

Site Data

Project Name: Tap Root Hills PUD Subdivison - Section Five
COF Project #: 7174
Subdivision: Tap Root Hills PUD Subdivison
Lot numbers: Lots 22-41, 49-50, 109-117, 131-136

Address: Open Spaces 504
City: Clovercroft Road
County: Franklin
State: Williamson
Civil District: Tennessee
14th

Existing zoning and charter area overlay: PD
Applicable development standard: N/A
Acreage of site: 13.06 acres

Minimum required setback lines: See this page for Setback Details
Owners representative: Patterson Company, LLC
Address: 321 Billingsly Court, Suite 19
Franklin, TN 37067
Phone number: 615.472.1317
Email address: WPatterson@buypatterson.com
Contact name: Wes Patterson

Applicant: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Fax number: (615) 383-6341
Email address: Clay.Wallace@eli-llc.com
Contact name: Clay Wallace

Engineer / Land Surveyor: Energy Land & Infrastructure
Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300
Fax number: (615) 383-6341
Contact names: Bennie Wheeler

Notes

- The purpose of this plat is to create 37 single-family residential lots and 1 open space lot.
- This property is not located within a flood hazard area as per FEMA NFIP FIRM MAP NUMBER 47187C0220 F, MAP REVISED SEPTEMBER 29, 2006.
- The lots shall be served by water from Milcrofton 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 080.
- 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 MTEM.
- All open space area to be Public Utility, Access, and Drainage Easements (PUADEs).
- The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, 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.
- All Milcrofton Utility District (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- Residential fire sprinklers (NFPA 13D) shall be provided in all new homes until the roadway connection to Watkins Creek Subdivision is complete and accessible for emergency vehicles.
- 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.
- 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.
- Any side elevation visible from a street shall have the same degree of architectural details as the front facade.
- 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.
- Any and all mineral rights for the subject property shall transfer to the owner.
- 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 with 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 Franklin within an easement on the homeowners' lot at the homeowners' expense.

Total area: 568,717 S.F. or 13.06 Acres

Road Data:

Acreage in new roads including alley right-of-ways 2.18 Acres

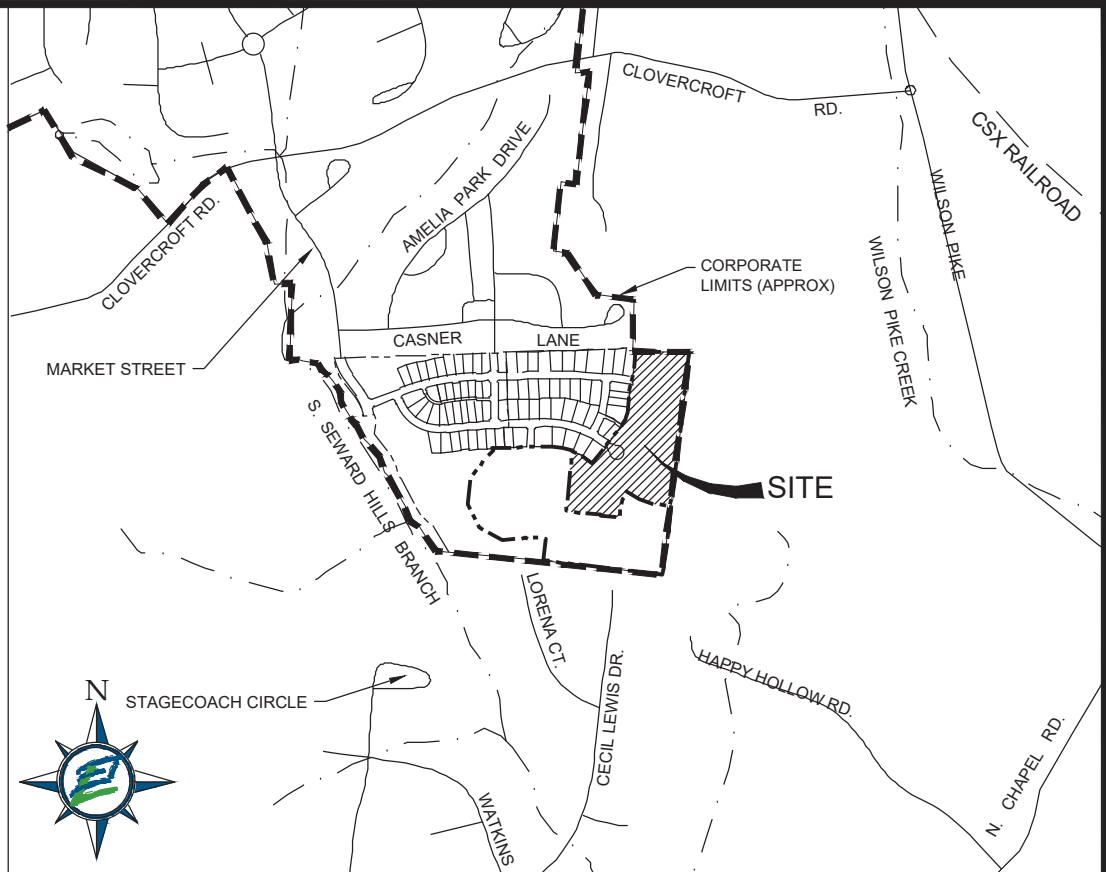
Linear footage of new roads 1,948 Feet

Deed Reference

TAX MAP 080, PART OF PARCEL 44.03
Owner: Patterson Company, LLC
P/O Deed Book 6336, Page 102
Register's Office for Williamson County, TN

Parkland Information

Fees in lieu for entire development were paid prior to recording Section 1 Final Plat



VICINITY MAP

NOT TO SCALE

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 Tap Root Hills PUD Subdivision - Section Five 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 Date
City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in Tap Root Hills PUD Subdivision - Section Five has been installed in accordance with MUD specifications, or
(2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District Date

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:
(1) the streets, drainage, and sidewalks designated in Tap Root Hills PUD Subdivision - Section Five has been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for access, \$ _____ 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

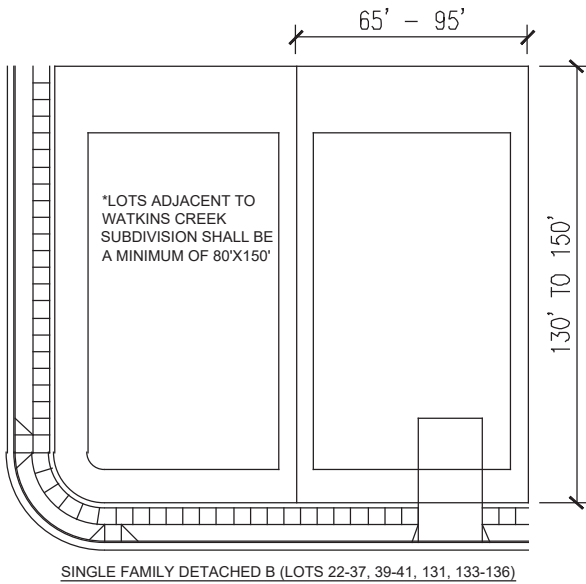
TAP ROOT HILLS PUD SUBDIVISION FINAL PLAT SUBDIVISION - SECTION FIVE SHEET 1 OF 2 14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7174
DATE: January 13, 2020
REV: February 5, 2020



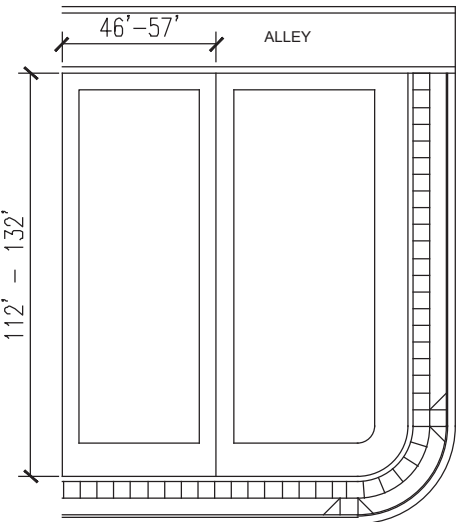
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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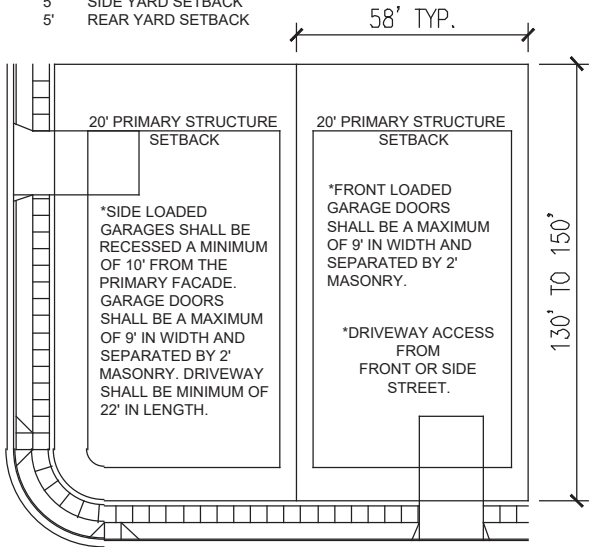
SINGLE FAMILY DETACHED B (LOTS 22-37, 39-41, 131, 133-136)

15' FRONT YARD SETBACK
15' CORNER YARD SETBACK
5' SIDE YARD SETBACK
20' REAR YARD SETBACK



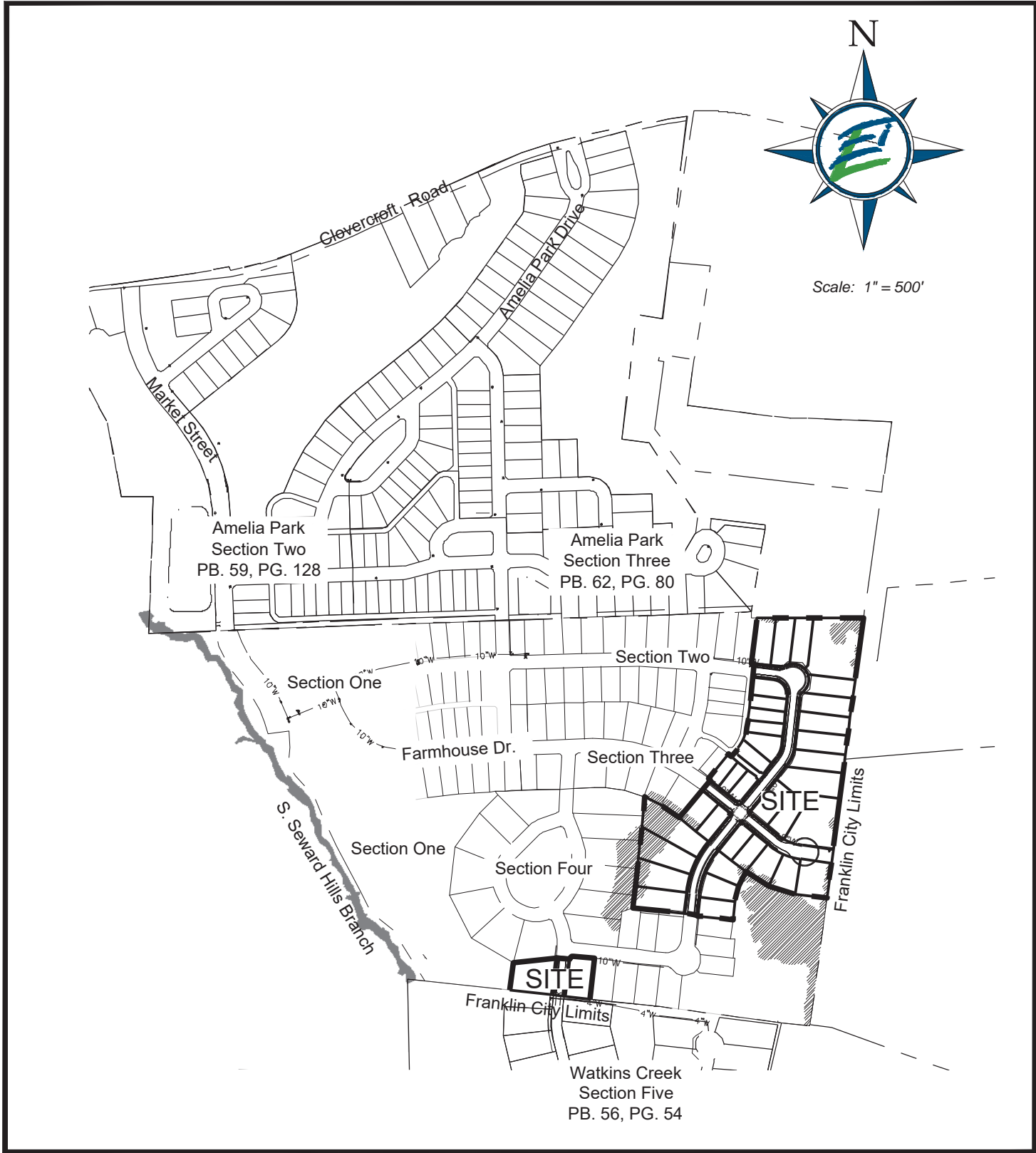
ALLEY LOADED SINGLE FAMILY DETACHED (LOTS 109-117)

10' FRONT YARD SETBACK
10' CORNER YARD SETBACK
5' SIDE YARD SETBACK
5' REAR YARD SETBACK



SINGLE FAMILY DETACHED (LOT 38 & 132)

10' FRONT YARD SETBACK
10' CORNER YARD SETBACK
5' SIDE YARD SETBACK
20' REAR YARD SETBACK FOR PRIMARY STRUCTURE



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 6336, Page 102, 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, except as follows: Deed of Trust Book 6336, Page 105, R.O.W.C., Tennessee.

Owner Date

Owner Information
Patterson Company LLC
321 Billingsly Ct. STE 19
Franklin, TN 37067

MTEM Certificate of Approval for Recording

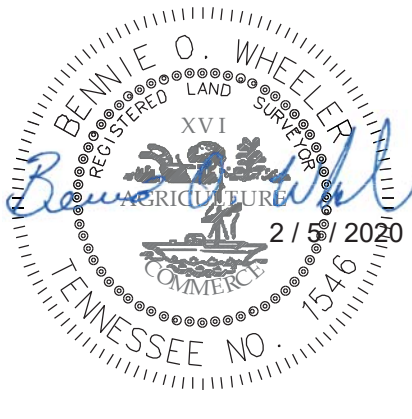
Middle Tennessee Electric Membership Corporation (MTEM) will provide electric service to the subject property according to normal operating practices of MTEM as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEM, and in accordance with the plat approval checklist,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

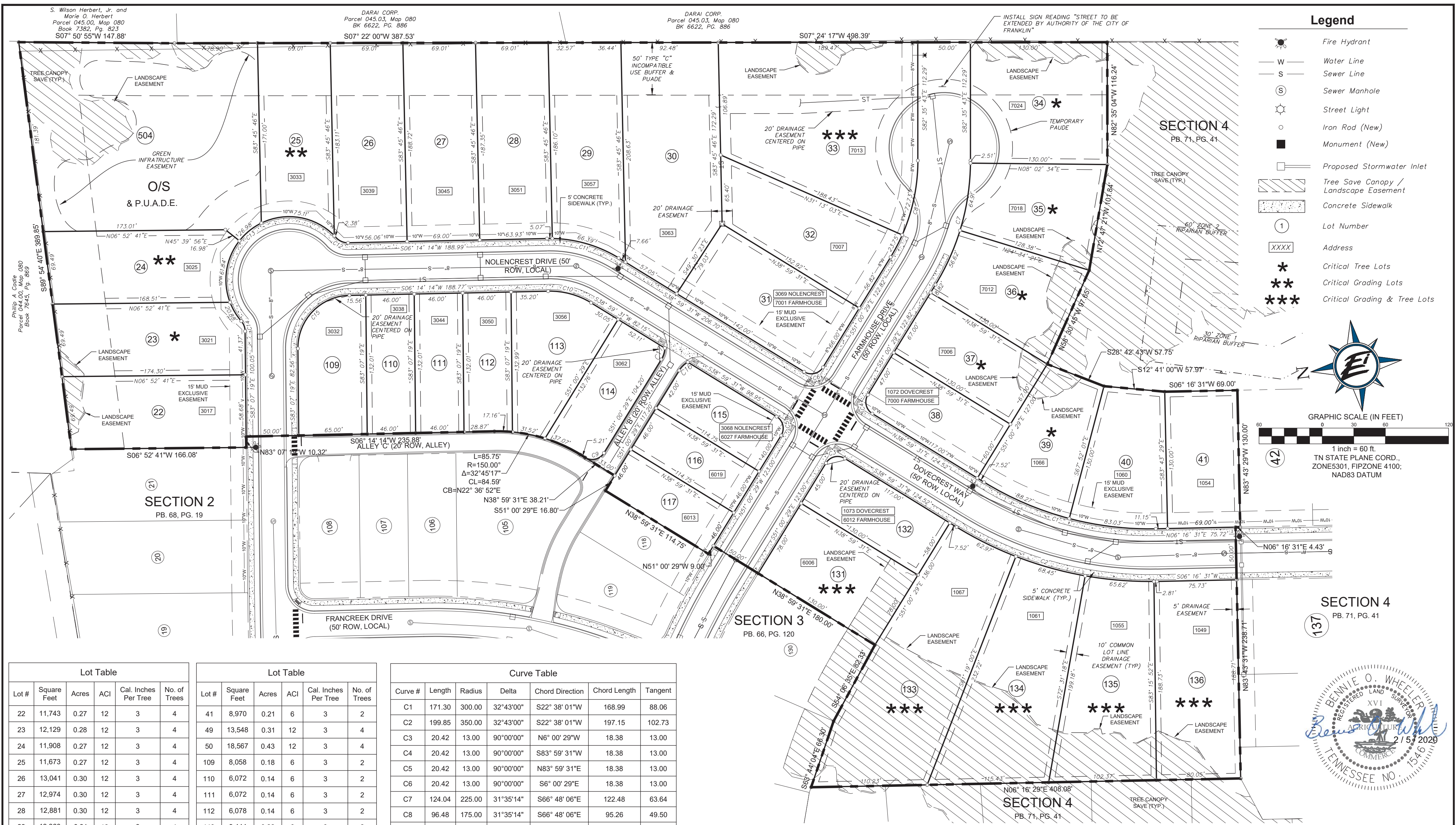
Middle Tennessee Electric Membership Corporation

Date
Surveyor Information
Bennie O. Wheeler, R.L.S.
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: Bennie.Wheeler@eli-llc.com

Certificate Of Survey

I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.





Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Street Light
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Tree Save Canopy / Landscape Easement
- Concrete Sidewalk
- Lot Number
- Address
- Critical Tree Lots
- Critical Grading Lots
- Critical Grading & Tree Lots

GRAPHIC SCALE (IN FEET)

1 inch = 60 ft.

TN STATE PLANE COORD., ZONE 5301, FIPZONE 4100; NAD83 DATUM

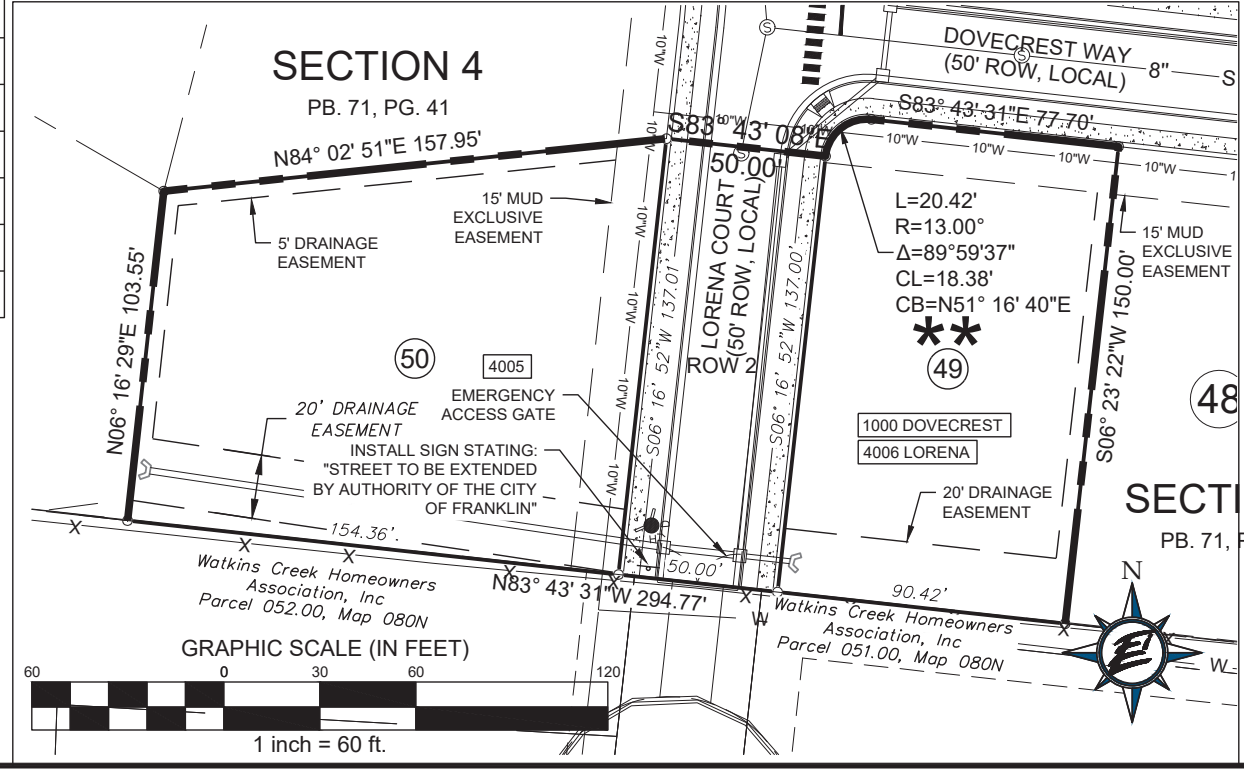
Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
22	11,743	0.27	12	3	4
23	12,129	0.28	12	3	4
24	11,908	0.27	12	3	4
25	11,673	0.27	12	3	4
26	13,041	0.30	12	3	4
27	12,974	0.30	12	3	4
28	12,881	0.30	12	3	4
29	13,360	0.31	12	3	4
30	19,864	0.46	12	3	4
31	12,127	0.28	12	3	4
32	11,792	0.27	12	3	4
33	27,478	0.63	12	3	4
34	15,017	0.34	12	3	4
35	10,543	0.24	12	3	4
36	10,340	0.24	12	3	4
37	8,710	0.20	6	3	2
38	7,764	0.18	6	3	2
39	9,970	0.23	6	3	2
40	9,992	0.23	6	3	2

Lot Table					
Lot #	Square Feet	Acres	ACI	Cal. Inches Per Tree	No. of Trees
41	8,970	0.21	6	3	2
49	13,548	0.31	12	3	4
50	18,567	0.43	12	3	4
109	8,058	0.18	6	3	2
110	6,072	0.14	6	3	2
111	6,072	0.14	6	3	2
112	6,078	0.14	6	3	2
113	9,444	0.22	6	3	2
114	7,048	0.16	6	3	2
115	6,035	0.14	6	3	2
116	5,278	0.12	6	3	2
117	5,278	0.12	6	3	2
131	10,140	0.23	12	3	4
132	7,504	0.17	6	3	2
133	23,506	0.54	12	3	4
134	19,114	0.44	12	3	4
135	16,090	0.37	12	3	4
136	14,964	0.34	12	3	4
504	38,770	0.89	12	3	4

Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	171.30	300.00	32°43'00"	S22°38'01"W	168.99	88.06
C2	199.85	350.00	32°43'00"	S22°38'01"W	197.15	102.73
C3	20.42	13.00	90°00'00"	N6°00'29"W	18.38	13.00
C4	20.42	13.00	90°00'00"	S83°59'31"W	18.38	13.00
C5	20.42	13.00	90°00'00"	N83°59'31"E	18.38	13.00
C6	20.42	13.00	90°00'00"	S6°00'29"E	18.38	13.00
C7	124.04	225.00	31°35'14"	S66°48'06"E	122.48	63.64
C8	96.48	175.00	31°35'14"	S66°48'06"E	95.26	49.50
C9	20.42	13.00	89°59'59"	S6°00'29"E	18.38	13.00
C10	42.88	75.00	32°45'17"	N22°36'52"E	42.29	22.04
C11	71.46	125.00	32°45'17"	N22°36'52"E	70.49	36.74
C12	12.88	15.00	49°11'08"	S30°49'48"W	12.48	6.87
C13	187.18	60.00	178°44'37"	N33°56'57"W	119.99	5471.66
C14	10.52	15.00	40°11'56"	N76°46'43"E	10.31	5.49
C15	77.98	50.00	89°21'33"	N38°26'33"W	70.31	49.44

R.O.W. Table		
Lot #	Square Feet	Acres
ROW 1	8058	0.18
ROW 2	6850	0.16

Open Space Table		
Lot #	Square Feet	Acres
504	38770	0.89



TAP ROOT HILLS PUD SUBDIVISION
FINAL PLAT
SUBDIVISION - SECTION FIVE
SHEET 2 OF 2
14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 7174
DATE: January 13, 2020
REV: February 5, 2020

