

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE JOINT USER ACCESS EASEMENTS, ABANDON A PORTION OF THE EXISTING JOINT USER AND UTILITY EASEMENT AND ADD A DRAINAGE EASEMENT ONTO THE PLAT.
- 2) EXISTING ZONING: BASE: CC - OVERLAY: C40
CFO-7 (CENTRAL FRANKLIN CHARACTER AREA OVERLAY)
- 3) MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 0-20 FEET (LOCAL STREET)
SIDE YARD: 0 FEET ON EACH SIDE
REAR YARD: 0 FEET
- 4) SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 10.00, 11.00, 12.00, 14.00, 15.00 AND 16.00 ON WILLIAMSON COUNTY TAX MAP NO. 78-C, GROUP "A".
- 5) STREET ADDRESS ARE SHOWN THIS [744]
- 6) THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
- 7) OWNER/SUBDIVIDER:
COLUMBIA AVENUE PARTNERS
ADDRESS: 320 MAIN STREET, SUITE 320
FRANKLIN, TENNESSEE, 37064
- 8) SURVEYOR:
JAMES TERRY & ASSOCIATES
ADDRESS: 198 JACKSONIAN DRIVE
HERNANDO, TENNESSEE, 37076
- 9.0 IRON ROD (FOUND)
10. IRON ROD (SET)
11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPEARANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. HIS SURVEYOR IS NOT RESPONSIBLE FOR THE LOCATION OF ANY UTILITIES NOT SHOWN ON HIS SURVEY. 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.
13. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS INDICATED ON FEMA COMMUNITY PANEL NUMBER 47197C 0211 F, WHICH BEGINS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
14. 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 (INCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
16. THE RECORDING OF THIS PLAT VACATES AND SUPERSEDES THE RECORDING OF PARCEL 18.00, PLAT BOOK 78-C-1, PAGE 60, REGISTERED WITH THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
17. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNERS.
OWNER: COLUMBIA AVENUE PARTNERS
ADDRESS: 320 MAIN STREET, SUITE 320
FRANKLIN, TENNESSEE, 37064
CONTACT: HENRY BROCKMAN
TELEPHONE: (615) 794-2990
EMAIL: HAWBROCKMAN@GMAIL.COM
19. THAT AN ALTERNATE PARKING PLAN HAS BEEN APPROVED FOR THIS DEVELOPMENT. ANY FUTURE USES OF THE PROPERTY WILL BE GOVERNED BY THE LIMITED AMOUNT OF ON-SITE PARKING.
ADDRESS: AS 722 COLUMBIA AVENUE
NINTH AVENUE SUBDIVISION
REVISED 01/19/11
PLAT BOOK 48, PAGE 119, R.O.W.C., Tennessee
20. THE ENTIRE STRUCTURE OR BUILDING OF SYNERGY BANK WILL BE ADDRESSED AS 722 COLUMBIA AVENUE.
21. BEYONDS SHOWN HEREON ARE REFERENCED TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
22. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
23. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

