



PICTURE NOT TO SCALE

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
Α	2,400 SF	0 SF	2,400 SF
В	1,699 SF	0 SF	1,699 SF
TOTAL SF	4,099 SF	0 SF	4,099 SF
TOTAL ACRES	0.09 AC	0 AC	0.09 AC
TREE CANOPY D EXISTING TREE (REQUIRED CANC PROVIDED CANC	CANOPY: 4,956 S 4,956 SF/83,35 DPY PRESERVAT 54% OF TOTA 4,956 SF * 54% DPY PRESERVED	53 SF = .06 (6%) OF TC ION = L CANOPY 6 = 2,676 SF	
90,169 SF TOTAL	LOT - 6,816 ROV	/ = 83,353 SF SITE	



SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	PINE	24	GOOD	RETAINED
HEALTHY SPECIMEN INCHES REMOVED: 0				

EXISTING TREES TO BE REMOVED

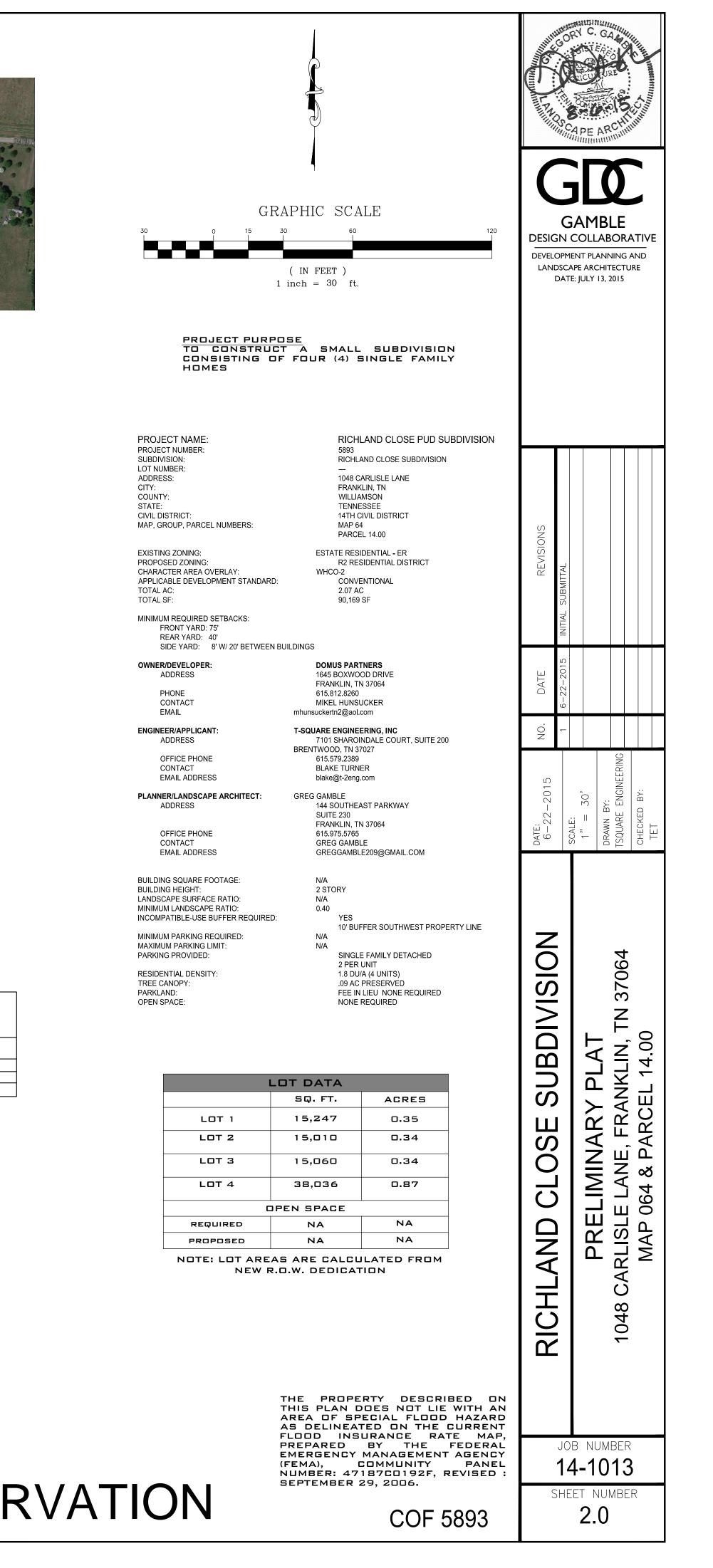
-/ \\		. • -		0.120	
2 3	LOCUST BRADFORD PEAR	26 24	GOOD POOR	REMOVED REMOVED	

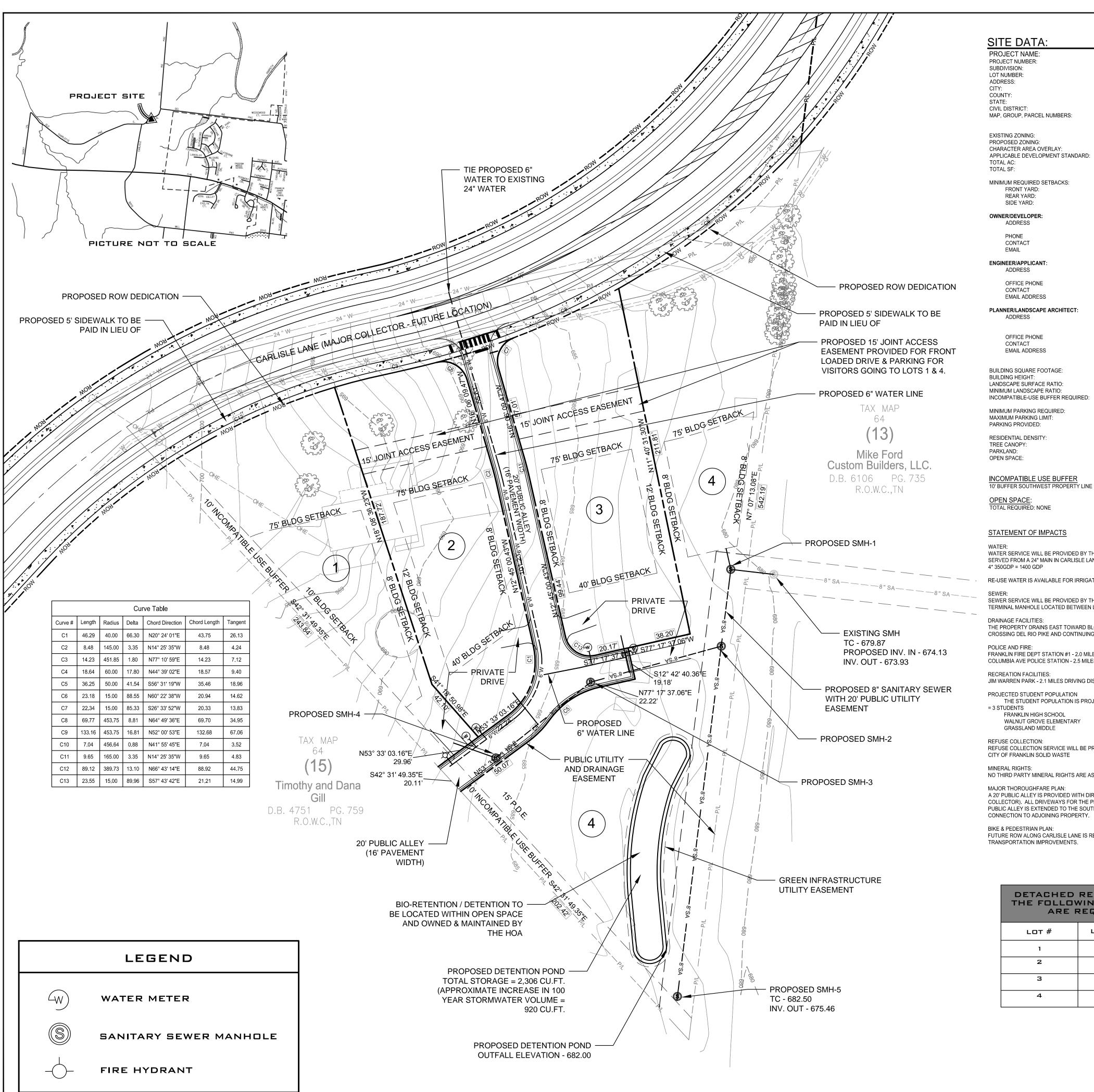
SINGLE FAMILY LOT PLANTING REQUIREMENTS: The following aggregate caliper inches of canopy trees are requir for each detached residential lot:					
LOT SIZE ACI CANOPY TREES REQU					
LESS THAN 10,000 SF	6				
10,000 TO 30,000 SF 12					
MORE THAN 30,000 SF	18				

DETACHED RESIDENTIAL LOT TREE CHART: The following 2 inch caliper canopy trees are required for each lot:

LOT #	LOT SIZE	ACI	# TREES
1	15,247 SF	12	6
2	15,010 SF	12	6
3	15,060 SF	12	6
4	38,036 SF	12	6
TOTAL	83,353 SF	REFLECTS ROV	V CHANGE IN SITE SIZE

TREE PRESERVATION





RICHLAND CLOSE SUBDIVISION 1048 CARLISLE LANE FRANKLIN, TN WILLIAMSON TENNESSEE 14TH CIVIL DISTRICT MAP 64 PARCEL 14.00

RICHLAND CLOSE PUD SUB

ESTATE RESIDENTIAL - ER **R2 RESIDENTIAL DISTRICT** WHCO-2 CONVENTIONAL 2.07 AC 90,169 SF

8' W/ 20' BETWEEN BUILDINGS

DOMUS PARTNERS 1645 BOXWOOD DRIVE FRANKLIN, TN 37064 615.812.8260 MIKEL HUNSUCKER mhunsuckertn2@aol.com

T-SQUARE ENGINEERING, INC 7101 SHARONDALE COURT, SUITE 200 BRENTWOOD, TN 37027 615 579 2389 BLAKE TURNER blake@T2-eng.com

GREG GAMBLE 144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064 615.975.5765 GREG GAMBLE GREGGAMBLE209@GMAIL.COM

N/A 2 STORY N/A 0.40 YES 10' BUFFER SOUTHWEST PROPERTY LINE N/A

SINGLE FAMILY DETACHED 2 PER UNIT 1.8 DU/A (4 UNITS) 0.09 AC PRESERVED FEE IN LIEU NONE REQUIRED NONE REQUIRED

INCOMPATIBLE USE BUFFER 10' BUFFER SOUTHWEST PROPERTY LINE

STATEMENT OF IMPACTS

WATER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN, THE WATER MAIN WILL BE SERVED FROM A 24" MAIN IN CARLISLE LANE.

RE-USE WATER IS AVAILABLE FOR IRRIGATION.

SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN CONNECTION AT TERMINAL MANHOLE LOCATED BETWEEN LOTS 23 & 24 BLOSSOM PARK PUD SUBDIVISION.

THE PROPERTY DRAINS EAST TOWARD BLOSSOM PARK SUBDIVISION. DRAINAGE CONTINUES CROSSING DEL RIO PIKE AND CONTINUING IN AN UNNAMED BRANCH TO THE HARPETH RIVER.

FRANKLIN FIRE DEPT STATION #1 - 2.0 MILES DRIVING DISTANCE COLUMBIA AVE POLICE STATION - 2.5 MILES DRIVING DISTANCE

RECREATION FACILITIES: JIM WARREN PARK - 2.1 MILES DRIVING DISTANCE

PROJECTED STUDENT POPULATION

THE STUDENT POPULATION IS PROJECTED AT A RATE OF .64 STUDENTS PER HOME: 4 x .64 FRANKLIN HIGH SCHOOL 2.12 MILES

WALNUT GROVE ELEMENTARY 3.15 MILES GRASSLAND MIDDLE 6.11 MILES

REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE

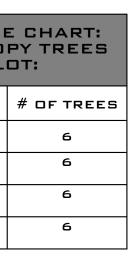
NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

A 20' PUBLIC ALLEY IS PROVIDED WITH DIRECT CONNECTION TO CARLISLE LANE (MAJOR COLLECTOR). ALL DRIVEWAYS FOR THE PROPOSED LOTS WILL ACCESS THE ALLEY. THE 20' PUBLIC ALLEY IS EXTENDED TO THE SOUTHWESTERN PROPERTY LINE FOR FUTURE CONNECTION TO ADJOINING PROPERTY.

FUTURE ROW ALONG CARLISLE LANE IS RESERVED FOR THESE

DETACHED RESIDENTIAL LOT TREE CHART: THE FOLLOWING 2" CALIPER CANOPY TREES ARE REQUIRED FOR EACH LOT: LOT # LOT SIZE ACI 15,247 12 15,010 12 15,060 12 38,036 12

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		IN FEET)			-	
		nch = 30 ft.				
		0				
	PURPOSE NOTE	_				
	TO CONSTRUCT		SUBDIVISION			
	HOMES					
	DEVELOP	MENT SI	MMARY			
	ADDRESS		RLISLE LANE			
	CITY		ANKLIN			
	COUNTY	WILL	IAMSON			
	STATE	TEN	INESEE			
	CIVIL DISTRICT		14			
	NUMBER					
	EXISTING ZONING		R-2			
	Lot	MAP 64 F	PARCEL 14.00			
		DOMUSI	PROPERTIES			
	Owners	2043 HUN	TERWOOD DR.			
		BRENTWOC	D, TN 37027			
	PROJECT NAME	RICHLAN	D CLOSE PUD			
			DIVISION			
	COF PROJECT NUMBER	5	6893			
	SUBDIVISION	RICHLA	ND CLOSE			
	NAME	SUBI	DIVISION			
	FEMA MAP Number	4718	7CO192F			
	FEMA EFFECTIVE					
	DATE	SEFIEMB	ER 26, 2006			
	PROPOSED					S
	ACCESS		LANE (MAJOR			NO
	ROADWAY AND		LECTOR)			ÌS.
	CLASSIFICATION					REVISIONS
	PROPOSED		CLOSE DRIVE			Ľ
	AUGESS RUADWAY			I		
SI	TE DATA RESI	DENTIAL	DEVELOPME	NT		
то	TAL ACREAGE(DET	ERMINED	2.07 ACRE	6		
FRC	IM NEW DEDICATE	ED R.O.W.)		J		

TOTAL ACREAG	-	2.07 ACRES	
MINIMUM LOT SIZE		15,000	
NUMBER OF LOTS		4	
BUILDING SETBACKS			
MINIMUM REQUIRED SETBACKS	FRONT YARD COLLECTOR	75 FEET	
	SIDE YARD	8 FEET (MIN) - 20 FEET BUILDING TO BUILDING	
	REAR YARD	40 FEET	
INCOMPATIBLE	USE BUDDER	10 FEET	
RIGHT-	OF-WAY (ROW) DE	DICATION	
RICHLAND CLOSE (TAKEN)	7400 SQ.FT.	D.17 ACRES	
RICHLAND CLOSE (RECEIVED)	742 SQ.FT.	0.017 ACRES	

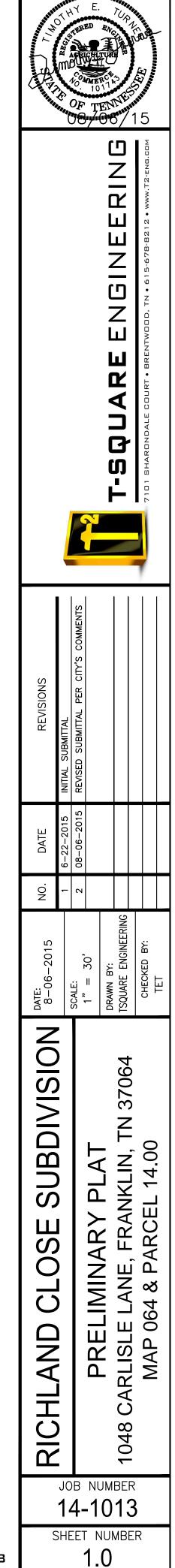
LOT DATA				
	SQ. FT.	ACRES		
LOT 1	15,247	0.35		
LOT 2	15,010	0.34		
LOT 3	15,060	0.34		
LOT 4	38,036	0.87		
OPEN SPACE				
REQUIRED	NA	NA		
PROPOSED	NA	NA		

NOTE: LOT AREAS ARE CALCULATED FROM NEW R.O.W. DEDICATION

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47187CD192F, REVISED : SEPTEMBER 29, 2006.

Tennessee State Plane Coordinate SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM

PROJECT # - 5893







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