

Notes

- The purpose of this plat is to create 48 single family residential lots and three open space lots.
- A portion of this property is located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0355F, dated September 29, 2006.
- The lots shall be served by water from HB&TS Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 117.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
- 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 television, electrical (excluding transformers), 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 direction of MTEMC.
- All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
- Any and all mineral rights for the subject property shall transfer to the owner.
- Residential fire sprinkler systems shall be provided until the second connection to the development is provided.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- Unless otherwise designated on the recorded plat, a 10' wide public drainage easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Maintenance of all storm water management features shall be the responsibility of the property owner(s) or HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within the 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 activities within easements.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
- All lots adjacent to open space must not contain opaque fences.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement 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 with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. 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 H.O.A. 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) or the HOA.

Site Data

PROJECT NAME: STREAM VALLEY PUD SUBDIVISION, SECTION 17
PROJECT NUMBER: 6918
SUBDIVISION: STREAM VALLEY PUD SUBDIVISION
PROPOSED RESIDENTIAL LOTS: 48
PROPOSED OPEN SPACE LOT: 3
ADDRESS: VERBENA DRIVE
CITY: FRANKLIN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 10TH CIVIL DISTRICT

EXISTING ZONING: SD-X
CHARACTER AREA OVERLAY: GCCO-5
OTHER OVERLAYS: N/A
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ACREAGE OF SITE: 14.71 AC

MINIMUM REQUIRED SETBACK LINES & LOT REQUIREMENTS:
GARDEN HOMES (605-621 & 623-634)
FRONT: 15 FEET
SIDE: 5-10 FEET (10' ON STREET; 10' BLDG SEPARATION)
REAR: 15 FEET

TOWN HOMES (585-604)
FRONT: 10 FEET
SIDE: 5-10 FEET (10' ON STREET; 10' BLDG SEPARATION)
REAR: 5 OR 20 FEET

OWNER / APPLICANT: STREAM VALLEY PARTNERS, LLC
ADDRESS: P.O. BOX 314
FRANKLIN, TN 37065
PHONE NUMBER: (615) 305-1033
E-MAIL ADDRESS: TYLER.RING@TENNCONTRACTORS.COM
CONTACT NAME: TYLER RING

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the 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 owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

MTEMC Certificate of Approval for Recording

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

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 Streets, Drainage, and Sidewalks

I hereby certify that:

- (1) the streets, drainage, and sidewalks designated in Stream Valley PUD Subdivision - Section 17 has 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

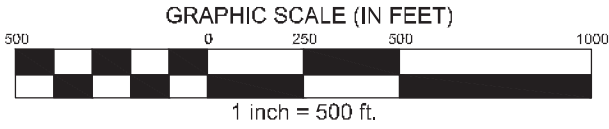
Date

STREAM VALLEY PUD SUBDIVISION, SECTION 17

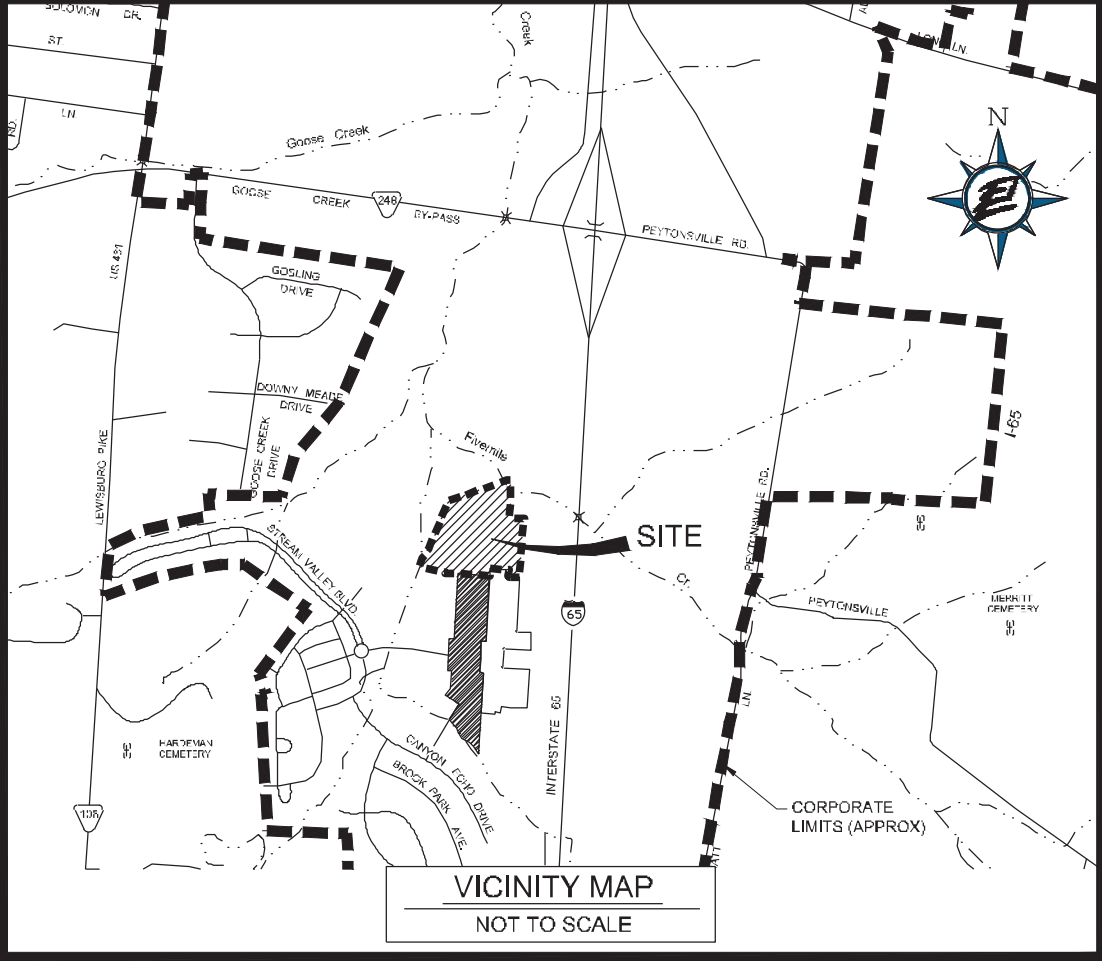
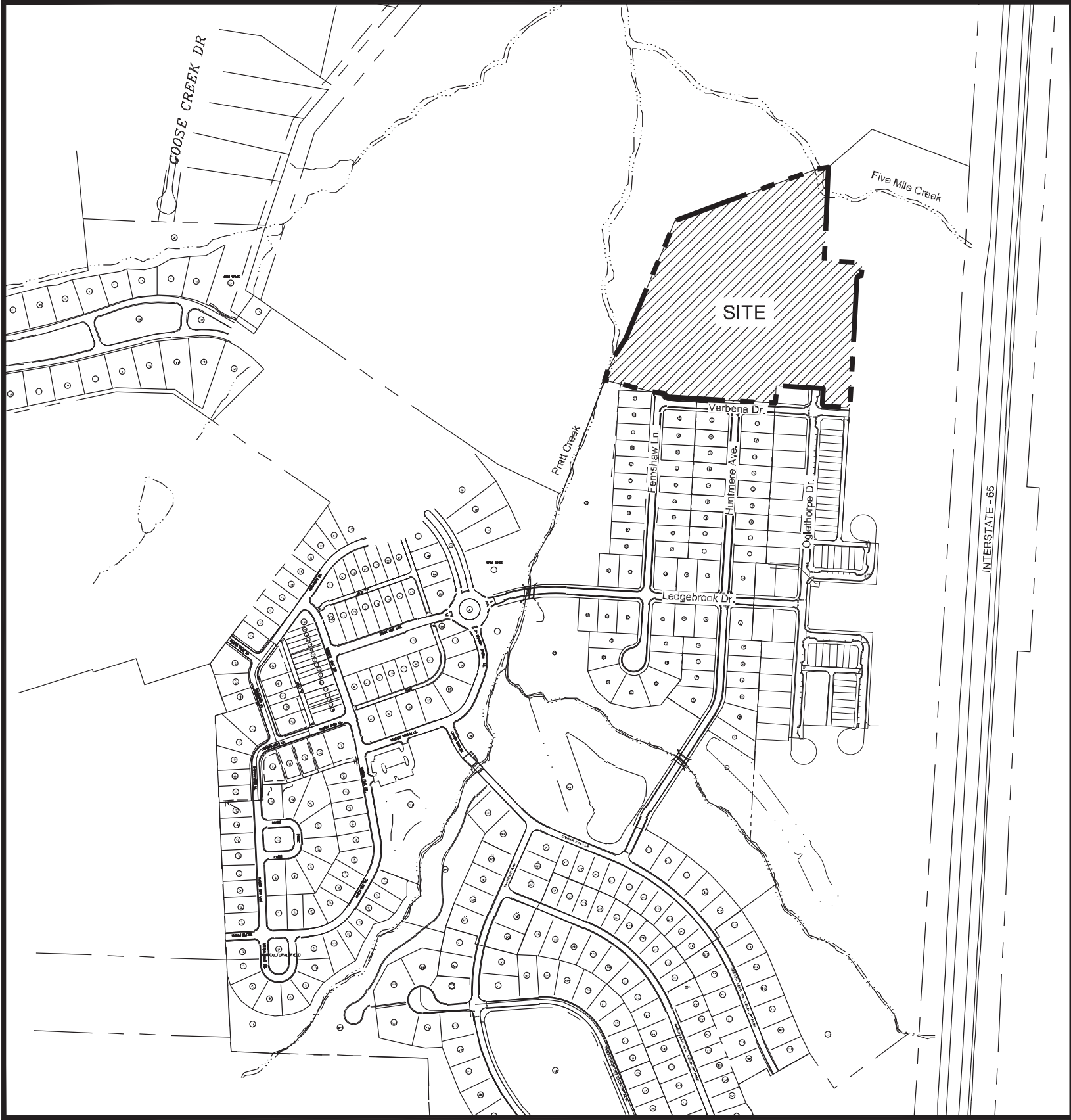
Total area: 640,926 S.F. or 14.71 Acres

Road Data:

Acres in new ROW 2.37 Acres
Linear footage of new roads 1,831 Feet
Linear footage of new alleys 560 Feet



TN STATE PLANE CORD.,
ZONE5301, FIPZONE 4100;
NAD83 DATUM



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5559, Page 782, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, 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 or lots 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.

Owner

Date

Owner Information
Stream Valley Franklin Partners, LLC
P.O. Box 314
Franklin, TN 37065
Phone: (615) 5305-1033
Email: tyler.ring@lennconstructors.com

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

Certificate Of Approval of Sewer Systems

I hereby certify that:

- (1) The sewer system designated in Stream Valley PUD Subdivision, Section 17 has been installed in accordance with City specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ 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

Certificate Of Approval of Water

I hereby certify that:

- (1) The water system designated in Stream Valley PUD Subdivision, Section 17 has been installed in accordance with HB&TS Utility District specifications, or
- (2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with HB&TS Utility District to assure completion of such improvements.

HB&TS Utility District

Date

STREAM VALLEY PUD SUBDIVISION
SECTION 17 FINAL PLAT

SHEET 1 OF 2
10th CIVIL DISTRICT
TAX MAP 117, PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6918
DATE: FEBRUARY 11, 2019
REVISED: FEBRUARY 27,2019



ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Littlejohn Engineering Associates dated August 12, 2005.

2/27/19
Date

Surveyor Information
Bernie O. Wheeler
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300

Surveyor



CLOSURE ERROR 1:10,000

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
586	3,207	0.07	6	3	2
587	2,160	0.05	6	3	2
588	2,160	0.05	6	3	2
589	2,655	0.06	6	3	2
590	2,655	0.06	6	3	2
591	2,160	0.05	6	3	2
592	2,160	0.05	6	3	2
593	2,655	0.06	6	3	2
594	2,655	0.06	6	3	2
595	2,160	0.05	6	3	2
596	2,160	0.05	6	3	2
597	2,655	0.06	6	3	2
598	2,655	0.06	6	3	2
599	1,980	0.05	6	3	2
600	2,340	0.05	6	3	2
601	2,655	0.06	6	3	2
602	2,655	0.06	6	3	2
603	2,160	0.05	6	3	2
604	3,207	0.07	6	3	2
605	9,061	0.21	6	3	2

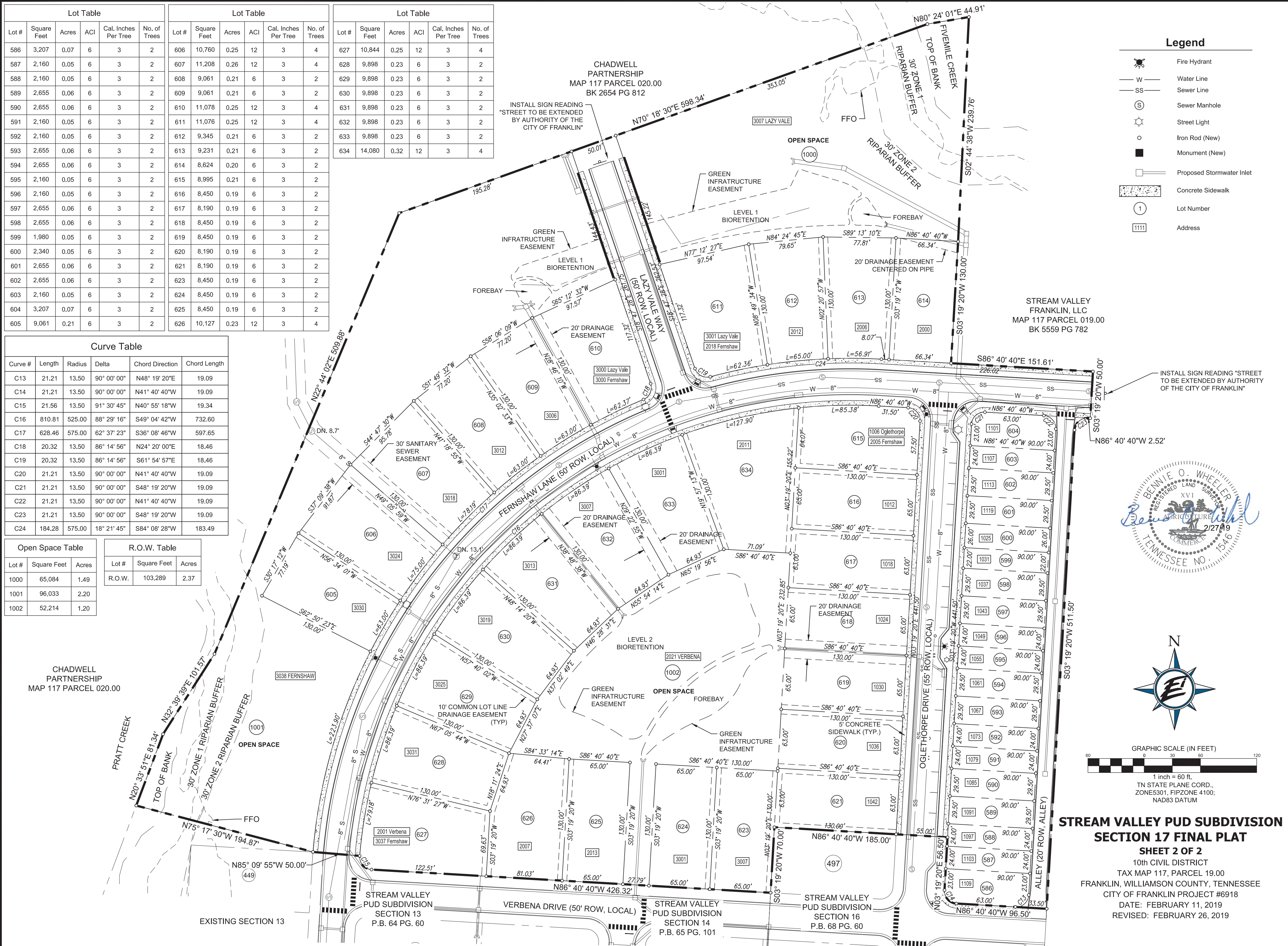
Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
606	10,760	0.25	12	3	4
607	11,208	0.26	12	3	4
608	9,061	0.21	6	3	2
609	9,061	0.21	6	3	2
610	11,078	0.25	12	3	4
611	11,076	0.25	12	3	4
612	9,345	0.21	6	3	2
613	9,231	0.21	6	3	2
614	8,624	0.20	6	3	2
615	8,995	0.21	6	3	2
616	8,450	0.19	6	3	2
617	8,190	0.19	6	3	2
618	8,450	0.19	6	3	2
619	8,450	0.19	6	3	2
620	8,190	0.19	6	3	2
621	8,190	0.19	6	3	2
623	8,450	0.19	6	3	2
624	8,450	0.19	6	3	2
625	8,450	0.19	6	3	2
626	10,127	0.23	12	3	4

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
627	10,844	0.25	12	3	4
628	9,898	0.23	6	3	2
629	9,898	0.23	6	3	2
630	9,898	0.23	6	3	2
631	9,898	0.23	6	3	2
632	9,898	0.23	6	3	2
633	9,898	0.23	6	3	2
634	14,080	0.32	12	3	4

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C13	21.21	13.50	90° 00' 00"	N48° 19' 20"E	19.09
C14	21.21	13.50	90° 00' 00"	N41° 40' 40"W	19.09
C15	21.56	13.50	91° 30' 45"	N40° 55' 18"W	19.34
C16	810.81	525.00	88° 29' 16"	S49° 04' 42"W	732.60
C17	628.46	575.00	62° 37' 23"	S36° 08' 46"W	597.65
C18	20.32	13.50	86° 14' 56"	N24° 20' 00"E	18.46
C19	20.32	13.50	86° 14' 56"	S61° 54' 57"E	18.46
C20	21.21	13.50	90° 00' 00"	N41° 40' 40"W	19.09
C21	21.21	13.50	90° 00' 00"	S48° 19' 20"W	19.09
C22	21.21	13.50	90° 00' 00"	N41° 40' 40"W	19.09
C23	21.21	13.50	90° 00' 00"	S48° 19' 20"W	19.09
C24	184.28	575.00	18° 21' 45"	S84° 08' 28"W	183.49

Open Space Table		
Lot #	Square Feet	Acres
1000	65,084	1.49
1001	96,033	2.20
1002	52,214	1.20

R.O.W. Table		
Lot #	Square Feet	Acres
R.O.W.	103,289	2.37



STREAM VALLEY PUD SUBDIVISION SECTION 17 FINAL PLAT

SHEET 2 OF 2

10th CIVIL DISTRICT

TAX MAP 117, PARCEL 19.00
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6918

DATE: FEBRUARY 11, 2019
REVISED: FEBRUARY 26, 2019