

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO RE-SUBDIVIDE LOTS 23 AND 24, SHADOW GREEN PUD SUBDIVISION, SECTION ONE (OF RECORD IN PLAT BOOK P70, PAGE 142, R.O.W.C.T.) INTO FIVE LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983, ZONE 4100; NAD 83 DATUM. GPS EQUIPMENT WAS USED DURING THE COURSE OF THE SURVEY ON THE SITE TO DETERMINE THE POSITION OF TWO CONTROL POINTS FOR ESTABLISHING THE BEARING BASE. THE EQUIPMENT USED: LEICA, MODEL GX 1230, DUAL FREQUENCY RECEIVER. THE TYPE OF SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0195F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0195, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
4. THIS PROPERTY IS CURRENTLY ZONED SD-R - (SPECIFIC DEVELOPMENT-RESIDENTIAL DISTRICT). MINIMUM YARD REQUIREMENTS PER CITY OF FRANKLIN ZONING ORDINANCE, DATED SEPTEMBER 29, 2014, ARE AS FOLLOWS:
- FRONT: 10'
SIDE - 0'-6'
REAR - 0'-20'
5. WITHIN NEW DEVELOPMENTS 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.
6. 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.
7. 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.
8. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMCO.
9. MAINTENANCE OF ALL STORM WATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
10. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES CONDO LOT 23 AND CONDO LOT 24 OF PLAN ENTITLED "SHADOW GREEN, PUD SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK P70, PAGE 142, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
11. ALL STORMWATER INFRASTRUCTURE WITHIN PRIVATE DRAINAGE EASEMENTS TO BE MAINTAINED BY THE PROPERTY OWNER(S) OR THE HOA.

CONDO LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
23	23,932	0.55
24	23,778	0.55
25	48,744	1.12
26	34,021	0.78
27	43,432	1.00

OPEN SPACE (P.U.A.D.E) AREA TABLE		
LOT	SQ. FT.±	ACRES±
105	76,111	1.75

LEGEND

- IRON ROD (NEW)
(1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IR(0) IRON ROD (OLD)
- IP(0) IRON PIPE (OLD)
- P.U.A.D.E PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
- (XX) LOT NUMBER
- O.S. OPEN SPACE
- HOA HOME OWNER'S ASSOCIATION
- R.O.W.C.T. REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN

(GENERAL NOTES - CONTINUED)

12. 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.
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 HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
14. I HEREBY STATE THAT THIS SURVEY WAS DONE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AND THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 IN 12,196 AS SHOWN HEREON.

JOHN T. DARNALL, R.L.S. NO. 1571
JULY 3, 2019
DATE

PROPERTY MAP REFERENCE

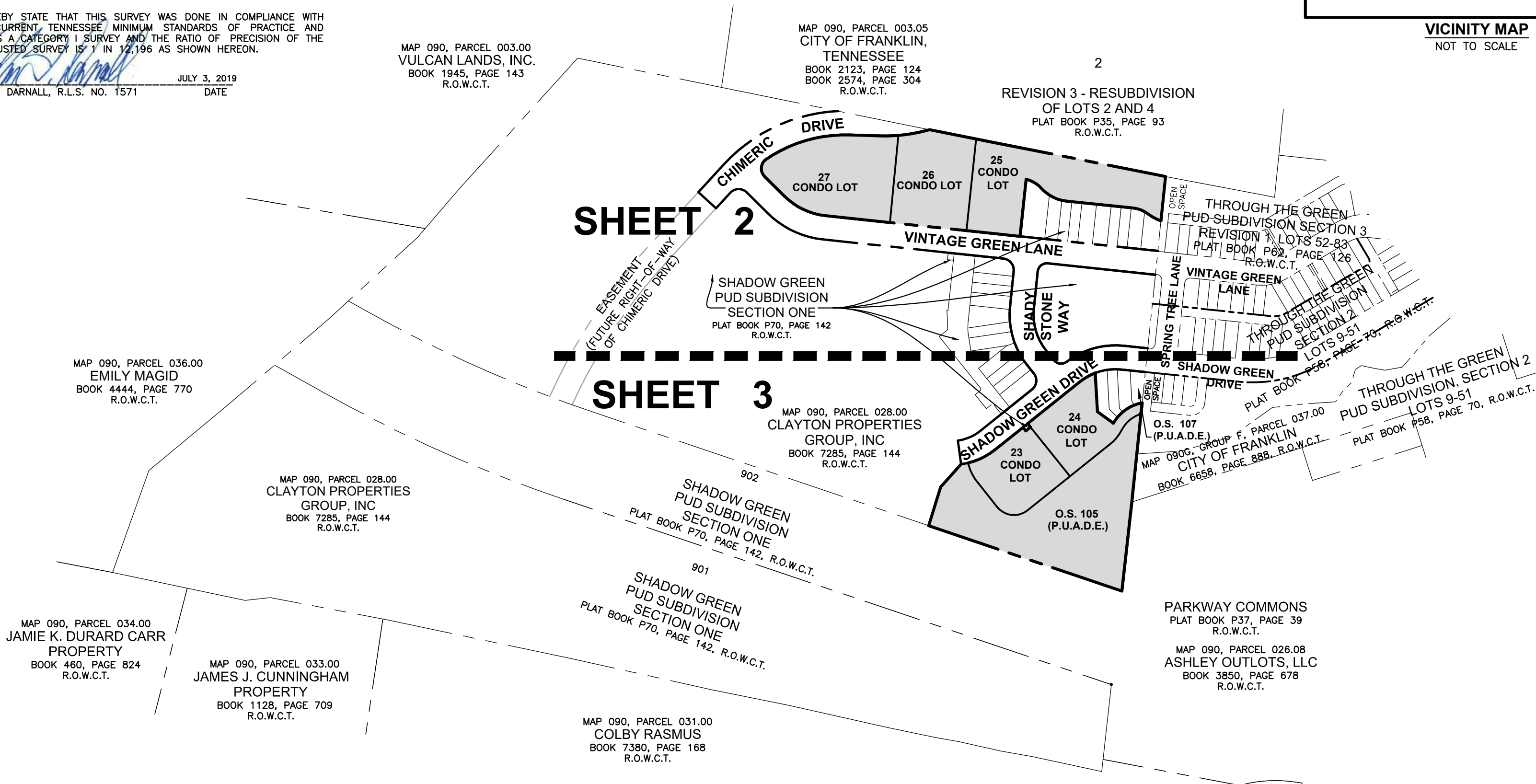
BEING A PART OF PARCEL NUMBER 028.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 090.

DEED REFERENCE

BEING A PART OF THE SAME PROPERTY CONVEYED TO CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 7285, PAGE 144, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PLAT REFERENCE

BEING ALL OF CONDO LOT 23 AND CONDO LOT 24 OF PLAN ENTITLED "SHADOW GREEN, PUD SUBDIVISION, SECTION ONE" OF RECORD IN PLAT BOOK P70, PAGE 142, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

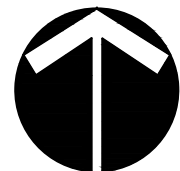


SURVEYOR

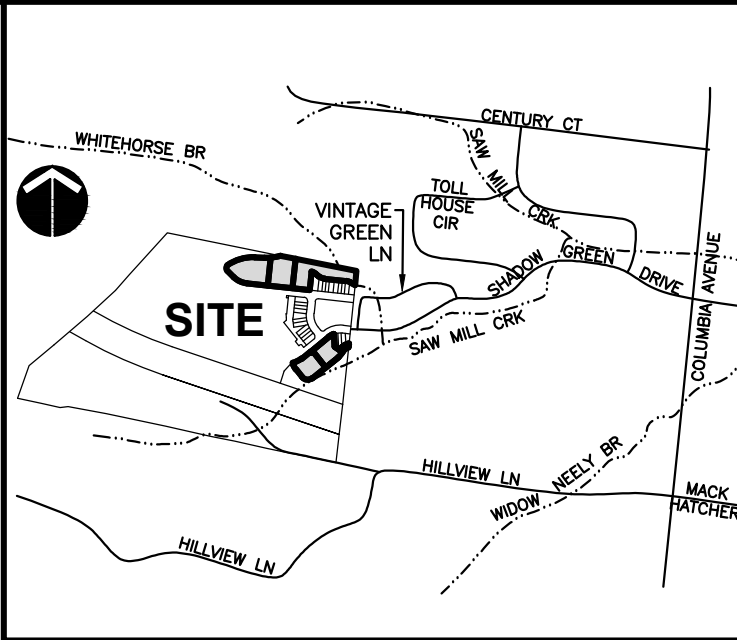
RAGAN-SMITH ASSOCIATES, INC.
TOM DARNALL, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591
tdarnall@ragansmith.com

OWNER/DEVELOPER

GOODALL HOMES
TAYLOR DEKALB
393 MAPLE STREET, SUITE 100
GALLATIN, TENNESSEE 37206
(615) 451-5029
taylor.dekalb@goodallhomes.com



SEE NOTE 2.



VICINITY MAP
NOT TO SCALE

RECORDER'S INFORMATION

SHADOW GREEN
PUD SUBDIVISION - SECTION 1
REVISION 1
C.O.F. # 7023

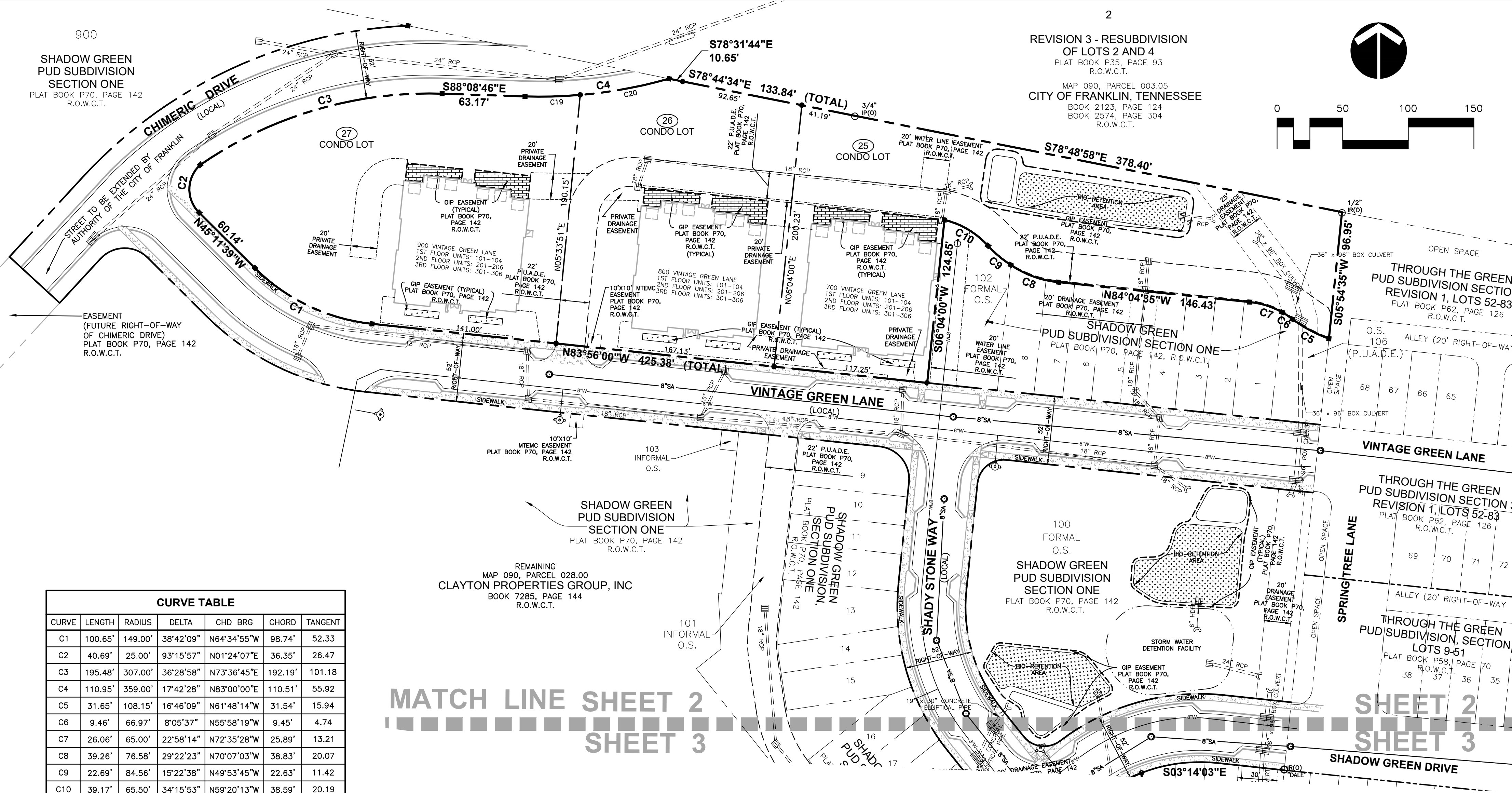
2ND SUBMITTAL DATE: JULY 3, 2019
1ST SUBMITTAL DATE: JUNE 10, 2019
DRAWN BY: S. LEWIS SCALE: 1"=100'

CERTIFICATE OF OWNERSHIP	CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS	CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE	CERTIFICATE OF THE APPROVAL OF SUBDIVISION NAME AND STREET NAMES	CERTIFICATE OF APPROVAL FOR RECORDING	FINAL SUBDIVISION PLAT
<p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 7285, PAGE 144, R.O.W.C.T. 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 UNLESS OTHERWISE APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL LOT(S) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESTRICTIVE COVENANTS AS OF RECORD IN BOOK 7285, PAGE 144, R.O.W.C.T., 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.T.</p> <p>CLAYTON PROPERTIES GROUP, INC d/b/a GOODALL HOMES</p> <p>DATE _____</p> <p>PRINT NAME AND TITLE</p>	<p>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 26TH DAY OF NOVEMBER, 2018.</p> <p>JOHN T. DARNALL RLS #1571 JULY 3, 2019 DATE</p>	<p>I HEREBY CERTIFY THAT:</p> <p>(1) THE WATER AND SEWER SYSTEMS DESIGNATED IN "SHADOW GREEN, SECTION ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR</p> <p>(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.</p> <p>DIRECTOR WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE</p> <p>DATE _____</p>	<p>I HEREBY CERTIFY THAT:</p> <p>(1) THE STREETS AND DRAINAGE IN "SHADOW GREEN, SECTION ONE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR</p> <p>(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.</p> <p>SUPERINTENDENT, STREETS FRANKLIN, TENNESSEE</p> <p>DATE _____</p>	<p>SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.</p> <p>CITY OF FRANKLIN DATE _____</p> <p>WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____</p>	<p>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 _____, 2018, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY.</p> <p>SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____</p>	<p>CITY OF FRANKLIN WILLIAMSON COUNTY, TENNESSEE</p> <p>NET AREA: 5.75± ACRES TOTAL LOTS: 5 ACRES NEW ROAD: 0 CIVIL DISTRICT: 5TH MILES NEW ROAD: 0 CLOSURE ERROR: 1:12,196</p> <p>OWNER: CLAYTON PROPERTIES GROUP, INC SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC. SCALE: 1"=200' 0 100' 200' 400'</p>

900

SHADOW GREEN
PUD SUBDIVISION
SECTION ONE
PLAT BOOK P70, PAGE 142
R.O.W.C.T.

REVISION 3 - RESUBDIVISION
OF LOTS 2 AND 4
PLAT BOOK P35, PAGE 93
R.O.W.C.T.
MAP 090, PARCEL 003.05
CITY OF FRANKLIN, TENNESSEE
BOOK 2123, PAGE 124
BOOK 2574, PAGE 304
R.O.W.C.T.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	100.65'	149.00'	38°42'09"	N64°34'55"W	98.74'	52.33
C2	40.69'	25.00'	93°15'57"	N01°24'07"E	36.35'	26.47
C3	195.48'	307.00'	36°28'58"	N73°36'45"E	192.19'	101.18
C4	110.95'	359.00'	17°42'28"	N83°00'00"E	110.51'	55.92
C5	31.65'	108.15'	16°46'09"	N61°48'14"W	31.54'	15.94
C6	9.46'	66.97'	8°05'37"	N55°58'19"W	9.45'	4.74
C7	26.06'	65.00'	22°58'14"	N72°35'28"W	25.89'	13.21
C8	39.26'	76.58'	29°22'23"	N70°07'03"W	38.83'	20.07
C9	22.69'	84.56'	15°22'38"	N49°53'45"W	22.63'	11.42
C10	39.17'	65.50'	34°15'53"	N59°20'13"W	38.59'	20.19
C19	42.12'	359.00'	6°43'18"	N88°29'35"E	42.09'	21.08
C20	68.84'	359.00'	10°59'10"	N79°38'21"E	68.73'	34.52

MATCH LINE SHEET 2
SHEET 3

SHEET 2
SHEET 3

LEGEND

■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊙	FIRE HYDRANT
●	IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—W—	WATER LINE
○	IRON ROD (OLD)	⊞	WATER METER
○	IRON PIPE (OLD)	⊞	CATCH BASIN/CURB INLET
⊙	SANITARY SEWER MANHOLE	⊞	REINFORCED CONCRETE PIPE
—SA—	SANITARY SEWER LINE	HDPE	HIGH DENSITY POLYETHYLENE PIPE
O.S.	OPEN SPACE	⊞	STORM MANHOLE
GIP	GREEN INFRASTRUCTURE PRACTICE	XX	LOT NUMBER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	P.U.A.D.E.	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT



RECORDER'S INFORMATION

Blank area for Recorder's Information.

SHADOW GREEN
PUD SUBDIVISION - SECTION 1
REVISION 1
C.O.F. # 7023

2ND SUBMITTAL DATE: JULY 3, 2019
1ST SUBMITTAL DATE: JUNE 10, 2019
DRAWN BY: S. LEWIS SCALE: 1"=50'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN

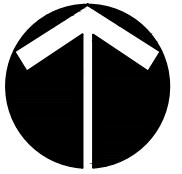
WILLIAMSON COUNTY, TENNESSEE

NET AREA: 5.75± ACRES TOTAL LOTS: 5
ACRES NEW ROAD: 0 CIVIL DISTRICT: 5TH
MILES NEW ROAD: 0 CLOSURE ERROR: 1:12,196

OWNER: CLAYTON PROPERTIES GROUP, INC
SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1"=50'
0 25' 50' 100'

0 50 100 150



MATCH LINE SHEET 2
SHEET 3

SHEET 2
SHEET 3

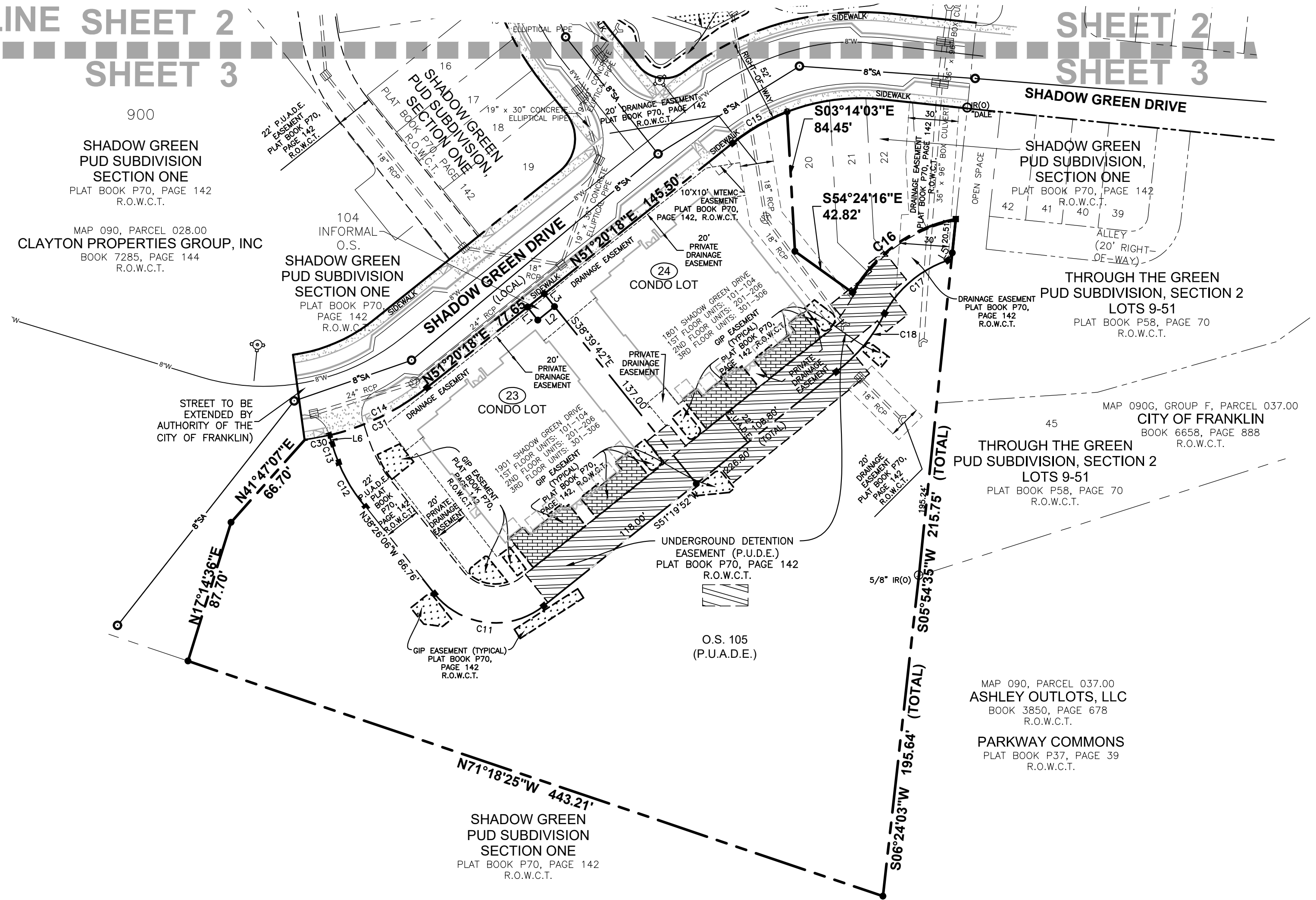
900

SHADOW GREEN
PUD SUBDIVISION
SECTION ONE
PLAT BOOK P70, PAGE 142
R.O.W.C.T.

MAP 090, PARCEL 028.00
CLAYTON PROPERTIES GROUP, INC
BOOK 7285, PAGE 144
R.O.W.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°39'42"E	10.00'
L2	N51°20'18"E	13.00'
L3	N38°39'42"W	10.00'
L5	S31°11'27"W	5.35'
L6	N17°51'01"W	5.58'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C11	73.83'	47.00'	90°00'00"	N83°40'08"W	66.47'	47.00
C12	31.79'	97.69'	18°38'40"	N31°19'02"W	31.65'	16.04
C13	11.66'	111.00'	6°01'05"	N19°37'06"W	11.65'	5.83
C14	81.50'	151.07'	30°54'39"	N66°47'37"E	80.52'	41.77
C15	38.21'	124.00'	17°39'21"	N60°09'58"E	38.06'	19.26
C16	79.01'	91.00'	49°44'37"	N54°30'08"E	76.55'	42.19
C17	50.93'	68.00'	42°54'39"	S49°57'59"W	49.75'	26.72
C18	45.75'	98.47'	26°36'59"	S39°33'32"W	45.34'	23.29
C30	15.12'	151.00'	5°44'14"	N79°23'15"E	15.11'	7.57
C31	66.38'	151.07'	25°10'34"	S63°55'35"W	65.85'	33.73



MAP 090G, GROUP F, PARCEL 037.00
CITY OF FRANKLIN
BOOK 6658, PAGE 888
R.O.W.C.T.

THROUGH THE GREEN
PUD SUBDIVISION, SECTION 2
LOTS 9-51
PLAT BOOK P58, PAGE 70
R.O.W.C.T.

MAP 090, PARCEL 037.00
ASHLEY OUTLOTS, LLC
BOOK 3850, PAGE 678
R.O.W.C.T.

PARKWAY COMMONS
PLAT BOOK P37, PAGE 39
R.O.W.C.T.

SHADOW GREEN PUD SUBDIVISION - SECTION 1 REVISION 1

C.O.F. # 7023

2ND SUBMITTAL DATE: JULY 3, 2019

1ST SUBMITTAL DATE: JUNE 10, 2019

DRAWN BY: S. LEWIS SCALE: 1"=50'

FINAL SUBDIVISION PLAT

CITY OF FRANKLIN

WILLIAMSON COUNTY, TENNESSEE

NET AREA:	5.75± ACRES	TOTAL LOTS:	5
ACRES NEW ROAD:	0	CIVIL DISTRICT:	5TH
MILES NEW ROAD:	0	CLOSURE ERROR:	1:12,196

OWNER: CLAYTON PROPERTIES GROUP, INC

SURVEYOR: RAGAN - SMITH - ASSOCIATES, INC.

SCALE: 1"=50'

SHEET 3 OF 3

LEGEND

■	CONCRETE MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 1/2" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	⊙	FIRE HYDRANT
●	IRON ROD (NEW) (1/2" x 18" W/CAP STAMPED "RAGAN-SMITH & ASSOCIATES")	—W—	WATER LINE
○/R(O)	IRON ROD (OLD)	⌘	WATER METER
⊙	SANITARY SEWER MANHOLE	■	CATCH BASIN/CURB INLET
—SA—	SANITARY SEWER LINE	RCP	REINFORCED CONCRETE PIPE
O.S.	OPEN SPACE	⊙	STORM MANHOLE
GIP	GREEN INFRASTRUCTURE PRACTICE	(XX)	LOT NUMBER
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	P.U.A.D.E	PUBLIC UTILITY, ACCESS AND DRAINAGE EASEMENT
		P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT



RECORDER'S INFORMATION