



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, October 26, 2017

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, October 26, 2017, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklinton.gov/planning.

The purpose of the meeting will be to consider matters brought to the attention of the Planning Commission and will include the following.

The typical process for discussing an item is as follows:

1. Staff presentation,
2. Public comments,
3. Applicant presentation, and
4. Motion/discussion/vote.

Applicants are encouraged to come to the meeting, even if they agree with the staff recommendation. The Planning Commission may defer or disapprove an application/request unless someone is present to represent it.

For accommodations due to disabilities or other special arrangements, please contact the Human Resources Department at (615) 791-3216, at least 24 hours prior to the meeting.

CALL TO ORDER

MINUTES

1. [17-0933](#) Draft minutes of the September 28, 2017 FMPC.

Attachments: [DRAFT FMPC Minutes 9-28-17](#)

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Open for Franklin citizens to be heard on items not included on this Agenda. As provided by law, the Planning Commission shall make no decisions or consideration of action of citizen comments, except to refer the matter to the Planning Director for administrative consideration, or to schedule the matter for Planning Commission consideration at a later date. Those citizens addressing the Planning Commission are required to complete a Public Comment Card in order for their name and address to be included within the official record.

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

The non-agenda process, by design, is reserved for rare instances, and only minor requests shall be considered. Non-agenda items shall be considered only upon the unanimous approval of all of the Planning Commission members.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be non-controversial and routine in nature and will be approved by one motion. The items on the consent agenda will not be individually discussed. Any member of the Planning Commission, City Staff, or the public desiring to discuss an item on the consent agenda may request that it be removed and placed on the regular agenda. It will then be considered in its printed order.

- Initial Consent Agenda
- Secondary Consent Agenda- to include any items in which Commissioners recuse themselves

SITE PLAN SURETIES

2. [17-0910](#) Bancorp South Subdivision, site plan, (Liberty Pike Office Building); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)
3. [17-0911](#) Berry Farms Town Center PUD Subdivision, site plan, section 3, lot 306; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
4. [17-0912](#) Cool Springs East Subdivision, site plan, section 31, lot 710; release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
5. [17-0913](#) Cool Springs Life Science Center Subdivision, site plan; release the maintenance agreement for landscaping improvements; extend the performance agreement for landscaping street trees improvements. (CONSENT AGENDA)
6. [17-0914](#) Dallas Downs PUD Subdivision, site plan, section 3; extend the performance agreement for landscaping street trees, landscaping specimen tree replacement and landscaping open space lots 26, 29, 30 and 31 improvements for six months. (CONSENT AGENDA)
7. [17-0915](#) Eddy Lane Industrial Office Subdivision, site plan; release the maintenance agreement for landscaping Phase 1A improvements; extend the performance agreement for landscaping Phase 1B improvements for one year. (CONSENT AGENDA)

8. [17-0916](#) Gateway Commons PUD Subdivision, site plan; extend the performance agreement for landscaping improvements for one year. (CONSENT AGENDA)
9. [17-0917](#) Highlands at Ladd Park PUD Subdivision, site plan, sections 1-4; release the maintenance agreement for landscaping section 4 improvements. (CONSENT AGENDA)
10. [17-0918](#) Highlands at Ladd Park PUD Subdivision, site plan, section 21; extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
11. [17-0919](#) McKays Mill PUD Subdivision, site plan, section 32 (Hadden Hall); release the maintenance agreement for landscaping improvements. (CONSENT AGENDA)
12. [17-0920](#) Ovation Subdivision, site plan, (Infrastructure); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
13. [17-0921](#) South Park Subdivision, site plan, section 1, revision 2, lot 7 (Keystone Center); extend the performance agreement for sidewalks and access improvements for one year. (CONSENT AGENDA)
14. [17-0922](#) Through the Green PUD Subdivision, site plan, section 2, lots 9-42 (Shadow Green Townhomes); extend the performance agreement for landscaping improvements. (CONSENT AGENDA)
15. [17-0923](#) Tywater Crossing PUD Subdivision, site plan, section 2; extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
16. [17-0924](#) Village of Eddy Lane Subdivision, site plan; extend the performance agreement for landscaping and landscaping tree replacement improvements. (CONSENT AGENDA)
17. [17-0925](#) Westhaven PUD Subdivision, site plan, section 15, resubdivision of lot 4032 (Live-Work Units); reduce and extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
18. [17-0926](#) Westhaven PUD Subdivision, site plan, section 39; reduce and extend the performance agreement for landscaping improvements for six months. (CONSENT AGENDA)
19. [17-0928](#) Westhaven PUD Subdivision, site plan, section 39, revision 1, lots 1489 and 1490; accept the landscaping improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)

ANNEXATIONS AND PLANS OF SERVICES

20. [17-0554](#) Consideration Of Resolution 2016-90, AS AMENDED, To Be Entitled: "A Resolution Adopting A Plan Of Services For The Annexation Of Three Properties Adjacent To and Including 4360 Long Lane, By The City Of Franklin, Tennessee." [Moss] (06/22/17 FMPC 9-0, 07/11/17 Work Session, Amended at 8/8/17 BOMA [7-0] and Public Hearing deferred to September 12, 2017.) (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: [Moss Proerty PUD Subd. Parcel Map \(Amend Motion\)](#)
[MAP RES 2016-90 MOSS Property Edit Edit](#)
[RES 2016-90 POS 4360 Long Lane with Map.Law Approved 2](#)

Legislative History

6/22/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
7/11/17	Work Session	referred as a Public Hearing Item to the Board of Mayor & Aldermen
8/8/17	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen
9/12/17	Board of Mayor & Aldermen	approved

21. [17-0556](#) Consideration Of Resolution 2017-48/Ordinance 2017-32, AS AMENDED, To Be Entitled: "A Resolution And Ordinance To Annex Three Properties Adjacent To and Including 4360 Long Lane, Consisting Of 17.59 Acres, Located South Of Carothers Parkway And North Of Long Lane."; (06/22/17 FMPC 9-0, 7/11/17 FIRST READING 8-0; Amended at 8/8/17 BOMA 7-0] and Public Hearing deferred to 9/12/17; 9/12/17 BOMA 2nd Reading 8-0) (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: [Moss Proerty PUD Subd. Parcel Map \(Amend Motion\)](#)
[Res 2017-48 Ord 2017-32 Moss Property Annexation Map Edit Edit](#)
[2017049-52 Moss Property Boundary-PRELIMINARY 4-27-17](#)
[Res 2017-48. Ord 2017-32 4360 Long Lane with Map.Law Approved 2](#)
[Owner Affidavit-signed](#)

Legislative History

6/22/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
7/11/17	Work Session	acknowledged
7/11/17	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen
8/8/17	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen
9/12/17	Board of Mayor & Aldermen	referred as a Consent Item to the Board of Mayor & Aldermen

9/26/17 Board of Mayor & Aldermen approved

REZONINGS AND DEVELOPMENT PLANS

22. [17-0552](#) Consideration of Ordinance 2017-27, AS AMENDED, To Be Entitled, "An Ordinance To Zone 17.59 Acres Specific Development- District, SD- 1.71, Conventional Development Standard Overlay, Goose Creek Character Area (GCCO-6) Overlay, For Three Properties Adjacent To and Including 4360 Long Lane, Moss Property PUD Subdivision." (06/22/17 FMPC 9-0, 7/11/17 FIRST BOMA Reading 8-0; Amended at 8/8/17 BOMA [7-0] and Second Reading / Public Hearing deferred to September 12, 2017; 9/12/17 BOMA 2nd Reading 8-0) (CONSENT AGENDA)

Sponsors: Emily Hunter, Amy Diaz-Barriga and Brad Baumgartner

Attachments: [Moss Proerty PUD Subd, Parcel Map \(Amend Motion\)](#)
[Ord 2017-27 Moss Proerty PUD Subd, Rezoning Map Edit](#)
[Ord 2017-27 Moss Property Rezoning with Map.Law Approved 3](#)
[Moss Property Rezoning and Annexation Request Resubmittal 6.1.2017](#)

Legislative History

6/22/17	Franklin Municipal Planning Commission	recommended favorably to the Board of Alderman and to the Work Session
7/11/17	Work Session	acknowledged
7/11/17	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen
8/8/17	Board of Mayor & Aldermen	referred as a Public Hearing Item to the Board of Mayor & Aldermen
9/12/17	Board of Mayor & Aldermen	referred as a Consent Item to the Board of Mayor & Aldermen
9/26/17	Board of Mayor & Aldermen	approved

23. [17-0903](#) Consideration Of Ordinance 2017-51, To Be Entitled, "An Ordinance To Rezone 0.42 Acres From Civic-Institutional (CI) District To Detached Residential (R-3) District For The Property Located East Of Cannon Street And South Of Fairground Street, At 221 Fairground Street. (10-26-17 FMPC 8-0, 11/14/17 WS and 1st BOMA Reading 8-0, 12-12-17 2nd BOMA 7-0) THIRD AND FINAL READING

Sponsors: Emily Hunter and Amy Diaz-Barriga

Attachments: [6540 MAP ORD 2017-51 FSSD Rezoning](#)
[ORD 2017-51 FSSD Rezoning with Map.Law Approved](#)
[FSSD Rezoning submittal 10-05-17](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

24. [17-0904](#) Ovation Subdivision, Final Plat, Revision 2, Creating One New Lot and Re-subdividing Five of the Nine Lots, On 58.22 Acres, Located At The Intersection Of McEwen Drive And Ovation Parkway. (CONSENT AGENDA)

Attachments: [Map 6539 Ovation Final Plat](#)
[6539 Ovation FP Rev 2 Conditions of Approval_01](#)
[6539 Ovation Subd FP Rev 2](#)

25. [17-0900](#) Waters Edge PUD Subdivision, Final Plat, Section 3, Creating 37 Residential Lots On 5.88 Acres, Located West Of Carothers Parkway And North Of Long Lane. (CONSENT AGENDA)

Attachments: [6536 Waters Edge FP, Sec 3 Map](#)
[6536 Waters Edge FP Conditions of Approval_01](#)
[Waters Edge Sec 3 Final Plat 10.5.17](#)

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN



City of Franklin

109 3rd Ave S
Franklin, TN 37064
(615)791-3217

Meeting Minutes - Draft

Franklin Municipal Planning Commission

Thursday, September 28, 2017

7:00 PM

Board Room

CALL TO ORDER

Present 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

MINUTES

1. Approval of the August 24, 2017 FMPC Minutes.

Attachments: [DRAFT- FMPC Minutes 8-24-17](#)

Commissioner Harrison moved, seconded by Commissioner Orr, to approve the minutes from August 24, 2017, as presented. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

Chair Hathaway asked for citizen comments. There were none.

ANNOUNCEMENTS

Chair Hathaway asked if Staff had any announcements.

Ms. Emily Hunter, Director of Planning and Sustainability, stated that she had a few announcements. She stated that Mr. Jim Svoboda would be the new Assistant Director for the Planning and Sustainability Department. She stated that she was very excited about the appointment.

Ms. Hunter also announced that she had sent an email to the Planning Commissioners for training options. State law requires that the Commissioners receive at least four hours of additional training each year. She stated that there will be an in-person training class on November 3, 2017, sponsored by the Middle Tennessee Chapter of the American Planning Association. The class will be held at Eastern Flank. There is also an on-line option available. She also stated that there will be a half day retreat planned for the first quarter of 2018 to discuss topics that have come up throughout the year. She asked the Commissioners to contact her or Chair Hathaway if they had any topics they would like to discuss.

Ms. Hunter then turned the announcements over to Mr. Andrew Orr. Mr. Orr stated that October is National Community Planning Month. He stated that the Board of Mayor and Alderman would issue a Mayoral proclamation for this. Also, in the "Throwback Thursday" section for social media, photos of old Franklin compared to new Franklin from the same vantage point would be featured. There would also be sidewalk chalk drawings in Downtown Franklin. Finally, there would be plans to create short videos featuring different functions of the Planning Department. Mr. Orr invited the members of the Planning Commission to participate in the videos.

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

Chair Hathaway asked if there were any non-agenda items to be presented. There were none.

CONSENT AGENDA

Approval of the Initial Consent Agenda

Commissioner McLemore moved, seconded by Commissioner Allen, to approve items 2,4,6,8,9, and 10 as presented on the Initial Consent Agenda and to remove Item 3 from the Initial Consent Agenda. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

Approval of the Secondary Consent Agenda

Commissioner Gregory recused herself from Item 7.

Commissioner Lindsey moved, seconded by Commissioner Harrison, to approve Item 7 as presented on the Secondary Consent Agenda. The motion carried by the following vote:

Aye: 8 - Commissioner McLemore, Commissioner Petersen, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Recused: 1 - Commissioner Gregory

Chairing: 0

SITE PLAN AND PLAT SURETIES

2. Gateway Commons PUD Subdivision, site plan; accept the sewer improvements, release the performance agreement and establish a maintenance agreement for one year; extend the performance agreement for sidewalks improvements. (CONSENT AGENDA)

This Planning Item was approved.

3. Longview Subdivision, final plat, section 1; release the performance agreement for access, drainage, streets, sidewalks, traffic signal and traffic signal warrant study improvements. (CONSENT AGENDA)

Chair Hathaway asked for Staff comments.

Alderman Petersen stated that she requested to have Item 3 pulled from the Consent Agenda to obtain more information.

Mr. Vernon Gerth, Assistant City Administrator, stated that the Longview Business Park was approved approximately ten years ago. Since that time, the owner had sold off almost all of the parcels. Several of the parcels had been built upon in different areas. At that time, the City of Franklin instituted the green infrastructure requirements as part of the City's MS-4 permit. Since that time, some of those practices are not performing as well as they should be. The City has been working with some of the developers and they have agreed to give the City the value of the sureties that are currently held by the City. By doing this, the City will be able to improve the green infrastructure in the remaining areas of the Park while completing the sidewalks and drainage.

Chair Hathaway asked for a motion.

Alderman Petersen moved, seconded by Commissioner Lindsey, to approve Item 3.

Vice-Chair Lindsey asked if this would involve in-house design for modifications.

Mr. Gerth stated that both in-house design would be used along with a contractor as needed. He stated that the process will take place slowly to provide connectivity.

Chair Hathaway called for a vote on the motion.

The motion carried unanimously by a vote of (9-0).

Alderman Petersen moved, seconded by Commissioner Lindsey, to approve Item 3. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

4. Rizer Point PUD Subdivision, site plan, section 1; release the maintenance agreement for sewer improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

5. PUBLIC HEARING: Consideration of Resolution 2017-69 To Be Entitled: "A Resolution Approving A Revised Development Plan For Galleria Commercial Complex PUD Subdivision, Revision 2, With One (1) Modification Of Standard (Parking Reduction) For The Property Located South Of Moores Lane And East Of Galleria Boulevard, 1704 Galleria Boulevard." [McDonald's Restaurant Site] (09/28/17 FMPC 9-0; 10/10/17 WS)

Attachments: [2017-69 RES McDonalds DP with Map.Law Approved](#)

[Elevations Pages from NEW 1McDonald's Galleria 09-07-17 COF 6514](#)
[Site Layout Pages from NEW 1McDonald's Galleria 09-07-17 COF 6514-2](#)
[NEW 1McDonald's Galleria 09-07-17 COF 6514](#)

Mr. Brad Baumgartner stated that the applicant is requesting a Development Plan revision to ask for a modification of standards from the off-street parking requirements. The applicant is also proposing to enclose the Play Place and include seating within. Mr. Baumgartner stated the Applicant is requesting one Modification of Standards (MOS).

The applicant is requesting to lower the off-street parking standard for Drive In/Drive Through Restaurant of 0.67 spaces per seat to 0.53 per seat as per Section 5.9.4 Table 5-9. The applicant has provided a Traffic Study prepared by a consultant. Staff supports the requested Modification of Standard because the traffic study showed that peak parking demand would be lower than the current available parking spaces. As stated in the Traffic Study; "Based on our analysis of the proposed McDonald's remodel site plan and our data collection efforts of the existing site, the project is expected to have a positive impact on the traffic flow and circulation of the study area."

Staff recommended approval of the Modification of Standards.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Ken Crowder, Martin Consulting & Engineering, LLC. Mr. Crowder stated that he was there on behalf of McDonalds to get the development plan approved, along with a MOS for the parking. He outlined the steps that McDonald's had taken in the past to get approval for the redevelopment site plan. McDonalds would now like to add some additional seats in the dining area and add a play area with sixteen additional seats. This change would lower the seating/parking ratio and require a MOS. Mr. Crowder stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-69 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a motion to amend the main motion to include the Modification of Standards (MOS).

Commissioner Harrison requested to modify his original motion to include the MOS, and

Commissioner McLemore agreed to amend the motion.

The motion carried unanimously by a vote of 9-0.

Chair Hathaway asked Ms. Shauna Billingsley, City Attorney, if it was necessary to vote on the main motion separately since the original motion had been modified to include the MOS.

Ms. Billingsley said it was not necessary.

Commissioner Harrison moved, seconded by Commissioner McLemore, that Resolution 2017-69, including the MOS to reduce the parking, be recommended to the Board of Mayor and Aldermen for approval. The motion, as amended, carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. 7007 Moores Lane PUD Subdivision, Site Plan, Lot 1, 1st Site Plan Extension Request. (CONSENT AGENDA)

Attachments: [2017-08-14 16-036-02 Site Plan extension request](#)

This Planning Item was approved.

7. Berry Farms Town Center PUD Subdivision, Section 9, Lot 902, Revision 2, Recording Easements On One Commercial Lot, On 7.84 Acres, Located At 4057 Rural Plains Circle. (CONSENT AGENDA)

Attachments: [MAP_BFTCLot902.pdf](#)
[PLAT.pdf](#)
[BFTC_Sec9_Conditions of Approval_01.pdf](#)

Commissioner Gregory recused herself from Item 7.

This Planning Item was approved.

8. Carothers Development Property Subdivision, Final Plat, Revision 3 (Resub Of Lot 2), Creating Two Commercial Lots, On 3.53 Acres, Located South of Liberty Pike And East of Carothers Parkway, Across From Knoll Top Lane. (CONSENT AGENDA)

Attachments: [Carothers Development Property Subd, FP REV resub of lot 2](#)
[Primehealth Map](#)
[Conditions of Approval_01.pdf](#)
[COF 6510 Rev 3.pdf](#)

This Planning Item was approved.

9. Centennial Business Park Subdivision, Final Plat, Lot 9, Revision 8, Recording Easements Associated With Development On 2.125 Acres, Located On Mallory Lane Between McEwen Drive And Liberty Pike, 4107 Mallory Lane. (CONSENT AGENDA)

Attachments: [MAP_Lot9_MalloryBldg.pdf](#)
[CentennialPLAT_Conditions of Approval_01.pdf](#)
[Centennial Business Park, final plat, revision 8 \(lot 9\) - submittal 002.pdf](#)

This Planning Item was approved.

10. John B. McEwen Addition Subdivision, Final Plat, Revision 1 (Lot 7), Creating 2 Lots On 0.43 Acres, Located At 1226 And 1228 Adams Street. (CONSENT AGENDA)

Attachments: [MAP 6521 McEwen Addition Subd FP Lot 7](#)
[6521 John B McEwen COAs](#)
[6521 John B McEwen_FP_Plat](#)

This Planning Item was approved.

11. Nature's Landing Subdivision, Preliminary Plat, Revision 1, Creating 32 Detached Residential Lots And 4 Open Space Lots On 34.1 Acres, Located East Of Lewisburg Pike And South Of Mack Hatcher Parkway, At 1053 and 1093 Lewisburg Pike.

Attachments: [Natures Landing Subd, PP, Rev 1 Map](#)
[Natures Landings PP, Rev 1 Conditions of Approval_01](#)
[2017-09-01 15-078-01 Prelim Plat Resubmittal to City](#)

Mr. Baumgartner stated that the applicant is proposing the addition of 1.6 acres of land to the previously approved Nature's Landing development and the addition of three detached residential lots. The proposed lots are compatible with the previously lots, the Zoning Ordinance, and Envision Franklin.

Staff recommended approval, with conditions.

Chair Hathaway asked if there were any citizen comments. There were none.

The Applicant was represented by Mr. Sean DeCoster, Civil Site Design. Mr. DeCoster stated he was there to answer any questions.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Commissioner Franks, that the Nature's Landing Subdivision, Preliminary Plat, Revision 1 be approved.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by a vote of 9-0.

Commissioner Harrison moved, seconded by Commissioner Franks, that the Nature's Landing Subdivision, Preliminary Plat, Revision 1 be approved. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

ZONING ORDINANCE TEXT AMENDMENTS

12. PUBLIC HEARING: Consideration of Ordinance 2017-49, To Be Entitled: "An Ordinance To Amend Chapter 3 Of The Zoning Ordinance Of The City Of Franklin, Tennessee, To Add Clinic As A Permitted Use In The Light Industrial Zone."; (09/28/17 FMPC9-0; 10/10/17 WS, 1st BOMA 7-0)
SECOND OF THREE READINGS

Attachments: [2017-49 ORD Txt Amend Clinic in LI District.Law Approved](#)
[FORJCW_ClinicLIZone.pdf](#)

Mr. Josh King stated that this had been discussed at the Joint Conceptual Workshop in August. This Ordinance is needed to add clinic to the permitted uses in the Light Industrial (LI) zoning district. It complies with Envision Franklin.

Staff recommended a favorable recommendation to the Board of Mayor and Aldermen.

Chair Hathaway asked if there were any citizen comments. There were none.

Chair Hathaway asked for a motion.

Commissioner Harrison moved, seconded by Vice-Chair Lindsey, that Ordinance 2017-49 be recommended to the Board of Mayor and Aldermen for approval.

Chair Hathaway asked for a vote on the motion.

The motion carried unanimously by a vote of 9-0.

Commissioner Harrison moved, seconded by Commissioner Lindsey, that Ordinance 2017-49 be recommended to the Board of Mayor and Aldermen for approval. The motion carried by the following vote:

Aye: 9 - Commissioner McLemore, Commissioner Petersen, Commissioner Gregory, Commissioner Lindsey, Chairperson Hathaway, Commissioner Franks, Commissioner Allen, Commissioner Orr, and Commissioner Harrison

Chairing: 0

NON-AGENDA ITEMS

Chair Hathaway asked if there were any other items to discuss. There were none.

ANY OTHER BUSINESS

Chair Hathaway asked if there was any further business. There was none.

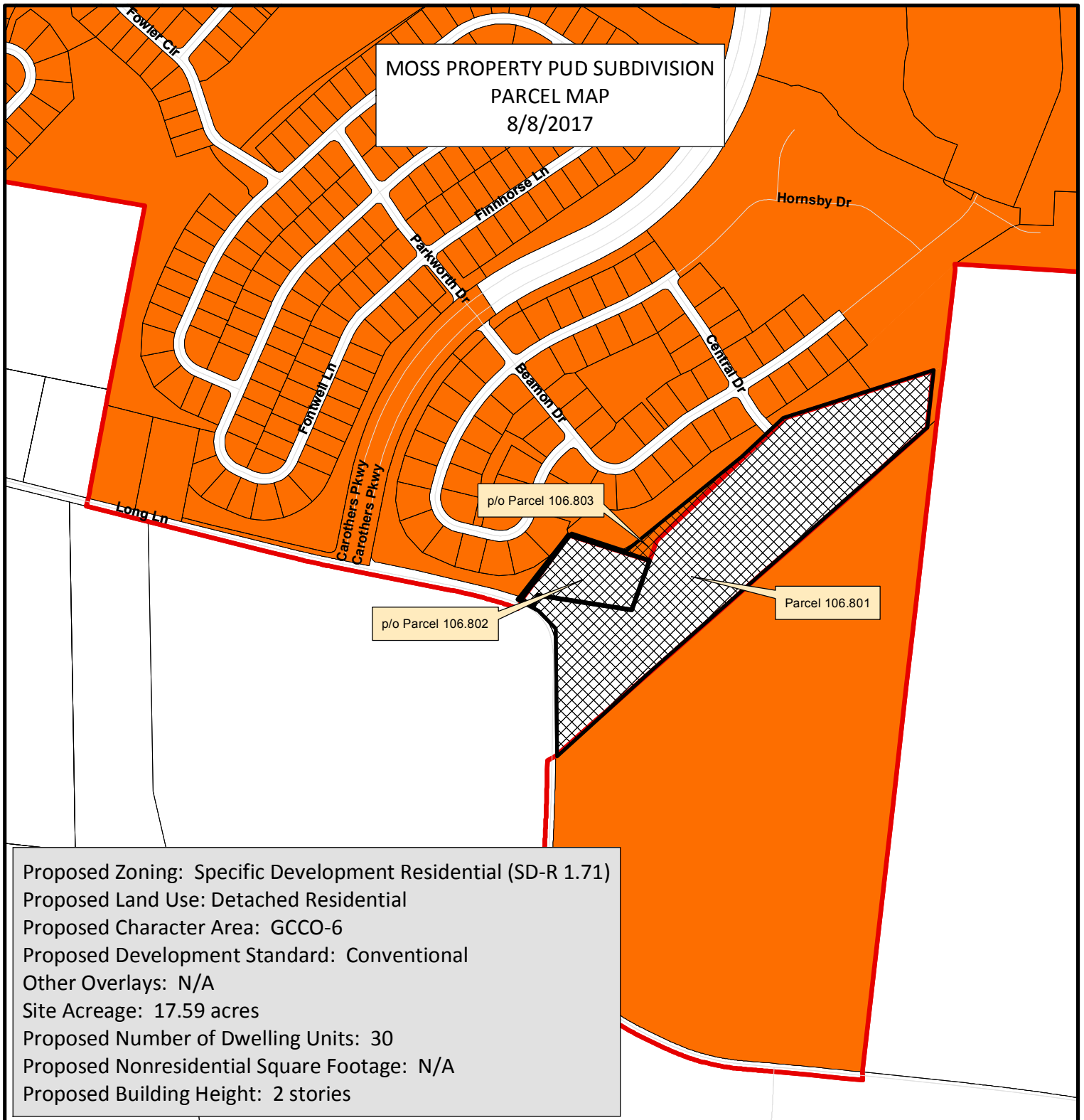
ADJOURN

Commissioner Orr moved, seconded by Commissioner Allen, to adjourn the meeting.

There being no further business, the meeting adjourned at 7:14 p.m.

Chair, Mike Hathaway

MOSS PROPERTY PUD SUBDIVISION
PARCEL MAP
8/8/2017



Proposed Zoning: Specific Development Residential (SD-R 1.71)
 Proposed Land Use: Detached Residential
 Proposed Character Area: GCCO-6
 Proposed Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 17.59 acres
 Proposed Number of Dwelling Units: 30
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

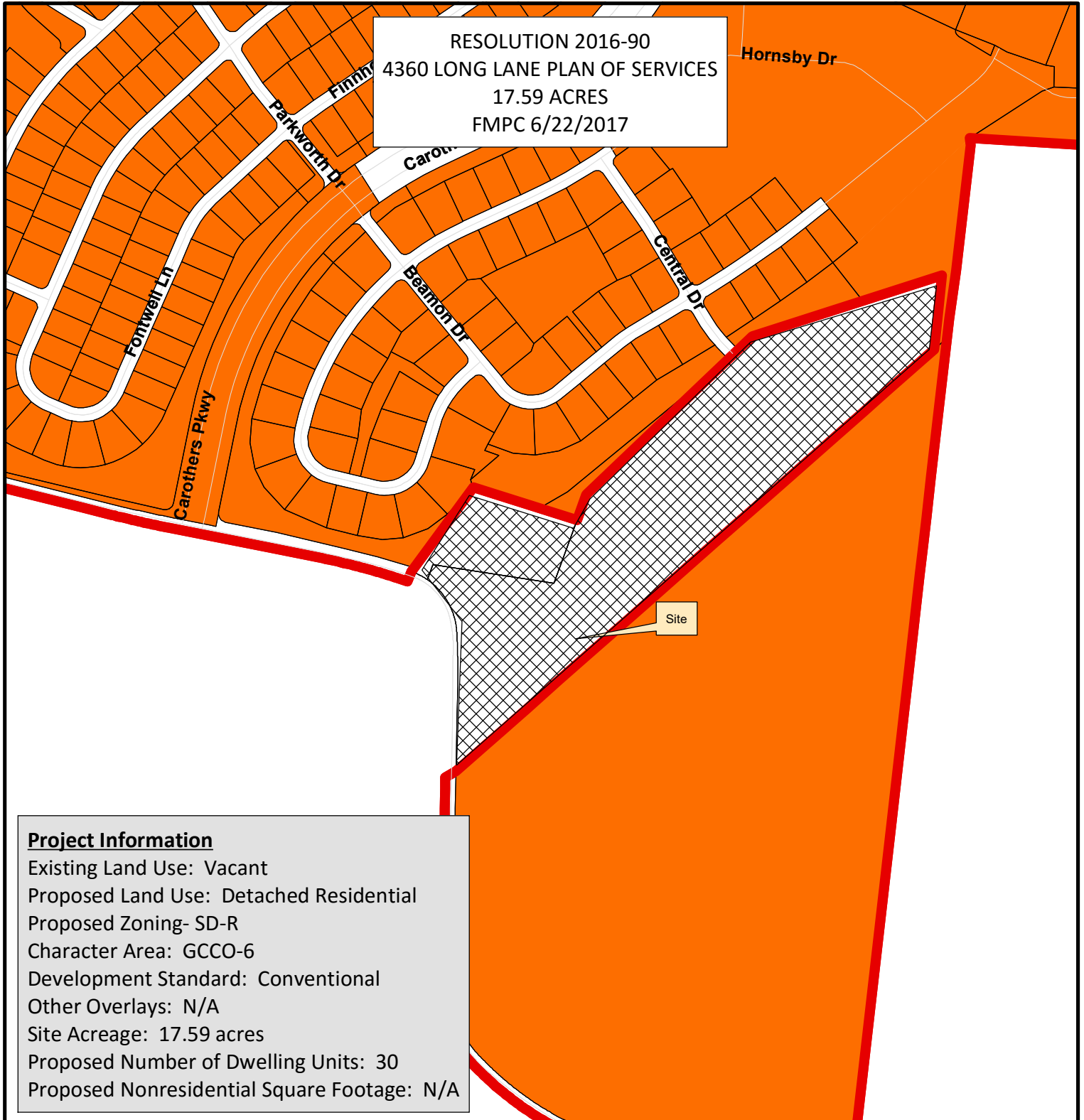
- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | |



0 200 400 800
Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2016-90
4360 LONG LANE PLAN OF SERVICES
17.59 ACRES
FMPC 6/22/2017



Project Information

Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Proposed Zoning- SD-R
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: N/A

- | | |
|--|---------------------------------------|
| Corporate Boundaries | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

RESOLUTION 2016-90

TO BE ENTITLED: "A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF THREE PROPERTIES ADJACENT TO AND INCLUDING 4360 LONG LANE, BY THE CITY OF FRANKLIN, TENNESSEE."

WHEREAS, *Tennessee Code Annotated* (T.C.A.) § 6-51-102, as amended, requires that a Plan of Services be adopted by a municipal governing body prior to the passage of an annexation resolution; and

WHEREAS, Barry Moss ("Owner") of the Properties located at 4360 Long Lane Parcel 180.01, 180.02, 180.03 ("Properties") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 17.59 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Property are located north of Long Lane and southeast of Carothers Parkway as described herein and as depicted on the Map attached hereto as Exhibit A:

Map-Parcel	Acres
106---18002	1.83
106---18003	0.36
106---18001	15.39
Total	17.59

The Property adjoins the City limits within the Franklin Urban Growth Boundary (UGB) and comprises a total of 17.59 acres. The Property is used as a single family residential use.

WHEREAS, this resolution shall bind the Owner and subsequent Owners of the Property; and

WHEREAS, the Franklin Municipal Planning Commission has reviewed and recommended approval of the Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by T.C.A. § 6-51-102, as amended; and

WHEREAS, it is believed it is in the best interest of the City to adopt a Plan of Services for the area petitioned to be annexed in order to provide for future development in accordance with City standards; and

WHEREAS, this Resolution shall not bind the City to later annex the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. Pursuant to the provisions of T.C.A. § 6-51-102, as amended, there is hereby adopted, for the area bounded as described above, the following Plan of Services:

A. Water

1. The Property is located within the Milcroften service area.
2. Water availability shall be approved and provided through Milcroften prior to annexation.
3. The Owner shall be required to provide adequate fire flow and pressure to the Property.

B. Reclaimed Water

1. According to the City of Franklin's Municipal Code, reclaimed water systems shall be extended to a development if the development is located within 1,000 feet of an existing reclaimed water line.
2. In the case of this Property, an extension well over 1,000 feet would be required to serve the Property. For this reason, reclaimed water will not be required to be extended to the Property.

C. Wastewater

1. The Property lies within the Goose Creek Basin as defined in the City of Franklin Sanitary Sewer Basin Study.
2. The proposed development of the Property is anticipated to construct several hundred feet of sanitary sewer main that will tie onto the sewer main being constructed through an easement on the 4360 Long Lane Parcel by the Ladd Park Subdivision.
3. The Owner shall be required to extend the sanitary sewer main approximately 1500 linear feet to provide service to the Property.
4. The City of Franklin Sanitary Sewer System Basin Plans show this as an 8 inch sanitary sewer main.
5. The Owner shall be required to submit engineering calculations to determine final sizing requirements.
6. The Owner shall be required to provide Engineering design, construction, easements, rights-of-way and the costs associated with the on-site sanitary sewer infrastructure required to serve the development of this Property.
7. The Owner shall be responsible for the payment of fees per the policies and procedures outlined in Franklin Municipal Code.

D. Stormwater

1. The Owner shall be responsible for the engineering, design and construction of the necessary stormwater infrastructure for the development of the Property and shall comply with the requirements as outlined in the Franklin Municipal Code.
2. As the Property develops, the City will charge prevailing stormwater user fees per policies and procedures as outlined in the Franklin Municipal Code.

E. Streets

1. Emergency maintenance of streets will begin on the effective date of annexation.
2. Reconstruction and resurfacing of streets, routine maintenance, and installation of storm drainage will be accomplished under existing City policies.
3. Access to the Property shall be provided from Long Lane.
4. Unless waived by the Franklin Engineering Department, the Owner of the Property shall be required to submit a traffic impact study prior to submitting a development plan for review and approval. The exact scope associated with this traffic impact study shall be determined prior to submittal of the development plan. Required street improvements shall be

determined as part of the plan. The roadways constructed as part of this development shall comply with City Street Standards.

F. Traffic Control

1. Traffic signals, traffic signs, street markings, and other traffic control devices shall be installed as the need is established by appropriate study and traffic standards. No needs have been identified for the area at this time.
2. New development after the effective date of annexation shall comply with City regulations governing traffic control devices and markings.

G. Street Lighting

1. No off-site street lighting is proposed at this time.
2. Street lighting within new developments shall be funded and installed by the Owner per City policy, which includes the installation of electric meters to allow for future ownership and maintenance by the City or homeowners association. The installation and operation of street lights shall coincide with the phasing of development and issuance of Certificates of Occupancy.

H. Street Name Signs

1. No additional street name signs in the area have been deemed necessary.
2. New development shall install street name signs per City policy.

I. Fire Protection

1. Fire protection by the present personnel and equipment of the Franklin Fire Department will be provided on and after the effective date of annexation.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

J. Planning and Zoning

1. The planning and zoning jurisdiction of the City will extend to the annexed area on and after the effective date of annexation.
2. The Property is located in the Goose Creek Character Area – 6 (GCCO-6). 1. Appropriate uses include Detached Residential and/or Attached Residential near I-65. Streams, trees, and hillsides and hilltops shall be preserved and enhanced. This area is recommended to have a major park system. The South Carothers Road extension to Peytonsville Road is critical for adequate interconnectivity. The potential I-65 crossing design should be integrated into a street network for optimum coordination and connectivity. The Baskin property should have safe and efficient access.
3. Smaller lots should not be located on the exterior of a proposed development adjacent to, or across the street from, larger lots of an existing platted development of ten lots or more. However, if the applicant proposes an alternative, and if potential conflicts will be created, the applicant shall give justification as to how they will be mitigated or avoided. Upon annexation, the Property will be zoned by the Board of Mayor and Aldermen, pursuant to the requirements of the Franklin Zoning Ordinance with a base zone district, Overlay District, Character Area Overlay District, and designated as a Conventional or Traditional Area.

K. Parks and Recreation

1. The benefit and use of the recreational facilities and programs provided by the Parks Department will be available on and after the effective date of the annexation. Recreational facilities and programs will be provided with existing personnel, facilities and resources.
2. New development in the annexed area shall comply with the City of Franklin Parkland Dedication Ordinance.

L. Police Protection

1. Police patrol and response to calls by the Franklin Police Department will be provided on and after the effective date of annexation.
2. Police services will be provided with existing personnel and equipment.

M. Building and Code Inspection Services

1. Building and code inspection services will begin in the annexed area on and after the effective date of the annexation.
2. New development in the annexed area shall comply with adopted City Building Codes, pay the applicable fees, and obtain the required permits for inspection services.

N. Garbage and Recycling Pickup and Environmental

1. The Sanitation and Environmental Services Department will begin providing services in the annexed area on and after the effective date of the annexation in accordance with adopted City requirements.
2. No additional manpower or equipment will be necessary to serve the annexation area at this time.

SECTION II. This Resolution shall take effect from and after its adoption.

ADOPTED THIS _____.

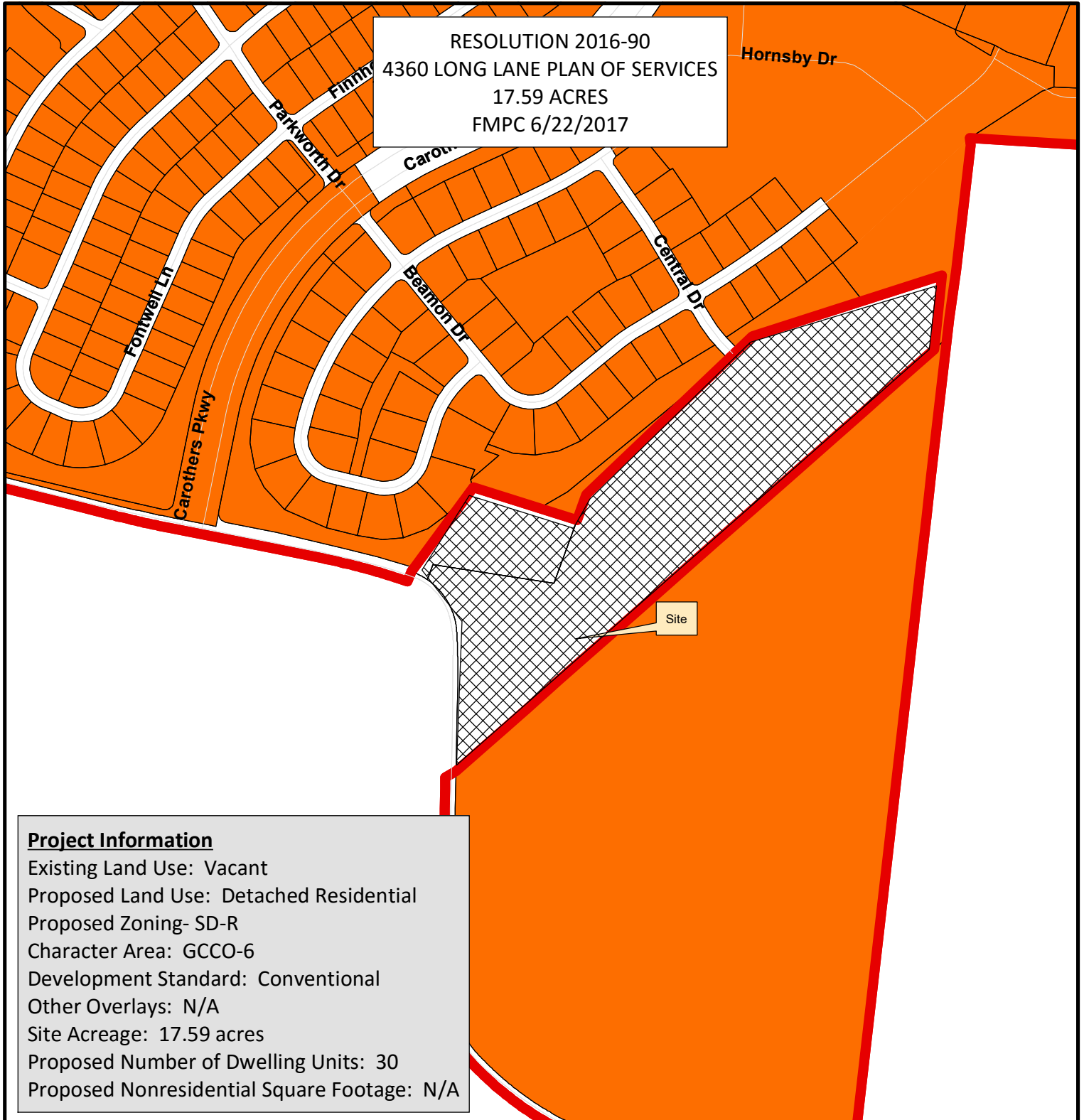
ERIC S. STUCKEY
City Administrator

DR. KEN MOORE
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

RESOLUTION 2016-90
4360 LONG LANE PLAN OF SERVICES
17.59 ACRES
FMPC 6/22/2017



Project Information

Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Proposed Zoning- SD-R
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres
Proposed Number of Dwelling Units: 30
Proposed Nonresidential Square Footage: N/A

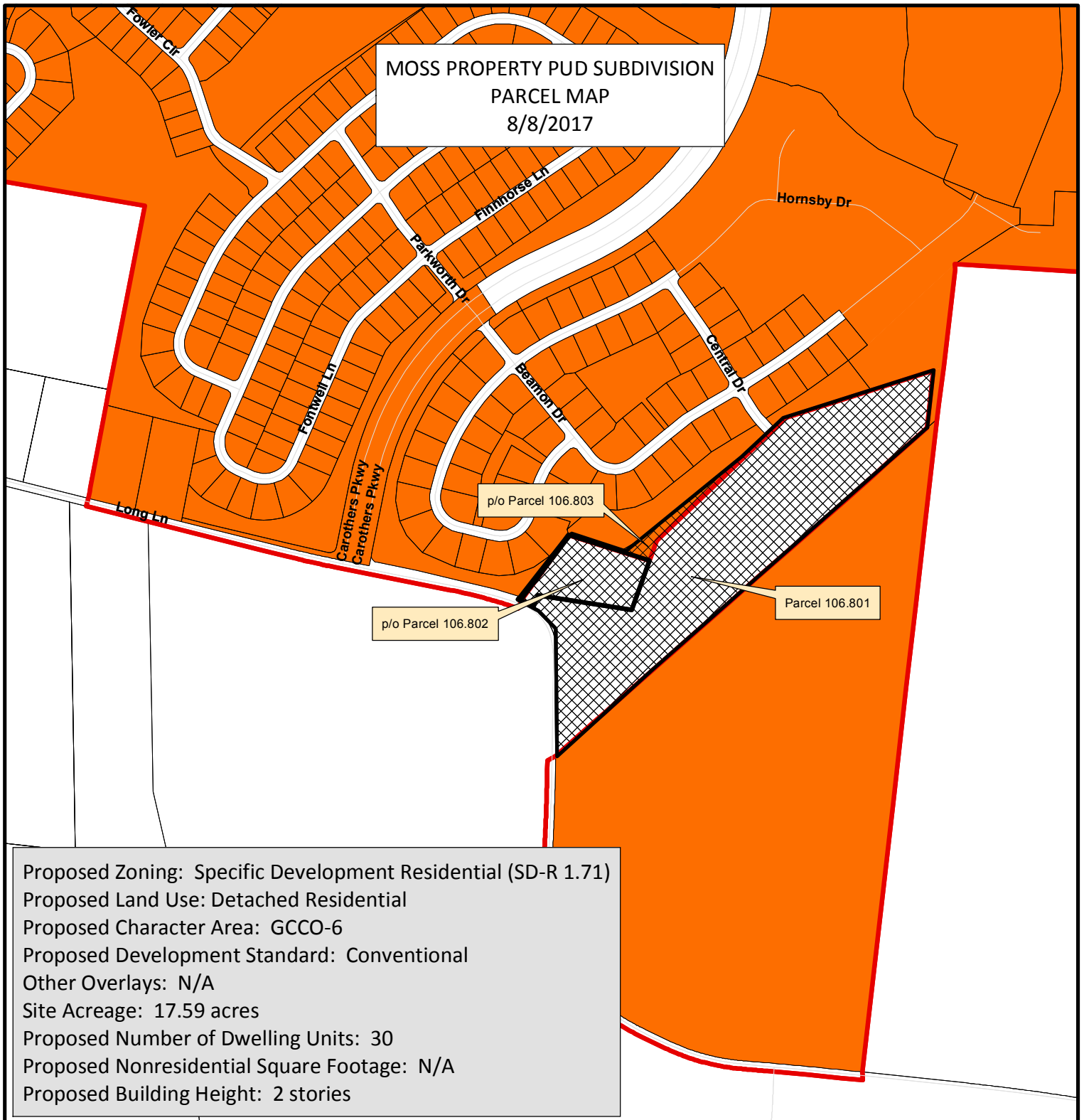
- | | |
|--|---------------------------------------|
| Corporate Boundaries | SD-R Specific Development-Residential |
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |



0 250 500 1,000
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

MOSS PROPERTY PUD SUBDIVISION
PARCEL MAP
8/8/2017



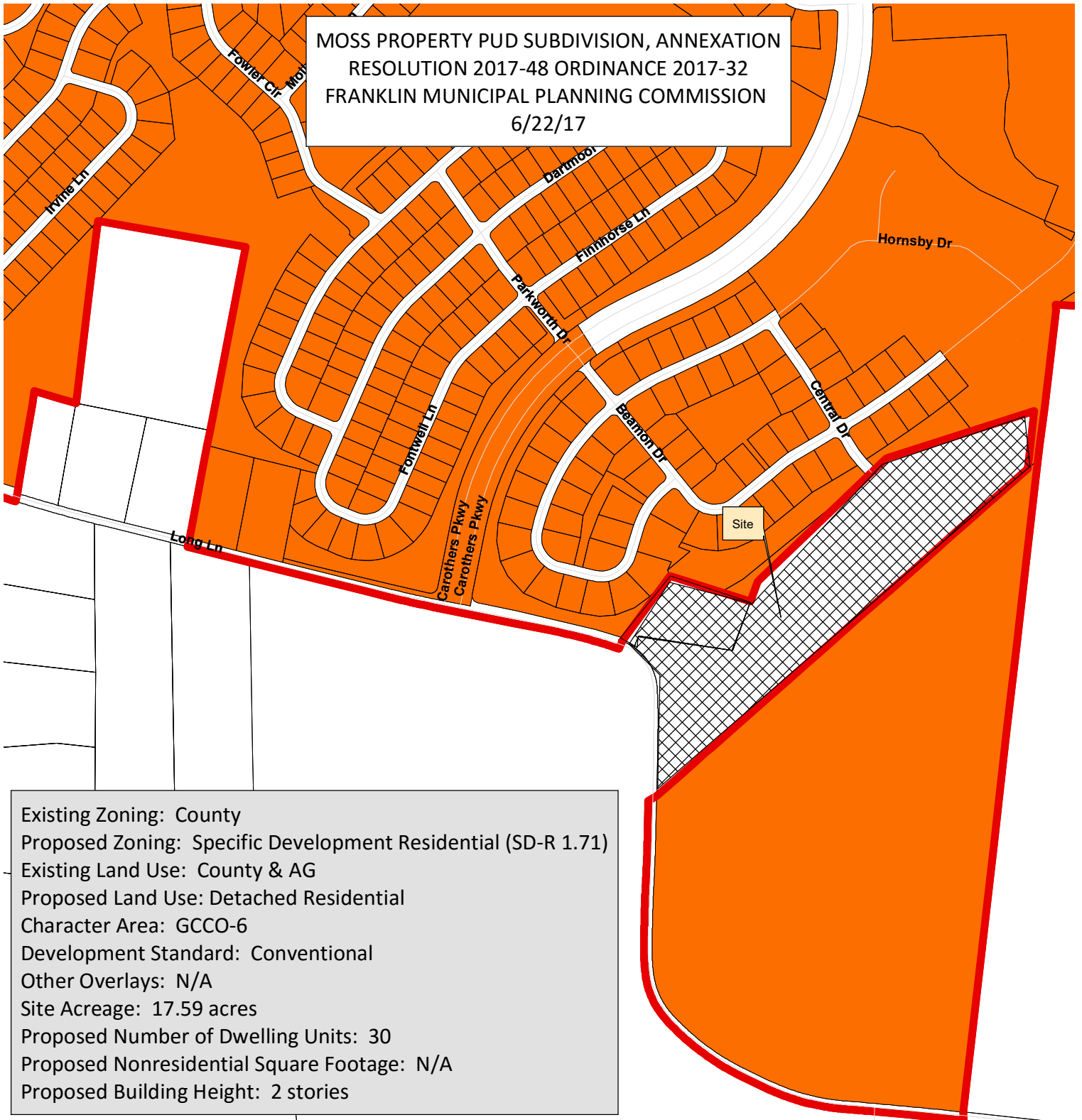
- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | |



0 200 400 800
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

MOSS PROPERTY PUD SUBDIVISION, ANNEXATION
 RESOLUTION 2017-48 ORDINANCE 2017-32
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/22/17



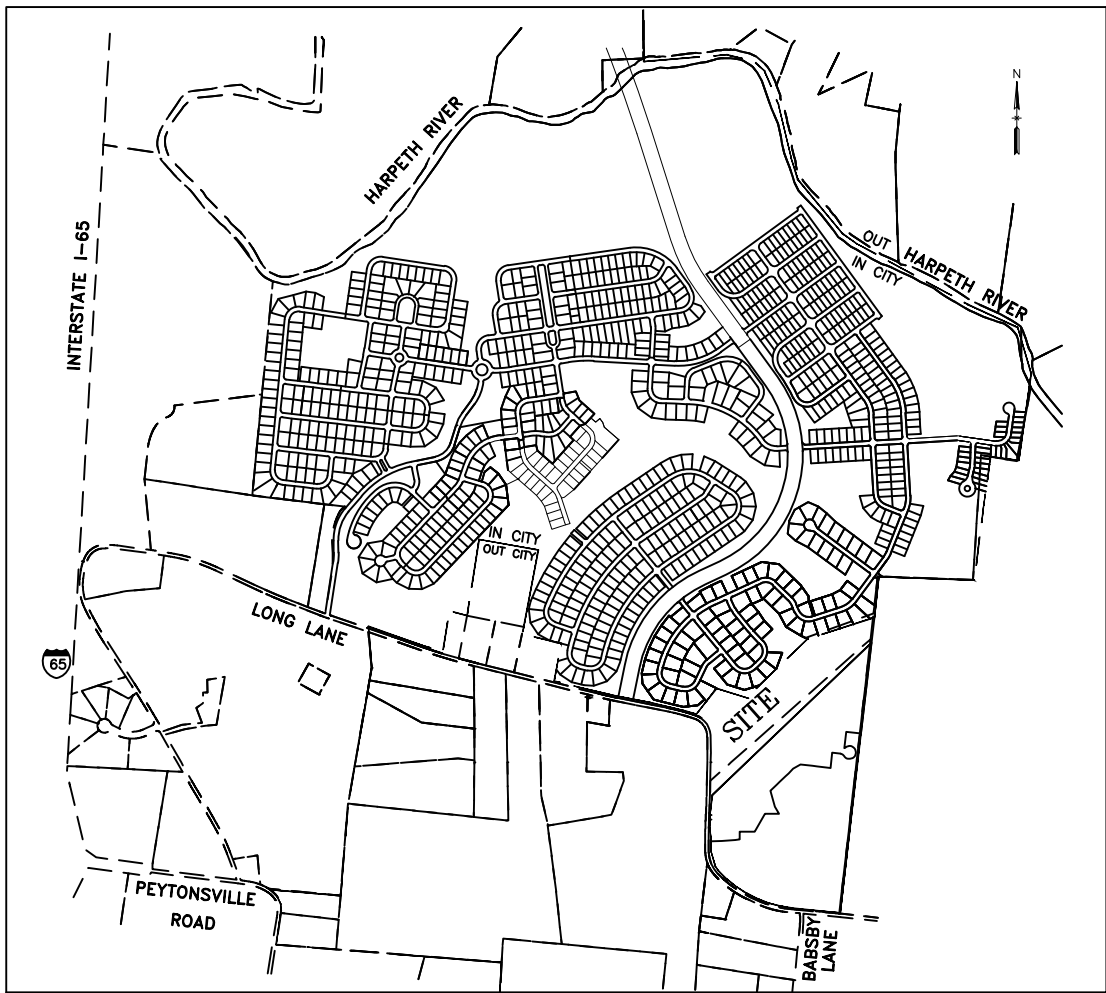
Existing Zoning: County
 Proposed Zoning: Specific Development Residential (SD-R 1.71)
 Existing Land Use: County & AG
 Proposed Land Use: Detached Residential
 Character Area: GCCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 17.59 acres
 Proposed Number of Dwelling Units: 30
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | |



0 200 400 800
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2016. All rights reserved.

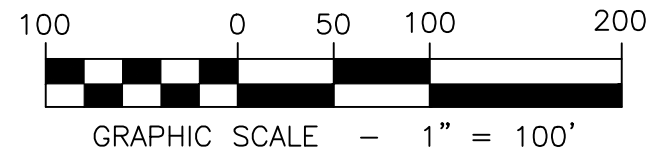


LEGEND			
IRON PIN OLD	- - - - -	●	IP(O)
IRON PIN NEW	- - - - -	●	
SEWER MANHOLE	- - - - -	○	
SEWER SERVICE TAP	- - - - -	○ SS	
PROPERTY/R.O.W. LINE	- - - - -		

LINE TABLE

NO.	BEARING	DIST.
1	N06-24-59W	53.10'
2	N18-30-59W	54.91'
3	N31-34-59W	52.76'
4	N47-30-05W	47.36'
5	N63-33-31W	66.51'

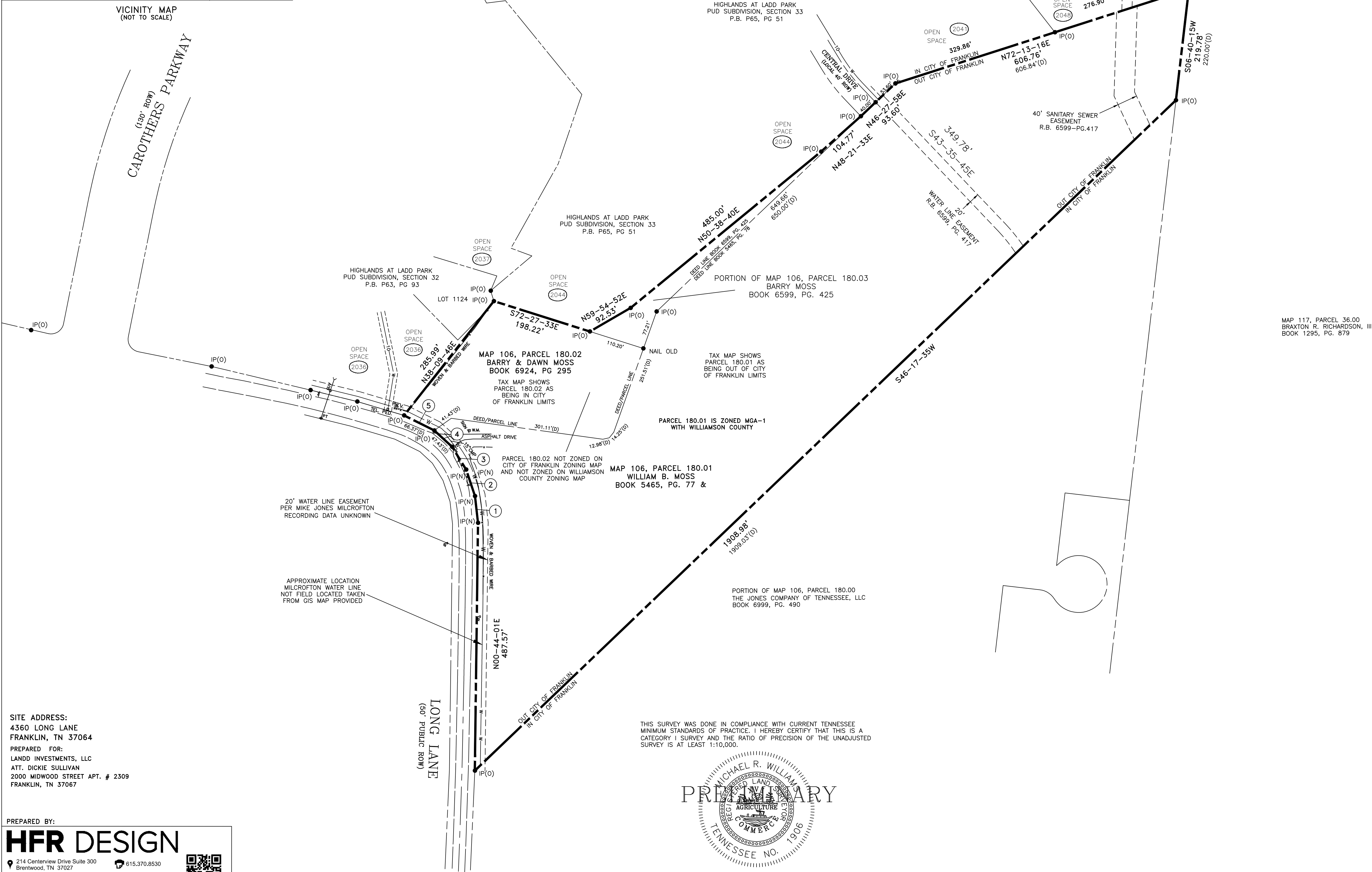
TOTAL AREA: 766,303 SQ. FT. OR (17.592± ACRES)



S.P.C.S. MD 83
PLAT BOOK P65, PG. 51

NOTES:

- 1) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 2) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO PARTIES NAMED HEREON AND THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON THIS SURVEY.
- 3) 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 OR BY EXCAVATION PRIOR TO ANY CONSTRUCTION.
- 4) REPRODUCTION OR USE OF THIS DRAWING OR ANY PART THEREOF IS NOT ALLOWED WITHOUT WRITTEN APPROVAL FROM THE SURVEYOR WHOSE SEAL APPEARS ON THIS SURVEY. COPYRIGHT 2017.
- 5) THIS SURVEY PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE TITLE SEARCH WILL REVEAL.
- 6) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONES "X" AREAS DETERMINED NOT TO BE AFFECTED BY SPECIAL HAZARD AREAS AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0356F, BOTH DATED: 9-29-06.
- 7) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 8) SUBJECT PROPERTY BEING SHOWN ON TAX MAP 106 FOR WILLIAMSON COUNTY, TENNESSEE.
- 9) SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS ON THIS SURVEY.



THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000.



MICHAEL K. STORY R.L.S., TN. # 1989

SITE ADDRESS:
4360 LONG LANE
FRANKLIN, TN 37064

PREPARED FOR:
LANDO INVESTMENTS, LLC
ATT. DICKIE SULLIVAN
2000 MIDWOOD STREET APT. # 2309
FRANKLIN, TN 37067

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027
615.370.8530
hfrdesign.com



SURVEY DIVISION mwilliams@hfrdesign.com

PRELIMINARY
BOUNDARY SURVEY
OF

MAP 106, PARCELS 180.01 & 180.02
MOSS PROPERTY

10TH CIVIL DISTRICT
FRANKLIN - WILLIAMSON COUNTY - TENNESSEE
DATE: 4-27-17
HFR PROJECT NO. 2017049-52

**RESOLUTION 2017-48
ORDINANCE 2017-32**

TO BE ENTITLED: "A RESOLUTION AND ORDINANCE TO ANNEX THREE PROPERTIES ADJACENT TO AND INCLUDING 4360 LONG LANE, CONSISTING OF 17.59 ACRES, PROPERTY LOCATED SOUTH OF CAROTHERS PARKWAY AND NORTH OF LONG LANE AND ADJOINING THE CITY LIMITS WITHIN THE SOUTHEAST PART OF THE FRANKLIN URBAN GROWTH BOUNDARY (UGB)."

WHEREAS, Barry Moss ("Owner") of property located at 4360 Long Lane, Parcel 180.01, 180.02, 180.03 ("Properties") petitioned the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee ("City"), to annex 17.59 acres adjoining the City limits and located within the Franklin Urban Growth Boundary (UGB); and

WHEREAS, the Franklin Municipal Planning Commission (FMPC) has reviewed and recommended Approval of the proposed annexation and Plan of Services for the annexation area; and

WHEREAS, a public hearing was held following public notice as required by *Tennessee Code Annotated* Title 6, Chapter 51, as amended; and

WHEREAS, the BOMA has adopted a Plan of Services for the annexation area as described in Resolution 2017-48; and

WHEREAS, the BOMA has determined that it is in the best interest of its existing residents to annex the Property described herein and that failure to annex said property will inhibit the prosperity of the City and endanger the health, safety and welfare of its inhabitants.

NOW THEREFORE, BE IT RESOLVED AND ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described Property shall be, and is hereby, annexed in and to the corporate limits of the City of Franklin, Tennessee:

PREMISES CONSIDERED

Map-Parcel	Acres
106---18001	15.39
106---18002	1.83
106---18003	0.36
Total	17.59

Parcel 180.01
05-08-17

Map 106, Parcel No. 180.01
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows:

Thence, continuing N00°44'01"E, a distance of 487.57 feet to a point;
thence, N06°24'59"W, a distance of 53.10 feet to a point;
thence, N18°30'59"W, a distance of 54.91 feet to a point;
thence, N31°34'59"W, a distance of 52.76 feet to a point;
thence, N47°30'05"W, a distance of 47.36 feet to a point;
thence, N54°14'14"E, a distance of 41.07 feet to a point;
thence, S82°08'44"E, a distance of 301.11 feet to a point;
thence, N77°53'16"E, a distance of 12.98 feet to a point;
thence, N38°52'16"E, a distance of 14.25 feet to a point;
thence, N19°32'36"E, a distance of 251.97 feet to a point;
thence, N46°19'26"E, a distance of 649.66 feet to a point;
thence, N72°13'16"E, a distance of 606.76 feet to a point;
thence, S06°40'15"W, a distance of 219.78 feet to a point;
thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING.

Containing 670,540.05 square feet or 15.3935 acres, more or less.

The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 5465, Page 77 with the Williamson County Register of Deeds.

Parcel 180.02
05-08-17

Map 106, Parcel No. 180.02
Barry and Dawn Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows;

Thence, continuing, N63°33'31"W, a distance of 66.51 feet to a point;
thence, N38°09'46"E, a distance of 285.99 feet to a point;
thence, S72°27'33"E, a distance of 198.22 feet to a point;
thence continue easterly along said line, a distance of 110.67 feet;
thence, S19°32'16"W, a distance of 174.77 feet to a point;
thence, S38°52'16"W, a distance of 14.25 feet to a point;
thence, S77°53'16"W, a distance of 12.98 feet to a point;
thence, N82°08'44"W, a distance of 301.11 feet to a point;
thence, S54°14'14"W, a distance of 41.07 feet to the POINT OF BEGINNING.

Containing 79,697.38 square feet or 1.8296 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 6924, Page 295 with the Williamson County Register of Deeds.

Parcel 180.03
05-08-17

Map 106, Parcel No. 180.03
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as
POB #3 on the attached exhibit, and proceeding as follows;

Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point;
thence, N59°54'52"E, a distance of 92.53 feet to a point;
thence, N50°38'40"E, a distance of 485.00 feet to a point;
thence, N48°21'33"E, a distance of 104.77 feet to a point;
thence, N46°27'58"E, a distance of 40.00 feet to a point;
thence continue northeasterly along said line, a distance of 53.60 feet;
thence, S46°19'26"W, a distance of 649.66 feet to a point;
thence, S19°33'22"W, a distance of 77.21 feet to the POINT OF BEGINNING.

Containing 16,063.05 square feet or 0.3688 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No.
106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register
of Deeds

SECTION II: That the attached Location Map shall serve the purpose of further delimiting the
geographical boundaries as described by this Resolution and Ordinance.

SECTION III: That the annexed Property shall become part of Aldermanic Ward 3.

SECTION IV. BE IT FINALLY RESOLVED AND ORDAINED by the Board of Mayor and Aldermen of the
City of Franklin, Tennessee, that this Resolution and Ordinance shall take effect from and after its passage
on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

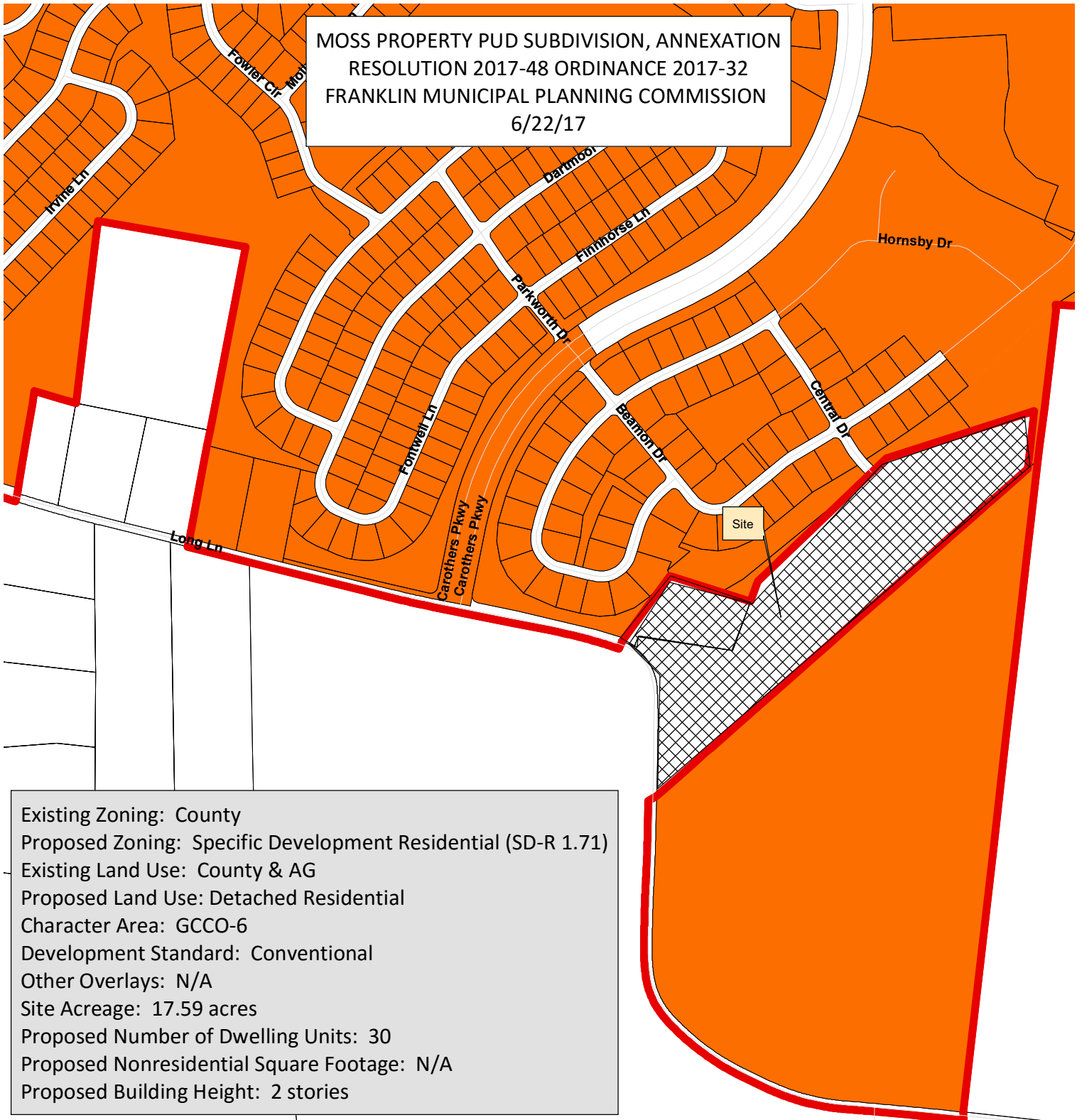
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

MOSS PROPERTY PUD SUBDIVISION, ANNEXATION
 RESOLUTION 2017-48 ORDINANCE 2017-32
 FRANKLIN MUNICIPAL PLANNING COMMISSION
 6/22/17



Existing Zoning: County
 Proposed Zoning: Specific Development Residential (SD-R 1.71)
 Existing Land Use: County & AG
 Proposed Land Use: Detached Residential
 Character Area: GCCO-6
 Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 17.59 acres
 Proposed Number of Dwelling Units: 30
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | |



0 200 400 800
 Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2016. All rights reserved.

OWNER AFFIDAVIT

City of Franklin, Tennessee

We/I William Barry Moss
(Please print Name/Names in Full)

being duly sworn, depose and say(s) that (I am)/(we are) the owner(s) of the property described as:

MAP 106, PARCELS 180.01 & 180.02
(Property Parcel/Tax ID Number)

and located at:

4360 LONG LANE
(Street Address)

am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

GAMBLE DESIGN COLLABORATIVE & SULLIVAN ENGINEERING INC.
(Please print Name/Names in Full)

to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

William B. Moss
Signature

4360 Long Lane
Property Owner Mailing Address

Franklin, TN 37064
City, State & Zip

Subscribed and sworn to before me this

7 day of NOV, 2016

Paul V. Collins Jr.
Notary Public

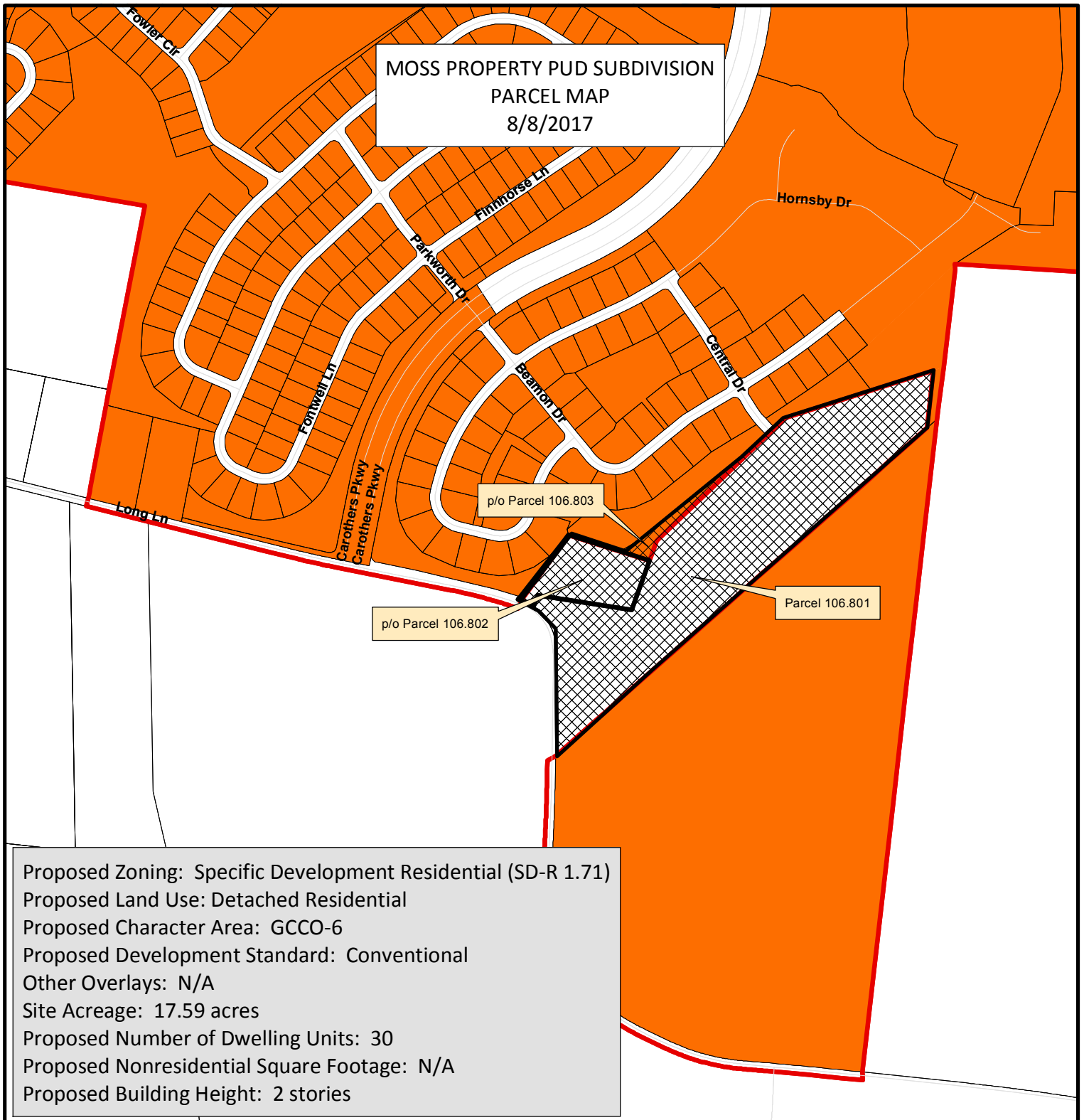
My Commission Expires: 4/20/19



ANNEXATION REQUEST APPLICATION FRANKLIN, TENNESSEE					
LOT ADDRESS: 4360 LONG LANE,					
PROPOSED ZONING: SD-R		PROPOSED LAND USE: RESIDENTIAL		LOT ACREAGE: +/- 17.52	
CHARACTER AREA: GCCO-6			PHYSICAL DESCRIPTION OF SITE: RESIDENTIAL/AGRICULTURAL TRACT Adjacent to stream		
LAND USE PLAN LANGUAGE FOR CHARACTER AREA: 1. APPROPRIATE USES INCLUDE DETACHED RESIDENTIAL 2. STREAMS, TREES, AND HILLSIDES AND HILLTOPS SHALL BE PRESERVED AND ENHANCED.					
REQUEST LETTER:	Check if included	OWNER AFFIDAVIT:	Check if included	DRAWINGS/ ILLUSTRATIONS:	Check if included
OTHER INFORMATION: MAP 106, Parcel 180.01, +/- 15.77 AC MAP 106, Parcel 180.02, +/- 1.75 AC					

APPLICANT NAME, ADDRESS, PHONE	AGENT NAME, ADDRESS, PHONE
	GAMBLE DESIGN COLLABORATIVE
	144 SE PARKWAY, SUITE 200
	FRANKLIN TN 37064
	615.975.5765
Signature:	Date:

MOSS PROPERTY PUD SUBDIVISION
PARCEL MAP
8/8/2017



Proposed Zoning: Specific Development Residential (SD-R 1.71)
 Proposed Land Use: Detached Residential
 Proposed Character Area: GCCO-6
 Proposed Development Standard: Conventional
 Other Overlays: N/A
 Site Acreage: 17.59 acres
 Proposed Number of Dwelling Units: 30
 Proposed Nonresidential Square Footage: N/A
 Proposed Building Height: 2 stories

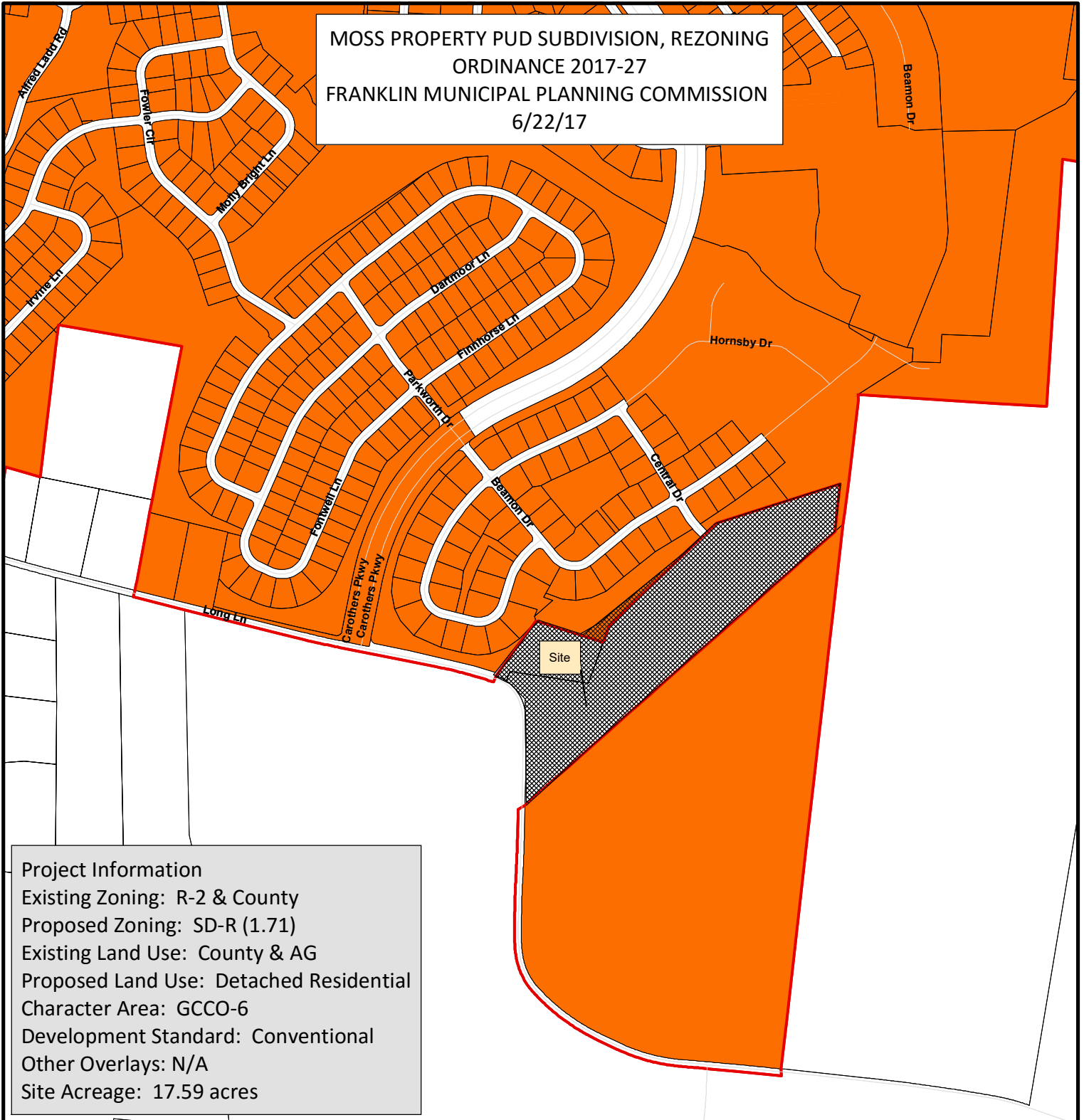
- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | |



0 200 400 800
Feet

This map was created by the Franklin Planning Department.
 It was compiled from the most authentic information available.
 The City is not responsible for any errors or omissions contained hereon.
 All data and materials (c) copyright 2016. All rights reserved.

MOSS PROPERTY PUD SUBDIVISION, REZONING
ORDINANCE 2017-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17



Project Information

Existing Zoning: R-2 & County
Proposed Zoning: SD-R (1.71)
Existing Land Use: County & AG
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres

- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | |



0 200 400 800
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

ORDINANCE 2017-27

TO BE ENTITLED: "AN ORDINANCE TO ZONE 17.59 ACRES SPECIFIC DEVELOPMENT DISTRICT- SD-R 1.71 DISTRICT, CONVENTIONAL DEVELOPMENT STANDARD OVERLAY, GOOSE CREEK CHARACTER AREA (GCCO-6) OVERLAY, FOR THREE PROPERTIES ADJACENT TO AND INCLUDING 4360 LONG LANE, MOSS PROPERTY PUD SUBDIVISION."

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the Specific Development District SD-R 1.71 district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the Board of Mayor and Aldermen (BOMA) of the City of Franklin, Tennessee, adopted Resolution 2017-39 approving a Planned Unit Development (PUD) Development Plan as required by the Franklin Zoning Ordinance; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification to Specific Development District SD-R 1.71 District:

PREMISES CONSIDERED	
Map-Parcel	Acres
106---18002	1.83
106---18003	0.36
106---18001	15.39
Total	17.59

Map 106, Parcel No. 180.01
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows;

Thence, continuing N00°44'01"E, a distance of 487.57 feet to a point;
thence, N06°24'59"W, a distance of 53.10 feet to a point;
thence, N18°30'59"W, a distance of 54.91 feet to a point;
thence, N31°34'59"W, a distance of 52.76 feet to a point;
thence, N47°30'05"W, a distance of 47.36 feet to a point;

thence, N54°14'14"E, a distance of 41.07 feet to a point;
thence, S82°08'44"E, a distance of 301.11 feet to a point;
thence, N77°53'16"E, a distance of 12.98 feet to a point;
thence, N38°52'16"E, a distance of 14.25 feet to a point;
thence, N19°32'36"E, a distance of 251.97 feet to a point;
thence, N46°19'26"E, a distance of 649.66 feet to a point;
thence, N72°13'16"E, a distance of 606.76 feet to a point;
thence, S06°40'15"W, a distance of 219.78 feet to a point;
thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING.

Containing 670,540.05 square feet or 15.3935 acres, more or less.

The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 5465, Page 77 with the Williamson County Register of Deeds.

Parcel 180.02
05-08-17

Map 106, Parcel No. 180.02
Barry and Dawn Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows;

Thence, continuing, N63°33'31"W, a distance of 66.51 feet to a point;
thence, N38°09'46"E, a distance of 285.99 feet to a point;
thence, S72°27'33"E, a distance of 198.22 feet to a point;
thence continue easterly along said line, a distance of 110.67 feet;
thence, S19°32'16"W, a distance of 174.77 feet to a point;
thence, S38°52'16"W, a distance of 14.25 feet to a point;
thence, S77°53'16"W, a distance of 12.98 feet to a point;
thence, N82°08'44"W, a distance of 301.11 feet to a point;
thence, S54°14'14"W, a distance of 41.07 feet to the POINT OF BEGINNING.

Containing 79,697.38 square feet or 1.8296 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 6924, Page 295 with the Williamson County Register of Deeds.

Parcel 180.03
05-08-17

Map 106, Parcel No. 180.03
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #3 on the attached exhibit, and proceeding as follows;

Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point;
thence, N59°54'52"E, a distance of 92.53 feet to a point;
thence, N50°38'40"E, a distance of 485.00 feet to a point;
thence, N48°21'33"E, a distance of 104.77 feet to a point;
thence, N46°27'58"E, a distance of 40.00 feet to a point;
thence continue northeasterly along said line, a distance of 53.60 feet;
thence, S46°19'26"W, a distance of 649.66 feet to a point;
thence, S19°33'22"W, a distance of 77.21 feet to the POINT OF BEGINNING.

Containing 16,063.05 square feet or 0.3688 acres, more or less.

The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No. 106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register of Deeds.

SECTION II. That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____
Eric Stuckey
City Administrator/Recorder

By: _____
Dr. Ken Moore
Mayor

Approved as to form by:

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

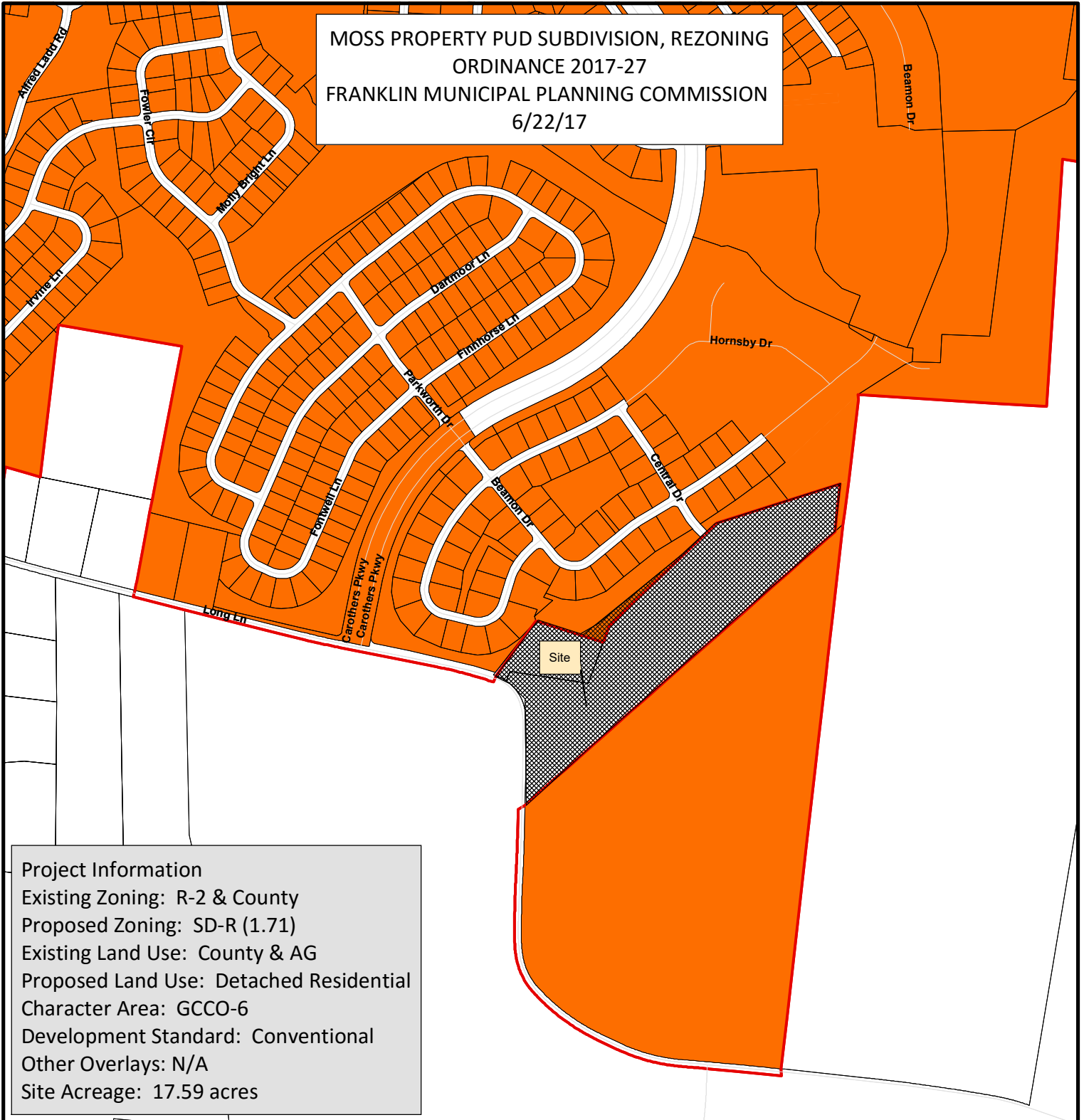
PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

MOSS PROPERTY PUD SUBDIVISION, REZONING
ORDINANCE 2017-27
FRANKLIN MUNICIPAL PLANNING COMMISSION
6/22/17



Project Information

Existing Zoning: R-2 & County
Proposed Zoning: SD-R (1.71)
Existing Land Use: County & AG
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 17.59 acres

- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | |



0 200 400 800
Feet

This map was created by the Franklin Planning Department. It was compiled from the most authentic information available. The City is not responsible for any errors or omissions contained hereon. All data and materials (c) copyright 2016. All rights reserved.

MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST

MAP 106, PARCELS 180.01 & 180.02
FRANKLIN, TENNESSEE

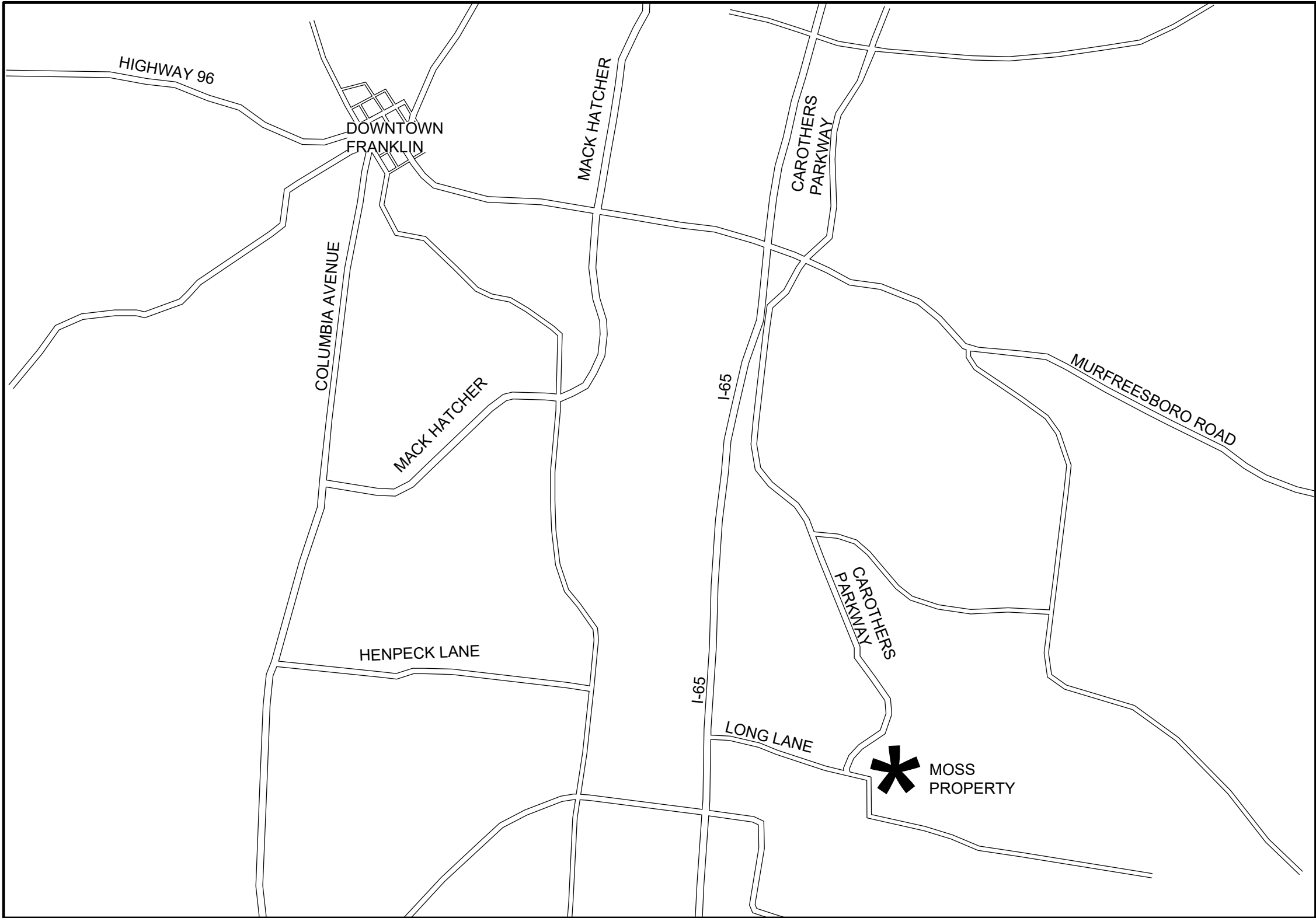
OWNER:
WILLIAM BARRY MOSS
4360 LONG LANE
FRANKLIN, TN 37064

DEVELOPER:
THE JONES COMPANY
DAVE PITTA
1221 LIBERTY PIKE
FRANKLIN, TN 37067
(615) 804-4724
davepitta@livejones.com

APPLICANT/LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
GREG GAMBLE, RLA
144 SOUTHEAST PARKWAY, SUITE 200
FRANKLIN, TN 37064
(615) 975-5765
greggamble209@gmail.com

CIVIL ENGINEER:
SULLIVAN ENGINEERING
DICKIE SULLIVAN
317 MAIN STREET, SUITE 201
FRANKLIN, TN 37064
(615) 645-3858
dickie@sullivanengineering.com

SURVEY DATA PROVIDED BY:
HFR SURVEY
MICHAEL STORY, RLS
214 CENTERVIEW DRIVE, SUITE 300
BRENTWOOD, TN 37027
(615) 370-8500

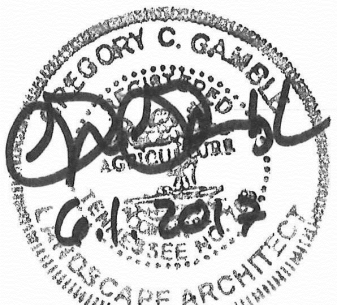


NOT TO SCALE

INDEX OF SHEETS

SHEET	DESCRIPTION
C 0.0	COVER SHEET AND LOCATION MAP
C 1.0	OVERALL EXISTING CONDITIONS
C 1.1	ENLARGED EXISTING CONDITIONS

10TH CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF FRANKLIN, WILLIAMSON COUNTY, TENNESSEE



MAY 8, 2017
COF # 6441

Revisions
1. JUNE 1, 2017



ISSUED: APRIL 10, 2017

Revision Date

1 June 1, 2017

△
△
△

OVERALL
EXISTING
CONDITIONS

CI.0

COF # 6440

SITE DATA

PROJECT NAME:	MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST
PROJECT #:	6440
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	4360 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH OF WILLIAMSON COUNTY
EXISTING ZONING :	MGA-1
PROPOSED ZONING:	SD-R (1.71)
CHARACTER AREA OVERLAY:	GCCO-6
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	17.59 AC (TOTAL SITE) 15.39 AC (106---18001) 1.83 AC (106---18002) 0.37 AC(106---18003)
MINIMUM REQUIRED SETBACK LINES:	15'
YARD FRONTING ANY STREET:	5'
SIDE YARD:	5'
CORNER SIDE YARD:	15'
REAR YARD:	10'
OWNER:	WILLIAM BARRY MOSS 4360 LONG LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 S.E. PARKWAY, SUITE 200 FRANKLIN, TN 37064 GREG GAMBLE (615) 975-5765 greggambledesign@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	20 (153,244 SF REQUIRED) 56 (428,047 SF PROVIDED)
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	1.71 DLJA 149,338 SF (19% OF TOTAL SITE)
RESIDENTIAL DENSITY:	30 X 1200SF = 36,000SF
PARKLAND:	FEES IN LIEU 15% REQUIRED (2.64 AC) 56% PROVIDED (9.83 AC) 1.18 AC 8.65 AC PROVIDED
OPEN SPACE:	
FORMAL:	
INFORMAL:	

500' ADJACENT PROPERTY OWNERS

PARCEL NUMBER	PROPERTY ADDRESS	OWNER	OWNER STREET	CITY	STATE	ZIP	ZONING	CHARACTER AREA	DEVELOPMENT STANDARD
106---17900	4341 LONG LN	MOSS BLANCHE C FAMILY PTNERS L	9226 BRUSHBORO DR	BRENTWOOD	TN	37027	R-1 (Williamson Co.)	Williamson County	Williamson County
106---18000	CAROTHERS PKWY	TEDEAN LP	317 MAIN ST 201	FRANKLIN	TN	37064	R-2	GCCO-6	Conventional
106---18001	4360 LONG LN	MOSS WILLIAM BARRY	4360 LONG LN	FRANKLIN	TN	37064	MGA-1 (Williamson Co.)	GCCO-6	Conventional
106---18002	CAROTHERS PKWY	LADD ALFRED	1116 SNEED GLEN DR	FRANKLIN	TN	37069	MGA-1 (Williamson Co.)	GCCO-6	Conventional
106---18003	CAROTHERS PKWY	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106---18134	CAROTHERS PKWY	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106---18139	CAROTHERS PKWY	TEDEAN LP	317 MAIN ST 201	FRANKLIN	TN	37064	R-2	GCCO-6	Conventional
106---18141	CAROTHERS PKWY	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106M-800100	901 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-800200	923 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-800300	929 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-800400	935 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-800500	941 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-800600	947 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-800700	953 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-800800	959 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-801800	225 BEAMON DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-801900	303 BEAMON DR	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106M-802000	224 BEAMON DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-802100	912 HORNSBY DR	DOUGLASS STEPHEN K	912 HORNSBY DR	FRANKLIN	TN	37064	R-2	GCCO-6	Conventional
106M-802200	918 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-802300	924 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-802400	930 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-802500	936 HORNSBY DR	BRENLEY CROSSING PARTNERS LLC	3545 MARKET ST	HOOVER	AL	35226	R-2	GCCO-6	Conventional
106M-802600	942 HORNSBY DR	GOOCH RYAN M	942 HORNSBY DR	FRANKLIN	TN	37064	R-2	GCCO-6	Conventional
106M-803300	HORNSBY DR	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106M-803400	HORNSBY DR	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
106M-803500	HORNSBY DR	PROPST REALTY NASHVILLE LLC	305 CHURCH ST #715	HUNTSVILLE	AL	35801	R-2	GCCO-6	Conventional
117---03600	LONG LN	RICHARDSON BRAXTON R III	716 EDELBLUT DR	SILVER SPRINGS	MD	20901	MGA-1 (Williamson Co.)	Williamson County	Williamson County

LEGAL DESCRIPTIONS

PARCEL 180.01

Map 106, Parcel No. 180.01
William B. Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #1 on the attached exhibit, and proceeding as follows:
Thence, continuing N00°40'1"E, a distance of 487.57 feet to a point;
thence, N06°24'59"W, a distance of 53.10 feet to a point;
thence, N18°30'59"W, a distance of 54.91 feet to a point;
thence, N31°24'59"W, a distance of 52.76 feet to a point;
thence, N47°30'05"W, a distance of 47.36 feet to a point;
thence, N54°14'14"E, a distance of 41.07 feet to a point;
thence, S82°08'44"E, a distance of 301.11 feet to a point;
thence, N77°33'16"E, a distance of 12.98 feet to a point;
thence, N38°52'16"E, a distance of 14.25 feet to a point;
thence, N19°32'36"E, a distance of 251.97 feet to a point;
thence, N46°19'26"E, a distance of 649.66 feet to a point;
thence, N72°13'16"E, a distance of 606.76 feet to a point;
thence, S06°40'15"W, a distance of 219.78 feet to a point;
thence, S46°17'35"W, a distance of 1,908.98 feet to the POINT OF BEGINNING.
Containing 670,540.05 square feet or 15.3935 acres, more or less.
The aforementioned property is on a parcel of land owned by William B. Moss, as shown on Tax Map No. 106, Parcel No. 180.01 and recorded in Deed Book 5465, Page 77 with the Williamson County Register of Deeds.

NOTE:
1. ALL PARCELS ARE INCLUDED IN PUD DEVELOPMENT PLAN AND REZONING REQUEST.
2. ONLY PARCEL 180.01 IS INCLUDED IN ANNEXATION

PARCEL 180.02

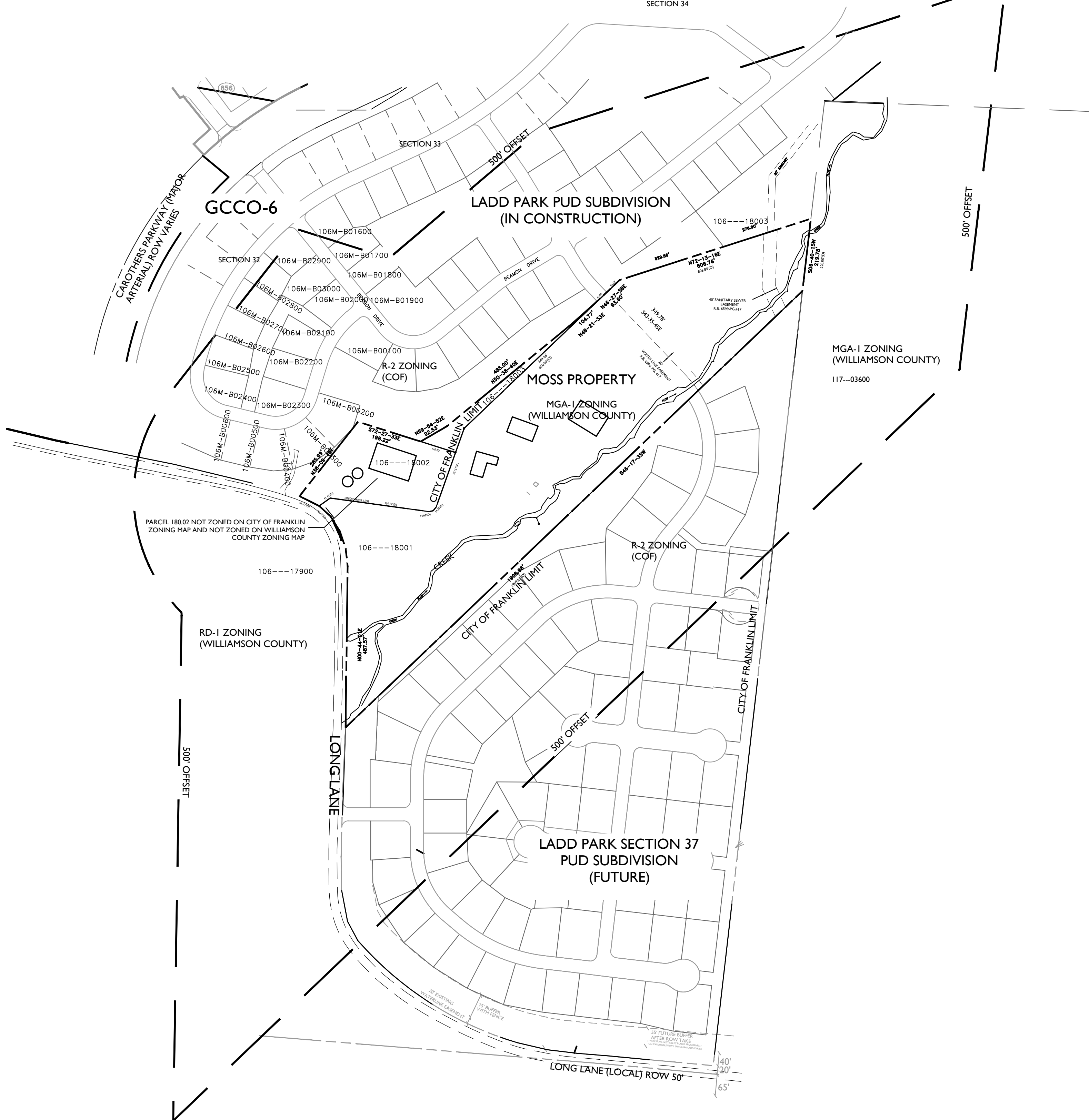
Map 106, Parcel No. 180.02
Barry and Dawn Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #2 on the attached exhibit, and proceeding as follows:
Thence, continuing N63°33'31"W, a distance of 66.51 feet to a point;
thence, N38°09'46"E, a distance of 285.99 feet to a point;
thence, S72°27'33"E, a distance of 198.22 feet to a point;
thence continue easterly along said line, a distance of 110.67 feet;
thence, S19°32'14"W, a distance of 174.77 feet to a point;
thence, S38°52'16"W, a distance of 14.25 feet to a point;
thence, S77°53'16"W, a distance of 12.98 feet to a point;
thence, S54°14'14"E, a distance of 41.07 feet to the POINT OF BEGINNING.
Containing 79,697.38 square feet or 1.8296 acres, more or less.
The aforementioned property is on a parcel of land owned by Barry and Dawn Moss, as shown on Tax Map No. 106, Parcel No. 180.02 and recorded in Deed Book 6924, Page 295 with the Williamson County Register of Deeds.

PARCEL 180.03

Map 106, Parcel No. 180.03
Barry Moss

Beginning at a point, said point being located at the southernmost point of this tract, and indicated as POB #3 on the attached exhibit, and proceeding as follows:
Thence, continuing N72°27'33"W, a distance of 110.67 feet to a point;
thence, N59°54'52"E, a distance of 92.53 feet to a point;
thence, N50°38'40"E, a distance of 485.00 feet to a point;
thence, N48°21'33"E, a distance of 104.77 feet to a point;
thence, N46°27'58"E, a distance of 40.00 feet to a point;
thence continue northeasterly along said line, a distance of 53.60 feet;
thence, S46°17'26"W, a distance of 649.66 feet to a point;
thence, S19°32'22"W, a distance of 77.21 feet to the POINT OF BEGINNING.
Containing 16,063.05 square feet or 0.3688 acres, more or less.
The aforementioned property is on a parcel of land owned by Barry Moss, as shown on Tax Map No. 106, Parcel No. 180.03 and recorded in Deed Book 6599, Page 425 with the Williamson County Register of Deeds.



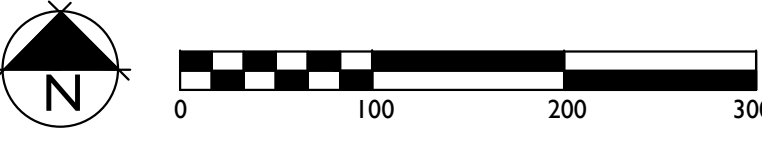
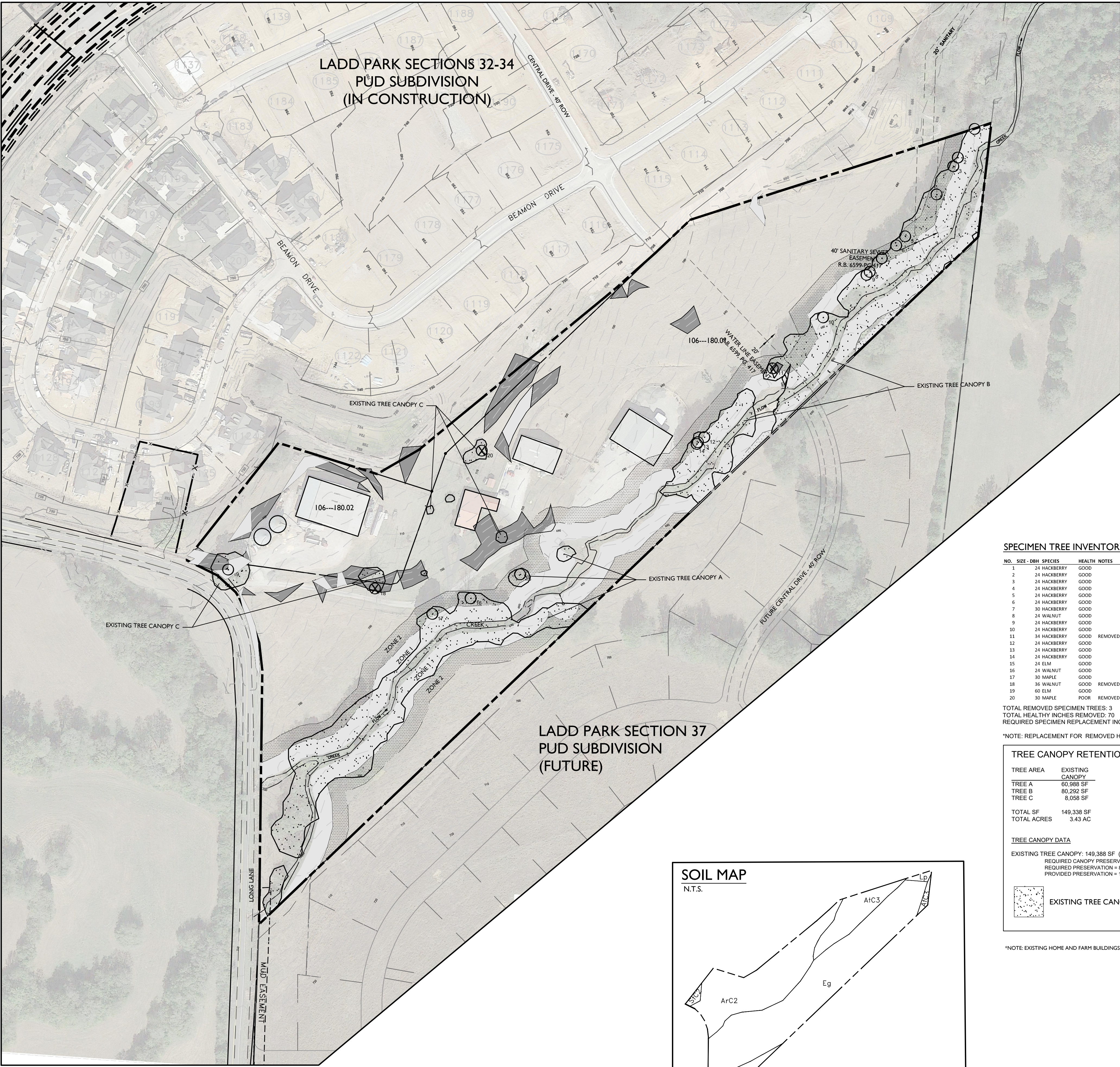
BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:

HFR DESIGN
MICHAEL STORY RLS, TN # 1989
214 CENTERVIEW DRIVE, SUITE 300
BRENTWOOD, TN 37027
(615) 370-8500

NOTE:

HFR PROVIDED THE BOUNDARY SURVEY, TREE SURVEY AND FIELD TOPOGRAPHIC SURVEY INSIDE THE STREAM BUFFER, ON ADJOINING PROPERTIES AND ALONG LONG LANE. OLDER FIELD SURVEY BY HFR AND PROPOSED DEVELOPMENT PLANS BY SEI WERE USED TO GENERATE THIS INFORMATION. THE REMAINING INFORMATION ON THE MOSS PROPERTY WAS TAKEN FROM THE FRANKLIN GIS BUT TIED VERY CLOSE TO THE FIELD SURVEY DATA.

AT SITE PLAN THE ENTIRE MOSS PROPERTY WILL HAVE A NEW FIELD RUN TOPO.



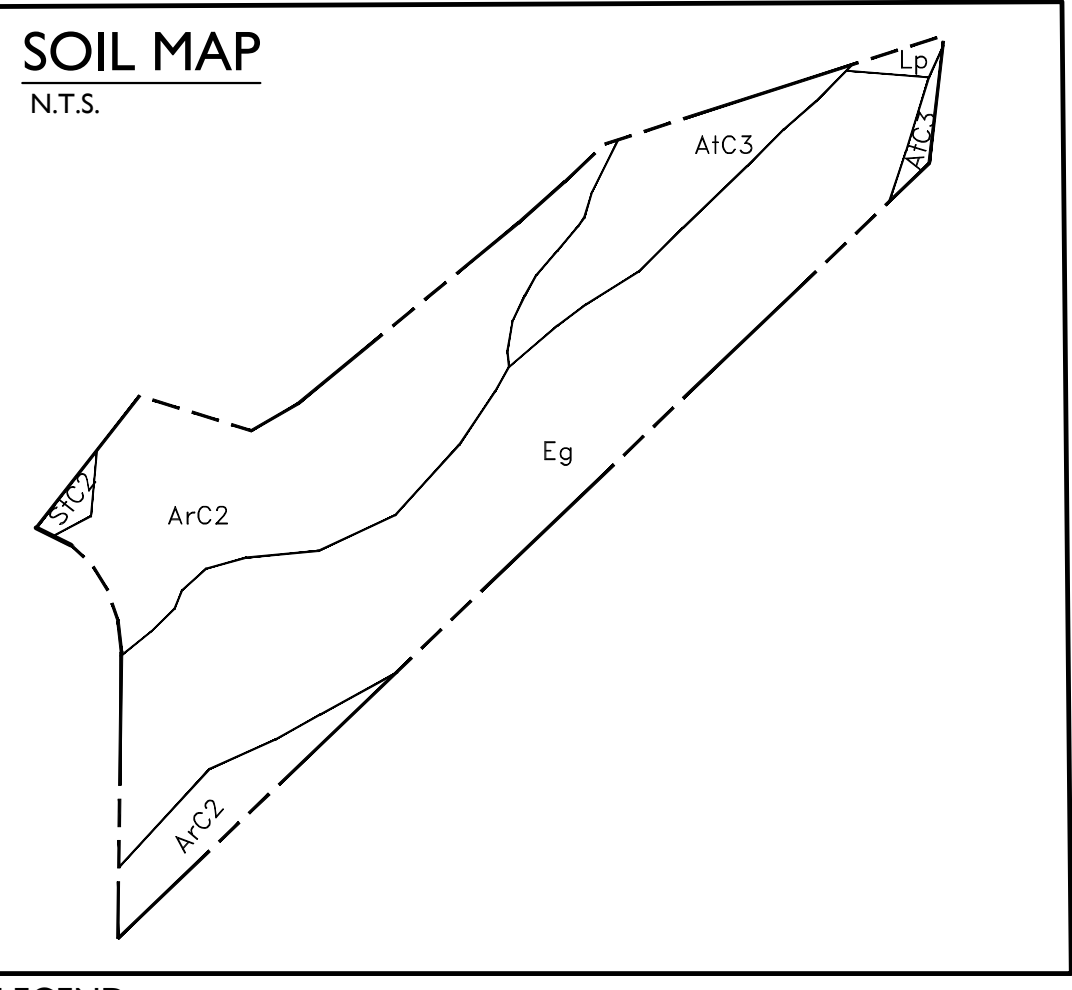
BOUNDARY AND TOPOGRAPHY SURVEY PROVIDED BY:
HFR DESIGN
MICHAEL STORY RLS, TN# 1989
214 CENTERVIEW DRIVE, SUITE 300
BENTWOOD, TN 37027
(615) 370-8500

MINERAL RIGHTS:
NO MINERAL RIGHTS ARE HELD BY PARTIES OUTSIDE OF THE OWNER.

NOTE:
HFR PROVIDED THE BOUNDARY SURVEY, TREE SURVEY AND
FIELD TOPOGRAPHIC SURVEY INSIDE THE STREAM BUFFER.
ON ADJOINING PROPERTIES AND ALONG LONG LANE, OLDER
FIELD SURVEY BY HFR AND PROPOSED DEVELOPMENT PLANS
BY SEI WERE USED TO GENERATE THIS INFORMATION. THE
REMAINING INFORMATION ON THE MOSS PROPERTY WAS
TAKEN FROM THE FRANKLIN GIS BUT TIED VERY CLOSE TO
THE FIELD SURVEY DATA.

AT SITE PLAN THE ENTIRE MOSS PROPERTY WILL HAVE A NEW
FIELD RUN TOPO.

AERIAL IMAGE: C 2017 GOOGLE,
MAP DATA: C 2017 GOOGLE



LEGEND

ArC2 ARMOUR SILT LOAM; 5% TO 12% SLOPES, ERODED
ArC3 ARMOUR SILTY CLAY LOAM; 5% TO 12% SLOPES, SEVERELY ERODED
Eg EGAN SILT LOAM, PHOSPHATIC
Lp LINDELL SILT LOAM; 0% TO 2% SLOPES, OCCASIONALLY FLOODED
SsC2 STIVERSVILLE SILT LOAM, 5% TO 12% SLOPES, ERODED

SPECIMEN TREE INVENTORY

NO.	SIZE - DBH	SPECIES	HEALTH	NOTES
1	24	HACKBERRY	GOOD	
2	24	HACKBERRY	GOOD	
3	24	HACKBERRY	GOOD	
4	24	HACKBERRY	GOOD	
5	24	HACKBERRY	GOOD	
6	24	HACKBERRY	GOOD	
7	30	HACKBERRY	GOOD	
8	24	WALNUT	GOOD	
9	24	HACKBERRY	GOOD	
10	24	HACKBERRY	GOOD	
11	34	HACKBERRY	GOOD	REMOVED
12	24	HACKBERRY	GOOD	
13	24	HACKBERRY	GOOD	
14	24	HACKBERRY	GOOD	
15	24	ELM	GOOD	
16	24	WALNUT	GOOD	
17	30	MAPLE	GOOD	
18	36	WALNUT	GOOD	REMOVED
19	60	ELM	GOOD	
20	30	MAPLE	POOR	REMOVED

TOTAL REMOVED SPECIMEN TREES: 3
TOTAL HEALTHY INCHES REMOVED: 70
REQUIRED SPECIMEN REPLACEMENT INCHES: 140

*NOTE: REPLACEMENT FOR REMOVED HEALTHY INCHES IS 2:1

TREE CANOPY RETENTION

TREE AREA	EXISTING CANOPY
TREE A	60,988 SF
TREE B	80,292 SF
TREE C	8,058 SF
TOTAL SF	149,338 SF
TOTAL ACRES	3.43 AC

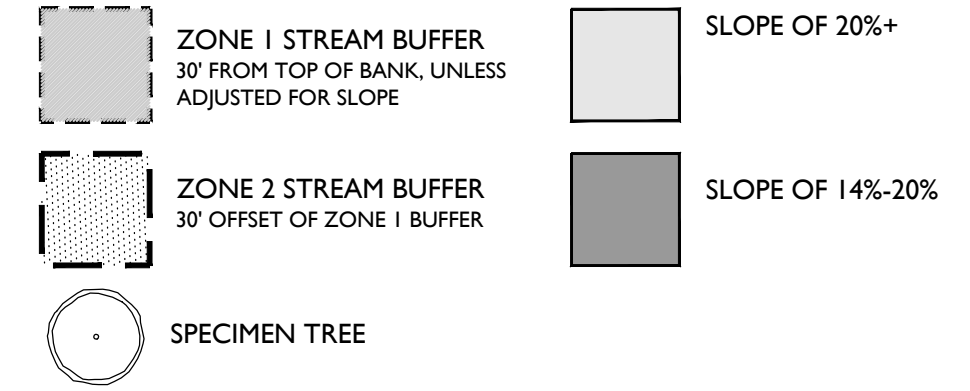
TREE CANOPY DATA

EXISTING TREE CANOPY: 149,338 SF (19% OF TOTAL SITE)
REQUIRED CANOPY PRESERVATION = 54%
REQUIRED PRESERVATION = 80,843 SF (1.85 AC)
PROVIDED PRESERVATION = 135,270 SF (91% OF CANOPY)



*NOTE: EXISTING HOME AND FARM BUILDINGS TO BE REMOVED.

KEY



SITE DATA

PROJECT NAME:	MOSS PROPERTY PUD REZONING AND ANNEXATION REQUEST
PROJECT #:	6440
SUBDIVISION:	N/A
LOT NUMBER:	N/A
ADDRESS:	4360 LONG LANE
CITY:	FRANKLIN
COUNTY:	WILLIAMSON
STATE:	TENNESSEE
CIVIL DISTRICT:	10TH OF WILLIAMSON COUNTY
EXISTING ZONING:	MGA-1
PROPOSED ZONING:	SD-R (1.71)
CHARACTER AREA OVERLAY:	GCCO-6
OTHER APPLICABLE OVERLAYS:	N/A
APPLICABLE DEVELOPMENT STANDARD:	CONVENTIONAL
ACREAGE OF SITE:	17.59 AC (TOTAL SITE) 15.39 AC (106---18001) 1.83 AC (106---18002) 0.37 AC (106---18003)
MINIMUM REQUIRED SETBACK LINES:	
YARD FRONTING ANY STREET:	15'
SIDE YARD:	5'
CORNER SIDE YARD:	15'
REAR YARD:	10'
OWNER:	WILLIAM BARRY MOSS 4360 LONG LANE FRANKLIN, TN 37064
APPLICANT:	GAMBLE DESIGN COLLABORATIVE 144 S.E. PARKWAY, SUITE 200 FRANKLIN, TN 37064 GREG GAMBLE (615) 975-5765 greggamble209@gmail.com
BUILDING SQUARE FOOTAGE:	N/A
BUILDING HEIGHT:	2 STORY
LANDSCAPE SURFACE RATIO:	.20 (153,244 SF REQUIRED) .56 (428,047 SF PROVIDED)
MINIMUM PARKING REQUIREMENT:	2 SPACES PER HOME
EXISTING PARKING:	N/A
PARKING PROVIDED:	1.71 DUA
RESIDENTIAL DENSITY:	149,338 SF (19% OF TOTAL SITE)
TREE CANOPY:	30 X 1200SF = 36,000SF
PARKLAND:	FEES IN LIEU
OPEN SPACE:	15% REQUIRED (2.64 AC) 56% PROVIDED (9.83 AC)
FORMAL:	1.18 AC
INFORMAL:	8.65 AC PROVIDED

STATEMENT OF IMPACTS:

WATER:
WATER SERVICE WILL BE PROVIDED BY MILGROFTON UTILITY DISTRICT. WATER MAINS ARE LOCATED IN LONG LANE AND IN CENTRAL DRIVE.
30SFU * 350 GPD = 10,500 GPD

SEWER:
SEWER SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN. SEWER MAIN WILL CONNECT TO MAIN LINE RUNNING FROM LADD PARK SECTION 34 TO LADD PARK SECTION 37. THIS LINE RUNS DOWN CENTRAL DRIVE THROUGH THIS SECTION.

REPURIFIED (REUSE) WATER FACILITIES:
NOT AVAILABLE

STREET NETWORK:
LONG LANE IS A LOCAL ROAD IN FRONT OF THIS PROPERTY. TO THE EAST OF THIS PROPERTY LONG LANE IS A MINOR COLLECTOR. CENTRAL DRIVE, A LOCAL ROAD, CONTINUES ACROSS THIS PROPERTY AND CONNECTS TWO SECTIONS OF LADD PARK. LOCAL ROAD 'A' PROVIDES A CONNECTION TO LONG LANE, AND THROUGH THIS NETWORK PROVIDES ANOTHER MEANS OF INGRESS/EGRESS TO THE LADD PARK COMMUNITY.

DRAINAGE FACILITIES:
THE STORM DRAINAGE IS HANDLED BY A DETENTION POND AND THEN TREATED WITH BIO-RETENTION.

POLICE, FIRE AND RECREATIONAL FACILITIES:
POLICE - 900 COLUMBIA AVE., 7.4 MILES
FIRE - STATION #2, 907 MURFREESBORO RD., 5.5 MILES
RECREATIONAL - WINSTEAD HILL PARK, 4023 COLUMBIA AVE., 6.8 MILES

PROJECTED STUDENT POPULATION:
30 X 0.64 STUDENTS = 20 PROJECTED STUDENTS

REFUSE COLLECTION:
REFUSE COLLECTION SERVICE WILL BE PROVIDED BY THE CITY OF FRANKLIN SOLID WASTE DEPARTMENT.

RESTRICTIVE COVENANTS:
THIS PUD WILL HAVE A HOMEOWNERS ASSOCIATION.

LAND USE PLAN COMPLIANCE:

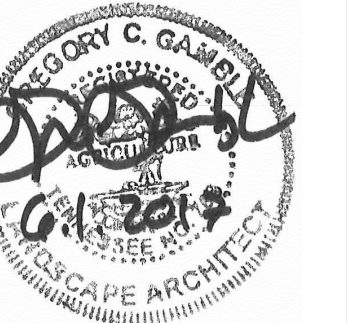
CHARACTER AREA: GCCO-6
APPLICABLE DEVELOPMENT STANDARD: CONVENTIONAL
ENVISION FRANKLIN: SINGLE FAMILY RESIDENTIAL

IN COMPLIANCE WITH BOTH THE GOCO AND ENVISION FRANKLIN, THE MOSS PROPERTY PUD HAS BEEN DESIGNED WITH SINGLE-FAMILY HOMES. THIS NEW DEVELOPMENT WAS DESIGNED TO BE CONSISTENT WITH THE HIGHLANDS AT LADD PARK COMMUNITY, WHICH FLANKS THIS NARROW PROPERTY ON TWO SIDES. SINGLE-FAMILY HOME LOTS ARE COMPARABLE IN SIZE TO THE ADJACENT LADD PARK. MOST OF THE OPEN SPACE IS ON THE SOUTH SIDE OF THE PROPERTY WHICH PRESERVES A STREAM AND STREAM BUFFER FEATURE.

LOCAL COMPATIBILITY AND DESIGN CONCEPT:

THE MOSS PROPERTY WAS CONSIDERED AS A POTENTIAL ADDITION TO THE HIGHLANDS AT LADD PARK DEVELOPMENT IN EARLIER STAGES OF ITS DESIGN. WORKING WITH THE PROPERTY OWNER, THE DEVELOPMENT TEAM AT LADD PARK CREATED A MASTER PLAN THAT WOULD ALLOW FUTURE INTEGRATION OF THE MOSS PROPERTY INTO THE COMMUNITY. THIS WAS ACHIEVED BY DESIGNING CENTRAL DRIVE TO CROSS THE MOSS PROPERTY AND PROVIDE CONNECTION BETWEEN TWO NEIGHBORHOODS IN THE LADD PARK COMMUNITY. THE MOSS PROPERTY ALSO PROPOSES A CONNECTION BACK TO LONG LANE. THE SEGMENT OF CENTRAL DRIVE THAT CROSSES THIS PROPERTY, AS WELL AS LOCAL ROAD 'A', ARE BEING DESIGNED WITH A 40' ROW TO BE CONSISTENT WITH THE REST OF LADD PARK.

LOT SIZES ARE CONSISTENT WITH THE ADJACENT LADD PARK. THE DENSITY (1.71 DUA) OF THE MOSS PROPERTY IS ALSO CONSISTENT WITH THE ALMOST 2 DUA OF LADD PARK.



ISSUED: MAY 8, 2017

Revision Date
1/ June 1, 2017
2/
3/
4/

**ENLARGED
EXISTING
CONDITIONS**

FRANKLIN SPECIAL SCHOOL REZONING,
221 FAIRGROUND ST
(ORDINANCE 2017-51)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/26/2017

Cannon St

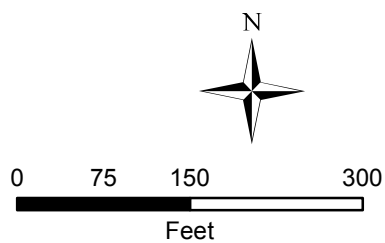
Battle Ave

Fairground St

Site

Project Information
Existing Zoning: Civic-Institutional (CI)
Proposed Zoning: R-3
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.42 acres

- | | |
|--|-------------------------------------|
| AG Agricultural District | SD-X Specific Development-Variety |
| ER Estate Residential | OR Office Residential District |
| R-1 Residential District | GO General Office District |
| R-2 Residential District | CC Central Commercial District |
| R-3 Residential District | NC Neighborhood Commercial District |
| R-6 Residential District | GC General Commercial District |
| RM-10 Attached 10 Residential District | LI Light Industrial District |
| RM-15 Attached 15 Residential District | HI Heavy Industrial District |
| RM-20 Attached 20 Residential District | CI Civic and Institutional District |
| SD-R Specific Development-Residential | |



This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

ORDINANCE 2017-51

TO BE ENTITLED: "AN ORDINANCE TO REZONE 0.42 ACRES FROM CIVIC-INSTITUTIONAL (CI) DISTRICT TO R-3 DISTRICT FOR THE PROPERTY LOCATED EAST OF CANNON STREET AND SOUTH OF FAIRGROUND STREET, 221 FAIRGROUND STREET."

WHEREAS, the City of Franklin, Tennessee, encourages responsible growth and the sensible transition of land uses and densities; and

WHEREAS, the R-3 district provides zoning for land uses compatible with both the Franklin Land Use Plan and surrounding development; and

WHEREAS, the zoning has been reviewed and approved by BOMA after a public hearing and a recommendation by the Franklin Municipal Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF MAYOR AND ALDERMEN OF THE CITY OF FRANKLIN, TENNESSEE, AS FOLLOWS:

SECTION I. That the following described property shall be, and is hereby, rezoned from its present zoning classification of **CI** District to **R-3** District:

PREMISES CONSIDERED	
Map-Parcel	Acres
078O-A00100	0.42
Total	0.42

Beginning at an iron pin (new) in the southerly right-of-way line of Fairground Street (right-of-way 33 feet) at the northwest corner of Murray Johnson and wife, Thelma B. Johnson, of record in deed book 126, page 125, same being the northeast corner of the herein described; thence with the west line of Johnson, South 06 degrees 36 minutes 36 seconds West 198.72 feet to an iron pin (new); thence with a new line across said Franklin Special School District Board of Education property, North 80 degrees 36 minutes 06 seconds West 94.79 feet to an iron pin (new) at the southeast corner of Ruthie Mae Taylor, of record in deed book 1203, page 928; thence with the east line of Taylor, North 08 degrees 39 minutes 22 seconds East 198.50 feet to an iron pin (new) in the south right-of-way line of said Fairground Street, South 80 degrees 36 minutes 06 seconds East 87.69 feet to the point of beginning, containing 18,109 square feet, or 0.42 acres, more or less.

SECTION II. That the attached Location Map shall serve the purpose of further delimiting the geographical boundaries as described by this Ordinance.

SECTION III. BE IT FINALLY ORDAINED by the Board of Mayor and Aldermen of the City of Franklin, Tennessee, that this Ordinance shall take effect from and after its passage on third and final reading, the health, safety, and welfare of the citizens requiring it.

ATTEST:

CITY OF FRANKLIN, TENNESSEE:

By: _____

Eric Stuckey

City Administrator/Recorder

By: _____

Dr. Ken Moore

Mayor

Approved as to form by:

Shauna R. Billingsley

City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:

FRANKLIN SPECIAL SCHOOL REZONING,
221 FAIRGROUND ST
(ORDINANCE 2017-51)
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/26/2017

Cannon St

Fairground St

Site

Project Information

Existing Zoning: Civic-Institutional (CI)
Proposed Zoning: R-3
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: CFCO
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 0.42 acres

- | | |
|---|---|
|  FSSD-221 Fairground |  SD-R Specific Development-Residential |
|  AG Agricultural District |  SD-X Specific Development-Variety |
|  ER Estate Residential |  OR Office Residential District |
|  R-1 Residential District |  GO General Office District |
|  R-2 Residential District |  CC Central Commercial District |
|  R-3 Residential District |  NC Neighborhood Commercial District |
|  R-6 Residential District |  GC General Commercial District |
|  RM-10 Attached 10 Residential District |  LI Light Industrial District |
|  RM-15 Attached 15 Residential District |  HI Heavy Industrial District |
|  RM-20 Attached 20 Residential District |  CI Civic and Institutional District |



0 75 150 300
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

FRANKLIN SPECIAL SCHOOL DISTRICT

REZONING REQUEST

221 FAIRGROUND STREET
FRANKLIN, TENNESSEE

CITY OF FRANKLIN PROJECT #6540

Dated: 10/05/2017



VICINITY MAP
N.T.S.

ARCHITECTURE
ENGINEERING
PLANNING
INTERIORS

HFR, Inc.
214 Centerview Drive
Suite 300
Brentwood, TN 37027

615.370.8500
615.370.8530
www.HFRdesign.com

Nashville, Tennessee
Jackson, Tennessee
Kansas City, Missouri

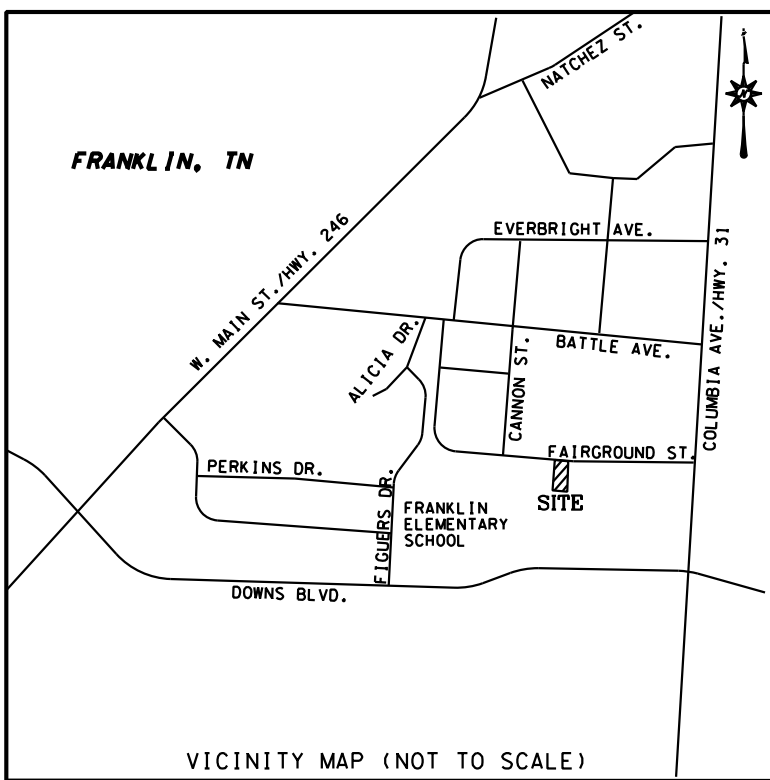
SITE INFORMATION

OWNER
FRANKLIN SPECIAL SCHOOL DISTRICT
Owners Address:
507 New Highway 96 West
Franklin, TN 37064
CONTACT NAME: CHIP
STERNENBERG
(PHO): (615) 790-4704
email: sternenbergchi@fssd.org

APPLICANT

Ashley T. Smith, P.E.
HFR Design, Inc.
214 Centerview Drive, Suite 300
Brentwood, TN 37027
OFFICE: (615) 370-8850
email: asmith@hfrdesign.com

[illegible]



VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

- THE PURPOSE OF THE PLAT IS TO CREATE A SINGLE LOT, AND DEDICATE RIGHT-OF-WAY AND EASEMENTS FROM THE FRANKLIN SPECIAL SCHOOL DISTRICT BOARD OF EDUCATION PROPERTY, A 23.6 ACRE TRACT.
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- THIS SURVEY WAS PREPARED FROM CURRENT DEED OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR A GUARANTEE OF TITLE. FURTHERMORE, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.
- THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "OTHER AREAS ZONE X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 47187C0192F, EFFECTIVE DATE OF SEPTEMBER 29, 2006.
- 1/4" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 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.
- THIS PROPERTY IS PART OF WILLIAMSON COUNTY TAX MAP 0780, GROUP A, PARCEL 1.
- SUBJECT PROPERTY OWNED BY "FRANKLIN SPECIAL SCHOOL DISTRICT BOARD OF EDUCATION" AS RECORDED IN BOOK 94, PAGE 157 IN THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- THE PROPERTY IS CURRENTLY ZONED "CI" (CIVIC AND INSTITUTIONAL DISTRICT), IT IS WITHIN THE 3-8 SITE DEVELOPMENT STANDARDS, ALL ZONING AND SETBACK INFORMATION MUST BE VERIFIED WITH THE CITY OF FRANKLIN PLANNING AND CODES DEPARTMENT.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- 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.
- 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.

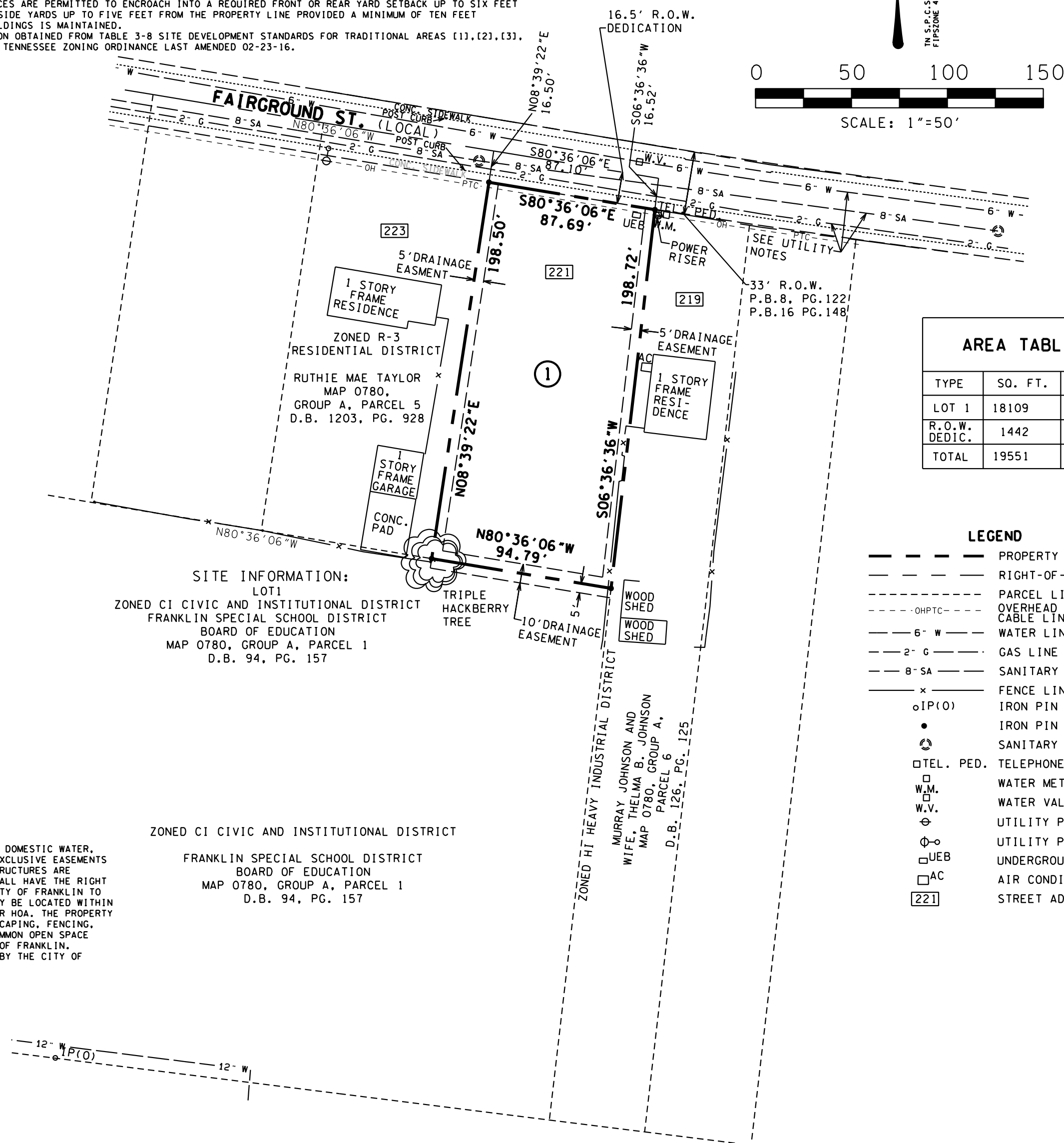
UTILITY NOTES:

THIS SURVEYOR 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, PLANS, ORAL REPORT, OR FIELD MARKINGS PREPARED BY OTHERS; 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 WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN (3) OR NO MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.

THERE MAY BE UTILITIES IN WHICH THIS SURVEYOR IS NOT AWARE. THIS LAND SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND OBVIOUS BY INSPECTION OF THE PREMISES, INCLUDING BUT NOT LIMITED TO SOILS, GEOLOGICAL CONDITIONS, PHYSICAL DEVICES AND FACILITIES, TANKS, PIPELINES, OR BURIED CABLES. ALTHOUGH SOME UNDERGROUND UTILITIES MAY BE SHOWN AS PART OF THIS SURVEY, THEIR LOCATIONS ARE APPROXIMATE AND CANNOT BE RELIED UPON WITHOUT A COMPLETE EXCAVATION AND SURVEY LOCATION OF THE UTILITY. THIS SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE MAKING OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITION.

MINIMUM REQUIRED SETBACK LINES FOR ZONING OF CI CIVIC AND INSTITUTIONAL DISTRICT:
FRONT YARD AND SIDE STREET SETBACK (4)(5)(6)(7)----- 20 FEET
SIDE YARD SETBACK (8)(12)----- 0 FEET
REAR YARD SETBACK (8)----- 0 FEET

NOTES:
[4] FOR MIXED-USE AND SINGLE-USE NONRESIDENTIAL BUILDING TYPES DEVELOPED ACCORDING TO THE TRADITIONAL STANDARDS, THE FRONT BUILDING SETBACK SHALL BE MEASURED FROM THE BACK EDGE OF THE SIDEWALK, NOT THE RIGHT-OF-WAY LINE.
[5] LARGER OR SMALLER SETBACKS, LOT WIDTHS, LOT FRONTAGES AND LOT SIZES, BEYOND THE RANGE PRESENTED IN THIS TABLE, ARE PERMITTED IN CASES WHERE TOPOGRAPHICAL OR NATURAL CONSTRAINTS EXIST, OR WHERE A PARTICULAR DESIGN APPROACH WARRANTS A DIFFERENT SETBACK, SUBJECT TO SUBSECTION 2.4.2, PLANNED UNIT DEVELOPMENTS.
[6] IN CASES WHERE A TRANSITIONAL FEATURE IS REQUIRED, THE MINIMUM SETBACK AND LOT WIDTH SHALL BE IN ACCORDANCE WITH SUBSECTION 5.3.4, TRANSITIONAL FEATURES.
[7] THE MINIMUM SETBACK FROM MACK HATCHER PARKWAY SHALL BE 80 FEET, AND THE MINIMUM SETBACK FROM INTERSTATE 65 SHALL BE 100 FEET.
[8] WHERE AN IMMEDIATELY ADJACENT EXISTING BUILDING IS SET BACK LESS THAN THE MINIMUM REQUIRED SIDE OR REAR YARD, THE MINIMUM SIDE OR REAR YARD REQUIREMENT SHALL INSTEAD BE THE SAME AS THE IMMEDIATELY ADJACENT DEVELOPED BUILDING, BUT NOT LESS THAN FIVE FEET. BUILDINGS SHALL MAINTAIN A MINIMUM SPACING OF TEN FEET.
[12] APPURTENANCES ARE PERMITTED TO ENCROACH INTO A REQUIRED FRONT OR REAR YARD SETBACK UP TO SIX FEET AND WITHIN SIDE YARDS UP TO FIVE FEET FROM THE PROPERTY LINE PROVIDED A MINIMUM OF TEN FEET BETWEEN BUILDINGS IS MAINTAINED.
ABOVE INFORMATION OBTAINED FROM TABLE 3-8 SITE DEVELOPMENT STANDARDS FOR TRADITIONAL AREAS (1),(2),(3), OF THE FRANKLIN TENNESSEE ZONING ORDINANCE LAST AMENDED 02-23-16.



AREA TABLE

TYPE	SO. FT.	ACRES
LOT 1	18109	0.42
R.O.W. DEDIC.	1442	0.03
TOTAL	19551	0.45

LEGEND

---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	PARCEL LINE
---OHPTC---	OVERHEAD POWER, TELEPHONE, CABLE LINE
6" W	WATER LINE
2" G	GAS LINE
8" SA	SANITARY SEWER LINE
x	FENCE LINE
o P(O)	IRON PIN OLD
●	IRON PIN NEW
○	SANITARY SEWER MANHOLE
TEL. PED.	TELEPHONE PEDESTAL
W.M.	WATER METER
W.V.	WATER VALVE
○	UTILITY POLE
○-○	UTILITY POLE W/LIGHT
UEB	UNDERGROUND ELECTRIC BOX
AC	AIR CONDITIONING UNIT
221	STREET ADDRESS

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 7) 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: FRANKLIN SPECIAL SCHOOL DISTRICT, BOOK 94, PAGE 157 Date:

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that: (1) the water and sewer systems designated in PUT PLAT TITLE HERE 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.

Date:-----

Director Water Management Department, 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 an amount of \$----- for streets, \$----- for drainage, and \$----- for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Date:-----

Director Streets Department 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.

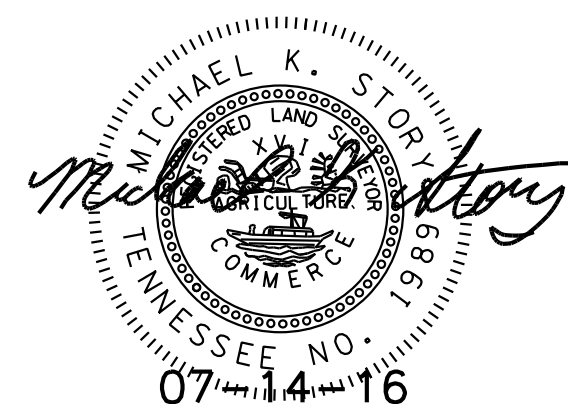
Date:-----

Secretary: Franklin Municipal Planning Commission

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 plat correctly represents a survey made under my supervision on the ----- day of -----, 20-----.

Michael K. Story TN RLS #1989 HFR Design, Inc.



COF PROJECT # 6224

ONE LOT SUBDIVISION OF THE FRANKLIN SPECIAL SCHOOL DISTRICT BOARD OF EDUCATION PROPERTY

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 0.45 TOTAL LOTS: 1

ACRES NEW STREETS: 0 FEET NEW STREETS: 0

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

DATE: 07-14-16 HFR PROJECT NO. 2015197.54

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, 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

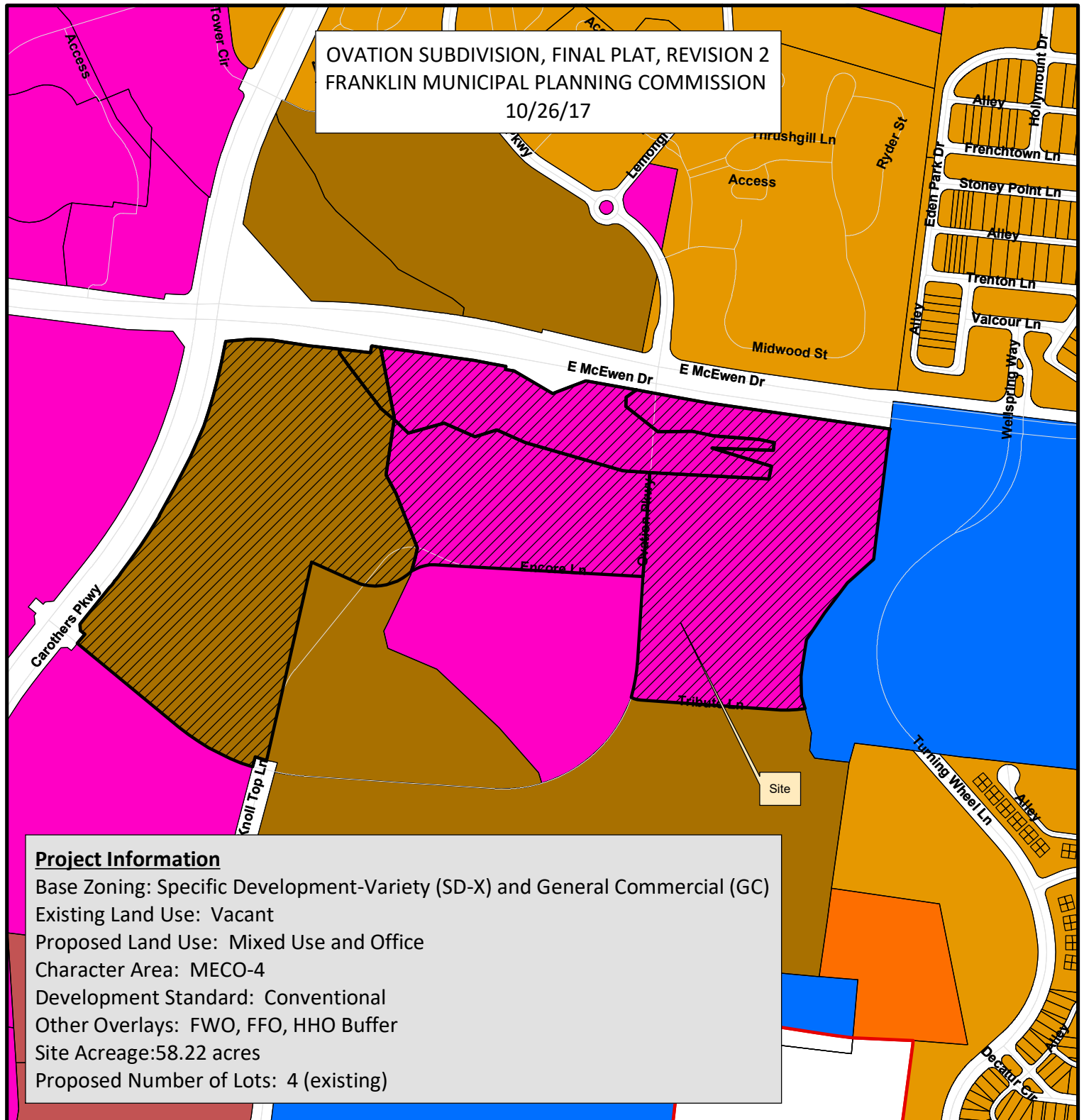
HFR DESIGN

214 Centerview Drive Suite 300 Brentwood, TN 37027 mstory@hfrdesign.com

615.370.8500 615.370.8530 hfrdesign.com

PREPARED FOR:
FRANKLIN SPECIAL SCHOOL DISTRICT
ATTN: JOHN MCADAMS
507 NEW HIGHWAY 96 WEST
FRANKLIN, TN 37064
jdmcadams@fssd.org
PHONE: 615-794-6624

Ovation Subdivision, Final Plat, Revision 2
 Franklin Municipal Planning Commission
 10/26/17



Project Information

Base Zoning: Specific Development-Variety (SD-X) and General Commercial (GC)

Existing Land Use: Vacant

Proposed Land Use: Mixed Use and Office

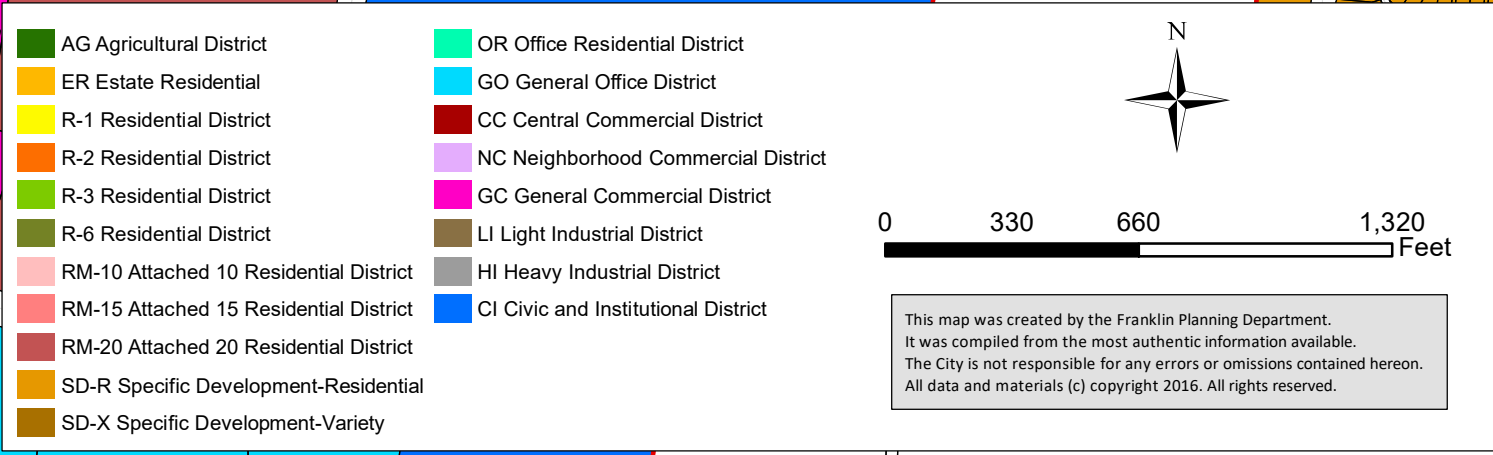
Character Area: MECO-4

Development Standard: Conventional

Other Overlays: FWO, FFO, HHO Buffer

Site Acreage: 58.22 acres

Proposed Number of Lots: 4 (existing)



CONDITIONS OF APPROVAL:

Open Issues: 6 These issues are currently being filtered

Engineering - Final Plat Checklist

General Issues

7. C. Final Plat

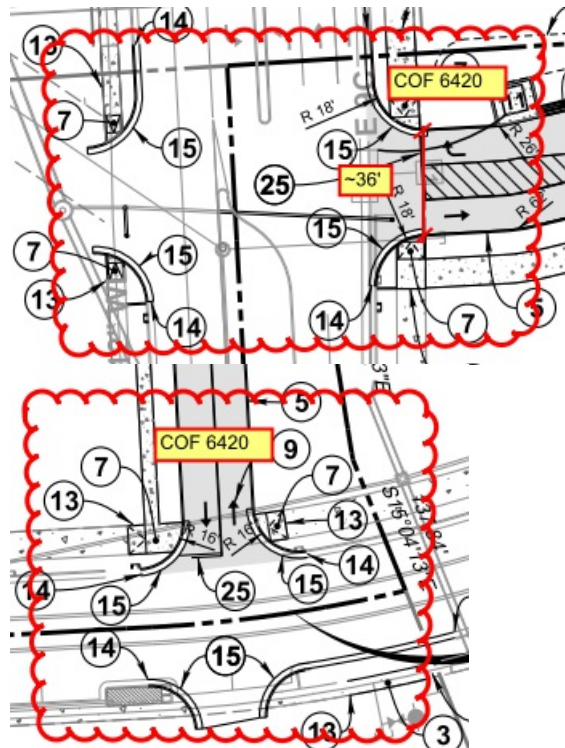
joe.marlo@franklin.tn.gov Comment partially addressed.

Applicant to modify Note 18 on Sheet 6 of 6 to include "and shall be Public Utility, Drainage and Access Easements."

14. Ovation Lot 3 Improvements

joe.marlo@franklin.tn.gov Comment partially addressed as not all improvements within Public Access Easements appear to be shown.

Applicant to show all improvements within Public Access Easements as shown on the approved Ovation Lot 3 Site Plan (COF 6420), including along work in Ovation Parkway and Tribute Lane. Note specifically the areas in Ovation Parkway and Tribute Lane clouded below.



24. C. Final Plat

carlb@franklin.tn.gov Applicant shall place a note on the plat stating "The traffic signals at Ovation Parkway & Knoll Top Lane, and at Ovation Parkway & Encore Lane, and the fiber optic communications infrastructure on Ovation Parkway, shall be owned and maintained by the City of Franklin. The private owners of the public utility and access easements shall allow full access to City of Franklin personnel and its contractors for operations and maintenance purposes."

Performance Agreement and Surety

General Issues

4. Engineering Sureties

kevin.long@franklintn.gov No sureties are associated with this Final Plat.

*(This comment serves only as a reminder to staff. No action is necessary from the applicant, and **this comment does not hinder approval.**)*

Planning

[3546121_2017_0911_OVATION RESUB FINAL PLAT REVISION 2.pdf](#)

21. FWO and FFO

amy.diaz-barriga@franklintn.gov The plat cannot be recorded until the LOMR has been completed and BZA has authorized the relocation of the FFO lines. Prior to One-Stop, the LOMR information and the BZA approval date of the FFO line shift will be added to the plat in a note.

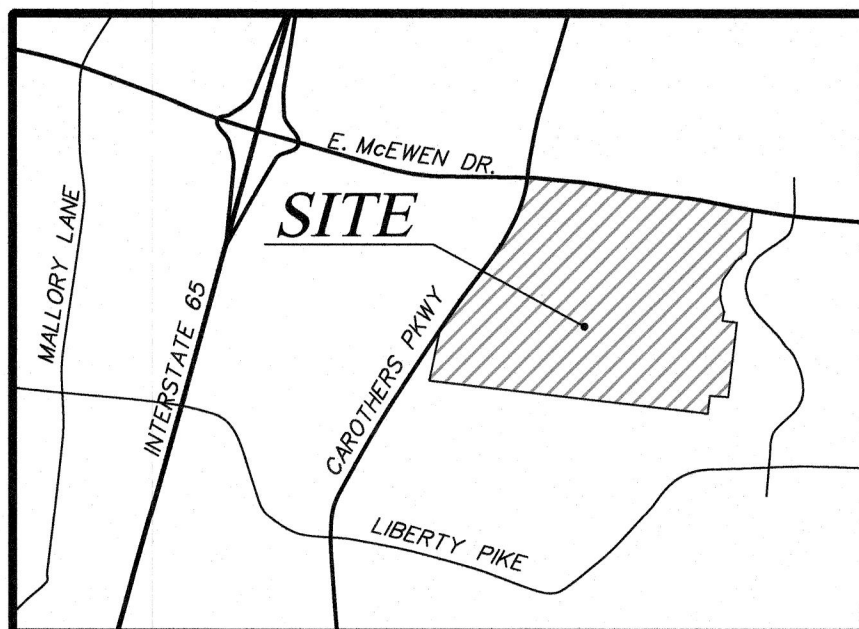
Stormwater

General Issues

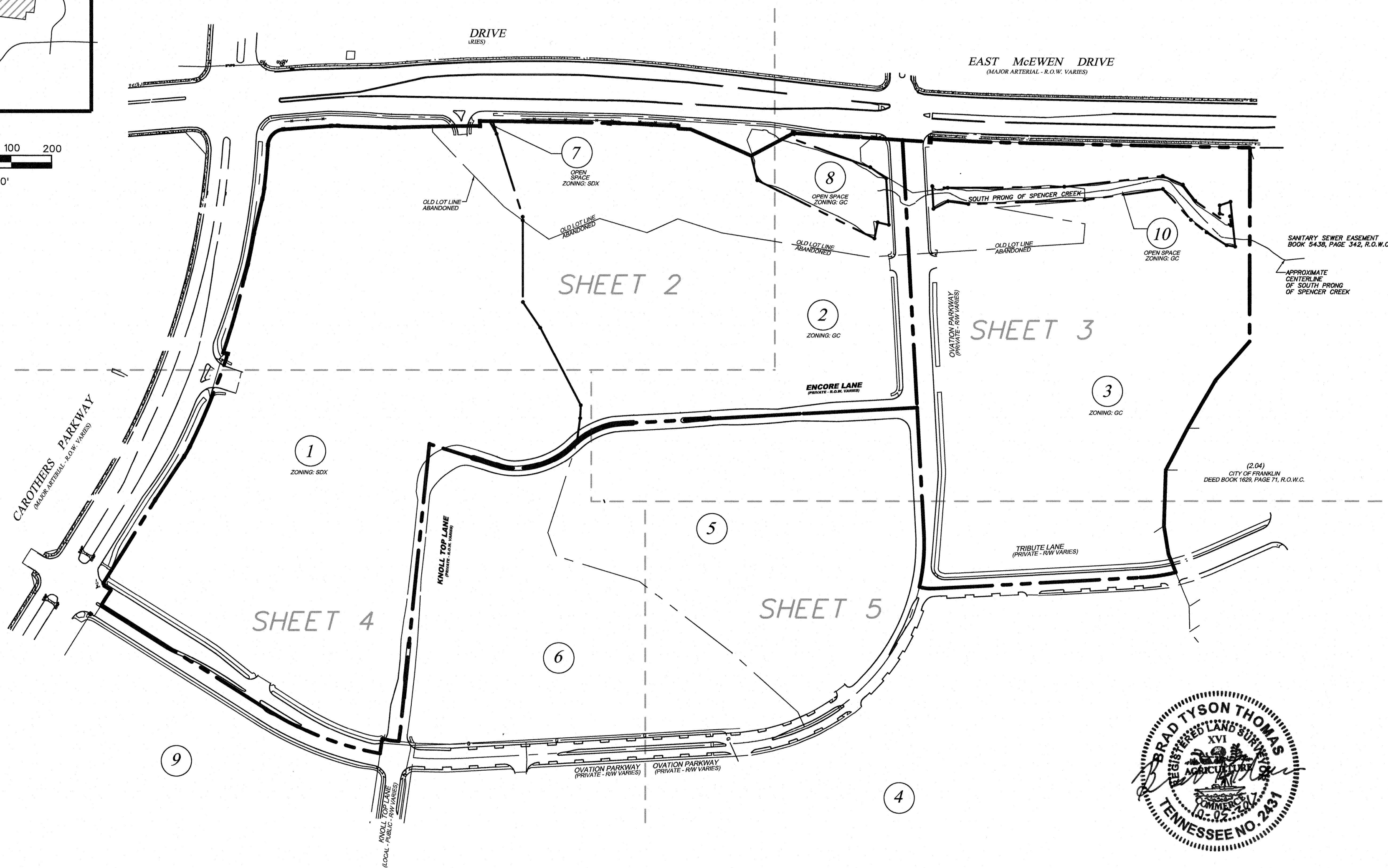
25. Stream Buffer

jeff.willoughby@franklintn.gov Label stream on all sheets. Show and label stream buffer (applied on each side from top of bank) including applicable Buffer Zones on these sheets as well.

[Edited By Jeff Willoughby]



200 100 0 100 200
SCALE: 1" = 200'



CERTIFICATE OF MTEMC EASEMENT ABANDONMENT

I (WE) HEREBY AGREE TO ABANDON THE 40' MTEMC EASEMENT AS SHOWN ON THIS PLAT.

MTEMC REPRESENTATIVE _____ DATE _____

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 6428, PAGE 850, R.O.W.C., AND IN BOOK 6451, PAGE 142, R.O.W.C., TENNESSEE, 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 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 LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

* OWNER - HIGHWOODS REALTY LIMITED PARTNERSHIP DATE _____
** OWNER - THOMAS OVATION LLC 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 PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 5th DAY OF SEPTEMBER, 2017.

Brad T. Thomas Oct. 5, 2017
SURVEYOR TN LICENSE NO. 2431 DATE _____

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN OVATION 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE _____
CITY OF FRANKLIN, TENNESSEE
(1) THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MWD SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.
WATER SYSTEM: _____
MALLORY VALLEY UTILITY DISTRICT DATE _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN OVATION SUBDIVISION HAVE 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 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 _____, 2014, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY _____ DATE _____
FRANKLIN MUNICIPAL PLANNING COMMISSION

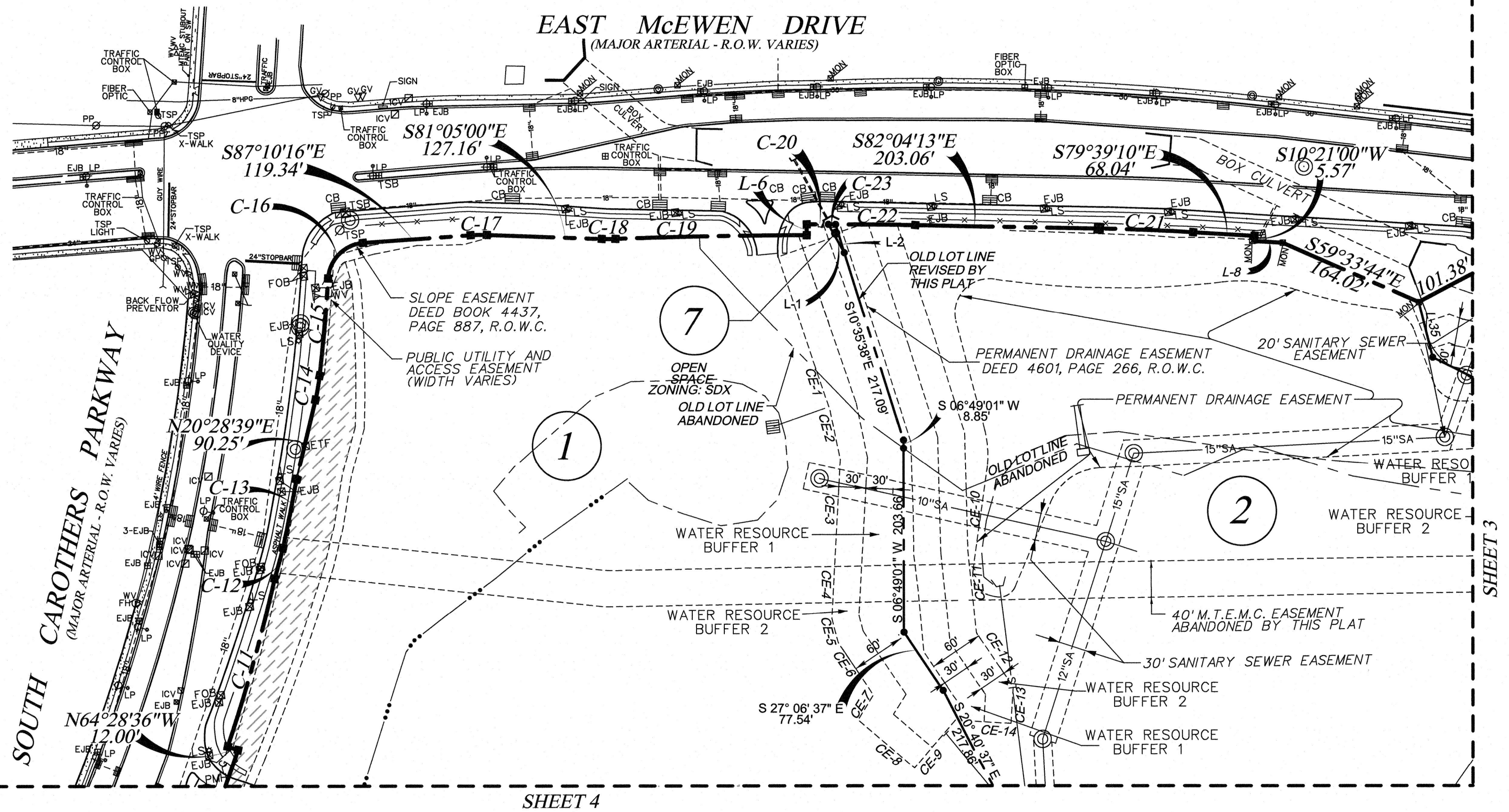
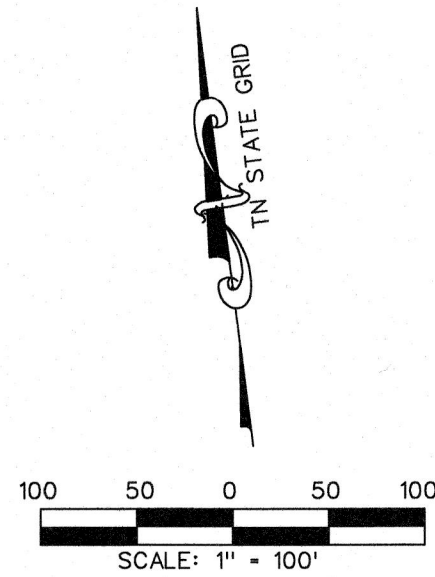
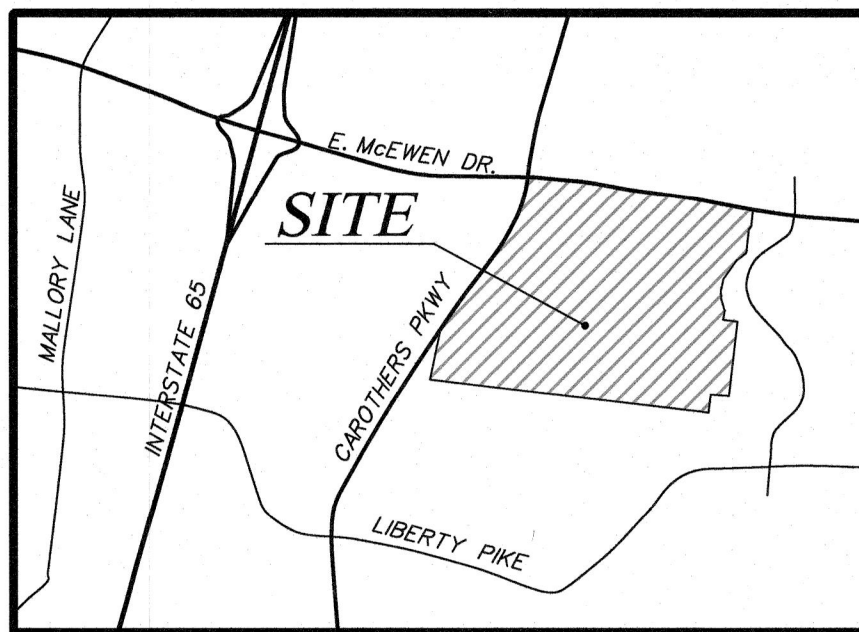
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY.

WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY DATE _____
CITY OF FRANKLIN DATE _____

SHEET 1 OF 6 - KEY MAP

FINAL PLAT	
OVATION RESUBDIVISION FINAL PLAT REVISION 2 (RESUBDIVISION OF LOTS 1, 2, 3, 7, 8, AND CREATION OF A NEW LOT 10) FRANKLIN, WILLIAMSON COUNTY TENNESSEE COF NO. 6539	
TOTAL ACRES = 58.22+/-	CIVIL DISTRICT: 8TH
TOTAL LOTS = 6	SCALE: 1"=200'
ACRES NEW ROAD = N/A	CLOSURE>1:10,000
FT. NEW ROAD = N/A	DATE: OCTOBER 5, 2017
DRAWN BY: DBH	FILE NO. 3546121
BWSC BARGE WAGGONER SUMNER & CANNON, INC.	
211 Commerce Street, Suite 600 Nashville, Tennessee 37201 PHONE (615) 254-1500 FAX (615) 255-6572	



CERTIFICATE OF MTEMC EASEMENT ABANDONMENT

I (WE) HEREBY AGREE TO ABANDON THE 40' MTEMC EASEMENT AS SHOWN ON THIS PLAT.

MTEMC REPRESENTATIVE DATE

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 6428, PAGE 850, R.O.W.C. AND IN BOOK 6451, PAGE 142, R.O.W.C., TENNESSEE, 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 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.

OWNER -- HIGHWOODS REALTY LIMITED PARTNERSHIP DATE
OWNER -- THOMAS OVATION LLC 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 PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 5th DAY OF SEPTEMBER, 2017.

Surveyor T.N. License No. 2491 DATE 08.15.2017

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT: 1) THE SEWER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN DESIGNED 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE CITY OF FRANKLIN, TENNESSEE
1) TO THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN DESIGNED IN ACCORDANCE WITH MWD SPECIFICATIONS, OR 2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.
WATER SYSTEM: MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT: 1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN OVATION SUBDIVISION HAVE BEEN DESIGNED 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 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 2012, 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 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

SHEET 2 OF 6

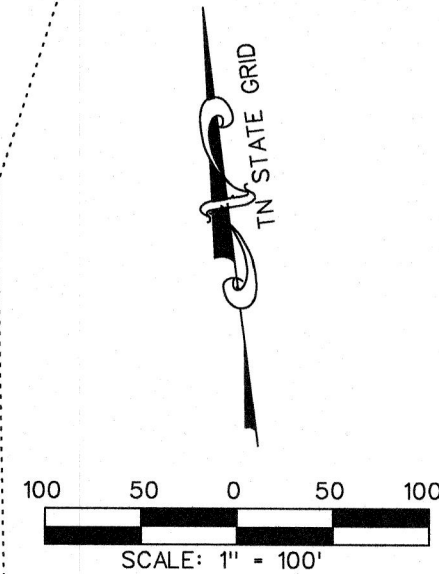
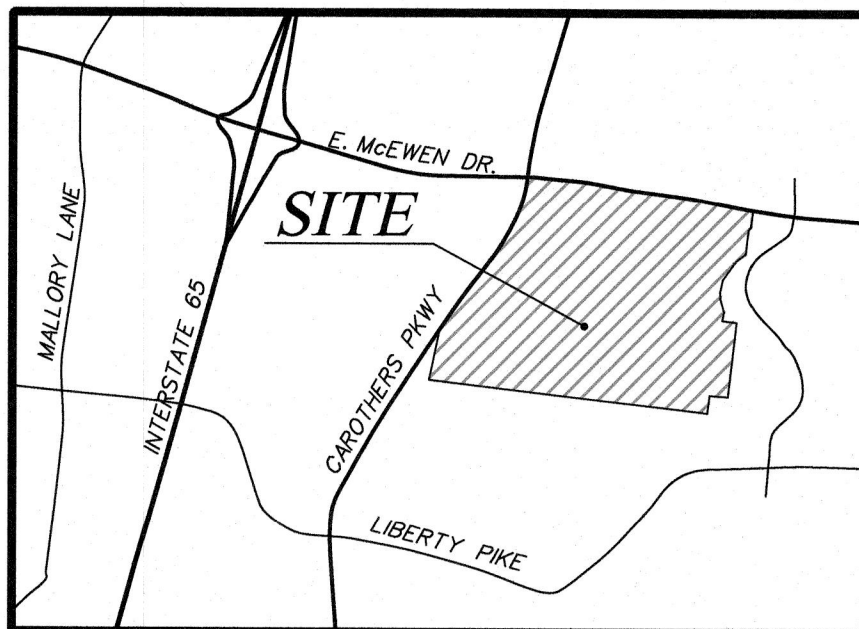
FINAL PLAT

OVATION RESUBDIVISION
FINAL PLAT REVISION 2
(RESUBDIVISION OF LOTS 1, 2, 3, 7, 8,
AND CREATION OF A NEW LOT 10)
FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 6539

TOTAL ACRES = 58.22+/-
TOTAL LOTS = 6
ACRES NEW ROAD = N/A
FT. NEW ROAD = N/A
CIVIL DISTRICT: 8TH
SCALE: 1"=100'
CLOSURE > 1:10,000
DATE: OCTOBER 5, 2017

DRAWN BY: DBH FILE NO. 3546121

BWSC BARGE WAGGONER SUMNER & CANNON, INC.
211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572



CAROTHERS PARKWAY
(MAJOR ARTERIAL - R.O.W. VARIES)

SHEET 2

1

ZONING: SDX

10' EXCLUSIVE WATER LINE EASEMENT MALLORY VALLEY DB 6346, PG 352, R.O.W.C.

10' CONSTRUCTION EASEMENT DEED 4601, PAGE 266, R.O.W.C.

SLOPE EASEMENT DEED 4601, PAGE 266, R.O.W.C.

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES)

10' EXCLUSIVE WATER LINE EASEMENT MALLORY VALLEY DB 6346, PG 352, R.O.W.C.

10' EXCLUSIVE WATER LINE EASEMENT MALLORY VALLEY DB 6346, PG 352, R.O.W.C.

$\Delta=21^{\circ}59'49''$
 $R=803.00'$
 $T=156.06'$
 $L=308.29'$
 $CH=N61^{\circ}34'18''W$
 $306.40'$

9

ZONING: GC

$N 77^{\circ} 43' 08'' W$
 $20.20'$
 $N 71^{\circ} 21' 23'' W$
 $21.87'$
 $S 15^{\circ} 08' 03'' W$
 $37.16'$

EXCLUSIVE WATER LINE EASEMENT MALLORY VALLEY DB 6346, PG 352, R.O.W.C.

4

ZONING: SDX

$\Delta=02^{\circ} 24' 47''$
 $R=500.00'$
 $L=21.06'$
 $T=10.53'$
 $CH=N 13^{\circ} 55' 39'' E$
 $21.06'$

PUBLIC UTILITY AND ACCESS EASEMENT (WIDTH VARIES)

6

ZONING: SDX

$S 66^{\circ} 03' 33'' E$
 $216.32'$

$S 09^{\circ} 38' 25'' E$
 $32.60'$

$S 14^{\circ} 44' 39'' W$
 $58.90'$

$\Delta=02^{\circ} 35' 36''$
 $R=192.80'$
 $L=8.73'$
 $T=4.36'$
 $CH=S55^{\circ} 01' 24'' W$
 $8.73'$

$\Delta=49^{\circ} 08' 36''$
 $R=208.84'$
 $L=179.13'$
 $T=95.49'$
 $CH=S76^{\circ} 42' 15'' W$
 $173.69'$

KNOLL TOP LANE
(PRIVATE - R.O.W. VARIES)

SHEET 3

SHEET 5

SHEET 4 OF 6

FINAL PLAT

**OVATION RESUBDIVISION
FINAL PLAT REVISION 2**
(RESUBDIVISION OF LOTS 1, 2, 3, 7, 8,
AND CREATION OF A NEW LOT 10)
FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 6539

TOTAL ACRES = 58.22+/-
TOTAL LOTS = 6
ACRES NEW ROAD = N/A
FT. NEW ROAD = N/A

CIVIL DISTRICT: 8TH
SCALE: 1"=100'
CLOSURE>1:10,000
DATE: OCTOBER 5, 2017

DRAWN BY: DBH

FILE NO. 3546121

BWSC

21 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

**BARGE
WAGGONER
&
CANNON, INC.**

CERTIFICATE OF MTEMC EASMENT ABANDONMENT

I (WE) HEREBY AGREE TO ABANDON THE 40' MTEMC EASEMENT AS SHOWN ON THIS PLAT.

MTEMC REPRESENTATIVE

DATE

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 6428, PAGE 850, R.O.W.C., AND IN BOOK 6451, PAGE 142, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED (NO LOTS) 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 SUCH 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 LENS ON THIS PROPERTY, EXCEPT AS FOLLOWS: BOOK _____, PAGE _____, R.O.W.C.

OWNER - HIGHWOODS REALTY LIMITED PARTNERSHIP DATE

OWNER - THOMAS OVATION LLC 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 PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 5th DAY OF SEPTEMBER, 2017.

Brad T. Mc Oct. 5, 2017
SURVEYOR TN LICENSE NO. 2431 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN OVATION 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE

(1) THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MWD SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED, MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM.

WATER SYSTEM:
MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN OVATION SUBDIVISION HAVE 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 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 _____, 2017, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

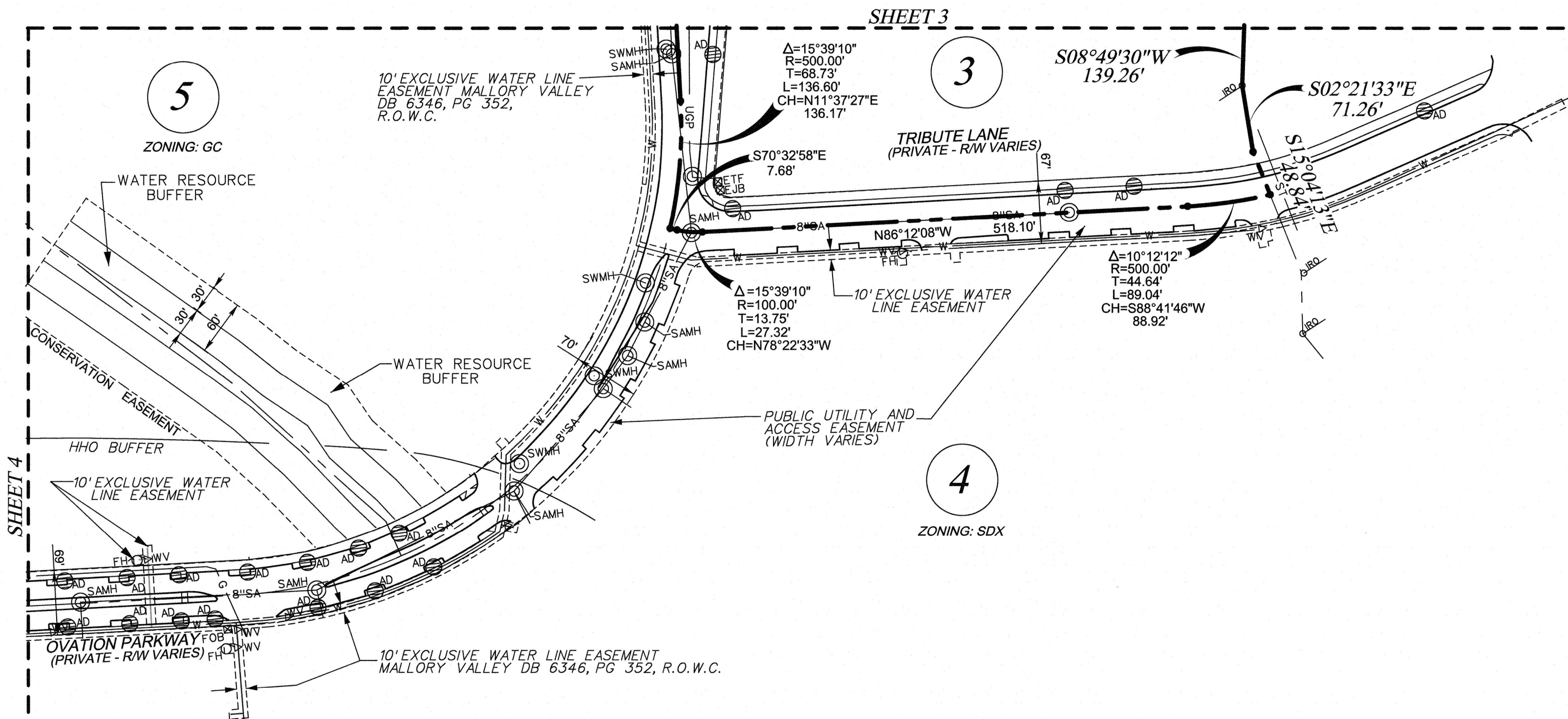
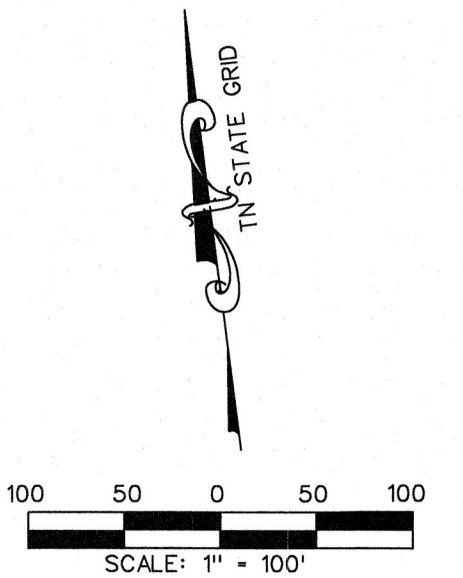
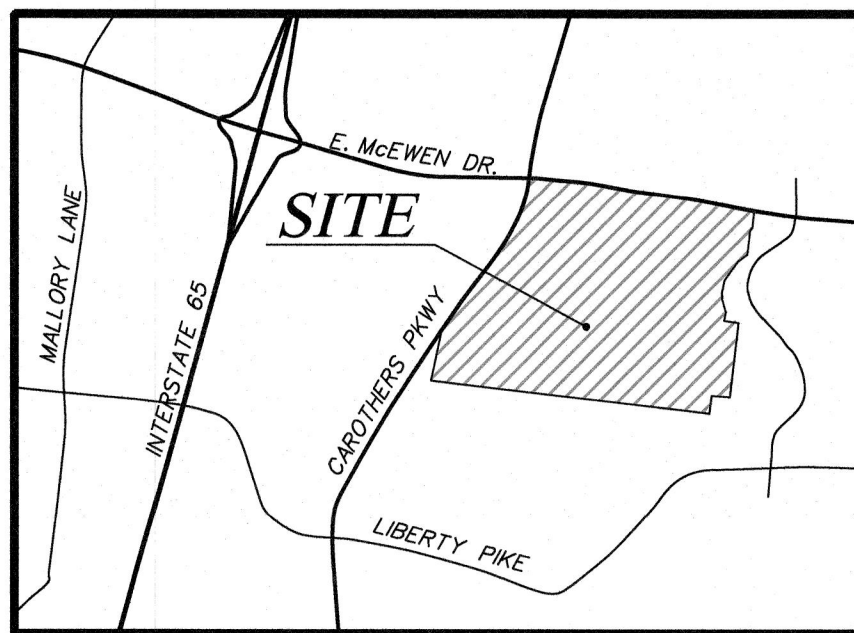
DATE

CERTIFICATE OF APPROVAL OF 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 MTEMC EASMENT ABANDONMENT

I (WE) HEREBY AGREE TO ABANDON THE 40' MTEMC EASEMENT AS SHOWN ON THIS PLAT.

MTEMC REPRESENTATIVE DATE

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 6428, PAGE 880, R.O.W.C. AND IN BOOK 6451, PAGE 142, R.O.W.C., TENNESSEE, 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 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.

* OWNER - HIGHWOODS REALTY LIMITED PARTNERSHIP DATE
** OWNER - THOMAS OVATION LLC 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 PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION ON THE 5th DAY OF SEPTEMBER, 2017.

Brad J. Hays Oct. 5, 2017
SURVEYOR TN LICENSE NO. 2431 DATE

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN OVATION 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 SYSTEM.

DIRECTOR WATER MANAGEMENT DEPARTMENT DATE
CITY OF FRANKLIN, TENNESSEE
(1) THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MAUD SPECIFICATIONS, OR
(2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEM.
WATER SYSTEM
MALLORY VALLEY UTILITY DISTRICT DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN OVATION SUBDIVISION HAVE 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 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 _____, 2014, 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 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

SHEET 5 OF 6

FINAL PLAT

OVATION RESUBDIVISION
FINAL PLAT REVISION 2
(RESUBDIVISION OF LOTS 1, 2, 3, 7, 8,
AND CREATION OF A NEW LOT 10)
FRANKLIN, WILLIAMSON COUNTY TENNESSEE
COF NO. 6539

TOTAL ACRES = 58.22+/-

TOTAL LOTS = 6

ACRES NEW ROAD = N/A

FT. NEW ROAD = N/A

DRAWN BY: DBH

FILE NO. 3546121

CIVIL DISTRICT: 8TH

SCALE: 1"=100'

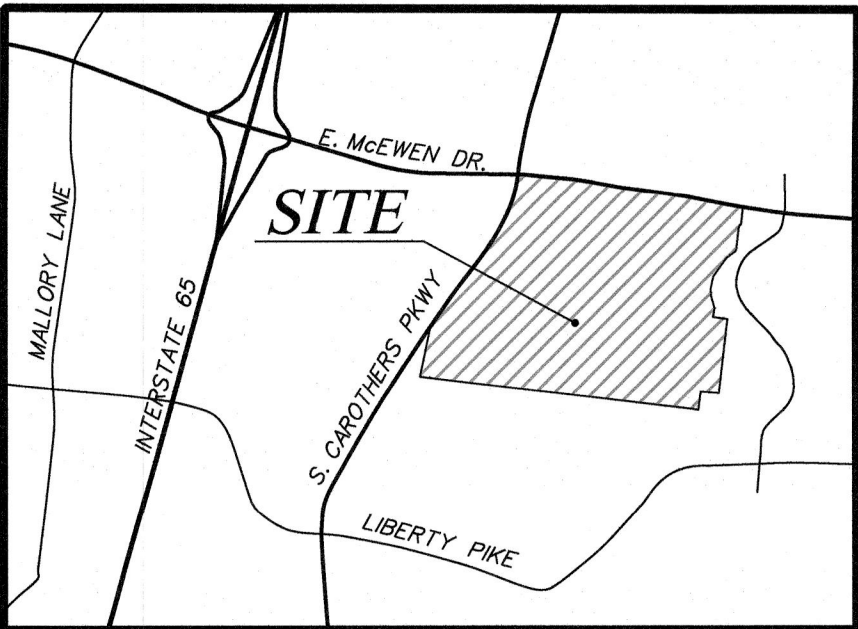
CLOSURE>1:10,000

DATE: OCTOBER 5, 2017

BWSC

211 Commerce Street, Suite 600 Nashville, Tennessee 37201
PHONE (615) 254-1500 FAX (615) 255-6572

BARGE
WAGGONER
SUMNER &
CANNON, INC.



OWNERS

THOMAS OVATION LLC
45 ANSLEY DRIVE
NEWMAN, GA 30263
BOOK 6451 PAGE 142, R.O.W.C.

HIGHWOODS REALTY
LIMITED PARTNERSHIP
3322 WEST END AVE, #600
NASHVILLE, TN 37203
615-320-5566
brian.reames@highwoods.com
CONTACT: BRIAN REAMES
(SENIOR VICE PRESIDENT)
BOOK 6428, PAGE 850, R.O.W.C.

DEED REFERENCE

BEING PROPERTY CONVEYED TO HIGHWOODS REALTY LIMITED PARTNERSHIP BY DEED OF RECORD IN BOOK 6428, PAGE 850, R.O.W.C. (LOTS 2, 3, 8 AND 10) AND TO THOMAS OVATION, LLC BY DEED OF RECORD IN BOOK 6451, PAGE 142, R.O.W.C. (LOTS 1, AND 7).

PROPERTY MAP REFERENCE

BEING PARCEL 18.06, 18.07, 18.08, 18.13, AND 18.14 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 62.

UNIFIED DEVELOPMENT NOTES

1. LOTS 1-10 ARE PART OF A UNIFIED DEVELOPMENT, WHICH PERMITS A SITE PLAN TO BE SUBMITTED AS AN AGGREGATE OF TWO OR MORE LOTS; HOWEVER, BULK REQUIREMENTS, SUCH AS, BUT NOT LIMITED TO, BUILDING SETBACKS, LANDSCAPE SURFACE RATIOS, AND PARKING SHALL BE DETERMINED BASED ON PERIMETER LOT LINES REGARDLESS OF THE LOCATION, OWNERSHIP, SIZE, OR QUANTITY OF THE INTERIOR LOTS, EFFECTIVELY TREATING THE AGGREGATION OF LOTS AS ONE LOT FOR MEETING THE REQUIREMENTS OF THE ZONING ORDINANCE."

2. THESE LOTS ARE CONSIDERED A UNIFIED DEVELOPMENT, AS SUCH, EACH LOT SHALL BE REQUIRED TO MEET THE MAXIMUM AMOUNT OF CALIPER INCHES OF REPLACEMENT TREES AS CALCULATED FOR THAT LOT REGARDLESS OF THE AMOUNT OF TREES REMOVED FROM THAT LOT. A PORTION OF THE CALIPER INCHES OF SPECIMEN TREE REPLACEMENT REQUIRED FOR THE UNIFIED DEVELOPMENT SHALL ALSO BE REQUIRED FOR EACH LOT AS SHOWN IN THE SPECIMEN TREE TAKE DOWN CHART."

NOTES

1. THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.

2. BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100; NAD 83 DATUM.

3. PROPERTY IS ZONED:

"SD-X", SPECIFIC DEVELOPMENT - MIXED USED DISTRICT.

MINIMUM REQUIRED SETBACK LINES:

YARD FRONTING ON ANY STREET = 30'

SIDE YARD = 15'

REAR YARD = 25'

INTERIOR = 5'

"GC", GENERAL COMMERCIAL.

MINIMUM REQUIRED SETBACK LINES:

YARD FRONTING ON ANY STREET = 30'

SIDE YARD = 15'

REAR YARD = 25'

INTERIOR = 5'

4. BASED UPON A GRAPHIC SCALE A PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 220 F, REVISED SEPTEMBER 29, 2006, ZONE "AE" (HAVING A MAP ORDER NO. 47187C0220F). NO ELEVATIONS OR CONTOURS WERE OBTAINED AS A PART OF THIS SURVEY.

5. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT, FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.

6. LOTS 7, 8 AND 10 ARE DESIGNATED AS OPEN SPACE.

7. 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.

8. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.

9. MAINTENANCE OF ALL STORMWATER MANAGMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.

10. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.

11. THE PURPOSE OF THIS PLAT IS TO CREATE 1 NEW LOT AND RESUBDIVIDE 5 OF THE 9 LOTS OF THE OVATION SUBDIVISION PLAT OF RECORD IN PLAT BOOK P61, PAGE 39, R.O.W.C., AND TO MODIFY EASEMENTS AND FLOOD HAZARD AREAS.

12. OLD PARCEL LINES TO BE ABANDONED WITH THIS FINAL PLAT.

13. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES THE RECORDING OF LOTS NO. 1, 2, 3, 7, & 8 IN THE FINAL PLAT OF OVATION RESUBDIVISION OF RECORD IN PLAT BOOK P61, PAGE 39, R.O.W.C.

14. PROPERTY IS WITHIN THE MCEWEN MECO-4 CHARACTER OVERLAY, AND WITHIN THE CONVENTIONAL DEVELOPMENT STANDARD.

15. LOTS SHALL CONFORM TO ALL THE REQUIREMENTS OF THE FRANKLIN ZONING ORDINANCE.

16. OWNERS OF THE PROPERTY OWN THE MINERAL RIGHTS OF THIS PROPERTY.

17. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS OF HOA.

18. ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HOA.

19. PER COF 4545 INFRASTRUCTURE PLANS SHOULD THE DETENTION EVER BE CHANGED TO RETENTION/VRET POND, THE CITY WILL NOT BE RESPONSIBLE FOR THE INTEGRITY OF THE POND WITHIN THE SEWER EASEMENT.

20. 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.

21. NO SANITARY SEWER EXCEEDS 12' IN DEPTH, THUS 20' SANITARY SEWER EASEMENTS IS THE MAXIMUM WIDTH REQUIRED.

LINE TABLE

Line No.	Bearing	Distance
L-1	S 22° 20' 47" E	35.88
L-2	N 9° 58' 57" W	32.69
L-3	N 39° 0' 0" E	44.55
L-4	N 51° 0' 0" W	20.00
L-5	N 6° 0' 0" W	7.39
L-6	N 6° 51' 47" E	12.00
L-7	S 15° 8' 3" W	14.68
L-8	S 79° 39' 0" E	31.55
L-9	S 77° 0' 0" E	38.91
L-10	S 83° 39' 11" E	290.75
L-11	S 89° 21' 34" E	247.28
L-12	S 59° 59' 53" E	54.77
L-13	S 29° 47' 37" E	51.41
L-14	S 48° 42' 53" E	107.98
L-15	N 0° 56' 35" E	22.96
L-16	N 68° 28' 41" W	26.76
L-17	N 6° 53' 32" E	20.66
L-18	N 78° 53' 47" E	28.54
L-19	S 0° 56' 35" W	112.45
L-20	N 73° 10' 41" W	21.73
L-21	N 50° 19' 37" W	59.47
L-22	N 44° 55' 34" W	49.44
L-23	N 35° 16' 55" W	104.46
L-24	S 88° 48' 10" W	197.32
L-25	N 85° 3' 31" W	290.36
L-26	N 75° 37' 25" W	50.95
L-27	S 69° 28' 55" W	41.21
L-28	N 3° 57' 36" E	57.07
L-29	S 63° 0' 49" E	221.43
L-30	S 47° 54' 36" E	48.39
L-31	S 3° 41' 59" W	115.99
L-32	N 70° 23' 32" W	28.41
L-33	S 18° 6' 10" W	40.84
L-34	N 56° 44' 50" W	326.52
L-35	N 7° 10' 30" W	63.05

LEGEND

MAPPING SYMBOLS AND CODES		LINE STYLES
AIR CONDITIONER (AC)	MANHOLE (MH)	CENTERLINE
CATCH BASIN (CB)	CONCRETE MONUMENT OLD (MON)	CONCRETE AREA
CABLE TELEVISION (CATV)	CONCRETE MONUMENT NEW (MON)	ASPHALT AREA
DOUBLE CATCH BASIN (DCB)	P.K. NAIL OLD (PK(O))	GRAVEL AREA
TRIPLE CATCH BASIN (TCB)	P.K. NAIL NEW (PK(N))	EDGE OF WOODS LINE
ELECTRIC JUNCTION BOX (EJB)	POWER LIGHT POLE (PLP)	EASEMENT LINE
ELECTRIC METER (EM)	POWER MANHOLE (PMH)	FENCE LINE
ELECTRIC TRANSFORMER (ETF)	POWER POLE (PP)	GAS LINE
FINISHED FLOOR ELEVATION (F.F.E.)	POWER TELEPHONE LIGHT POLE (PTLP)	OVERHEAD POWER LINE
FIRE HYDRANT (FH)	POWER TELEPHONE POLE (PTP)	OVERHEAD TELEPHONE LINE
FLAG POLE (FP)	RIGHT-OF-WAY MONUMENT (RWM)	OVERHEAD POWER AND TELEPHONE LINE
GAS METER (GM)	SPRINKLER HEAD/VALVE (SPH,SPV)	PROPERTY LINE
GUY POLE (GP)	SANITARY SEWER MANHOLE (SAMH)	SANITARY SEWER LINE
GAS VALVE (GV)	SIGN (SN)	STORMWATER LINE
GUY WIRE (GW)	STEAM MANHOLE (STMH)	UNDERGROUND POWER LINE
IRON ROD NEW (IR(N))	STORMWATER MANHOLE (SWMH)	UNDERGROUND TELEPHONE LINE
IRON ROD OLD (IR(O))	TELEPHONE JUNCTION BOX (TJB)	WATER LINE
IRON PIPE OLD (IP(O))	TELEPHONE LIGHT POLE (TLP)	GUARDRAIL
IRON SPIKE OLD (IS(O))	TELEPHONE POLE (TP)	EDGE OF WATER
LIGHT STANDARD METAL/WOOD (LS/LP)	TREE EVERGREEN	LOT NUMBER
MAIL BOX (MB)	WATER METER (WM)	PARCEL NUMBER
POST	WATER VALVE (WV)	STREET ADDRESS
POST INDICATOR VALVE (PIV)		

LOT AREA TABLE

LOT	SQ. FT. +/-	ACRES +/-
1	1,045,490	24.00
2	623,253	14.31
3	787,434	18.08
7	125	0.003
8	32,478	1.09
10	47,394	0.74
TOTAL	2,536,174	58.22

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C-7	02° 16' 33"	5,778.58'	114.78'	229.53'	S 80° 47' 16" E 229.51'
C-9	07° 23' 08"	219.50'	14.17'	28.29'	N 36° 45' 09" E 28.27'
C-10	07° 32' 11"	1,897.50'	124.98'	249.59'	N 29° 17' 29" E 249.41'
C-11	05° 51' 24"	1,885.50'	96.45'	192.73'	N 22° 35' 42" E 192.65'
C-12	01° 00' 57"	1,983.86'	17.58'	35.17'	N 22° 19' 30" E 35.17'
C-13	02° 13' 49"	1,989.86'	38.73'	77.46'	N 17° 57' 15" E 77.45'
C-14	07° 06' 42"	219.50'	13.64'	27.24'	N 16° 55' 18" E 27.23'
C-15	02° 56' 07"	2,104.50'	53.92'	107.81'	N 11° 53' 54" E 107.80'
C-16	81° 50' 47"	42.00'	36.41'	60.00'	N 51° 21' 14" E 55.02'
C-17	05° 32' 09"	185.50'	8.97'	17.92'	S 83° 51' 04" E 17.92'
C-18	04° 03' 23"	214.50'	7.60'	15.19'	S 83° 06' 41" E 15.18'
C-19	01° 03' 34"	6,182.50'	57.16'	114.32'	S 83° 42' 35" E 114.31'
C-20	00° 13' 19"	6,194.50'	11.99'	23.98'	S 83° 04' 09" E 23.98'
C-21	02° 25' 03"	2,473.50'	52.19'	104.36'	S 80° 51' 41" E 104.35'
C-22	00° 48' 49"	6,194.50'	43.99'	87.97'	S 82° 28' 37" E 87.97'
C-23	00° 04' 28"	6,194.50'	4.02'	8.04'	S 82° 55' 16" E 8.04'

CERTIFICATE OF MTEM EASMENT ABANDONMENT	
I (WE) HEREBY AGREE TO ABANDON THE 40' MTEM EASEMENT AS SHOWN ON THIS PLAT.	
MTEM REPRESENTATIVE	DATE
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 6428, PAGE 850, R.O.W.C. AND IN BOOK 6451, PAGE 142, R.O.W.C., TENNESSEE, 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 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.	
* OWNER * - HIGHWOODS REALTY LIMITED PARTNERSHIP	DATE
** OWNER ** - THOMAS OVATION LLC	DATE

CERTIFICATE OF SURVEY	CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
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 5th DAY OF SEPTEMBER, 2017.	HEREBY CERTIFY THAT: (1) THE SEWER SYSTEM DESIGNATED IN OVATION 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 SYSTEM. DIRECTOR, WATER MANAGEMENT DEPARTMENT CITY OF FRANKLIN, TENNESSEE DATE _____ (1) THE WATER SYSTEM DESIGNATED IN OVATION SUBDIVISION HAVE BEEN INSTALLED IN ACCORDANCE WITH MWD SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE WATER SYSTEM HAS BEEN POSTED MALLORY VALLEY UTILITY DISTRICT (WATER) TO ASSURE COMPLETION OF SUCH SYSTEM. WATER SYSTEM MALLORY VALLEY UTILITY DISTRICT DATE _____
 SURVEYOR TN LICENSE NO. 2431 DATE Oct. 5, 2017	

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN OVATION SUBDIVISION HAVE 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 _____

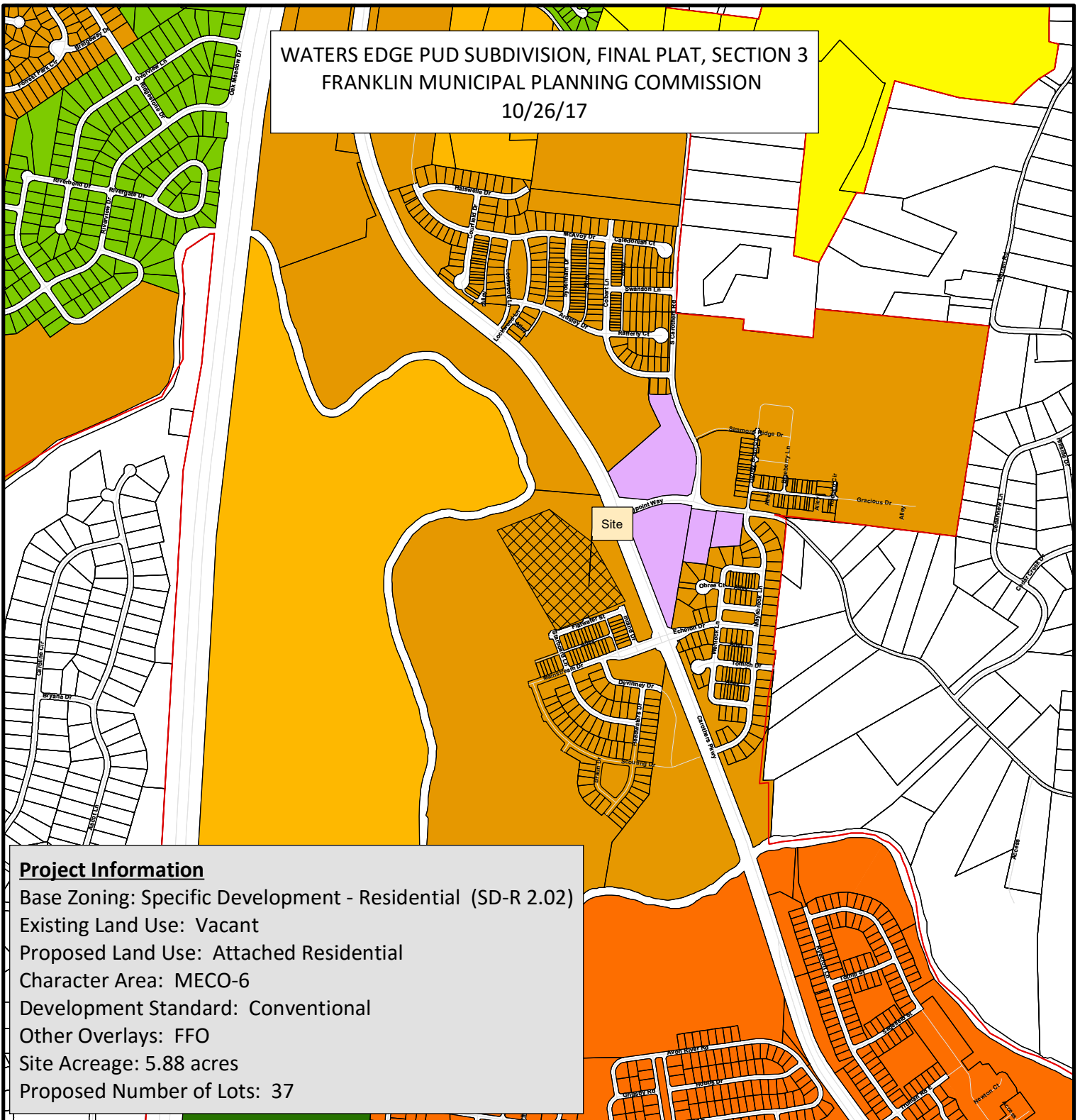
CERTIFICATE OF APPROVAL FOR RECORDING
APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 2017, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY. SECRETARY FRANKLIN MUNICIPAL PLANNING COMMISSION DATE _____

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 _____

SHEET 6 OF 6

FINAL PLAT	
OVATION RESUBDIVISION FINAL PLAT REVISION 2 (RESUBDIVISION OF LOTS 1, 2, 3, 7, 8, AND CREATION OF A NEW LOT 10) FRANKLIN, WILLIAMSON COUNTY TENNESSEE COF NO. 6539	
TOTAL ACRES = 58.22 +/- TOTAL LOTS = 6 ACRES NEW ROAD = N/A FT. NEW ROAD = N/A	CIVIL DISTRICT: 8TH SCALE: 1"=100' CLOSURE>1:10,000 DATE: OCTOBER 5, 2017
DRAWN BY: DBH	FILE NO. 3546121
 28 Commerce Street, Suite 600 Nashville, Tennessee 37201 PHONE (615) 254-1500 FAX (615) 255-6572	
BARGE WAGGONER SUMNER & CANNON, INC.	

WATERS EDGE PUD SUBDIVISION, FINAL PLAT, SECTION 3
FRANKLIN MUNICIPAL PLANNING COMMISSION
10/26/17



Project Information

Base Zoning: Specific Development - Residential (SD-R 2.02)
Existing Land Use: Vacant
Proposed Land Use: Attached Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: FFO
Site Acreage: 5.88 acres
Proposed Number of Lots: 37

- | | |
|--|-------------------------------------|
| AG Agricultural District | OR Office Residential District |
| ER Estate Residential | GO General Office District |
| R-1 Residential District | CC Central Commercial District |
| R-2 Residential District | NC Neighborhood Commercial District |
| R-3 Residential District | GC General Commercial District |
| R-6 Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
| RM-15 Attached 15 Residential District | CI Civic and Institutional District |
| RM-20 Attached 20 Residential District | |
| SD-R Specific Development-Residential | |
| SD-X Specific Development-Variety | |



0 700 1,400 2,800
Feet

This map was created by the Franklin Planning Department.
It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
All data and materials (c) copyright 2016. All rights reserved.

CONDITIONS OF APPROVAL:

Open Issues: 3 These issues are currently being filtered

Performance Agreement and Surety

General Issues

13. Engineering Sureties

kevin.long@franklin.tn.gov Any unposted sureties associated with this development from site plan [COF 6169 \[Waters Edge PUD Site Plan Section 3\]](#) shall be transferred to this final plat as a condition of approval.

Water/Sewer

General Issues

17. MUDEE

matt@m2groupplc.com applicant needs to revise typical lot detail for townhomes to reflect the 15' MUDEE, not the 10' MUDEE as shown.

18. MUD Signature Block

matt@m2groupplc.com signature block was revised on sheet 2 of 2 as requested, but not sheet 1 of 2. please revise accordingly.

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO SEEK FINAL PLAT APPROVAL FOR WATER'S EDGE PUD SUBDIVISION, SECTION 3 WHICH CONTAINS 37 LOTS WITH NEW RIGHT-OF-WAY DEDICATION, SD-8 2.02 (SPECIFIC DEVELOPMENT – RESIDENTIAL).
- 2) EXISTING ZONING: MEQ-6 CHARACTER OVERLAY CONVENTIONAL DEVELOPMENT STANDARD

3. MINIMUM REQUIRED SETBACK LINES:
(SEE LOT STANDARDS CHART)

4. SUBJECT PROPERTIES ARE CURRENTLY IDENTIFIED AS PART OF PARCEL 49.00 ON WILLIAMSON COUNTY TAX MAP NO. 89.

5. STREET ADDRESS ARE SHOWN THUS [XXX]

6. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES WITHIN THE REQUIRED SETBACK LINES.

7. OWNER/SUBOWNER: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BOULEVARD
THOMPSON STATION, TN, 37179
CONTACT: ANDRE JACOCKE
TELEPHONE: (931) 641-1953
EMAIL:

8. SURVEYOR: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE – SUITE "R"
NASHVILLE, TENNESSEE 37214
CONTACT: GREG TERRY
TELEPHONE: (615) 490-6920
EMAIL: GREGJT@COMCAST.NET

9. o IRON ROD (FOUND)
10. • IRON ROD (SET)

11. ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

12. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WITHIN THE PLAT. THE SURVEYOR HAS REVIEWED THE RECORDS, RECORDS AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPOSE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED. TENNESSEE ONE CALL 1-800-351-1111.

13. A PORTION OF THIS PROPERTY IS WITHIN AN AREA OF FLOOD HAZARD AS EVIDENCED ON FEMA COMMUNITY PANEL NUMBER 47187C 0214G, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 22, 2016.

14. 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.

15. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MWMCO.

16. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. CAPPED AT THE MAN.

17. ANY UNUSED SANITARY SEWER SERVICE SHALL BE CUT AND CAPPED AT THE MAN.
18. NO MINERAL RIGHTS FOUND BY THIS SURVEYOR. ANY MINERAL RIGHTS FOUND TO BE RETAINED BY OWNER.
- OWNER/SUBOWNER: REAL ESTATE SOLUTIONS GROUP, LLC
ADDRESS: 100 SADDLE SPRINGS BOULEVARD
THOMPSON STATION, TENNESSEE 37179
CONTACT: ANDRE JACOCKE
TELEPHONE: (931) 641-1953
EMAIL:

19. THERE SHALL BE A MINIMUM OF 10-FEET BETWEEN SINGLE FAMILY HOMES.

20. MICROFLOUT UTILITY DISTRICT (MICROFLOUT) HAS UNRESTRICTED TO ITS ACCESS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MICROFLOUT EASEMENT, MICROFLOUT SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES WITHIN THE EASEMENT. AS MAY BE NECESSARY FOR MICROFLOUT TO REPAIR, MAINTAIN, OR REPLACE SUCH STRUCTURES, MICROFLOUT SHALL HAVE THE RIGHT TO ENTER THE PROPERTY AND REMOVE OR REPLACE SUCH STRUCTURES OR UTILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MICROFLOUT AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY SUCH LANDSCAPING, FENCING, OR OTHER STRUCTURES REMOVED OR DISTURBED BY MICROFLOUT AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.
21. REAR YARD FENCES ON LOTS 339, 340, 322 AND 358 SHALL NOT BE LOCATED SO THAT THEY COMPROMISE SAFETY BY BLOCKING THE VISIBILITY AT THE ASSOCIATED INTERSECTIONS.
22. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LEGEND

o IRD	Iron Rod (Found)	■	Catch Basin
● IRN	Iron Rod (Set)	—W—	Water Line
⊗	Congregate Monument (Set)	—STM—	Metel Light Pole
●	Sanitary Manhole	—S—	Storm Line
⊗	Fire Hydrant		Sanitary Sewer Line

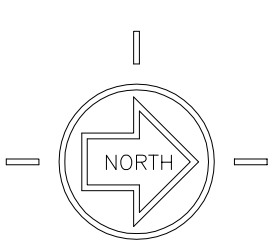
DIRECTOR, STREETS DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK ____ PAGE ____ R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOTS AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN IS HEREBY ESTABLISHED UNTIL OTHERWISE ABEODDED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CIRCUMSTION SHALL SUCH LOTS) BE MADE TO PRODUCE LESS AREA THAN IS PRESCRIBED BY THE RESPECTIVE 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.

* OWNER(S) – REAL ESTATE SOLUTIONS GROUP, LLC
ANDRE JACOCKE

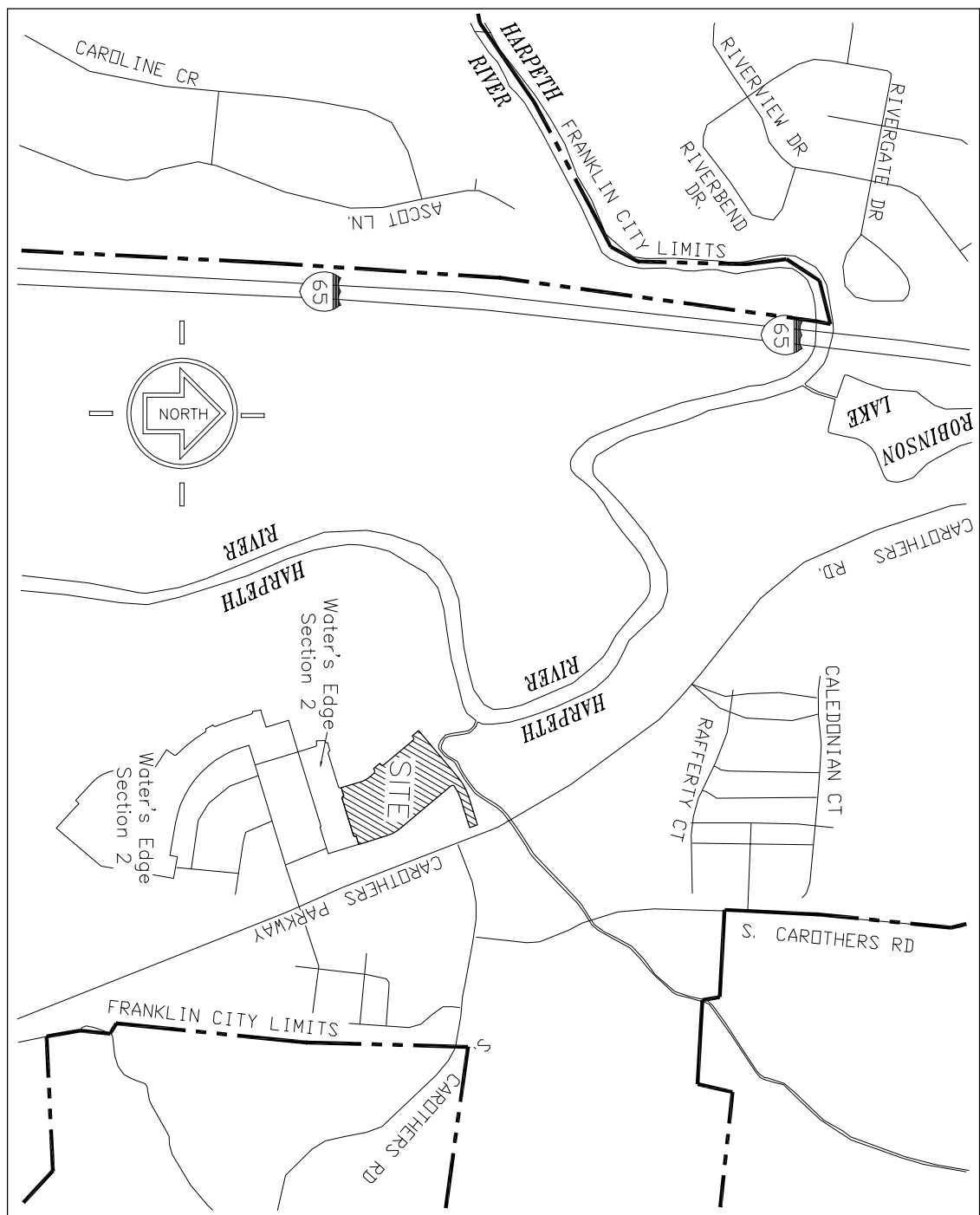
DATE



TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM

BEING P/O PARCEL 49.00 ON TAX MAP 89
14TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE

Water's Edge PUD Section 3



LOCATION MAP
Not to Scale

CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the current operating practices of MTEMC as defined in the rules and regulations, 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 Requirements.

Middle Tennessee Electric Membership Corporation

TOTAL AREA: 256.176 SQUARE FEET OR 5.88 ACRES

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS	CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING	CERTIFICATE OF APPROVAL OF WATER SYSTEMS
I HEREBY CERTIFY THAT: (1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN WATER'S EDGE PUD SUBDIVISION, SECTION 3, HAVE 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.	SUBDIVISION NAME AND STREET NAMES APPROVED BY AGENCY: THE WILLIAMSON COUNTY EMERGENCY MANAGEMENT WILLIAMSON COUNTY EMERGENCY AGENCY DATE CITY OF FRANKLIN DATE	I HEREBY CERTIFY: (1) THE WATER SYSTEMS DESIGNATED IN "WATER'S EDGE PUD SUBDIVISION, SECTION 3" SUBDIVISION NAME HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM AND \$_____ FOR THE OFF-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MICROFLOUT UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS. MICROFLOUT WATER UTILITY DISTRICT DATE

CERTIFICATE OF SURVEY

I (WE) HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS SHOWN HEREON, (CONVEYED) AND THAT ALL OF THE LOTS, ARE SHOWN HEREON AS BEING ACCURATELY LOCATED AS INDICATED. I, THE SURVEYOR, HAVE CONDUCTED A SURVEY OF THE PROPERTY AND HAVE THEREBY REPRESENTED AS SURVEY MADE UNDER MY SUPERVISION ON THE FIFTH DAY OF SEPTEMBER, 2017.

LAND SURVEYOR 9151/17
JAMES TERRY & ASSOCIATES
NASHVILLE, TENNESSEE 37214

DIRECTOR, SEWER DEPARTMENT
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY:
(1) THE SEWER SYSTEMS DESIGNATED IN "WATER'S EDGE PUD SUBDIVISION, SECTION 3" 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.

CERTIFICATE OF APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, ON THIS _____ DAY OF _____, 2017. THE PLANNING COMMISSION MINUTES FOR DAY OF _____ AND THIS RECORDS'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY
FRANKLIN MUNICIPAL PLANNING COMMISSION

WATER'S EDGE PUD SUBDIVISION LAND USE TAKEDOWN CHART

DEVELOPMENT DATE	APPROVAL DATE	RX ZONED	USE	SINGLE LOT	TOTAL DWELLINGS	LOT NUMBERS OF NON-BUILDABLE
DEVELOPMENT PLAN	9/10/2013	166.5 AC	RESIDENTIAL	213	336	—
SECTION 3	TBD	5.88 AC	RESIDENTIAL	37	37	322-358
					Townhomes	—

OPEN SPACE TAKEDOWN CHART

SITE ADDRESS	LAND RECD. APPROVAL	LAND RECD. APPROVAL	LAND RECD. APPROVAL	LAND RECD. APPROVAL	LAND RECD. APPROVAL
DEVELOPMENT	196.5	16.56	105.82	9.77	11.20
SECTION 3	5.88	—	—	—	—
					24.63

MODIFICATION OF STANDARDS REQUEST:
The applicant received an approval for modification of standards to Ordinance 5.3.5; 2-d-1, Garage Dimensions, to permit garage doors exceeding 9 feet in width on rear-loading garages accessed from the alley. (Approved for previous sections)

SINGLE FAMILY LOT PLANTING REQUIREMENTS:

The following aggregate caliper inches of canopy trees are required for each detached residential lot:

LOT SIZE	ACI CANOPY TREES REQUIRED:
LESS THAN 10,000 SF	6
10,000 TO 30,000 SF	12

DETACHED RESIDENTIAL LOT TREE CHART:

The following 3 inch caliper canopy trees are required for each lot:

LOT#	LOT SIZE	ACRES	ACI	#TREES
322	5,026 SF	0.11 AC	6	2
323	3,304 SF	0.08 AC	6	2
324	3,894 SF	0.09 AC	6	2
325	3,894 SF	0.09 AC	6	2
326	3,310 SF	0.08 AC	6	2
327	6,827 SF	0.16 AC	6	2
328	3,895 SF	0.09 AC	6	2
329	3,304 SF	0.08 AC	6	2
330	3,304 SF	0.08 AC	6	2
331	3,894 SF	0.09 AC	6	2
332	3,894 SF	0.09 AC	6	2
333	3,304 SF	0.08 AC	6	2
334	3,304 SF	0.08 AC	6	2
335	3,894 SF	0.09 AC	6	2
336	3,894 SF	0.09 AC	6	2
337	3,304 SF	0.08 AC	6	2
338	3,304 SF	0.08 AC	6	2
339	5,026 SF	0.11 AC	6	2
340	5,026 SF	0.11 AC	6	2
341	3,304 SF	0.08 AC	6	2
342	3,304 SF	0.08 AC	6	2
343	3,894 SF	0.09 AC	6	2
344	3,894 SF	0.09 AC	6	2
345	3,304 SF	0.08 AC	6	2
346	3,894 SF	0.09 AC	6	2
347	3,304 SF	0.08 AC	6	2
348	3,894 SF	0.09 AC	6	2
349	3,304 SF	0.08 AC	6	2
350	3,304 SF	0.08 AC	6	2
351	3,894 SF	0.09 AC	6	2
352	10,029 SF	0.23 AC	12	4
353	3,304 SF	0.08 AC	6	2
354	3,894 SF	0.09 AC	6	2
355	4,012 SF	0.09 AC	6	2
356	3,304 SF	0.08 AC	6	2
357	3,304 SF	0.08 AC	6	2
358	4,908 SF	0.11 AC	6	2

FINAL PLAT Water's Edge PUD Section 3

BEING P/O PARCEL 49.00 ON TAX MAP 89
14TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE

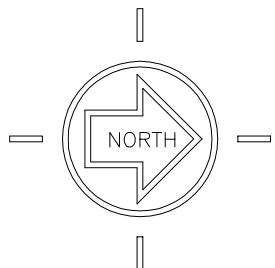


CITY OF FRANKLIN PROJECT # COF 6536

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

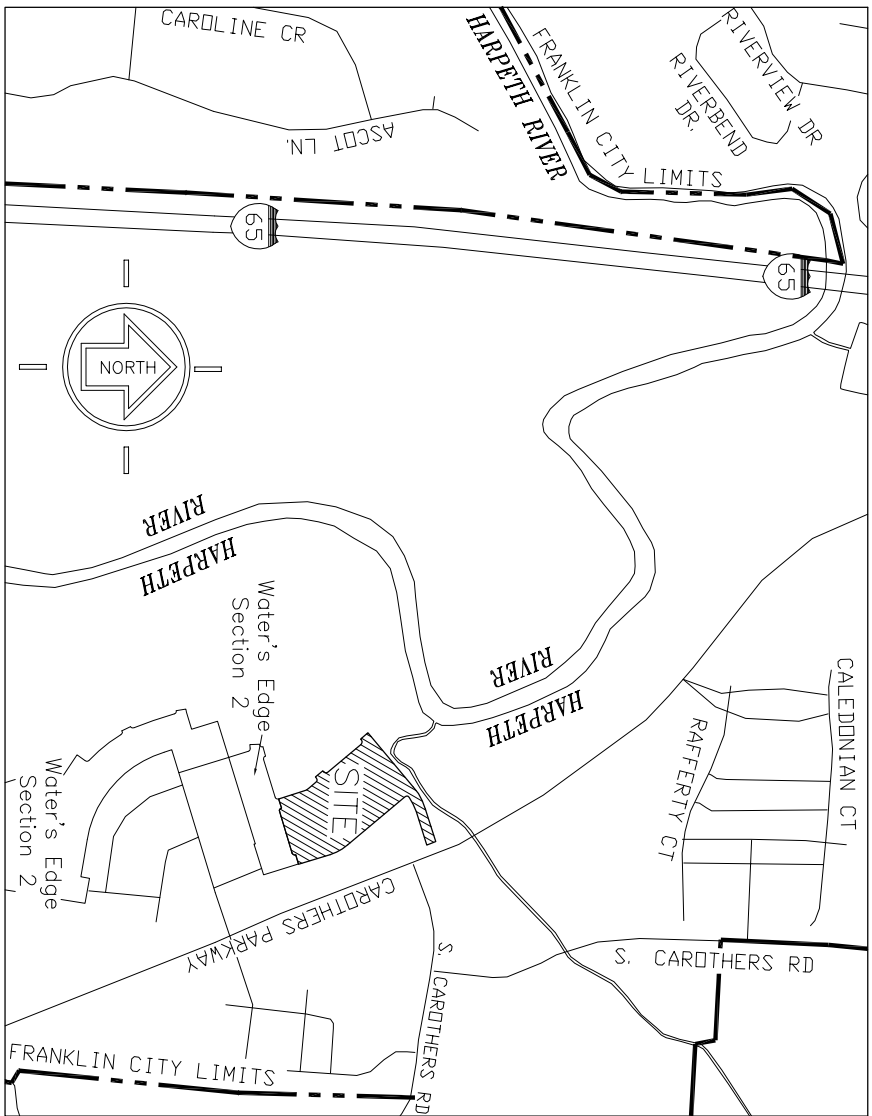
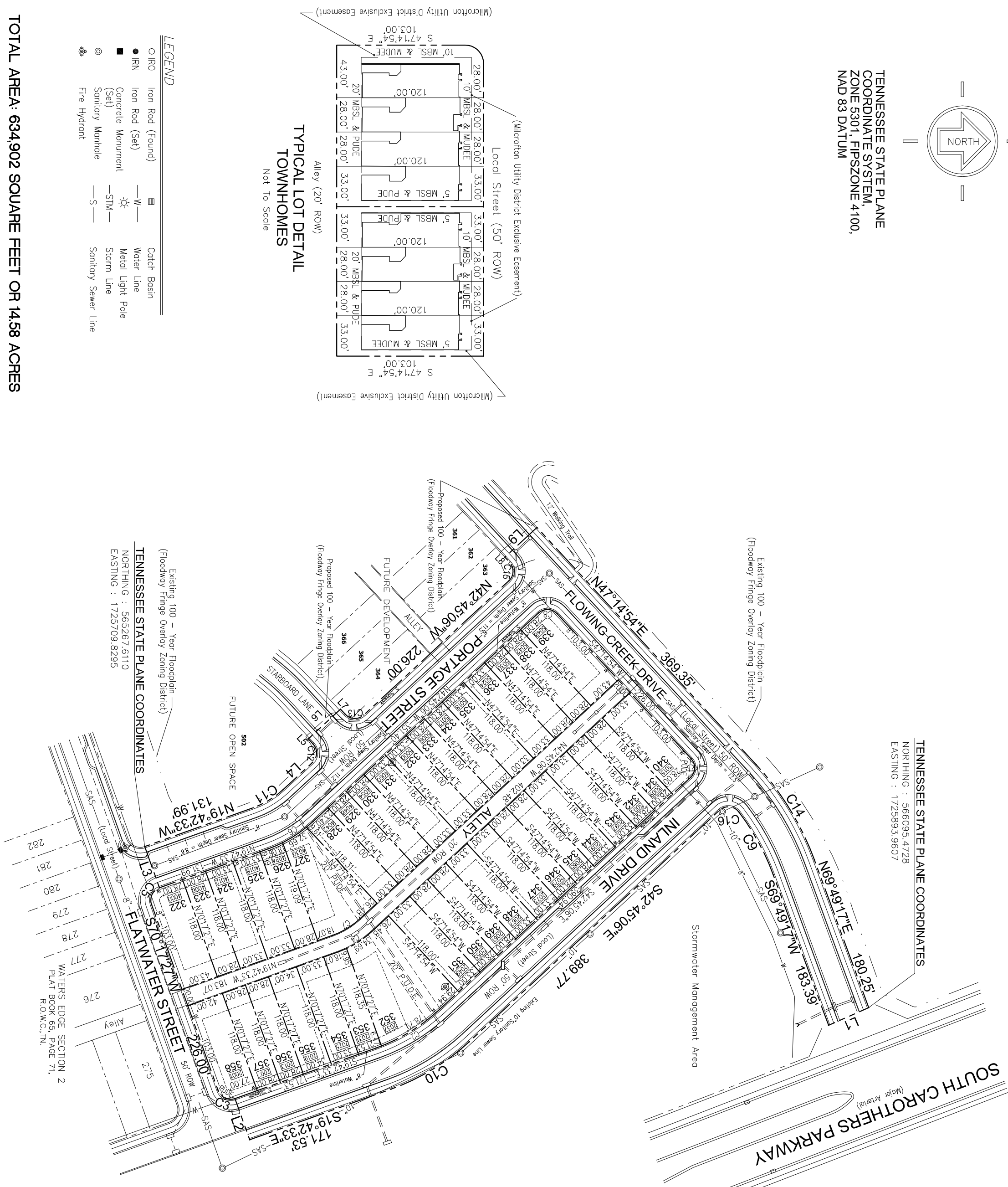
TOTAL ACRES: 5.88 ± TOTAL LOTS: 37
ACRES NEW STREETS: 2.49 FEET NEW STREETS: 2567
CIVIL DISTRICT: 14TH CLOSURE ERROR: 1.10,000+
MILES OF NEW ROAD: 0.486 DATE: September 11, 2017

PREPARED BY: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE – SUITE "R"
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920



TENNESSEE STATE PLANE
COORDINATE SYSTEM,
ZONE 5301, FIPSZONE 4100,
NAD 83 DATUM

TENNESSEE STATE PLANE COORDINATES
NORTHING : 566095.4728
EASTING : 1725893.9607



MODIFICATION OF STANDARDS REQUEST
The proposed project is a modification of standards to Ordinance 5.3.5.5, 2-d-1, Garage Dimensions, to permit garage doors exceeding 9 feet in width on rear-loading garages accessed from the alley. (Approved for previous sections.)

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00	S23°46'43"E
L2	50.00	S70°17'27"W
L3	50.00	S70°17'27"W
L4	45.40	N42°45'06"W
L5	8.04	S47°14'54"W
L6	50.00	N42°45'05"W
L7	8.04	N47°14'54"E
L8	8.00	S47°14'54"W
L9	50.00	N42°45'06"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	23.56	15.00	90°00'00"	15.00
C2	85.26	212.00	23°02'32"	43.21
C3	23.56	15.00	90°00'00"	15.00
C4	44.64	111.00	23°02'32"	22.63
C5	23.56	15.00	90°00'00"	15.00
C6	60.32	150.00	23°02'32"	30.58
C7	36.60	91.00	23°02'32"	18.55
C8	23.56	15.00	90°00'00"	15.00
C9	82.23	275.00	17°07'54"	41.42
C10	105.37	262.00	23°02'33"	53.41
C11	40.32	100.00	23°02'32"	20.38
C12	23.56	15.00	90°00'00"	15.00
C13	23.56	15.00	89°59'57"	15.00
C14	158.04	325.00	22°34'23"	64.86
C15	23.56	15.00	90°00'00"	15.00
C16	24.99	15.00	95°56'29"	16.50

FINAL PLAT

Water's Edge PUD

Section 3

BEING P/O PARCEL 49.00 ON TAX MAP 89
14TH CIVIL DISTRICT, CITY OF FRANKLIN,
WILLIAMSON COUNTY, TENNESSEE

CITY OF FRANKLIN PROJECT # COF 6536

FINAL SUBDIVISION PLAT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 5.88 ± TOTAL LOTS: 37
ACRES NEW STREETS: 2.49 FEET NEW STREETS: 2567
CIVIL DISTRICT: 14TH CLOSURE ERROR: 1:10,000+
MILES OF NEW ROAD: 0.486 DATE: September 11, 2017
PREPARED BY: JAMES TERRY & ASSOCIATES
2601 ELM HILL PIKE - STE. "R"
NASHVILLE, TENNESSEE 37214
PHONE: (615) 490-6920

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 REGISTERS OFFICE OF WILLIAMSON COUNTY.

I HEREBY CERTIFY:
(1) THE SEWER SYSTEMS DESIGNATED IN "WATER'S EDGE PUD SUBDIVISION, SECTION 3" 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.

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. THE SUBDIVISION PLAT CORRECTLY REPRESENTS AS SURETY MADE UNDER MY SUPERVISION ON THE 11TH DAY OF SEPTEMBER, 2017.

I (WE) HEREBY CERTIFY THAT I (AM WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS EVIDENCED IN BOOK _____, PAGE _____, R.O.W.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEED TO ALL PUBLIC RIGHTS AND EASEMENTS AS NOTED, NO LOTS) AS SHOWN HEREON SHALL AGAIN BE SUBDIVIDED OR REDEVELOPED WITHOUT THE APPROVAL OF THE FRANKLIN MUNICIPAL PLANNING COMMISSION, AND UNDER NO CONDITION SHALL SUCH 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: BOOK _____, PAGE _____, R.O.W.C.

* OWNER(S) - REAL ESTATE SOLUTIONS GROUP, LLC
ANDRE JACOBLE
DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION STREETS, DRAINAGE AND SIDEWALKS
I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE AND SIDEWALKS DESIGNATED IN "WATER'S EDGE PUD SUBDIVISION, SECTION 3" HAVE 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.

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME, STREET NAMES, AND ADDRESSING
SUBDIVISION NAME AND STREET NAMES APPROVED BY AGENCY: WILLIAMSON COUNTY EMERGENCY MANAGEMENT AGENCY
CITY OF FRANKLIN

CERTIFICATE OF APPROVAL FOR WATER SYSTEMS
I HEREBY CERTIFY:
(1) THE WATER SYSTEMS DESIGNATED IN "WATER'S EDGE PUD SUBDIVISION, SECTION 3" SUBDIVISION NAME HAVE BEEN INSTALLED IN ACCORDANCE WITH DISTRICT SPECIFICATIONS, OR
(2) A PERFORMANCE BOND IN THE AMOUNT OF \$_____ FOR THE ON-SITE WATER SYSTEM HAS BEEN POSTED WITH THE MICROFTON UTILITY DISTRICT OF ASSURE COMPLETION OF SUCH SYSTEMS.

CERTIFICATE OF APPROVAL FOR ELECTRIC SERVICE
Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, bylaws, policies and procedures of MTEMC, and in accordance with the rules and regulations of the Tennessee Public Service Commission. 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, void of all terms, conditions and covenants not conforming compliance with MTEMC Requirements.

BENCHMARK
Fisher & Arnold Capped Iron Pin found in the northern fence line of property, at the future northeast intersection of South Carothers Parkway and a Connector Road. NGVD Elevation 646.55.