

Site Data

Project Name: Tap Root Hills PUD Subdivision - Section Two
 COF Project #: 6497
 Subdivision: Tap Root Hills PUD Subdivision
 Lot numbers: Lots 12-21, 87-95, 105-108, 505
 Address: Clovercroft Road
 City: Franklin
 County: Williamson
 State: Tennessee
 Civil District: 14th

Existing zoning and charter area overlay: SD-R (2.28) / SWCO-2 (Seward Hall)
 Applicable development standard: Conventional
 Acreage of site: 6.84 acres

Minimum required setback lines: See this page for Setback Details
 Owners representative: Patterson Company, LLC
 Address: 321 Billingsly Court, Suite 19
 Franklin, TN 37067
 Phone number: 615.472.1317
 Email address: WPPatterson@buppatterson.com
 Contact name: Wes Patterson

Applicant: Energy Land & Infrastructure
 Address: 1420 Donelson Pike, Suite A12
 Nashville, TN 37217

Phone number: (615) 383-6300
 Fax number: (615) 383-6341
 Email address: Clay.Wallace@eli-llc.com
 Contact name: Clay Wallace

Engineer / Land Surveyor: Energy Land & Infrastructure
 Address: 1420 Donelson Pike, Suite A12
 Nashville, TN 37217

Phone number: (615) 383-6300
 Fax number: (615) 383-6341
 Contact names: Mike Dial

Notes

- The purpose of this plat is to create 22 single-family residential lots and one open space lot.
- This property is not located within a flood hazard area as per FEMA NFIP FIRM MAP NUMBER 47187C0220 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 080.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
- 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 MTEM.
- All open space area shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements (PUDAEs)
- The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, 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.
- All Milcrofton Utility District (M.U.D.) 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 or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- Residential fire sprinklers (NFPA 13D) shall be provided in all new homes until the roadway connection to Watkins Creek Subdivision is complete and accessible for emergency vehicles.
- 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.
- 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.
- Any side elevation visible from a street shall have the same degree of architectural details as the front facade.
- Unless otherwise designated on the recorded plat, a 10' wide public drainage 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.
- Any and all mineral rights for the subject property shall transfer to the owner.
- 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 with 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 Franklin within an easement on the homeowners' lot at the homeowners' expense.

Total area: 298087.38 S.F. or 6.84 Acres

Road Data:

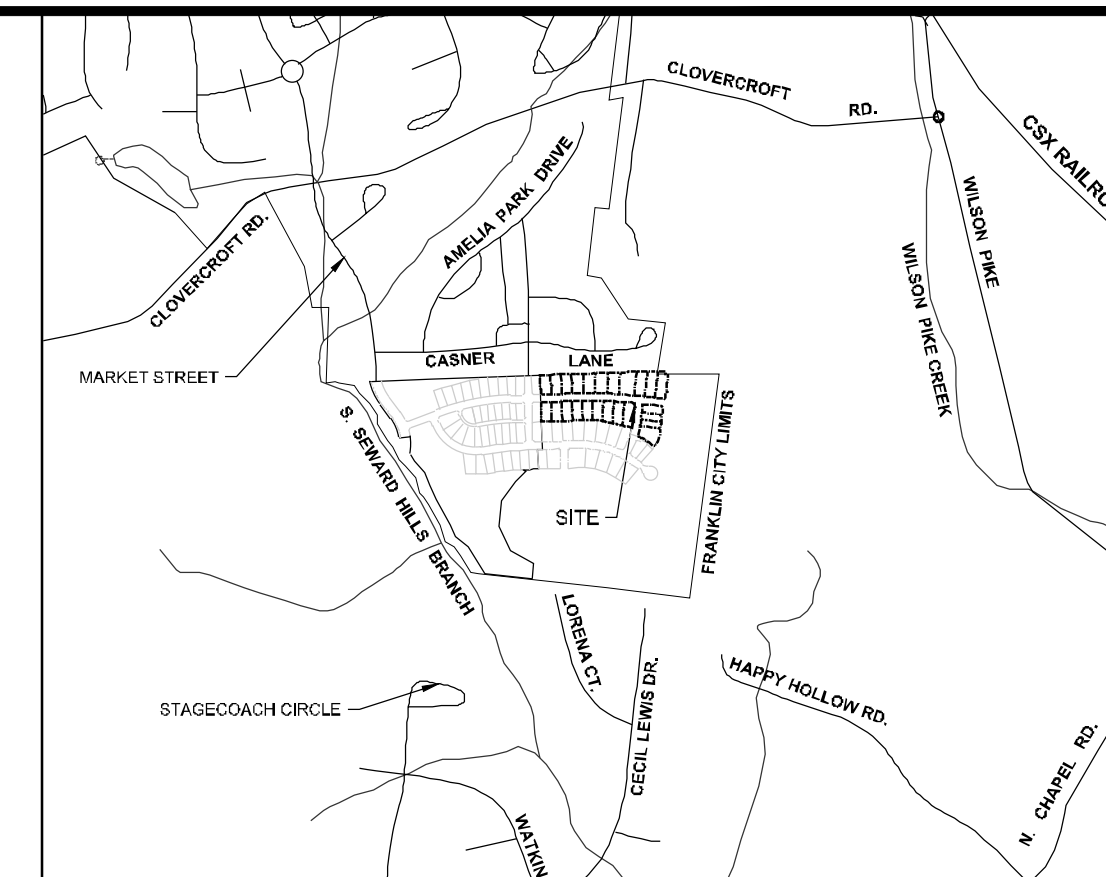
Acreage in new roads including alley right-of-ways 1.35 Acres

Linear footage of new roads 1077.74 Feet

Linear footage of new alleys 309.29 Feet

Deed Reference

TAX MAP 080, PART OF PARCEL 44.03
 Owner: Patterson Company, LLC
 P/O Deed Book 6336, Page 102
 Register's Office for Williamson County, TN



VICINITY MAP
 NOT TO SCALE

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 Tap Root Hills - Section Two 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 Tap Root Hills - Section Two 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 Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

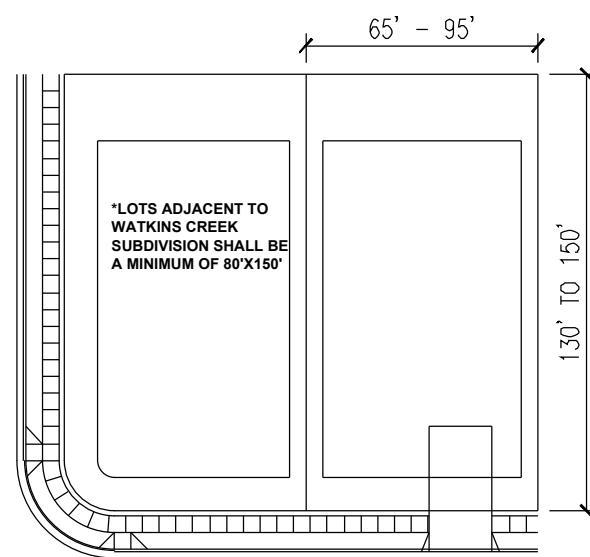
I hereby certify that:
 (1) the streets, drainage, and sidewalks designated in Tap Root Hills - Section Two has been installed in accordance with City specifications, or
 (2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for access, \$ _____ for drainage, and \$ _____ 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

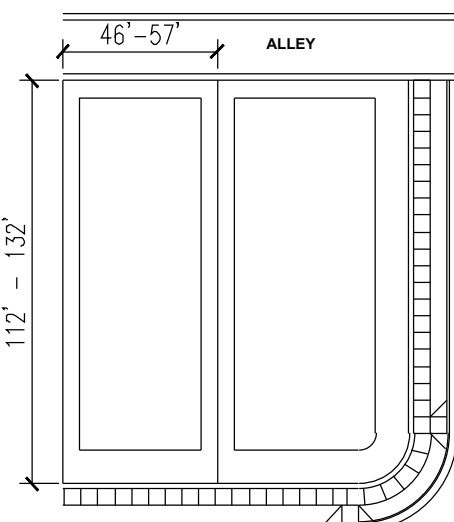
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the ____ day of _____, 20 __, and this plat has been approved for recording in the Register's Office of Williamson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

Secretary, Franklin Municipal Planning Commission _____ Date _____



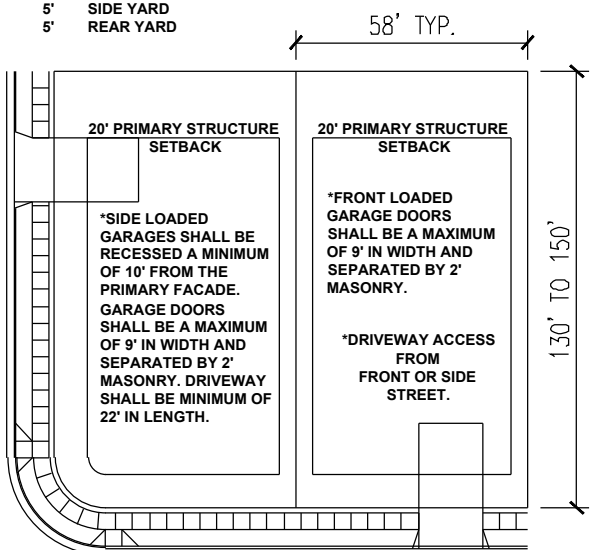
SINGLE FAMILY DETACHED B (LABELED AS TYPE B)

- 15' FRONT YARD
- 15' CORNER YARD
- 5' SIDE YARD
- 20' REAR YARD



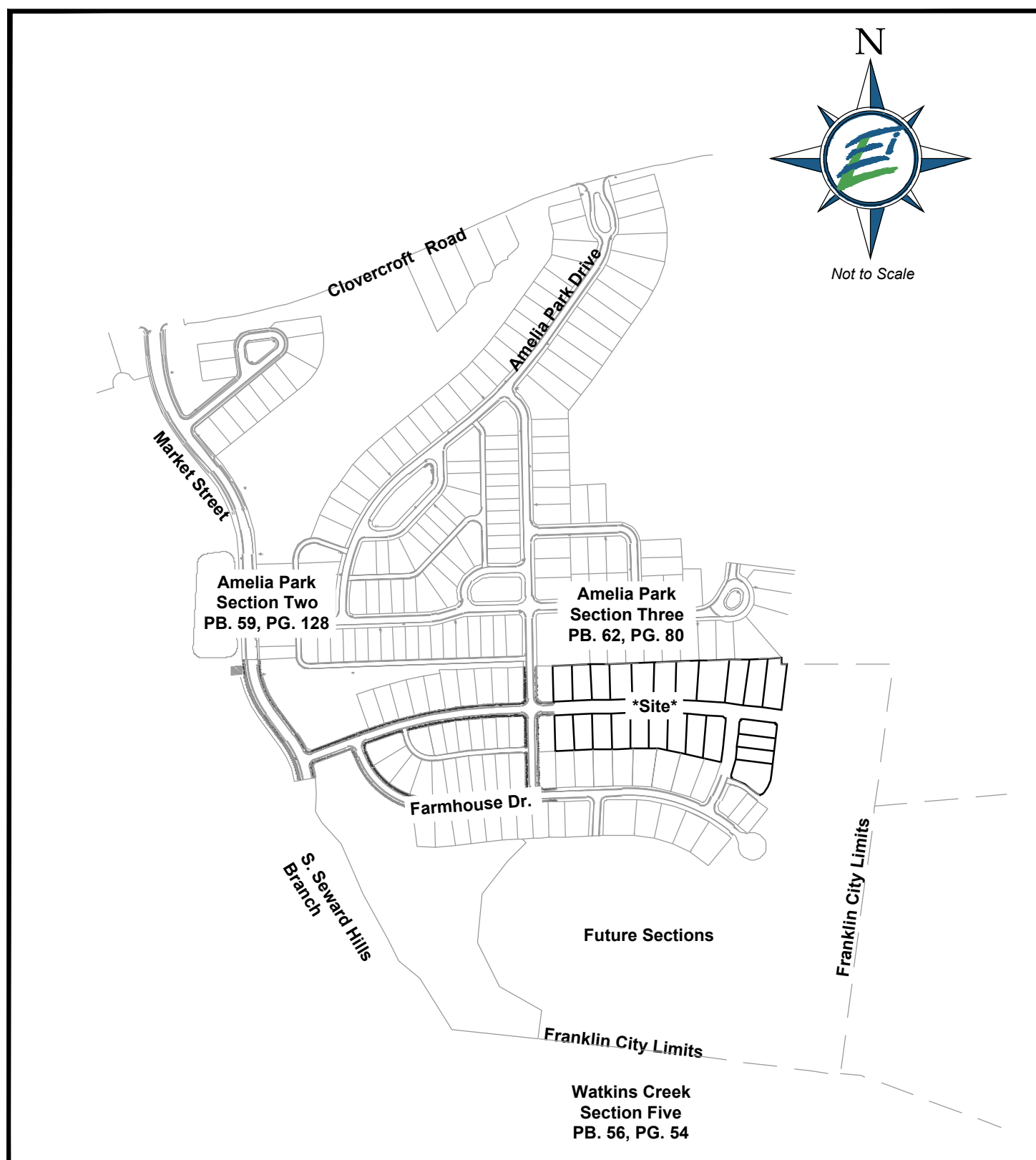
ALLEY LOADED SINGLE FAMILY DETACHED (LABELED AS ALLEY)

- 10' FRONT YARD
- 10' CORNER YARD
- 5' SIDE YARD
- 5' REAR YARD



SINGLE FAMILY DETACHED A (LABELED AS TYPE A)

- 10' FRONT YARD
- 10' CORNER YARD
- 5' SIDE YARD
- 20' REAR YARD FOR PRIMARY STRUCTURE



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 6336, Page 102, 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. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 6336, Page 105, R.O.W.C., Tennessee.

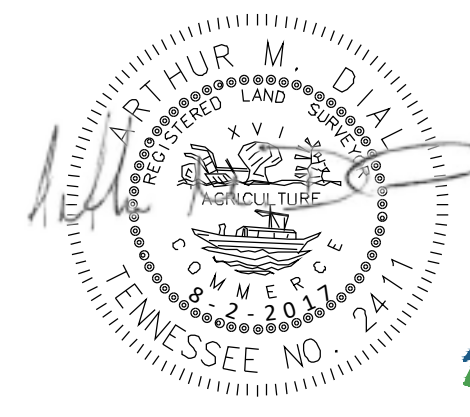
Owner _____ Date _____

Owner Information
 Patterson Company LLC
 321 Billingsly Ct. STE 19
 Franklin, TN 37067

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

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.



**TAP ROOT HILLS PUD
 FINAL PLAT
 SUBDIVISION - SECTION TWO**

SHEET 1 OF 2
 14th CIVIL DISTRICT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 CITY OF FRANKLIN PROJECT # 6497

DATE: 07-10-2017
 REV-DATE: 08-2-2017

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



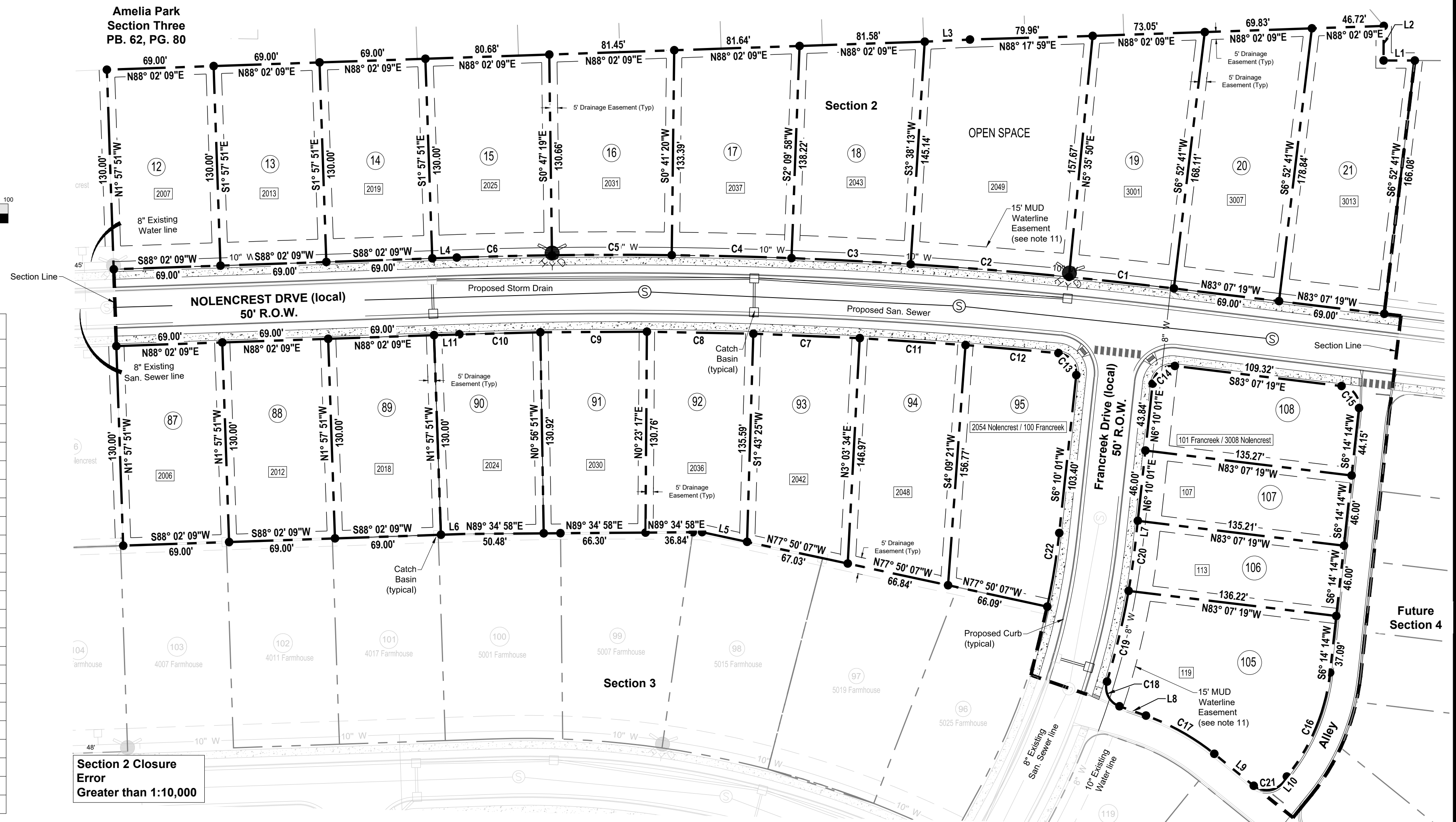
TN STATE PLANE
NAD 83

GRAPHIC SCALE (IN FEET)



1 inch = 50 ft.

Amelia Park
Section Three
PB. 62, PG. 80



Section 2 Closure
Error
Greater than 1:10,000

Lot #	Square Feet	Acres	ACI	CAL. INCHES PER TREE	# OF TREES
12	9041	0.21	6	2	2
13	8970	0.21	6	2	2
14	8970	0.21	6	2	2
15	10328	0.24	12	2	6
16	10509	0.24	12	2	6
17	10816	0.25	12	2	6
18	11244	0.26	12	2	6
19	11472	0.26	12	2	6
20	11970	0.27	12	2	6
21	12214	0.28	12	2	6
87	8970	0.21	6	2	2
88	8970	0.21	6	2	2
89	8970	0.21	6	2	2
90	8882	0.20	6	2	2
91	8883	0.20	6	2	2
92	8917	0.20	6	2	2
93	9574	0.22	12	2	6
94	10270	0.24	12	2	6
95	11365	0.26	12	2	6
105	13065	0.30	12	2	6
106	6230	0.14	6	2	2
107	6221	0.14	6	2	2
108	7640	0.18	6	2	2
505	16047	0.37	--	--	--

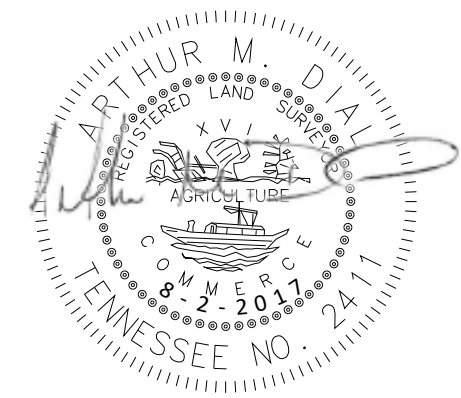
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	67.62	3025.00	1.28	N83° 45' 45"W	67.62	33.81
C2	103.49	3025.00	1.96	N85° 22' 59"W	103.49	51.75
C3	77.65	3025.00	1.47	N87° 05' 54"W	77.65	38.83
C4	78.00	3025.00	1.48	N88° 34' 21"W	78.00	39.00
C5	78.00	3025.00	1.48	S89° 57' 00"W	78.00	39.00
C6	62.07	3025.00	1.18	S88° 37' 25"W	62.06	31.03
C7	69.35	2975.00	1.34	S87° 36' 31"E	69.35	34.68
C8	69.35	2975.00	1.34	N88° 56' 39"W	69.35	34.68
C9	69.35	2975.00	1.34	S89° 43' 13"W	69.35	34.68
C10	52.78	2975.00	1.02	S88° 32' 39"W	52.78	26.39
C11	69.01	2529.70	1.56	S86° 16' 34"E	69.00	34.51
C12	60.72	3719.05	0.94	S85° 01' 37"E	60.72	30.36
C13	20.56	13.00	90.61	S39° 08' 15"E	18.48	13.14
C14	20.58	13.00	90.71	N51° 31' 21"E	18.50	13.16
C15	20.27	13.00	89.36	S38° 26' 33"E	18.28	12.86
C16	74.32	130.00	32.75	S22° 36' 52"W	73.31	38.21
C17	51.20	150.00	19.56	N60° 47' 09"W	50.95	25.85
C18	19.84	13.00	87.43	N26° 50' 54"W	17.97	12.43
C19	60.75	500.00	6.96	N13° 23' 09"E	60.72	30.41
C20	32.62	500.00	3.74	N8° 02' 10"E	32.61	16.32
C21	20.42	13.00	90.00	S83° 59' 31"W	18.38	13.00
C22	48.54	450.00	6.18	S9° 15' 27"W	48.52	24.30

Line #	Length	Direction
L1	20.32	S89° 54' 40"E
L2	22.50	S0° 05' 20"W
L3	29.43	N87° 19' 07"E
L4	15.94	S88° 02' 09"W
L5	29.98	S77° 50' 07"E
L6	16.48	N88° 02' 09"E
L7	13.39	N6° 10' 01"E
L8	18.29	N70° 33' 49"W
L9	33.04	N51° 00' 29"W
L10	5.21	S38° 59' 31"W
L11	16.48	S88° 02' 09"W

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

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the 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 owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.



**TAP ROOT HILLS PUD
FINAL PLAT
SUBDIVISION - SECTION TWO**

SHEET 2 OF 2
14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6497
DATE: 07-10-2017
REV-DATE: 08-2-2017



SITE DATA

SUBDIVISION/DEVELOPMENT: TAP ROOT HILLS, SECTION 3
 CITY OF FRANKLIN PROJECT NUMBER: 4716
 TAX MAP, GROUP, PARCEL NUMBERS: PORTION OF MAP 80, PARCEL 44.01
 LOT NUMBERS: LOTS 58-59, 96-103, 118-119, & 126-130
 ADDRESS: 4101 CLOVERCROFT ROAD
 CITY: FRANKLIN
 OWNERS: WILLIAMSON
 STATE: TENNESSEE
 CIVIL DISTRICT: 14TH

EXISTING ZONING AND CHARACTER OVERLAY: SD-R 2.28 - MGA1 & SWCO-2
 OTHER APPLICABLE OVERLAYS: IWA

APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
 ACREAGE OF SITE: 5.00

OWNER'S REPRESENTATIVE: PATTERSON COMPANY, LLC
 ADDRESS: 321 BILLINGSLEY CT., SUITE 19
 FRANKLIN, TN 37067
 PHONE NO.: (615) 427-1317
 CONTACT: WES PATTERSON
 EMAIL ADDRESS: WPATTERSON@BLVYPATTERSON.COM

ENGINEER: ENERGY LAND & INFRASTRUCTURE
 ADDRESS: 1420 DONELSON PIKE, SUITE A-12, NASHVILLE, TN 37217
 PHONE NO.: (615) 383-6300
 CONTACT: CLAY WALLACE
 EMAIL ADDRESS: CLAY.WALLACE@ELI-LLC.COM

CONTRACTOR: RESOURCE MANAGEMENT COMPANY
 ADDRESS: 3108 BRANDON ROAD
 HERMITAGE, TN 37076
 PHONE NO.: 629-800-5395
 CONTACT: KENNY BLACKBURN
 EMAIL ADDRESS: KBLACKBURN@RESOURCEMANAGEMENTCOMPANY.COM

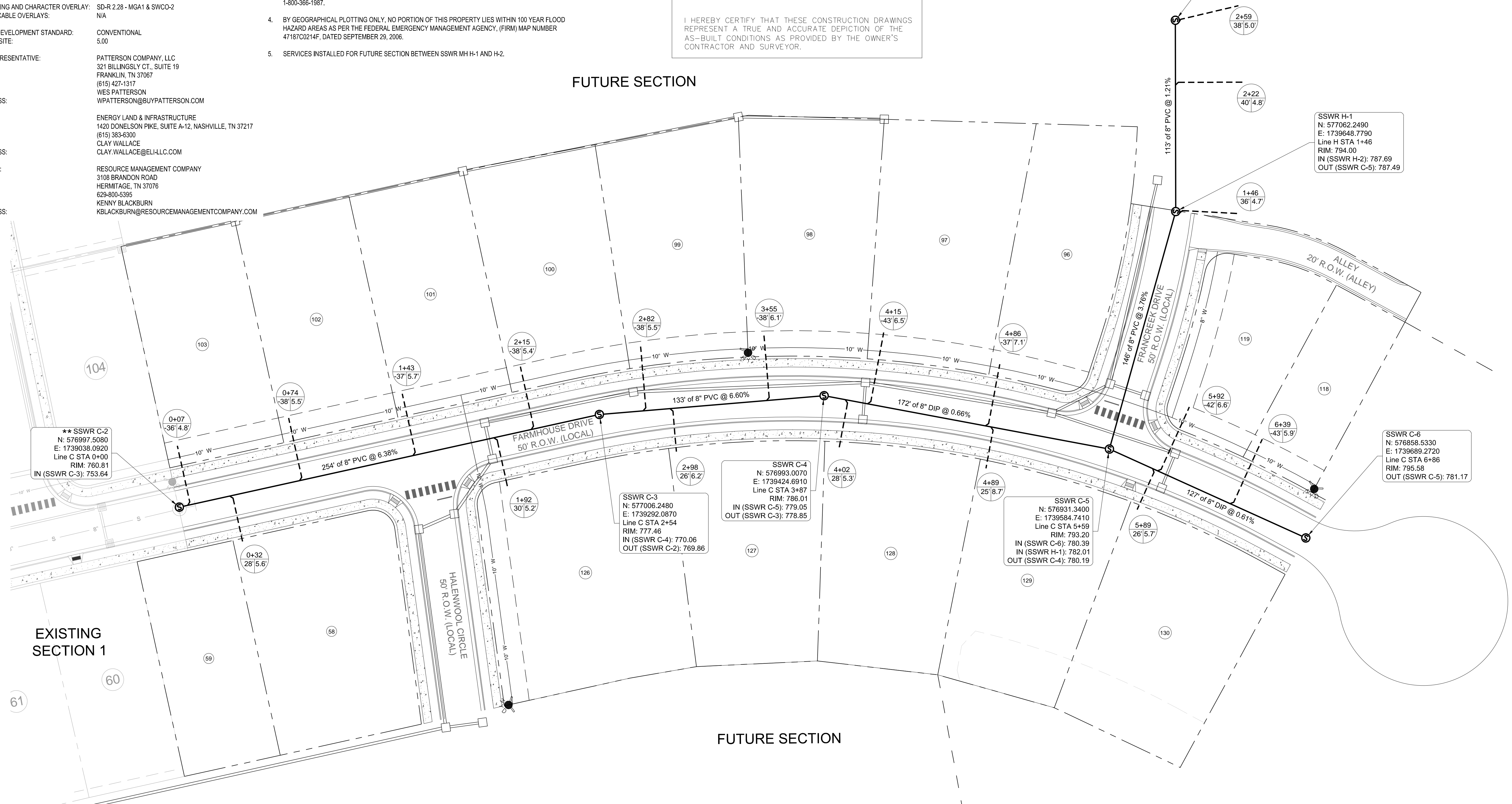
NOTES:

1. THE PURPOSE OF THIS DRAWING IS TO SHOW THE LOCATION OF THE EXISTING SANITARY SEWER AND STRUCTURES.
2. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
3. IN TENNESSEE, IT IS A REQUIREMENT, PER THE UNDERGROUND UTILITY DAMAGE PREVENT ACT, THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-366-1987.
4. BY GEOGRAPHICAL PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES WITHIN 100 YEAR FLOOD HAZARD AREAS AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (FIRM) MAP NUMBER 47187C0214F, DATED SEPTEMBER 29, 2006.
5. SERVICES INSTALLED FOR FUTURE SECTION BETWEEN SSWR MH H-1 AND H-2.

**CITY OF FRANKLIN ID# 4716
 CONSTRUCTION DOCUMENTS**

I HEREBY CERTIFY THAT THESE CONSTRUCTION DRAWINGS REPRESENT A TRUE AND ACCURATE DEPICTION OF THE AS-BUILT CONDITIONS AS PROVIDED BY THE OWNER'S CONTRACTOR AND SURVEYOR.

FUTURE SECTION



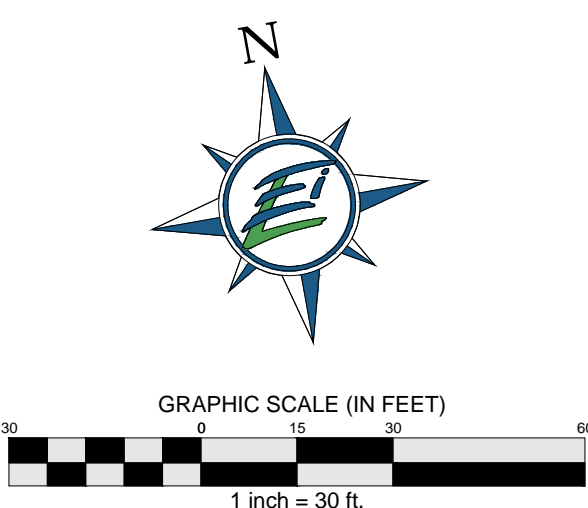
EXISTING SECTION 1

FUTURE SECTION

STRUCTURE TABLE						
STRUCTURE	TOC ELEV	LOCATION	INV OUT ELEV	INV IN ELEV	UPSTREAM STRUCTURE	DEPTH (ft)
SSWR C-2**	760.81	Line C, STA 0+00		753.64	SSWR C-3	7.17
SSWR C-3	777.46	Line C, STA 2+54	769.86	770.06	SSWR C-4	7.60
SSWR C-4	786.01	Line C, STA 3+87	778.85	779.05	SSWR C-5	7.16
SSWR C-5	793.20	Line C, STA 5+59	780.19	780.39 782.01	SSWR C-6 SSWR H-1	13.01
SSWR C-6	795.58	Line C, STA 6+86	781.17			14.41
SSWR H-1	794.00	Line H, STA 1+46	787.49	787.69	SSWR H-2	6.51
SSWR H-2	795.61	Line H, STA 2+59	789.06			6.55

** INDICATES INSTALLED IN PREVIOUS SECTION

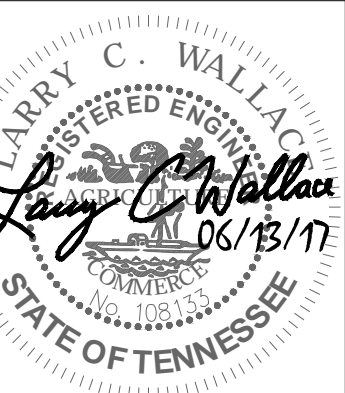
PIPE SCHEDULE					
NAME	SIZE	LENGTH	SLOPE	MATERIAL	
SSWR C-2 - SSWR C-3	8"	254.15'	6.38%	PVC	
SSWR C-3 - SSWR C-4	8"	133.26'	6.60%	PVC	
SSWR C-4 - SSWR C-5	8"	171.52'	0.66%	DIP	
SSWR C-5 - SSWR C-6	8"	127.39'	0.61%	DIP	
SSWR C-5 - SSWR H-1	8"	145.73'	3.76%	PVC	
SSWR H-1 - SSWR H-2	8"	113.09'	1.21%	PVC	



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

TAP ROOT HILLS
 PUD SUBDIVISION, SECTION 3
 SANITARY SEWER AS-BUILT
 CITY OF FRANKLIN PROJECT NO. 4716
 FRANKLIN, TENNESSEE

Rev.	Date	Revision Description



Issue Date: June 13, 2017
 ELI Project No: 14-11-1103
 Drafted By: LCW
 Checked By: LCW
 Sheet Title:

Sheet No.

Filename: W:\8282_BN_Patterson_Ingram\Property\CAD\Production Drawings\As-Built\Section 3\Sewer\Tap Root Hills, Section 3 SSWR As-Built.dwg
 Plotted: Thursday, June 15, 2017 - 1:14 pm
 By: clayw