

RUCKER PARK PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 1

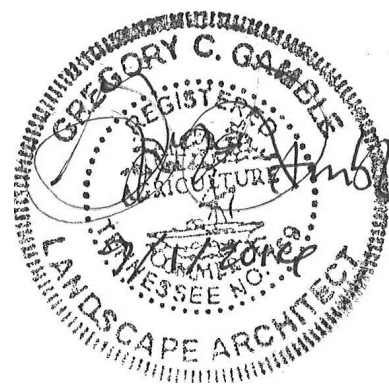
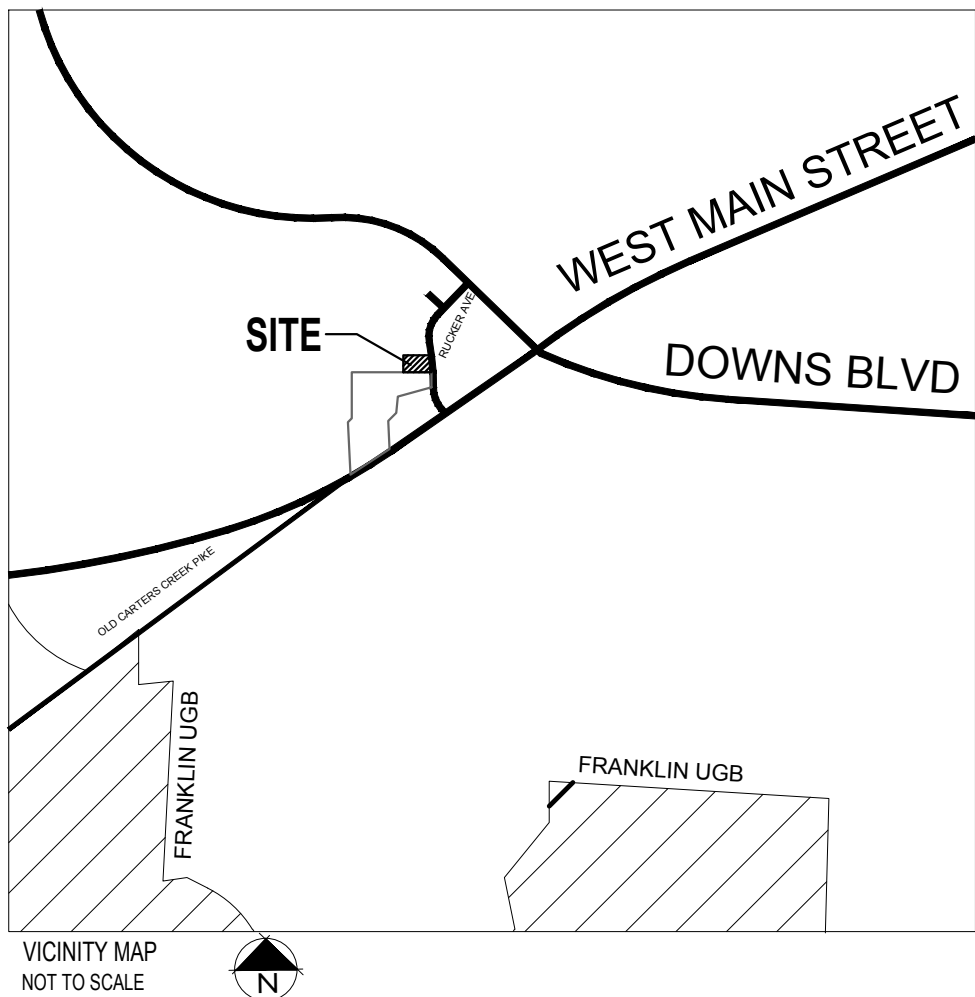
COF # 6227

MAP 78P, PARCEL 17.00
MAP 78P, GROUP J, PARCELS 00100-003200

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
- C 2.0 OVERALL DEVELOPMENT PLAN
- C 2.1 ARCHITECTURAL IMAGES
- C 3.0 OVERALL GRADING & DRAINAGE PLAN
- C 4.0 NOT INCLUDED IN THIS DRAWING SET
- C 5.0 OVERALL UTILITY PLAN



LANDSCAPE ARCHITECT/PLANNER

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY SUITE 200
FRANKLIN TN 37064
GREG GAMBLE, RLA (615) 975-5765
EMAIL ADDRESS: greggambie209@gmail.com



RUCKER PARK PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 1

COF # 6227
FRANKLIN, TENNESSEE

SITE DATA:	
PROJECT NAME:	RUCKER PARK PUD SUBDIVISION
PROJECT NUMBER:	6227
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 MAP 78P, GROUP J, PARCELS 00100-003200 SD-R 8.17 (Existing PUD) and R3 SD-R 8.70
EXISTING ZONING:	WEST HARPETH 2
PROPOSED ZONING:	NONE
CHARACTER AREA OVERLAY:	CONVENTIONAL
OTHER APPLICABLE OVERLAYS:	3.66 + .48 in Parcel 17 = 4.14 ACRES
APPLICABLE DEVELOPMENT STANDARD:	179,970 SF
TOTAL ACREAGE	
TOTAL SQUARE FOOTAGE:	
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:	ma@colfrfranks.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

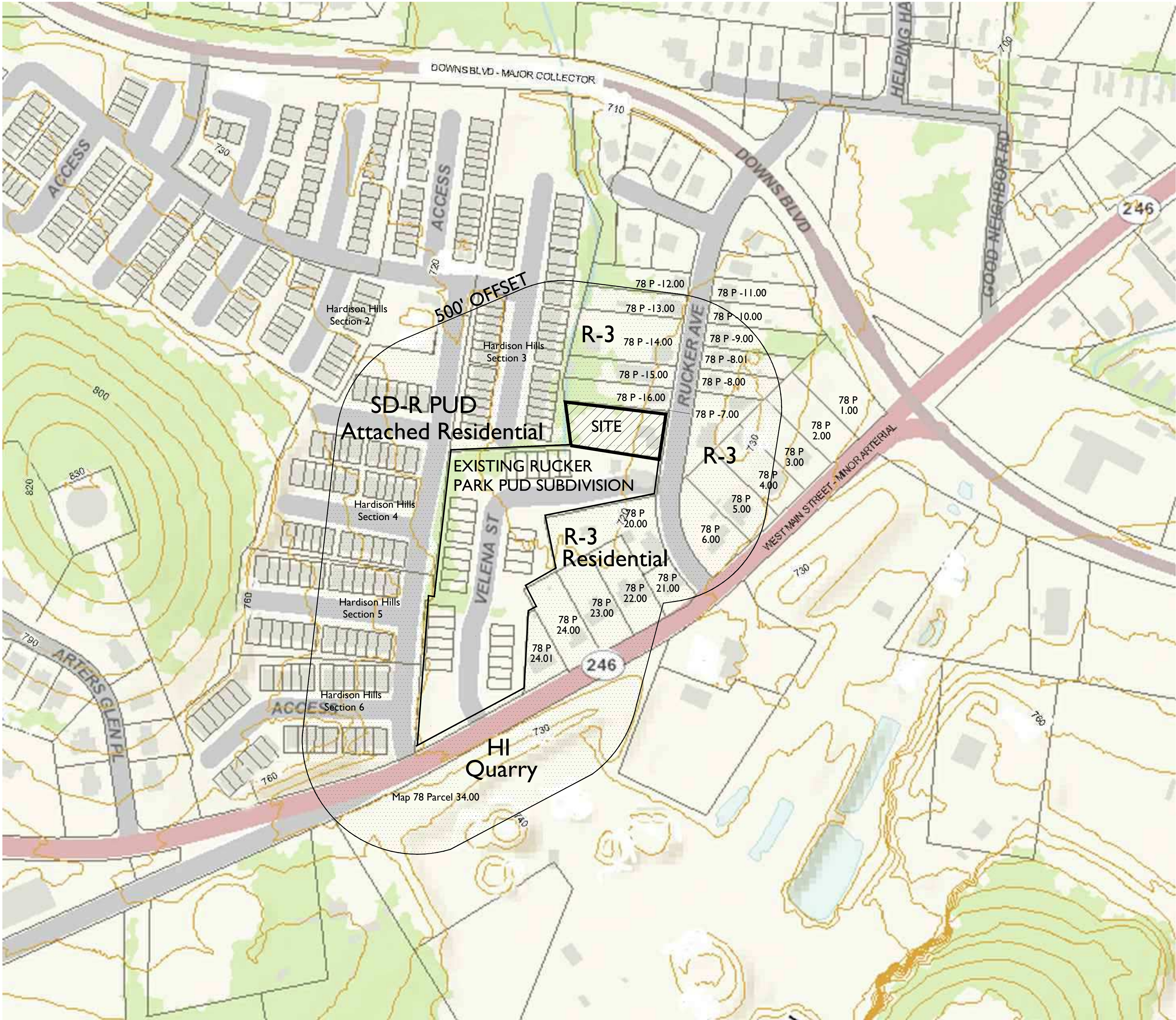
SEPTEMBER 1, 2016

REVISION

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REVISION

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



PROPERTY OWNERS WITHIN 500'

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 P61 Page 81 R.O.W.C.T., on the west by Hardison Hills Subdivision, Section 3 as of record in Plat Book P39 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 80° 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 06° 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 09° 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.

OVERALL EXISTING
CONDITIONS PLAN



RUCKER PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
FRANKLIN, TENNESSEE

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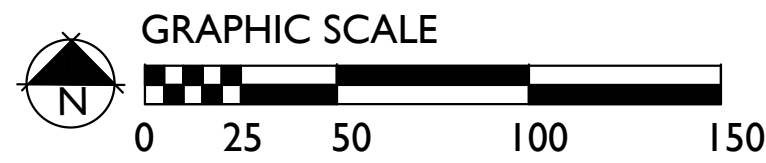
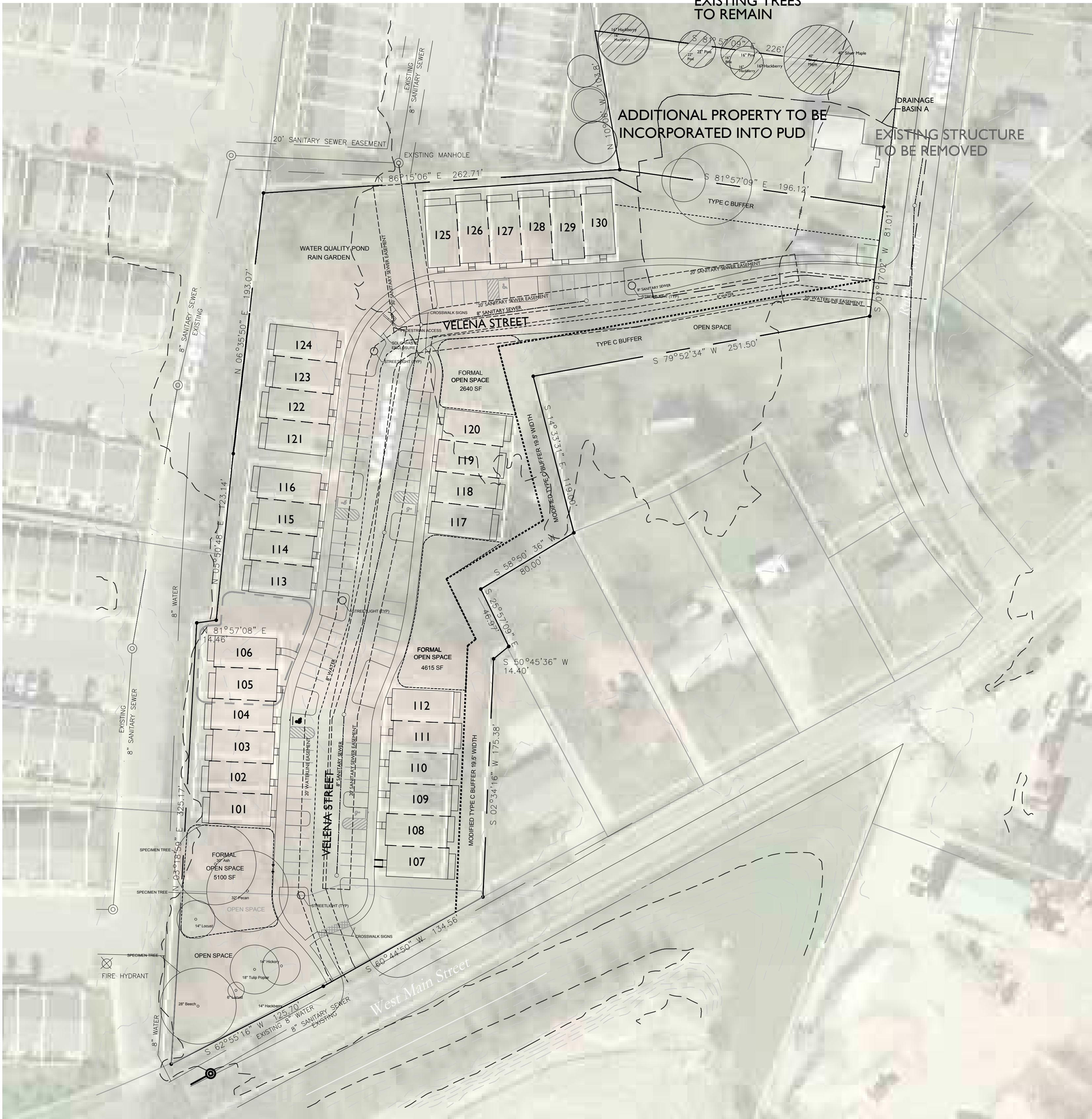
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△	8.26.16, REVISED FOR DRT REVIEW COMMENTS, REVIEW 1 DATED 8.23.16
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GDC Job No. 16013
JULY 30, 2016

S H E E T

C1.0

COF # 6226



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SITE DATA:	
PROJECT NAME:	RUCKER PARK PUD SUBDIVISION, DEVELOPMENT PLAN, REVISION 1
PROJECT NUMBER:	6227
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 MAP 78P, GROUP 1, PARCELS 00100-003200 SD-R 8.17 (Existing PUD) AND R3
EXISTING ZONING:	SD-R(8.70)
PROPOSED ZONING:	WEST HARPETH 2
CHARACTER AREA OVERLAY:	NONE
OTHER APPLICABLE OVERLAYS:	CONVENTIONAL
APPLICABLE DEVELOPMENT STANDARD:	3.66 + 48 in Parcel 17 = 4.14 ACRES
TOTAL ACREAGE:	179,970 SF
TOTAL SQUARE FOOTAGE:	
MINIMUM REQUIRED SETBACKS:	
FRONT YARD:	20'
REAR YARD:	5'
SIDE YARD:	MIN 5'
	12' BETWEEN STRUCTURES
OWNER / APPLICANT:	RBF INVESTMENTS, LLC
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PHONE:	(615) 547-4420
EMAIL:	mail@johnfranks.org
CONTACT:	JOHN FRANKS
ENGINEER:	STEVE CLIFTON, P.E.
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EMAIL:	(615) 207-9339
CONTACT:	stevec@cliftonandkingllc.com
	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 THE 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 = 20,920 SF

EXISTING TREE CANOPY: 3,661 SF
3,661 SF/20,920 SF = .175 (17.5%) 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'

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

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 WATERCOURSES, 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 3.0
SEE SHEET 3.0

EXISTING SOILS

SiC2—STIVERSVILLE SILT LOAM, 5 TO 12 PERCENT SLOPES, ERODED



RUCKER PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
FRANKLIN, TENNESSEE

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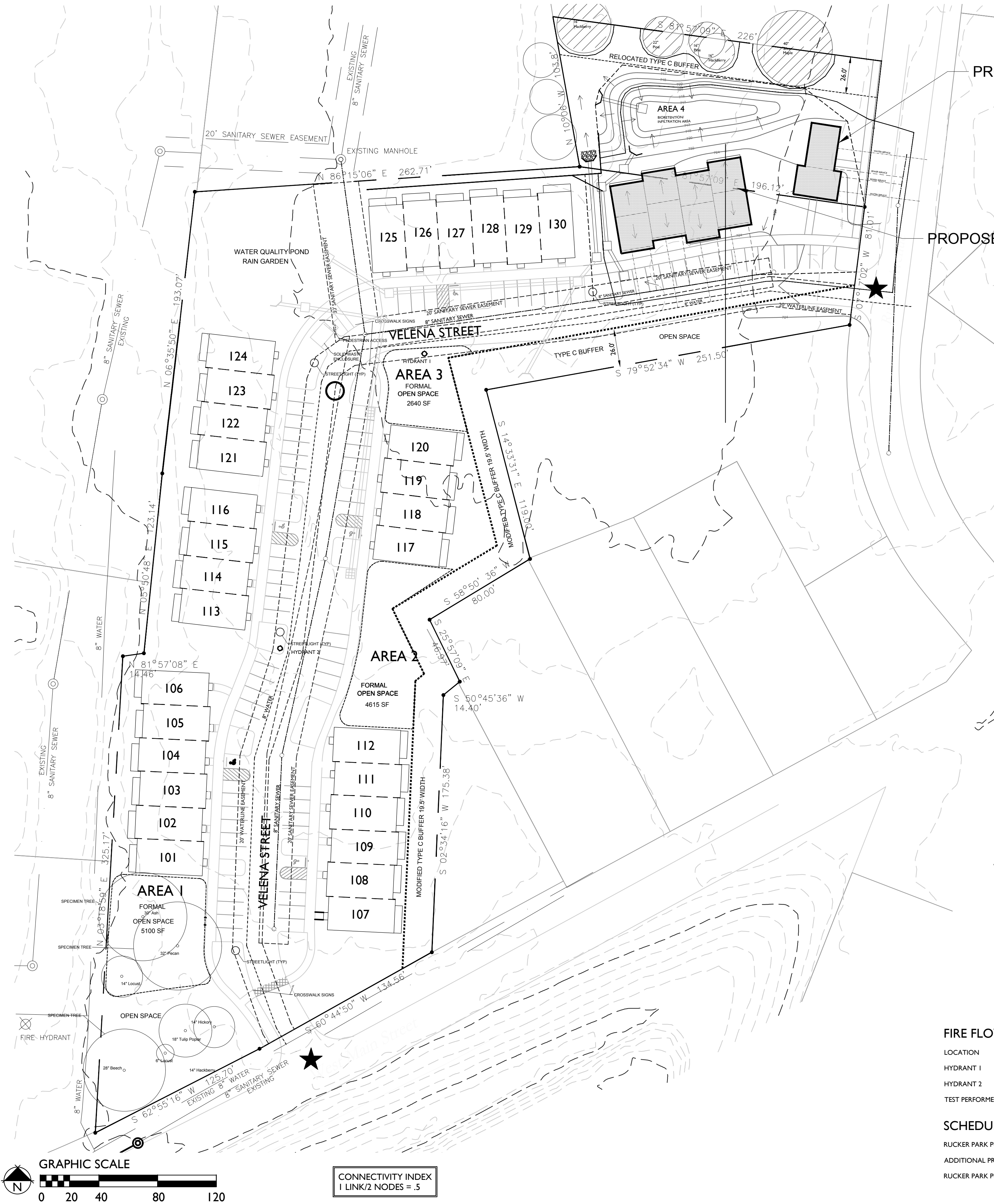
GDC Job No. 16013
AUGUST 8, 2016

S H E E T

C1.1

COF # 6227

ENLARGED EXISTING CONDITIONS



PROPOSED DUPLEX

PROPOSED FOUR UNIT TOWN HOME

FIRE FLOW DATA

LOCATION	STATIC	RESIDUAL	FLOW
HYDRANT 1	54 psi	30 psi	1220 gpm
HYDRANT 2	55 psi	28 psi	1341 gpm
TEST PERFORMED AT 8:00 AM ON AUGUST 12, 2016			

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

SITE DATA:

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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) & R3
PROPOSED ZONING:	SD-R 8.70
CHARACTER AREA OVERLAY:	WEST HARPEETH 2
OTHER APPLICABLE OVERLAYS:	NONE
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
TOTAL ACREAGE:	3.87 + .48 in Parcel 17 = 4.35 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 S.E. PARKWAY, SUITE 230 FRANKLIN, TN 37064
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PHONE:	(615) 975-5765
FAX:	(615) 790-1350
EMAIL:	greg.gamble@gdc-tn.com
CONTACT:	GREG GAMBLE
BUILDING SQUARE FOOTAGE:	36 Single Family Attached Residences - 36,390 square feet total
BUILDING HEIGHT:	Building Height will not exceed 28'
LANDSCAPE SURFACE RATIO:	15% provided - 56%
MINIMUM LANDSCAPE SURFACE RATIO:	20%
MINIMUM PARKING REQUIREMENT:	2.5/Unit = 90 Spaces
MAXIMUM PARKING LIMIT:	99 Spaces
PARKING PROVIDED:	90 Spaces
RESIDENTIAL DENSITY:	8.7 Units per Acre
TREE CANOPY:	15% of Site; 54% to be retained or 8% of site to remain
PARKLAND:	None
OPEN SPACE:	FORMAL 15,750 s.f. or 36 Acres INFORMAL 83,992 s.f. or 1.93 Acres TOTAL 99,742 s.f. or 2.29 Acres

LAND USE PLAN COMPLIANCE
CHARACTER AREA OVERLAY: WHCO-2
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL

LOCAL COMPATIBILITY

THE PROPOSED DEVELOPMENT IS COMPRISED OF TWO STRUCTURE. THE FOUR UNIT BUILDING IS A CONTINUATION OF THE RUCKER PARK TOWN HOMES. THE DUPLEX PROPOSED TO FRONT ON RUCKER AVENUE WILL HAVE THE CHARACTER MORE SIMILAR TO THE SINGLE FAMILY HOMES LOCATED ON THAT STREET AND IT WILL BE SETBACK CONSISTENT WITH THOSE RESIDENCES. THE PROPOSED DUPLEX WILL CONTINUE THE ESTABLISHED RHYTHM AND CHARACTER OF THE NEIGHBORING HOMES AS WELL.

SIDEWALKS:
SIDEWALKS TO BE INSTALLED FROM THE EXISTING RUCKER PARK PUD TO RUCKER AVENUE AND NORTH ALONG THAT STREET.

STORMWATER MANAGEMENT NARRATIVE:
ON-SITE STORMWATER WILL BE DIRECTED AWAY FROM PROPOSED BUILDINGS VIA POSITIVE DRAINAGE AND SWALES. OVERALL DRAINAGE PATTERNS WILL MIMIC EXISTING CONDITIONS. FLOWING FROM WEST TO EAST, THEN NORTH ALONG THE WET WEATHER CONVEYANCE LOCATED ALONG THE EAST SIDE OF HARDISON HILLS SECTION 2. STORMWATER WILL THEN BE COLLECTED IN A PROPOSED BIORETENTION AREA. OFF-SITE STORMWATER WILL BE DIVERTED AWAY FROM ANY PROPOSED STORMWATER TREATMENT AREAS. THE PROPOSED BIORETENTION AREAS WILL TREAT STORMWATER RUNOFF BEFORE IT EITHER INFILTRATES INTO THE SOIL OR DISCHARGES TO THE WET WEATHER CONVEYANCE.

THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR AND SHALL MAINTAIN THE STORMWATER INFRASTRUCTURE. THESE ITEMS INCLUDE RAIN GARDENS, DETENTION BASINS, AND DRAINAGE SWALES.

OPEN SPACE REQUIREMENT CHART

Minimum Open Space Requirement : 15% RRequired
Site Acreage 4.13 Acres Open Space Required: 62 Acres
Formal Open Space Required: 9,999 Square Feet
Informal Open Space Required: 17,997 Square Feet

Open Space Provided:				
Key	Classification	Type	Area of Open Space	Paved Area Percent Impervious
Area 1	Formal	Sitting Area	5100 s.f.	None 0%
Area 2	Formal	Sitting Area	4850 s.f.	None 0%
Area 3	Formal	Gathering Area	3800 s.f.	None 0%
Lot 131	Informal	Buffer Yard/SW Area	40427 s.f.	None 0%
Lot 132	Informal	Buffer Yards	29350 s.f.	None 0%
Area 4	Informal	Bioretention Area	14215 s.f.	None 0%

THE PROPOSED FOUR UNIT TOWN HOME WILL BE ONE STORY AND CONTAIN UNITS RANGING FROM 1000 TO 1100 SF. THE DUPLEX BEING PROPOSED IS A TWO STORY BUILDING CONTAINING TWO 1200 SF UNITS.

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 PAYMENT OF VELENA STREET. THE PROPOSED DEVELOPMENT WILL PLACE AN ADDITIONAL 6 SFUE 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.

OVERALL DEVELOPMENT PLAN

GDC

GAMBLE
DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE



RUCKER PARK PUD SUBDIVISION

DEVELOPMENT PLAN, REVISION 1

PUD SUBDIVISION, DEVELOPMENT PLAN

FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
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SUITE 230
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GREG GAMBLE
greg@dm209@gmail.com
615.975.5765

rev. date

△ 8.36.16 REVISED PER DRT REVIEW COMMENTS, REVIEW 1 DATED 8.23.16

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△
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△

GDC Job No. 16013
JULY 30, 2016

S H E E T

C2.0

COF # 6227

THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

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



FOUR UNIT TOWN HOME

THIS IS A PHOTO OF ONE BUILDING ALREADY CONSTRUCTED IN RUCKER PARK. THESE ARE 1000-1100 SQUARE FOOT RESIDENCES WITH TWO BEDROOMS. THE UNITS HAVE BRICK VENEER ON ALL FOUR SIDES AND HAVE INDIVIDUAL PATIOS AT THE REAR OF THE UNIT.

DUPLEX HOME

THIS IS A PHOTO OF THE PROPOSED DUPLEX. THE HOME WILL HAVE ONE ENTRANCE AND A FRONT PORCH ON RUCKER AVENUE AND ANOTHER SIDE ENTRANCE FACING THE PARKING AREA OFF OF VELENA STREET. THE PROPOSED STRUCTURE WILL HAVE A MASONRY BASE WITH CEMENT BOARD SIDING ON ALL FOUR SIDES.



ARCHITECTURAL
IMAGES



RUCKER PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
FRANKLIN, TENNESSEE

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SUITE 330
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
g788gmbl209@gmail.com
615.975.5765

rev.	date
△	ADDED COF NUMBER TO SET
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GDC Job No. 16013
AUGUST 8, 2016

S H E E T

C2.1

COF # 6227

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POLICE/FIRE
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REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE USING THE EXISTING DUMPMSTER LOCATION FOR THE NEW RESIDENCES.

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

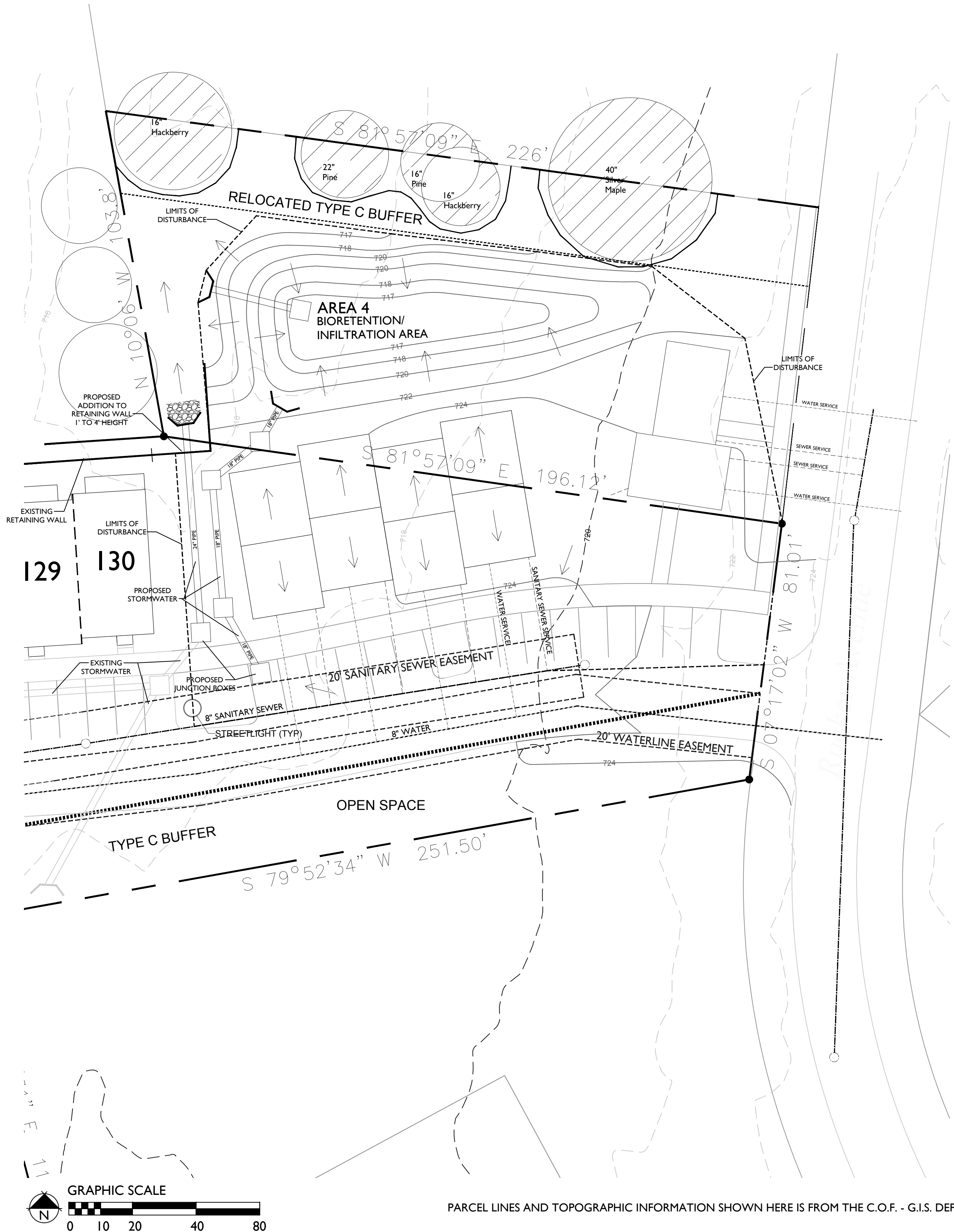
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Grading & Drainage GeneralotesGrading Permit is required for any project disturbing more than 10,000 sf, adding more than 5,000 sf of impervious surface or for any site grading requiring stockpiling of material.

1. The Developer shall provide the necessary labor and supervision required to support field testing by the independent testing firm and inspections by City officials at no cost to the City. Test reports of field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
2. An authorized representative of the City shall make a final inspection of the project after completion to determine acceptability of the work and for release of performance bonds if required. Before this final inspection can be made, the Engineer responsible for the project shall certify in writing to the City Engineer that the work has been completed in accordance with approved plans and specifications.
3. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway sub-grade, base stone and binder & surface coarse shall be inspected, tested and given approval at each stage of installation prior to proceeding to the next stage of construction. Final construction inspection for approval and acceptance of streets and drainage systems will not be granted until all work has been completed in accordance with the approved plans.
4. Locating and coordination for the relocation of existing utilities is the responsibility of the contractor. Tennessee's One-Call and the City of Franklin utility location service shall be utilized in addition to coordination with local utility owners. The contractor shall at all times protect existing utilities and will be responsible for costs due to damage caused to any utility lines.



Water & Sewer General Notes

1. All persons who undertake the construction of water, sewer and/or reclaimed water lines located in, or affecting services provided by the City of Franklin shall comply with the requirements and regulations set forth in the "General Requirements & Technical Specifications, Water Management Department, City of Franklin, Tennessee" latest edition, along with any amendments, additions, or alteration that may thereafter be adopted by the board of mayor and aldermen by resolution.
2. Contractor shall obtain Water & Sewer Infrastructure Installation Permit prior to scheduling required Pre-Construction Site Meeting. Contractor shall complete the PreConstruction Site Meeting prior to commencing with construction.
3. Contractor shall obtain and keep all of the following items on the jobsite at all times during construction:
 - a. Approved, Stamped and Signed Water and/or Sewer Plans
 - b. Water & Sewer Infrastructure Installation Permit, with all steps completed and signed by appropriate City employees.
 - c. Copy of approved availability request response letter.
 - d. A copy of all approved Cut Sheets.
4. Acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure shall become the responsibility of the City of Franklin, TN following approval from the City of Franklin Inspectors and acceptance by the Franklin Municipal Planning Commission. The Acceptance date shall be based on the day maintenance sureties are established by the Franklin Municipal Planning Commission. Prior to the acceptance of City of Franklin public water infrastructure, sanitary sewer infrastructure and/or reclaimed water infrastructure the contractor shall be required to submit as-built drawings to the Planning and Sustainability Department.
5. All off-site work within the public right-of-way shall require an approved traffic control plan which complies with the MUTCD. No off-site excavation may be undertaken in any street, road, alley or right-of-way of any utility or temporary construction easement of the City of Franklin by any entity unless 72-hour notice has been given to the City of Franklin Traffic Operations Center. The contractor shall have an approved traffic control plan onsite during construction.
7. Any damages caused to existing utilities during construction shall, at his own expense, be replaced or repaired to original condition and quality, as approved by the owner and representative of the appropriate utility company, by the Contractor.

Water & Sewer Data Chart

Facility Type: Public
Unit Flow in GPD: 350 GPD per HOUSE
Number of Units: 6
Total Flow in GPD: 2100 GPD

WATER & SEWER
City of Franklin Water Management Dept. contact:
PH: (615) 794-4554

ELECTRIC
Middle Tennessee Electric Membership Corp
Contact: Russell Lane
PH: (615) 453-3085

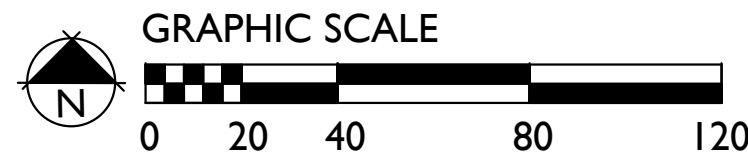
GAS
Atmos Energy
Contact: Walt Miller
PH: (615) 754-2596 ext. 324

Note: No additional fire hydrants to be proposed.

FIRE FLOW DATA

LOCATION	STATIC	RESIDUAL	FLOW
HYDRANT 1	54 psi	30 psi	XX gpm
HYDRANT 2	55 psi	28 psi	XX gpm

TEST PERFORMED AT 8:00 AM ON AUG 12, 2016



THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIP ZONE 4100 AND NAD 83 DATUM.

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



OVERALL UTILITY PLAN

RUCKER PARK PUD SUBDIVISION
DEVELOPMENT PLAN, REVISION 1
PUD SUBDIVISION, DEVELOPMENT PLAN
FRANKLIN, TENNESSEE

GAMBLE DESIGN COLLABORATIVE
144 SOUTHEAST PARKWAY
SUITE 330
FRANKLIN, TENNESSEE 37064
GREG GAMBLE
g@gdcmba209@gmail.com
615.975.5765

rev.	date
△	8.26.16, REVISED FOR DRT REVIEW COMMENTS, REVIEW 1 DATED 8.23.16
△	
△	
△	

GDC Job No. 16013
JULY 30, 2016

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COF # XXXX