

Table with 3 columns: Informal Open Space, Formal Open Space, and Informal Open Space. Rows include lot numbers and acreages.

Table with 3 columns: Facility, Drainage Area, and Treatment Volume. Rows include facility names and associated drainage/treatment data.

Table with 3 columns: Sub-Total, Recorded, and Future. Rows include sub-totals for recorded and future developments.

NOTE: Formal open space areas shall be usable and have amenities provided as per City of Franklin 1991 Zoning Ordinance and Design Standards (Sheets 14-16).

- GENERAL NOTES
- 1. Boundary information provided by Ronnie Brown Surveying, Franklin, Tennessee...
 - 2. Topographic information provided by Williamson County, Tennessee GIS data...
 - 3. Property is located on Williamson County tax map number 106, parcel numbers 180, 180.01, 180.02, 181, 182, 184, 185, 186, 187...
 - 4. There are no historical structures on this site.
 - 5. All streets will be public. Adequate widths and right of way will be provided for utility and service vehicles.
 - 6. Initial communications with the City of Franklin indicate there is adequate water and sewer service existing or proposed to the site. Areas C & D are Microfarm Utility District Water, City of Franklin Waste water.
 - 7. All utilities, access, and improvements will be located in public rights-of-way or easements.
 - 8. Existing structures will be removed. Existing Historic Williams Cemetery will remain and be located within open space.
 - 9. Existing forested areas to remain shall be preserved in open spaces. Existing trees greater than 4" shall be preserved to the greatest extent possible. All trees to remain shall be protected throughout the construction process with protection measures as required by the City of Franklin.
 - 10. Streams and Wetland areas have been field located by the Environmental Assistance Center, Tennessee Department of Environment and Conservation, Division of Water Pollution Control. Applicant shall acquire all required permits.
 - 11. This Regulating Plan was reviewed under the 1991 Zoning Ordinance and 2004 Franklin Design Standards per Section 1.7.4 of the July 2008 Zoning Ordinance.
 - 12. All site lighting shall meet City of Franklin Zoning Ordinance & Design Standards.

NOTE: The developer agrees to provide public access and greenway along the Harpeth River, specific size and location to be determined at Site Plan.

Table with 3 columns: Land Use, Size, and Generated Traffic. Rows include land use types and associated traffic generation.

NOTE: The developer agrees to provide public access and greenway along the Harpeth River, specific size and location to be determined at Site Plan.

- Development Plan Changes Rev. 6 (Feb. 2015)
- A. Section 1 has been absorbed into Sections L and M, therefore Section K no longer exists.
 - B. To avoid natural water buffers/features, the lots and road layouts in Sections L and M have been revised, and preliminary proposed grades provided. The lot size for Sections L and M have also been increased. Associated open spaces and lots in reserve have been adjusted accordingly.
 - C. Sections 11, 13, 15, 21 - 25 and 27 are now shown as approved, and associated open spaces given recorded lot number and acreage.
 - D. Section N has been completely revised, according to comments received from the City of Franklin staff.
 - E. Open Space 14 has been converted to a Lot in Reserve.
 - F. Eight lots have been added in a previous Lot in Reserve along Alfred Ladd Road West at the main entrance to the subdivision at Long Lane.
 - G. Because of the above revisions, all Open Space and Lot charts have been revised accordingly.
 - H. Lot count has been increased from 1150 to 1203, resulting in an increase of 53 lots. The revised density is 1.94 units/AC.
 - I. Carothers Pkwy. has been constructed, therefore the typical section has been removed to provide additional space on this sheet.

UTILITY OWNERS DATA

NOTE:

1. Utilities provided by the following utility agencies.
2. All site lighting shall comply with the City of Franklin design standards and ordinances.

WATER: MICROCRAFT UTILITY DISTRICT
6333 ARNO RD.
FRANKLIN, TN 37064
CONTACT: MR. MIKE JONES 794-5947

SEWER: CITY OF FRANKLIN WATER
MANAGEMENT DEPARTMENT
405 HILLSBORO RD.
FRANKLIN, TN 37064
CONTACT: MR. HARVEY SMITHSON 794-4554

GAS: ATMOS ENERGY
810 CRESCENT CENTER DR
SUITE 600
FRANKLIN, TN 37067
CONTACT: MR. ROBERT ARNOLD 771-8311
ROBERT.ARNOLD@ATMOSENERGY.COM

POWER: MTEC
555 NEW SALEM
MURFREESBORO, TN 37129
CONTACT: MR. TALLEY FLOYD 494-1540

TELEPHONE/FIBER OPTICS: ATT
BELL SOUTH
333 COMMERCE ST. ROOM 23D161
NASHVILLE, TN 37201
CONTACT: MR. BRIAN KELLY 244-7462
EXT-1115562

CABLE T.V.: COMCAST CABLE
660 MAINSTREAM DR.
NASHVILLE, TN 37228
CONTACT: MR. BRIAN KELLY 244-7462
EXT-1115562

SITE DATA

Gross Site Area: 619.39

Existing Zoning: R-2 (Medium Residential District) / GOC0-6 / Conventional (Suburban) Development Standards

Existing Density Allowed in R-2 is 2 du/acre.

Overlay Zone: FFO

Proposed Land Uses: Residential, Recreation.

Total Proposed Dwelling Units: 1203

Open Space: 243.50 AC.

(Incl. 137.0 AC. Flood Plain and 17.1 AC. of slopes steeper than 20%)

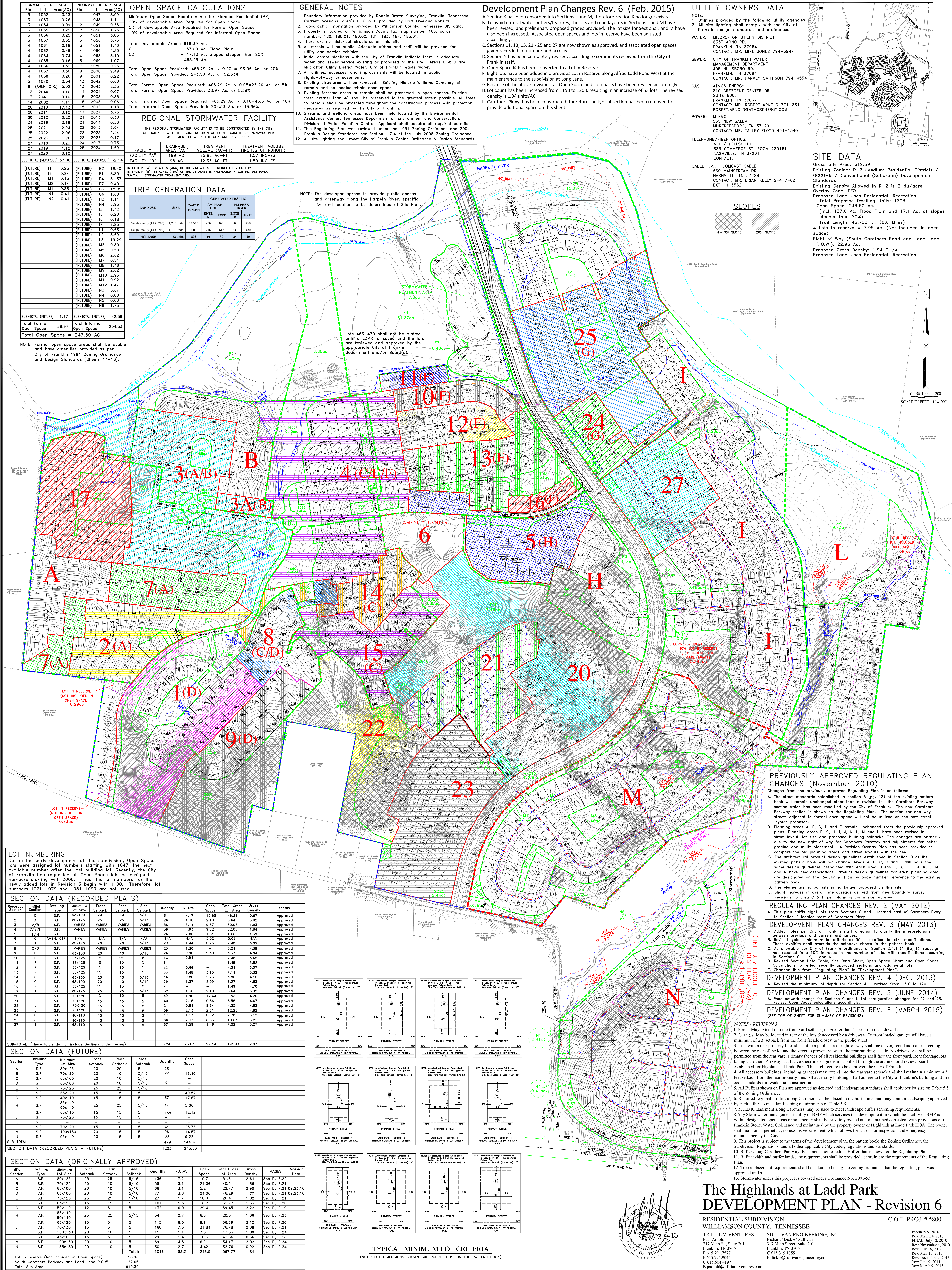
Trail Length: 46,700 f.t. (8.8 Miles)

4 Lots in reserve = 7.95 AC. (Not included in open space).

Right of Way (South Carothers Road and Ladd Lane R.O.W.), 22.96 AC.

Proposed Gross Density: 1.94 DU/A

Proposed Land Uses: Residential, Recreation.



LOT NUMBERING

During the early development of this subdivision, Open Space lots were assigned lot numbers starting with 1047, the next available number after the last building lot. Recently, the City of Franklin has requested all Open Space lots be assigned numbers starting with 2000. Thus, the lot numbers for the newly added lots in Revision 3 begin with 1100. Therefore, lot numbers 1071-1079 and 1081-1099 are not used.

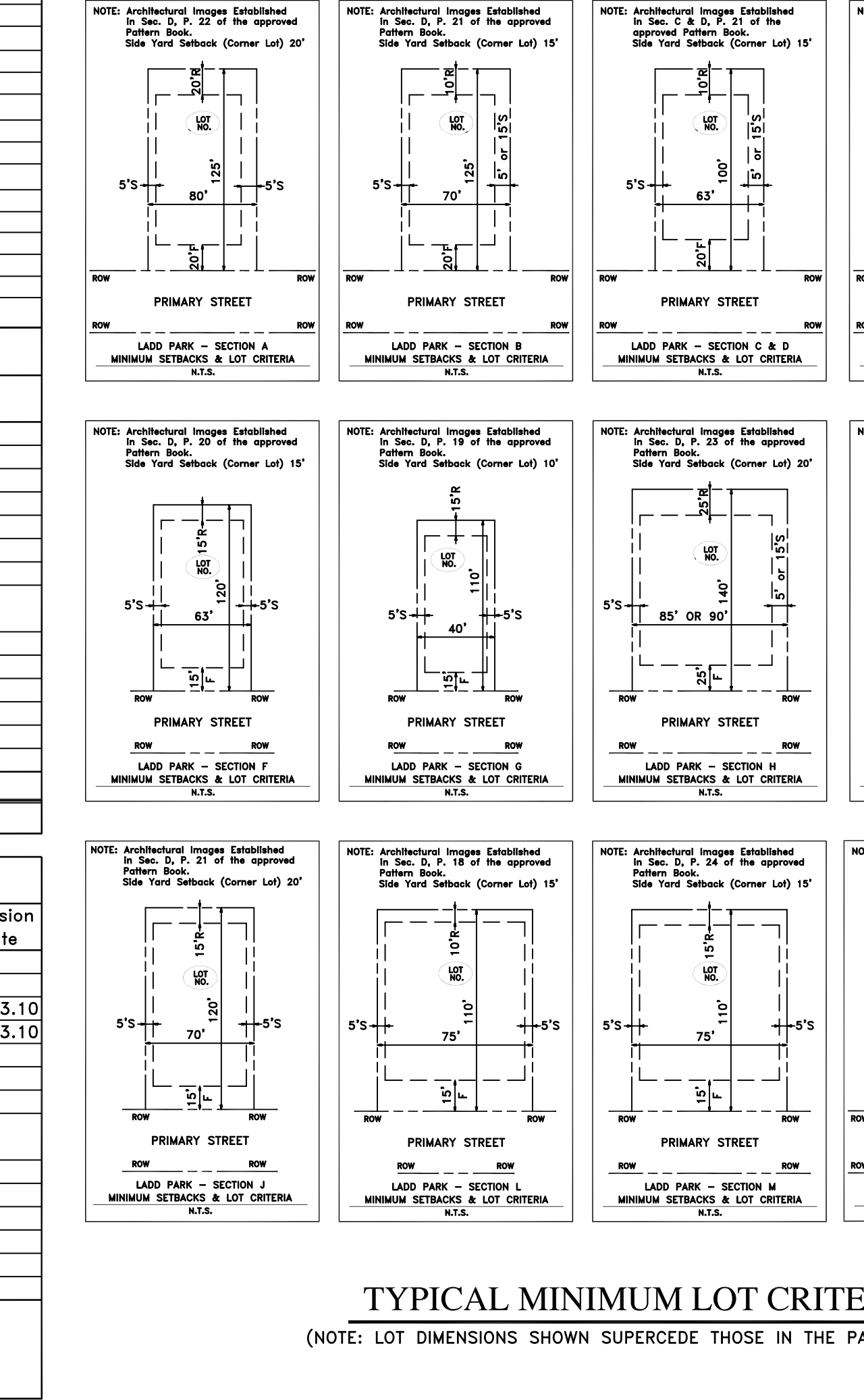
SECTION DATA (RECORDED PLATS)												
Recorded Section	Initial Section	Dwelling Type	Minimum Lot Size	Front Setback	Rear Setback	Side Setback	Quantity	R.O.W.	Open Space	Total Gross Lot Area	Gross Density	Status
1	D	S.F.	63x100	20	10	5/10	31	4.17	10.65	46.29	0.67	Approved
2	A	S.F.	80x125	25	25	5/15	26	1.38	2.10	6.64	3.92	Approved
3	A/B	S.F.	VARIES	VARIES	VARIES	VARIES	58	5.14	9.87	30.02	1.93	Approved
4	C/D/E	S.F.	VARIES	VARIES	VARIES	VARIES	59	4.83	9.82	32.08	1.84	Approved
5	F/H	S.F.	N/A	N/A	N/A	N/A	26	2.08	1.61	18.86	1.39	Approved
6	C	AMEN. CTR.	80x125	25	25	5/15	23	1.44	0.23	7.45	3.89	Approved
7	A	S.F.	VARIES	VARIES	VARIES	VARIES	23	1.30	—	5.24	4.39	Approved
8	C/D	S.F.	63x100	20	10	5/10	28	0.90	9.30	5.37	4.84	Approved
9	D	S.F.	63x125	15	5	5/10	14	0.34	—	2.48	5.05	Approved
10	F	S.F.	63x125	15	5	5/10	8	—	1.45	5.52	Approved	
11	F	S.F.	63x125	15	5	5/10	22	0.69	3.34	4.34	5.07	Approved
12	F	S.F.	63x125	15	5	5/10	13	0.69	3.34	4.34	5.07	Approved
13	F	S.F.	63x125	15	5	5/10	16	0.80	3.13	7.14	5.32	Approved
14	C	S.F.	63x100	20	10	5/10	16	0.80	2.73	3.86	4.15	Approved
15	C	S.F.	63x100	20	10	5/10	29	1.37	2.09	6.27	4.63	Approved
16	F	S.F.	63x125	15	5	5/10	7	—	—	1.49	4.70	Approved
17	A	S.F.	80x125	25	25	5/15	32	1.38	2.10	6.64	3.92	Approved
18	J	S.F.	70x120	15	5	5/10	40	1.90	17.44	9.53	4.20	Approved
19	J	S.F.	70x120	15	5	5/10	40	2.15	0.86	8.56	4.67	Approved
20	J	S.F.	70x120	15	5	5/10	40	0.84	0.84	4.64	4.55	Approved
21	J	S.F.	70x120	15	5	5/10	59	2.13	0.61	12.25	4.84	Approved
22	G	S.F.	40x110	15	5	5/10	17	1.17	0.92	2.78	6.12	Approved
23	G	S.F.	40x110	15	5	5/10	66	2.37	8.65	10.63	6.21	Approved
24	I	S.F.	63x110	15	5	5/10	37	1.59	1.46	7.02	5.27	Approved

SECTION DATA (FUTURE)

Section	Dwelling Type	Minimum Lot Size	Front Setback	Rear Setback	Side Setback	Quantity	Open Space	R.O.W.	Total Gross Lot Area	Gross Density	IMAGES	Revision Date
A	S.F.	80x125	25	25	5/15	136	7.2	10.7	51.6	2.64	Sec D, P.22	
B	S.F.	70x120	20	10	5/10	55	3.1	24.06	40.9	1.36	Sec D, P.21	
C	S.F.	63x100	20	10	5/10	66	3.1	2.2	22.77	2.80	Sec D, P.21, 09.23.10	
D	S.F.	63x100	20	10	5/10	77	3.8	24.06	46.29	1.77	Sec D, P.21, 09.23.10	
E	S.F.	75x125	25	25	5/10	27	1.7	18.0	26.4	1.02	Sec D, P.21	
F	S.F.	63x120	15	5	5/10	101	5.3	38.2	61.87	1.63	Sec D, P.20	
G	S.F.	50x110	12	5	5	132	6.0	29.4	59.45	2.22	Sec D, P.21	
H	S.F.	85x140	25	25	5/15	34	2.7	6.3	20.5	1.66	Sec D, P.23	
I	S.F.	63x120	15	5	5	115	6.0	9.1	36.89	3.12	Sec D, P.20	
J	S.F.	70x130	15	5	5	160	7.3	31.84	76.78	2.08	Sec D, P.21	
K	S.F.	100x130	20	10	5	15	1.1	13.83	13.83	1.08	Sec D, P.24	
L	S.F.	45x100	15	5	5	29	1.4	30.3	43.86	0.66	Sec D, P.18	
M	S.F.	100x130	20	10	5	69	4.5	6.9	34.17	2.02	Sec D, P.24	
N	S.F.	135x180	20	10	5	30	1.7	14.2	32.16	0.82	Sec D, P.24	
SUB-TOTAL						479	144.36					
SECTION DATA (RECORDED PLATS + FUTURE)						1203	243.50					

SECTION DATA (ORIGINALLY APPROVED)

Initial Section	Dwelling Type	Minimum Lot Size	Front Setback	Rear Setback	Side Setback	Quantity	R.O.W.	Open Space	Total Gross Lot Area	Gross Density	IMAGES	Revision Date
A	S.F.	80x125	25	25	5/15	136	7.2	10.7	51.6	2.64	Sec D, P.22	
B	S.F.	70x120	20	10	5/10	55	3.1	24.06	40.9	1.36	Sec D, P.21	
C	S.F.	63x100	20	10	5/10	66	3.1	2.2	22.77	2.80	Sec D, P.21, 09.23.10	
D	S.F.	63x100	20	10	5/10	77	3.8	24.06	46.29	1.77	Sec D, P.21, 09.23.10	
E	S.F.	75x125	25	25	5/10	27	1.7	18.0	26.4	1.02	Sec D, P.21	
F	S.F.	63x120	15	5	5/10	101	5.3	38.2	61.87	1.63	Sec D, P.20	
G	S.F.	50x110	12	5	5	132	6.0	29.4	59.45	2.22	Sec D, P.21	
H	S.F.	85x140	25	25	5/15	34	2.7	6.3	20.5	1.66	Sec D, P.23	
I	S.F.	63x120	15	5	5	115	6.0	9.1	36.89	3.12	Sec D, P.20	
J	S.F.	70x130	15	5	5	160	7.3	31.84	76.78	2.08	Sec D, P.21	
K	S.F.	100x130	20	10	5	15	1.1	13.83	13.83	1.08	Sec D, P.24	
L	S.F.	45x100	15	5	5	29	1.4	30.3	43.86	0.66	Sec D, P.18	
M	S.F.	100x130	20	10	5	69	4.5	6.9	34.17	2.02	Sec D, P.24	
N	S.F.	135x180	20	10	5	30	1.7	14.2	32.16	0.82	Sec D, P.24	
SUB-TOTAL						1049	53.2	243.5	567.77	1.84		
Lot in Reserve (Not Included in Open Space).												
South Carothers Parkway and Ladd Lane R.O.W.												
Total Site Area												



TYPICAL MINIMUM LOT CRITERIA

(NOTE: LOT DIMENSIONS SHOWN SUPERCEDE THOSE IN THE PATTERN BOOK)

PREVIOUSLY APPROVED REGULATING PLAN CHANGES (November 2010)

Changes from the previously approved Regulating Plan are as follows:

- A. The street standards established in section B (pg. 13) of the existing pattern book will remain unchanged other than a revision to the Carothers Parkway section which has been modified by the City of Franklin. The new Carothers Parkway section is shown on the Regulating Plan. The section for one way streets adjacent to formal open space will not be utilized on the new street layouts proposed.
- B. Planning areas A, B, C, D and E remain unchanged from the previously approved plans. Planning areas F, G, H, I, J, K, L, M and N have been revised in street layout, lot size and proposed building setbacks. The changes are primarily due to the new right of way for Carothers Parkway and adjustments for better grading and utility placement. A Revision Overlay Plan has been provided to compare the old planning areas and street layouts with the new.
- C. The architectural product design guidelines established in Section D of the existing pattern book will not change. Areas A, B, C, D and E will have the same design guidelines associated with each area. Areas F, G, H, I, J, K, L, M, and N have new associations. Product design guidelines for each planning area are designated on the Regulating Plan by page number reference to the existing pattern book.
- D. The elementary school site is no longer proposed on this site.
- E. Slight increase in overall site acreage derived from new boundary survey.
- F. Revisions to area C & D per planning commission approval.

REGULATING PLAN CHANGES REV. 2 (MAY 2012)

A. This plan shifts eight lots from Sections G and I located east of Carothers Pkwy. to Section F located west of Carothers Pkwy.

DEVELOPMENT PLAN CHANGES REV. 3 (MAY 2013)

- A. Added notes per City of Franklin staff direction to clarify the interpretations between previous and current ordinances.
- B. Revised typical minimum lot criteria exhibits to reflect lot size modifications.
- C. As allowable per City of Franklin ordinance at Section 2.4.4 (11)(c)(1), redesign has resulted in a 10% increase in the number of lots, with modifications occurring in Sections G, I, K, L and M.
- D. Revised Section Data Table, Site Data Chart, Open Space Chart and Open Space Calculations to reflect recently approved sections and additional lots.
- E. Changed title from "Regulating Plan" to "Development Plan".

DEVELOPMENT PLAN CHANGES REV. 4 (DEC. 2013)

A. Revised the minimum lot depth for Section J - revised from 130' to 120'.

DEVELOPMENT PLAN CHANGES REV. 5 (JUNE 2014)

A. Road network change for Sections G and I. Lot configuration changes for 22 and 23. Revised Section Data Table.

DEVELOPMENT PLAN CHANGES REV. 6 (MARCH 2015)

(SEE TOP OF SHEET FOR SUMMARY OF REVISIONS)

NOTES - REVISION 3

1. Porch: May extend into the front yard setback, no greater than 5 feet from the sidewalk.
2. Garages: May be located in rear of the lots & accessed by a driveway. Or front loaded garages will have a minimum of a 3' setback from the front facade closest to the public street.
3. Lots with a rear property line adjacent to a public street right-of-way shall have evergreen landscape screening between the rear of the lot and the street to prevent views of the rear building facade. No driveways shall be permitted from the rear yard. Primary facades of all residential buildings shall face the front yard. Rear frontage lots facing Carothers Parkway shall have specific design details applied through the architectural review board established by the City of Franklin at Ladd Park. This architecture to be approved by the City of Franklin.
4. All accessory buildings (including garages) may extend into the rear yard setback and shall maintain a minimum 5 foot setback from the rear property line. All accessory buildings shall adhere to the City of Franklin's building and fire code standards for residential construction.
5. All Buffers shown on Plan are approved as depicted and landscaping standards shall apply per lot size on Table 5.5 of the Zoning Ordinance.
6. Required regional utilities along Carothers can be placed in the buffer area and may contain landscaping approved by each utility to meet landscaping requirements of Table 5.5.
7. MTEMC Easement along Carothers may be used to meet landscape buffer screening requirements.
8. Any Stormwater management facility or BMP which services this development in which the facility of BMP is within designated open area or an amenity shall be privately owned and maintained consistent with provisions of the Franklin Storm Water Ordinance and maintained by the property owner or Highlands at Ladd Park HOA. The owner shall maintain a perpetual, nonexclusive easement, which allows for access for inspection and emergency maintenance by the City.
9. This project is subject to the terms of the development plan, the pattern book, the Zoning Ordinance, the Subdivision Regulations, and all other applicable City codes, regulations and standards.
10. Buffer along Carothers Parkway: Easements not to reduce Buffer that is shown on the Regulating Plan.
11. Buffer width and buffer landscape requirements shall be provided according to the requirements of the Regulating Plan.
12. Tree replacement requirements shall be calculated using the zoning ordinance that the regulating plan was approved under.
13. Stormwater under this project is covered under Ordinance No. 2001-53.

The Highlands at Ladd Park
DEVELOPMENT PLAN - Revision 6

RESIDENTIAL SUBDIVISION
WILLIAMSON COUNTY, TENNESSEE

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Rev. December 9, 2013
Rev. March 9, 2015