0' 50' 100' 200' 300'

SCALE : 1"= 100'

1. THE PURPOSE OF THIS PLAT IS TO CREATE 20 NEW RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND DEDICATE ROW AND EASEMENTS.
2. THIS SURVEY MEETS THE REQUIRMENTS OF AN "URBAN LAND SURVEY" AS PER CHAPTER 08220-3 OF STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYING FOR THE STATE OF TENNESSEE, DATED JUNE 4, 2014, THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
3. PARCEL NUMBER SHOWN HEREON PERTAINS TO PROPERTY TAX MAP 64.
4. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY THE CITY OF FRANKLIN.
5. THE PROPERTY SHOWN HEREON CONTAINS 301,696 SQUARE FEET OR 6.93 ACRES OF LAND MORE OR LESS.
6. THIS PROPERTY FALLS WITHIN FLOOD HAZARD AREA ZONE X, AS DEPICTED ON THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) NUMBER 47187C0192G, DATED DEC. 22, 2016.
7. PROPERTY CORNERS SHOWN THUS ● ARE MARKED BY IRON RODS.
8. THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED R-3, RESIDENTIAL DISTRICT CLASSIFICATION. CHARACTER AREA OVERLAY IS WHCO-2.
R-3 SETBACKS ARE AS FOLLOWS:
FRONT-15'
SIDE-5'
REAR-20'
9. PROPERTY OWNER:
JOE MELZ
615-405-2667
joe@homesbydeercreek.com
10. NUMBERS SHOWN THUS [XXXX] ARE PROPERTY ADDRESSES
11. BEARINGS ARE BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100; NAD 83 DATUM.
12. ELECTRIC SERVICE TO BE PROVIDED BY MIDDLE TENNESSEE ELECTRIC
13. 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, ELECTRICAL (EXCLUDING) TRANSFORMERS, GAS, SEWER, TELEPHONE, AND WATER LINES SHALL BE PLACED UNDERGROUND.
14. STREET LIGHT LOCATIONS ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
15. THE HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES AND STORM WATER MANAGEMENT FACILITIES
16. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
17. TITLE RESEARCH PROVIDED BY OTHERS SHOWS NO EVIDENCE OF MINERAL RIGHTS
18. EASEMENTS SHOWN SHALL BE A MINIMUM OF 20 FOOT, AS LABELED. THE DEPTH OF THE SEWER DETERMINES THE WIDTH OF THE SEWER EASEMENT, SAID DEPTH COULD INCREASE THE WIDTH OF SEWER EASEMENT.
19. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
20. 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 RESPONSILE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
21. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

* NOTE: PARKLAND FEES IN LIEU ARE DUE AT FINAL PLAT STAGE
20 units x 1200sf=24,000sf

22. 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 OF 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 EXPENCE 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 HOMEOWNER'S EXPENSE.

STREET CLASSIFICATION		
ROAD	CLASSIFICATION	WIDTH*(FT)
CARLISLE LANE	MAJOR COLLECTOR	24'+/-
CARDEL LANE	LOCAL	22'+/-
ALLEY	ALLEY	16'+/-

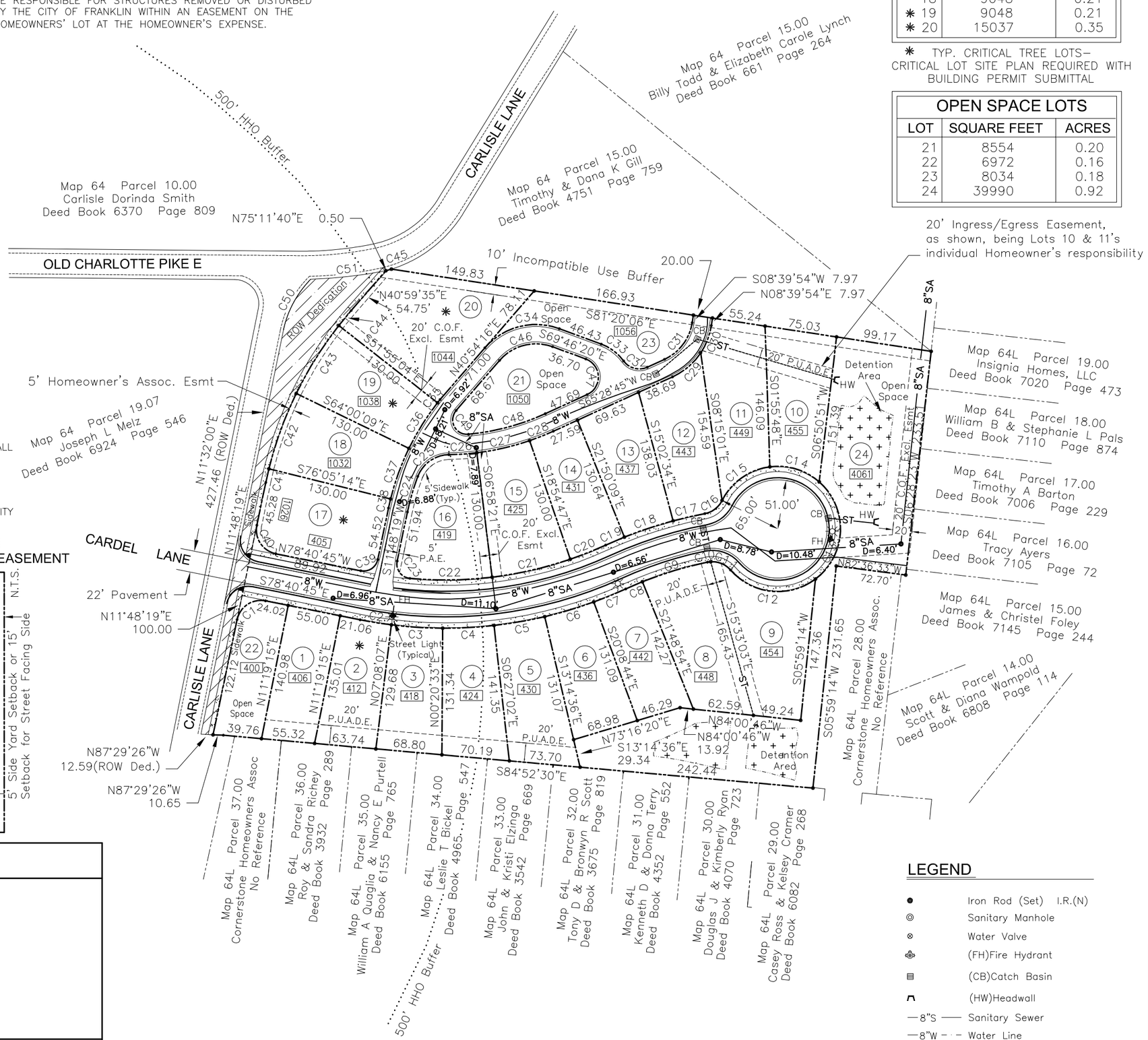
* NOTE: ROW DEDICATION, AS SHOWN ON THIS PLAT= 11,389 SQUARE FEET OR 0.26 ACRES, MORE OR LESS

LOT TABLE		
LOT	SQUARE FEET	ACRES
1	7590	0.17
* 2	7769	0.17
3	7954	0.18
4	8355	0.19
5	9372	0.22
6	7993	0.18
7	7608	0.17
8	10038	0.23
9	10589	0.24
10	8122	0.19
11	8114	0.19
12	9039	0.21
13	8188	0.19
14	7457	0.17
15	9076	0.21
16	10178	0.23
* 17	10492	0.24
18	9048	0.21
* 19	9048	0.21
* 20	15037	0.35

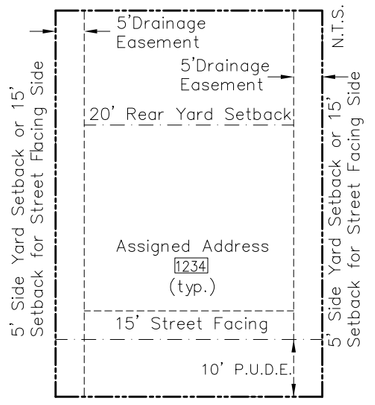
* TYP. CRITICAL TREE LOTS- CRITICAL LOT SITE PLAN REQUIRED WITH BUILDING PERMIT SUBMITTAL

OPEN SPACE LOTS		
LOT	SQUARE FEET	ACRES
21	8554	0.20
22	6972	0.16
23	8034	0.18
24	39990	0.92

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORDDIRECTION	CHORD
C1	39.06	25.00	89°30'56"	N56°33'47"E	35.21
C2	32.87	450.00	4°11'08"	S80°46'19"E	32.87
C3	53.35	450.00	6°47'34"	S86°15'40"E	53.32
C4	53.35	450.00	6°47'34"	N86°56'46"E	53.32
C5	53.35	450.00	6°47'34"	N80°09'11"E	53.32
C6	53.23	450.00	6°46'40"	N73°22'04"E	53.20
C7	35.81	450.00	4°33'33"	N67°41'58"E	35.80
C8	19.33	400.00	2°46'08"	S66°48'01"W	19.33
C9	70.47	400.00	10°05'40"	S73°13'56"W	70.38
C10	3.41	25.00	7°48'47"	S82°11'09"W	3.41
C11	23.11	25.00	52°57'43"	N67°25'35"W	22.30
C12	97.49	65.00	85°55'53"	S83°54'40"E	88.60
C13	115.55	65.00	101°51'25"	N02°11'41"E	100.93
C14	55.17	65.00	48°38'04"	N73°03'04"W	53.53
C15	63.40	65.00	55°52'55"	S54°41'27"W	60.91
C16	22.91	25.00	52°30'16"	N53°00'07"E	22.12
C17	33.75	450.00	4°17'49"	S77°06'20"W	33.74
C18	53.35	450.00	6°47'34"	S71°33'39"W	53.32
C19	21.04	450.00	2°40'45"	S66°49'29"W	21.04
C20	39.59	400.00	5°40'16"	N68°15'05"E	39.57
C21	83.36	400.00	11°56'26"	N77°03'26"E	83.21
C22	85.34	400.00	12°13'28"	N89°08'23"E	85.18
C23	25.28	15.00	96°33'12"	S36°28'17"E	22.39
C24	38.53	245.00	9°00'40"	S16°18'39"W	38.49
C25	41.78	35.00	68°23'22"	S55°00'40"W	39.34
C26	29.11	270.00	6°10'42"	N86°07'00"E	29.10
C27	56.27	270.00	11°56'26"	N77°03'26"E	56.17
C28	26.43	270.00	5°36'28"	N68°16'59"E	26.42
C29	38.76	70.00	31°43'36"	N49°36'57"E	38.27
C30	30.65	70.00	30°41'25"	N21°12'31"E	30.41
C31	49.58	50.00	56°48'51"	N37°04'19"E	47.57
C32	27.40	20.00	78°29'57"	S75°16'17"E	25.31
C33	29.45	50.00	33°45'01"	N52°53'49"W	29.03
C35	4.34	265.00	0°56'16"	S38°33'04"W	4.34
C36	55.89	265.00	12°05'05"	S32°02'23"W	55.79
C37	55.89	265.00	12°05'05"	S19°57'19"W	55.79
C38	9.75	265.00	2°06'27"	S12°51'33"W	9.75
C39	23.44	15.00	89°30'56"	N56°33'47"E	21.12
C40	39.48	25.00	90°29'04"	S33°26'13"E	35.50
C42	83.31	395.00	12°05'05"	S19°57'19"W	83.16
C43	83.31	395.00	12°05'05"	S32°02'23"W	83.16
C44	20.07	395.00	2°54'40"	S39°32'16"W	20.07
C45	5.59	123.90	2°35'08"	N73°54'06"E	5.59
C47	47.21	20.00	135°15'04"	N02°08'48"W	36.99
C48	82.89	250.00	18°59'53"	N74°58'41"E	82.52
C49	35.72	15.00	136°25'39"	S27°18'33"E	27.86
C50	61.08	106.95	32°43'10"	S28°04'00"W	60.25
C51	78.48	494.29	9°05'50"	N83°30'54"E	78.40



LOT STANDARDS FOR PUBLIC UTILITY AND DRAINAGE EASEMENT

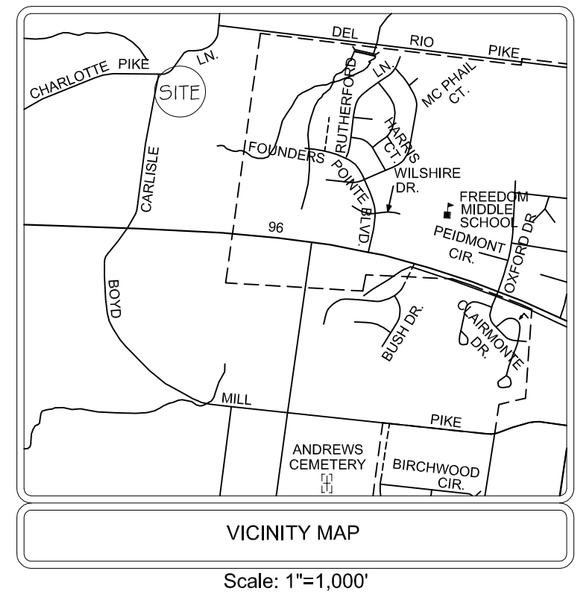


OWNER:
JOE MELZ
PHONE: (615)405-2667
email: *joe@homesbydeercreek.com*

SURVEYOR:
JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE, SUITE R
NASHVILLE, TN 37214
PHONE: (615)490-6920
email: *greg.jta@comcast.net*

LEGEND

- ● Iron Rod (Set) I.R.(N)
- Sanitary Manhole
- Water Valve
- (FH)Fire Hydrant
- (CB)Catch Basin
- (HW)Headwall
- —8"S— Sanitary Sewer
- —8"W— Water Line
- —ST— Storm Sewer



VICINITY MAP

Scale: 1"=1,000'

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 Management Agency — Date

City of Franklin — Date

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 6924, Page 560, R.O.W.C., Tennessee, and adopt the plan of subdivision of property 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.

By: _____ Date

Owner(s):

\\SRV01\Autocad\Drawings\2017-584 Cardel Village\dwg\Final Plat COF Rev.dwg

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 placed as shown. This subdivision plat correctly represents a survey made under my supervision on the 4th day of November, 2017.

Surveyor

2287
Tenn. License No.

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer Cordell Village Subdivision 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 of Water Management Dept. Date
City of Franklin, Tennessee.

CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE

I hereby certify that: (1) the streets and drainage designated in Cordell Village 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.

Director, Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tenn., with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 2018, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary
Franklin Municipal Planning Comm.

FRANKLIN COF # 6595

FINAL PLAT

CARDEL VILLAGE

PARCEL 16 & 17 TAX MAP 64
FRANKLIN, WILLIAMSON COUNTY, TN.
14TH CIVIL DISTRICT

FINAL SUBDIVISION PLAT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.93 TOTAL LOTS: 24

ACRES NEW STREETS: 1.25 FEET NEW STREETS: 1354.40'

CIVIL DISTRICT: 14th CLOSURE ERROR: 1:10000

1"= 100' DATE: JANUARY 3RD, 2018

Revised per staff comments: 1/3/2018 Job No. 2017-584