

July 2, 2015

Mr. Josh King
City of Franklin
Planning & Sustainability Department
109 Third Avenue South
Franklin TN 37065

RE: **The Cottages at 509 Hill Drive – Final Plat Reubmittal**
COF # 5871
KVD Project No.: 15043

Dear Josh:

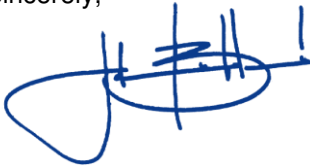
Attached, please find our Final Plat resubmittal in the form of the information, plans, and data as required by the City of Franklin, for the above referenced project. Kiser + Vogrin Design, LLC is submitting on behalf of our clients, KP Properties, Inc.

Please find attached:

- (9) Nine copies (Full Size-folded) of the Site Plan
- (1) Digital upload of PDF's of Plans, Letters, and Supplemental Data

Please contact me if you have any questions or need further clarification of the attached.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JB Bullard', with a stylized flourish at the end.

Johnson B Bullard, ASLA
Project Manager
Kiser + Vogrin Design, LLC

cc: Mr. Tyler Pennington, KP Properties

LEGAL DESCRIPTION

NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY. THIS PARCEL OF LAND BEING FURTHER DESCRIBED AS LOT 13 AND 14 OF BLOCK C OF GREENACRES SUBDIVISION (PB 1 PAGE 87) AS RECORDED IN TEH PUBLIC RECORDS OF THE REGISTERS OFFICE OF WILLIAMSON COUNTY.

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.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 4 RESIDENTIAL LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM
3. THE ZONING FOR THIS PROPERTY IS (SD-R) SPECIFIC DEVELOPMENT RESIDENTAIL: MECO 4 DEVELOPMENT STANDARDS: TRADITIONAL CHARACTER AREA :
4. SUBJECT PLATTED PARCEL IS A PARCEL 2 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 078I.

OWNER / SUBDIVIDER:
CONTACT: TYLER PENNINGTON

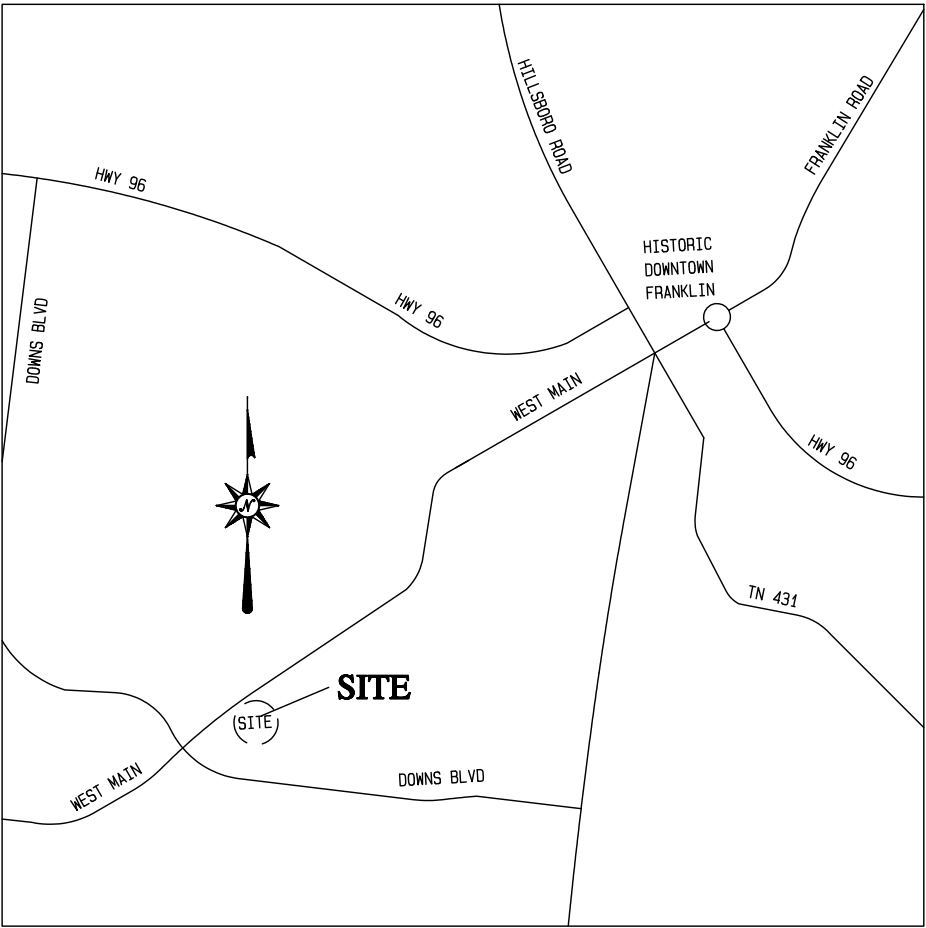
ADDRESS: 629 POST OAK CIRCLE
BRENTWOOD, TN. 37027
TELEPHONE NO. 615.472.8916
EMAIL: TPENN24@YAHOO.COM

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

6. THIS PROPERTY LIES IN "ZONE X" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0192F DATED SEPTEMBER 29, 2006.
7. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOT 13 AND 14 OF BLOCK C OF GREENACRES SUBDIVISION (PB 1 PAGE 87) R.O.W.C
8. ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.
9. 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.
10. STREAM BUFFERNOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
11. LOT 5 IS INTENDED AS AN OPEN SPACE LOT AND NO DEVELOPMENT IS PERMITTED IN THIS LOT EXCEPT AS SPECIFIED BY THE CITY OF FRANKLIN ZONING ORDINANCE. LOT SPECIFIC WATER SERVICES WILL NOT BE PROVIDED TO THIS LOT.
12. SHARED ACCESS DRIVES ARE TO BE MAINTAINED BY EITHER THE PROPERTY OWNERS ASSOCIATION OR BY THE 509 HILL DRIVE COTTAGES HOA, AND ARE DEDICATED AS DRAINAGE PRIVATE DRAINAGE AND UTILITY EASEMENTS.
13. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITMENT FOR THIS PROPERTY. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD REFLECT.

STORMWATER NOTE

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



VICINITY MAP

NOT TO SCALE

LEGEND

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (T00T)
- SET CONCRETE MONUMENT
- 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
- DB DEED BOOK
- PG PAGE
- FH FIRE HYDRANT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C., TN. REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. RIGHT-OF-WAY
- DRAINAGE AND UTILITY ESMT.
- U.E. UTILITY ESMT
- H.W. HEADWALL

FINAL PLAT

COTTAGES AT 509 HILL DRIVE
A REPLAT OF LOT 13 AND 14 OF BLOCK C
OF GREENACRES SUBDIVISION (PB 1 PAGE 87)

CITY OF FRANKLIN PROJECT NO. 5841

JOB NO: T307-004

REVISIONS:

REV. 1 070315 CITY COMMENTS

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.559 TOTAL LOTS: 1

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

CIVIL DISTRICT: 9TH CLOSURE ERROR: >1: 10.000

SCALE: 1" = 30' DATE: June 8th 2015

SHEET 1 OF 1

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 6281 PAGE 351, 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:

KP PROPERTIES

AUTHORIZED AGENT

DATE: _____

ZONING AND SETBACK INFORMATION:

1. CURRENT ZONING IS SD-R4 SPECIFIC DEV. RESIDENTIAL & CFCD-3 CHARACTER OVERLAY IS MECO-4 TRADITIONAL STANDARDS
2. MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS:
FRONT = 15'
SIDE = 5'
REAR = 5'
MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS.

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 SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION # _____ 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 IMPROVEMENTS.

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 GALLERIA COMMERCIAL COMPLEX SUBDIVISION FINAL PLAT, REVISION # _____ 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

RECORDERS INFORMATION:

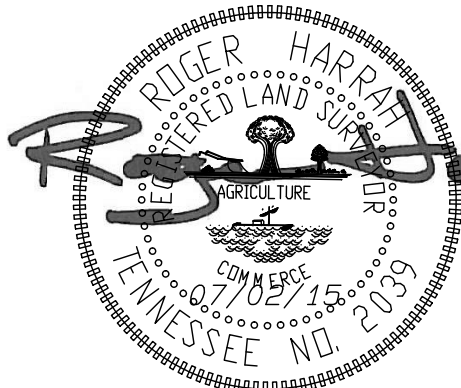
ADDITIONAL SITE INFORMATION

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



ROGER HARRAH LS 2039

CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 2ND DAY OF JULY, 2015.

ROGER H. HARRAH TN. REG. NO. 2039

DATE

07-03-15