

Notes

1. The purpose of this plat is to create 12 single family residential lots and one open space lot.
2. This plat voids, vacates, and supercedes all previous recordings (Book P65, Page 95).
3. A portion of this property is located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0211 G, dated December 22, 2016.
4. The lots shall be served by water and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
5. Parcel ID's shown thus (000) pertain to property map 079.
6. All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
7. Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
8. 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.
9. All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
10. All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
11. Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
12. There shall be a minimum of 12' between buildings.
13. Any and all mineral rights for the subject property shall transfer to the owner.
14. Residential fire sprinklers shall be required in all homes.
15. Homeowner's association will maintain all open space, landscape and 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.
16. 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.
17. Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
18. No obstructions or encroachments which impede the flow of stormwater shall be permitted within the 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 activities within easements.
19. There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
20. All lots adjacent to open space must not contain opaque fences.
21. The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement 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 with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. 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 H.O.A. 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.

Site Data

PROJECT NAME:	WYNFIELD VILLAGE PUD SUBDIVISION (FORMERLY LOTS 2 & 3 OF THE NAYLOR SUBDIVISION)
PROJECT NUMBER:	6597
SUBDIVISION:	WYNFIELD VILLAGE PUD SUBDIVISION
PROPOSED NUMBER OF LOTS:	13
PROPOSED RESIDENTIAL LOTS:	12
PROPOSED OPEN SPACE LOT:	1
ADDRESS:	821 MURFREESBORO ROAD
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	9TH CIVIL DISTRICT
EXISTING ZONING:	R-3 RESIDENTIAL DISTRICT
CHARACTER AREA OVERLAY:	CENTRAL FRANKLIN CPO04
OTHER OVERLAYS:	FLOODWAY FRINGE OVERLAY (FFO)
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	8.01
MINIMUM REQUIRED SETBACK LINES & LOT REQUIREMENTS:	
FRONT:	25 FEET (LOCAL) & 80 FEET (ARTERIAL)
SIDE:	5 FEET (12 FEET BETWEEN BUILDINGS)
REAR:	30 FEET
MINIMUM LOT WIDTH:	80 FEET
MINIMUM LOT FRONTAGE:	48 FEET
MINIMUM LOT SIZE:	9,000 SF
OWNER / APPLICANT:	BARLOW BUILDERS
ADDRESS:	1804 WILLIAMSON COURT, SUITE 107 BRENTWOOD, TN 37027
PHONE NUMBER:	(615) 533-0884
E-MAIL ADDRESS:	JORDAN@BARLOWBUILDERS.COM
CONTACT NAME:	JORDAN CLARK
PROPOSED GROSS DENSITY:	11U/8.18 AC
NET DENSITY:	1.34U / AC
PARKLAND DEDICATION:	11U X 1,200 SF = 13,200 SF FEES IN LIEU OF WILL BE DUE PRIOR TO RECORDING THE FINAL PLAT
OPEN SPACE:	INFORMAL / 3.16 AC.±

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.

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 of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Wynfield Village has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for streets, S _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department
City of Franklin, Tennessee

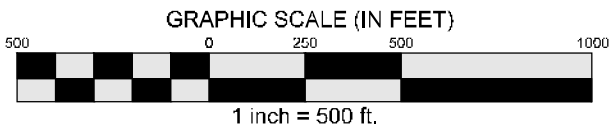
Date

WYNFIELD VILLAGE PUD SUBDIVISION

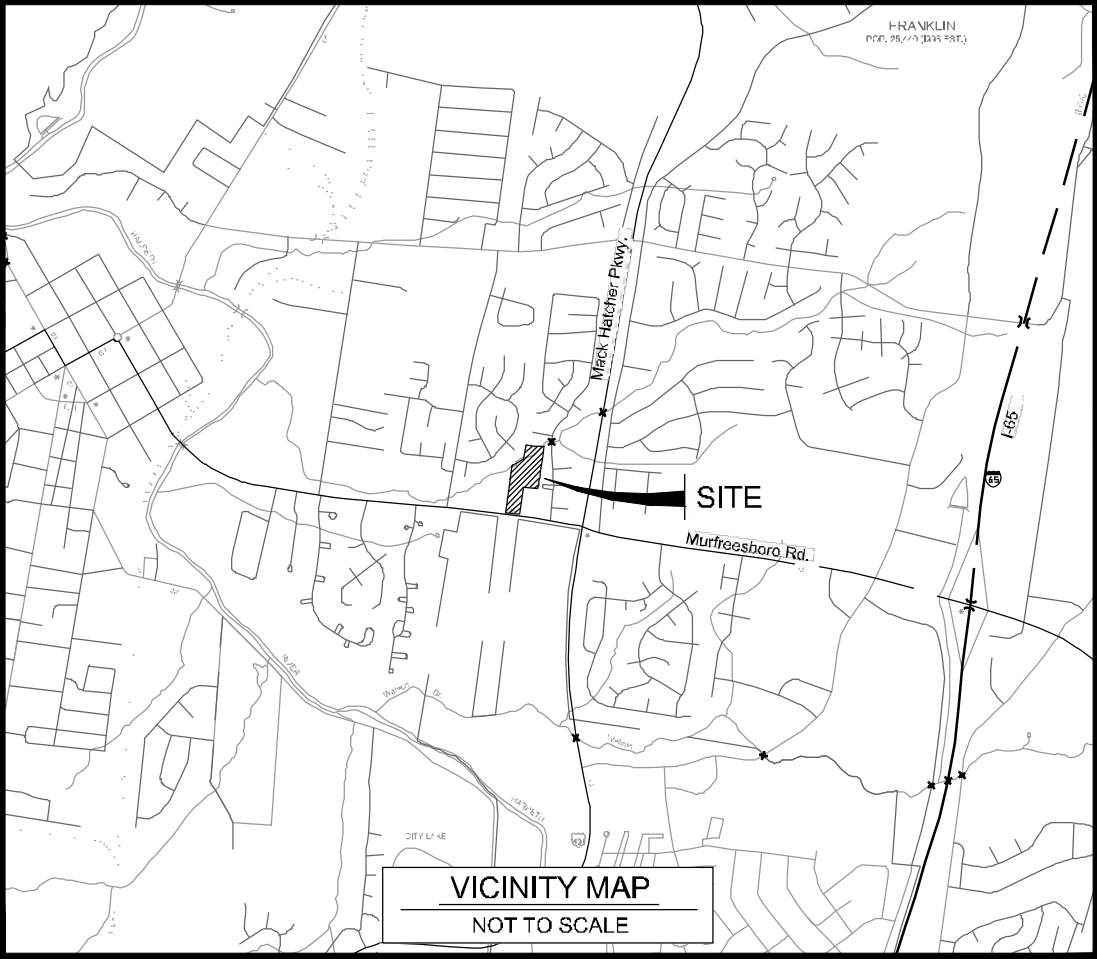
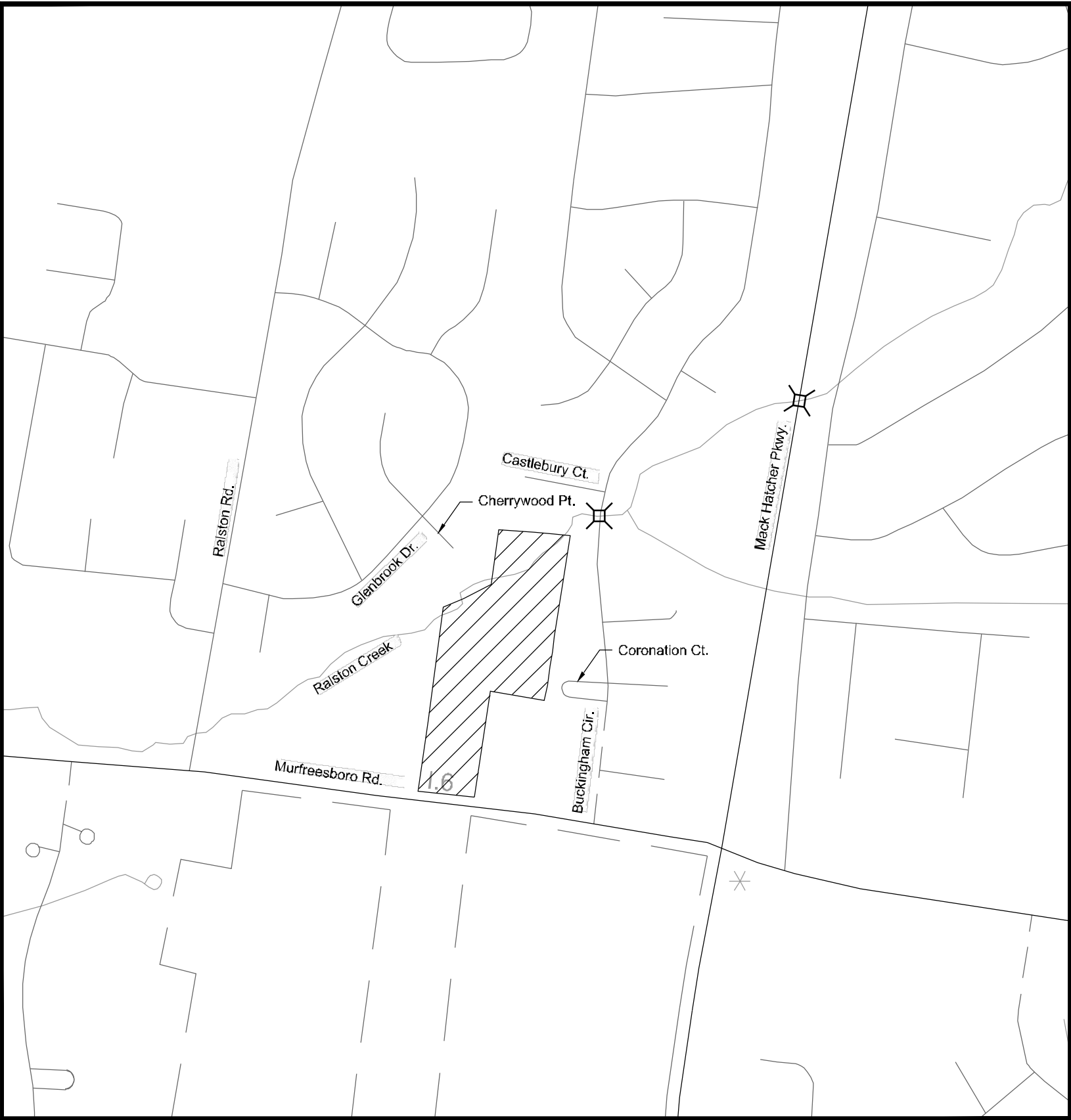
Total area: 349,114 S.F. or 8.01 Acres

Road Data:

Acres in new ROW 1.17 Acres
Linear footage of new roads 815 Feet



TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 3489, Page 45, 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.

Owner

Date

Owner

Date

Owner Information
Barlow Builders
1804 Williamson Court, Suite 107
Brentwood, TN 37027
Phone: (615) 533-0884
Email: jordan@barlowbuilders.com

Adam E & Ashley H Birch
821 Murfreesboro Road
Franklin, TN 37064

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 Wynfield Village 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
City of Franklin, Tennessee

Date

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Wynfield Village 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, Tennessee to assure completion of such improvements.

Director, Water Management Department
City of Franklin, Tennessee

Date

WYNFIELD VILLAGE PUD SUBDIVISION
(FORMERLY LOTS 2 & 3 OF THE NAYLOR SUBDIVISION)

SHEET 1 OF 2

9th CIVIL DISTRICT

TAX MAP 79, PARCELS 6.03 & 6.08

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT # 6597

DATE: DECEMBER 11, 2017

REVISED: JANUARY 3, 2018



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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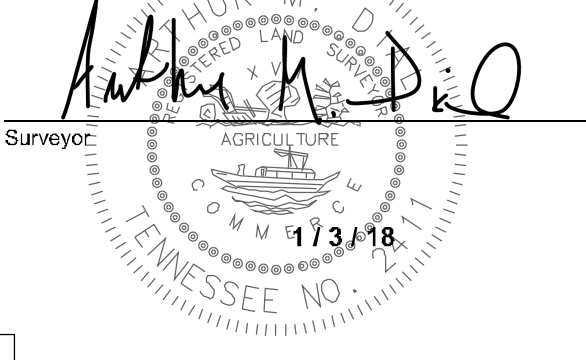
Certificate Of Survey

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 by Energy Land & Infrastructure, LLC

1 / 3 / 18
Date

Surveyor Information

Mike Dial
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300



Closure Error:
Greater than 1:10,000

BUCKINGHAM CIRCLE
40' RO.W. (LOCAL)

CORONATION COURT
100' RO.W. (LOCAL)

MURFREESBORO ROAD / SR 96
R.O.W. VARIES (MAJOR ARTERIAL)

Legend

- FH Fire Hydrant
- W Water Line
- S Sewer Line
- ⊙ Sewer Manhole
- Iron Rod (New)
- Iron Rod (Found)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 Lot Number

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
1	46,149	1.06	12	3	4
2	11,606	0.27	12	3	4
3	10,396	0.24	12	3	4
4	9,775	0.22	6	3	2
5	14,228	0.33	12	3	4
6	9,619	0.22	6	3	2
7	9,014	0.21	6	3	2
8	10,287	0.24	12	3	4
9	9,547	0.22	6	3	2
10	9,100	0.21	6	3	2
11	9,100	0.21	6	3	2
12	11,617	0.27	12	3	4

Open Space Table		
Lot #	Square Feet	Acres
13	137,650	3.16

ROW Table		
Lot #	Square Feet	Acres
ROW	51,026	1.17

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	13.00'	20.79'	91°38'09"	S38°04'56"E	18.65'
C2	50.00'	45.48'	52°06'53"	S33°47'34"W	43.93'
C3	100.00'	91.89'	52°39'05"	S33°31'28"W	88.69'
C4	38.00'	23.93'	36°04'30"	S25°14'10"W	23.53'
C5	65.00'	304.74'	268°37'13"	N88°57'49"E	93.02'
C6	38.00'	69.77'	105°11'49"	N7°15'06"E	60.37'



TN STATE PLANE CORD., ZONE5301, FIPZONE 4100;
NAD83 DATUM
GRAPHIC SCALE (IN FEET)
1 inch = 60 ft.

WYNFIELD VILLAGE PUD SUBDIVISION (FORMERLY LOTS 2 & 3 OF THE NAYLOR SUBDIVISION)

SHEET 2 OF 2

9th CIVIL DISTRICT

TAX MAP 79, PARCELS 6.03 & 6.08

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