

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 2 LOTS TO SUPPORT SECTION ONE OF THE HARPEATH SQUARE PUD SUBDIVISION.

2) EXISTING ZONING: SPECIFIC DEVELOPMENT: VARIETY SD-X 33.4 35,000 115

3. MINIMUM REQUIRED SETBACK LINES:

YARD FRONTING ANY STREET: 0 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET

Character Overlay: Central Franklin
Special Area Classification: CFC01
Applicable Development Standard: Traditional
Applicable Overlay: Historic Preservation (HPO)

4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCELS ON WILLIAMSON COUNTY TAX MAP NO. 78C, GROUP D.

5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

6. OWNER/SUBDIVIDER: Harpeth Associates, LLC

198 East Main Street
FRANKLIN, TENNESSEE 37064
CONTACT: Steve Bacon
TELEPHONE: (615) 490-4687
EMAIL: stevebacon@outlook.com

7. SURVEYOR: DIVIDING LINE SURVEY SERVICES

403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055
CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz

8. UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPREHEND ALL SUCH UTILITIES.

11. A PORTION OF THIS PROPERTY LIES IN FLOOD ZONES "AE" & "X" AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0211 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006. FLOOD LINE SHOWN IS A GRAPHIC DEPICTION FROM SAID MAP. THE ACTUAL FLOOD RISE TOPOGRAPHIC SURVEY SHOWS THE FLOOD ELEVATION TO RUN CONCURRENT WITH THE EXISTING CONCRETE RETAINING WALL.

12. WITHIN NEW DEVELOPMENTS 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.

13. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.

14. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

15. COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994577; CONVERGENCE ANGLE = 00°29'47.35".

16. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

17. THE OWNER/SUBDIVIDER, HARPEATH SQUARE ASSOCIATES LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

18. NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.

19. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

20. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.

21. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

22. THIS PLAT VOIDS, VACATES AND SUPERSEDES LOTS 1 & 2 OF PLAT BK PG ROWC, TN.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin Utilities

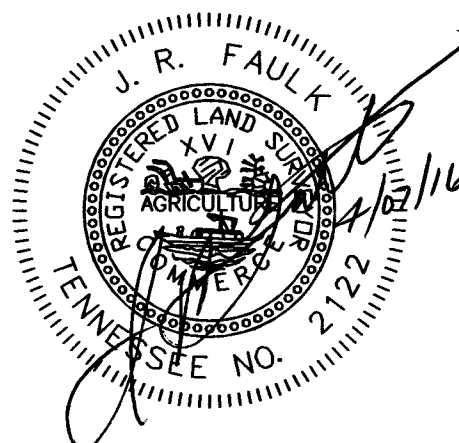
Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

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

Williamson County Emergency Communications

Date



LOT TABLE		
Lot	Acreage	Square Ft
Lot 1	4.04	175,782
Lot 2	0.62	27,171

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Plat BK PG ROWC, TN, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, 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 lot(s) 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: Book _____, Page _____, R.O.W.C.

*Owner(s) - Harpeth Associates, LLC

Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as surveyed made under my supervision on the 12th day of December, 2015. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor

Date

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

(1) The sewer systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of \$_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer
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 APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the Harpeth Square Subdivision, have been installed in accordance with City specifications, or
(2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets
Franklin, Tennessee

Date

Harpeth Square PUD Subdivision

FINAL PLAT - SECTION 1

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 4.66 ac.

Total Lots = 2

Acres New Streets = N/A

Feet New Streets = N/A

Civil District : 9th

Closure Error : 1/10,000+

Scale : 1"=50'

Date : 3/14/16

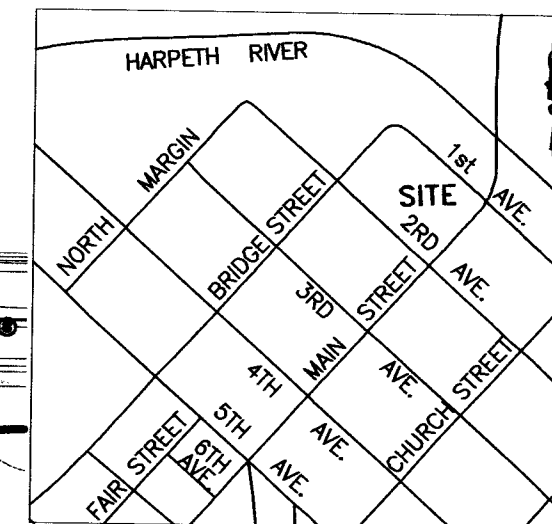
City Project No. : 6074

Revised: 4/07/16

**Dividing Line
Survey Services**

Land Surveying

403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz



Vicinity Map
Scale: 1"=1000'

Legend

- Old Iron Rod
- New Iron Rod
- Utility Pole
- Storm Manhole
- Sewer Manhole
- SCI-Single Curb Inlet
- DCI-Double Curb Inlet
- ★ Street Lamp
- 000 Street Number
- Signal Post
- Water Valve
- Water Meter
- Fire Hydrant
- Handicap Parking
- Gas Valve
- 4" Gas Line
- 6" Gas Line
- 8" Sanitary Sewer
- 10" Sanitary Sewer
- 4" Water Line
- 6" Water Line
- 10" Water Line
- Storm Sewer
- Overhead Utility Lines

Concrete

Existing Building

LINE	BEARING	DISTANCE
L-1	S 30°24'06" E	15.31'
L-2	N 57°58'10" E	20.00'
L-3	N 30°25'15" W	20.00'
L-4	N 29°21'40" W	56.24'
L-5	S 60°16'06" W	81.35'

Total Area: 4.66 Acres +/-
202,953 SF

