

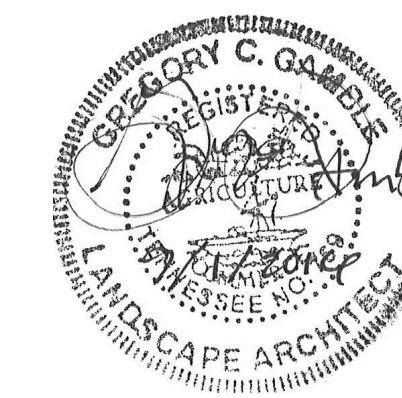
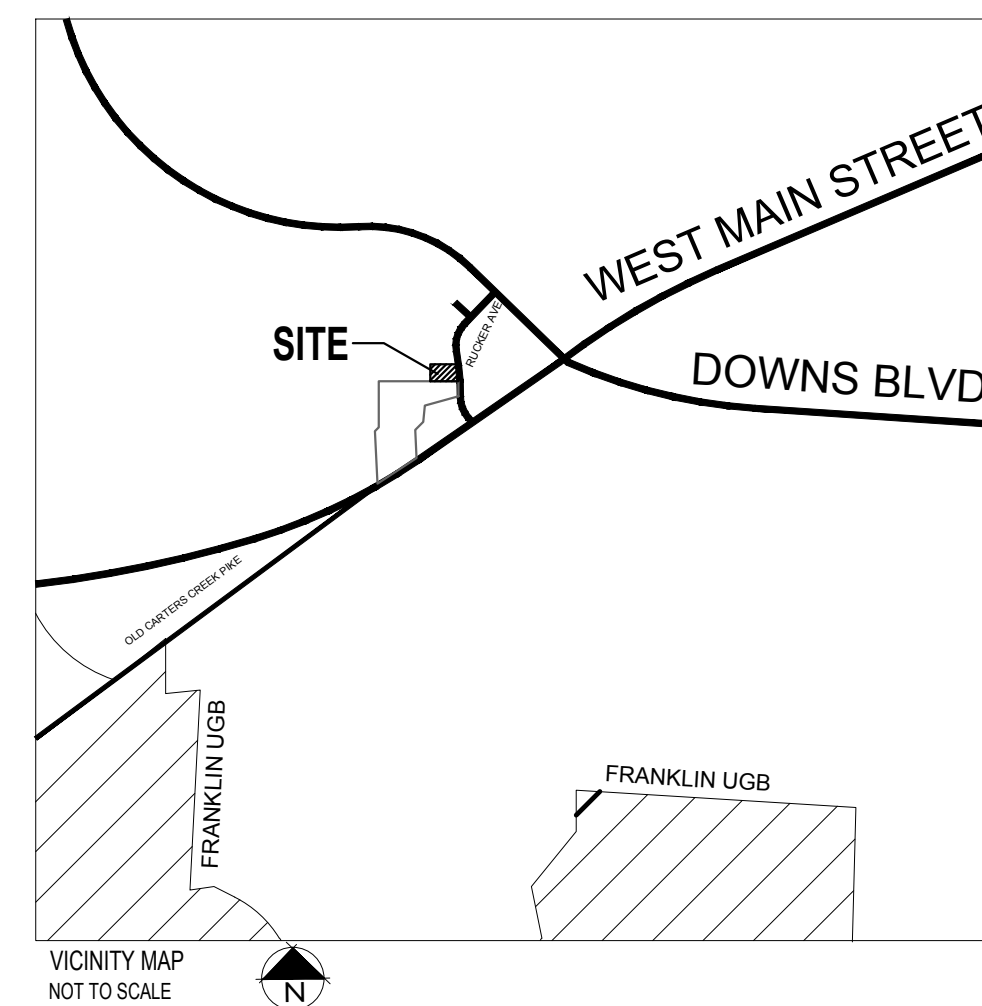
# RUCKER PARK PUD SUBDIVISION

REZONING PLAN, REVISION 1

COF # 6226  
 MAP 78P, PARCEL 17.00  
 FRANKLIN, TENNESSEE  
 CIVIL DISTRICT 5

## SHEET INDEX

- C 0.0 COVER SHEET
- C 1.0 OVERALL EXISTING CONDITIONS PLAN
- C 1.1 ENLARGED EXISTING CONDITIONS PLAN



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY SUITE 200  
 FRANKLIN TN 37064  
 GREG GAMBLE, RLA (615) 975-5765  
 EMAIL ADDRESS: greggamble209@gmail.com



## RUCKER PARK PUD SUBDIVISION REZONING PLAN, REVISION 1

COF # 6226  
 FRANKLIN, TENNESSEE

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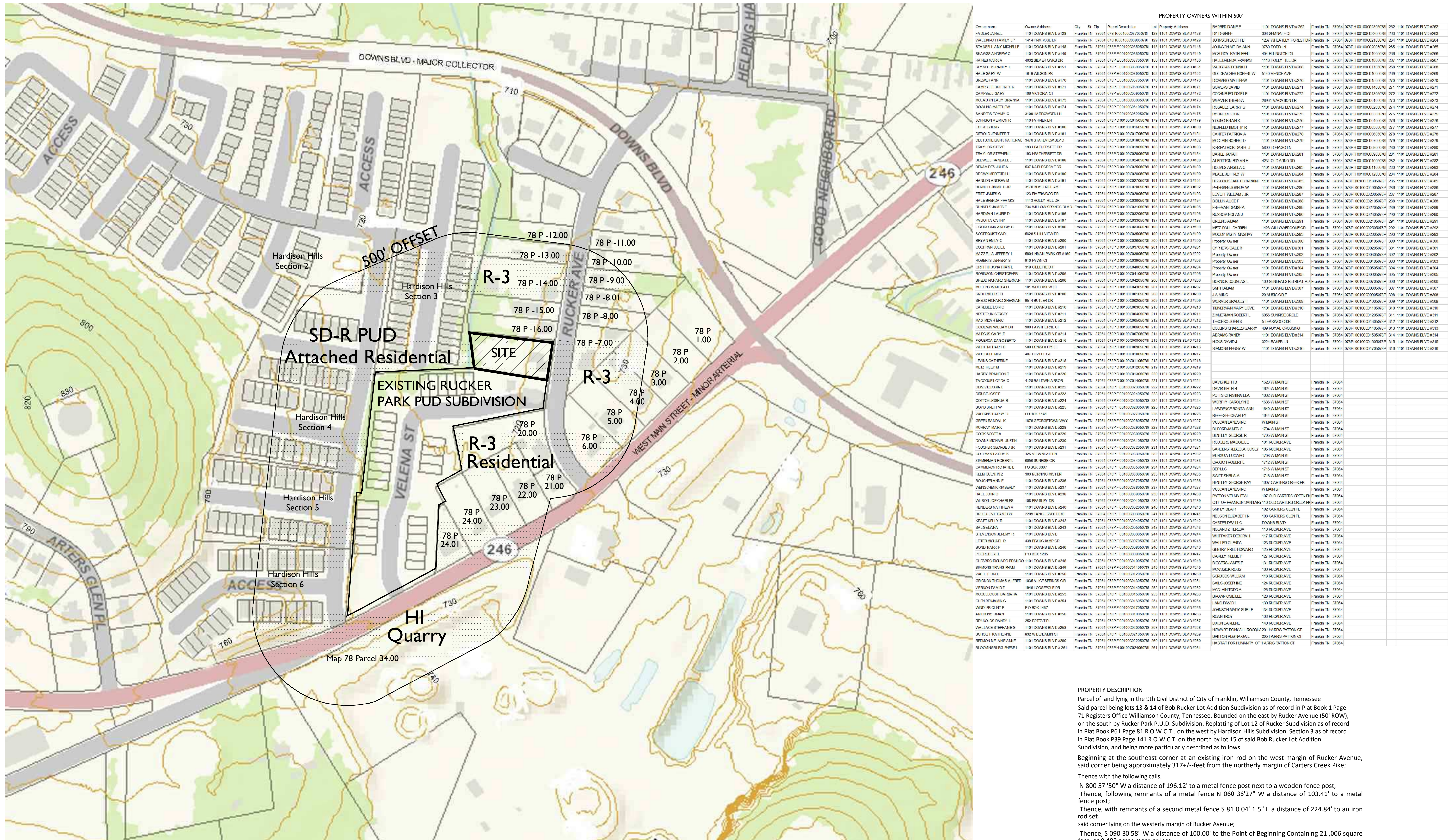
PROJECT NAME:	RUCKER PARK PUD SUBDIVISION
PROJECT NUMBER:	6226
SUBDIVISION:	RUCKER
LOT NUMBER:	13 & 14
ADDRESS:	117 RUCKER AVENUE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	5TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS:	MAP 78P, PARCEL 17.00
EXISTING ZONING:	SD-R 8.17 (Existing PUD) and R3
PROPOSED ZONING:	SD-R 8.70
CHARACTER AREA OVERLAY:	WEST HARPETH 2
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	3.66 + .48 in Parcel 17 = 4.14 ACRES
TOTAL SQUARE FOOTAGE:	179,970 SF
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	20'
REAR YARD:	5'
SIDE YARD:	MIN 5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	RBF INVESTMENTS, LLC
ADDRESS:	144 SOUTHEAST PARKWAY, SUITE 230 FRANKLIN, TN 37064
PHONE:	(615) 567-4420
EMAIL:	mail@rbfinvestments.org
CONTACT:	JOHN FRANKS
ENGINEER:	STEVE CLIFTON, P.E.
ADDRESS:	144 S.E. PARKWAY, SUITE 255, FRANKLIN, TN 37064
	(615) 207-9339
EMAIL:	stevec@cliftonandkingllc.com
CONTACT:	STEVE CLIFTON, P.E.
LANDSCAPE ARCHITECT:	GAMBLE DESIGN COLLABORATIVE
ADDRESS:	144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064
PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE

PRE-APPLICATION SUBMITTAL	JULY 13, 2016
INITIAL SUBMITTAL	AUGUST 8, 2016
RESUBMITTAL	SEPTEMBER 1, 2016
REVISION	-
REVISION	-





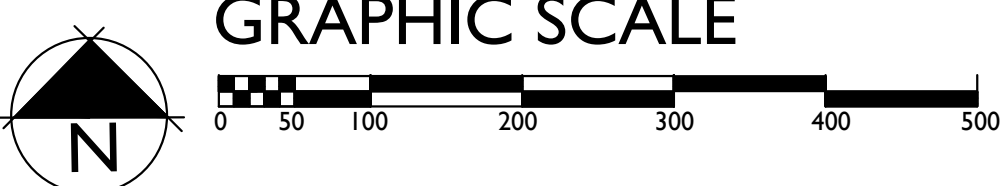
**RUCKER PARK PUD SUBDIVISION**  
 REZONING PLAN, REVISION 1  
 FRANKLIN, TENNESSEE



Owner Name	Owner Address	City	Zip	Parcel Description	Lot	Property Address	PROPERTY OWNERS WITHIN 500'
BARBER DANE E	1191 DOWNS BLVD #282	Franklin	TN	37064	078P-010002205078	282	1191 DOWNS BLVD #282
308 BEMALLE CT	Franklin	TN	37064	078P-010002205078	281	1191 DOWNS BLVD #281	
JOBSON SCOTT B	1287 WHEATLEY FOREST DR	Franklin	TN	37064	078P-010002205078	284	1191 DOWNS BLVD #284
3708 CEDAR LN	Franklin	TN	37064	078P-010002205078	283	1191 DOWNS BLVD #283	
MELISSA KATHLEEN DR	404 ELKINGTON DR	Franklin	TN	37064	078P-010002205078	285	1191 DOWNS BLVD #285
HALEBRENDA FRANKS	1113 HULLY HILL DR	Franklin	TN	37064	078P-010002205078	287	1191 DOWNS BLVD #287
VALENTINA DONNA H	1191 DOWNS BLVD #286	Franklin	TN	37064	078P-010002205078	286	1191 DOWNS BLVD #286
COLLEEN WILSON AVE	1501 DOWNS BLVD #289	Franklin	TN	37064	078P-010002205078	291	1191 DOWNS BLVD #289
DIAMOND MATTHEW	1191 DOWNS BLVD #270	Franklin	TN	37064	078P-010002205078	270	1191 DOWNS BLVD #270
SOMERS DAVID	1191 DOWNS BLVD #271	Franklin	TN	37064	078P-010002205078	271	1191 DOWNS BLVD #271
COCKBURN EDDELLE	1191 DOWNS BLVD #272	Franklin	TN	37064	078P-010002205078	272	1191 DOWNS BLVD #272
2881 WAGNER BLVD	1191 DOWNS BLVD #273	Franklin	TN	37064	078P-010002205078	273	1191 DOWNS BLVD #273
ROSALIE LARRY S	1191 DOWNS BLVD #274	Franklin	TN	37064	078P-010002205078	274	1191 DOWNS BLVD #274
RYON FRESTON	1191 DOWNS BLVD #275	Franklin	TN	37064	078P-010002205078	275	1191 DOWNS BLVD #275
YOUNG BRANKI	1191 DOWNS BLVD #276	Franklin	TN	37064	078P-010002205078	276	1191 DOWNS BLVD #276
HEARLEIGH MATHIE R	1191 DOWNS BLVD #277	Franklin	TN	37064	078P-010002205078	277	1191 DOWNS BLVD #277
CANTER TRICIA A	1191 DOWNS BLVD #278	Franklin	TN	37064	078P-010002205078	278	1191 DOWNS BLVD #278
MCCLEAN ROBERT D	1191 DOWNS BLVD #279	Franklin	TN	37064	078P-010002205078	279	1191 DOWNS BLVD #279
KRATTORCK DANIEL J	5800 TORADO LN	Franklin	TN	37064	078P-010002205078	280	1191 DOWNS BLVD #280
DANIEL JAWAH	1191 DOWNS BLVD #281	Franklin	TN	37064	078P-010002205078	281	1191 DOWNS BLVD #281
ALBERTO BRAHUN J	4231 CLAMBERD	Franklin	TN	37064	078P-010002205078	280	1191 DOWNS BLVD #280
HOLMES ANJELA C	1191 DOWNS BLVD #283	Franklin	TN	37064	078P-010002205078	283	1191 DOWNS BLVD #283
MEACE JEFFREY W	1191 DOWNS BLVD #284	Franklin	TN	37064	078P-010002205078	284	1191 DOWNS BLVD #284
HESLOCK JANE LOURANE	1191 DOWNS BLVD #285	Franklin	TN	37064	078P-010002205078	285	1191 DOWNS BLVD #285
LOVETT WILLIAM J	1191 DOWNS BLVD #286	Franklin	TN	37064	078P-010002205078	286	1191 DOWNS BLVD #286
BOLLAJACE E	1191 DOWNS BLVD #287	Franklin	TN	37064	078P-010002205078	287	1191 DOWNS BLVD #287
FRESHMAN JENISEA	1191 DOWNS BLVD #288	Franklin	TN	37064	078P-010002205078	288	1191 DOWNS BLVD #288
GREEN DAN	1191 DOWNS BLVD #289	Franklin	TN	37064	078P-010002205078	289	1191 DOWNS BLVD #289
MEZ PRAJ DASHEN	1422 WILLOWCREEK CR	Franklin	TN	37064	078P-010002205078	292	1191 DOWNS BLVD #292
MURPHY MISTY WASHAW	1191 DOWNS BLVD #293	Franklin	TN	37064	078P-010002205078	293	1191 DOWNS BLVD #293
PHIPPS JAMES	1191 DOWNS BLVD #294	Franklin	TN	37064	078P-010002205078	294	1191 DOWNS BLVD #294
Property Owner	1191 DOWNS BLVD #302	Franklin	TN	37064	078P-010002205078	302	1191 DOWNS BLVD #302
Property Owner	1191 DOWNS BLVD #303	Franklin	TN	37064	078P-010002205078	303	1191 DOWNS BLVD #303
Property Owner	1191 DOWNS BLVD #304	Franklin	TN	37064	078P-010002205078	304	1191 DOWNS BLVD #304
Property Owner	1191 DOWNS BLVD #305	Franklin	TN	37064	078P-010002205078	305	1191 DOWNS BLVD #305
Property Owner	1191 DOWNS BLVD #306	Franklin	TN	37064	078P-010002205078	306	1191 DOWNS BLVD #306
Property Owner	1191 DOWNS BLVD #307	Franklin	TN	37064	078P-010002205078	307	1191 DOWNS BLVD #307
Property Owner	1191 DOWNS BLVD #308	Franklin	TN	37064	078P-010002205078	308	1191 DOWNS BLVD #308
Property Owner	1191 DOWNS BLVD #309	Franklin	TN	37064	078P-010002205078	309	1191 DOWNS BLVD #309
Property Owner	1191 DOWNS BLVD #310	Franklin	TN	37064	078P-010002205078	310	1191 DOWNS BLVD #310
Property Owner	1191 DOWNS BLVD #311	Franklin	TN	37064	078P-010002205078	311	1191 DOWNS BLVD #311
Property Owner	1191 DOWNS BLVD #312	Franklin	TN	37064	078P-010002205078	312	1191 DOWNS BLVD #312
Property Owner	1191 DOWNS BLVD #313	Franklin	TN	37064	078P-010002205078	313	1191 DOWNS BLVD #313
Property Owner	1191 DOWNS BLVD #314	Franklin	TN	37064	078P-010002205078	314	1191 DOWNS BLVD #314
Property Owner	1191 DOWNS BLVD #315	Franklin	TN	37064	078P-010002205078	315	1191 DOWNS BLVD #315
Property Owner	1191 DOWNS BLVD #316	Franklin	TN	37064	078P-010002205078	316	1191 DOWNS BLVD #316
Property Owner	1191 DOWNS BLVD #317	Franklin	TN	37064	078P-010002205078	317	1191 DOWNS BLVD #317
Property Owner	1191 DOWNS BLVD #318	Franklin	TN	37064	078P-010002205078	318	1191 DOWNS BLVD #318
Property Owner	1191 DOWNS BLVD #319	Franklin	TN	37064	078P-010002205078	319	1191 DOWNS BLVD #319
Property Owner	1191 DOWNS BLVD #320	Franklin	TN	37064	078P-010002205078	320	1191 DOWNS BLVD #320
Property Owner	1191 DOWNS BLVD #321	Franklin	TN	37064	078P-010002205078	321	1191 DOWNS BLVD #321
Property Owner	1191 DOWNS BLVD #322	Franklin	TN	37064	078P-010002205078	322	1191 DOWNS BLVD #322
Property Owner	1191 DOWNS BLVD #323	Franklin	TN	37064	078P-010002205078	323	1191 DOWNS BLVD #323
Property Owner	1191 DOWNS BLVD #324	Franklin	TN	37064	078P-010002205078	324	1191 DOWNS BLVD #324
Property Owner	1191 DOWNS BLVD #325	Franklin	TN	37064	078P-010002205078	325	1191 DOWNS BLVD #325
Property Owner	1191 DOWNS BLVD #326	Franklin	TN	37064	078P-010002205078	326	1191 DOWNS BLVD #326
Property Owner	1191 DOWNS BLVD #327	Franklin	TN	37064	078P-010002205078	327	1191 DOWNS BLVD #327
Property Owner	1191 DOWNS BLVD #328	Franklin	TN	37064	078P-010002205078	328	1191 DOWNS BLVD #328
Property Owner	1191 DOWNS BLVD #329	Franklin	TN	37064	078P-010002205078	329	1191 DOWNS BLVD #329
Property Owner	1191 DOWNS BLVD #330	Franklin	TN	37064	078P-010002205078	330	1191 DOWNS BLVD #330
Property Owner	1191 DOWNS BLVD #331	Franklin	TN	37064	078P-010002205078	331	1191 DOWNS BLVD #331
Property Owner	1191 DOWNS BLVD #332	Franklin	TN	37064	078P-010002205078	332	1191 DOWNS BLVD #332
Property Owner	1191 DOWNS BLVD #333	Franklin	TN	37064	078P-010002205078	333	1191 DOWNS BLVD #333
Property Owner	1191 DOWNS BLVD #334	Franklin	TN	37064	078P-010002205078	334	1191 DOWNS BLVD #334
Property Owner	1191 DOWNS BLVD #335	Franklin	TN	37064	078P-010002205078	335	1191 DOWNS BLVD #335
Property Owner	1191 DOWNS BLVD #336	Franklin	TN	37064	078P-010002205078	336	1191 DOWNS BLVD #336
Property Owner	1191 DOWNS BLVD #337	Franklin	TN	37064	078P-010002205078	337	1191 DOWNS BLVD #337
Property Owner	1191 DOWNS BLVD #338	Franklin	TN	37064	078P-010002205078	338	1191 DOWNS BLVD #338
Property Owner	1191 DOWNS BLVD #339	Franklin	TN	37064	078P-010002205078	339	1191 DOWNS BLVD #339
Property Owner	1191 DOWNS BLVD #340	Franklin	TN	37064	078P-010002205078	340	1191 DOWNS BLVD #340
Property Owner	1191 DOWNS BLVD #341	Franklin	TN	37064	078P-010002205078	341	1191 DOWNS BLVD #341
Property Owner	1191 DOWNS BLVD #342	Franklin	TN	37064	078P-010002205078	342	1191 DOWNS BLVD #342
Property Owner	1191 DOWNS BLVD #343	Franklin	TN	37064	078P-010002205078	343	1191 DOWNS BLVD #343
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Property Owner	1191 DOWNS BLVD #345	Franklin	TN	37064	078P-010002205078	345	1191 DOWNS BLVD #345
Property Owner	1191 DOWNS BLVD #346	Franklin	TN	37064	078P-010002205078	346	1191 DOWNS BLVD #346
Property Owner	1191 DOWNS BLVD #347	Franklin	TN	37064	078P-010002205078	347	1191 DOWNS BLVD #347
Property Owner	1191 DOWNS BLVD #348	Franklin	TN	37064	078P-010002205078	348	1191 DOWNS BLVD #348
Property Owner	1191 DOWNS BLVD #349	Franklin	TN	37064	078P-010002205078	349	1191 DOWNS BLVD #349
Property Owner	1191 DOWNS BLVD #350	Franklin	TN	37064	078P-010002205078	350	1191 DOWNS BLVD #350
Property Owner	1191 DOWNS BLVD #351	Franklin	TN	37064	078P-010002205078	351	1191 DOWNS BLVD #351
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Property Owner	1191 DOWNS BLVD #353	Franklin	TN	37064	078P-010002205078	353	1191 DOWNS BLVD #353
Property Owner	1191 DOWNS BLVD #354	Franklin	TN	37064	078P-010002205078	354	1191 DOWNS BLVD #354
Property Owner	1191 DOWNS BLVD #355	Franklin	TN	37064	078P-010002205078	355	1191 DOWNS BLVD #355
Property Owner	1191 DOWNS BLVD #356	Franklin	TN	37064	078P-010002205078	356	1191 DOWNS BLVD #356
Property Owner	1191 DOWNS BLVD #357	Franklin	TN	37064	078P-010002205078	357	1191 DOWNS BLVD #357
Property Owner	1191 DOWNS BLVD #358	Franklin	TN	37064	078P-010002205078	358	1191 DOWNS BLVD #358
Property Owner	1191 DOWNS BLVD #359	Franklin	TN	37064	078P-010002205078	359	1191 DOWNS BLVD #359
Property Owner	1191 DOWNS BLVD #360	Franklin	TN	37064	078P-010002205078	360	1191 DOWNS BLVD #360
Property Owner	1191 DOWNS BLVD #361	Franklin	TN	37064	078P-010002205078	361	1191 DOWNS BLVD #361

**PROPERTY DESCRIPTION**  
 Parcel of land lying in the 9th Civil District of City of Franklin, Williamson County, Tennessee  
 Said parcel being lots 13 & 14 of Bob Rucker Lot Addition Subdivision as of record in Plat Book 1 Page 71 Registers Office Williamson County, Tennessee. Bounded on the east by Rucker Avenue (50' ROW), on the south by Rucker Park P.U.D. Subdivision, Replatting of Lot 12 of Rucker Subdivision as of record in Plat Book 164 Page 81 R.O.W.C.T., on the west by Hardison Hills Subdivision, Section 3 as of record in Plat Book F39 Page 141 R.O.W.C.T. on the north by lot 15 of said Bob Rucker Lot Addition Subdivision, and being more particularly described as follows:  
 Beginning at the southeast corner at an existing iron rod on the west margin of Rucker Avenue, said corner being approximately 317'-/-feet from the northerly margin of Carters Creek Pike;  
 Thence with the following calls,  
 N 800 57' 50" W a distance of 196.12' to a metal fence post next to a wooden fence post;  
 Thence, following remnants of a metal fence N 060 36 27" W a distance of 103.41' to a metal fence post;  
 Thence, with remnants of a second metal fence S 81 0 04' 1 5" E a distance of 224.84' to an iron rod set.  
 said corner lying on the westerly margin of Rucker Avenue;  
 Thence, S 090 30' 58" W a distance of 100.00' to the Point of Beginning Containing 21,006 square feet, or 0.482 acres more or less.

PARCEL LINES AND TOPOGRAPHIC INFORMATION SHOWN HERE IS FROM THE C.O.F. - G.I.S. DEPT.



**OVERALL EXISTING CONDITIONS PLAN**

GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 310  
 FRANKLIN, TENNESSEE 37064  
 GREG.GAMBLE@GDCORP.COM  
 615.975.5765

rev. date  
 Δ 3.16.16 REVISION PER DRT REVIEW COMMENTS, REVIEW 1 DATED 8.23.16  
 Δ  
 Δ  
 Δ  
 Δ

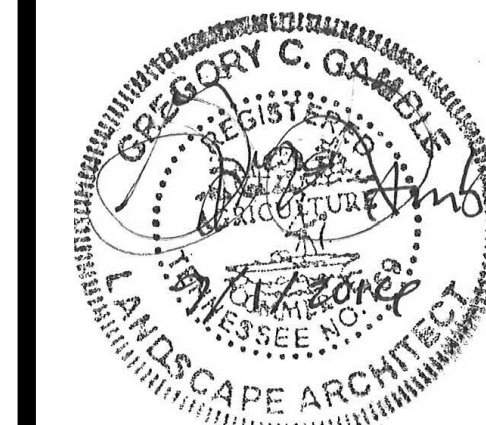
GDC Job No. 18013  
 JULY 30, 2016

SHEET

C1.0

COF # 6226





**RUCKER PARK PUD SUBDIVISION**  
 REZONING PLAN, REVISION 1  
 FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE  
 144 SOUTHEAST PARKWAY  
 SUITE 330  
 FRANKLIN, TENNESSEE 37064  
 GREG GAMBLE  
 greg@gdccollab.com  
 615.975.5765

REV.	DATE	DESCRIPTION
△	8/26/16	REVISED PER DRT REVIEW COMMENTS, REVIEW 1 DATED 8/23/16
△		
△		
△		

GDC Job No. 16013  
 JULY 30, 2016

S H E E T

C1.1

COF # 6226



**SITE DATA:**

**PROJECT NAME:** RUCKER PARK PUD SUBDIVISION, REZONING PLAN, REVISION 1  
**PROJECT NUMBER:** 6226  
**SUBDIVISION:** RUCKER  
**LOT NUMBER:** 13 & 14  
**ADDRESS:** 117 RUCKER AVENUE  
**CITY:** FRANKLIN  
**COUNTY:** WILLIAMSON  
**STATE:** TENNESSEE  
**CIVIL DISTRICT:** 5TH CIVIL DISTRICT  
**MAP GROUP, PARCEL NUMBERS:** MAP 78P, PARCEL 17.00

**EXISTING ZONING:** SD-R & 17 (Existing PUD) AND R3  
**PROPOSED ZONING:** SD-R(8.70)  
**CHARACTER AREA OVERLAY:** WEST HARPEATH 2  
**OTHER APPLICABLE OVERLAYS:** NONE  
**APPLICABLE DEVELOPMENT STANDARD:** CONVENTIONAL  
**TOTAL ACREAGE:** 3.66 + .48 in Parcel 17 = 4.14 ACRES  
**TOTAL SQUARE FOOTAGE:** 179,970 SF

**MINIMUM REQUIRED SETBACKS:**  
**FRONT YARD:** 20'  
**REAR YARD:** 5'  
**SIDE YARD:** MIN 5'  
 12' BETWEEN STRUCTURES

**OWNER / APPLICANT:** RBF INVESTMENTS, LLC  
**ADDRESS:** 144 SOUTHEAST PARKWAY, SUITE 230  
 FRANKLIN, TN 37064  
 (615) 547-4420  
**PHONE:** (615) 547-4420  
**EMAIL:** mail@johnfranks.org  
**CONTACT:** JOHN FRANKS  
**ENGINEER:** STEVE CLIFTON, P.E.  
**ADDRESS:** 144 S.E. PARKWAY, SUITE 255, FRANKLIN, TN 37064  
 (615) 207-9339  
**EMAIL:** stevec@cliftonandkingcl.com  
**CONTACT:** STEVE CLIFTON, P.E.

**LANDSCAPE ARCHITECT:** GAMBLE DESIGN COLLABORATIVE  
**ADDRESS:** 144 S.E. PARKWAY, SUITE 200, FRANKLIN, TN 37064  
**PHONE:** (615) 975-5765  
**FAX:** (615) 790-1350  
**EMAIL:** greg.gamble@gdc-tn.com  
**CONTACT:** GREG GAMBLE

**EXISTING TREE CANOPY OF AREA TO BE ADDED**

BASED ON SITE VISIT AND AS SHOWN IN AERIAL PHOTOGRAPH THERE ARE EIGHT TREES ON OR ADJOINING THIS SITE, ONE OF WHICH WOULD BE CLASSIFIED AS A SPECIMEN TREE. AS PROPOSED THIS TREE AND ONE OTHER WILL HAVE TO BE REMOVED.

**TREE CANOPY DATA**

TOTAL SITE AREA = 21,006 SF

EXISTING TREE CANOPY: 3,661 SF  
 3,661 SF / 21,006 SF = .174 (17.4%) OF TOTAL SITE

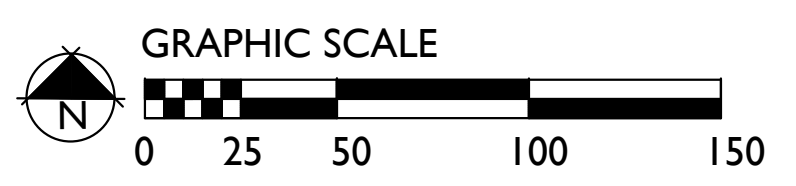
REQUIRED CANOPY PRESERVATION = 26% OF TOTAL CANOPY  
 3,661 SF \* 26% = 952 SF

**SPECIMEN TREE LIST**  
 TREE TO BE REMOVED ONE HACKBERRY @ 30'

**PROPERTY DESCRIPTION**  
 Parcel of land lying in the 9th Civil District of City of Franklin, Williamson County, Tennessee. Said parcel being lots 13 & 14 of Bob Rucker Lot Addition Subdivision as of record in Plat Book 5 Page 71 Registers Office Williamson County, Tennessee. Bounded on the east by Rucker Avenue (50' ROW), on the south by Rucker Park P.U.D. Subdivision, Replatting of Lot 12 of Rucker Subdivision as of record in Plat Book 961 Page 81 R.O.W.C.T., on the west by Harrison Hills Subdivision, Section 3 as of record in Plat Book 939 Page 141 R.O.W.C.T. on the north by lot 15 of said Bob Rucker Lot Addition Subdivision, and being more particularly described as follows:  
 Beginning at the southeast corner at an existing iron rod on the west margin of Rucker Avenue, said corner being approximately 317.4 feet from the northerly margin of Carters Creek Pike;  
 Thence with the following calls,  
 N 800 57' 50" W a distance of 196.12' to a metal fence post next to a wooden fence post;  
 Thence, following remnants of a metal fence N 060 36' 27" W a distance of 103.41' to a metal fence post;  
 Thence, with remnants of a second metal fence S 81 0 04' 1 5" E a distance of 224.84' to an iron rod set;  
 said corner lying on the westerly margin of Rucker Avenue;  
 Thence, S 090 30' 58" W a distance of 100.00' to the Point of Beginning Containing 21,006 square feet, or 0.482 acres more or less.

**SCHEDULE OF RESIDENTIAL UNITS**

RUCKER PARK PUD SUBDIVISION	179,970 SF	3.66 ACRES	30 UNITS	8.2 DU/ACRE
ADDITIONAL PROPERTY - PARCEL 17	21,006 SF	.48 ACRES	6 ADDITIONAL UNITS	
RUCKER PARK PUD - REVISION 1	200,976 SF	4.14 ACRES	36 UNITS	8.7 DU/ACRE



TOPOGRAPHIC FEATURES AND PROPERTY LINES ARE BASED ON FRANKLIN G.I.S. PUBLISHED DATA AS SHOWN ON THEIR WEBSITE.

**STATEMENT OF IMPACTS**

**STREET NETWORK**  
 VELENA STREET IS ALREADY CONSTRUCTED AS A PRIVATE STREET CONNECTING WEST MAIN STREET TO RUCKER AVENUE. NO ADDITIONAL IMPROVEMENTS ARE PROPOSED OTHER THAN THE ADDITION OF 15 PARKING SPACES. AVERAGE DAILY TRIPS WILL INCREASE FROM 160 UNDER THE EXISTING APPROVED PUD TO 192 UNDER THE PROPOSED CONDITIONS.

**WATER**  
 WATER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING THROUGH THE DEVELOPMENT. THIS LINE WAS BUILT IN CONJUNCTION WITH THE EXISTING PUD LINKING EXISTING WATER LINES IN WEST MAIN STREET AND RUCKER AVENUE.

**SEWER**  
 SEWER WILL BE PROVIDED BY CITY OF FRANKLIN VIA AN EXISTING 8" PIPE RUNNING WITHIN THE PAVEMENT OF VELENA STREET. THE PROPOSED DEVELOPMENT WILL PLACE AN ADDITIONAL 6" PIPE ON THE SEWER THAT WAS BUILT TO SERVE THE EXISTING APPROVED PUD.

**RECLAIMED WATER**  
 RECLAIMED WATER IS NOT KNOWN TO BE PRESENT AT THIS SITE. EXTENSIONS ARE NOT PROPOSED.

**DRAINAGE FACILITIES**  
 POST DEVELOPMENT PEAK FLOWS WILL BE LESS THAN PRE DEVELOPMENT PEAK FLOWS AND THE OUTFALL LOCATION WILL NOT CHANGE. THE DEVELOPMENT WILL INCREASE IMPERVIOUS AREA FROM 0.26 AC TO 0.41 AC.

**POLICE/FIRE**  
 2.1 MILES FROM THE POLICE DEPARTMENT AND 1.75 MILES FROM THE FIRE DEPARTMENT STATION 1.

**RECREATION/SCHOOLS**  
 WHILE NUMBER OF STRUCTURES WILL INCREASE BY SIX, THIS DEVELOPMENT WILL HAVE NO ADVERSE EFFECT ON SURROUNDING SCHOOLS AND RECREATIONAL FACILITIES.

**REFUSE COLLECTION**  
 REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE USING THE EXISTING DUMPSTER LOCATION FOR THE NEW RESIDENCES.

**RESTRICTIVE COVENANTS**  
 THERE IS AN HOA IN PLACE THAT IS RESPONSIBLE FOR THE MAINTENANCE OF COMMON AREAS.

**MINERAL RIGHTS**  
 NO THIRD PARTY MINERAL RIGHTS ARE ASSOCIATED WITH THIS PROPERTY.

**GENERAL NOTES**

1. THERE ARE NO SLOPES GREATER THAN 14% ON THE SITE
2. THERE IS NO FLOOD PLAIN ON THE SITE.

**EXISTING STRUCTURES**  
 EXISTING NATURAL FEATURES

**HISTORIC PROPERTIES**  
 PLANNED UNIT DEVELOPMENTS  
 EASEMENTS  
 MINERAL RIGHTS  
 STORMWATER NARRATIVE  
 GRADING AND DRAINAGE DATA CHART AND DRAINAGE BASINS  
 SEE SHEET C3.0

**EXISTING SOILS**

S<sub>c</sub>C2—STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED

THERE ARE NO HISTORIC PROPERTIES OR FEATURES LOCATED ON THE SITE  
 TREE CANOPY IS SHOWN, THERE ARE NO ROCK OUTCROPPINGS OR KARST TOPOGRAPHY  
 THERE ARE NO WATER COURSES, CHANNELS, WETLANDS OR OTHER WATER BODIES PRESENT  
 THERE ARE NO HISTORIC PROPERTIES WITHIN 500' OF THE SITE  
 HARDISON HILLS IS LOCATED WEST OF THE PROPERTY AS SHOWN  
 EXISTING EASEMENTS ARE SHOWN  
 THERE ARE NO THIRD PARTY MINERAL RIGHTS ON THE SUBJECT PROPERTY  
 SEE SHEET C3.0

ENLARGED EXISTING CONDITIONS