

Site Data

Project Name: Stream Valley - Section 13 Final Plat, Revision 2, FFO Revision on Lots 444-449 & 496

COF Project #: 6840

Subdivision: Stream Valley PUD Subdivision

Lot numbers: Lots 444-449 with Lot 496 being Open Space

Address: Lewisburg Pike and Stream Valley Blvd.

City: Franklin

County: Williamson

State: Tennessee

Civil District: 10th

Existing Zoning: Specific Development-Variety (SD-X)

Charter Area Overlay: GCCO-4b

Other Applicable Overlays: FFO

Applicable development standard: Conventional

Acreage of site: 4.62 acres

Minimum required setback lines:

Garden Homes: Lots 444-449

Front Yard: 15 Feet

Side Yard: 5-10 Feet (10' on a Street)

Rear Yard: 15 Feet

Owners representative: Stream Valley Franklin, LLC

Address: P.O. Box 314 Franklin, TN 37065 615.305.1033 tyler.ring@tenncontractors.com Tyler Ring

Applicant: Energy Land & Infrastructure

Address: 1420 Donelson Pike, Suite A12 Nashville, TN 37217

Phone number: (615) 383-6300

Email address: clay.wallace@eli-llc.com

Contact name: Clay Wallace

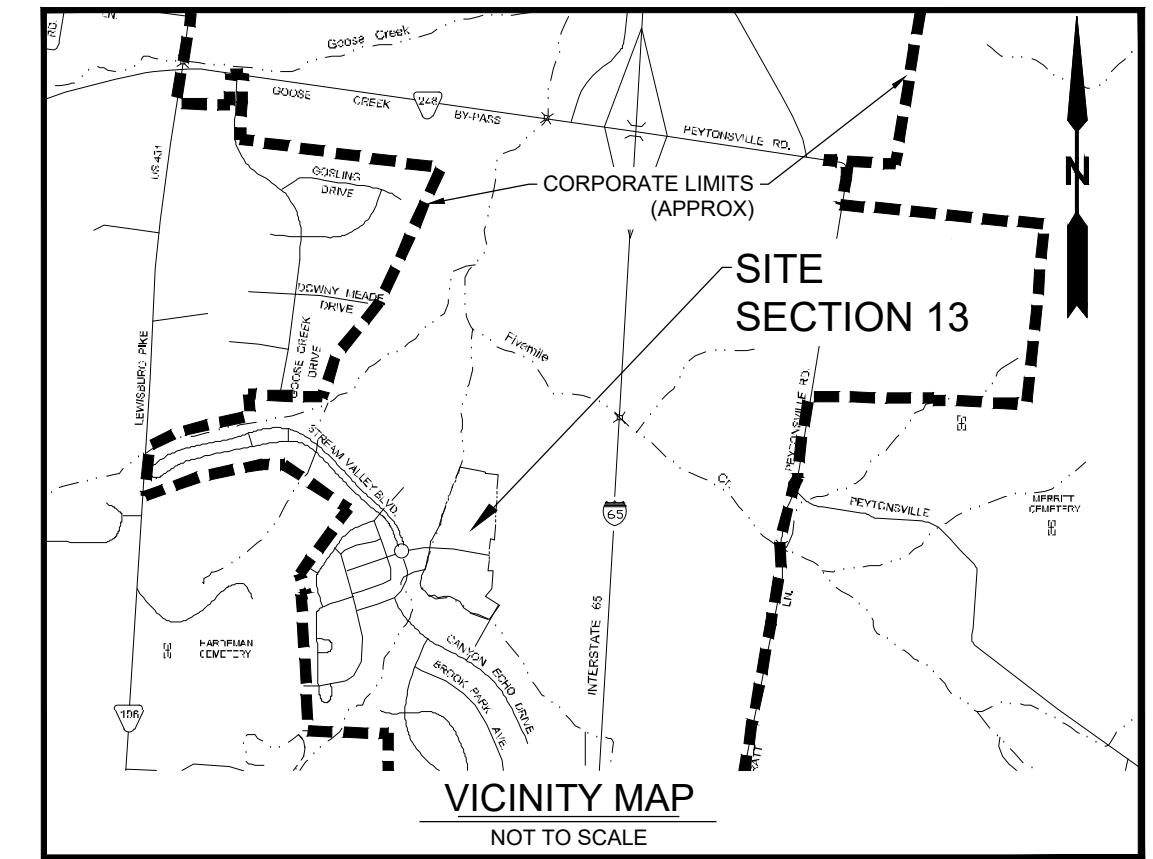
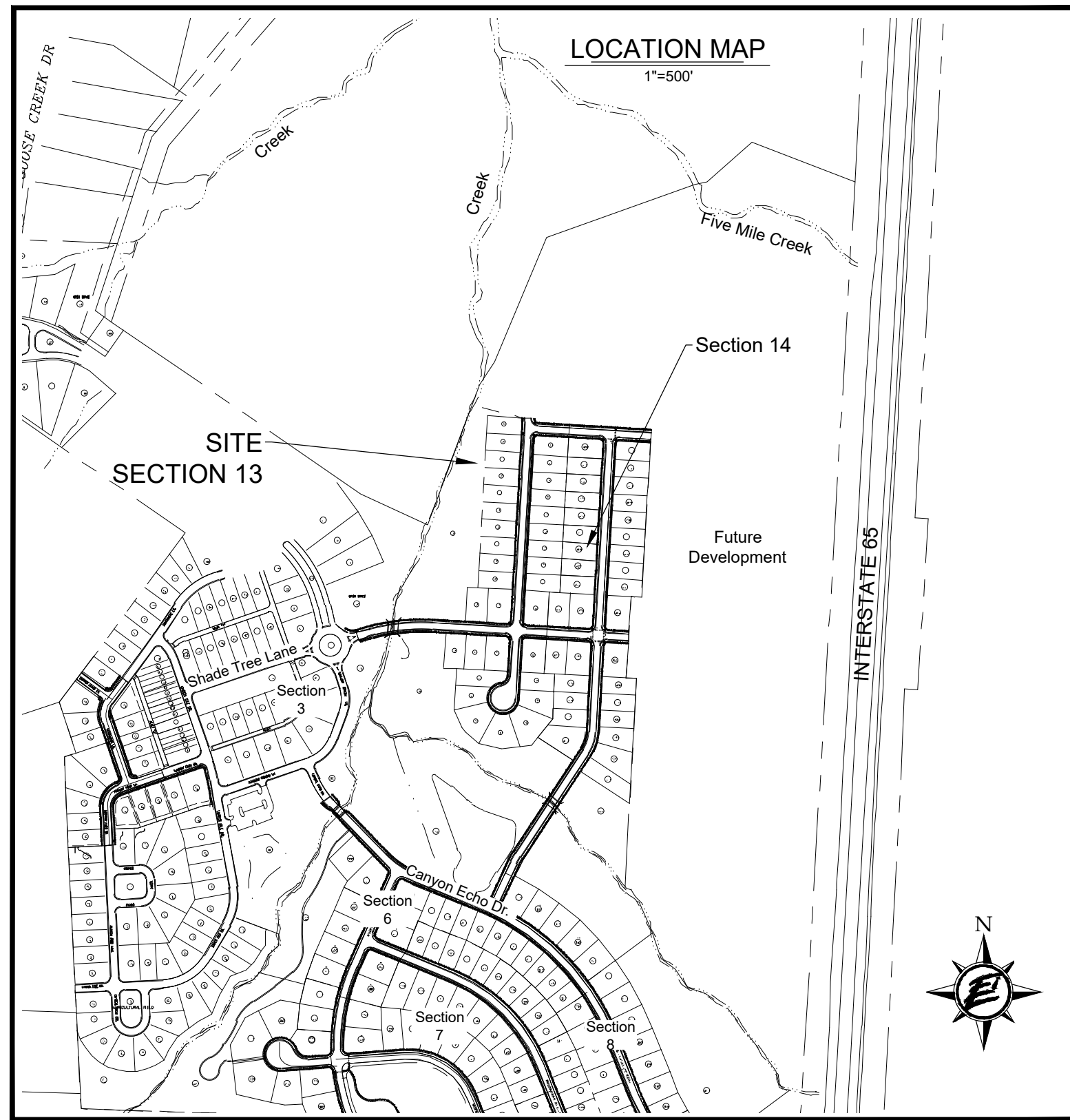
Land Surveyor: Energy Land & Infrastructure

Address: 1420 Donelson Pike, Suite A12 Nashville, TN 37217

Phone number: (615) 383-6300

Contact name: Bennie Wheeler

Email address: bennie.wheeler@eli-llc.com



Certificates Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5559, Page 782, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, 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 or lots 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.

Owner _____ Date _____

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:
 (1) The sewer system designated in Stream Valley Subdivision - Section 13 has been installed in accordance with City specifications, or
 (2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department _____ Date _____
 City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:
 (1) The water system designated in Stream Valley Subdivision - Section 13 has been installed in accordance with City specifications, or
 (2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the HB&TS Utility District to assure completion of such improvements.

HB&TS Franklin, TN _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
 (1) the streets, drainage, and sidewalks designated in Stream Valley Subdivision, Section 13 have been installed in accordance with City specifications, or
 (2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department _____ Date _____
 City of Franklin, Tennessee

Notes

- The purpose of this plat is to revise the location of the FFO boundary on lots 444-449, and 496.
- This plat voids, vacates, and supercedes all previous recordings (Book P64, Page 124 & Book P68, Page 32) for the subject lots.
- A portion of the subject property lies within a flood hazard area (100-year Zone "AE") as per FEMA FIRM Map Number 47187C0355 F, revised September 29, 2006 and per FEMA LOMR-F (18-040503A) dated December 8, 2017, and FEMA LOMR-F (18-04-6010A) dated September 5, 2018.
- The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plane Coordinate System, Zone 5301, Flipzone 4100; NAD 83 datum.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTECM.
- All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Residential fire sprinklers systems shall be provided until the second connection to the development is provided.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within 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 activities within easements.
- Unless otherwise designated on the recorded plat, a 10' wide drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Mineral rights shall be transferred to property owner.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
- Residential lots abutting open space areas shall not contain opaque fences.
- 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 a 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.
- Any HB&TS Utility District easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private driveways which cross an easement. No trees or shrubbery will be planted within the easements.

Total area: 201,228 S.F. or 4.62 Acres

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19
 Owner: Stream Valley Franklin, LLC
 P/O Deed Book 5559, Page 782
 Register's Office for Williamson County, TN

Road Data:

Acreage in new roads 0 Acres
 Linear footage of new roads 0 Feet

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 _____, 2016, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission _____ Date _____

Surveyor Information
 Bennie Wheeler, R.L.S.
 ELI, LLC
 1420 Donelson Pike, Suite A12
 Nashville, TN 37217
 Phone: 615-383-6300
 Email: bennie.wheeler@eli-llc.com



Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared and provided to us by Littlejohn Engineering Associates dated August 12, 2005.

**STREAM VALLEY PUD SUBDIVISION
 SECTION 13, FINAL PLAT - REVISION 2,
 FFO REVISION ON LOTS 444-449 & 496**

SHEET 1 OF 2

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 CITY OF FRANKLIN PROJECT #6840

DATE: October 8, 2018
 REVISED: October 25, 2018

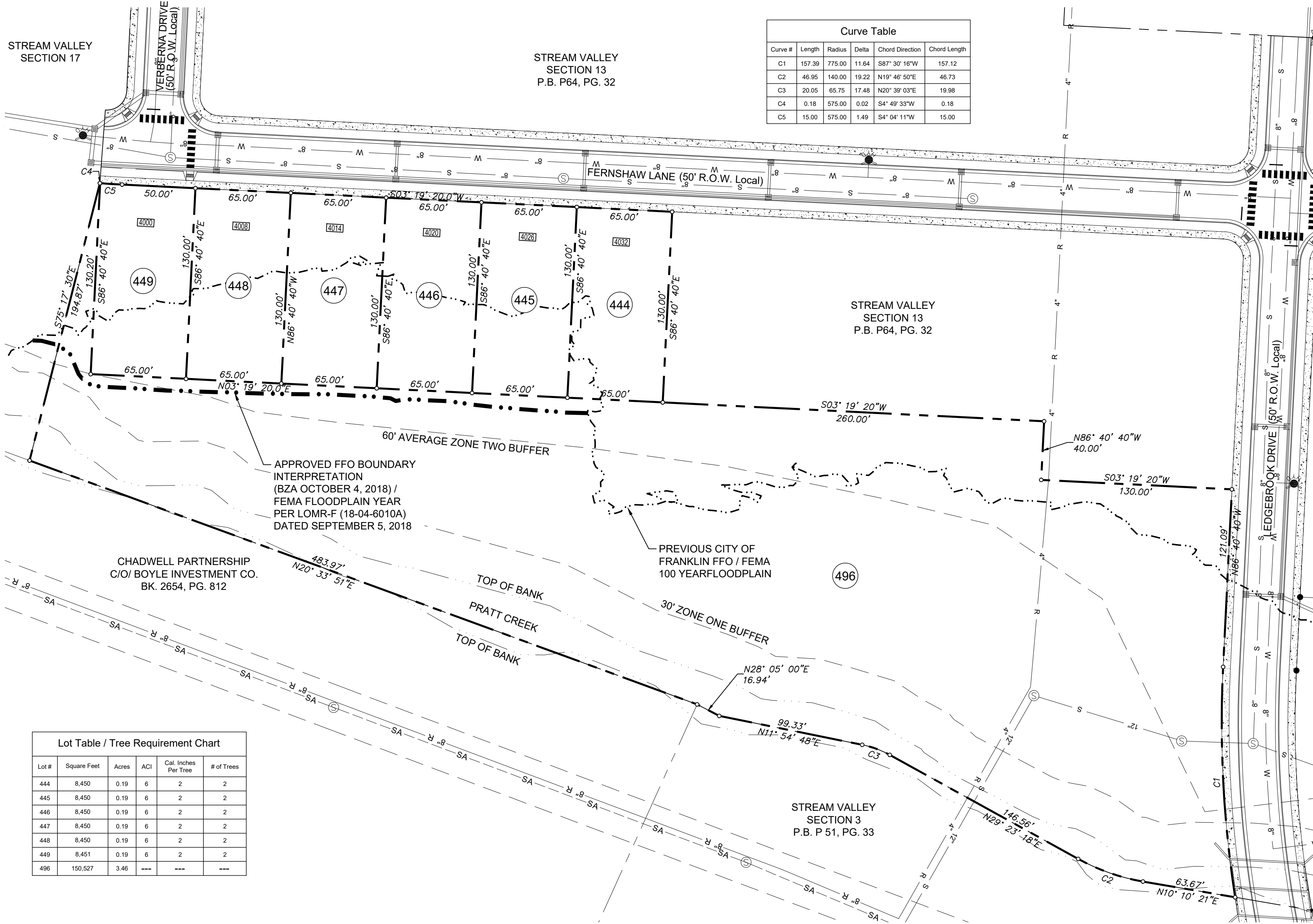
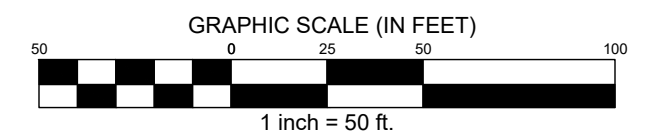
ENERGY LAND & INFRASTRUCTURE
 1420 DONELSON PIKE, SUITE A12
 NASHVILLE, TN 37217
 OFFICE 615-383-6300 · WWW.ELI-LLC.COM
 ENGINEERS-SURVEYORS-INFRASTRUCTURE-ENVIRONMENTAL
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STREAM VALLEY SECTION 17

STREAM VALLEY SECTION 13
P.B. P64, PG. 32

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	157.39	775.00	11.64	S87° 30' 16"W	157.12
C2	46.95	140.00	19.22	N19° 46' 50"E	46.73
C3	20.05	65.75	17.48	N20° 39' 03"E	19.98
C4	0.18	575.00	0.02	S4° 49' 33"W	0.18
C5	15.00	575.00	1.49	S4° 04' 11"W	15.00



APPROVED FFO BOUNDARY INTERPRETATION (BZA OCTOBER 4, 2018) / FEMA FLOODPLAIN YEAR PER LOMR-F (18-04-6010A) DATED SEPTEMBER 5, 2018

CHADWELL PARTNERSHIP C/O/ BOYLE INVESTMENT CO. BK. 2654, PG. 812

PREVIOUS CITY OF FRANKLIN FFO / FEMA 100 YEAR FLOODPLAIN

STREAM VALLEY SECTION 13 P.B. P64, PG 32

STREAM VALLEY SECTION 3 P.B. P 51, PG. 53

Lot Table / Tree Requirement Chart					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	# of Trees
444	8,450	0.19	6	2	2
445	8,450	0.19	6	2	2
446	8,450	0.19	6	2	2
447	8,450	0.19	6	2	2
448	8,450	0.19	6	2	2
449	8,451	0.19	6	2	2
496	150,527	3.46	---	---	---

Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Proposed Sidewalk
- Lot Number
- Lot Address

STREAM VALLEY PUD SUBDIVISION SECTION 13, FINAL PLAT - REVISION 2, FFO REVISION ON LOTS 444-449 & 496

SHEET 1 OF 2
10th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6840
DATE: October 8, 2018
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