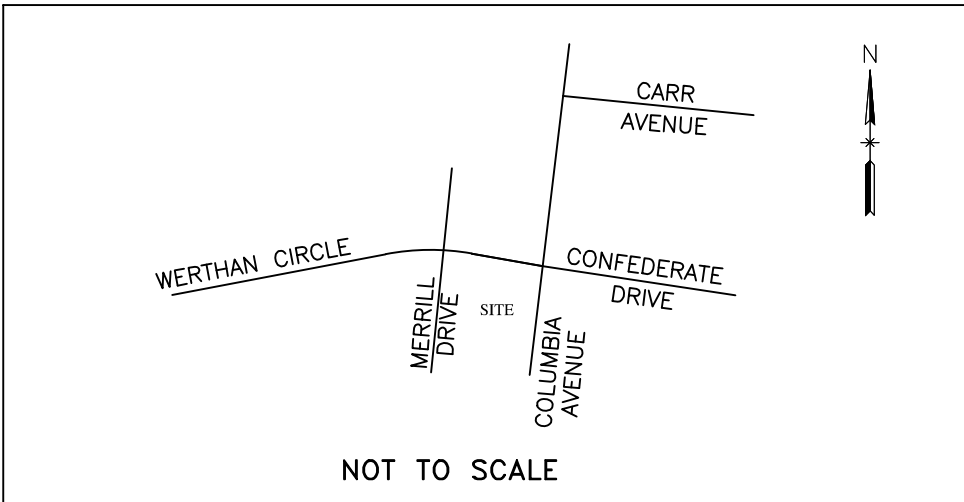


G:\2015212\Survey\PLAT\2015212.52 PLAT.dwg, 4/15/2018 8:23:52 AM, dregan, ARCH full bleed C (24.00 x 18.00 inches), 1:40



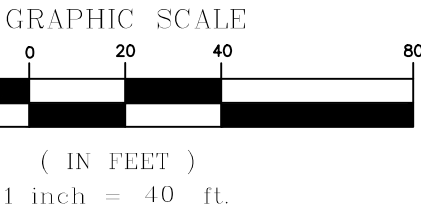
VICINITY MAP

LEGEND

IRON PIN OLD 1/2" OR 5/8" REBAR	● IP(O)	EDGE OF PAVEMENT	_____
5/8" IRON PIN NEW	● IP(N)	PROPERTY/R.O.W. LINE	_____
GAS VALVE	⊕	EDGE OF CONC.	_____
WATER VALVE	⊗	WATER LINE	— 6 — W — 6 — W —
FIRE HYDRANT	⦿	SEWER LINE	— S — 8 — S — 8 —
WATER METER	⊞	CURB AND GUTTER	=====
MANHOLE	⊙	EASEMENT LINE	-----
UTILITY POLE	⊞	PUBLIC UTILITY & DRAINAGE EASEMENT	----- PUDE -----
LIGHT POLE	⊞	MINIMUM BUILDING SETBACK LINE	----- MBSL -----
GAS METER	⊞	GASE LINE	— G ——— G ———
SIGN POST	⊞		
SITE ADDRESS	1710		

LOT AREA TABLE			
LOT NO.	SQ. FT.	ACRES	
14	64,427	1.48	
23	34,252	0.79	
TOTAL	98,679	2.27	

ADZONE 5301, FIPZONE 4100
S.P.C.S. NAD 83 P.B. P54, PG. 7



NOTES:

- THE PURPOSE OF THIS PLAT IS TO RENAME AN EASEMENT FROM "20' ARTERIAL BUFFER" TO "ALL ACCESS PUBLIC EASEMENT(AAPE)" ON LOT 14 AND ADD A 10'X50' ACCESS EASEMENT TO GIVE ACCESS TO LOT 23 AS SHOWN HEREON.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES; THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- THE PROPERTY IS LOCATED IN ZONE "X" AREAS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN BASED ON F.E.M.A. "FLOOD RATE INSURANCE MAP", NO. 47187C0195F, DATED: SEPTEMBER 29, 2006.
- DEED REFERENCES FOR THE PROPERTIES SURVEYED ARE SHOWN IN THE SITE INFORMATION TABLE SHOWN BELOW AS OF RECORD IN THE REGISTER'S OFF FOR WILLIAMSON COUNTY, TENNESSEE.
- ALL EASEMENTS & UTILITIES SHOWN WERE TAKEN FROM CURRENT PLAT OF RECORD BEING "FINAL PLAT SECTION 1 LONGVIEW" P.B. P50, PG. 127.
- THE RECORDING OF THIS PLAT WILL VOID, VACATE AND SUPERCEDE THE RECORDING OF LOTS 14 AND 23 AS SHOWN RECORDED IN "FINAL PLAT SECTION 1 LONGVIEW" AS OF RECORD IN PLAT BOOK P50, PAGE 127, R.O.W.C., TN.
- THIS PROPERTY IS ZONED LIGHT INDUSTRIAL/SUBURBAN. CHARACTER AREA:(SOCO-1), WITH COLUMBIA AVENUE OVERLAY AND DEVELOPMENT STANDARD: CONVENTIONAL.
- LOT 14 WILL HAVE NO DIRECT VEHICULAR ACCESS ONTO COLUMBIA AVENUE.
- BUILDING ON LOT 14 SHALL HAVE FRONT ELEVATIONS ON BOTH PUBLIC STREET AND PRIVATE DRIVES WHEN FORMAL SITES PLANS ARE SUBMITTED.
- LOT 23 IS A REQUIRED OPEN SPACE LOT CREATED TO COMPLY WITH THE SAVING THE FARMSTEAD ACT AND IS, THEREFORE, A NON-BUILDABLE LOT.
- ACCESS FROM LOTS TO PUBLIC STREETS AND PRIVATE DRIVES SHALL ONLY BE ALLOWED AT THE LOT ACCESS RAMP LOCATIONS SHOWN HEREON.
- BIO RETENTION AREAS WITH CURB CUTS AND UNDER DRAINS ARE TO BE CONSTRUCTED WITHIN THE 8' WIDE STRIP OF LAND BETWEEN THE BACK OF CURB AND THE FRONT OF THE SIDEWALK. THESE STORMWATER FACILITIES ARE FOR THE COLLECTION AND WATER QUALITY TREATMENT OF THE STREET RUN-OFF AND INCLUDE UNDER DRAIN SYSTEMS WHICH HAVE BEEN SIZED TO INCLUDE THE POST-DEVELOPMENT RUN-OFF FROM THE LOTS THAT NATURALLY SLOPE TOWARD THESE FACILITIES. LOT NUMBERS 9, 10 AND 11 WILL BE PROVIDED WITH ONE (1) STUB-OUT FROM THIS SYSTEM, AND WILL BE REQUIRED TO LIMIT THE POST-DEVELOPMENT 10-YEAR THRU 100-YEAR STORM EVENTS INFLOW TO THE UNDER DRAIN SYSTEM, TO NO MORE THAN THE PRE-DEVELOPMENT 10-YEAR STORM EVENT RUN-OFF FROM THE ENTIRE LOT. LOT NUMBERS 12 AND 14 WILL BE PROVIDED WITH TWO (2) STUB-OUTS FROM THE SYSTEM, AND WILL BE REQUIRED TO LIMIT THE POST-DEVELOPMENT 10-YEAR THRU 100-YEAR STORM EVENTS INFLOW TO THE UNDER DRAIN SYSTEM, TO NO MORE THAN THE PRE-DEVELOPMENT 10-YEAR STORM EVENT RUN-OFF FROM THE PORTION OF THE LOT THAT NATURALLY SLOPES TOWARD THE STUB-OUT LOCATION. NO RUN-OFF WILL BE ALLOWED TO ENTER THE STORMWATER FACILITIES FROM ANY LOT BY ANY OTHER MEANS EXCEPT THE STUB-OUT LOCATIONS, INCLUDING SHEET FLOW OVER THE SURFACE, EXCLUDING THE PORTION OF THE LOT FROM THE BACK OF CURB TO THE BACK OF SIDEWALK. BIORETENTION AREAS AND UNDERDRAINS SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
- 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.
- PROPERTY OWNER(S) SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES.
- 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 NE 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 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.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S). ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8530

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SURVEY DIVISION

mwilliams@hfrdesign.com



Owner/Subdivider:
CVHC6 LLC MICHAEL SHAHSAVARI, V.P/SECRETARY
1728 GENERAL GEORGE PATTON DR.
BRENTWOOD, TN 37027

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	12-13-10	735.50'	78.73'	156.86'	156.56'	S83-10-00E
C2	05-26-25	152.50'	7.25'	14.48'	14.47'	S79-46-38E
C3	90-03-19	25.00'	25.02'	39.29'	35.37'	S37-28-23E

SITE INFORMATION:

LOT 14
FINAL PLAT - SECTION I - LONGVIEW
PLAT BOOK P50, PAGE 127
MAP 90, PARCEL 6.08
CVHC6 L.L.C.
BOOK 6683, PG. 557

LOT 23
FINAL PLAT - SECTION I - LONGVIEW
PLAT BOOK P50, PAGE 127
MAP 90, PARCEL 6.11
CVHC6 L.L.C.
BOOK 6683, PG. 557

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, Tennessee Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 6) and adopt the plan of subdivision of the 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., Tennessee.

By: CVHC6 LLC, MICHAEL SHAHSAVARI, V.P/SECRETARY Date:

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in Resubdivision of lots 14 & 23, Final Plat Section One Longview, Revision 1 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 Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated and as shown hereon have been installed in accordance with City specifications, or
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 Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

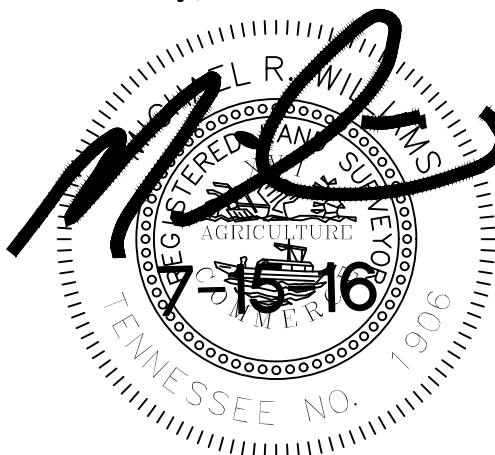
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission Date

CERTIFICATE OF 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 plot correctly represents a survey made under my supervision on the _____ day of _____, 20____

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



COF PROJECT # 6652

RESUBDIVISION OF LOTS 14 AND 23
FINAL PLAT - SECTION I - LONGVIEW
REVISION 1

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 2.27 TOTAL LOTS: 2

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

DATE: 7-15-16 HFR PROJECT NO. 2015212-52