

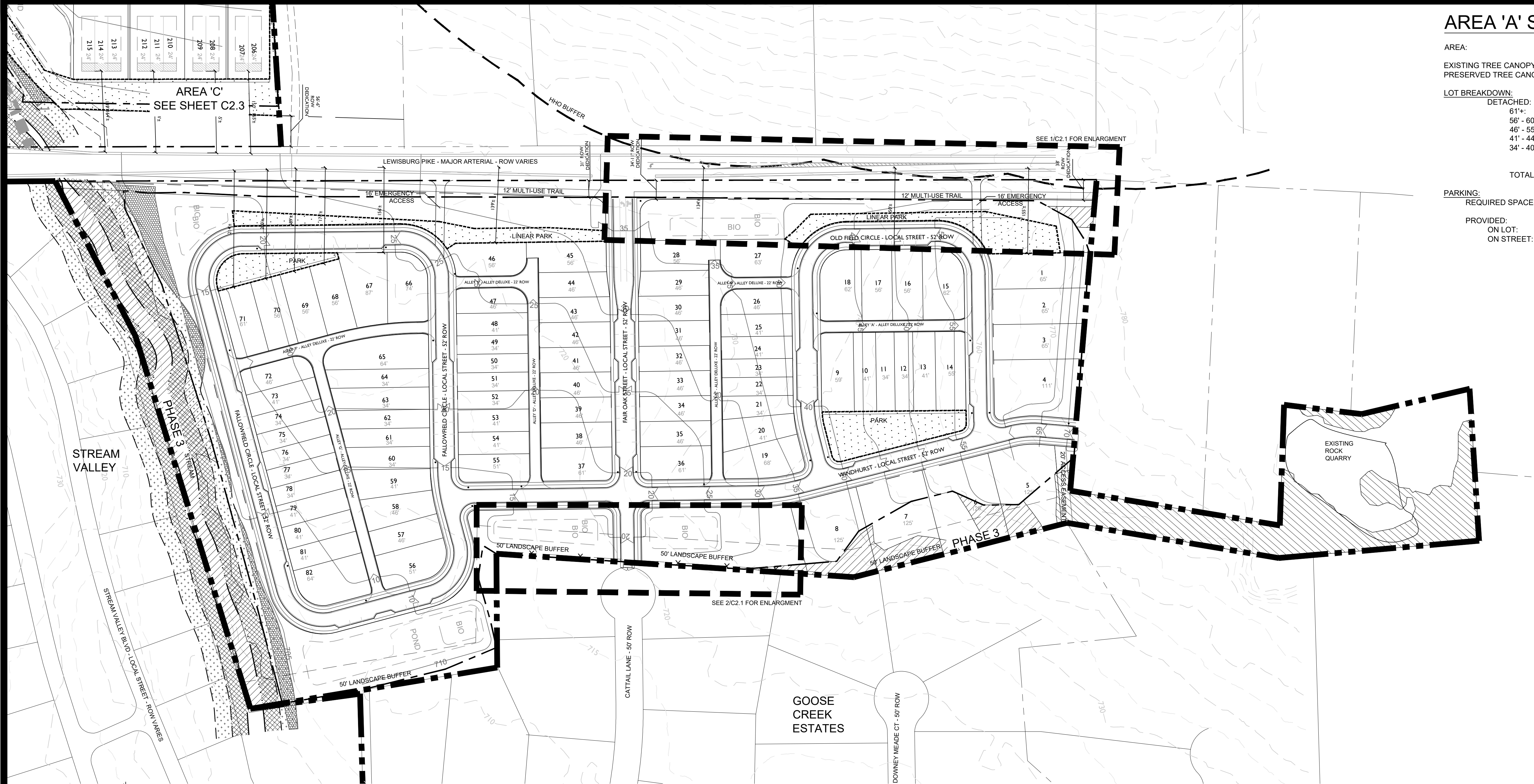
AREA 'A' SITE DATA CHART

AREA:	1,439,029 SF	(33.03 AC)
EXISTING TREE CANOPY:	291,328 SF	(6.69 AC)
PRESERVED TREE CANOPY:	165,086 SF	(3.79 AC)
LOT BREAKDOWN:		
DETACHED:	19	
61'-:	10	
59' - 60':	21	
48' - 55':	13	
41' - 44':	19	
34' - 40':		
TOTAL:	82	
PARKING:		
REQUIRED SPACES (2/UNIT):	164	
PROVIDED:		
ON LOT:	328	
ON STREET:	88	
TOTAL:	416	



GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

SOUTHBROOKE PUD SUBDIVISION DEVELOPMENT PLAN Franklin, Williamson County, Tennessee



- NOTES:**
- THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 - AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 - SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 - NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

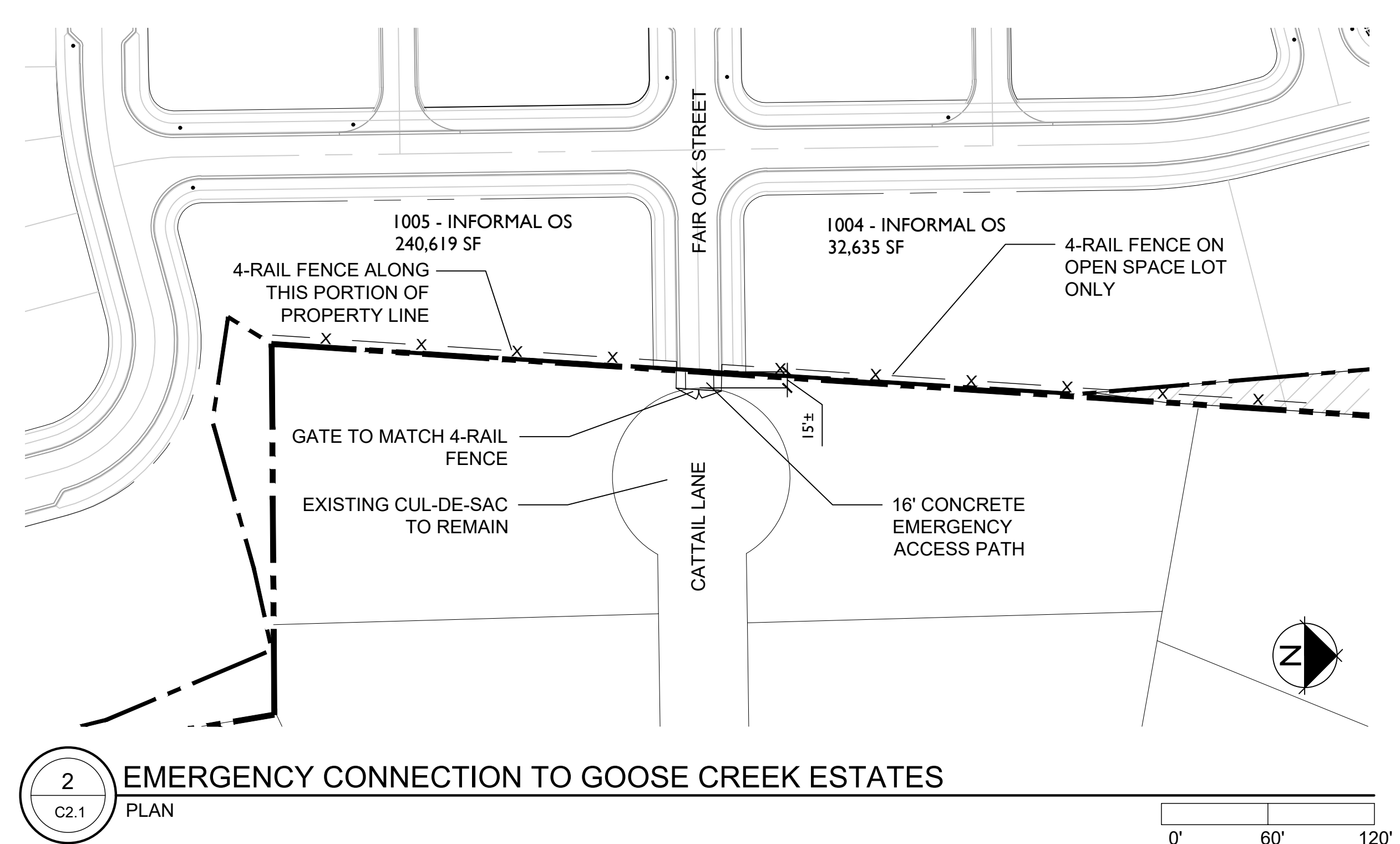
OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

KEY

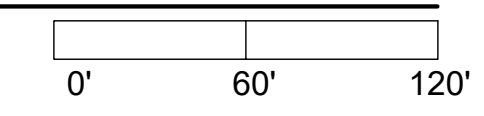
- PRESERVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING
- STREET LIGHT; TYP

TYPICAL LOT

1 LINEAR PARK & BUFFER PLAN
C2.1 N.T.S.

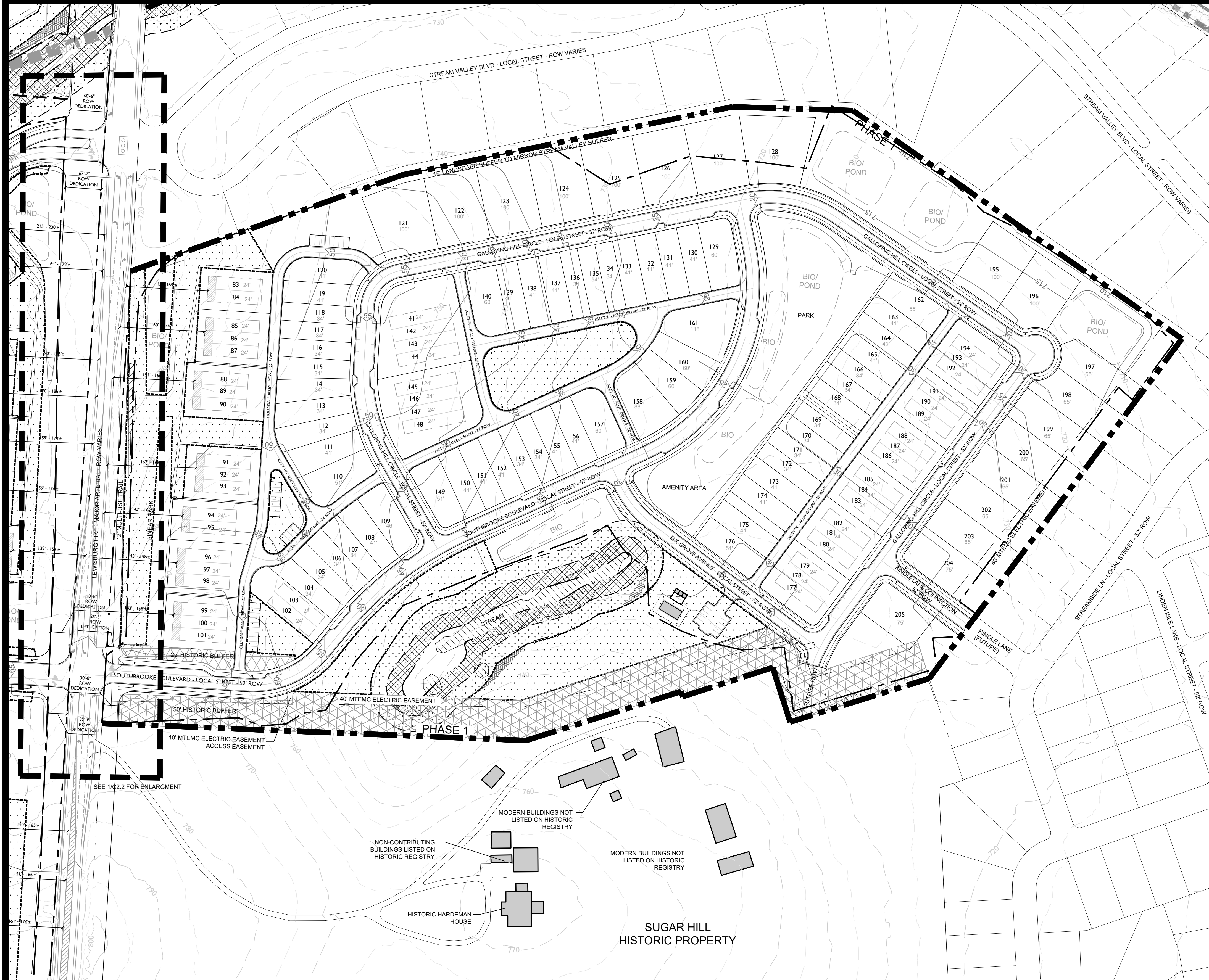


2 EMERGENCY CONNECTION TO GOOSE CREEK ESTATES PLAN
C2.1



Revision Date

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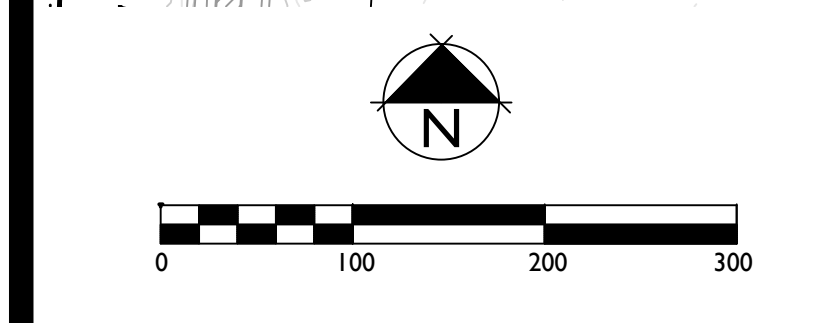


AREA 'B' SITE DATA CHART

AREA:	1,825,907 SF (41.92 AC)
EXISTING TREE CANOPY:	109,070 SF (2.50 AC)
PRESERVED TREE CANOPY:	24,927 SF (0.57AC)
LOT BREAKDOWN:	
ATTACHED:	47
24':	TOTAL: 47
DETACHED:	21
61'+:	5
56' - 60':	5
46' - 55':	22
41' - 44':	23
34' - 40':	TOTAL: 76
AREA TOTAL:	123
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	152
3 / ATTACHED (3BR UNITS):	141
TOTAL REQUIRED:	293
PROVIDED:	
2 / DETACHED LOT (MIN):	304
4 / ATTACHED LOT (2 GARAGE, 2 TANDEM):	188
ON-STREET:	90
OFF-STREET:	39
TOTAL SPACES:	621



1 LINEAR PARK & BUFFER
C2.2 PLAN N.T.S.



- NOTES:**
1. THERE ARE NO FLOODPLAINS EXISTING ON THE SITE BASED ON FEMA MAPS
 2. AERIAL PHOTO, PARCEL LINES AND TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF FRANKLIN G.I.S.
 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- 75' HISTORIC BUFFER
- FORMAL OPEN SPACE
- BUFFER AVERAGING
- STREET LIGHT; TYP

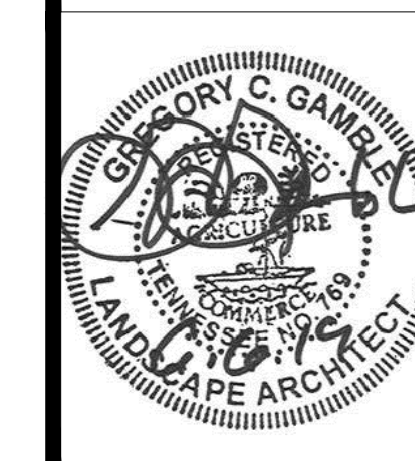
TYPICAL LOT

ALLEY
BUILDING ENVELOPE (ATTACHED UNITS ONLY)
UNIT / LOT NUMBER
137
UNIT / LOT TYPE
34'
STREET

"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

**SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee



Revision Date _____

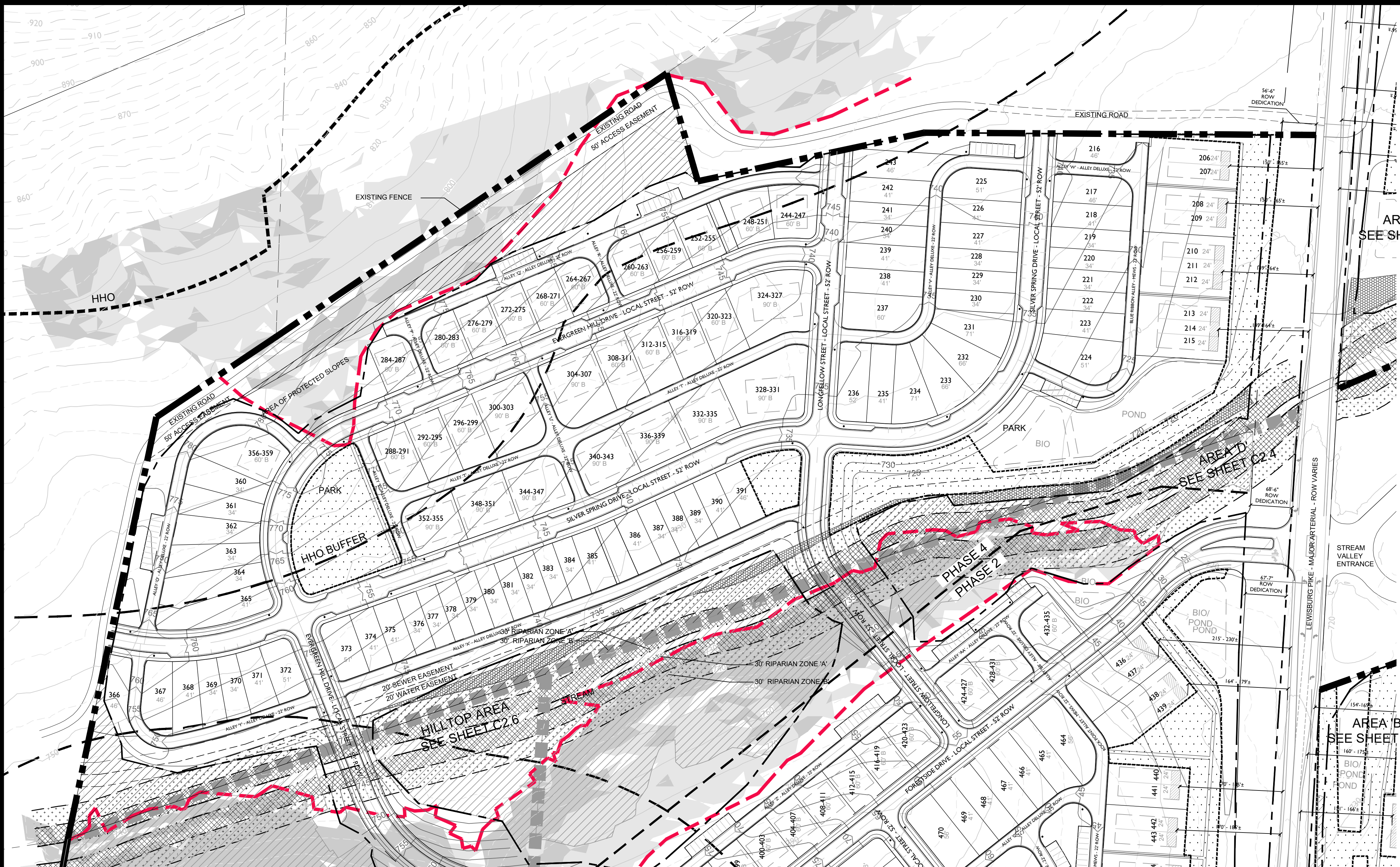
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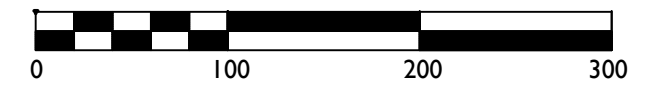
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AREA 'B'
DEVELOPMENT
PLAN
ENLARGEMENT
SHEET
C2.2
COF 6975



AREA 'C' SITE DATA CHART

AREA:	1,363,966 SF (31.31 AC)
EXISTING TREE CANOPY:	1,312,343 SF (30.12 AC)
PRESERVED TREE CANOPY:	122,699 SF (2.88 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	10
60' (4 UNIT/LOT, 2BR UNITS):	76
90' (4 UNIT/LOT, 3BR UNITS):	40
TOTAL:	126
DETACHED:	
61'+:	4
56' - 60':	1
45' - 55':	12
41' - 44':	15
34' - 40':	28
TOTAL:	60
AREA TOTAL:	186
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	120
3 / 24' UNIT AND 90' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	190
TOTAL REQUIRED:	460
PROVIDED:	
4 / DETACHED LOT:	240
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 DRIVEWAY):	152
ON-STREET:	110
OFF-STREET:	41
TOTAL SPACES:	743



- NOTES:**
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 3. SITE BOUNDARY CALLS PROVIDED BY WILSON & ASSOCIATES.
 4. NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- BUFFER AVERAGING STREET LIGHT; TYP

TYPICAL LOT

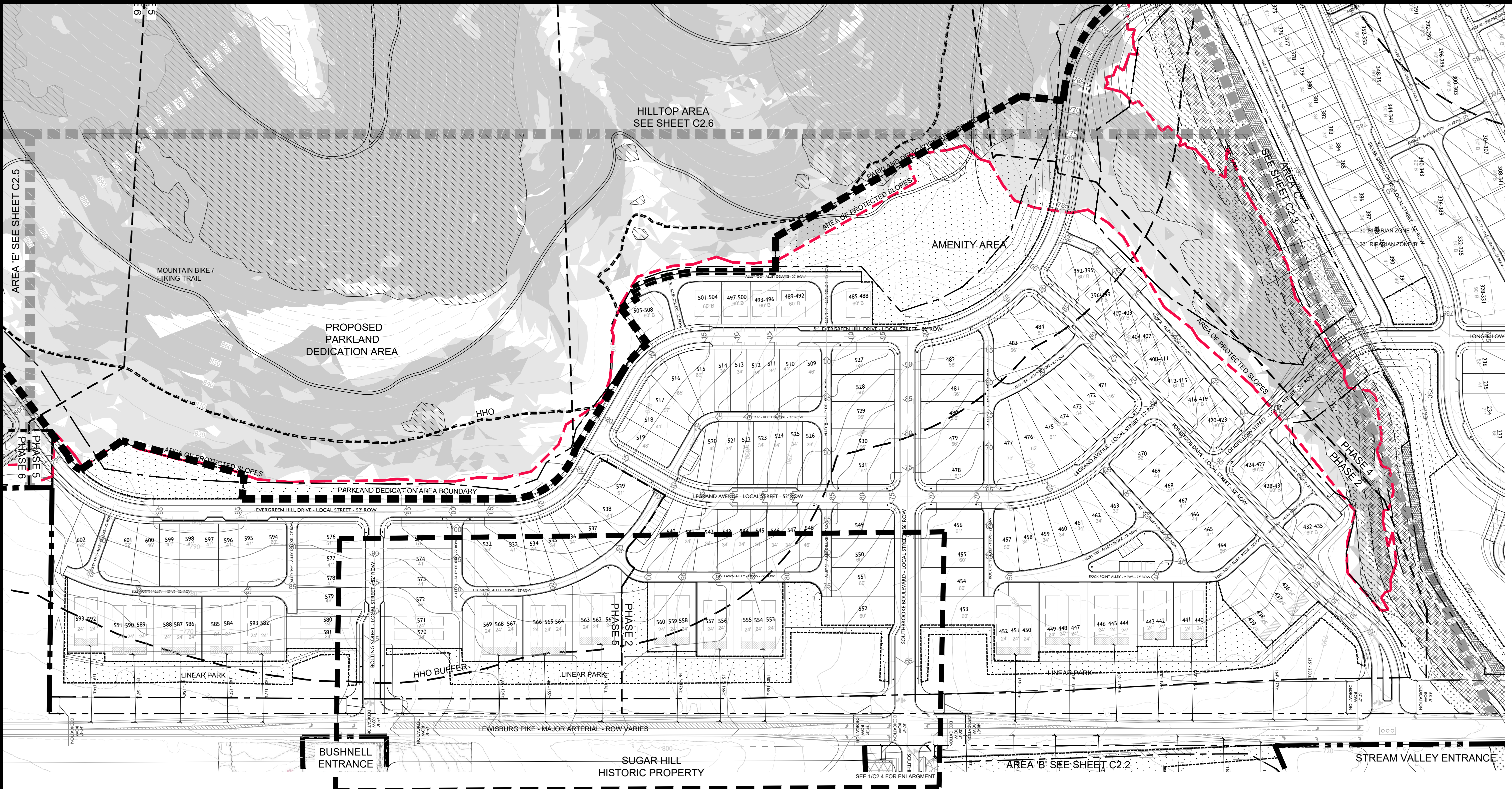
*"AREA OF PROTECTED SLOPES" REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11



Revision Date

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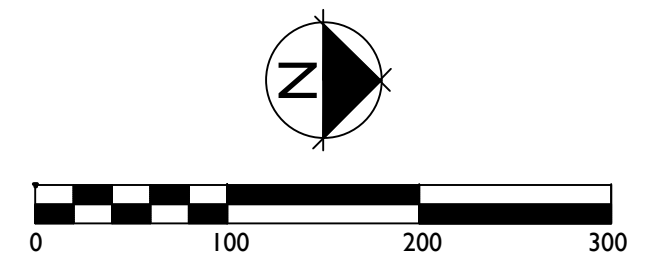
AREA 'E' SEE SHEET C2.5

HILLTOP AREA
 SEE SHEET C2.6

SEE SHEET C2.3

AREA 'B' SEE SHEET C2.2

STREAM VALLEY ENTRANCE



- NOTES:**
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KEY

- PRESEVED CANOPY
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- STREET LIGHT; TYP

TYPICAL LOT

OPEN SPACE LOT PLAN AND CHART SHOWN ON SHEET C.11

AREA 'D' SITE DATA CHART

AREA:	3,348,458 SF (76.87 AC)
EXISTING TREE CANOPY:	554,861 SF (12.74 AC)
PRESERVED TREE CANOPY:	456,252 SF (10.47 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR UNITS):	50
60' (4 UNIT/LOT, 2BR UNITS):	68
TOTAL:	118
DETACHED:	
61'+:	11
56' - 60':	18
45' - 55':	14
41' - 44':	20
34' - 40':	30
TOTAL:	93
AREA TOTAL:	211
PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	186
3 / 24' UNIT (3-BR):	150
2.5 / 60' UNIT (2-BR):	170
TOTAL REQUIRED:	506
PROVIDED:	
4 / DETACHED LOT (MIN):	372
4 / 24' UNIT (2 GARAGE, 2 TANDEM):	200
2 / 60' UNIT (1 GARAGE, 1 TANDEM):	136
ON-STREET:	42
OFF-STREET:	58
TOTAL SPACES:	808

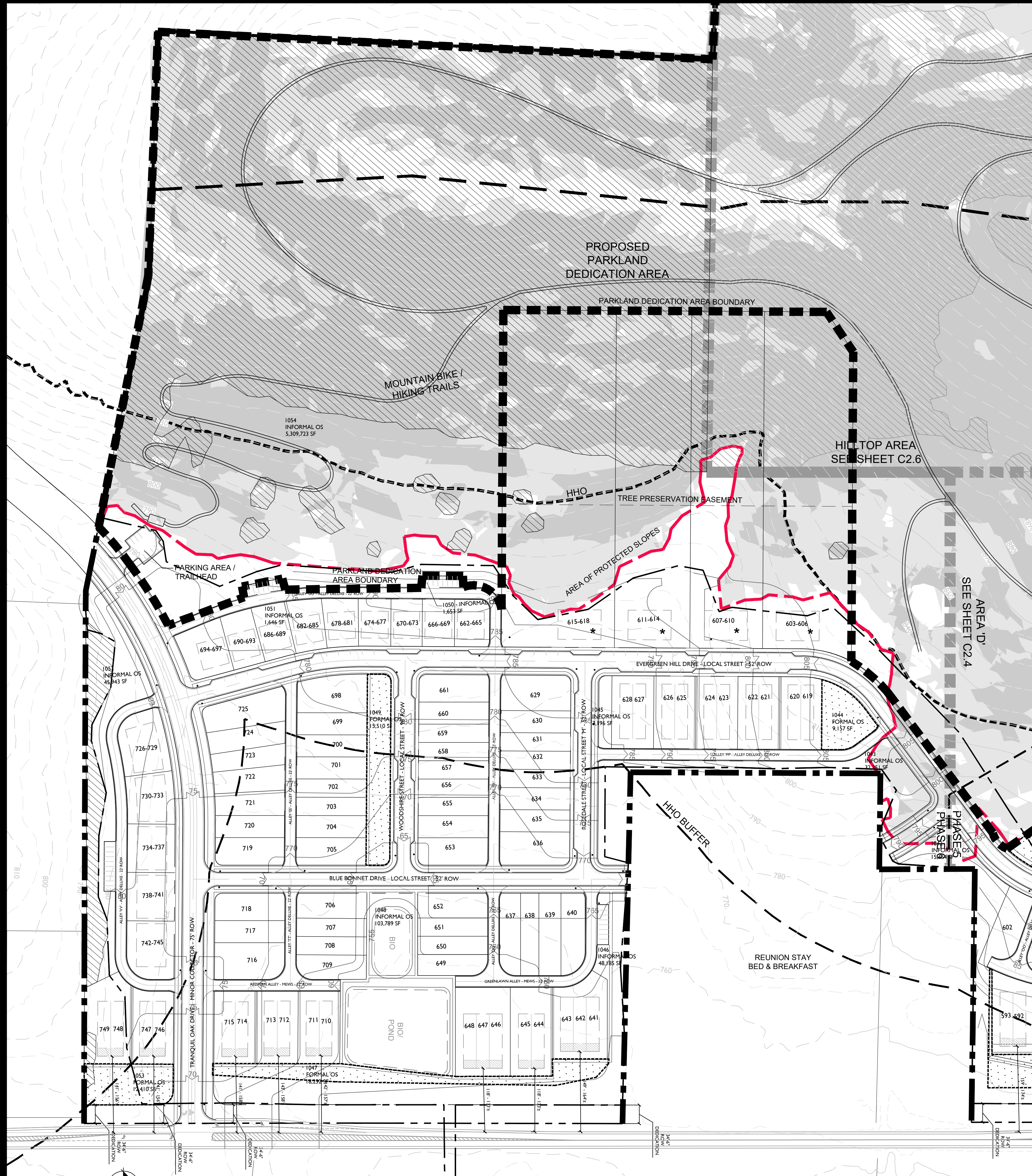


1
 C2.4
 LINEAR PARK & BUFFER
 PLAN

N.T.S.



Revision Date



AREA 'E' SITE DATA CHART

AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	925,028 SF (21.23 AC)
PRESERVED TREE CANOPY:	816,201 SF (18.74 AC)
LOT BREAKDOWN:	
ATTACHED:	
24' (3BR):	28
60' (4 UNIT/LOT, 2BR):	36
90' (4 UNIT/LOT, 3BR):	36
TOTAL:	100
DETACHED:	
61'+:	4
46' - 55':	10
41' - 44':	17
34' - 40':	16
TOTAL:	47
AREA TOTAL:	147

PARKING:	
REQUIRED SPACES:	
2 / DETACHED UNIT:	94
3 / 24' UNIT & 90' UNIT (3-BR):	192
2.5 / 60' UNIT (2-BR):	90
TOTAL REQUIRED:	376
PROVIDED:	
4 / DETACHED LOT:	188
4 / 24' UNIT & 90' UNIT (2 GARAGE, 2 TANDEM):	256
2 / 60' UNIT (1 GARAGE, 1 TANDEM):	72
ON-STREET:	73
OFF-STREET:	34
TOTAL SPACES:	623

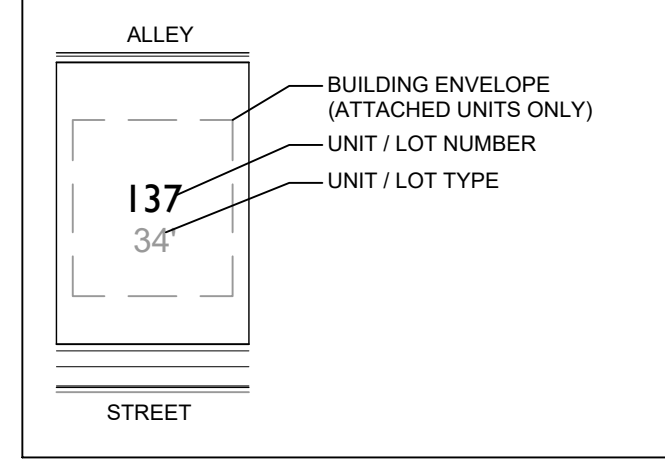
NOTE: CRITICAL LOTS- IF, AT SITE PLAN, FIELD-RUN TOPOGRAPHY SHOWS SLOPES OVER 14% WHERE SLOPES ARE PROTECTED, THEN LOTS MAY BE NON-BUILDABLE OR RECONFIGURED.

*AREA OF PROTECTED SLOPES' REFERS TO AREAS WITHIN THE HHO BUFFER THAT HAVE NATURALLY OCCURRING SLOPES GREATER THAN 14%. THESE AREAS WILL NOT BE DISTURBED. SLOPES GREATER THAN 14% THAT ARE LOCATED OUTSIDE OF THE 'AREA OF PROTECTED SLOPES' HAVE BEEN DETERMINED TO BE MAN-MADE OR INSIGNIFICANT, THEREFORE ALLOWING DEVELOPMENT TO OCCUR.

KEY

- PRESEVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- FORMAL OPEN SPACE
- STREET LIGHT; TYP
- CRITICAL LOT

TYPICAL LOT



NOTES:

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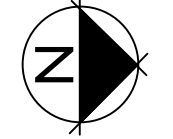
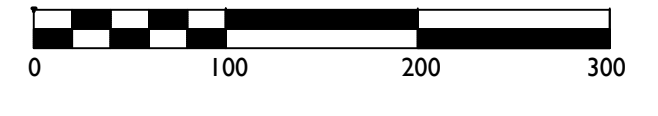
GAMBLE
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DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

**SOUTHBROOKE PUD SUBDIVISION
DEVELOPMENT PLAN**
Franklin, Williamson County, Tennessee

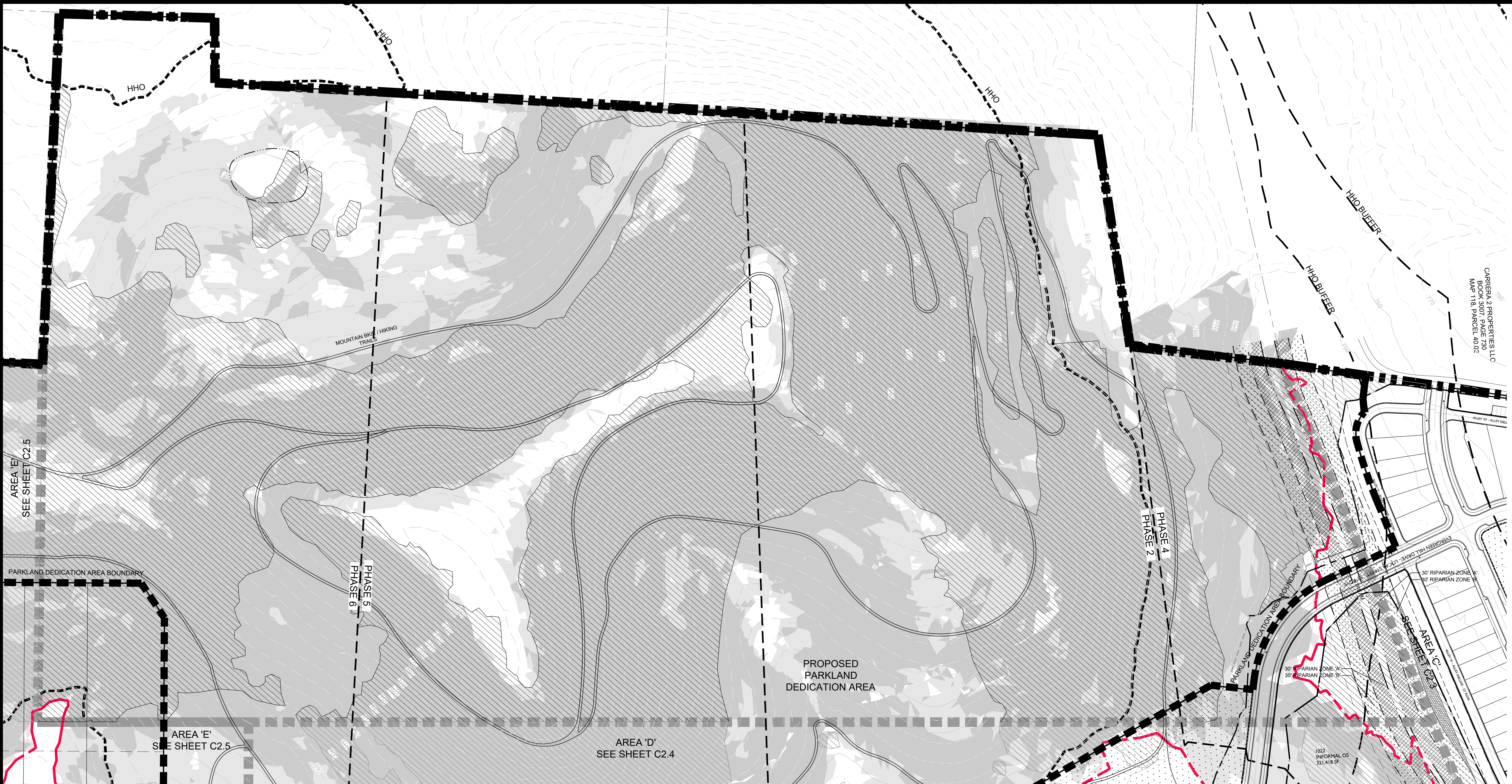


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AREA 'E'
DEVELOPMENT
PLAN
ENLARGEMENT
SHEET
C2.5
COF 6975



CARGEN 2 PROPERTIES, LLC
CARGEN 2007, PAGE 730
MAP 118, PARCEL 4002



HILLTOP AREA SITE DATA CHART

AREA:	2,406,118 SF (55.23 AC)
EXISTING TREE CANOPY:	2,225,506 SF (51.09 AC)
PRESERVED TREE CANOPY:	2,165,476 SF (49.71 AC)

KEY

- PRESEVED CANOPY
- SLOPES - 14 - 20%
- SLOPES - 20% +
- RIPARIAN ZONE 'A'
- RIPARIAN ZONE 'B'

NOTES:

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