

LOCKWOOD GLEN  
PUD SUBDIVISION  
DEVELOPMENT PLAN REVISION 4  
SD-R (SPECIFIC DEVELOPMENT - RESIDENTIAL)  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SITE DATA

<b>SUBDIVISION/DEVELOPMENT:</b>	<b>LOCKWOOD GLEN PUD SUBDIVISION</b>
COF PROJECT NUMBER:	6884
TAX MAP & PARCELS:	MAP 89 - PARCELS 48.01, 43.01, 43.06
ADDRESS	SOUTH CAROTHERS ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH
EXISTING SITE ACREAGE:	126.89 AC
PROPOSED SITE ACREAGE:	121.54 AC
EXISTING ZONING - CHARACTER OVERLAY AREA 6	SD-R (5.03) - McEWEN CHARACTER
PROPOSED ZONING - OTHER APPLICABLE OVERLAYS:	SD-R (5.25) FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
APPLICABLE DEVELOPMENT STANDARDS:	CONVENTIONAL
CIVIL DISTRICT:	14

**APPLICANT & LANDSCAPE ARCHITECT:**  
GAMBLE DESIGN COLLABORATIVE  
GREG GAMBLE  
144 SOUTHEAST PARKWAY  
SUITE 200  
FRANKLIN, TN 37064  
615-975-5765  
greg.gamble@gdc-tn.com

**ENGINEER:**  
ENERGY LAND & INFRASTRUCTURE, LLC  
MICHAEL RAY  
1420 DONELSON PIKE  
SUITE A-12  
NASHVILLE, TN 37217  
615-383-6300  
michael.ray@eli-llc.com

**OWNER:**  
IRA BLONDER  
3306 SWEENEY ROAD  
FRANKLIN, TN 37064  
615-255-0751  
iblonder@soundkitchen.com



NOTE: THIS DEVELOPMENT PLAN REVISION DOES NOT SEEK TO REVISE ANY CONDITIONS OR PARAMETERS CONTAINED IN THE APPROVED LOCKWOOD GLEN DEVELOPMENT PATTERN BOOK. ALL CONDITIONS AND REGULATIONS SET FORTH SHALL REMAIN

SHEET INDEX

C0.1	CURRENTLY APPROVED DEVELOPMENT PLAN
C0.4	REVISED BOUNDARY DESCRIPTION
C1.0	EXISTING CONDITIONS PLAN
C1.1	ENLARGED EXISTING CONDITIONS PLAN
C2.0	DEVELOPMENT PLAN

DEVELOPMENT SUMMARY

ORIGINAL PUD COF#1619 APPROVED 9/10/2008 AS NICHOLS BEND
(REVISION 1) LOCKWOOD GLEN DEVELOPMENT PLAN COF#6120 APPROVED APRIL 2017 - ADDED KING PARCEL TO SECTION 12 - REMOVED 7.35 AC FROM PUD TO REZONE COMMERCIAL
(REVISION 2) LOCKWOOD GLEN DEVELOPMENT PLAN COF# 6676 APPROVED JULY 2018: SECTION 12 - 11 RESIDENTIAL LOTS (PREVIOUSLY 79 RESIDENTIAL LOTS) SECTION 13 - 0 RESIDENTIAL LOTS (PREVIOUSLY 2 RESIDENTIAL LOTS) SECTION 14 - 1 RESIDENTIAL LOTS (PREVIOUSLY 6 RESIDENTIAL LOTS) SECTION 15 - 16 UNITS (NO CHANGE; NOT INCLUDED IN DEVT PLAN REVISION) SECTION 16 - 50 RESIDENTIAL LOTS (NEW SECTION) SECTION 17 - 28 RESIDENTIAL LOTS (NEW SECTION)  TOTAL - 106 RESIDENTIAL LOTS/UNITS (NO CHANGE)
(REVISION 3) LOCKWOOD GLEN DEVELOPMENT PLAN COF# 6822 PROPOSED CHANGES: REMOVAL OF PARCEL 089---04808 FROM OVERALL DEVELOPMENT PLAN NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS
(REVISION 4) LOCKWOOD GLEN DEVELOPMENT PLAN COF# XXXX PROPOSED CHANGES: REMOVAL OF PARCEL 089---04700 FROM OVERALL DEVELOPMENT PLAN NO CHANGE TO OVERALL UNIT COUNT OR PREVIOUSLY APPROVED SECTIONS



PRE-APPLICATION SUBMITTAL:  
INITIAL SUBMITTAL: 12.10.2018  
RESUBMITTAL: 1.03.2019  
ONE STOP SUBMITTAL:  
ONE STOP SUBMITTAL:  
COF# 6884

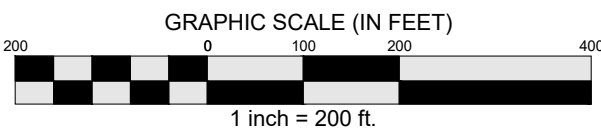
**GDC**  
GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE  
greg.gamble@gdc-tn.com



F:\Energy Land & Infrastructure\11-1108.2 Lockwood Glen Development Plan Revision 4\3\_CAD\Production\1\_Development Plan\LD Dev Plan Rev 4 C 0.4 Revised Boundary Description.dwg  
Plotted: Wednesday, January 02, 2019 - 2:27 pm  
By: cloyw

Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S7° 57' 01"W	1007.65	L11	S83° 46' 25"E	25.00	L21	N7° 15' 10"E	398.89
L2	S7° 26' 55"W	387.69	L12	S6° 04' 28"W	110.27	L22	S82° 43' 15"E	118.21
L3	S80° 41' 16"E	824.24	L13	S2° 27' 07"W	542.39	L23	N83° 35' 45"E	1.59
L4	N8° 26' 26"E	343.04	L14	S1° 41' 23"W	295.29	L24	S82° 20' 54"E	538.31
L5	N8° 01' 21"E	462.57	L15	S47° 37' 03"W	418.85	L25	S12° 13' 01"W	539.74
L6	S82° 24' 09"E	586.85	L16	S49° 03' 53"W	196.32	L26	N81° 30' 44"W	105.18
L7	S80° 56' 29"E	304.54	L17	S48° 22' 44"W	166.16	L27	S81° 25' 13"E	101.09
L8	S28° 37' 07"E	33.26	L18	N34° 11' 58"W	605.91			
L9	S5° 13' 31"W	132.33	L19	N51° 51' 54"W	556.69			
L10	S5° 53' 01"W	586.17	L20	N23° 42' 09"W	205.98			

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.85	432.00	8.87	S76° 30' 31"E	66.78
C2	178.08	195.00	52.32	S54° 46' 48"E	171.95
C3	191.97	325.00	33.84	S11° 41' 48"E	189.19
C4	249.92	3953.11	3.62	S04°15'48"W	249.88
C5	278.91	700.00	22.83	S9° 43' 29"E	277.06
C6	382.49	2929.79	7.48	N30° 27' 34"W	382.21
C7	373.35	1210.92	17.67	N43° 01' 56"W	371.87
C8	772.69	1572.02	28.16	N37° 47' 01"W	764.93
C9	1340.67	2481.48	30.96	N8° 13' 30"W	1324.42
C10	39.27	25.00	90.44	N52° 15' 10"E	35.36
C11	540.23	11309.60	2.74	N12°38'55"E	540.18



LOCKWOOD DEVELOPMENT LESS CAROTHERS PARKWAY  
PROPERTY DESCRIPTION  
TRACT ONE

Land situated in the 9<sup>th</sup> and 14<sup>th</sup> Civil Districts of Williamson County, Tennessee, being a portion of the properties conveyed to Lockwood Family LP by Dorris R. Lockwood of record in Deed book 1777, Page 759, and Deed book 1777, Page 761 and a portion of the property conveyed to Lockwood Construction Company by Anthony B. Jamison of record in Deed book 656, Page 650 in the Registers Office of Williamson County, Tennessee (R.O.W.C., TN), and being more particularly described as follows.

Beginning at an existing iron rod on the southerly margin of South Carothers Road said iron rod being the northwest corner of the James C. and Gail H. Alligood property as of record in Deed book 1202, Page 845 R.O.W.C., TN and the northeast corner of the herein described property; Thence leaving said margin and along the westerly line of said Alligood S07°-57'-01"W for a distance of 1007.65 feet to an iron rod (old); Thence S07°-26'-55"W for a distance of 387.69 feet to an iron rod(old) at the southwest corner of said Alligood; Thence along the south line of Alligood S80°-41'-16"E for a distance of 824.24 feet to an iron rod (old) at the southeast corner of the Wilson Dudley Davis property as of record in Deed book 435, Page 126, R.O.W.C., TN; Thence along Davis' easterly line N08°-26'-26"E for a distance of 343.04 feet to an iron rod(old) at the southeast corner of the Collie Strain and Jessica Strain property as of record in Deed book 5632, Page 184, R.O.W.C., TN; Thence leaving said Davis and along the easterly line of Strain N08°-01'-21"E for a distance of 462.57 feet to an iron rod (old) at the southwest corner of the Robert and Nicole Russell property as of record in Deed book 6264, Page 672, R.O.W.C., TN; Thence leaving Strain and along the southerly line of Russell S82°-24'-09"E for a distance of 586.85 feet to an iron rod (old) in the southerly margin of South Carothers Road; Thence along said margin for the next (7) calls, with a curve to the left having an arc length of 66.85 feet, a radius of 432.00 feet a chord bearing and distance of S76°-30'-31"E, 66.78 feet; Thence S80°-56'-29"E for a distance of 304.54 feet; Thence with a curve to the right having an arc length of 178.08 feet, a radius of 195.00 feet, a chord bearing and distance of S54°-46'-48"E, 171.95 feet; Thence S28°-37'-07"E, 33.26 feet; Thence with a curve to the right having an arc length of 191.97 feet, a radius of 325.00 feet, a chord bearing and distance of S11°-41'-48"E, 189.19 feet; Thence S05°-13'-31"W for a distance of 132.33 feet; Thence S05°-53'-01"W for a distance of 586.17 feet to an iron rod (old) being the northeast of Lot 103 of Lockwood Glen PUD Subdivision Section 3 as of record in Plat Book 60, Page 33, R.O.W.C., TN; Thence leaving said margin and Lot 103 S83°-46'-25"E for a distance of 25.00 feet to the centerline of said South Carothers Road; Thence along said centerline the next (5) calls, S06°-04'-28"W for a distance of 110.27 feet; Thence with a curve to the left having an arc length of 249.92 feet, a radius of 3953.11 feet, a chord bearing and distance of S04°-15'-48"W, 249.88 feet; Thence S02°-27'-07"W for a distance of 542.39 feet; Thence S01°-41'-23"W for a distance of 295.29 feet; Thence with a curve to the left having an arc length of 278.91 feet, a radius of 700.00 feet, a chord bearing and distance of S09°-43'-29"E, 277.06 feet; Thence leaving said centerline S47°-37'-03"W for a distance of 418.85 feet; Thence S49°-03'-53"W for a distance of 196.32 feet; Thence S48°-22'-44"W for a distance of 166.16 feet to the northeasterly margin of Carothers Parkway; Thence along said margin with a curve to the left having an arc length of 382.49 feet, a radius of 2929.79 feet, a chord bearing and distance of N30°-27'-34"W, 382.21 feet; Thence N34°-11'-58"W for a distance of 605.91 feet; Thence continuing along said margin with a curve to the left having an arc length of 373.35 feet, a radius of 1210.92 feet, a chord bearing and distance of N43°-01'-56"W, 371.87 feet; Thence N51°-51'-54"W for a distance of 556.69 feet; Thence continuing along said margin with a curve to the right having an arc length of 772.69 feet, a radius of 1572.02 feet, a chord bearing and distance of N37°-47'-01"W, 764.93 feet; Thence N23°-42'-09"W for a distance of 205.98 feet; Thence continuing along said margin with a curve to the right having an arc length of 1340.67 feet, a radius of 2481.48 feet, a chord bearing and distance of N08°-13'-30"W, 1324.42 feet; Thence N07°-15'-10"E for a distance of 398.89 feet; Thence continuing along said margin with a curve to the right having an arc length of 39.27, a radius of 25.00 feet, a chord bearing and distance of N52°-15'-10"E, 35.36 feet to the south margin of the aforementioned South Carothers Road; Thence along said margin S82°-43'-15"E for a distance of 118.21 feet; Thence N83°-35'-45"E for a distance of 1.59 feet; Thence S 82°-20'-54"E for a distance of 538.31 feet to the point of beginning.

Containing: 120.29 Acres +/-

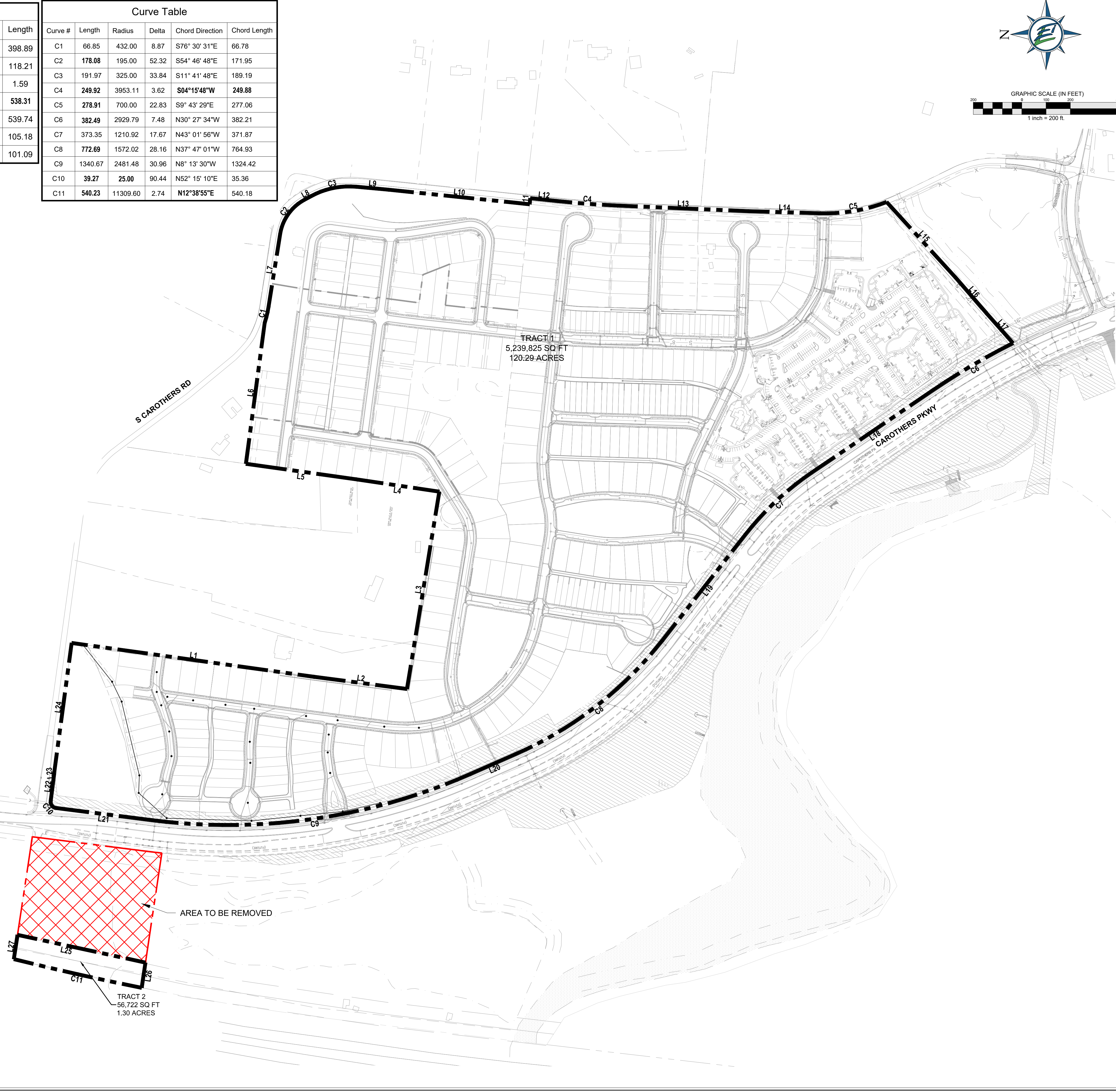
PROPERTY DESCRIPTION  
LOCKWOOD DEVELOPMENT  
TRACT TWO

Property situated in the City of Franklin, Williamson County, Tennessee, being shown on Tax Map 089, as Parcel 47.02. Said property being bound on the north by Nicolas R. Shelton, on the east by Ira A. Blonder, on the south by The City of Franklin, on the west by Interstate 65 and being more particularly described as follows,

Commencing at a concrete monument (old) on the westerly right-of-way of Carothers Parkway at the northeast corner of the Ira A. Blonder property as of record in Deed Book 7309, Page 265, R.O.W.C., TN., Thence leaving said right-of-way and along Blonder's north line N81°-26'-41"W, a distance of 13.87'; Thence N81°-25'-10"W, a distance of 395.54' to an iron rod (N:570580.38, E:1723461.18) being Blonders northwest corner and the northeast of the property herein described being the True Point of Beginning.

Thence with said Blonder's west line S12°-13'-01"W, a distance of 539.74' to an iron rod in the north line of the City of Franklin property as of record in Deed Book 7268, Page 403, R.O.W.C., TN.; Thence with the north line of said City of Franklin property N81°-30'-44"W, a distance of 105.18' to a point in the easterly right-of-way of Interstate 65; Thence leaving said City of Franklin's north and with the easterly right-of-way of Interstate 65 with a curve to the right said curve having a radius of 11,309.60', an arc distance of 540.23', a central angle of 02°-44'-13", a chord bearing and distance of N12°-38'-55"E, 540.18' to a concrete monument (old) at the southwest corner of the Nickolas R. Shelton property as of record in Deed Book 4004, Page 188,R.O.W.C., TN.; Thence leaving said right-of-way and with said Shelton's southerly line S81°-25'-13"E, a distance of 101.09' to the Point of Beginning.

Containing 1.30 acres



GAMBLE  
DESIGN COLLABORATIVE  
DEVELOPMENT PLANNING AND  
LANDSCAPE ARCHITECTURE

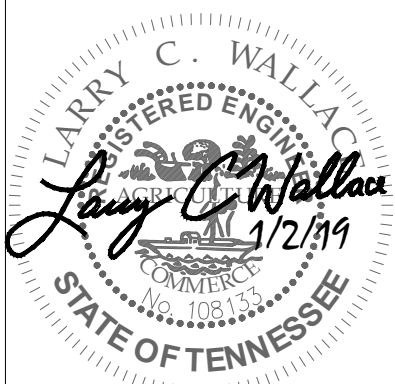
ENERGY LAND & INFRASTRUCTURE  
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217  
OFFICE 615-383-6300 • WWW.ELI-LLC.COM  
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



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LOCKWOOD GLEN  
PUD SUBDIVISION  
DEVELOPMENT PLAN REVISION 4  
MAP 89, PARCELS 43.01, 46.00, & 47.02  
CITY OF FRANKLIN PROJECT NO. 6884  
FRANKLIN, TENNESSEE

Rev.	Date	Add COF Project Number	Revision Description
1	1/2/19		

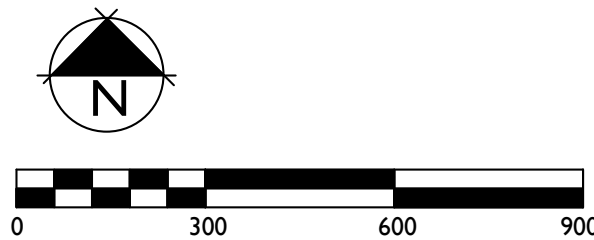


Issue Date: Dec. 7, 2018  
ELI Project No: 18-11-1108.2  
Drafted By: RDP  
Checked By: LCW  
Sheet Title:

REVISED  
BOUNDARY  
DESCRIPTION

Sheet No.

C 0.4



500' ADJACENT PROPERTY OWNERS:

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	OWNER CITY	OWNER STATE	OWN ZIP
089G-800200	505 HOPEWOOD CT	DARNELL WILLIAM BRIAN	505 HOPEWOOD CT	FRANKLIN	TN	37064
089---02605	3465 CAROTHERS PKWY	CAROTHERS DENNIS	3465 CAROTHERS PKWY	FRANKLIN	TN	37064
089---02611	3453 CAROTHERS PKWY	SHELTON NICKOLAS R	3453 CAROTHERS PKWY	FRANKLIN	TN	37064
089---04600	4315 S CAROTHERS RD	LOCKWOOD SEC 9 & 12 LLC	572 SAVANNAH HWY	CHARLESTON	SC	29407
089---04700	4309 S CAROTHERS RD	BLONDER IRA A	112 SEABOARD LN	FRANKLIN	TN	37067
089---04702	S CAROTHERS RD	WITHAWD LLC	250 N ORANGE AVE STE 1500	ORLANDO	FL	32801
089---04808	CAROTHERS PKWY	CITY OF FRANKLIN	109 3RD AVE S	FRANKLIN	TN	37064-000
089F-B00101	S CAROTHERS RD	FALCON CREEK HOMEOWNERS ASSOC INC	FIRST TN BANK BLDG #207	FRANKLIN	TN	37064
089F-B00600	1006 MEANDERING WAY	BEIER ADAM	1006 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00700	1008 MEANDERING WAY	ROUSOS PETER C	1008 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00800	1010 MEANDERING WAY	FOSTER KEVIN	1010 MEANDERING WAY	FRANKLIN	TN	37067
089F-B00900	1012 MEANDERING WAY	MOORE KERBY L	1012 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01000	1014 MEANDERING WAY	HUDDLESTON ELIZABETH	1014 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01100	1016 MEANDERING WAY	JACKSON SUZANNE F	1016 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01200	1018 MEANDERING WAY	BRAINE ANDREW AND CARLA 2011 FAMILY	1018 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01300	1020 MEANDERING WAY	MANGIAGLI SHERRI LYNN	1020 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01400	1022 MEANDERING WAY	CALDWELL CURTIS	1022 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01500	1024 MEANDERING WAY	GOSPODAREK CHARLES E	1024 MEANDERING WAY	FRANKLIN	TN	37067
089F-B01600	1026 MEANDERING WAY	PRESTWOOD ALISON	1026 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07600	201 GOLDEN LEAF CT	CARTER AMY A	201 GOLDEN LEAF CT	FRANKLIN	TN	37067
089F-B07700	1015 MEANDERING WAY	GUSKE JANINE M	1015 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07800	1013 MEANDERING WAY	SLEDGE TIMOTHY	1013 MEANDERING WAY	FRANKLIN	TN	37067
089F-B07900	1011 MEANDERING WAY	BARGAS CHRISTOPHER	1011 MEANDERING WAY	FRANKLIN	TN	37067
089F-B08000	1009 MEANDERING WAY	DOYLE RICHARD D	1009 MEANDERING WAY	FRANKLIN	TN	37064
089G-B00100	923 OAK MEADOW DR	CLARK FERMAN J	923 OAK MEADOW DR	FRANKLIN	TN	37064
089---02604	3485 CAROTHERS PKWY	THIEBOLD BOB	3485 CAROTHERS PKWY	FRANKLIN	TN	37067
089G-B00300	509 HOPEWOOD CT	PORTER TERRY W	509 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B01900	524 HOPEWOOD CT	STEWART GERALYN	524 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02000	520 HOPEWOOD CT	GREGG JILL	332 LAKEMONT CIR	FRANKLIN	TN	37067
089G-B02100	516 HOPEWOOD CT	LAFITTE GLEN	516 HOPEWOOD CT	FRANKLIN	TN	37064
089G-B02200	512 HOPEWOOD CT	TRUELOVE ANGELYN Y	512 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02300	504 HOPEWOOD CT	FAULKNER LORENE	504 HOPEWOOD COURT	FRANKLIN	TN	37064
089G-B02400	941 OAK MEADOW DR	REYNAGA MIRIAM	941 OAK MEADOW DR	FRANKLIN	TN	37064
089G-C02400	509 OVERVIEW LN	MARLIN JAMES	2908 COURTNEY CT	COLUMBIA	TN	38401
089J-A00100	949 OAK MEADOW DR	EDGAR JOHN KENNETH	949 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00200	505 OVERVIEW LN	SCHWARTZ SUSAN	505 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00300	504 OVERVIEW LN	LONG BRENT L	504 OVERVIEW LN	FRANKLIN	TN	37064
089J-A00400	961 OAK MEADOW DR	HILDRETH JACK P	961 OAK MEADOW DR	FRANKLIN	TN	37064
089J-A00500	965 OAK MEADOW DR	TITUS CAMERON	965 OAK MEADOW DR	FRANKLIN	TN	37064
089K-G03500	220 MORAY CT	OAK DUCK GENERAL PTRNSHP	205 POWELL PLACE	BRENTWOOD	TN	37027
089K-G05200	MORAY CT	LOCKWOOD GLEN HOMEOWNERS ASSOCIATION	50 VANTAGE WAY #100	NASHVILLE	TN	37228

BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:  
WILLIAMSON COUNTY GIS



LOCKWOOD GLEN PUD SUBDIVISION  
DEVELOPMENT PLAN, REVISION 4

FRANKLIN, Williamson County, Tennessee

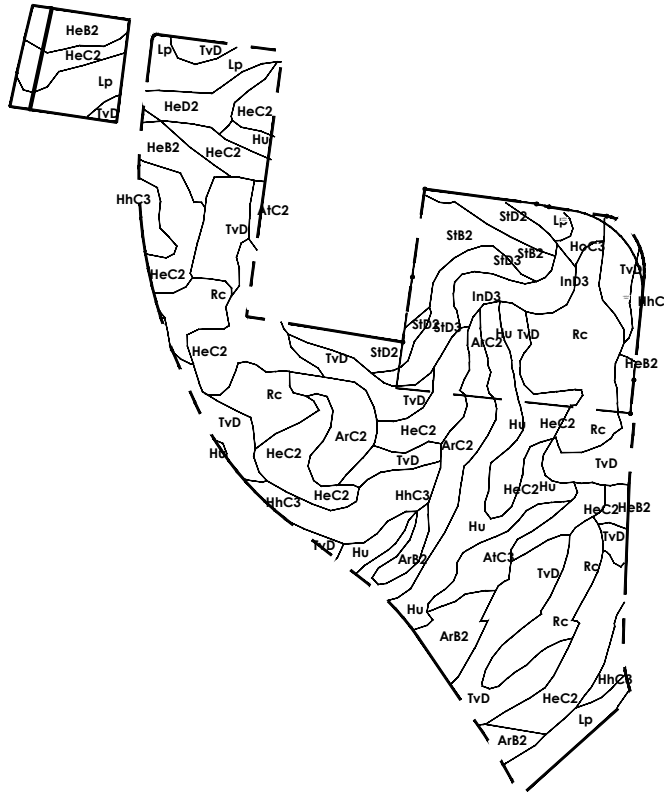


Revision	Date
△	_____
△	_____
△	_____
△	_____

OVERALL  
EXISTING  
CONDITIONS  
  
C1.0  
  
COF#6884



SOILS MAP



- SOILS LEGEND**
- ArB2 Armour Silt Loam, 2 To 5 Percent Slopes, Eroded
  - AtC2 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Eroded
  - AtC3 Armour Silty Clay Loam, 5 to 12 Percent Slopes, Severely Eroded
  - CaA Captina Silt Loam, Phosphatic, 0 to 2 Percent Slopes
  - CaB2 Captina Silt Loam, Phosphatic, 2 to 5 Percent Slopes, Eroded
  - HeB2 Hampshire-Colbert Silt Loams, 2 to 5 Percent Slopes, Eroded
  - HeC2 Hampshire-Colbert Silt Loams, 5 to 12 Percent Slopes, Eroded
  - HeD2 Hampshire-Colbert Silt Loams, 12 to 20 Percent Slopes, Eroded
  - HhC3 Hampshire-Colbert Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
  - HoC3 Hicks Silty Clay Loams, 5 to 12 Percent Slopes, Severely Eroded
  - Hu Huntington Silt Loam, Phosphatic
  - InD3 Inman Silty Clay Loam, 12 to 20 Percent Slopes, Severely Eroded
  - Lp Lindsie Silt Loam, Phosphatic
  - Rc Rockland
  - Se Sequatchie Loam, Phosphatic
  - SiB2 Stiversville Silt Loam, 2 to 5 Percent Slopes, Eroded
  - SiC2 Stiversville Silt Loam, 5 to 12 Percent Slopes, Eroded
  - SiD2 Stiversville Silt Loam, 12 to 20 Percent Slopes, Eroded
  - SiD3 Stiversville Silt Loam, 12 to 20 Percent Slopes, Severely Eroded
  - TvD Talbot Very Rocky Soils, 2 to 15 Percent Slopes

LEGEND

EXISTING TREE CANOPY

- NOTES:**
- DEVELOPER TO RETAIN ALL MINERAL RIGHTS.
  - STRUCTURES CURRENTLY EXIST ON SITE - SEE PLAN
  - THERE ARE NO HISTORIC STRUCTURES WITHIN 500' OF THE SITE

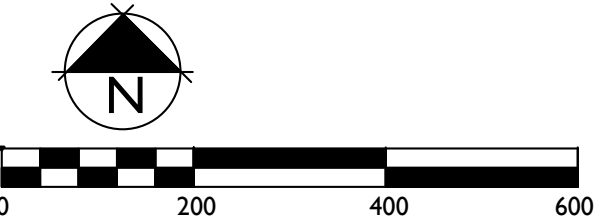
TREE CANOPY DATA

EXISTING TREE CANOPY: 449,739 SF - 10.32 AC

NOTE:  
PER APPROVED DEVELOPMENT PLAN (COF #6120) THERE ARE NO TREE CANOPY PRESERVATION REQUIREMENTS ASSOCIATED WITH THIS SITE

EXISTING SLOPES

- 14% - 19.99%
- 20% AND GREATER



SITE DATA

SUBDIVISION/DEVELOPMENT	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING/ CHARACTER AREA OVERLAY PROPOSED ZONING	SD-R (5.03) - McEWEN AREA 6 SD-R (5.25)
OTHER APPLICABLE OVERLAYS	FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD	CONVENTIONAL
(MINERAL RIGHTS FOR THIS PROPERTY ARE HELD BY OWNER OF RECORD.)	
EXISTING ACREAGE OF SITE	126.89 ACRES
PROPOSED ACREAGE OF SITE	121.54 ACRES
EXISTING TREE CANOPY	+/- 10.32 ACRES

LOCKWOOD GLEN PUD SUBDIVISION  
DEVELOPMENT PLAN, REVISION 4  
FRANKLIN, Williamson County, Tennessee



Revision	Date
△	
△	
△	
△	

EXISTING  
CONDITIONS

C1.1  
COF #6884



DEVELOPMENT  
PLAN REVISION 4:  
-- REMOVE SECTION 15  
PARCEL 089---04700  
FROM OVERALL  
DEVELOPMENT PLAN

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 REPAIRS TO 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:**

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

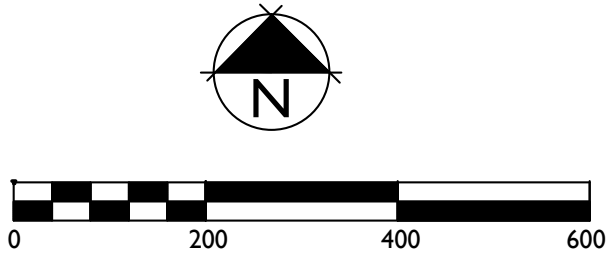
SITE DATA (DEVELOPMENT PLAN REVISION 3)

<b>SITE DATA:</b>	
SUBDIVISION / DEVELOPMENT:	LOCKWOOD GLEN PUD SUBDIVISION
EXISTING ZONING / CHARACTER AREA OVERLAY:	REVISION #4
PROPOSED ZONING:	SD-R (5.03) / MCEWEN AREA 6
OTHER APPLICABLE OVERLAYS:	SD-R (5.25) FLOODWAY FRINGE OVERLAY (FFO) FLOODWAY OVERLAY DISTRICT (FWO)
DEVELOPMENT STANDARD:	CONVENTIONAL
EXISTING SITE ACREAGE:	126.89 AC
PROPOSED SITE ACREAGE:	121.54 AC
EXISTING TREE CANOPY:	10.32 AC (8% OF SITE)
<b>REVISED SITE DATA:</b>	
LOCKWOOD GLEN RESIDENTIAL AREA:	121.54 AC
TOTAL PERMITTED UNITS (NO CHANGE):	638 UNITS
PROPOSED SITE DENSITY:	5.17 DUA
CURRENT REMAINING PERMITTED UNITS:	106 UNITS

SECTION	NUMBER OF RESIDENTIAL LOTS
1	46
2	13
3	38
4	44
5	27
6	26
7	28
8	50
9	21
10	239
11	0
12	11
13	0
14	1
15	REMOVED
16	50
17	28

LOTS TO BE REDISTRIBUTED:	16
TOTAL PROPOSED SITE AREA:	121.54 AC
TOTAL OPEN SPACE REQUIRED (15%):	18.23 AC
TOTAL OPEN SPACE PROVIDED:	20.76 AC (17.1%)

\*NOTE: OPEN SPACE CALCULATIONS ARE FROM PREVIOUS DEVELOPMENT PLANS SUBMITTED BY OTHERS. DEVELOPMENT PLAN REVISION THREE DOES NOT REMOVE ANY PREVIOUSLY APPROVED OPEN SPACE LOTS (FORMAL OR INFORMAL).



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



Revision	Date
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