

FAIR PARK COTTAGES REVISION 2

A SUBDIVISION OF LOT 2 OF FAIR PARK COTTAGES
BEING PARCEL 2.00 TAX MAP 78B GROUP M
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK _____, PAGE _____, 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.

BRISTOL FAIRPARK HOLDINGS LLC - TITLE

DATE

JAY SHERIDAN

DATE

JESSICA SHERIDAN

DATE

AVENUE 11TH DEVELOPMENT LLC - TITLE

DATE

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 15th DAY OF March, 2018.

ANTHONY S. MANARY
TN. REG. NO. 2939
7500 S. MEMORIAL PKY.
SUITE 209
HUNTSVILLE AL 35802
(256) 539-1221

3/1/18
DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

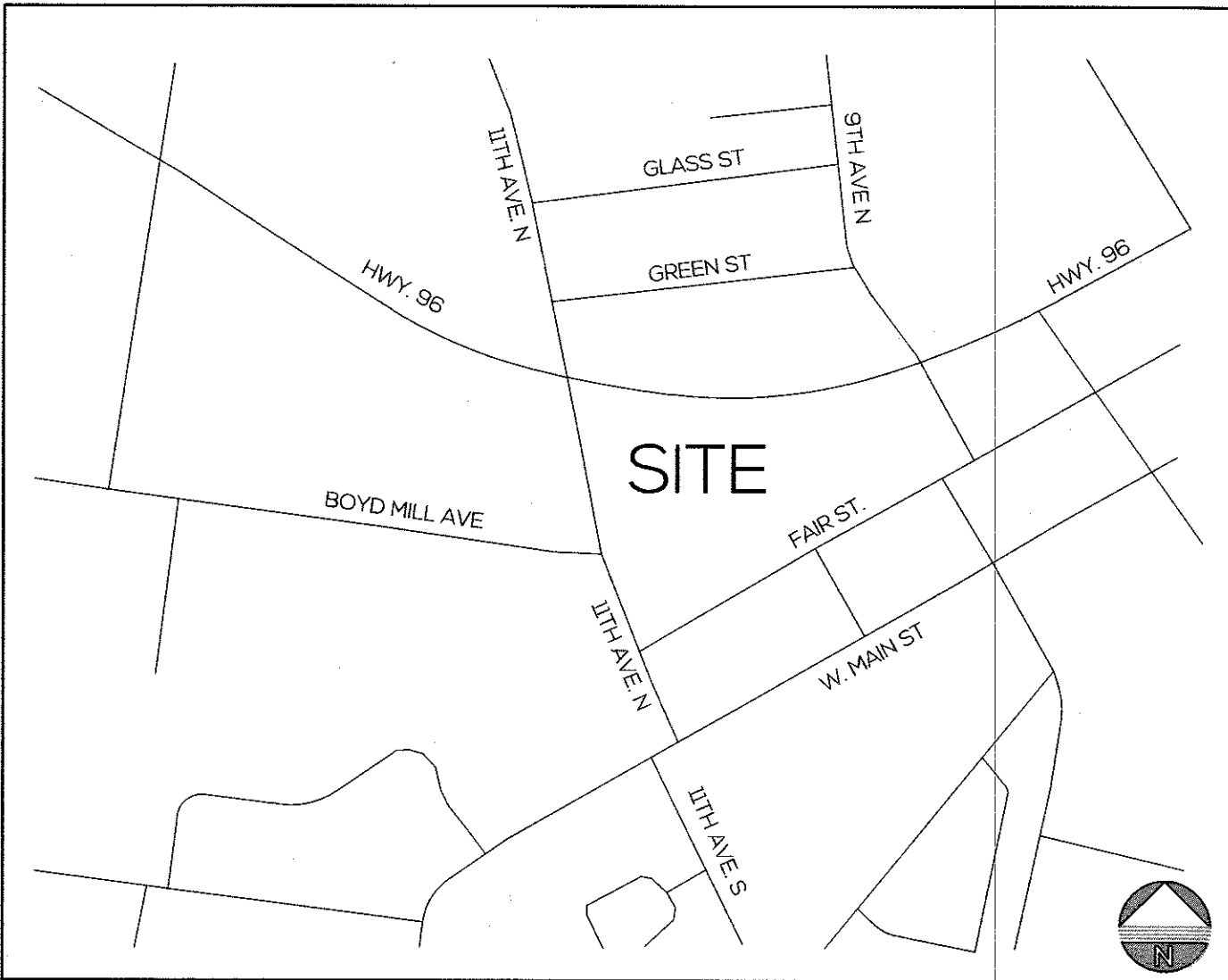
- (1) THE WATER AND SEWER SYSTEMS DESIGNATED IN FAIR PARK COTTAGES HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR
- (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE _____ WATER SYSTEM AND \$ _____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

DATE

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (SHADED) & ZONE "AE" (SHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), WILLIAMSON COUNTY, TENNESSEE, COMMUNITY PANEL NUMBER 47187C0192G, MAP REVISED DECEMBER 22, 2016.



VICINITY MAP
(NOT TO SCALE)

GENERAL NOTES:

1. NORTH ARROW AND COORDINATES AS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FLIPZONE 4100 NAD '83 ZONE.
2. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
4. ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
5. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
6. MAP 078B, GROUP M, PARCEL 9078B
7. 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.
8. MINERAL RIGHTS COULD NOT BE PROPERLY DETERMINED BY SURVEYOR.
9. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
10. 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.
11. NO DIRECT ACCESS TO STATE ROUTE 96 SHALL BE PERMITTED.
12. PLAT BOOK 63 PAGE 87A IS HEREBY VOIDED, VACATED AND SUPERSEDED WITH THE RECORDING OF THIS PLAT.

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:

- (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN FAIR PARK COTTAGES 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
CITY OF 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, 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

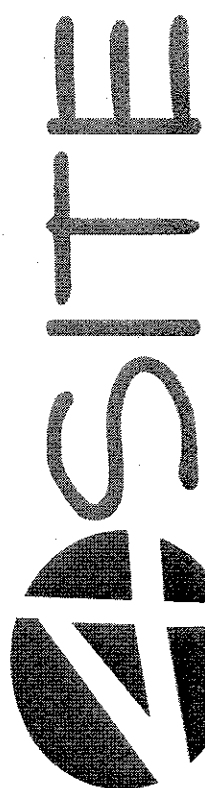
DATE

OWNER OF RECORD:

BRISTOL FAIRPARKS HOLDING LLC
ATTN: SCOTT BLACK
381 MALLORY STATION RD, STE 204
FRANKLIN, TN 37067
(615) 786-97008
BLACK@BRISTOLDEVELOPMENT.COM

FINAL PLAT

land
planning
civil
engineering
land
surveying
landscape
architecture



7500 S. Memorial Pky., Ste. 209 • Huntsville, AL 35802
phone 256.539.1221 • fax 256.539.1220 • www.4siteinc.biz

FAIR PARK COTTAGES REVISION 2
A SUBDIVISION OF LOT 2 OF FAIR PARK COTTAGES
BEING PARCEL 2.00 TAX MAP 78B GROUP M
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

REVISIONS:

DRAWN BY:

A EAST

FIELD DATE:

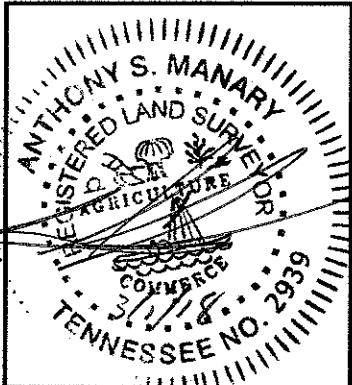
1-10-18

OFFICE DATE:

3-01-18

CHECKED BY:

A MANARY



JOB # 14-155

SCALE: AS NOTED

SHT. NO.

1 OF 4

ABBREVIATIONS	
(C)	CALCULATED
CIPF	CAPPED IRON PIN FOUND
CIPS	CAPPED IRON PIN SET
CMF	CONCRETE MONUMENT FOUND
CTP	CRIMP TOP PIPE FOUND
ESMNT	EASEMENT
F.F.E	FINISHED FLOOR ELEVATION
(M)	MEASURED
M.B.L	MINIMUM BUILDING LINE
MNF	MAG NAIL FOUND
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R.O.W	RIGHT OF WAY
RRS	RAIL ROAD SPIKE FOUND

LEGEND	
	CONCRETE MONUMENT FOUND
	CONCRETE MONUMENT SET (PLS 2939)
	PROPERTY CORNER FOUND
	PROPERTY CORNER SET (PLS 2939)
	CALCULATED POINT
	SUBJECT PROPERTY LINE
	ADJOINER PROPERTY LINE
	MINIMUM BUILDING / SETBACK LINE
	FENCE



VICINITY MAP
(NOT TO SCALE)

land planning
civil engineering
land surveying
landscape architecture

4 SITE

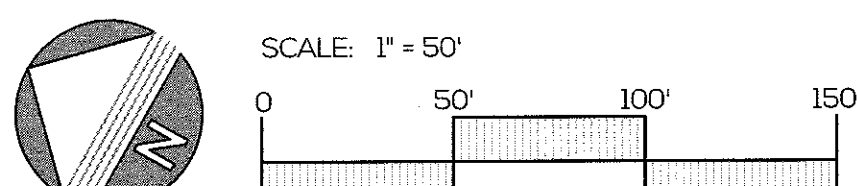
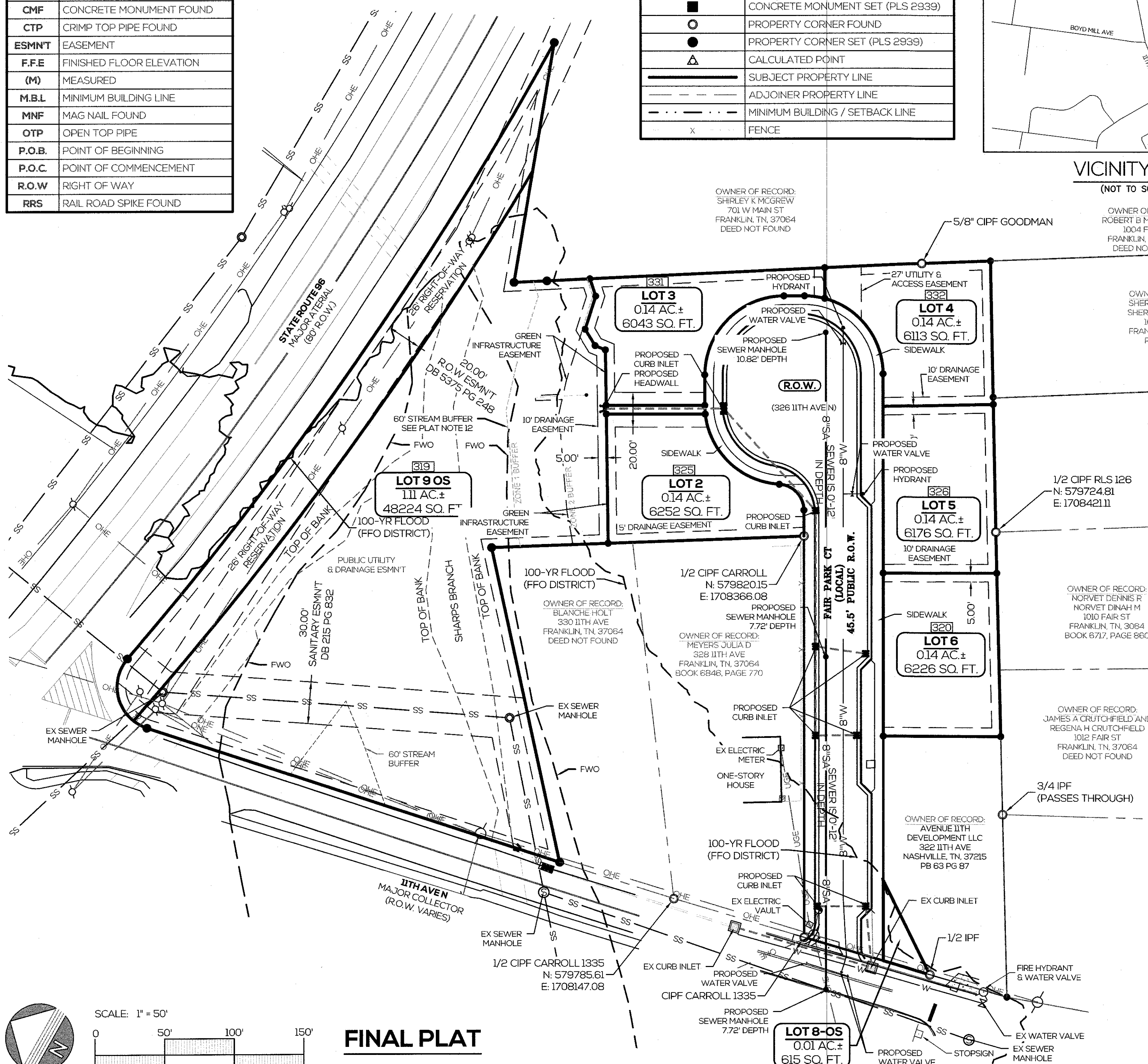
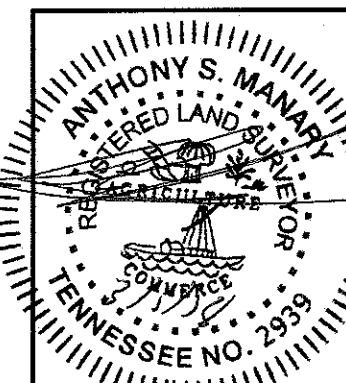
7500 S. Memorial Pkwy, Ste 209 • Huntsville, AL 35892
phone 256.539.1221 • fax 256.539.1220 • www.4siteinc.biz

FAIR PARK COTTAGES REVISION 2

A SUBDIVISION OF LOT 2 OF FAIR PARK COTTAGES
BEING PARCEL 2.00 TAX MAP 78B GROUP M
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

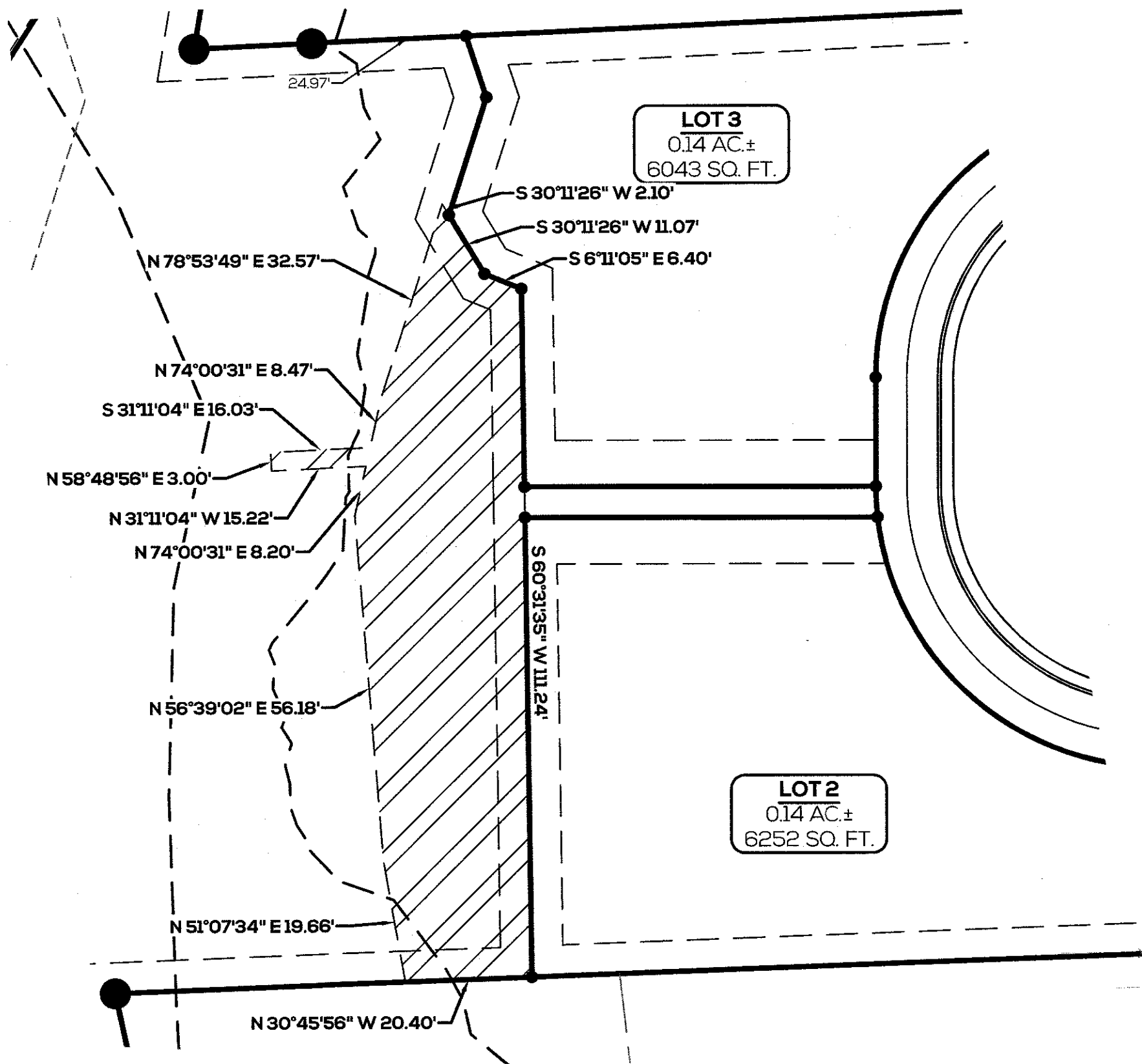
REVISIONS:	
DRAWN BY:	
A EAST	
FIELD DATE:	
1-10-18	
OFFICE DATE:	
3-01-18	
CHECKED BY:	
A. MANARY	

JOB # 14-155	SCALE: AS NOTED	SHT. NO.
		2 OF 4



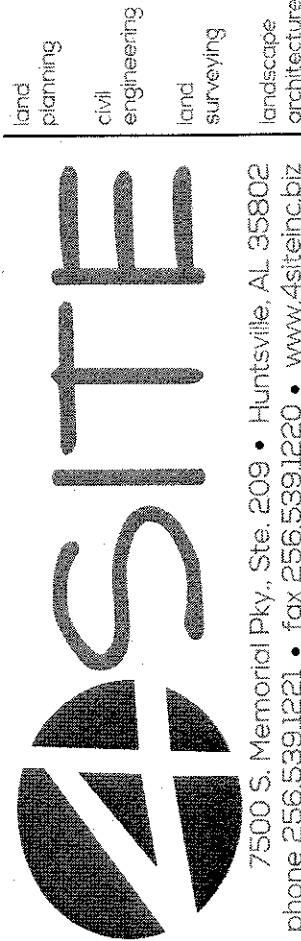
FINAL PLAT

(GIE) GREEN INFRASTRUCTURE
EASEMENT DETAIL



PLAT NOTES:

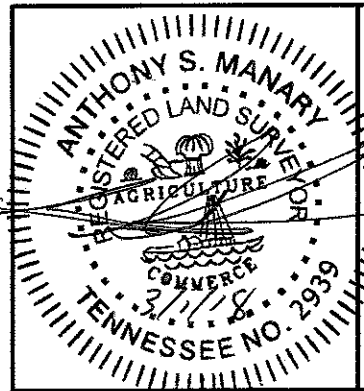
1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 2 OF THE FAIR PARK SUBDIVISION (PB 63 PG 87) INTO SEVEN LOTS AND DEDICATE ROW.
2. TOTAL AREA BEING SUBDIVIDED 2.58 ACRES.
3. THE SMALLEST LOT IS 0.01 ACRES (615 SQ. FT.).
4. A PORTION OF THE SITE IS LOCATED IN THE FLOODWAY FRINGE OVERLAY AREA (FWO).
5. THE SITE IS LOCATED IN THE CENTRAL FRANKLIN CHARACTER AREA (CFCO-3) AND TRADITIONAL STANDARDS APPLY TO THE SITE.
6. EXISTING ZONING: HIGH RESIDENTIAL DISTRICT (R-3) SETBACKS: FRONT YARD AND SIDE STREET: 10-30 FEET, SIDE YARD: 5 FEET, REAR YARD: 5 FEET
7. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.
8. SERVICES SHALL BE DISCONNECTED AT MAINS.
9. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
10. THERE IS A TOTAL OF 0.51± ACRES (22030± SQ. FT.) FOR THE TOTAL 365 LINEAR FEET OF NEW STREET FOR THIS PLAT.
11. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDED SERVICE TO, THE DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE, AND WATER LINES) SHALL BE PLACED UNDERGROUND.
12. 60' STREAM BUFFER EASEMENT: THERE SHALL BE NO MOWING, CLEARING GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE CITY ENGINEER, OR HIS DESIGNEE.
13. ALL NEW DWELLING UNITS ARE TO BE PROVIDED WITH A RESIDENTIAL FIRE SPRINKLER SYSTEM.
14. 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.
15. THE SITE IS LOCATED IN THE HISTORIC PRESERVATION OVERLAY (HPO) SEE THE HPO FOR ALL RESTRICTIONS.



FAIR PARK COTTAGES REVISION 2
A SUBDIVISION OF LOT 2 OF FAIR PARK COTTAGES
BEING PARCEL 2.00 TAX MAP 78B GROUP M
9TH CIVIL DISTRICT, WILLIAMSON COUNTY
FRANKLIN, TENNESSEE

REVISIONS:

DRAWN BY:
A EAST
FIELD DATE:
1-10-18
OFFICE DATE:
3-01-18
CHECKED BY:
A MANARY



JOB #: 14-155

SCALE: AS NOTED

SHT. NO.

4 OF 4