

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 42 BUILDABLE LOTS, 4 OPEN SPACE LOTS
- 2) EXISTING ZONING: SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.61) CHARACTER OVERLAY MECO-6.
3. MINIMUM REQUIRED SETBACK LINES:  
YARD FRONTING ANY STREET: 33 FEET (ATTACHED) 23 FEET (DETACHED)  
SIDE YARD: 5 FEET CORNER LOT 10 FEET  
REAR YARD: 20 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 89.
5. STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: SIMMONS RIDGE JOINT VENTURES  
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230  
FRANKLIN, TENNESSEE 37064  
CONTACT: JOHN FRANKS  
TELEPHONE: (615) 790-2447  
EMAIL: johnfranks@live.com
8. SURVEYOR: ENTERPRISE CONSTRUCTION, INC. Thomas G. King III  
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230  
FRANKLIN, TENNESSEE 37064  
CONTACT: TOM KING  
TELEPHONE: (615) 238-4958  
EMAIL: tomking39@gmail.com
9. 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.
10. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
11. 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 COMPRISE ALL SUCH UTILITIES.
12. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
13. 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.
14. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEM.
15. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
16. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
17. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
18. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FIPSZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991829; CONVERGENCE ANGLE = 00°29'18.14463".
19. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
20. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
21. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
22. NO BUILDINGS EXIST ON THE PROPERTY.
23. TYPICAL, OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
24. 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 REPLACEMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
25. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
26. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
27. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
28. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, ACCESS & DRAINAGE EASEMENT.
29. BASE INFORMATION TAKEN FROM SIMMONS RIDGE SITE PLAN, SECTION 4 CITY OF FRANKLIN NUMBER 6442

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.

LOT AREA			
Area	Sq. Feet	Acres	
73	4466	0.10	
74	2200	0.05	
75	4502	0.10	
76	4504	0.10	
77	2201	0.05	
78	4466	0.10	
79	3532	0.09	
80	2774	0.06	
81	4057	0.09	
82	4030	0.09	
83	2725	0.06	
84	4548	0.10	
85	5554	0.13	
86	5526	0.13	
87	5428	0.12	
88	6318	0.15	
90	4015	0.09	
91	2764	0.06	
92	2288	0.05	
93	4265	0.10	
94	4574	0.11	
95	2288	0.05	
96	4264	0.10	
97	4641	0.11	
175	3287	0.08	
176	2170	0.05	
177	2170	0.05	
178	2803	0.06	
179	2803	0.06	
180	2170	0.05	
181	2170	0.05	
182	2803	0.06	
183	3906	0.09	
184	2170	0.05	
185	2170	0.05	
186	3906	0.09	
187	2803	0.06	
188	2170	0.05	
189	2170	0.05	
190	2803	0.06	
191	2803	0.06	
192	2803	0.06	
Total	141,923	3.25	

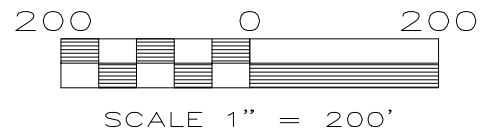
OPEN SPACE AREA			
Area	Sq. Feet	Acres	
514	95362	2.19	
515	4781	0.11	
516	2010	0.05	
517	62530	1.44	
Total	164,683	3.79	

RIGHTS OF WAY AREA

Area	Sq. Feet	Acres
RIGHTS OF WAY	28,702	0.66

Milcrofton Utility District Milcrofton has unrestricted access to its water lines and water system improvements located within its exclusive water line easements within the Development. In the event landscaping, fencing or other structures are installed or placed within a Milcrofton easement, Milcrofton shall have the right to remove such landscaping, fencing or other structure within the easement as may be necessary for Milcrofton to repair, maintain, or replace its lines, valves, appliances, fittings or other water facilities which are now or in the future which may be located within the easement without obtaining any further permission from Declarant or subsequent property owners. Declarant or Association shall be responsible for repairing and/or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the homeowner's expense on the homeowner's lot.

STERLING SMITH  
MAP 89 PARCEL 3801  
Deed Book 5034, Page 425

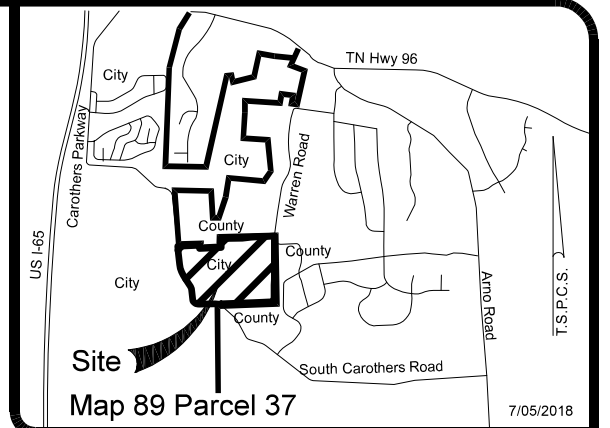


see note 22

JAMES HOOD  
MAP 89 PARCEL 3600  
Will Book 44, Page 408  
BODOCK FARM  
Plat Book 19 Page 131

DARWIN STOVALL  
MAP 89 PARCEL 3606  
Deed Book 1194, Page 539  
BODOCK FARM  
Plat Book 19 Page 131

DIANE E. AND  
DOUGLAS F. CARPENTER  
MAP 89 PARCEL 3605  
Deed Book 4026, Page 961



Vicinity Map  
Scale: 1" = 600'

Handicap Accessible Lots	
Section	Number of Lots
1, 2, 3, 4 & 5	0

Building Type by Lot	
Detached Units	Attached Units
no detached	All 29

ON STREET PARKING SECTION 4 = 29

29 On-street parking Areas Lots 515, 516 & 517 to be owned & maintained by the HOA Off-Street Parking maintained by the HOA

LEGEND

DON ADAMS MAP 89 PARCEL 3516 Deed Book 486, Page 119	Iron Rod Existing - EX IR Iron Rod Set - IR S Monument - Fence - Property Line - Utility Pole w guy wire Water Main Sanitary Sewer Main Storm Sewer Pipe Fire Hydrant Street Lamp Road Sign Public Utility Easement Public Drainage Easement Public Utility, Drainage & Access Easement Street Address Milcrofton Utility District Exclusive Easement		PUE PDE PUDAE 3007 MUD
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TOMMY & RACHEL HESTER  
MAP 89M GROUP A PARCEL 25  
Deed Book 2235, Page 679

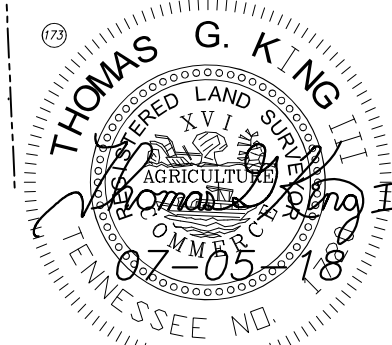
Cedarmont Farms  
Plat Bk 11, Pg 109

SUZANNE E. KNOBLE  
MAP 89M GROUP A PARCEL 26  
Deed Book 3760, Page 458

SIMMONS RIDGE LLC  
MAP 89M GROUP A PARCEL 27  
Deed Book 5251, Page 291

EDWARD & CAROLYN WILLIAMS  
MAP 89M GROUP A PARCEL 28  
Deed Book 943, Page 202

LYNN C IVANICK SCHROEDER  
MAP 89M GROUP A PARCEL 29  
Deed Book 2415, Page 742



Typical Attached Layout  
N.T.S.  
6" GRASS STRIP 5'  
WALK 11" PEDESTRAIN  
ACCESS & PUD ESMT

Typical Detached Layout  
N.T.S.  
6" GRASS STRIP 5'  
WALK 11" PEDESTRAIN  
ACCESS & PUD ESMT

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

- (1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 4" have been installed in accordance with utility specifications, or
- (2) A performance bond in the amount of \$\_\_\_\_\_ for the for the WATER system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

Milcrofton Utility District

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

Date : 07-05-18 per COF comments dated 6-26-18

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 Book 2409, Page 297, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown hereon as evidenced in the plan of subdivision. 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 such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book 6789, Page 125-196, 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) Simmons Ridge Joint Venture  
Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) 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 survey made under my supervision on the 3rd day of June, 2015.

Thomas G. King III  
Land Surveyor  
Tennessee R.L.S. No. 1720

Date

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

- (1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 4" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$\_\_\_\_\_ for the water system and \$\_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Dept.  
City of 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 \_\_\_\_\_, 2018, 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 Simmons Ridge PUD Subdivision, Section 4 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

SIMMONS RIDGE PUD SUBDIVISION SECTION 4

4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

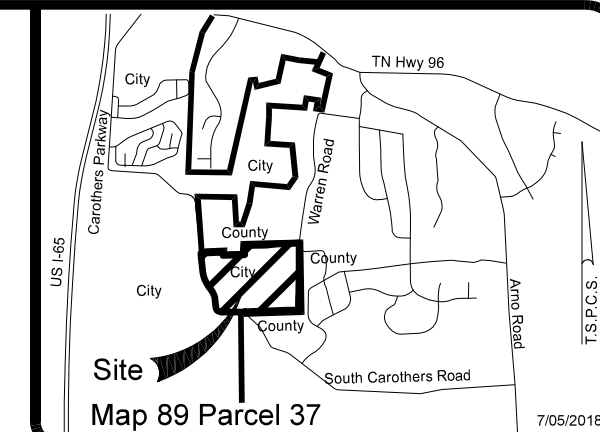
Total Acres = 7.70	Total Lots = 46
Acres New Streets = 0.66 ac.	Feet New Streets = 1,175
Civil District : 4th	Closure Error : 1/10,000+
Scale : 1"=200'	Date : 5/25/18
	City Project No. 6744

SHEET 1 OF 2





Tennessee State  
Plane Coordinate  
System, Zone 5301,  
Fipszone 4100; NAD  
83 Datum.



Vicinity Map  
Scale: 1" = 600'

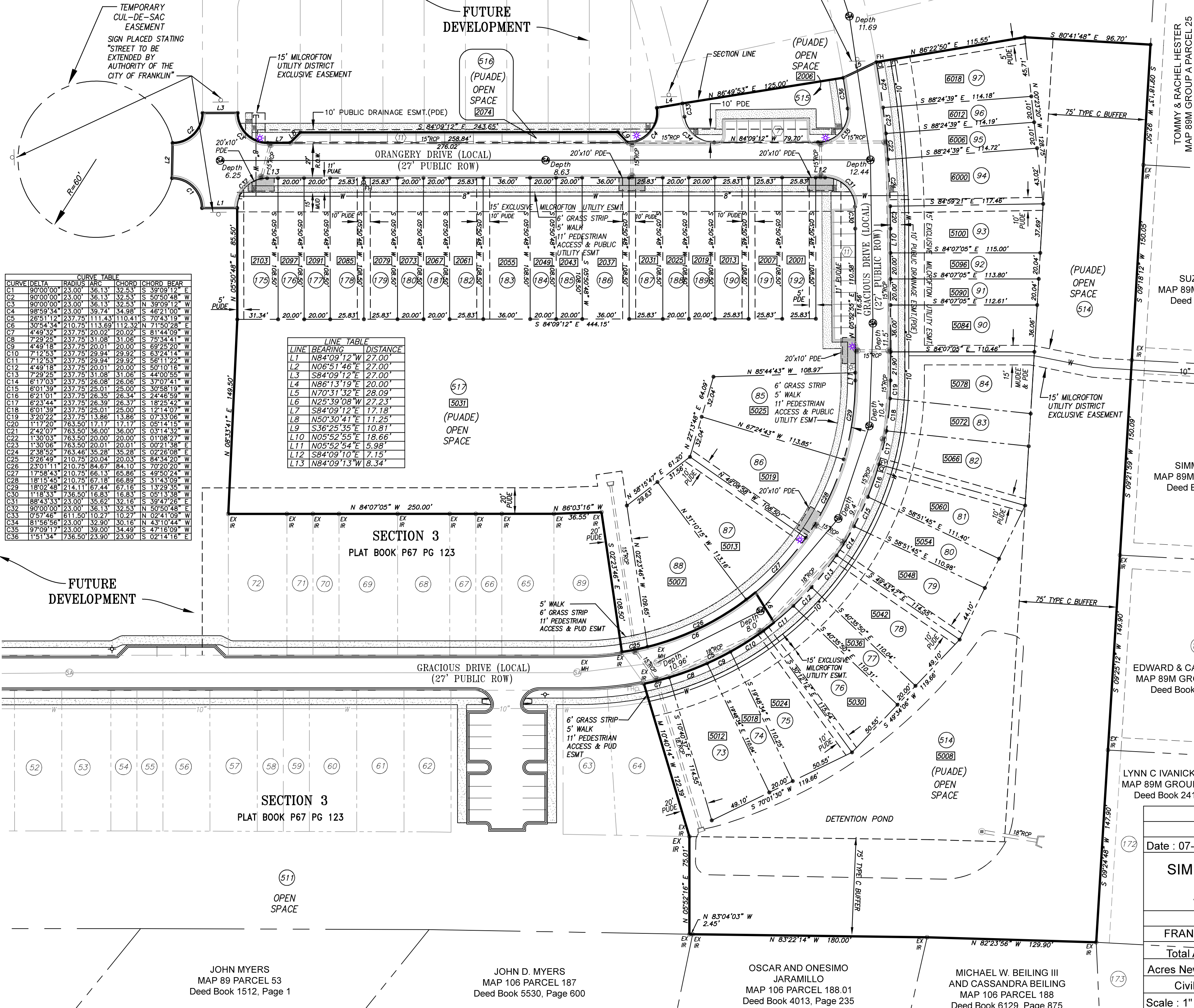
LEGEND

Iron Rod Existing - EX IR	○
Iron Rod Set - IR S	●
Monument -	■
Fence -	—
Property Line -	—
Utility Pole w guy wire	○
Water Main	W
Sanitary Sewer Main	SS
Storm Sewer Pipe	—
Fire Hydrant	—
Street Lamp	—
Road Sign	—
Public Utility Easement	PUE
Public Drainage Easement	PDE
Public Utility, Drainage & Access Easement	PUDAE
Street Address	3007
Milcrofton Utility District Exclusive Easement MUD	—

TEMPORARY  
CUL-DE-SAC  
EASEMENT  
SIGN PLACED STATING  
"STREET TO BE  
EXTENDED BY  
AUTHORITY OF THE  
CITY OF FRANKLIN"

FUTURE  
DEVELOPMENT

SIGN PLACED STATING  
"STREET TO BE  
EXTENDED BY  
AUTHORITY OF THE  
CITY OF FRANKLIN"



CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEAR
C1	90°00'00"	23.00'	36.13'	32.53'	S 39°09'12" E
C2	90°00'00"	23.00'	36.13'	32.53'	S 50°50'48" W
C3	90°00'00"	23.00'	36.13'	32.53'	N 39°09'12" W
C4	98°59'34"	23.00'	39.74'	34.98'	S 46°21'00" W
C5	26°51'12"	237.75'	111.43'	110.41'	S 70°43'19" W
C6	30°54'34"	210.75'	113.69'	112.32'	N 71°50'28" E
C7	4°49'32"	237.75'	20.02'	20.02'	S 81°44'09" W
C8	7°29'25"	237.75'	31.08'	31.08'	S 75°34'41" W
C9	4°49'18"	237.75'	20.01'	20.00'	S 69°25'20" W
C10	7°12'53"	237.75'	29.94'	29.92'	S 63°24'14" W
C11	7°12'53"	237.75'	29.94'	29.92'	S 56°11'22" W
C12	4°49'18"	237.75'	20.01'	20.00'	S 50°10'16" W
C13	7°29'25"	237.75'	31.08'	31.08'	S 44°00'55" W
C14	6°17'03"	237.75'	26.08'	26.06'	S 37°07'41" W
C15	6°01'39"	237.75'	25.01'	25.00'	S 30°58'19" W
C16	6°21'01"	237.75'	26.35'	26.34'	S 24°46'59" W
C17	6°23'44"	237.75'	26.39'	26.37'	S 18°29'42" W
C18	6°01'39"	237.75'	25.01'	25.00'	S 12°14'07" W
C19	5°20'22"	237.75'	13.86'	13.86'	S 07°33'06" W
C20	1°17'20"	763.50'	17.17'	17.17'	S 05°14'15" W
C21	2°42'07"	763.50'	36.00'	36.00'	S 03°14'32" W
C22	1°30'03"	763.50'	20.00'	20.00'	S 01°08'27" W
C23	1°30'06"	763.50'	20.01'	20.01'	S 00°21'38" E
C24	2°38'52"	763.46'	35.28'	35.28'	S 02°26'08" E
C25	5°26'49"	210.75'	20.04'	20.03'	S 84°34'20" W
C26	23°01'11"	210.75'	84.67'	84.10'	S 70°20'20" W
C27	17°58'43"	210.75'	66.13'	65.86'	S 49°50'24" W
C28	18°15'45"	210.75'	67.18'	66.89'	S 31°43'09" W
C29	18°02'48"	214.11'	67.44'	67.16'	S 13°29'35" W
C30	1°18'33"	736.50'	16.83'	16.83'	S 05°13'38" E
C31	88°43'33"	23.00'	35.62'	32.16'	S 39°47'26" E
C32	90°00'00"	23.00'	36.13'	32.53'	N 50°50'48" E
C33	0°57'46"	611.50'	10.27'	10.27'	N 02°41'09" W
C34	81°56'56"	23.00'	32.90'	30.16'	N 43°10'44" W
C35	97°09'17"	23.00'	39.00'	34.49'	S 47°16'09" W
C36	1°51'34"	736.50'	23.90'	23.90'	S 02°14'16" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N84°09'12"W	27.00'
L2	N06°51'46"E	27.00'
L3	S84°09'12"E	27.00'
L4	N86°13'19"E	20.00'
L5	N70°31'32"E	28.09'
L6	N25°39'08"W	27.23'
L7	S84°09'12"E	17.18'
L8	N50°30'41"E	11.25'
L9	S36°25'35"E	10.81'
L10	N05°52'55"E	18.66'
L11	N05°52'54"E	5.98'
L12	S84°09'10"E	7.15'
L13	N84°09'13"W	8.34'

SECTION 3  
PLAT BOOK P67 PG 123

SECTION 3  
PLAT BOOK P67 PG 123

JOHN MYERS  
MAP 89 PARCEL 53  
Deed Book 1512, Page 1

JOHN D. MYERS  
MAP 106 PARCEL 187  
Deed Book 5530, Page 600

OSCAR AND ONESIMO  
JARAMILLO  
MAP 106 PARCEL 188.01  
Deed Book 4013, Page 235

MICHAEL W. BEILING III  
AND CASSANDRA BEILING  
MAP 106 PARCEL 188  
Deed Book 6129, Page 875

29 On-street parking Areas  
Lots 515, 516 & 517 to be  
owned & maintained by the  
HOA Off-Street Parking  
maintained by the HOA

SUZANNE E. KNOBLE  
MAP 89M GROUP A PARCEL 26  
Deed Book 3760, Page 458

SIMMONS RIDGE LLC  
MAP 89M GROUP A PARCEL 27  
Deed Book 5251, Page 291

Cedarmont Farms  
Plat Bk 11, Pg 109

EDWARD & CAROLYN WILLIAMS  
MAP 89M GROUP A PARCEL 28  
Deed Book 943, Page 202

LYNN C IVANICK SCHROEDER  
MAP 89M GROUP A PARCEL 29  
Deed Book 2415, Page 742



Date : 07-05-18 per COF comments dated 6-26-18	
SIMMONS RIDGE PUD SUBDIVISION SECTION 4 4408 SOUTH CAROTHERS ROAD	
FINAL SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
Total Acres = 7.70 ac	Total Lots = 46
Acres New Streets = 0.66 ac.	Feet New Streets = 1,175'
Civil District : 14th	Closure Error : 1/10,000+
Scale : 1" = 50'	Date : 5/25/18
City Project No. 6744	