

GENERAL NOTES:

1) THE PURPOSE OF THIS PLAT IS TO CREATE 4 LOTS.

2) EXISTING ZONING: R3 RESIDENTIAL DISTRICT

3. MINIMUM REQUIRED SETBACK LINES:

YARD FRONTING ANY STREET: 35 FEET

SIDE YARD: 7.5 FEET*

REAR YARD: 30 FEET

Character Overlay: Central Franklin

Special Area Classification: CFC04

Applicable Development Standard: Traditional

* 10' Minimum Distance Between Buildings

4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS MAP 78 PARCEL 071.00 FOR WILLIAMSON COUNTY, TENNESSEE.

5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

Kurt Denny - Avenu 11 Development, LLC

1577 Woodmont Blvd

Nashville, TN 37215

(615) 390-3524

7. SURVEYOR: DIVIDING LINE SURVEY SERVICES

ADDRESS: 403 S. MULBERRY STREET

DICKSON, TENNESSEE 37055

CONTACT: J.R. FAULK

TELEPHONE: (615) 838-6052

EMAIL: jrfaulk@dividingline.biz

8. 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.

9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

10. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH AS MAY EXIST.

11. A PORTION OF THIS PROPERTY LIES IN A FLOOD ZONE "X", DEFINED AS AN AREA NOT SUBJECT TO FLOODING AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0211 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

12. 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 (EXCLUDING TRANSFORMERS), GAS SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.

13. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.

14. COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".

15. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

16. THE OWNER/SUBDIVIDER, AVENU 11 DEVELOPMENT, LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

17. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.

18. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE 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.

19. 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.

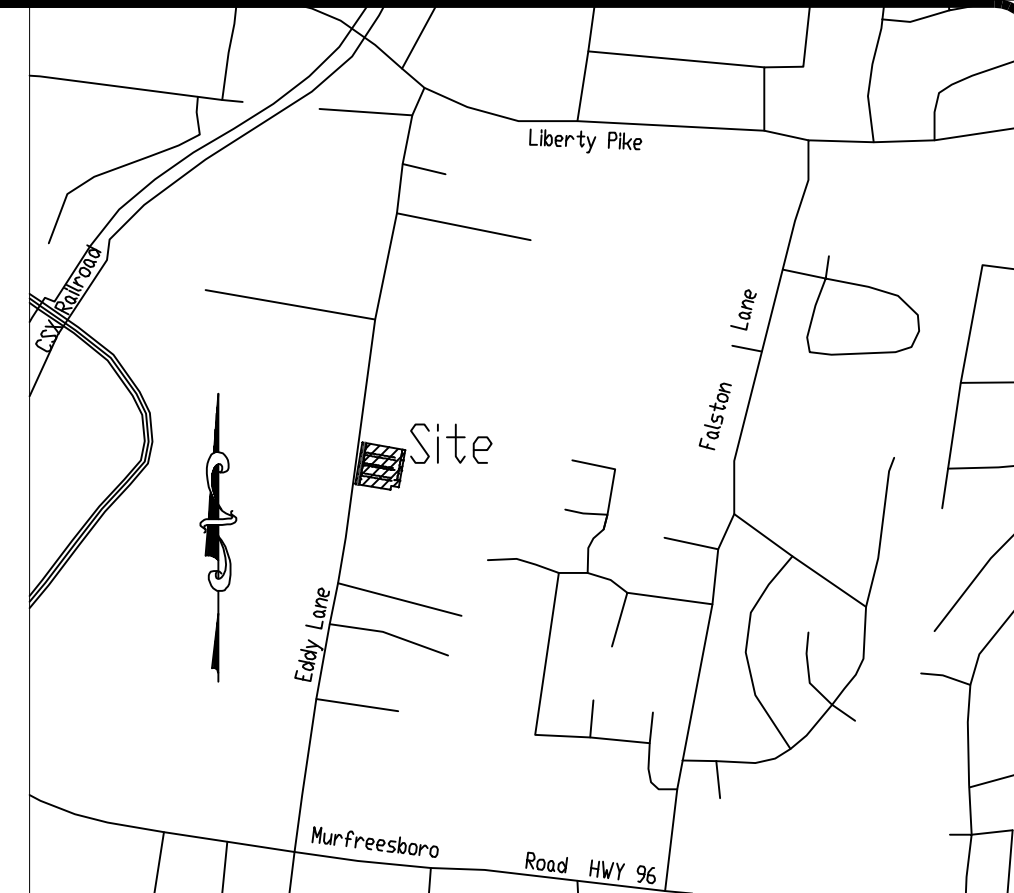
20. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

21. MINERAL RIGHTS REST WITH THE PROPERTY OWNER. NO OUTSIDE MINERAL RIGHTS OWNERS HAVE BEEN FOUND.

22. OVERHEAD UTILITY SERVICES ARE TO BE REMOVED. NEW SERVICE LINES TO BE PLACED UNDERGROUND.

DETACHED RESIDENTIAL LOT TREE CHART:
The following 3 inch caliper canopy trees are required for each lot:

LOT #	LOT SIZE	ACI	# TREES
1	12,324 SF	12	4
2	12,244 SF	12	4
3	12,269 SF	12	4
4	11,374 SF	12	4

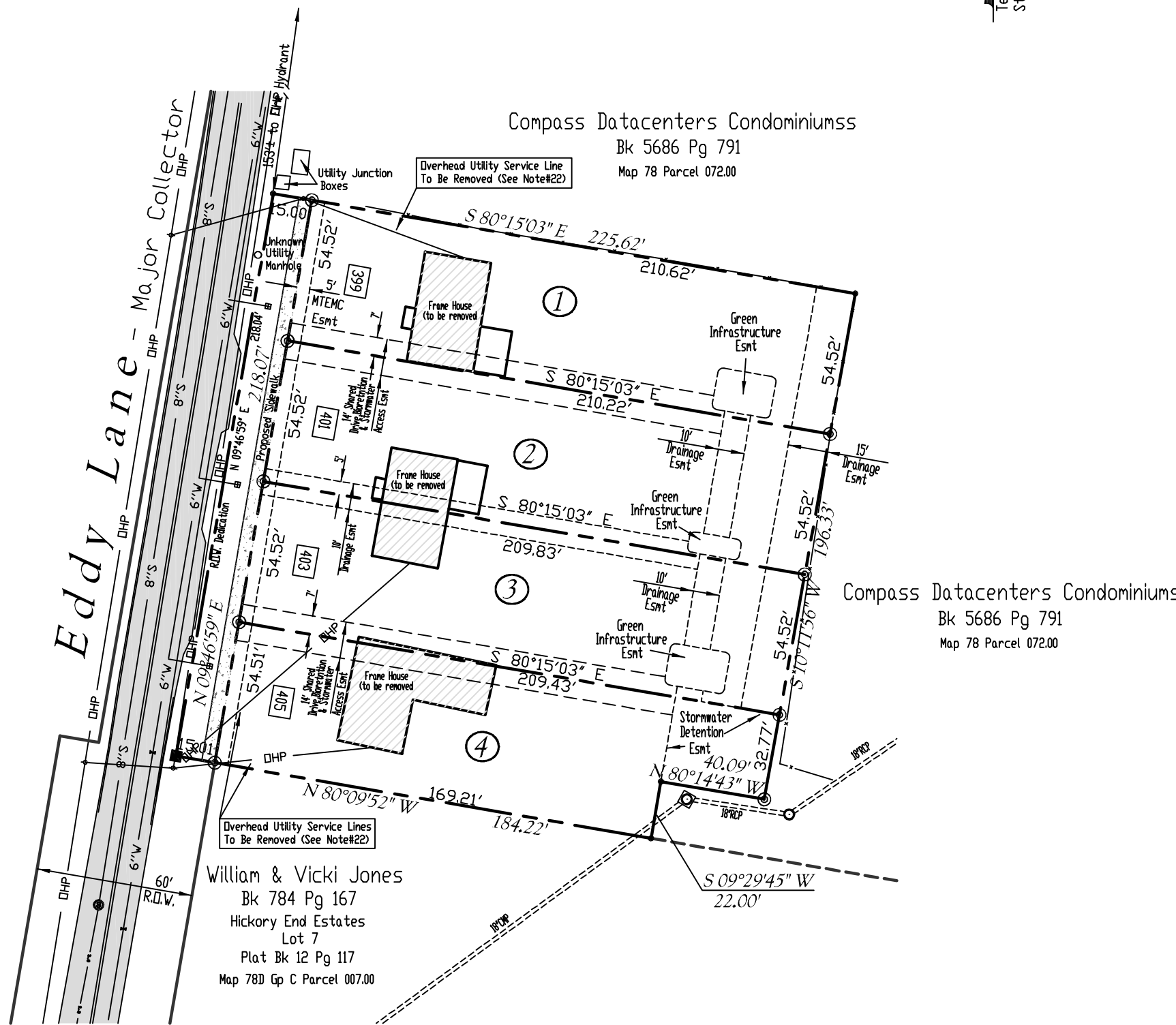


Vicinity Map
Scale 1"=1000'

Lot Table		
Total Area	48,181 SF	1.11acres+/-
R.O.W. Dedication	3,272 SF	0.08acres+/-
Lot 1	11,472 SF	0.26acres_-/_
Lot 2	11,451 SF	0.26acres_-/_
Lot 3	11,429 SF	0.26acres_-/_
Lot 4	10,558 SF	0.24acres_-/_

Legend

- Old Iron Rod
- ⊙ New Iron Rod
- ⊠ Water Meter
- ⊙ Sewer Valve
- ⊙ Sanitary Manhole
- ⊙ Water Valve
- ⊙ Underground Gas Marker Post
- ⊙ Utility Pole
- ⊙ Overhead Utilities
- ⊙ 8" S Sewer Main
- ⊙ 6" Water Line
- ⊙ P.U.D.A.A. Esnt
- ⊙ Public Utility, Drainage & Access Easement



CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Cottages At Eddy Lane PUD Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of \$_____ for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin Utilities

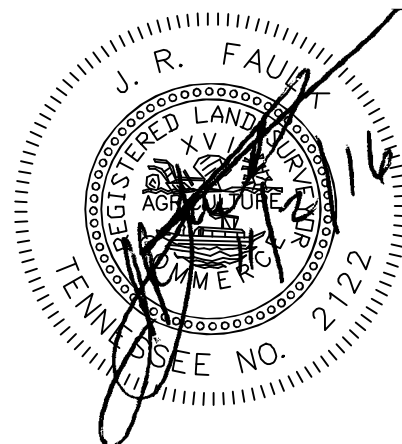
Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications

Date



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Deed Bk 6494 Pg 270, ROWC, TN, and adopt the plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, 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., Tennessee running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Book _____ Page _____, R.O.W.C.

Kurt Denny, CEO Avenue 11 Development, LLC

Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as surveyed made under my supervision on the 10th day of October, 2016. Error of closure is equal to, or greater than, 1:10,000.

J.R. Faulk
Land Surveyor

11/2/16
Date

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

(1) The sewer systems designated in "Cottages At Eddy Lane PUD Subdivision" have been installed in accordance with city specifications, or

(2) A performance bond in the amount of \$_____ 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 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

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the "Cottages At Eddy Lane PUD Subdivision", have been installed in accordance with City specifications, or

(2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets
Franklin, Tennessee

Date

Cottages At Eddy Lane

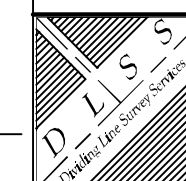
**PUD SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE**

Total Acres = 1.11 ac. Total Lots = 4

Acres New Streets = N/A Feet New Streets = N/A

Civil District : 9th Closure Error : 1/10,000+

Scale : 1"=20' Date : 11/02/16 City Project No. : 6286



**Dividing Line
Survey Services**

Land Surveying

403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz