

**Notes**

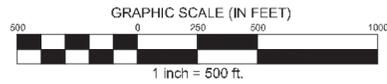
- The purpose of this plat is to create 15 residential and 6 open space lots.
- This property is not located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0355F, dated September 29, 2006.
- The lots shall be served by water from HB&TS Utility District and sewer from the City of 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 Plan Coordinate System, Zone 5301, Fipszone 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 MTEMCO.
- All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
- Any and all mineral rights for the subject property shall transfer to the owner.
- A fire sprinkler system shall be required in the proposed 4-unit Big House in accordance with NFPA 13R for multi-family.
- 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.
- Unless otherwise designated on the recorded plat, a 10' wide public 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.
- Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within 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 activities 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.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement 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 with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. 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 H.O.A. 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.
- Parkland Dedication - Fees in Lieu for 12 units x 1,200 sf = 24,200 sf shall be paid prior to recording the final plat.
- A historic building / property is located within 500' of the proposed development.

**BUSHNELL FARM PUD SUBDIVISION**

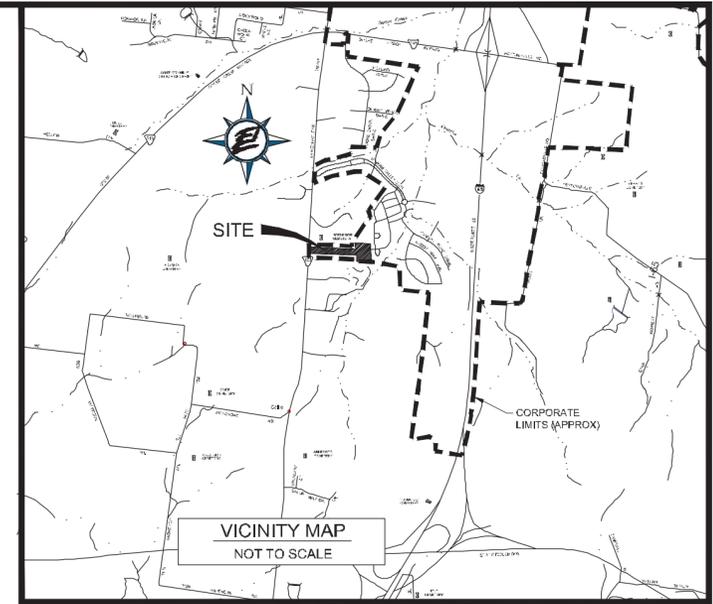
**Total area: 424,405 S.F. or 9.74 Acres**

**Road Data:**

Acreage in new ROW	2.60 Acres
Linear footage of new roads	1910 Feet
Linear footage of new alleys	0 Feet



TN STATE PLANE COORD.,  
ZONE 5301, FIPZONE 4100;  
NAD83 DATUM



**Certificate Of Ownership**

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 7394, Page 890, 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.

Owner \_\_\_\_\_ Date \_\_\_\_\_

**Owner Information**  
Stream Valley Franklin, LLC  
P.O. Box 314  
Franklin, TN 37065  
Phone: (615) 5305-1033  
Email: tyler.ring@tenncontractors.com

**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:

- The sewer system designated in Bushnell Farm Conservation Subdivision has been installed in accordance with City specifications, or
- 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:

- The water system designated in Bushnell Farm Conservation Subdivision has been installed in accordance with HB&TS Utility District specifications, or
- A performance agreement and surety in the amount of \$ \_\_\_\_\_ for the water system has been posted with HB&TS Utility District to assure completion of such improvements.

HB&TS Utility District \_\_\_\_\_ Date \_\_\_\_\_

**Site Data**

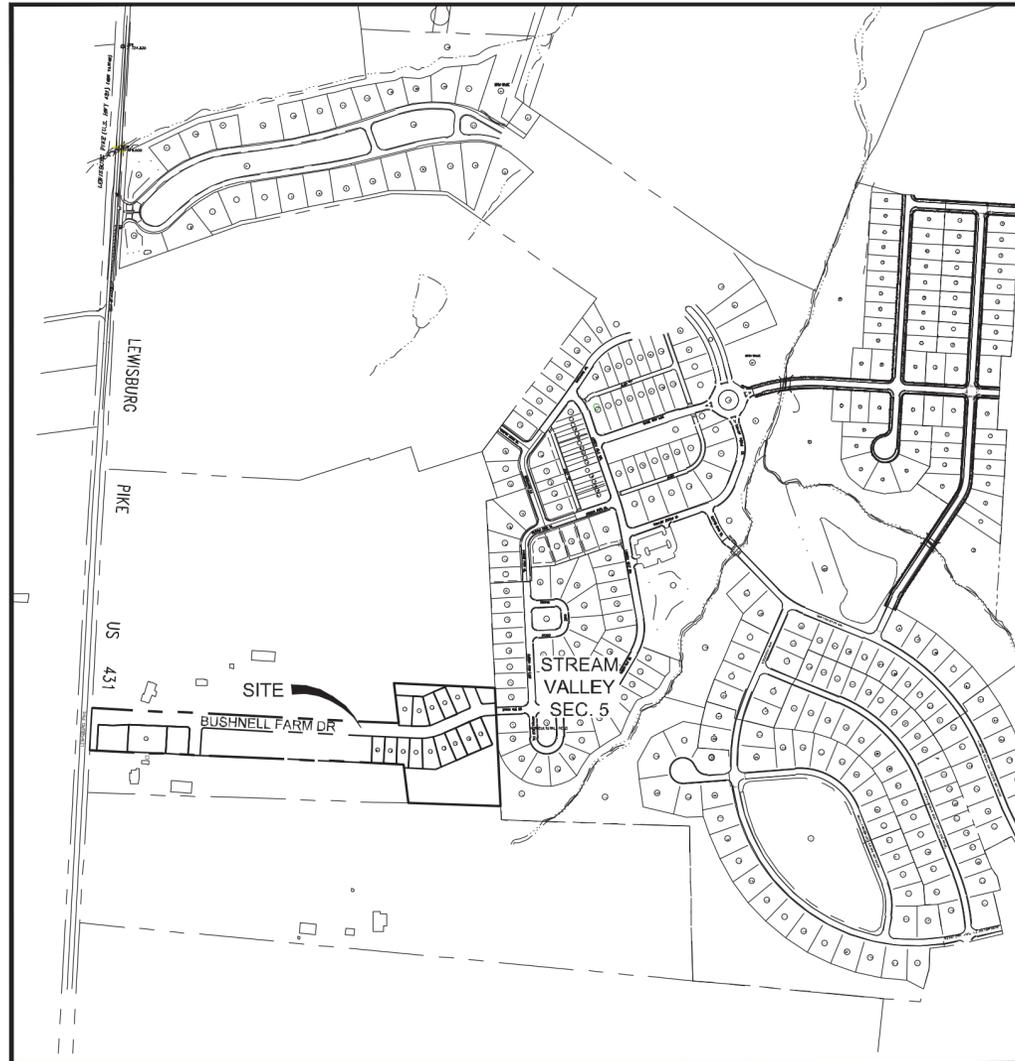
SUBDIVISION NAME: BUSHNELL FARM PUD SUBDIVISION  
PROJECT NUMBER: 8881  
PROPOSED RESIDENTIAL LOTS: 1-15  
PROPOSED OPEN SPACE LOTS: 100-105  
ADDRESS: 1495 & 1521 LEWISBURG PIKE  
CITY: FRANKLIN  
COUNTY: WILLIAMSON  
STATE: TENNESSEE  
CIVIL DISTRICT: 10TH CIVIL DISTRICT

EXISTING ZONING: SD-R  
CHARACTER AREA OVERLAY: GCCO-5  
OTHER OVERLAYS: N/A  
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL  
ACREAGE OF SITE: 9.74 AC

MINIMUM REQUIRED SETBACK LINES & LOT REQUIREMENTS:  
BIG HOUSE HOMES  
FRONT: 15 FEET  
SIDE: 5-10 FEET (10' ON STREET; 10' BLDG SEPARATION)  
REAR: 10 FEET

SINGLE FAMILY HOMES  
FRONT: 10 FEET  
SIDE: 5-10 FEET (10' ON STREET)  
REAR: 10 FEET

OWNER'S APPLICANT: TENNESSEE CONTRACTORS INC  
ADDRESS: P.O. BOX 314  
FRANKLIN, TN 37065  
PHONE NUMBER: (615) 5305-1033  
E-MAIL ADDRESS: TYLER.RING@TENNCONTRACTORS.COM  
CONTACT NAME: TYLER RING



**Utility Disclaimer**

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.



**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.

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

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

I hereby certify that:

- the streets, drainage, and sidewalks designated in Bushnell Farm Conservation Subdivision has been installed in accordance with City specifications, or
- 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

**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 dated January 31, 2017.

1 / 3 / 19  
Date

**Surveyor Information**  
Bennie O. Wheeler  
ELI, LLC  
1420 Donelson Pike, Suite A12  
Nashville, TN 37217  
Phone: 615-383-6300



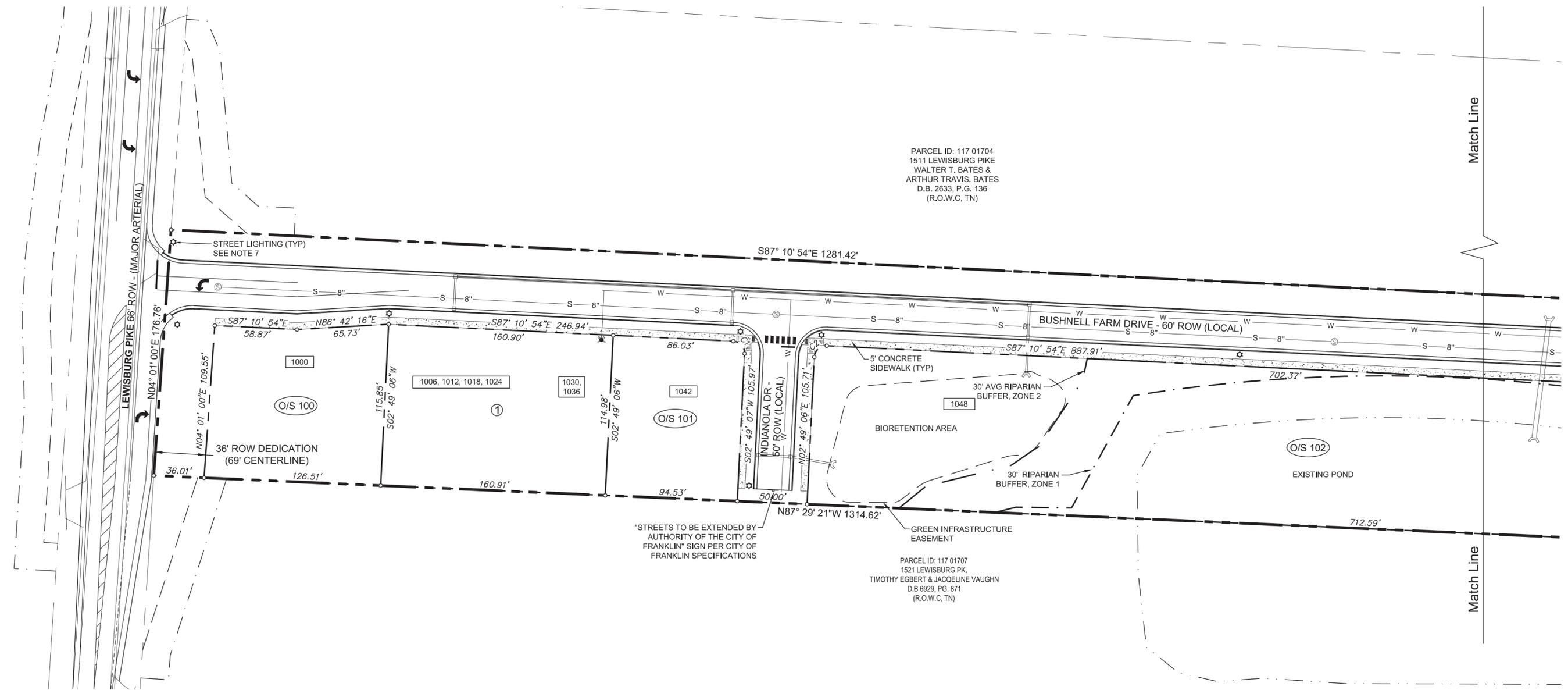
**BUSHNELL FARM PUD SUBDIVISION  
FINAL PLAT  
SHEET 1 OF 3**

10th CIVIL DISTRICT  
TAX MAP 117, PARCEL 17.05 & 17.08  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
CITY OF FRANKLIN PROJECT #6881  
DATE: DECEMBER 3, 2018  
REVISED: JANUARY 3, 2019



PARCEL ID: 117 01704  
 1511 LEWISBURG PIKE  
 WALTER T. BATES &  
 ARTHUR TRAVIS. BATES  
 D.B. 2633, P.G. 136  
 (R.O.W.C, TN)

PARCEL ID: 117 01707  
 1521 LEWISBURG PK.  
 TIMOTHY EGBERT & JACQUELINE VAUGHN  
 D.B 6929, PG. 871  
 (R.O.W.C, TN)



Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
1	18,570	0.43	12	3	4
2	8,094	0.19	6	3	2
3	7,329	0.17	6	3	2
4	7,246	0.17	6	3	2
5	6,477	0.15	6	3	2
6	7,221	0.17	6	3	2
7	5,728	0.13	6	3	2
8	5,719	0.13	6	3	2
9	5,996	0.14	6	3	2
10	6,913	0.16	6	3	2
11	8,103	0.19	6	3	2
12	7,359	0.17	6	3	2
13	6,500	0.15	6	3	2
14	7,750	0.18	6	3	2
15	6,500	0.15	6	3	2

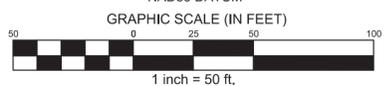
Open Space Area	
Lot #	Area
100	13,917
101	10,830
102	79,819
103	8,599
104	4,718
105	77,950

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	13.35	8.50	90° 00' 00"	S42° 10' 54"E	12.02
C2	13.35	8.50	90° 00' 00"	N47° 49' 06"E	12.02
C3	104.55	225.00	26° 37' 25"	N79° 30' 24"E	103.61
C4	81.32	175.00	26° 37' 25"	N79° 30' 24"E	80.59
C5	13.02	8.50	87° 46' 47"	N22° 18' 18"E	11.79
C6	10.81	8.50	72° 50' 00"	S58° 00' 05"E	10.09
C7	20.24	55.00	21° 04' 57"	N76° 44' 10"E	20.12

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



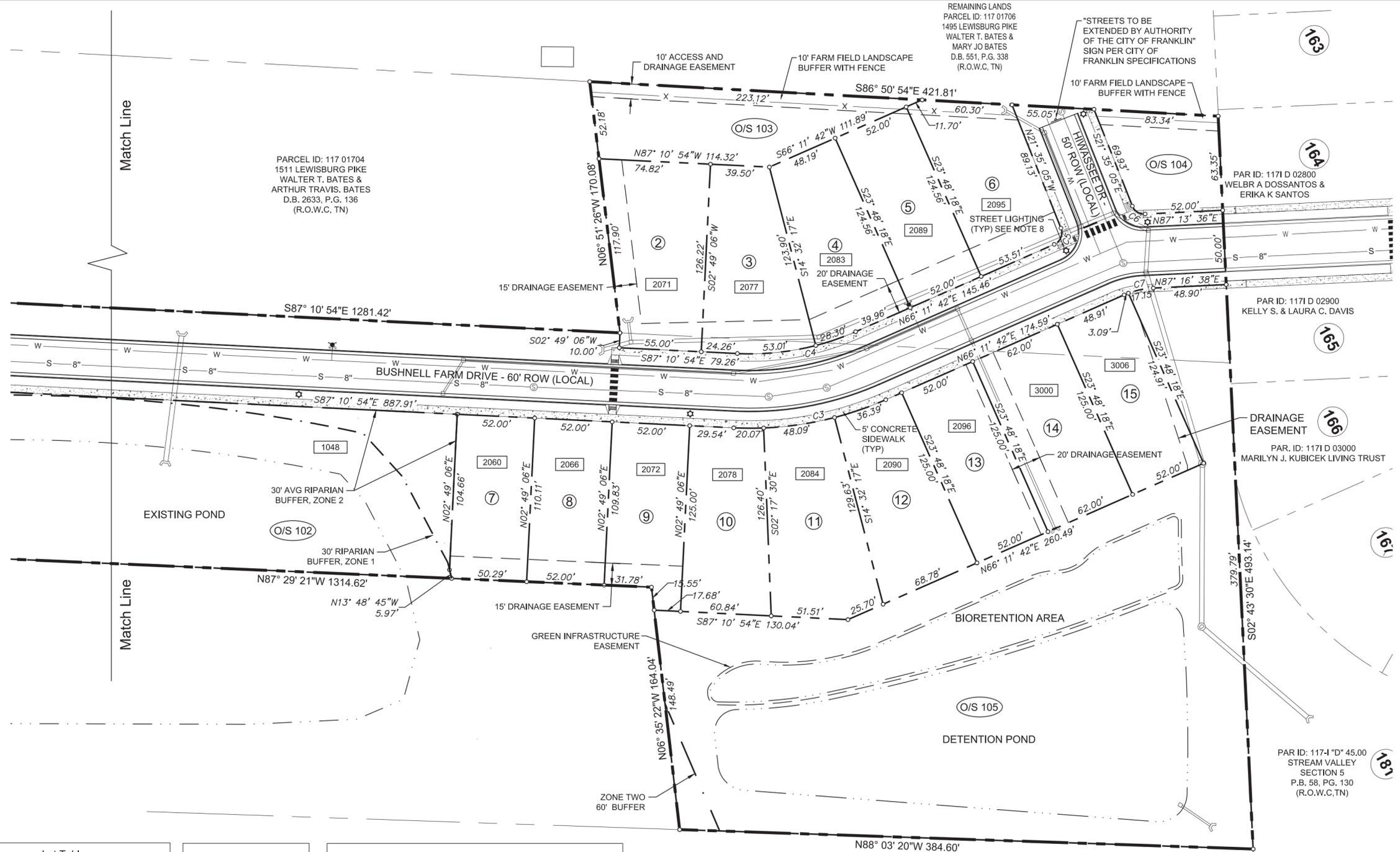
TN STATE PLANE COORD., ZONE 5301, FIPZONE 4100;  
 NAD83 DATUM



**BUSHNELL FARM PUD SUBDIVISION**  
**FINAL PLAT**  
**SHEET 2 OF 3**  
 10th CIVIL DISTRICT  
 TAX MAP 117, PARCEL 17.05 & 17.08  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
 CITY OF FRANKLIN PROJECT #6881  
 DATE: DECEMBER 3, 2018  
 REVISED: JANUARY 3, 2019



**ENERGY LAND & INFRASTRUCTURE**  
 1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217  
 OFFICE 615-383-6300 • WWW.ELI-LLC.COM  
 ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



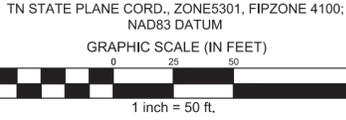
**Legend**

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
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C7	20.24	55.00	21° 04' 57"	N76° 44' 10"E	20.12



PARCEL ID: 117 01701  
 1533 LEWISBURG PK.  
 STEVEN P. & MELISSA A. WESTBROOK  
 D.B. 6318, PG. 201  
 (R.O.W.C. TN)



**BUSHNELL FARM PUD SUBDIVISION**  
**FINAL PLAT**  
**SHEET 3 OF 3**  
 10th CIVIL DISTRICT  
 TAX MAP 117, PARCEL 17.05 & 17.08  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
 CITY OF FRANKLIN PROJECT #6881  
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