

Site Data

Project Name: Stream Valley - Section 13  
COF Project #: 6171  
Subdivision: Stream Valley PUD Subdivision  
Lot numbers: Lots 427-459  
with Lots 495-496 being Open Spaces  
Address: Lewisburg Pike and Stream Valley Blvd.  
City: Franklin  
County: Williamson  
State: Tennessee  
Civil District: 10th

Existing Zoning: Specific Development-Variety (SD-X)  
Charter Area Overlay: GCCO-4b  
Other Applicable Overlays: FFO  
Applicable development standard: Conventional  
Acreage of site: 16.77 acres

Minimum required setback lines:  
Garden Homes: Lots 430-436, 440-449 & 451-459  
Front Yard: 15 Feet  
Side Yard: 5-10 Feet (10' on a Street)  
Rear Yard: 15 Feet  
Manor Homes: Lots 427-429, 437-439 & 450  
Front Yard: 25-40 Feet  
Side Yard: 5-10 Feet (10' on a Street)  
Rear Yard: 15 Feet

Owners representative: Stream Valley Partners, LLC  
Address: P.O. Box 314  
Franklin, TN 37065  
615.305.1033  
tyler.ring@tenncontractors.com  
Contact Name: Tyler Ring

Applicant: Energy Land & Infrastructure  
Address: 1420 Donelson Pike, Suite A12  
Nashville, TN 37217

Phone number: (615) 383-6300  
Email address: michael.ray@eli-llc.com  
Contact name: Michael Ray

Land Surveyor: Energy Land & Infrastructure  
Address: 1420 Donelson Pike, Suite A12  
Nashville, TN 37217

Phone number: (615) 383-6300  
Contact name: Mike Dial  
Email address: mike.dial@eli-llc.com

Notes

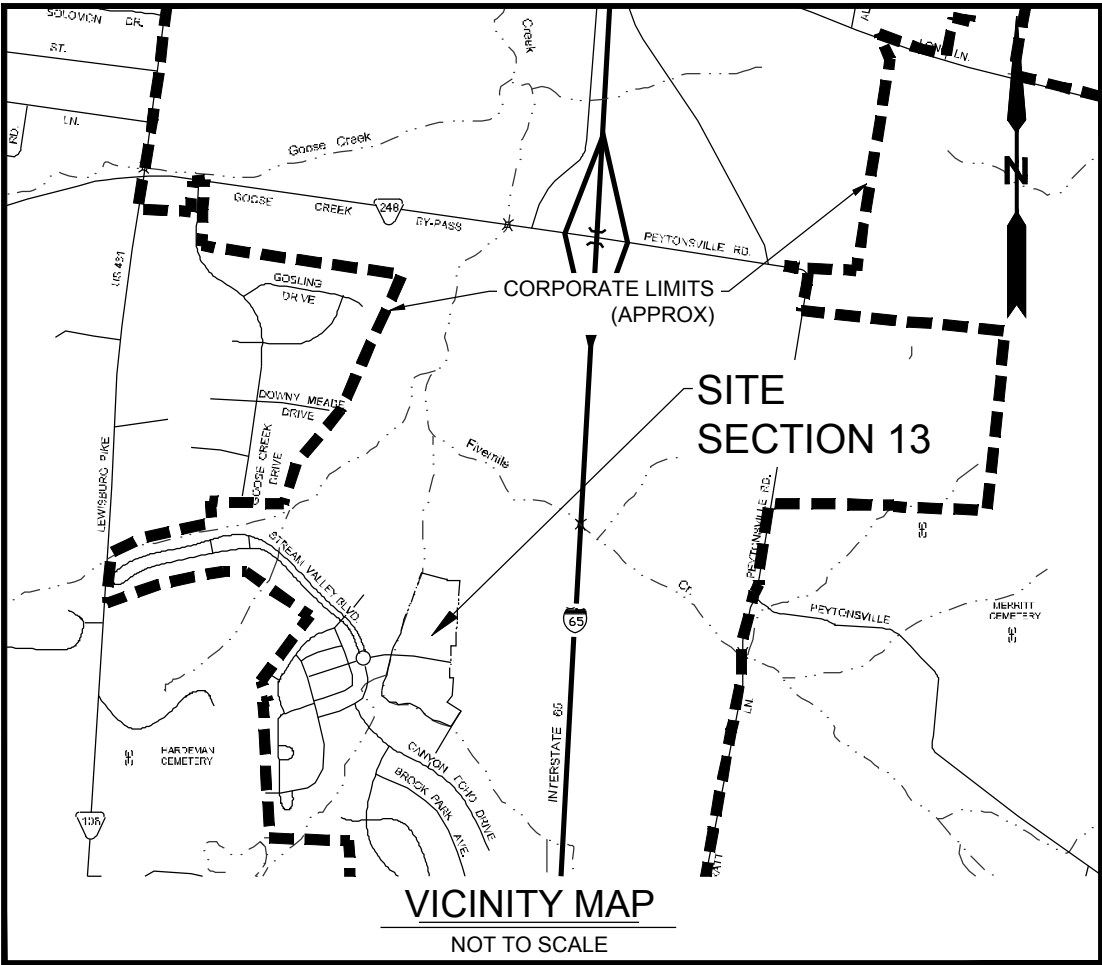
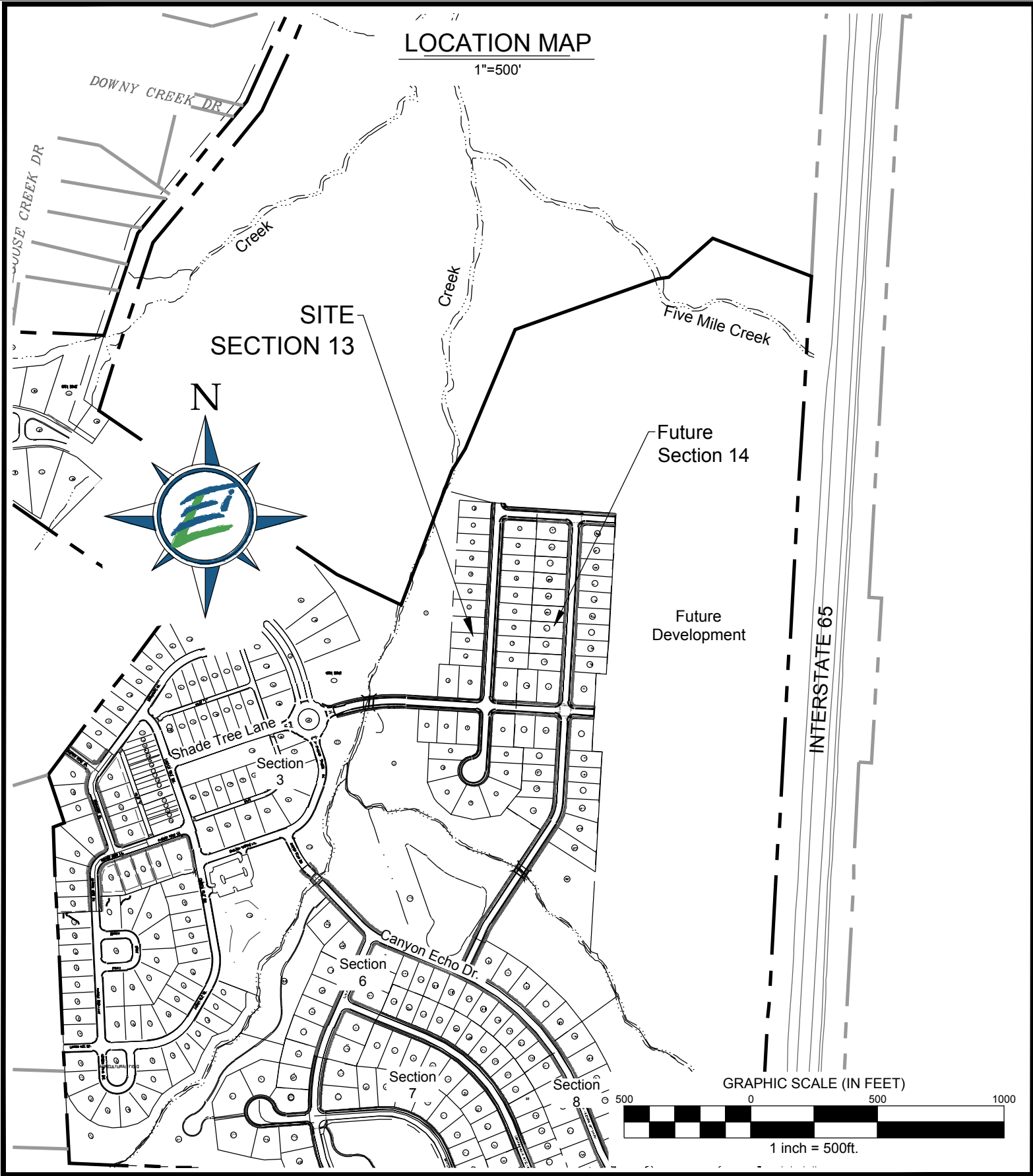
- The purpose of this plat is to create 33 single-family residential lots and two open space lots.
- A portion of the subject property lies within a flood hazard area (100-year Zone "AE") as per FEMA FIRM MAP NUMBER 47187C0355 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development 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.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All open space space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Residential fire sprinklers systems shall be provided until the second connection to the development is provided.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- 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 activities within easements.
- Unless otherwise designated on the recorded plat, a 10' wide public easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Mineral rights shall be transferred to property owner.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted by the City Engineer, or his designee.
- Residential lots abutting open space areas shall not contain opaque fences.
- 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.
- Any HB&TS Utility District easements shown are exclusice easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private driveways which cross an easement. No trees or shrubbery will be planted within the easements.

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Littlejohn Engineering Associates dated August 12, 2005.

Surveyor  
Date  
7/7/16

Surveyor Information  
Arthur M. Dial  
ELI, LLC  
1420 Donelson Pike, Suite A12  
Nashville, Tn 37217  
Phone: 615-383-6300  
Email: mike.dial@eli-llc.com



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 5559, Page 782, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, 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 or lots 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.

Owner \_\_\_\_\_ 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 \_\_\_\_\_

City of Franklin \_\_\_\_\_ Date \_\_\_\_\_

Certificate Of Approval of Sewer Systems

I hereby certify that:  
(1) The sewer system designated in Stream Valley Subdivision - Section 13 has been installed in accordance with City specifications, or  
(2) A performance agreement and surety in the amount of \$ \_\_\_\_\_ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department \_\_\_\_\_ Date \_\_\_\_\_  
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:  
(1) The water system designated in Stream Valley Subdivision - Section 13 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ \_\_\_\_\_ for the water system has been posted with the City of Franklin, TN to assure completion of such improvements.

HB&TS Franklin, TN \_\_\_\_\_ Date \_\_\_\_\_

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:  
(1) the streets, drainage, and sidewalks designated in Stream Valley Subdivision, Section 13 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.

Director, Streets Department \_\_\_\_\_ Date \_\_\_\_\_  
City of Franklin, Tennessee

STREAM VALLEY PUD SUBDIVISION  
SECTION 13

SHEET 1 OF 3

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #6171

DATE: 06-13-2016

REVISED: 07-07-2016

ENERGY LAND & INFRASTRUCTURE  
1420 DONELSON PIKE, SUITE A12  
NASHVILLE, TN 37217  
OFFICE 615-383-6300 · WWW.ELI-LLC.COM  
ENGINEERS-SURVEYORS-INFRASTRUCTURE-ENVIRONMENTAL  
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Total area: 730,499 S.F. or 16.77 Acres

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19  
Owner: Stream Valley Franklin, LLC  
P/O Deed Book 5559, Page 782  
Register's Office for Williamson County, TN

Road Data:

Acreage in new roads 2.208 Acres  
Linear footage of new roads 1,819 Feet

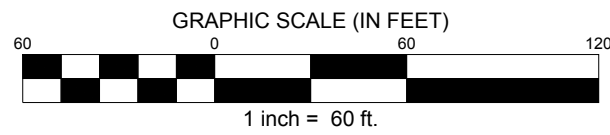
Certificate Of Approval for Recording

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 \_\_\_\_\_, 2016, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission \_\_\_\_\_ Date \_\_\_\_\_



TN STATE PLANE  
NAD 83



Stream Valley  
Section Six  
P.B. 59, Page 25

Stream Valley  
Section Three  
P.B. 51, Page 33

Stream Valley  
Section Three  
P.B. 51, Page 33

Map 117, Parcel 20  
Chadwell Partnership  
Bk 2654, Page 812

\* Lots 444 - 449 shall remain unbuildable  
until a FEMA approved LOMR is accepted  
and the FFO relocation is approved by the  
City of Franklin Board of Zoning Appeals

## STREAM VALLEY PUD SUBDIVISION SECTION 13

### SHEET 2 OF 3

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #6171

DATE: 06-13-2016

REVISED: 07-07-2016

ENERGY LAND & INFRASTRUCTURE

1420 DONELSON PIKE, SUITE A12 ·  
NASHVILLE, TN 37217

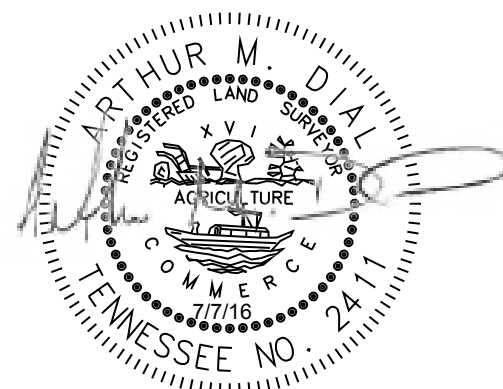
OFFICE 615-383-6300 · WWW.ELI-LLC.COM

ENGINEERS-SURVEYORS-INFRASTRUCTURE-ENVIRONMENTAL

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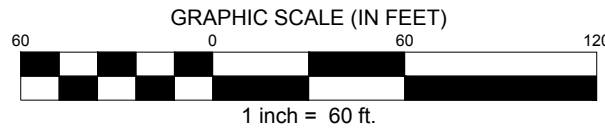
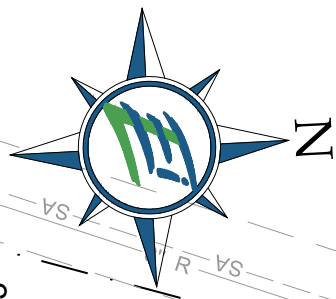
#### Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Proposed Sidewalk
- Lot Number



SHEET 2  
SHEET 3

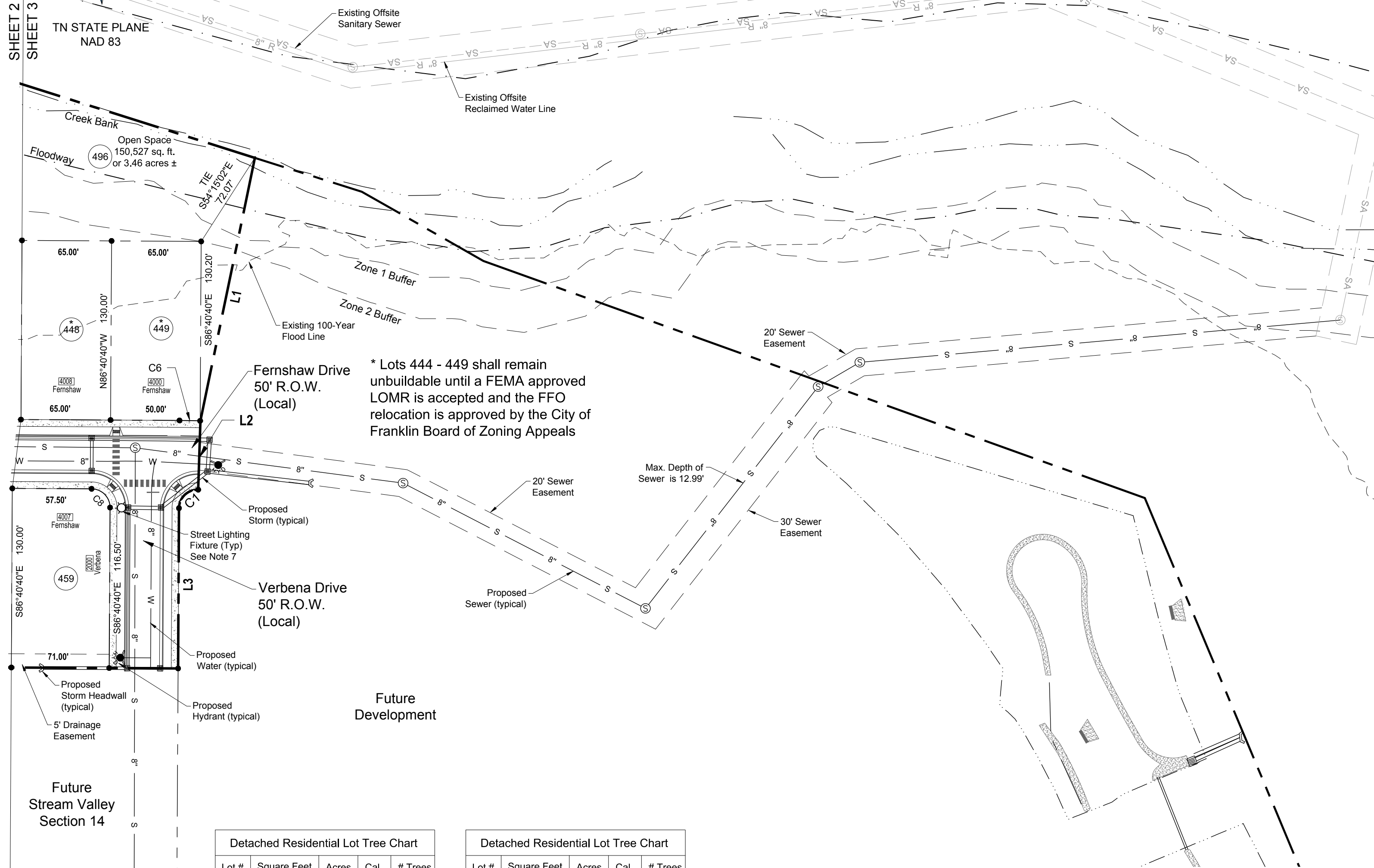
SHEET 2  
SHEET 3



Map 117, Parcel 20  
Chadwell Partnership  
Bk 2654, Page 812

SHEET 2  
SHEET 3

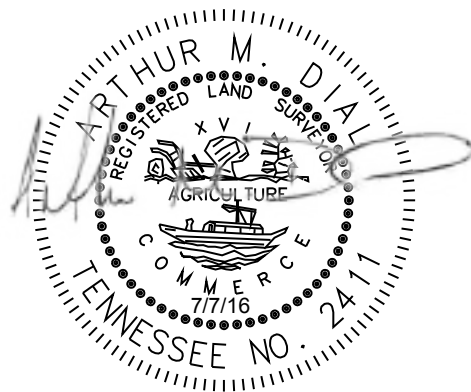
TN STATE PLANE  
NAD 83



\* Lots 444 - 449 shall remain  
unbuildable until a FEMA approved  
LOMR is accepted and the FFO  
relocation is approved by the City of  
Franklin Board of Zoning Appeals

Detached Residential Lot Tree Chart				
Lot #	Square Feet	Acres	Cal.	# Trees
427	10,081	0.23	2"	6
428	10,055	0.23	2"	6
429	11,290	0.26	2"	6
430	11,209	0.26	2"	6
431	9,521	0.22	2"	6
432	13,522	0.31	2"	6
433	13,435	0.31	2"	6
434	14,786	0.34	2"	6
435	10,570	0.24	2"	6
436	8,450	0.19	2"	6
437	11,625	0.27	2"	6
438	10,400	0.24	2"	6
439	11,661	0.27	2"	6
440	8,450	0.19	2"	6
441	8,450	0.19	2"	6
442	8,450	0.19	2"	6
443	8,450	0.19	2"	6

Detached Residential Lot Tree Chart				
Lot #	Square Feet	Acres	Cal.	# Trees
444	8,450	0.19	2"	6
445	8,450	0.19	2"	6
446	8,450	0.19	2"	6
447	8,450	0.19	2"	6
448	8,450	0.19	2"	6
449	8,451	0.19	2"	6
450	11,661	0.27	2"	6
451	8,450	0.19	2"	6
452	8,190	0.19	2"	6
453	8,190	0.19	2"	6
454	8,450	0.19	2"	6
455	8,450	0.19	2"	6
456	8,190	0.19	2"	6
457	8,450	0.19	2"	6
458	8,450	0.19	2"	6
459	9,191	0.21	2"	6



Legend	
	Fire Hydrant
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Proposed Stormwater Inlet
	Proposed Sidewalk
	Lot Number

Line Table		
Line #	Direction	Length
L1	S75° 17' 30"E	194.87'
L2	S85° 09' 55"E	50.00'
L3	S86° 40' 40"E	116.32'
L5	S86° 56' 00"E	40.00'
L6	S38° 03' 46"W	89.68'
L7	N66° 29' 58"W	120.18'
L8	N72° 50' 56"W	70.94'
L9	N57° 34' 39"W	84.43'
L10	N37° 12' 58"W	75.52'
L11	N62° 10' 57"W	110.19'
L12	N86° 03' 29"W	47.18'
L13	S79° 13' 37"W	67.54'
L14	N43° 25' 17"W	38.22'

Line Table		
Line #	Direction	Length
L15	S80° 36' 16"W	62.20'
L16	N40° 53' 44"W	51.60'
L17	N54° 49' 08"W	49.09'
L18	N02° 03' 27"W	50.33'
L19	N06° 35' 08"E	55.48'
L20	N22° 00' 01"E	85.24'
L21	N10° 10' 21"E	158.20'
L22	N29° 23' 18"E	146.56'
L23	N11° 54' 48"E	99.33'
L24	N28° 05' 00"E	16.94'

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	13.50'	21.56'	91°30'45"	S40°55'18"E	19.34'
C2	65.75'	17.69'	15°24'53"	N14°17'34"E	17.64'
C3	380.00'	78.44'	11°49'40"	N16°05'11"E	78.31'
C4	140.00'	46.95'	19°12'57"	N19°46'50"E	46.73'
C5	65.75'	20.05'	17°28'30"	N20°39'03"E	19.98'
C6	575.00'	15.00'	1°29'41"	S4°04'11"W	15.00'
C7	13.50'	21.21'	90°00'00"	S48°19'20"W	19.09'
C8	13.50'	21.21'	90°00'00"	N48°19'20"E	19.09'
C9	13.50'	21.21'	90°00'00"	N41°40'40"W	19.09'
C10	13.50'	21.21'	90°00'00"	S41°40'40"E	19.09'
C11	13.50'	21.21'	90°00'00"	N48°19'20"E	19.09'
C12	27.00'	37.10'	78°43'54"	S42°41'17"W	34.25'
C13	60.00'	270.94'	258°43'54"	S47°18'43"E	92.77'
C14	60.00'	38.81'	37°03'43"	S63°31'23"W	38.14'
C16	60.00'	61.27'	58°30'38"	S15°44'13"W	58.64'
C17	60.00'	50.40'	48°07'42"	S37°34'58"E	48.93'
C18	60.00'	50.40'	48°07'42"	S85°42'40"E	48.93'
C19	60.00'	50.40'	48°07'42"	N46°09'38"E	48.93'
C20	60.00'	19.66'	18°46'26"	N12°42'33"E	19.57'
C21	775.00'	157.39'	11°38'09"	S87°30'16"W	157.12'
C22	725.00'	164.02'	12°57'44"	N86°50'28"E	163.67'

## STREAM VALLEY PUD SUBDIVISION SECTION 13

### SHEET 3 OF 3

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #6171

DATE: 06-13-2016

REVISED: 07-07-2016