



City of Franklin

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

Meeting Agenda

Franklin Municipal Planning Commission

Thursday, March 24, 2016

7:00 PM

Board Room

Notice is hereby given that the Franklin Municipal Planning Commission will hold a regular meeting on Thursday, March 24, 2016, at 7:00 p.m. in the City Hall Board Room. Additional information can be found at www.franklin.tn.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. [16-0278](#) February 25, 2016 FMPC Minutes

Attachments: [02-25-16 FMPC Minutes](#)

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 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 present.

CONSENT AGENDA

The items under the consent agenda are deemed by the Planning Commission to be noncontroversial 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. [16-0274](#) Berry Farms Town Center PUD Subdivision, site plan, section 1, revision 1, lot 62 (Amenity Center); accept the drainage improvements, release the performance agreement and establish a maintenance agreement for one year. (CONSENT AGENDA)
3. [16-0275](#) Generals Retreat PUD Subdivision, site plan; extend the performance agreement for sidewalk and streets improvements. (CONSENT AGENDA)
4. [16-0276](#) Through the Green PUD Subdivision, site plan, section 1 (The Grove at Shadow Green); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

REZONINGS AND DEVELOPMENT PLANS

5. [16-0178](#) Consideration Of Ordinance 2016-001, "An Ordinance Approving A Special Permit for Cul2vate For The Purpose Of Operating An Agricultural Use On 1.21 Acres, Located At 215 Granbury Street.". (3-24-16 FMPC 7-0, 04-12-16 WS, 4-12-16 WS & 1st Reading 8-0, BOMA 2nd Reading 7-0) THIRD AND FINAL READING

Sponsors:

Ald. Ann Petersen

Attachments:

[2016-001 Special Permit Ordinance Cul2vate \(005\)with attachments Law Appro](#)
[Map Cul2vate Special Permit](#)
[Cul2vate Conditions of Approval_01.pdf](#)
[Cul2vate Plans.pdf](#)

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. [16-0249](#) Berry Farms Town Center PUD Subdivision, final plat, section 7, creating 99 residential lots, 10 open space lots, 3 access lots on 34.06 acres, located near Old Peytonsville Road and Lewisburg Pike. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_6035_BFTC_Sec7_FP.pdf](#)
 [PLAT_6035_BFTC_Sec7.pdf](#)
 [COA_6035_BFTCSec7.pdf](#)
7. [16-0250](#) Berry Farms Town Center PUD Subdivision, final plat, section 9, lot 901 and lot 902, revision 1, revising two lots to record drainage, access, and utility easements. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_6036_BFTC_Sec9_FP.pdf](#)
 [Plat_6036_BFTC_Lot901+902.pdf](#)
 [COA_6036_BFTCLot901+902.pdf](#)
8. [15-1088](#) Carothers Crossing East Subdivision, final plat, creating 4 commercial lots on 6.01 acres located at the northeast corner of Liberty Pike and Carothers Parkway. (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_6039CarothersCrossingEastFP.pdf](#)
 [PLAT_6039_CarothersCrossingEast.pdf](#)
 [COA_6039_CarothersCrossingEastFP.pdf](#)
9. [16-0252](#) Harpeth Square PUD Subdivision, final plat, combining 9 commercial lots into two buildable lots to support the Harpeth Square PUD Development located in the block along East Main Street between 2nd Avenue North and Bridge Street (CONSENT AGENDA)
- Sponsors:** Franklin Municipal Planning Commission and Josh King
- Attachments:** [MAP_6041_Harpeth Square PUD Subdivision Final Plat.pdf](#)
 [PLAT_6041_HarpethSquarePUD.pdf](#)
 [COA_6041_HarpethSquare.pdf](#)

10. [16-0256](#) Highlands at Ladd Park PUD Subdivision, section 18, final plat, 23-lot subdivision, on 6.67 acres, located at Barlow Drive. (CONSENT AGENDA)
- Attachments: [2016007-LADD SEC 18 PLAT-COF#6049 RESUBMITTED 3-3-16](#)
 [MAP 6049 Highlands at Ladd Park, final plat , section 18](#)
 [COF 6049 Conditions of Approval](#)
11. [16-0257](#) Highlands at Ladd Park PUD Subdivision, section 26, final plat, creating 37 residential lots and 3 open space lots, on 21.7 acres, located at Carothers Parkway. (CONSENT AGENDA)
- Attachments: [MAP 6050 Highlands at Ladd Park, final plat, section 26](#)
 [Highlands at Ladd Park PUD Subdivision, final plat, section 26 - submittal 002](#)
 [COF 6050 Conditions of Approval](#)
12. [16-0258](#) Huffines Development Subdivision, final plat, consolidation of 2 lots, on 6.37 acres, located at 1340 Huffines Ridge Drive. (CONSENT AGENDA)
- Attachments: [MAP 6052 Huffines Development Subdivision](#)
 [Huffines Development Subdivision, final plat - submittal 002](#)
 [COF 6052 Conditions of Approval](#)
13. [16-0253](#) Lockwood Glen PUD Subdivision, Final Plat, Section 7, creating 30 lots on 12.65 acres, located along South Carothers Road. (CONSENT AGENDA)
- Attachments: [Lockwood Glen PUD Subd Sec 7 Final Plat.pdf](#)
 [Lockwood Glen FP Sec 7 Conditions of Approval _01.pdf](#)
 [Lockwood Glen FP Sec 7 Plans.pdf](#)

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, February 25, 2016

7:00 PM

Board Room

CALL TO ORDER

- Present** 8 - Commissioner Harrison, Commissioner Petersen, Commissioner McLemore, Commissioner Franks, Commissioner Allen, Commissioner Orr, Commissioner Lindsey, and Commissioner Hathaway
- Absent** 1 - Commissioner Gregory

MINUTES

1. January 28, 2016 FMPC minutes

Attachments: [1-28-16 FMPC Minutes](#)

Commissioner Lindsey moved, seconded by Commissioner Orr, to approve the January 28, 2016, Minutes as presented. The motion carried by the following vote:

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

Absent: 1 - Commissioner Gregory

Chairing: 0

CITIZEN COMMENTS ON ITEMS NOT ON THE AGENDA

ANNOUNCEMENTS

VOTE TO PLACE NON-AGENDA ITEMS ON THE AGENDA

CONSENT AGENDA

Approval of the Consent Agenda

Commissioner Harrison moved, seconded by Commissioner Allen, to approve items 2 through 4, and items 6 through 8 on the Consent Agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Gregory

Chairing: 0

SITE PLAN SURETIES

2. Galleria Commercial Complex Subdivision, site plan, revision 1, lot 82 (VGT Addition); release the maintenance agreement for drainage improvements. (CONSENT AGENDA)

This Planning Item was approved.
3. Generals Retreat PUD Subdivision, site plan; extend the performance agreement for drainage/detention improvements. (CONSENT AGENDA)

This Planning Item was approved.
4. Westhaven PUD Subdivision, site plan, section 21, revision 2 (resubdivision of lot 1140); release the maintenance agreement for drainage and streets improvements. (CONSENT AGENDA)

This Planning Item was approved.

REZONINGS AND DEVELOPMENT PLANS

5. *Consideration Of Ordinance 2015-46, To Be Entitled, "An Ordinance to Rezone 3.07 Acres From CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-9, And To Rezone 52.13 Acres From CFCO- Central Franklin Character Area Overlay District, Special Area CFCO-2, to CFCO-Central Franklin Character Area Overlay District, Special Area CFCO-10, For Properties In And Near Bicentennial Park, East Of 5th Avenue North And North Of Bridge Street; Establishing a Public Hearing on April 12, 2016. (02-25-16 FMPC 9-0; 03-08-16 WS) FIRST OF THREE READINGS

Attachments: [Ordinance 2015-46 Rezoning CFCO 9 and 10 Law Approved 00028893](#)
[MAP Rezoning CFCO 9 and 10 Overlay.pdf](#)
[Letter Gerald Bucy 2 2 2016.pdf](#)
[2 Foot Contours.pdf](#)

Ms. Dannenfelser stated that Ordinance 2015-46 was deferred from the November 19, 2015, Planning Commission meeting so that the Planning Commission could hear about the FEMA Floodplain Mapping update and hear from property owners. That discussion was held at the Joint Conceptual meeting earlier this evening. This is a City-sponsored rezoning that implements the recommendations in the CPAT study and the Land Use Plan. It shifts the Special Area 9 boundaries to include the former daycare on Fourth Avenue North and Margin Street to be included in an area that allows redevelopment along Fifth Avenue. It would also create a Special Area 10 that would allow parking to be a primary use along vacant lots, along North Margin Street. Approval of Ordinance 2015-46 is recommended to the Board of Mayor and Aldermen.

Chair Hathaway asked for citizen comments.

Mr. Gerald Bucy, the engineer for the owners of the parcel at 329 North Margin Street, stated that this parcel was directly across from the daycare center on the opposing corner. He stated that the daycare center was proposed to be put into Area 9, and he requested that 329 North Margin be put into Area 9, as well, so that it could be developed. It is the first lot that is seen other than a couple of older homes and the vegetable stand down the street to the north. They feel that it would be appropriate for this area to go ahead and be developed. It is presently a vacant lot with a chain-link fence around it. It is the old Williamson County Repo Lot. They feel putting the lot in Area 9 would be complimentary to the general area, if it were developed properly. This, most likely, will be one of the next phases of the streetscape project, and they requested to be put into Central Franklin Character Area (CFCO) 9, just as is the parcel across the street.

Chair Hathaway stated that if the Planning Commission wanted to consider Mr. Bucy's request, it would be handled as an amendment to the main motion.

Ms. Allen moved to amend the main motion to include adding parcel 329 North Margin Street into Area 9, Ms. McLemore seconded the motion, and it passed unanimously (8-0).

Chair Hathaway asked if the change of the daycare center into Area 9 had been included in the main motion.

Ms. Dannenfelter stated that it had been included in the main motion.

Commissioner Harrison moved, seconded by Commissioner Orr, that approval of Ordinance 2015-46 be recommended to the Board of Mayor and Aldermen and to the Work Session meeting on March 8, 2016. The motion carried by the following vote:

SITE PLANS, PRELIMINARY PLATS, AND FINAL PLATS

6. Cool Springs East Subdivision, Final Plat, Section 1, Revision 4, Resubdivision of Lots 370 & 372 Located at 1000 Corporate Centre Drive (CONSENT AGENDA)

Attachments: [Map 6009 Cool Springs E Subd, FP, sec 1, rev 4 resub of lots 370 372](#)
[6009 Conditions of Approval 01](#)
[20140454 2016-2-8 Final Plat.pdf](#)

This Planning Item was approved.

7. Clouston Park Addition Subdivision, final plat, portion of lots 10 and 11, revision 1, located at 813 Evans Street (CONSENT AGENDA)

Attachments: [Map CloustonParkAdditron.pdf](#)
[6020 Plat CloustonParkAdd signed plat 2-4-16.pdf](#)
[6020 ConditionsofApproval.pdf](#)

This Planning Item was approved.

8. West End Circle Subdivision, final plat, revision 1, lot line shift affecting 7 existing lots, on .67 acres, located at 601 West End Circle (CONSENT AGENDA).

Attachments: [MAP COF# 5926 West End Circle](#)
[West end Final plat plan](#)
[COF# 5926 Conditions of Approval](#)

This Planning Item was approved.

NON-AGENDA ITEMS

ANY OTHER BUSINESS

ADJOURN

There being no further business, the meeting adjourned at 7:10 p.m.

Chair Mike Hathaway

ORDINANCE 2016-001

TO BE ENTITLED, “AN ORDINANCE APPROVING A SPECIAL PERMIT FOR CUL2VATE FOR THE PURPOSE OF OPERATING AN AGRICUTLURAL USE ON 1.21 ACRES, LOCATED AT 215 GRANBURY STREET.”

WHEREAS, pursuant to the City of Franklin, Tennessee, Zoning Ordinance Section 4.4, *Special Permits*, Special Permit uses are those uses having some special impact or uniqueness that require a careful review of their location, design, configuration and special impact to determine, against fixed standards, the desirability of permitting their establishment on a given site; and

WHEREAS, Special Uses are those uses that are listed as permitted uses within a Zoning District and restricted to Planned Unit Developments (PUD) but may be appropriate in a particular location depending on weighing, in each case, the public need and benefit against the local impact and effect; and

WHEREAS, Special Permits may be applied for in lieu of an application for a Planned Unit Development (PUD) for those uses which are only otherwise permitted in a PUD; and

WHEREAS, Agriculture uses, as defined in the Zoning Ordinance, are permitted within the Civic and Institutional Zoning District as a component of an approved Planned Unit Development; and

WHEREAS, pursuant to Section 4.4 of the Franklin Zoning Ordinance, Cul2vate (Applicant) by and through its Executive Director, Joey Lankford, has petitioned the City of Franklin, Tennessee, to grant a Special Permit to allow the operation of an Agricultural use for a community garden on property containing 1.21 acres located at 215 Granbury Street, zoned Civic and Institutional; and

WHEREAS, the Applicant has submitted a lease agreement for use of the property and is attached hereto as Exhibit A; and

WHEREAS, an Owner Affidavit has been submitted to the City and is attached hereto as Exhibit B; and

WHEREAS, pursuant to Subsection 4.4.5, *Standards for Special Permits*, of the Franklin Zoning Ordinance, a Special Permit may not be recommended by the Franklin Municipal Planning Commission (FMPC) or granted by the Board of Mayor and Aldermen (BOMA) unless the Applicant establishes that they have met the standards specified in the aforementioned Subsection; and

WHEREAS, pursuant to Subsection 4.4.7, *Conditions; Periodic Review; Term*, of the Franklin Zoning Ordinance, in order to prevent or minimize substantial or undue adverse effects upon public facilities and services and upon neighboring and adjacent properties and improvements, the FMPC may recommend, and the BOMA may impose, conditions and limitations upon the premises benefited by a Special Permit as part of the Ordinance granting a Special Permit; and

WHEREAS, the FMPC has recommended approval of the Special Permit, with conditions, to the BOMA after consideration of the evidence submitted by the Applicant and determination that the Standards for Special Permits specified in Subsection 4.4.5 of the Franklin Zoning Ordinance have been met.

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

SECTION I. The BOMA hereby concurs with the findings and recommendations of the FMPC and, pursuant to the provisions of Section 4.4 of the Franklin Zoning Ordinance, a Special Permit is hereby granted to Joey Lankford to operate an Agricultural use for a community garden on 1.21 acres, located at 215 Granbury Street (Site), subject to the following conditions:

1. The Site shall only be allowed to be utilized for the growing and harvesting of vegetables, fruits, and plants and all other related activities, as described in the letter attached. No other additional agricultural use shall be permitted on the Site. Hours shall be set at the times listed within the Letter from the Applicant;
2. The Applicant shall follow the procedures for construction within the Franklin Zoning Ordinance;
3. The orientation shown by the Applicant on the attached plan (Exhibit C) shall be the approved design of the Site. If revisions are to be requested, those revisions shall come back before the Planning and Sustainability Department for review and approval;
4. The Site shall maintain the existing screening that exists adjacent to any residential property. Small-scale pruning of trees or limb removal will be permitted, but the removal of trees in those areas shall to be approved by either the Planning and Sustainability Department or the City Arborist;
5. The Site shall have operating hours of 8:00 a.m. to 5:00 p.m. in the summer months and 9:00 a.m. to 1:00p.m in the winter months;
6. The Applicant shall be required to install a sidewalk along Academy Street and pay fees in lieu for a sidewalk along Granbury Street;
7. Parking requirements may be met off-site, and parking has been granted by Williamson County at their adjoining property across the street, as defined in the attached agreement (Exhibit D). Should this parking agreement become void, on-site parking will be required;
8. The Special Permit shall follow the approval route specified in the Franklin Zoning Ordinance. No other public notice or review procedures will apply with this submittal;
9. The special permit shall have no set expiration date unless revoked by the Building and Neighborhood Services Department or adjusted and superseded by any additional changes by the Applicant or owner of the property; and
10. The Applicant shall comply with all other applicable City of Franklin Ordinances and Standards including, but not limited to, Section 4.4 of the Franklin Zoning Ordinance entitled Special Permits.

SECTION II. 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
Approved as to form by:

By: _____
Dr. Ken Moore
Mayor

Shauna R. Billingsley
City Attorney

PLANNING COMMISSION RECOMMENDED:

PASSED FIRST READING:

PUBLIC HEARING HELD:

PASSED SECOND READING:

PASSED THIRD READING:



February 2, 2016

Amy Diaz-Barriga
City of Franklin Planning and Sustainability Dept.
109 3rd Avenue South
Franklin, Tn. 37064

Dear Amy,

I am writing this letter to respectfully request a Special Permit for the property located at 1306 Academy Drive. The property is zoned Civic & Industrial District and consists of 1.21 acres. The property is owned by the county but was offered to the Boys and Girls Club as a site to continue their efforts within the community. The Boys and Girls club has recently agreed to do an assignment of lease on the property to Cul2vate/One Gen Away, for the purpose of engaging the community with nutritious food and base-skills training.

Cul2vate/One Gen Away is requesting a Special Permit in order to place three 100 ft. X 25 ft. greenhouses and one 12' x 20' outbuilding on the back of the property. We will leverage these structures in conjunction with seasonal outdoor gardens to push 20,000 pounds of nutritional, locally grown produce into the community annually. This platform will also be used as a job-creation and skills-training conduit for those in the community who work alongside us the production of the vegetables.

Per the requirement set forth in Section 4.4.5 of the FZO, an applicant requesting Special Permit is required to demonstrate that the following criteria are met:

a) Plan Purposes:

The property at 1306 Academy Drive is zoned Civic & Industrial District and a request for agricultural use would be allowed under this zoning. Cul2vate will utilize property to grow seasonal outdoor gardens and vegetables under-protection 10 months annually using greenhouses. This requested use will engage the community by providing accessibility options for nutritious food at an affordable price-point currently not available to them. Fifty percent of vegetables cultivated would be distributed through One-Gen Away to those with acute hunger needs in our community. **Staff (Cul2vators)** would sell the other 50% of the vegetables to the surrounding community providing a "wage for work" opportunity, while they receive base-skills training for employment. **Nutritional produce would be offered onsite** for sale to local community in an attempt to address current accessibility challenges by providing a conduit for delivery. Cul2vators will be selected from the local community and within walking distance of property. There will be 5 Cul2vators within the program during hours of operation. **Operating hours** will be seasonal and will match the operating hours of the Academy Community Center, which has given access to parking and bathroom facilities. The summer hours are 8:00 – 5:00 and the winter hours are 9:00 – 1:00. **Personal vehicles** will be used to distribute produce and will not require additional loading/unloading space. Other than a tractor and tiller for outdoor gardens once annually, no other heavy equipment will be used on

site. There will also be no storage of dirt or mulch on the property. All **trash (minimal)** will be collected in 50-gallon bins and hauled off as needed. Contact will be made with available City services to see what alternate options for trash collection might be available once we start.

b) No Undue Adverse Impact

This platform will not have a substantial or undue adverse effect on the surrounding neighborhoods, the character of the area, public health, safety or general welfare. The property is buffered on 3 – 4 sides by dense tree cover and is only visible from approximately 170 ft. of road frontage on Academy Drive.

c) No Interference with Surrounding Development

The proposed use of this property will not interfere with the use and development of neighboring property in accordance with the applicable district regulations. Academy Drive borders east side of property and Granbury Drive borders the North Side. Property touches 4 residential lots located off of Everbright Avenue and 1 residential lot located off of Academy Drive on the south side. The west is adjacent to Johnson Ctr Housing. Proposed use will be in line with and will positively affect surrounding areas.

d) Adequate Public Facilities

The location is in an established area presently served by public utilities and services. Participant farmers will be able use the facilities at the Academy building during normal business hours. . **Operating hours** will be seasonal and will match/correspond with the operating hours of the Academy Community Center, which are 8:00 – 5:00 in the summer and 9:00 – 1:00 in the winter. The site is covered by police and within adequate distance of a fire hydrant. Proposed use will be set up and used primarily by staff who will live within walking distance of site. Proposed use will not place any undue strain on water, sewer, police, fire, or refuse disposal. No existing sidewalks exist on either side of street on Academy. No sidewalk on property side of street on Granbury but opposite side of street sidewalk is available on Granbury.

e) No Traffic Congestion

Proposed use of property will not affect residential streets. The streets adjacent to property are more than adequate to handle any traffic associated with this platform. Most people visiting property will be walking from their residence as accessibility is one of the primary reasons for this requested use. Authorization for parking the minimal cars that visit has been granted at Academy Community Building.

f) No Destruction to Significant Features

The property is currently vacant with no existing structures. Proposed greenhouses and outdoor gardens will not cause destruction, loss or damage of natural, scenic or historic features of significant importance. We will maintain the property in a manner that

reflects our commitment to supporting and promoting the beauty of the area and the philosophies of the city of Franklin.

g) Compliance with Standards

Agricultural use is allowed with approved Special Use permit.

Sincerely,

A handwritten signature in black ink, appearing to read "Joey", written in a cursive style.

Joey Lankford

**ASSIGNMENT OF
LEASE AGREEMENT FOR VACANT PROPERTY**

This ASSIGNMENT for use of a vacant parcel (this "Assignment") is made and entered into as of this 25th day of November 2015 by and between **WILLIAMSON COUNTY, TENNESSEE** (referred hereafter as "Owner"), **BOYS AND GIRLS CLUB** (referred hereafter as "Assignor"), and **ONE GENERATION AWAY, and CUL2VATE** (jointly referred hereafter as "Assignee").

WITNESSETH

WHEREAS, Owner and Assignor entered into a long term lease agreement ("Lease Agreement") for 1.25 acres of vacant parcel located at the corner of Granbury and Academy Streets, Franklin, Tennessee and described as Tax Map 78J, Group B, Parcel 24 (referred hereafter as the "Property");

WHEREAS, the Assignor has agreed to assign its rights and duties in the Property subject to the terms of the lease agreement;

WHEREAS, Assignor and Assignee have further agreed that Assignee shall expressly assume all of the obligations of Assignor arising under the Lease Agreement; and

WHEREAS, unless otherwise noted, capitalized terms that are undefined herein have the meanings assigned to them in the Lease Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by each party hereto, Assignor and Assignee hereby agree as follows:

1. Effective as of the execution of this Assignment, Assignor hereby transfers, assigns and sets over to Assignee, its successors, and assigns all of its right, title and interest in and to the Lease Agreement, and all of its duties and obligations thereunder, and Assignee hereby acquires and assumes all of Assignor's rights, title, interest, duties, and obligations in, to, and under the Lease Agreement.

2. The Assignee hereby accepts such assignment of rights and delegation of duties and agrees to pay all rents promptly when due and perform all of Assignor's obligations under the Lease accruing on and after the Effective Date. The Assignee further agrees to indemnify and hold the Assignor harmless from any breach of Assignee's duties hereunder for the term of this Assignment.

3. The Assignor agrees to transfer possession of the Property to the Assignee on the Effective Date. All rents and obligations of the Assignor under the Lease accruing before the Effective Date shall have been paid or discharged. The Owner hereby assents to the assignment

5. This Assignment shall be governed by and construed in accordance with internal laws of the State of Tennessee without reference to the conflicts of laws or choice of law provisions thereof.

7. This Assignment may be executed in one or more counterparts, each of which shall constitute an original, and all of which, taken together, shall constitute but one and the same document.

IN WITNESS WHEREOF, Assignor and Assignee have each caused this Assignment to be executed by its duly authorized signatory as of the day and year first above written.

BOYS AND GIRLS CLUB


Rogers C. Anderson
Williamson County Mayor

ONE GENERATION AWAY

CUL2VATE

CUL2VATE
By: [Signature]
Name: Monty Jay Lantada #
Title: Executive Director

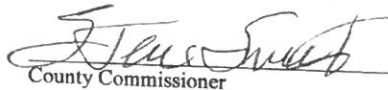
9/28/15
ENTERED 11:00 a.m.
FALL COUNTY CLERK'S OFFICE

Resolution No. 10-15-18
Requested by the County Mayor's Office

**RESOLUTION AUTHORIZING THE WILLIAMSON COUNTY MAYOR TO
APPROVE AN ASSIGNMENT TO A LEASE AGREEMENT FOR PROPERTY OWNED BY
WILLIAMSON COUNTY AND LOCATED AT THE CORNER OF
GRANBURY AND ACADEMY STREETS**

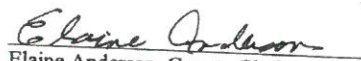
- WHEREAS,** Williamson County owns approximately 1.25 acres vacant property located at the corner of Granbury and Academy Streets ("Property"); and
- WHEREAS,** the Boys and Girls Club is leasing the Property from Williamson County; and
- WHEREAS,** One Generation Away is currently leasing vacant property from the County for the purpose of creating a community garden; and
- WHEREAS,** One Generation Away in conjunction with Cul2Vate desire to expand the community gardening program and have requested use of the Property for this purpose; and
- WHEREAS,** to permit One Generation Away and Cul2Vate to expand the community gardening program an assignment is needed which will subject them to the rights and obligations of the lease agreement; and
- WHEREAS,** the Boys and Girls Club have no short term plans for use of the Property and have agreed to assign its rights to use the property subject to the approval of the Board of Commissioners:

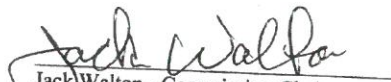
NOW, THEREFORE, BE IT RESOLVED, that the Williamson County Board of Commissioners, meeting in regular session, this 12th day of October, 2015, hereby authorizes the Williamson County Mayor to approve the assignment of the lease agreement and to execute all other documentation needed to assign the Boys and Girls Club rights in the Lease agreement to One Generation Away and Cul2Vate.


County Commissioner

COMMITTEES REFERRED TO & ACTION TAKEN:

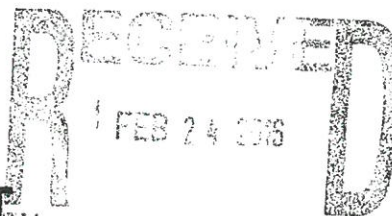
Property Committee	For <u>5</u>	Against <u>0</u>		
Budget Committee	For <u>5</u>	Against <u>0</u>		
Commission Action Taken	For <u>22</u>	Against <u>0</u>	Pass <u> </u>	Out <u> </u>


Elaine Anderson, County Clerk


Jack Walton - Commission Chairman


Rogers C. Anderson - County Mayor

10/16/15
Date



OWNER AFFIDAVIT
City of Franklin, Tennessee

We/I _____ Christopher T Whitney/ One Generation Away

(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:

One Generation Away 46-2741214

(Property Parcel/Tax ID Number)

and located at:

1715 Columbia Ave., Suite 300, Franklin, TN 37064

(Street Address)

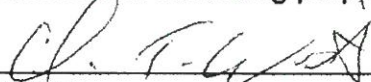
am fully aware of the request for development approval in the City of Franklin, Tennessee. Furthermore, (I)/ (we) hereby appoint

Joey Lankford/Cul2vate

(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.


Signature

1715 Columbia Ave., Suite 300
Property Owner Mailing Address
Franklin, TN 37064
City, State & Zip

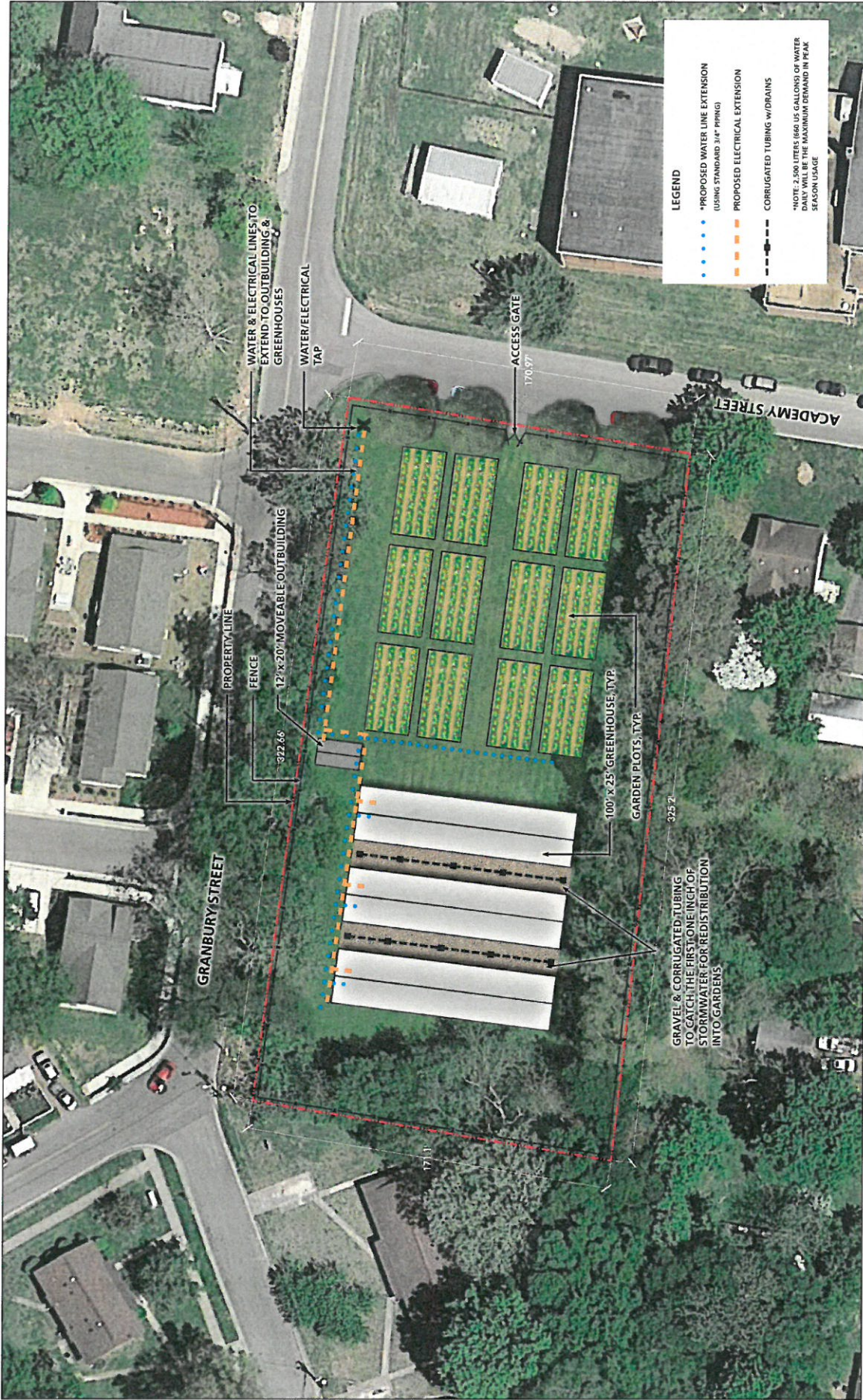
Subscribed and sworn to before me this

24 day of February 20 16


Notary Public

My Commission Expires: 3 21 16





Parcel: #078J B 02400
Address: 215 Granbury Street
Site Area: +/- 1.21 AC
Zoning: Civic & Institutional District

Rogers C. Anderson
Williamson County Mayor



WILLIAMSON COUNTY GOVERNMENT

January 8, 2016

Mr. Chris Whitney
One Generation Away
1715 Columbia Avenue Suite 300
Franklin, TN 37064

Dear Mr. Whitney:
Drive

Re: Community Garden-1306 Academy

As you requested, Williamson County agrees that the parking lot at the Academy Gym, located at 120 Everbright Street is available to use for parking for the volunteers at the Community Garden. Additionally, when there is a scheduled activity in the gym personnel will be present and the facility will be open. During those times, volunteers may come in to use the restroom facilities.

If you need any additional information, please feel free to contact my office.

Sincerely,

Rogers C. Anderson
Williamson County Mayor

RCA/lw
cc: Gordon Hampton, Director of Parks and Recreation



EXHIBIT D

CUL2VATE, SPECIAL PERMIT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/24/2016



- | | |
|--|---------------------------------------|
| Cul2vate | 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 Historic Core 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 |



0 125 250 500
Feet

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It was compiled from the most authentic information available.
The City is not responsible for any errors or omissions contained hereon.
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CONDITIONS OF APPROVAL:

Engineering - PUD Plan Checklist

General Comments

1. I. Utility Plan

- The previous comment "Applicant shall provide the location of nearest water main and sewer main. Provide the proposed location of the service connections." was not completely addressed. Provide the location and size of the water main must adjacent to the project site. The location and size of the water main, in the street, must be shown. The location of the sewer main must be provided to avoid any conflict during the construction of the water service tap. This is a "State of Tennessee" requirement. A Professional Engineer is required to submit plans for the water service connection to the water main. An option for the connection to the main would be to have the City of Franklin Water Management make the connection.

Planning (Landscape)

General Comments

2. Proposed Trees?

- Per COF Zoning 5.4.8 Street Trees, Applicant shall plant 2 canopy trees (2" caliper) and 3 understory trees along Academy Street. Applicant shall show and label on the site rendering the trees to be provided. These trees may be clumped so as not to block the sun for the purpose of growing vegetables. The trunks of street trees shall be a minimum of two and one-half feet from the street edge when planted. The trees shall be planted so as not to block the vehicular sight distance at the corner of Granbury & Academy Streets.



Parcel: #078J B 02400
 Address: 215 Granbury Street
 Site Area: +/- 1.21 AC
 Zoning: Civic & Institutional District
 Total Impervious Area: 4,990 sq. ft.

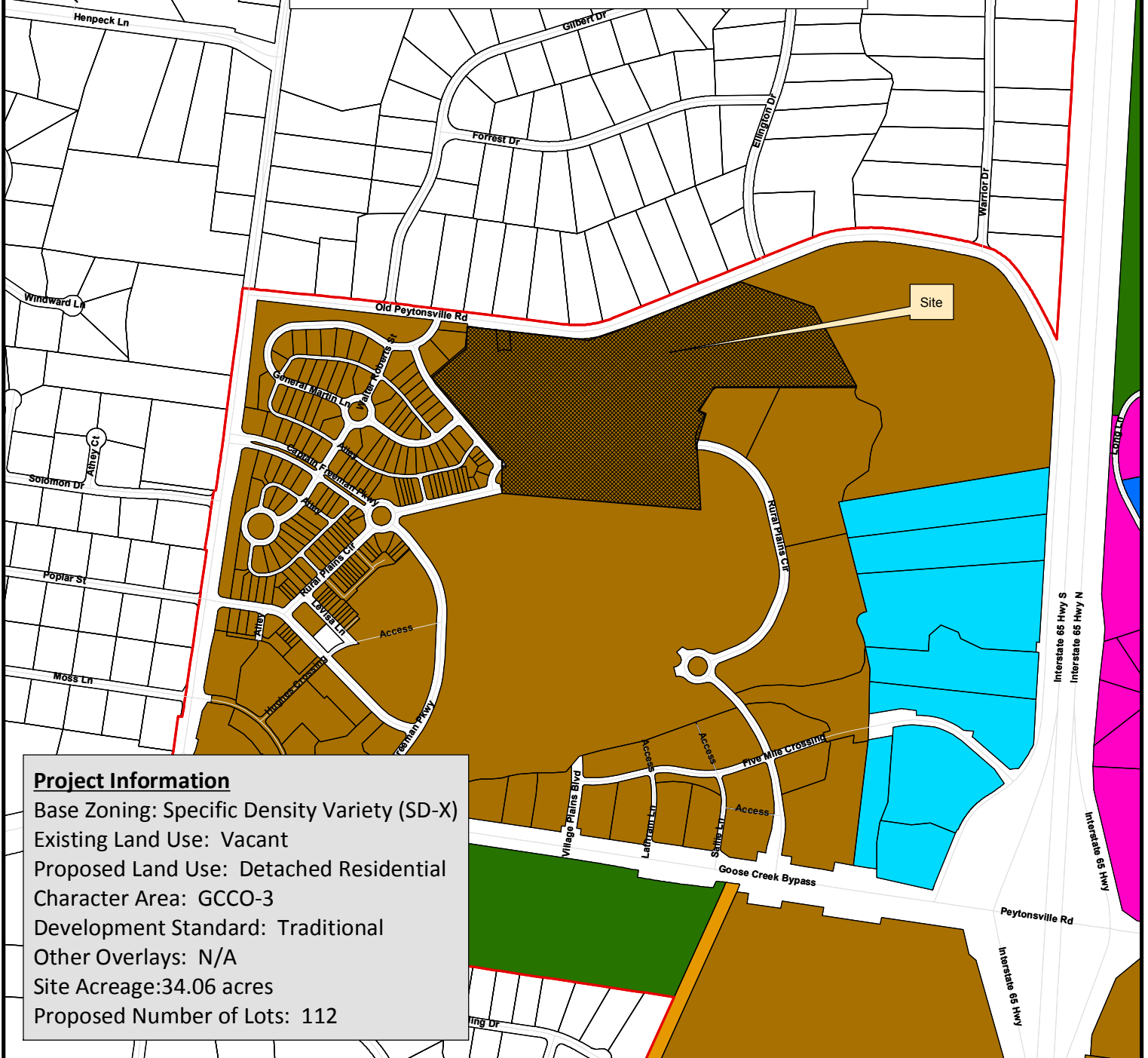
LEGEND

• • • • • *PROPOSED WATER LINE EXTENSION
(USING STANDARD 3/4" PIPING)

— — — — — PROPOSED ELECTRICAL EXTENSION

*NOTE: 2,500 LITERS (660 US GALLONS) OF WATER DAILY WILL BE THE MAXIMUM DEMAND IN PEAK SEASON USAGE

BERRY FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 7
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/24/2016



Project Information

Base Zoning: Specific Density Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 34.06 acres
Proposed Number of Lots: 112

- | | |
|--|-------------------------------------|
| Section 7 | SD-X Specific Development-Variety |
| 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 Historic Core 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 | |

0 435 870 1,740 Feet

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NOTES

- THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND CREATE 112 LOTS (98 BUILDABLE, 10 NON-BUILDABLE OPEN SPACE, 3 NON-BUILDABLE ACCESS & PUDE LOTS, AND 1 PRIVATE RESIDENCE LOT).
- EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT PLAN AND PATTERN BOOK)
- A PORTION OF THE PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0355F, DATED SEPTEMBER 29, 2006.
- NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND IS KNOWN AS A PORTION OF PARCEL 32.02.
- OWNER/SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD, SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)
- SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE 615-385-4144 FAX 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)
- 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.
- UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.
- ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.
- ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE, OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER OR BY APPROPRIATE FEDERAL OR STATE PERMITS.
- PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.
- THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.
- RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES.
- PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE = 00°29'18.14463".
- ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.
- MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *
* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.
- ALL OFF-STREET PARKING AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
- 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.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS FOR THE BENEFIT OF THE BERRY FARMS TOWN CENTER PUD ONLY.
- LOTS 7097, 7098 AND 7099 WILL REQUIRE SEPARATE SITE PLANS AND FINAL PLATS.
- LOT 7110, CONTAINING THE HISTORIC HOME AND ITS ASSOCIATED OUTBUILDINGS, SHALL BE REZONED BY THE APPLICANT UPON RECORDED OF THE FINAL PLAT, IN ACCORDANCE WITH THE CONDITIONS OF APPROVAL OF THE DEVELOPMENT PLAN.
- LOTS 133 AND 134 (NOT INCLUDED IN THIS PLAT) SHALL ONLY BE ACCESSED THROUGH LOT 7100.
- WHERE SANITARY SEWER LINES ENTER PRIVATE PROPERTY, PERMANENT EXCLUSIVE EASEMENTS SHALL BE PROVIDED BASED ON THE DEPTH OF THE SEWER MAIN. 0'-12' DEPTH REQUIRES A 20' EASEMENT AND 13'-20' DEPTH REQUIRES A 30' EASEMENT. IN ADDITION, A MINIMUM 10' WIDE TEMPORARY CONSTRUCTION EASEMENT ON EACH SIDE OF THE PERMANENT EASEMENT MUST BE PROVIDED UNTIL THE SEWER MAIN IS CONSTRUCTED AND ACCEPTED BY THE CITY OF FRANKLIN.
- SURVEY FIELD DATA COLLECTED ON 4-9-2015.

LOT TREE REQUIREMENT TABLE

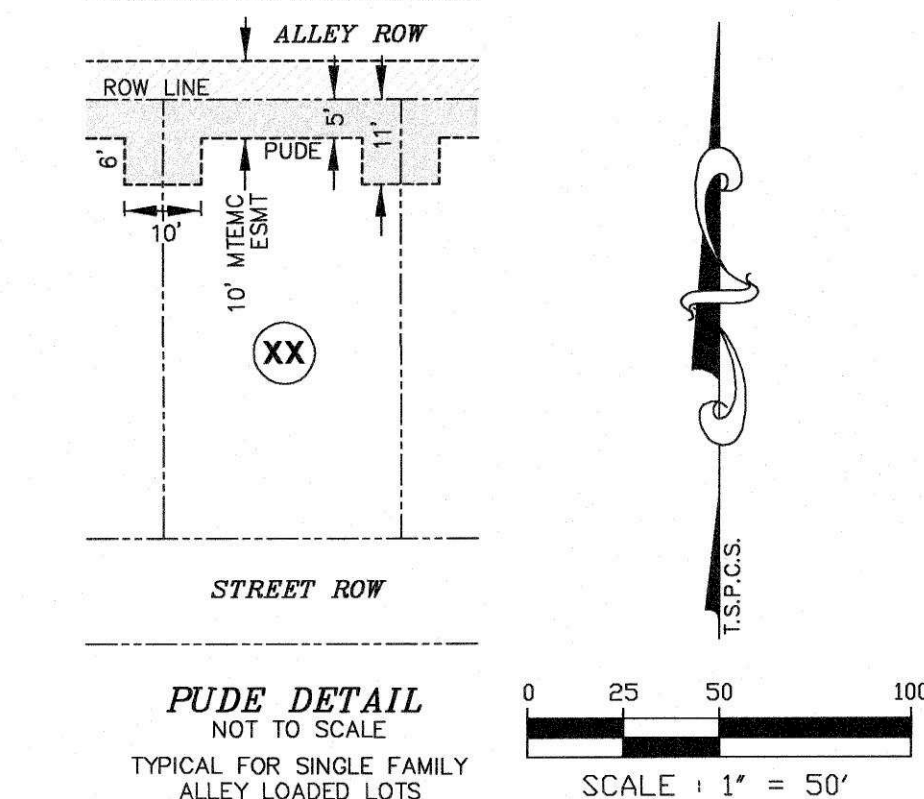
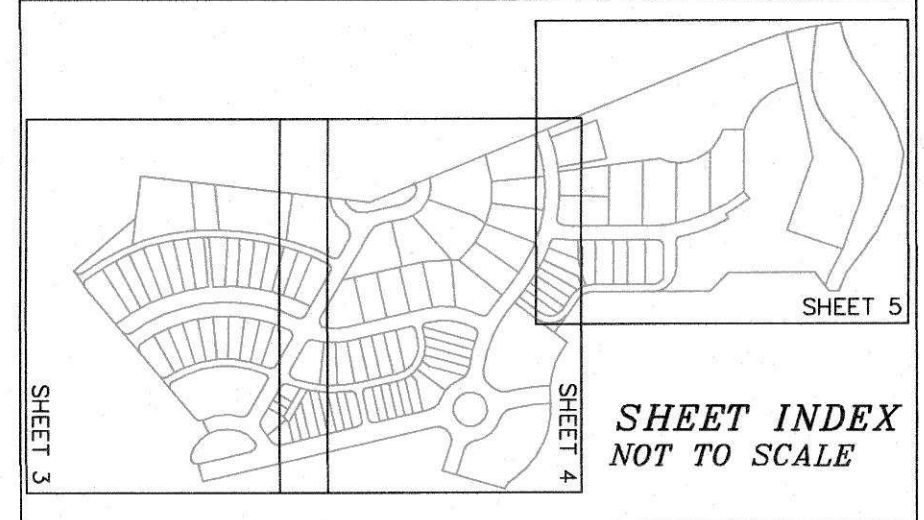
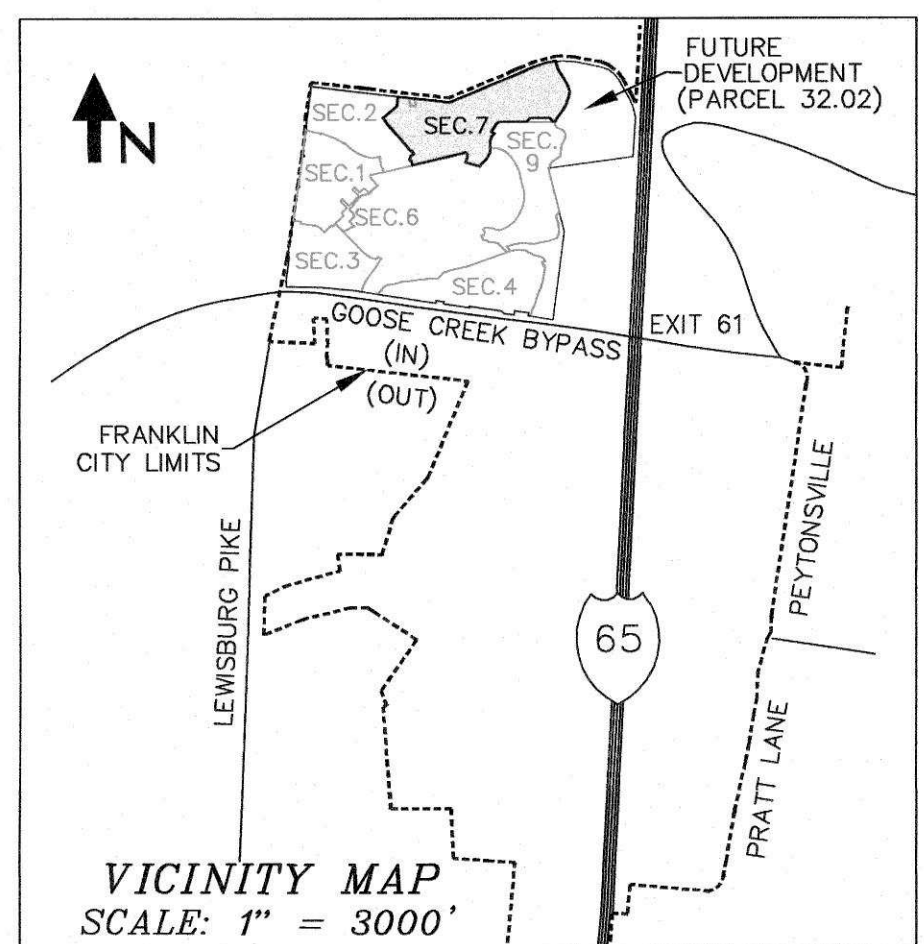
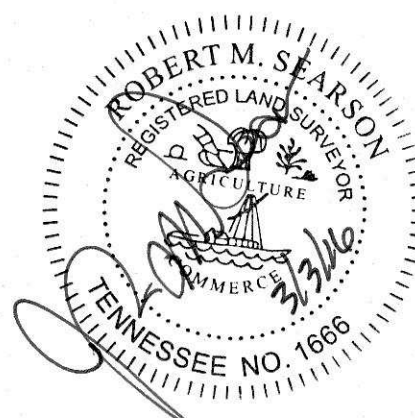
LOT NO.	AREA (SF)	ACI	# TREES
7001	18296	12	4
7002	15885	12	4
7003	17202	12	4
7004	16769	12	4
7005	12100	9	3
7006	10791	9	3
7007	13657	12	4
7008	6055	6	2
7009	6225	6	2
7010	4980	3	1
7011	6225	6	2
7012	5566	6	2
7013	4679	3	1
7014	3534	3	1
7015	3195	3	1
7016	3426	3	1
7017	2895	3	1
7018	2902	3	1
7019	15052	12	4
7020	11674	9	3
7021	11674	9	3
7022	11673	9	3
7023	11041	9	3
7024	13074	12	4
7025	9520	6	2
7026	8451	6	2
7027	8450	6	2
7028	8450	6	2
7029	11473	6	3
7030	14358	12	4
7031	12957	12	4
7032	19208	12	4
7033	21949	12	4
7034	22497	12	4

LOT NO.	AREA (SF)	ACI	# TREES
7035	25564	12	4
7036	25148	12	4
7037	9125	6	2
7038	5736	6	2
7039	5730	6	2
7040	5729	6	2
7041	5699	6	2
7042	5573	6	2
7043	5449	6	2
7044	5454	6	2
7045	5814	6	2
7046	4597	3	1
7047	5027	6	2
7048	4961	3	1
7049	4907	3	1
7050	4885	3	1
7051	4884	3	1
7052	7662	6	2
7053	5893	6	2
7054	4564	3	1
7055	4525	3	1
7056	4525	3	1
7057	4525	3	1
7058	4525	3	1
7059	4525	3	1
7060	4525	3	1
7061	4525	3	1
7062	6002	6	2
7063	8272	6	2
7064	5002	6	2
7065	5002	6	2
7066	4435	3	1
7067	4200	3	1
7068	4200	3	1

LOT NO.	AREA (SF)	ACI	# TREES
7069	4167	3	1
7070	5211	6	2
7071	5002	6	2
7072	3557	3	1
7073	3536	3	1
7074	3145	3	1
7075	3402	3	1
7076	4473	3	1
7077	5642	6	2
7078	2962	3	1
7079	2414	3	1
7080	2400	3	1
7081	2400	3	1
7082	2400	3	1
7083	2804	3	1
7084	2863	3	1
7085	2527	3	1
7086	2646	3	1
7087	2807	3	1
7088	3012	3	1
7089	3508	3	1
7090	2236	3	1
7091	1621	3	1
7092	3084	3	1
7093	2976	3	1
7094	1200	3	1
7095	1200	3	1
7096	1898	3	1
7097	30054	15	5
7098	38320	15	5
7099	37012	15	5
7100	6852	6	2
7101	2165	3	1
7109	1987	3	1

LEGEND

PARCEL NO.	()	PROPOSED FIRE HYDRANT	FH
LOT NUMBER	(00)	PROPOSED WATER VALVE	WV
STREET ADDRESS	(000)	PROPOSED STORM STRUCTURE	SS
IRON ROD (SET)	●	PROPOSED MANHOLE	●
CONC MON (SET)	■	PROPOSED TRANSFORMER	☐
PROPERTY LINE	---	PROPOSED SECTOR PAD	▣
CORPORATE LIMIT LINE	=====	PROPOSED ELECTRIC MANHOLE	○
WATER VALVE	WV	PROPOSED ELECTRIC PULL BOX	PB
GUY WIRE	←	PROPOSED SANITARY SEWER LINE	8"SA
LIGHT POLE	☼	PROPOSED STORM SEWER LINE	15"RCP
ELECTRIC POLE	☼	PROPOSED WATER LINE	8"W
SIGN	⊕	PROPOSED RECLAIMED WATER LINE	4"RCW
FENCE	x-x-x-x-x	PROPOSED UNDERGROUND ELECTRIC LINE	UGE
GAS LINE	G	PROPOSED OVERHEAD ELECTRIC LINE	OH
UNDERGROUND TELEPHONE LINE	UGT		
PROPOSED STREET LIGHT	⊕		
PROPOSED CONCRETE	▣		



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS
I hereby certify that:
(1) the water and sewer systems designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 7" Subdivision 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.

Director Water Management Department _____ Date _____
City of Franklin

CERTIFICATE OF ELECTRIC POWER
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 _____

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 _____, 2015, and this plat has been approved for recording in the Registers 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 _____

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS
I hereby certify that:
(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center PUD Subdivision Final Plat, Section 7" 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 SURVEY
I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666 _____ Date 3/3/16

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 2654, Page 823, 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.

Rural Plains Partnership _____ Date _____
Owner

Littlejohn
An S&ME Company

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 7
C.O.F. NO. 6035

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 34.06 TOTAL LOTS: 112
ACRES NEW PUBLIC STREETS: ±5.80 DISTRICT: 8TH
LFT NEW PUBLIC STREETS: ±7,500 CLOSURE ERROR: 1:10000

DATE: 2-8-16
REV: 3-3-16

LEA PROJECT #554716002 SHEET 1 OF 5

AREA	LOT	SQ. FT.	ACRES
7001	20,013	0.46	
7002	15,908	0.37	
7003	17,220	0.40	
7004	16,773	0.39	
7005	12,104	0.28	
7006	10,791	0.25	
7007	13,447	0.31	
7008	6,056	0.14	
7009	6,223	0.14	
7010	4,979	0.11	
7011	6,223	0.14	
7012	5,341	0.12	
7013	5,383	0.12	
7014	3,097	0.07	
7015	2,901	0.07	
7016	2,881	0.07	
7017	2,886	0.07	
7018	3,672	0.08	
7019	15,213	0.35	
7020	11,745	0.27	
7021	11,745	0.27	
7022	11,745	0.27	
7023	11,151	0.26	
7024	13,073	0.30	
7025	9,406	0.22	
7026	8,454	0.19	
7027	8,450	0.19	
7028	8,450	0.19	
7029	11,473	0.26	
7030	14,358	0.33	
7031	13,067	0.30	
7032	19,300	0.44	
7033	21,653	0.50	
7034	22,506	0.52	
7035	25,534	0.59	
7036	25,127	0.58	
7037	9,118	0.21	
7038	5,736	0.13	
7039	5,730	0.13	
7040	5,729	0.13	
7041	5,699	0.13	
7042	5,692	0.13	
7043	5,449	0.13	
7044	5,454	0.13	
7045	5,814	0.13	
7046	4,587	0.11	
7047	5,027	0.12	
7048	4,962	0.11	
7049	4,907	0.11	
7050	4,878	0.11	
7051	4,883	0.11	
7052	7,655	0.18	
7053	5,893	0.14	
7054	4,564	0.10	
7055	4,525	0.10	
7056	4,525	0.10	
7057	4,525	0.10	
7058	4,525	0.10	
7059	4,525	0.10	
7060	4,525	0.10	
7061	4,525	0.10	
7062	6,002	0.14	
7063	8,268	0.19	
7064	5,003	0.11	
7065	5,003	0.11	
7066	4,436	0.10	
7067	4,200	0.10	
7068	4,200	0.10	
7069	4,167	0.10	
7070	5,211	0.12	
7071	6,003	0.14	
7072	3,329	0.08	
7073	3,225	0.07	
7074	3,145	0.07	
7075	4,320	0.10	
7076	3,241	0.07	
7077	5,468	0.13	
7078	2,991	0.07	
7079	2,414	0.06	
7080	2,400	0.06	
7081	2,400	0.06	
7082	2,400	0.06	
7083	2,804	0.06	
7084	2,931	0.07	
7085	2,278	0.05	
7086	2,373	0.05	
7087	3,126	0.07	
7088	3,483	0.08	
7089	1,735	0.04	
7090	1,473	0.03	
7091	1,621	0.04	
7092	6,276	0.14	
7093	1,612	0.04	
7094	1,168	0.03	
7095	1,169	0.03	
7096	1,594	0.04	
7097	30,054	0.69	
7098	38,311	0.88	
7099	37,019	0.85	
7100	6,852	0.16	
7101	2,165	0.05	
7102	6,677	0.15	
7103	26,986	0.62	
7104	11,765	0.27	
7105	7,238	0.17	
7106	117,323	2.69	
7107	121,990	2.80	
7108	3,187	0.07	
7109	2,730	0.06	
7110	61,785	1.42	
7111	82,969	1.90	
7112	941	0.02	
O.S.	452,573	10.39	
ROW	252,703	5.80	
Total	1,483,560	34.06	

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	68.11	70.00	55°44'46"	37.02	S88°21'00"W	65.45
C2	235.74	227.67	59°19'43"	129.67	N26°44'32"E	225.35
C3	45.87	45.00	58°23'59"	25.15	S60°48'00"W	43.91
C4	103.21	65.00	90°58'25"	66.11	N81°48'37"E	92.70
C5	48.22	585.00	4°43'24"	24.13	N33°57'43"E	48.21
C6	94.99	212.36	25°37'40"	48.30	S18°36'54"W	94.20
C7	75.40	48.00	90°00'00"	48.00	S32°00'00"W	67.88
C8	75.40	48.00	90°00'00"	48.00	N58°00'00"W	67.88
C9	23.16	15.00	88°27'54"	14.60	N74°21'45"E	20.93
C10	118.21	544.97	12°25'42"	59.34	N67°37'09"W	117.98
C11	24.00	15.00	91°41'08"	15.45	N15°42'46"W	21.52
C12	112.49	524.97	12°16'40"	56.46	N67°41'40"W	112.28
C13	45.70	105.00	24°56'16"	23.22	S43°56'15"W	45.34
C14	82.21	370.00	12°43'47"	41.27	S14°47'10"W	82.04
C15	173.45	330.00	30°06'54"	88.78	S23°28'44"W	171.46
C16	39.65	370.00	6°08'24"	19.84	S35°27'58"W	39.63
C17	96.80	415.00	13°21'52"	48.62	S83°40'56"W	96.58
C18	88.01	365.00	13°48'55"	44.22	S83°54'28"W	87.80
C19	36.35	45.04	46°14'18"	19.23	N66°52'51"E	35.37
C20	23.56	15.00	90°00'00"	15.00	S32°00'00"W	21.21
C21	265.80	895.00	17°00'58"	133.89	S76°15'05"W	264.83
C22	45.72	44.00	59°32'23"	25.17	S50°24'39"W	43.69
C23	71.86	830.00	4°57'38"	35.95	S18°09'39"W	71.84
C24	132.59	1527.03	4°58'29"	66.34	N19°32'49"E	132.55
C25	185.62	157.37	67°34'45"	105.31	N15°03'22"W	175.05
C26	77.27	300.00	14°45'24"	38.85	S41°28'05"E	77.05
C27	128.34	202.29	36°20'59"	66.41	S18°38'13"E	126.20
C28	34.66	426.21	4°39'33"	17.34	S03°05'36"W	34.65
C29	193.73	177.47	62°32'40"	107.79	S46°28'47"W	184.25
C30	106.53	220.00	27°44'40"	54.33	S89°07'40"E	105.49
C31	23.44	18.00	74°36'52"	13.72	S67°26'14"W	21.82
C32	221.30	105.00	120°45'32"	184.68	S77°00'00"W	182.56
C33	193.60	130.71	84°52'01"	119.49	N71°26'14"E	176.39
C34	66.25	65.00	58°23'59"	36.33	S60°48'01"W	63.42
C35	71.45	45.00	90°58'25"	45.77	N81°48'37"E	64.18
C36	46.57	565.00	4°43'23"	23.30	N33°57'43"E	46.56
C37	92.84	455.00	10°41'28"	46.58	N55°08'38"E	92.68
C38	305.46	430.00	44°02'07"	159.50	N69°38'57"E	299.08
C39	25.87	18.00	82°20'21"	15.74	S60°33'20"W	23.70
C40	45.02	220.00	11°43'30"	22.59	S84°08'15"E	44.94
C41	32.49	180.00	10°20'30"	16.29	S84°49'45"E	32.44
C42	20.61	15.00	78°43'37"	12.31	S39°21'48"W	19.03
C43	145.50	470.00	17°44'15"	73.34	N69°51'29"E	144.92
C44	24.44	15.00	93°20'47"	15.90	N46°40'24"W	21.82
C45	27.45	470.00	3°20'47"	13.73	N88°19'36"E	27.45
C46	102.10	65.00	90°00'03"	65.00	N45°00'01"E	91.92
C47	433.88	405.00	61°22'52"	240.38	N07°50'44"E	413.43
C48	148.74	445.00	19°09'01"	75.07	N28°57'40"E	148.04
C49	28.15	18.00	89°36'38"	17.88	S34°51'11"E	25.37
C50	254.31	445.00	32°44'39"	130.73	N06°25'12"W	250.87
C51	37.58	18.00	119°37'14"	30.94	S43°11'23"E	31.12
C52	75.40	48.00	90°00'00"	48.00	N32°00'00"E	67.88
C53	75.40	48.00	90°00'00"	48.00	S58°00'00"E	67.88
C54	46.84	44.00	60°59'51"	25.92	S22°04'39"E	44.66
C55	44.91	44.00	58°29'05"	24.63	S73°45'28"E	42.99
C56	12.38	88.00	8°03'39"	6.20	N48°32'45"W	12.37
C57	46.84	44.00	60°59'51"	25.92	N38°55'12"E	44.66
C58	44.91	44.00	58°29'05"	24.63	N47°45'28"E	42.99
C59	78.18	88.00	50°54'12"	41.88	S43°58'01"W	75.64
C60	60.49	40.00	86°38'49"	37.72	N13°11'36"W	54.89
C61	82.29	90.00	52°23'14"	44.27	S30°19'24"E	79.45
C62	11.85	18.00	37°43'12"	6.15	S08°24'36"E	11.64
C63	66.09	50.00	75°43'48"	38.87	S65°08'06"E	61.38
C64	17.75	18.00	56°30'37"	9.67	N18°51'01"W	17.04
C65	58.99	50.00	67°35'42"	33.47	N43°12'09"E	55.63
C66	146.66	90.00	93°22'06"	95.45	N30°18'57"E	130.97
C67	42.54	52.00	46°52'12"	22.54	S53°33'54"W	41.36
C68	23.59	15.00	90°06'07"	15.03	S57°56'56"E	21.23
C69	23.56	15.00	90°00'00"	15.00	N32°00'00"E	21.21
C70	26.91	18.00	85°39'28"	16.69	N75°13'30"E	24.47
C71	157.64	220.00	41°03'14"	82.37	N82°28'23"W	154.29
C72	25.92	18.00	82°29'47"	15.78	N20°05'49"W	23.74
C73	130.86	180.00	41°39'17"	68.47	N82°10'21"W	128.00
C74	24.04	18.00	76°31'07"	14.19	S78°27'45"E	22.29
C75	24.04	18.00	76°31'07"	14.19	N68°23'22"E	22.29
C76	109.76	145.00	43°22'14"	57.66	S84°57'48"W	107.16
C77	37.58	18.00	119°37'14"	30.94	N17°11'23"E	31.12
C78	84.14	39.00	123°36'54"	72.76	N41°11'33"W	68.75
C79	74.66	870.00	4°55'02"	37.36	S18°09'23"W	74.64
C80	23.47	18.00	74°42'15"	13.74	S65°38'53"E	21.84
C81	24.04	18.00	76°31'07"	14.19	S08°07'46"E	22.29
C82	45.79	145.00	18°05'34"	23.09	N37°20'32"W	45.60
C83	28.29	18.00	90°03'17"	18.02	S85°13'50"E	25.47
C84	54.59	270.00	11°35'03"	27.39	S55°32'03"W	54.50
C85	28.25	18.00	89°55'32"	17.98	S04°45'35"W	25.44
C86	46.58	230.00	11°36'14"	23.37	S55°31'28"W	46.50
C87	283.37	506.50	32°03'18"	145.50	S68°05'15"W	279.69

CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C88	283.37	506.50	32°03'18"	145.50	N78°09'38"W	279.69
C89	35.48	18.00	112°56'27"	27.16	S26°20'26"E	30.01
C90	63.43	180.00	20°11'21"	32.05	N87°05'40"E	63.10
C91	31.83	18.00	101°18'33"	21.96	S20°31'28"E	27.84
C92	188.83	340.00	31°49'15"	96.92	S87°05'22"E	186.41
C93	25.25	18.00	80°23'01"	15.21	S70°19'19"W	23.23
C94	22.17	15.00	84°40'12"	13.67	N55°20'06"W	20.20
C95	177.08	360.00	28°11'02"	90.37	S83°34'41"E	175.30
C96	26.85	18.00	85°27'17"	16.63	N72°51'26"E	24.43
C97	437.03	461.50	54°15'30"	236.46	S88°27'20"W	420.89
C98	29.97	18.00	95°24'14"	19.78	N17°34'19"W	26.63
C99	392.84	421.50	53°23'59"	211.99	S88°01'34"W	378.77
C100	25.54	15.00	97°32'48"	17.12	S08°34'13"W	22.56
C101	25.54	15.00	97°32'48"	17.12	N18°38'36"W	22.56
C102	271.40	281.50	55°14'24"	147.29	S84°57'48"W	261.01
C103	23.94	15.00	91°27'12"	15.39	S07°43'15"W	21.48
C104	197.90	681.74	16°37'55"	99.65	S61°45'49"W	197.20
C105	401.11	725.15	31°41'34"	205.83	N89°40'47"W	396.02
C106	389.29	705.15	31°37'53"	199.75	N89°38'56"W	384.37
C107	24.77	15.00	94°37'16"	16.26	S79°09'13"E	22.05
C108	203.08	700.23	16°37'02"	102.26	S61°50'40"W	202.37
C109	23.56	15.00	90°00'00"	15.00	N58°00'00"W	21.21
C110	126.66	80.00	90°00'00"	80.00	N32°00'00"E	113.14
C111	157.08	100.00	90°00'00"	100.00	N32°00'00"E	141.42
C112	23.54	15.00	89°53'53"	14.97	S32°03'04"W	21.19
C113	21.90	15.00	83°39'04"	13.42	S82°01'43"E	20.01
C114	21.90	15.00	83°39'04"	13.42	N71°57'20"E	20.01
C115	303.29	301.50	57°38'06"	165.87	S84°57'48"W	290.66
C116	44.91	44.00	58°29'05"	24.63	S47°45'28"W	42.99
C117	94.71	88.00	61°39'56"	52.53	N49°20'53"E	90.21
C118	73.62	480.00	8°47'17"	36.88	S35°48'33"E	73.55
C119	17.55	524.97	1°54'55"	8.78	N72°52'32"W	17.55
C120	41.83	524.97	4°33'54"	20.92	N69°38'07"W	41.82
C121	53.12	524.97	5°47'50"	26.58	N64°27'15"W	53.10
C122	12.75	370.00	1°58'31"	6.38	S09°24'32"W	12.75
C123	24.04	370.00	3°43'22"	12.02	S12°15'28"W	24.04
C124	24.01	370.00	3°43'02"	12.01	S15°58'41"W	24.00
C125	21.40	370.00	3°18'52"	10.70	S19°29'38"W	21.40
C126	111.43	895.00	7°08'00"	55.79	S71°18'36"W	111.36
C127	88.02	895.00	5°38'06"	44.05	S77°41'40"W	87.99
C128	66.35	895.00	4°14'51"	33.19	S82°38'08"W	66.33
C129	9.34	220.00	2°25'57"	4.67	N78°12'59"E	9.34
C130	32.81	220.00	8°32'43"	16.44	N83°42'59"E	32.78
C131	32.81	220.00	8°32'43"	16.44	S87°44'58"E	32.78
C132	31.57	220.00	8°13'16"	15.81	S79°21'58"E	31.54
C133	85.50	105.00	46°39'28"	45.28	S39°56'58"W	85.16
C134	135.80	105.00	74°06'05"	79.27	N79°40'16"W	126.53
C135	39.87	130.71	17°28'30"	20.09	S37°44'29"E	39.71
C136	104.28	130.71	45°42'35"	55.09	N69°20'02"E	101.53
C137	39.46	130.71	21°40'55"	25.03	S76°58'13"E	49.17
C138	19.23	65.00	16°56'52"	9.68	S40°04'28"W	19.16
C139	22.90	65.00	20°11'06"	11.57	S58°38'27"W	22.78
C140	11.03	65.00	9°43'26"	5.53	S73°35'42"W	11.02
C141	13.10	65.00	11°32'35"	6.57	S84°13'43"W	13.07
C142	5.02	565.00	0°30'32"	2.51	N31°51'17"E	5.02
C143	24.01	565.00	2°26'04"	12.00	N33°19'35"E	24.00
C144	17.64	565.00	1°47'21"	8.82	N35°26'17"E	17.64
C145	124.78	430.00	16°37'36"	62.83	N57°36'41"E	124.34
C146	99.79	430.00	13°17'50"	50.12	N72°34'24"E	99.57
C147	80.89	430.00	10°46'41"	40.56	N84°36'39"E	80.77
C148	122.25	430.00	17°17'40"	61.59	N141°11'52"W	121.78
C149	95.52	405.00	13°30'46"	47.98	N01°12'21"E	95.29
C150	95.52	405.00	13°30'46"	47.98	N14°43'07"E	95.29
C151	95.52	405.00	13°30'46"	47.98	N28°13'52"E	95.29
C152	25.09	405.00	3°32'56"	12.55	N36°45'43"E	25.08
C153	34.96	445.00	4°30'06"	17.49	N23°36'27"E	34.95
C154	24.09	445.00	3°06'07"	12.05	N27°24'34"E	24.09
C155	24.01	445.00	3°05'31"	12.01	N30°30'23"E	24.01
C156	24.01	445.00	3°05'29"	12.01	N33°35'53"E	24.01
C157	24.07	445.00	3°05'58"	12.04	N36°41'36"E	24.07
C158	2.28	445.00	0°17'35"	1.14	N38°23'23"E	2.28
C159	26.68	445.00	3°26'09"	13.35	N21°04'27"W	26.68
C160	84.28	445.00	10°51'07"	42.27	N13°55'49"W	84.16
C161	14.03	445.00	1°48'24"	7.02	N07°36'04"W	14.03
C162	65.36	445.00	8°24'55"	32.74	N02°29'24"W	65.30
C163	63.96	445.00	8°14'04"	32.03	N05°50'05"E	63.90
C164	27.43	88.00	17°51'28"	13.83	S27°26'39"W	27.32
C165	13.02	88.00	8°28'36"	6.52	S65°10'49"W	13.01
C166	63.20	90.00	40°14'13"	32.97	N03°45'00"E	61.91
C167	63.95	90.00	40°42'36"	33.39	N44°13'25"E	62.61
C168	19.51	90.00	12°25'17"	9.79	N70°47'21"E	19.47
C169	17.45	220.00	4°32'37"	8.73	S79°16'18"W	17.44
C170	65.11	220.00	16°57'22"	32.79	N89°58'42"W	64.87
C171	75.08	220.00	19°33'16"	37.91	N71°43'24"W	74.72
C172	43.84	230.00	10°55'17"	21.99	S55°10'59"W	43.77



SEE SHEET 1 FOR NOTES, VICINITY MAP, LEGEND & SHEET INDEX.
SEE SHEET 2 FOR AREA CHART, CURVE & LINE TABLES.

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BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL PLAT
SECTION 7
C.O.F. NO. 6035

DATE: 2-8-16
REV: 3-3-16

MAP 106
REMAINDER OF PARCEL
32.02
BOYLE/BERRY
PROPERTY
P.B. P45, PG. 81

RURAL PLAINS
PARTNERSHIP
D.B. 2654, PG. 823

BERRY FARMS TOWN CENTER
PUD SUBDIVISION, FINAL PLAT
SECTION 7
C.O.F. NO. 6035

MAP 106
REMAINDER OF PARCEL 32.02
BOYLE/BERRY PROPERTY
P.B. P45, PG. 81

RURAL PLAINS PARTNERSHIP
D.B. 2654, PG. 823

C.O.F. NO. 6035

DATE: 2-8-16 REV: 3-3-16

LEA PROJECT #554716002

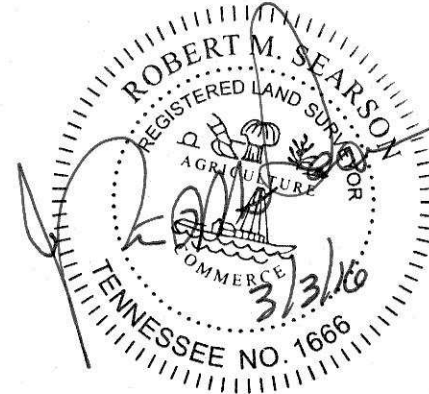
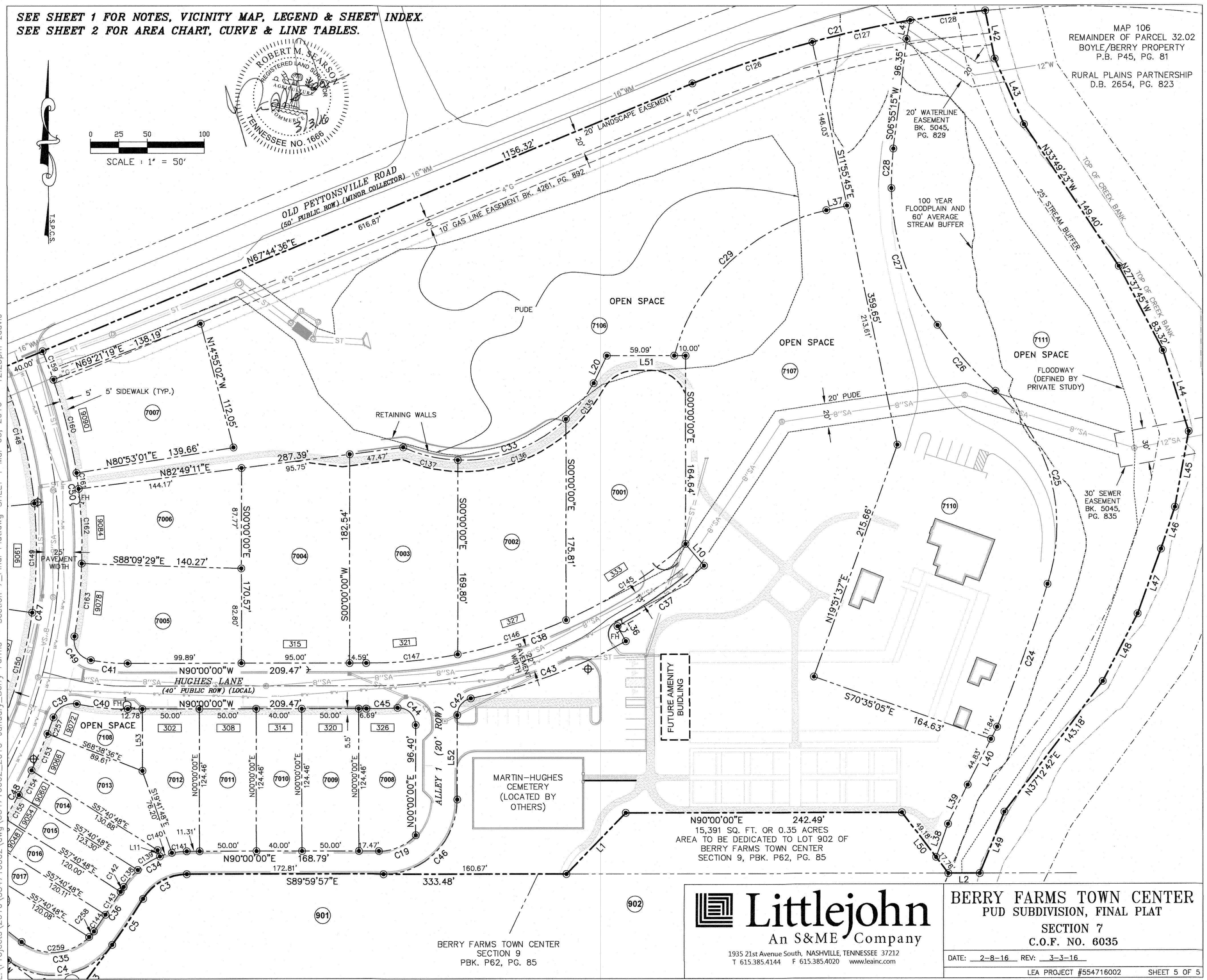
SHEET 4 OF 5



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DATE: 2-8-16 REV: 3-3-16

LEA PROJECT #554716002 SHEET 5 OF 5

CONDITIONS OF APPROVAL:

Addressing

[554716002_2016-3-3_Section 7_Final Plat\(high quality\).pdf](#)

1. Addressing

- The applicant shall show the address for lot 7036 as 208 Old Peytonsville Road.

Performance Agreement and Surety

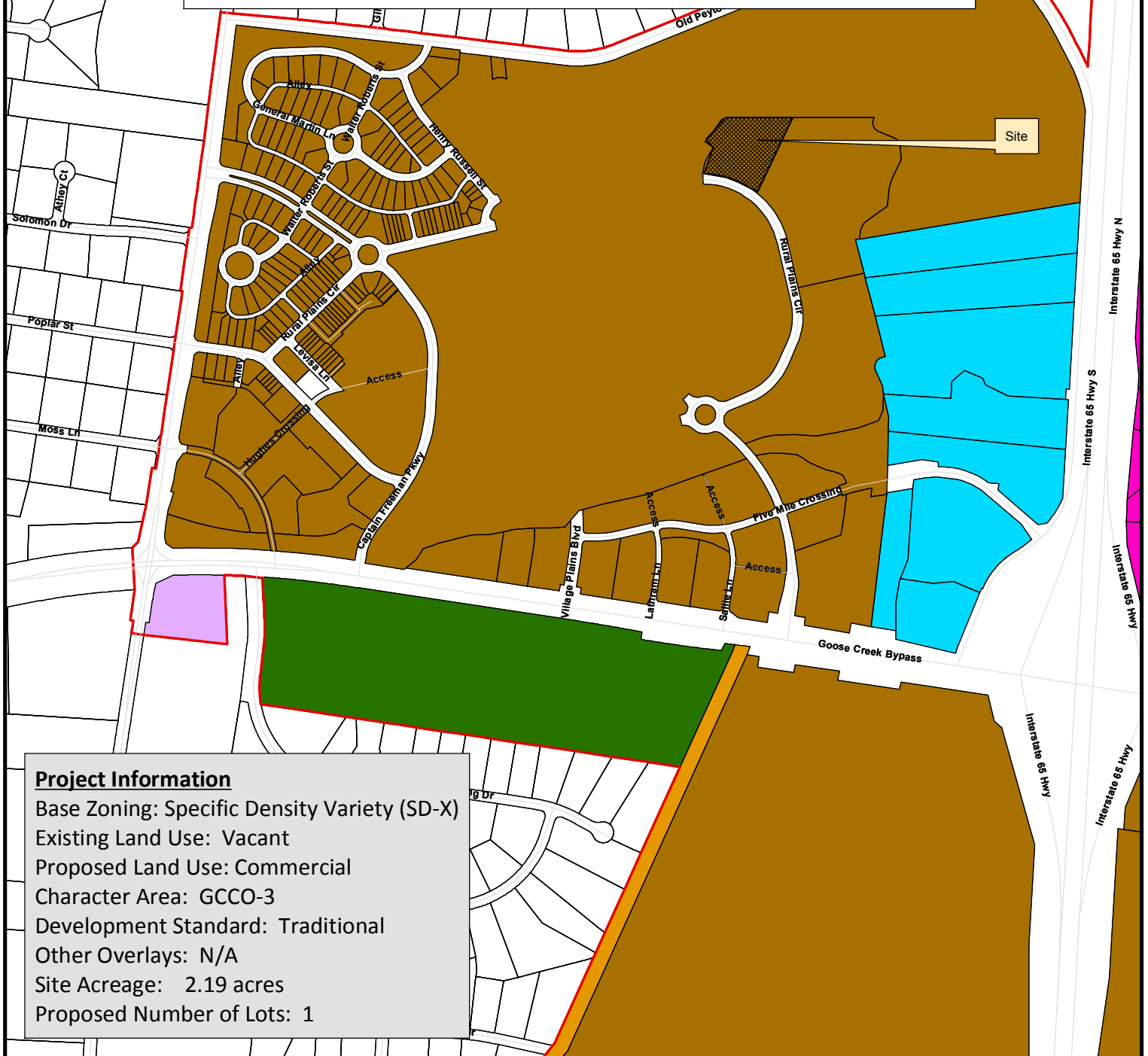
General Comments

2. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 4720 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

BERRY FARMS PUD SUBDIVISION, FINAL PLAT, SECTION 9, LOT 901, REVISION 1
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/24/2016



Project Information

Base Zoning: Specific Density Variety (SD-X)
Existing Land Use: Vacant
Proposed Land Use: Commercial
Character Area: GCCO-3
Development Standard: Traditional
Other Overlays: N/A
Site Acreage: 2.19 acres
Proposed Number of Lots: 1

- | | |
|--|-------------------------------------|
| Lot 901 | SD-X Specific Development-Variety |
| 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 Historic Core 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 | |



0 375 750 1,500 Feet

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1. THE PURPOSE OF THIS PLAT IS TO DEDICATE EASEMENTS AND REVISE TWO LOTS.
2. EXISTING BASE ZONING: SD-X (SPECIFIC DEVELOPMENT-VARIETY)
CHARACTER AREA OVERLAY: GCCO-3
OVERLAY DISTRICT: FWO
OVERLAY DISTRICT: FFO
DEVELOPMENT AREA STANDARD: TRADITIONAL
(SUBJECT TO THE STANDARDS ESTABLISHED IN THE BOMA APPROVED CONCEPT
PLAN AND PATTERN BOOK)

NOTE THE 100 YEAR FLOOD LIMITS SHOWN ARE DEFINED BY A PRIVATE STUDY.

4. THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 106 AND IS KNOWN AS A PORTION OF PARCEL 32.02.

5. OWNER/ SUBDIVIDER: RURAL PLAINS PARTNERSHIP C/O BNB-WCO INVESTORS, LLC
ADDRESS: 2000 MERIDIAN BOULEVARD SUITE 250
FRANKLIN, TENNESSEE 37067
PHONE NO.: 615-550-5580
P.O.C.: PHIL FAWCETT (pfawcett@boyle.com)

6. SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC.
ADDRESS: 1935 21ST AVE. SOUTH
NASHVILLE, TENNESSEE 37212
PHONE NO.: OFFICE. 615-385-4144 FAX. 615-385-4020
P.O.C.: ROBERT SEARSON (rsearson@leainc.com)

7. 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.

8. UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

9. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL
POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF M.T.E.M.C.

10. ALL SIDEWALKS, TRAILS, PATHS, ETC., LYING OUTSIDE OF PUBLIC RIGHT OF WAY OR PUBLIC ACCESS SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS. SIDEWALK LOCATIONS WILL BE PROVIDED WITH THE SITE PLAN FOR EACH LOT.

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

12. NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

13. PRIVATE DRIVES SHALL ALSO SERVE AS PUBLIC UTILITY AND DRAINAGE EASEMENT.

14. THE OWNER/SUBDIVIDER, RURAL PLAINS PARTNERSHIP, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

15. RIGHTS OF CROSS ACCESS FOR EACH LOT SHALL BE DETERMINED BY THE C.C.R.'S OF BERRY FARMS AS RECORDED IN BOOK _____, PAGE _____, ROWC. SAID C.C.R.'S PROVIDE PEDESTRIAN AND VEHICULAR CROSS ACCESS THROUGH ALL LOTS IN THIS DEVELOPMENT.

16. RURAL PLAINS ASSOCIATION OF OWNERS, INC., OR ASSIGNS, INCLUDING INDIVIDUAL PROPERTY OWNERS WILL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES..

17. PROJECT GEODETIC REFERENCE NETWORK BASED ON: COORDINATE SYSTEM U.S.
STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL
DATUM NAVD 88; COMBINED FACTOR = 0.99991825; CONVERGENCE ANGLE =
00°29'18.14463".

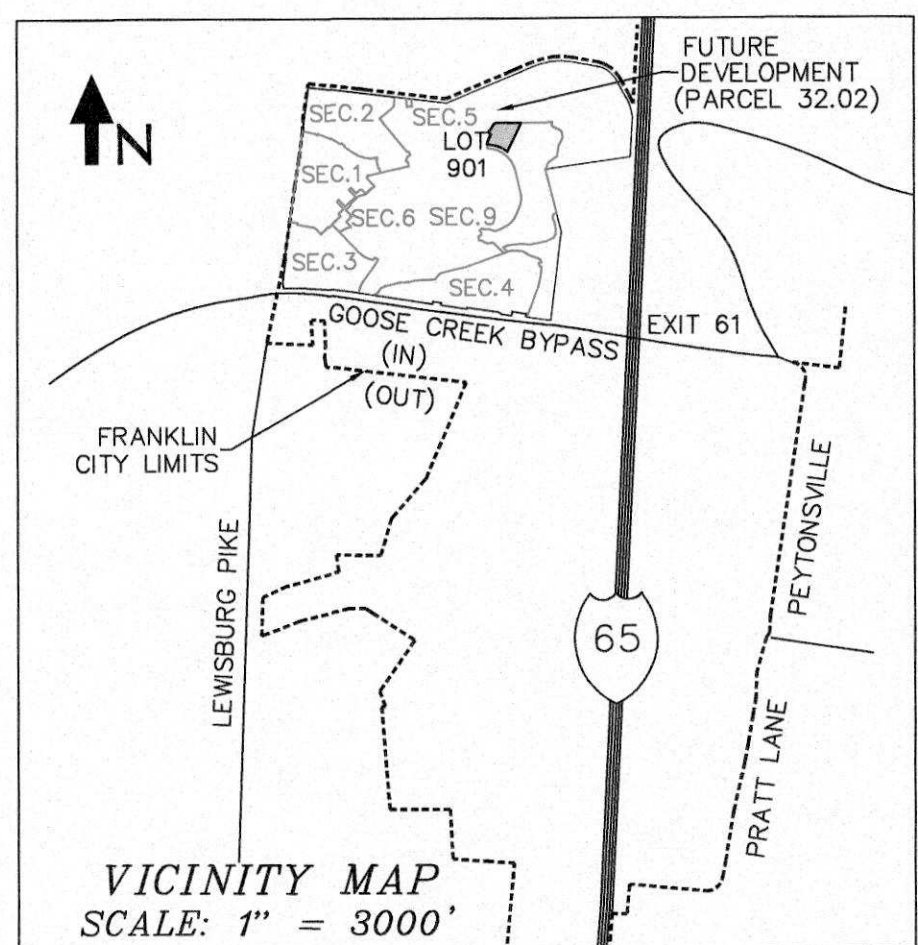
18. ALL BRICK PAVER CROSSWALKS, INSIDE OR OUTSIDE OF THE ROW, SHALL BE MAINTAINED BY THE POA/HOA.

19. MINIMUM REQUIRED SETBACK LINES:
FRONT YARD: * ARTERIAL: *
SIDE YARD: *
REAR YARD: *

* SEE RURAL PLAINS DESIGN GUIDELINES PATTERN BOOK FOR VARIANCES TO SETBACK LINES BASED UPON BUILDING ORIENTATIONS IN THE GUIDELINES FOR THE OVERALL PUD.

20. SURVEY FIELD DATA COLLECTED ON 4-9-2015.

21. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES LOTS 901 AND 902 OF BERRY FARMS TOWN CENTER PUD SUBDIVISION, SECTION 9 AS RECORDED IN PLAT BOOK P62, PAGE 85, REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	555.08	415.00	76°38'08"	327.96	N51°19'04" W	514.62'
C2	54.41'	70.00'	44°32'10"	28.66'	S32°38'38" W	53.05'
C3	5.11'	6.00'	48°47'25"	2.72'	N30°31'01" E	4.96'
C4	53.63'	50.00'	61°27'16"	29.72'	N35°25'37" W	51.10'
C5	61.58'	40.00'	88°12'14"	38.77'	S22°03'08" E	55.68'
C6	45.87'	45.00'	58°23'59"	25.15'	S60°48'00" W	43.91'
C7	48.22'	585.00'	4°43'24"	24.13'	N33°57'43" E	48.21'
C8	94.99'	212.36'	25°37'40"	48.30'	S18°36'54" W	94.20'
C9	278.73'	415.00'	38°28'56"	144.85'	N32°14'27" W	273.52'
C10	276.35'	415.00'	38°09'13"	143.52'	N37°31'31" W	271.27'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°29'06"E	74.67'
L2	S37°15'46"E	66.94'
L3	S82°00'36"W	17.26'
L4	S10°22'33"W	43.93'
L5	S54°54'43"W	116.02'
L6	S06°07'18"W	82.23'
L7	S12°19'23"W	42.16'
L8	S27°14'42"W	106.48'
L9	S04°41'59"E	59.99'
L10	N66°09'16"W	84.26'
L11	S22°02'59"W	11.07'
L12	S89°59'57"E	27.66'
L13	N37°17'49"E	66.10'
L14	N52°42'11"W	45.87'
L15	N31°25'13"E	36.55'
L16	N02°55'20"W	1.02'

PARCEL NO.

LOT NUMBER

STREET ADDRESS

IRON ROD (SET) MON(N)

PROPERTY LINE

FLOODWAY

PROPOSED FIRE HYDRANT FH

PROPOSED STORM STRUCTURE

PROPOSED MANHOLE

PROPOSED SWITCH BOX

PROPOSED ELECTRIC MANHOLE

FENCE

PROPOSED SANITARY SEWER LINE 8"SA

PROPOSED STORM SEWER LINE 15"RCP

PROPOSED WATER LINE 8"W

PROPOSED RECLAIMED WATER LINE 2"RCW

PROPOSED UNDERGROUND ELECTRIC LINE UGE

AREA		
LOT	SQ. FT.	ACRES
901	95,504	2.19
902	378,155	8.68
Total	473,659	10.87

(1) the water and sewer systems designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 9, Revision of Lots 901 & 902" Subdivision 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.

Director Water Management Department _____ Date _____
 City of Franklin

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

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 _____, 2015, and this plat has been approved for recording in the Registers 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

(1) the streets, drainage, and sidewalks designated in "Berry Farms Town Center Pud Subdivision Final Plat, Section 9, Revision of Lots 901 & 902" 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

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been or will be placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the 9th day of April, 2015.

Robert M. Searson, Tenn. License No. 1666

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Book 2654, Page 823, 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.

Rural Plains Partnership Owner	Date
-----------------------------------	------

1935 21st Avenue South, NASHVILLE, TENNESSEE 37212
T 615.385.4144 F 615.385.4020 www.leainc.com

BERRY FARMS TOWN CENTER
PUD SUBDIVISION
FINAL FLAT
SECTION 9
REVISION OF LOTS 901 & 902
C.O.F. NO. 6036

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 10.87	TOTAL LOTS: 2
ACRES NEW PUBLIC STREETS: ±0	DISTRICT: 8TH
FT NEW PUBLIC STREETS: ±0	CLOSURE ERROR: 1:10000

DATE: 01-26-16
DATE: 03-03-16

LEA PROJECT #20151331 SHEET 1 OF 1

CONDITIONS OF APPROVAL:

Addressing

[20151331_2016-1-26_Lot 901_Final Plat.pdf](#)

1. Addressing

- The applicant shall change the address for lots 901 and lots 902. The address for lot 901 is 4017 Rural Plains Circle and the lot 902 is 4037 Rural Plains Circle. The recording of this plat voids, vacates and supercedes the addresses for lots 901 and 902.

Engineering - Final Plat Checklist

General Comments

2. C. Final Plat

- Applicant shall provide the appropriate Book and Page Number for General Note #15.

3. C. Final Plat

- Applicant shall revise wording of Note 14. to state, "...outside of public right of way **shall be public access easements** and shall be maintained..."

Performance Agreement and Surety

General Comments

4. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5942 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Comments

5. Project name

- Applicant shall add "Revision 1" to the project title. Currently shows revision with no number.

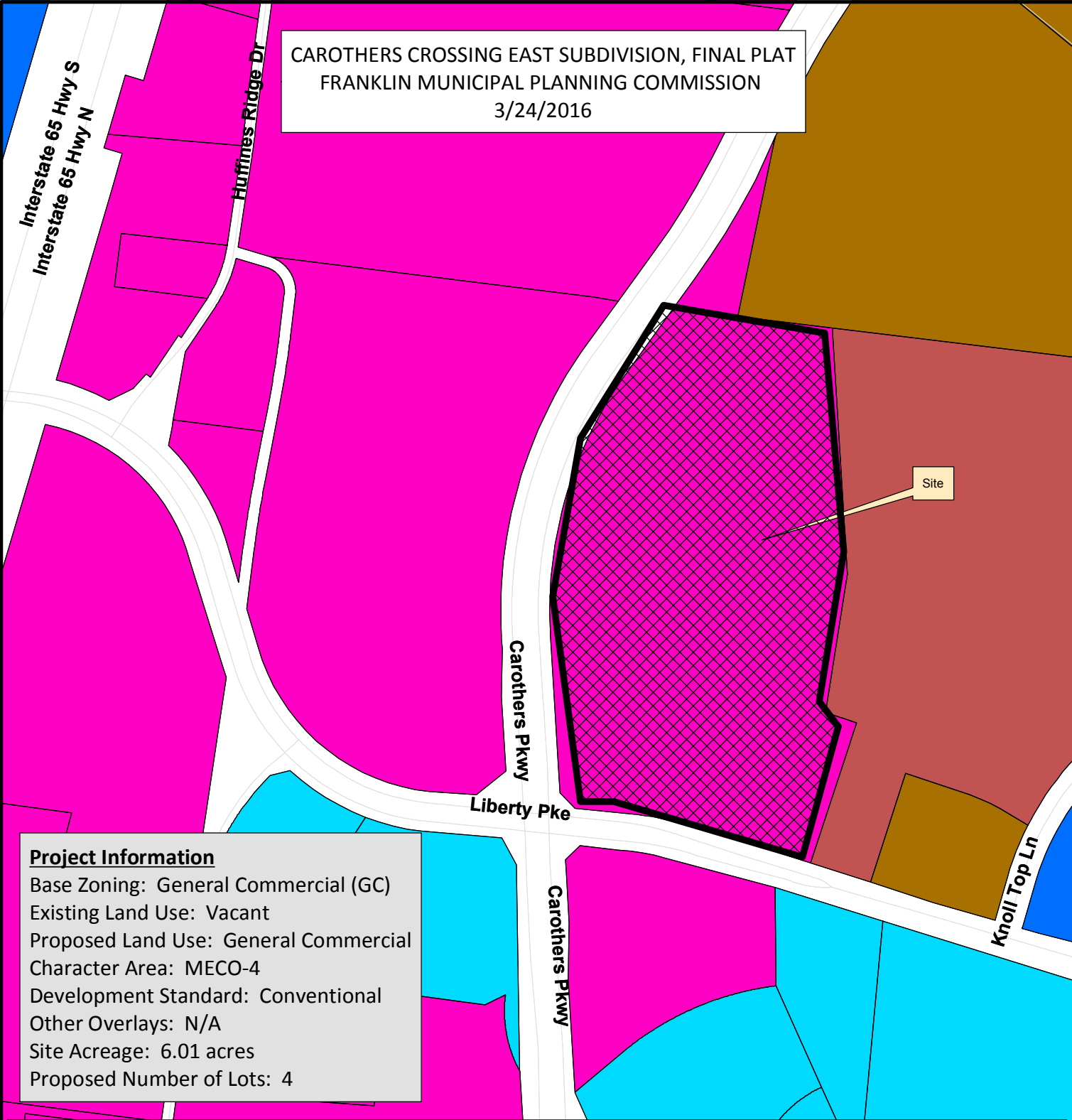
6. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is **[DATE]** and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

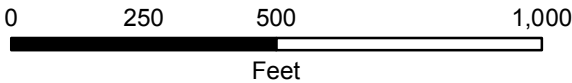
CAROTHERS CROSSING EAST SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/24/2016



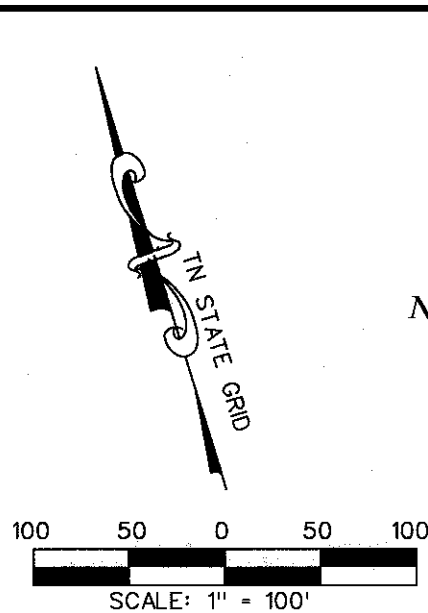
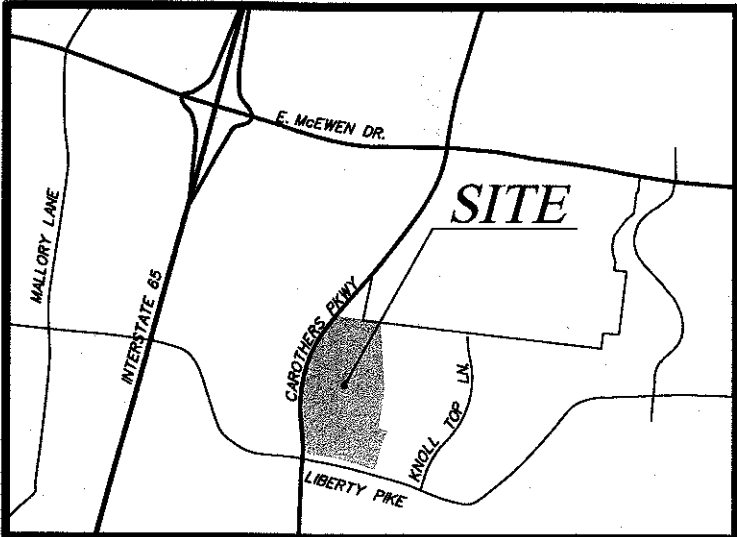
Project Information

Base Zoning: General Commercial (GC)
Existing Land Use: Vacant
Proposed Land Use: General Commercial
Character Area: MECO-4
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.01 acres
Proposed Number of Lots: 4

- | | |
|--|---------------------------------------|
| Carothers Crossing East | 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 Historic Core 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 |



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.



CERTIFICATE OF OWNERSHIP

I (WE) HEREBY CERTIFY THAT I (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN HEREON AS OF RECORD IN BOOK 602, PAGE 473, 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.

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 26 DAY OF MAY, 2016.

Brad Thomas
DATE: 5-02-2016
SURVEYOR
TN LICENSE NO. 2431

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT:
(1) THE SEWER SYSTEM DESIGNATED IN CAROTHERS CROSSING EAST 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

(1) THE WATER SYSTEM DESIGNATED IN CAROTHERS CROSSING EAST SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH MVD 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.

FUTURE DEVELOPMENT ON LOTS 1, 2, 3, 4, & 5 OR ANY RESUBDIVISION THEREOF, SHALL REQUIRE PUBLIC WATER LINE IMPROVEMENTS, CONSTRUCTION DOCUMENTS AND DEDICATION OF EXCLUSIVE WATER LINE EASEMENTS TO BE REVIEWED AND APPROVED BY THE MVD IN ORDER TO MEET CURRENT WATER SYSTEM STANDARDS AND HYDRAULIC CONDITIONS OF THE DISTRICT WHICH MAY INCLUDE, BUT NOT LIMITED TO, EXTENSION OF PUBLIC WATER LINES INSIDE AND THROUGH LOTS 1, 2, 3, 4, & 5.

WATER SYSTEM:

MALLORY VALLEY UTILITY DISTRICT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND SIDEWALKS

I HEREBY CERTIFY THAT:
(1) THE STREETS, DRAINAGE, AND SIDEWALKS DESIGNATED IN CAROTHERS CROSSING EAST SUBDIVISION, HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$ _____ FOR THE STREETS, DRAINAGE, AND SIDEWALKS HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

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 _____, 2016, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTERS OFFICE OF WILLIAMSON COUNTY.

SECRETARY
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

CITY OF FRANKLIN

SURVEYOR

BARGE, WAGGONER, SUMNER & CANNON, INC.
614 FOURTH AVENUE SOUTH
NASHVILLE, TN 37210
PHONE: 615-252-4397
FAX: 615-252-9661
EMAIL: Brad.Thomas@bwsc.net
CONTACT: BRAD THOMAS

OWNER

SS McEWEN, LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067
615-472-8916
rknauss@southstarco.com
CONTACT: RALPH KNAUSS
(DIRECTOR OF DEVELOPMENT & CONSTRUCTION)

DEVELOPER

SOUTHSTAR, LLC
501 CORPORATE CENTRE DRIVE, #315
FRANKLIN, TN 37067
615-472-8916
rknauss@southstarco.com
CONTACT: RALPH KNAUSS
(DIRECTOR OF DEVELOPMENT & CONSTRUCTION)

LEGEND

Property ownership boundary
Building set-back line
Easement
Lot line
New Monument
Existing monuments
Iron Pin (O)
Iron Pin (N)
Lot number
Property map parcel number
Pertains to property map
Address

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

NOTES

- 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.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983).
- PROPERTY IS ZONED "GC" (GENERAL COMMERCIAL DISTRICT) WITH HHO HILLSIDE/HILLCREST OVERLAY AND A 500' BUFFER OF HILLSIDE/HILLCREST OVERLAY. CHARACTER AREA = MECO 4, DEVELOPMENT STANDARDS = EITHER.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NO. 470206, PANEL NO. 212 F & 220 F, DATED SEPTEMBER 29, 2006, ZONE "X".
- 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.
- 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.
- MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
- THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 2 INTO 4 NEW LOTS AND TO ADD EASEMENTS TO LOT 1.
- THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES LOT 1 AND LOT 2 OF THE FINAL PLAT OF DUKE PROPERTIES SUBDIVISION, REVISION 1 OF RECORD IN PLAT BOOK _____, PAGE _____, IN THE R.O.W.C.
- ALL SEWER EASEMENTS SHALL HAVE A 10-FOOT TEMPORARY CONSTRUCTION EASEMENT OUTSIDE OF AND ADJACENT TO EACH SIDE OF SAID EASEMENTS. SAID CONSTRUCTION EASEMENT SHALL BE ABANDONED UPON COMPLETION OF CONSTRUCTION.
- REQUIRED REPLACEMENT SPECIMEN TREE CALIPER INCHES - LOT 2 (OUTPARCEL A): 45; LOT 3 (OUTPARCEL B): 45; LOT 4 (OUTPARCEL C): 60; LOT 5 (OUTPARCEL D): 60.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TDEC ARAP PERMIT # ARAP-NRS15.370 ALLOWS FOR THE 0.12 ACRE WETLAND AREA TO BE FILLED.

DEED REFERENCE

BEING PROPERTY CONVEYED TO SS McEWEN, LLC BY DEED OF RECORD IN DEED BOOK 6602, PAGE 813, R.O.W.C.

PROPERTY MAP REFERENCE

BEING PARCEL 40.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NO. 79.

L1	S16°03'45"W	10.00'
L2	N84°16'09"W	78.19'
L3	N84°29'01"W	73.66'

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD
C1	10°19'44"	640.91'	57.93'	115.54'	N79°06'06"W 115.38'
C2	39°29'59"	1,077.92'	387.01'	743.12'	N16°10'16"E 728.49'
C3	02°01'57"	1,400.00'	24.83'	49.66'	S72°09'31"E 49.66'
C4	80°58'35"	40.00'	34.15'	56.53'	N43°59'44"W 51.94'
C5	32°39'35"	1,076.24'	315.32'	613.48'	N19°33'10"E 605.21'
C6	06°43'49"	1,076.24'	63.28'	126.42'	N00°08'32"W 126.35'
C7	13°53'16"	539.17'	65.67'	130.89'	S11°52'10"W 130.37'
C8	13°11'21"	1,076.24'	124.42'	247.74'	N09°49'03"E 247.20'
C9	15°06'08"	1,076.24'	142.67'	283.68'	N23°57'47"E 282.86'
C10	04°22'07"	1,076.24'	41.05'	82.06'	N33°41'55"E 82.04'
C11	23°58'15"	74.00'	15.71'	30.96'	N70°10'44"W 30.73'

SHEET 1 OF 1

FINAL PLAT	
CAROTHERS CROSSING EAST (FORMERLY DUKE PROPERTIES SUBDIVISION, REVISION 1, PB. _____, PG. _____, R.O.W.C.)	
FRANKLIN, WILLIAMSON COUNTY TENNESSEE COF NO. 6039	
TOTAL ACRES = 21.15+/- TOTAL LOTS = 5	CIVIL DISTRICT: 9TH SCALE: 1"=100' CLOSURE>1:10,000 DATE: MARCH 2, 2016
DRAWN BY: RWF	FILE NO. 3546111

CONDITIONS OF APPROVAL:

Addressing

[3546111-CAROTHERS_CROSSING_EAST_PLAT_2016-0302.pdf](#)

1. Addressing

- The applicant shall remove the lot number 2 that is labeled on lot 4. Contact Lori Jarosz at lori.jarosz@franklintn.gov to receive the additional addresses. All addresses are required to be on all plats.

Engineering - Final Plat Checklist

General Comments

2. C. Final Plat

- The previous comment, "Applicant shall indicate all existing and proposed easements associated with utilities. City of Franklin Easement Requirements (per Technical Specifications - General Design Requirements):
 - 0-12' depth: 20' exclusive easement on center
 - 12'-20' depth: 30' exclusive easement on center
 - Depths greater than 20' require prior approval from Engineering/Water Managmenet Departments
 - Provide adequate separation between the water line and the sewer line and the fire hydrants and the sewer line. This separation depends on the depth of the sewer line. "

was not completely addressed. Other plans submitted in this area, such as COF 4667 offsite improvements, have indicated two 12" water mains north of Liberty Pike. Provide the location of the 12" Mallory Valley water main in this area as well as the 12" Milcrofton Utilities water main. There is also a 12" water main crossing Carothers to this property. Verify that this water line will not continue across lot 1 and lot 3 east to west or provide an easement.

Performance Agreement and Surety

General Comments

3. Engineering Sureties

- No sureties are associated with this Final Plat. Another final plat will be submitted at the site plan stage for the PUD and for each outparcel. Applicant shall be informed that sureties are calculated on the site plan, and transferred to the final plat. Whatever work is proposed on said site plan, sureties will be expected to be posted for that site plan. If multiple parties or phases are involved, applicant shall take this into consideration when setting the limits of construction for each site plan.

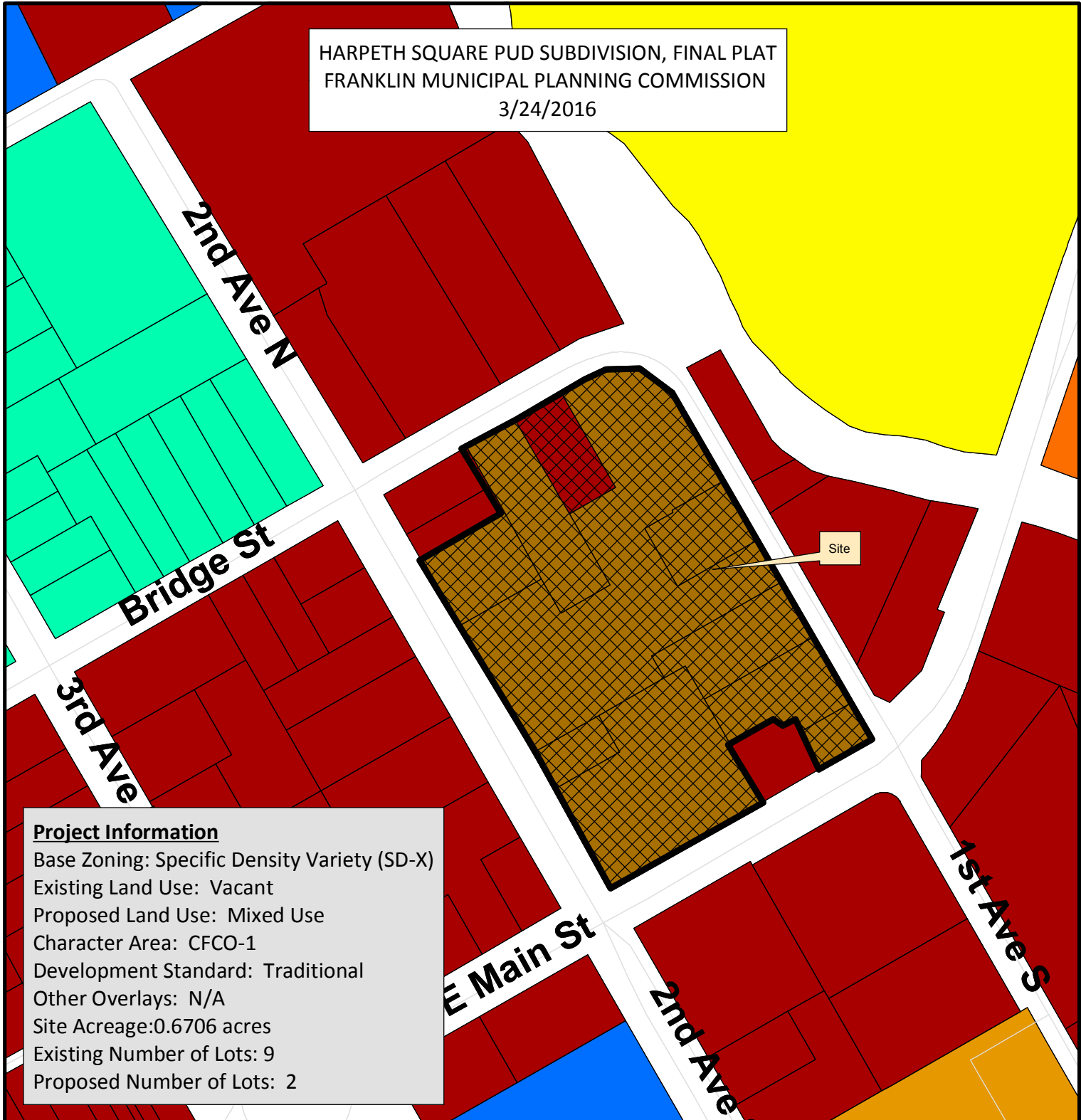
Planning

General Comments

4. Final Plat

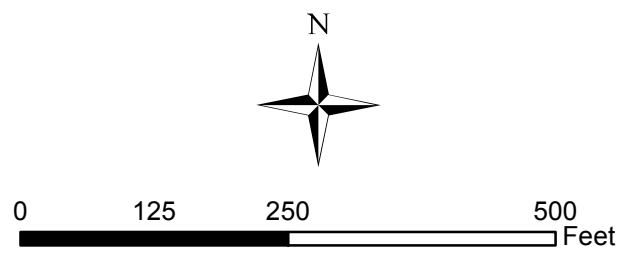
- Applicant shall record Final Plat #5978 before this final plat can be approved. Applicant shall add Book/Page number of recorded plat (COF#5978) to the voids, vacates, supercedes note on this final plat before this plat will be approved Post PC.

HARPETH SQUARE PUD SUBDIVISION, FINAL PLAT
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/24/2016



Project Information
 Base Zoning: Specific Density Variety (SD-X)
 Existing Land Use: Vacant
 Proposed Land Use: Mixed Use
 Character Area: CFCO-1
 Development Standard: Traditional
 Other Overlays: N/A
 Site Acreage: 0.6706 acres
 Existing Number of Lots: 9
 Proposed Number of Lots: 2

- | | |
|--|-------------------------------------|
| Harpeth Square PUD Subdivision | SD-X Specific Development-Variety |
| 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 Historic Core 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 | |



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 herein.
 All data and materials (c) copyright 2016. All rights reserved.

GENERAL NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE LOTS FOR HARPEATH SQUARE PUD SUBDIVISION. FUTURE PLATS WILL BE REQUIRED FOR EACH SECTION TO RECORD BOTH PROPERTY LINES & EASEMENTS.
 - 2) EXISTING ZONING: SPECIFIC DEVELOPMENT: VARIETY SD-X 33.4 35,000 115.
 - 3) MINIMUM REQUIRED SETBACK LINES:
YARD FRONTING ANY STREET: 0 FEET
SIDE YARD: 0 FEET
REAR YARD: 0 FEET
- Character Overlay: Central Franklin
Special Area Classification: CFC01
Applicable Development Standard: Traditional
Applicable Overlay: Historic Preservation (HPO)

4) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS PARCELS 13.00, 14.00, 15.00, 16.01, 20.00, 22.00, 23.00, 23.01 & 24.00 ON WILLIAMSON COUNTY TAX MAP NO. 78C, GROUP D.

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

6) OWNER/SUBDIVIDER: Harpeth Associates, LLC
198 East Main Street
FRANKLIN, TENNESSEE 37064
CONTACT: Steve Bacon
TELEPHONE: (615) 490-4687
EMAIL: stevebacon@outlook.com

7) SURVEYOR: DIVIDING LINE SURVEY SERVICES
ADDRESS: 403 S. MULBERRY STREET
DICKSON, TENNESSEE 37055
CONTACT: J.R. FAULK
TELEPHONE: (615) 838-6052
EMAIL: jrfaulk@dividingline.biz

8) 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.

9) ALL LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.

10) THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES.

11) A PORTION OF THIS PROPERTY LIES IN FLOOD ZONES "AE" & "X" AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 47187C 0211 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2006. FLOOD LINE SHOWN IS A GRAPHIC DEPICTION FROM SAID MAP. THE ACTUAL FIELD RUN TOPOGRAPHIC SURVEY SHOWS THE FLOOD ELEVATION TO RUN CONCURRENT WITH THE EXISTING CONCRETE RETAINING WALL.

12) 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.

13) ADEQUATE SPACING AND EASEMENT WIDTHS MUST BE PROVIDED FOR THE PROPOSED UTILITIES PER COF STANDARDS/REGULATIONS.

14) UTILITY AND OTHER PRIVATE EASEMENTS SHOWN MAY BE MODIFIED BY SEPARATE INSTRUMENT WITHOUT RE-RECORDING OF THE FINAL PLAT.

15) COORDINATE SYSTEM U.S. STATE PLANE 1983, ZONE 4100; PROJECT DATUM NAD 1983 (CONUS); VERTICAL DATUM NAVD 88; COMBINED FACTOR = 0.99994977; CONVERGENCE ANGLE = 00°29'47.35".

16) NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS IN THIS SECTION UNTIL THE INDIVIDUAL SITE PLAN HAS BEEN APPROVED.

17) THE OWNER/SUBDIVIDER, HARPEATH SQUARE ASSOCIATES LLC, ATTESTS THAT NO ONE OTHER THAN THE OWNER HOLDS MINERAL RIGHTS TO THE PROPERTY. NO DOCUMENTATION HAS BEEN FOUND.

18) EXISTING FRAME HOUSE TO BE REMOVED FROM PROPERTY.

19) NO HVAC UNITS OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS.

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

21) THE CITY OF FRANKLIN'S SEWER SERVICE RESPONSIBILITY ENDS AT THE EDGE OF PROPERTY LINE. THE HOMEOWNER IS RESPONSIBLE FOR THE SEWER SERVICE FROM ASPHALT TO THE DWELLING.

22) 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.

23) THIS PLAT VOIDS, VACATES AND SUPERSEDES LOTS 1 & 2 OF PLAT BK 25 PG 16 ROWC, TN, LOT 2 OF PLAT BK 61 PG 80 ROWC, TN, BK 5789 PG 586 ROWC, TN, BK 5882 PG 215 ROWC, TN, BK 5883 PG 187 ROWC, TN, BK 6440 PG 87 ROWC, TN AND BK 6611 PG 424 ROWC, TN.

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I hereby certify:

- (1) The water systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the for the WATER system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

City of Franklin Utilities

Date

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the Williamson County Emergency Communications.

Williamson County Emergency Communications

Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Bk 6440, Pg 87, Bk 6440 Pg 90, Bk 6611 Pg 424, Bk 5883 Pg 187, Bk 5796 Pg 850, Bk 6440 Pg 97, Bk 5789 Pg 586, Bk 5882 Pg 215 & Bk 5789 Pg 586 ROWC, TN, 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(s) - Harpeth Associates, LLC

Date

CERTIFICATE OF ACCURACY

I (we) hereby certify that the subdivision plat as shown is correct and that all of the monuments shown hereon have been placed as indicated. The subdivision plat correctly represents as survey made under my supervision on the 12th day of December, 2015. Error of closure is equal to, or greater than, 1:10,000.

Land Surveyor

Date

Tennessee R.L.S. No. 2122

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I hereby certify:

- (1) The sewer systems designated in "Harpeth Square Subdivision" have been installed in accordance with city specifications, or
- (2) A performance bond in the amount of \$_____ for the for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Supt., Water and Sewer 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 _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary Franklin Municipal Planning Commission

Date

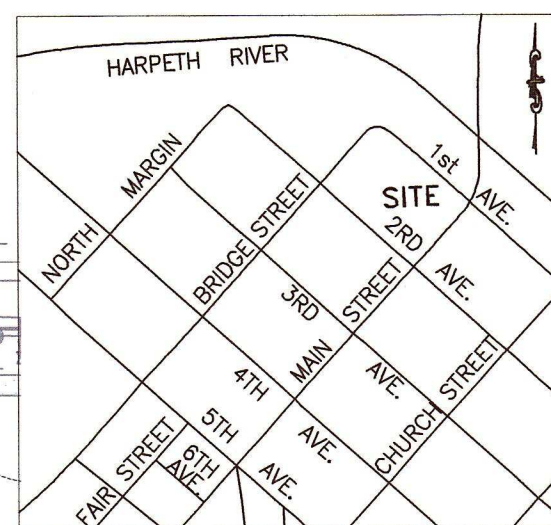
CERTIFICATE OF APPROVAL FOR STREETS & DRAINAGE

I hereby certify that:

- (1) The streets and drainage designated in the Harpeth Square Subdivision, have been installed in accordance with City specifications, or
- (2) A performance bond in the amount of \$_____ for streets and \$_____ for drainage has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Supt., Streets Franklin, Tennessee

Date



Vicinity Map
Scale: 1"=1000'

Legend

- Old Iron Rod
- New Iron Rod
- ⊙ Utility Pole
- ⊙ Storm Manhole
- ⊙ Sewer Manhole
- ⊙ SCI-Single Curb Inlet
- ⊙ DCI-Double Curb Inlet
- ★ Street Lamp
- 000 Street Number
- ⊙ Signal Post
- ⊙ Water Valve
- ⊙ Water Meter
- ⊙ Fire Hydrant
- ⊙ Handicap Parking
- ⊙ Gas Valve
- 4" G Line
- 6" G Line
- 8" S Sanitary Sewer
- 10" S Sanitary Sewer
- 4" W Line
- 6" W Line
- 10" W Line
- Storm Sewer
- Overhead Utility Lines

Concrete

Existing Building

LINE	BEARING	DISTANCE
L-1	S 30°24'06" E	15.31'
L-2	N 57°58'10" E	20.00'
L-3	N 30°25'15" W	20.00'
L-4	N 29°21'40" W	56.24'
L-5	S 60°16'06" W	81.35'

Total Area: 4.66 Acres +/-
202,953 SF

Harpeth Square Subdivision

CONSOLIDATION & SUBDIVISION PLAT FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

Total Acres = 4.66 ac. Total Lots = 2

Acres New Streets = N/A Feet New Streets = N/A

Civil District : 9th Closure Error : 1/10,000+

Scale : 1"=50' Date : 2/08/16 City Project No. : 6041

Revised: 3/03/16

Dividing Line
Survey Services

Land Surveying

403 S Mulberry Street
Dickson, TN 37055
PHONE (615) 838-6052
www.dividingline.biz

CONDITIONS OF APPROVAL:

Parks

General Comments

1. Parkland information

- Parks: note to plat that parkland dedication shall be due at the first CO of the residential section which I believe to be section 2.

Include unit counts and square footage break downs.

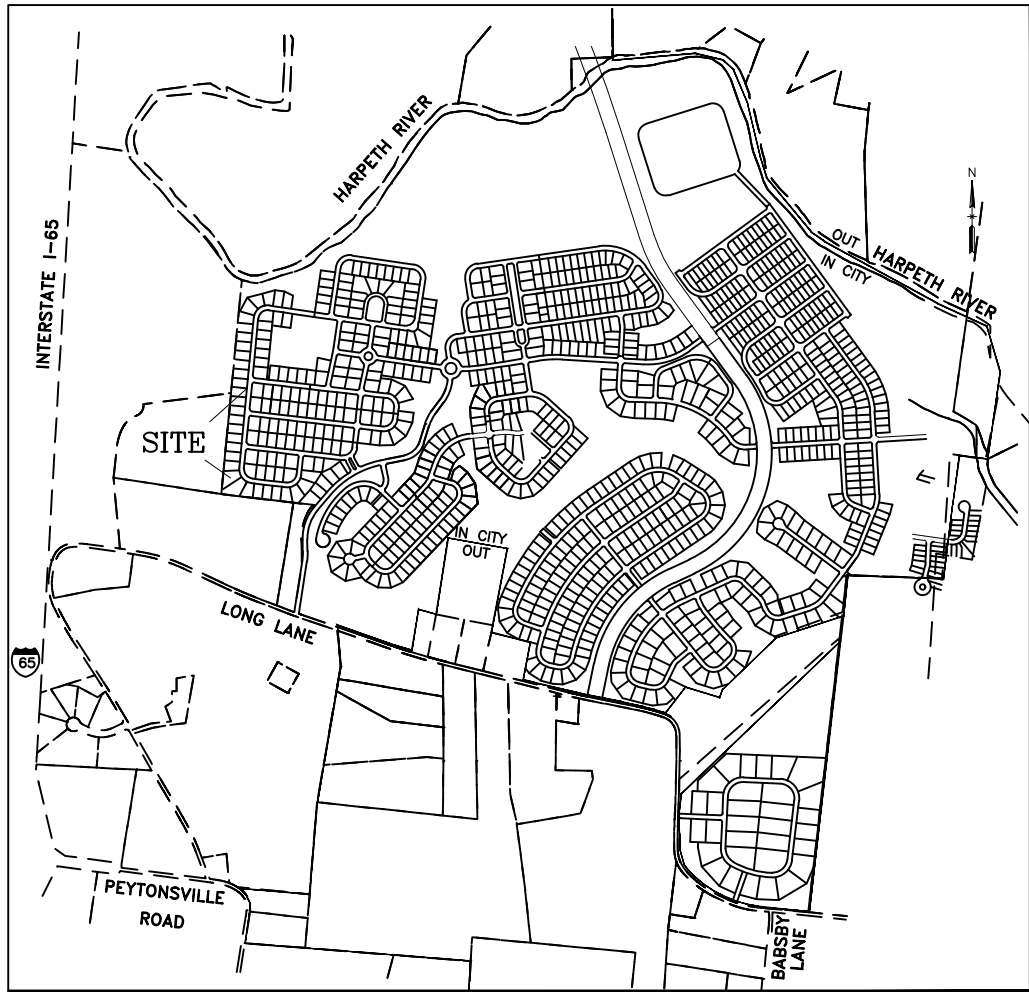
Performance Agreement and Surety

General Comments

2. Engineering Sureties

- No sureties are associated with this consolidation plat. Another final plat shall be submitted with or following the site plan. Applicant shall be informed that sureties are calculated on the site plan, and transferred to the final plat. Whatever work is proposed on said site plan, sureties will be expected to be posted for that site plan. If multiple parties or phases are involved, applicant shall take this into consideration when setting the limits of construction for each site plan.

(Previous comment restated for informational purposes only, no response necessary.)



VICINITY MAP
NOT TO SCALE

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 23 RESIDENTIAL LOTS, AND DEDICATE ROW FOR SECTION 18 HIGHLANDS AT LADD PARK PUD SUBDIVISION.
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 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 PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NOS. 47187C0355F & 47187C0360F, BOTH DATED: 9-29-06.
- 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.
- 5/8" 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.
- DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS FOLLOWS: MAP 106, GROUP"E", PARCEL 10.00 IN RECORD BOOK 6353, PG. 970 OWNER: LCS INVESTMENTS, LLC
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- THIS PROPERTY IS PARCEL 10.00 OF WILLIAMSON COUNTY TAX MAP 106K, GROUP"E" AND THE REMAINING PORTION OF LOT 31, HIGHLANDS AT LADD PARK, SECTION 7, P.B. P48, PG. 135.
- THIS PROPERTY IS ZONED R2 AND GCO-6/CONVENTIONAL. SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK AND EASEMENT INFORMATION.
- ALL ROW SHALL HAVE A 5' ACCESS EASEMENT ADJACENT AND SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
- ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY OTHER ENTITIES HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- ALL UTILITIES AND STORM DRAINAGE RECORDED INSIDE THE LIMITS OF THIS PLAT ARE PROPOSED AND WILL BE CONSTRUCTED WITH THE DEVELOPMENT OF THE LOTS. ALL SEWER LINES ARE 8", WATER LINES 8", AND STORM LINES 18" RCP UNLESS OTHERWISE NOTED. ANY UTILITIES OUTSIDE THE LIMITS ARE EXISTING.
- THERE SHALL BE NO ALL-UNDERGROUND EASEMENTS FOR THE PROPOSED WATERLINE. A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE.
- ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN BEHIND THE WALK.
- THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES THE REMAINING PORTION OF LOT 31 ON THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 7, OF RECORD IN PLAT BOOK P48, PG. 135.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE 5' AE & PUDE MAY CONTAIN CONCRETE SIDEWALKS. ALL PROPOSED SIDEWALKS SHOULD ALIGN WITH EXISTING WALKS WITHIN ADJOINING SUBDIVISIONS. ANY ADJUSTMENTS NEEDED SHOULD BE TAKEN OUT OF THE GRASS STRIP AND MAINTAIN AN ALIGNED 5' CONCRETE WALK.

MAP 106, PARCEL 185.02
ROGER S. BASKIN
BOOK 1047, PG. 967

MAP 106, PARCEL 185.00
SADIE T. BASKIN
BOOK 3542, PG. 501

MAP 106, PARCEL 184.02
DOUGLAS McEWEN DESCH EXECUTOR
BOOK 4617, PG. 780

PREPARED BY:

HFR DESIGN

214 Centerview Drive Suite 300
Brentwood, TN 37027

615.370.8530
hfrdesign.com



SURVEY DIVISION mwilliams@hfrdesign.com

Owner/Subdivider:
LCS INVESTMENTS, LLC
ATT. DREW LUNA, MEMBER
103 FORREST CROSSINGS BLVD.
FRANKLIN, TN 37064
PH. 615-417-3344
lunad@wcrtn.com

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	88-50-35	20.00'	19.60'	31.01'	28.00'	S38-56-47E
C2	91-09-25	20.00'	20.41'	31.82'	28.57'	S51-03-13W
C3	88-50-35	20.00'	19.60'	31.01'	28.00'	S38-56-47E
C4	91-09-25	20.00'	20.41'	31.82'	28.57'	S51-03-13W
C5	38-31-48	80.00'	27.96'	53.80'	52.79'	S13-47-24E
C6	29-54-30	120.00'	32.05'	62.64'	61.93'	N18-06-13W
C7	08-37-27	120.00'	9.05'	18.06'	18.05'	N01-09-46E

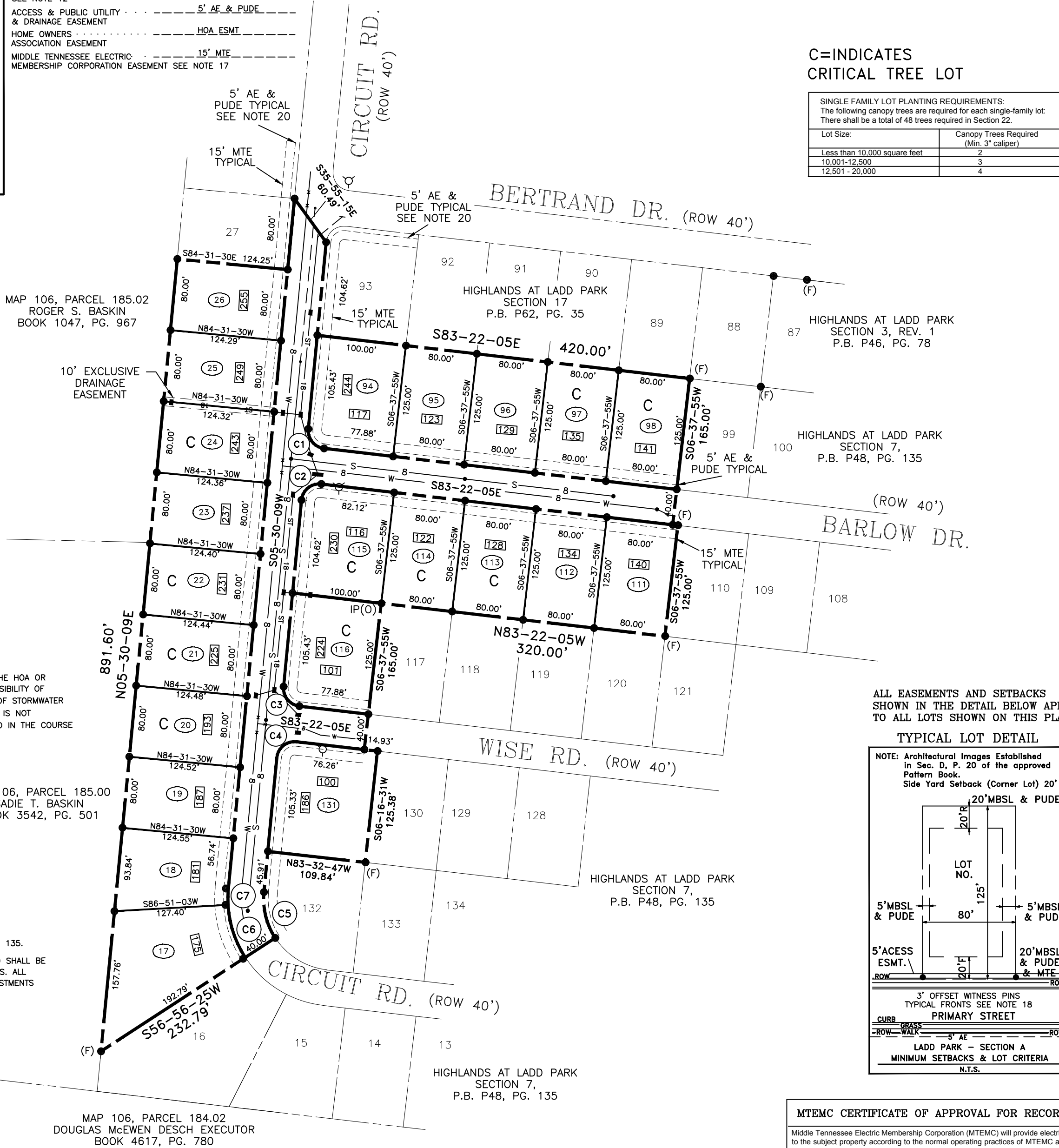
CURVE DATA

LEGEND	
FIRE HYDRANT PROPOSED	Y
LIGHT POLE PROPOSED	DK
POWER POLE	⊕
CURB INLET PROPOSED	■
IRON PIN FOUND	● (F)
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	412
SEWER MANHOLE PROPOSED	●
PROPERTY/R.O.W. LINE	—
PUBLIC UTILITY & DRAINAGE EASEMENT	—
PROPOSED 8" WATER LINE	8" W
PROPOSED 8" SEWER LINE	8" S
PROPOSED CURB LINES	20' SSE
SANITARY SEWER EASEMENT	20' SSE
15' MILCROFTON EASEMENT	15' MUDEE
SEE NOTE 12	
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	5' AE & PUDE
HOME OWNERS ASSOCIATION EASEMENT	HOA ESMT
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTE 17	

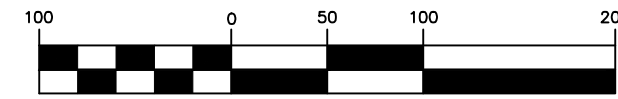
5' AE & PUDE TYPICAL
SEE NOTE 20

15' MTE TYPICAL

10' EXCLUSIVE DRAINAGE EASEMENT



GRAPHIC SCALE



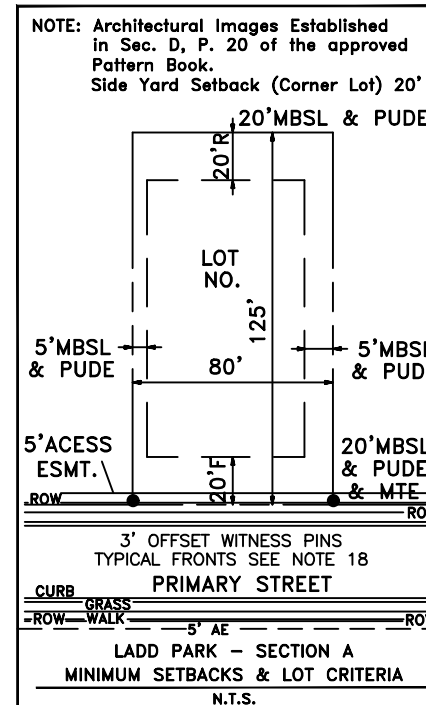
(IN FEET)
1 inch = 100 ft.

C=INDICATES
CRITICAL TREE LOT

SINGLE FAMILY LOT PLANTING REQUIREMENTS:	
The following canopy trees are required for each single-family lot: There shall be a total of 48 trees required in Section 22.	
Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

ALL EASEMENTS AND SETBACKS
SHOWN IN THE DETAIL BELOW APPLY
TO ALL LOTS SHOWN ON THIS PLAT

TYPICAL LOT DETAIL



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

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 8) 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: LCS INVESTMENTS, LLC DREW LUNA MEMBER (SEE NOTE 8) Date:

CERTIFICATE OF APPROVAL OF

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 18, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for the on site water system and/or \$ _____ for off-site water system has been posted with the City of Franklin Water Department to assure completion of such systems.

Director Sewer Management Date
Department City of Franklin, TN

(3) a performance bond in the amount of \$ _____ for the on site water system and/or \$ _____ for off-site water system has been posted with the City of Franklin Water Department to assure completion of such systems.

Director Water Department Date
City of Franklin

CERTIFICATE OF APPROVAL OF
STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 18, have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$ _____ for drainage and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee to assure completion of such improvements.

Director Streets Department Date
City of Franklin, Tennessee

CERTIFICATE OF APPROVAL
FOR RECORDING

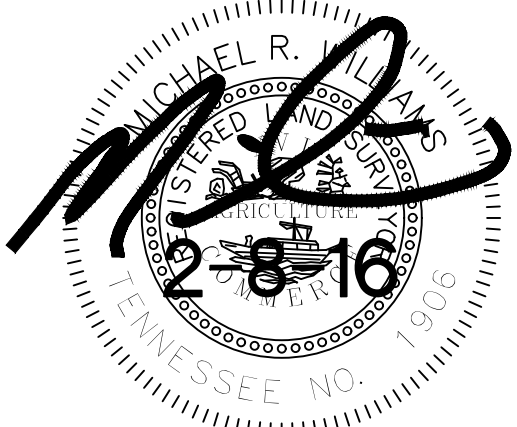
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission Date

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plot as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plot correctly represents a survey made under my supervision on the _____ day of _____, 20____.

Michael R. Williams TN RLS # 1906
HFR Design, Inc.



COF PROJECT # 6049
THE HIGHLANDS AT LADD PARK
PUD SUBDIVISION, FINAL PLAT,
SECTION 18

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.67 TOTAL LOTS: 23

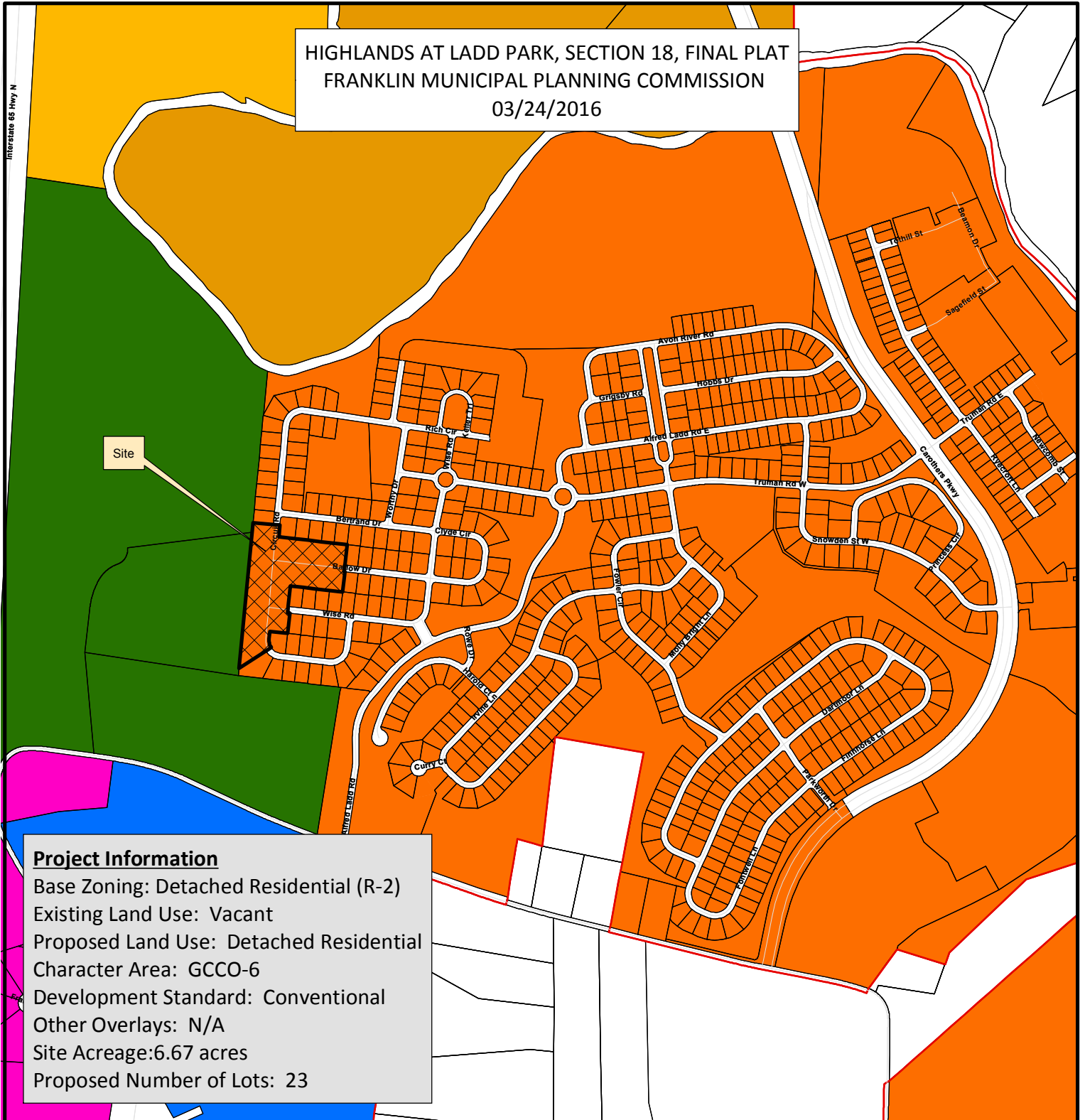
ACRES NEW STREETS: 1.23 FEET NEW STREETS: 1,375.5

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

SCALE: 1"=100' DATE: 2-8-16

HFR PROJECT NO. 2016007

HIGHLANDS AT LADD PARK, SECTION 18, FINAL PLAT FRANKLIN MUNICIPAL PLANNING COMMISSION 03/24/2016



Project Information

Base Zoning: Detached Residential (R-2)
Existing Land Use: Vacant
Proposed Land Use: Detached Residential
Character Area: GCCO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 6.67 acres
Proposed Number of Lots: 23

- | | |
|--|-------------------------------------|
| Highlands at Ladd Park Sec 18 | SD-X Specific Development-Variety |
| 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 Historic Core 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 | |



0 550 1,100 2,200 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:

Fire-Planning

General Comments

1. Fire Sprinkler System

City of Franklin
03/10/16 11:31 AM
4 - DRT

The proposed roadway of Circuit Road exceeds the maximum allowable grade of 10% (International Fire Code, 2012). As the adjacent sections of this development are existing and existing/proposed topography presents a challenge to comply with this requirement, the applicant shall:

Provide residential fire sprinkler systems using NFPA 13D as the installation standard for all homes constructed on Circuit Road in this section of the development.

Given the steep grade and relatively narrow clear street width (the minimum 20 feet of roadway is provided excluding cars which may be parked on-street), the fire department is unable to position aerial apparatus (aka "ladder truck") for fire suppression. The residential fire sprinkler system, properly installed, addresses fire risk and reduces potential for significant fire growth that would otherwise require larger and more numerous fire apparatus.

Applicant shall add a note to the plat stating which lots are required to have residential sprinkler.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 6051 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Comments

3. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.

- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is 04/06/2016 and the applicant

must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

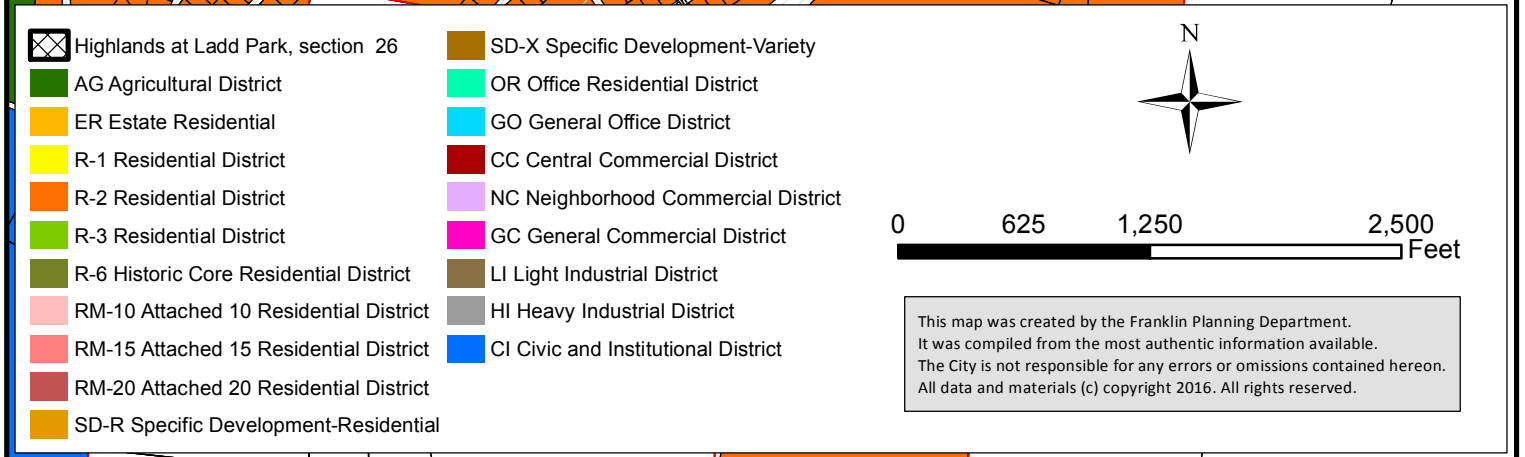
Water/Sewer

[2016007-LADD SEC 18 PLAT-2-8-16 submittal.pdf](#)

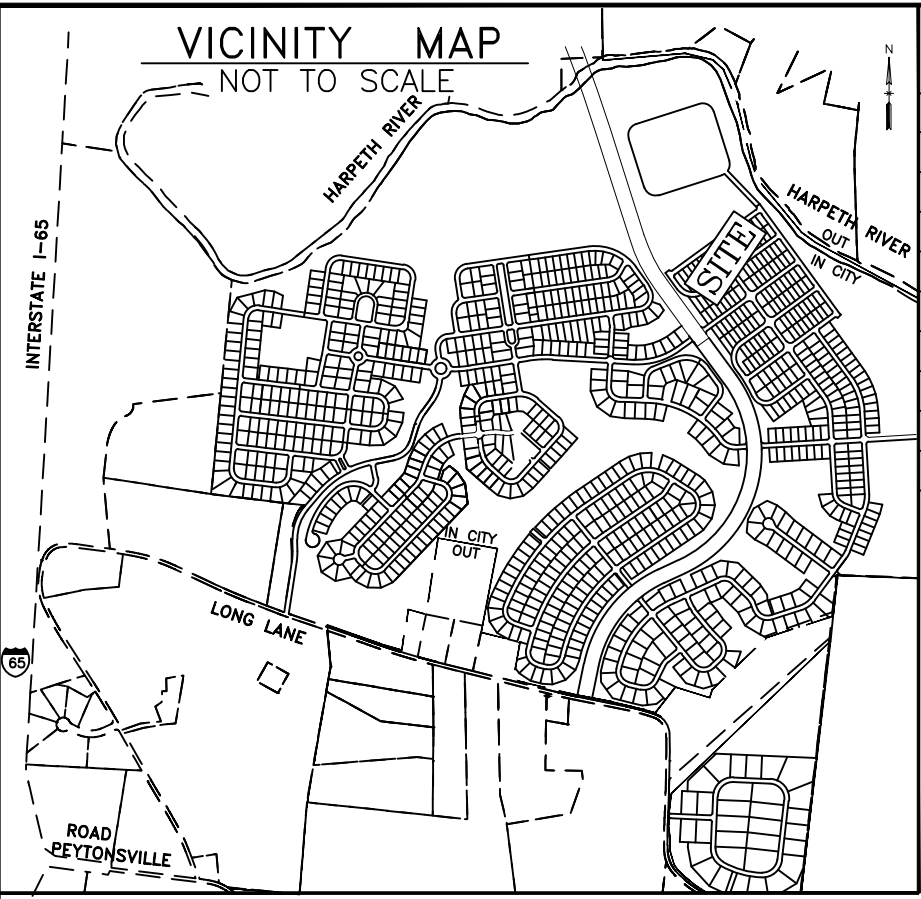
4. Water

- most of note 17 is not legible the part that is legible still reads Milcrofton has the proposed utility district waterline. applicant shall revise that the City of Franklin is the purveyor of the proposed waterline.

HIGHLANDS AT LADD PARK, FINAL PLAT, SECTION 26
FRANKLIN MUNICIPAL PLANNING COMMISSION
03/24/2016



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LEGEND

PROPOSED FIRE HYDRANT	○ FH
LIGHT POLE	□
CURB INLET	■
MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	[2074]
PROPERTY/R.O.W. LINE	---
PUBLIC UTILITY & DRAINAGE EASEMENT	---
PROPOSED WATER LINE	10" W
PROPOSED SEWER LINE	8SS
SANITARY SEWER EASEMENT	20" SSE
MILCROFTON EASEMENT	15" MUDEE
SEE NOTE 17	---
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	5' AE & PUDE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 17	15" MTE
10' EXCLUSIVE DRAINAGE EASEMENT	10' EDE

NOTES:

- THE PURPOSE OF THIS PLAT IS TO CREATE 37 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND DEDICATE
- ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 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 PRIOR TO ANY CONSTRUCTION.
- BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AREAS DETERMINED TO IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0355F DATED: 9-29-06. SEE LOMA CASE NO. 15-04-9146A.
- 5' DRAINAGE AND UTILITY EASEMENT ALONG EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.
- 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.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
- PORTION OF PARCEL 181.00 TEDEAN, L.P., BOOK 6597, PG. 789, BOOK 6500, PG. 313 & BOOK 3500, PG. 313.
- PORTION OF PARCEL 181.00 TRILLIUM FARMS, L.P., BOOK 4981, PG. 285
- PORTION OF PARCEL 181.30 TEDEAN, L.P., BOOK 6296, PG. 979.
- THE RECORDING OF THIS PLAT ABANDONS ALL PARCELS AND PORTIONS OF PARCELS NOTED ABOVE.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
- THIS PROPERTY IS ZONED R2 AND GOCO-6/CONVENTIONAL WITH FFO & FWO OVERLAYS; MINIMUM DEPTH= 100' WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
- THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
- ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN THE PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF FRANKLIN IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
- THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
- CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, EXCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
- ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.
- SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PREPARED BY:

HFR DESIGN

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

SURVEY DIVISION mwilliams@hfrdesign.com

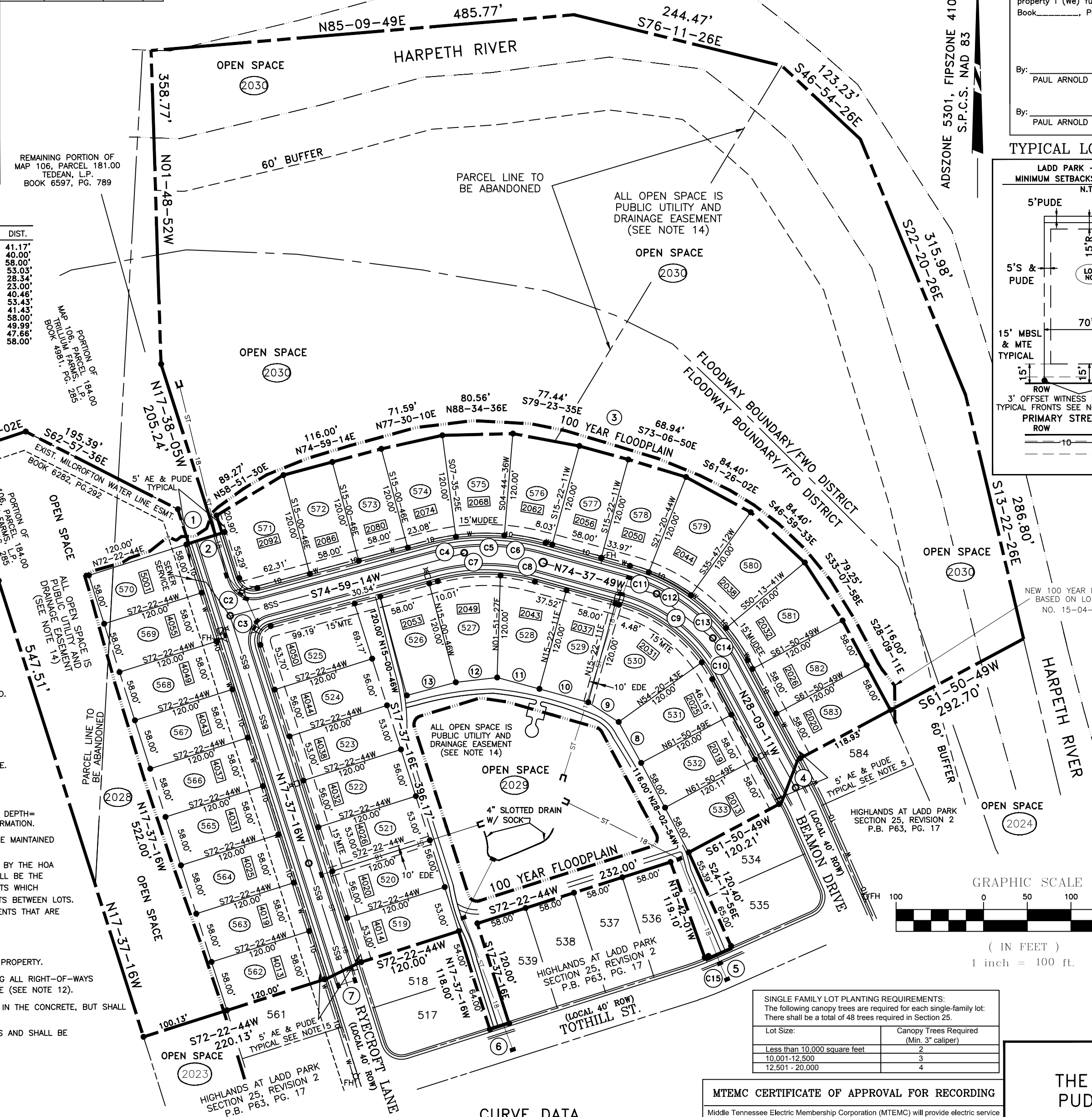


LOT AREA TABLE				REQUIRED 3" CALIPER TREES PER LOT				LOT AREA TABLE				REQUIRED 3" CALIPER TREES PER LOT				LOT AREA TABLE				REQUIRED 3" CALIPER TREES PER LOT				LOT AREA TABLE				REQUIRED 3" CALIPER TREES PER LOT				LOT AREA TABLE				REQUIRED 3" CALIPER TREES PER LOT			
LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES		LOT NO.	SQ. FT.	ACRES									
519	6,360.00	0.146	2	528	7,691.04	0.177	2	563	6,960.00	0.160	2	570	6,960.00	0.160	2	577	6,960.00	0.160	2		TOTAL				270,424.05	6.208													
520	6,720.00	0.154	2	529	6,960.00	0.160	2	564	6,960.00	0.160	2	571	8,943.83	0.205	2	578	7,485.16	0.172	2	OS 2028				82,068.39	1.884														
521	6,360.00	0.146	2	530	10,091.25	0.232	3	565	6,960.00	0.160	2	572	6,960.00	0.160	2	579	8,189.60	0.188	2	OS 2029				73,169.82	1.680														
522	6,720.00	0.154	2	531	7,367.82	0.169	2	566	6,960.00	0.160	2	573	6,960.00	0.160	2	580	8,189.60	0.188	2	OS 2030				468,819.39	10.763														
523	6,360.00	0.146	2	532	6,963.07	0.160	2	567	6,960.00	0.160	2	574	7,604.29	0.175	2	581	7,953.12	0.183	2	TOTAL				624,289.34	14.327														
524	6,720.00	0.154	2	533	13,932.30	0.320	4	568	6,960.00	0.160	2	575	8,019.28	0.184	2	582	6,960.00	0.160	2	ROW				50,845.26	1.167														
525	8,532.80	0.196	2	562	6,960.00	0.160	2	569	6,960.00	0.160	2	576	7,873.25	0.181	2	583	6,960.00	0.160	2	TOTAL				945,326.91	21.702														
526	6,960.00	0.160	2																																				
527	7,950.71	0.183	2																																				

REMAINING PORTION OF MAP 106, PARCEL 181.00 TEDEAN, L.P. BOOK 6597, PG. 789

LINE TABLE

NO.	BEARING	DIST.
1	S17-37-16E	41.17'
2	N72-21-55E	40.00'
3	S74-37-49E	58.00'
4	S20-48-52W	53.03'
5	S66-05-08W	28.34'
6	S72-22-44W	23.00'
7	S63-41-48W	40.46'
8	N28-39-53W	53.43'
9	N57-12-31W	41.43'
10	N74-37-49W	58.00'
11	N74-57-53W	49.99'
12	S84-25-11W	47.66'
13	S74-59-14W	58.00'



5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

Owner/Subdivider:
TEDEAN L.P.
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

Owner/Subdivider:
TRILLIUM FARMS L.P.
ATT. PAUL ARNOLD
317 MAIN ST. SUITE 201
FRANKLIN, TN 37064
PH. 604-4197
parnold@trillium-ventures.com

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-45-24	11524.16'	76.10'	152.21'	152.20'	N17-59-58W
C2	87-23-31	20.00'	19.11'	30.51'	27.63'	S61-19-1E
C3	92-36-29	20.00'	20.93'	32.33'	28.92'	N28-40-59E
C4	07-25-22	254.96'	16.54'	33.03'	33.01'	N78-41-55E
C5	12-20-01	254.96'	16.54'	33.03'	33.01'	N88-34-36E
C6	10-37-35	254.96'	23.71'	47.29'	47.22'	N79-56-56W
C7	19-32-12	214.96'	37.01'	73.30'	72.84'	N84-45-20E
C8	10-50-45	214.96'	40.69'	40.63'	40.63'	N80-5-11W
C9	38-58-51	175.73'	62.18'	119.54'	117.25'	N55-8-33W
C10	07-30-06	175.73'	11.52'	23.01'	22.99'	N31-54-14W
C11	05-58-50	215.73'	11.26'	22.50'	22.49'	N71-36-52W
C12	14-26-29	215.73'	27.33'	54.37'	54.23'	N61-26-2W
C13	14-26-29	215.73'	27.33'	54.37'	54.23'	N46-59-53W
C14	11-37-08	215.73'	21.95'	43.75'	43.67'	N33-57-45W
C15	01-06-42	240.00'	2.33'	4.66'	4.66'	S66-38-27W

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

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

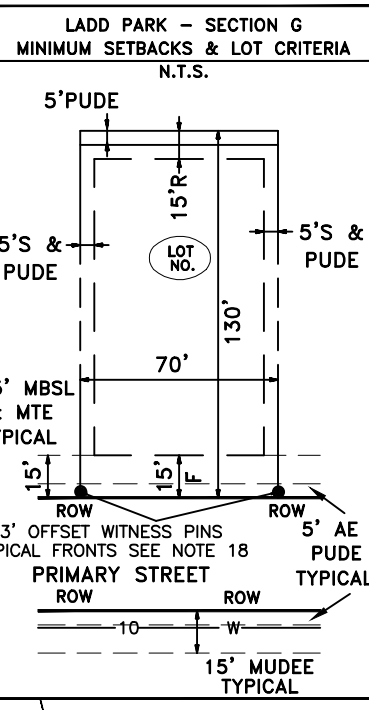
CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) 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: PAUL ARNOLD TRILLIUM FARMS, L.P. (PARTNER) (SEE NOTE 8) Date: _____

By: PAUL ARNOLD TEDEAN, L.P. (PARTNER) (SEE NOTE 8) Date: _____

TYPICAL LOT DETAIL



CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:
(1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 26, Subdivision have been installed in accordance with City specifications, or
(2) a performance agreement and surety in the amount of \$_____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director Sewer Management Department City of Franklin, TN Date

(3) a performance bond in the amount of \$_____ for the on site water system and/or \$_____ for off-site water system has been posted with the Milcrofton Utility District to assure completion of such systems.

General Manager Milcrofton Utility District Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:
(1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 26, have been installed in accordance with City specifications, or

amount of \$_____ for drainage and \$_____ for streets, \$_____ 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

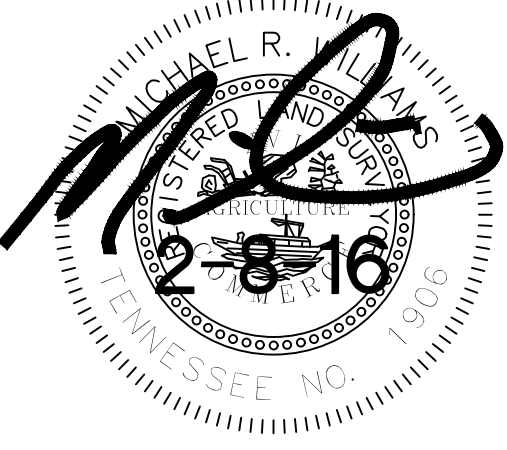
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary: Franklin Municipal Planning Commission Date

CERTIFICATE OF 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 R. Williams TN RLS # 1906
HFR Design, Inc.



COF PROJECT # 6050

THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 26

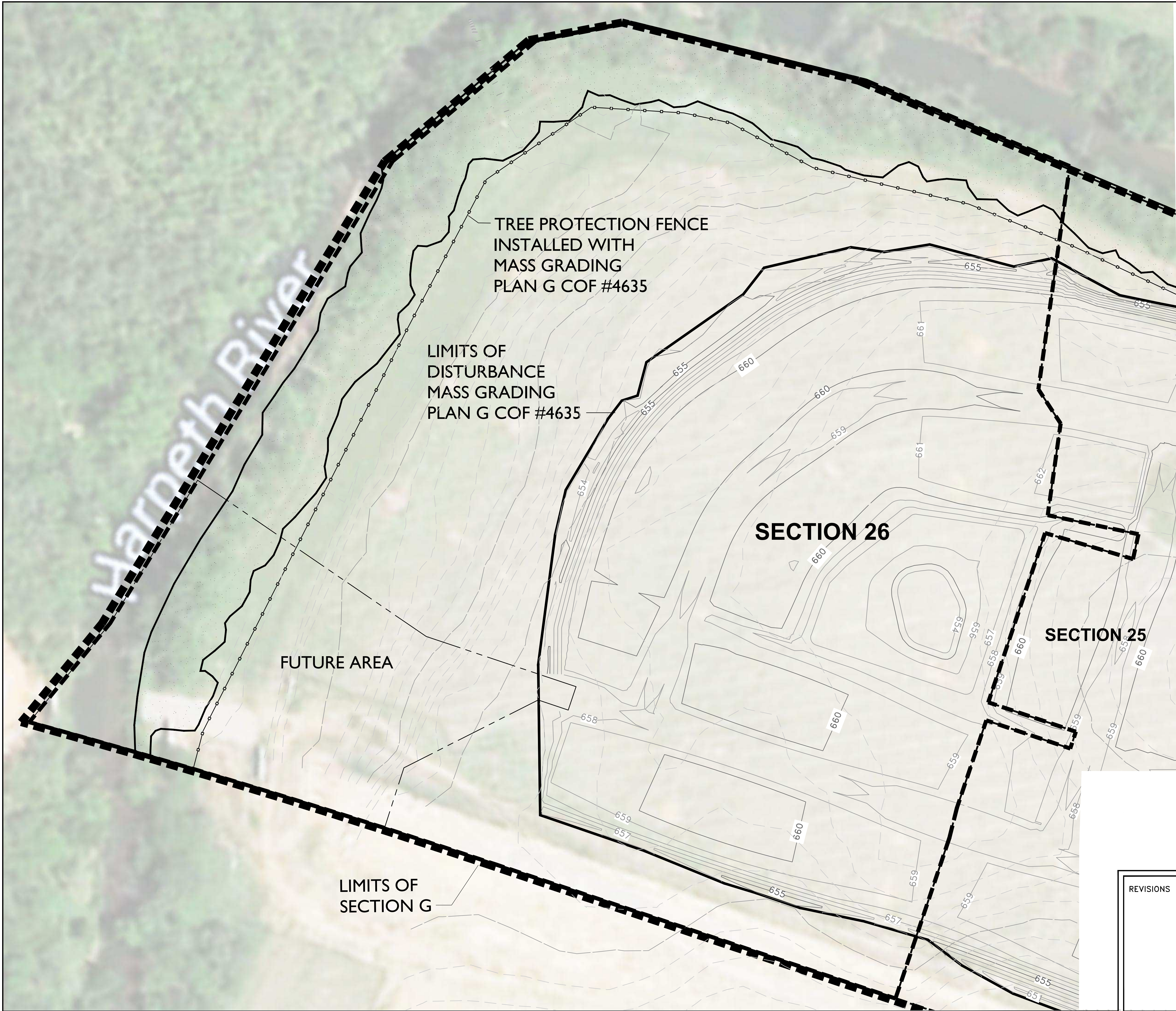
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 21.702 TOTAL LOTS: 40

ACRES NEW STREETS: 1.167 FEET NEW STREETS: 1,286.84

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

1"=100' DATE: 10-12-15

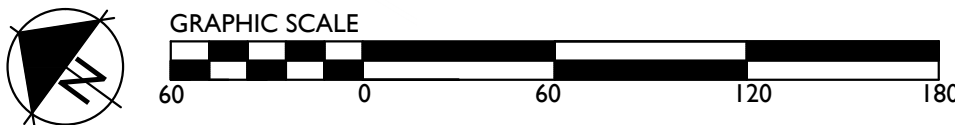


TREE CANOPY EXHIBIT



TREE PROTECTION FENCE AND TREE PRESERVATION AREAS WERE ESTABLISHED FOR SECTION 26 IN THE MASS GRADING PLAN FOR SECTION G. NO TREE CANOPY OR SPECIMEN TREES WERE REMOVED IN THE SECTION 26 SITE PLAN.

PLEASE REFER TO THE HIGHLANDS AT LADD PARK REGULATING PLAN FOR INFORMATION CONCERNING CANOPY RETENTION. PER REGULATING PLAN, HEALTHY SPECIMEN TREES ARE REPLACED AT A 1:1 RATIO.



REVISIONS :	<i>The Highlands</i> AT LADD PARK		SEI JOB # 14.005
	SITE PLAN – SECTION 26 – WILLIAMSON COUNTY, TENNESSEE		SECTION 26
	Signature		SHEET NO.
	381 MALLORY STATION RD. SUITE 210 FRANKLIN, TN 37067		EX-1
	SCALE :		
	DRAWN BY :	DATE : 3.2.2016	APPROVED BY :

CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5801 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Comments

2. Label FFO

- Applicant shall note on the plat the new 100-year floodplain reestablished by LOMR with the LOMR reference number and note that the new floodplain boundaries were approved by the BZA on November 5, 2015.

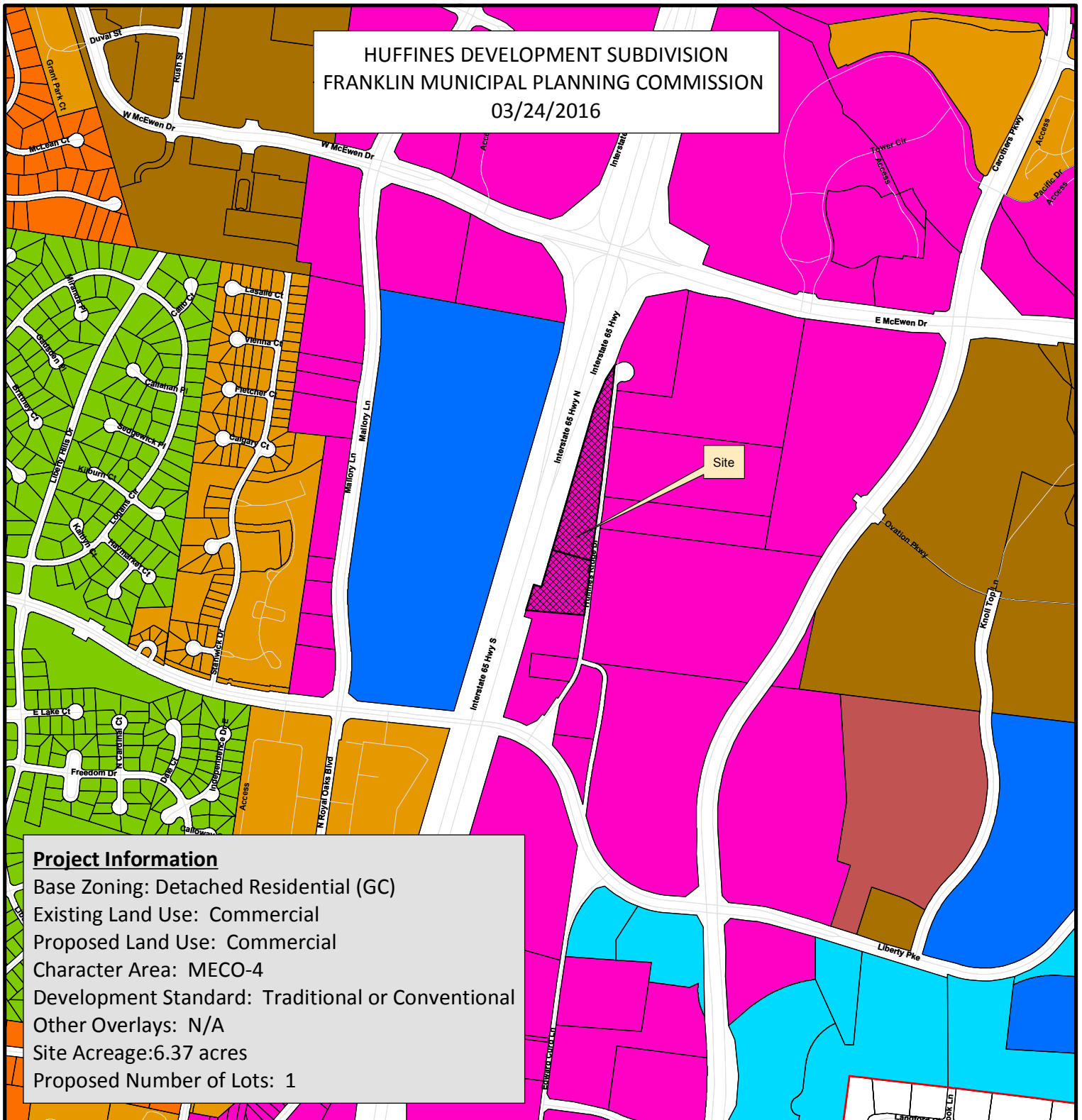
3. One-Stop Procedure

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If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is 04/06/2016 and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

HUFFINES DEVELOPMENT SUBDIVISION FRANKLIN MUNICIPAL PLANNING COMMISSION 03/24/2016



Project Information

Base Zoning: Detached Residential (GC)
Existing Land Use: Commercial
Proposed Land Use: Commercial
Character Area: MECO-4
Development Standard: Traditional or Conventional
Other Overlays: N/A
Site Acreage: 6.37 acres
Proposed Number of Lots: 1

- | | |
|--|-------------------------------------|
| Huffines Development Subdivision, final plat | SD-X Specific Development-Variety |
| 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 Historic Core Residential District | LI Light Industrial District |
| RM-10 Attached 10 Residential District | HI Heavy Industrial District |
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| SD-R Specific Development-Residential | |



0 550 1,100 2,200 Feet

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Owner Affidavit

OWNER AFFIDAVIT City of Franklin, Tennessee

We/I HUFFINES DEVELOPMENT, LLC (GREG COOKE)
(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:

MAD 62 / PARCELS 19.04 & 19.05
(Property Parcel/Tax ID Number)

and located at:

1340 HUFFINES RIDGE DRIVE
(Street Address)

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

RAGAN SMITH ASSOCIATES, INC (TED STEVENSON)
(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.

[Signature]
Signature

7128 South Springs Dr.
Property Owner Mailing Address

Franklin, TN 37067
City, State & Zip

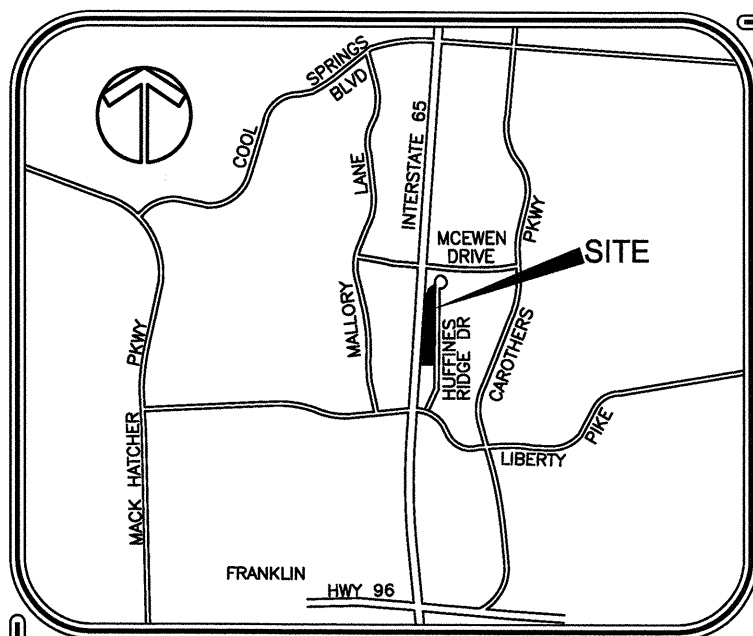
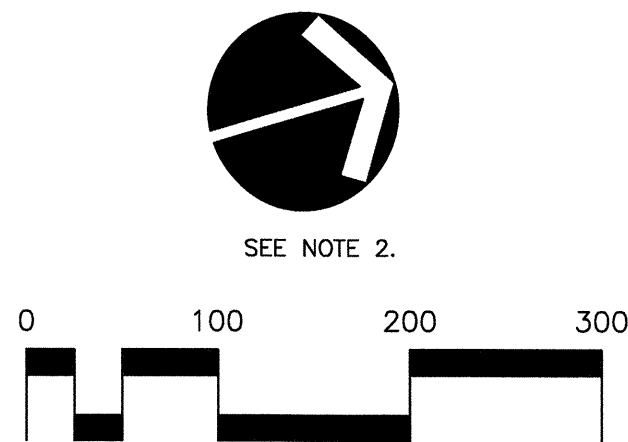
Subscribed and sworn to before me this

8 day of Feb, 2014.

Candice S. Hart
Notary Public

My Commission Expires: 10-2-17



LOCATION MAP
N.T.S.

OWNER

HUFFINES DEVELOPMENT, LLC
2410 HIDDEN RIVER LANE
FRANKLIN, TN., 37067
CONTACT: GREG COOKE
615-771-7775
greg@revmotorsports.com

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AS OF RECORD IN DEED BOOK 6344, PAGE 325, AND DEED BOOK 6256, PAGE 709, 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., TENNESSEE.

HUFFINES DEVELOPMENT, LLC

OWNER: _____ 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 8TH DAY OF OCTOBER, 2015. THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1: 72,122.

SURVEYOR _____ DATE 3/3/16
TN RLS NO. 2136

CERTIFICATE OF APPROVAL OF SEWER SYSTEMS

I HEREBY CERTIFY THAT: (1) SEWER SYSTEMS DESIGNATED IN _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR (2) A PERFORMANCE AGREEMENT AND SURETY IN THE AMOUNT OF \$_____ FOR THE SEWER SYSTEM HAS BEEN POSTED WITH THE CITY OF FRANKLIN, TENNESSEE, TO ASSURE COMPLETION OF SUCH SYSTEMS.

DIRECTOR WATER MANAGEMENT DEPARTMENT _____ DATE _____
CITY OF FRANKLIN, TENNESSEE

CERTIFICATE OF APPROVAL OF WATER SYSTEMS

I HEREBY CERTIFY THAT: (1) THE WATER SYSTEMS DESIGNATED IN _____ HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY 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 SYSTEMS.

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 _____ 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.

SUPERINTENDENT STREETS FRANKLIN TN. _____ 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 APPROVAL FOR RECORDING

APPROVED BY THE FRANKLIN MUNICIPAL PLANNING COMMISSION, FRANKLIN, WILLIAMSON COUNTY, TENNESSEE, WITH THE EXCEPTION OF SUCH CONDITIONS, IF ANY, AS ARE NOTED IN THE PLANNING COMMISSION MINUTES FOR THE _____ DAY OF _____, 20____, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY.

SECRETARY, FRANKLIN MUNICIPAL PLANNING COMMISSION _____ DATE _____

FINAL PLAT

HUFFINES DEVELOPMENT
SUBDIVISION

COF# 6052 (5988)

1340 HUFFINES RIDGE DRIVE
NINTH CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

DATE: MARCH 03, 2016 JOB NO: 15121 WO: 0346

RAGAN•SMITH

315 WOODLAND ST. P.O. BOX 60070 NASHVILLE, TN. 37206
(615) 244-8591 WWW.RAGANSMITH.COM
CONTACT: TED STEVENSON
EMAIL: tstevenson@ragansmith.com

LEGEND

CM(O)	CONCRETE MONUMENT (OLD)	—●—	SIGN
IR(O)	IRON ROD (OLD)	○	UTILITY POLE
IR(N)	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	○→	UTILITY POLE W/ ANCHOR
⊙	FIRE HYDRANT	○↗	UTILITY POLE W/ LIGHT
⊗	WATER VALVE	○	GAS VALVE
⊞	WATER METER	⊞	GAS METER
■	CATCH BASIN	⊞	TELEPHONE RISER
○	SANITARY SEWER MANHOLE	—P—	OVERHEAD ELECTRIC POWER LINE
○	SEWER CLEAN-OUT	—P&T—	OVERHEAD POWER AND TELEPHONE LINES
*	LIGHT STANDARD	—CATV—	OVERHEAD CABLE TELEVISION LINE
⊞	ELECTRIC BOX	—SA—	SANITARY SEWER LINE
⊞	AIR CONDITIONER	—G—	GAS LINE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE	—W—	WATER LINE
		—UGT—	UNDERGROUND TELEPHONE LINE
		—X—X—	FENCE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO COMBINE TWO PARCELS INTO A ONE LOT SUBDIVISION.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM OF 1983, ZONE 5301, FIPSZONE 4100, NAD 83 DATUM.
3. THIS PROPERTY IS CURRENTLY ZONED GC-(GENERAL COMMERCIAL DISTRICT). CHARACTER AREA: MCEWEN; STANDARDS: TRADITIONAL OR CONVENTIONAL; OVERLAY: 500 FT BUFFER OF HILLSIDE/HILLCREST.
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0212F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470206, PANEL NO. 0212, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. BEING PARCEL NUMBERS 19.04 AND 19.05 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 62.
6. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

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. ALL STREET LIGHT LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT THE DIRECTION OF MTEM.
9. THERE SHALL BE NO CLEARING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
10. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
11. THIS PROPERTY IS SUBJECT TO, INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, OF RECORD IN BOOK _____ PAGE _____, R.O.W.C.T.
12. SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.
13. A PORTION OF HUFFINES RIDGE ROAD RIGHT-OF-WAY HAS BEEN ABANDONED PER RESOLUTION 2015-96.

LOT 1 = 276,923 SQUARE FEET OR 6.36 ACRES±
RIGHT-OF-WAY DEDICATION = 11,165 SQUARE FEET OR 0.25 ACRES±
TOTAL AREA = 288,088 SQUARE FEET OR 6.61 ACRES±

CONDITIONS OF APPROVAL:

Engineering - Final Plat Checklist

General Comments

1. C. Final Plat

- Applicant shall place UGT on the AT&T line especially where it is in close proximity to the 12" water line.

Performance Agreement and Surety

General Comments

2. Engineering Sureties

- Any unposted sureties associated with this development from site plan(s) 5988 shall be transferred to this final plat as a condition of approval. No action is necessary from applicant.

(Previous comment restated for informational purposes only, no response necessary.)

Planning

General Comments

3. One-Stop Procedure

- Due to the applicant's diligence in addressing staff comments and resolving most issues prior to resubmittal, this project is eligible for the One-Stop Post-PC review process. To participate in the One-Stop Post-PC process, the applicant must submit complete and corrected plans electronically through the IDT online review system by the scheduled One-Stop review date and be present at the One-Stop Center on the scheduled date and time that the One-Stop Post-PC service is available. The intent of One-Stop review is to close all outstanding conditions of approval and gain final document approval in an abbreviated time frame. Plans are reviewed on a first-come, first-serve basis in the One-Stop Center.
- For eligible final plats, the applicant shall bring a mylar with all non-City Hall signatures provided. The applicant will also be required to establish required sureties prior to City Department signatures being applied. The sureties may be established after the one stop process.
- In the case of site plans, the one stop process can only satisfy the City of Franklin review process. The review by State Authority and pre-construction meetings with staff in the field will still be required prior to the issue of stormwater and grading and/or utility construction permits.

If all conditions of approval have not been met at the scheduled One-Stop review, the applicant will be required to submit the project for additional review at another scheduled One-Stop date. The next available One-Stop Post-PC date is 04/06/2016 and the applicant must check in at the One Stop center **between the hours of 8:00 and 11:00 a.m.** in order for their plans to be reviewed that day. The applicant may contact the Department of Building and Neighborhood Services with any questions regarding the process and for any future One-Stop Post-PC dates.

4. Size of mylar

- Applicant shall provide final plat mylars 18"X24" instead of 36"X48".

Water/Sewer

Huffines Development Subdivision-Plat.pdf

5. Sanitary sewer

- According to site plan there is dumpster pad located on the sewer easement, structures shall not be shown on sewer easement.

LOCKWOOD GLEN PUD SUBDIVISION, FINAL PLAT, SECTION 7
FRANKLIN MUNICIPAL PLANNING COMMISSION
3/24/16

Project Information

Base Zoning: Specific Development Residential (SD-R 2.82)
Existing Land Use: Vacant
Proposed Land Use: Residential
Character Area: MECO-6
Development Standard: Conventional
Other Overlays: N/A
Site Acreage: 12.65 acres
Proposed Number of Lots: 28

- | | |
|---|---|
|  Site |  SD-X Specific Development-Variety |
|  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 Historic Core 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 | |



0 300 600 1,200 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.
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CONDITIONS OF APPROVAL:

Performance Agreement and Surety

General Comments

1. Engineering Sureties

-

Applicant shall post sureties in the following amounts:

II. City Sewer: \$ 421,000

III. City Streets: \$ 400,000

VI. Public Sidewalks: \$ 157,000

VII. Stormwater Drainage: \$ 213,000

VIII. Green Infrastructure: \$ 33,000

2. Landscape

- Landscape surety \$100,000.00

Site Data (Section 7)

Project Name: Lockwood Glen Section 7 "Formerly known as Nichol's Bend PUD Subdivision"

COF Project #: 6047

Subdivision: Lockwood Glen

Lot numbers: Lots 155-161 and 163-183 with Lots 162, 237 and 238 being Open Spaces

Address: South Carothers Road

City: Franklin

County: Williamson

State: Tennessee

Civil District: 14th

Existing zoning and charter area overlay: SD-R 2.82 (Sec. 5 - 2.55) - McEwen Character Area 6

Other applicable overlays: N/A

Applicable development standard: Conventional

Acreage of site: 12.653

Minimum required setback lines: See Setback Detail this sheet

Owners representative: Crescent Lockwood, LLC

Address: 227 W. Trade Street, Suite 1000
Charlotte, NC 28202
980-321-6270
tkglenn@crecident-resources.com
Keith Glenn

Applicant: Energy Land & Infrastructure

Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300

Fax number: (615) 383-6341

Email address: michael.ray@eli-llc.com

Contact name: Michael Ray

Engineer / Land Surveyor: Energy Land & Infrastructure

Address: 1420 Donelson Pike, Suite A12
Nashville, TN 37217

Phone number: (615) 383-6300

Fax number: (615) 383-6341

Contact names: Vernon W. Bell

Notes

- The purpose of this plat is to create 28 single-family residential lots.
- This property is not located within a flood hazard area as per FEMA FIRM Community Panel No. 47187C0214 F, dated September 29, 2006.
- The lots shall be served by water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 089.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEM.
- All open space shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Homeowner's association will maintain all open space, landscape and detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Unless otherwise designated on the recorded plat, a 10' wide public easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within the Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activities within easements.

Total area: 551,159 S.F. or 12.653 Acres

Road Data:

Acreage in new roads 2.005 Acres

Linear footage of new roads 1,725 Feet

Deed Reference

TAX MAP 089, PART OF PARCEL 48.01

Owner: Crescent Lockwood, LLC

Deed Book 5791, Page 585

Register's Office for Williamson County, TN

Owner Information

Keith Glenn

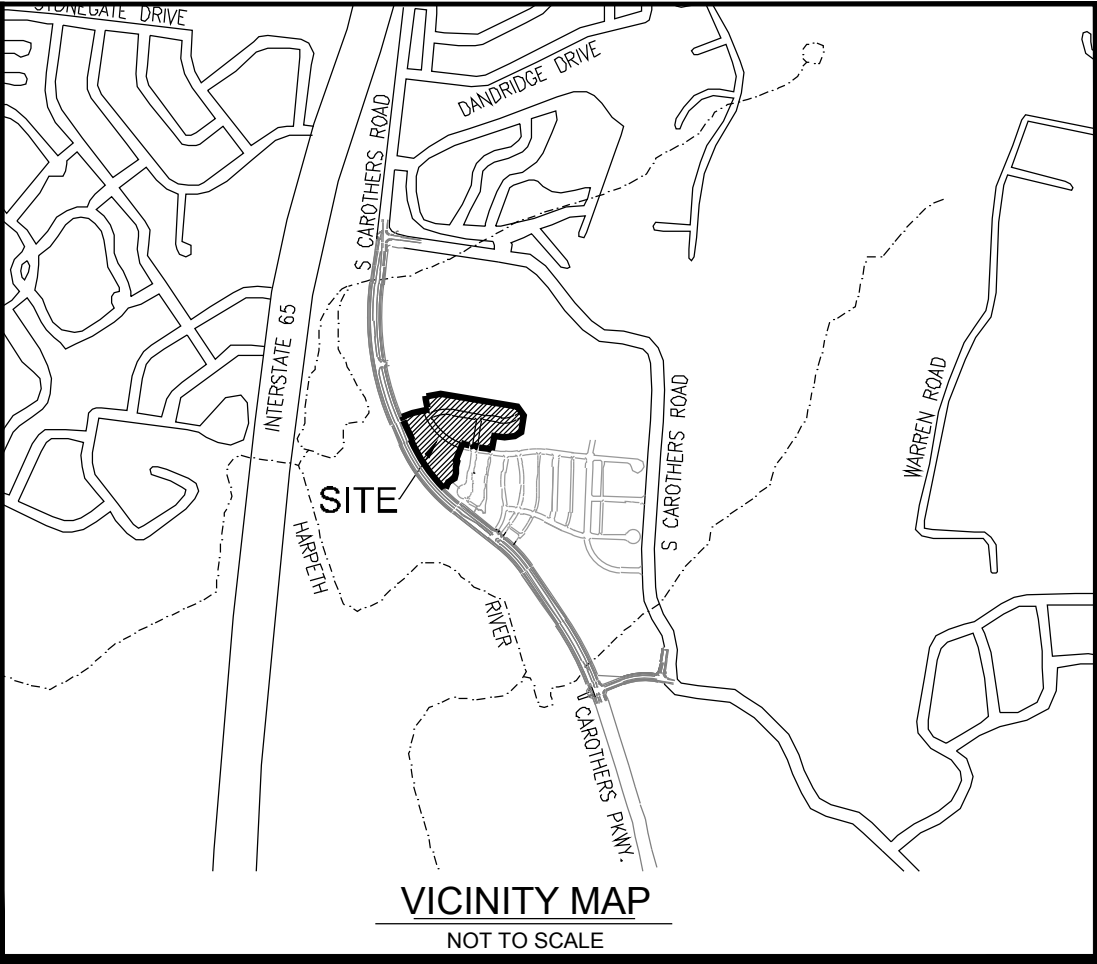
Crescent Lockwood, LLC

227 W. Trade Street, Suite 1000

Charlotte, NC 28202

Phone: 980-321-6270

tkglenn@crecident-resources.com



Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5791, Page 585, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner _____ 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 Approval of Sewer Systems

I hereby certify that:

(1) The sewer system designated in Lockwood Glen PUD Subdivision - Section 7 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department _____ Date _____

City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Lockwood Glen PUD Subdivision - Section 7 has been installed in accordance with City specifications, or

(2) A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

(1) the streets, drainage, and sidewalks designated in Lockwood Glen PUD Subdivision - Section 7 has been installed in accordance with City specifications, or

(2) a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for access, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department _____ Date _____

City of Franklin, Tennessee

LOCKWOOD GLEN PUD
SUBDIVISION - SECTION 7

SHEET 1 OF 3

14th CIVIL DISTRICT

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6047

DATE: 02-08-2016

REVISED: 03-03-2016

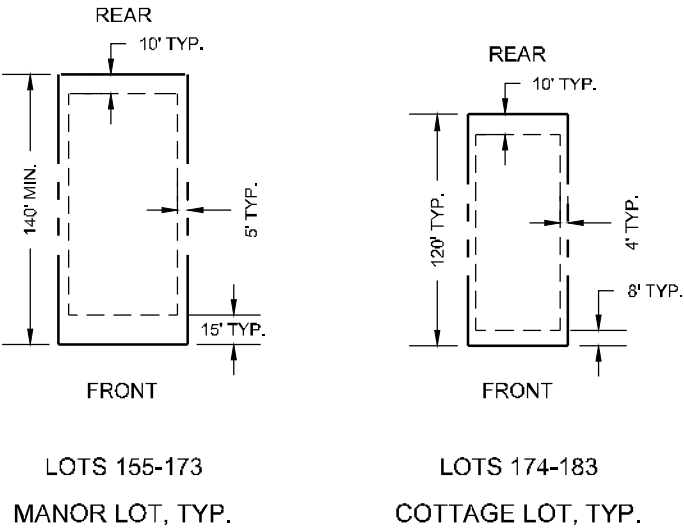


ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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Residential Lot Areas and Landscape Requirements					
Lot #	Square Feet	Acres	ACI	# of Trees	Cal. Inches per Tree
155	10,128	0.233	6	2	3
156	9,361	0.215	6	2	3
157	9,361	0.215	6	2	3
158	10,110	0.232	6	2	3
159	11,839	0.272	6	2	3
160	11,122	0.255	6	2	3
161	12,798	0.294	6	2	3
163	10,003	0.230	6	2	3
164	9,045	0.208	6	2	3
165	9,045	0.208	6	2	3
166	9,045	0.208	6	2	3
167	9,045	0.208	6	2	3
168	9,045	0.208	6	2	3
169	9,045	0.208	6	2	3
170	9,358	0.215	6	2	3
171	10,849	0.249	6	2	3
172	12,009	0.276	6	2	3
173	12,824	0.294	6	2	3
174	6,856	0.157	6	2	3
175	6,185	0.142	6	2	3
176	6,502	0.149	6	2	3
177	6,797	0.156	6	2	3
178	6,768	0.155	6	2	3
179	6,768	0.155	6	2	3
180	6,768	0.155	6	2	3
181	6,768	0.155	6	2	3
182	6,768	0.155	6	2	3
183	6,793	0.156	6	2	3

SETBACK EXHIBIT



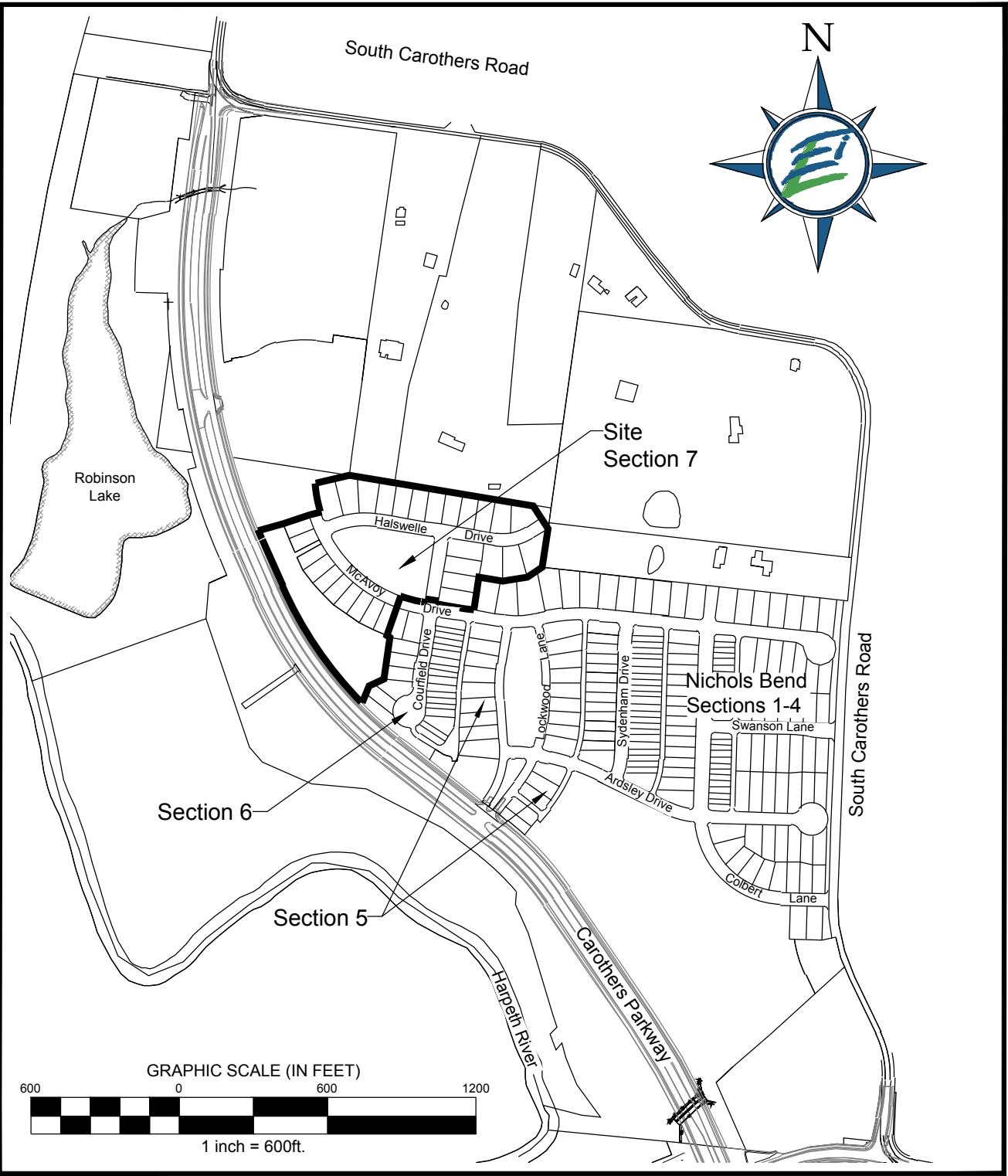
OPEN SPACE TABLE		
DESCRIPTION	SQ. FT.	ACREAGE
162	10,513	0.241
237	120,517	2.767
238	81,760	1.877

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 _____, 2016, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission

Date

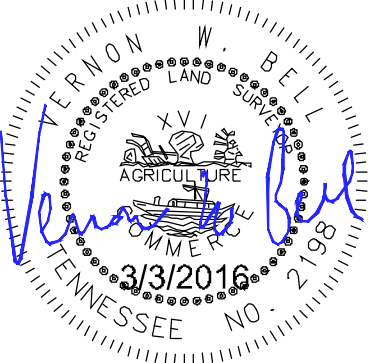


Certificate Of Survey

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

Closure Error 1:15,000

Surveyor Information
Vernon W. Bell
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: bernie.bell@eli-llc.com





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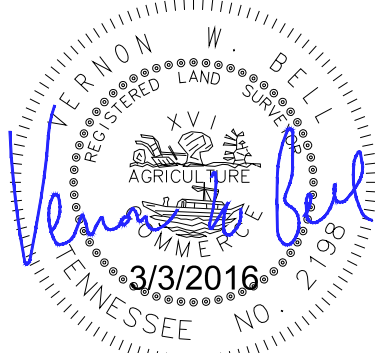
Curve Table				
Curve #	Length	Radius	Chord	Chord
C1	571.56'	1572.02'	N34° 07' 06"W	571.56
C2	39.29'	3025.77'	N23° 14' 56"W	39.29
C3	115.16'	525.00'	N10° 33' 47"W	115.16
C4	20.42'	13.00'	N35° 49' 56"W	20.42
C5	20.76'	13.00'	S54° 55' 38"W	20.76
C6	85.65'	525.00'	N74° 38' 22"W	85.65
C7	533.08'	575.00'	S43° 24' 23"E	533.08
C8	370.79'	525.00'	N49° 43' 57"W	370.79
C9	21.50'	13.00'	N17° 52' 22"E	21.50
C10	178.38'	300.00'	N82° 16' 43"E	178.38
C12	20.39'	13.00'	S35° 45' 36"E	20.39
C14	126.03'	175.00'	S78° 40' 49"W	126.03
C15	211.36'	355.00'	S82° 15' 21"W	211.36
C16	21.41'	13.00'	N67° 36' 47"W	21.41
C17	32.79'	525.00'	N18° 38' 11"W	32.79
C18	56.41'	575.00'	S19° 39' 27"E	56.41
C19	51.29'	575.00'	S25° 01' 23"E	51.29
C20	51.39'	575.00'	S31° 37' 56"E	51.39
C21	51.29'	575.00'	S36° 44' 52"E	51.29
C22	51.29'	575.00'	S41° 51' 29"E	51.29
C23	51.29'	575.00'	S46° 58' 07"E	51.29
C24	51.29'	575.00'	S52° 04' 44"E	51.29
C25	51.29'	575.00'	S57° 11' 22"E	51.29
C26	51.29'	575.00'	S62° 17' 59"E	51.29
C27	51.29'	575.00'	S67° 24' 37"E	51.29
C28	66.61'	355.00'	S70° 34' 29"W	66.61
C29	64.62'	355.00'	S81° 09' 54"W	64.62
C30	64.62'	355.00'	N88° 24' 19"W	64.62
C31	15.51'	355.00'	N81° 56' 21"W	15.51
C33	55.44'	175.00'	N89° 45' 47"W	55.44
C34	70.60'	175.00'	S69° 36' 18"W	70.60
C39	20.45'	13.00'	N54° 14' 24"E	20.45
C40	162.04'	225.00'	N78° 40' 49"E	162.04
C41	33.28'	224.99'	S84° 55' 31"E	33.28
C42	63.41'	225.00'	N82° 45' 48"E	63.41
C43	65.35'	225.00'	N66° 22' 09"E	65.35
C45	28.21'	25.00'	N19° 49' 58"E	28.21
C46	178.17'	60.00'	N72° 34' 27"E	178.17



Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.

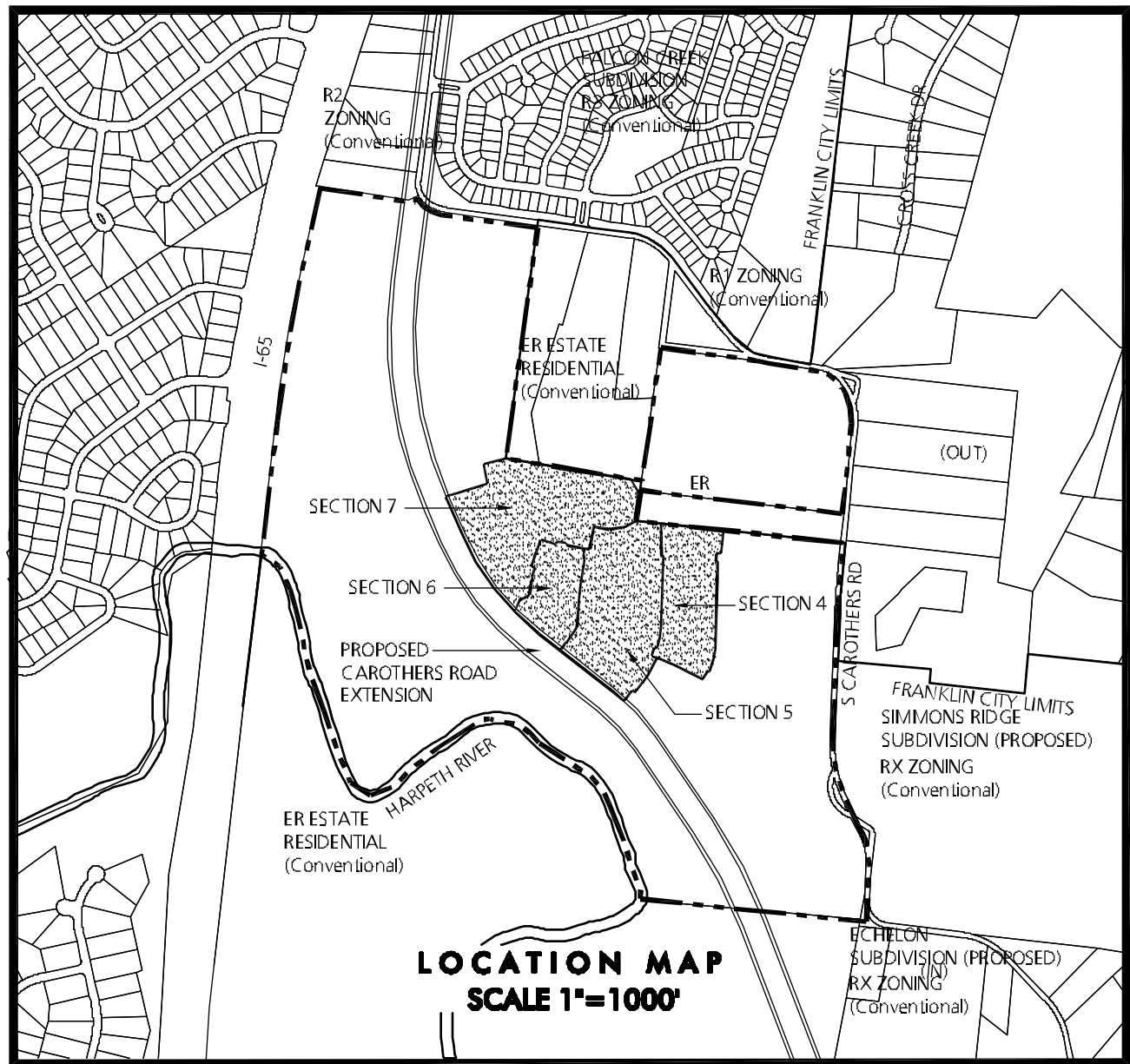
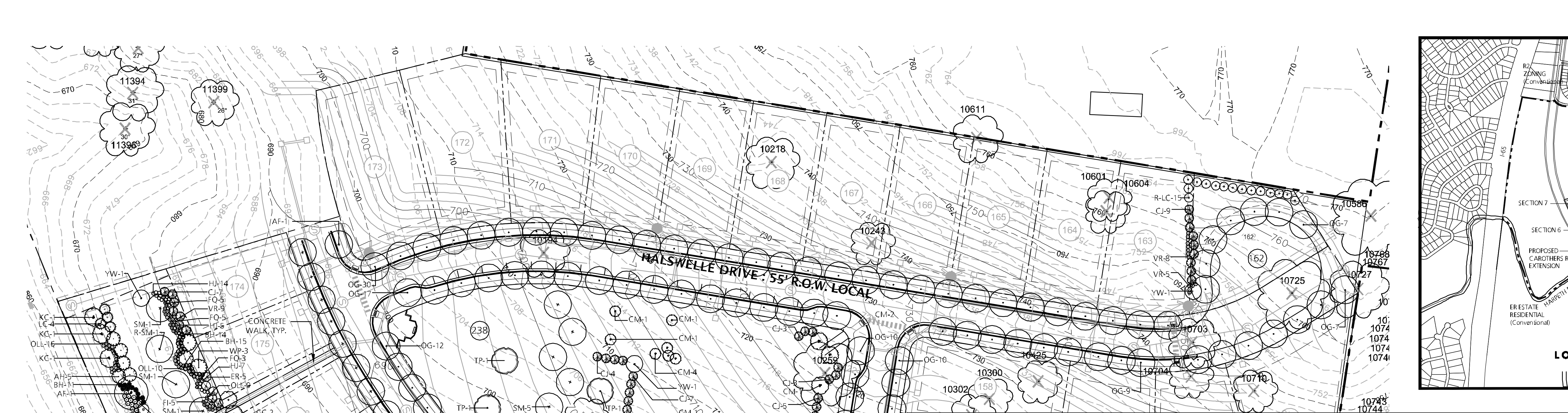
Legend	
	Fire Hydrant
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Proposed Stormwater Inlet
	Concrete Sidewalk
	Lot Number



LOCKWOOD GLEN PUD
SUBDIVISION - SECTION 7
SHEET 3 OF 3

14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6047
DATE: 02-08-2016
REVISED: 03-03-2016

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
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SECTION 7 - Final Plat (REVISED 3.1.16)

STREET TREE PLANT SCHEDULE - SECTION 7						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING
OG	105	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL	DECIDUOUS	25' O.C.
AF	22	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	3" CAL	DECIDUOUS	25' O.C.

OPEN SPACE LOT 162 PLANT SCHEDULE : INFORMAL						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING
TREES EVERGREEN						
CJ	9	CRYPTOMERIA JAPONICA	JAPANESE CRYPTOMERIA	3" CAL	EVERGREEN	8' O.C. MIN
UNDERSTORY TREE						
YW	1	CLADRASTIS KENTUKEA	YELLOWWOOD	2" CAL	DECIDUOUS	AS SHOWN
SHRUBS						
VR	13	VIBURNUM RHYTIDOPHYLLOIDES 'ALLEGHNEY'	ALLEGHNEY VIBURNUM	18-24" HT	EVERGREEN	3' O.C. MIN

OPEN SPACE LOT 237 PLANT SCHEDULE : INFORMAL						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING
CANOPY TREES DECIDUOUS						
R-AE	11	ULMUS CHINENSIS 'ALLEE'	ALLEE ELM	3" CAL	DECIDUOUS	25' O.C.
R-SM	4	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL	DECIDUOUS	AS SHOWN
R-TP	6	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL	DECIDUOUS	AS SHOWN
AF	5	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	3" CAL	DECIDUOUS	25' O.C.
CANOPY TREES EVERGREEN						
R-WP	6	PINUS STROBUS	WHITE PINE	3" CAL	EVERGREEN	15' O.C. MIN
R-LC	38	X. CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	3" CAL	EVERGREEN	8' O.C. MIN
R-CJ	31	CRYPTOMERIA JAPONICA	JAPANESE CRYPTOMERIA	3" CAL	EVERGREEN	8' O.C. MIN
R-ER	21	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	3" CAL	EVERGREEN	8' O.C. MIN
AH	19	ILEX OPACA	AMERICAN HOLLY	3" CAL	EVERGREEN	8' O.C. MIN
LC	23	X. CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	3" CAL	EVERGREEN	8' O.C. MIN
MG	6	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" CAL	EVERGREEN	8' O.C. MIN
UNDERSTORY TREES						
R-CC	1	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL	DECIDUOUS	AS SHOWN
R-YW	2	CLADRASTIS KENTUKEA	YELLOWWOOD	2" CAL	DECIDUOUS	AS SHOWN
YW	4	CLADRASTIS KENTUKEA	YELLOWWOOD	2" CAL	DECIDUOUS	AS SHOWN
KC	7	PRUNUS SERRULATA	KWANZAN FLOWERING CHERRY	2" CAL	DECIDUOUS	AS SHOWN
CC	6	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2" CAL	DECIDUOUS	AS SHOWN
SHRUBS						
PC	26	PYRACANTHA COCCINEA	SCARLET FIRETHORN	18-24" HT	DECIDUOUS	3' O.C. MIN
BH	22	ILEX CRENATA 'BURFORDII NANA'	DWARF BURFORD HOLLY	18-24" HT	EVERGREEN	3' O.C. MIN
OLL	64	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	18-24" HT	EVERGREEN	3' O.C. MIN

100' TYPE 'A' BUFFER WITHIN OPEN SPACE LOT 237 PLANT SCHEDULE : INFORMAL						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING
CANOPY TREES DECIDUOUS						
SM	14	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CAL	DECIDUOUS	AS SHOWN
CANOPY TREES EVERGREEN						
ER	29	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	2" CAL	EVERGREEN	8' O.C. MIN
WP	21	PINUS STROBUS	WHITE PINE	2" CAL	EVERGREEN	15' O.C. MIN
CJ	37	CRYPTOMERIA JAPONICA	JAPANESE CRYPTOMERIA	2" CAL	EVERGREEN	8' O.C. MIN
SHRUBS						
HJ	129	JUNIPERUS CHINENSIS 'PFITZERIANA GLAUCA'	BLUE PFITZER JUNIPER	18-24" HT	EVERGREEN	3' O.C. MIN
VR	96	VIBURNUM RHYTIDOPHYLLOIDES 'ALLEGHNEY'	ALLEGHNEY VIBURNUM	18-24" HT	EVERGREEN	3' O.C. MIN
BH	128	ILEX CRENATA 'BURFORDII NANA'	DWARF BURFORD HOLLY	18-24" HT	EVERGREEN	3' O.C. MIN
OLL	75	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	18-24" HT	EVERGREEN	3' O.C. MIN
FI	46	FORSYTHIA INTERMEDIA	BORDER FORSYTHIA	18-24" HT	DECIDUOUS	AS SHOWN
FQ	54	CHAENOMELES SPECIOSA 'PINK STORM'	PINK STORM FLOWERING QUINCE	18-24" HT	DECIDUOUS	AS SHOWN

OPEN SPACE LOT 238 PLANT SCHEDULE : FORMAL						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING
CANOPY TREES DECIDUOUS						
R-OG	8	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL	DECIDUOUS	40' O.C.
R-TP	2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL	DECIDUOUS	AS SHOWN
SM	6	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL	DECIDUOUS	AS SHOWN
TP	5	LIRIODENDRON TULIPIFERA	TULIP POPLAR	3" CAL	DECIDUOUS	AS SHOWN
CANOPY TREES EVERGREEN						
CJ	44	CRYPTOMERIA JAPONICA	JAPANESE CRYPTOMERIA	3" CAL	EVERGREEN	8' O.C. MIN
UNDERSTORY TREES						
CM	15	LAGERSTROEMIA INDICA	CRAPE MYRTLE	2" CAL	DECIDUOUS	AS SHOWN
YW	2	CLADRASTIS KENTUKEA	YELLOWWOOD	2" CAL	DECIDUOUS	AS SHOWN
SHRUBS						
BH	119	ILEX CRENATA 'BURFORDII NANA'	DWARF BURFORD HOLLY	18-24" HT	EVERGREEN	3' O.C. MIN
OLL	17	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	18-24" HT	EVERGREEN	3' O.C. MIN

LEGEND:	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PRESERVED EXISTING CANOPY
	TREE PROTECTION FENCE

PLANT LEGEND

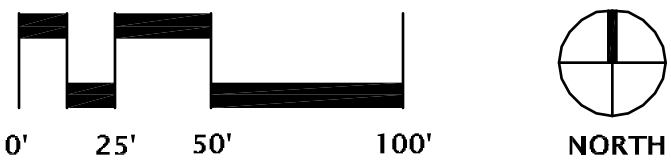
	OCTOBER GLORY RED MAPLE		WHITE PINE		DWARF BURFORD HOLLY
	SCARLET FIRETHORN		AMERICAN HOLLY / SOUTHERN MAGNOLIA		BORDER FORSYTHIA / FLOWERING QUINCE
	TULIP POPLAR		LEYLAND CYPRESS		DWARF BURFORD HOLLY
	AUTUMN FLAME RED MAPLE / GREEN MOUNTAIN SUGAR MAPLE		JAPANESE CRYPTOMERIA		BLUE PFITZER JUNIPER
			EASTERN RED CEDAR		ALLEGHNEY VIBURNUM
			LEYLAND CYPRESS - REPLACEMENT		OTTO LUYKEN LAUREL
			ALLEE ELM		
			FOREST PANSY REDBUD		
			KWANZAN CHERRY		
			YELLOWWOOD		

ENGINEERING PROVIDED BY:
MICHAEL RAY
ENERGY LAND & INFRASTRUCTURE, LLC
1420 DONELSON PIKE, STE A-12
NASHVILLE, TN, 37217
(615) 360-8440
michael.ray@eli-llc.com

DEVELOPER:
CHRIS PASCARELLA
CRESCENT LOCKWOOD, LLC
205 POWELL AVENUE
BRENTWOOD, TN 37027
(615) 312-8242
kpascarella@pearlstreetpartners.com

APPLICANT:
JOHN HAAS
EDGE
210 12TH AVE. SOUTH
SUITE 202
NASHVILLE TN, 37203
(615) 250-8154
jhaas@edgela.com

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EDGE
LANDSCAPE ARCHITECTURE
210 Twelfth Avenue South
Suite 202
Nashville, Tennessee 37203
P 615-250-8154
F 615-250-8155

ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A-12 • NASHVILLE, TN 37217
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CONSULTANTS



SEAL

NICHOLS BEND PUD SUBDIVISION
SITE PLAN - SECTIONS 4-7
(LOCKWOOD GLEN)
C.O.F. #2980
FRANKLIN, TN

PROJECT TITLE

CRESCENT
LOCKWOOD LLC.
FRANKLIN, TN.

CLIENT

PROJECT NO.	14001
Date	2/10/14
Revisions	
1	03/06/14 COF DRT COMMENTS
2	04/04/14 POST PC CONDITIONS

Sheet Title

SECTION 7
LANDSCAPE PLAN

Sheet Number

L 2.05