

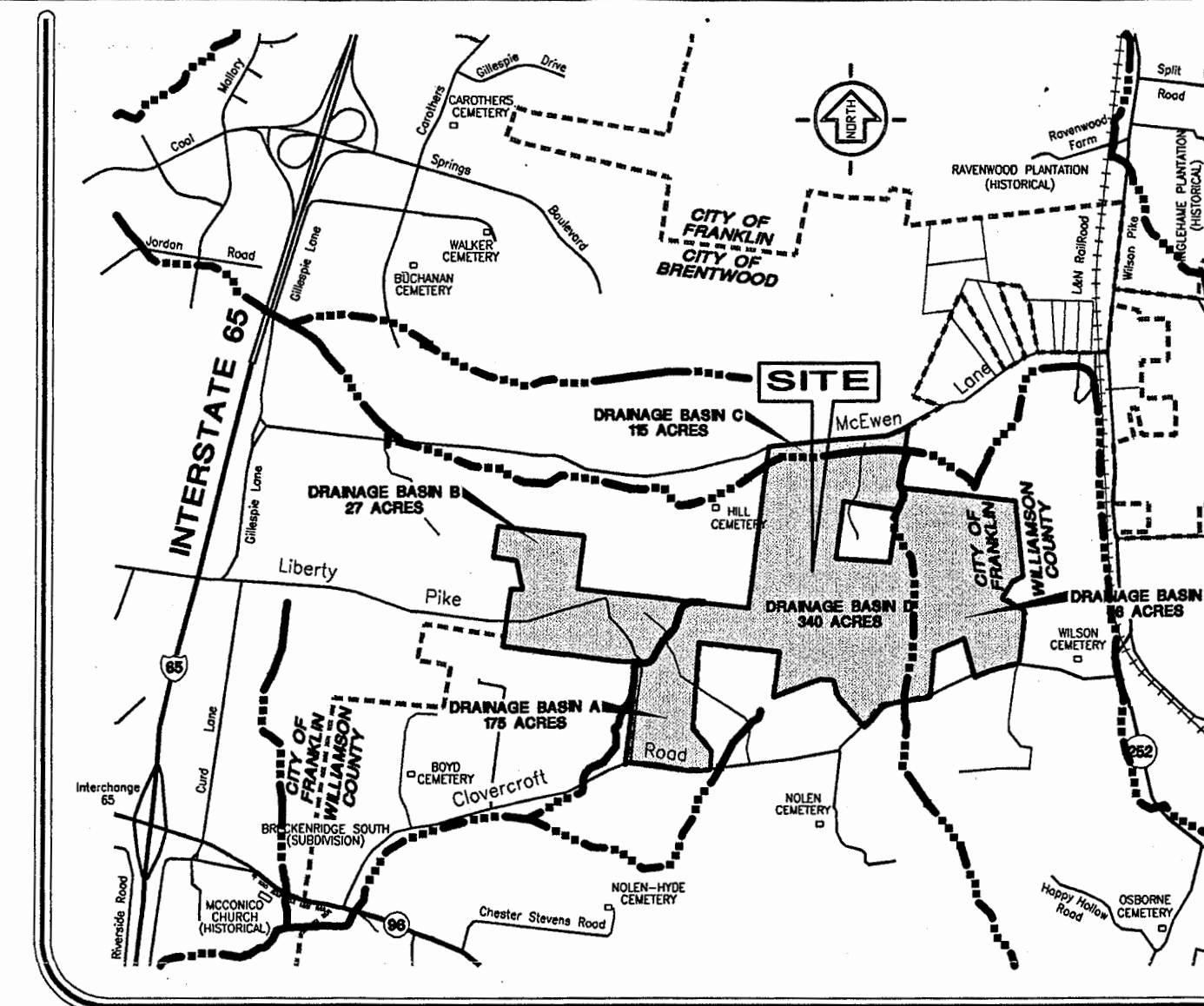
SITE DATA (PR 2.32 ZONE)							
COMMUNITY	USE	TOTAL AREA	AREA IN LOTS	AREA IN ROW	AREA IN OPEN SPACE	NO. OF LOTS/DWELLING UNITS	DENSITY
A	TOWNHOME/CODOMINIUMS	15.9 AC.	N/A	0.8 AC.	7.5 AC.	79	N/A 4.97 DU/AC
B	TOWNHOME/CODOMINIUMS	25.3 AC.	11.1 AC.	8.1 AC.	6.1 AC.	133	N/A 5.26 DU/AC
C	SINGLE FAMILY	28.6 AC.	16.7 AC.	5.5 AC.	6.4 AC.	91	7,000 S.F. 3.18 DU/AC
D	SINGLE FAMILY	34.4 AC.	20.5 AC.	6.8 AC.	7.1 AC.	81	9,000 S.F. 2.35 DU/AC
E	SINGLE FAMILY	38.4 AC.	12.2 AC.	6.8 AC.	19.4 AC.	70	7,000 S.F. 1.82 DU/AC
F	SINGLE FAMILY	14.8 AC.	7.0 AC.	3.4 AC.	4.4 AC.	38	7,000 S.F. 2.59 DU/AC
G	SINGLE FAMILY	5.4 AC.	2.3 AC.	1.3 AC.	1.8 AC.	12	7,000 S.F. 2.22 DU/AC
H	OPEN SPACE	12.5 AC.	N/A	1.5 AC.	11.0 AC.	N/A	N/A
I	SINGLE FAMILY	25.7 AC.	14.1 AC.	3.0 AC.	8.6 AC.	41	13,000 S.F. 1.59 DU/AC
J	SINGLE FAMILY	81.6 AC.	40.5 AC.	8.5 AC.	32.6 AC.	137	11,000 S.F. 1.68 DU/AC
K	SINGLE FAMILY	28.1 AC.	18.3 AC.	5.5 AC.	4.3 AC.	78	9,000 S.F. 2.78 DU/AC
L	SINGLE FAMILY	69.7 AC.	23.8 AC.	8.2 AC.	37.7 AC.	105	9,000 S.F. 1.51 DU/AC
M	SINGLE FAMILY	39.1 AC.	19.8 AC.	5.4 AC.	13.9 AC.	122	7,000 S.F. 3.12 DU/AC
N	SINGLE FAMILY	36.2 AC.	18.8 AC.	6.0 AC.	11.4 AC.	81	9,000 S.F. 2.21 DU/AC
O	SINGLE FAMILY	69.6 AC.	38.2 AC.	13.8 AC.	17.6 AC.	150	9,000 S.F. 2.16 DU/AC
Q	SINGLE FAMILY	50.6 AC.	32.1 AC.	8.6 AC.	10.0 AC.	99	11,000 S.F. 1.96 DU/AC
TOTALS		575.9 AC.	275.4 AC.	93.3 AC.	199.8 AC.	1317	2.29 DU/AC

NOTES: 1. OPEN SPACE INCLUDES ALL AMENITY, NATURAL AREAS, BUFFER AREAS, CUL-DE-SAC AND ROUNDABOUT ISLANDS.
2. OPEN SPACE COMPRISES 36.1% OF THE 525.8 ACRE PR2.25 ZONE.

SITE DATA (PC 2.82 ZONE)							
AREA	USE	TOTAL AREA	NET AREA	AREA IN ROW	FLOOR AREA	F.A.R.	DENSITY
P	RETAIL/OFFICE/APARTMENTS/INDOOR ANIMAL USE	14.2 AC.	11.9 AC.	2.3 AC.	105,000 SQ. FT.	0.17	40 2.82 DU/AC

INDEX

COMMUNITY/AREA	SHEET	COMMUNITY/AREA	SHEET
A	9	J	5 & 6
B	9	K	5
C	9	L	4
D	7	M	2
E	7 & 8	N	2
F	8	O	3
G	5	P	8
H	9	Q	10
I	6		



LOCATION MAP
SCALE: 1"=3000'

Scale 1" = 300'

ZONE: ESTATE RESIDENTIAL

ZONE: MEDIUM RESIDENTIAL



TRAIL LEGEND

- EXISTING TRAIL (ASPHALT)
- NATURAL TRAIL (MULCH)
- ASPHALT TRAIL
- SIDEWALK CONNECTION
- TRAIL HEAD

GENERAL NOTES:

- Existing Zoning: PR 2.25 and PC 2.82.
- This Concept Plan amendment has no increased impact on the existing trees in Community "B".
- This Concept Plan amendment does not change any matters of the Restrictive Covenants for this development.

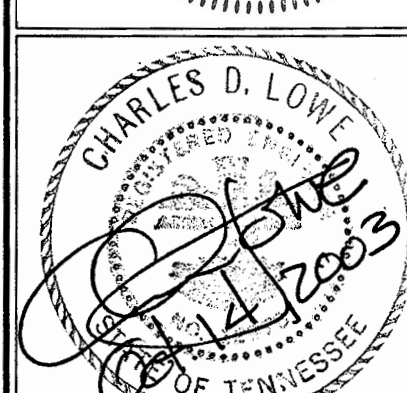
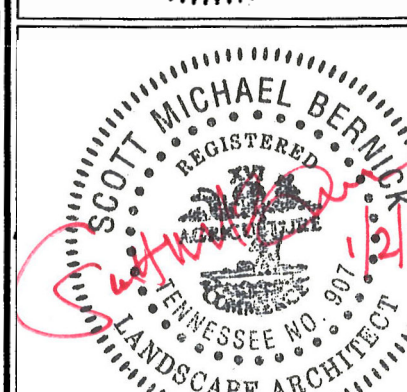
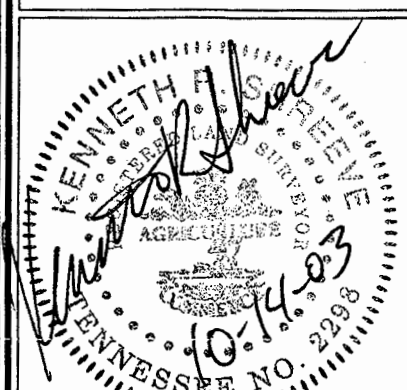
OWNER/DEVELOPER
99% Owned by The Jones Company Custom Homes of Tennessee.
133 Holiday Court, Suite 200
Franklin, Tennessee 37067
(615) 791-1134

Company ownership is as follows:
Robert E. Jones, 13100 Manchester Road
Suite G-55, St. Louis, MO 63131
Howard Chilcutt, 13100 Manchester Road
Suite G-55, St. Louis, MO 63131
Tom Jones, 13100 Manchester Road
Suite G-55, St. Louis, MO 63131

BENCH MARK:
BOAT SPIKE IN CENTERLINE OF CLOVERCROFT ROAD ±140 FEET
EAST OF THE SOUTHEAST CORNER OF PROPERTY.
ELEVATION: 520.15 NOS DATUM 1982 ADJUSTED.

FLOOD NOTE:
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS NOT LOCATED
WITHIN A "SPECIAL FLOOD HAZARD AREA."

RAGAN SMITH ASSOCIATES
PLANNERS - CIVIL ENGINEERS
LANDSCAPE ARCHITECTS - SURVEYORS
315 WOODLAND STREET, P.O. BOX 60070
NASHVILLE, TENNESSEE 37206-0070
(615) 244-8591 FAX (615) 244-8799



MCKAY'S MILL
P.U.D. SUBDIVISION
EIGHTH CIVIL DISTRICT
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CONCEPT PLAN - COVER SHEET

8 01/02/00 S.M.B.
Rev. per COF #1
7 09/30/19 S.M.B.
Rev. per new use

02-05-01 K.R.S./P.C.S.
Miscellaneous revisions
02-26-01 K.R.S./C.D.L.
Rev. per City Comments.
02-20-01 K.R.S./C.D.L.
Misc. Revisions.
07-15-03 K.R.S./C.D.L.
Misc. Revisions.
08/05/03 K.R.S./C.D.L.
Rev. per Planning Comments
09/13/03 K.R.S./C.D.L.
Annex of Additional Property

DESIGNED BY:
DRAWN BY: K. SHREEVE
APPROVED BY: C. LOWE

SCALE: 1"=300'

DATE: DECEMBER 7, 1998

JOB NO. 97-013 WK. ORDER 5425

SHEET NO. 1 OF 10