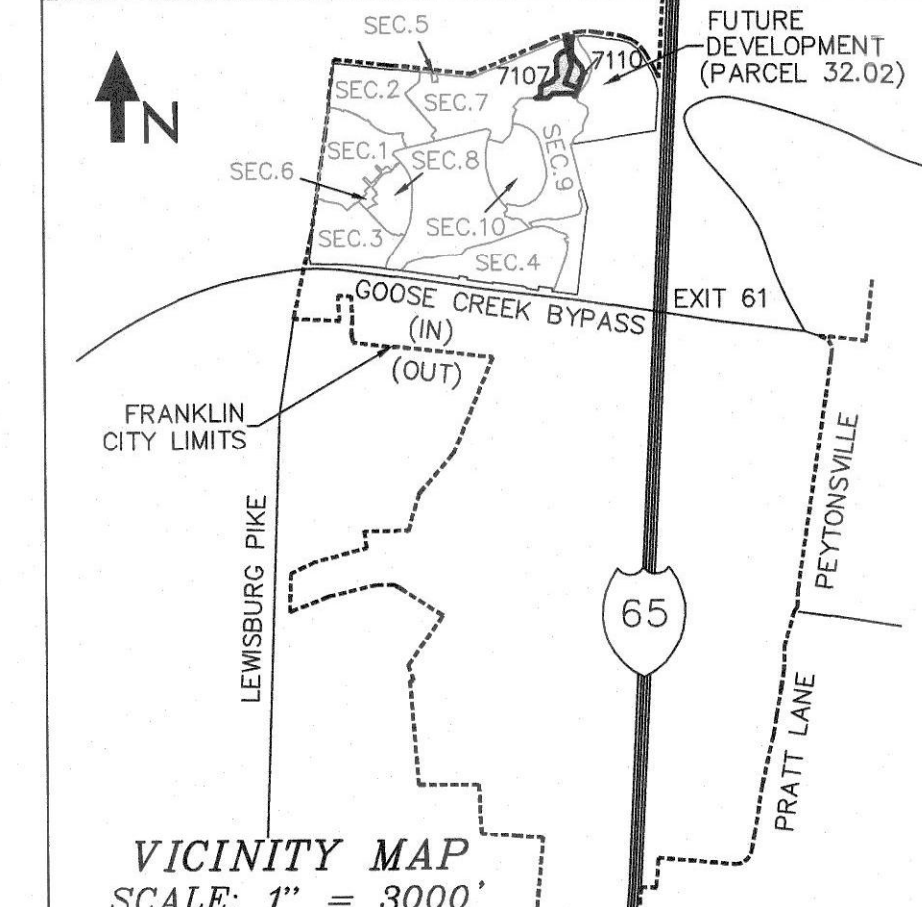
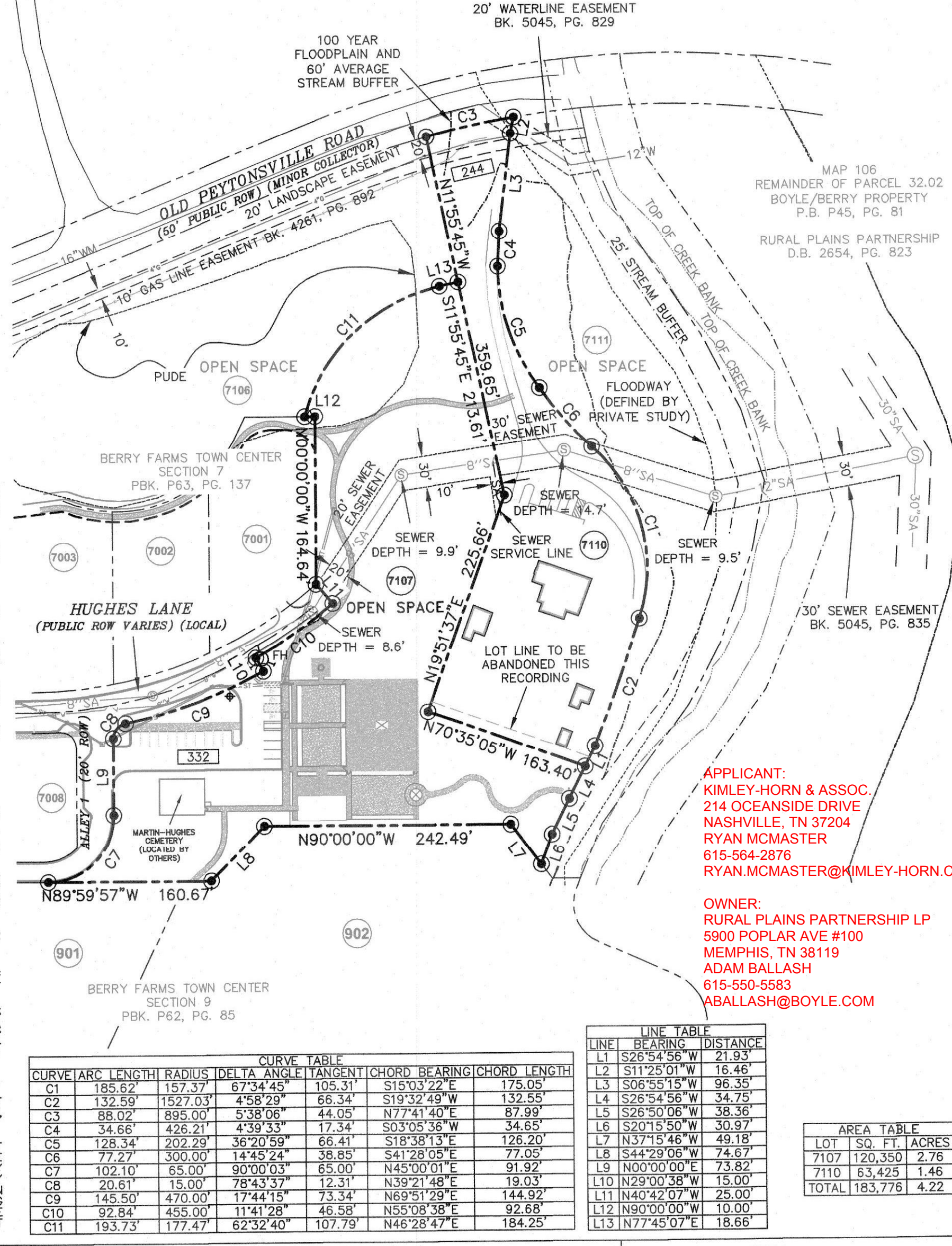


# NOTES

- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE TWO LOTS.
- EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)  
CHARACTER AREA OVERLAY: GCCO-3  
OVERLAY DISTRICT: FWO  
OVERLAY DISTRICT: FWO  
DEVELOPMENT AREA STANDARD: TRADITIONAL  
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
- NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106J, GROUP A AND IS KNOWN AS PARCELS 107.00 & 110.00.
- OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC  
ADDRESS: 2000 MERIDIAN BOULEVARD, SUITE 250  
FRANKLIN, TENNESSEE 37067  
PHONE NO.: 615-550-5580  
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
- SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.  
ADDRESS: 1935 21ST AVE. SOUTH  
NASHVILLE, TENNESSEE 37212  
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020  
P.O.C.: ROBERT SEARSON (rsearson@leinc.com)
- 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.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER AND APPROPRIATE FEDERAL AND STATE PERMITS.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
- THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
- ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
- MINIMUM REQUIRED SETBACK LINES:  
FRONT YARD: \* ARTERIAL: \*  
SIDE YARD: \*  
REAR YARD: \*  
\* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
- ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- 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.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION, OR ASSIGNS, AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
- LOT 7110, CONTAINING THE HISTORIC HOME AND ITS ASSOCIATED OUTBUILDINGS, SHALL BE REZONED BY THE APPLICANT UPON RECORDATION OF THE FINAL PLAT, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT PLAN.
- WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12" DEPTH REQUIRES A 20' EASEMENT AND 13"-20" DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY OF FRANKLIN.
- SURVEY FIELD DATA COLLECTED ON 4-9-2015.
- THE RECORDING OF THIS PLAT VOIDS, VACATES & SUPERCEDES LOTS 7107 AND 7110 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 7 AS RECORDED IN PLAT BOOK P63, PAGE 137, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- NO IMPROVEMENTS SHALL BE PERMITTED WITHIN THE CITY OF FRANKLIN UTILITY EASEMENT THAT MAY DESTROY, WEAKEN OR DAMAGE THE INFRASTRUCTURE OR INTERFERE WITH THE OPERATION OR MAINTENANCE OF SAID INFRASTRUCTURE. THESE IMPROVEMENTS INCLUDE, BUT MAY NOT BE LIMITED TO GRADE CUT OR FILL, PERMANENT STRUCTURES, OR VEGETATION THAT MAY IMPEDE OPERATIONS OR AFFECT UNDERGROUND INFRASTRUCTURE. THE CITY OF FRANKLIN RESERVES THE RIGHT TO PERMANENTLY REMOVE ANY IMPROVEMENTS THAT MAY IMPACT EXISTING AND FUTURE INFRASTRUCTURE WITHIN THE EASEMENT. THE CITY OF FRANKLIN SHALL RESTORE THE SITE TO AN ACCEPTABLE CONDITION AS APPROVED BY THE DIRECTOR OF WATER MANAGEMENT DEPARTMENT.



LEGEND	
PARCEL NO.	( )
LOT NUMBER	(00)
STREET ADDRESS	(000)
IRON ROD (SET)	⊙
CONC MON (SET)	⊠
PROPERTY LINE	—
CORPORATE LIMIT LINE	=====
WATER VALVE	⊕
GUY WIRE	—
LIGHT POLE	⊙
ELECTRIC POLE	⊙
FENCE	—
GAS LINE	—
UNDERGROUND TELEPHONE LINE	—
PROPOSED STREET LIGHT	⊕
PROPOSED CONCRETE	⊕
PROPOSED FIRE HYDRANT	⊕ FH
PROPOSED WATER VALVE	⊕
PROPOSED STORM STRUCTURE	⊕
PROPOSED MANHOLE	⊕
PROPOSED TRANSFORMER	⊕
PROPOSED SECTOR PAD	⊕
PROPOSED ELECTRIC MANHOLE	⊕
PROPOSED ELECTRIC PULL BOX	⊕
PROPOSED SANITARY SEWER LINE	— 8"SA
PROPOSED STORM SEWER LINE	— 15"RCP
PROPOSED WATER LINE	— 8"W
PROPOSED RECLAIMED WATER LINE	— 4"RCW
PROPOSED UNDERGROUND ELECTRIC LINE	— UGE
PROPOSED OVERHEAD ELECTRIC LINE	— OH

**REZONING SUBMITTAL**  
**LOT 7110 - HISTORIC**  
**PRESERVATION OVERLAY**  
**COF #6463**

**APPLICANT:**  
KIMLEY-HORN & ASSOC.  
214 OCEANSIDE DRIVE  
NASHVILLE, TN 37204  
RYAN MCMASTER  
615-564-2876  
RYAN.MCMMASTER@KIMLEY-HORN.COM

**OWNER:**  
RURAL PLAINS PARTNERSHIP LP  
5900 POPLAR AVE #100  
MEMPHIS, TN 38119  
ADAM BALLASH  
615-550-5583  
ABALLASH@BOYLE.COM

**REGISTERED LAND SURVEYOR**  
ROBERT M. SEARSON  
COMMERCIAL  
TENNESSEE NO. 1666

**REGISTERED ENGINEER**  
RYAN MCMASTER  
COMMERCIAL  
TENNESSEE NO. 108902

0 50 100 200  
SCALE: 1" = 100'

**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**  
I hereby certify that:  
(1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 7, Revision 2" Subdivision have been installed in accordance with City specifications, or  
(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.

Director Water Management Department \_\_\_\_\_ Date \_\_\_\_\_  
City of Franklin

**CERTIFICATE OF ELECTRIC POWER**  
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plot approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "requirements"). No electric service will be provided until MTEMC's requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation \_\_\_\_\_ 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 \_\_\_\_\_, 2017, and this plat has been approved for recording in the Registers Office of Williamson County.

Secretary \_\_\_\_\_ Date \_\_\_\_\_  
Franklin Municipal Planning Commission

**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

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS**  
I hereby certify that:  
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 7, Revision 2" Subdivision have been installed in accordance with City specifications, or  
(2) 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, to assure completion of such improvements.

Director, Streets Department \_\_\_\_\_ Date \_\_\_\_\_  
City of Franklin, Tennessee

**CERTIFICATE OF SURVEY**  
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666 \_\_\_\_\_ Date 6/30/17

**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 2654, Page 823, 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 \_\_\_\_\_, 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.

Rural Plains Partnership \_\_\_\_\_ Date \_\_\_\_\_  
Owner

**S&ME**  
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212  
T 615.385.4144 F 615.385.4020 www.smeinc.com  
ENGINEERING FIRM LICENSE NUMBER: F-0176

**BERRY FARMS TOWN CENTER**  
PUD SUBDIVISION  
FINAL PLAT  
SECTION 7, REVISION 2  
RESUBDIVISION OF LOTS 7107 & 7110  
C.O.F. NO. 6468

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 4.22 TOTAL LOTS: 2  
ACRES NEW PUBLIC STREETS: ±0.00 DISTRICT: 8TH  
LFT NEW PUBLIC STREETS: ±0 CLOSURE ERROR: 1:10000

DATE: 06-12-17  
REV: 06-30-17

PROJECT #554716002 SHEET 1 OF 1