

The Highlands at Ladd Park Subdivision

DEVELOPMENT PLAN - REVISION 7

C.O.F. PROJ. #6175 JUNE 13, 2016

WILLIAMSON COUNTY, TENNESSEE
Property Map 106, Parcel 184

TRILLIUM VENTURES
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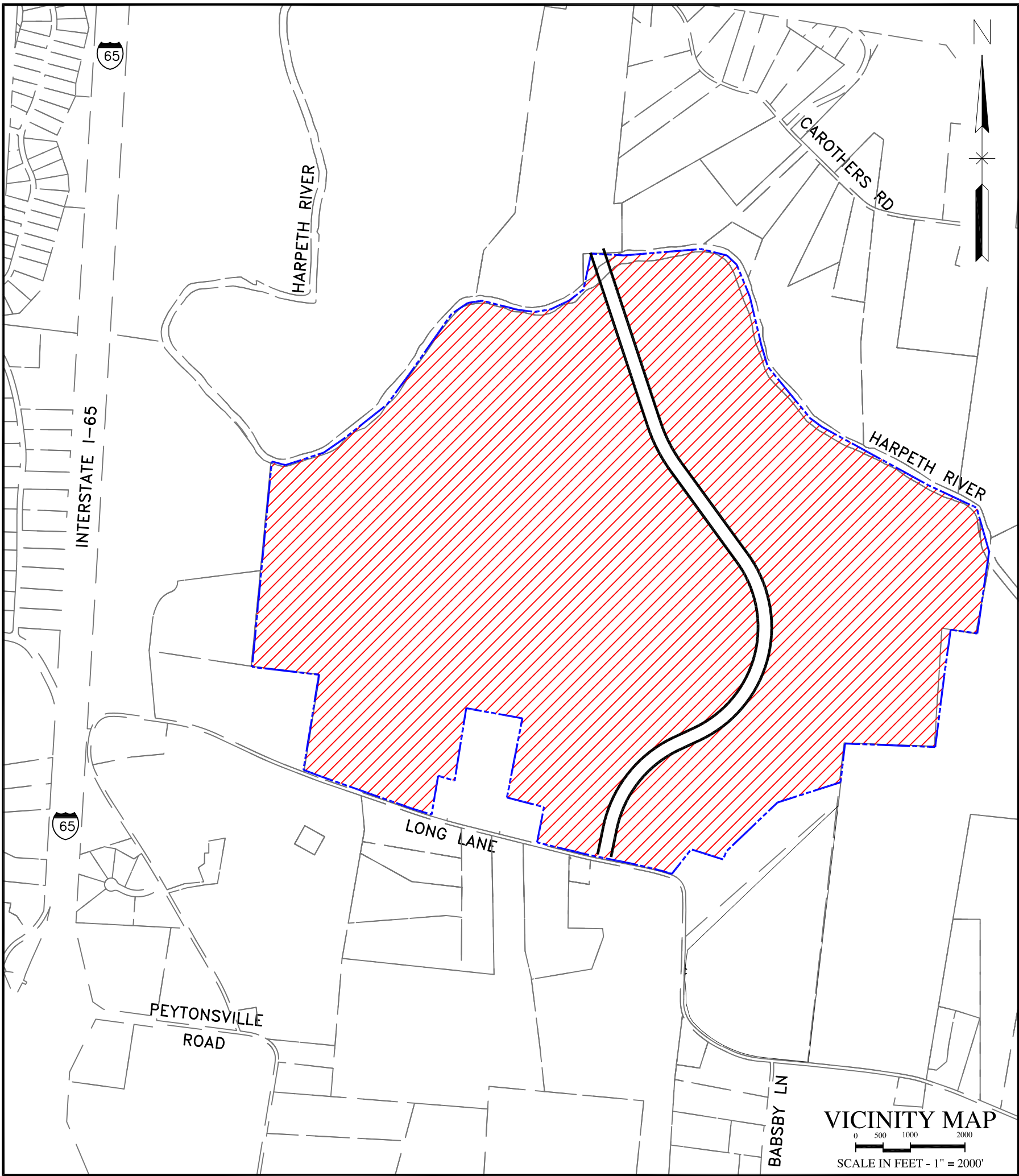
GAMBLE DESIGN
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Development Plan Changes (Revision 7)

- A. Sections 26, 28, 29, 40 and 32-34 are now shown as approved, and associated open spaces given recorded lot number and acreage.
- B. A previous Lot in Reserve in Section L has been absorbed into Open Space L3.
- C. Fourteen lots have been added in Section I (previously shown as a Lot in Reserve) on the east side of Carothers Parkway just south of Snowden Road East. Thus, the net increase of additional lots is 14, raising the total number of lots from 1203 which was approved with Rev. 6, to 1217. The revised density is 1.96 units / AC.
- D. Because of the above revisions, all Open Space and Lot Charts have been revised accordingly.
- E. Section L has one revision. The lots were pulled away from the east perimeter of the property to create a buffer to save existing trees.
- F. Section N has two revisions. One road culdesac to avoid a vertical grade greater than 10%. One open space, N4, added for water quality.
- G. Asking for one Modification of Standards (see below).

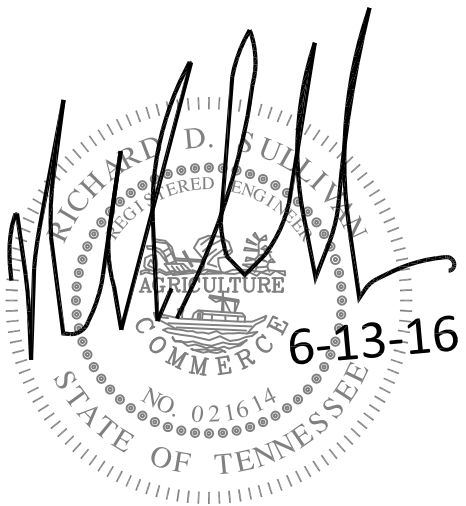
Modifications of Standards (Revision 7)

MOS 4: Trillium Ventures requests a modification of City of Franklin Development Standard 5.10.8, Alley and Cul-De-Sac Layout, allowing a cul-de-sac to be longer than 500' in length.



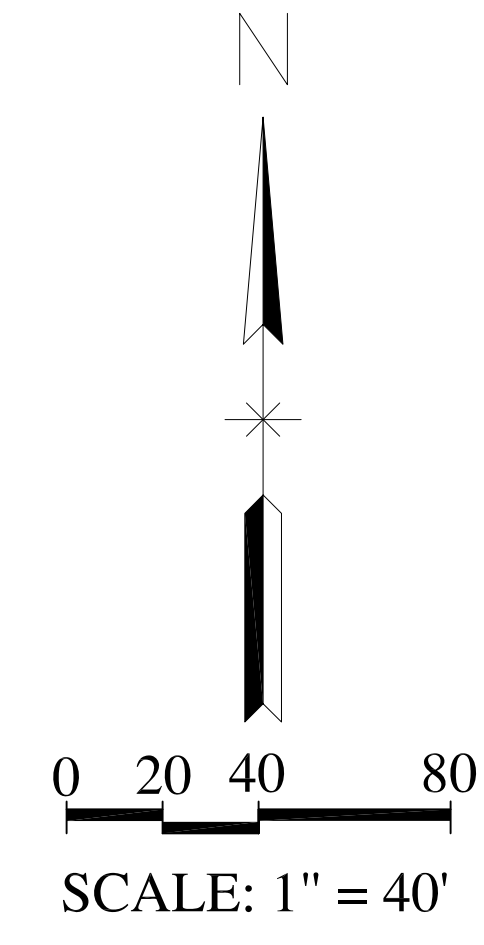
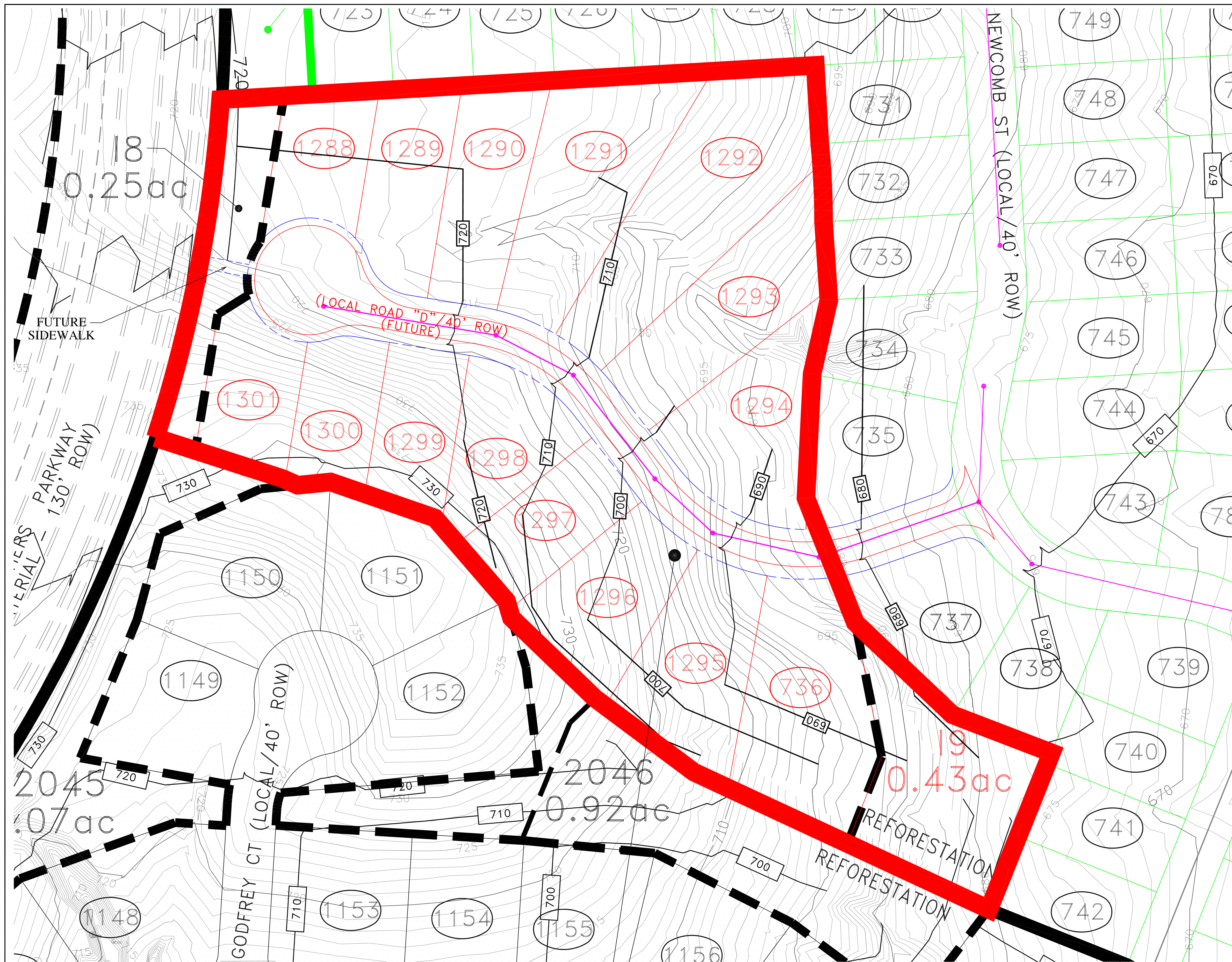
INDEX OF SHEETS

- | | |
|---|------------------------------|
| 1 | TITLE SHEET |
| 2 | EXISTING CONDITIONS |
| 3 | DEVELOPMENT PLAN (1" = 200') |
| 4 | DEVELOPMENT PLAN (1" = 40') |



Recorded Open Space				Recorded Open Space			
SEC	LOT	AC	SEC	LOT	AC	SEC	LOT
3	1051	0.33	1	1047	1.89		
3	1052	0.26	1	1048	1.11		
3	1054	0.09	2	1089	1.35		
3	1055	0.21	2	1090	1.75		
3	1056	0.21	2	1091	1.35		
3	1057	0.05	3	1098	3.75		
4	1061	0.18	3	1099	1.40		
4	1062	0.46	1	1092	2.35		
4	1064	0.74	4	1093	5.10		
4	1065	0.31	5	1094	1.25		
4	1066	0.31	5	1092	1.11		
4	1067	0.15	5	1093	2.65		
4	1068	0.26	1	1091	0.21		
5	1070	0.54	5	2000	9.49		
6	1089	5.00	9	2002	0.27		
13	2013	0.10	13	2015	0.60		
14	2009	0.39	14	2004	0.77		
20	2010	17.13	15	2003	0.85		
20	2011	0.11	15	2005	0.06		
20	2012	0.2	15	2006	1.18		
24	2013	0.39	17	2007	3.73		
25	2021	2.94	21	2011	0.60		
25	2022	2.56	21	2014	0.56		
25	2023	1.26	22	2015	0.64		
27	2018	1.09	23	2025	2.44		
27	2019	0.27	23	2026	0.17		
27	2020	0.10	24	2017	0.73		
27	2021	0.12	25	2024	1.60		
27	2022	0.12	25	2028	1.89		
40	(Amended)	1.32	26	2029	1.98		
			29	2030	10.77		
			19	2032	0.84		
			19	2033	1.41		
			31	2043	1.52		
			31	2044	1.78		
			31	2045	1.07		
			31	2046	1.18		
			31	2047	0.43		
			31	2048	2.91		
			31	2049	1.64		
			31	2050	1.64		
			31	2051	1.64		
			31	2052	1.64		
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			31	2236	1.64		
			31	2237	1.64		
			31	2238	1.64		
			31	2239	1.64		
			31	2240	1.64		
			31	2241	1.64		
			31				

RESIDENTIAL SUBDIVISION WILLIAMSON COUNTY, TENNESSEE	C.O.F. PROJ. #6175	DEVELOPMENT PLAN
TRILLIUM VENTURES Paul Arnold 217 Main St., Suite 201 Franklin, TN 37064 P 615.791.7577 F 615.791.9045 C 615.604.4197 E paul@trillium-ventures.com	SULLIVAN ENGINEERING, INC. Richard "Dickie" Sullivan 217 Main Street, Suite 201 Franklin, TN 37064 C 615.319.8555 E dickie@sullivanengineering.com	February 9, 2010 Rev: March 4, 2010 FINAL: July 12, 2010 Rev: November 4, 2010 Rev: July 15, 2012 Rev: May 12, 2013 Rev: December 10, 2013 Rev: June 9, 2014 Rev: March 9, 2015 Rev: June 13, 2016
		SHEET NO. <div style="font-size: 48pt; text-align: center;">3</div> <div style="text-align: right;">Of 4</div>



TOTAL AREA OF THIS
SECTION IS 5.54 ACRES
AND WAS PREVIOUSLY
A LOT IN RESERVE.

The Highlands at Ladd Park DEVELOPMENT PLAN - Revision 7

RESIDENTIAL SUBDIVISION WILLIAMSON COUNTY, TENNESSEE		C.O.F. PROJ. #6175	DEVELOPMENT PLAN
TRILLIUM VENTURES Paul Arnold 317 Main St., Suite 201 Franklin, TN 37064 P 615.791.7577 F 615.791.9045 C 615.604.4197 E parnold@trillium-ventures.com	SULLIVAN ENGINEERING, INC. Richard "Dickie" Sullivan 317 Main Street, Suite 201 Franklin, TN 37064 C 615.319.1855 E dickie@sullivanengineering.com	February 9, 2010 Rev: March 4, 2010 FINAL: July 12, 2010 Rev: November 4, 2010 Rev: July 18, 2012 Rev: May 13, 2013 Rev: December 9, 2013 Rev: June 9, 2014 Rev: March 9, 2015 Rev: June 13, 2016	SHEET NO. 4 OF 4

SAMPLE FRONT ELEVATIONS



ELEVATION PROVIDED BY THE JONES COMPANY FOR FUTURE SECTIONS BUILT OUT BY THE JONES COMPANY.

ARCHITECTURAL ELEVATION NOTES

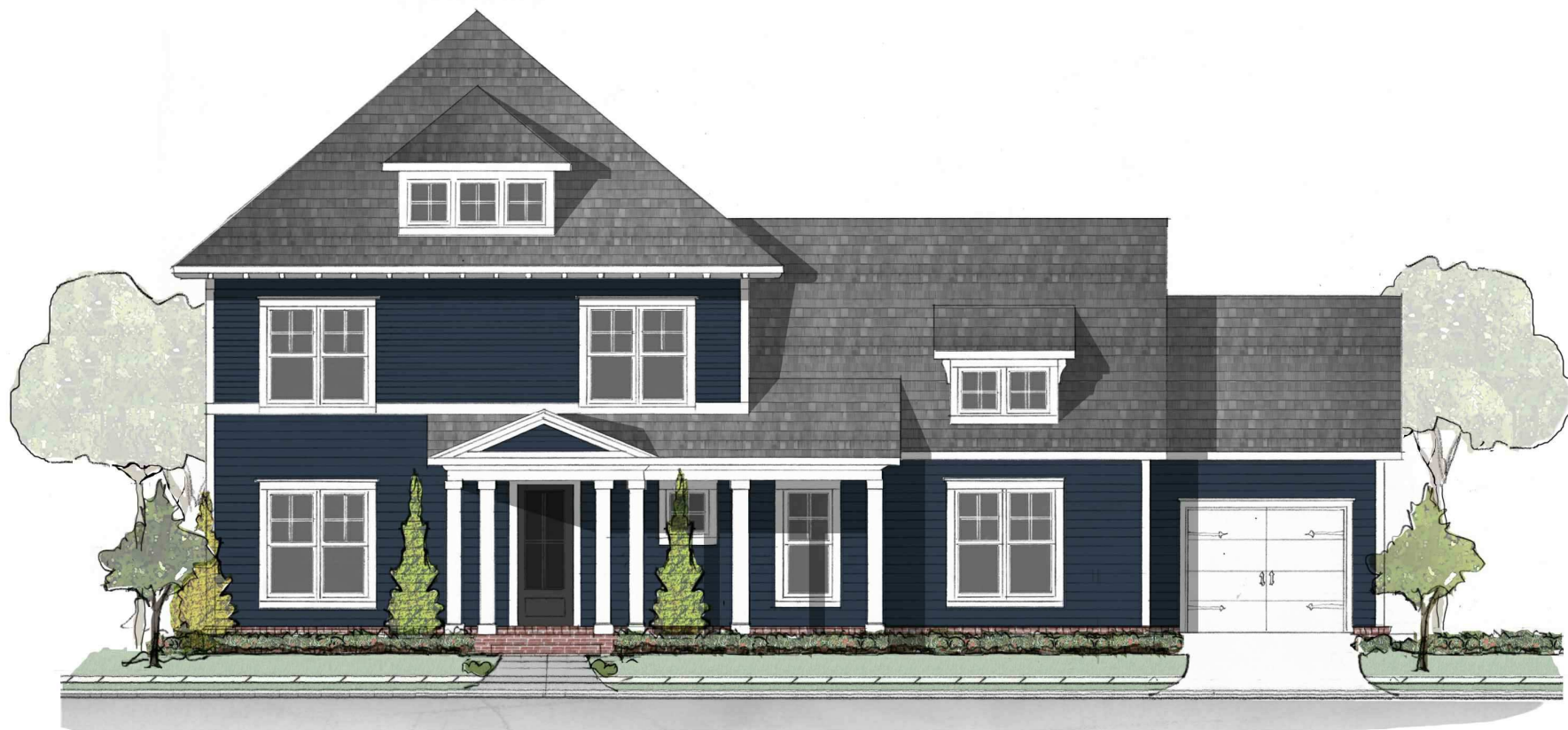
- 1. These elevations have been designed to meet the requirements of the City of Franklin's architectural design standards and the approval of the Planning Commission/City of Franklin. Changes shall not be made to the approved elevations unless approved by either the Codes Director or the Planning Commission.
- 2. Elevations shown are typical for this development. Final design plans shall be submitted with the request for Building Permits and shall indicate compliance with the City of Franklin's architectural design standards; specifically the requirement for exposed foundations or water tables/elevated finished floors and garage door separation/maximum widths.
- 3. Single family detached homes are to be designed for lots with garage access from the front-facing street with attached garage.
- 4. One to two stories in height.
- 5. Materials include brick, simulated stone, cementitious siding and architectural shingles.
- 6. Garage is setback a minimum of 3 feet from the front facade per Ladd Park PUD.
- 7. Garage doors shall be a maximum of 9 feet in width with a minimum separation (if two car garage is provided) by a minimum of 1 feet.
- 8. Homes for Ladd Park future sections shall be between 1,800 SF and 4,200 SF.

The home elevations shown here are representative of the homes planned for Ladd Park Section N. They are the basis for design review by the City of Franklin at the time of building permit. Based on my professional experience, the plans presented meet or exceed the design standards set forth by the City of Franklin.

Greg Gamble, Registered Landscape Architect.



ELEVATION PROVIDED BY SIGNATURE HOMES FOR FUTURE SECTIONS BUILT OUT BY SIGNATURE HOMES.



ELEVATION PROVIDED BY SIGNATURE HOMES FOR FUTURE SECTIONS BUILT OUT BY SIGNATURE HOMES.

Typical Architectural Elevations

C.O.F. PROJ. #xxxx



REVISIONS :	<i>The Highlands</i> AT LADD PARK DEVELOPMENT PLAN REVISION 7—WILLIAMSON COUNTY, TENNESSEE		SEI JOB # 14.005
			SECTION
			SHEET NO.
			A1
TRILLIUM VENTURES, INC. 317 MAIN STREET, SUITE 201 FRANKLIN, TN 37064 (615) 791-7577			SCALE :
DRAWN BY :		DATE : 7.7.2016	APPROVED BY :