

Site Data

Project Name: Stream Valley - Section 13 Final Plat, Revision 1
COF Project #: XXXX
Subdivision: Stream Valley PUD Subdivision
Lot numbers: Lots 431-434
with Lot 495 being Open Space

Address: Lewisburg Pike and Stream Valley Blvd.
City: Franklin
County: Williamson
State: Tennessee
Civil District: 10th

Existing Zoning: Specific Development-Variety (SD-X)
Charter Area Overlay: GCCO-4b
Other Applicable Overlays: FFO
Applicable development standard: Conventional
Acreage of site: 4.96 acres

Minimum required setback lines:
Garden Homes: Lots 433-434
Front Yard: 15 Feet
Side Yard: 5-10 Feet (10' on a Street)
Rear Yard: 15 Feet

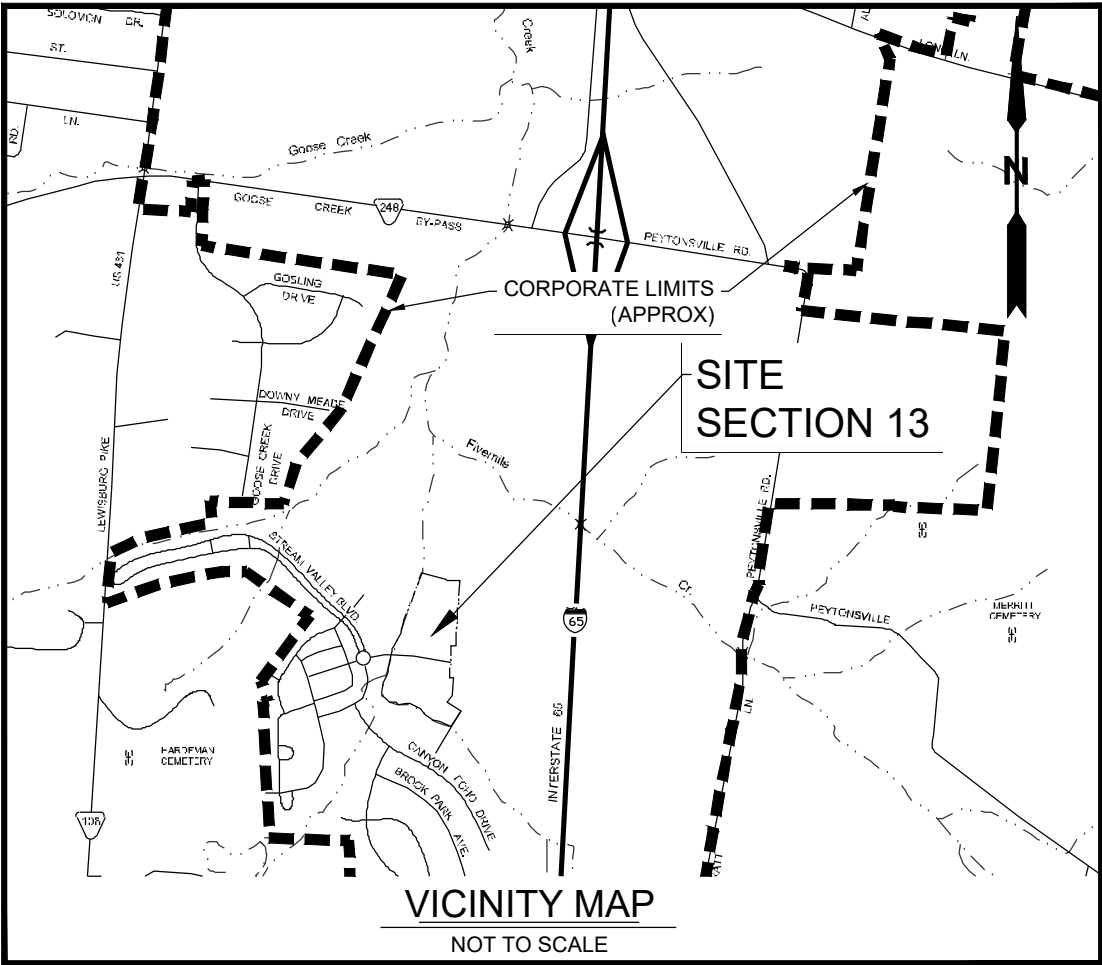
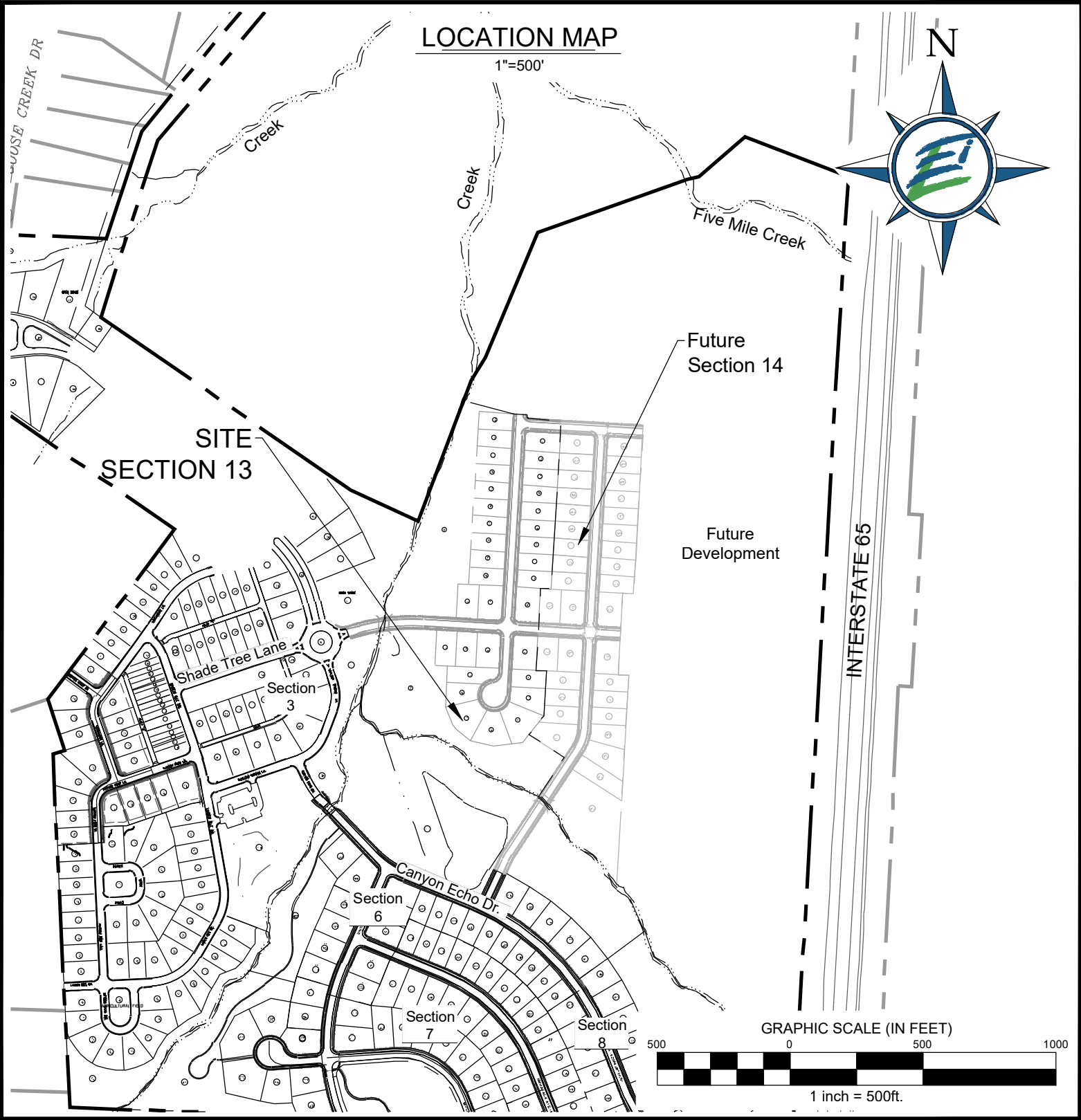
Owners representative: Stream Valley Franklin, LLC
Address: P.O. Box 314
Franklin, TN 37065
615.305.1033
Phone number: tyler.ring@tenncontractors.com
Email address: Tyler Ring
Contact Name:

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

Phone number: (615) 383-6300
Email address: michael.ray@eli-llc.com
Contact name: Michael Ray

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

Phone number: (615) 383-6300
Contact name: Mike Dial
Email address: mike.dial@eli-llc.com



Certificates Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 5559, Page 782, 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.

Owner _____ Date _____

I (we) hereby certify that I am (we are) the owner(s) of lot 431 shown hereon as of record in Book 7056, Page 761, 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.

Owner _____ Date _____

I (we) hereby certify that I am (we are) the owner(s) of lots 432-434 shown hereon as of record in Book 7035, Page 998, Book 7042, Page 579, and Book 7028, Page 231, 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.

Owner _____ Date _____

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 Stream Valley Subdivision - Section 13 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 Stream Valley Subdivision - Section 13 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 City of Franklin, TN to assure completion of such improvements.

HB&TS Franklin, TN _____ Date _____

STREAM VALLEY PUD SUBDIVISION SECTION 13, FINAL PLAT - REVISION 1, LOTS 431-434 & 495 SHEET 1 OF 2

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #XXXX
DATE: 12-20-2017

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared and provided to us by Littlejohn Engineering Associates dated August 12, 2005.

Surveyor _____ Date 12/20/17
Arthur M. Dial
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com



Total area: 216,293 S.F. or 4.97 Acres

Deed Reference

Williamson Co. Map 117, PART OF PARCEL 19
Owner: Stream Valley Franklin, LLC
P/O Deed Book 5559, Page 782
Register's Office for Williamson County, TN

Road Data:

Acreage in new roads 0 Acres
Linear footage of new roads 0 Feet

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Stream Valley Subdivision, Section 13 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 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 _____, 2016, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission _____ Date _____



TN STATE PLANE
NAD 83

GRAPHIC SCALE (IN FEET)

0 60 120
1 inch = 60 ft.

Stream Valley
Section Six
P.B. 59, Page 25

Stream Valley
Section Three
P.B. 51, Page 33

Detached Residential Lot Tree Chart

Lot #	Square Feet	Acres	Cal.	# Trees
431	9,521	0.22	2"	6
432	10,612	0.24	2"	6
433	11,126	0.26	2"	6
434	14,786	0.34	2"	6

Line Table

Line #	Direction	Length
L1	N66° 29' 58"W	120.18'
L2	N72° 50' 56"W	70.94'
L3	N57° 34' 39"W	84.43'
L4	N37° 12' 58"W	75.52'
L5	N62° 10' 57"W	110.19'
L6	N86° 03' 29"W	47.18'
L7	S79° 13' 37"W	67.54'
L8	N43° 25' 17"W	38.22'

Line Table

Line #	Direction	Length
L9	S80° 36' 16"W	62.20'
L10	N40° 53' 44"W	51.60'
L11	N54° 49' 08"W	49.09'
L12	N02° 03' 27"W	50.33'
L13	N06° 35' 08"E	55.48'
L14	N22° 00' 01"E	85.24'
L15	N10° 10' 21"E	158.20'

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	60.00'	61.27'	58°30'38"	S15°44'13"W	58.64'
C2	60.00'	50.40'	48°07'42"	S37°34'58"E	48.93'
C3	60.00'	50.40'	48°07'42"	S85°42'40"E	48.93'
C4	60.00'	50.40'	48°07'42"	N46°09'38"E	48.93'
C5	65.75'	17.69'	15°24'53"	N14°17'34"E	17.64'
C6	380.00'	78.44'	11°49'40"	N16°05'11"E	78.31'
C7	725.00'	164.02'	12°57'44"	S86°50'28"W	163.67'

Legend

	Fire Hydrant
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Proposed Stormwater Inlet
	Proposed Sidewalk
	Lot Number

**STREAM VALLEY PUD SUBDIVISION
SECTION 13, FINAL PLAT - REVISION 1,
LOTS 431 - 434, & 495**

SHEET 2 OF 2

10th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT #XXXX

DATE: 12-20-2017

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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