



Carlisle Ln

Legend

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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 OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

DORINDA CARLISLE SMITH
MAP 64, PARCEL 1.00
DB 6370, PG 809
R. O. W. C., TN



LEGEND

- FOUND IRON ROD (FOIR)
- SET NEW 5/8" IRON ROD WITH CAP
- FOUND CONCRETE MONUMENT (
- SET CONCRETE MONUMENT
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ POWER POLE
- ↑ GUY ANCHOR
- ⊠ WATER METER
- ⊗ WATER VALVE
- ST— STORM SEWER
- W— WATER LINE
- OHE— OVERHEAD POWER LINE
- SS— SANITARY SEWER LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC
- M.V.U.D. MALLORY VALLEY UTILITY DISTRICT
- ⊛ LIGHT POLE
- ⊕ FIRE HYDRANT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W.C., TN. REGISTER'S OFFICE OF WILLIAMSON CO.
- R.O.W. RIGHT-OF-WAY
- LE LANDSCAPE EASEMENT



PUBLIC STREET TABLE

NAME	LENGTH	AREA
ALLEY 'A'	287.97'	6654SF (0.153 ACRE)

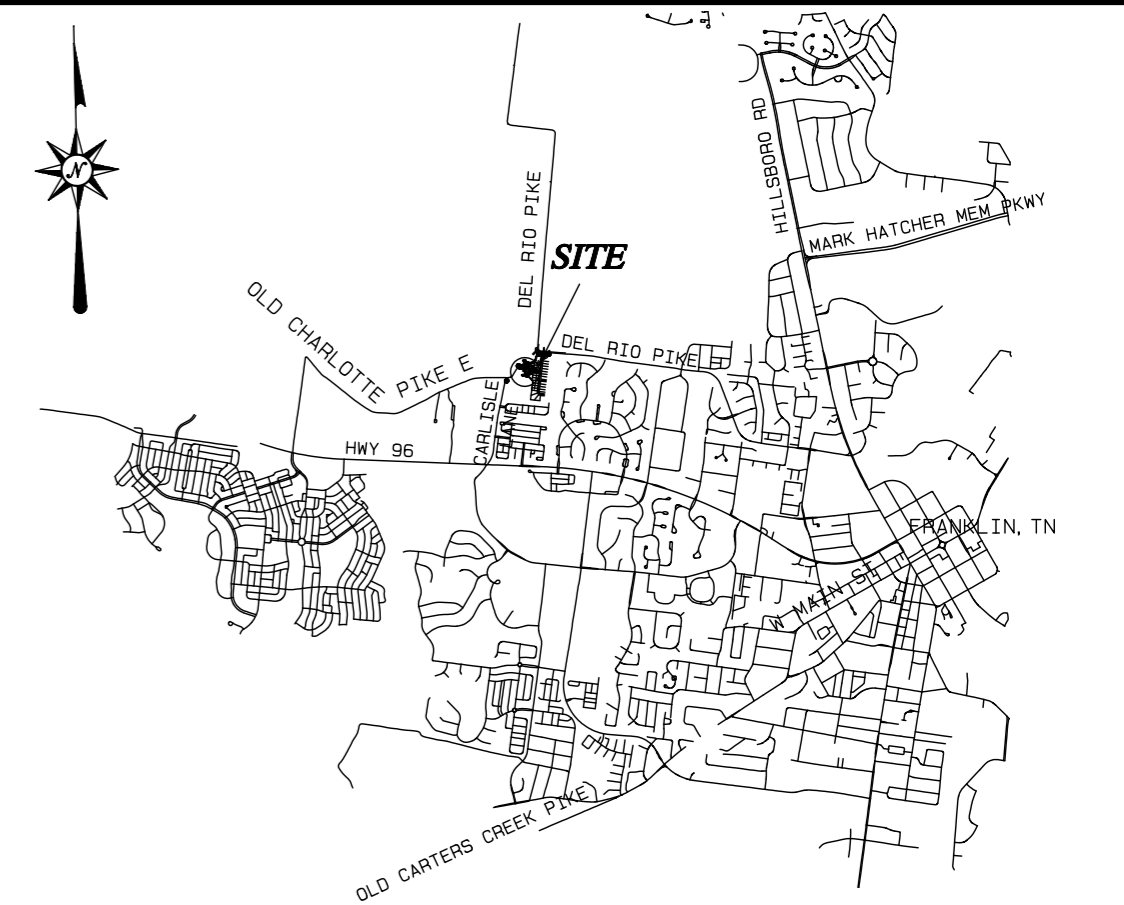
CURVE TABLE

LINE	ARC	RADIUS	CENTRAL ANGLE	TANGENT	CHORD BEARING	CHORD
C1	24.68'	385.77'	03°39'55"	12.34'	N58°18'14"E	24.67'
C2	83.43'	389.73'	12°15'58"	41.88'	N66°18'09"E	83.28'
C3	101.89'	177.41'	32°54'27"	52.40'	N60°21'19"E	100.50'
C4	15.80'	15.00'	60°20'48"	8.72'	S46°16'33"E	15.08'
C5	10.65'	15.00'	40°41'43"	5.56'	N04°14'42"E	10.43'
C6	8.48'	145.00'	03°21'09"	4.24'	S14°25'35"E	8.48'
C7	46.29'	40.00'	66°18'04"	26.13'	S20°24'01"W	43.75'
C8	23.55'	15.00'	89°57'23"	14.99'	N57°43'42"W	21.21'
C9	9.65'	165.00'	03°21'09"	4.83'	N14°25'35"W	9.65'
C10	36.25'	50.00'	41°32'36"	18.96'	N56°31'19"E	35.46'
C11	18.64'	60.00'	17°48'02"	9.40'	N44°39'02"E	18.57'

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS ALONG WITH ACCESS, UTILITY AND STORM DRAINAGE EASEMENTS AS SHOWN HEREON AND DEDICATE PUBLIC RIGHT- OF- WAY.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM
- THE ZONING FOR THIS PROPERTY IS SINGLE FAMILY RESIDENTIAL (R-3)
- SUBJECT PLATTED PARCEL IS DESIGNATED AS MAP 64 PARCEL 14.00 (R.O.W.C)
- OWNER / SUBDIVIDER:
CONTACT: PHIL STINSON
C/O _____DOMUS PARTNERS, LLC_____
PO BOX 90785
NASHVILLE, TN 37209

SURVEYOR: HARRAH & ASSOCIATES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL.: NO.615 778-0863
EMAIL: rogerh@harrahgroup.com
- THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP PANEL No. 47187C0192F DATED SEPTEMBER 29, 2006. INFORMATION SHOWN ON THIS SURVEY IS BASED ON BEING GRAPHICALLY SCALED FROM THE FIRM PANEL AS REFERENCED ABOVE.
- NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY, THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT SHOWN ON THIS SURVEY THAT A CURRENT AND ACCURATE TITLE COMMITMENT COULD DISCLOSE.
- WITHIN NEW DEVELOPMENTS AND FOR OFFSITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, SUCH AS CABLE, ELECTRICAL, (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE AND WATER LINES SHALL BE PLACED UNDERGROUND.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OF LOT 4.
- NO PARKING PERMITTED IN ALLEYS.
- 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.
- MAINTENANCE OF THE INCOMPATIBLE LOT SIZE BUFFER IS TO BE MAINTAINED BY LOTS 1 AND 4 RESPECTIVELY.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- 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.
- A 10' TEMPORARY CONSTRUCTION EASEMENT EXISTS ADJACENT TO PROPOSED UTILITY EASEMENTS FOR USE IN UTILITY CONSTRUCTION PURPOSES IF NEEDED.



VICINITY MAP
NOT TO SCALE

DEDICATED RIGHT OF WAY

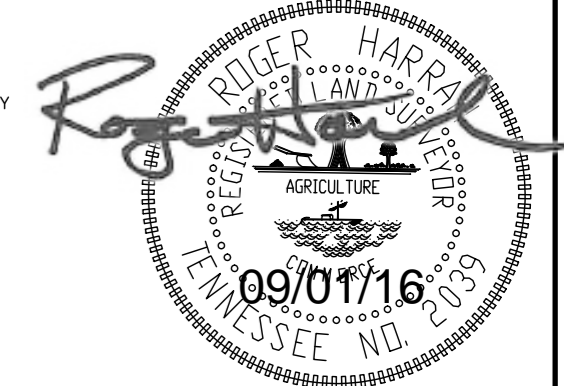
THE DEDICATED RIGHT OF WAY AS SHOWN IS BASED ON ENGINEERING PLANS THAT WERE PROVIDED BY CLIENT FOR USE IN DETERMINING LIMITS OF RIGHT OF WAY DEDICATION, AS WELL AS PROPOSED SLOPE AND CONSTRUCTION EASEMENTS.

ZONING AND SETBACK INFORMATION:

- ZONING IS RESIDENTIAL R-3 CHARACTER OVERLAY IS WHCO-2 TRADITIONAL AND /OR CONVENTIONAL STANDARDS
- MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS:
PER ZONING INFORMATION ...
YARD FRONTING ANY STREET = 75'
SIDE YARD: 8' (MIN) TO 20' (BLDG. TO BLDG.)
REAR YARD: 40'
INCOMPATIBLE LOT SIZE BUFFER: 10'

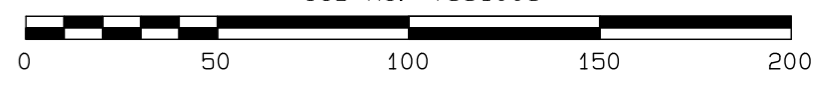
PARCEL INFORMATION

MAP 64, PARCEL 14.00
DOMUS PARTNERS, LLC
DB 6331, PG 390
R.O.W.C., TN
ZONED = R-3
LAND USE = SINGLE FAMILY RESIDENTIAL



ROGER HARRAH LS 2039

RICHLAND CLOSE SUBDIVISION
MAP 64 PARCEL 14.00 1048 CARLISLE LANE
CITY OF FRANKLIN PROJECT NO. 6229
JOB NO: T331003



REVISIONS:

08/25/16 ADDED PLANNING REVIEW COMMENTS JH

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT THE REQUIREMENTS SET FORTH IN RULES, REGULATIONS, BYLAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES, HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN RICHLAND CLOSE SUBDIVISION 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.

SUPT., WATER AND SEWER FRANKLIN, TENNESSEE DATE

CERTIFICATE OF SURVEY

I 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 PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 7TH DAY OF FEBRUARY, 2016.

Roger H. HARRAH
ROGER H. HARRAH TN. REG. NO. 2039 09-01-16 DATE

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN RICHLAND CLOSE SUBDIVISION FINAL PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ DRAINAGE HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

SUPT., STREETS 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

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 1.976 TOTAL LOTS: 4

ACRES NEW STREETS: NA FEET NEW STREETS: N/A

CIVIL DISTRICT: 14TH CLOSURE ERROR: >1: 10.000

SCALE: 1" = 50' DATE: AUGUST 5, 2016

SHEET 1 OF 1