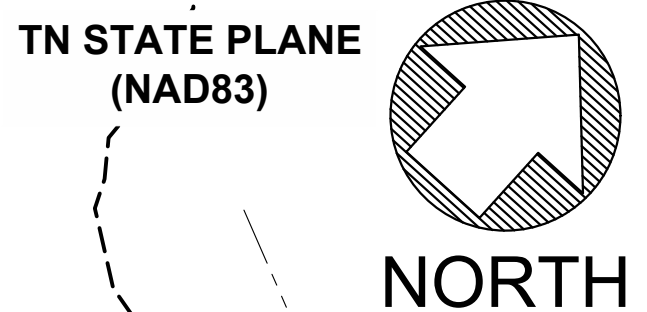
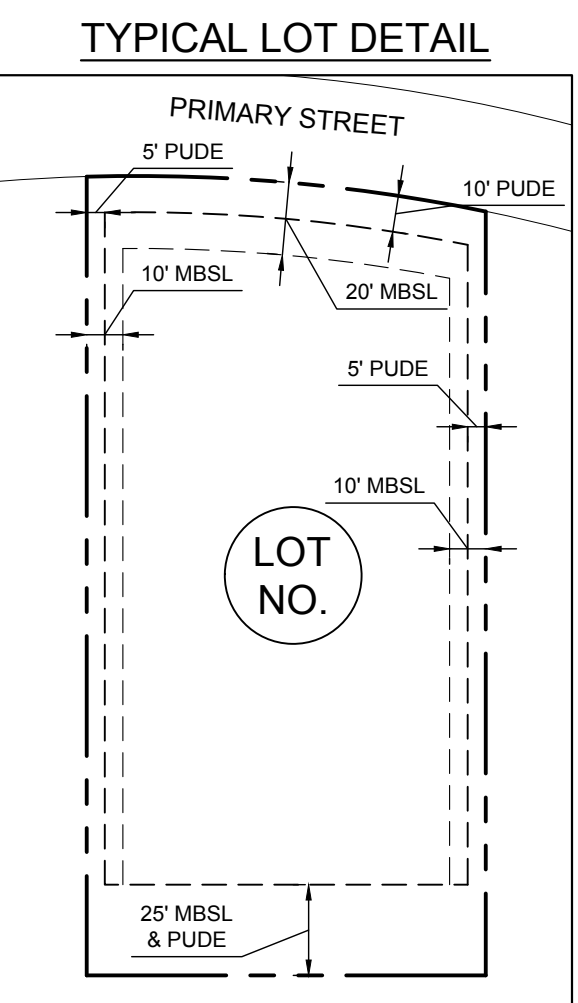
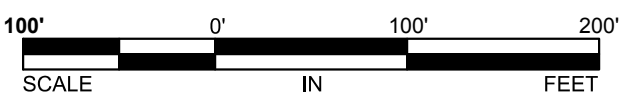
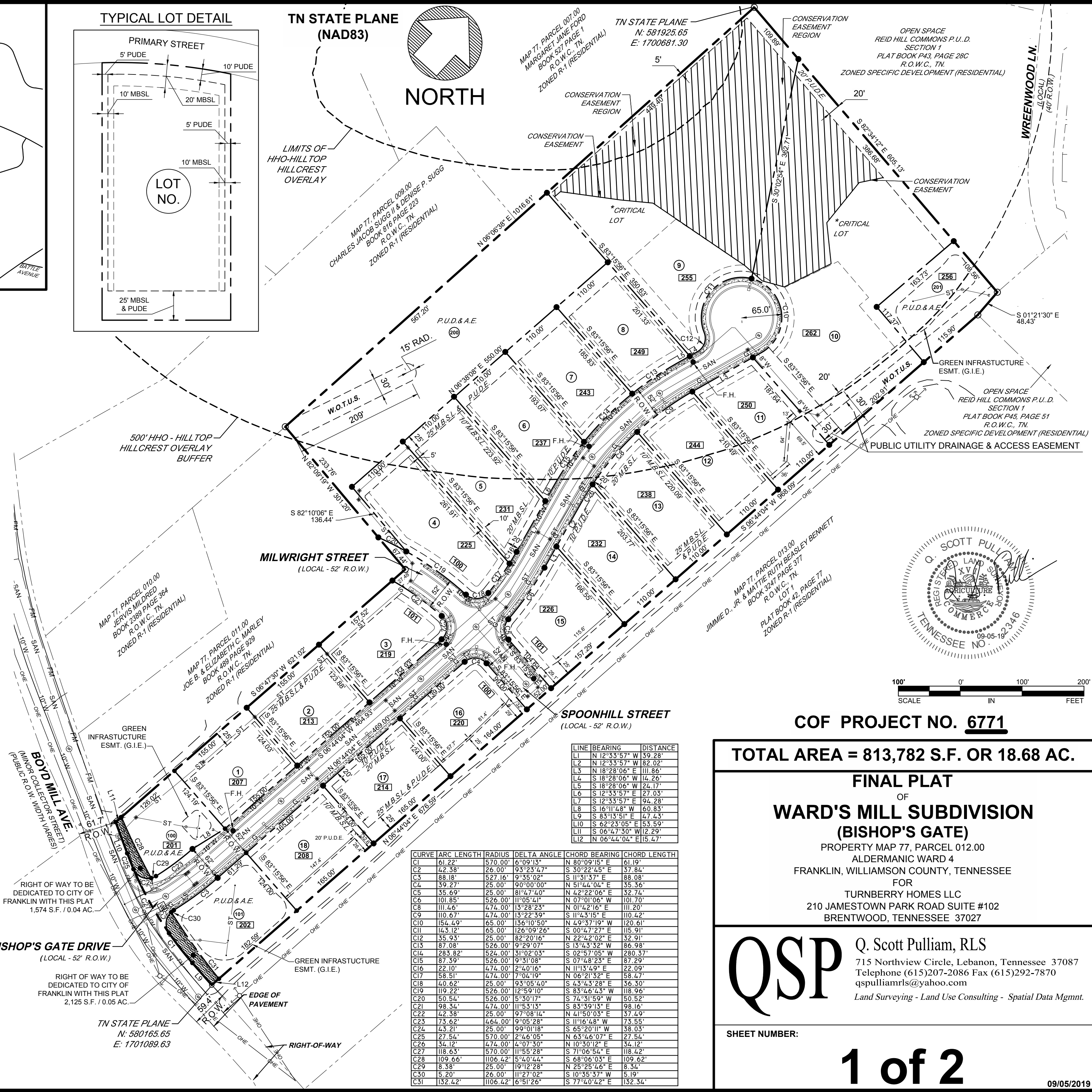


VICINITY MAP
N.T.S.



- NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE 18 RESIDENTIAL LOTS AND 4 OPEN SPACE LOTS.
 - DEED REFERENCE: BEING THE PROPERTY CONVEYED TO TURNBERRY HOMES LLC, AS OF RECORD IN DEED BOOK 7568, PAGE 761, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
 - PROPERTY SHOWN AS PARCEL (012.00) ON WILLIAMSON COUNTY PROPERTY MAP 77.
 - NORTH ARROW BASED ON TENNESSEE STATE PLAN COORDINATE SYSTEM, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
 - UTILITIES SHOWN ON THIS SURVEY HAVE BEEN TAKEN FROM VISIBLE APPURTENANCES ONSITE AND MAPS AVAILABLE TO THIS SURVEYOR AT THIS TIME. ALL CARE HAS BEEN TAKEN TO ACCURATELY SHOW THE UTILITIES HEREON. HOWEVER, IN TENNESSEE, IT IS A REQUIREMENT OF THE LAW TO LOCATE THE EXISTING UTILITIES BY CONTACTING TENNESSEE ONE-CALL (811) AT LEAST THREE WORKING DAYS BEFORE BEGINNING ANY EXCAVATING OR DIGGING.
 - THIS PROPERTY LIES TOTALLY OUTSIDE ANY FLOODPLAIN AREA AND WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA FIRM COMMUNITY PANEL NO. 47187C0192G, REVISED 12-22-2016.
 - PROPERTY IS ZONED AS R-1 (RESIDENTIAL).
 - NO ENCROACHMENTS ARE VISIBLE AND/OR APPARENT ON GROUND OR IN DEED.
 - ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEMC.
 - AT ALL STUB STREETS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF FRANKLIN."
 - 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.
 - 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 HOMEOWNERS ASSOCIATION (HOA).
 - ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNER(S) AND SHALL BE PUBLIC UTILITY DRAINAGE AND ACCESS EASEMENTS.
 - 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.
 - * LOTS 9 AND 10 ARE CRITICAL GRADING. THESE LOTS REQUIRE SUBMITTAL OF A CRITICAL LOT SITE PLAN WITH THE BUILDING PERMIT SUBMITTAL.
 - A HOME FIRE SPRINKLER SYSTEM IS REQUIRED TO BE INSTALLED AND MAINTAINED IN ALL HOMES BASED UPON THE MASTER DEVELOPMENT PLAN.
 - MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
 - 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.
 - GPS NOTES: FOR BOUNDARY ASPECTS OF THIS SURVEY, RTK GPS POSITIONAL DATA WAS OBSERVED ON THE DATE OF 06-19-2019 UTILIZING A TOPCON GR-5 DUAL FREQUENCY RECEIVER. THE GRID COORDINATES OF THE FIXED STATIONS SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD 83 (NO TRANS) (EPOCH 2010.00), GEOID 2012A00. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H:0.05', V:0.10'. COMBINED GRID FACTOR: 1.00000000 CENTERED OF FIXED STATION AS SHOWN HEREON.
 - THE LINEAR ERROR OF CLOSURE IS LESS THAN 1:10,000.



COF PROJECT NO. **6771**

TOTAL AREA = 813,782 S.F. OR 18.68 AC.

FINAL PLAT
OF
WARD'S MILL SUBDIVISION
(BISHOP'S GATE)

PROPERTY MAP 77, PARCEL 012.00
ALDERMANIC WARD 4
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
FOR
TURNBERRY HOMES LLC
210 JAMESTOWN PARK ROAD SUITE #102
BRENTWOOD, TENNESSEE 37027



Q. Scott Pulliam, RLS
715 Northview Circle, Lebanon, Tennessee 37087
Telephone (615)207-2086 Fax (615)292-7870
qspulliamrls@yahoo.com
Land Surveying - Land Use Consulting - Spatial Data Mgmt.

SHEET NUMBER:

1 of 2

BISHOPS GATE PLAT 09-05-19.DWG / Tuesday, September 3, 2019 1:28:46 PM

SITE DATA

PROJECT NAME: WARD'S MILL SUBDIVISION (BISHOP'S GATE)
PROJECT NUMBER: COF PROJECT #6771

OWNER: TURNBERRY HOMES LLC
210 JAMESTOWN PARK ROAD SUITE #102
BRENTWOOD, TENNESSEE 37027
PHONE: 615-376-7001
EMAIL: TURNBERRYHOMESLLC@TURNBERRYHOMES.COM

SUBDIVISION: N/A
LOT NUMBER: N/A
ADDRESS: 3206 BOYD MILL AVENUE, FRANKLIN, TN
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 9TH CIVIL DISTRICT
MAP, GROUP, PARCEL NUMBERS: 077 01200
EXISTING ZONING: R-1

CHARACTER AREA OVERLAY: WHCO-2
OTHER APPLICABLE OVERLAYS: HHO-HILLTOP HILLCREST OVERLAY
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
TOTAL ACREAGE: 18.68 AC
TOTAL SQUARE FOOTAGE: 813,782 SF

MINIMUM REQUIRED SETBACKS: ESTABLISHED AS A PART OF THE P.U.D.
FRONT YARD: 20'
REAR YARD: 20'
SIDE YARD: 10' (CRITICAL LOTS 9 AND 10 SOUTH SETBACK = 25')

BUILDING SQUARE FOOTAGE: N/A
B-BUILDING HEIGHT: 2 STORY
LANDSCAPE SURFACE RATIO: 0.52 (see GDC sheet L2.0 for calculation)
MINIMUM LANDSCAPE SURFACE RATIO: 0.50
MINIMUM PARKING REQUIREMENT: 2 SPACES PER SINGLE FAMILY HOME
MAXIMUM PARKING LIMIT: N/A
EXISTING PARKING: N/A
RESIDENTIAL DENSITY: 0.96 DUA
TREE CANOPY: 10.17 AC, 54% OF EXISTING SITE
PARKLAND DEDICATION: FEES SHALL BE PAID AT FINAL PLAT
18 @ 1200 SF/HOME = 21,600 SF
MINIMUM OPEN SPACE REQUIREMENT: 15%
15% * 18.71 SITE AC = 2.81 AC, 122,403 SF
NOTE: 33% OF OPEN SPACE IS FORMAL (0.93 AC / 40,511 SF)
66% OF OPEN SPACE IS INFORMAL (1.87 AC / 81,457 SF)
PROVIDED OPEN SPACE: 3.32 AC
1.03 AC FORMAL
2.29 AC INFORMAL

OVERALL DENSITY: 0.96 UNITS/AC
NET DENSITY (MINUS ROW): 1.07 UNITS/AC
NET DENSITY (MINUS ROW AND STREAM BUFFERS): 1.07 UNITS/AC
NUMBER OF RESIDENTIAL UNITS BY USE TYPE: 18 SINGLE FAMILY HOMES
NONRESIDENTIAL SQUARE FOOTAGE: 3.42 AC

TOTAL ACREAGE BY USE, ENTIRE SITE: 15.29 AC RESIDENTIAL
3.39 AC OPEN SPACE

NEW ROADWAY CALCULATION: 1,675.80 L.F. OR 0.32 MILES
45,119.71 S.F.

LOT AREA TABLE		
LOT NO.	AREA (SQ. FT.)	AREA (AC.)
1	19,237	0.44
2	19,213	0.44
3	21,225	0.49
4	27,902	0.64
5	26,747	0.61
6	22,731	0.52
7	20,627	0.47
8	21,102	0.48
9	113,117	2.60
10	108,701	2.50
11	21,897	0.50
12	23,919	0.55
13	23,555	0.54
14	20,424	0.47
15	22,386	0.51
16	20,202	0.46
17	20,460	0.47
18	20,460	0.47
O.S. 100	14,962	0.34
O.S. 101	20,403	0.47
O.S. 200	85,420	1.96
O.S. 201	18,892	0.43
R/W DED.	3,996	0.09

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon of record in Deed Book 7568, Page 761, 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: _____ DATE: _____

NAME: _____ TITLE: _____
OWNER OF MAP 77, PARCEL 012.00
DEED BOOK 7568, PAGE 761

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 WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:

1. THE SEWER SYSTEMS DESIGNATED IN WARDS MILL SUBDIVISION HAVE 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 DATE _____

3. A PERFORMANCE BOND IN THE AMOUNT OF \$ _____ FOR THE ON SITE WATER SYSTEM AND/OR \$ _____ FOR THE OFF SITE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR, WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I HEREBY CERTIFY THAT:

1. THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN WARDS MILL SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS

OR

2. A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR DRAINAGE AND SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR, STREETS DEPARTMENT CITY OF FRANKLIN 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 _____

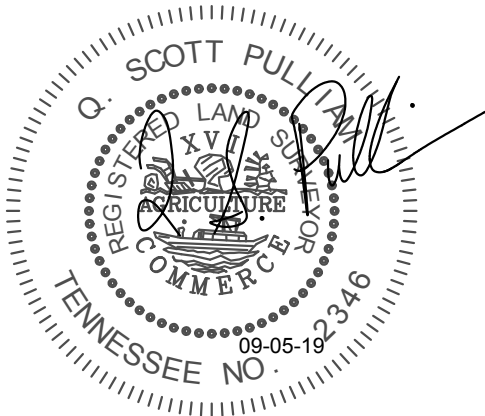
SURVEYOR'S CERTIFICATE

I 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 25th DAY OF OCTOBER, 2017.

BY: Q. Scott Pulliam DATE: 09-05-19
Q. SCOTT PULLIAM TNRLS#2346

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE
-x-x-x-x-x-x-x-x-x-	FENCE
---	ROAD CENTERLINE
---	GAS LINE
---OHE---	OVERHEAD ELECTRIC
---	SANITARY SEWER LINE
---OHT---	OVERHEAD TELEPHONE
---	WATER LINE
○	IP(O) - IRON PIN OLD
●	IP(S) - IRON PIN SET
⊗	GAS METER
⌵	GAS VALVE
↓	GUY WIRE
⌋	FIRE HYDRANT
MB	MAILBOX
Ⓢ	SANITARY SEWER MANHOLE
⊘	UTILITY POLE
⊗	WATER METER
⌵	WATER VALVE
☁	TREE
100	ADDRESS
100	LOT NUMBER



COF PROJECT NO. 6771

TOTAL AREA = 813,782 S.F. OR 18.68 AC.

FINAL PLAT
OF
WARD'S MILL SUBDIVISION
(BISHOP'S GATE)

PROPERTY MAP 77, PARCEL 012.00
ALDERMANIC WARD 4
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QSP

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