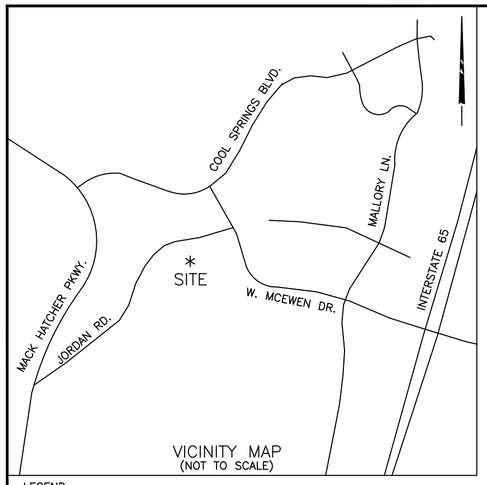
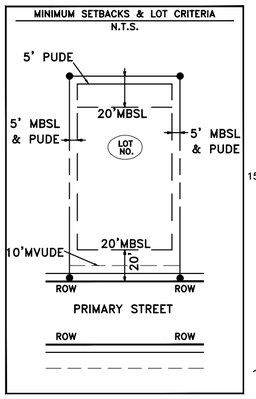


VICINITY MAP
(NOT TO SCALE)

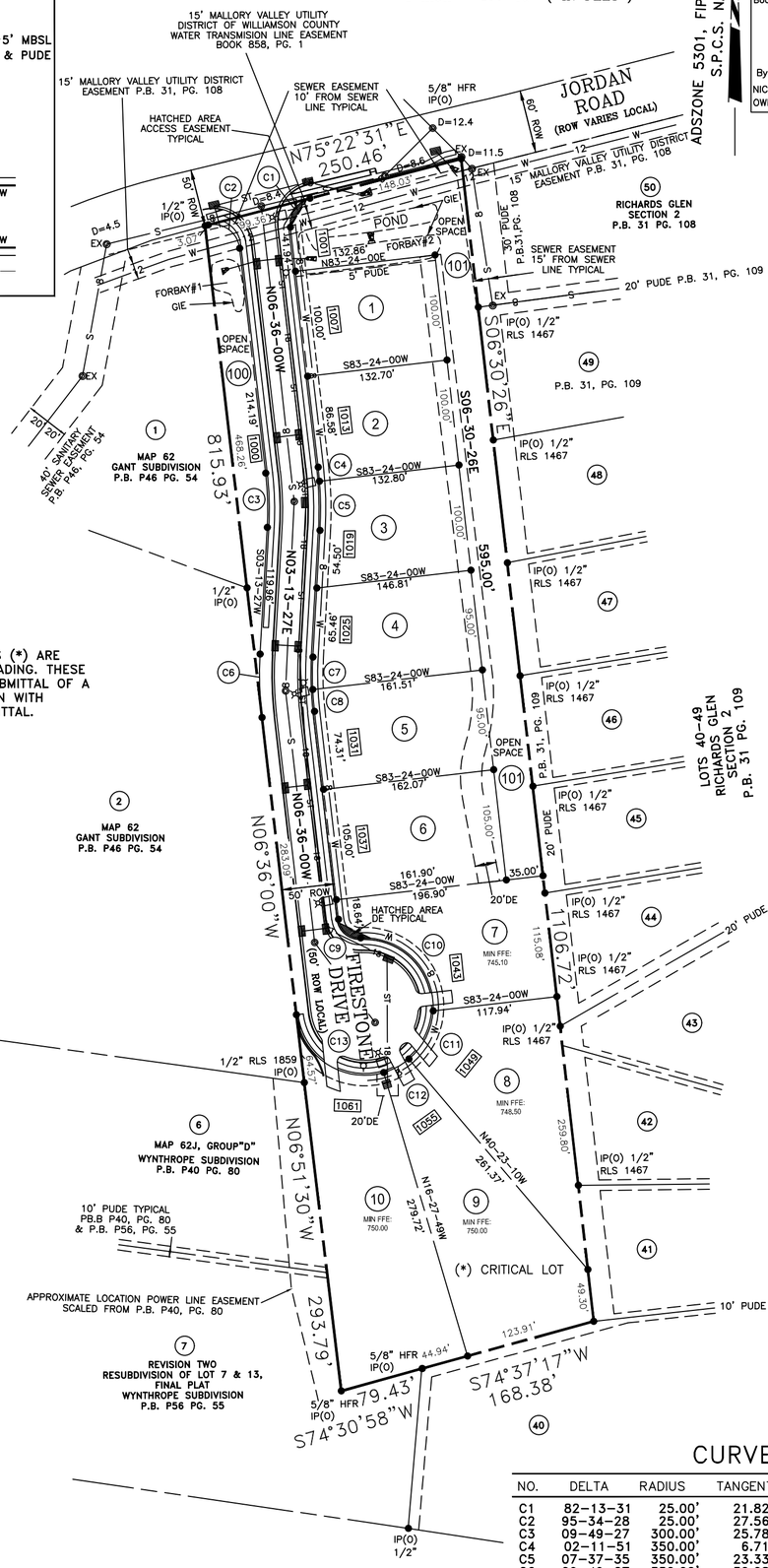
TYPICAL LOT DETAIL



GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft. (IN FEET)



LEGEND

PROPOSED FIRE HYDRANT	
PROPOSED LIGHT POLE	
PROPOSED CURB INLET/CATCH BASIN	
PROPOSED MANHOLE	
EXISTING MANHOLE	EX
5/8" IRON PIN SET THIS PLAT	
STREET ADDRESS	1000
PROPOSED MANHOLE DEPTH	D=12.4
PROPERTY/R.O.W. LINE	
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	PUDAE
PROPOSED 8" WATER LINE	8 W
EXISTING 12" WATER LINE	12 W
EXISTING 8" SEWER LINE	S 8
PROPOSED 8" SEWER LINE	S 8
PROPOSED 18" STORM LINE	ST 18
DRAINAGE EASEMENT	20'DE
MALLORY VALLEY UTILITY DISTRICT EASEMENT	15'MVUDE
PUBLIC UTILITY DRAINAGE & ACCESS EASEMENT	PUDAE
GREEN INFRASTRUCTURE EASEMENTS TYPICAL	GIE

NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 10 NEW RESIDENTIAL LOTS, 2 OPEN SPACE LOTS AND DEDICATE ROW AND EASEMENTS FOR JORDAN ROAD SUBDIVISION.
2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3) UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND THE 100 YEAR FLOOD LINE IS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0204F, DATED: 9-29-06.
5) 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES. SEE TYPICAL LOT DETAIL.
6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN. SEE TYPICAL LOT DETAIL.
7) 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.
8) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
9) THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 62 AND BEING PARCEL 27.00.
10) THIS PROPERTY IS ZONED R2 AND MECO-4/CONVENTIONAL, SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION FOR EACH LOT.
11) ALL OPEN SPACE IS PUBLIC UTILITY, DRAINAGE GREEN INFRASTRUCTURE AND ACCESS EASEMENTS (PUDAE) AND GIE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. ALL SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE WITHIN PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOA. ALL PUBLIC FEATURES AND STRUCTURES PLACED WITHIN ANY OPEN SPACE SHALL HAVE PUBLIC ACCESS EASEMENT.
12) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
13) 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.
14) 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 NE 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 REPARING 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 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.
15) PARKLAND DEDICATION ORDINANCE 5.5.4: 10 UNITS X 1200SF=12,000SF FEES TO BE PAID AT FINAL PLAT. THE FEE AT THE QUAD 1 MAX PRICE IS $6.22 AS SQUARE FOOT. 12,000SF X 6.22=$74,640 NEEDED TO MEET ORDINANCE. FEES SHALL BE DUE BEFORE THE FINAL PLAT CAN BE RECORDED.
16) ALL BUILDABLE LOTS REQUIRE THE INSTALLATION AND MAINTENANCE OF AN AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA 13D. ALL FIRE SUPPRESSION SYSTEMS MUST BE ON INDIVIDUAL METERS.

CRITICAL LOT NOTE:
ALL LOTS SHOWN THUS (*) ARE CRITICAL LOTS FOR GRADING. THESE LOTS WILL REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH BUILDING PERMIT SUBMITTAL.

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in SEE BELOW and adopt the plan of subdivision of the property 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 untill otherwise approved by the Franklin Municipal Planning Commission, and under no condition shall such lot(s) be made to produce less area than is perscribed 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 leins on this property, except as follows:
Book_____, Page_____, R.O.W.C., Tennessee.

By: _____ Date:
NICKY WELLS, DIRECTOR OF OPERATIONS, TURNBERRY HOMES, LLC
OWNER OF MAP 62, PARCEL 27.00 BOOK 7254, PG. 724

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES AND ADDRESSING

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

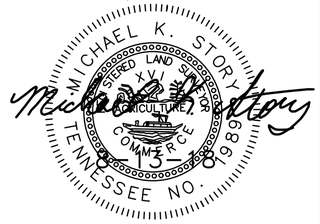
Williamson County Emergency Management Agency — Date

City of Franklin, Tennessee — 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 have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____

Michael K. Story TN RLS # 1989
HFR Design, Inc.



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in JORDAN ROAD SUBDIVISION, have 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
(Where applicable)

(3) a performance bond in the amount of $_____ for the on site water system and/or $_____ for off-site water system has been posted with the Mallery Valley Utility District to assure completion of such systems.

Director of Operations — Date
Mallery Valley Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in Jordan Road Subdivision have been installed in accordance with City specifications, or
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 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

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation — Date

SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT	LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES	
1	13,278.22	0.305	4	9	24,953.24	0.573	5
2	13,263.18	0.304	4	10	29,331.67	0.673	5
3	13,871.87	0.318	4	OPEN SPACE 101	33,440.62	0.768	
4	14,704.67	0.338	4	OPEN SPACE 100	10,434.02	0.240	
5	15,399.02	0.354	4	TOTAL OPEN SPACE	43,874.64	1.008	
6	17,008.40	0.390	4	ROW	49,348.44	1.133	
7	17,348.79	0.398	4	TOTAL	273,636.39	6.282	
8	21,254.34	0.488	4				

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	82-13-31	25.00'	21.82'	35.88'	32.88'	N34-04-30E
C2	95-34-28	25.00'	27.56'	41.70'	37.03'	S53-18-55E
C3	09-49-27	300.00'	25.78'	51.44'	51.38'	S01-41-16E
C4	02-11-51	350.00'	6.71'	13.42'	13.42'	N05-30-04W
C5	07-37-35	350.00'	23.33'	46.59'	46.55'	N00-35-21W
C6	09-49-27	350.00'	30.08'	60.01'	59.94'	S01-41-16E
C7	05-52-11	300.00'	15.38'	30.73'	30.72'	N00-17-21E
C8	03-57-15	300.00'	10.36'	20.70'	20.70'	N04-37-22W
C9	86-37-38	20.00'	18.86'	30.24'	27.44'	N49-54-49W
C10	96-23-41	65.00'	72.69'	109.36'	96.91'	N45-01-47W
C11	46-09-16	65.00'	27.69'	52.36'	50.96'	N26-45-00E
C12	23-57-43	65.00'	13.79'	27.18'	26.99'	N61-48-29E
C13	99-21-09	65.00'	76.58'	112.71'	99.11'	S56-32-04E

PREPARED BY:
HFR DESIGN
214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8500
615.370.8530
hfrdesign.com
SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
TURNBERRY HOMES, LLC
ATT. NICKY WELLS, DIRECTOR OF OPERATIONS
210 JAMESTOWN PARK ROAD, Suite 102
BRENTWOOD, TN 37027
PH. 615-376-7001
nicky.wells@turnberryhomes.com

Site Address:
622 Jordan Road
Franklin, TN 37067

COF PROJECT # (6794)

FINAL PLAT
FIRESTONE AT COOL SPRINGS
(JORDAN ROAD PUD SUBDIVISION)

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.282 TOTAL LOTS: 12
ACRES NEW STREETS: 1.133 FEET NEW STREETS: 784.50'±
CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 08-13-18

HFR PROJECT NO. 2018091

G:\2018091\Survey\2018091 PLAT JORDAN ROAD SUBDIVISION COF #.dwg, 9/6/2018 7:17:50 AM, DReagan, ARCH full bleed C (24.00 x 18.00 Inches), 1:100