

**GENERAL NOTES**

- THE PURPOSE OF THIS RECORDING IS TO CREATE 18 RESIDENTIAL LOTS.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 0820-03.05 IN THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, DATED MARCH 17, 2011. THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:10,000.
- PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 77.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.
- THE LAND SHOWN HEREON CONTAINS 208,923.586 SQUARE FEET OR 4.796 ACRES OF LAND.
- THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP, BEING PANEL NO. 47187C0192 F, DATED SEPTEMBER 29, 2006.
- PROPERTY CORNERS SHOWN THUS -●- ARE MARKED BY IRON RODS.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED SD-R.
- PROPERTY OWNER:  
PATTERSON COMPANY  
321 BILLINGSLEY COURT #19  
FRANKLIN, TN 37067
- NUMBERS SHOWN THUS [XXX] ARE PROPERTY ADDRESSES.
- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83.
- ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEM).  
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, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- STREET LIGHT LOCATIONS ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
- THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES AND STORM WATER DENTENTION FACILITIES.
- LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- PARKLAND DEDICATION WILL BE MET AND CONSIST OF THE COMPLETION OF THE TRAIL SYSTEM ALONG DOWNS BLVD. TRAIL TO BE COVERED BY AAPE.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 35 OF TYWATER CROSSING PUD SUBDIVISION, SECTION 1 FINAL PLAT BOOK 57, PAGE 62 R.O.W.C., TN.

# Final Plat

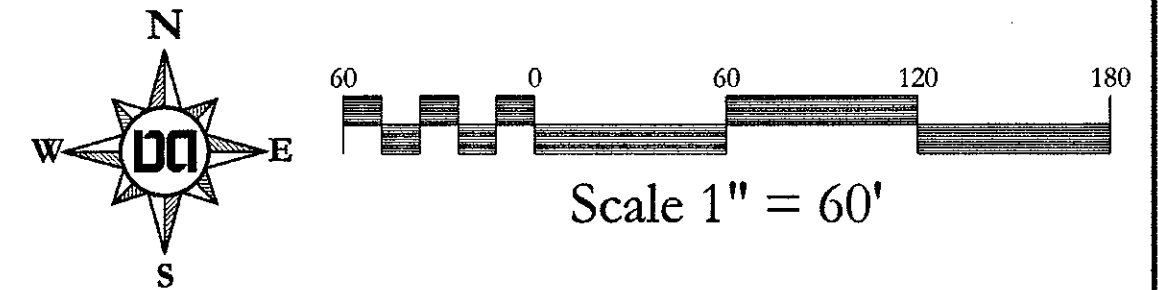
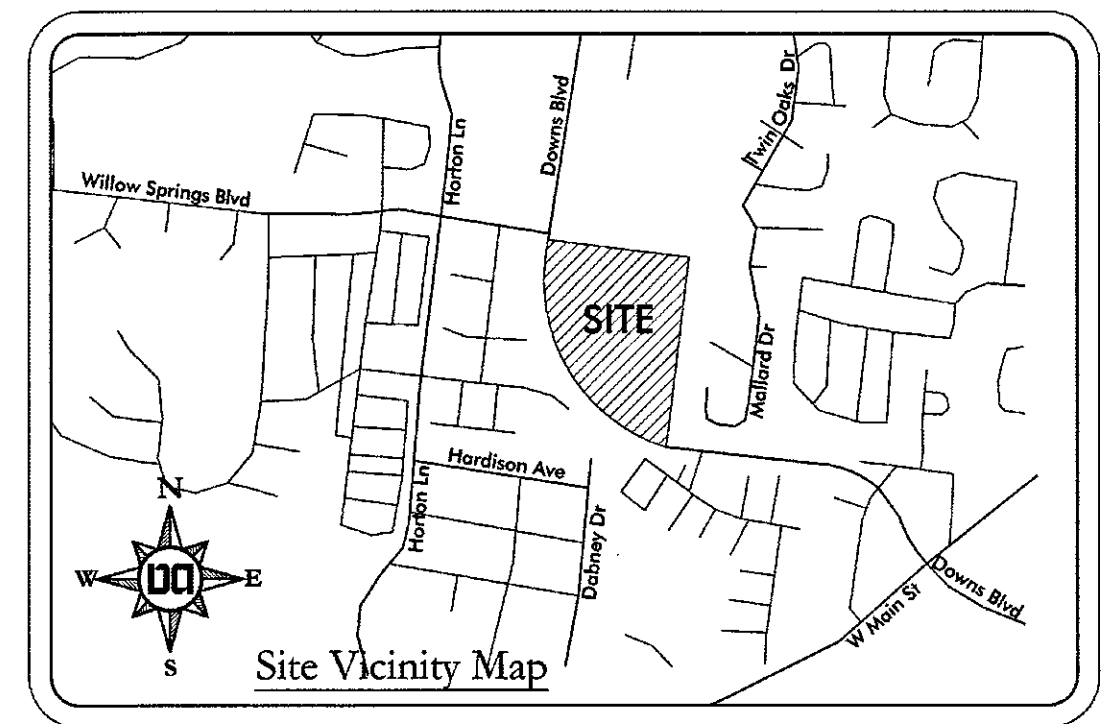
## Tywater Crossing PUD Subdivision

### Section 4

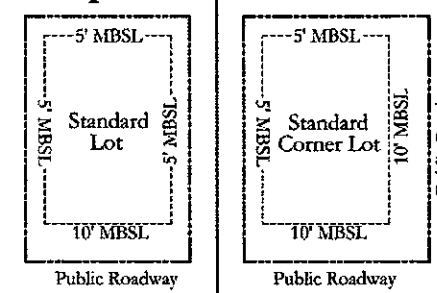
Being Parcel 20.00 On Tax Map 77  
Franklin, Williamson County, TN  
5th Civil District

## City of Franklin Project Number 5804

Prepared by Dale & Associates  
February 12, 2015



**Proposed Lot Exhibits**



LINE	BEARING	DISTANCE
L1	N 86°51'26" E	20.02'
L2	S 48°09'14" E	29.74'
L3	S 78°10'55" W	40.33'
L4	N 06°56'24" E	25.00'
L5	N 06°56'24" E	15.00'
L6	N 54°51'53" W	23.82'

**Site Data**

Total Area:	4.796 Acres
Residential Lots:	18 Units
Area in Lots:	3.065 Acres
Area in R.O.W.:	0.772 Acres
Area & Length of Streets:	0.772 Acres & 822 LF
Open Space:	0.959 Acres
Development Standard:	Conventional
Base Zoning District:	SD-R
Character Area Overlay:	WHCO-2
Front/Street Setback:	10 Feet
Side Yard Setback:	5 Feet
Rear/Alley Setback:	5 Feet

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1210.00'	363.07'	361.71'	S 00°20'20" W	17°11'31"
C2	80.00'	61.82'	60.30'	N 15°11'57" W	44°16'42"
C3	80.00'	50.61'	49.77'	N 53°15'35" E	36°14'55"
C4	80.00'	35.68'	35.39'	S 84°09'43" W	25°33'21"
C5	15.00'	23.56'	21.21'	N 51°56'24" E	90°00'00"
C6	80.00'	48.74'	47.99'	N 24°23'35" E	34°54'22"
C7	80.00'	37.33'	36.99'	S 55°12'48" W	26°44'05"
C8	80.00'	39.60'	39.19'	N 82°45'37" E	28°21'34"
C9	80.00'	5.28'	5.28'	S 81°10'09" E	3°46'54"
C10	80.00'	58.56'	57.26'	S 58°18'30" W	41°56'23"
C11	40.00'	62.83'	56.57'	S 51°56'24" W	90°00'00"
C12	15.00'	23.56'	21.21'	S 38°03'36" E	90°00'00"
C13	40.00'	62.83'	56.57'	N 51°56'24" E	90°00'00"
C14	15.00'	23.56'	21.21'	N 38°03'36" W	90°00'00"

**MTEM PUBLIC UTILITY & DRAINAGE EASEMENT NOTE:**  
ADJACENT TO PUBLIC ROADWAYS AND ALLEYS SHALL BE A 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE EASEMENT SHALL BE LOCATED 5' OFF THE PUBLIC RIGHT OF WAY WITH THE REMAINING 5' EXTENDING INTO THE RIGHT OF WAY.

**CERTIFICATE OF OWNERSHIP**

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 6163, Pages 123-126, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown and dedicate all public ways and easements as noted. No (we) 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(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book \_\_\_\_\_, Page \_\_\_\_\_, R.O.W.C., TN, running with the title to the property. I(we) further certify that there are no liens on this property, except as follows:

Wes Patterson (Patterson Company) \_\_\_\_\_ Date \_\_\_\_\_

**MTEM**

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

Middle Tennessee Electric Membership Corporation \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I (we) hereby certify that the subdivisions shown hereon are correct and that all of the measurements shown hereon have been placed as indicated. The subdivision map correctly represents a survey made under the supervision of \_\_\_\_\_

Date: 02/01/15  
Registered Land Surveyor

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
(1) the water and sewer systems designated in Tywater Crossing PUD Subdivision, Section 2 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 APPROVAL OF STREETS AND DRAINAGE**

I hereby certify that:  
(1) the streets, drainage, and sidewalks designated in Tywater Crossing PUD Subdivision, Section 2 have been installed in accordance with City specifications, or  
(2) a performance agreement and surety in the amount of \$\_\_\_\_\_ for drainage, and \$\_\_\_\_\_ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department  
City of Franklin, Tennessee  
Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

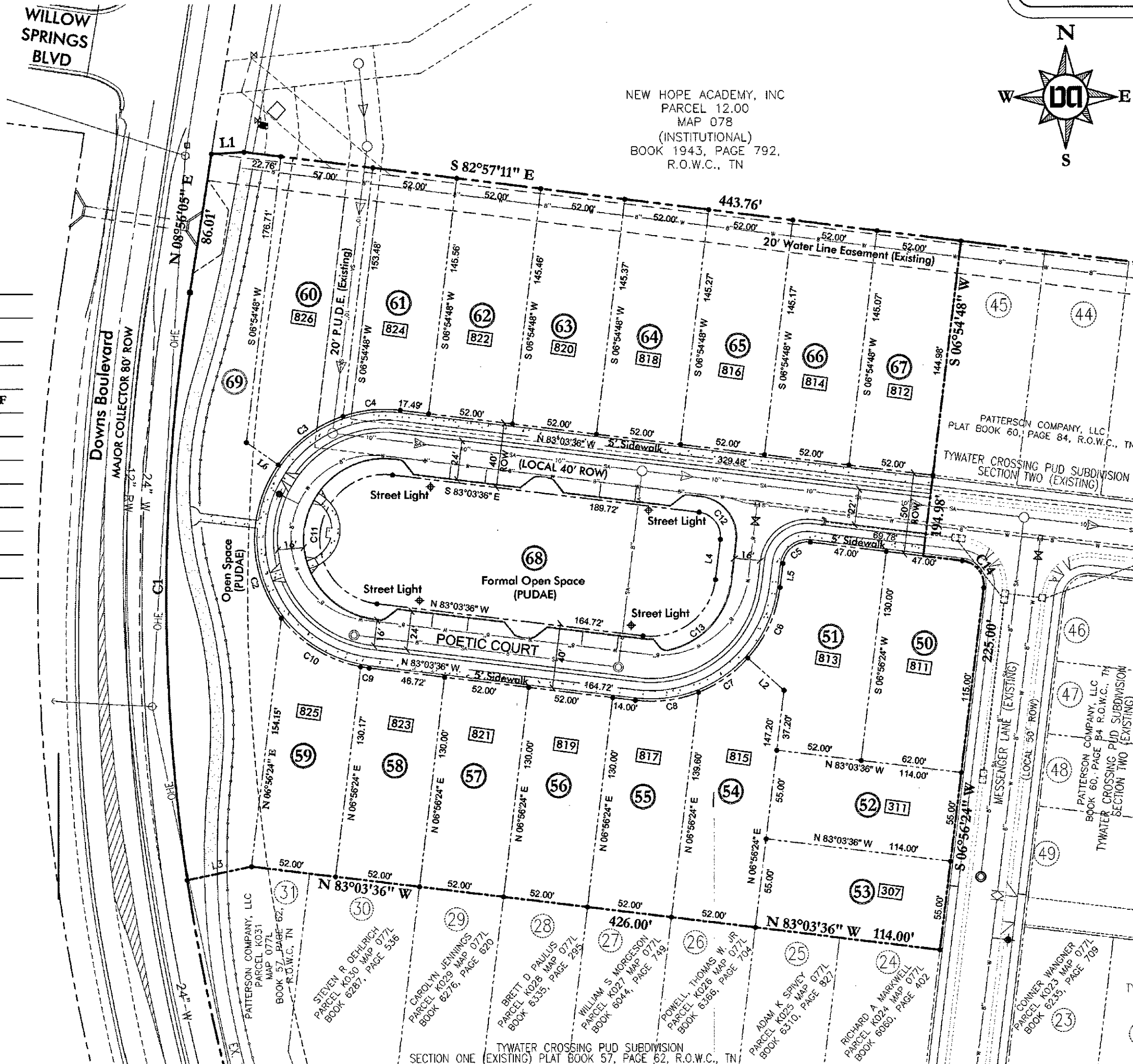
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and this plat has been approved for recording in the Register's Office of Williamson County, Tennessee, in the office of the County Register.

Secretary  
Franklin Municipal Planning Commission  
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: \_\_\_\_\_



**LOT TABLE (Open Space)**

NAME	SQUARE FEET	ACRES
68	18,499.51	0.425
69	23250.215	0.534

**LOT TABLE (Proposed SF Lots)**

NAME	SQUARE FEET	ACRES
50	8011.72	0.184
51	7888.15	0.181
52	6270.00	0.144
53	6270.00	0.144
54	7938.48	0.182
55	6878.54	0.158
56	6760.00	0.155
57	6760.00	0.155
58	6760.31	0.155
59	7188.74	0.165
60	9841.50	0.226
61	7659.82	0.176
62	7566.57	0.174
63	7561.52	0.174
64	7556.48	0.173
65	7551.44	0.173
66	7546.40	0.173
67	7541.36	0.173

**DETACHED RESIDENTIAL LOT TREE CHART**

NAME	SQ. FT.	NUMBER OF TREES
50	8011.72	Two 3" Caliper Trees
51	7888.15	Two 3" Caliper Trees
52	6270.00	Two 3" Caliper Trees
53	6270.00	Two 3" Caliper Trees
54	7938.48	Two 3" Caliper Trees
55	6878.54	Two 3" Caliper Trees
56	6760.00	Two 3" Caliper Trees
57	6760.00	Two 3" Caliper Trees
58	6760.31	Two 3" Caliper Trees
59	7188.74	Two 3" Caliper Trees
60	9841.50	Two 3" Caliper Trees
61	7659.82	Two 3" Caliper Trees
62	7566.57	Two 3" Caliper Trees
63	7561.52	Two 3" Caliper Trees
64	7556.48	Two 3" Caliper Trees
65	7551.44	Two 3" Caliper Trees
66	7546.40	Two 3" Caliper Trees
67	7541.36	Two 3" Caliper Trees

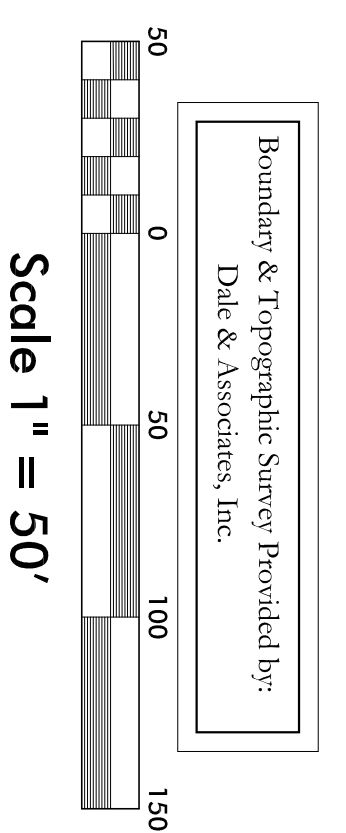
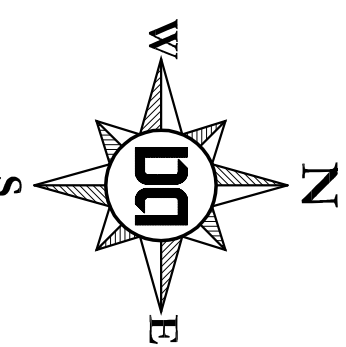
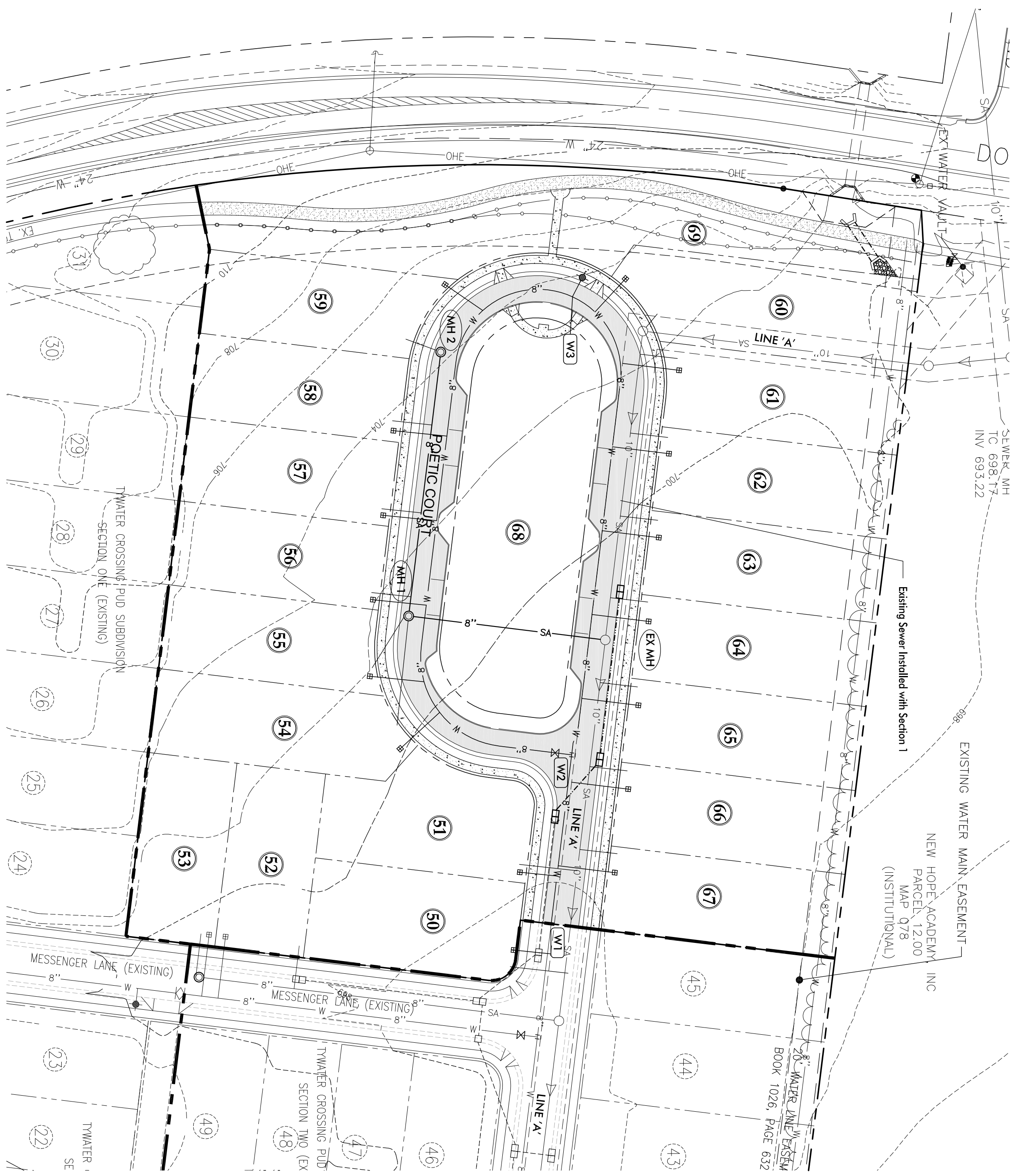
**OWNER (SECTION FOUR)**  
PATTERSON COMPANY  
321 BILLINGSLEY COURT, STE 19  
FRANKLIN, TENNESSEE 37067  
CONTACT: EVAN RUGGIERO  
PHONE: (615) 416-4066  
eruggiero@landsolutionstn.com

**SURVEYOR/ENGINEER**  
DALE & ASSOCIATES  
516 HEATHER PLACE  
NASHVILLE, TENNESSEE 37204  
CONTACT: MICHAEL GARRIGAN, PE  
PHONE: (615) 297-5166  
michael@daleandassociates.net

**LANDSCAPE ARCHITECT/PLANNER**  
DESIGN STUDIO  
JASON GODDARD  
230 COUNTRYSIDE DRIVE  
FRANKLIN, TN 37069  
PHONE: (615) 218-8118  
jgoddard@designstudioplan.com

**TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY OTHER PARTIES.**

**Dale & Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Surveying  
516 Heather Place  
Nashville, Tennessee 37204  
D&A Proj Number 12045  
1  
1 of 1



Boundary & Topographic Survey Provided by:  
Dale & Associates, Inc.

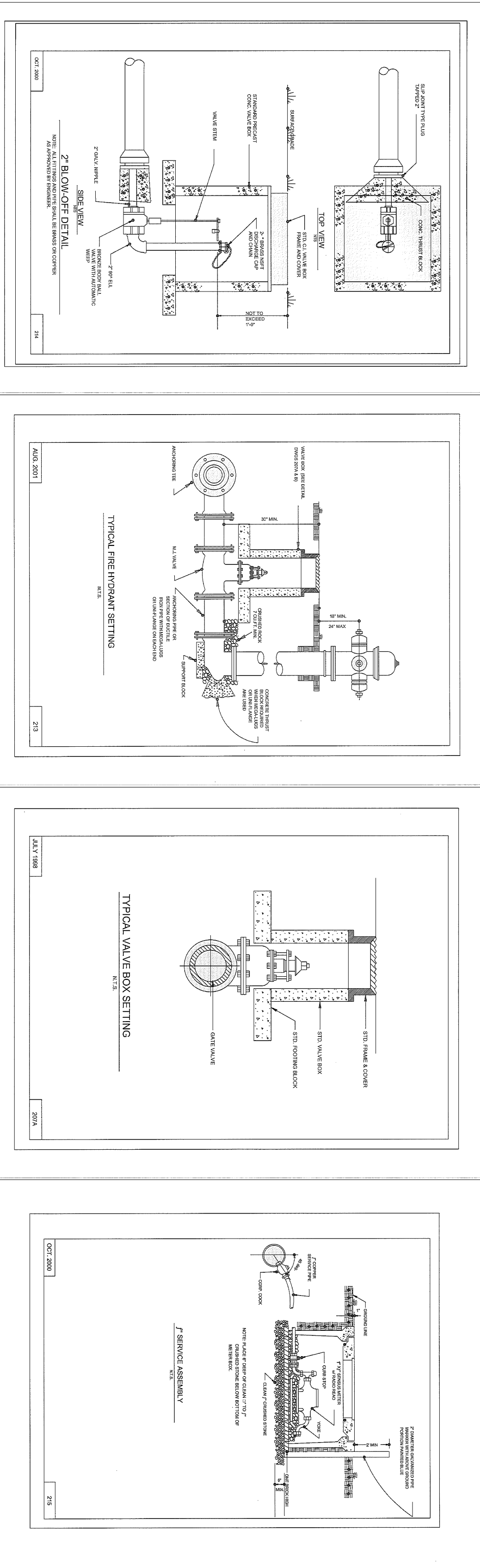
**UTILITY NOTE:**  
WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF OR TO NEARBY DEVELOPMENT, THE NEW DEVELOPMENT UTILITIES SUCH AS CABLE TELEVISION, ELECTRIC, GAS, WATER, SEWER, AND TELEPHONE LINES SHALL BE PLACED UNDERGROUND. LIGHT INDUSTRIAL (LI) AND HEAVY INDUSTRIAL (HI) DISTRICTS SHALL BE PERMITTED TO HAVE THEIR OFF-SITE LINES OVERHEAD.

- Utility Plan Legend**
- PROP. STORM CULVERT
  - 8" W- WATER MAIN
  - 8" SA- PROP. 8" GRAVITY SEWER
  - 10" SA- PROP. 10" GRAVITY SEWER
  - 8" W- EX. 8" WATER MAIN (NORTH RD)
  - 24" W- EX. 24" WATER MAIN (DOWNS BVD)
  - 12" R- EX. 12" RECLAIMED WATER (DOWNS BVD)
  - 10" SA- EX. 10" GRAVITY SEWER MAIN (NEW HOPE)
  - OHE- EX. OVERHEAD ELECTRIC (DOWNS BVD)
  - PROP. DRAINAGE CATCH BASIN
  - PROP. 6" SEWER LATERAL SERVICE
  - EX. SEWER MANHOLE
  - PROP. 3/4" RESIDENTIAL WATER METER
  - ◆ PROP. FIRE HYDRANT & ASSEMBLY
  - ⊗ PROP. GATE VALVE & BOX
  - ⊗ PROP. BLOW-OFF
  - ⊕ PROP. STREET LIGHT

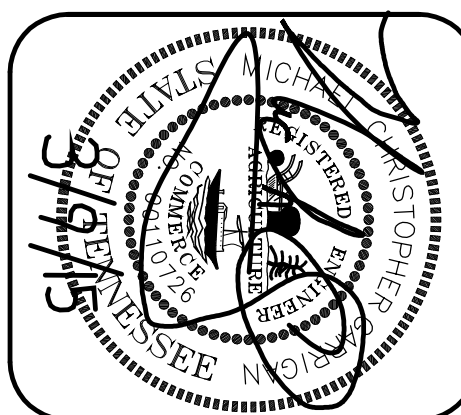
**Sewer Manhole Table**

LINE "A"	Top of Casting	Inv. In	Inv. Out
Existing MH	699.09	690.08	689.88
Manhole 1	700.36	694.33	694.23
Manhole 2	702.28	—	696.32

- Water Plan Legend**
- W-1 Connect to Existing Water Main at Blow Off  
Sta 0+00 (Poetic Court)
  - W-2 Repair Forewater per S1-270  
Sta 1+04 (Poetic Court)
  - W-2 Install 8"x8" Tee and Valve Assembly  
Sta 2+95 (Poetic Court)
  - W-2 Install Fire Hydrant  
Sta 2+95 (Poetic Court)



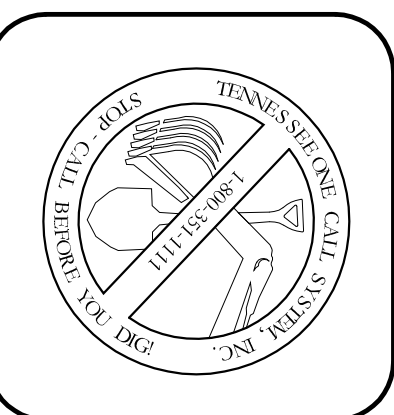
Utilities Plan



**Tywater Crossing, Section 4**  
PUD Subdivision  
Tax Map 77, Parcel 20.00  
Franklin, Williamson County, Tennessee

NO. # : TNRL8935  
Preparation Date: Nov 2013

REVISIONS:  
COF Comments 12/5/13  
Post PC Submittal 12/18/13  
Paschen Comments 2/19/15  
Water Services Change 3/9/15



**Dale & DD Associates**  
Consulting Civil Engineering  
Land Planning & Zoning  
Landscape Architecture

D&A Project #1945  
Tywater Crossing, Section 4  
City of Franklin Project #2908  
**C7.0**  
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516 Heather Place  
Nashville, Tennessee 37204  
(615) 297-5166