

NOTES:
1. PARCEL LINES & TOPOGRAPHY PROVIDED BY CITY OF FRANKLIN G.I.S.
2. AERIAL PHOTOGRAPH PROVIDED BY GOOGLE

STATEMENT OF IMPACTS:

STREET NETWORK:
SOUTH CAROTHERS ROAD IS A MINOR COLLECTOR. SOUTH CAROTHERS PARKWAY IS A MAJOR ARTERIAL. ALL ROADS WITHIN LOCKWOOD GLEN ARE LOCAL STREETS UNLESS OTHERWISE NOTED.

WATER:
WATER SERVICE WILL BE COORDINATED WITH THE MILLCROFTON UTILITY DISTRICT AND THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL WATER MAINS SHALL BE LOCATED IN A 15' PUBLIC UTILITY EASEMENT.

SEWER:
SEWER SERVICE WILL BE COORDINATED WITH THE CITY OF FRANKLIN TO PROVIDE ADEQUATE FLOW AND CAPACITY. ALL SANITARY SEWER LINES ARE INSIDE THE PROPOSED R.O.W.

RECLAIMED WATER FACILITIES:
THERE ARE NO REPURIFIED WATER FACILITIES CURRENTLY IN PROXIMITY TO THE SITE. THE CITY OF FRANKLIN HAS PROPOSED A ZERO DISCHARGE WASTEWATER TREATMENT PLANT NEARBY THAT COULD SERVE THIS DEVELOPMENT.

DRAINAGE FACILITIES:
STORM DRAINAGE TIES TO EXISTING STORM DRAINAGE IN ADJACENT, PREVIOUSLY APPROVED PHASES OF LOCKWOOD GLEN WHICH WERE SIZED TO ACCOMMODATE THE NUMBER OF LOTS SHOWN.

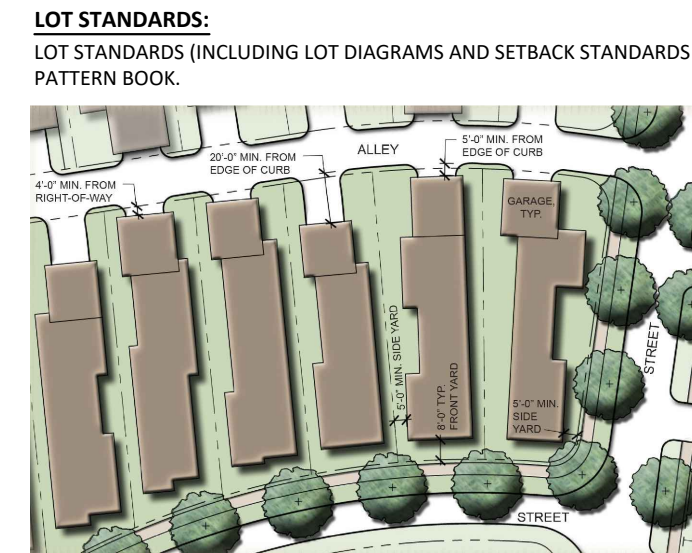
POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 4.3 MILES
FIRE - STATION #2, 907 MURFREESBORO ROAD, 2.5 MILES
RECREATIONAL - EASTERN FLANK BATTLE FIELD PARK, 2.9 MILES. PARKS ARE PLANNED DIRECTLY ACROSS CAROTHERS BLVD.

PROJECTED STUDENT POPULATION:
58 (90 HOMES x 0.64 STUDENTS PER HOME)

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

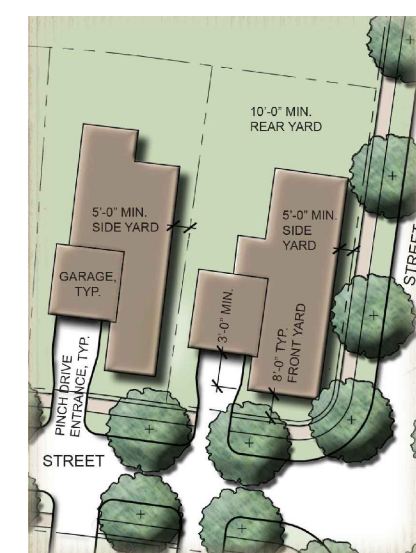
SITE DATA

SITE DATA: SUBDIVISION / DEVELOPMENT: EXISTING ZONING / CHARACTER AREA OVERLAY: OTHER APPLICABLE OVERLAYS: DEVELOPMENT STANDARD: SITE ACREAGE (THIS SITE ONLY): EXISTING TREE CANOPY* (THIS SECTION ONLY):	LOCKWOOD GLEN PUD SUBDIVISION REVISION #2 SD-R / MCEWEN AREA 6 FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWD) CONVENTIONAL +/- 39.23 AC +/- 9.48 AC (29% OF SITE)
REVISED SITE DATA: LOCKWOOD GLEN RESIDENTIAL AREA (DOES NOT CHANGE): TOTAL PERMITTED UNITS (NO CHANGE): PROPOSED SITE DENSITY (NO CHANGE): TOTAL UNITS PREVIOUSLY SUBMITTED (NO CHANGE): CURRENT REMAINING PERMITTED UNITS (NO CHANGE):	218.58 AC 638 UNITS 2.92 DUA 532 UNITS 106 UNITS
PROPOSED UNITS: PHASE 12 PREVIOUSLY APPROVED UNITS: + SECTION 12 PROPOSED UNITS: SECTION 13: PREVIOUSLY APPROVED UNITS: + SECTION 13 PROPOSED UNITS: SECTION 14: PREVIOUSLY APPROVED UNITS: + PHASE 14 PROPOSED UNITS: + PHASE 15 (NO CHANGE): + SECTION 16 (NEW SECTION): + SECTION 17 (NEW SECTION): + TOTAL PROPOSED UNITS: PROPOSED REMAINING PERMITTED UNITS:	79 UNITS 11 UNITS 2 UNITS 0 UNITS 6 UNITS 1 UNITS 16 UNITS 50 UNITS 23 UNITS 106 UNITS 0 UNITS
GENERAL LIGHTING STANDARDS: SECTION 12 WILL IMPLEMENT APPROVED LIGHTING FIXTURES CURRENTLY FOUND THROUGHOUT DEVELOPMENT.	
SPECIMEN TREES: SEE EXISTING CONDITIONS SHEET C1.1 FOR SPECIMEN TREE CHART	
LOT STANDARDS: LOT STANDARDS (INCLUDING LOT DIAGRAMS AND SETBACK STANDARDS LISTED BELOW) PER APPROVED PATTERN BOOK.	



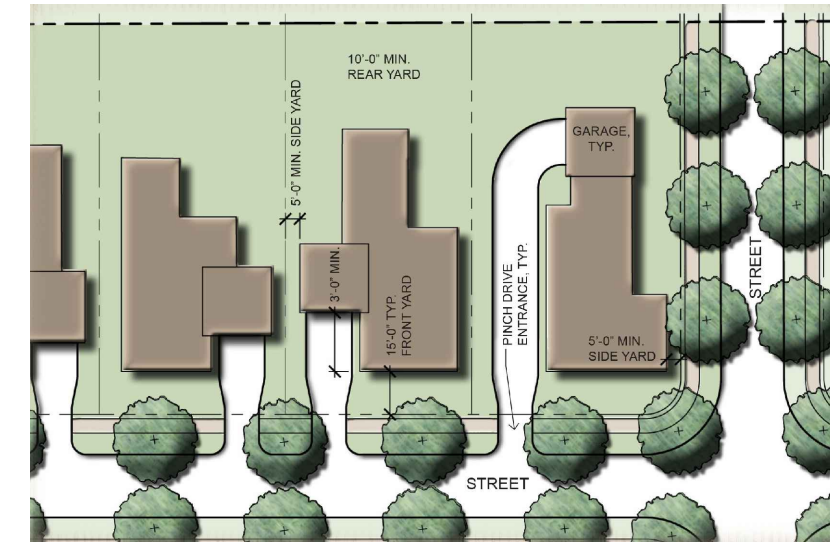
GARDEN HOMES LOTS (32 TOTAL):
GARDEN HOMES ARE LOCATED ON LOTS: 330-361

GARDEN HOMES STANDARDS:
ALLEY ACCESS WITH REAR LOADED GARAGES PER C.O.F. DESIGN STANDARDS
TYPICAL HOME SQUARE FOOTAGE: 1,800 - 2,800 SF
LOT WIDTH: 45' MIN.*
TYPICAL LOT DEPTH: 120' MIN. (MODIFIED FROM 38' MIN IN APPROVED PATTERN BOOK)
LOT DEPTH: 120' MIN.
STREET YARD SETBACKS:
FRONT: 8' MIN.
REAR: 4' MIN. * (FROM RIGHT-OF-WAY)
SIDE: 5' MIN.
GARAGE SETBACK TO REAR: 5' or 20' MIN. (FROM CURB)
FRONT PORCH DEPTH: 6' MIN.



COTTAGE HOME LOTS (28 TOTAL):
COTTAGE HOMES ARE LOCATED ON LOTS: 365-403

COTTAGE HOMES STANDARDS:
STREET ACCESS WITH FRONT LOAD GARAGES PER C.O.F. DESIGN STANDARDS
TYPICAL HOME SQUARE FOOTAGE: 2,200 - 3,200 SF
LOT WIDTH: 52' MIN.
LOT DEPTH: 120' MIN.
STREET YARD SETBACKS:
FRONT: 8' MIN.
REAR: 10' MIN.
SIDE: 5' MIN.
FRONT PORCH DEPTH: 6' MIN.



GARDEN HOMES LOTS (29 TOTAL):
MANOR HOMES LOCATED ON LOTS: 316-329

MANOR HOMES STANDARDS:
STREET ACCESS WITH FRONT LOAD GARAGES PER C.O.F. DESIGN STANDARDS
TYPICAL HOME SQUARE FOOTAGE: 2,600 - 3,800 SF
LOT WIDTH: 65' MIN.
LOT DEPTH: 140' MIN.
STREET YARD SETBACKS:
FRONT: 15' MIN.
REAR: 10' MIN.
SIDE: 5' MIN.
FRONT PORCH DEPTH: 6' MIN.

* CRITICAL LOTS

CONNECTIVITY INDEX

○ LINKS	11
* NODES	6
11 / 6 = 1.83 INDEX	

LOCKWOOD GLEN PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 2
FRANKLIN, Williamson County, Tennessee



Revision Date

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△	
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