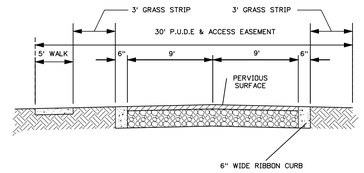
Parcel Line Table		
Line #	Length	Direction
L1	289.94	S31° 05' 11"E
L2	77.99	S60° 18' 17"W
L3	291.55	N31° 12' 52"W
L4	37.42	S60° 02' 45"W
L5	52.50	S60° 02' 45"W
L6	52.50	S60° 02' 45"W
L7	52.50	S60° 02' 45"W
L8	80.63	N28° 42' 00"W
L9	54.65	S37° 36' 07"W
L10	75.04	N12° 11' 52"W
L11	231.27	N61° 18' 00"E
L12	116.07	N30° 38' 59"W
L13	64.66	N30° 38' 59"W
L14	185.41	S49° 08' 42"W
L15	249.29	N10° 36' 57"W
L16	140.21	S70° 52' 18"W
L17	47.74	S31° 27' 34"E
L18	132.62	S31° 10' 10"E
L19	95.24	S31° 10' 45"E
L20	63.62	S61° 18' 00"W
L21	15.07	S62° 10' 21"W
L22	95.15	N28° 42' 00"W
L23	95.74	N28° 42' 00"W
L24	96.89	N28° 42' 00"W
L25	98.04	N28° 42' 00"W
L26	17.68	N28° 41' 58"W
L27	39.13	N61° 18' 00"E
L28	52.49	N61° 18' 00"E
L29	52.49	N61° 18' 00"E
L30	52.49	N61° 18' 00"E
L31	26.95	N61° 18' 00"E
L32	32.56	N61° 18' 00"E
L33	25.50	N28° 42' 00"W
L34	8.84	S61° 18' 00"W
L35	33.16	S61° 18' 00"W
L36	12.00	S28° 42' 00"E
L37	48.91	S61° 18' 00"W
L38	96.99	N28° 42' 00"W
L39	91.50	N28° 42' 00"W
L40	6.93	N26° 02' 22"E
L41	50.86	N61° 18' 00"E
L42	45.00	N61° 18' 00"E
L43	51.00	N61° 18' 00"E

Curve Data					
Curve	Delta	Length	Radius	Chord	
C1	17°14'38"	25.56'	84.93'	S43°38'44"W	25.46'
C2	32°28'19"	65.15'	114.95'	S51°15'35"W	64.28'
C3	112°25'32"	49.05'	25.00'	N45°35'49"E	41.56'
C4	11°39'32"	432.10'	2123.48'	S84°01'11"E	431.36'
C5	90°00'00"	24.35'	15.50'	S73°42'00"E	21.92'
C6	49°47'50"	13.47'	15.50'	N36°24'06"E	13.05'
C7	40°12'10"	10.88'	15.50'	N08°35'54"W	10.65'

Detached Residential Lot Tree Chart			
Lot Number	Lot Size	ACI	# Trees
1	5,172 SF	6	2
2	5,116 SF	6	2
3	5,055 SF	6	2
4	4,999 SF	3	1
5	5,861 SF	6	2
6	6,202 SF	6	2
7	4,137 SF	3	1
8	6,469 SF	6	2



PRIVATE ROAD SECTION

N.T.S.
** APPROVED BY CITY ENGINEER

CONNECTIVITY INDEX	
◆ NODES	3
X LINKS	5
LINKS/NODES	5/3 = 1.67
(1.65 MIN. REQUIRED)	

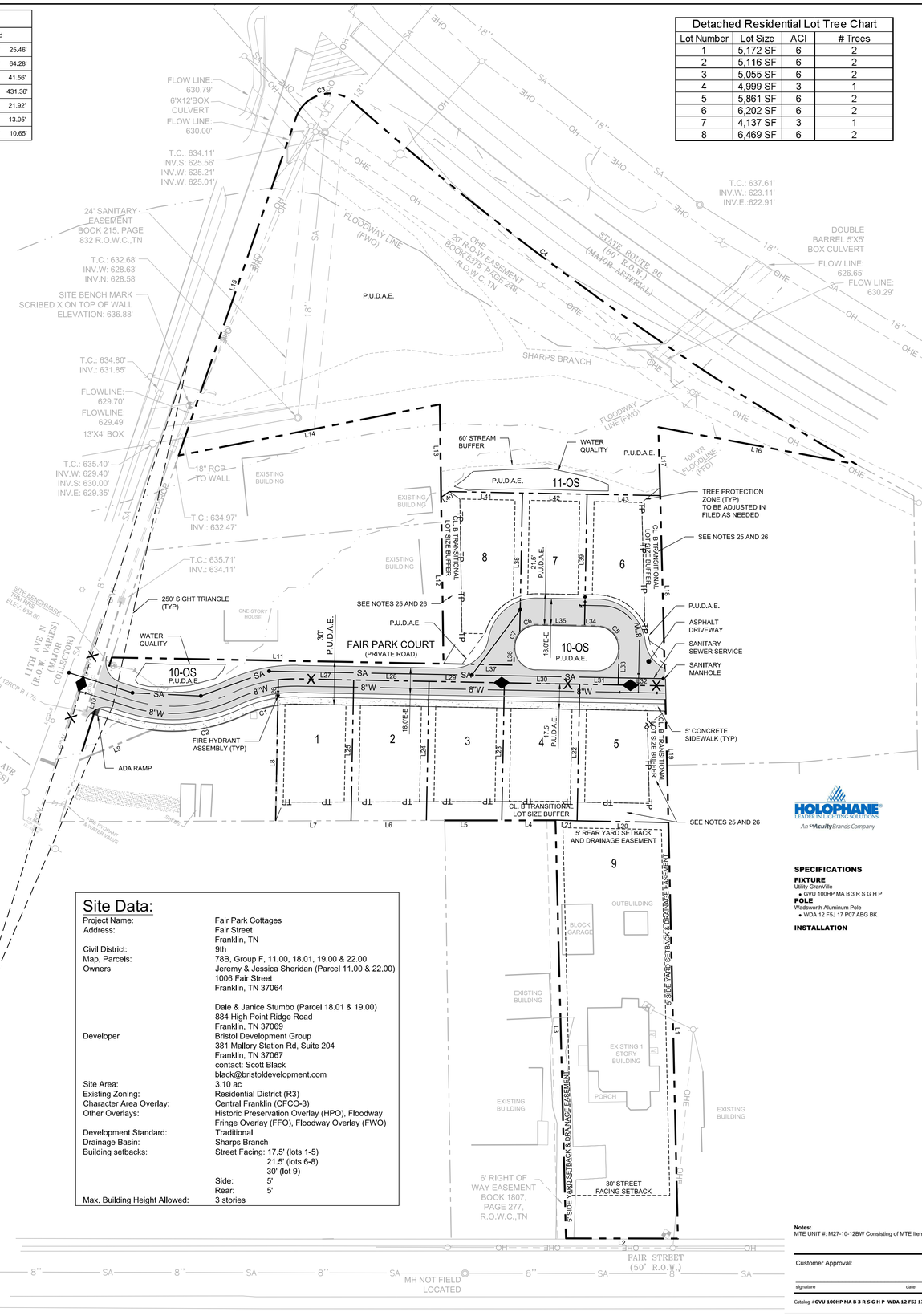
VICINITY MAP N.T.S.

Parcel Table		
Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	5,172	0.12
2	5,116	0.12
3	5,055	0.12
4	4,999	0.11
5	5,861	0.13
6	6,202	0.14
7	4,137	0.09
8	6,469	0.15
9	22,755	0.52
10-OS	10,414	0.24
11-OS	58,318	1.34

LOT #	LOT AREA (SF)	LOT AREA (AC)	% IMPERVIOUS SHOWN ON PRELIM. PLAT	% IMPERVIOUS ALLOWED
1	5,172	0.12	15%	40%
2	5,116	0.12	15%	40%
3	5,055	0.12	15%	40%
4	4,999	0.11	15%	40%
5	5,861	0.13	11%	40%
6	6,202	0.14	23%	40%
7	4,137	0.09	21%	40%
8	6,469	0.15	13%	40%

Notes:

1. This plat shall void and vacate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 7 of the JJ Green Subdivision (Bk DB30, Pg 424), and lot 9 of JJ Green Subdivision, Revision 1 (to be recorded).
2. The purpose of this plat is to consolidate lot 1 of the DePriest Subdivision (Bk 27, Pg 124), lot 7 of the JJ Green Subdivision (Bk DB30, Pg 424), and lot 9 of JJ Green Subdivision, Revision 1 (to be recorded) and re-subdivide the land into 9 residential lots and 2 open space lots.
3. 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 ±3.10 acre property into nine residential lots served by a private road.
4. 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 3,150 gallons per day.
5. This development of eight new lots is expected to have an average daily domestic water demand / sanitary sewer production of approximately 2,800 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.
6. The traffic production from these eight lots will be approximately 64 trips per day.
7. The proposed eight 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.
8. The school districts that could be affected by this development are:
   Elementary: Johnson
   Middle: Freedom Intermediate
   High: Franklin High
9. This property drains north to an existing stream on the south side of Highway 96 and is eventually tributary to the Harpeth River.
10. The acreage of this development is 3.10 acres.
11. 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
12. The proposed Fair Park preliminary plat involves the subdivision of the 3.10 acre property into nine single family lots, 8 new and 1 existing. Proposed lots will be accessed via a private access easement off of 11th Ave. The existing structures on parcel 11.00 are to remain as part of this application and will be located on Lot 9 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.
13. There are no known mineral rights other than the owner.
14. Stormwater Management features and drainage easements shall be maintained by the homeowner's association.
15. Minimum driveway width shall be 10' except when Hollywood driveways are utilized.
16. Open space lots 10 and 11 shall be public utility, access and drainage easements.
17. Private road and sidewalk shall be maintained by homeowner's association.
18. Existing drainage easements on lots 3-9 shall be abandoned with this plat.
19. Lot 9 sanitary sewer shall come from Fair Street.
20. 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 8 new residential lots are not expected to have a noticeable impact on the surrounding road systems.
21. Proposed density is 2.90 DUA (9 / 3.10)
22. Units on lots 1-8 shall be sprinklered.
23. Lots 3-9 are within the Historic Preservation Overlay.
24. Solid waste service shall be by private hauler.
25. Transitional lot size buffer size required is 18', but can be reduced to 13' with the installation of a fence meeting zoning ordinance standards. All fences on parcels within the HPO must be reviewed and approved for a Certificate of Appropriateness.
26. Transitional lot size buffer areas are to be maintained by homeowner's association.



TYPICAL LOT DETAIL LOTS 1-8

N.T.S.

** SETBACKS FOR LOTS WITH TRANSITIONAL LOT SIZE BUFFERS MAY BE GREATER THAN THE MINIMUM. REFER TO PLAN FOR DIMENSIONS

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 Dale & Janice Stumbo (Parcel 18.01 & 19.00) 884 High Point Ridge Road Franklin, TN 37069
Developer	Bristol Development Group 381 Mallory Station Rd, Suite 204 Franklin, TN 37067 contact: Scott Black black@bristoldevelopment.com
Site Area:	3.10 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: 17.5' (lots 1-5) 21.5' (lots 6-8) 30' (lot 9) Side: 5' Rear: 5'
Max. Building Height Allowed:	3 stories

HOLOPHANE
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SPECIFICATIONS

FIXTURE
Utility GranVille
◆ GVU 100HP MA B 3 R S G H P

POLE
Wadsworth Aluminum Pole
◆ WDA 12 F5J 17 P07 ABG BK

INSTALLATION

Catalog Number GVU 100HP MA B 3 R S G H P WDA 12 F5J 17 P07 ABG BK
Notes | Type

WADSWORTH ALUMINUM POLE UTILITY GRANVILLE

Anchorage/Orientation Plan
Street Side
180° 135° 90° 45° 0° 315° 270° 225° Anchor Dual

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

Customer Approval:
signature date

Job Name: Product Basket
Client Name: MTEMC--MTE UNIT #: M27-10-12BW
Created By: ll_main\axc01 Date: 11-Mar-11

Catalog #GVU 100HP MA B 3 R S G H P WDA 12 F5J 17 P07 ABG BK Dwg. # HLP-12294 Page: 2 of 2

CIVIL SITE
DESIGN GROUP
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS
630 SOUTHGATE AVENUE, SUITE A - NASHVILLE, TN 37203
615.249.9919 www.civilsite.com

SEAN K. DECOSTER
REGISTERED ENGINEER
NO. 00106250
STATE OF TENNESSEE
04/02/2015

PRELIMINARY PLAT

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

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

NORTH

PROJECT BENCHMARK:
DESCRIPTION: TBM RRS
ELEVATION: 638.00

0 10 20 30 40 80 120
GRAPHIC SCALE 1"=40'

C3.00

JOB NO.: 14-156-01

CITY OF FRANKLIN PROJ# 5751

Apr 02, 2015 - 8:29am T:\CADD\201414\14-156-01\CAD\Civil\Preliminary Plat\14-156-01_C300 - Preliminary Plat.dwg