

Detached Residential lot Tree Chart

The following 3 inch caliper canopy trees are required for each lot.

| Lot Number | Lot SF | Caliper inches | # of Trees |
|------------|--------|----------------|------------|
| 1 | 3197 | 3 | 1 |
| 2 | 2996 | 3 | 1 |
| 3 | 2996 | 3 | 1 |
| 4 | 2996 | 3 | 1 |

LEGAL DESCRIPTION

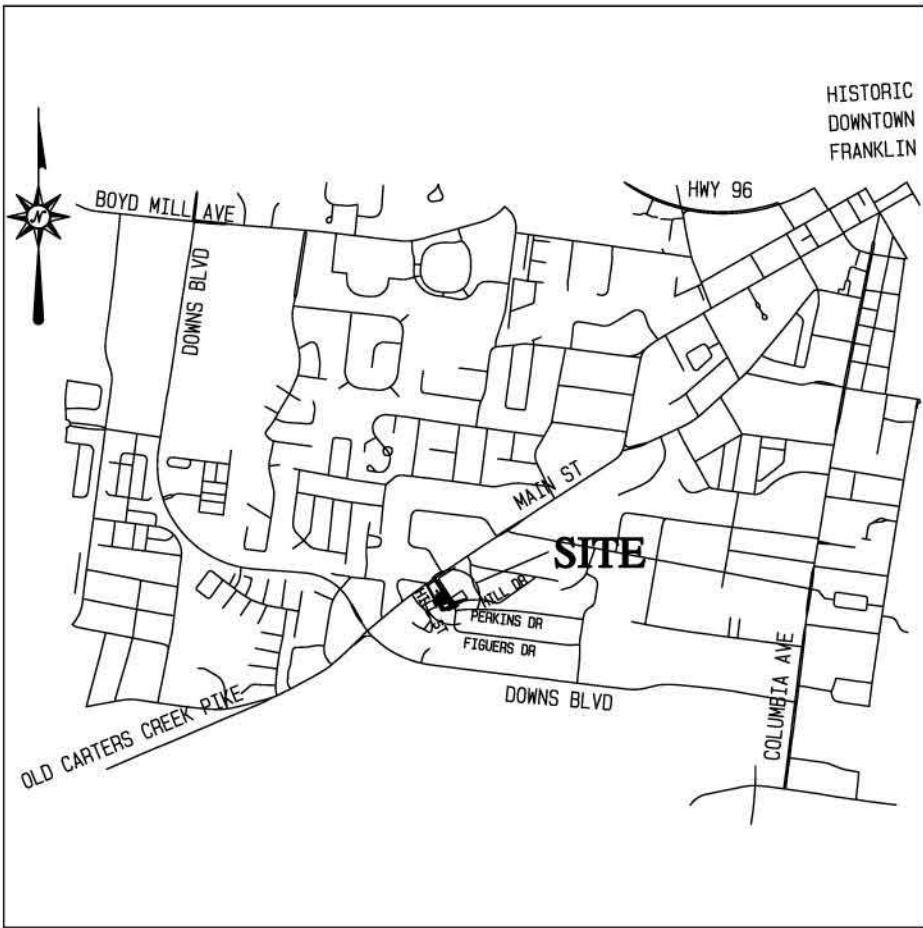
NINTH CIVIL DISTRICT OF WILLIAMSON COUNTY. THIS PARCEL OF LAND BEING FURTHER DESCRIBED AS LOT 13 AND 14 OF BLOCK C OF GREENACRES SUBDIVISION (PB 1 PAGE 87) AS RECORDED IN TEH PUBLIC RECORDS OF THE REGISTERS OFFICE OF WILLIAMSON COUNTY.

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 4 RESIDENTIAL LOTS.
- BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE ZONE 5301, Fipszone 4100; NAD 83 DATUM
- THE ZONING FOR THIS PROPERTY IS (SD-R) SPECIFIC DEVELOPMENT RESIDENTIAL: MECO 4 DEVELOPMENT STANDARDS: TRADITIONAL CHARACTER AREA :
- SUBJECT PLATTED PARCEL IS A PARCEL 2 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 0781.
- OWNER / SUBDIVIDER:
CONTACT: TYLER PENNINGTON

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

SURVEYOR: HARRAH & ASSOCAITES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL. NO.: 615 778-0863
EMAIL: rogerh@harrarahgroup.com
- 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.
- 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
- ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.
- 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.
- STREAM BUFFERNOTE: THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED ALLOWED IN STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
- LOT 0S1 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.
- SHARED ACCESS DRIVES ARE TO BE MAINTAINED BY EITHER THE PROPERTY OWNER(S) OR BY THE 509 HILL DRIVE COTTAGES HOA, AND ARE DEDICATED AS DRAINAGE PRIVATE DRAINAGE AND UTILITY EASEMENTS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF AN UPDATED TITLE COMMITTMET FOR THIS PROPERTY. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN THAT AN ACCURATE AND CURRENT TITLE SEARCH WOULD REFLECT.
- SIDEWALKS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY EITHER THE PROPERTY OWNER(S) OR BY THE 509 HILL DRIVE COTTAGES HOA.
- 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.



VICINITY MAP

NOT TO SCALE

LEGEND

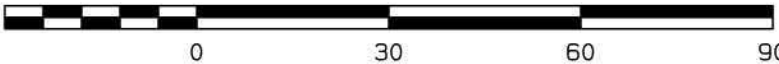
- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDOOT)
- SET CONCRETE MONUMENT
- EXISTING SANITARY MANHOLE
- POWER POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- STORM SEWER
- WATER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- DEED BOOK
- PAGE
- 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
- D.U.E. 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. 6232

JOB NO: T307-004



REVISIONS:

08/30/16 ADDED PLANNING COMMENTS JH

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: AUGUST 8th 2016

SHEET 1 OF 1

STREAM BUFFER

THE STREAM BUFFER AREA IS FOR THE PROTECTION OF ALL NATIVE VEGETATION AND IS NOT TO BE MOWED OR DISTURBED.

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APURTENANCES 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-R4 SPECIFIC DEV. RESIDENTIAL & CFCO-3 CHARACTER OVERLAY IS MECO-4 TRADITIONAL STANDARDS
- MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS:
FRONT = 15'
SIDE = 5'
REAR = 5'
MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS.

STORMWATER NOTE

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

RECORDERS INFORMATION:

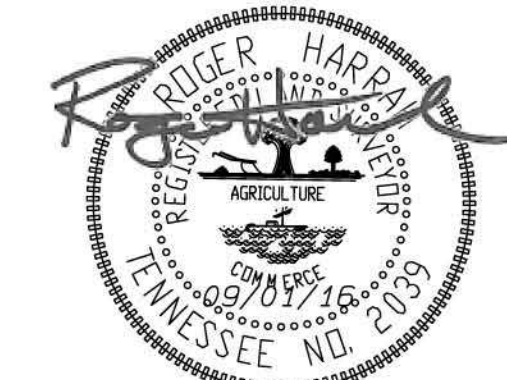
ADDITIONAL SITE INFORMATION

ROGER HARRAH LS 2039

CERTIFICATE OF SURVEY

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



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 SIGNED 09-01-16

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:

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