



PICTURE NOT TO SCALE

TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
A	2,400 SF	0 SF	2,400 SF
B	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 DATA			
EXISTING TREE CANOPY: 4,956 SF			
4,956 SF/83,353 SF = .06 (6%) OF TOTAL SITE			
REQUIRED CANOPY PRESERVATION = 54% OF TOTAL CANOPY			
4,956 SF * 54% = 2,676 SF			
PROVIDED CANOPY PRESERVED = 4,956 SF (100%) OF TOTAL EXISTING CANOPY			
90,169 SF TOTAL LOT - 6,816 ROW = 83,353 SF SITE			



SPECIMEN TREES

NUMBER	TYPE	SIZE	HEALTH	STATUS
1	PINE	24	GOOD	RETAINED

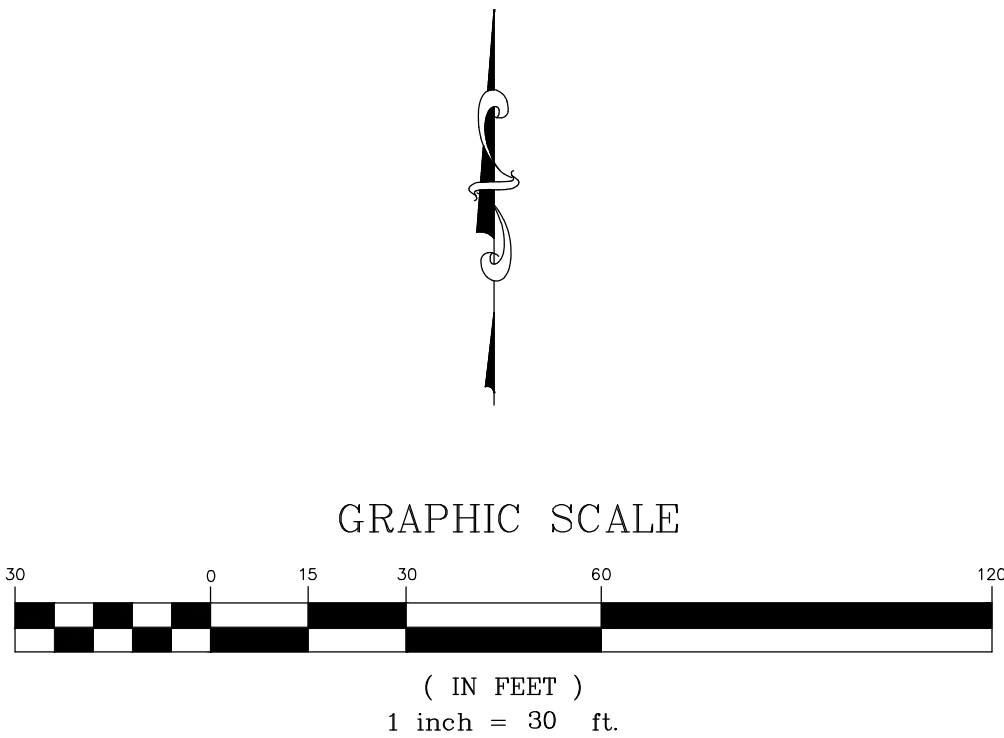
HEALTHY SPECIMEN INCHES REMOVED: 0

EXISTING TREES TO BE REMOVED

2	LOCUST	26	GOOD	REMOVED
3	BRADFORD PEAR	24	POOR	REMOVED

SINGLE FAMILY LOT PLANTING REQUIREMENTS:	
The following aggregate caliper inches of canopy trees are required for each detached residential lot:	
LOT SIZE	ACI CANOPY TREES REQUIRED:
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 ROW CHANGE IN SITE SIZE	



PROJECT PURPOSE
TO CONSTRUCT A SMALL SUBDIVISION
CONSISTING OF FOUR (4) SINGLE FAMILY
HOMES

PROJECT NAME:	RICHLAND CLOSE PUD SUBDIVISION
PROJECT NUMBER:	5893
SUBDIVISION:	RICHLAND CLOSE SUBDIVISION
LOT NUMBER:	
ADDRESS:	1048 CARLISLE LANE
CITY:	FRANKLIN, TN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	14TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 64 PARCEL 14.00
EXISTING ZONING:	ESTATE RESIDENTIAL - ER
PROPOSED ZONING:	R2 RESIDENTIAL DISTRICT
CHARACTER AREA OVERLAY:	WHCO-2
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL AC:	2.07 AC
TOTAL SF:	90,169 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD: 75'	
REAR YARD: 40'	
SIDE YARD: 8' W/ 20' BETWEEN BUILDINGS	
OWNER/DEVELOPER:	DOMUS PARTNERS
ADDRESS:	1645 BOXWOOD DRIVE FRANKLIN, TN 37064
PHONE:	615.812.8260
CONTACT:	MIKEL HUNSUCKER
EMAIL:	mhunsucker2@aol.com
ENGINEER/APPLICANT:	T-SQUARE ENGINEERING, INC
ADDRESS:	7101 SHARONDALE COURT, SUITE 200 BRENTWOOD, TN 37027
OFFICE PHONE:	615.579.2389
CONTACT:	BLAKE TURNER
EMAIL ADDRESS:	blake@t-seng.com
PLANNER/LANDSCAPE ARCHITECT:	GREG GAMBLE
ADDRESS:	144 SOUTHEAST PARKWAY SUITE 230 FRANKLIN, TN 37064
OFFICE PHONE:	615.975.5765
CONTACT:	GREG GAMBLE
EMAIL ADDRESS:	GREGGAMBLE209@GMAIL.COM

BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	N/A
MINIMUM LANDSCAPE RATIO:	0.40
INCOMPATIBLE-USE BUFFER REQUIRED:	YES 10' BUFFER SOUTHWEST PROPERTY LINE
MINIMUM PARKING REQUIRED:	N/A
MAXIMUM PARKING LIMIT:	N/A
PARKING PROVIDED:	
RESIDENTIAL DENSITY:	SINGLE FAMILY DETACHED 2 PER UNIT
TREE CANOPY:	1.8 DU/A (4 UNITS)
PARKLAND:	.09 AC PRESERVED
OPEN SPACE:	FEE IN LIEU NONE REQUIRED NONE REQUIRED

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.

DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE
DATE: JULY 13, 2015

REVISIONS	DATE	NO.	DATE: 6-22-2015	SCALE: 1" = 30'	DRAWN BY: TSQUARE ENGINEERING	CHECKED BY: TET
INITIAL	6-22-2015	1				
SUBMITAL						

RICHLAND CLOSE SUBDIVISION

PRELIMINARY PLAT

1048 CARLISLE LANE, FRANKLIN, TN 37064

MAP 064 & PARCEL 14.00

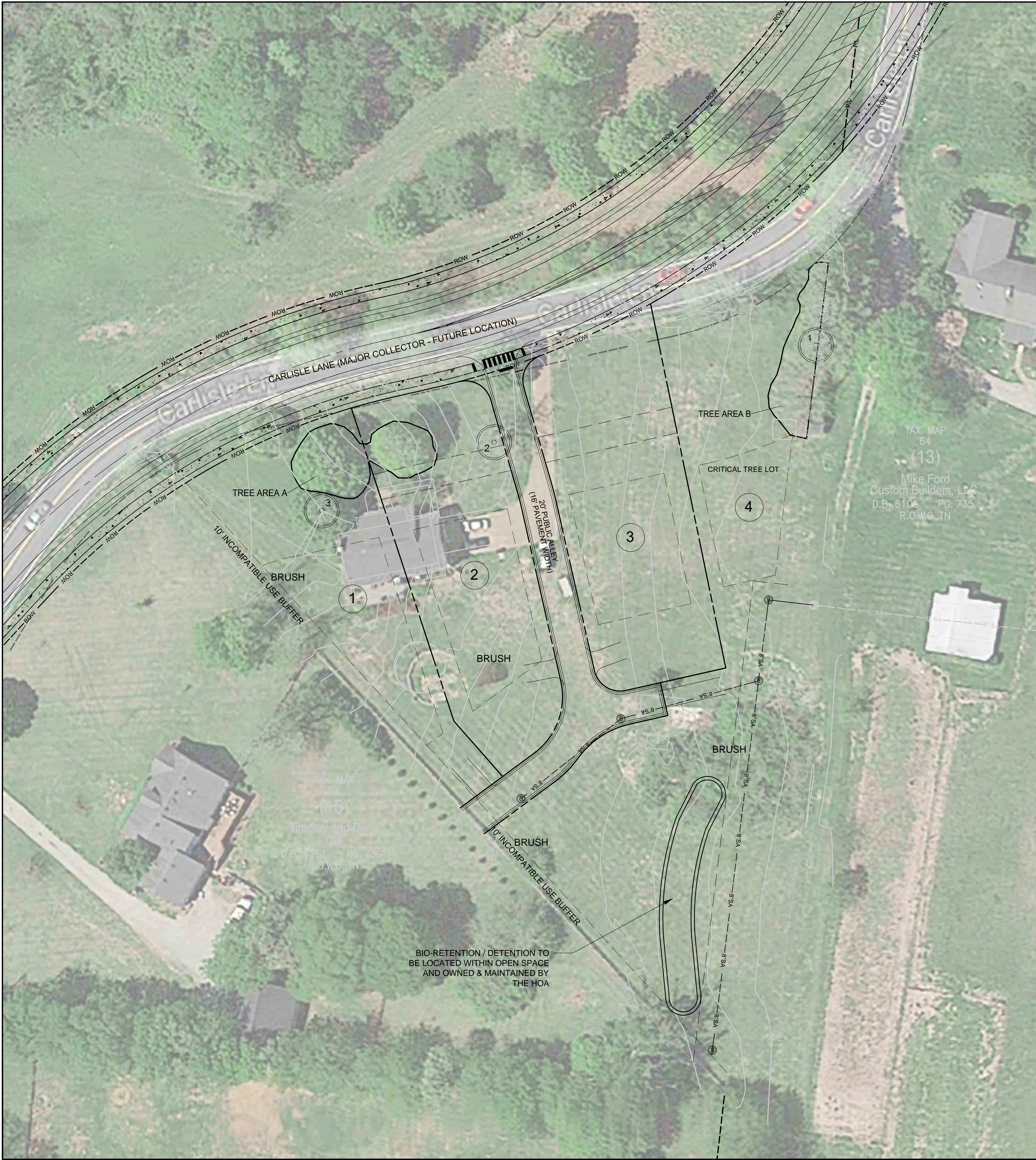
JOB NUMBER

14-1013

SHEET NUMBER

2.0

COF 5893



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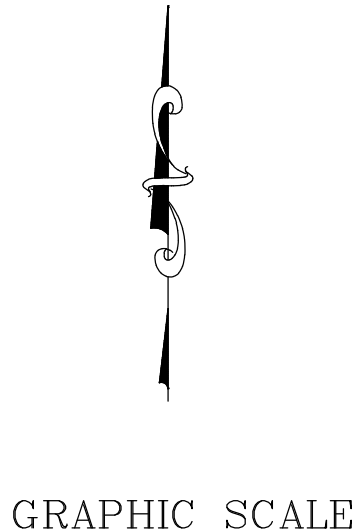
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