

NOTES
PREVIOUSLY CALLED OUT "SPRING" HAS BEEN REMOVED FROM PLANS IN ORDER TO BE CONSISTENT WITH TDEC HYDROLOGIC DETERMINATION REPORT DATED AUGUST, 9 2010.
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.

SITE DATA

PROJECT NAME:	SIMMONS RIDGE DEV. PLAN REV. 4
PROJECT NUMBER:	6339
SUBDIVISION:	SIMMONS RIDGE PUD SUBDIVISION
LOT NUMBER:	N/A
ADDRESS:	4408 S. CAROTHERS RD
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
EXISTING ZONING:	SD-R (4.6)
CHARACTER AREA OVERLAY:	MECO-9
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	88.65 AC
TOTAL SF:	3,861,604 SF
MINIMUM REQUIRED SETBACK LINES:	(PER LOT STANDARDS ON SHEET C2.0, C2.1)
OWNER/APPLICANT:	SIMMONS RIDGE LLC
ADDRESS:	144 SOUTH EAST PARKWAY, SUITE 230
OFFICE PHONE:	FRANKLIN, TN 37064
CONTACT:	615.207.1633
EMAIL ADDRESS:	JOHN FRANKS johnfranks@live.com
BUILDING SQUARE FOOTAGE:	N/A
LANDSCAPE SURFACE RATIO:	2 STORY/3 STORY
MINIMUM LANDSCAPE SURFACE RATIO:	20
PARKING REQUIREMENTS:	SINGLE FAMILY DETACHED: 2 PER HOME 1 BEDROOM: 1.25 SPACES 2 BEDROOM: 2.5 SPACES 3 BEDROOM: 3 SPACES
RESIDENTIAL DENSITY:	4.60 UNITS/AC
EXISTING TREE CANOPY:	36.13 AC
REQUIRED CANOPY PRESERVATION:	16.26 AC, 45%
PARKLAND (IF APPLICABLE):	(351,200) / (375,000) = 93.5% PROVIDED IN THE FORM OF LAND DEDICATION AND CONSTRUCTION OF A GREENWAY TRAIL ALONG SOUTH CAROTHERS ROAD IN SECTIONS 1, 13, AND 14. ANY REMAINING REQUIREMENT AFTER THIS CONSTRUCTION WILL BE PAID AS FEES-IN-LIEU.
OPEN SPACE:	4.43 AC
FORMAL REQUIRED:	5.31 AC
FORMAL PROVIDED:	8.87 AC
INFORMAL REQUIRED:	8.87 AC
INFORMAL PROVIDED:	42.46 AC
TOTAL REQUIRED:	13.30 AC
TOTAL PROVIDED:	47.77 AC

STATEMENT OF IMPACTS

WATER
WATER SERVICE WILL BE PROVIDED BY MILCROFTON UTILITY DISTRICT. THE WATER MAIN IS LOCATED WITHIN THE ROW OF SOUTH CAROTHERS ROAD.
408*350 GPD = 142,800 GPD

SEWER
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. A SEWER MAIN IS ALONG THE NORTHERN EDGE OF THE TRIBUTARY TO THE HARRETH RIVER THAT BEGINS ON THE NORTH WESTERN PORTION OF SIMMONS RIDGE. THE SEWER MAIN CONNECTION FOR THE SIMMONS RIDGE PROPERTY IS ON THE EASTERN EDGE OF SOUTH CAROTHERS ROAD. ANTICIPATED SEWAGE FLOWS IN SINGLE FAMILY UNITS REPURIFIED (REUSE) WATER FACILITIES REUSE WATER IS CURRENTLY NOT AVAILABLE

STREET NETWORK
AS SHOWN ON THE MAJOR THROUGHFARE PLAN, SOUTH CAROTHERS IS A LOCAL ROAD ALONG THE WESTERN BOUNDARY AND A MINOR COLLECTOR ALONG THE SOUTHERN BOUNDARY. LOCAL ROADS FROM SIMMONS RIDGE ARE PROPOSED TO STUB OUT TO THE ADJACENT PROPERTY TO THE NORTH TO PROMOTE FUTURE CONNECTIVITY.

DRAINAGE FACILITIES
WATER TREATMENT AND DETENTION IS PROVIDED BY THE SEDIMENT FOREBAYS AND MICROPOOLS IN PONDS 1 AND 2 AND RETENTION POND 3. POST-DEVELOPED PEAK RUNOFF FLOWS FOR THE 2, 5, 10, 25, 50, AND 100 YEAR RETURN PERIODS DO NOT EXCEED THE PRE-DEVELOPED PEAK RUNOFF FLOWS AS SHOWN IN THE TABLES ON SHEET C2.2.

POLICE AND FIRE
FRANKLIN FIRE STATION #2 - 3.4 MILES DRIVING DISTANCE
COLUMBIA AVE. POLICE STATION - 5.25 MILES DRIVING DISTANCE

RECREATION FACILITIES
A NEW CITY OF FRANKLIN PARK IS PLANNED NEAR I-65 TO THE WEST
LIBERTY PARK 4.10 MILES
PINKERTON PARK 4.40 MILES

PROJECTED STUDENT POPULATION
THE STUDENT POPULATION IS PROJECTED AT A RATE OF ONE STUDENT PER 64 HOMES.
408 X 64 = 26,112 STUDENTS

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

RESTRICTIVE COVENANTS
THE SIMMONS RIDGE HOME OWNERS ASSOCIATION WILL BE ESTABLISHED PRIOR TO THE FIRST OCCUPANCY. THE HOA WILL REGULATE ARCHITECTURAL STANDARDS AND MAINTENANCE OF THE COMMUNITY. THE HOA WILL MAINTAIN ALL COMMON OPEN SPACE, RECREATIONAL AREAS, AND EXTERIOR ELEVATIONS OF THE TOWN HOMES.

LEGEND:

PRESERVED TREE CANOPY	[Pattern]
SLOPES 14% TO 19%	[Pattern]
SLOPES 20% AND ABOVE	[Pattern]
★ POTENTIAL 3-STORY TOWNHOME LOCATION	[Symbol]

LAND USE COMPLIANCE:

THE DESIRED LAND USE PATTERN IS THE McEWEN CHARACTER AREA, SPECIAL AREA 6.

MEWEN CHARACTER AREA, SPECIAL AREA 6 GUIDELINES:
A. THE CHARACTER OF THIS AREA IS LARGELY ESTABLISHED.
B. NEW DEVELOPMENT SHALL REFLECT THE SAME CHARACTER AS THE ESTABLISHED AREA.

THE MEWEN CHARACTER AREA ALLOWS ATTACHED HOMES WITHIN THE CHARACTER AREA. SIMMONS RIDGE WILL CONFORM TO THE CHARACTER OF THE PLANNED ADJACENT PROPERTIES WITHIN THE CAROTHERS BOULEVARD CORRIDOR.

DIRECTLY TO THE WEST OF SIMMONS RIDGE IS LOCKWOOD GLEN PUD AND ITS PLANNED MULTI-FAMILY SECTION.

THE SIMMONS RIDGE PLAN IS DESIGNED WITH APPROPRIATE BUFFERS ADJACENT TO THE NORTH, SOUTH AND EASTERN BOUNDARIES. THE 75 FOOT BUFFERS ARE PLANNED FOR A TRANSITION WHERE NEW DEVELOPMENT IS PROPOSED ADJACENT TO EXISTING WILLIAMSON COUNTY SUBDIVISIONS.

SIMMONS RIDGE IS DESIGNED WITH CONVENTIONAL DESIGN STANDARDS. ROADWAYS ARE DESIGNED TO CURVE WITH THE EXISTING TOPOGRAPHY WHERE POSSIBLE TO REDUCE THE AMOUNT OF DISTURBANCE DURING DEVELOPMENT.

DEVELOPMENT PLAN



OPEN SPACE REQUIREMENT CHART - DEVELOPMENT PLAN REVISION 4
MINIMUM OPEN SPACE REQUIREMENT: 15%
SITE ACREAGE: 88.67 AC OPEN SPACE REQUIRED: 13.30 AC
FORMAL OPEN SPACE (5% OF GROSS DEVELOPMENT AREA): 4.43 AC
INFORMAL OPEN SPACE (10% OF RESIDENTIAL GROSS DEVELOPMENT): 8.87 AC

LOT #	CLASSIFICATION	TYPE	AREA (SF)
501	INFORMAL	DETENTION	191,778.07 SF
502	INFORMAL	PARKING / TREE SAVE	30,293.75 SF
503	INFORMAL	PARKING	8,058.36 SF
504	INFORMAL	BUFFER / TREE SAVE	646,522 SF
505	INFORMAL	GREEN SPACE	62,402 SF
506	INFORMAL	PARKING / GREEN SPACE	4,778 SF
507	INFORMAL	PARKING / GREEN SPACE	2,271 SF
508	INFORMAL	PARKING / GREEN SPACE	3,938 SF
509	INFORMAL	TREE SAVE / GREEN SPACE	421,162 SF
510	INFORMAL	GREEN SPACE	160,206 SF
511	INFORMAL	BUFFER / TREE SAVE	286,584 SF
512	INFORMAL	BUFFER	21,516 SF

LOT #	CLASSIFICATION	TYPE	AREA (SF)
601	FORMAL	PARK	46,239 SF
602	FORMAL	AMENITY	90,251 SF
603	FORMAL	PARKING / POCKET PARK	12,917 SF
604	FORMAL	PARKING / POCKET PARK	24,684 SF
605	FORMAL	PARKING / POCKET PARK	14,141 SF
606	FORMAL	POCKET PARK	11,864 SF
607	FORMAL	PARK	31,323 SF

TOTAL FORMAL OPEN SPACE PROVIDED: 1,849,539.18 SF / 42.46 AC
TOTAL INFORMAL OPEN SPACE PROVIDED: 2,314.19 SF / 5.31 AC
TOTAL OPEN SPACE PROVIDED: 2,080,958.18 SF / 47.77 AC

TREE AREA	TOTAL EXISTING	REMOVED SEC 1-4	REMOVED SEC 5, 6, 14, 15	REMOVED SEC 3	REMOVED SEC 5	FUTURE REMOVAL	TOTAL REMAINING
TREE A	761,818.29 SF	229,699.05 SF	0.00 SF	13,046.17 SF	0.00 SF	130,612.40 SF	388,460.67 SF
TREE B	48,327.77 SF	17,515.30 SF	30,812.47 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF
TREE C	507,977.21 SF	0.00 SF	28,143.26 SF	0.00 SF	0.00 SF	249,097.33 SF	230,736.62 SF
TREE D	16,099.67 SF	0.00 SF	14,304.53 SF	0.00 SF	0.00 SF	1,795.14 SF	0.00 SF
TREE E	197,950.52 SF	0.00 SF	86,867.02 SF	0.00 SF	0.00 SF	32,357.85 SF	78,725.65 SF
TREE F	41,849.05 SF	0.00 SF	0.00 SF	0.00 SF	0.00 SF	31,096.89 SF	10,752.16 SF
TOTAL SF	1,574,022.51 SF	247,214.35 SF	160,127.28 SF	13,046.17 SF	0.00 SF	444,959.61 SF	708,675.10 SF
TOTAL ACRES	36.13 AC	5.68 AC	3.68 AC	0.30 AC	0.00 AC	10.21 AC	16.27 AC

TOTAL EXISTING CANOPY: 36.13 AC
REQUIRED RETENTION: 16.26 AC
RETAINED CANOPY THROUGH SEC 5: 26.48 AC
TOTAL PLANNED CANOPY PRESERVATION: 16.27 AC

PROVIDED PARKING

PARKING REQUIREMENTS:
SINGLE FAMILY HOME: 2 SPACES PER HOME
TOTAL HOMES: 63 HOMES
REQUIRED SPACES: 126 SPACES
PROVIDED TOTAL: 126 SPACES
PROVIDED BREAKDOWN: 63 GARAGE, 63 DRIVEWAY

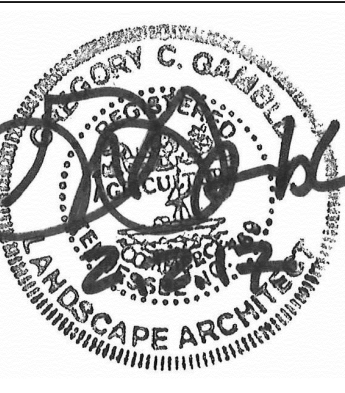
ATTACHED HOMES: 3 SPACES PER HOME
TOTAL HOMES: 345 HOMES
REQUIRED SPACES: 1,035 SPACES
PROVIDED TOTAL: 1,050 SPACES
PROVIDED BREAKDOWN: 345 GARAGE, 384 DRIVEWAY
281 ON-STREET/SURFACE PARKING SPACES
40 SPACES IN AMENITY CENTER LOT

* DEVELOPMENT PLAN ASSUMES ALL MULTI-FAMILY ATTACHED ARE 3 BEDROOM UNITS.

Revisions:
Drawing Notes:
Date: JAN 9, 2016



**SIMMONS RIDGE PUD SUBDIVISION
DEVELOPMENT PLAN REV 4**
4408 SOUTH CAROTHERS ROAD
WILLIAMSON COUNTY, FRANKLIN, TENNESSEE



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144 SOUTH EAST PARKWAY
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OVERALL DEVELOPMENT PLAN

C2.0