

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE THIRTY TWO (32) SINGLE FAMILY LOTS AND 4 OPEN SPACE LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, Fipszone 4100, NAD83 datum.
3. THE ZONING FOR THIS PROPERTY IS (RESIDENTIAL DISTRICT R-2) DEVELOPMENT STANDARD IS CONVENTIONAL CHARACTER AREA : CARNTON CNO-2 OTHER OVERLAYS = FFD- FLOODWAY FRINGE OVERLAY = FWD FLOODWAY OVERLAY
4. SUBJECT PLATTED PARCEL IS 18.00, 19.00, \$19.06 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 089
5. OWNER / DEVELOPER:
- CONTACT: JAMES CARBINE
621 BRADLEY COURT
FRANKLIN, TN
PHONE 615 456-7986
FAX :
EMAIL: @
- SURVEYOR: HARRAH & ASSOCAITES
CONTACT: ROGER HARRAH RLS
ADDRESS: 504 AUTUMN SPRINGS COURT
SUITE B-15, FRANKLIN, TN 37067
TEL. NO.: 615 778-0863
EMAIL: rogerh@harraghgroup.com
6. THIS PROPERTY LIES IN "ZONE X AND ZONE AE" AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 47187C0214G & MAP No. 47187C0213G DATED 12/22/2016.
7. BUILDING SETBACKS:
- FRONT = 40'
FRONT FACING SIDE = 40'
SIDE = 10'
REAR = 40'
8. ALL NOTES SHOWN HEREON APPLY TO ALL SHEETS OF THIS PLAT.
9. WITHIN NEW DEVELOPMENTS AND FOR OFFSITE 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.
10. "Sidewalks, trails, and bridges outside of public right of way shall be public access easements and shall be maintained by the property owners(s) or HOA.
11. All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements."
12. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
13. 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 OR 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 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.
14. "ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTMEC."
15. "THERE SHALL BE NO MOWING, CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION IN RIPARIAN BUFFERS EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE."

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORD AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE ON 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 OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-800-351-1111.

STORMWATER NOTE

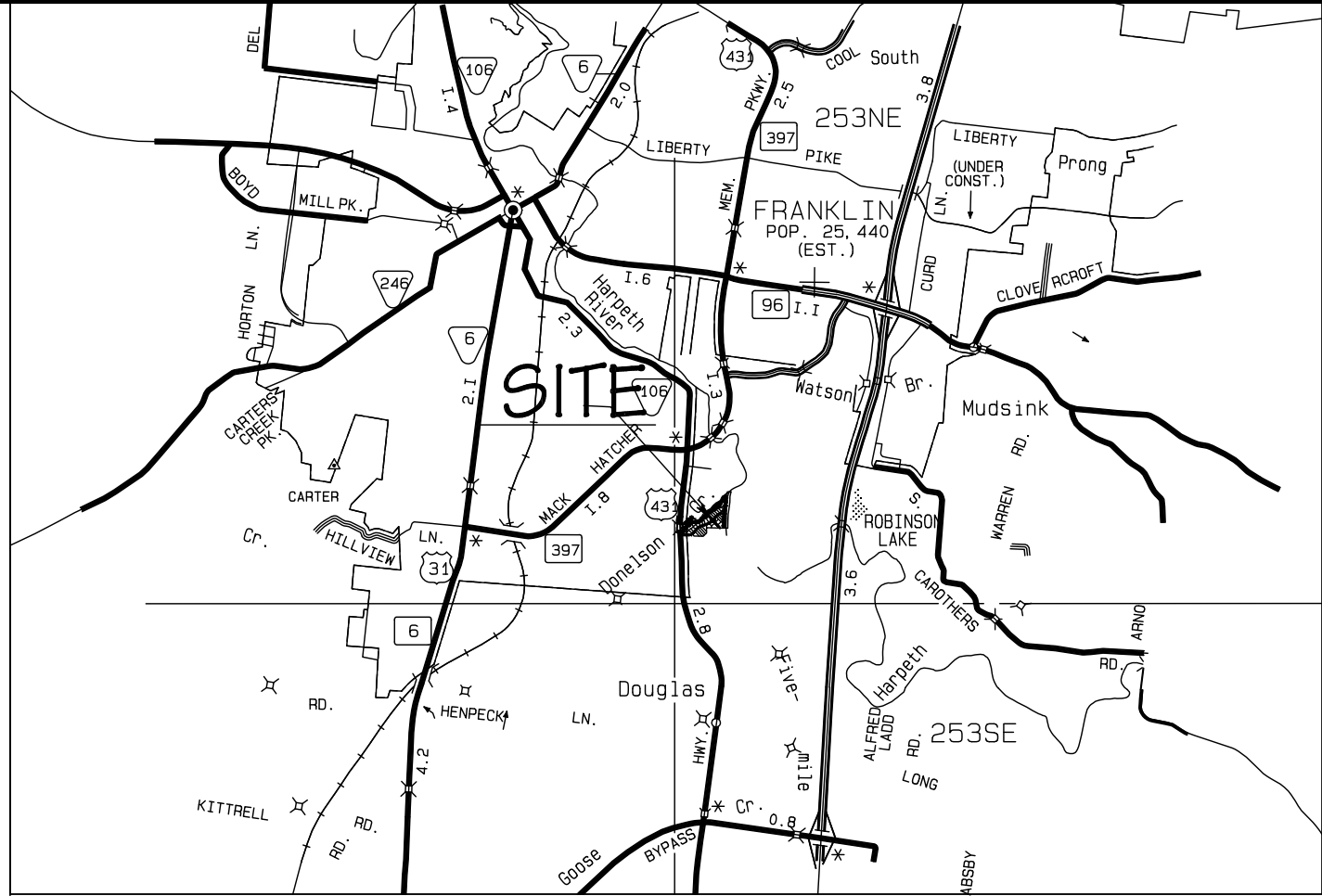
The maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.

LINE	CENTRAL ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C1	51°49'26"	175.00'	158.29'	N64°39'58"E	152.95'	85.02'
C2	51°49'26"	225.00'	203.51'	S64°39'58"W	196.65'	109.31'
C3	33°19'02"	450.00'	261.67'	N55°24'46"E	258.00'	134.65'
C4	33°19'02"	400.00'	232.60'	S55°24'46"W	229.33'	119.69'
C5	29°59'20"	535.00'	279.86'	N67°06'07"E	276.68'	143.21'
C6	24°05'49"	585.00'	246.03'	S60°01'22"W	244.22'	124.86'
C7	88°24'06"	25.00'	38.57'	N87°49'29"W	34.86'	24.31'
C8	85°43'24"	25.00'	37.40'	S00°45'45"E	34.01'	23.20'
C9	25°45'51"	55.00'	24.73'	N30°44'31"W	24.52'	12.58'
C10	34°59'39"	105.00'	64.13'	S26°07'37"E	63.14'	33.10'
C11	25°34'00"	525.00'	234.27'	N54°52'57"E	232.33'	119.12'
C12	18°12'53"	475.00'	151.01'	S51°12'24"W	150.37'	76.15'
C13	52°15'25"	25.00'	22.80'	N41°32'14"E	22.02'	12.26'
C14	137°50'28"	65.00'	156.38'	N84°19'46"E	121.30'	168.63'
C15	30°27'15"	65.00'	34.56'	N11°31'23"W	34.14'	17.69'
C16	146°08'35"	65.00'	165.79'	S54°37'24"W	124.37'	213.56'
C17	60°53'40"	25.00'	26.57'	S82°45'08"E	25.34'	14.70'
C18	6°29'11"	475.00'	53.77'	N63°33'26"E	53.75'	26.92'
C19	35°45'27"	175.00'	109.22'	S72°41'57"W	107.45'	56.45'
C20	16°03'59"	175.00'	49.07'	S46°47'14"W	48.91'	24.70'
C21	0°27'45"	450.00'	3.63'	S38°59'08"W	3.63'	1.82'
C22	14°00'29"	450.00'	110.02'	S46°13'15"W	109.74'	55.28'
C23	14°02'24"	450.00'	110.27'	S60°14'41"W	109.99'	55.41'
C24	4°48'24"	450.00'	37.75'	S69°40'05"W	37.74'	18.89'
C25	11°42'04"	535.00'	109.26'	S66°13'15"W	109.07'	54.82'
C26	15°12'34"	535.00'	142.02'	S52°45'56"W	141.60'	71.43'
C27	3°03'42"	535.00'	28.59'	S43°37'48"W	28.58'	14.30'
C28	2°31'18"	525.00'	23.11'	S43°21'36"W	23.10'	11.55'
C29	29°40'26"	65.00'	33.66'	S30°14'45"W	33.29'	17.22'
C30	51°54'56"	65.00'	58.90'	S71°02'25"W	56.90'	31.64'
C31	56°15'07"	65.00'	63.82'	N54°52'33"W	61.28'	34.74'
C32	9°10'55"	475.00'	76.12'	N55°43'23"E	76.04'	38.14'
C33	9°01'59"	475.00'	74.88'	N46°36'57"E	74.81'	37.52'
C34	11°38'03"	585.00'	118.79'	N53°47'29"E	118.58'	59.60'
C35	12°27'46"	585.00'	127.25'	N65°50'24"E	127.00'	63.88'
C36	10°08'19"	400.00'	70.78'	N67°00'07"E	70.69'	35.48'
C37	11°34'50"	400.00'	80.85'	N56°08'33"E	80.71'	40.56'
C38	11°30'20"	400.00'	80.32'	N44°35'58"E	80.19'	40.30'
C39	0°05'32"	400.00'	0.64'	N38°48'01"E	0.64'	0.32'
C40	16°22'39"	225.00'	64.31'	N46°56'34"E	64.10'	32.38'
C41	16°17'20"	225.00'	63.97'	N63°16'34"E	63.75'	32.20'
C42	19°09'27"	225.00'	75.23'	N80°59'57"E	74.88'	37.97'
C43	9°18'42"	525.00'	85.32'	S49°16'36"W	85.23'	42.76'
C44	10°07'56"	525.00'	92.84'	S58°59'55"W	92.72'	46.51'
C45	3°36'04"	525.00'	33.00'	S65°51'55"W	32.99'	16.50'

LINE	BEARING	DISTANCE
L1	S46°31'05"W	43.42'
L2	S59°59'10"W	50.49'
L3	S57°19'56"W	48.78'
L4	S47°19'07"W	65.40'
L5	S48°51'45"W	28.89'
L6	S29°56'11"W	55.25'
L7	S54°54'45"W	51.32'
L8	S16°19'48"W	51.08'
L9	S18°26'05"W	83.91'
L10	S68°46'18"W	81.30'
L11	S55°51'25"W	81.44'
L12	S56°06'52"W	86.60'
L13	S71°05'25"W	47.90'
L14	S39°08'45"W	47.21'
L15	S63°14'33"W	89.46'
L16	S76°04'00"W	98.14'
L17	S52°40'43"W	74.52'
L18	S40°06'05"W	104.77'
L19	N86°06'21"W	32.60'
L20	S43°37'26"E	80.79'
L21	N00°53'13"E	14.39'
L22	S63°15'00"W	13.94'

LEGEND

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDOIT)
- SET CONCRETE MONUMENT
- EXISTING SANITARY MANHOLE
- POWER POLE
- GUY ANCHOR
- WATER METER
- WATER VALVE
- STORM SEWER
- WATER LINE
- OVERHEAD POWER LINE
- SANITARY SEWER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- BOLLARDS
- LIGHT POLE
- FIRE HYDRANT
- PUBLIC UTILITY & DRAINAGE EASEMENT
- REGISTER'S OFFICE OF WILLIAMSON COUNTY
- RIGHT-OF-WAY
- CRITICAL LOT FOR BUILDING
- CRITICAL TREE LOT
- TOP OF BANK
- GREEN INFRASTRUCTURE ESMT
- PUBLIC UTILITY, ACCESS & DRAINAGE ESMT



VICINITY MAP

LOT TABLE

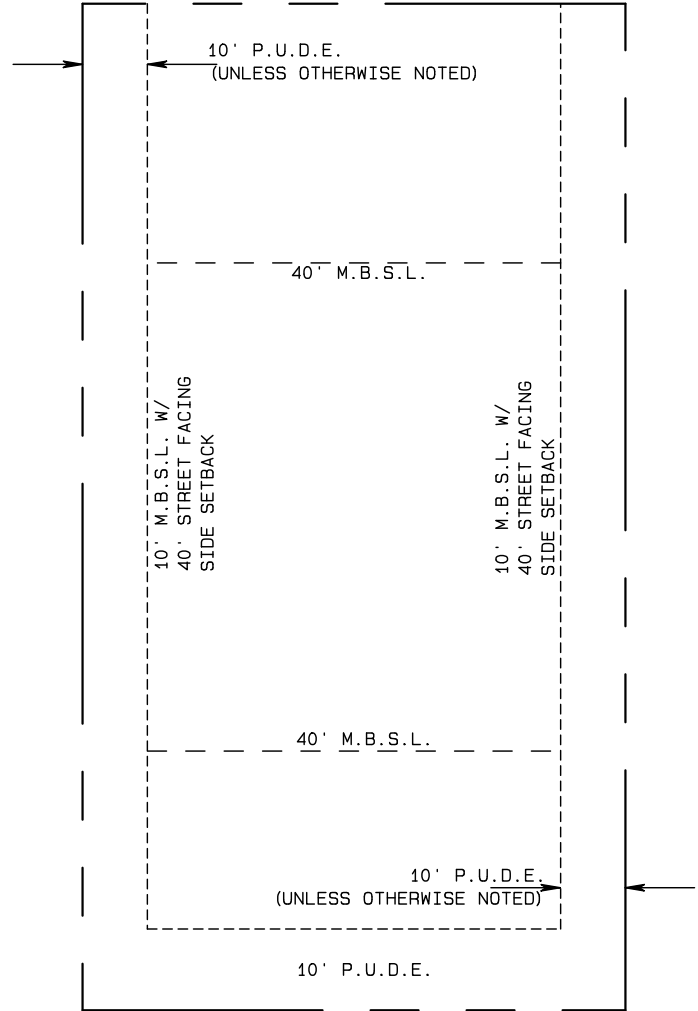
LOT #	SQ FT	ACRES
1	20652	0.4741
2	21327	0.4896
3	26778	0.6147
4	26693	0.6128
5	24154	0.5545
6	20508	0.4708
7	22547	0.5176
8	15193	0.3488
9	27885	0.6402
10	45019	1.0335
11	22904	0.5258
12	16629	0.3817
13	18650	0.4281
14	18166	0.4170
15	17610	0.4043
16	18743	0.4303
17	15197	0.3489
18	15024	0.3449
19	15522	0.3563
20	15422	0.3540
21	15760	0.3618
22	16879	0.3875
23	16988	0.3900
24	22460	0.5156
25	24466	0.5617
26	16690	0.3831
27	15377	0.3530
28	15229	0.3496
29	15617	0.3585
30	15564	0.3573
31	15717	0.3608
32	18568	0.4263
TOTAL	633938	14.5531

OPEN SPACE TABLE

LOT #	SQ FT	ACRES
133	3716	0.0853
134	117508	2.6976
135	6354	0.1459
136	608183	13.9620
TOTAL	735761	16.891

ROW TABLE

LOT #	SQ FT	ACRES
ROW	119101	2.734



ROADWAY

TYPICAL LOT DETAIL

N.T.S.

RECORDERS INFORMATION:	CERTIFICATE OF SURVEY
	I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON IS CORRECT AND THAT ALL OF THE MONUMENTS SHOWN HEREON HAVE BEEN PLACED AS INDICATED. THIS SUBDIVISION PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE ____ DAY OF ____, 2018.
ADDITIONAL SITE INFORMATION	ROGER H. HARRAH TN. REG. NO. 2039 DATE

NATURES LANDING SUBDIVISION
FINAL PLAT

CITY OF FRANKLIN PROJECT NO. 6583

JOB NO: T294-003

1" = 200'



CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL OF WATER SYSTEM	CERTIFICATE OF APPROVAL OF SEWER SYSTEM	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.	I HEREBY CERTIFY THAT THE FOLLOWING WATER SYSTEM OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "NATURES LANDING SUBDIVISION" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS OR A SECURITY BOND IN THE AMOUNT OF \$____ HAS BEEN POSTED WITH DISTRICT, TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.	I HEREBY CERTIFY THAT: (1) THE SEWER SYSTEMS DESIGNATED IN NATURES LANDING SUBDIVISION BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR 2) A PERFORMANCE BOND IN THE AMOUNT OF \$____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.	I HEREBY CERTIFY THAT: (1) THE STREETS AND DRAINAGE DESIGNATED IN NATURES LANDING SUBDIVISION FINAL PLAT 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.	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.	FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS DATE	CITY OF FRANKLIN DATE	SUPT., WATER AND SEWER FRANKLIN, TENNESSEE DATE	SUPT., STREETS FRANKLIN, TENNESSEE DATE	SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE	TOTAL ACRES: 34.1 TOTAL LOTS: 32
					ACRES NEW STREETS: 2.734 FEET NEW STREETS: _____
					CIVIL DISTRICT: 9TH CLOSURE ERROR: >1:10000
					SCALE: 1" = _____ NTS DATE: NOV 7, 2017
					SHEET 1 OF 2

