

STATEMENT OF EXPECTED PROJECT IMPACT:

-THE PROJECT IS 9.55 ACRES AND IS LOCATED ON GARDEN CLUB COURT, JUST SOUTH OF McEWEN DRIVE. THE PROJECT CONSISTS OF 12 SINGLE FAMILY, DETACHED HOMES. ALL PROPOSED ELEMENTS HAVE BEEN DESIGNED WITHIN THE BOUNDS OF ITS CURRENT ZONING DISTRICT (R-2).

-THE SUBJECT PROPERTY IS LOCATED WITHIN THE MALLORY VALLEY UTILITY DISTRICT FOR WATER SERVICE WITH AN EXISTING 8" WATERMAIN ON THE WEST SIDE OF THE PROPERTY STUBBED TO THE PROPERTY LINE IN AN EXISTING 15' WIDE EASEMENT FROM GARDEN CLUB ESTATES. HISTORICAL DATA IS NOT AVAILABLE FOR THIS PORTION OF THE WATER SYSTEM, THUS, A PRESSURE/FLOW TEST IS BEING SCHEDULED TO BE PERFORMED BY THE APPLICANT (WITNESSED BY THE CITY WATER DEPT. AND MWUD) TO VERIFY PRESSURE AND FLOW CAPACITIES OF THE SYSTEM. THERE IS REASON TO BELIEVE THAT PRESSURE AND CAPACITY WILL BE ADEQUATE TO SERVICE THE PROPOSED DEVELOPMENT.

-THE PROPOSED DEVELOPMENT CONSISTS OF 12 SINGLE FAMILY HOMES, ASSUMING 4-BEDROOM STRUCTURES WILL BE CONSTRUCTED AT A MINIMUM. ESTIMATED WATER USAGE FOR A 4 BEDROOM HOME IS 350 GPD. THEREFORE, THE TOTAL WATER USAGE ANTICIPATED (12 * 350) IS 4,200 GPD. THIS IS TYPICAL FOR A SINGLE-FAMILY HOME IN TERMS OF WATER USAGE. THE WATER AND SANITARY SEWER SYSTEMS HAVE ADEQUATE CAPACITY TO HANDLE THESE ADDITIONAL DEMANDS. THIS WILL BE FURTHER VERIFIED DURING THE COURSE OF FINAL ENGINEERING DESIGN OF THE FACILITY. NO RE-USE WATER IS PROPOSED FOR THIS FACILITY, OTHER THAN THE POTENTIAL FOR RAINWATER HARVESTING FROM ROOFTOP DRAINAGE THAT IS BEING CONSIDERED FOR IRRIGATION PURPOSES. THE STORMWATER DRAINAGE FACILITIES WILL CONSIST OF BIO-RETENTION/RAIN GARDEN AREAS, AND OTHER ITEMS IN THE TREATMENT TRAIN TO ENSURE THAT THE POST-DEVELOPED RUNOFF RATES DO NOT EXCEED THE CURRENT CONDITIONS.

-THE SUBJECT PROPERTY IS LOCATED ON GARDEN CLUB COURT WHICH IS CONSIDERED A LOCAL STREET BY THE CITY'S DESIGNATION. THERE ARE NO FUTURE PLANS AT THIS TIME TO IMPROVE THIS ROAD AS IT WAS "DISCONNECTED" AND LEFT AS A DEAD END STREET BY THE REALIGNMENT OF E. McEWEN DRIVE. CURRENTLY, THERE ARE NO SIDEWALKS ALONG THE STREET AND THERE IS OPEN CHANNEL DRAINAGE DITCHES ON EITHER SIDE OF THE ROAD IN THIS AREA. THE PROPOSED DEVELOPMENT IS GOING TO ENCLOSE THIS OPEN DITCH AND INSTALL SIDEWALKS ALONG THE PROPERTY FRONTAGE WHICH WILL IMPROVE BOTH PEDESTRIAN AND VEHICULAR SAFETY IN THE AREA. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON TRAFFIC COUNTS IN THIS AREA.

-THE PROPOSED DEVELOPMENT CONSISTS OF 12 SINGLE FAMILY HOMES. WITH THIS NUMBER OF UNITS, IT IS NOT ANTICIPATED THAT A MAJOR IMPACT WILL BE GENERATED FOR POLICE, FIRE, AND OTHER SAFETY PERSONNEL. THE PROJECT IS LOCATED NEAR A MAJOR ROAD INTERSECTION WHICH PROVIDES GOOD INGRESS/EGRESS TO THE DEVELOPMENT AND IS CLOSE IN PROXIMITY TO THE POLICE STATION AND A FIRE STATION (1700'+/- TO FIRE STATION). THERE WILL BE STREETS BUILT TO CITY STANDARDS TO ALLOW FOR EFFICIENT COLLECTION OF SOLID WASTE GENERATED BY THE HOMES, AND THE SMALL INCREASE IN THE NUMBER OF RESIDENTS THAT UTILIZE PUBLIC RECREATIONAL FACILITIES WILL NOT POSE AN UNDUDE BURDEN. LIBERTY PARK IS LESS THAN 1 MILE FROM THE PROPOSED DEVELOPMENT'S LOCATION.

-THE SUBJECT PROPERTY IS LOCATED WITHIN THE MALLORY VALLEY UTILITY DISTRICT FOR WATER SERVICE WITH AN EXISTING 8" WATERMAIN ON THE WEST SIDE OF THE PROPERTY STUBBED TO THE PROPERTY LINE IN AN EXISTING 15' WIDE EASEMENT FROM GARDEN CLUB ESTATES. HISTORICAL DATA IS NOT AVAILABLE FOR THIS PORTION OF THE WATER SYSTEM, THUS, A PRESSURE/FLOW TEST IS BEING SCHEDULED TO BE PERFORMED BY THE APPLICANT (WITNESSED BY THE CITY WATER DEPT. AND MWUD) TO VERIFY PRESSURE AND FLOW CAPACITIES OF THE SYSTEM. THERE IS REASON TO BELIEVE THAT PRESSURE AND CAPACITY WILL BE ADEQUATE TO SERVICE THE PROPOSED DEVELOPMENT.

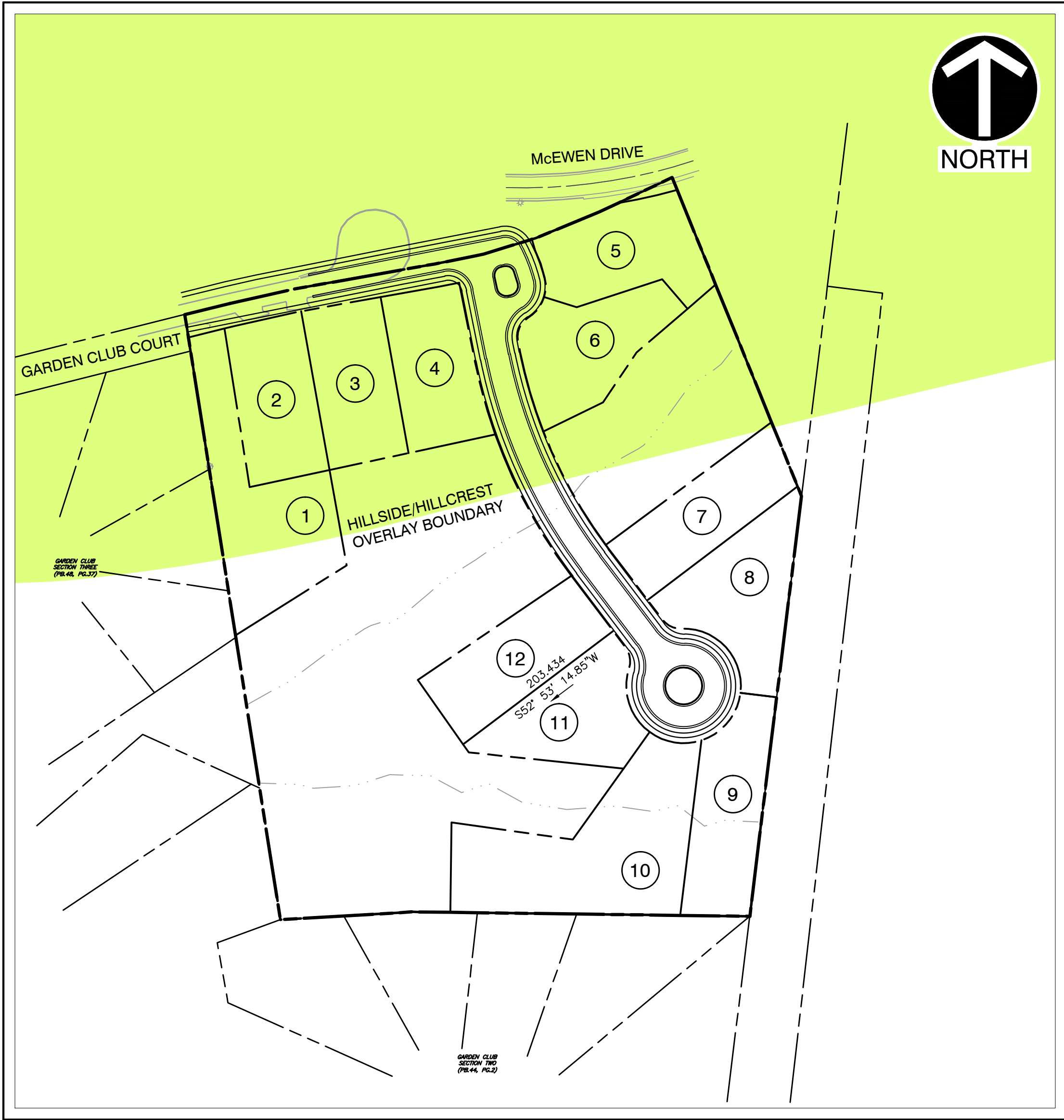
-THE PROPOSED DEVELOPMENT CONSISTS OF 12 SINGLE FAMILY HOMES. WITH THIS NUMBER OF HOMES, IT IS NOT ANTICIPATED THAT A MAJOR IMPACT WILL BE GENERATED FOR THE LOCAL SCHOOLS. THE PROJECTED RESIDENTS FOR THIS DEVELOPMENT WILL BE FAMILIES AND RETIREES LOOKING TO DOWNSIZE FROM LARGER HOUSES/YARDS. IT IS NOT ANTICIPATED THAT MORE THAN 20-30 STUDENTS WOULD BE ADDED TO THE SURROUNDING SCHOOLS.

LEGAL DESCRIPTION BY DEED:

BEGINNING AT A POINT LOCATED IN THE CENTER OF McEWEN LANE (LIBERTY PIKE); SAND POINT BEING THE NORTHEAST CORNER OF THE GARDEN CLUB AT COOL SPRINGS, LLC (DEED BOOK 2577, PAGE 503) AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY; THENCE WITH THE CENTER OF McEWEN LANE (LIBERTY PIKE) AS FOLLOWS: N 76° 24' 28" E A DISTANCE OF 50.20 FEET TO A POINT; N 77°50' 46" E A DISTANCE OF 73.00 FEET TO A POINT; N 80° 16' 04" E A DISTANCE OF 152.72 FEET TO A POINT; N 78° 59' 41" E A DISTANCE OF 54.13 FEET TO A POINT; N 73° 14' 16" E A DISTANCE OF 58.78 FEET TO A POINT; N 68° 04' 59" E A DISTANCE OF 74.13 FEET TO A POINT; N 65° 01' 58" E A DISTANCE OF 87.65 FEET TO A POINT LOCATED AT THE NORTHWEST CORNER OF THE WAYNE SEBOA PROPERTY (DEED BOOK 2046, PAGE 595); THENCE WITH SEBOA'S LINE S 21° 42' 30" E PASSING AN IRON PIN AT 13.50 FEET, A TOTAL DISTANCE OF 372.13 FEET TO A POINT LOCATED IN THE EASTERLY LINE OF THE MCKAYS MILL P.U.D. SUBDIVISION, SECTION 10, PLAT BOOK P35, PAGE 34; THENCE WITH THE SUBDIVISION AS FOLLOWS: S 7° 24' 54" W A DISTANCE OF 369.68 FEET TO AN IRON PIN; S 7° 14' 07" W A DISTANCE OF 88.44 FEET TO AN IRON PIN LOCATED AT THE NORTHEAST CORNER OF GARDEN CLUB, SECTION TWO (PLAT BOOK P44, PAGE 2); THENCE WITH THE GARDEN CLUB'S LINE AS FOLLOWS: N 88° 50'4611 W A DISTANCE OF 364.65 FEET TO AN IRON PIN; S 86° 57'114" W A DISTANCE OF 143.61 FEET TO A POINT LOCATED AT A CORNER OF THE GARDEN CLUB AT COOL SPRINGS, LLC PROPERTY; THENCE WITH THE GARDEN CLUB N 8° 35' 46" W PASSING AN IRON PIN AT 648.06 FEET, A TOTAL DISTANCE OF 663.06 FEET TO THE POINT OF BEGINNING CONTAINING 9.55 ACRES MORE OR LESS ACCORDING TO A SURVEY BY RONNY G. BROWN SURVEYING, RLS# 763, FRANKLIN, TENNESSEE, DATED APRIL 3, 2006 AND REVISED SEPTEMBER 15, 2006.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLIAM CARTER CONWAY AND WIFE, ANN LACEY CONWAY BY DEED FROM THOMAS E. DAVIS AND WIFE, BETTY S. DAVIS, OF RECORD IN BOOK 268, PAGE 56 AND BY DEED FROM JESSE J. JAMES AND WIFE, MALINDA RAY JAMES, OF RECORD IN BOOK 313, PAGE 98, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

RUSKIN PARK
PRELIMINARY PLAT SUBMITTAL
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
C.O.F. PROJECT #5793
MARCH 5, 2015



VICINITY MAP
N.T.S.

OWNER
TIM HILL
P.O. BOX 172
THOMPSONS STATION, TN 37179

APPLICANT
SCOTT & DONNA WILSON
317 MAIN ST, SUITE 202
FRANKLIN, TN 37064
PHONE: (615)377-9131
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LANDSCAPE ARCHITECT/PLANNER
THE ADDISON GROUP, LLC
1224 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
PHONE: (615)440-7804
CONTACT: DANIEL WOODS, RLA, UII
EMAIL: dwoods@addison-group.com

SITE DATA CHART
PROJECT NAME: RUSKIN PARK
ACREAGE: 9.55 ACRES (415,998 SF)
COF PROJECT #: 5793
SUBDIVISION: N/A
LOT #: N/A
ADDRESS: 3140 GARDEN CLUB COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TN
CIVIL DISTRICT: 9

EXISTING ZONING: R-2 (MEDIUM RESIDENTIAL DISTRICT)
OTHER APPLICABLE OVERLAYS: CHARACTER AREAS SH-1 AND SH-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
MINIMUM REQ'D SETBACK LINES:
Min. Front Setback: 40'
Min. Side Yard: 8' (20' BETWEEN BUILDINGS)
Min. Rear Yard: 40'
DENSITY ALLOWED: 2 UNITS/AC = 19 UNITS
DENSITY PROPOSED: 1.26 UNITS/AC = 12 UNITS

TREE CANOPY
EX. TREE CANOPY COVERAGE = 86,224 SF (1.98 AC)
% OF TREE COVERAGE ON SITE = 20.7%

OPEN SPACE CHART
NOT APPLICABLE

Verde Green 100 Watt HPS Acorn
Post Light with 12' Post



Light:
Hadco #S6430

MTE Item:
#6150

Pole:
Hadco #SP6430

MTE Item:
#6152

MTE Unit Number:
M27-10-12B

Foundation Drawing:
SLF-6

SURVEYOR'S CERTIFICATION:

I, GREGORY W. MAXWELL, HAVE, TO THE BEST OF MY ABILITY, DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND WITHIN THE CITY OF FRANKLIN, AND WITH THE FRANKLIN LAND USE PLAN, WITH WHICH I AM FAMILIAR.



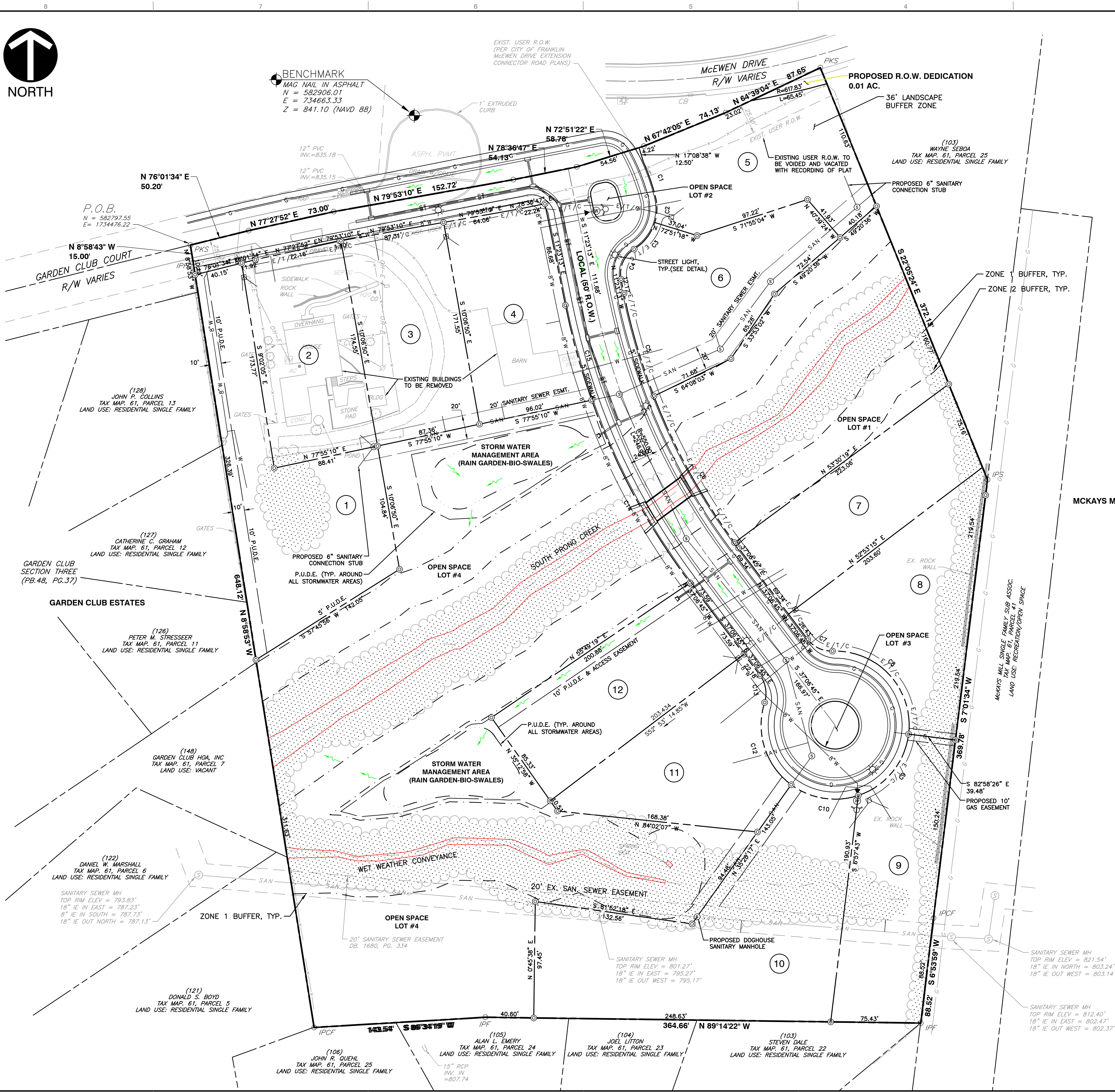
CEC
Civil & Environmental Consultants, Inc.
325 Seaboard Lane · Suite 170 · Franklin, TN 37067
Ph: 615.333.7797 · 800.763.2326 · Fax: 615.333.7751
www.cecinc.com

RUSKIN PARK SUBDIVISION
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5793

DRAWN BY: BPH CHECKED BY: JCM APPROVED BY: 150-058
DATE: MARCH 5, 2015 DWG SCALE: AS SHOWN PROJECT NO:

PRELIMINARY PLAT

DRAWING NO.:
PP01
SHEET OF



LEGEND

	EXISTING CONTOURS		PROPOSED LOT LINE
	PROPERTY LINE		PROPOSED IRON PIN SET
	RIGHT-OF-WAY LINE		PROPOSED R.O.W.
	ADJOINING PROPERTY LINE		PROPOSED EASEMENT
	EASEMENT		PROPOSED ROAD CENTERLINE
	EXISTING EDGE OF PAVEMENT		PROPOSED CURB & GUTTER
	12" EXTRUDED CURB		PROPOSED GAS
	FENCE		PROPOSED ELEC./TELE./CABLE
	DITCH		PROPOSED STORM SEWER
	TREE LINE		PROPOSED SANITARY SEWER
	PK NAIL SET		PROPOSED WATER
	IRON PIN SET		PROPOSED WATER SERVICE
	IRON PIN FOUND		
	IRON PIN W/CAP FOUND		
	CONCRETE HEADWALL		
	UTILITY POLE		
	GUY WIRE		
	OVERHEAD ELECT.		
	SANITARY SEWER		
	SANITARY SEWER MANHOLE		
	WATER METER		
	CLEANOUT		
	ELECTRIC METER		
	AIR CONDITION UNIT		
	LIGHT POLE		

LOT AREA TABLE

LOT NO.	AREA (S.F.)	AREA (AC.)
1	23,723	0.54
2	15,109	0.35
3	15,109	0.35
4	15,162	0.35
5	16,332	0.37
6	16,065	0.37
7	15,755	0.36
8	17,921	0.41
9	16,777	0.39
10	31,737	0.73
11	15,486	0.36
12	16,198	0.37
O.S. #1	33,381	0.77
O.S. #2	644	0.01
O.S. #3	1,257	0.03
O.S. #4	120,972	2.78

CURVE DATA TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	31.00'	170.00'	102°56'
C2	21.71'	40.00'	31°05'49"
C3	28.84'	40.00'	41°18'21"
C4	29.25'	24.00'	69°50'10"
C5	89.56'	525.00'	94°46'26"
C6	140.50'	525.00'	152°02'02"
C7	23.96'	25.00'	54°55'14"
C8	107.19'	62.00'	99°03'33"
C9	70.03'	62.00'	64°43'15"
C10	59.14'	62.00'	54°39'10"
C12	77.27'	62.00'	71°24'28"
C13	23.96'	25.00'	54°55'14"
C14	174.23'	575.00'	172°14'40"
C15	82.53'	575.00'	81°13'26"

SITE DATA CHART:

PROJECT NAME: RUSKIN PARK
ACREAGE: 9.55 ACRES (415,998 SF)
COF PROJECT #: 5793
SUBDIVISION: N/A
LOT #: N/A
ADDRESS: 3140 GARDEN CLUB COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TN
CIVIL DISTRICT: 9
EXISTING ZONING: R-2 (MEDIUM RESIDENTIAL DISTRICT)
OTHER APPLICABLE OVERLAYS: CHARACTER AREAS SCHO-1
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
MINIMUM REQ'D SETBACK LINES:
Min. Front Setback: 40'
Min. Side Yard: 8' (20' BETWEEN BUILDINGS)
Min. Rear Yard: 40'
DENSITY ALLOWED: 2 UNITS/AC = 19 UNITS
DENSITY PROPOSED: 1.26 UNITS/AC = 12 UNITS
TREE CANOPY
*NOTE: NO SPECIMEN TREES ARE PROPOSED FOR REMOVAL.
EX. TREE CANOPY COVERAGE = 86,224 SF (1.98 AC)
% OF TREE COVERAGE ON SITE = 20.7%
REQUIRED FOR PRESERVATION = 48.0% OF EXISTING TREES
PROPOSED FOR PRESERVATION = 95.0% OF EXISTING TREES

OPEN SPACE CHART

NOT APPLICABLE
- DEVELOPMENT COMPLIES WITH THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN.
-CONNECTIVITY INDEX SCORE = 1.0 (1.65 REQUIRED), DUE TO THE UNIQUE CONFIGURATION OF THE PROPERTY AND THE FACT THAT ALL SURROUNDING LANDS ARE FULLY DEVELOPED, THERE IS NO OPPORTUNITY TO PROVIDE STUB STREET TO CONNECT TO ADJOINING PROPERTIES, AND MCEWEN DRIVE IS A LIMITED-ACCESS ROAD WHICH DISCOURAGES INTERCONNECTION BY LOCAL STREET AND/OR INDIVIDUAL LOT DRIVEWAYS.

GENERAL NOTES:

- THE PURPOSE OF THIS SUBMITTAL IS TO CREATE 12 SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS, WITHIN THE GUIDELINES OF ITS CURRENT ZONING, R-2 RESIDENTIAL DISTRICT.
- BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83)
- THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD.
- ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- DISTANCES ARE BASED ON A FIELD SURVEY USING EDM & GPS EQUIPMENT.
- IT IS RECOMMENDED THAT YOU NOTIFY TENNESSEE ONE-CALL SYSTEM, INC. BEFORE ANY EXCAVATION IS CONDUCTED. PHONE: 1-800-351-1111.
- NO TITLE REPORT WAS PROVIDED TO THIS SURVEYOR REGARDING THE SUBJECT PROPERTIES, THEREFORE, THIS SURVEY IS SUBJECT TO THE FINDINGS OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH AND REPORT MAY DISCLOSE.
- PARCEL NUMBERS SHOWN REFER TO WILLIAMSON COUNTY TAX MAP 61.
- THE PROPERTY IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 184, PAGE 298 AND BOOK 200, PAGE 582, ROWCT.
- THE PROPERTY IS SUBJECT TO A SANITARY SEWER EASEMENT OF RECORD IN BOOK 1680, PAGE 334, ROWCT.
- THE PROPERTY IS SUBJECT TO A RIGHT-OF-WAY EASEMENT TO MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION OF RECORD IN BOOK 306, PAGE 626, ROWCT.
- RESIDENTIAL FIRE SPRINKLERS (NFPA 13D) TO BE PROVIDED IN ALL RESIDENTIAL STRUCTURES.
- THE PROPERTY OWNER RETAINS MINERAL RIGHTS

MINERAL RIGHTS

OWNER OF THE PROPERTY HAS MINERAL RIGHTS TO THE PROPERTY.



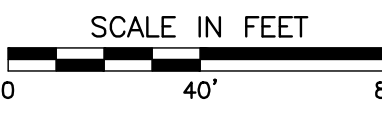
Civil & Environmental Consultants, Inc.
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RUSKIN PARK SUBDIVISION
CITY OF FRANKLIN
WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5793

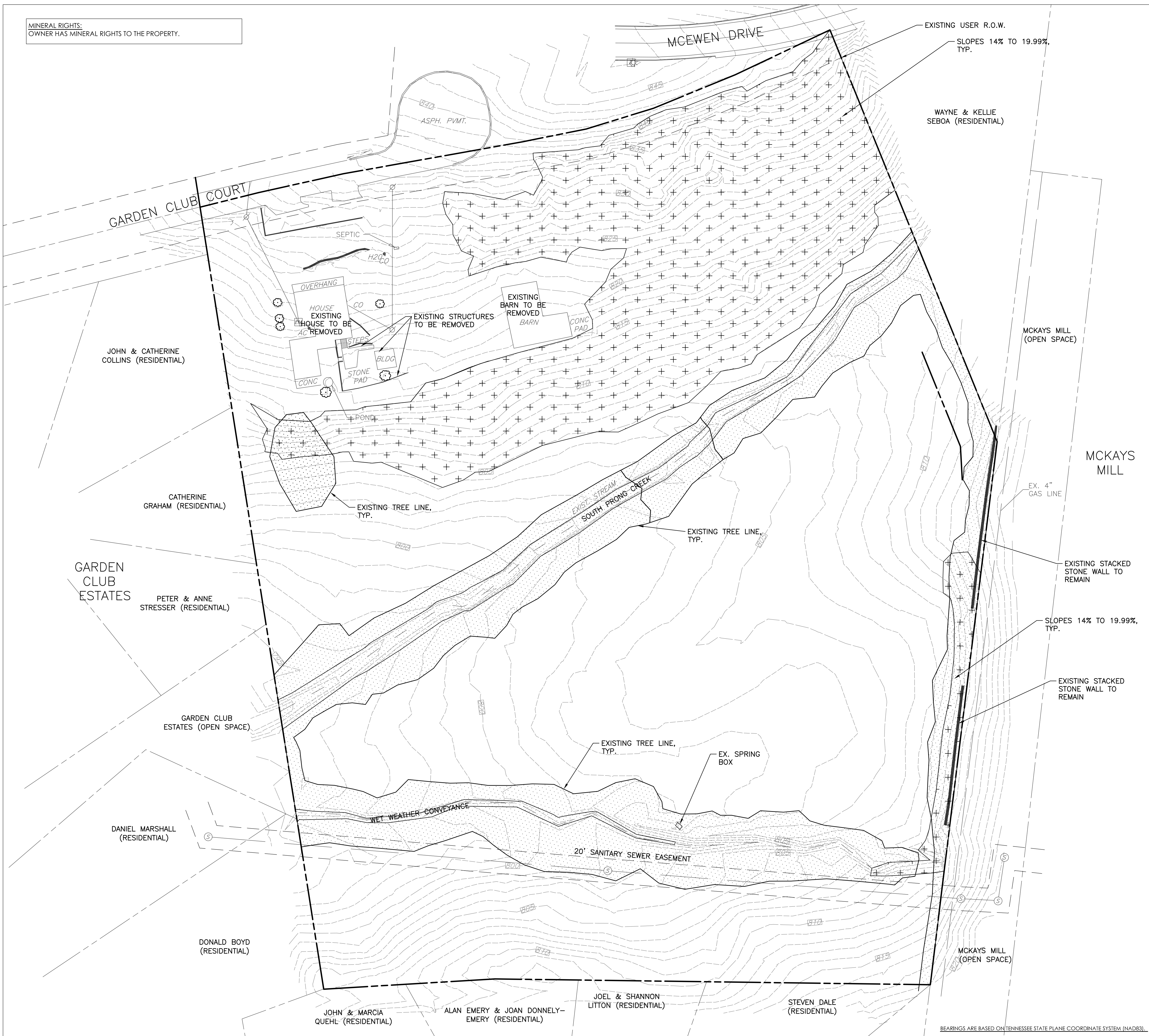
DRAWN BY: BPH CHECKED BY: JCM APPROVED BY: JCM
DATE: MARCH 5, 2015 DWG SCALE: 1"=40' PROJECT NO: 150-058

PRELIMINARY PLAT

DRAWING NO.:
PP02
SHEET OF



MINERAL RIGHTS:
OWNER HAS MINERAL RIGHTS TO THE PROPERTY.



OWNER
TIM HILL
P.O. BOX 172
THOMPSONS STATION, TN 37179

APPLICANT
SCOTT & DONNA WILSON
317 MAIN ST. SUITE 202
FRANKLIN, TN 37064
PHONE: (615)377-9131
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LANDSCAPE ARCHITECT/PLANNER
THE ADDISON GROUP, LLC
1224 COLUMBIA AVENUE, SUITE 201
FRANKLIN, TN 37064
PHONE: (615)440-7804
CONTACT: DANIEL WOODS, RLA, UII
EMAIL: dwoods@addison-group.com

-OWNER OF THE PROPERTY RETAINS MINERAL RIGHTS.

-NO GEOLOGIC FORMATIONS WERE ENCOUNTERED
UPON VISUAL INSPECTION OF THE SUBJECT PARCEL.
ALL PHYSICAL FEATURES ARE SHOWN/LOCATED ON
THE EXISTING SURVEY INCLUDED WITH THIS SUBMITTAL
PACKAGE.

-THE SUBJECT PROPERTY IS LOCATED IN THE SOUTH PRONG
DRAINAGE BASIN.

SITE DATA CHART
PROJECT NAME: MCEWEN MEADOW
ACREAGE: 9.55 ACRES (415,998 SF)
COF PROJECT #: TBD
SUBDIVISION: N/A
LOT #: N/A
ADDRESS: 3140 GARDEN CLUB COURT
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TN
CIVIL DISTRICT: 9

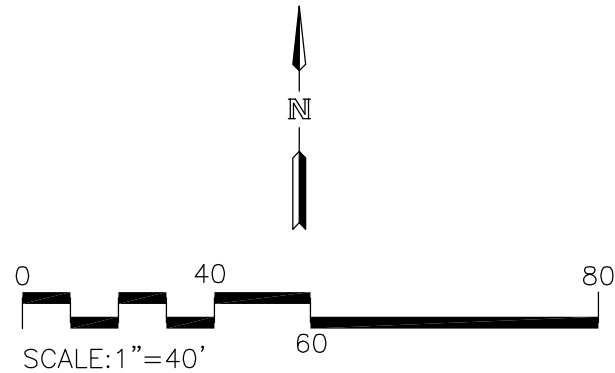
EXISTING ZONING: R-2 (MEDIUM RESIDENTIAL DISTRICT)
OTHER APPLICABLE OVERLAYS: CHARACTER AREAS SHCO-1
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
MINIMUM REQ'D SETBACK LINES:
Min. Front Setback: 40'
Min. Side Yard: 5' (20' BETWEEN BUILDINGS)
Min. Rear Yard: 40'
DENSITY ALLOWED: 2 UNITS/AC = 19 UNITS
DENSITY PROPOSED: 1.26 UNITS/AC = 12 UNITS

TREE CANOPY
EX. TREE CANOPY COVERAGE = 86,224 SF (1.98 AC)
% OF TREE COVERAGE ON SITE = 20.7 %

OPEN SPACE CHART
NOT APPLICABLE

- DEVELOPMENT COMPLIES WITH THE CITY OF FRANKLIN MAJOR THOROUGHFARE PLAN.

-EXISTING & PROPOSED EASEMENTS FOR UTILITIES ARE SHOWN ON THE ATTACHED SUBMITTAL.
IT IS ANTICIPATED THAT A 5' WIDE SIDE YARD AND 10' WIDE REAR YARD PUBLIC UTILITY &
DRAINAGE EASEMENT WILL BE PROVIDED ON ALL PARCELS. IN ADDITION TO THIS, ALL
STORMWATER FACILITIES WILL BE ENCUMBERED BY A DRAINAGE EASEMENT FOR ACCESS
AND MAINTENANCE. A 20' WIDE EASEMENT IS PROVIDED FOR SANITARY SEWER LINES
ANYWHERE THEY ARE OUTSIDE OF THE PUBLIC R/W FOR THE CITY OF FRANKLIN, MVUD,
MTEM, ATMOS, & ATT WILL BE IN A UTILITY EASEMENT ONCE THE FINAL DESIGN AND
LOCATION OF THEIR FACILITIES ARE DETERMINED.



BEARINGS ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).

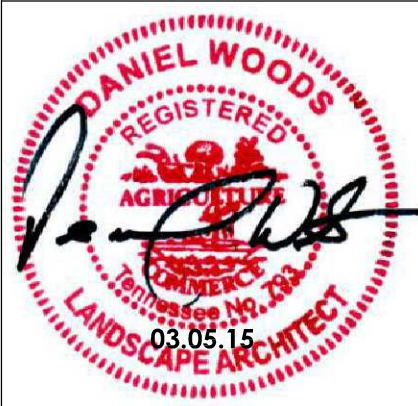
EXISTING CONDITIONS PLAN

The Addison Group, LLC 2015

PRELIMINARY PLAT

RUSKIN PARK

3140 GARDEN CLUB COURT
FRANKLIN, TENNESSEE



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written material, and design concepts shall not
be used or reproduced in whole or part in any
form or format without prior written consent of
The Addison Group, LLC

COF #: 5793

DATE: 02.09.15

REVISIONS:

03.05.15

SHEET NO.

SP1.0