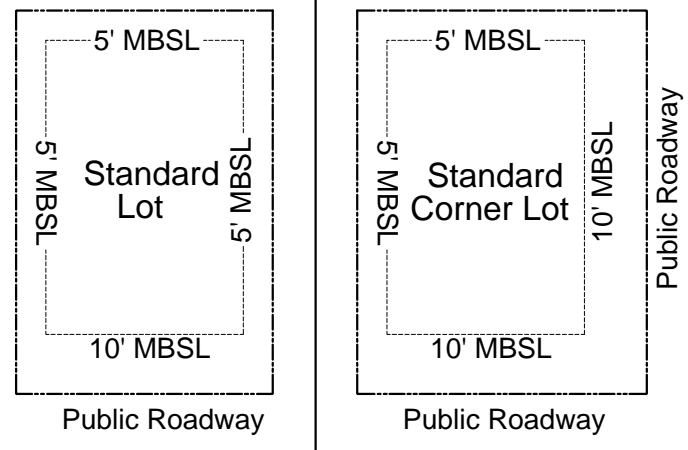
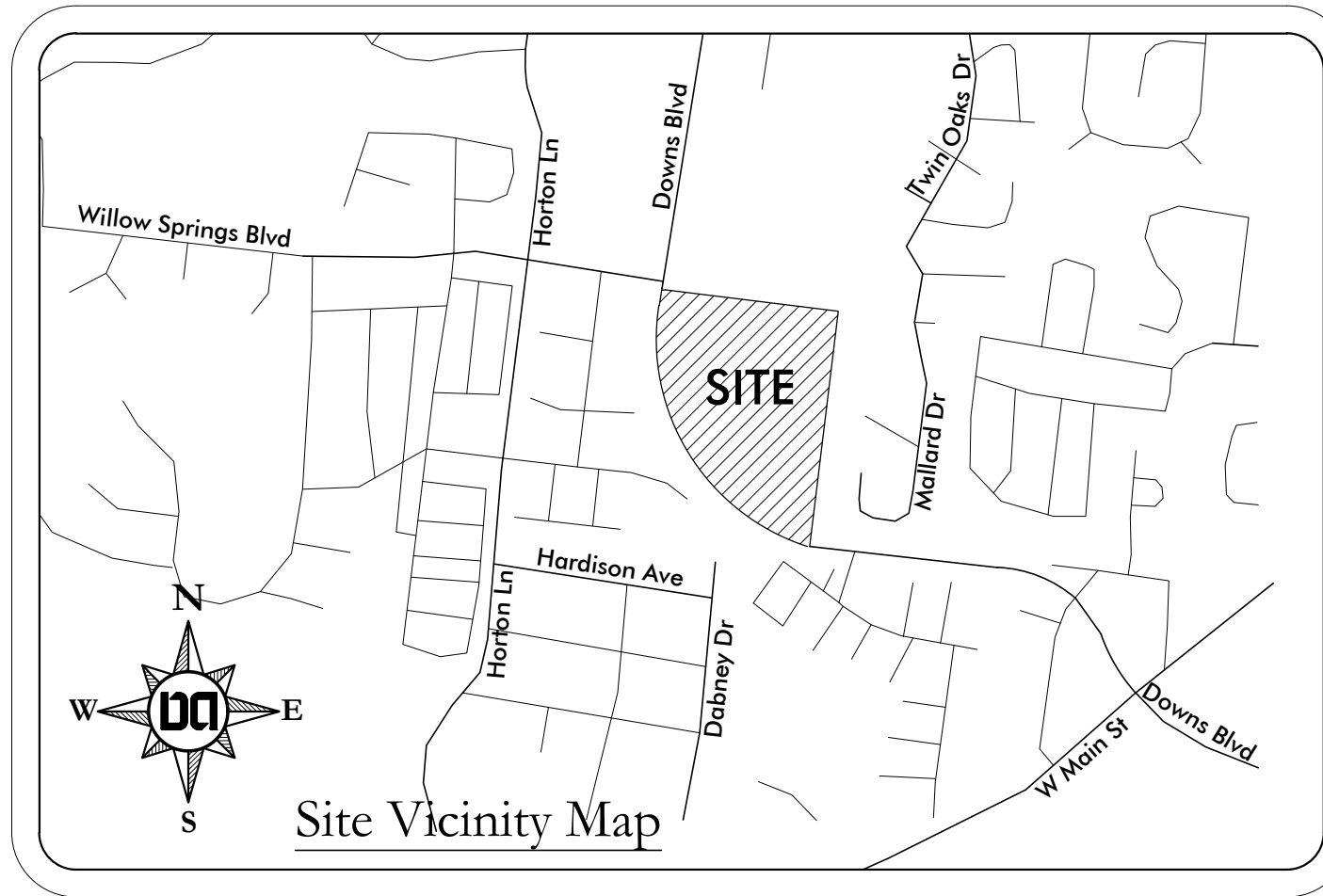


Proposed Lot Exhibits



Site Data

Total Area:	6.623 Acres
Residential Lots:	25 Units
Area in Lots:	4.069 Acres
Area in R.O.W.	1.011 Acres
Area & Length of Streets	1.011 Acres & 1681 LF
Open Space:	1.543 Acres (2 lots)
Development Standard	Conventional
Base Zoning District	SD-R (3.96 Units/Acre)
Character Area Overlay	WHCO-2
Front/Street Setback	10 Feet
Side Yard Setback	5 Feet
Rear/Alley Setback	5 Feet



DETACHED RESIDENTIAL LOT TREE CHART

NAME	SQ. FT.	NUMBER OF TREES
71	6760.00	Two 3" Caliper Trees
72	6760.00	Two 3" Caliper Trees
73	6850.76	Two 3" Caliper Trees
74	10468.80	Four 3" Caliper Trees
75	10932.66	Four 3" Caliper Trees
76	6827.85	Two 3" Caliper Trees
77	6760.00	Two 3" Caliper Trees
78	7866.86	Two 3" Caliper Trees
79	6760.00	Two 3" Caliper Trees
80	6760.00	Two 3" Caliper Trees
81	6760.00	Two 3" Caliper Trees
82	7404.91	Two 3" Caliper Trees
83	7280.00	Two 3" Caliper Trees
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93	5265.00	Two 3" Caliper Trees
94	5265.00	Two 3" Caliper Trees
95	6046.20	Two 3" Caliper Trees

LOT TABLE (Proposed SF Lots)

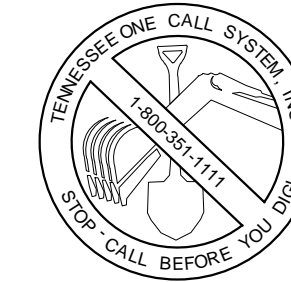
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77	6760.00	0.16
78	7866.86	0.18
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88	7280.00	0.17
89	7280.00	0.17
90	7280.00	0.17
91	6241.86	0.14
92	5265.00	0.12
93	5265.00	0.12
94	5265.00	0.12
95	6046.20	0.14

LOT TABLE (Open Space)

NAME	SQUARE FEET	ACRES
70	57678.12	1.32
96	9545.57	0.22

GENERAL NOTES

- THE PURPOSE OF THIS RECORDING IS TO CREATE 27 LOTS.
- THIS SURVEY MEETS THE REQUIREMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 0820-03.05 IN THE STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS, DATED MARCH 17, 2011. THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY MEETS OR EXCEEDS 1:10,000.
- PARCEL NUMBERS SHOWN THUS (00) PERTAIN TO PROPERTY TAX MAP 77.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.
- THE LAND SHOWN HEREON CONTAINS 288,516.967 SQUARE FEET OR 6.623 ACRES OF LAND.
- THE PROPERTY SHOWN HEREON IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP, BEING PANEL NO. 47187C0192 F, DATED SEPTEMBER 29, 2006.
- PROPERTY CORNERS SHOWN THUS -●- ARE MARKED BY IRON RODS.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED SD-R
- PROPERTY OWNER:
PATTERSON COMPANY
321 BILLINGSLEY COURT #19
FRANKLIN, TN 37067
- NUMBERS SHOWN THUS [XXX] ARE PROPERTY ADDRESSES.
- BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD83.
- ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION (MTEM).C.
- 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, ELECTRICAL (EXCLUDING TRANSFORMERS), GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
- STREET LIGHT LOCATIONS ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.C.
- THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES AND STORM WATER DETENTION FACILITIES.
- LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
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TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS BEING OWNED BY OTHER PARTIES.

MTEM PUBLIC UTILITY & DRAINAGE EASEMENT NOTE:
ADJACENT TO PUBLIC ROADWAYS AND ALLEYS SHALL BE A 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE EASEMENT SHALL BE LOCATED 5' OFF THE PUBLIC RIGHT OF WAY WITH THE REMAINING 5' EXTENDING INTO THE RIGHT OF WAY.

FINAL PLAT

Tywater Crossing PUD Subdivision

Section 3

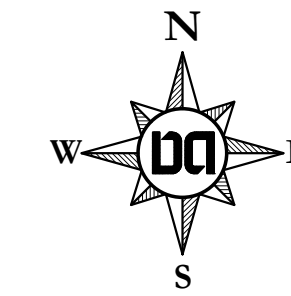
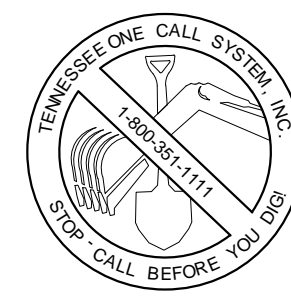
Being Parcel 20.02 On Tax Map 77

Franklin, Williamson County, TN
5th Civil District

City of Franklin Project Number 6230

LANDSCAPE ARCHITECT/PLANNER DESIGN STUDIO JASON GODDARD 230 COUNTRYSIDE DRIVE FRANKLIN, TN 37069 PHONE: (615) 218-8118 jgoddard@designstudioiplan.com	OWNER (SECTION THREE) PATTERSON COMPANY 321 BILLINGSLEY COURT, STE 19 FRANKLIN, TN 37067 CONTACT: EVAN RUGGIERO PHONE: (615) 416-4066 eruggiero@landsolutionstn.com	Revisions: COF Comments: 9/1/16
SURVEYOR/ENGINEER DALE & ASSOCIATES 516 HEATHER PLACE NASHVILLE, TN 37204 CONTACT: STEVEN C. MATTHEWS, RLS PHONE: (615) 297-5166 steve@daleandassociates.net		Prepared by Dale & Associates July 21, 2016

CERTIFICATE OF OWNERSHIP					
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in 6758, Pages 482-485, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown 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., TN, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows:					
Wes Patterson (Patterson Company) _____ Date _____					
MTEM	CERTIFICATE OF ACCURACY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF APPROVAL FOR RECORDING	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
Middle Tennessee Electric Membership Corporation (MTEM) will provide electric service to the subject property according to the normal operating practices of MTEM as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEM, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEM website at www.mtem.com (collectively the "Requirements"). No electric service will be provided until MTEM's Requirements have been met and approved in writing by an authorized representative of MTEM. Any approval is, at all times, contingent upon continuing compliance with MTEM's Requirements.	I (we) hereby certify that the subdivision 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 _____ day of _____, 20____.	I hereby certify that: (1) the water and sewer systems designated in Tywater Crossing PUD Subdivision, Section 4 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.	I hereby certify that: (1) the streets, drainage, and sidewalks designated in Tywater Crossing PUD Subdivision, Section 4 have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.	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, Tennessee, recording in the office of the County Register.	Subdivision name and street names approved by the Williamson County Emergency Management Agency.
Middle Tennessee Electric Membership Corporation _____ Date _____	_____ Date _____ Registered Land Surveyor	_____ Supt. Water and Sewer Franklin, Tennessee _____ Date _____	_____ Director, Streets Department City of Franklin, Tennessee _____ Date _____	_____ Secretary Franklin Municipal Planning Commission _____ Date _____	_____ Williamson County Emergency Management Agency _____ Date _____



Utility Legend

- Proposed Storm Culvert
- Proposed 8" Water Main
- Proposed 8" Sewer Main
- Proposed 10" Sewer Main
- Existing 8" Water Main
- Existing 24" Water Main
- Existing 12" Reclaimed Main
- Proposed Headwall
- Proposed Catch Basin
- Proposed Sewer Manhole
- Proposed Fire Hydrant
- Proposed Gate Valve & Box
- Proposed Blow Off
- Proposed Street Light

- GENERAL NOTES:**
- 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.
 - Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
 - All Open Space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 63°33'11" E	59.24'
L2	N 71°08'33" E	43.72'
L3	S 06°56'24" W	47.08'
L4	N 06°54'48" E	19.85'
L5	N 89°12'19" W	11.81'
L6	N 25°38'27" E	5.58'
L7	S 25°38'27" W	4.15'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C1	45°40'26"	1210.00'	964.56'	N 49°17'01" W	939.22'
C2	34°29'43"	1210.00'	728.49'	N 43°41'40" W	717.54'
C3	5°20'37"	1210.00'	112.85'	S 63°36'50" E	112.81'
C4	5°50'06"	1210.00'	123.22'	N 69°12'11" W	123.17'
C5	91°55'36"	30.00'	48.13'	N 20°19'21" W	43.13'
C6	18°43'39"	175.00'	57.20'	N 16°16'37" E	56.95'
C7	18°43'39"	125.00'	40.86'	N 16°16'37" E	40.68'
C8	93°25'01"	30.00'	48.91'	N 72°20'58" E	43.67'
C9	90°00'00"	30.00'	47.12'	N 38°05'12" W	42.43'
C10	90°00'00"	30.00'	47.12'	S 51°54'48" W	42.43'
C11	90°01'36"	45.00'	70.71'	S 38°04'24" E	63.65'
C12	90°01'36"	95.00'	149.27'	S 38°04'24" E	134.38'

MTEMC PUBLIC UTILITY & DRAINAGE EASEMENT NOTE:
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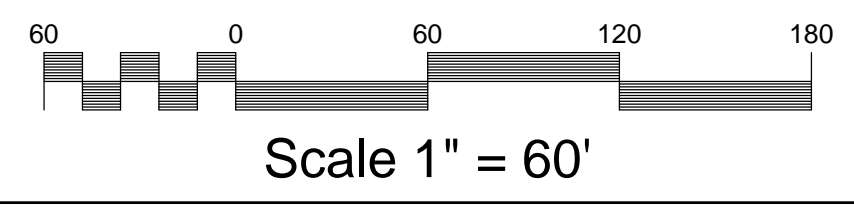
FINAL PLAT
Tywater Crossing PUD Subdivision
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OWNER (SECTION THREE)
 PATTERSON COMPANY
 321 BILLINGSLEY COURT, STE 19
 FRANKLIN, TN 37067
 CONTACT: EVAN RUGGIERO
 PHONE: (615) 416-4066
 eruggiero@landsolutionstn.com

Prepared by Dale & Associates
 July 21, 2016

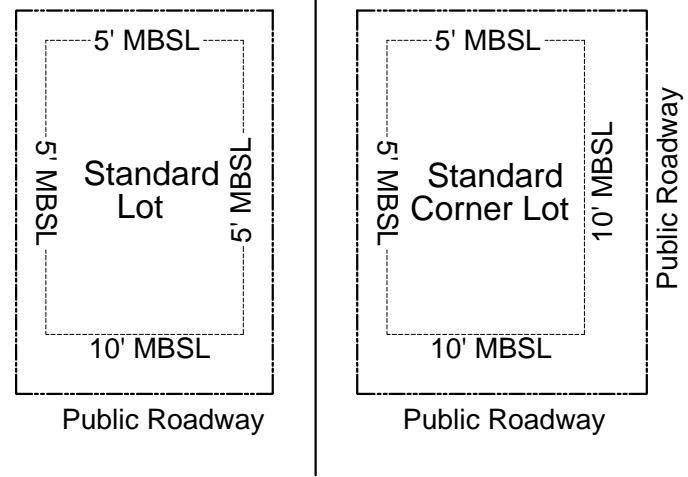
Revisions:
 COF Comments: 9/1/16

SURVEYOR/ENGINEER
 DALE & ASSOCIATES
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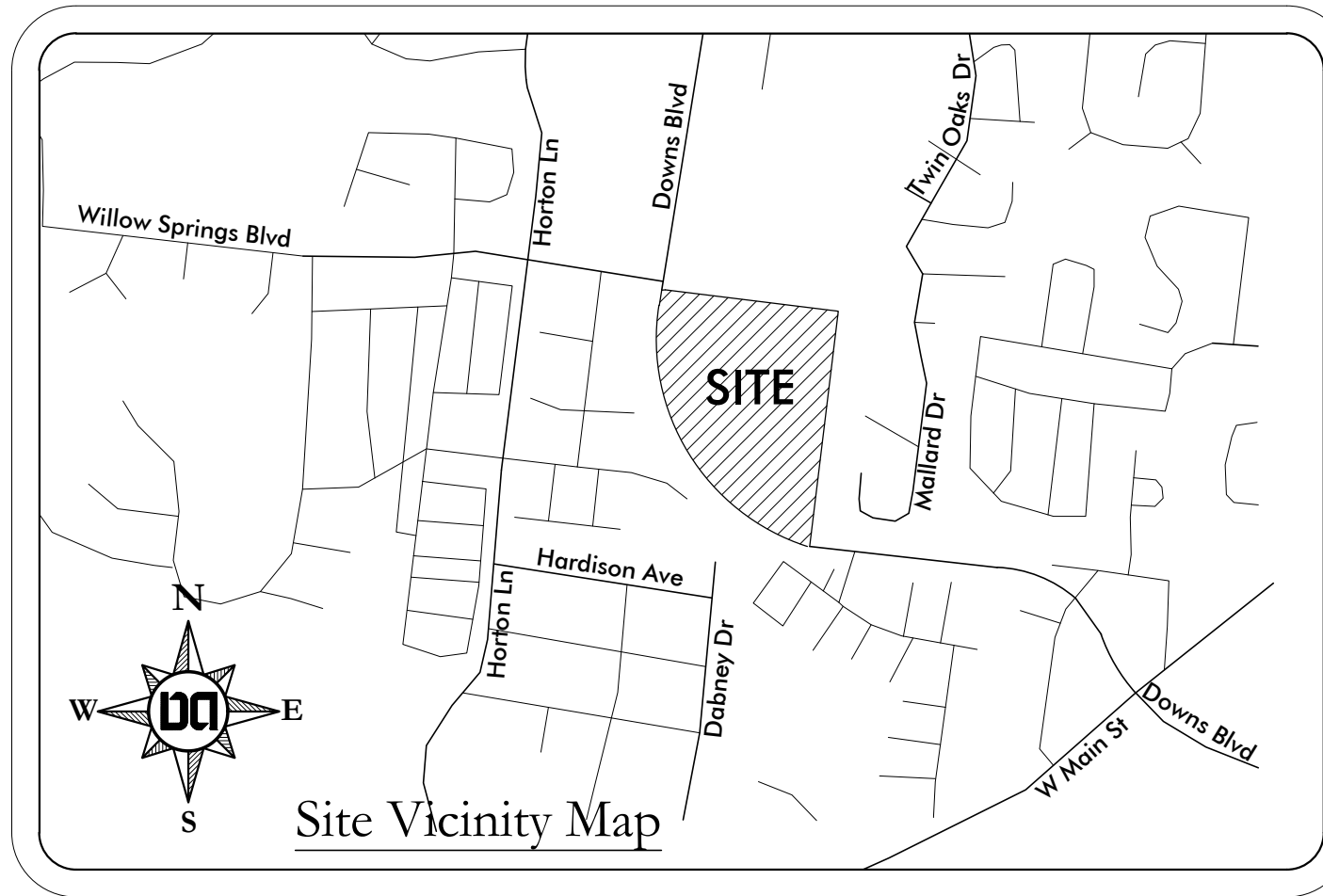
Dale & Associates
 Consulting Civil Engineering
 Land Planning & Zoning
 Landscape Architecture
 516 Heather Place
 Nashville, Tennessee 37204
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Proposed Lot Exhibits



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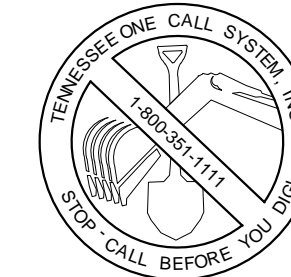
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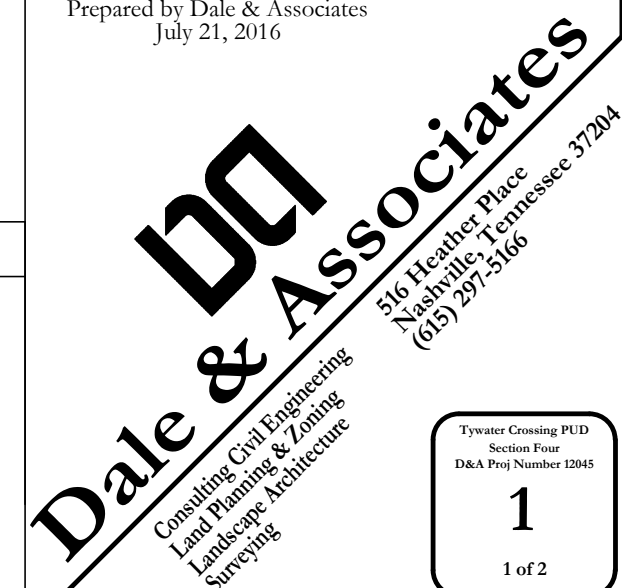
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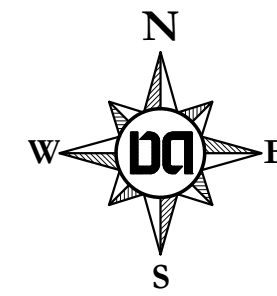
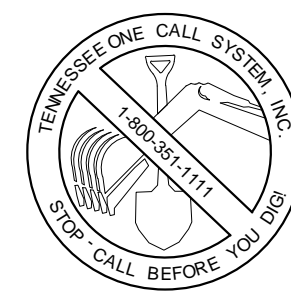


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<h2 style="margin: 0;">FINAL PLAT</h2> <h3 style="margin: 0;">Tywater Crossing PUD Subdivision</h3> <h4 style="margin: 0;">Section 3</h4> <p style="margin: 0;">Being Parcel 20.02 On Tax Map 77</p> <p style="margin: 0;">Franklin, Williamson County, TN 5th Civil District</p> <p style="margin: 0;">City of Franklin Project Number <u>6230</u></p>					
LANDSCAPE ARCHITECT/PLANNER DESIGN STUDIO JASON GODDARD 230 COUNTRYSIDE DRIVE FRANKLIN, TN 37069 PHONE: (615) 218-8118 jgoddard@designstudioiplan.com		OWNER (SECTION THREE) PATTERSON COMPANY 321 BILLINGSLEY COURT, STE 19 FRANKLIN, TN 37067 CONTACT: EVAN RUGGIERO PHONE: (615) 416-4066 eruggiero@landsolutionstn.com		Revisions: COF Comments: 9/1/16	
SURVEYOR/ENGINEER DALE & ASSOCIATES 516 HEATHER PLACE NASHVILLE, TN 37204 CONTACT: STEVEN C. MATTHEWS, RLS PHONE: (615) 297-5166 steve@daleandassociates.net		Prepared by Dale & Associates July 21, 2016			
CERTIFICATE OF OWNERSHIP I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in 6758, Pages 482-485, R.O.W.C., Tennessee, and adopt the plan of subdivision of the property as shown 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., TN, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: _____ Wes Patterson (Patterson Company) Date _____		CERTIFICATE OF ACCURACY I (we) hereby certify that the subdivision 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 _____ day of _____, 20____. _____ Date _____ _____ Registered Land Surveyor		CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS I hereby certify that: (1) the water and sewer systems designated in Tywater Crossing PUD Subdivision, Section 4 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 _____	
MTEM Middle Tennessee Electric Membership Corporation (MTEM) will provide electric service to the subject property according to the normal operating practices of MTEM as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEM, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEM website at www.mtem.com (collectively the "Requirements"). No electric service will be provided until MTEM's Requirements have been met and approved in writing by an authorized representative of MTEM. Any approval is, at all times, contingent upon continuing compliance with MTEM's Requirements.		CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE I hereby certify that: (1) the streets, drainage, and sidewalks designated in Tywater Crossing PUD Subdivision, Section 4 have been installed in accordance with City specifications, or (2) a performance agreement and surety in the amount of \$_____ for drainage, and \$_____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements. _____ Director, Streets Department City of Franklin, Tennessee _____ Date _____		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 _____	
Middle Tennessee Electric Membership Corporation Date _____		Secretary Franklin Municipal Planning Commission Date _____		Date _____	





Utility Legend

	Proposed Storm Culvert
	Proposed 8" Water Main
	Proposed 8" Sewer Main
	Proposed 10" Sewer Main
	Existing 8" Water Main
	Existing 24" Water Main
	Existing 12" Reclaimed Main
	Proposed Headwall
	Proposed Catch Basin
	Proposed Sewer Manhole
	Proposed Fire Hydrant
	Proposed Gate Valve & Box
	Proposed Blow Off
	Proposed Street Light

- ### GENERAL NOTES:
- 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.
 - Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
 - All Open Space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.

LINE TABLE

NUMBER	BEARING	DISTANCE
L1	N 63°33'11" E	59.24'
L2	N 71°08'33" E	43.72'
L3	S 06°56'24" W	47.08'
L4	N 06°54'48" E	19.85'
L5	N 89°12'19" W	11.81'
L6	N 25°38'27" E	5.58'
L7	S 25°38'27" W	4.15'

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD LENGTH
C1	45°40'26"	1210.00'	964.56'	N 49°17'01" W	939.22'
C2	34°29'43"	1210.00'	728.49'	N 43°41'40" W	717.54'
C3	5°20'37"	1210.00'	112.85'	S 63°36'50" E	112.81'
C4	5°50'06"	1210.00'	123.22'	N 69°12'11" W	123.17'
C5	91°55'36"	30.00'	48.13'	N 20°19'21" W	43.13'
C6	18°43'39"	175.00'	57.20'	N 16°16'37" E	56.95'
C7	18°43'39"	125.00'	40.86'	N 16°16'37" E	40.68'
C8	93°25'01"	30.00'	48.91'	N 72°20'58" E	43.67'
C9	90°00'00"	30.00'	47.12'	N 38°05'12" W	42.43'
C10	90°00'00"	30.00'	47.12'	S 51°54'48" W	42.43'
C11	90°01'36"	45.00'	70.71'	S 38°04'24" E	63.65'
C12	90°01'36"	95.00'	149.27'	S 38°04'24" E	134.38'

MTEMC PUBLIC UTILITY & DRAINAGE EASEMENT NOTE:
 ADJACENT TO PUBLIC ROADWAYS AND ALLEYS SHALL BE A 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT. THE EASEMENT SHALL BE LOCATED 5' OFF THE PUBLIC RIGHT OF WAY WITH THE REMAINING 5' EXTENDING INTO THE RIGHT OF WAY.

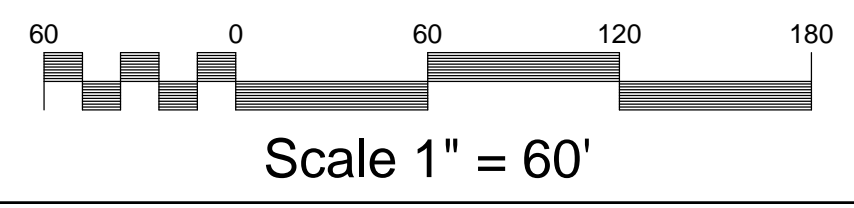
FINAL PLAT
Tywater Crossing PUD Subdivision
Section 3
 Being Parcel 20.02 On Tax Map 77
 Franklin, Williamson County, TN
 5th Civil District
City of Franklin Project Number 6230

OWNER (SECTION THREE)
 PATTERSON COMPANY
 321 BILLINGSLEY COURT, STE 19
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Prepared by Dale & Associates
 July 21, 2016

Revisions:
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Tywater Crossing PUD
 Section Four
 D&A Plot Number 12045
2
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