

## Site Data

Project Name: Tap Root Hills PUD Subdivison - Section Three  
COF Project #: xxxx  
Subdivision: Tap Root Hills PUD Subdivison  
Lot numbers: Lots 58-59, 96-103, 118-119, 126-130  
Address: Clovercroft Road  
City: Franklin  
County: Williamson  
State: Tennessee  
Civil District: 14th

Existing zoning and charter area overlay: SD-R (2.28) / SWC-02 (Seward Hall)  
Applicable development standard: Conventional  
Acreage of site: 5.00 acres

Minimum required setback lines: See this page for Setback Details  
Owners representative: Patterson Company, LLC  
Address: 321 Billingsly Court, Suite 19  
Franklin, TN 37067  
Phone number: 615.472.1317  
Email address: WPatternson@buypatternson.com  
Contact name: Wes Patterson

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

Phone number: (615) 383-6300  
Fax number: (615) 383-6341  
Email address: Clay.Wallace@eli-llc.com  
Contact name: Clay Wallace

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

Phone number: (615) 383-6300  
Fax number: (615) 383-6341  
Contact names: Mike Dial

## Notes

- The purpose of this plat is to create 17 single-family residential lots.
- This property is not located within a flood hazard area as per FEMA NFIP FIRM MAP NUMBER 47187C0220 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 080.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
- 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 MTEM.
- All open space area to be public utility and drainage easements (PUDEs).
- The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, 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.
- All Milcrofton Utility District (M.U.D.) easements shown are exclusive 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 or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- Residential fire sprinklers (NFPA 13D) shall be provided in all new homes until the roadway connection to Watkins Creek Subdivision is complete and accessible for emergency vehicles.
- 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.
- 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.
- Any side elevation visible from a street shall have the same degree of architectural details as the front facade.
- Unless otherwise designated on the recorded plat, a 10' wide public drainage 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.
- Any and all mineral rights for the subject property shall transfer to the owner.
- 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.
- 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 with 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 Franklin within an easement on the homeowners' lot at the homeowners' expense.

Total area: 217,996.797 S.F. or 5.00 Acres

## Road Data:

Acreage in new roads including alley right-of-ways 1.11 Acres

Linear footage of new roads 969.90 Feet  
Linear footage of new alleys 152.80 Feet

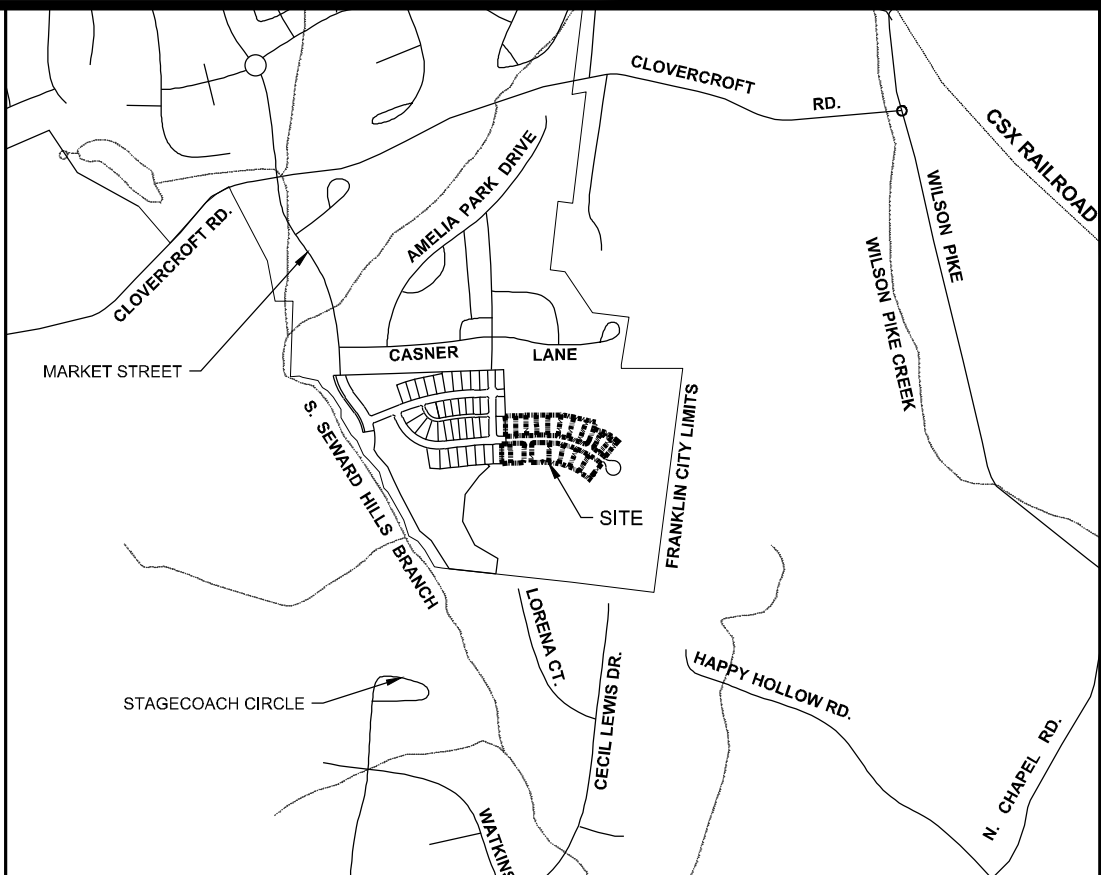
## Deed Reference

TAX MAP 080, PART OF PARCEL 44.03

Owner: Patterson Company, LLC

P/O Deed Book 6336, Page 102

Register's Office for Williamson County, TN



VICINITY MAP

NOT TO SCALE

## 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 Tap Root Hills - Section Three 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 Tap Root Hills - Section Three 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 Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District Date

## Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:  
(1) the streets, drainage, and sidewalks designated in Tap Root Hills - Section Three has been installed in accordance with City specifications, or  
(2) a performance agreement and surety in the amount of \$ \_\_\_\_\_ for streets, \$ \_\_\_\_\_ for access, \$ \_\_\_\_\_ 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

## 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

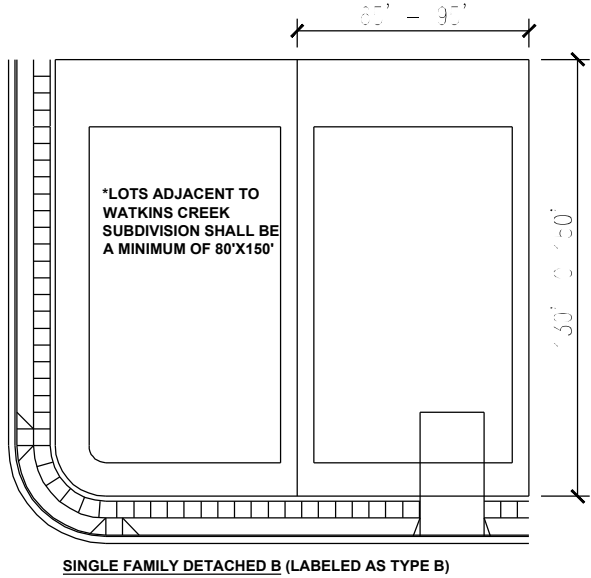
## TAP ROOT HILLS PUD SUBDIVISION - SECTION THREE SHEET 1 OF 2

14th CIVIL DISTRICT  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
CITY OF FRANKLIN PROJECT # 6393  
DATE: 04-05-2017



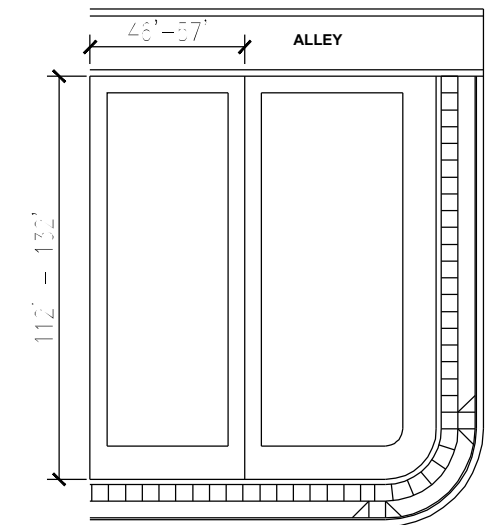
**ENERGY LAND & INFRASTRUCTURE**  
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217  
OFFICE 615-383-6300 • WWW.ELI-LLC.COM  
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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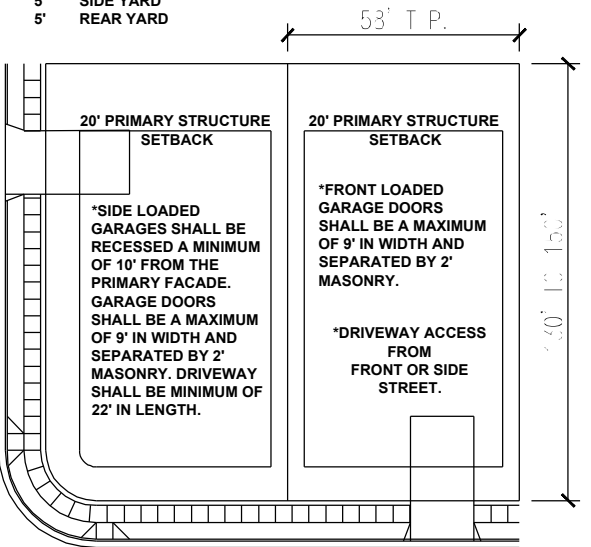
SINGLE FAMILY DETACHED B (LABELED AS TYPE B)

15' FRONT YARD  
15' CORNER YARD  
5' SIDE YARD  
20' REAR YARD



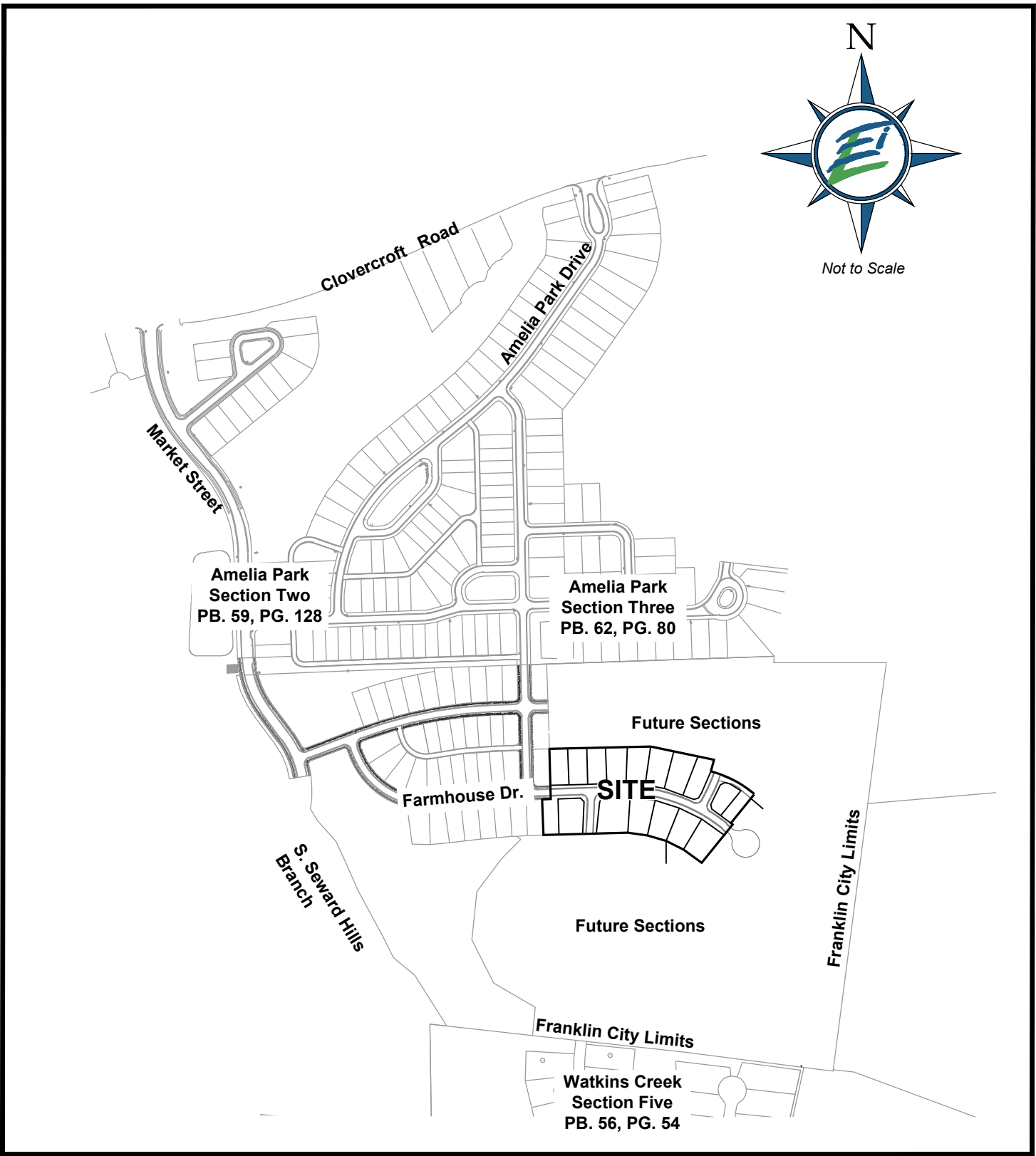
ALLEY LOADED SINGLE FAMILY DETACHED (LABELED AS ALLEY)

10' FRONT YARD  
10' CORNER YARD  
5' SIDE YARD  
5' REAR YARD



SINGLE FAMILY DETACHED A (LABELED AS TYPE A)

10' FRONT YARD  
10' CORNER YARD  
5' SIDE YARD  
20' REAR YARD FOR PRIMARY STRUCTURE



## 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 6336, Page 102, 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. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 6336, Page 105, R.O.W.C., Tennessee.

Owner Date

## Surveyor Information

Mike Dial, R.L.S.  
ELI, LLC  
1420 Donelson Pike, Suite A12  
Nashville, TN 37217  
Phone: 615-383-6300  
Email: mike.dial@eli-llc.com

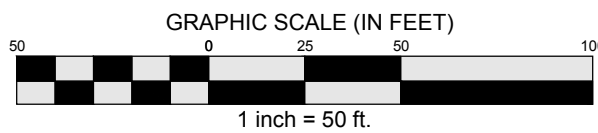
## Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.





TN STATE PLANE  
NAD 83



Line Table		
Line #	Length	Direction
L1	1.70	N88° 02' 09"E
L2	18.18	N88° 02' 09"E
L5	10.40	N51° 00' 29"W
L6	19.40	S51° 00' 29"E

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	127.98	450.00	16.29	S20° 29' 43"W	127.55	64.42
C2	19.65	13.00	86.59	S71° 56' 07"W	17.83	12.25
C3	43.83	625.00	4.02	N66° 46' 52"W	43.82	21.93
C4	72.46	625.00	6.64	N72° 06' 42"W	72.42	36.27
C5	70.35	625.00	6.45	N78° 39' 27"W	70.31	35.21
C6	70.35	625.00	6.45	N85° 06' 24"W	70.31	35.21
C7	39.63	625.00	3.63	S89° 51' 08"W	39.62	19.82
C8	19.84	13.00	87.43	N65° 43' 17"E	17.97	12.43
C9	44.37	130.00	19.56	S60° 47' 09"E	44.15	22.40
C10	35.62	625.00	3.27	N52° 38' 26"W	35.61	17.81
C11	40.03	625.00	3.67	N56° 06' 28"W	40.02	20.02
C12	19.65	13.00	86.59	N14° 39' 00"W	17.83	12.25
C13	57.92	500.00	6.64	N25° 19' 28"E	57.88	28.99
C14	21.49	13.00	94.70	S44° 36' 50"E	19.12	14.11
C15	19.35	13.00	85.30	N45° 23' 10"E	17.62	11.97
C16	51.87	575.00	5.17	S89° 22' 48"E	51.85	25.95
C17	92.57	575.00	9.22	S82° 11' 00"E	92.47	46.39
C18	92.57	575.00	9.22	S72° 57' 32"E	92.47	46.39
C19	92.57	575.00	9.22	S63° 44' 04"E	92.47	46.39
C20	81.43	575.00	8.11	S55° 03' 54"E	81.36	40.78

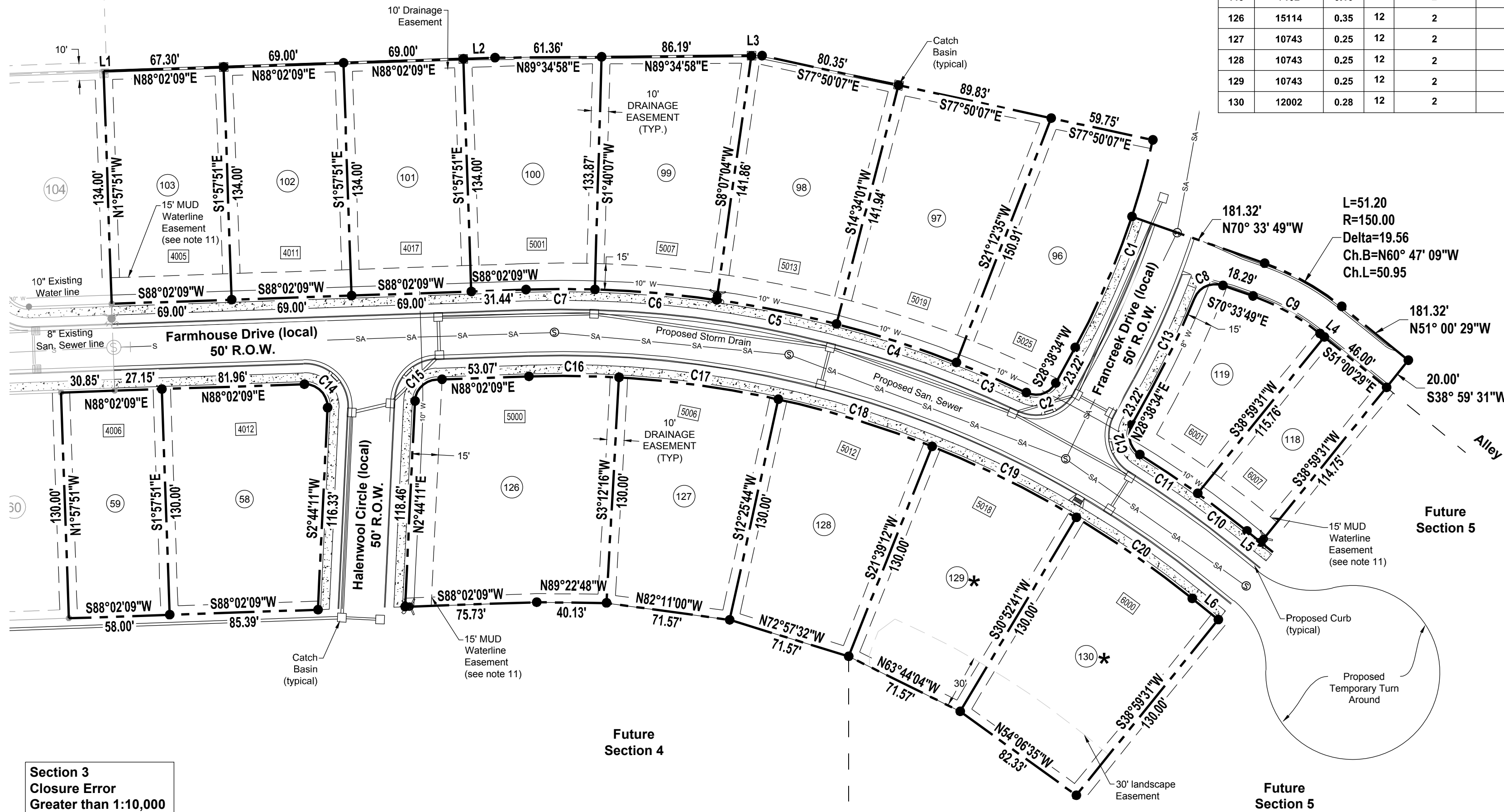
### Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the 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 owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.



Section 1

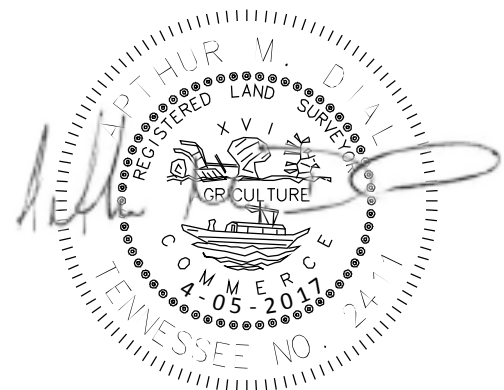
Future  
Section 2



Section 3  
Closure Error  
Greater than 1:10,000

### Legend

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



## TAP ROOT HILLS PUD SUBDIVISION - SECTION THREE

SHEET 2 OF 2

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT # 6393

DATE: 04-05-2017



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