

PRELIMINARY PLAT SUBMITTAL

11 SOUTH

155 11TH AVENUE SOUTH

FRANKLIN, TENNESSEE

DECEMBER 12, 2016



All bearings referenced to the Tennessee State Plane Coordinate System Anno 5301, Fipszone 4100 NAD 83 datum.

Vicinity Map
1"=1000'

SITE DATA CHART	
PROJECT NAME:	11 SOUTH
PROJECT #:	COF6537
SUBDIVISION:	11 SOUTH
LOT NUMBER:	4
ADDRESS:	155 11TH AVENUE S
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH
EXISTING ZONING & CHARACTER AREA OVERLAY:	CFC03
ZONING DISTRICT:	R6-RESIDENTIAL
OTHER APPLICABLE OVERLAYS:	NCO
APPLICABLE DEVELOPMENT STANDARDS:	TRADITIONAL
ACERAGE OF SITE:	1.52 Ac
SQUARE FOOTAGE OF SITE:	66,297 SF
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ON ANY STREET:	25 FT
SIDE YARD:	8 FT - 20' BETWEEN BUILDINGS
REAR YARD:	25 FT
OWNER:	GERALD KOLE
ADDRESS:	4020 JESSICA LANE FRANKLIN, TN 37064
OWNER'S REPRESENTATIVE:	GERALD KOLE
ADDRESS:	4020 JESSICA LANE FRANKLIN, TN 37064
TELEPHONE:	615-419-1043
E-MAIL ADDRESS:	gerald@kolecustomhomebuilders.com
APPLICANT:	GERALD KOLE
ADDRESS:	4020 JESSICA LANE FRANKLIN, TN 37064
TELEPHONE:	615-419-1043
E-MAIL ADDRESS:	gerald@kolecustomhomebuilders.com
BUILDING SQUARE FOOTAGE:	UNKNOWN AT THIS TIME
BUILDING HEIGHT:	UNKNOWN AT THIS TIME
LANDSCAPE SURFACE RATIO:	UNKNOWN AT THIS TIME
MINIMUM LANDSCAPE SURFACE RATIO:	2.0
MINIMUM PARKING REQUIREMENTS:	2 PER UNIT-4 UNITS-8 TOTAL
MINIMUM PARKING LIMIT:	N/A
EXISTING PARKING (IF APPLICABLE):	N/A
PARKING PROVIDED:	2 PER UNIT-4 UNITS-8 TOTAL
RESIDENTIAL DENSITY:	0.38
TREE CANOPY:	SEE SHEET L1.0
OPEN SPACE (FORMAL, INFORMAL & TOTAL):	8626SF



SITE LOCATION MAP
1"=100'

INDEX OF DRAWINGS

- C0.0 TITLE SHEET-AERIAL PHOTO
- C1.0 EXISTING CONDITIONS, TREE SURVEY & CANOPY CALCULATIONS
- C2.0 PRELIMINARY PLAT
- C3.0 GRADING, DRAINAGE & EROSION CONTROL
- C4.0 PRELIMINARY UTILITY PLAN
- C5.0 STREETS & TURNING
- L1.0 TREE PRESERVATION

GENERAL INFORMATION	
13	<p>CONSULTANT: STEVE CLIFTON 144 SOUTHEAST PARKWAY - SUITE 255 FRANKLIN, TN 37064 615-270-9339 stevec@cliftonandkingllc.com</p> <p>ENGINEER: LES ENOCH TEC CONSULTANTS - 45 OAK VALLEY DRIVE SPRINGHILL, TN 37174 615-336-4473 lbe615@comcast.net</p> <p>SURVEYOR: DIVIDING LINE SURVEY SERVICES 403 S MULBERRY STREET DICKSON, TN 37055 CELL 615-838-6052 E-MAIL ADDRESS: jrfaulk@dividingline.biz</p>

STATEMENT OF EXPECTED PROJECT IMPACT	
16	PROJECT CONSIST OF SUBDIVISION OF A SINGLE 2.86 Ac PARCEL INTO 4 (FOUR) SINGLE FAMILY RESIDENTIAL LOTS
17	WATER IS SUPPLIED BY THE CITY OF FRANKLIN: MAX CAPACITY 2,000,000 GPD
18	THE PROJECT CONSISTS OF FOUR (4) LOTS WHICH WILL HAVE A MINIMUM IMPACT ON WATER, SEWER, RE-USE & DRAINAGE. ANTICIPATED INCREASES: WATER - 1500 GPD SEWER - 1500 GPD REUSE - 0GPD DRAINAGE - 0 CFS
19	THE PROJECT CONSISTS OF FOUR (4) LOTS WHICH GENERATE APPROXIMATELY 40 TRIPS PER DAY. IMPACT WILL BE NEGLIGIBLE.
21	FIRE HYDRANT DATA - SEE PLAN FOR FIRE HYDRANT LOCATION: FH TAG No. LOCATION - 11TH AVE S BETWEEN W MAIN STREET AND NATCHEZ STREET DATE OF TEST: 03-30-2017 STATIC PRESSURE: 87 PSI RESIDUAL PRESSURE: 79 PSI FLOW HYDRANT 25 FT EAST ON 11TH AVE S PRESSURE 65 PSI FLOW 1353 GPM

PRELIMINARY PLAT SUBMITTAL 11-27-2017
COF PROJECT No. 6537

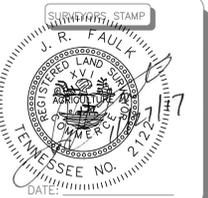
REVISIONS:	
1	SUBMITTED FOR REVIEW 12-15-16
2	SUBMITTED FOR REVIEW 11-06-17

DATE OF DRAWING: 11-06-17	LAST FIELD WORK:
MANAGER: CADD: COF6537	CREW CHIEF(S):
PROJECT NUMBER: COF6537	COMPUTER FILE:

PRELIMINARY PLAT SUBMITTAL
 155 11TH AVENUE SOUTH
 FRANKLIN, TENNESSEE
 TITLE SHEET

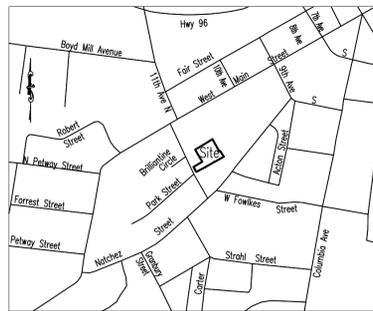
PROJECT DATA

PROJECT #16029
DATE: 11-27-17
DESIGNED BY: LES ENOCH, PE
DRAWN BY: JRF
CHECKED BY: STEVE CLIFTON, PE
APPROVED BY: LES ENOCH, PE
PROJECT MANAGER: STEVE CLIFTON
ENGR. of RECORD: LES ENOCH, PE
REG. NO:
SURVEYOR of RECORD: J. R. FAULK
REG. NO: 2122

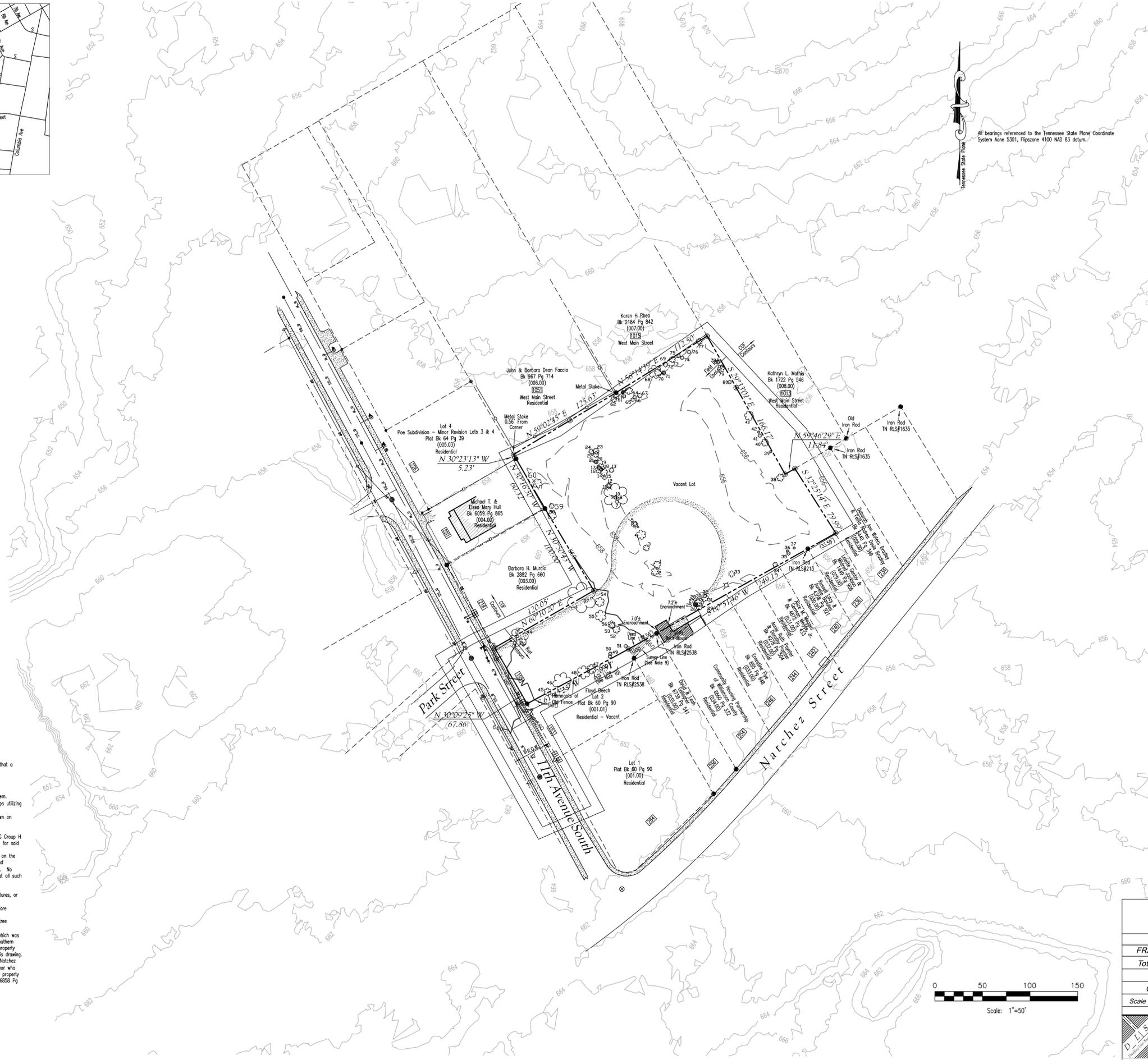


SHEET #

SHEET OF C0.0
OF 7



Vicinity Map
1"=1000'

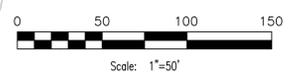


Legend

- Old Iron Rod
- ⊙ New Iron Rod
- ▲ Wooden Fence Post
- Utility Pole
- Utility Pole Anchor
- ⊕ Water Meter
- ⊕ Water Valve
- ⊕ Gas Valve
- ⊕ Sewer Valve
- ⊕ Sewer Manhole
- Tree Canopy
- 6" Water Line
- 8" Sanitary Sewer
- Overhead Utility Line
- Underground Telephone
- Gas Line
- Wire Fence Line
- Wooden Fence Line
- ▨ Concrete Hatch
- ▨ Building Hatch
- ▨ Cap/Core Hatch
- ▨ Pavement Hatch
- ⊠ Street Address

All bearings referenced to the Tennessee State Plane Coordinate System Acre 5301, Fipszone 4100 NAD 83 datum.

Survey Notes
 1. No Title Report or Opinion was provided to this surveyor prior to the performance of this survey. Survey is subject to such finding of fact(s) that a Title Report or Opinion May reveal.
 2. Subject property ownership: Gerald Kole
 Lot 1: Bk 6858 Pg 805 ROWC, TN
 Lot 2: Bk 6888 Pg 331 ROWC, TN
 3. Bearings are referenced to the Tennessee State Plane Coordinate System.
 4. Elevations are referenced to NAVD83 (85) and were established via gps utilizing the Carl Dudley INET Reference Network. Contour interval is 1'.
 5. Subject property does not appear in an area subject to flood as shown on FRM Map 471870192F, effective date September 29, 2006.
 6. Subject property lies within the Harpeth River drainage basin.
 7. All parcel numbers shown that (000.00) pertain to property map 78 G Group H unless indicated. Lot 1 is parcel 2 for said map. Lot 2 is parcel 34.01 for said map.
 8. This surveyor did not physically locate any underground utilities shown on the face of this drawing. Any locations shown were derived from above ground evidence, Tennessee One Call markings and/or documents of public record. No reliance should be made as to the size and type of utility reported or that all such utilities that may exist have been shown.
 9. This surveyor does not warrant or guarantee as to the existence or non-existence of cemeteries, wetlands, archeologic, geologic and karst features, or any other environmentally sensitive or otherwise protected features.
 Owners/developers/contractors should contact the appropriate agencies before beginning construction.
 10. Existing condition shown are based on a boundary, topographic and tree survey by Dividing Line Survey Services, dated 12/01/16.
 11. The survey of the Gallagher property (Bk 6739 Pg 541 ROWC, TN), which was the exclusion in the subject deed, did not reach to the location of the southern boundary of the subject property. Instead the surveyor of the Gallagher property paralleled the front and rear lot lines. This created the gap shown on this drawing.
 12. The gap between the subject deed for Lot 1 and Lot 2 of the 284 Natchez Street Subdivision (Plot Bk Pg 90 ROWC, TN) was created when the surveyor who created the subdivision plot honored the northwest corner of the Gallagher property instead of joining the southern boundary of the property described in Bk 6858 Pg 805, ROWC, TN.



Dividing Line Survey Services Project #16029

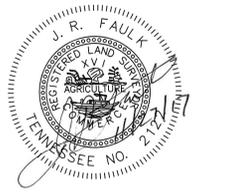
11 SOUTH	
EXISTING CONDITIONS	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres = 1.52 ac.	Total Lots = 2
Civil District : 9th Closure Error : 1/10,000+	
Scale : 1"=50'	Date : 11/27/17 City Project No. : 6537
Dividing Line Survey Services Land Surveying	
403 S Mulberry Street Dickson, TN 37055 PHONE (615) 838-6052 www.dividingline.biz	

REVISIONS:	
1 SUBMITTED FOR REVIEW	12-15-16
2 SUBMITTED FOR REVIEW	11-06-17
DATE OF DRAWING: 11-06-17	LAST FIELD WORK: _____
MANAGER: _____	CREW CHIEF(S): _____
PROJECT NUMBER: CDF#6537	COMPUTER FILE: _____

PRELIMINARY PLAT SUBMITTAL
155 11TH AVENUE SOUTH
FRANKLIN, TENNESSEE
EXISTING CONDITIONS

2013 SP008-002 NPDES # XXXX SWGR T2013XXXXX

PROJECT DATA	
PROJECT #:	
DATE:	DESIGNED BY: STEVE CLIFTON, PE
	DRAWN BY: JRF
	CHECKED BY: STEVE CLIFTON, PE
	APPROVED BY: STEVE CLIFTON, PE
	PROJECT MANAGER: STEVE CLIFTON, PE
	ENGR. OF RECORD: STEVE CLIFTON, PE
REG. NO.:	
SRVYR. OF RECORD: J. R. FAULK	
REG. NO.:	2122



GENERAL NOTES:

- THE PURPOSE OF THIS PLAT IS TO CHANGE SETBACKS TO ALIGN WITH CURRENT ZONING ORDINANCES.
- EXISTING ZONING: R6 RESIDENTIAL DISTRICT
- MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 25 FEET
SIDE YARD: 8 FEET*
REAR YARD: 25 FEET
* 20' Minimum Distance Between Buildings
- Character Overlay: Central Franklin
Special Area Classification: CF003
Applicable Development Standard: Traditional
Other Applicable Development Standards: NCO
- SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS MAP 78G GROUP H PARCELS 002.00 & 034.01 FOR WILLIAMSON COUNTY, TENNESSEE.
- THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
GERALD KOLE - KOLE CUSTOM HOMEBUILDERS
4020 JESSICA LANE
FRANKLIN, TN 37604
(615) 419-1043
gerald@kolecustomhomebuilders.com
- SURVEYOR: DIVIDING LINE SURVEY SERVICES
ADDRESS: 403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055
CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz
- THIS SURVEYOR DOES NOT WARRANT OR GUARANTEE THAT THIS DRAWING DEPICTS ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.
- ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
- THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPROPRIATENESS AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH AS MAY EXIST.
- NO PORTION OF THIS PROPERTY LIES IN A FLOOD ZONE AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0192 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 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 (INCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
- COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00'29'47.35".
- NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
- THE OWNER/SUBDIVIDER, GERALD KOLE, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
- NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITH THE PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN THE CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNERS' LOT AT THE HOMEOWNERS' EXPENSE.
- SUBJECT PROPERTY DOES NOT APPEAR IN AN AREA SUBJECT TO FLOOD AS SHOWN ON FIRM MAP 4718701921, EFFECTIVE DATE SEPTEMBER 29, 2006.
- THE SURVEY OF THE GALLAGHER PROPERTY (BK 6739 PG 541 ROWC, TN), WHICH WAS THE EXCLUSION IN THE SUBJECT DEED, DID NOT REACH TO THE LOCATION OF THE SOUTHERN BOUNDARY OF THE SUBJECT PROPERTY. INSTEAD THE SURVEYOR OF THE GALLAGHER PROPERTY PARALLELED THE FRONT AND REAR LOT LINES. THIS CREATED THE GAP SHOWN ON THIS DRAWING.
- MAINTENANCE OF ALL STORMWATER FEATURES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER(S) OR HOA.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- MINERAL RIGHTS OWNED BY THE PROPERTY OWNER.

Lot	Acreeage	SF
Lot 1	0.22	9,655
Lot 2	0.18	7,986
Lot 3	0.26	11,111
Lot 4	0.19	8,188
Bioretention OS-1*	0.12	5,036
Bioretention OS-2*	0.08	3,590
Right Of Way	0.48	20,731
Total	1.52	66,297

*Bioretention Areas Are Dedicated Open Space

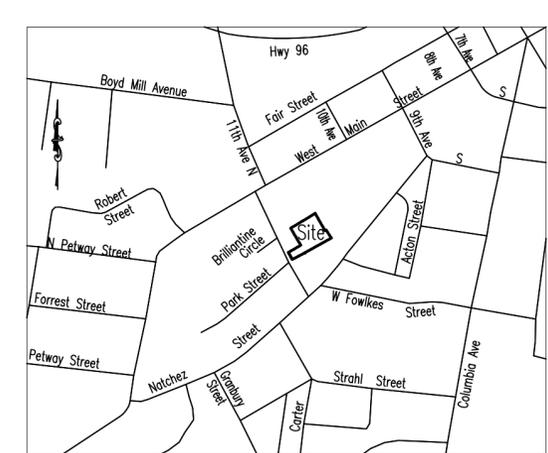
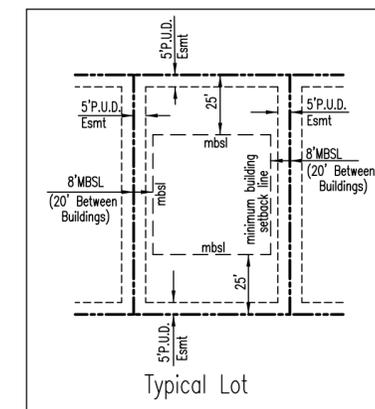
All bearings referenced to the Tennessee State Plane Coordinate System Aone 5301, Flipszone 4100 NAD 83 datum.

LINE	BEARING	DISTANCE
L1	S 12°00'33" W	12.02'
L2	S 55°24'37" E	8.03'

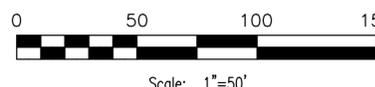
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	67°13'40"	30.00'	35.20'	33.22'	N 26°26'57" E
C2	286°45'02"	65.00'	325.31'	77.55'	N 43°47'22" W
C3	39°24'49"	30.00'	20.64'	20.23'	N 79°52'44" E
C4	50°38'22"	65.00'	57.45'	55.60'	N 18°09'18" E
C5	58°36'16"	65.00'	66.48'	63.62'	S 72°46'37" W
C6	43°45'11"	65.00'	49.64'	48.44'	N 56°02'40" W
C7	69°04'32"	65.00'	78.36'	73.70'	N 00°22'12" E
C8	64°40'41"	65.00'	73.38'	69.54'	N 67°14'48" E

Legend

- Old Iron Rod
- ⊙ New Iron Rod
- ▲ Wooden Fence Post
- Utility Pole
- Utility Pole Anchor
- ⊕ Water Meter
- ⊖ Water Valve
- ⊗ Gas Valve
- ⊘ Sewer Valve
- ⊙ Sewer Manhole
- Tree Canopy
- 6" Water Line
- 8" Sanitary Sewer
- Overhead Utility Line
- Underground Telephone
- Gas Line
- Wire Fence Line
- Wooden Fence Line
- ▨ Concrete Hatch
- ▩ Building Hatch
- ▧ Gap/Gore Hatch
- ▩ Pavement Hatch
- 0000 Street Address



Vicinity Map
1"=1000'
Dividing Line Survey Services Project #16029
SHEET C2.0



CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I hereby certify:
(1) The water systems designated in "Poe Subdivision - Revision to Lots 3 & 4" have been installed in accordance with city specifications, or
(2) A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date
City of Franklin Utilities

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
Subdivision name and street names approved by the Williamson County Emergency Communications.

Date
Williamson County Emergency Communications

CERTIFICATE OF OWNERSHIP AND DEDICATION
I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Plat Bk 10 Pg 65, ROWC, TN, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ Page _____, R.O.W.C., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____ Page _____, R.O.W.C.

Date
Debra Edwards, Executor

Date
Shearer Spears, Executor

CERTIFICATE OF ACCURACY
I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 11th day of April, 2016. Error of closure is equal to, or greater than, 1:10,000.

Date
Land Surveyor
Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS
I hereby certify:
(1) The sewer systems designated in "Poe Subdivision - Revision to Lots 3 & 4" have been installed in accordance with city specifications, or
(2) A performance bond in the amount of \$_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Date
Supt., Water and Sewer
Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the planning commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Date
Secretary
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE
I hereby certify that:
(1) The streets and drainage designated in the "Poe Subdivision - Revision to Lots 3 & 4", have been installed in accordance with City specifications, or
(2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Date
Supt., Streets
Franklin, Tennessee

PRELIMINARY PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
Total Acres = 1.52 ac. Total Lots = 2
Civil District : 9th Closure Error : 1/10,000+
Scale : 1"=50' Date : 11/27/17 City Project No. : 6537
Dividing Line Survey Services 403 S Mulberry Street
Dickson, TN 37055 PHONE (615) 838-6052
Land Surveying www.dividingline.biz



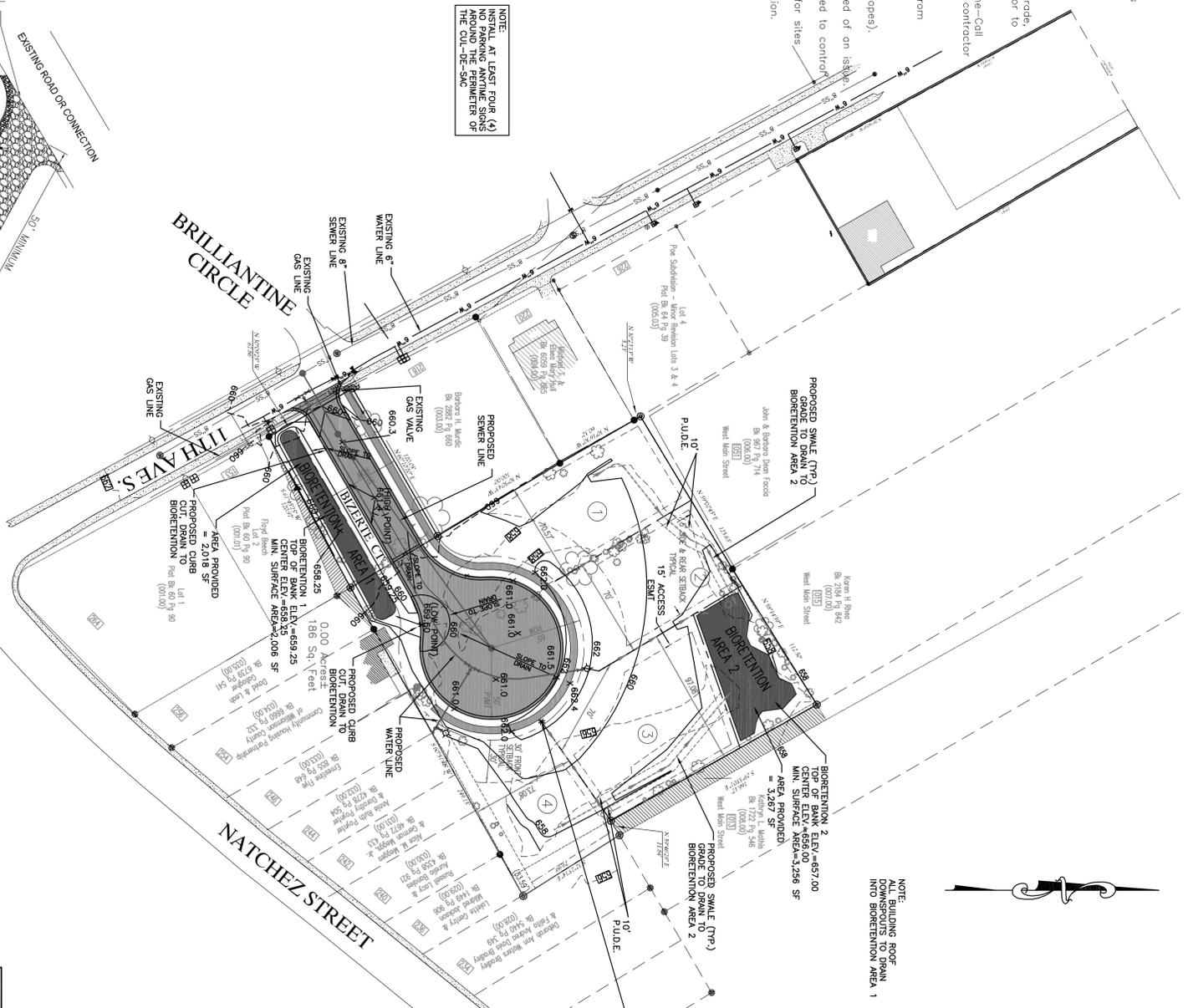
- GENERAL NOTES:**
1. DEVELOPER: KOLE CUSTOM HOMEBUILDERS CONTACT: GERALD KOLE AT 615-790-2447
 2. THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 1 & 2 INTO A 4 LOT SUBDIVISION, Lot 1: BK. 6858 Pg. 805 ROWC, TN Lot 2: BK. 6898 Pg. 331 ROWC, TN. SEE PROPERTY MAP 78 G Group H, Lot 1 IS PARCEL 2 & Lot 2 IS PARCEL 3A.01.
 3. EXISTING TOPOGRAPHIC SURVEY WAS FIELD RUN BY DIVIDING LINE SURVEY SERVICES AND PROVIDED BY GERALD KOLE.
 4. IF APPLICABLE, ALL RETAINING WALLS WILL BE INSPECTED BY T.E.G. AND THE CITY OF FRANKLIN PRIOR TO POURING AND AGAIN PRIOR TO BACKFILLING, CONTACT THE ENGINEERING DEPT.
 5. EROSION CONTROL SHALL BE INSTALLED PER GUIDELINES SET FORTH BY THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC) CURRENT EDITION OF "SEDIMENT AND EROSION CONTROL HANDBOOK".
 6. THE CONTRACTOR SHALL BE SUBJECT TO AND FOLLOW THE CITY OF FRANKLIN'S STORMWATER ORDINANCE FOR GRADING, EROSION AND SEDIMENT CONTROL FOR THE MEASURES SHOWN OR STATED ON THIS PLAN & MUST CALL THE CITY'S ENGINEERING DEPARTMENT FOR SEDIMENT AND EROSION CONTROL INSPECTION.
 7. ALL UTILITY LOCATIONS ARE SHOWN AS APPROXIMATE LOCATIONS FROM INFORMATION PROVIDED BY OTHERS.

- GRADING & DRAINAGE GENERAL NOTES:**
1. Grading & Drainage Permit is required for any project disturbing more than 10,000 sq. ft. adding more than 5,000 sq. ft. of impervious surface or for any site grading requiring stockpiling of material, including but not limited to:
 - a. Developer shall provide the necessary labor and supervision required to support field testing by the independent testing agency. The testing agency shall be approved by the City of Franklin. Field testing if applicable shall be submitted directly to the Street Department. Defects disclosed by tests shall be rectified.
 - b. 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.
 - c. Drainage facilities including, but not limited to, culverts, detention basins and ditches, as well as the roadway, sub-grade, base stone and broder & surface course 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 sidewalks shall be performed by the City Engineer. The contractor shall be responsible for the construction of streets and sidewalks and shall coordinate with the City Engineer for the relocation of existing utilities. 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.

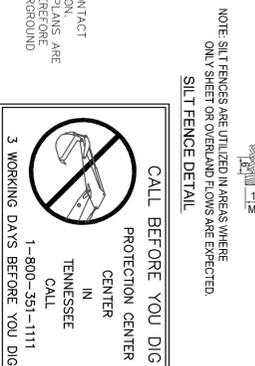
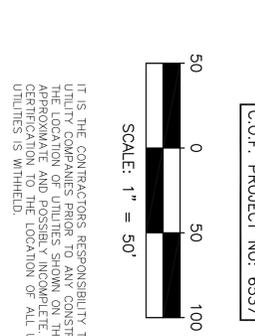
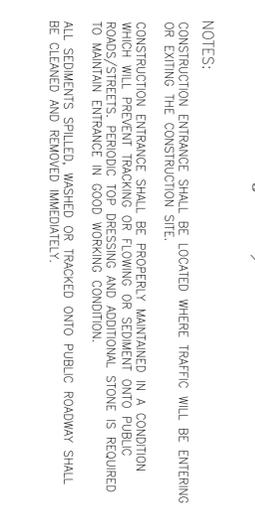
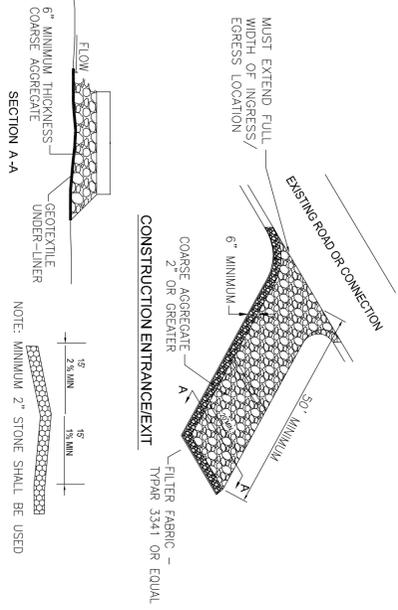
- EPSC GENERAL NOTES:**
1. Sediment shall be removed from silt fence when reaches 1/3 the height of the fence; sediment shall be removed from all other EPSC measures and control as recommended in the INEPSC Handbook, and must be removed when design capacity has been reduced by 50% or more north-moving berms.
 2. Areas where construction has temporarily/permanently ceased shall be stabilized within 15 days (7 days for 235% slopes).
 3. Inspections of control/EPSC measures shall be conducted at least twice weekly and at least 72 hours apart.
 4. Construction shall be phased for activities that will disturb >50 acres.
 5. EPSCs shall be designed to control the rainfall and runoff from a 2-year, 24-hour return interval storm; be designed to control the rainfall and runoff from a 5-year, 24-hour return interval storm.
 6. Temporary sediment basin(s) shall be provided for on-site outfalls that receive drainage from 710 acres; 75 acres for sites that discharge to impound or exceptional TN waters.
 7. Green infrastructure BMPs shall be protected during site work, with silt fence, to prevent sedimentation and compaction.

- PRE-CONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED TO RETAIN SEDIMENT ON THE BUILDING SITE.
 2. EROSION AND SEDIMENT CONTROL MEASURES MUST BE INSTALLED AND OPERATING CORRECTLY PRIOR TO ANY CLEARING OR GRADING ACTIVITY. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE KEPT MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
 3. PRE-CONSTRUCTION VEGETATIVE COVER SHALL NOT BE REMOVED, DESTROYED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OPERATIONS UNLESS THE AREA IS SEEDED, MULCHED OR OTHER ACCEPTABLE TEMPORARY COVER IS INSTALLED.
 4. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THIS SHEET.
 5. INSTALL TEMPORARY SILT FENCE BARRIER AS SHOWN ON THIS SHEET.
- DURING-CONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES**
1. THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PERFORMING ALL WORK AND USE METHODS TO PREVENT CONSTRUCTION MATERIAL, DEBRIS, AND SEDIMENT ONTO ROADS AND ADJACENT PROPERTIES. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NECESSARY WHETHER OR NOT SHOWN ON THIS PLAN.
 2. HOLD CLEARING AND GRUBBING TO A MINIMUM FOR GRADING AND EQUIPMENT OPERATION.
 3. USE TEMPORARY ROCK IN DRIVEWAY TO ASSIST IN EROSION PREVENTION DURING SITE CONSTRUCTION.
 4. USE TEMPORARY SEEDING AND MULCH TO CONTROL EROSION OF DISTURBED AREAS DURING CONSTRUCTION. MULCH MAY BE USED FROM ON SITE TREES THAT ARE TO BE REMOVED DURING CONSTRUCTION.
 5. IF ROCK IS ENCOUNTERED, SILT FENCE MAY BE REPLACED BY AN ACCEPTABLE MEASURE APPROVED BY THE CITY OF FRANKLIN.
 6. KEEP DUST TO A MINIMUM BY SPRINKLING WITH WATER OR OTHER METHODS ACCEPTABLE BY THE CITY OF FRANKLIN.
 7. STRIP TOPSOIL AND STOCKPILE FOR FUTURE USE. TOPSOIL STOCKPILE SHALL BE SURROUNDED BY SILT FENCE OR EARTH BERMS. TOPSOIL PILES SHALL BE MULCHED AND/OR TEMPORARILY SEEDED.
 8. STABILIZATION MEASURES MUST BE PERFORMED WITHIN SEVEN(7) DAYS AT LOCATIONS ON THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, AND FIFTEEN(15) DAYS AFTER FINAL GRADING ACTIVITIES HAVE TAKEN PLACE. STABILIZATION PRACTICES INCLUDE: TEMPORARY AND PERMANENT SEEDING, MATTING AND SOIL STABILIZATION.
 9. CONTRACTOR MUST REMOVE OFFSITE ACCUMULATIONS OF SEDIMENT THAT ESCAPES THE CONSTRUCTION SITE. CONTRACTOR MUST PHYSICALLY REMOVE SEDIMENT THAT HAS BUILT UP IN STREETS, DRAINAGE STRUCTURES AND DRAINAGE PIPES. DO NOT REMOVE SEDIMENT FROM STREET BY FLUSHING SEDIMENT WITH WATER.
 10. LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO AN ANTICIPATED STORM EVENT.
 11. SEDIMENT SHALL BE REMOVED FROM SILT FENCES AND OTHER SEDIMENT CONTROL DEVICES WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
 12. BUILDING MATERIALS, CONCRETE, PAINT, CHEMICALS AND OTHER MATERIALS RELATED TO BUILDING CONSTRUCTION MUST BE MANAGED TO PREVENT THEM FROM ENTERING A NEARBY WATERBODY OR STORM SEWER SYSTEM.
 13. ALL OFF-SITE DISTURBANCE CAUSED BY THE CONTRACTOR SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION INCLUDING TEMPORARY AND PERMANENT CONTROL MEASURES.
 14. DURING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE, MAINTAINED AND FUNCTIONING PROPERLY.
 15. TEMPORARY CONTROL MEASURES MAY BE REMOVED AT THE BEGINNING OF A WORK DAY BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
 16. THE SITE SUPERINTENDENT MUST INSPECT THE EROSION AND SEDIMENT CONTROL MEASURES DAILY. ANY CONTROL MEASURES THAT NEED MAINTENANCE SHALL BE REPLACED, REPAIRED OR MAINTAINED BY THE CLOSE OF THE FOLLOWING DAY.
 17. ANY DAMAGE TO EXISTING PAVEMENT AND CURBS MUST BE REPAIRED AT BUILDERS EXPENSE.

- POST-CONSTRUCTION EROSION AND SEDIMENT CONTROL MEASURES**
1. PREPARE SITE FOR PERMANENT STABILIZATION AND RE-VEGETATION. ALL AREAS WITH TEMPORARY SEEDING SHALL BE PREPARED FOR PERMANENT RE-VEGETATION.
 2. REDISTRIBUTE TOPSOIL OVER DISTURBED AREAS FOR PERMANENT RE-VEGETATION.
 3. PERMANENT STABILIZATION MEASURES (PERMANENT SEEDING AND STRAW, SOIL STABILIZATION AND EROSION CONTROL MATING) MUST BE PERFORMED WITHIN FIFTEEN(15) DAYS AFTER FINAL GRADING FOR SITE HAS BEEN COMPLETED.
 4. REMOVE ALL TEMPORARY SEDIMENT CONTROLS AFTER SITE HAS BEEN PERMANENTLY STABILIZED.



NOTE:
INSTALL AT LEAST FOUR (4) ROWS OF STONE ALONG THE PERIMETER OF THE CUT-DE-SIC



CALL BEFORE YOU DIG
PROTECTION CENTER
IN
TENNESSEE
CALL
1-800-351-1111
3 WORKING DAYS BEFORE YOU DIG

NOTES:
CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE TRAFFIC WILL BE ENTERING OR EXITING THE CONSTRUCTION SITE.
CONSTRUCTION ENTRANCE SHALL BE PROPERLY MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OR SEDIMENT ONTO PUBLIC ROADS/STREETS. PERIODIC TOP DRESSING AND ADDITIONAL STONE IS REQUIRED TO MAINTAIN ENTRANCE IN GOOD WORKING CONDITION.
ALL SEDIMENTS SPLILED, WASHED OR TRACKED ONTO PUBLIC ROADWAY SHALL BE CLEANED AND REMOVED IMMEDIATELY.

NOTE:
ALL BUILDING ROOF DEBRIS SHALL BE REMOVED INTO BIORETENTION AREA 1

NOTE:
SILT FENCES ARE UTILIZED IN AREAS WHERE ONLY SHEET OR OVERLAND FLOWS ARE EXPECTED.

REVISION	DESCRIPTION	REVISED

GERALD KOLE PROPERTY

155 11TH AVE SOUTH

GRADING - DRAINAGE & EROSION CONTROL

CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE

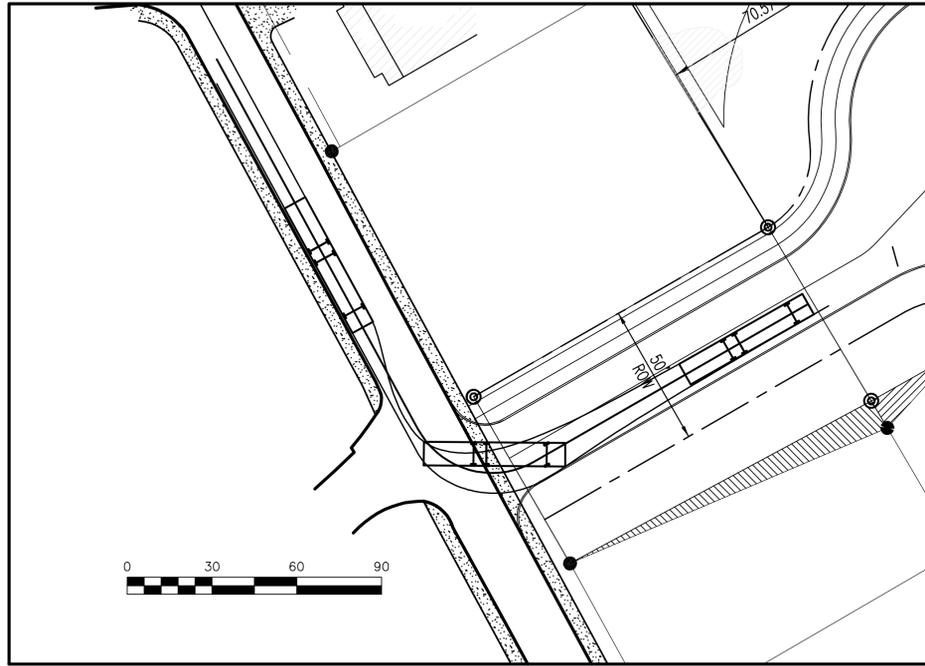
TEC
TESTING &
ENGINEERING
CONSULTANTS, LLC

45 OAK VALLEY DRIVE
SPRING HILL, TN 37174
PHONE: 615-336-4473
EMAIL: Lbe615@comcast.net

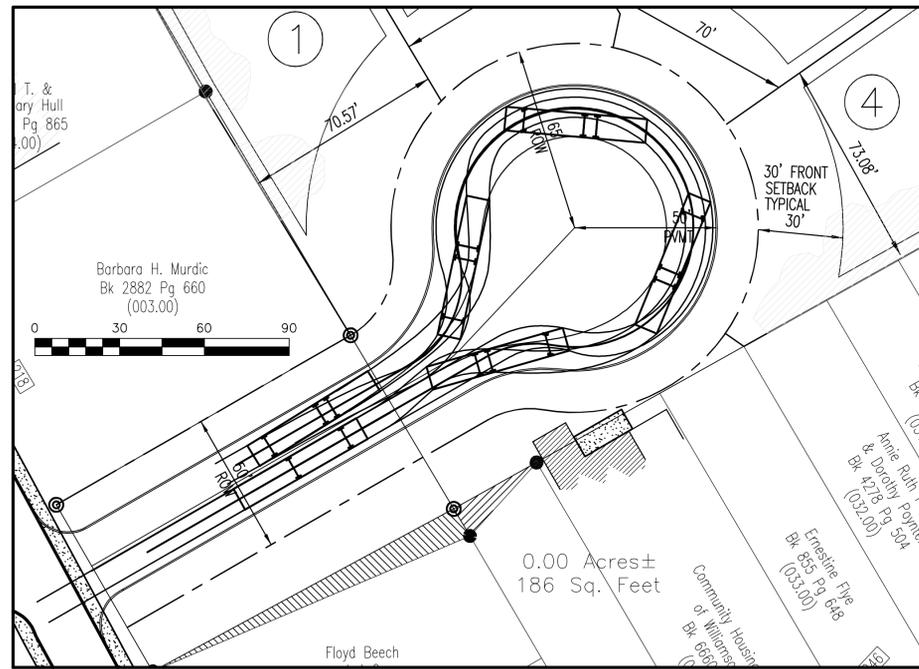
LES B. ENOCH III
Professional Engineer
No. 1127-2017
10/20/2017
10000
RESIDENTIAL

SCALE: AS NOTED

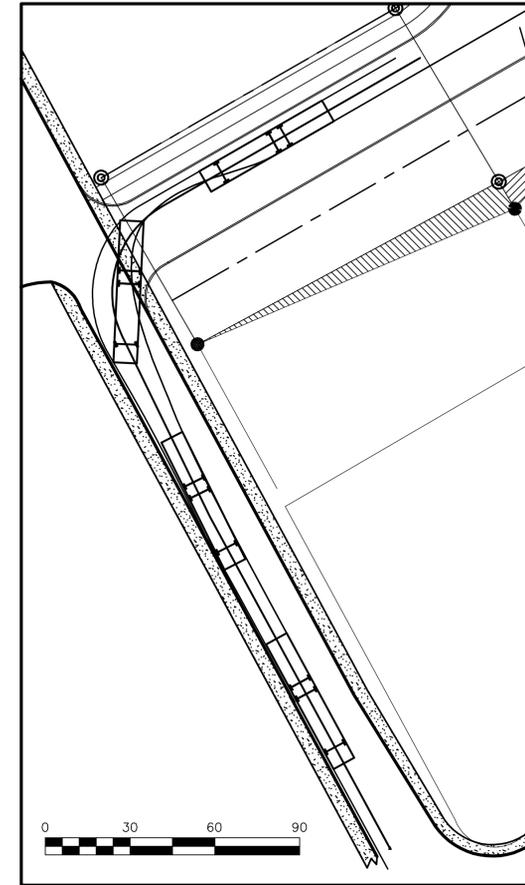
STEVEN CLIFTON, P.E.
 144 SOUTHEAST PRKWAY
 SUITE 255
 FRANKLIN, TN 37064
 PHONE (615) 207-9339



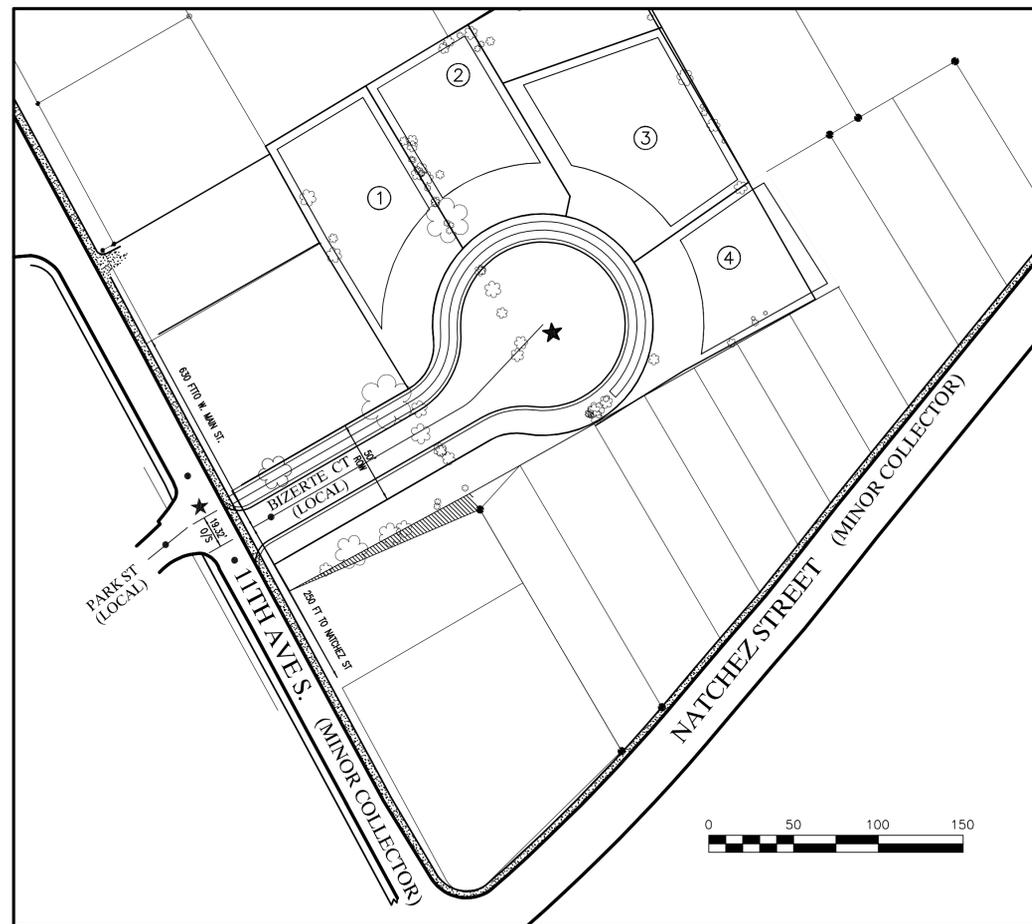
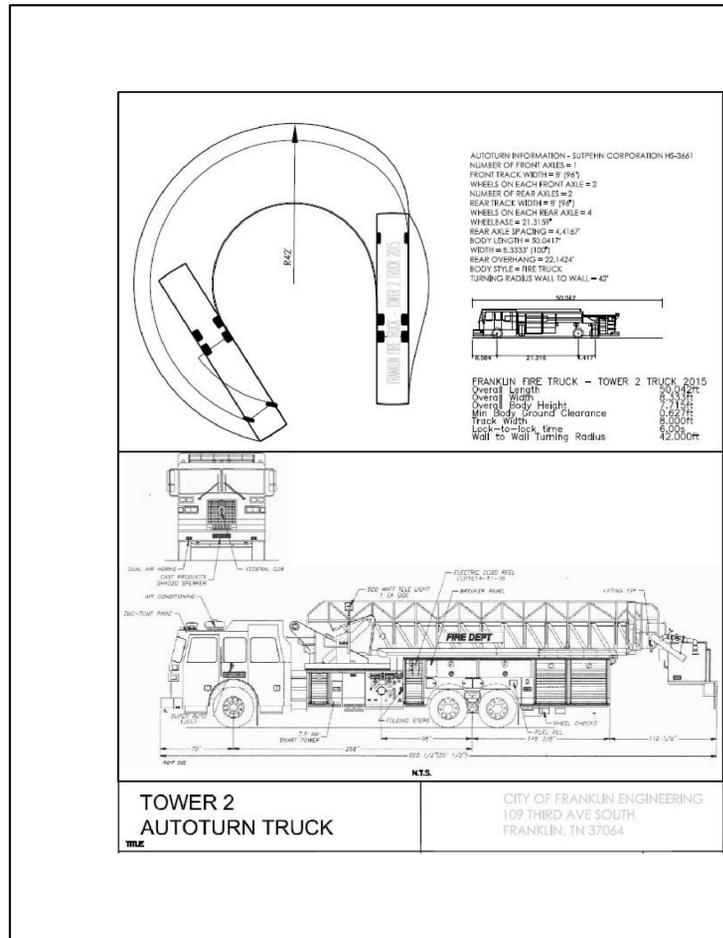
ENTER CUL-DE-SAC



AROUND CUL-DE-SAC



DEPARTING CUL-DE-SAC



AREA STREETS

CONNECTIVITY INDEX 4 LINKS ● / 2 NODES ★ = 2.0

REQUEST FOR MODIFICATION OF STANDARDS
 SECTION 2-2-1 (8) STREET JOGS PARCEL 2.0 (0.18 AC) HAS 55 FT OF FRONTAGE ON 11 TH AVE. AND WAS THE FORMER SITE OF A SINGLE FAMILY RESIDENCE. PARCEL 34.01 (1.2 AC) IS LANDLOCKED WITH NO AVAILBLE STREET FRONTAGE. BOTH PARCELS ARE CURRENTLY VACANT. THE PROPOSED STREET IS OFFSET FROM EXISTING PARK STREET BY 19 FT (CENTERLINE TO CENTERLINE). THE PROPOSED ROW IS SITUATED AT THE NORTHERN PROPERTY LINE OF PARCEL 2.0 TO REDUCE THE OFFSET TO THE MINIMUM POSSIBLE. THE PROPOSED SHORT CUL-DE-SAC PROVIDES ACCESS TO THE LANDLOCKED PARCEL. WITH THE FOUR LOTS PROPOSED THE TRIP GENERATION INCREASES BY TWO SINGLE FAMILY HOMES (PROPOSED 4 - EXISTING 2). TRAFFIC EXITING THE PROPOSED CUL-DE-SAC WILL MOST LIKELY TURN NORTH OR SOUTH ON 11TH AND A MOVEMENT FROM THE NEW CUL-DE-SAC ONTO PARK IS UNLIKELY. WITH CLEAR - UNOBSTRUCTED SITE LINES FROM ALL FOUR ROADS THE INTERSECTION WOULD ESSENTIALLY PERFORM AS A TYPICAL TWO WAY STOP WITH A THROUGH STREET (11TH AVE DOES NOT STOP). THE INTERSECTION WILL ALLOW FOR THE PLATTING OF THIS PROPERTY TO CREATE FOUR RESIDENTIAL PARCELS WITH HOMES SIMILAR TO THOSE BEING CONSTRUCTED ON 11TH AVE AT THIS TIME. WITHOUT THIS CONECTION TO 11TH THE 1.2 ACRE PARCEL WILL REMAIN LANDLOCKED.

GERALD KOLE PROPERTY
155 11TH AVE SOUTH
TURNING MOVEMENTS - TRAFFIC
 CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE

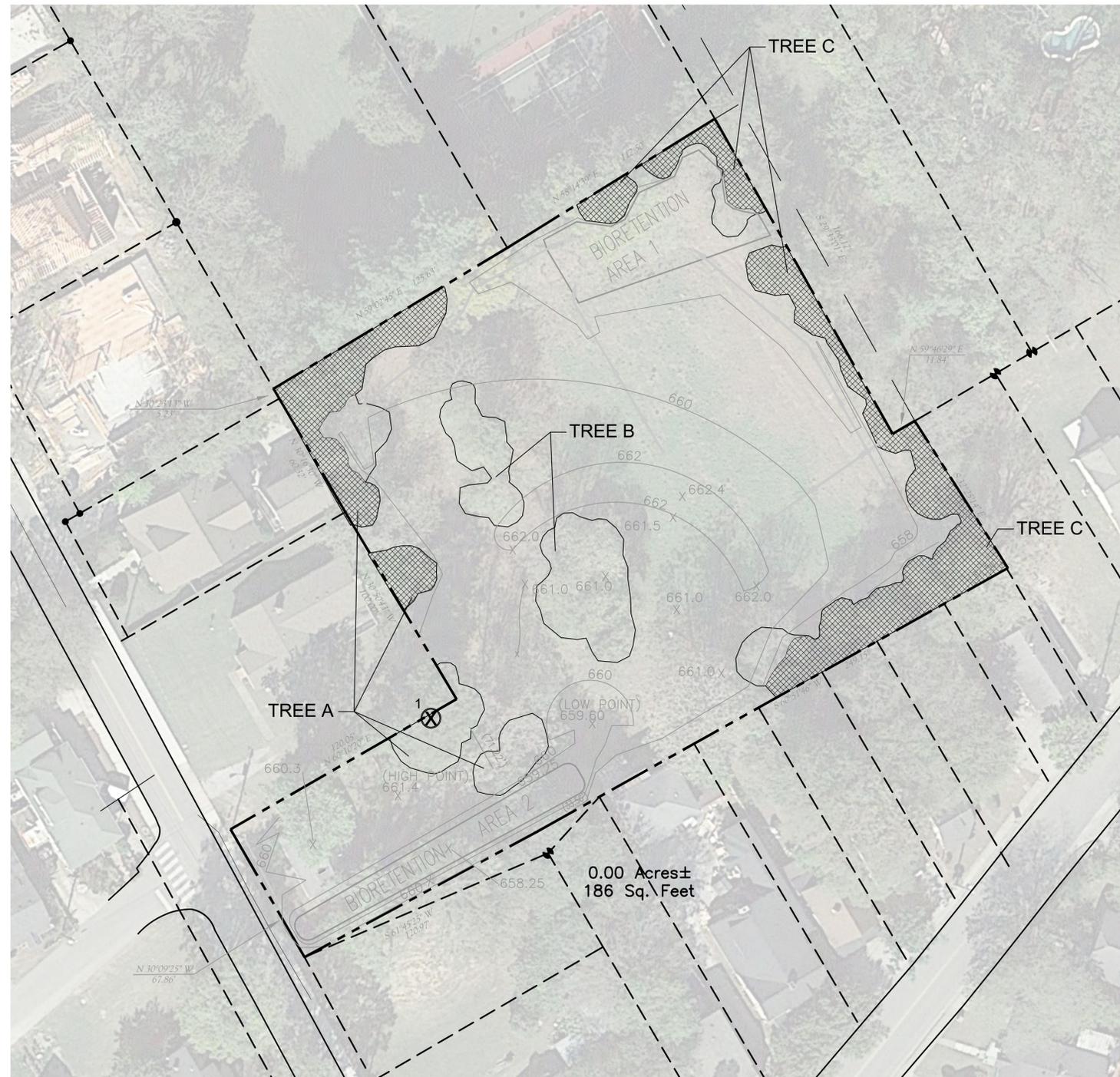
REVISION
 DESCRIPTION

REVIEWED BY: SMC

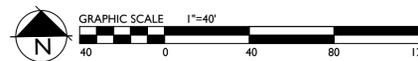
C-5.0
 SCALE: AS NOTED

C.O.F. PROJECT NO: 6537

All bearings referenced to the Tennessee State Plane Coordinate System Aone 5301, Flpazone 4100 NAD 83 datum.



NOTE: AERIAL PHOTO FROM GOOGLE EARTH.
 ALL BEARINGS REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM
 ZONE 5301, FIPSZONE 4100; NAD 83 DATUM



TREE CANOPY RETENTION

TREE AREA	EXISTING	REMOVED	RETAINED
TREE A	5,410.79 SF	2,535.60 SF	2,875.19 SF
TREE B	3,645.92 SF	3,645.92 SF	0 SF
TREE C	6,266.04 SF	764.78 SF	5,501.26 SF
TOTAL SF	15,322.75 SF	6,946.30 SF	8,376.45 SF

TREE CANOPY DATA
 EXISTING TREE CANOPY: 15,322.75 SF (0.35 AC)
 15,322.75 SF/66,297.09 SF = .231 (23.1%) OF TOTAL SITE
 REQUIRED CANOPY PRESERVATION =
 48% OF TOTAL CANOPY
 15,322.75 SF * 48% = 7,354.92 SF
 PROVIDED CANOPY PRESERVED =
 8,376.45 SF (54.67%) OF TOTAL EXISTING CANOPY

SITE DATA:

PROJECT NAME: 155 11TH AVENUE SOUTH
 PROJECT NUMBER: 6537
 SUBDIVISION: NA
 ADDRESS: 155 11TH AVENUE SOUTH
 CITY: FRANKLIN
 COUNTY: WILLIAMSON
 STATE: TENNESSEE
 MAP GROUP, PARCEL NUMBERS: MAP 78 G, GROUP H, PARCELS 2.00 AND 34.01
 SITE ACREAGE: 1.52 AC
 SITE ZONING CLASSIFICATION: R-6
 DEVELOPMENT STANDARDS: TRADITIONAL
 MINIMUM REQUIRED LSA: 20 RATIO
 PROVIDED LSA: 20 RATIO
 ORIGINAL CANOPY COVER: 15,322.75 SF, 23%
 TREE CANOPY REQUIRED: 48 % 7,354.92 SF
 SPECIMEN TREES REMOVED: 1 TREES, 48 HEALTHY INCHES

○ SPECIMEN TREE: > 24"

SPECIMEN TREES

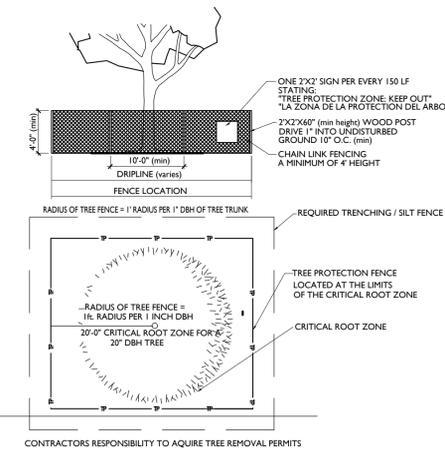
NUMBER	TYPE	SIZE	HEALTH	STATUS
1	HACKBERRY	48"	GOOD	REMOVED

✗ SPECIMEN TREE TO BE REMOVED

▨ EXISTING TREE CANOPY TO REMAIN

□ EXISTING TREE CANOPY TO BE REMOVED

NOTE:
 THE AERIAL PHOTOGRAPH DOES NOT ACCURATELY REPRESENT THE TREE CANOPY OF THE PROPERTY. SEVERAL TREES HAVE BEEN REMOVED PRIOR TO THE APPLICATION OF THIS PRELIMINARY PLAN. IN ADDITION, INVASIVE SPECIES HAVE BEEN REMOVED FROM THE EXISTING CANOPY AREAS PRIOR TO CANOPY PRESERVATION CALCULATIONS. THE TREE CANOPY HAS BEEN FIELD VERIFIED BY THE LANDSCAPE ARCHITECT.



CONTRACTORS RESPONSIBILITY TO ACQUIRE TREE REMOVAL PERMITS
TREE PROTECTION FENCING DETAIL

TREE PROTECTION NOTES:

- The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
- The tree protection barrier shall be installed as labeled on this plan or a distance to the dripline, whichever is greatest, as measured from the trunk of the protected tree.
- Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300-95 standard so as to minimize impact on the general root system.
- The storage of building materials or stock piling shall not be permitted within the limits of or against the protection barriers.
- Trees within the protection barriers must be adequately cared for throughout the construction process (i.e., they must be watered sufficiently). Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.



GERALD KOLE PROPERTY
155 11TH AVE SOUTH
TREE PRESERVATION
 CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE

REVISION	DESCRIPTION

REVIEWED BY:

L-1.0
 SCALE: AS NOTED