

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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 OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

ZONING AND SETBACK INFORMATION:

- CURRENT ZONING IS SD-R SPECIFIC DEV. RESIDENTIAL CHARACTER OVERLAY IS SH-1 CONVENTIONAL STANDARDS
- MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS: MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS.

OWNER INFORMATION

BOB BASS AND CHARLES DEBRAY
204 LEWISBURG AVE.
FRANKLIN, TN.
DEED BOOK 2843 PAGE 523

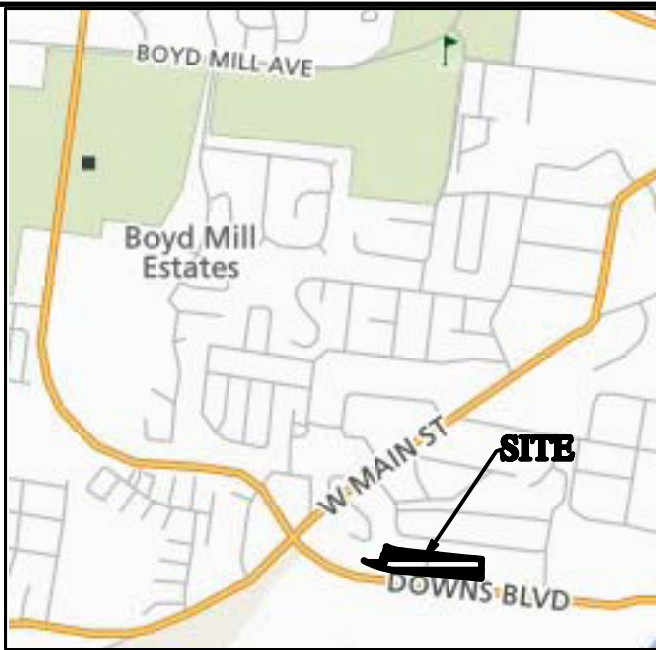
PARCEL INFORMATION

500 DOWNS BOULEVARD
FRANKLIN TN.
MAP 78 PARCEL 41.08

SCHOOL MANOR SUBDIVISION
P.B. 2 PG. 27

REQUIRED MINIMUM BUILDING SETBACK LINES

ZONING	YARD FRONTING ANY STREET	SIDE YARD	REAR YARD
LIGHT INDUSTRIAL (LI)	40' (COLLECTOR) 75'	25'	25'



VICINITY MAP
NOT TO SCALE

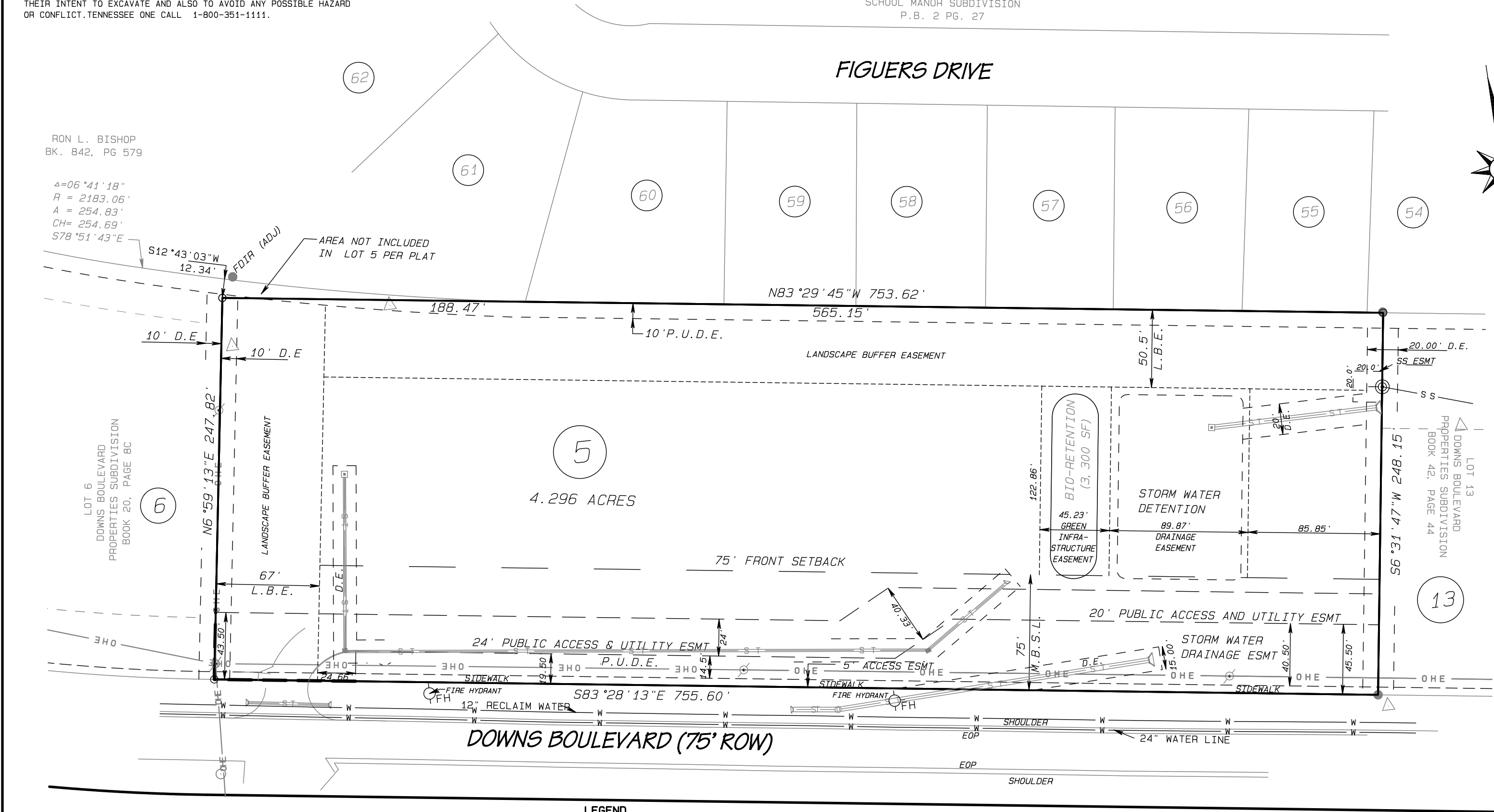
GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE A 1 LOT CONSOLIDATION PLAT
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, FIPSZONE 4100; NAD 83 DATUM
- THE ZONING FOR THIS PROPERTY IS (LI) LIGHT INDUSTRIAL DEVELOPMENT STANDARDS: CONVENTIONAL. CHARACTER AREA : SH-1
- SUBJECT PLATTED PARCEL IS A REPLAT OF LOT 5 - OF DOWNS BOULEVARD PROPERTIES SUBDIVISION PLAT BOOK 20 PAGE 8 WILLIAMSON COUNTY TENNESSEE.
- OWNER / SUBDIVIDER:
CONTACT: BOB BASS:
CHARLES DEBRAY

ADDRESS: 204 LEWISBURG AVENUE
FRANKLIN, TN. 37064

TELEPHONE NO.:
EMAIL:

SURVEYOR: HARRAH & ASSOCIATES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL. NO.: 615 778-0863
EMAIL: rogerh@harrahgroup.com
- THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0204F DATED SEPTEMBER 29, 2006.
- THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 5 AS SHOWN ON THE FINAL PLAT OF FINAL PLAT OF LOT 5 - DOWNS BOULEVARD PROPERTIES SUBDIVISION RECORDED AT PLAT BOOK 20 PAGE 8 R.O.W.C
- WITHIN NEW DEVELOPMENTS AND FOR OFFSITE 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.
- SIDEWALKS AND ACCESS DRIVES OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.



LEGEND

- FOUND IRON ROD (FOIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDO)
- M.B.S.L. MINIMUM BUILDING SETBACK LINE
- ⊙ EXISTING SANITARY MANHOLE
- ⊙ POWER POLE
- ← GUY ANCHOR
- ⊠ WATER METER
- ⊠ WATER VALVE
- ST— STORM SEWER
- W— WATER LINE
- OHE— OVERHEAD POWER LINE
- SS— SANITARY SEWER LINE
- G— GAS LINE
- UE— UNDERGROUND ELECTRIC
- L.B.E. LANDSCAPE BUFFER EASEMENT
- ⊙ LIGHT POLE
- ⊙ FIRE HYDRANT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- ESMT EASEMENT
- R.O.W. RIGHT-OF-WAY

STORMWATER NOTE

The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

LEGAL DESCRIPTION

LOT 5 - REVISION 1
DOWNS BOULEVARD PROPERTIES SUBDIVISION
PLAT BOOK 20, PAGES 8B & 8C

DOWNS BOULEVARD PROPERTIES SUBDIVISION, REV. 11

(REVISION OF LOT 5)
PLAT BOOK 20, PAGES 8B & 8C
187,030 SF +/-, 4.296 ACRES +/-
MAP 78 PARCEL 41.08

CITY OF FRANKLIN PROJECT NO. 5889

JOB NO: T263-015



REVISIONS:

REV'D PER STAFF COMMENTS 08-06-15 JH

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN 1.) DEED BOOK 2843 PAGE 523 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.

OWNERS:
BOB BASS
CHARLES DEBRAY
DATE: _____
DATE: _____

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.

WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS
DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN _____ SUBDIVISION 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 AND DRAINAGE DESIGNATED IN FINAL PLAT OF LOT 5 - REVISION 1 DOWNS BOULEVARD PROPERTIES 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

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

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.296 TOTAL LOTS: 1

ACRES NEW STREETS: N/A FEET NEW STREETS: N/A

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1:10,000

SCALE: 1" = 60' DATE: JULY 12, 2015