

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS FOR THE HARPETH SQUARE PUD SUBDIVISION - REVISION 1, DEDICATE R.O.W. AND EASEMENTS REVISING THE EXTENTS OF THE FLOODWAY AND FLOODWAY FRINGE PER LOMR CASE#17-04-0761P.
- 2) EXISTING ZONING: SPECIFIC DEVELOPMENT: VARIETY SD-X 33.4 35,000 115
3. MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 0 FEET
SIDE YARD: 0 FEET*
REAR YARD: 0 FEET

Character Overlay: Central Franklin

Special Area Classification: CFC01

Applicable Development Standard: Traditional

Applicable Overlay: Historic Preservation (HPO)

4. SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCEL 15 ON WILLIAMSON COUNTY TAX MAP NO. 78C, GROUP D.

5. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

6. OWNER/SUBDIVIDER: Harpeth Associates, LLC
198 East Main Street
FRANKLIN, TENNESSEE 37064

CONTACT: Steve Bacon
TELEPHONE: (615) 490-4680
EMAIL: stevebacon@outlook.com

7. SURVEYOR: DIVIDING LINE SURVEY SERVICES
ADDRESS: 403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055

CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz

8. 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, 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 811.

9. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

10. A PORTION OF THIS PROPERTY LIES IN FLOOD ZONES "A" & "X" AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0211 G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22, 2016. FLOOD LINE SHOWN HAS BEEN MODIFIED FROM SAID MAP AS PER FEMA LOMR CASE#17-04-0761P, WITH AN EFFECTIVE DATE OF JULY 5, 2017. REVISED FMO & FFD LOCATIONS PROVIDED BY NEEL-SCHAFER.

11. 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.

12. ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.

13. COORDINATE SYSTEM U.S. STATE PLANE, ZONE 5301, FIPS ZONE 4100: PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".

14. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

15. THE OWNER/SUBDIVIDER, HARPETH SQUARE ASSOCIATES LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

16. NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.

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

18. THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.

19. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

20. MIDDLE TENNESSEE ELECTRICAL MEMBERSHIP COOPERATIVE (MTEMC) HAS DISCRETION CONCERNING THE LOCATION OF ITS UTILITY POLES.

21. THIS PLAT VOIDS VACATES AND SUPERSEDES LOTS 1 & 2 OF "THE HARPETH SQUARE PUD SUBDIVISION - REVISION 1" AS EVIDENCED IN PLAT BK P66 PG 35 ROWC, TN.

22. FOR SOURCE OF TITLE SEE INSTRUMENTS OF RECORD IN BK 5700 PG 621; BK 5781 PG 407; BK 5789 PG 588; BK 5796 PG 850; BK 5882 PG 215; BK 5883 PG 817; BK 6440 PG 87; BK 6440 PG 90; BK 6440 PG 92; BK 6440 PG 97; AND BK 6611 PG 424 REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

Harpeth Associates, LLC
Partners & Shareholders

J.R.Heller III
Jaymar Development, LLC
B&J II, LLC
R4A Properties, LLC

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

- (1) The water systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or

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

City of Franklin Utilities

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 Plat BK _____ PG _____ ROWC, TN, 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.

*Owner(s) - Harpeth Associates, LLC

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 12th day of December, 2015. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor

Date

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify:

- (1) The water and sewer systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or

- (2) A performance bond in the amount of \$_____ for the for the water system and

\$_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer
Franklin, Tennessee

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

CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

- (1) The streets and drainage designated in the Harpeth Square Subdivision, 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

Harpeth Square PUD Subdivision Revision 3

FINAL PLAT - LOTS 1-5

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 4.66 ac.

Total Lots = 5

Acres New Streets = N/A

Feet New Streets = N/A

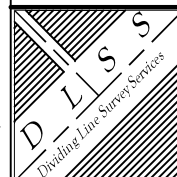
Civil District : 9th

Closure Error : 1/10,000+

Scale : 1"=50'

Date : 5/05/17

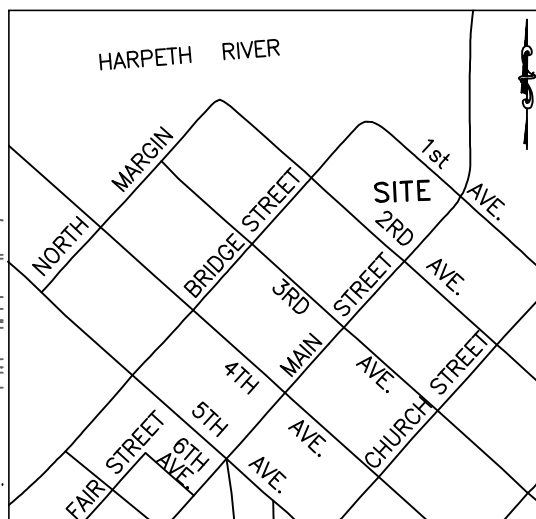
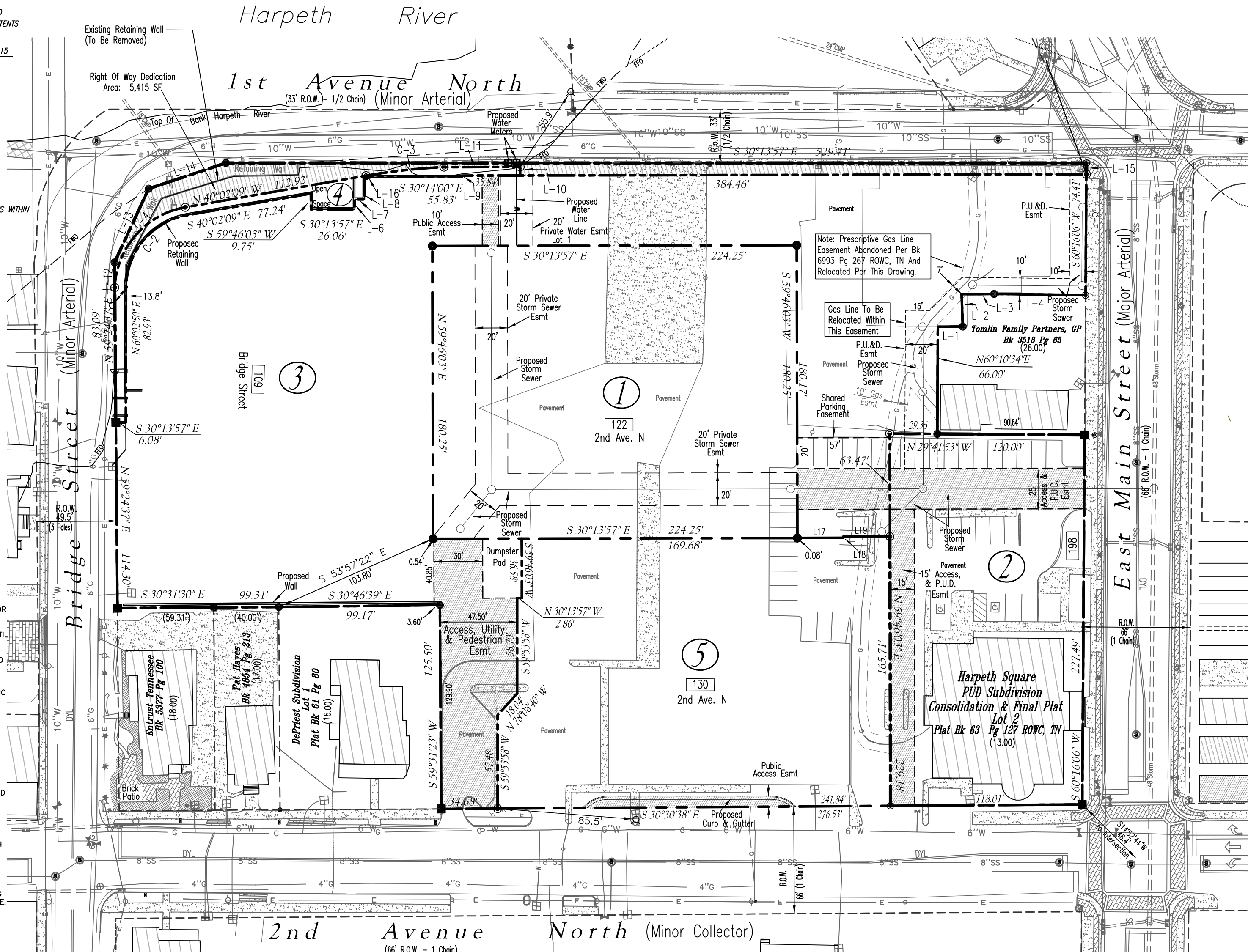
City Project No. : 6445



**Dividing Line
Survey Services**

Land Surveying

403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz



Vicinity Map
Scale: 1"=1000'

Legend

- Concrete Monument
- Old Iron Rod
- New Iron Rod
- Utility Pole
- Storm Manhole
- Sewer Manhole
- SCI-Single Curb Inlet
- DCI-Double Curb Inlet
- Street Lamp
- Street Number
- Signal Post
- Water Valve
- Water Meter
- Fire Hydrant
- Handicap Parking
- Gas Valve
- Underground Gas Line
- 8" Sanitary Sewer
- 10" Sanitary Sewer
- 4" Water Line
- 6" Water Line
- 10" Water Line
- Storm Sewer
- Overhead Utility Lines
- Concrete
- Existing Building
- Right of Way Dedication
- Easement Hatch

Total Area: 4.66 Acres +/-
202,969 SF

Lot	Acres	SF
Lot 1	0.93	40,421
Lot 2	0.62	27,171
Lot 3	2.04	88,939
Lot 4 (Open Space)	0.05	2,324
Lot 5	0.89	38,699
R.O.W. Dedication	0.12	5,415

LINE	BEARING	DISTANCE
L-1	S 30°24'06" E	15.31'
L-2	N 57°58'10" E	20.00'
L-3	N 30°25'15" W	20.00'
L-4	N 29°21'40" W	56.24'
L-5	S 60°16'06" W	81.35'

LINE	BEARING	DISTANCE
L-6	N 59°46'03" E	6.02'
L-7	S 30°13'57" E	6.00'
L-8	N 59°46'03" E	13.01'
L-9	N 59°46'03" E	0.85'
L-10	N 59°46'03" E	5.27'
L-11	N 30°15'26" W	46.91'
L-12	N 59°24'37" E	15.50'
L-13	N 84°47'31" E	50.00'
L-14	N 48°33'34" W	49.99'
L-15	S 60°16'06" W	6.96'
L-16	S 39°58'01" E	4.16'

LINE	BEARING	DISTANCE
L17	N 30°13'57" W	28.18'
L18	S 59°46'03" W	0.65'
L19	N 30°13'57" W	28.76'