

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 28 BUILDABLE LOTS, 2 OPEN SPACE LOTS
- 2) EXISTING ZONING SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT SD-R (4.61) CHARACTER OVERLAY MECO-6.
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 33 FEET (ATTACHED) 23 FEET (DETACHED)
SIDE YARD: 5 FEET CORNER LOT 10 FEET
REAR YARD: 20 FEET
4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 37 ON WILLIAMSON COUNTY TAX MAP NO. 69.
5. STREET ADDRESS ARE SHOWN ON PARCEL AREA TABLE, THIS SHEET.
6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.
7. OWNER/SUBDIVIDER: SIMMONS RIDGE JOINT VENTURES
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: JOHN FRANKS
TELEPHONE: (615) 790-2447
EMAIL: johnfranks@live.com
8. SURVEYOR: ENTERPRISE CONSTRUCTION, INC.
ADDRESS: 144 SOUTHEAST PARKWAY SUITE 230
FRANKLIN, TENNESSEE 37064
CONTACT: TOM KING
TELEPHONE: (615) 238-4958
EMAIL: tomking3@gmail.com
13. UTILITIES IN THE AREA, EITHER 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.
14. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
15. 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 PLACED UNDERGROUND.
16. THIS PROPERTY IS NOT WITHIN AN AREA OF FLOOD INUNDATION AS EVIDENCED ON F.E.M.A. COMMUNITY PANEL NUMBER 47187C 0214 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2006.
17. WITHIN NEW DEVELOPMENTS 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.
18. STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITIES SHALL BE AT DIRECTION OF MTEM.
19. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.
20. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
21. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY ARE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALK LOCATIONS WILL BE PROVIDED ON THE SITE PLAN FOR EACH LOT.
22. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 5301, FIPSZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
23. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.
24. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
25. THE OWNER/SUBDIVIDER, SIMMONS RIDGE JOINT VENTURES, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
26. NO BUILDINGS EXIST ON THE PROPERTY.
27. TYPICAL, OFF-STREET & ON STREET PARKING, SIDEWALKS AND STREET PLANTINGS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
28. 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 REPLACEMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
29. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
30. NO LOTS ARE SPECIFICALLY DEDICATED FOR HANDICAP ACCESSIBILITY IN THIS SECTION.
31. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF ASPHALT. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.
32. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY & DRAINAGE EASEMENT.

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.

LOT AREA		
Area	Sq. Feet	Acres
46	4,027	0.09
47	2,156	0.05
48	2,156	0.05
49	4,026	0.09
50	3,919	0.09
51	2,157	0.05
52	3,919	0.09
53	4,061	0.09
54	2,158	0.05
55	2,159	0.05
56	3,892	0.09
57	3,930	0.09
58	2,166	0.05
59	2,166	0.05
60	3,939	0.09
61	3,945	0.09
62	3,923	0.09
63	4,177	0.10
64	4,841	0.11
65	4,340	0.10
66	2,170	0.05
67	2,170	0.05
68	4,340	0.10
69	4,883	0.11
70	2,170	0.05
71	2,170	0.05
72	4,882	0.11
89	4,836	0.11
TOTAL	95,679	2.20

OPEN SPACE AREA		
Area	Sq. Feet	Acres
511	61,121	1.40
512	605	0.01

ROW AREA		
Area	Sq. Feet	Acres
ROW	17,182	0.39

Milcrofton Utility District Milcrofton has unrestricted access to its 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 Milcrofton easement, Milcrofton shall have the right to remove such landscaping, fencing or other structure within the easement as may be necessary for Milcrofton to repair, maintain, or replace its lines, valves, appliances, fittings 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 Milcrofton at the Declarant's or Association's expense in common open space lots and in areas owned by the Declarant or Association. Individual homeowners shall be responsible for repairing or replacing any such landscaping, fencing or other structures removed or disturbed by Milcrofton at the homeowner's expense on the homeowner's lot.

STERLING SMITH
MAP 89 PARCEL 3801
Deed Book 5034, Page 425

JAMES HOOD
MAP 89 PARCEL 3600
Will Book 44, Page 408
BODOCK FARM
Plat Book 19 Page 131

DARWIN STOVALL
MAP 89 PARCEL 3606
Deed Book 1194, Page 539
BODOCK FARM
Plat Book 19 Page 131

DIANE E. AND
DOUGLAS F. CARPENTER
MAP 89 PARCEL 3605
Deed Book 4026, Page 961

WATSON ROAD

Vicinity Map
Scale: 1" = 600'

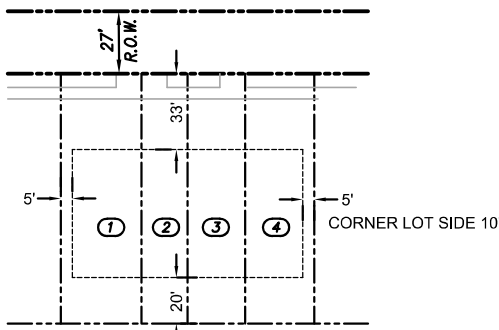
Handicap Accessible Lots	
Section	Number of Lots
1	0
2	0
3	0

Building Type by Lot	
Detached Units	Attached Units
Lot 89	Lots 46-72
ON & OFF STREET PARKING SECTION 3 = 19 (3 ON STREET AND 16 OFF STREET)	

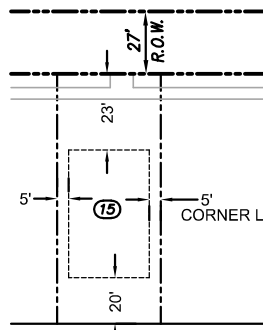
DON ADAMS
MAP 89 PARCEL 3516
Deed Book 486, Page 119

LEGEND

Iron Rod Existing - iron rod (ex)	○
Iron Rod Set - iron rod (s)	●
Monument -	■
Fence -	—x—x—
Property Line -	—x—x—
Utility Pole w guy wire	○—○—
Water Main	—W—
Sanitary Sewer Main	—SS—
Storm Sewer Pipe	—FH—
Fire Hydrant	—FH—
Street Lamp	—L—
Road Sign	—S—
Gas Line	—G—
15' Exclusive Milcrofton Water Main Easement	①
Public Utility Easement PUE	PUE
Public Drainage Easement	PUDE
Public Utility & Drainage Easement	PUDE
Street Address	3001



Typical Attached Layout
N.T.S.



Typical Detached Layout
N.T.S.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

(1) The water systems designated in "Simmons Ridge PUD Subdivision, Section 3" have been installed in accordance with utility specifications, or

(2) A performance bond in the amount of \$_____ for the WATER system has been posted with the Milcrofton Utility District, Tennessee, to assure completion of such systems.

Milcrofton Utility District

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book 2409, Page 297, 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 6789, Page 125-196, 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.

Owner(s) Simmons Ridge Joint Venture
Simmons Ridge Partners, LLC Member John Y. Franks (Book 2409, Page 297) Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 3rd day of June, 2015.

Land Surveyor Date
Tennessee R.L.S. No. 1720

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

(1) The sewer systems designated in "Simmons Ridge PUD Subdivision, Section 3" have been installed in accordance with city specifications, or

(2) A performance bond 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.

Director, Water Management Dept. 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 _____, 2017, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Date
Franklin Municipal Planning Commission

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

(1) The streets and drainage designated in the Simmons Ridge PUD Subdivision, Section 3 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

Date : 5-04-17

PER CITY COMMENTS

SIMMONS RIDGE PUD SUBDIVISION
SECTION 3

4408 SOUTH CAROTHERS ROAD

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 4.07 ac Total Lots = 30

Acres New Streets = 0.46 ac. Feet New Streets = 749'

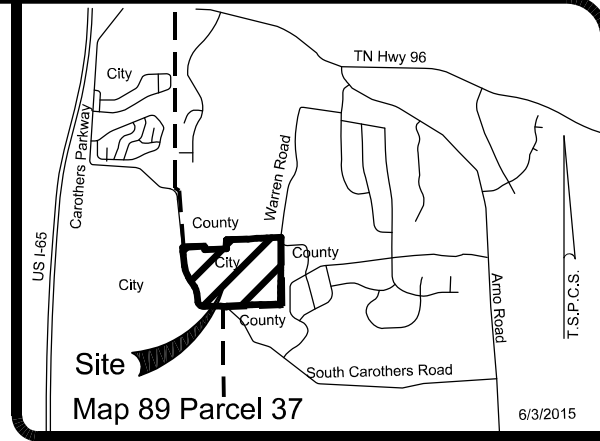
Civil District : 4th Closure Error : 1/10,000+

Scale : 1"=200' Date : 04/10/17 City Project No. 6418

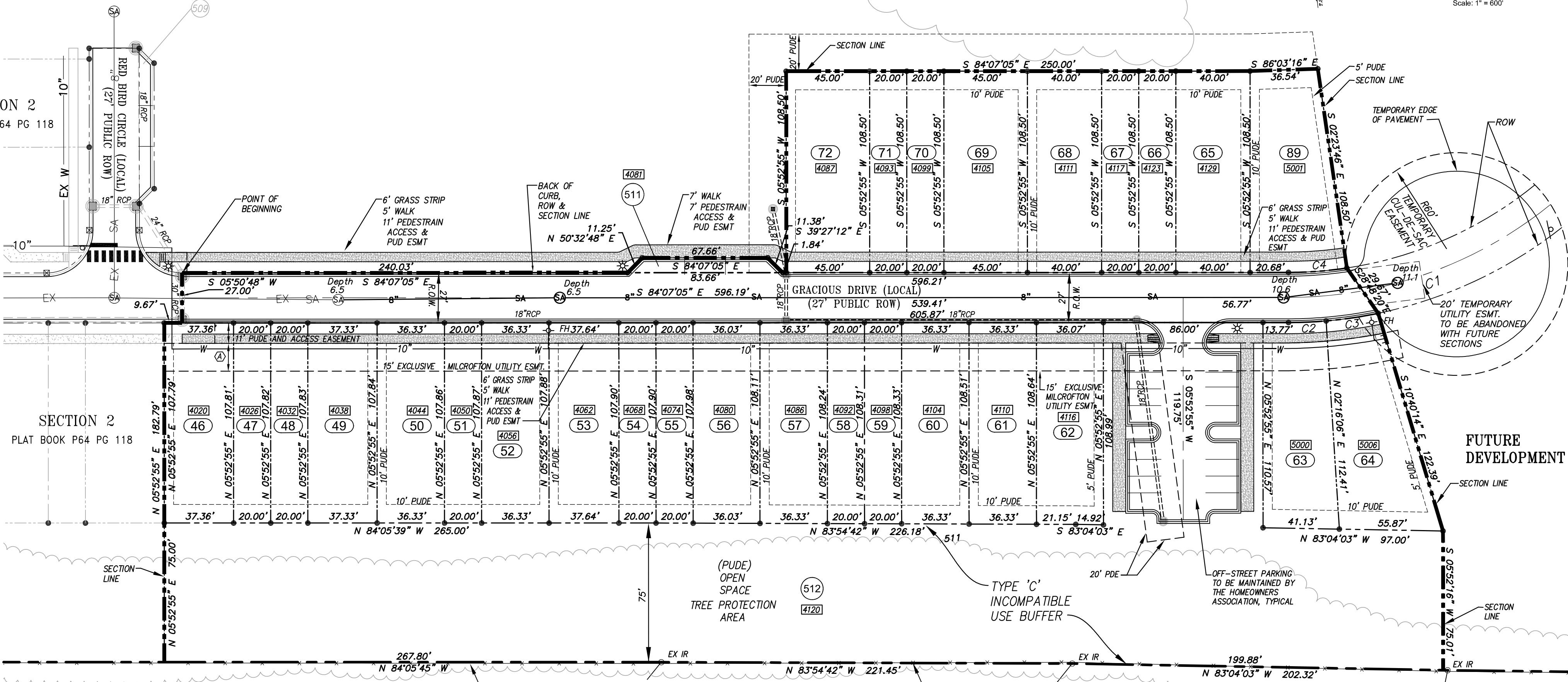
SHEET 1 OF 2

SINGLE FAMILY LOT PLANTING REQUIREMENTS: The following aggregate caliper inches of canopy trees are required for each detached residential lot:			
LOT SIZE	ACI CANOPY TREES REQUIRED:		
LESS THAN 10,000SF	6		

DETACHED RESIDENTIAL LOT TREE CHART: The following 3 inch caliper canopy trees are required for each lot:			
LOT #	LOT SIZE	ACI	# TREES
89	4,836 SF	6	2



SECTION 2
PLAT BOOK P64 PG 118



LOT AREA		
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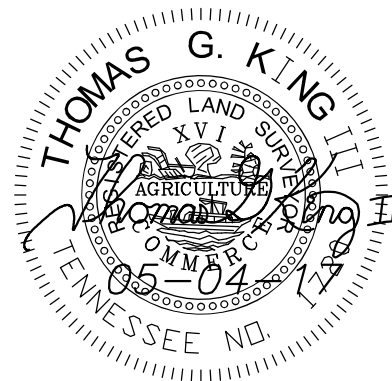
CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LEN.	CHORD BEARING
C1	39°02'38.25"	224.25'	152.81'	149.87'	N 76°21'35" E
C2	5°01'13.44"	231.59'	20.29'	20.29'	S 86°33'48" E
C3	6°50'34.22"	237.75'	28.39'	28.38'	N 87°34'12" E
C4	8°35'09.72"	210.75'	31.58'	31.55'	S 88°24'40" E

John Myers
Map 89 Parcel 53
DB 512 PG 1

John D. Myers
Map 106 Parcel 187
DB 5530 PG 600

Oscar & Onesimo Jaramillo
Map 106 Parcel 188.01
DB 4013 PG 235

3 On-street parking Areas
Lots 511 to be owned & maintained by the HOA
16 Off-Street Parking, portion of Lot 512 to be owned & maintained by the HOA



LEGEND	
Iron Rod Existing - iron rod (ex)	○
Iron Rod Set - iron rod (s)	●
Monument -	■
Fence -	X
Property Line -	—
Utility Pole w guy wire	⊕
Water Main	W
Sanitary Sewer Main	SS
Storm Sewer Pipe	SS
Fire Hydrant	FH
Street Lamp	SL
Road Sign	RS
Gas Line	G
15' Exclusive Milcrofton Water Main Easement	Ⓜ
Public Utility Easement PUE	PUE
Public Drainage Easement	PDE
Public Utility & Drainage Easement	PUDE
Street Address	3007

Date : 5-04-17 PER CITY COMMENTS	
SIMMONS RIDGE PUD SUBDIVISION	
SECTION 3	
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