

SITE LIGHTING DATA	
DEVELOPMENT STANDARD	CONVENTIONAL
LAND USE	RESIDENTIAL
ZONING DISTRICT	RESIDENTIAL VARIETY
HT. PROPOSED BUILDING	20'
POLE HEIGHT	9' 3"
POLE/FIXTURE COLOR	BLACK
COLOR OF LIGHT	WHITE

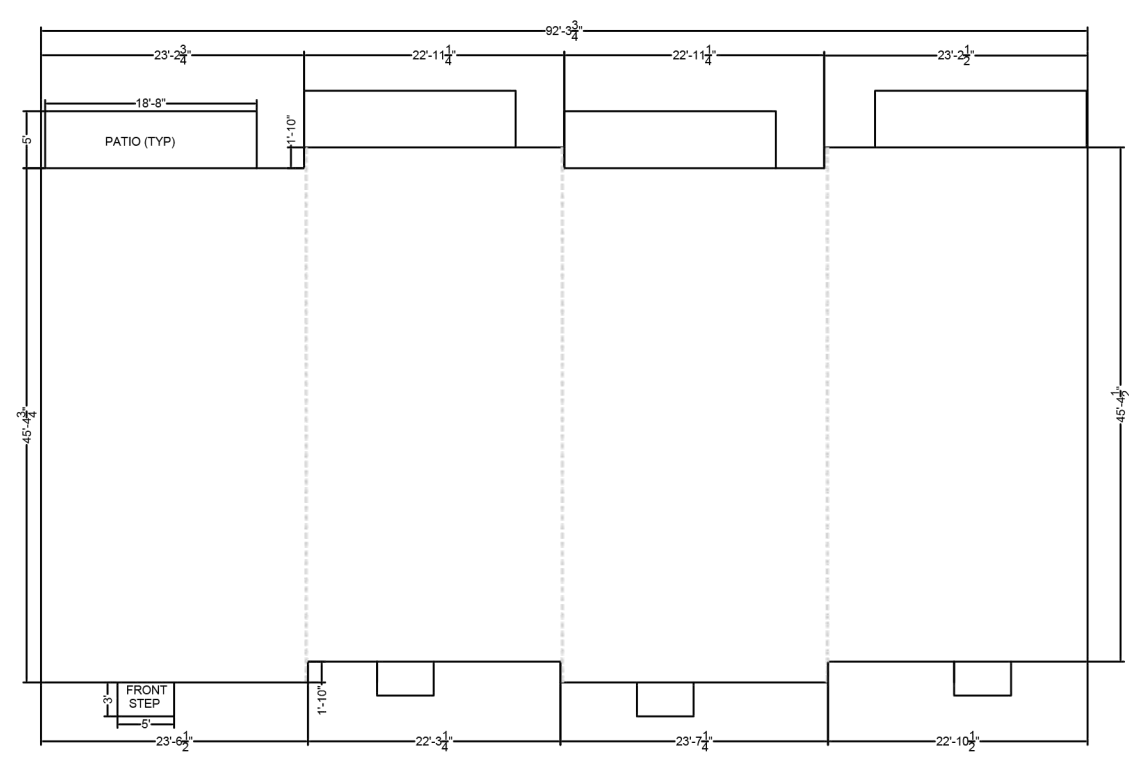
NOTE: THIS LIGHTING PLAN HAS BEEN DESIGNED TO MEET THE CITY OF FRANKLIN STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION/CITY OF FRANKLIN. CHANGES SHALL NOT BE MADE TO THE APPROVED LIGHTING PLAN UNLESS APPROVED BY EITHER THE RELEVANT DEPARTMENT SUPERINTENDENT OR THE PLANNING COMMISSION.

CROSSWALK DETAIL

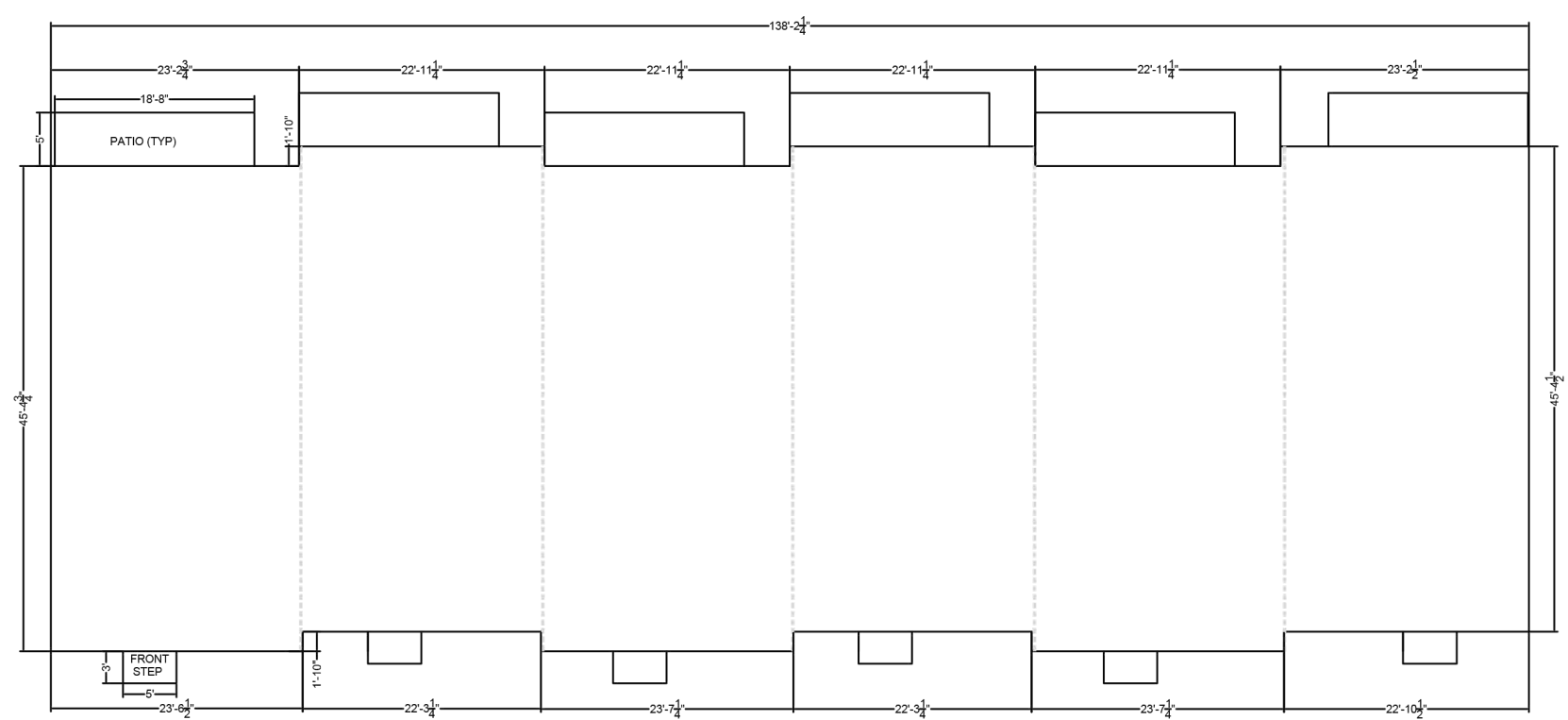
AT THE TWO UNCONTROLLED CROSSWALKS A CROSSWALK WARNING SIGN WITH A SUPPLEMENTAL DIAGONAL DOWNWARD ANGLE ARROW SHALL BE INSTALLED IN ACCORDANCE WITH THIS IMAGE AT THE LOCATIONS SHOWN ON THE LAYOUT PLAN.

ITEM

- 38 BUILDING SETBACK LINES ARE GOVERNED BY THE PUD OVERLAY IN THE RX ZONING..
- 39 THERE ARE NO PHASES, THE ENTIRE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
- 40 THERE ARE NO AREAS OF THE SITE WITHIN THE FLOODWAY DISTRICT OR FLOODWAY FRINGE.
- 41 ADJOINING PROPERTY OWNERS ARE SHOWN ON EXISTING CONDITIONS - SHEET 2.
- 42 THE BEARINGS OF THE PROPRTY BOUNDARY ARE SHOWN.
- 43 LOT NUMBERS ARE SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
- 44 THE LENGTH OF ALL BOUNDARIES OF THE SITE ARE SHOWN.
- 45 THE ONLY HABITABLE STRUCTURE ON THE PROPERTY IS THE RESIDENCE LOCATED AT 113 RUCKER AVENUE AND IT IS PROPOSED TO BE DEMOLISHED.
- 47 PROPOSED EASEMENTS ARE SHOWN ON SHEET 7 - UTILITY PLAN OF THIS SUBMITTAL.
- 48 PROPOSED PRIVATE STREET WIDTH IS SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
- 49 THE PROPOSED SIDEWALKS ARE SHOWN AND DIMENSIONED ON THE SITE LAYOUT PLAN - SHEET 3.
- 50 SOLID WASTE STORAGE IS SHOWN ON THE SITE LAYOUT PLAN - SHEET 3, DETAILS ARE SHOWN ON THE SAME SHEET OF THIS SUBMITTAL.
- 51 THERE ARE NO HISTORICAL STRUCTURES OR SITES ON OR ADJACENT TO THE SITE.
- 52 LOCATION AND HEIGHT OF FENCES ARE AS SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
- 53 VEHICULAR ENTRANCES, EXITS AND DRIVE AISLES ARE SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
- 54 PEDESTRIAN WALKWAYS, RAMPS, CROSSINGS AND ADA ACCESSIBLE PARKING IS SHOWN ON THE SITE LAYOUT PLAN - SHEET 3.
- 55 THERE ARE NO BICYCLE PARKING FACILITIES PROPOSED.
- 56 N/A.
- 57 PARKING SPACES ARE SHOWN AND DIMENSIONED ON THE SITE LAYOUT PLAN - SHEET 3.
- 58 THERE ARE NO FIRE LANES AND PARKING IS NOT PERMITTED IN THE DRIVE AISLES.
- 59 THERE ARE NO STACKING SPACES IN THE PROPOSED DEVELOPMENT.
- 60 THERE ARE NO LOADING ZONES IN THE PROPOSED DEVELOPMENT.
- 61 THERE ARE NO CROSS ACCESS WAYS IN THE PROPOSED DEVELOPMENT.
- 62 THE LIMITS OF DISTURBANCE ARE SHOWN ON THE SITE GRADING PLAN.
- 63 THE PROPOSED UTILITIES ARE SHOWN ON THE UTILITY PLAN, SHEET 7 OF THIS SUBMITTAL.
- 64 THE E.P.S.C. AND STORMWATER PLANS ARE SHOWN ON SHEET 10 OF THIS SUBMITTAL.
- 65 PLEASE REFER TO SHEETS 4,6,7,8 &9 FOR UTILITY AND STORM STRUCTURES.
- 66 WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE TELEVISION, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.



STANDARD FOUR UNIT BUILDING

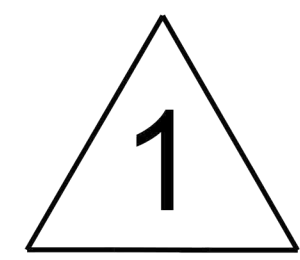


STANDARD SIX UNIT BUILDING

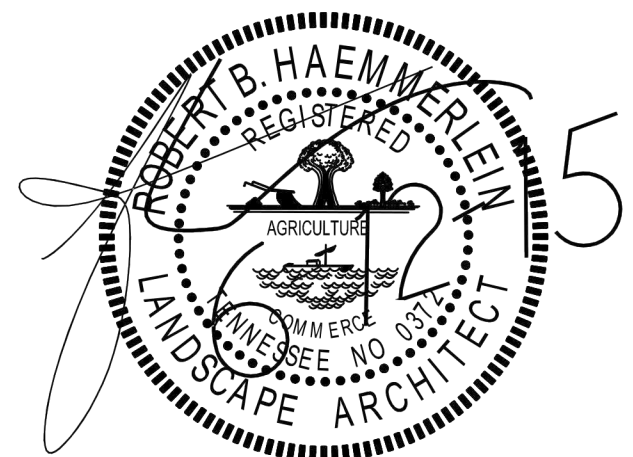
TYPICAL BUILDING DIMENSIONS

NOT TO SCALE

MINIMUM BUILDING SETBACKS BETWEEN UNITS IS 0';  
MINIMUM SETBACK BETWEEN BUILDINGS OR FROM PROPERTY LINES IS 5'.  
THE PROPERTY LINE FOR EACH UNIT SHALL BE THE FLOOR AREA SHOWN AND TEN FEET (10') TO THE REAR AND FIVE FEET (5') IN FRONT OF EACH UNIT. SIDELINES SHALL BE AT THE CENTERLINE OF THE DIVIDING WALLS.



PLEASE NOTE THAT THE ONLY CHANGE TO THIS SITE PLAN FROM THE ORIGINAL APPROVED PLAN IS THE REDUCTION OF THE NON-COMPATABLE USE TYPE C BUFFER SHOWN IN THE CLOUDED AREA THROUGH THE ADDITION OF A WOODEN FENCE



Rucker Park

SITE LAYOUT  
COF PROJECT NUMBER 5894  
SITE PLAN REVISION - JUNE 12, 2015