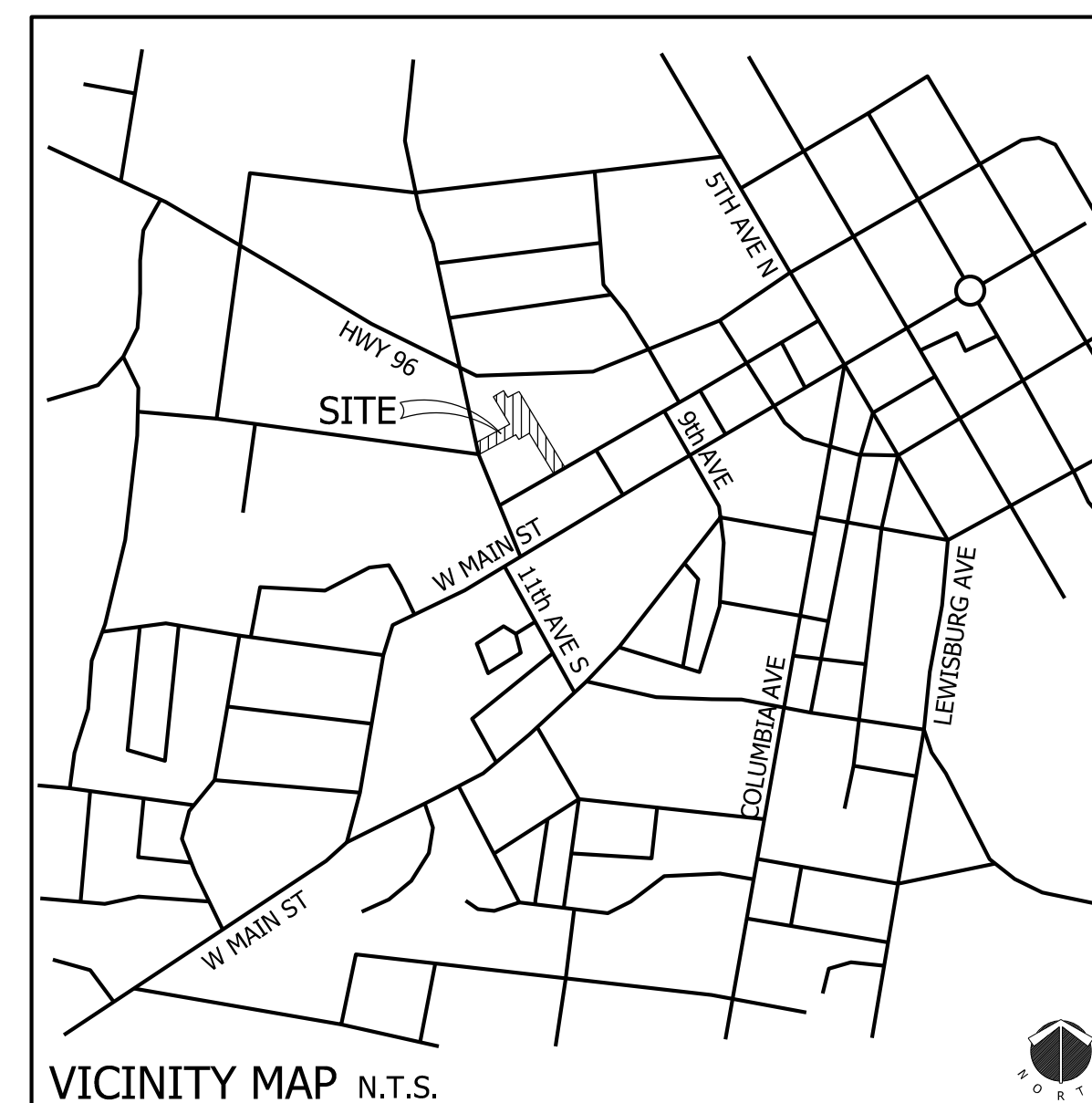


PRELIMINARY PLAT FAIR PARK COTTAGES

FAIR STREET
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
9TH CIVIL DISTRICT

SHEET INDEX

C1.00	COVER
C2.00	EXISTING CONDITIONS
C2.01	OVERALL SITE LOCATION MAP
C3.00	SITE LOCATION ADJACENT OWNERS
	PRELIMINARY PLAT



DEVELOPER

BRISTOL DEVELOPMENT GROUP
381 MALLORY STATION RD., SUITE 204
FRANKLIN, TN 37067
PH: (615) 786-9708
CONTACT: SCOTT BLACK
EMAIL: black@bristoldevelopment.com

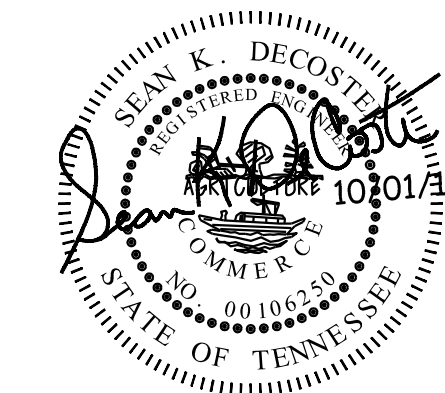
PROPERTY OWNERS

JEREMY & JESSICA SHERIDAN
1006 FAIR STREET
FRANKLIN, TN 37064
(PARCELS 11.00 & 22.00)

DALE & JANICE STUMBO
884 HIGH POINT RIDGE ROAD
FRANKLIN, TN 37069
(PARCELS 18.01 & 19.00)

ENGINEER

CIVIL SITE DESIGN GROUP
630 SOUTHGATE AVE, SUITE A
NASHVILLE, TN 37203
CONTACT: SEAN DECOSTER
PH: (615) 248-9999
EMIAL: seand@civil-site.com

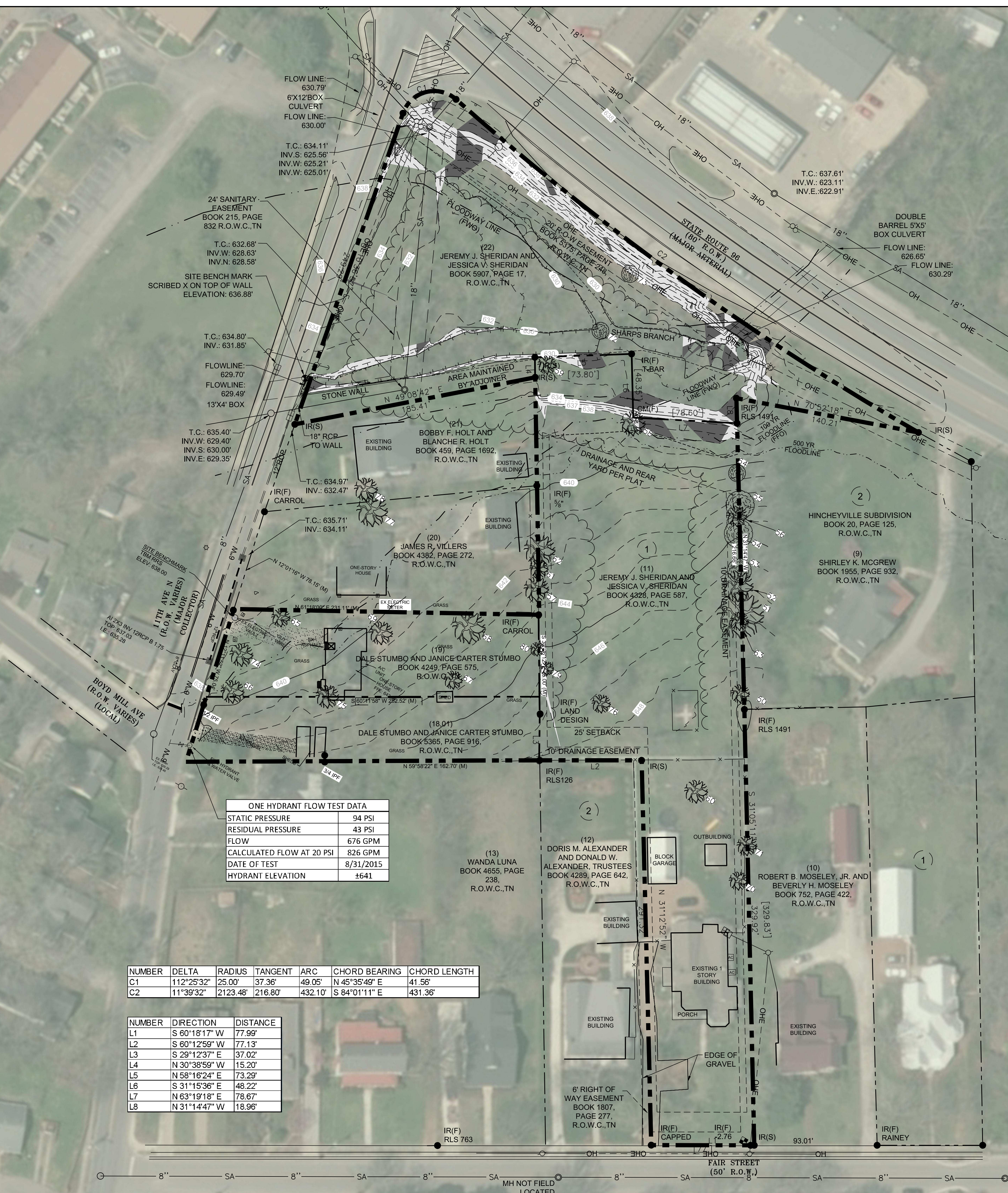


CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.248.9999 www.civil-site.com

PRELIMINARY PLAT RESUBMITTAL: OCT 1, 2015
PRELIMINARY PLAT SUBMITTAL: SEPT. 8, 2015
PRE-APP SUBMITTAL: AUGUST 24, 2015
RESUBMITTAL: APRIL 2, 2015
PRELIMINARY PLAT SUBMITTAL: DEC. 15, 2014
PRE-APP SUBMITTAL: NOV. 24, 2014
JOB NO.: 14-156-01

CITY OF FRANKLIN PROJECT# 5939

Oct 01, 2015 - 9:11am T:\CADD\2014\14-156-01\CADD\Civil\Preliminary Part14-156-01_C100 - Existing Conditions Plan.dwg

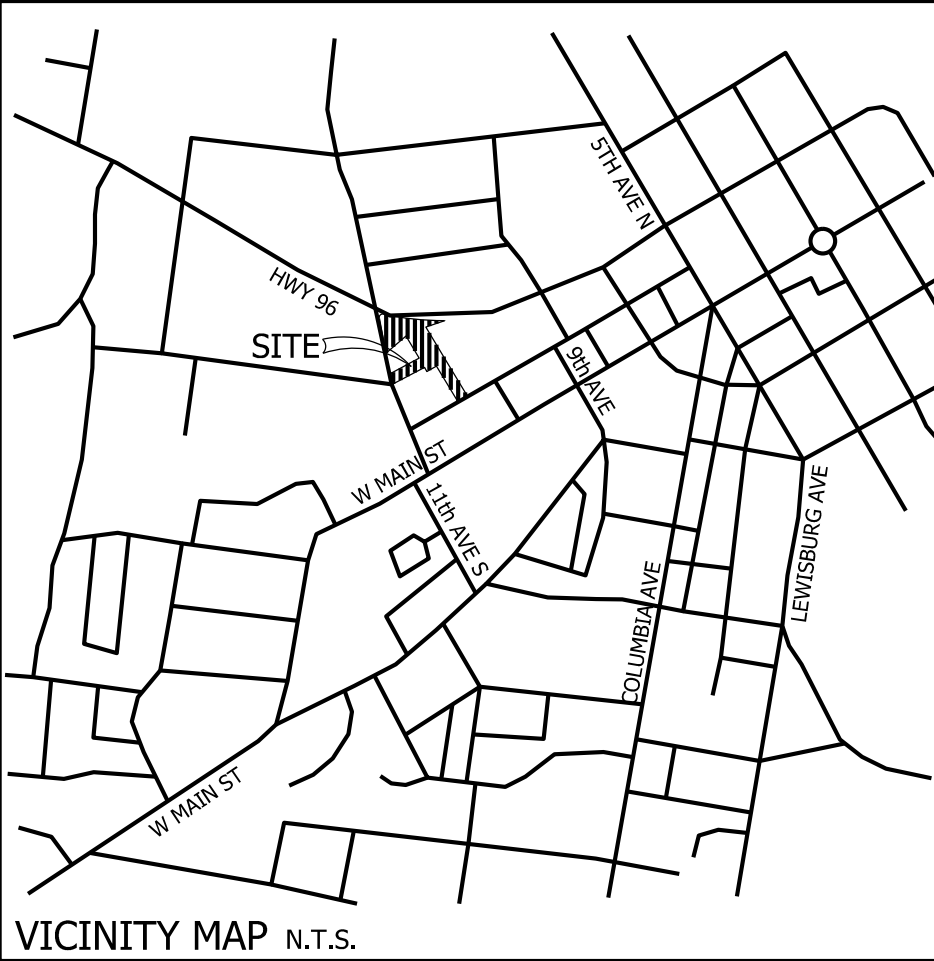


NUMBER	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
C1	112°25'32"	25.00'	37.36'	49.05'	N 45°35'48" E	41.56'
C2	11°39'32"	2123.48'	216.80'	432.10'	S 84°01'11" E	431.36'

NUMBER	DIRECTION	DISTANCE
L1	S 60°18'17" W	77.99'
L2	S 60°12'59" W	77.13'
L3	S 29°12'37" E	37.02'
L4	N 30°38'59" W	15.20'
L5	N 58°16'24" E	73.29'
L6	S 31°15'36" E	48.22'
L7	N 63°19'18" E	78.67'
L8	N 31°14'47" W	18.96'

ONE HYDRANT FLOW TEST DATA	
STATIC PRESSURE	94 PSI
RESIDUAL PRESSURE	43 PSI
FLOW	676 GPM
CALCULATED FLOW AT 20 PSI	826 GPM
DATE OF TEST	8/31/2015
HYDRANT ELEVATION	±641

SPECIMEN TREES		
ID #	DIAMETER	SPECIES
50	24"	ELM
51	60"	ELM
52	40"	ELM
53	34"	HACKBERRY
54	40"	HACKBERRY
55	40"	HACKBERRY
56	27"	ELM
57	32"	ELM
58	32"	ELM
59	24"	PECAN
60	30"	MAPLE
61	24"	ELM
62	40"	ELM
63	24"	ELM
64	24"	HACKBERRY
65	24"	ELM
66	30"	ELM
67	24"	ELM
68	42"	ELM
69	30"	ELM
70	24"	MAPLE
71	26"	PECAN
72	24"	SYCAMORE
73	24"	SYCAMORE
74	30"	ELM
75	30"	ELM
76	24"	ELM
77	40"	ELM
78	30"	ELM
79	18"	ELM
80	18"	ELM



Slopes Table				
Number	Minimum Slope	Maximum Slope	Area	Color
1	14.00%	20.00%	3268.39	
2	20.00%	4345.55%	8471.31	

Site Data:
Project Name: Fair Park Cottages
Address: Fair Street, Franklin, TN
Civil District: 9th
Map, Parcels: 78B, Group F, 11.00, 18.01, 19.00 & 22.00
Owners: Jeremy & Jessica Sheridan (Parcel 11.00 & 22.00), 1006 Fair Street, Franklin, TN 37064

Developer:
Dale & Janice Stumbo (Parcel 18.01 & 19.00), 884 High Point Ridge Road, Franklin, TN 37069
Bristol Development Group, 381 Mallory Station Rd, Suite 204, Franklin, TN 37067
contact: Scott Black, black@bristoldevelopment.com

Site Area: 144,321 sf / 3.31 ac
Existing Zoning: Residential District (R3)
Character Area Overlay: Central Franklin (CFCO-3)
Other Overlays: Historic Preservation Overlay (HPO), Floodway Fringe Overlay (FFO), Floodway Overlay (FWO)
Development Standard: Traditional
Drainage Basin: Sharps Branch
Building setbacks: Street Facing: 10' (lots 2-8), 30' (lot 1), Side: 5', Rear: 5', Max. Building Height Allowed: 3 stories

MAP 078B, GROUP F, PARCELS 11.00, 18.01, 19.00 & 22.00

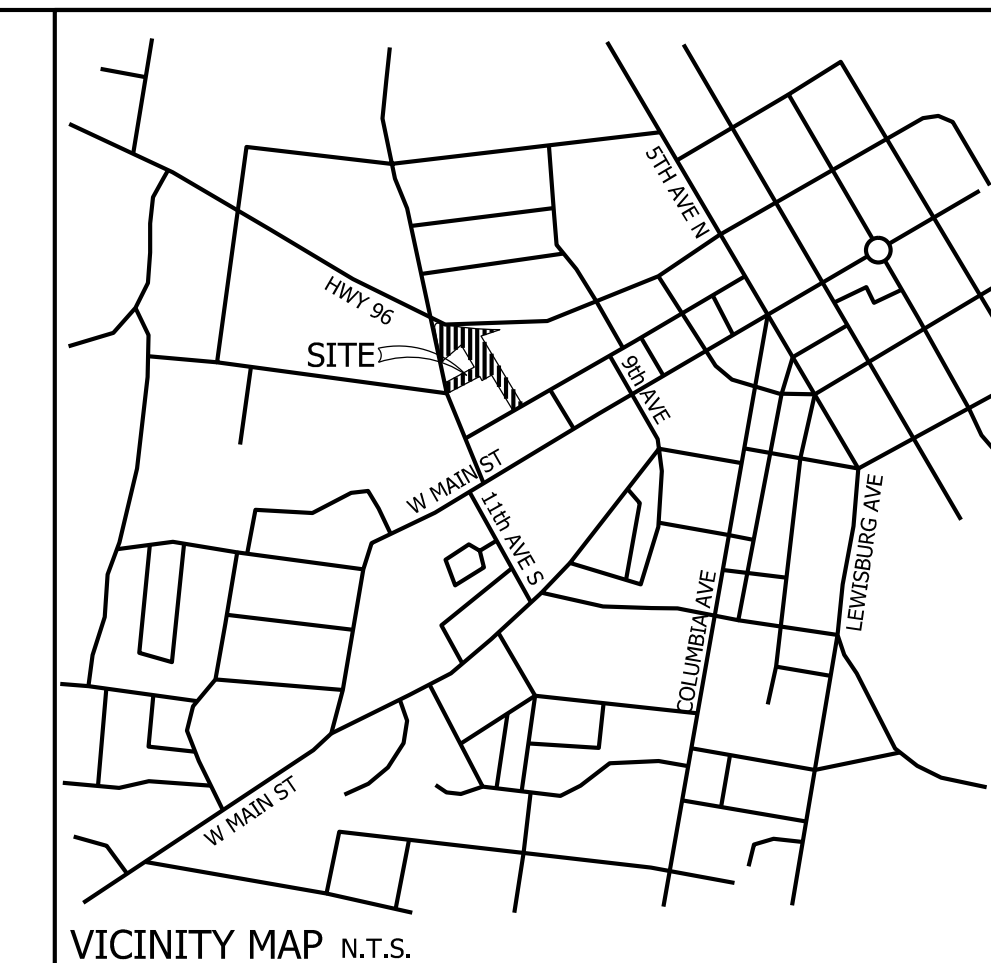
PROJECT BENCHMARK:
DESCRIPTION: TBM RRS
ELEVATION: 638.00

CIVIL SITE DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
610 SOUTHGATE AVENUE, SUITE 200, NASHVILLE, TN 37203
615.242.9966 • WWW.CIVILSITEGROUP.COM

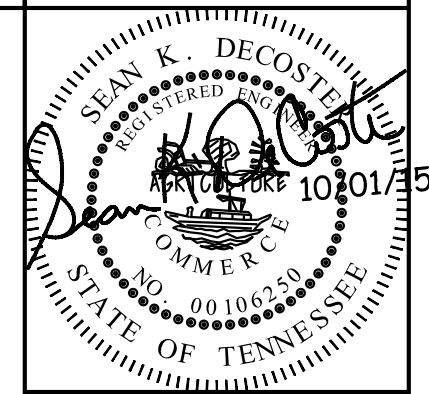
EXISTING CONDITIONS PLAN
PRELIMINARY PLAT
FAIR PARK COTTAGES
FAIR STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE
	PRE-APP SUBMITTAL	11/24/2014
	PRELIMINARY PLAT SUBMITTAL	12/15/2014
	RESUBMITTAL	04/02/2015
	PRE-APP SUBMITTAL	08/24/2015
	PRELIMINARY PLAT SUBMITTAL	09/08/2015
	CITY COMMENTS	10/01/15

C1.00
JOB NO.: 14-156-01
COF # 5939



NOTE:
SEE SHEET C2.01 FOR ADJACENT
PROPERTY OWNER DATA

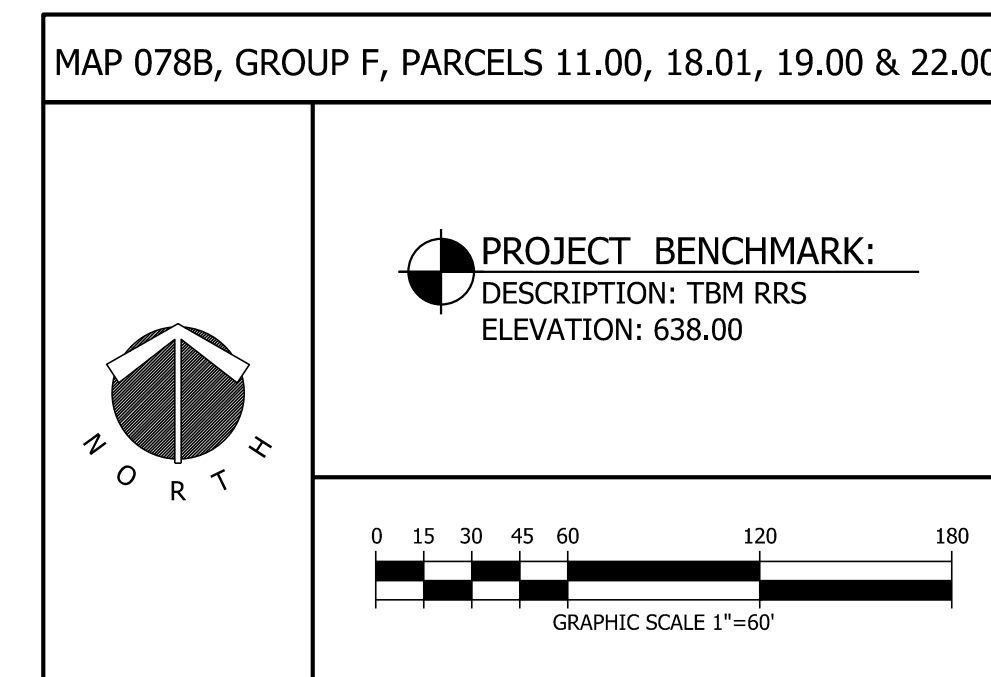


OVERALL SITE LOCATION MAP

PRELIMINARY PLAT
FAIR PARK COTTAGES

FAIR STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DRWN	CHKD	DATE	COMMENTS	REV.
LEB	SKD	11/24/2014	PRE-AP SUBMITTAL	
LEB	SKD	02/15/2014	PRELIMINARY PLAT SUBMITTAL	
LEB	SKD	02/12/2015	RESUBMITTAL	
LEB	SKD	08/27/2015	PRE-AP SUBMITTAL	
LEB	SKD	09/09/2015	PRELIMINARY PLAT SUBMITTAL	
LEB	SKD	10/01/15	CITY COMMENTS	



Oct 01, 2015 - 9:12am T:\CADD\2014\14-156-01\CADD\Fair\ Preliminary Plat\14-156-01_C201 - Site Location Owners.dwg

PRCLID	Property Address	Owner	Owner Address	City	State	ZIP	ZONING	OVERLAY	CHARACTER AREA	DEVELOPMENT
078B-A00600	333 11TH AVE N	PULLIAM AND EATHERLY PTNRS	2844 CURD RD	MT JULIET	TN	37122	R-3 RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-A00800	400 BOYD MILL AVE	BARNES ERNEST L	205 MONTICELLO RD	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-A00900	402 BOYD MILL AVE	EVANS WAYNE	397 LAKE VALLEY RD	FRANKLIN	TN	37089	R-3		CFCO-3	TRADITIONAL
078B-A01000	404 BOYD BILL AVE	BARNES ERNEST L	205 MONTICELLO RD	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-D00100	965 GREEN ST	DAVIS BURGESS	965 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00200	963 GREEN ST	GOLDEN EARLY JR	963 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00201	959 GREEN ST	MAYBERRY JANET	959 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00202	961 GREEN ST	JORDAN JOCELYN	961 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00300	957 GREEN ST	ALLEN CURTIS L	1784 W MAIN ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-D00400	951 GREEN ST	JOHNSON DERRICK L	924 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D00500	949 GREEN ST	CHURCH LITTLE HARPETH PRIMITIVE BAPT	949 GREEN ST	FRANKLIN	TN	37064	R-6 HISTORIC CORE RESIDENTIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01400	204 NEW HWY 96 W	TYWATER EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01500	208 NEW HWY 96 W	RITTENBERRY WILLIE BELL	208 NEW HWY 96 W	FRANKLIN	TN	37064	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01600	NEW HWY 96 W	BIBB JAYNE D	918 FAIR ST	FRANKLIN	TN	37064	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01700	222 NEW HWY 96 W	WELTON INVESTMENTS LLC	PO BOX 280928	NASHVILLE	TN	38228	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01800	224 NEW HWY 96 W	WELTON INVESTMENTS LLC	PO BOX 280928	NASHVILLE	TN	38228	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-D01900	NEW HWY 96 W	TYWATER WILLIAM EARL	2033 CARTERS CREEK PK	FRANKLIN	TN	37064	CC CENTRAL COMMERCIAL DISTRICT		CFCO-3	TRADITIONAL
078B-F00100	NEW HWY 96 W	BIBB JAYNE D	918 FAIR ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F00200	916 FAIR ST	LITTLE ANN A	916 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F00600	918 FAIR ST	BIBB JAYNE D	918 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F00700	920 FAIR ST	BERRY C DEWEES IV	920 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F00701	920 FAIR ST	BERRY C DEWEES IV	920 FAIR ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F00800	936 FAIR ST	DIORENZO ELLEN B	936 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F00900	219 NEW HWY 96 W	MCGREW SHIRLEY K	701 W MAIN ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F00901	1002 FAIR ST	CECCONI AMANDA	1002 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01000	1004 FAIR ST	MOSELEY ROBERT B JR	1004 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078F-F01100	1006 FAIR ST	SHERIDAN JEREMY J	1006 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01200	1008 FAIR ST	ALEXANDER DORIS M TR	1008 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01300	1010 FAIR ST	LUNA WANDA	1010 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01400	1012 FAIR ST	CRUTCHFIELD JAMES A	1012 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01500	1014 FAIR ST	MAHER DIANNA L	PO BOX 1442	FRANKLIN	TN	37065	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01600	1016 FAIR ST	BLACK NANCY RUSSELL	1016 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078B-F01700	316 11TH AVE N	OGLES NEAL T	1716 LEATON CT	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F01800	318 11TH AVE N	STUMBO DALE	884 HIGH POINT RIDGE RD	FRANKLIN	TN	37069	R-3		CFCO-3	TRADITIONAL
078B-F01801	11TH AVE	STUMBO DALE	884 HIGH POINT RIDGE RD	FRANKLIN	TN	37069	R-3		CFCO-3	TRADITIONAL
078B-F01900	326 11TH AVE N	STUMBO DALE	884 HIGH POINT RIDGE RD	FRANKLIN	TN	37069	R-3		CFCO-3	TRADITIONAL
078B-F02000	328 11TH AVE N	PAINTER JASON W	328 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F02100	330 11TH AVE N	HOLT BLANCHE	330 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-F02200	11TH AVE	SHERIDAN JEREMY J	1006 FAIR ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01600	407 BOYD MILL AVE	WARREN ADELAIDE JUNE REV LIVING TRUST	409 BOYD MILL AVE	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01700	317 11TH AVE N	WARD TYLER J	317 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01701	403 BOYD MILL AVE	FETTROLL TIMOTHY D	328 BRIDGE ST	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01800	315 11TH AVE N	INGRAM FRANK CHARLES	315 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G01900	313 11TH AVE N	CONNELL ALLEN	313 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G02000	311 11TH AVE N	ORDUNG JOHN E JR	311 11TH AVE N	FRANKLIN	TN	37064	R-3		CFCO-3	TRADITIONAL
078B-G02100	1100 W MAIN ST #A-1	JOHNSON RONNIE	903 BEECHCROFT RD	SPRING HILL	TN	37174	SD-R SPECIFIC DEVELOPMENT RESIDENTIAL		CFCO-3	TRADITIONAL
078G-H01100	1003 W MAIN ST	MARSHALL ANDREW E	1003 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-H01200	913 W MAIN ST	KASE MARK A	913 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00100	1015 FAIR ST	VAILLANCOURT JAMES R	1015 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00200	1013 FAIR ST	GARNER JOHN P	1013 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00300	1011 FAIR ST	SMITH MILLARD WARD	1011 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00400	1009 FAIR ST	SANDERS OSCAR CARROLL	1009 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00500	1007 FAIR ST	HAMNER BRIAN KELLY	1007 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00600	1005 FAIR ST	HINTON JULIE A	1005 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00700	1003 FAIR ST	LANGHANS NANCY M	2228 S BERRYS CHAPEL RD	FRANKLIN	TN	37069	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00800	1001 FAIR ST	HARVILLE KELLY	1001 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J00900	935 FAIR ST	MOORE WILLIAM G	517 EUSTIS AVE	HUNTSVILLE	AL	35801	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01000	927 FAIR ST	CORBETT CORRIN A	927 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01100	921 FAIR ST	WILLIAMS HAYLEY	921 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01200	915 FAIR ST	HERBERT JANICE A	915 FAIR ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01600	930 W MAIN ST	LIGON MARTHA PARISH GREER TR	930 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01700	932 W MAIN ST	DAVIS KEITH	932 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01800	1002 W MAIN ST	JONES ROGER G	1002 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J01900	1006 W MAIN ST	WHITE BRADFORD C	1006 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02000	1010 W MAIN ST	HARMS DENNIS L	1010 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02100	1012 W MAIN ST	CHURCH CINDY A	214 4TH AVE S	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02200	1014 W MAIN ST	FELTNER ROBERT E	118 S THIRD ST	PULASKI	TN	38478	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02300	1016 W MAIN ST	LIDKIE JOAN D	1016 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02400	1018 W MAIN ST	KRIEBEL ROBERT S	1018 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL
078G-J02500	1022 W MAIN ST	THOMSON THOMAS B JR	1022 W MAIN ST	FRANKLIN	TN	37064	R-3	HPO HISTORIC PRESERVATION OVERLAY	CFCO-3	TRADITIONAL

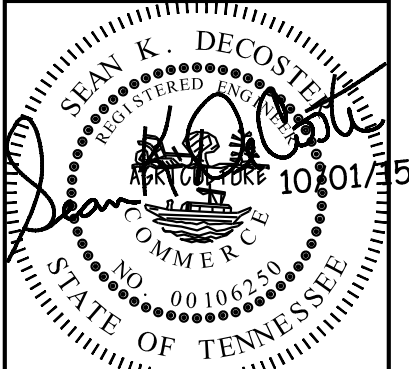
CIVIL SITE

DESIGN GROUP

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS

639 SOUTHWEST AVENUE SUITE 200 NASHVILLE, TN 37203

615.241.9966 WWW.CIVILSITE.GR



SITE LOCATION ADJACENT OWNERS

PRELIMINARY PLAT

FAIR PARK COTTAGES

FAIR STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE	CHKD BY:	DRWN BY:
	PRE-APP SUBMITTAL	11/24/2014	SKD	LEB
	PRELIMINARY PLAT SUBMITTAL	12/15/2014	SKD	LEB
	RESUBMITTAL	04/02/2015	SKD	LEB
	PRE-APP SUBMITTAL	08/24/2015	SKD	LEB
	PRELIMINARY PLAT SUBMITTAL	09/08/2015	SKD	LEB
	CITY COMMENTS	10/01/15	SKD	LEB

C2.01

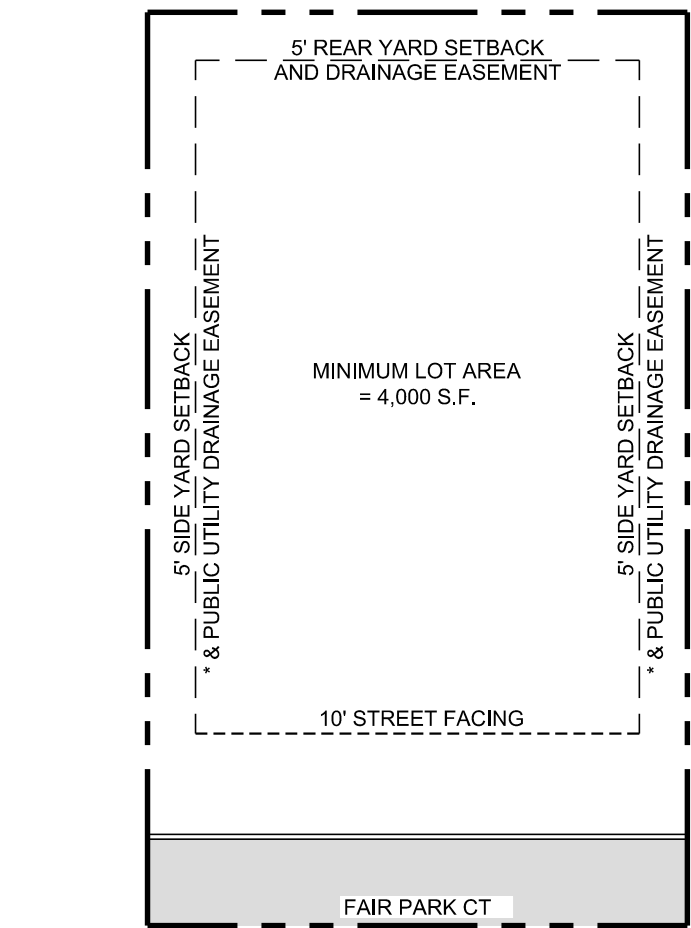
C:\01_2015-9-12am T:\CADD\2014\14-156-01\CAD\Civil\ Preliminary Plat\14-156-01_C300 - Preliminary Plat.dwg

Parcel Line Table		
Line #	Length	Direction
L1	77.99	S60° 18' 16.80"W
L2	291.32	N31° 12' 51.93"W
L3	3.97	N60° 13' 58.87"E
L4	74.67	N60° 13' 58.87"E
L5	291.40	S31° 05' 10.81"E
L6	1.12	S61° 19' 31.58"W
L9	111.31	N28° 39' 52.14"W
L10	55.04	N61° 18' 50.27"E
L11	61.98	S28° 37' 51.37"E
L12	1.14	S61° 19' 13.07"W
L13	12.49	N28° 39' 46.97"W
L15	16.48	S61° 19' 31.58"W
L16	57.68	N61° 18' 50.27"E
L17	23.09	S31° 28' 06.58"E
L18	38.52	S31° 05' 10.81"E
L19	62.97	N28° 33' 39.84"W
L20	71.79	N61° 19' 13.07"E
L21	61.05	S60° 13' 58.87"W
L22	64.20	N28° 33' 39.84"W
L23	65.00	N61° 19' 13.07"E
L24	65.00	N61° 19' 13.07"E
L25	16.08	S60° 13' 58.87"W
L26	48.94	S59° 58' 22.00"W
L27	65.66	N28° 33' 39.84"W
L28	68.84	S59° 58' 22.00"W
L29	67.28	N28° 42' 52.97"W
L30	69.00	N61° 19' 13.07"E
L31	149.98	S59° 58' 22.00"W
L32	46.13	N12° 35' 44.00"W
L33	60.38	N35° 18' 35.59"E
L34	82.85	N61° 19' 13.07"E
L35	27.73	N11° 23' 57.60"W
L36	46.03	N61° 19' 13.07"E
L37	47.89	S31° 14' 46.66"E
L39	31.51	S61° 19' 13.07"W
L40	173.31	N30° 45' 53.58"W
L41	185.39	S49° 08' 42.47"W
L42	249.29	N10° 36' 56.83"W
L45	140.21	S70° 52' 17.93"W
L46	120.10	N31° 14' 46.66"W

Curve Data				
Curve	Delta	Length	Radius	Chord
C1	80°29'05"	63.91'	45.50'	S21°04'59"W 58.79'
C2	56°33'23"	15.11'	15.31'	S09°45'46"W 14.51'
C3	90°00'00"	71.47'	45.50'	N73°40'28"W 64.35'
C4	16°14'30"	4.37'	15.40'	S45°55'22"W 4.35'
C5	112°25'32"	49.05'	25.00'	N45°35'49"E 41.56'
C6	11°39'32"	432.10'	2123.48'	S84°01'11"E 431.36'

Open Space	
Site Area	3.31 ac
Required (5% of gross area)	0.17 ac
Provided	1.45 ac
In traditional Areas 100% of Open Space shall be formal.	

SPECIMEN TREES		
ID #	DIAMETER	SPECIES
50	24"	ELM
51	60"	ELM
52	40"	ELM
53	34"	HACKBERRY
54	40"	HACKBERRY
55	40"	HACKBERRY
56	27"	ELM
57	32"	ELM
58	32"	ELM
59	24"	PECAN
60	30"	MAPLE
61	24"	ELM
62	40"	ELM
63	24"	ELM
64	24"	HACKBERRY
65	24"	ELM
66	30"	ELM
67	24"	ELM
68	42"	ELM
69	30"	ELM
70	24"	MAPLE
71	26"	PECAN
72	24"	SYCAMORE
73	24"	SYCAMORE
74	30"	ELM
75	30"	ELM
76	24"	ELM
77	40"	ELM
78	30"	ELM
79	18"	ELM
80	18"	ELM



TYPICAL LOT DETAIL LOTS 2-8
N.T.S.

5' P.U.D.E. ALONG SIDE LOT LINES AND ALONG THE REAR LOT LINES OF LOTS 4-7 ARE SUBJECT TO CITY OF FRANKLIN ENGINEERING APPROVAL BASED ON PROPOSED CONVEYANCE OF STORMWATER THROUGH THE SITE

Site Data:

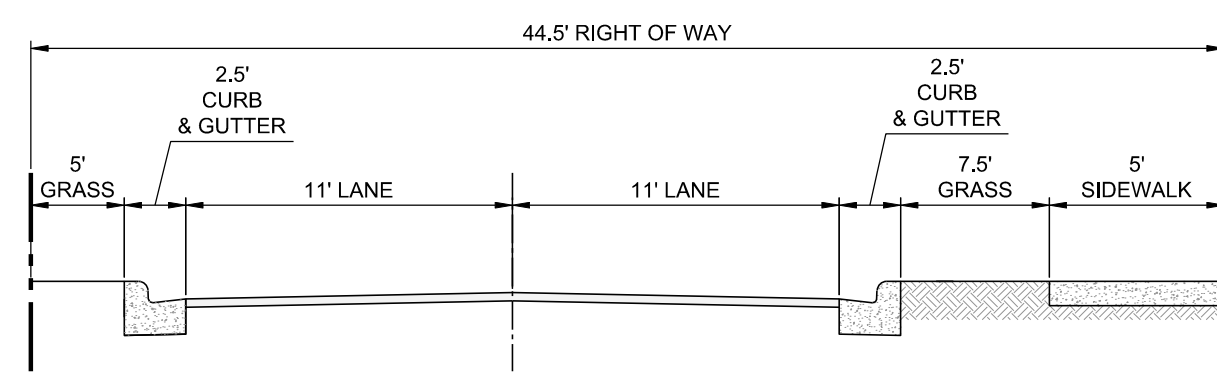
Project Name: Fair Park Cottages
Address: Fair Street
Franklin, TN
9th
78B, Group F, 11.00, 18.01, 19.00 & 22.00
Jeremy & Jessica Sheridan (Parcel 11.00 & 22.00)
1006 Fair Street
Franklin, TN 37064

Developer: Dale & Janice Stumbo (Parcel 18.01 & 19.00)
884 High Point Ridge Road
Franklin, TN 37069
Bristol Development Group
381 Mallory Station Rd, Suite 204
Franklin, TN 37067
contact: Scott Black
black@bristoldevelopment.com
144,321 sf / 3.31 ac
Residential District (R3)
Central Franklin (CFCC-3)
Historic Preservation Overlay (HPO), Floodway
Fringe Overlay (FFO), Floodway Overlay (FWO)
Traditional
Drainage Basin: Sharps Branch
Building setbacks: Street Facing: 10' (lots 2-8)
30' (lot 1)

Site Area:
Existing Zoning:
Character Area Overlay:
Other Overlays:
Development Standard:
Drainage Basin:
Building setbacks:

Max. Building Height Allowed:
Side: 30'
Rear: 5'
3 stories

I, Sean K. Decoste, 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.



STREET SECTION
N.T.S.

CONNECTIVITY INDEX		
◆ NODES	2	
X LINKS	3	
LINKS/NODES	5/3	= 1.50

Parcel Table		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	22,810.77	0.52
2	4,240.37	0.10
3	4,097.49	0.09
4	4,562.70	0.10
5	4,132.93	0.09
6	4,218.55	0.10
7	4,580.27	0.11
8	9,010.05	0.21
9-OS	609.33	0.01
10-OS	62,569.59	1.44

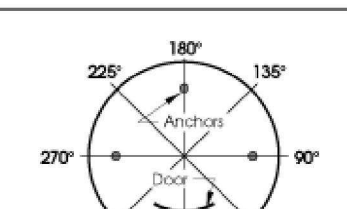
Detached Residential Lot Tree Chart			
Lot Number	Lot Size, SF	ACI	# Trees
2	4,240.37	3	1
3	4,097.49	3	1
4	4,562.70	3	1
5	4,132.93	3	1
6	4,218.55	3	1
7	4,580.27	3	1
8	9,010.05	6	2

Catalog Number: GUV 100HP MA B 3 R S G H P WDA 12 FSJ 17 P07	
ABG BK	
Notes	Type

SPECIFICATIONS
FIXTURE
Utility Granville
• GUV 100HP MA B 3 R S G H P
POLE
Wadsworth Aluminum Pole
• WDA 12 FSJ 17 P07 ABG BK
INSTALLATION

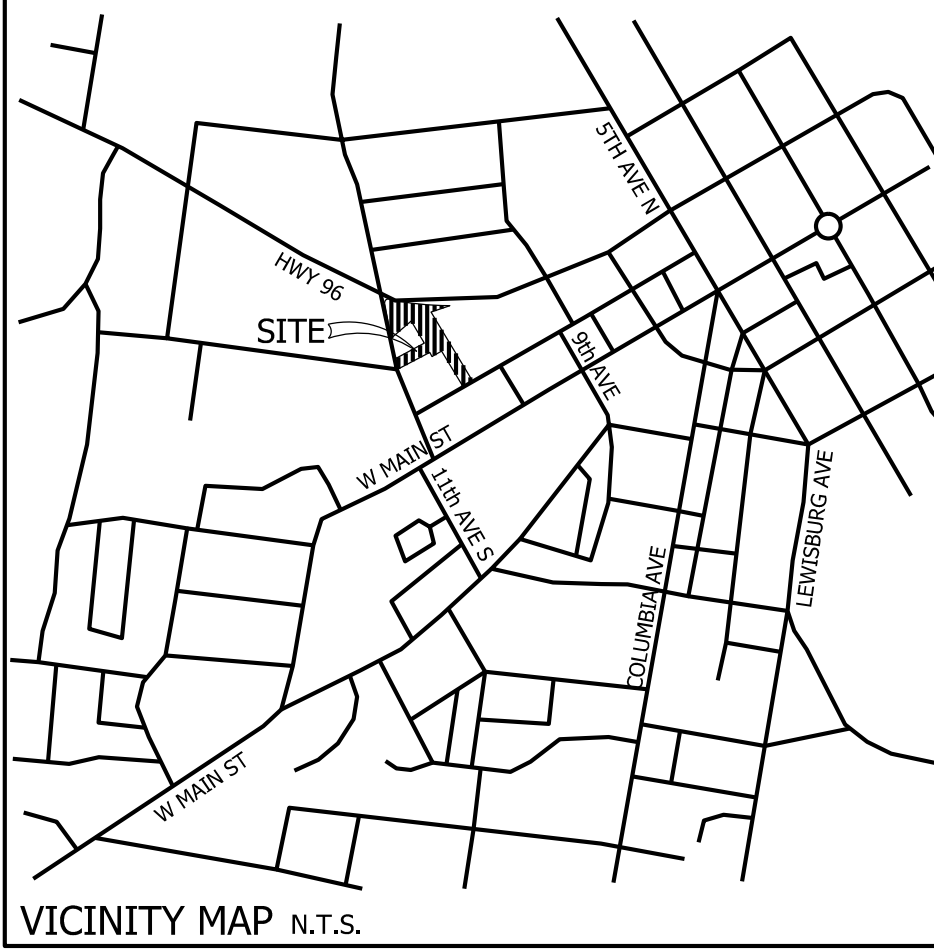
WADSWORTH ALUMINUM POLE UTILITY GRANVILLE

Anchorage/Orientation Plan



Notes:
MTE UNIT #: M27-10-12BW Consisting of MTE Item # 6123, 6156

Customer Approval: _____ Job Name: Product Basket
Client Name: MTEMC-MTE UNIT #: M27-10-12BW
signature _____ date _____ Created By: il_main/sxc01 Date: 11-Mar-11
Catalog # GUV 100HP MA B 3 R S G H P WDA 12 FSJ 17 P07 ABG BK Dwg. # HLP-12294 Page: 2 of 2

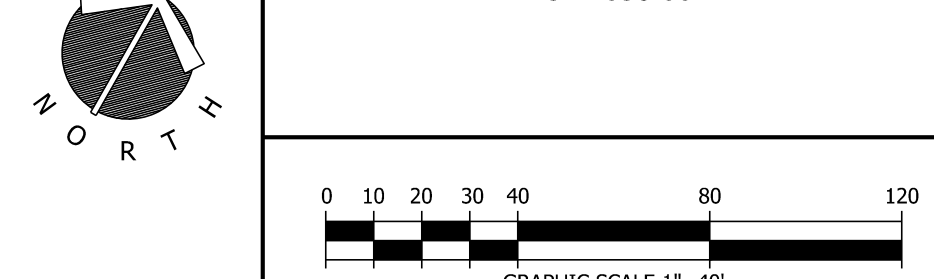


VICINITY MAP N.T.S.

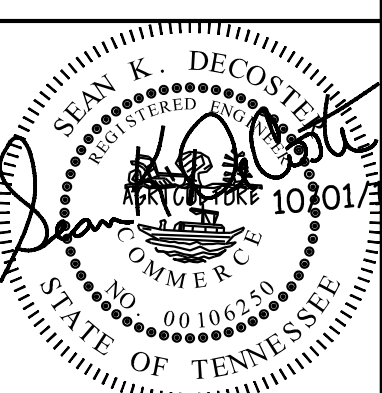
- Notes:
- This plat shall void and vacate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 7 and 2 un-numbered lots of the JJ Green Subdivision (Bk DB30, Pg 424).
 - The purpose of this plat is to consolidate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 5 of the JJ Green Subdivision (Bk DB30, Pg 424) and re-subdivide the land into 7 new residential lots, 1 existing residential lot and 2 open space lots.
 - The project site is located at 1006 Fair Street and 322 & 326 11th Avenue North in Franklin between Highway 96 and Fair Street in the 9th Civil District. The scope of this project is to subdivide the ±144,321 SF / ±3.31 acre property into nine residential lots served by a public road.
 - The property is within the City of Franklin service district for domestic water and sanitary sewer service. This project will have a domestic water demand of approximately 2,800 gallons per day.
 - This development of seven new lots is expected to have an average daily domestic water demand / sanitary sewer production of approximately 2,450 gallons. If available, this project can use re-purified water for its irrigation requirements. The stormwater runoff for this project will be handled according to the City of Franklin Stormwater Management requirements.
 - The traffic production from these eight lots will be approximately 64 trips per day.
 - The seven new proposed lots will create a very slight increase to the demand for police, fire, solid waste and recreational facilities. However by being located in an urban district of the City, most of these city services are much closer and require less fuel and personnel time.
 - The school districts that could be affected by this development are:
Elementary: Johnson
Middle: Freedom Intermediate
High: Franklin High
 - This property drains north to an existing stream on the south side of Highway 96 and is eventually tributary to the Harpeth River.
 - Side yard drainage shall be provided in accordance with City of Franklin Engineering requirements.
 - Driving distance from this property to Public Service Facilities:
Franklin Police Department: 0.36 Miles
Directions from Site - Head S on 11th Ave, turn Left on Fair St, turn right on 9th Ave
Franklin Fire Department: 0.12 Miles
Directions from Site - Head N on 11th Ave, turn Left on TN-96
 - The existing structures on parcel 11.00 are to remain as part of this application and will be located on Lot 1 of the proposed Preliminary Plat with access off of Fair Street. Any existing structures on parcels 18.01 and 19.00 are to be removed. Refer to sheet C1.00 for existing structure locations. The proposed Preliminary Plat is in compliance with the properties current R-3 Zoning.
 - There are no known mineral rights other than the owner.
 - Stormwater Management features and drainage easements shall be maintained by the homeowner's association.
 - Lot 8 shall be accessed off of Fair Park Court.
 - Open space lots 9 and 10 shall be public utility, access and drainage easements and shall be non buildable lots.
 - Existing drainage easements shall be abandoned with this plat.
 - Lot 1 sanitary sewer shall come from Fair Street.
 - The major thoroughfare plan indicates future improvements to Highway 96 (major arterial) adjacent to the site. The plan calls for a widening from 2 lanes to a 4 lane section from the future Mack Hatcher extension to 7th Avenue North. The proposed 7 new residential lots are not expected to have a noticeable impact on the surrounding road systems.
 - Proposed density is 2.42 DUA (8 / 3.31)
 - Units on lots 2-7 shall be sprinklered. Residential fire sprinklers shall be designed in accordance with NFPA 13D.
 - Lots 2-6 are within the Historic Preservation Overlay. The individual residences proposed for these lots must be reviewed by the Historic Zoning Commission for issuance of Certificate of Appropriateness based on the Historic District Design Guidelines.
 - Solid waste service shall be by City of Franklin.
 - Within the stream buffer there shall be no moving, clearing, grading, construction, storage or disturbance of vegetation except as permitted by the City Engineer, or his designee.
 - Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
 - Trees to be removed shall be determined at Site Plan. Specimen trees of 24" DBH and greater shall be replaced at a ratio of 2:1.

MAP 078B, GROUP F, PARCELS 11.00, 18.01, 19.00 & 22.00

PROJECT BENCHMARK:
DESCRIPTION: TBM RRS
ELEVATION: 638.00



CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
639 SOUTHGATE AVENUE, SUITE 200, FRANKLIN, TN 37069
615.242.9999 WWW.CIVILSITEGROUP.COM



PRELIMINARY PLAT
PRELIMINARY PLAT
FAIR PARK COTTAGES
FAIR STREET
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

REV.	COMMENTS	DATE
1	PRE-APP SUBMITTAL	11/24/2014
2	PRELIMINARY PLAT SUBMITTAL	12/15/2014
3	RESUBMITTAL	04/02/2015
4	PRE-APP SUBMITTAL	08/24/2015
5	PRELIMINARY PLAT SUBMITTAL	09/08/2015
6	CITY COMMENTS	10/01/15

JOB NO.: 14-156-01
COF # 5939