

**Site Data**

Project Name: Tap Root Hills PUD Subdivision - Section One  
 COF Project #: 6081  
 Subdivision: Tap Root Hills PUD Subdivision  
 Lot numbers: Lots 1-11, 60-86, 104, 500-502 & 507 with Lots 500-502 & 507 being Open Spaces  
 Address: Clovercroft Road  
 City: Franklin  
 County: Williamson  
 State: Tennessee  
 Civil District: 14th

Existing zoning and charter area overlay: SD-R (2.28) / SWC-02 (Seward Hall)  
 Applicable development standard: Conventional  
 Acreage of site: 20.16 acres

Minimum required setback lines: See Setback Detail this sheet

Owners representative: Patterson Company, LLC  
 Address: 321 Billingsly Court, Suite 19  
 Franklin, TN 37067  
 Phone number: 615.472.1317  
 Email address: WPatterson@buypatterson.com  
 Contact name: Wes Patterson

Applicant: Energy Land & Infrastructure  
 Address: 1420 Donelson Pike, Suite A12  
 Nashville, TN 37217  
 Phone number: (615) 383-6300  
 Fax number: (615) 383-6341  
 Email address: michael.ray@eli-llc.com  
 Contact name: Michael Ray

Engineer / Land Surveyor: Energy Land & Infrastructure  
 Address: 1420 Donelson Pike, Suite A12  
 Nashville, TN 37217  
 Phone number: (615) 383-6300  
 Fax number: (615) 383-6341  
 Contact names: Mike Dial

**Notes**

- The purpose of this plat is to create 39 single-family residential lots, and four open space lots.
- This property is not located within a flood hazard area as per FEMA NFIP FIRM MAP NUMBER 47187C0220 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by water from Microfton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 080.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- 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 MTEMC.
- All open space area to be public utility and drainage easements (PUDEs).
- The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, 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.
- All Microfton Utility District (M.U.D.) 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 or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- Residential fire sprinklers (NFPA 13D) shall be provided in all new homes until the roadway connection to Watkins Creek Subdivision is complete and accessible for emergency vehicles.
- 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 activity within easements.
- 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.
- Any side elevation visible from a street shall have the same degree of architectural details as the front facade.

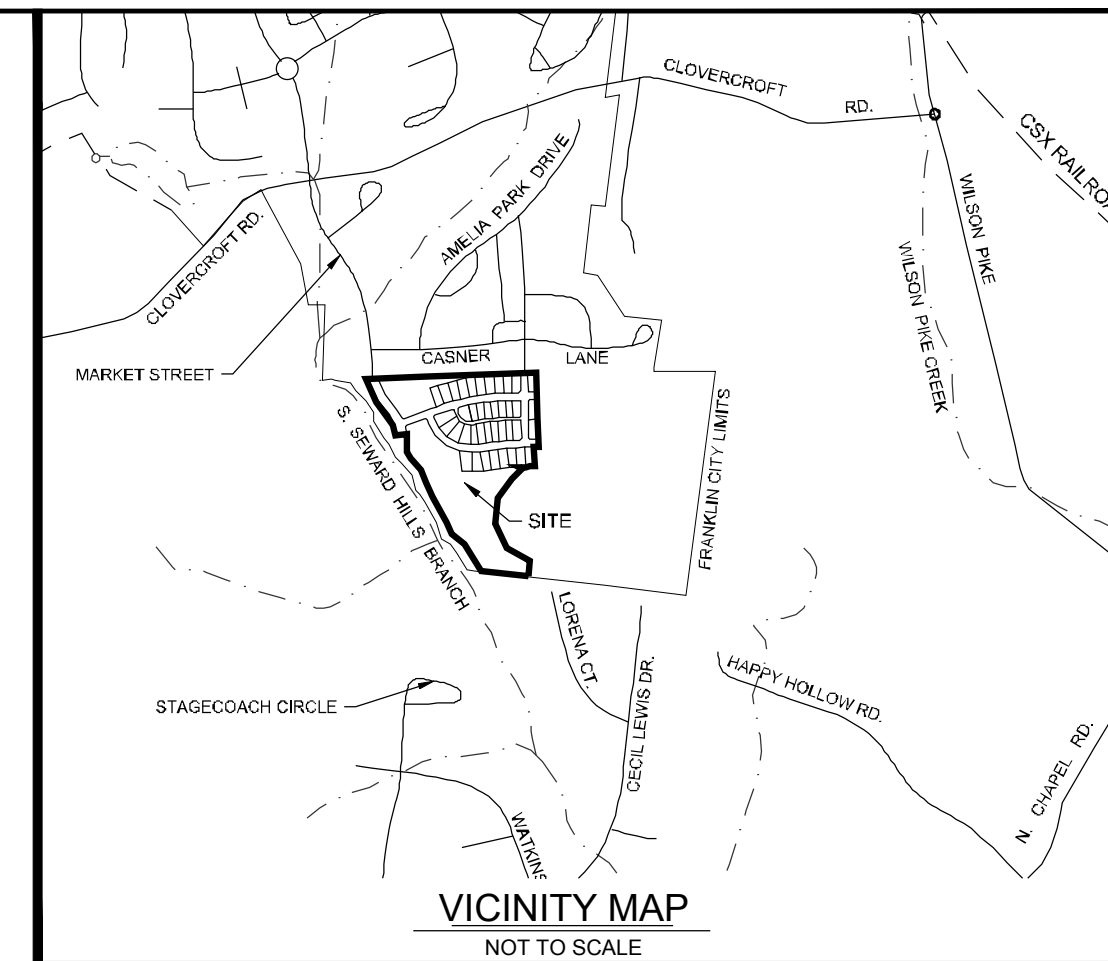
**Total area: 878,090 S.F. or 20.158 Acres**

**Road Data:**

Acreage in new roads including alley right-of-ways: 3.32 Acres  
 Linear footage of new roads: 1,730 Feet  
 Linear footage of new alleys: 519 Feet

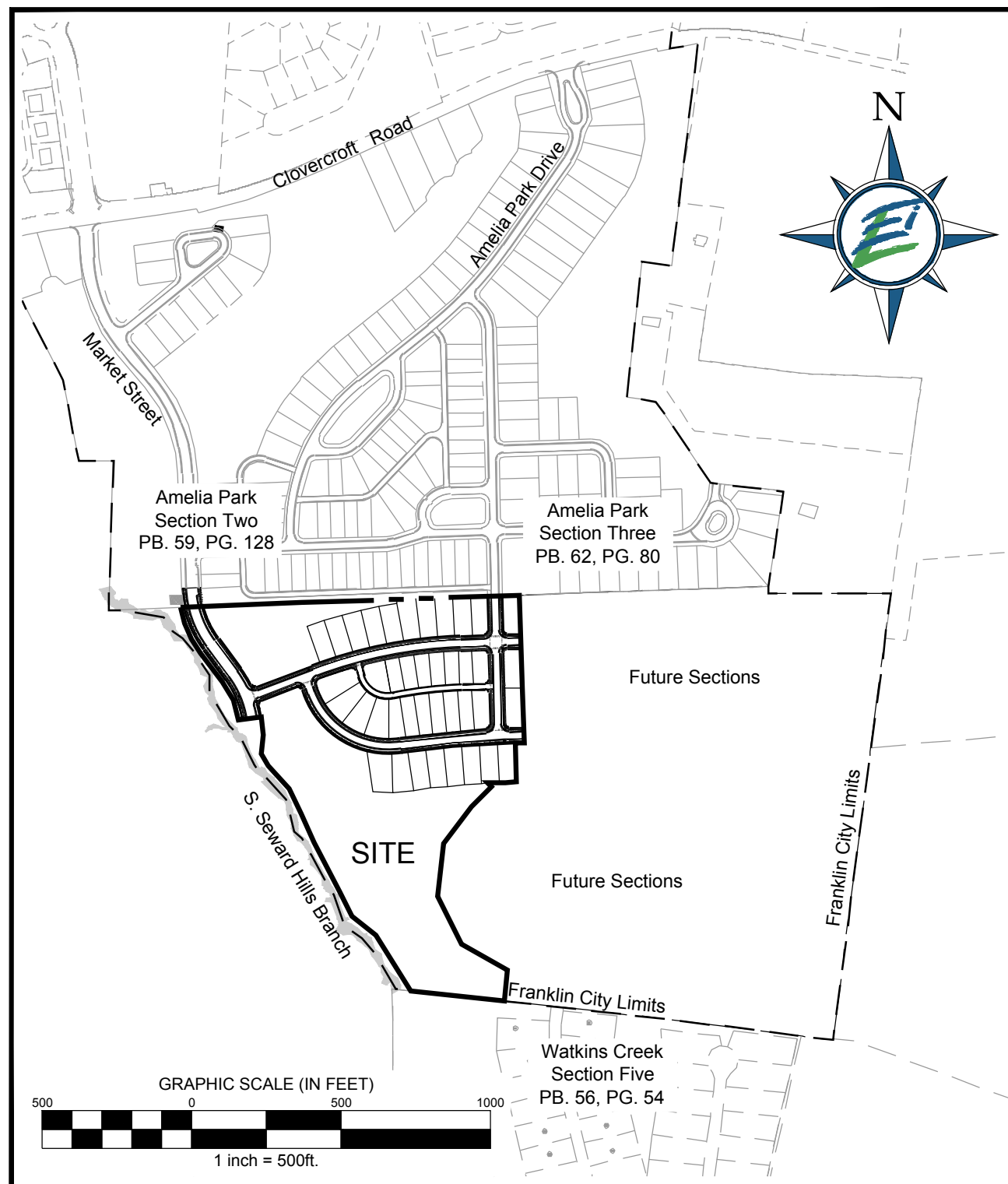
**Deed Reference**

TAX MAP 080, PART OF PARCEL 44.03  
 Owner: Patterson Company, LLC  
 P/O Deed Book 6336, Page 102  
 Register's Office for Williamson County, TN



Lot #	Square Feet	Acres	ACI	Cal. Inches per Tree	# of Trees
1	7,794	0.18	6	2	3
2	7,794	0.18	6	2	3
3	7,794	0.18	6	2	3
4	7,794	0.18	6	2	3
5	7,794	0.18	6	2	3
6	8,397	0.19	6	2	3
7	8,055	0.18	6	2	3
8	7,862	0.18	6	2	3
9	7,828	0.18	6	2	3
10	7,161	0.16	6	2	3
11	7,470	0.17	6	2	3
45	7,609	0.17	6	2	3
46	7,610	0.17	6	2	3
60	7,566	0.17	6	2	3
63	7,610	0.17	6	2	3
64	7,611	0.17	6	2	3
65	7,607	0.17	6	2	3
66	8,240	0.19	6	2	3
67	9,577	0.22	12	2	6
68	7,572	0.17	6	2	3

Lot #	Square Feet	Acres	ACI	Cal. Inches per Tree	# of Trees
69	6,330	0.15	6	2	3
70	6,408	0.15	6	2	3
71	6,444	0.15	6	2	3
72	6,433	0.15	6	2	3
73	6,377	0.15	6	2	3
74	6,363	0.15	6	2	3
75	8,169	0.19	6	2	3
76	8,280	0.19	6	2	3
77	8,590	0.20	6	2	3
78	9,783	0.22	12	2	6
79	5,359	0.12	6	2	3
80	5,360	0.12	6	2	3
81	5,358	0.12	6	2	3
82	5,358	0.12	6	2	3
83	5,360	0.12	6	2	3
84	5,113	0.12	6	2	3
85	6,139	0.14	6	2	3
86	7,767	0.18	6	2	3
104	8,001	0.18	6	2	3



**Certificate Of Ownership**

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6336, Page 102, 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. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 6336, Page 105, R.O.W.C., Tennessee.

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 Tap Root Hills - Section One 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 Tap Root Hills - Section One 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 Microfton Utility District to assure completion of such improvements.

General Manager, Microfton Utility District \_\_\_\_\_ Date \_\_\_\_\_

**Certificate Of Approval of Streets, Drainage, and Sidewalks**

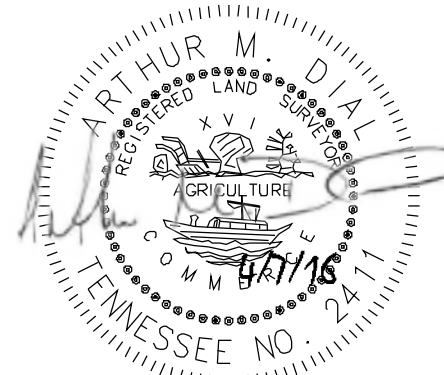
I hereby certify that:  
 (1) The streets, drainage, and sidewalks designated in Tap Root Hills - Section One has been installed in accordance with City specifications, or  
 (2) A performance agreement and surety in the amount of \$ \_\_\_\_\_ for streets, \$ \_\_\_\_\_ for access, \$ \_\_\_\_\_ for 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

**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 by Energy Land & Infrastructure, LLC dated November 25, 2014.

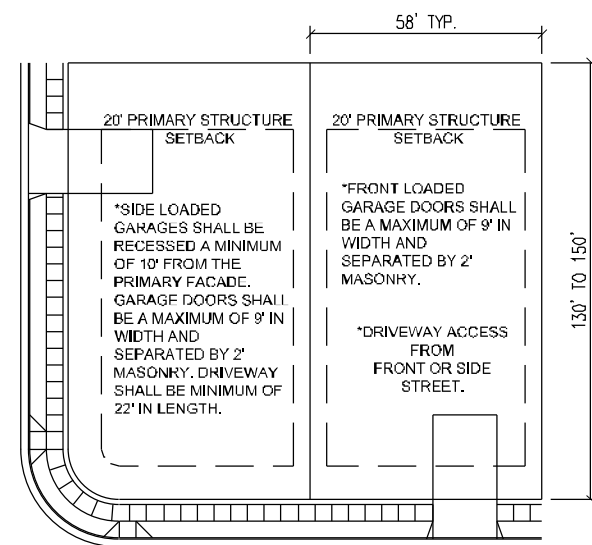
Surveyor Information  
 Mike Dial  
 ELI, LLC  
 1420 Donelson Pike, Suite A12  
 Nashville, TN 37217  
 Phone: 615-383-6300  
 Email: mike.dial@eli-llc.com



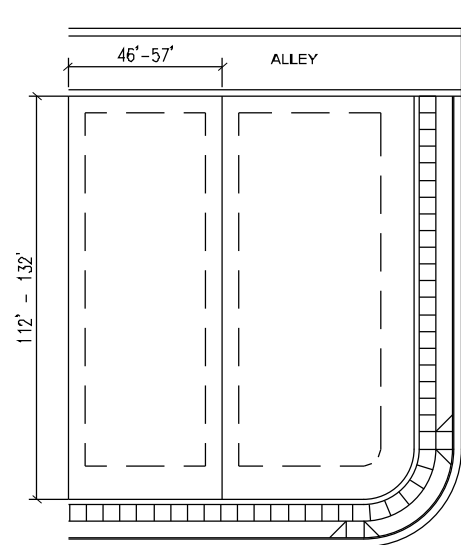
**Certificate Of Approval for Recording**

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.

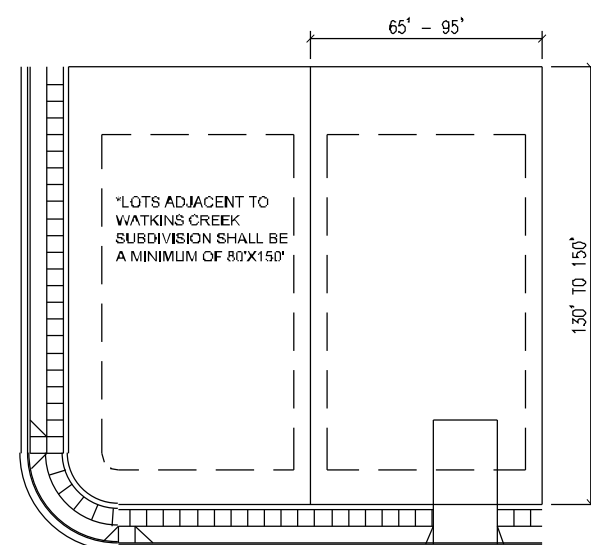
Secretary, Franklin Municipal Planning Commission \_\_\_\_\_ Date \_\_\_\_\_



SINGLE FAMILY DETACHED A (LABELED AS TYPE A)  
 10' FRONT YARD  
 10' CORNER YARD  
 5' SIDE YARD  
 20' REAR YARD FOR PRIMARY STRUCTURE



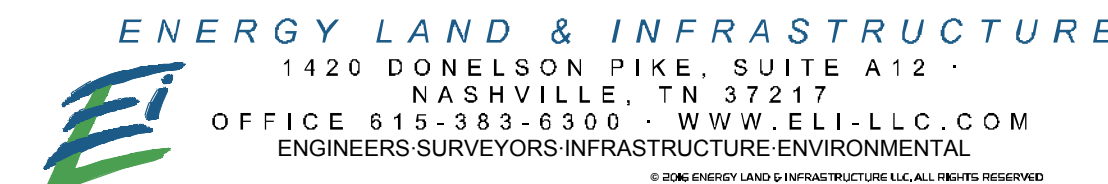
ALLEY LOADED SINGLE FAMILY DETACHED (LABELED AS ALLEY)  
 10' FRONT YARD  
 10' CORNER YARD  
 5' SIDE YARD  
 5' REAR YARD



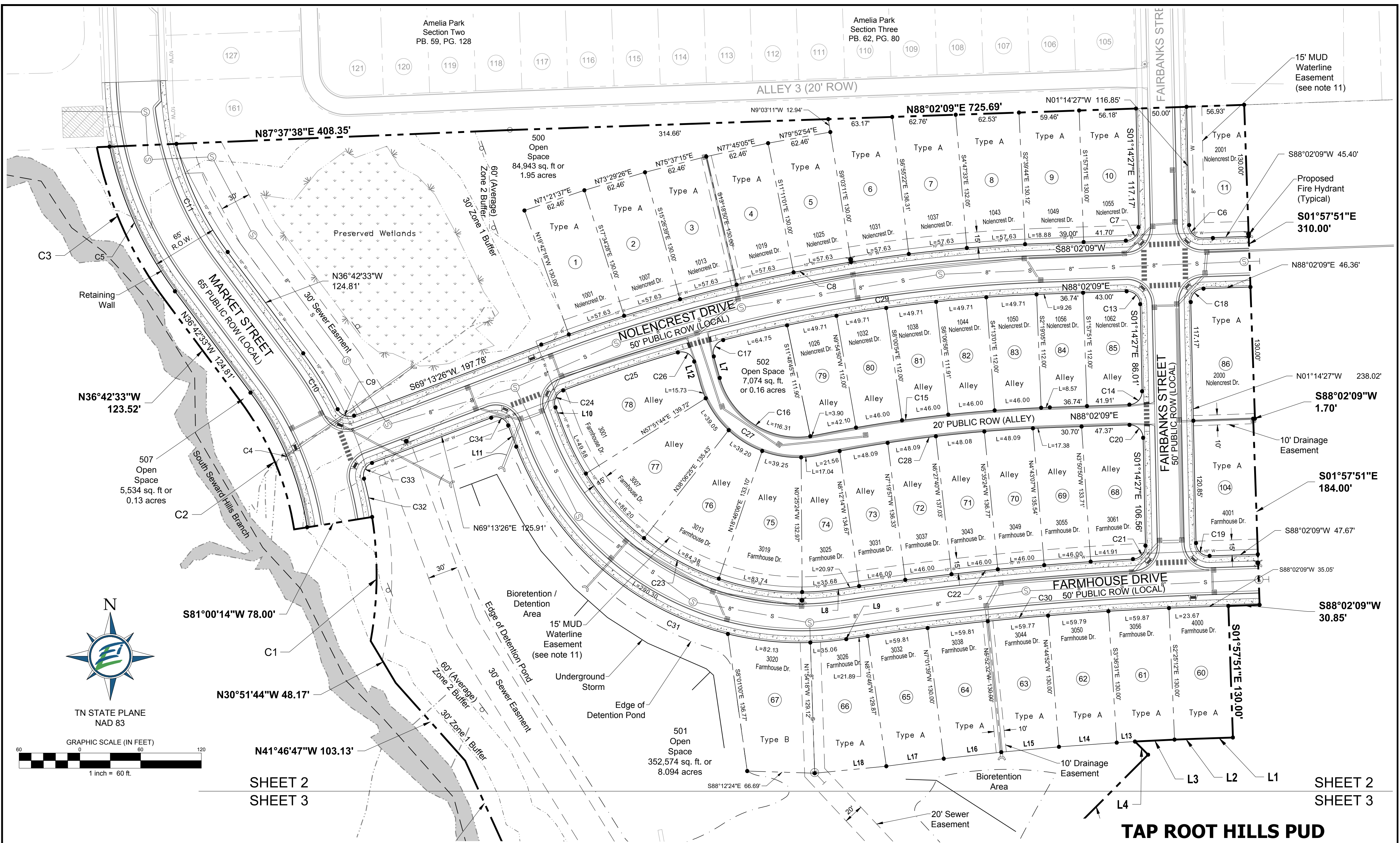
SINGLE FAMILY DETACHED B (LABELED AS TYPE B)  
 15' FRONT YARD  
 15' CORNER YARD  
 5' SIDE YARD  
 20' REAR YARD

**TAP ROOT HILLS PUD  
 SUBDIVISION - SECTION ONE**

**SHEET 1 OF 3**  
 14th CIVIL DISTRICT  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
 CITY OF FRANKLIN PROJECT #6081  
 DATE: 03-14-2016  
 REVISED: 04-07-2016







SHEET 2  
SHEET 3

SHEET 2  
SHEET 3

**Legend**

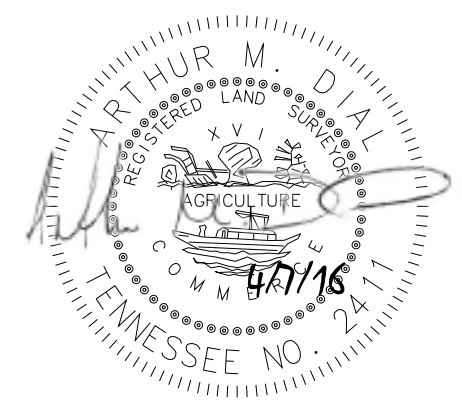
- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number

**Utility Note**

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

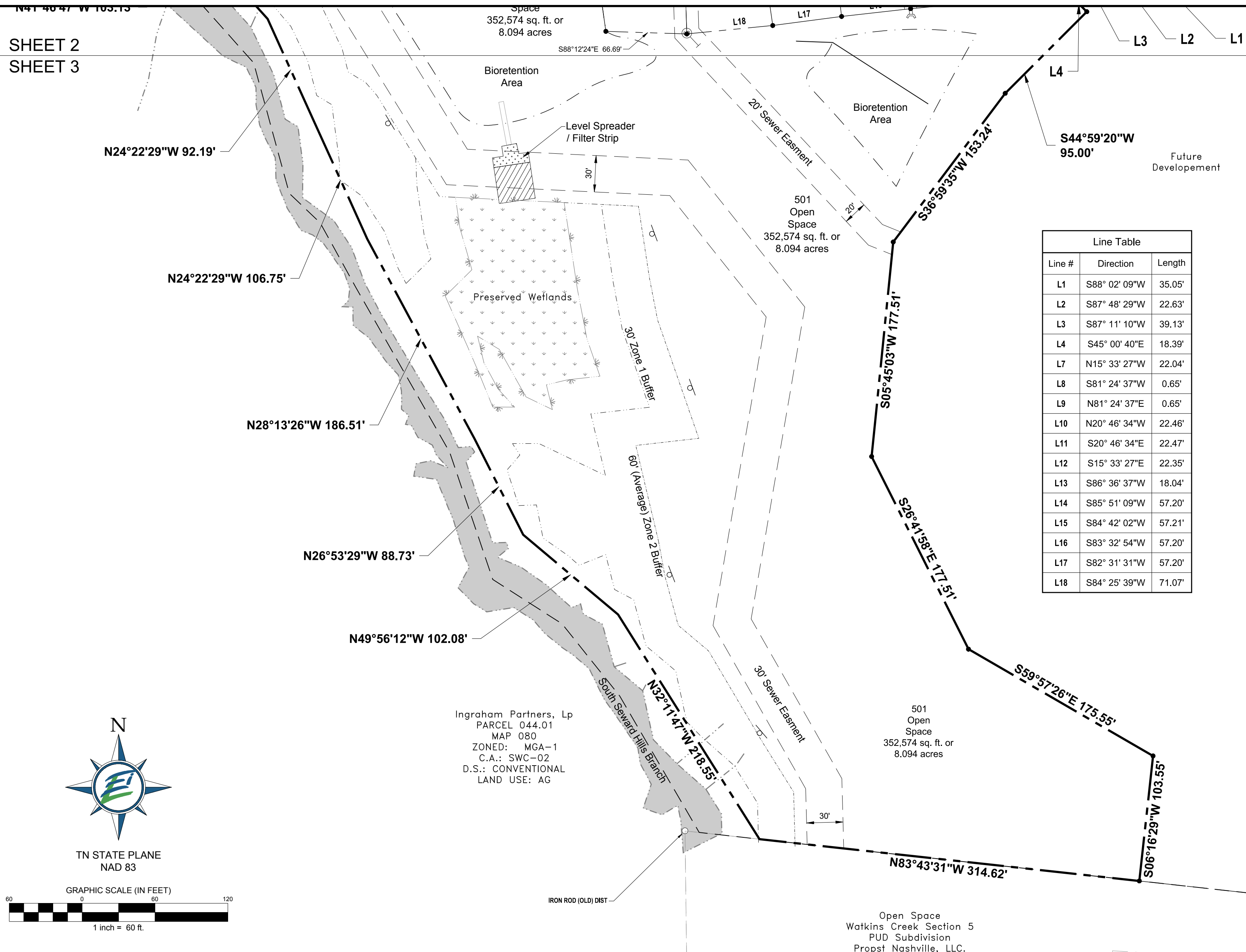
**TAP ROOT HILLS PUD  
SUBDIVISION - SECTION ONE**

**SHEET 2 OF 3**  
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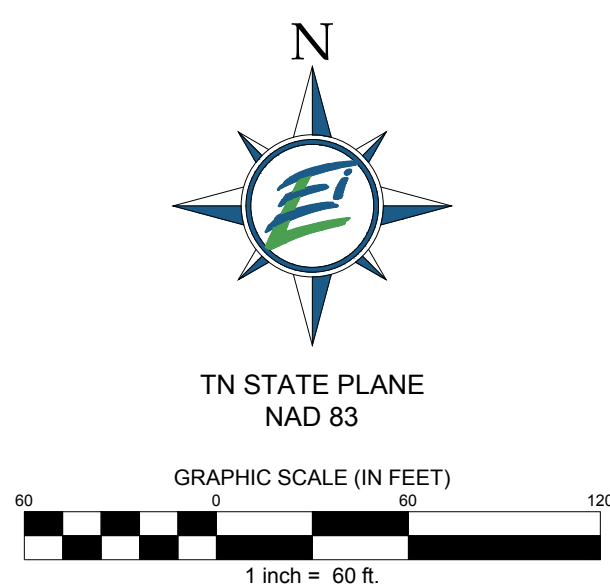
**ENERGY LAND & INFRASTRUCTURE**  
1420 DONELSON PIKE, SUITE A12  
NASHVILLE, TN 37217  
OFFICE 615-383-6300 · WWW.ELI-LLC.COM  
ENGINEERS-SURVEYORS-INFRASTRUCTURE-ENVIRONMENTAL  
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Line Table		
Line #	Direction	Length
L1	S88° 02' 09"W	35.05'
L2	S87° 48' 29"W	22.63'
L3	S87° 11' 10"W	39.13'
L4	S45° 00' 40"E	18.39'
L7	N15° 33' 27"W	22.04'
L8	S81° 24' 37"W	0.65'
L9	N81° 24' 37"E	0.65'
L10	N20° 46' 34"W	22.46'
L11	S20° 46' 34"E	22.47'
L12	S15° 33' 27"E	22.35'
L13	S86° 36' 37"W	18.04'
L14	S85° 51' 09"W	57.20'
L15	S84° 42' 02"W	57.21'
L16	S83° 32' 54"W	57.20'
L17	S82° 31' 31"W	57.20'
L18	S84° 25' 39"W	71.07'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	365.50'	122.98'	19°16'40"	N0°41'32"E	122.40'
C2	287.50'	139.37'	27°46'33"	N22°49'16"W	138.01'
C3	378.50'	166.94'	25°16'16"	N24°04'25"W	165.59'
C4	300.50'	145.62'	27°45'54"	N22°49'36"W	144.20'
C5	365.50'	158.05'	24°46'35"	N24°19'15"W	156.83'
C6	13.00'	20.58'	90°43'24"	N46°36'09"W	18.50'
C7	13.00'	20.26'	89°16'36"	S43°23'51"W	18.27'
C8	1550.00'	508.91'	18°48'43"	S78°37'48"W	506.63'
C9	13.00'	19.11'	84°14'17"	N68°39'25"W	17.44'
C10	365.50'	64.88'	10°10'16"	N31°37'25"W	64.80'
C11	300.50'	118.96'	22°40'56"	N25°22'05"W	118.19'
C13	13.00'	20.58'	90°43'24"	S46°36'09"E	18.50'
C14	13.00'	20.26'	89°16'36"	S43°23'51"W	18.27'
C15	1388.00'	234.68'	9°41'15"	S83°11'32"W	234.40'
C16	80.00'	120.21'	86°05'38"	N58°36'16"W	109.22'
C17	13.00'	20.71'	91°16'18"	N30°04'42"E	18.59'
C18	13.00'	20.26'	89°16'36"	N43°23'51"E	18.27'
C19	13.00'	20.58'	90°43'24"	N46°36'09"W	18.50'
C20	13.00'	20.58'	90°43'24"	S46°36'09"E	18.50'
C21	13.00'	20.01'	88°11'13"	S42°51'10"W	18.09'
C22	3025.00'	292.26'	5°32'09"	S84°10'42"W	292.15'
C23	250.00'	339.53'	77°48'49"	N59°40'58"W	314.03'
C24	13.00'	20.46'	90°09'33"	N24°18'13"E	18.41'
C25	1500.00'	119.34'	4°33'30"	N71°39'44"E	119.31'
C26	13.00'	20.53'	90°30'03"	S60°48'29"E	18.46'
C27	100.00'	150.26'	86°05'38"	S58°36'16"E	136.52'
C28	1368.00'	231.30'	9°41'15"	N83°11'32"E	231.02'
C29	1500.00'	322.58'	12°19'18"	N81°52'30"E	321.96'
C30	2975.00'	344.02'	6°37'32"	N84°43'23"E	343.83'
C31	300.00'	407.43'	77°48'49"	S59°40'58"E	376.83'
C32	365.50'	38.70'	6°04'02"	N11°58'49"W	38.69'
C33	13.00'	19.11'	84°14'17"	N27°06'18"E	17.44'
C34	13.00'	20.42'	90°00'00"	S65°46'34"E	18.38'



Ingraham Partners, Lp  
PARCEL 044.01  
MAP 080  
ZONED: MGA-1  
C.A.: SWC-02  
D.S.: CONVENTIONAL  
LAND USE: AG

501  
Open  
Space  
352,574 sq. ft. or  
8.094 acres

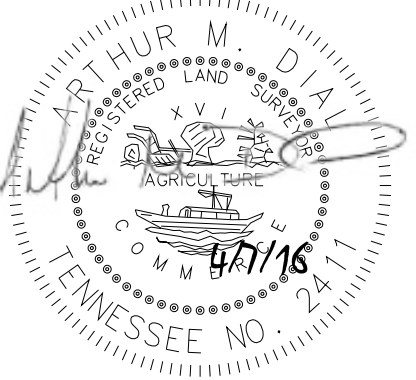
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