GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS OUT OF 2 LOTS DEDICATE RIGHT OF WAY ALONG FRANKLIN ROAD

2. EXISTING ZONING SD-X SPECIFIC DEVELOPMENT VARIETY , HILL CREST OVERLAY

MINIMUM REQUIRED SETBACK LINES: 60' FRONT, 35' SIDE, 60' REAR

. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PARCELS 73.00 ON WILLIAMSON COUNTY TAX MAP NO. 53. & 74.01

LIFE CELEBRATION CEN

LEGACY PL

FINAL

P

BEING

PARCELS

73.00

B

4.01 ON TAX MAP

53

FRANKLIN,

TER OF FRANKLIN

SUBDIVISION

C/V/L

DISTRICT,

WILLIAMSON

COUNTY

TENNESSEE

STREET ADDRESS ARE SHOWN THUS XXX OWNER/SUBDIVIDER: THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES. FRANKLIN FUNERAL HOME, LLC

TELEPHONE: 7427 CHARLOTTE PIKE NASHVILLE, TENNESSEE 37209 WILLIAM GREGORY

CONTACT: JAMES TERRY & ASSOCIATES
211 DONELSON PIKE, STE 6
NASHVILLE, TENNESSEE 37214
GREG TERRY

9. 10. IRON ROD (FOUND)
IRON ROD (SET)

LOTS TO BE SERVED BY PUBL

20.

NORTH

-1 VALLE VERDE DR

MOORELAND BLVD,

11. 12.

12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, ETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

22.

ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENTS.

13. A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD INJUDITION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0204 & 205 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.

14. WITHIN NEW DEVELOPMENTS AND FOR OFF—SITE LINES CONST—RUCTED 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 THE DIRECTION OF MTEMC. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

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.

JACKSON LAKE OR

SEARCARD LA

BRENTWOOD CITY LIMITS

NICHOL MILL

CROSSROADS BLVD

COOL SPRINGS /

FRANKLIN CITY LIMITST

ASPEN

DUKE

TOROVE DR

**LOCATION MAP** 

Not to Scale

NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.

OWNER/SUBDIVIDER:
ADDRESS: \_\_\_\_\_ R: FRANKLIN FUNERAL HOME, LLC
7427 CHARLOTTE PIKE
NASHVILLE, TENNESSEE 37209
WILLIAM GREGORY

CONTACT: TELEPHONE:

<u>₹</u> CINC I MVUD MOVE SUCH EASEMENT

18. MALLORY VALLEY UTILITY DISTRICT (MVUD) HAS UNRESTRICTED TO ITS ACCESS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MVUD EASEMENT, MVUD SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MVUD TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTING OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MVUD AT THE DECLARANT'S OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIVLE FOR REPAIRING OR REPLACING ANY SUCH LANDSCAPING, FENCING, OR OTHER STRUCTURES REMOVED OR DISTURBED BY MVUD AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.

19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE OWNERS.

20. 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.

■ ● RN -WLS--₩--

 $\mathcal{I}$ 

(WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK \_\*\_, PAGE \_\*\_, 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, 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. CERTIFICATE Sanitary Sewer Line OF OWNERSHIP

OWNER(S)

FUNERAL HOME, WILLIAM GREGORY

33 &

39,

Catch Basin Water Line Metal Light Pole Storm Line

Iron Rod (Found)
Iron Rod (Set)
Concrete Monument (Set)
Sanitary Manhole
Fire Hydrant

CERTIFICATE OF STREETS, DRAINAGE

APPROVAL OF AND SIDEWALKS

CERTIFICATE OF NAME, STREET

APPROVAL OF SUBDIVISION NAMES, AND ADDRESSING

AREA:

989,764 SQUARE FEET OR 22.72 ACRES

FAMILY LEGACY PUD SUBDIVISION

FINAL PLAT

LIFE CELEBRATION CENTER OF FRANKLIN

BEING PARCELS 73.00 & 74.01 ON TAX MAP 53 8TH CIVIL DISTRICT, CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

SCALE:

100'

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

 $\mathcal{E}$ 

THE WATER SYSTEMS DESIGNATED IN "LIFE CELEBRATION CENTER OF FRANKLIN" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

HEREBY CERTIFY:

HEREBY CERTIFY THAT: THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED "LIFE CELEBRATION CENTER OF FRANKLIN" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR

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, ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DATE

70

MALLORY VALLEY WATER UTILITY DISTRICT

(2) A PERFORMANCE BOND IN THE AMOUNT OF \$\_\_\_\_\_\_\_
FOR THE ON SITE WATER SYSTEM AND \$\_\_\_\_\_\_
FOR THE OFF—SITE WATER SYSTEM HAS BEEN POSTED
WITH THE MALLORY VALLEY UTILITY DISTRICT OF ASSURE
COMPLETION OF SUCH SYSTEMS.

CERTIFICATE

9

APPROVAL SYSTEMS

웃

CERTIFICATE OF APPROVAL FOR RECORDING

I (WE) HEREBY CERTIFE PHAT HER SUBDIVISION PLAT SHOWN HEREON IS CORRECTIOND. THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE, BEEN PLACED AS INDICATED. THE SUBDIVISION PLAT CORRECTLY ON THE EATH DAY OF GOLOGIER MY SUPERVISION ON THE EATH DAY OF GOLOGIER PROPER, MY SUPERVISION ON THE EATH DAY OF GOLOGIER PROPERTY. SURVEY SUPERVISION AS  $\mathcal{E}$ HEREBY CERTIFY: CERTIFICATE OF SEWER

(2) A PERFORMANCE AGREEMENT AND SURETY 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.

WESSEE NO. T. I. D

DIRECTOR SEWER CITY OF FRANKLIN,

THE SEWER SYSTEMS DESIGNATED IN "LIFE CELEBRATION CENTER OF FRANKLIN" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR N, TENNESSEE DATE 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

PREPARED BY:

JAMES TERRY & ASSOCIATES
211 DONELSON PIKE STE. 6
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490–6920

JOB NUMBER: 2015-174 SHEET 1 OF 2

CIVIL DISTRICT:

8TH

OF NEW ROAD:

0.00

DATE:

CLOSURE ERROR:

1:10,000+

FEET NEW STREETS: 0.00

ACRES NEW STREETS: 0.40

TOTAL ACRES:

22.72 ±

TOTAL LOTS:

FRANKLIN, WILLIAMSON COUNTY,

TENNESSEE

CITY OF FRANKLIN PROJECT # 6221



## NORTH

TABLE

