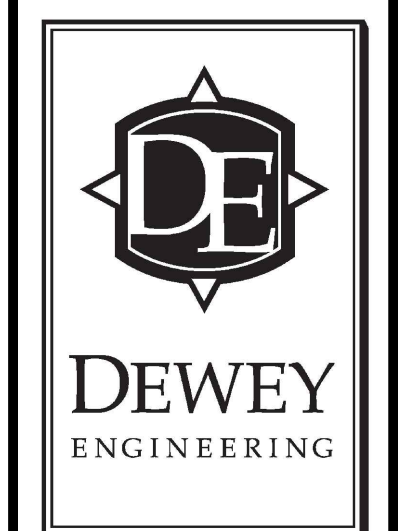
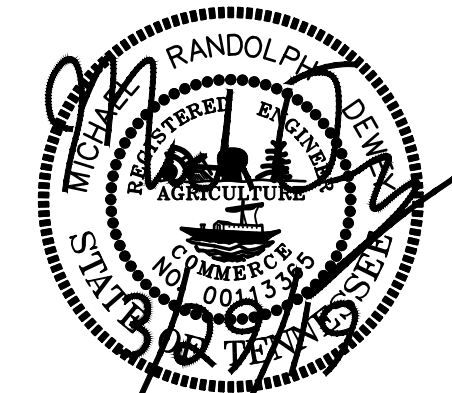
**LAND USE PLAN COMPLIANCE**  
CHARACTER AREA OVERLAY: MECO-6  
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL  
THE PROPOSED DEVELOPMENT CONSISTS OF 45 SINGLE FAMILY RESIDENCES AND OPEN SPACE.

- THE PROPOSED DEVELOPMENT PLAN IS DESIGNED WITH LOT SIZES CONSISTENT WITH THE ADJACENT NEIGHBORHOOD WEST OF THE PROPOSED NEW PARCEL.
- NO RETAIL IS PLANNED FOR THIS PROPERTY.

**LOCAL COMPATIBILITY**  
THE PROPOSED DEVELOPMENT IS DESIGNED WITH LOTS CONSISTENT WITH THE NEIGHBORHOODS ALONG THE SOUTH CAROTHERS ROAD CORRIDOR.

**MINERAL RIGHTS:**  
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

TRIP GENERATION CALCULATIONS	
4 HOMES	40 HOMES
AVERAGE DAILY TRAFFIC: 54	AVERAGE DAILY TRAFFIC: 448
DAILY ENTER: 54	DAILY ENTER: 448
DAILY EXIT: 54	DAILY EXIT: 448
AM PEAK HOUR TOTAL: 8	AM PEAK HOUR TOTAL: 33
AM PEAK HOUR ENTER: 2	AM PEAK HOUR ENTER: 8
AM PEAK HOUR EXIT: 6	AM PEAK HOUR EXIT: 25
PM PEAK HOUR TOTAL: 5	PM PEAK HOUR TOTAL: 43
PM PEAK HOUR ENTER: 3	PM PEAK HOUR ENTER: 27
PM PEAK HOUR EXIT: 2	PM PEAK HOUR EXIT: 16



Overall Development Plan

Job No. 17048

C2.0



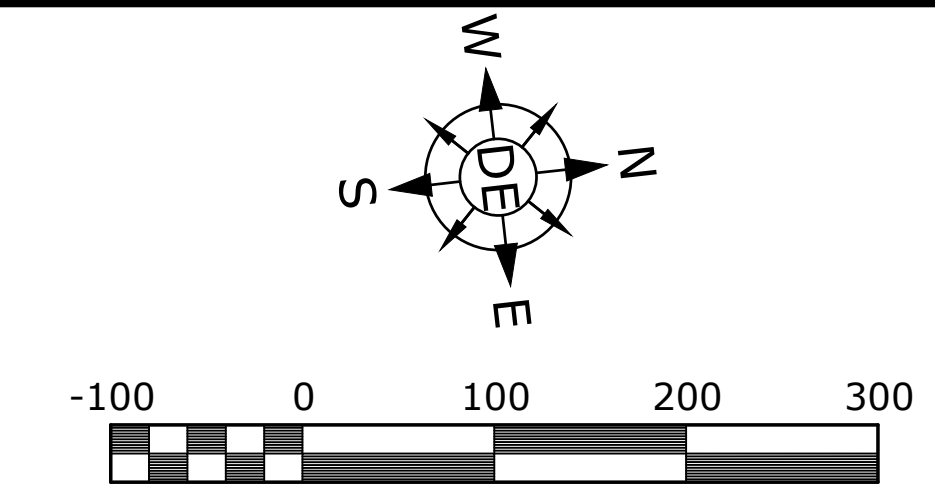
Retaining Wall 'A' Table			
Section	T.O.W.	B.O.W.	Height
A1	728.0	728.0	0.0
A2	728.0	722.0	6.0
A3	728.0	722.0	6.0
A4	728.0	722.0	6.0
A5	725.5	725.5	0.0

Retaining Wall 'B' Table			
Section	T.O.W.	B.O.W.	Height
B1	761.2	761.2	0.0
B2	766.8	762.3	4.5
B3	768.1	762.4	5.7
B4	762.2	760.3	1.9
B5	754.8	754.8	0.0

**Notes:**

- Drainage Easements shall be provided between lots to convey stormwater runoff where necessary. The easements shall be provided in the Site Plan and Final Plan.
- There Shall be No Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.
- 5.0' of ROW was Relinquished by Williamson County with Resolution No. 3-18-37 of Record in Bk 7371 Page 635; Bk 7371, Page 656; Bk 7373, Page 44; Bk 7373, Page 52 - All in the Register's Office for Williamson County, TN

**There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.**



Scale 1" = 100'  
 Site Area = 22.07 Acres  
 Limits of Disturbance = 16.96 Acres

**Engineer**  
 Dewey Engineering  
 Contact: Michael Dewey, PE  
 2925 Berry Hill Drive  
 Nashville, TN 37204  
 Phone: (615) 401-9956

**Flood Note**  
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 Dated: December 22, 2016.

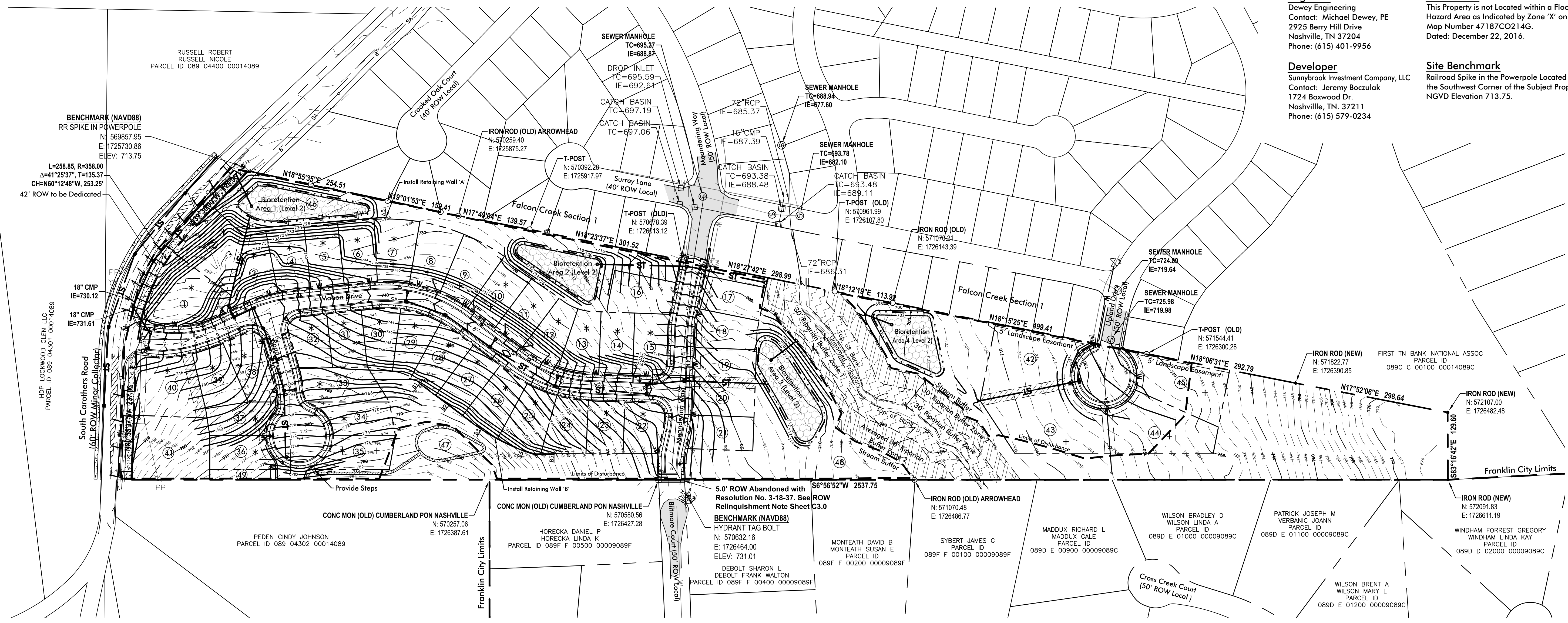
**Developer**  
 Sunnybrook Investment Company, LLC  
 Contact: Jeremy Boczulak  
 1724 Boxwood Dr.  
 Nashville, TN, 37211  
 Phone: (615) 579-0234

**Site Benchmark**  
 Railroad Spike in the Powerpole Located Near the Southwest Corner of the Subject Property.  
 NGVD Elevation 713.75.

Revisions:  
 3/29/19-Removed Trail Behind Lots 22-25, Added Open Space Behind Lots 43 & 44, Added Landscape Screening Along Lots 42 & 45

Drawing Notes:  
 COF Project #6773 (Development Plan)  
 COF Project #6772 (Rezoning Request)

Date: March 29, 2019

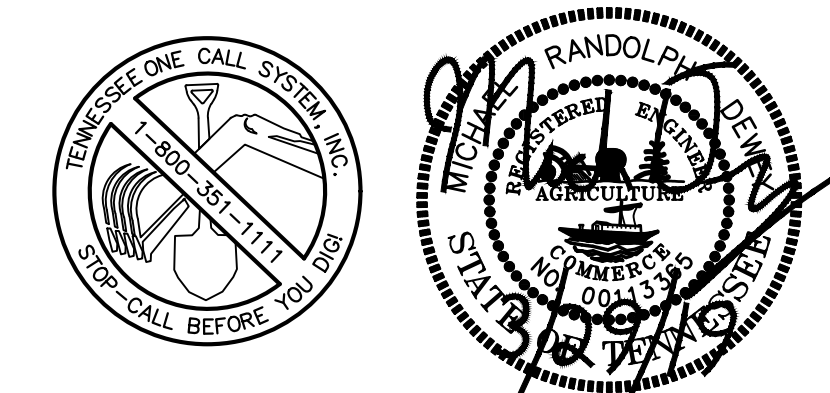


**Carothers Chase Development Plan**  
 Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee

**Notes:**

- \* Denotes a Critical Lot & will Require the Submittal of a Critical Lot Plan with the Building Permit Submittal.
- + Denotes Critical Tree Lots.
- All Street Lights Shall Have a LED Light Source

- Utility Plan Legend**
- PROP. STORM CULVERT
  - W — W — PROP. WATER MAIN
  - 8" — SA — PROP. 8" GRAVITY SEWER MAIN
  - 6" — W — EX. 6" WATER MAIN (S CAROTHERS RD)
  - W — W — EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
  - EX. UTILITY POLE
  - PROP. HEADWALL
  - PROP. DRAINAGE CATCH BASIN
  - PROP. 6" SEWER LATERAL SERVICE
  - ⊙ EX. SEWER MANHOLE
  - PROP. 3/4" RESIDENTIAL WATER METER
  - ◆ PROP. FIRE HYDRANT & ASSEMBLY
  - ⊠ PROP. GATE VALVE & BOX



Overall Grading and Drainage Plan

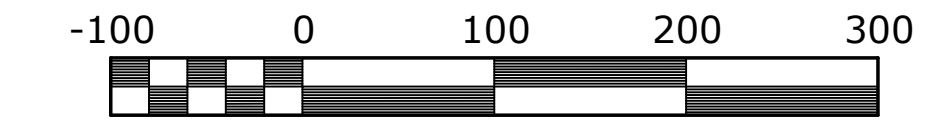
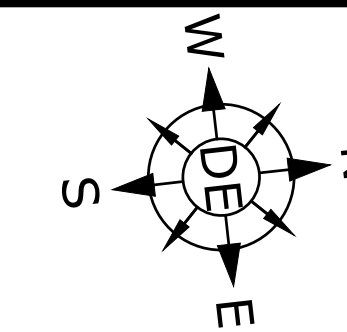
Job No. 17048

**C3.0**

5 of 10



Modification of Standards Request:  
1.



Scale 1" = 100'  
Site Area = 22.07 Acres

Connectivity Index:  
Links: 7  
Nodes: 4  
 $Z = 1.75$  Index

**Engineer**  
Dewey Engineering  
Contact: Michael Dewey, PE  
2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: (615) 401-9956

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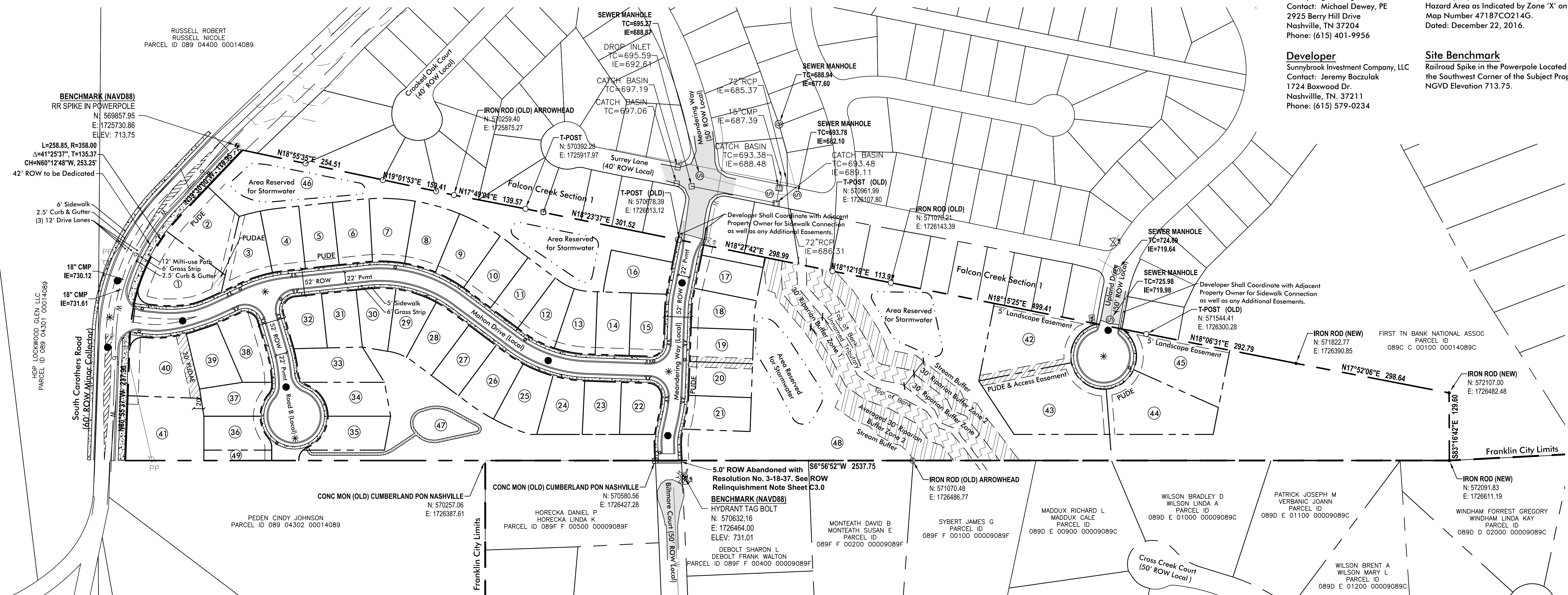
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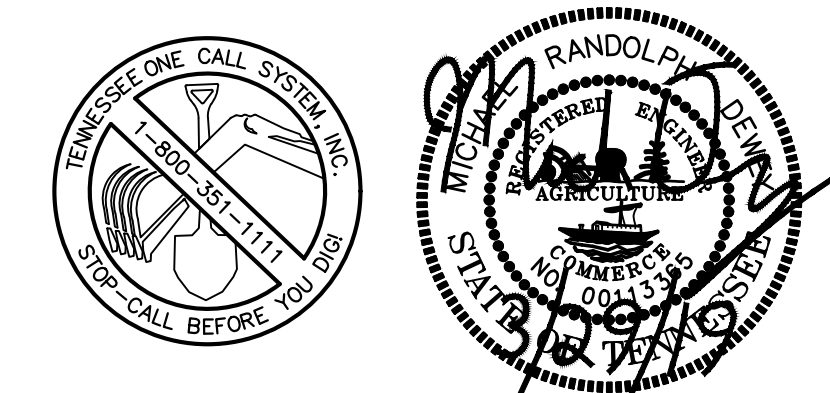
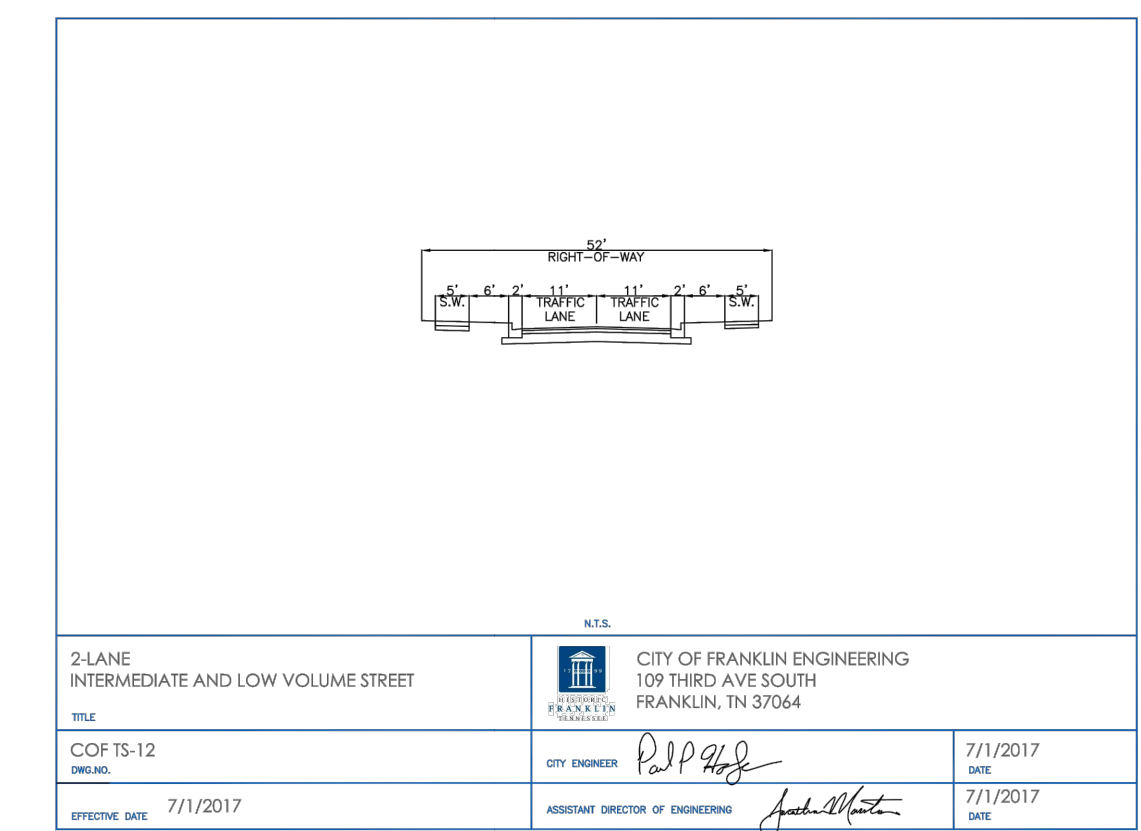
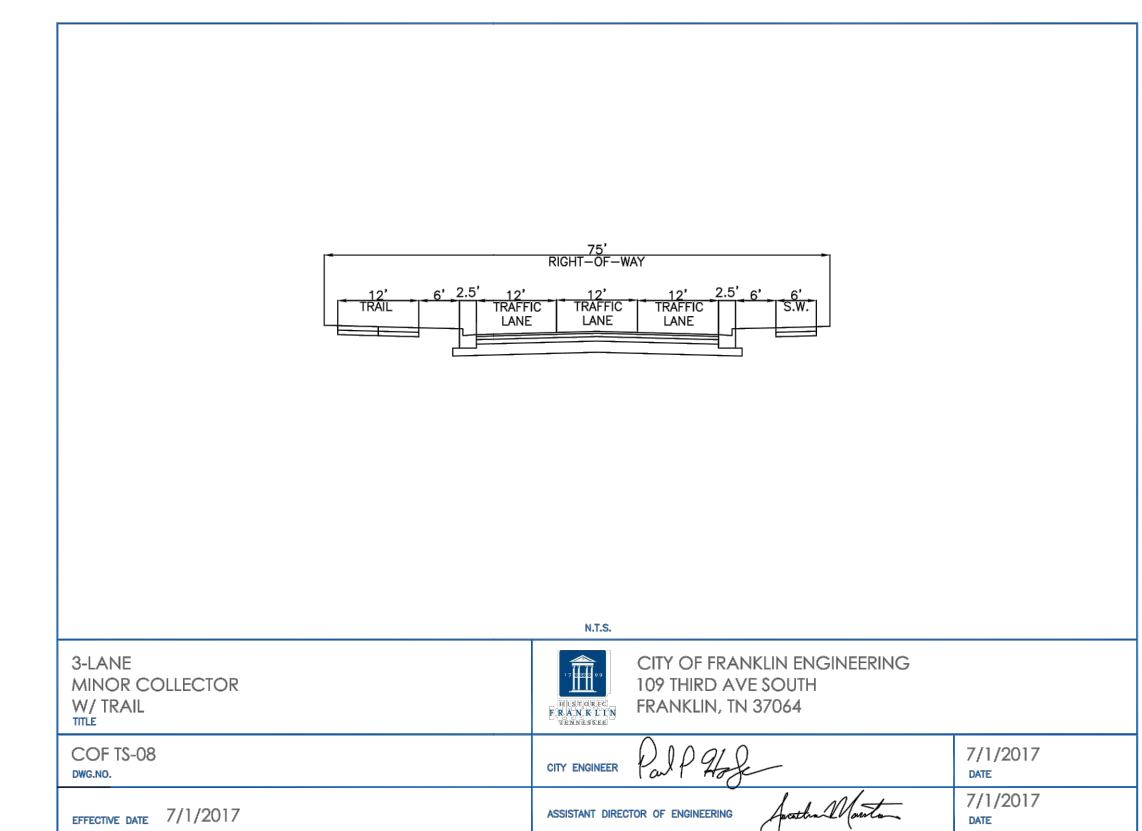
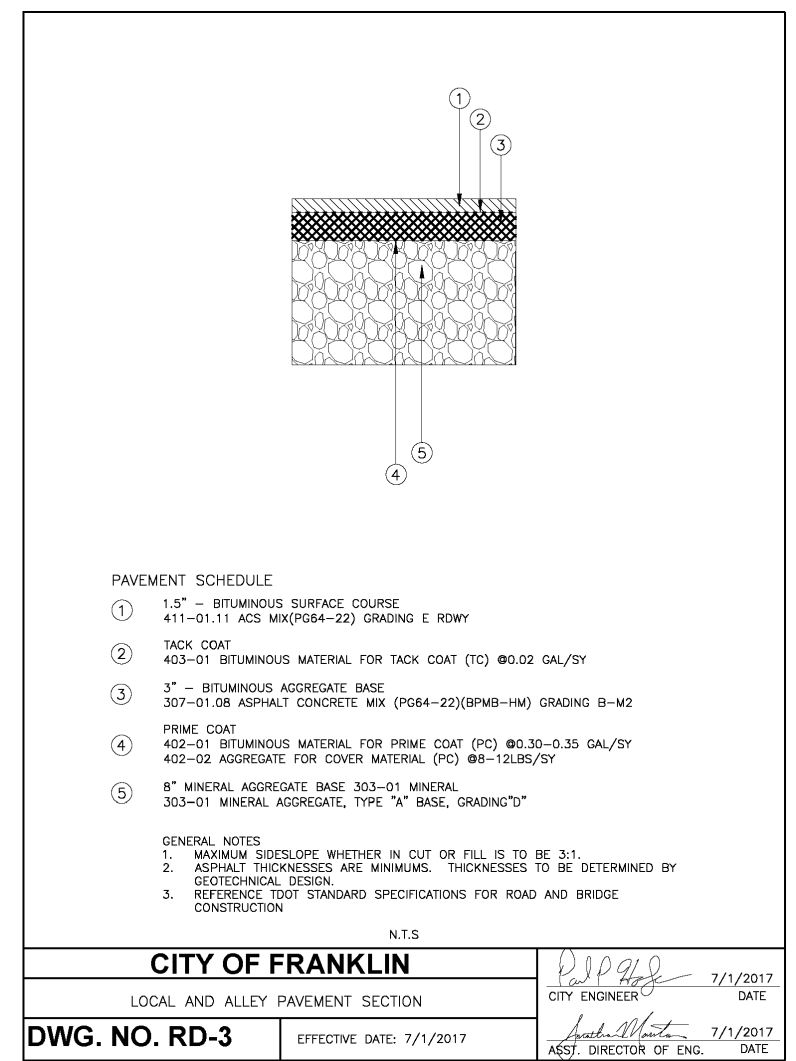
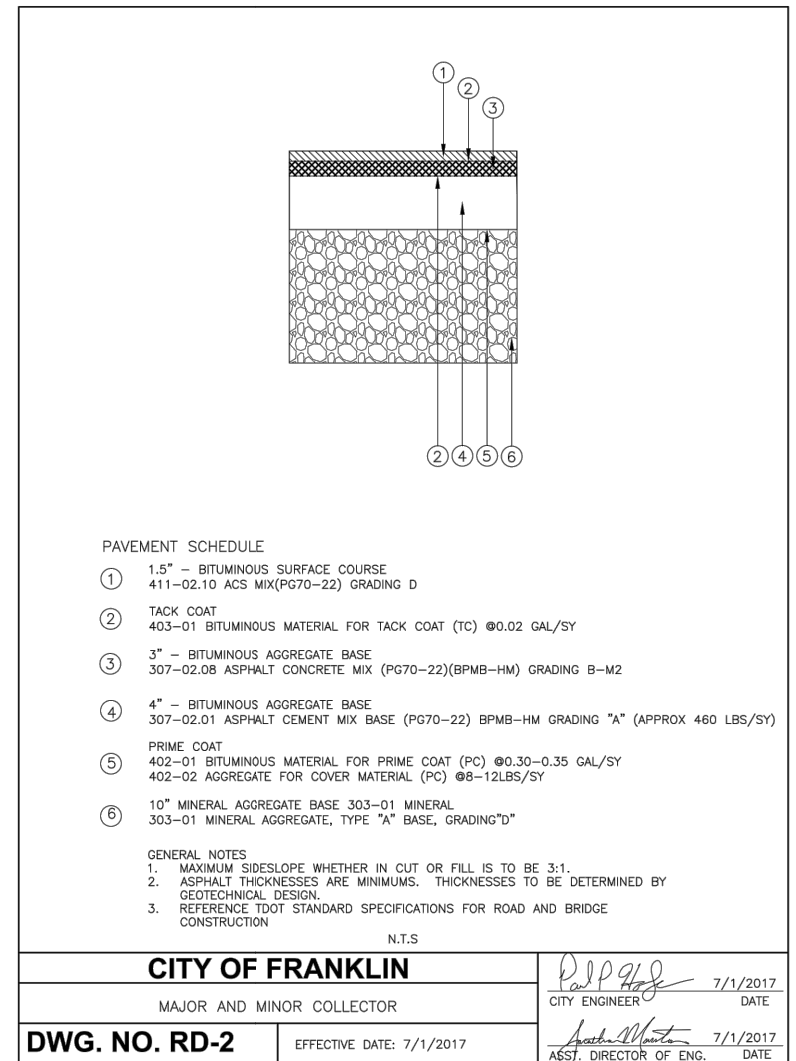
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COF Project #6772 (Rezoning Request)

Date: March 29, 2019

Carothers Chase  
Development Plan  
Being Parcel 30 & 30.01 on Tax Map 89  
Franklin, Williamson County, Tennessee



- ROW & Access General Notes**
- 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.



Overall ROW & Access Plan

Job No. 17048

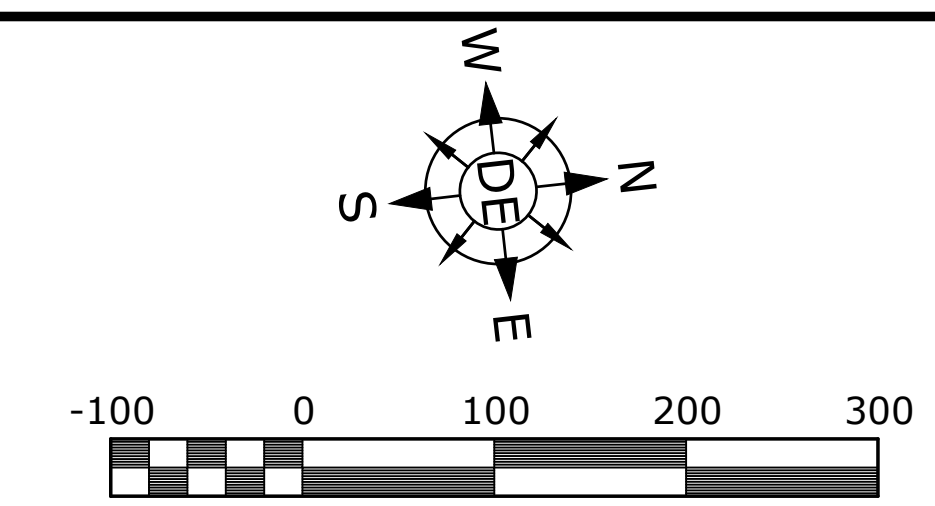
C4.0

6 of 10



**Note:**

1. WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. A 6" WATER MAIN IS LOCATED ON SOUTH CAROTHERS ROAD. 45 SFUE \* 350 GPD = 15,750 GPD
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT INTO EXISTING MANHOLES LOCATED AT THE INTERSECTION OF SURREY LANE & MEANDERING WAY, SURREY LANE & UPLAND DRIVE, & LOCKWOOD GLEN SUBDIVISION.
3. THE DEVELOPER IS RESPONSIBLE FOR REMOVAL OF FALCON CREEK PUMP STATION AND THE RETURN OF ALL CITY OF FRANKLIN DEEMED ACCEPTABLE EQUIPMENT TO FRANKLIN WATER MANAGEMENT. ALL OTHER EQUIPMENT AND MATERIAL SHALL BE DISPOSED OF PROPERLY AS PART OF THE APPROVED SITE PLAN.
4. 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 TRANSFORMER), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.



Scale 1" = 100'  
Site Area = 22.07 Acres

**Engineer**  
Dewey Engineering  
Contact: Michael Dewey, PE  
2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: (615) 401-9956

**Flood Note**  
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Dated: December 22, 2016.

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Contact: Jeremy Boczulak  
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Nashville, TN. 37211  
Phone: (615) 579-0234

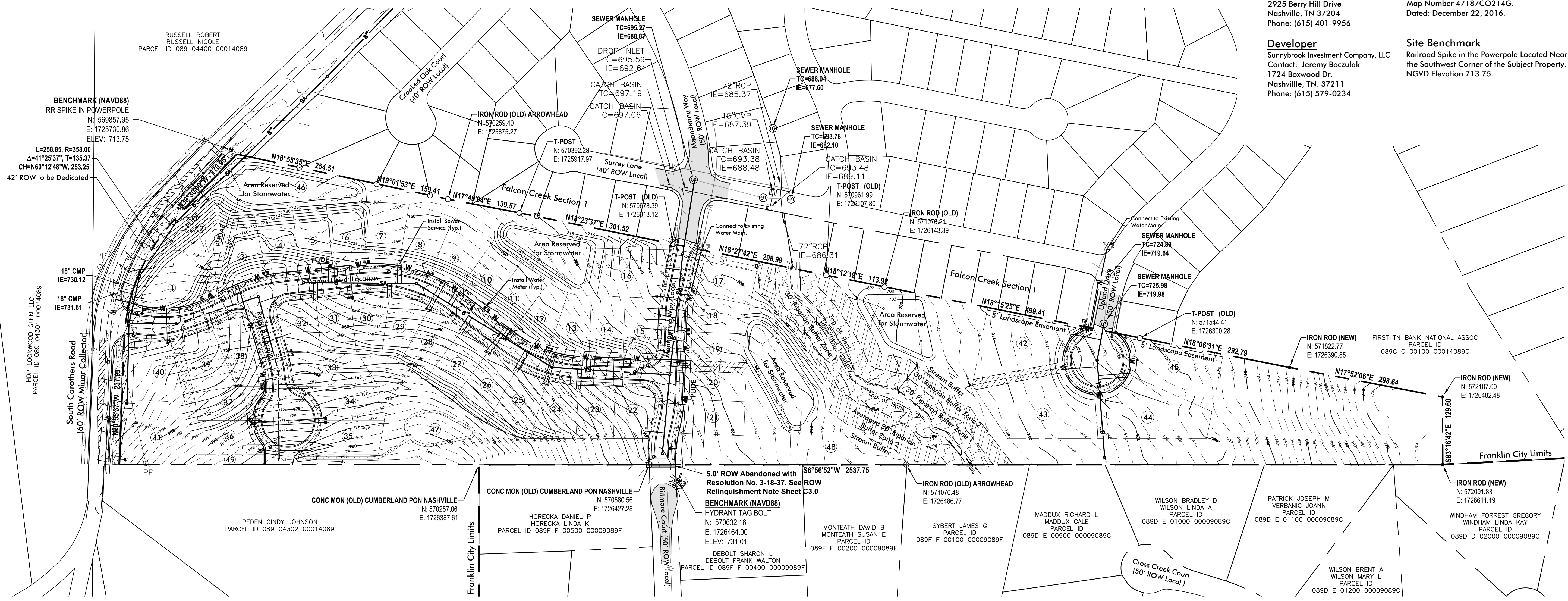
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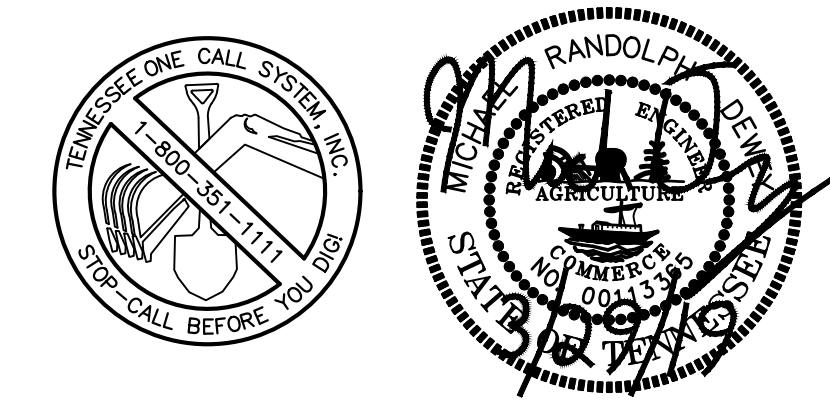
Date: March 29, 2019

**Carothers Chase Development Plan**  
Being Parcel 30 & 30.01 on Tax Map 89  
Franklin, Williamson County, Tennessee



**Utility Plan Legend**

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	PROP. WATER MAIN
	PROP. 8" GRAVITY SEWER MAIN
	EX. 6" WATER MAIN (S CAROTHERS RD)
	EX. WATER MAIN (UPLAND DR. & MEANDERING WAY)
	EX. UTILITY POLE
	PROP. HEADWALL
	PROP. DRAINAGE CATCH BASIN
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	EX. SEWER MANHOLE
	PROPOSED SEWER MANHOLE
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	PROP. FIRE HYDRANT & ASSEMBLY
	PROP. GATE VALVE & BOX



Overall Utility Plan

Job No. 17048

**C5.0**

7 of 10

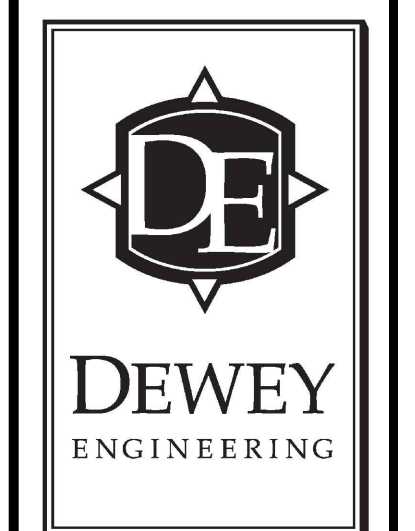


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 Franklin, Williamson County, Tennessee

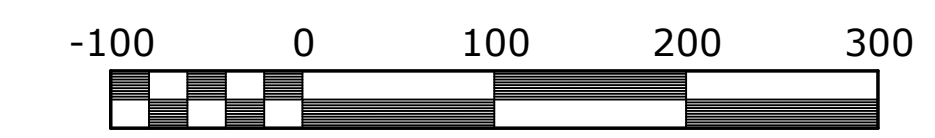
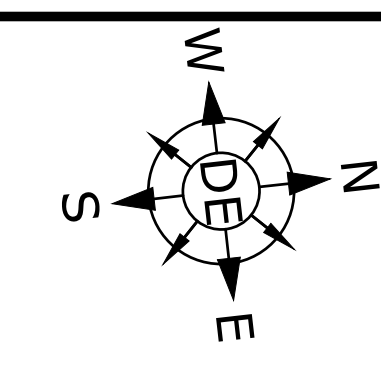


Offsite Sewer  
 Plan

Job No. 17048

**C5.1**

8 of 10



Scale 1" = 100'  
 Site Area = 22.07 Acres

**Engineer**  
 Dewey Engineering  
 Contact: Michael Dewey, PE  
 2925 Berry Hill Drive  
 Nashville, TN 37204  
 Phone: (615) 401-9956

**Developer**  
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 Contact: Jeremy Boczulak  
 1724 Boxwood Dr.  
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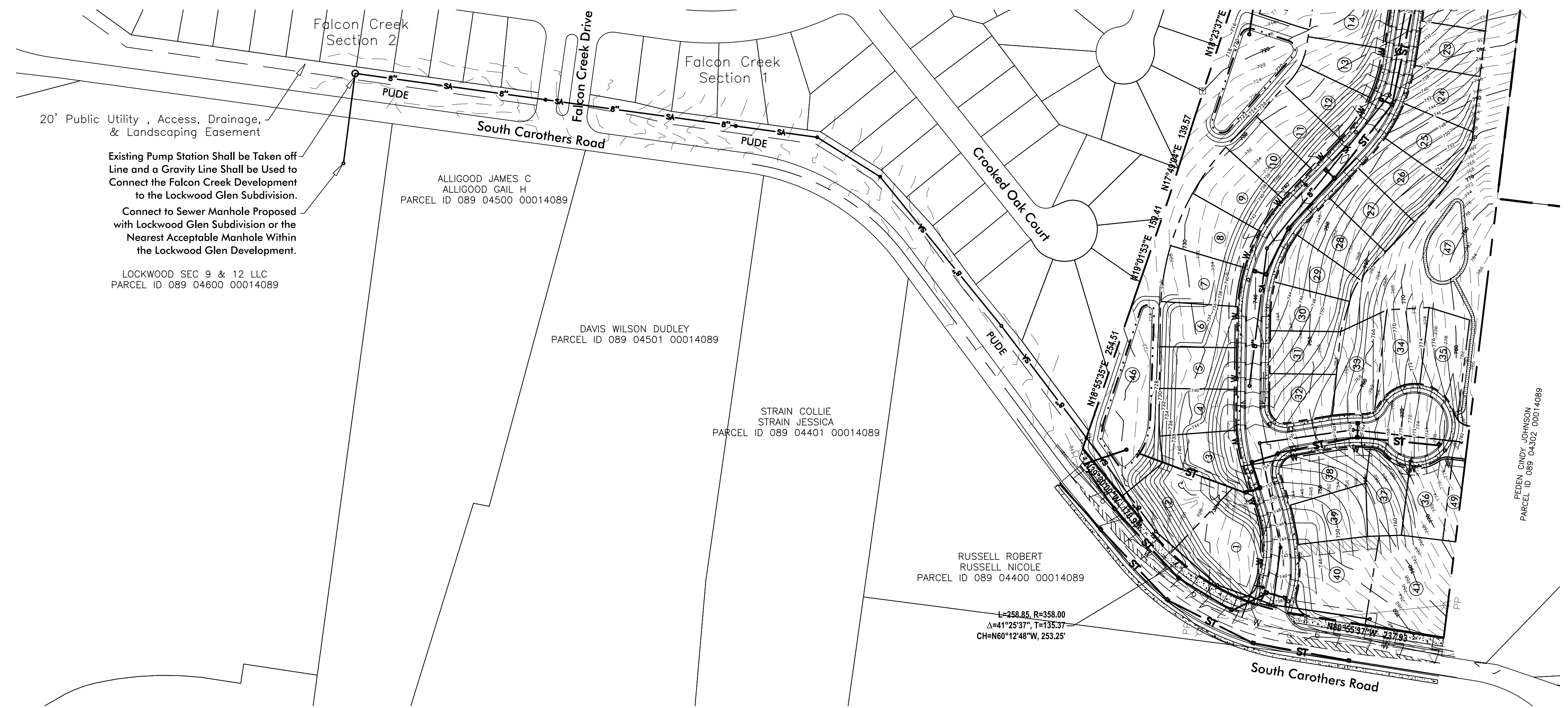
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20' Public Utility, Access, Drainage, & Landscaping Easement

Existing Pump Station Shall be Taken off Line and a Gravity Line Shall be Used to Connect the Falcon Creek Development to the Lockwood Glen Subdivision. Connect to Sewer Manhole Proposed with Lockwood Glen Subdivision or the Nearest Acceptable Manhole Within the Lockwood Glen Development.

LOCKWOOD SEC 9 & 12 LLC  
 PARCEL ID 089 04600 00014089

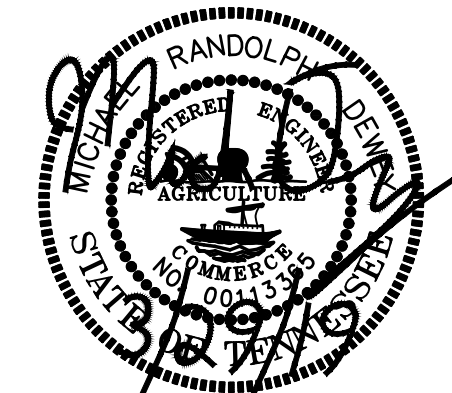
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 ALLIGOOD GAIL H  
 PARCEL ID 089 04500 00014089

DAVIS WILSON DUDLEY  
 PARCEL ID 089 04501 00014089

STRAIN COLLIE  
 STRAIN JESSICA  
 PARCEL ID 089 04401 00014089

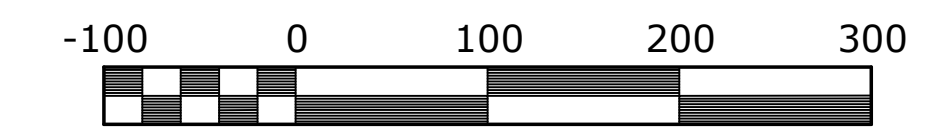
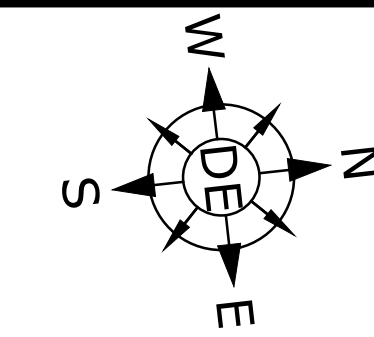
RUSSELL ROBERT  
 RUSSELL NICOLE  
 PARCEL ID 089 04400 00014089

L=258.85, R=358.00  
 Δ=41°25'37", T=135.37  
 CH=N60°12'48"W, 253.25'





There Shall be no Mowing, Clearing, Grading, Construction, Storage, or Disturbance of Vegetation in Riparian Buffers Except as Permitted by the City Engineer, or His Designee.



Scale 1" = 100'  
Site Area = 22.07 Acres

**Engineer**  
Dewey Engineering  
Contact: Michael Dewey, PE  
2925 Berry Hill Drive  
Nashville, TN 37204  
Phone: (615) 401-9956

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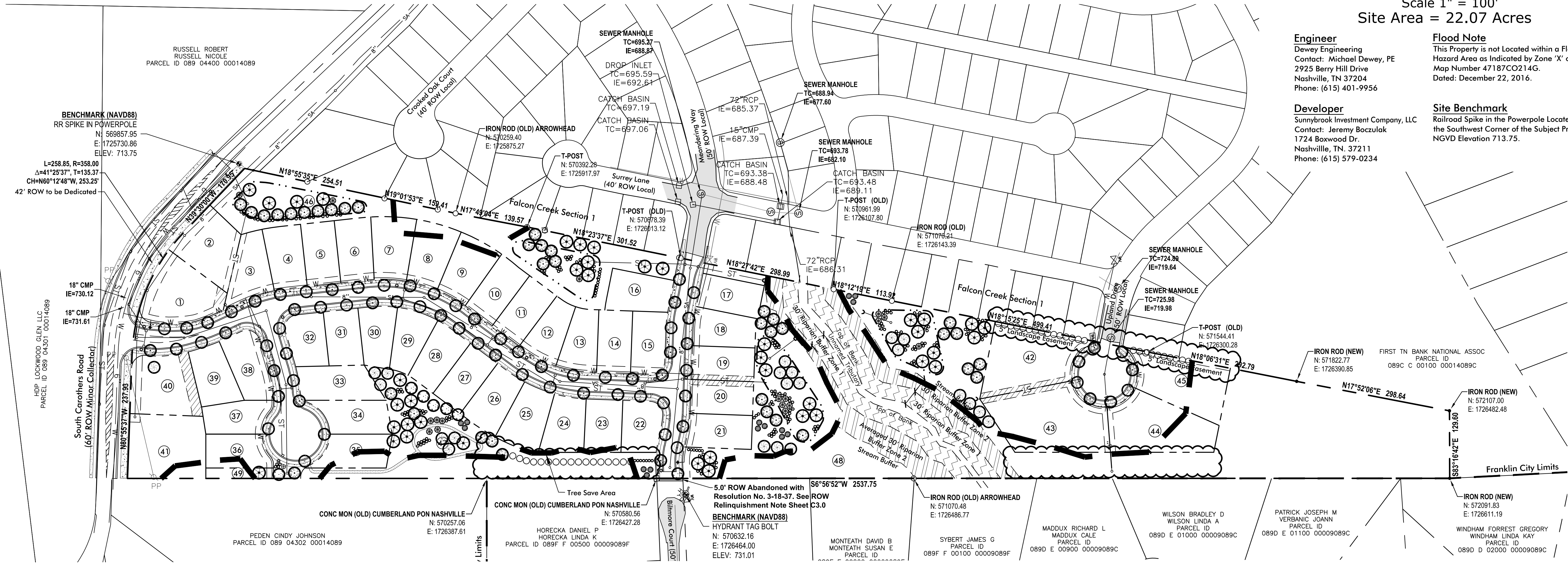
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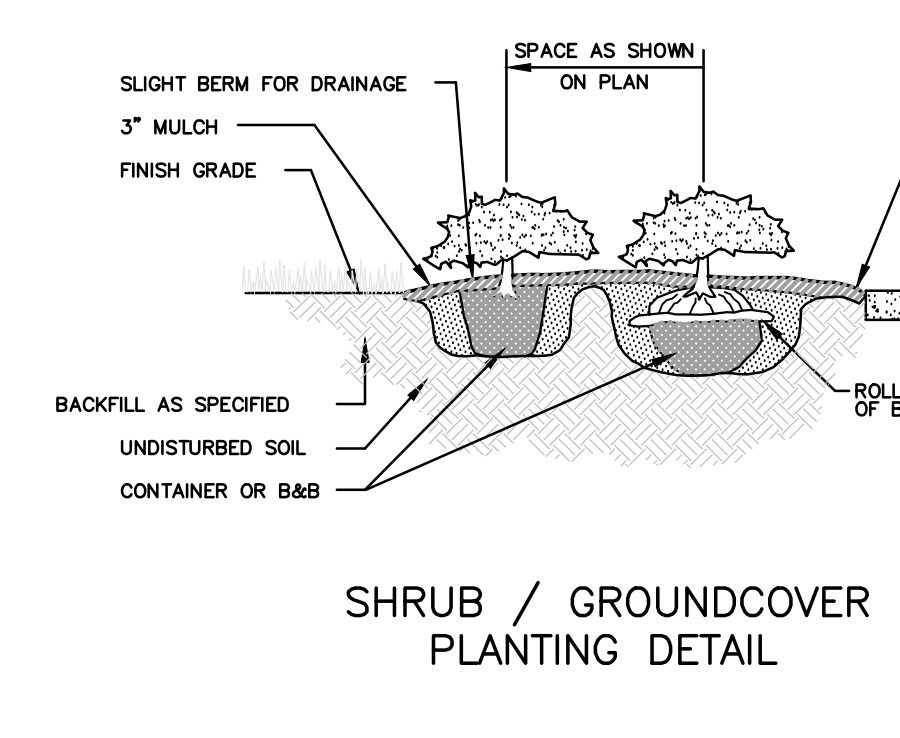
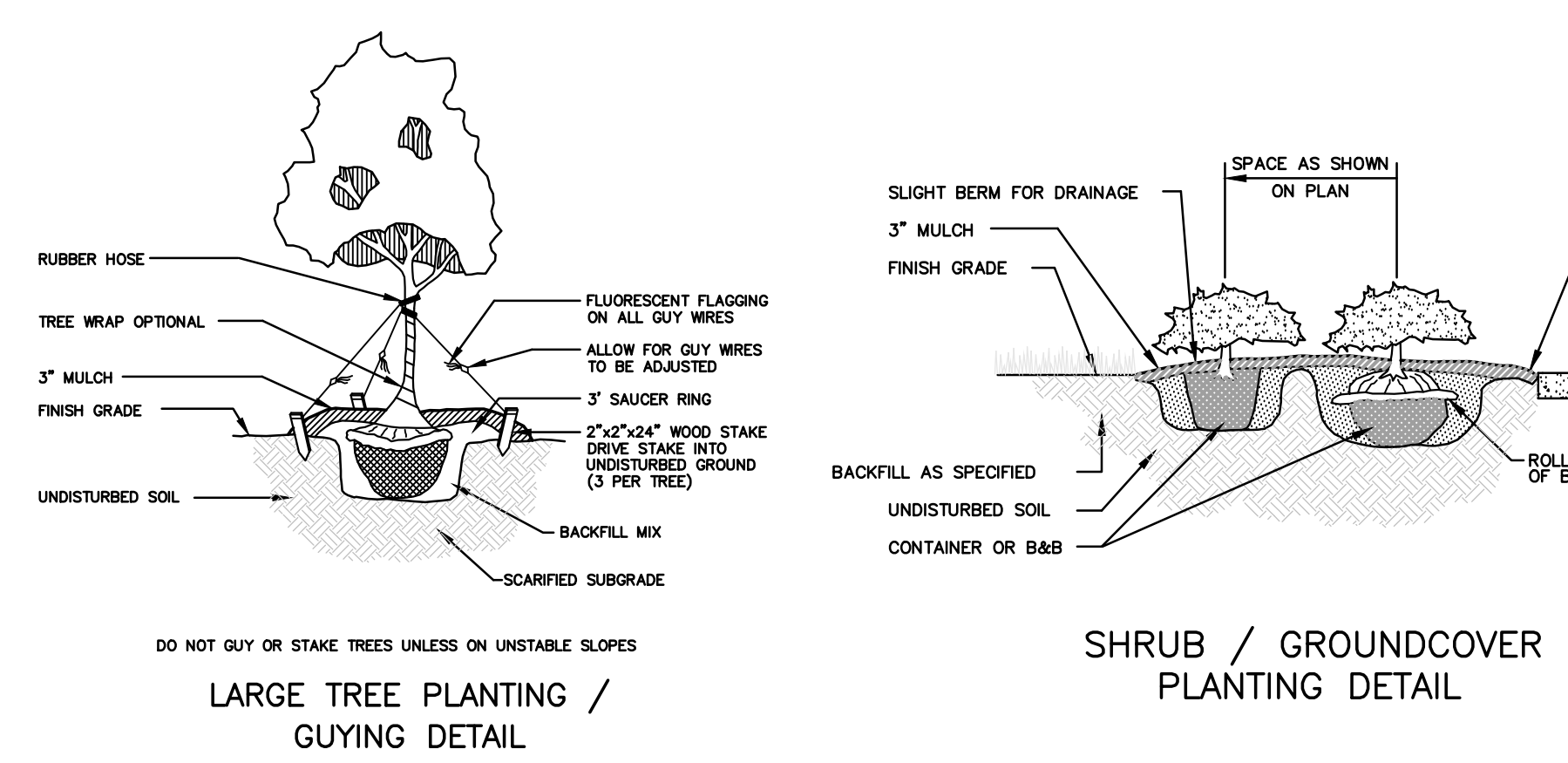
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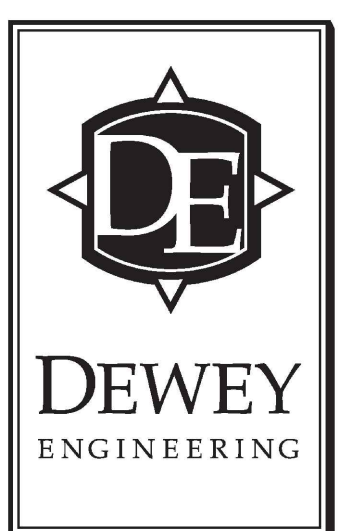


OVERALL LANDSCAPE MATERIALS SCHEDULE					
KEY	AMOUNT	SCIENTIFIC NAME/ COMMON NAME	HEIGHT	SPREAD	TRUNK
<b>CANOPY TREES</b>					
	62	Acer rubrum/ Red Maple	6' Min.	2'-3'	2" Min.
	29	Acer saccharum/ Sugar maple	6' Min.	2'-3'	2" Min.
	46	Quercus acutissima/ Sawtooth Oak	6' Min.	2'-3'	2" Min.
	40	Quercus prinus/ Chestnut Oak	6' Min.	2'-3'	2" Min.
	15	Juniperus virginiana/ Eastern Redcedar	6' Min.	2'-3'	2" Min.
	42	Thuja occidentalis/ Eastern Arborvitae	6' Min.	2'-3'	2" Min.
<b>UNDERSTORY TREES</b>					
	18	Cornus florida x Cornus kousa Flowering Dogwood Hybrids	6' Min.	2'-3'	2" Min.
<b>NATIVE SHRUBS</b>					
	197	Hamamelis virginiana/ Oakleaf Hydrangea	18" Min.	15"-18"	F.T.B.



- LANDSCAPE NOTES**
- Any plant material that dies, turns brown or defoliates shall be replaced within one year or by the next growing season, whichever comes first. Other defective landscape material shall be replaced within three months.
  - All trees shall meet Franklin's minimum size and quality standards. All plants shall be healthy, vigorous material, free of pest and disease. All rootballs, containers and height to width ratios shall conform to the size standards set forth in the American Standards for Nursery Stock, current edition.
  - All required trees and shrubs shall meet the minimum size and quantity as listed in the Plant Schedule.
  - Plant material shall not obscure traffic or parking signs/signals or vehicular sight lines.
  - Tree topping is not permitted.
  - Additional screening may be required if the inspection for the release of the performance surety reveals that the required screening is not effective.
  - All required tree protection fencing shall be installed and inspected by the Department of Building and Neighborhood Services prior to land disturbing activities.
  - Any site or landscape changes (including but not limited to a change in design, a reduction in size or number of plant material, or the relocation of overhead or underground utilities) shall require a revised Landscape Plan to be submitted and approved prior to the landscape installation. The City of Franklin Administrative Manual Effective- June 26, 2017 61
  - Existing trees accepted in partial compliance of the landscape requirements for this site shall be accessible and flagged prior to all landscape inspections.
  - Any existing tree, shown as being preserved on approved plans that is removed, dies or is damaged during construction shall be replaced as required in the Zoning Ordinance.
  - Screening proposed around any utility box or transformer is required to be evergreen and adequately screen the object. The proposed evergreen plant material shall be replaced if it is not of a height sufficient to screen the object.
  - All plant material shall be from the Franklin Plant List unless prior approval is received from the City.
  - All tree-protection fencing shall be in place prior to the issuance of a grading permit and shall be maintained in good working order until all construction activity is completed. Any required erosion control measures shall be placed outside of any tree protection fencing.
  - Top soil used in all landscape areas shall be screened prior to deposition in planting areas and islands.
  - Any plant material located adjacent to a parking area shall be planted so as to allow for a two and a half foot vehicular bumper overhang from the face of curb to the edge of the mature adjacent plant material.

- Utility Plan Legend**
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  - PROP. 8" GRAVITY SEWER MAIN
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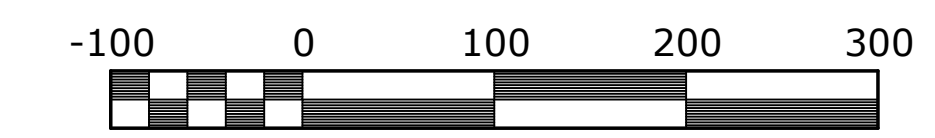
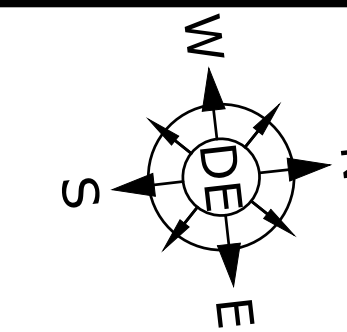
Overall  
Landscape  
Plan

Job No. 17048

**L1.0**

9 of 10





Scale 1" = 100'  
Site Area = 22.07 Acres

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Dewey Engineering  
Contact: Michael Dewey, PE  
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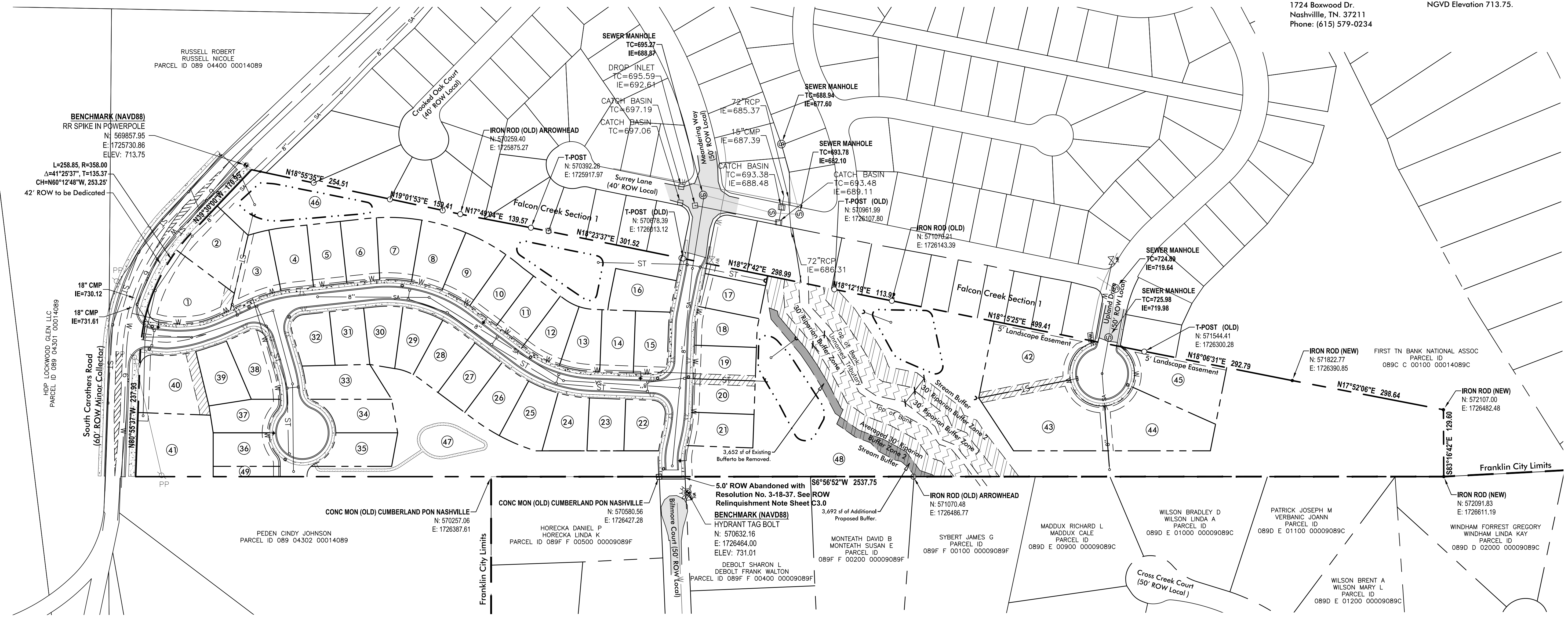
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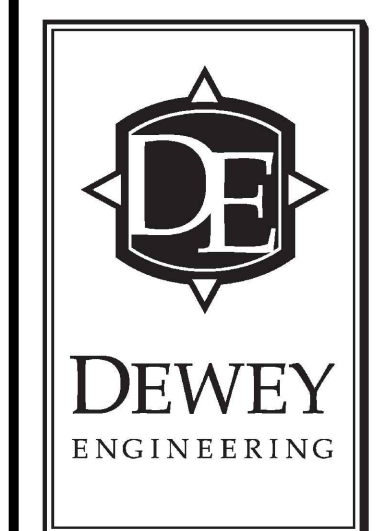
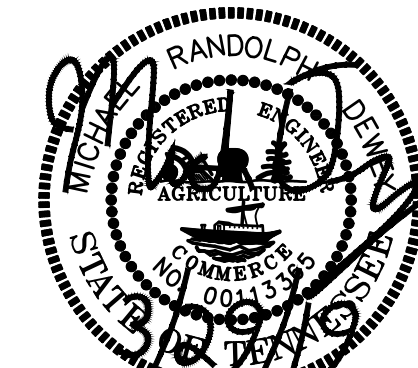
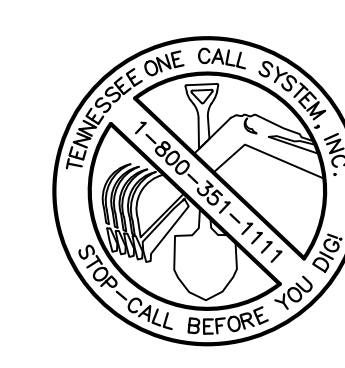
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# Carothers Chase Development Plan

Being Parcel 30 & 30.01 on Tax Map 89 Franklin, Williamson County, Tennessee



**Buffer Averaging Table**  
Total Existing Buffer to be Removed: 3,652 sf  
Total Additional Proposed Buffer: 3,692 sf



Buffer Averaging Plan

Job No. 17048

# L1.1

10 of 10