

1. CURRENT ZONING IS SPECIFIC DEVELOPMENT RESIDENTIAL /PROPOSED ZONING = (SD-X 2.5/36.480)
CHARACTER OVERLAY IS BCCO-4
TRADITIONAL STANDARDS

2. MINIMUM REQUIRED SETBACK LINES: BASED ON ZONING STANDARDS:
MUST VERIFY WITH STAFF FOR DETERMINATION OF CONDITIONS.
PER ZONING INFORMATION ...

YARD FRONTING ANY STREET = 15'
SIDE YARD: 5'
REAR YARD: 0'

STORMWATER NOTES

1. ALL STORMWATER FEATURES SHOWN
EASEMENTS ON THIS PLAT ARE FOR
BENEFIT OF LOT 1 ONLY.

2. THE MAINTENANCE OF ALL STORMWATER

THE DEDICATED RIGHT OF AS SHOWN IS BASED ON
DESIGN TDOT PLANS FOR PROJECT #NH/STP-M-6 (83)
94004-2230-14. THAT WERE PROVIDED BY CLIENT FOR USE
IN DETERMINING LIMITS OF RIGHT OF WAY DEDICATION, AS
WELL AS PROPOSED SLOPE AND CONSTRUCTION EASEMENTS.

1. ALL STORMWATER FEATURES SHOWN WITHIN GREEN INFRASTRUCTURE EASEMENTS ON THIS PLAN ARE FOR THE WATER QUALITY AND DETENTION BENEFIT OF LOT 1 ONLY.
2. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

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.

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 ADVISE ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

LINE	BEARING	DISTANCE
L1	S30°03'32"W	68.79
L2	S48°45'51"W	46.24
L3	S50°33'18"W	61.15
L4	S27°40'52"W	29.57
L5	S44°15'21"W	70.12
L6	S46°37'09"W	34.88
L7	S46°37'09"W	136.99
L8	S50°42'38"W	91.51
L9	S28°16'07"W	25.83
L10	S45°34'00"W	72.10
L11	S51°35°53'E	9.48
L12	S70°45°04'E	74.73
L13	S53°27'23"E	51.40
L14	N14°27'23"E	16.82
L15	S14°44'48"E	8.50
L16	S75°45°36'E	56.81
L17	S64°15'01"E	45.84
L18	S05°25'21"E	27.12
L19	S39°33'03"W	24.98
L20	S57°02'31"W	97.46
L21	S45°50°35"W	78.47
L22	S53°42'17"W	19.27
L23	N54°04°59"W	8.27
L24	S70°45°03"E	74.39
L26	S53°27'23"E	43.75
L27	S14°27'23"E	27.22

LINE	BEARING	DISTANCE
L28	N42°38'16"E	44.01'
L29	N36°01'49"E	42.02'
L30	S53°58'11"E	12.45'
L31	N34°47'48"E	13.74'
L32	N61°30'12"E	18.41'
L33	N48°52'19"E	56.37'
L34	N43°30'27"E	32.73'
L35	N36°01'49"E	60.05'
L36	S71°55'50"E	14.40'
L37	N81°54'22"E	7.59'
L38	N62°16'53"E	24.34'
L39	S52°09'56"E	32.93'
L40	N60°55'48"E	9.00'
L41	N37°32'24"E	59.92'
L42	N40°49'15"E	32.74'
L43	N35°36'24"E	12.85'
L44	N39°57'39"W	16.61'
L45	N36°01'49"E	81.57'
L46	N88°06'51"E	30.25'
L47	N64°20'07"E	31.61'
L48	N37°57'54"E	9.96'
L49	N05°03'26"W	29.61'
L50	N33°02'12"W	19.76'
L51	S31°09'38"E	4.87'
L52	N36°32'37"E	5.41'
L53	S56°15'46"E	212.96'
L54	S52°21'05"E	33.53'

THE PURPOSE OF THIS PLAT IS TO RE-PLAT LOTS 1 AND 2 OF PLAT BOOK 38 PAGE 38 PER APPROVED SITE PLAN MODIFICATIONS TO OPEN SPACE AND BUFFER AREAS.

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:
SPECIFIC DEVELOPMENT RESIDENTIAL (SD-X 2.5/36.480)
DEVELOPMENT STANDARDS: TRADITIONAL, CHARACTER AREA : BCCO-4

4. SUBJECT PLATTED PARCEL IS DESIGNATED AS MAP 53 PARCELS 75.02 AND 75.03 (R.O.W.C.)

5. OWNER / SUBVIDDER:
CONTACT: TONY HARRIS
C/O BRANCH CREEK PARTNERS
ADDRESS: 1616 WESTGATE CIRCLE, SUITE 215
BRENTWOOD, TN. 37027
TELEPHONE NO.: 615 467-6330

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@harrarahgroup.com

6. THIS PROPERTY LIES IN "ZONE X" AND "ZONE AE" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP PANEL NO. 47187C0205F DATED SEPTEMBER 29, 2006 AND LOWR 08-04-03-12 P EFF 9/22/2009. INFORMATION SHOWN ON THIS SURVEY IS BASED ON BEING GRAPHICALLY SCALED FROM THE FEMA MAP. OR FEMA SECTION ELEVATION DATA ON GROUND TOPO IF AVAILABLE.

7. NO TITLE COMMITMENT WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS AND ENCUMBRANCES NOT SHOWN ON THIS SURVEY THAT A CURRENT AND ACCURATE TITLE COMMITMENT COULD DISCLOSE.

8. 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.

9. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OR HOA.

10. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

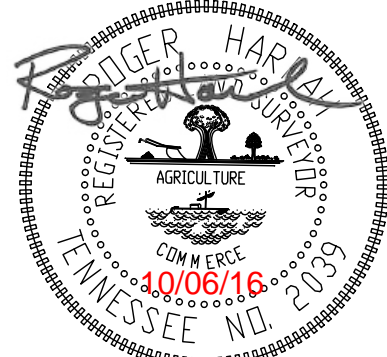
**11. THE 50' PRIVATE ACCESS (P.U.D.A.E.) AS SHOWN IS SUBJECT TO A 10' EXCLUSIVE MALLORY VALLEY UTILITY DISTRICT EASEMENT IN THE POSITION AS NOTED AND AS SHOWN ON PLAT BOOK P64 PAGE 38 R.O.W.C

12. THE RECORDING OF THIS PLAT, VOIDS, VACATES, AND SUPERCEDES THE RECORDING OF LOTS 1, 2, 051A, 1B, AND 2 AS SHOWN ON THE FINAL PLAT OF BRANCH CREEK CROSSING SUBDIVISION AS RECORDED AT PLAT BOOK P64 PAGE 38 R.O.W.C

13. THE CITY OF FRANKLIN WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DRAINAGE WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN THE CITY OF FRANKLIN EASEMENT, THE CITY OF FRANKLIN SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS NECESSARY FOR THE CITY OF FRANKLIN TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE 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 STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN IN COMMON OPEN SPACE LOTS AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF FRANKLIN. IT SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF FRANKLIN WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNERS' EXPENSE.

OPEN SPACE LOTS OS1, AND OS2 ARE OPEN SPACE LOTS AND NO DEVELOPMENT IS PERMITTED IN THESE LOTS EXCEPT AS SPECIFIED BY THE CITY OF FRANKLIN ZONING ORDINANCE. LOT SPECIFIC WATER SERVICES WILL NOT BE PROVIDED TO THESE LOTS. ALL OPEN SPACE LOTS ARE DEDICATED AS PUBLIC UTILITY, AND DRAINAGE EASEMENTS.

PROPOSED STREET LIGHT LOCATION, METERING POINTS AND NOTE INDICATING
 , "ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL
 POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC."



LEGEND

- | | |
|---------------|---|
| ● | FOUND IRON ROD (FDIR) |
| ○ | SET NEW 5/8" IRON ROD WITH CAP (RLS2039) |
| □ | FOUND CONCRETE MONUMENT (TOD) |
| □ | SET CONCRETE MONUMENT |
| ◎ | EXISTING SANITARY MANHOLE |
| ⊙ | POWER POLE |
| ⊙ | GUY ANCHOR |
| ← | WATER METER |
| W | WATER VALVE |
| ⋈ | STORM SEWER |
| —ST— | WATER LINE |
| —W— | OVERHEAD POWER LINE |
| —OE— | SANITARY SEWER LINE |
| —SS— | GAS LINE |
| —G— | UNDERGROUND ELECTRIC |
| —UE— | MALLORY VALLEY UTILITY DISTRICT |
| M.V.U.D. | LIGHT POLE |
| ☼ | FIRE HYDRANT |
| ⊙ | PUBLIC UTILITY & DRAINAGE EASEMENT |
| P.U.D.E. | PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENT |
| P.U.D.A.E. | REGISTER'S OFFICE OF WILLIAMSON COUNTY |
| R.O.W.C., TN. | RIGHT-OF-WAY |
| R.O.W. | OPEN SPACE LOT |
| OS | GREEN INFRASTRUCTURE EASEMENT |
| RS | GTE |

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

I HEREBY CERTIFY THAT THE REQUIREMENTS SETFORTH IN RULES, REGULATIONS, BYLAWS, POLICY AND OPERATIONAL BULLETINS, PLAT APPROVAL CHECKLIST AND TREE PLANTING GUIDELINES, HAVE BEEN MET. ANY APPROVAL IS AT ALL TIMES CONTINGENT UPON CONTINUING COMPLIANCE WITH THE AFOREMENTIONED REQUIREMENTS.

MIDDLE TENNESSEE ELECTRIC	DATE
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LINE	CENTRAL ANGLE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	17°09'11"	37.00'	11.08'	5.58'	N62°10'28"W	11.04'
C3	39°00'00"	33.00'	22.46'	11.69'	N33°57'23"W	22.03'
C4	20°30'43"	212.00'	75.90'	38.36'	N25°52'03"W	75.49'

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
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CERTIFICATE OF APPROVAL OF
WATER SYSTEM

I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM
OUTLINED OR INDICATED ON THE RIGHT OF WAY PLAT
ENTITLED BRANCH CREEK CROSSING SUBDIVISION FINAL
PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH
CURRENT LOCAL AND/OR STATE GOVERNMENT
REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT
OF \$ _____
HAS BEEN POSTED WITH MALLORY VALLEY UTILITY
DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED
IMPROVEMENTS IN CASE OF DEFAULT.

MALLORY VALLEY UTILITY DISTRICT	DATE
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CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED INBRANCH CREEK CROSSING SUBDIVISION FINAL PLAN 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	DATE
FRANKLIN, TENNESSEE	

CERTIFICATE OF APPROVAL OF
STREETS AND DRAINAGE

I HEREBY CERTIFY THAT:
(1) THE STREETS AND DRAINAGE DESIGNATED IN BRANCH CREEK CROSSING SUBDIVISION FINAL PLAT 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	DATE
FRANKLIN, TENNESSEE	

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 7TH DAY OF FEBRUARY, 2016.

Roger H. Harrah 09-12-16
ROGER H. HARRAH TN. REG. NO. 2039 DATE

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
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BRANCH CREEK CROSSING SUBDIVISION
REVISION #1

A REPLAT OF LOTS 1,2,0S1, AND 0S2 OF PLAT BOOK P64 PAGE 38
MAP 053 PARCELS 75.02 AND 75.03 574 & 580 FRANKLIN ROAD
CITY OF FRANKLIN PROJECT NO. 6255
JOB NO: T333005

REVISIONS:

1 10/04/16 REV, D PER PLANNING REVIEW JH

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 3.21 TOTAL LOTS: 2

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

CIVIL DISTRICT: 8TH CLOSURE ERROR: >1: 10,000

SCALE: 1" = 60' DATE: AAUGUST 16, 2016

SHEET 1 OF 1