

OCTOBER PARK WAY R.O.W.
35,567 S.F.±
0.82 AC.±
841 LF±

ORANGE LEAF CIRCLE R.O.W.
45,006 S.F.±
1.03 AC.±
1,063 LF±

EXISTING ZONING: SPECIFIC DEVELOPMENT - RESIDENTIAL DISTRICT (SD-R 1.6)

CHARACTER AREA OVERLAY: SWCO-3

MINIMUM REQUIRED SETBACK LINES:

SECTION 1:

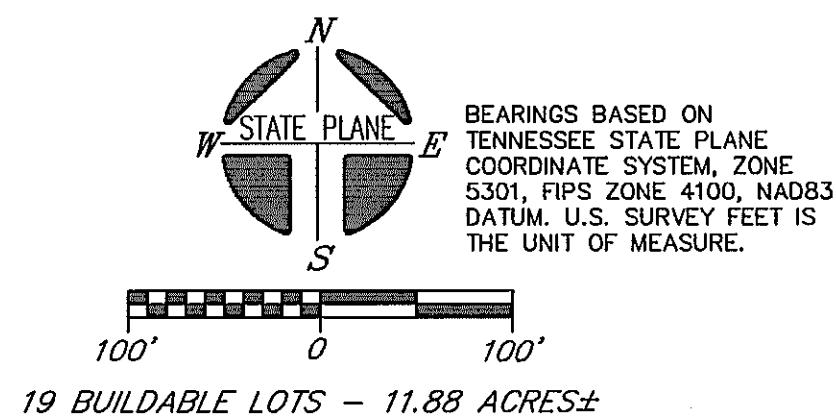
DETACHED SINGLE FAMILY

FRONT YARD 15'

CORNER 5'

SIDE YARD 5'

REAR YARD VARIES WITH BUFFER TREATMENT (37.5' REAR SETBACK FOR LOTS 5-7 AND 12-19)



PROJECT NUMBER 6618

OWNER
DEBAR LAND COMPANY, LLC
(MATTHEW MARTIN)
350 WILSON PIKE CIRCLE, #300
BRENTWOOD, TN 37027
615-953-6611
mmartin@dalamarhomes.com

PARCELS 60.07, 60.01 on Map 79 and PARCEL 1.00 in Group B on Tax Map 79M

FLOOD MAP PANEL: 47187C0220F ZONE: X
FLOOD MAP DATED: SEPTEMBER 29, 2006
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS EITHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

LEGEND FOR MONUMENTS
IPS O IRON PIN SET
IPF O IRON PIN FIND
O RAILROAD SPIKE
+ FENCE
• SURVEY POINT
O WAIL
■ CONC. MARKER FIND

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "1" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.



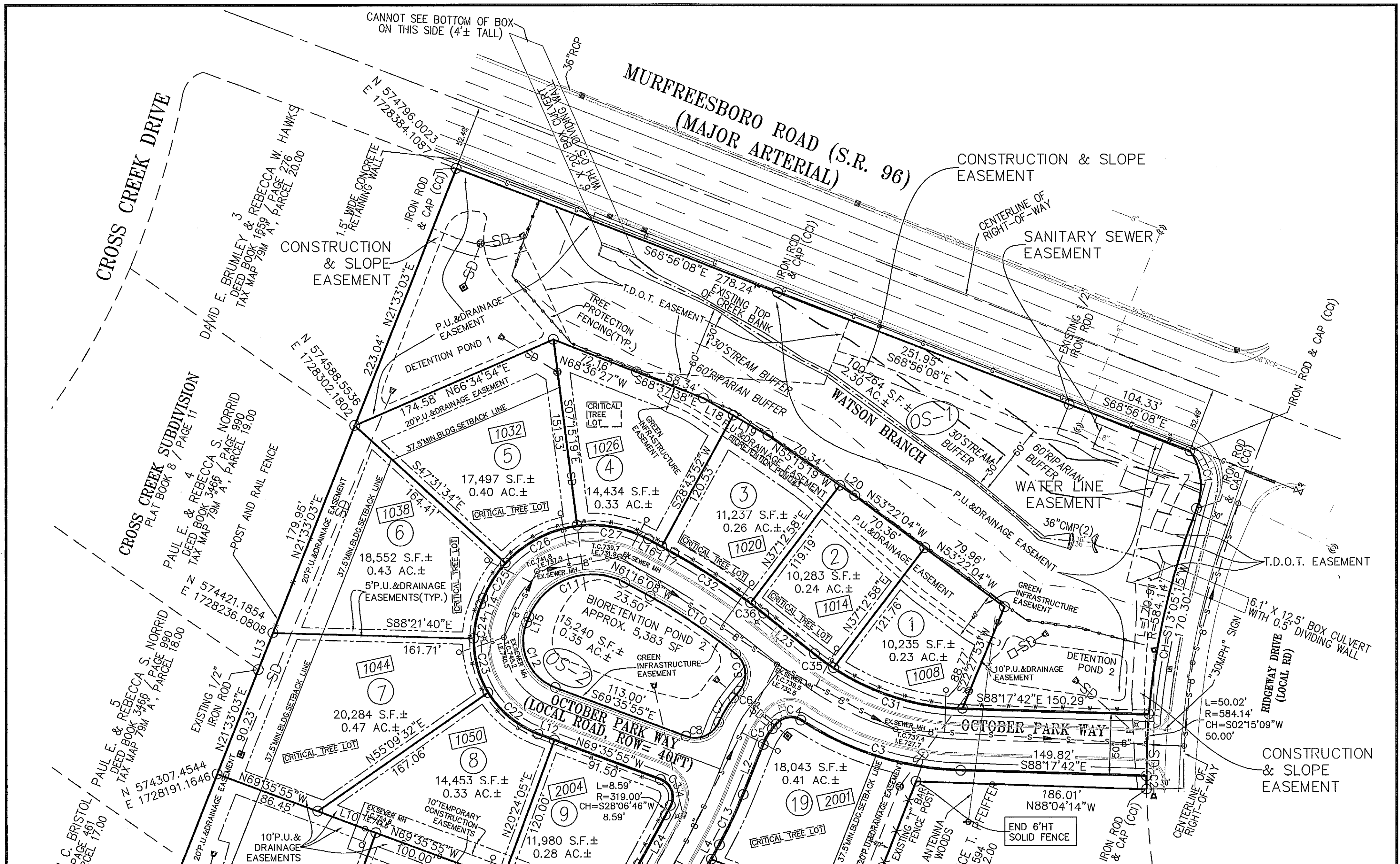
DATE OF RECORDING: _____
TIME OF RECORDING: _____
PLAT BOOK: _____, PAGE: _____

FINAL PLAT

OCTOBER PARK SUBDIVISION

14TH CIVIL DISTRICT - CITY OF FRANKLIN - WILLIAMSON COUNTY - TN

DATE: JANUARY, 2018 SCALE 1"=100' SH. 1 OF 3



MATCH MARK SHEET 1

PROJECT NUMBER 6618

EXISTING ZONING: SPECIFIC DEVELOPMENT - RESIDENTIAL
DISTRICT (SD-R 1.6)

CHARACTER AREA OVERLAY: SWC0-3

MINIMUM REQUIRED SETBACK LINES:

SECTION 1:

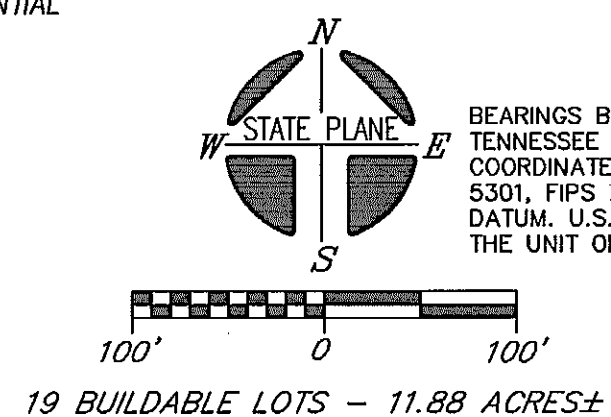
DETACHED SINGLE FAMILY

FRONT YARD 15'

CORNER 5'

SIDE YARD 5'

REAR YARD VARIES WITH BUFFER TREATMENT
(37.5' REAR SETBACK FOR LOTS
5-7 AND 12-19)



19 BUILDABLE LOTS - 11.88 ACRES±

LEGEND FOR MONUMENTS
IPSD O IRON PIN SET
IFF O IRON PIN FIND
O RAILROAD SPIKE
+ FENCE
• SURVEY POINT
Δ HAIL
■ CONC. MARKER FIND

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FINAL PLAT

OCTOBER PARK SUBDIVISION

14TH CIVIL DISTRICT - CITY OF FRANKLIN - WILLIAMSON COUNTY - TN

DATE: JANUARY, 2018 SCALE 1"=100' SH. 2 OF 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.86	S38°46'23"W
L2	43.22	S21°52'41"W
L3	32.81	S28°53'02"W
L4	13.21	S28°53'02"W
L5	29.80	S22°32'53"W
L6	11.74	S21°28'27"W
L7	4.33	N68°56'26"W
L8	46.61	N68°56'26"W
L9	41.46	N69°35'55"W
L10	49.87	N69°35'55"W
L11	9.07	N69°35'55"W
L12	14.08	N69°35'55"W
L13	32.05	N21°33'03"E
L14	5.12	N22°02'32"E
L15	5.12	N22°02'32"E
L16	12.32	S61°16'08"E
L17	11.22	S61°16'08"E
L18	27.75	N59°57'32"W
L19	32.64	N59°57'32"W
L20	14.66	N55°15'19"W
L21	21.17	N69°35'55"W
L22	27.13	S21°52'41"W
L23	52.38	S51°13'37"E
L24	46.02	S28°53'02"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD DIRECTION	CHORD
C1	48.79	50.00	N06°28'56"W	46.88
C2	10.59	584.14	S00°43'12"E	10.59
C3	136.74	250.00	S72°37'31"E	135.04
C4	22.06	15.00	S80°54'31"W	20.13
C5	14.74	50.00	S30°19'32"W	14.69
C6	6.80	136.30	S39°03'38"W	6.80
C7	23.29	90.00	S31°21'34"W	23.23
C8	31.69	21.00	N67°10'25"E	28.77
C9	33.60	21.00	N05°02'22"W	30.13
C10	83.68	461.06	N56°04'10"W	83.57
C11	92.81	55.00	S70°23'12"W	82.19
C12	63.98	40.00	S23°46'42"E	57.37
C13	45.12	369.00	N25°22'52"E	45.09
C14	73.38	95.00	N88°16'21"E	71.57
C15	69.34	95.00	N45°14'00"E	67.81
C16	4.05	95.00	N23°06'02"E	4.05
C17	45.84	17.50	N05°26'18"E	33.81
C18	28.73	55.00	S84°33'42"E	28.40
C19	62.83	20.00	S20°24'05"W	40.00
C20	101.27	60.00	S21°14'47"E	89.67
C21	87.23	60.00	S68°45'13"W	79.75
C22	53.53	80.00	S50°25'41"E	52.54
C23	45.93	80.00	S14°48'34"E	45.30
C24	28.49	80.00	S11°50'26"W	28.34
C25	33.88	95.00	S32°15'29"W	33.70
C26	66.77	95.00	S62°36'33"W	65.41
C27	59.67	95.00	N79°15'43"W	58.69
C28	49.42	487.00	S25°58'37"W	49.40
C29	53.43	437.00	S25°22'52"W	53.40
C30	27.04	17.50	N66°08'23"E	24.43
C31	110.33	200.00	S72°29'30"E	108.94
C32	74.05	500.00	N57°01'35"W	73.98
C33	10.13	487.00	S22°28'26"W	10.13
C34	25.38	15.00	N21°07'43"W	22.46
C35	19.06	200.00	S53°57'27"E	19.06
C36	13.59	500.00	N52°00'19"W	13.59

WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.

ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.

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.

SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

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.

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.

SEWER SERVICES ARE REQUIRED TO HAVE A BACKFLOW PREVENTER WHERE THE FINISH FLOOR ELEVATION IS LOWER THAN THE TOP OF CASTING OF THE UPSTREAM MANHOLE.

EVERY HOUSE SHALL BE SERVED BY GRAVITY SEWER.

OWNERSHIP OF MINERAL RIGHTS TO BE DETERMINED WHEN A TITLE SEARCH HAS BEEN COMPLETED.

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 19 BUILDABLE LOTS AND 3 OPEN SPACE LOTS, AND TO RECORD THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN.

PARKLAND DEDICATION
LAND DEDICATION REQUIRED PER ZONING ORDINANCE:
1200 S.F. PER DWELLING UNIT FOR THE FIRST 35 PRINCIPAL DWELLING UNITS
= (19 BUILDABLE LOTS) x (1200 S.F./LOT)
= 22,800 S.F. LAND TO BE DEDICATED*

* FEES-IN-LIEU OF DEDICATION SHALL BE PAID PRIOR TO RECORDING THE FIRST FINAL PLAT.

LEGEND

- Power Pole
- Existing Fire Hydrant
- Existing Water Line
- Existing Sanitary Sewer Line
- Existing Sanitary Sewer Manhole
- Existing Telephone Box
- Existing Electric Box
- Existing Storm Drain Manhole
- Existing Light Pole
- F.O.—Existing Fiber Optic Line
- OHE—Existing Overhead Electric Line
- UGT—Existing Underground Telephone Line
- SD—Existing Storm Drain

LEGEND FOR MONUMENTS
IPS O IRON PIN SET
IFP O IRON PIN FND
O RAILROAD SPIKE
+ FENCE
● SURVEY POINT
Δ NAIL
■ CONC. MARKER FND

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FLOOD MAP DATED: SEPTEMBER 29, 2006

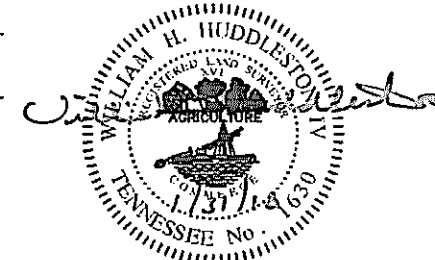
NOTE: THIS PARCEL IS SUBJECT TO ALL EASEMENTS AS SHOWN AND ANY OTHER EASEMENTS AND/OR RESTRICTIONS OTHER RECORDED OR BY PRESCRIPTION THAT A COMPLETE TITLE SEARCH MAY REVEAL.

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 6872, Page 791, 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.

Date 1/30/18
Matthew Martin

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 indicated. This subdivision plat correctly represents a survey made under my supervision on the _____ day of _____, 20____.

1630
Surveyor TN License No.
1/31/18
Date



Certificate of Approval of Water and Sewer Systems
I hereby certify that:
(1) the water and sewer systems designated in October Park 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.

Supt., Water and Sewer
Franklin, Tennessee
Date

Certificate of Approval of Streets and Drainage
I hereby certify that:
(1) the streets and drainage designated in _____ 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.

Supt., Streets
Franklin, Tennessee
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 _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary,
Franklin Municipal Planning Commission
Date

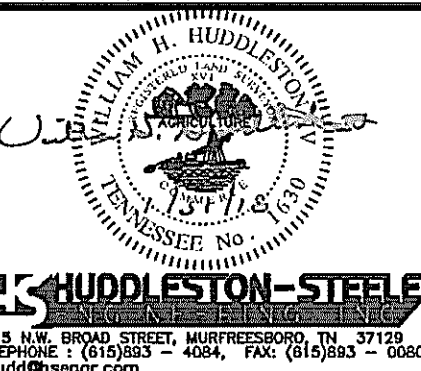
Certificate of Approval of Subdivision Name and Street Names
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency
Management Agency
Date

Certificate of Approval of Water and Sewer Systems
I hereby certify that:
(1) the water and sewer systems designated in October Park 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.

Supt., Water and Sewer
Franklin, Tennessee
Date

CERTIFICATE OF ACCURACY - I hereby certify that this is a category "T" survey and the ratio of precision of the unadjusted survey is 1:10000 as shown hereon.



FINAL PLAT NOTES AND DETAILS

OCTOBER PARK SUBDIVISION

14TH CIVIL DISTRICT - CITY OF FRANKLIN - WILLIAMSON COUNTY - TN

DATE: JANUARY, 2018 SCALE 1"=100' SH. 3 OF 3