

**Notes**

- The purpose of this plat is to revise the lot lines for lots 295 & 296.
- This entire property is located within Zone "X" ( Areas determined to be outside the 0.2% annual chance floodplain) on Fema Firm Community Panel No. 47187C0355 F, September 29, 2006.
- The lots shall be served by public 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.
- Parcel ID's shown thus (000) pertain to property map 117.
- 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 drainage easement.
- 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.
- 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 or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Unless otherwise designated on the recorded plat, a 10' wide public 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 stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- Current owner has no knowledge of any entity having mineral rights to the subject property. This surveyor has not been provided a current title report. Current owner claims all mineral rights.
- 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.

**Legend**

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

**Total area: 999,742 S.F. or 22.95 Acres**

**Road Data:**

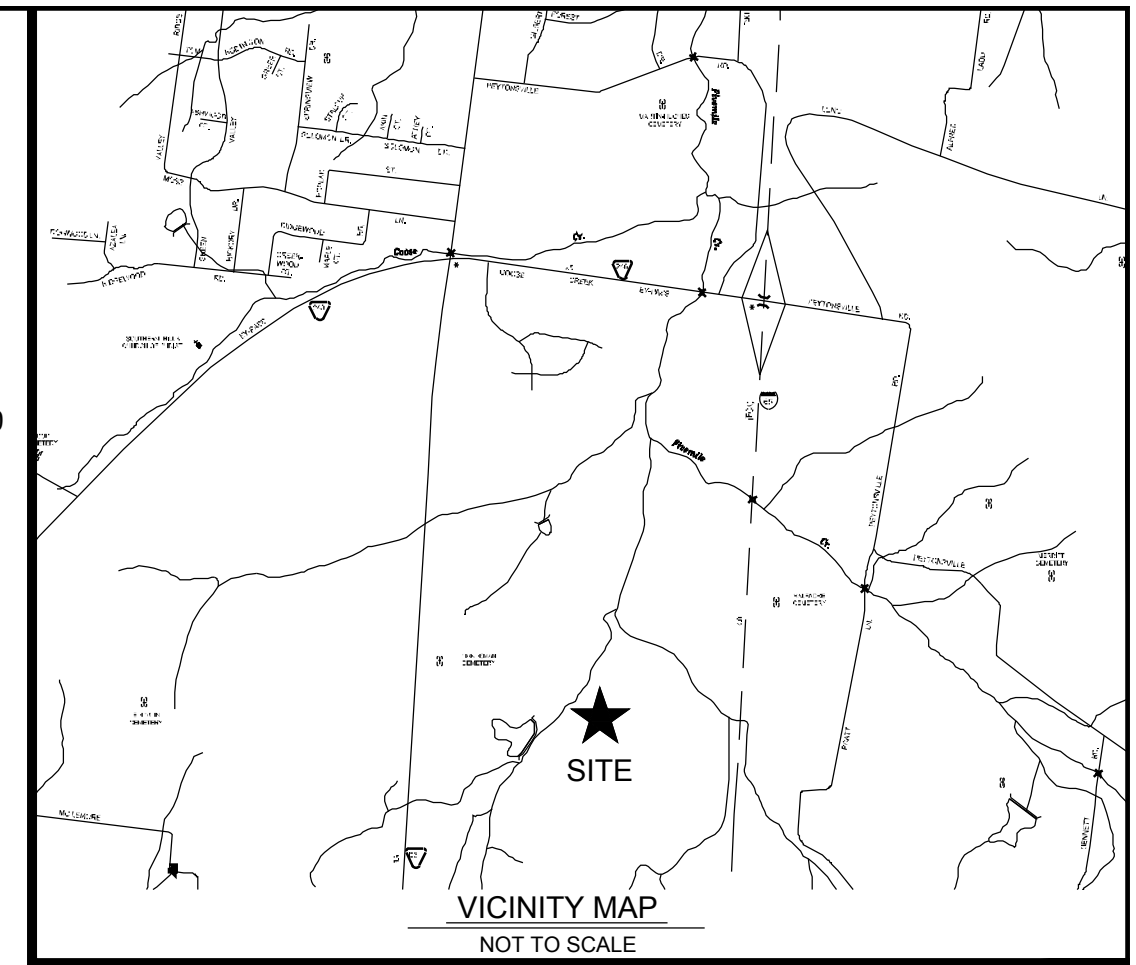
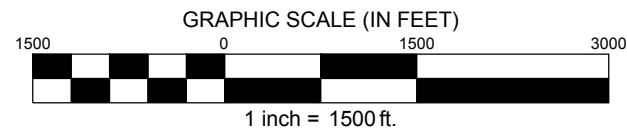
Acreage in new roads 2.31 Acres  
 Linear footage of new roads 1,872 Feet

**Open Space Area:**

Formal Open Space 5.20 Acres  
 Informal Open Space 8.25 Acres  
 Total Open Space 13.45 Acres



TN STATE PLANE  
 ZONE 5301, FIPSZONE 4100  
 NAD 83 DATUM



Lot	Area (Sq. Ft./Acres)	Cal.	# Trees
269	9,000/0.21	2"	3
270	9,000/0.21	2"	3
271	9,585/0.22	2"	3
272	10,743/0.25	2"	6
273	12,138/0.28	2"	6
274	12,638/0.29	2"	6
281	13,170/0.30	2"	6
282	12,933/0.30	2"	6
283	12,933/0.30	2"	6
284	12,933/0.30	2"	6
285	12,933/0.30	2"	6
286	12,933/0.30	2"	6
287	12,933/0.30	2"	6
288	12,933/0.30	2"	6
289	12,933/0.30	2"	6
290	12,933/0.30	2"	6
291	12,933/0.30	2"	6
292	13,206/0.30	2"	6
293	11,654/0.27	2"	6
294	13,124/0.30	2"	6
295	20,223/0.46	2"	6
296	20,473/0.47	2"	6
297	16,368/0.38	2"	6
298	12,520/0.29	2"	6
424	226,535/5.20 (O.S.)	-	-
428	359,224/8.25 (O.S.)	-	-

**Site Data (Section 9)**

Project Name: Stream Valley - Section 9, Revision 1  
 COF Project #: 6113  
 Subdivision: Stream Valley  
 Lot numbers: Lots 271-276, 281-298  
 Address: Lewisburg Pike and Stream Valley Blvd.  
 City: Franklin  
 County: Williamson  
 State: Tennessee  
 Civil District: 10th

Existing zoning and charter area overlay: SD-R (Specific Development-Residential) - GCCO - 5  
 Other applicable overlays: N/A  
 Applicable development standard: Traditional  
 Acreage of site: 22.95 Acres

Minimum required setback lines: Manor Lots (Lots 281-298)  
 Yard fronting on any street: 25 Feet  
 Side yard: 5-10 Feet (15' on a street; 10' bldg. separation)  
 Rear yard: 15 Feet

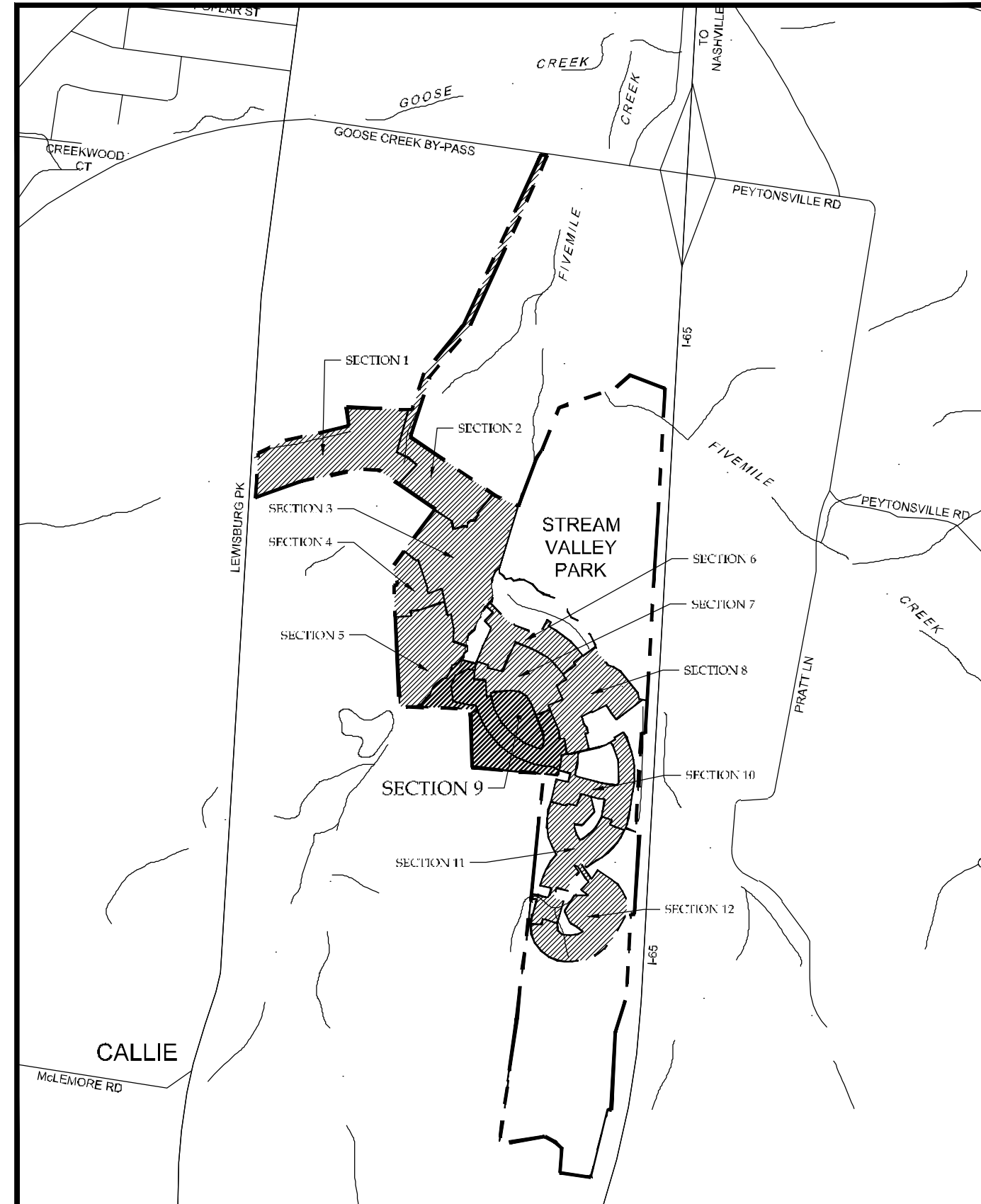
Minimum required setback lines: Garden Lots (271-276)  
 Yard fronting on any street: 15 Feet  
 Side yard: 5 Feet (10 Feet on Corner Lot)  
 Rear yard: 15 Feet

Owners representative: Stream Valley Franklin, LLC  
 Address: P.O. Box 314  
 Franklin, Tennessee 37065-0314  
 Phone number: 615-305-1033  
 Email address: tyleriring@comcast.net  
 Contact name: Tyler Ring

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 name: Michael Ray

\* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.



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

I hereby certify that:

- The streets, drainage, and sidewalks designated in Stream Valley Subdivision - Section 9 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 Approval of Water**

I hereby certify that:

- The water system designated in Stream Valley Subdivision - Section 9 has been installed in accordance with City specifications, or
- 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, Tennessee \_\_\_\_\_ Date \_\_\_\_\_

**Certificate Of Approval for Recording**

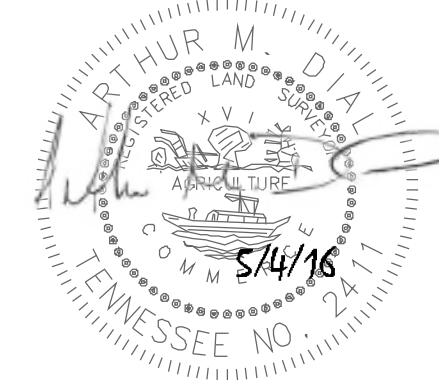
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_, and this plat has been approved for recording in the Register's Office of Williamson County.

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

**Certificate Of 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 Littlejohn Engineering Associates dated August 12, 2005.

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 Ownership**

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed 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 \_\_\_\_\_

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

**Owner Information**

Tyler Ring  
 Stream Valley Franklin, LLC  
 P.O. Box 314  
 Franklin, Tennessee 37065-0314  
 Phone: 615-305-1033  
 tyleriring@comcast.net

Jay Hosay  
 NVR, Inc. (Ryan Homes)  
 93 Seaboard Lane, Suite 201  
 Brentwood, Tennessee 37027  
 jhosay@nvrinc.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 Stream Valley Subdivision - Section 9 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

**STREAM VALLEY PUD  
 SUBDIVISION - SECTION 9**

**SHEET 1 OF 4**

**REVISION 1**

10th CIVIL DISTRICT  
 TAX MAP 117, PART OF PARCEL 19.00  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
 CITY OF FRANKLIN PROJECT # 6113  
 DATE: 4-11-2016  
 REVISED: 5-4-2016

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







TN STATE PLANE  
ZONE 5301, FIPSZONE 4100  
NAD 83 DATUM

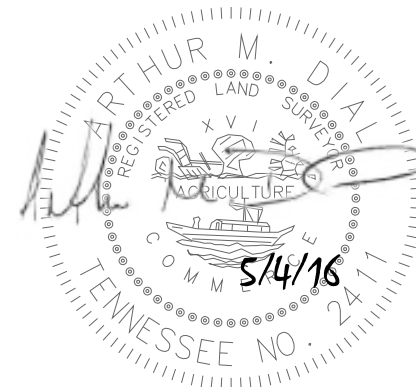
Existing  
Stream Valley Subdivision  
Section 5  
Plat Book 58, Page 130, R.O.W.C., Tn

**Stream Buffer Note:**  
There shall be no mowing, clearing,  
grading, construction, storage, or  
disturbance of vegetation allowed in  
riparian buffers except as permitted by  
the City Engineer, or his designee.

Map 117, Parcel 17.01  
Steven P. Westbrook  
Deed Book 6318, Page 201, R.O.W.C., Tn

**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.



**Legend**

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

**STREAM VALLEY PUD  
SUBDIVISION - SECTION 9**

**SHEET 2 OF 4**

**REVISION 1**

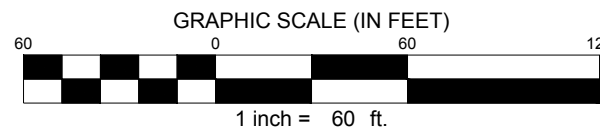
10th CIVIL DISTRICT  
TAX MAP 117, PART OF PARCEL 19.00  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
CITY OF FRANKLIN PROJECT # 6113  
DATE: 4-11-2016  
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Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	275.00'	32.23'	6°42'52"	N18°17'42"W	32.21'
C2	275.00'	71.57'	14°54'41"	N7°28'55"W	71.37'
C3	275.00'	46.86'	9°45'47"	N4°51'19"E	46.80'
C4	37.00'	61.46'	95°10'13"	N37°50'54"W	54.63'
C5	725.00'	68.03'	5°22'35"	N88°07'18"W	68.01'
C6	725.00'	106.01'	8°22'40"	S85°00'05"W	105.91'
C7	775.00'	92.61'	6°50'48"	N88°45'32"E	92.55'
C8	775.00'	92.61'	6°50'48"	S84°23'40"E	92.55'
C9	775.00'	92.61'	6°50'48"	S77°32'52"E	92.55'
C10	775.00'	92.61'	6°50'48"	S70°42'04"E	92.55'
C11	775.00'	92.61'	6°50'48"	S63°51'16"E	92.55'
C12	775.00'	92.61'	6°50'48"	S57°00'28"E	92.55'
C13	775.00'	92.61'	6°50'48"	S50°09'40"E	92.55'
C14	775.00'	92.61'	6°50'48"	S43°18'52"E	92.55'
C15	775.00'	92.61'	6°50'48"	S36°28'04"E	92.55'
C16	775.00'	92.61'	6°50'48"	S29°37'16"E	92.55'
C17	775.00'	92.61'	6°50'48"	S22°46'28"E	92.55'
C18	775.00'	92.61'	6°50'48"	S15°55'40"E	92.55'
C19	775.00'	52.48'	3°52'47"	S10°33'52"E	52.47'
C20	37.00'	55.29'	85°37'14"	N51°26'06"W	50.29'
C21	65.00'	18.06'	15°55'25"	S86°17'01"E	18.01'
C22	65.00'	69.80'	61°31'50"	S47°33'23"E	66.50'
C23	65.00'	79.88'	70°24'59"	S27°16'01"W	74.95'
C24	65.00'	68.20'	60°06'45"	N87°28'07"W	65.11'
C25	65.00'	45.43'	40°02'36"	N37°23'27"W	44.51'
C26	38.50'	51.66'	76°52'35"	S55°48'26"E	47.87'
C27	37.00'	55.29'	85°37'03"	N42°56'45"E	50.29'
C28	775.00'	52.48'	3°52'48"	S2°04'24"W	52.47'
C29	775.00'	181.65'	13°25'45"	S2°42'04"E	181.23'
C30	37.00'	61.46'	95°10'12"	N38°10'09"E	54.63'
C31	225.00'	285.07'	72°35'36"	S57°56'56"E	266.38'
C32	775.00'	61.18'	4°31'24"	S83°04'27"W	61.17'
C33	225.00'	123.26'	31°23'20"	S5°57'28"E	121.73'
C34	37.00'	61.46'	95°10'13"	S57°19'19"W	54.63'
C35	725.00'	831.05'	65°40'38"	N42°15'16"W	786.30'

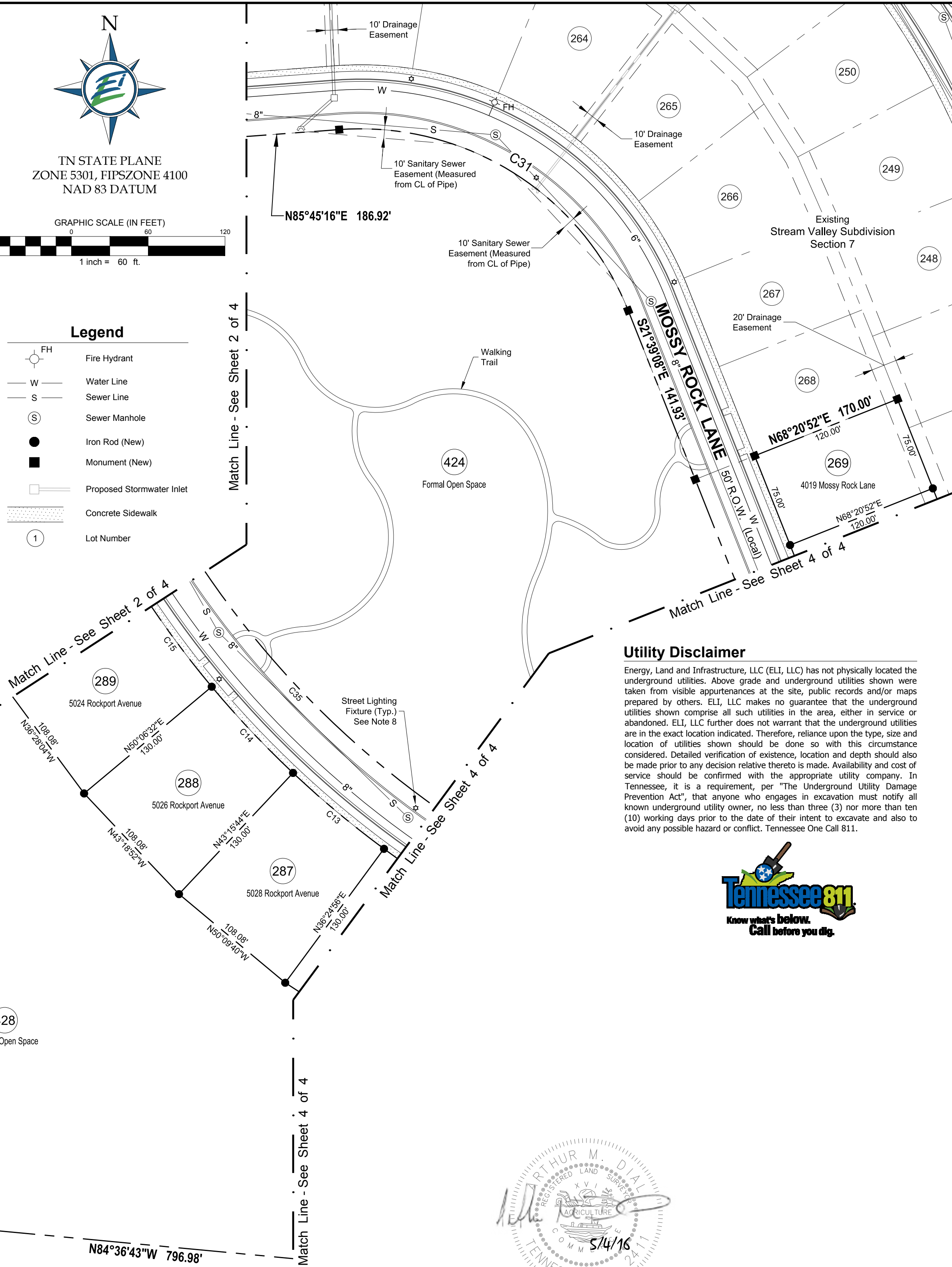


TN STATE PLANE  
ZONE 5301, FIPZONE 4100  
NAD 83 DATUM



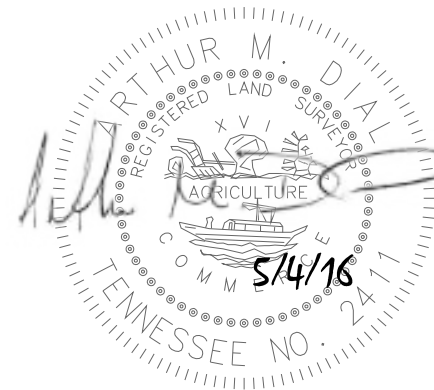
**Legend**

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



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**STREAM VALLEY PUD  
SUBDIVISION - SECTION 9**

**SHEET 3 OF 4**

**REVISION 1**

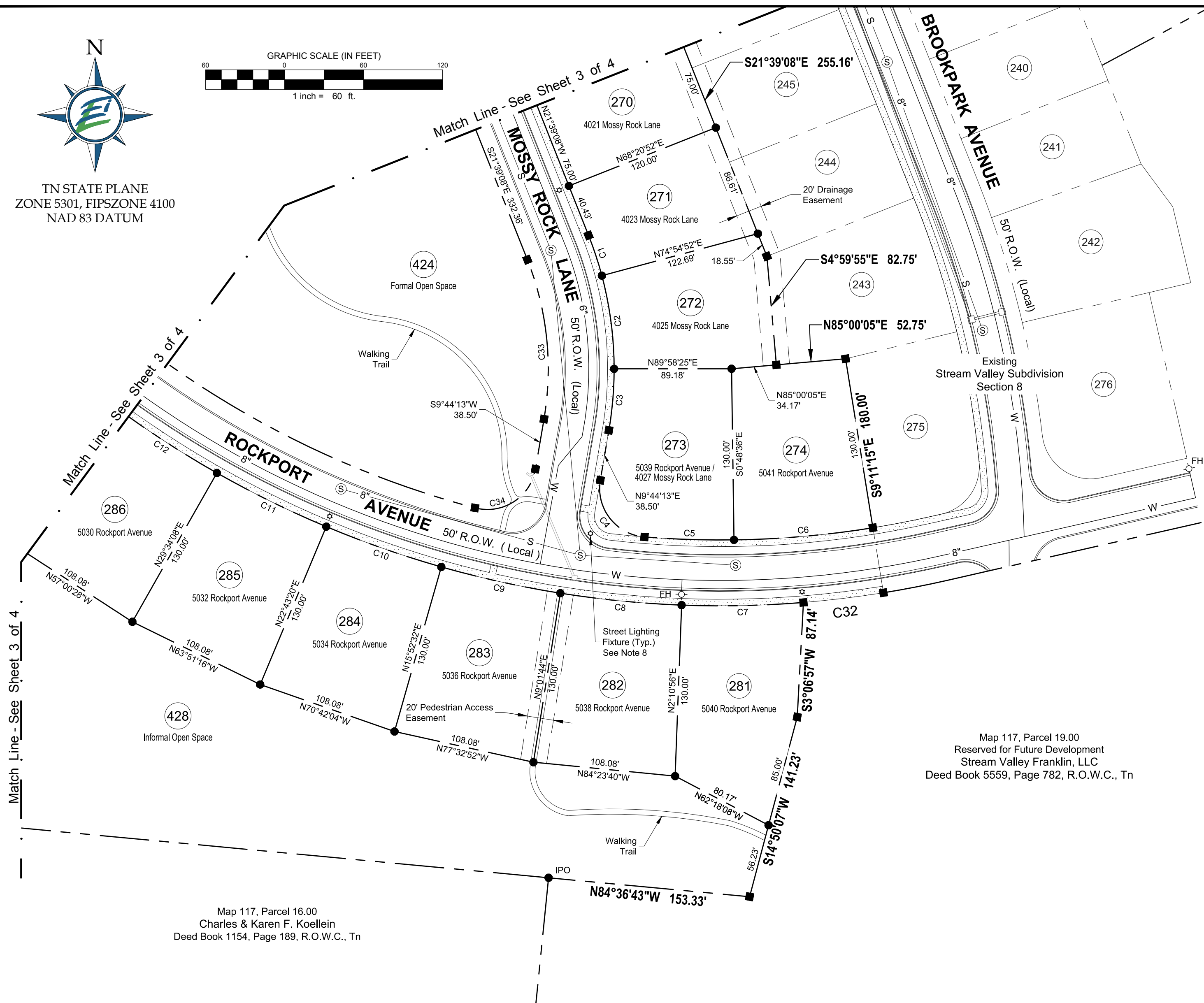
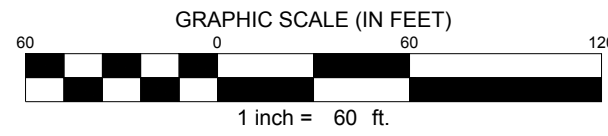
10th CIVIL DISTRICT  
TAX MAP 117, PART OF PARCEL 19.00  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
CITY OF FRANKLIN PROJECT # 6113  
DATE: 4-11-2016  
REVISED: 5-4-2016

**Ei ENERGY LAND & INFRASTRUCTURE**  
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TN STATE PLANE  
ZONE 5301, FIPZONE 4100  
NAD 83 DATUM



Map 117, Parcel 19.00  
Reserved for Future Development  
Stream Valley Franklin, LLC  
Deed Book 5559, Page 782, R.O.W.C., Tn

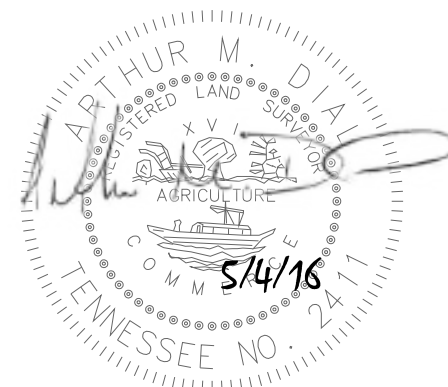
Map 117, Parcel 16.00  
Charles & Karen F. Koellein  
Deed Book 1154, Page 189, R.O.W.C., Tn

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**STREAM VALLEY PUD  
SUBDIVISION - SECTION 9**

**SHEET 4 OF 4**

**REVISION 1**

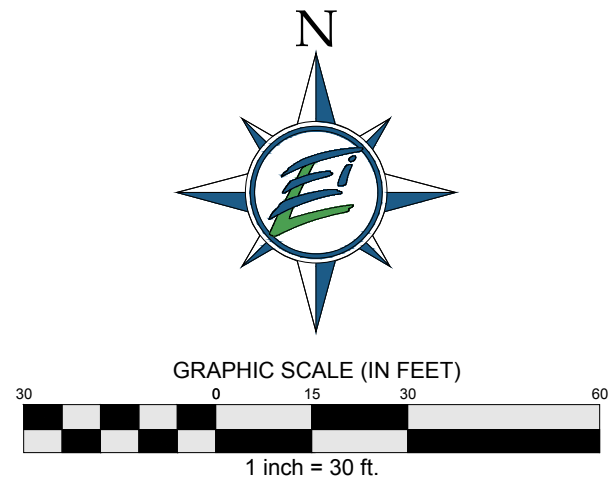
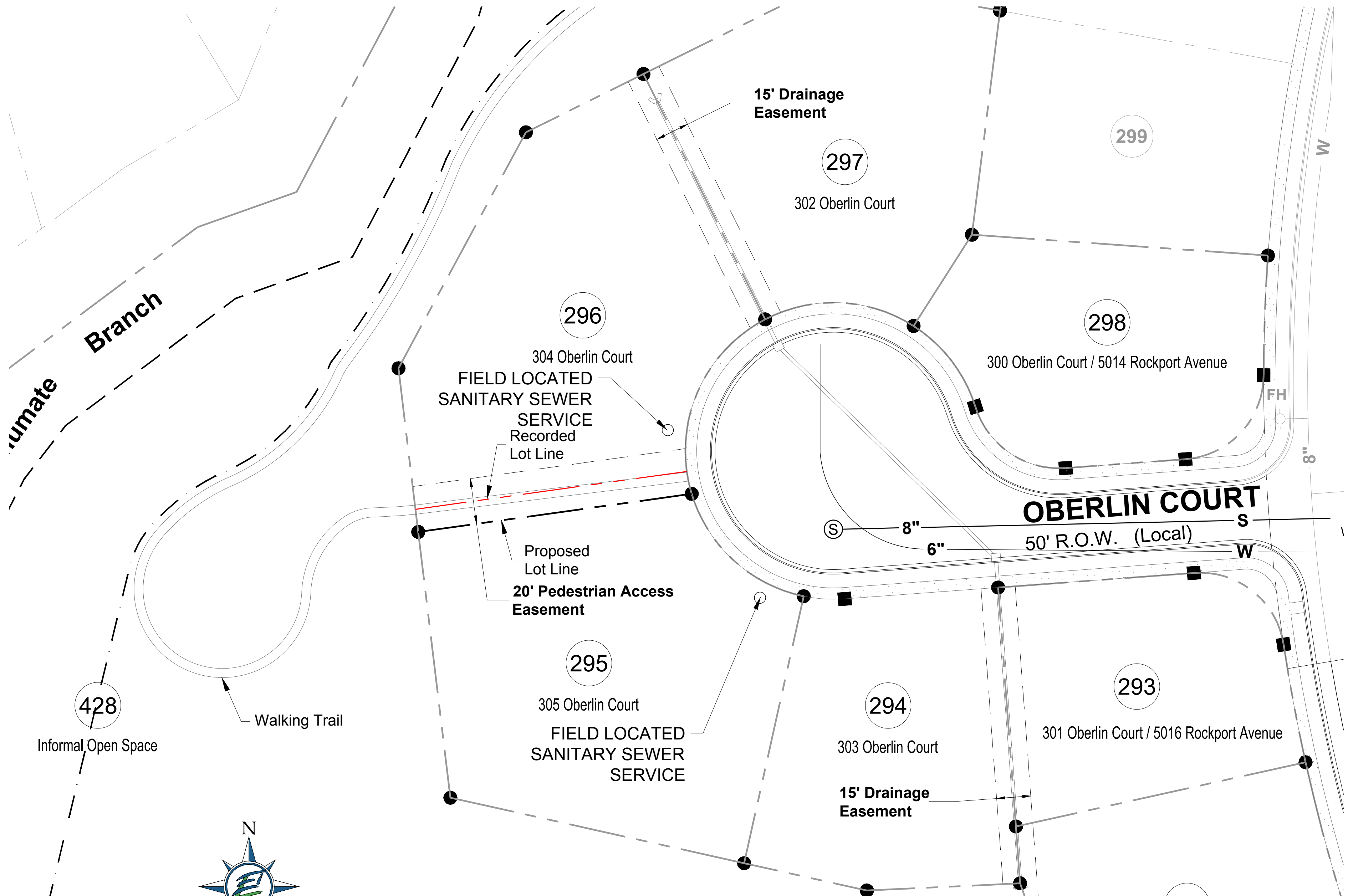
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Filename: W:\16-11-1105 Stream Valley Section 9 Final Plot Revision 1\CAD\Production Drawings\Plot\Stream Valley-Section 9 - Final Plot Revision 1 Service Exhibit.dwg  
 Layout Name: Layout-1  
 Plotted: Thursday, May 05, 2016 - 11:40 am  
 By: clayw



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

**STREAM VALLEY PUD  
 SUBDIVISION - SECTION 9  
 REVISION 1  
 SEWER SERVICE LATERAL EXHIBIT**  
 10th CIVIL DISTRICT  
 TAX MAP 117, PART OF PARCEL 19.00  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
 CITY OF FRANKLIN PROJECT # 6113  
 DATE: 5-4-2016

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