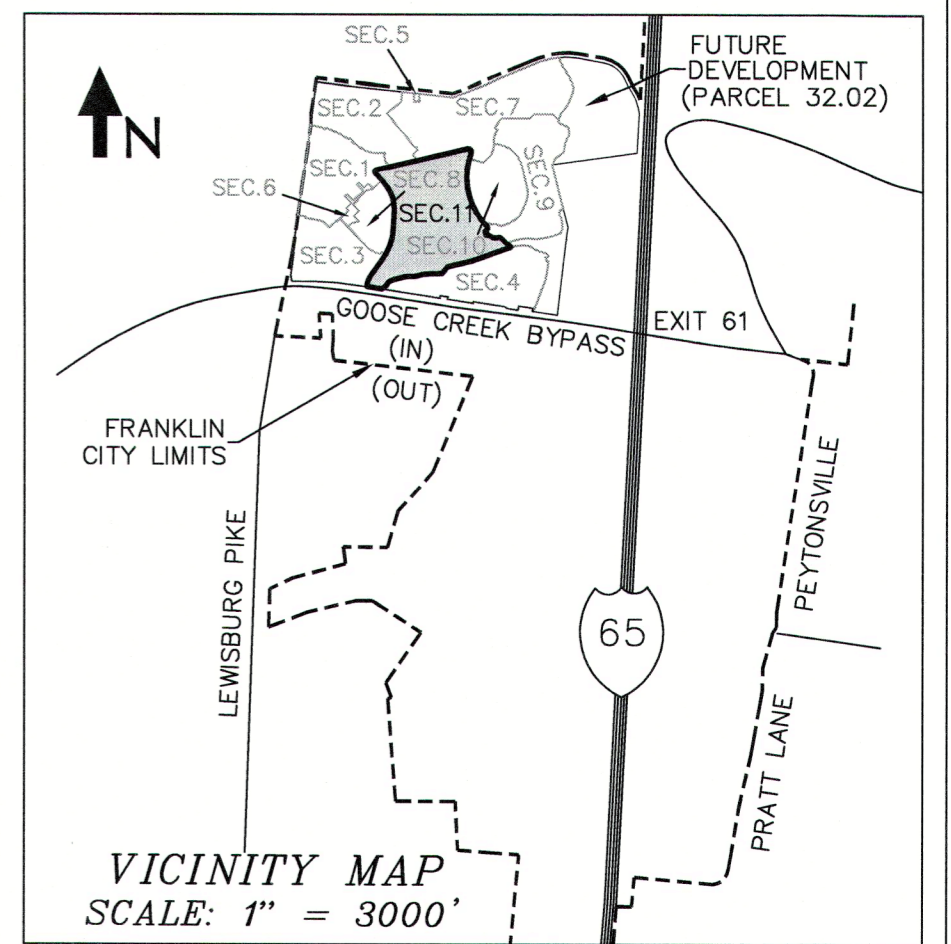
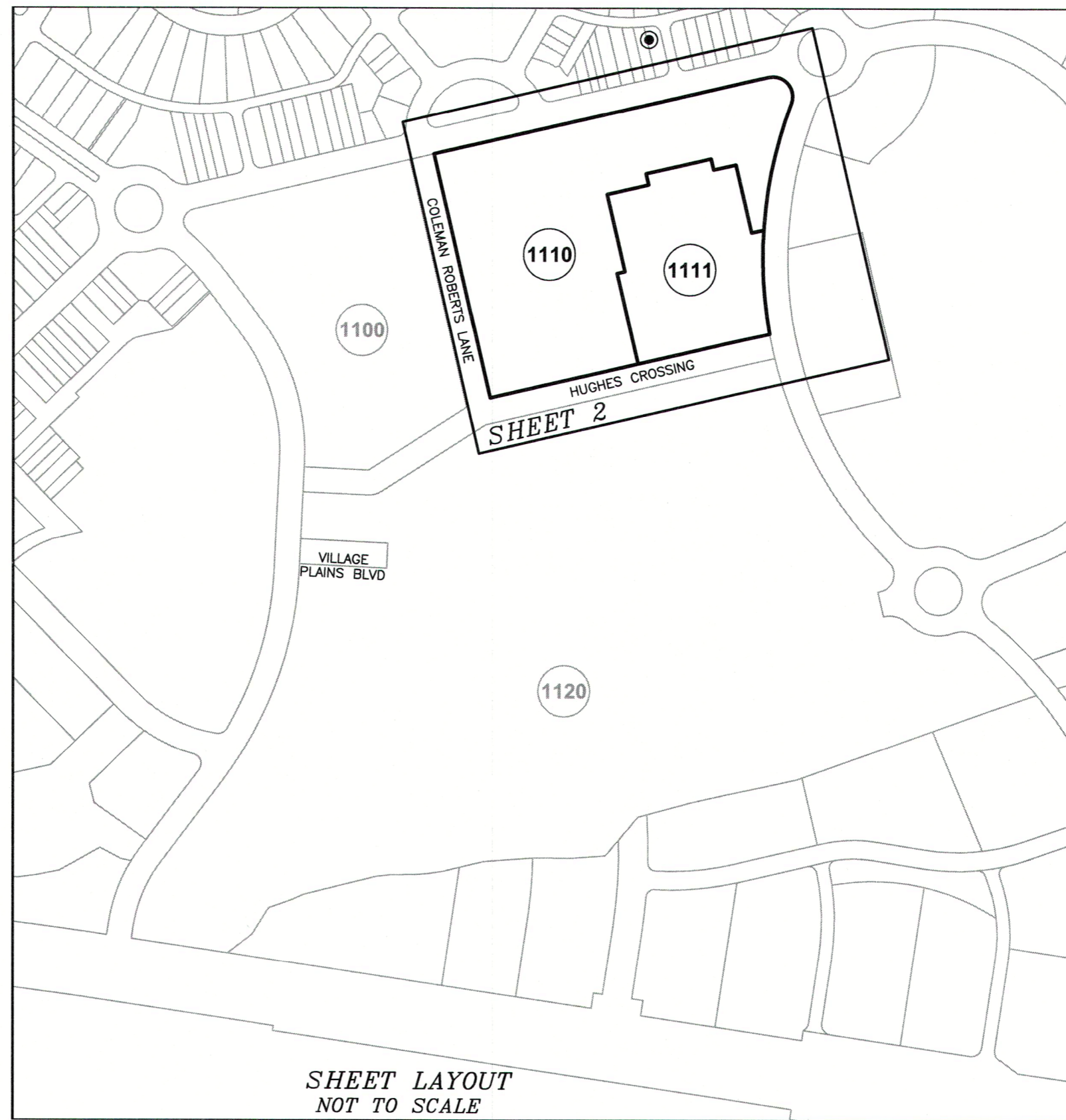


L:\Projects\2019\5549-19-011_Kimley-Horn_Berry Farms Phase 11-Franklin\CAD\Survey\554919011-2019-07-08_Berry Farms - Section 11-Lot 1111_Final Plat.dwg-SHEET 1 Aug 01, 2019 - 12:11pm zdavis

NOTES

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 1110 INTO TWO LOTS.
- EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
LOMR CASE NO.: 15-04-8778P
COF BZA NO.: 470206
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE 'X' AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, VERSION NUMBER 2.1.3.0, REVISED TO REFLECT LOMR CASE NO. 15-04-8778P, WITH EFFECTIVE DATE SEPTEMBER 30, 2016.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106J, GROUP A AND IS KNOWN AS PARCELS 107.00 & 110.00.
- OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfcwett@boyle.com)
- SURVEYOR: S&M, INC.
ADDRESS: 1935 21ST AVENUE SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE: 615-385-4144 FAX: 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@smeinc.com)
- 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.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
- ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
- MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
- ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR ASSIGNS.
- 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 UNLESS THE IMPROVEMENTS ARE PART OF A CITY OF FRANKLIN APPROVED SITE PLAN.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS.
- WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12" DEPTH REQUIRES A 20' EASEMENT AND 13'-20" DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY OF FRANKLIN.
- SURVEY FIELD DATA COLLECTED ON 10-23-2018.
- NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THESE IMPROVEMENTS INCLUDE BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE, UNLESS DEPICTED ON CITY OF FRANKLIN APPROVED SITE PLANS. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS NOT SHOWN ON APPROVED CITY OF FRANKLIN SITE PLANS, THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE, IN A REASONABLE AND WORKMANLIKE MANNER, ANY DAMAGE OR ALTERATIONS TO THE SITE THAT THE CITY OF FRANKLIN HAS MADE SO AS TO CLOSELY MATCH THE ORIGINAL IMPROVEMENTS AS INDICATED ON THE APPROVED SITE PLAN.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES, INCLUDING URBAN BIORETENTION IN RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), OR POA, OR ASSIGNS.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOT 1110 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 11 AS RECORDED IN PLAT BOOK _____, PAGE _____ REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- ANY UNUSED UTILITY STUBS SHALL BE TERMINATED AT THE MAIN.



LEGEND

| | | | |
|----------------------------|-----------|------------------------------------|---------|
| PARCEL NO. | () | PROPOSED FIRE HYDRANT | FH |
| LOT NUMBER | (00) | PROPOSED WATER VALVE | WV |
| STREET ADDRESS | (000) | PROPOSED STORM STRUCTURE | SS |
| IRON ROD (SET) | (●) | PROPOSED MANHOLE | MH |
| CONC MON (SET) | (□) | PROPOSED TRANSFORMER | TR |
| PROPERTY LINE | (—) | PROPOSED SECTOR PAD | SP |
| CORPORATE LIMIT LINE | (- - - -) | PROPOSED ELECTRIC MANHOLE | EMH |
| WATER VALVE | (⊕) | PROPOSED ELECTRIC PULL BOX | EPB |
| GUY WIRE | (—) | PROPOSED SANITARY SEWER LINE | 8"SA |
| LIGHT POLE | (⊙) | PROPOSED STORM SEWER LINE | 15"RSCP |
| ELECTRIC POLE | (⊙) | PROPOSED WATER LINE | 8"W |
| SIGN | (X) | PROPOSED RECLAIMED WATER LINE | 4"RCW |
| FENCE | (X) | PROPOSED UNDERGROUND ELECTRIC LINE | UGE |
| GAS LINE | (G) | PROPOSED OVERHEAD ELECTRIC LINE | OH |
| UNDERGROUND TELEPHONE LINE | (UT) | | |
| PROPOSED STREET LIGHT | (⊕) | | |
| PROPOSED CONCRETE | (□) | | |

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 11, Revision 1" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety 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.

Date _____
Director Water Management Department
City of Franklin

Date _____
Middle Tennessee Electric Membership Corporation

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 _____, 2019, and this plat has been approved for recording in the Registers Office of Williamson County.

Date _____
Secretary
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Date _____
Williamson County Emergency Management Agency

Date _____
City of Franklin

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 11, Revision 1" Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Date _____
Director, Streets Department
City of Franklin, Tennessee

CERTIFICATE OF SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 4th day of April, 2019.

Date 8/1/19
Robert M. Searson, Tenn. License No. 1666

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 2654, Page 823, R.O.W.C. Tennessee, 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.

Date _____
Rural Plains Partnership
Owner

S & M ENGINEERING FIRM LICENSE NUMBER: F-0176

1935 21ST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 385-4144

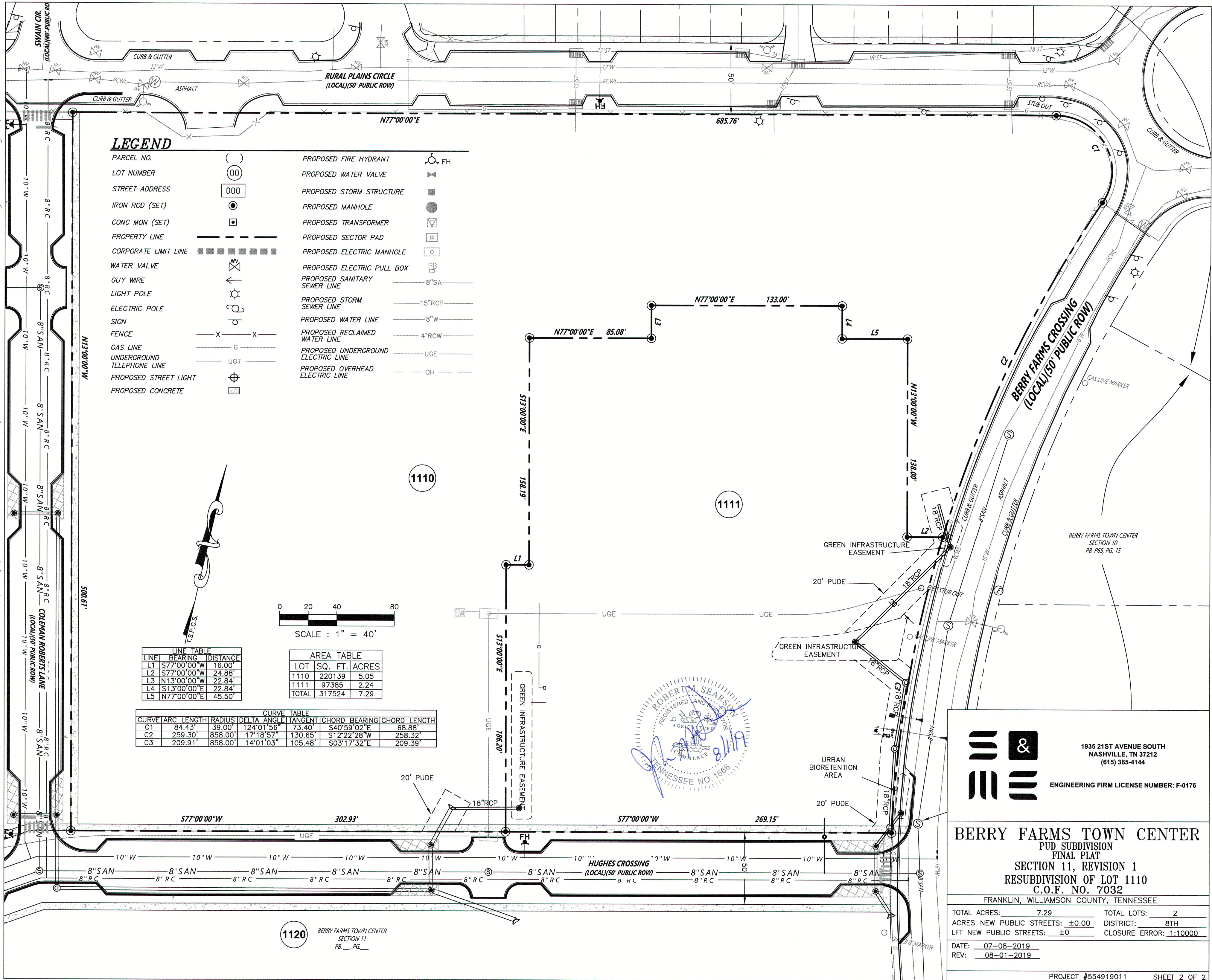
**BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 11, REVISION 1
RESUBDIVISION OF LOT 1110
C.O.F. NO. 7032**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 7.29 TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: ±0.00 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±0 CLOSURE ERROR: 1:10000

DATE: 07-08-2019
REV: 08-01-2019

PROJECT #554919011 SHEET 1 OF 2



LEGEND

- | | | | |
|----------------------------|------|------------------------------------|--------|
| PARCEL NO. | () | PROPOSED FIRE HYDRANT | FH |
| LOT NUMBER | (00) | PROPOSED WATER VALVE | WV |
| STREET ADDRESS | 000 | PROPOSED STORM STRUCTURE | SS |
| IRON ROD (SET) | ● | PROPOSED MANHOLE | MH |
| CONC MON (SET) | ■ | PROPOSED TRANSFORMER | TR |
| PROPERTY LINE | --- | PROPOSED SECTOR PAD | SP |
| CORPORATE LIMIT LINE | █ | PROPOSED ELECTRIC MANHOLE | EMH |
| WATER VALVE | WV | PROPOSED ELECTRIC PULL BOX | EPB |
| GUY WIRE | ↑ | PROPOSED SANITARY SEWER LINE | 8"SA |
| LIGHT POLE | ☼ | PROPOSED STORM SEWER LINE | 15"RCP |
| ELECTRIC POLE | ⊕ | PROPOSED WATER LINE | 8"W |
| SIGN | p | PROPOSED RECLAIMED WATER LINE | 4"RCW |
| FENCE | X-X | PROPOSED UNDERGROUND ELECTRIC LINE | UGE |
| GAS LINE | G | PROPOSED OVERHEAD ELECTRIC LINE | OH |
| UNDERGROUND TELEPHONE LINE | UGT | | |
| PROPOSED STREET LIGHT | ⊕ | | |
| PROPOSED CONCRETE | ■ | | |

LINE TABLE

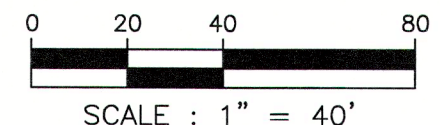
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S77°00'00"W | 16.00' |
| L2 | S77°00'00"W | 24.88' |
| L3 | N13°00'00"W | 22.84' |
| L4 | S13°00'00"E | 22.84' |
| L5 | N77°00'00"E | 45.50' |

AREA TABLE

| LOT | SQ. FT. | ACRES |
|-------|---------|-------|
| 1110 | 220139 | 5.05 |
| 1111 | 97385 | 2.24 |
| TOTAL | 317524 | 7.29 |

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | TANGENT | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|-------------|---------|---------------|--------------|
| C1 | 84.43' | 39.00' | 124°01'56" | 73.40' | S40°59'02"E | 68.88' |
| C2 | 259.30' | 858.00' | 17°18'57" | 130.65' | S12°22'28"W | 258.32' |
| C3 | 209.91' | 858.00' | 14°01'03" | 105.48' | S03°17'32"E | 209.39' |



W & M
 1935 21ST AVENUE SOUTH
 NASHVILLE, TN 37212
 (615) 385-4144
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BERRY FARMS TOWN CENTER
 PUD SUBDIVISION
 FINAL PLAT
 SECTION 11, REVISION 1
 RESUBDIVISION OF LOT 1110
 C.O.F. NO. 7032
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

| | |
|---------------------------------|------------------------|
| TOTAL ACRES: 7.29 | TOTAL LOTS: 2 |
| ACRES NEW PUBLIC STREETS: ±0.00 | DISTRICT: 8TH |
| LFT NEW PUBLIC STREETS: ±0 | CLOSURE ERROR: 1:10000 |

DATE: 07-08-2019
 REV: 08-01-2019

1120 BERRY FARMS TOWN CENTER
 SECTION 11
 PB. PG.