

Site Data

Project Name: Stream Valley - Section 14
 COF Project #: 6172
 Subdivision: Stream Valley PUD Subdivision
 Lot numbers: Lots 460-494
 with Lot 494 being an Open Space
 Address: Lewisburg Pike and Stream Valley Blvd.
 City: Franklin
 County: Williamson
 State: Tennessee
 Civil District: 10th

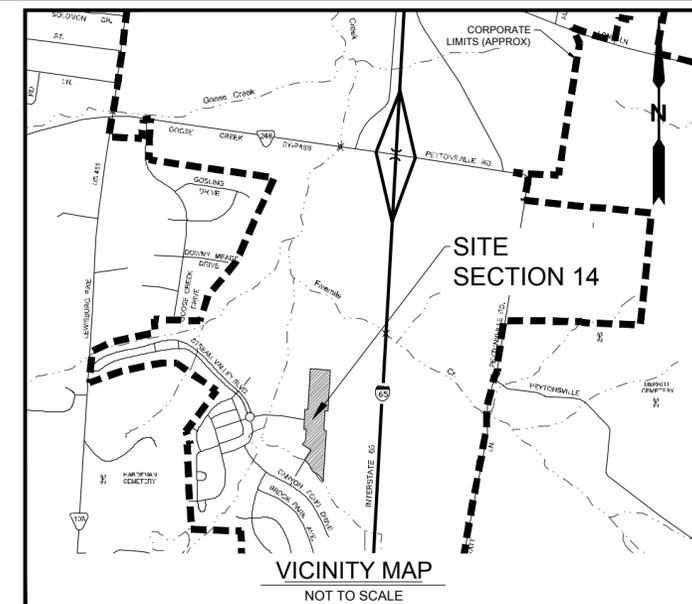
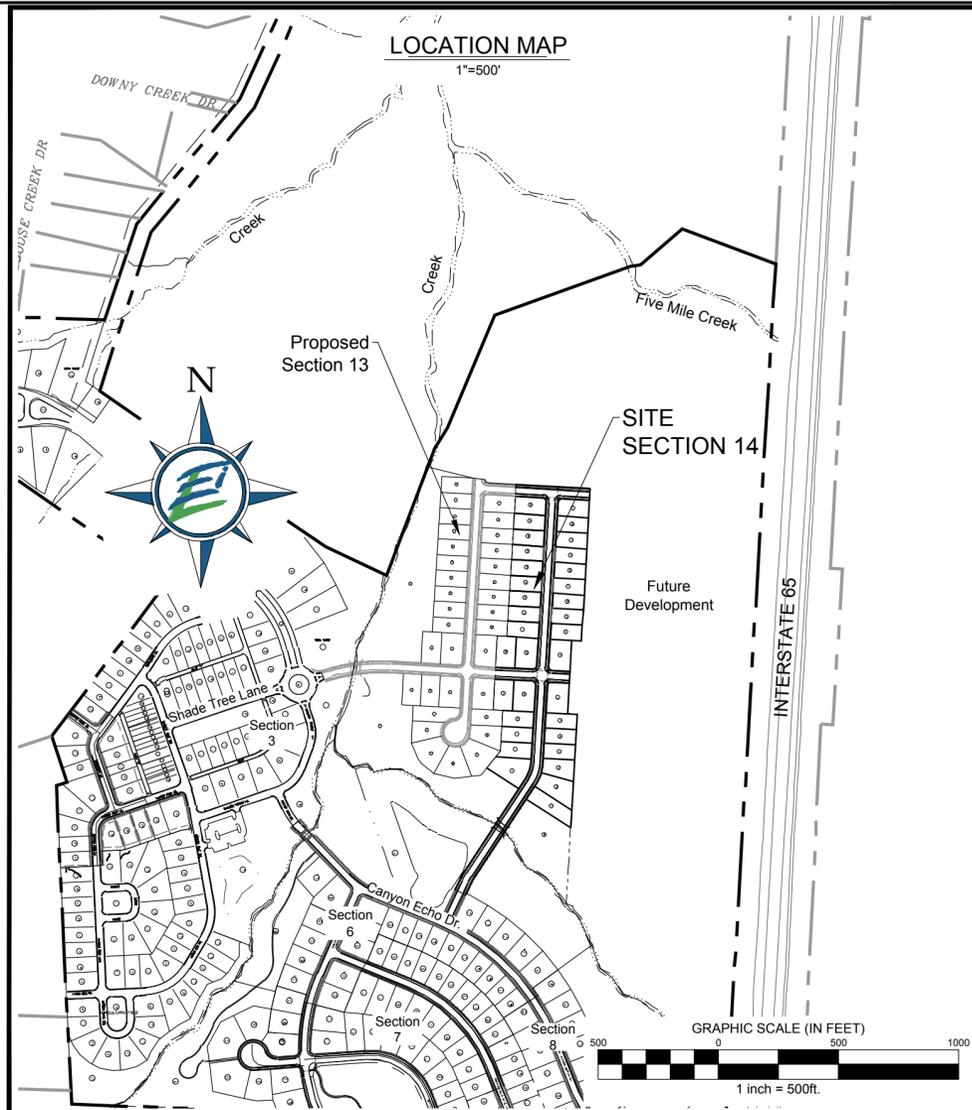
Existing Zoning: Specific Development-Variety (SD-X)
 Charter Area Overlay: GCCO-4b
 Other Applicable Overlays: FFO
 Applicable development standard: Conventional
 Acreage of site: 11.11 acres

Minimum required setback lines:
 Garden Homes: Lots 460-468, 473-482 & 485-493
 Front Yard: 15 Feet
 Side Yard: 5-10 Feet (10' on a Street)
 Rear Yard: 15 Feet
 Manor Homes: Lots 469-472 & 483-484
 Front Yard: 25-40 Feet
 Side Yard: 5-10 Feet (10' on a Street)
 Rear Yard: 15 Feet

Owners representative: Stream Valley Partners, LLC
 Address: P.O. Box 314
 Franklin, TN 37065
 Phone number: 615.305.1033
 Email address: tyler.ring@tenncontractors.com
 Contact Name: Tyler Ring

Applicant: Energy Land & Infrastructure
 Address: 1420 Donelson Pike, Suite A12
 Nashville, TN 37217
 Phone number: (615) 383-6300
 Email address: michael.ray@eli-llc.com
 Contact name: Michael Ray

Land Surveyor: Energy Land & Infrastructure
 Address: 1420 Donelson Pike, Suite A12
 Nashville, TN 37217
 Phone number: (615) 383-6300
 Contact name: Mike Dial
 Email address: mike.dial@eli-llc.com



Notes

- The purpose of this plat is to create 34 single-family residential lots and one open space lots.
- A portion of the subject property lies within a flood hazard area (100-year Zone "AE") as per FEMA FIRM MAP NUMBER 47187C0355 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by 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.
- 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 shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Residential fire sprinklers systems shall be provided until the second connection to the development is provided.
- 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.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- 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 activities within 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.
- Mineral rights shall be transferred to property owner.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
- Residential lots abutting open space areas shall not contain opaque fences.
- 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.
- 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 driveways which cross an easement. No trees or shrubbery will be planted within the easements.

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.

Arthur M. Dial
 Surveyor
 Date: 7/7/16

Surveyor Information
 Arthur M. Dial
 ELI, LLC
 1420 Donelson Pike, Suite A12
 Nashville, TN 37217
 Phone: 615-383-6300
 Email: mike.dial@eli-llc.com

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 _____, 2016, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission
 Date

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19
 Owner: Stream Valley Franklin, LLC
 P/O Deed Book 5559, Page 782
 Register's Office for Williamson County, TN

Road Data:

Acreage in new roads 2.289 Acres±
 Linear footage of new roads 2020 Feet

Certificate Of Ownership

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

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:
 (1) The sewer system designated in Stream Valley Subdivision - Section 14 has 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

Certificate Of Approval of Water

I hereby certify that:
 (1) The water system designated in Stream Valley PUD Subdivision - Section 14 has been installed in accordance with City specifications, or
 (2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the City of Franklin to assure completion of such improvements.

HB&TS Franklin, TN _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
 (1) the streets, drainage, and sidewalks designated in Stream Valley PUD Subdivision, Section 14 have been installed in accordance with City specifications, or
 (2) a performance agreement and surety in the amount of \$ 539,000 for streets, \$ 444,000 for drainage, \$ 253,000 for city sewer, and \$ 205,000 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

**STREAM VALLEY PUD SUBDIVISION
 SECTION 14
 SHEET 1 OF 3**

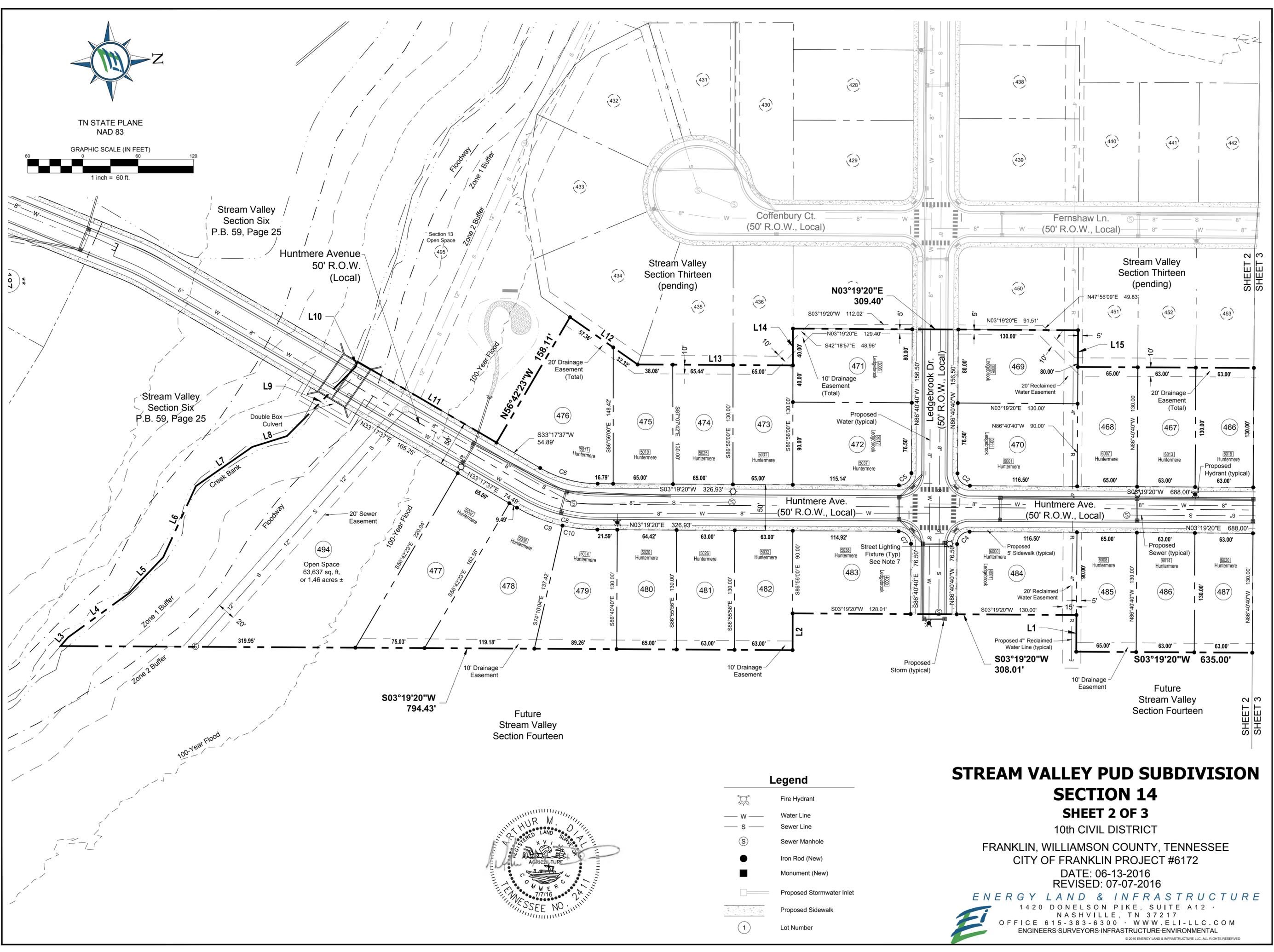
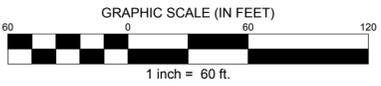
10th CIVIL DISTRICT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 CITY OF FRANKLIN PROJECT #6172

DATE: 06-13-2016
 REVISED: 07-06-2016

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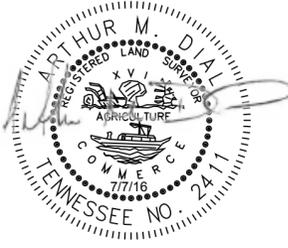


TN STATE PLANE
NAD 83



Legend

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



STREAM VALLEY PUD SUBDIVISION SECTION 14 SHEET 2 OF 3

10th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6172
DATE: 06-13-2016
REVISED: 07-07-2016

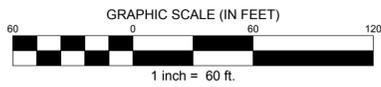
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SHEET 2
SHEET 3



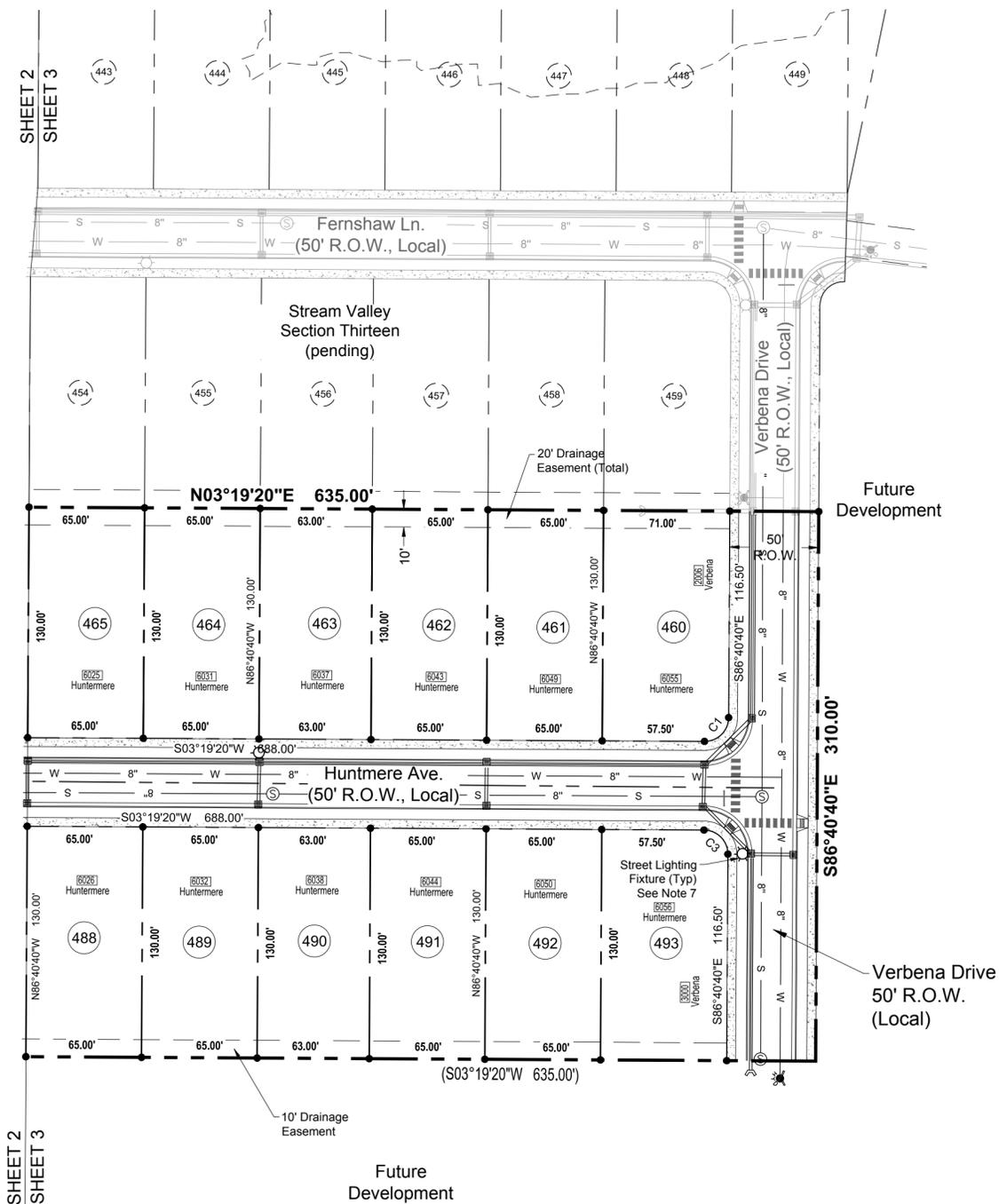
TN STATE PLANE
NAD 83



Total area: 484,102 S.F. or 11.11 Acres

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19
Owner: Stream Valley Franklin, LLC
P/O Deed Book 5559, Page 782
Register's Office for Williamson County, TN



Line Table		
Line #	Direction	Length
L1	N86° 40' 40"W	40.00'
L2	S86° 56' 00"E	40.00'
L3	N46° 24' 12"W	12.41'
L4	N33° 00' 04"W	81.55'
L5	N43° 26' 18"W	54.25'
L6	N62° 22' 09"W	85.18'
L7	N31° 52' 44"W	74.50'
L8	N14° 30' 29"W	39.40'
L9	N42° 14' 54"W	105.74'
L10	N66° 29' 58"W	6.33'
L11	N33° 17' 37"E	174.65'
L12	N38° 03' 46"E	89.68'
L13	N03° 19' 20"E	168.52'
L14	N86° 56' 00"W	40.00'
L15	S86° 40' 40"E	40.00'

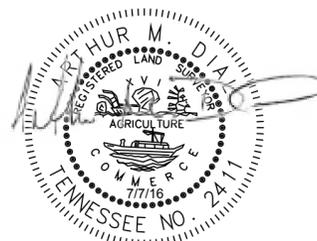
Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	13.50'	21.21'	90°00'00"	S41°40'40"E	19.09'
C2	13.50'	21.21'	90°00'00"	S48°19'20"W	19.09'
C3	13.50'	21.21'	90°00'00"	N48°19'20"E	19.09'
C4	13.50'	21.21'	90°00'00"	N41°40'40"W	19.09'
C5	13.50'	21.21'	90°00'00"	S41°40'40"E	19.09'
C6	125.00'	65.39'	29°58'17"	S18°18'29"W	64.64'
C7	13.50'	21.21'	90°00'00"	N48°19'20"E	19.09'
C8	175.00'	91.54'	29°58'17"	N18°18'29"E	90.50'
C9	175.00'	53.33'	17°27'41"	N24°33'47"E	53.13'
C10	175.00'	38.21'	12°30'36"	N9°34'38"E	38.13'

Detached Residential Lot Tree Chart				
Lot #	Square Feet	Acres	Cal.	# Trees
460	9,191	0.21	2"	6
461	8,450	0.19	2"	6
462	8,450	0.19	2"	6
463	8,190	0.19	2"	6
464	8,450	0.19	2"	6
465	8,450	0.19	2"	6
466	8,190	0.19	2"	6
467	8,190	0.19	2"	6
468	8,450	0.19	2"	6
469	10,400	0.24	2"	6
470	11,661	0.27	2"	6
471	10,338	0.24	2"	6
472	11,557	0.27	2"	6
473	8,450	0.19	2"	6
474	8,479	0.19	2"	6
475	8,665	0.20	2"	6
476	14,925	0.34	2"	6

Detached Residential Lot Tree Chart				
Lot #	Square Feet	Acres	Cal.	# Trees
477	13,084	0.30	2"	6
478	13,544	0.31	2"	6
479	9,784	0.22	2"	6
480	8,413	0.19	2"	6
481	8,190	0.19	2"	6
482	8,190	0.19	2"	6
483	11,500	0.26	2"	6
484	11,661	0.27	2"	6
485	8,450	0.19	2"	6
486	8,190	0.19	2"	6
487	8,190	0.19	2"	6
488	8,450	0.19	2"	6
489	8,450	0.19	2"	6
490	8,190	0.19	2"	6
491	8,450	0.19	2"	6
492	8,450	0.19	2"	6
493	9,191	0.21	2"	6

Legend

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



**STREAM VALLEY PUD SUBDIVISION
SECTION 14**

SHEET 3 OF 3

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #6172

DATE: 06-13-2016

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