

LEGEND

- Iron Pin (Set) With Cap Stamped "TWM INC"
Iron Pin (Found) as noted
Catch Basin
Fire Hydrant
Water Line
Water Meter
P.U.D.E. Public Utility & Drainage Easement
M.B.S.L. Minimum Building Setback Line (Residential)
Typical
Critical Lot (see General Note 7)
Subdivision Section Line
Adjoiner Parcel Line
Street Address

WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT NOTES

- Designated sewage disposal areas platted in accordance with acceptable soil areas field mapped by Lonnie Norrod, private consulting soil scientist, on October 11, 2018 and November 3, 2018, and revised on January 3, 2019.
Public water supply available upon request to H.B.&T.S. Utility District.
Any cutting, filling, compaction or disturbance from their natural state, of the soil areas reserved for sewage disposal shall result in revocation of the lot approval.
All septic systems must be installed by an installer licensed by Williamson County to construct alternative or conventional septic systems.
No bathing fixtures exceeding standard capacity (30 US gallons), including but not limited to, oversized bathtubs, spa-tubs, hot-tubs, whirlpools, or jacuzzies, etc., shall be allowed unless specifically approved by the Department of Sewage Disposal Management.
No utilities (i.e. gas, water, or electric) or their easements, above or below ground, shall be allowed to encroach within 10 feet of the boundaries of the soil areas reserved for sewage disposal.
Curtain/interceptor/drawdown drains may be required on any or all lots.
No cutting, filling, compaction or any disturbance of the areas reserved for sewage disposal shall be permitted.
The limits of all excavations greater than 18 inches in depth, made for the purpose of house construction (or any other type of building construction), shall be kept 25 feet or more away from the platted or designated sewage disposal areas.
The limits of all excavations, made for the purpose of house construction (or any other type of building construction), shall be kept within the confines of the platted building envelope.
All parts of the house and any of its related appendages (including, but not limited to detached garages, porches, decks, sidewalks, driveways, parking area, utilities, etc.) shall strictly adhere to the minimum setback requirements from the subsurface sewage disposal system areas as outlined in Section 13 of the Regulations Governing On-Site Sewage Disposal Systems, adopted May 16, 2000, and effective October 1, 2000.
No construction of patios, swimming pools, accessory buildings, etc. shall be allowed on any lot served by a subsurface sewage disposal system, unless approved by the Department of Sewage Disposal Management.
Water services lines must be separated from sewage disposal areas or platted disposal field areas by a minimum of 10 feet.
All plumbing fixtures to be of the water conservative type, including low volume flush toilets (4 quarts or less), 1.5 to 2.0 gallons per minute shower heads, and faucet aerators.
No water source, wells or springs are to be drilled or constructed within 50 feet of any portion or component of the septic system or the designated or platted sewage disposal field areas.
Prior to installation, the location of the well, spring, cistern or private water source must be approved by the Department of Williamson County Sewage Disposal Management.
Location of well, spring, cistern or private water source must be a minimum of 50 ft. away from any sewage disposal area, including those located upon adjacent lots.
Exact location of the water source (ie: well, cistern, spring or private water source) must be field located by a surveyor or engineer on a copy of this plot and submitted to the Department of Williamson County Sewage Disposal Management for review and record keeping purposes.
All platted sewage disposal areas shall be field-staked by a licensed surveyor and fenced off, to protect the areas from all construction traffic, by the property owner or building contractor.
Curtain, interceptor and draw-down drains shall be required on all lots.
SSDS components crossing utilities (and their related easements) in addition to driveways, access easements, etc.
Waterway Natural Areas (designated as WNA) exist on all intermittent or perennial stream waterways as defined in the Williamson County Storm Water Management Regulations.

GENERAL NOTES

ARTICLE 13 RESOURCE PROTECTION NOTE:

SPECIAL UTILITY NOTE

- This property has been reviewed for the existence of intermittent and perennial streams.
This site has been reviewed for the presence of steep slopes, hilltops and ridgetops, slippage soils, and Karst features.
Survey analysis has determined that the possible closed depression shown on the soil map has been determined to have positive drainage and therefore, not a closed depression.
Within the Waterway Natural Area, there shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Williamson County Engineering Department.
The site has been reviewed and analyzed for woodland and tree protection.
The site has been reviewed for the presence of historic and cultural resources.

ARTICLE 19 FLOOD HAZARD NOTE:

- The site has been reviewed for Special Flood Hazard Areas and Wetland Areas.

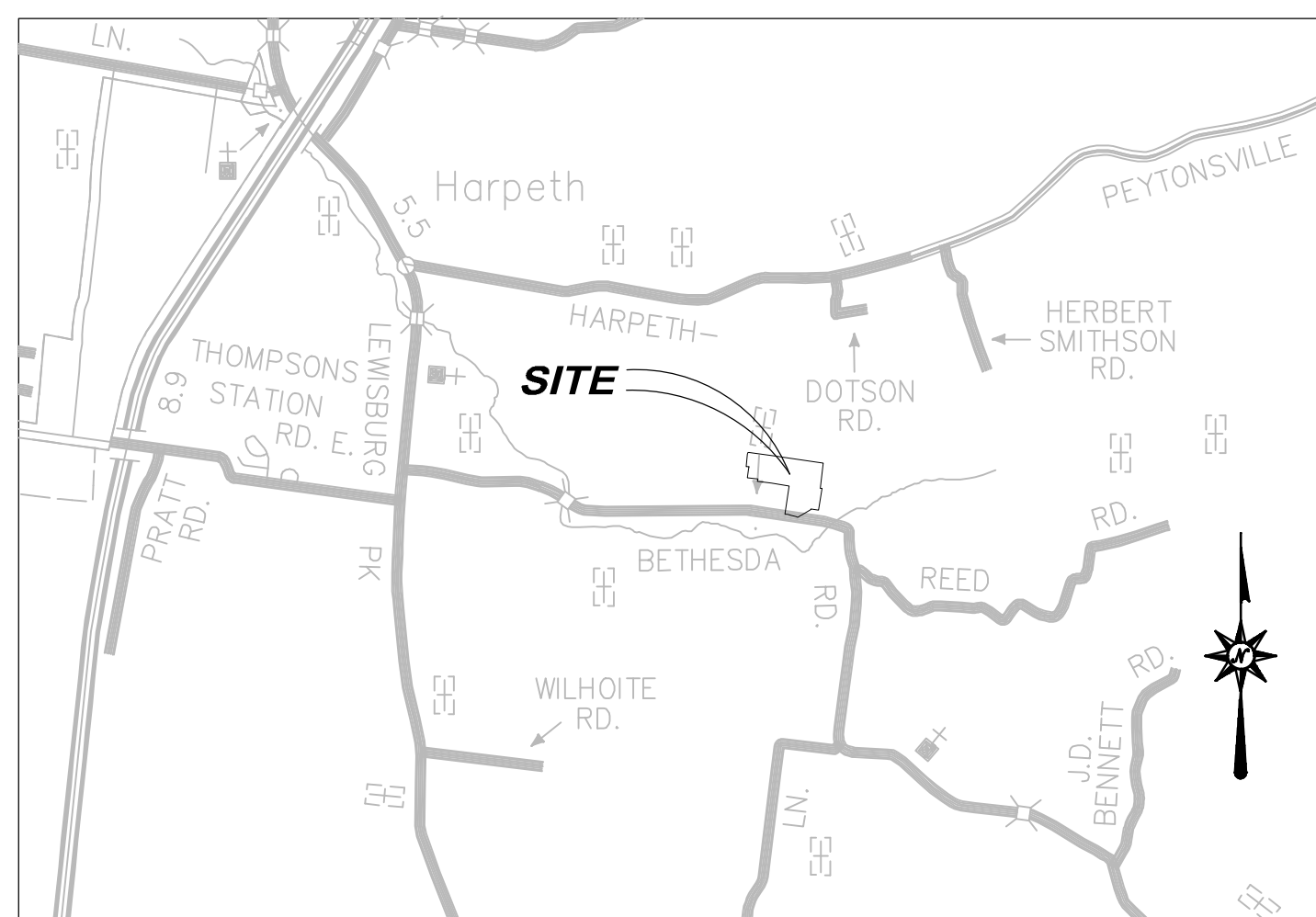
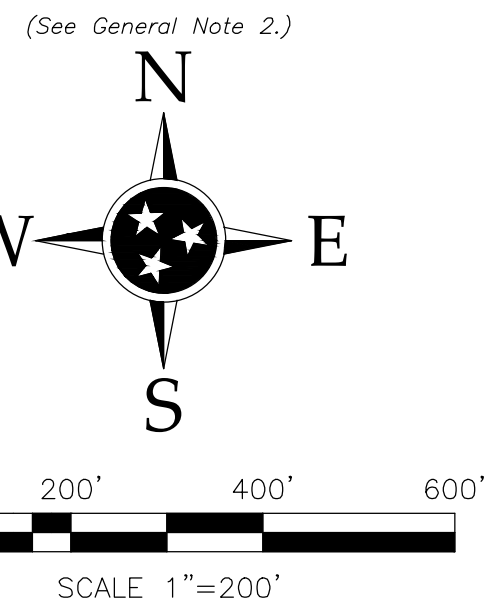
This surveyor has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others.

PROPERTY MAP REFERENCE

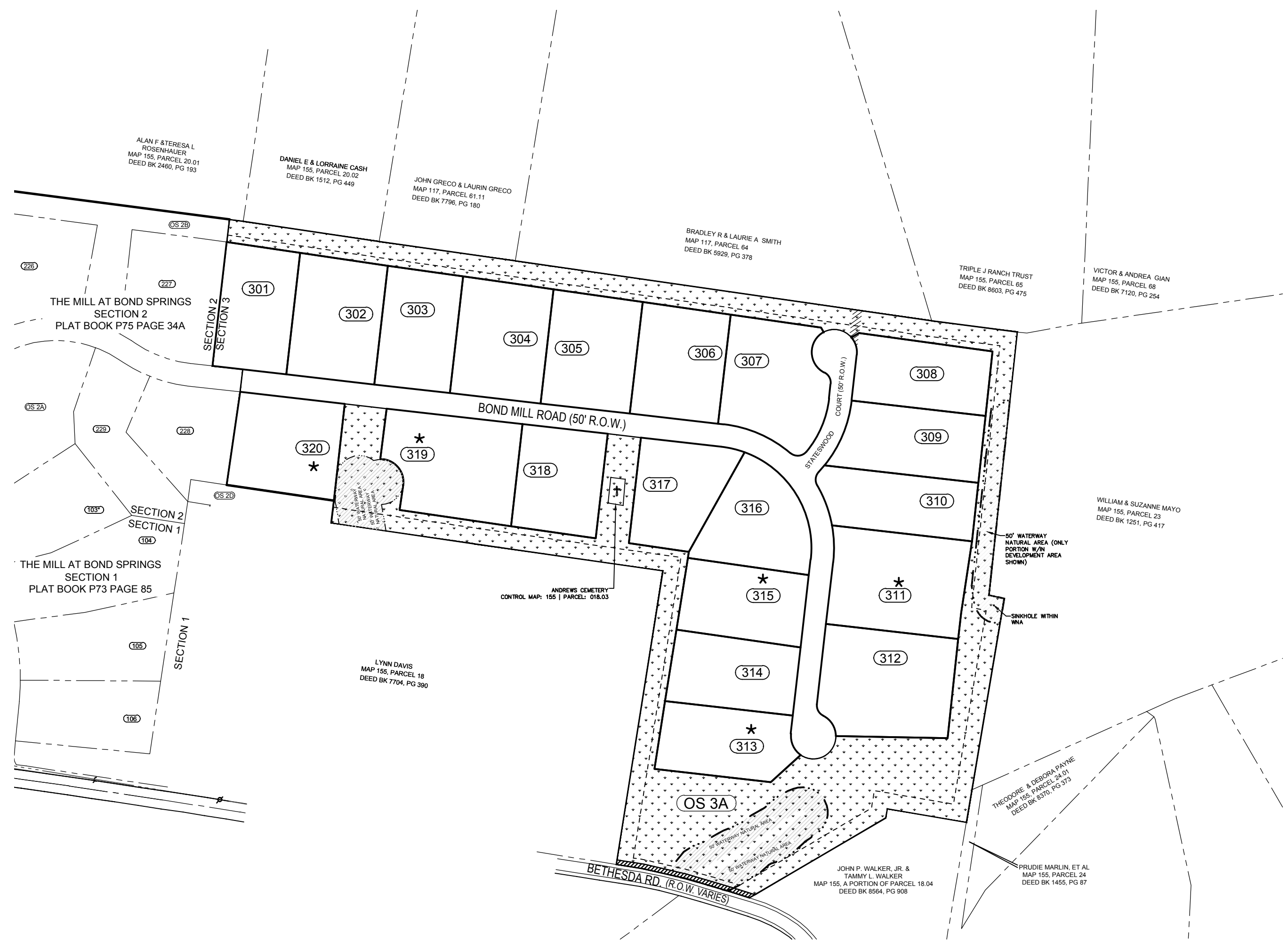
Subject Property is Parcel Number 018.04 as shown on Williamson County Property Map No. 155.

DEED REFERENCE

Being the same property conveyed to BETHESDA ROAD, LLC by Warranty Deed of record in Book 7704, page 393, Register's Office for Williamson County, Tennessee.



VICINITY MAP Not to Scale



LOT AREA TABLE

Table with 3 columns: LOT #, AREA (SF)±, AREA (AC)±. Lists lots 301 through 319 and a total area of 992,570 SF (22.785 AC).

RIGHT OF WAY - AREA TABLE

Table with 3 columns: AREA (SF)±, AREA (AC)±. Lists areas for OS 3A and a total area of 121,659 SF (2.793 AC).

OPEN SPACE AREA TABLE

Table with 3 columns: OPEN SPACE #, AREA (SF)±, AREA (AC)±. Lists OS 3A with an area of 410,532 SF (9.425 AC).

Section 3 Total Acreage = 35.004 Acres ±

CERTIFICATE OF APPROVAL OF STREETS

I hereby certify: (1) that all streets designated on this Final Subdivision Plat have been installed in an acceptable manner and according to Williamson County Roadway and Drainage Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: 01/26/2022 County Engineer
Date: 01/26/2022 County Road Superintendent

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled The Mill at Bond Springs - Section 3 have been installed in accordance with current local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

Date: 01/26/2022 Water System Name, Title, and Agency of Authorized Approving Agent

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein as evidenced in book number 8681, page 386, R.O.W.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations.

Date: 01/26/2022 FRANKLIN LAND COMPANY, LLC

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein is a true and correct survey to the accuracy required by the Williamson County, Tennessee Regional Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the County Engineer.

Date: 01/26/2022 Kenneth R. Shreve, R.L.S. 2298

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Williamson County Subdivision Regulations for Williamson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

Date: 01/26/2022 Secretary, Planning Commission

CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEMS WITH RESTRICTIONS

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structure and plans for the subsurface sewage disposal system shall be approved by the local health authority.

Date: 01/26/2022 Local Health Authority

CERTIFICATE OF ADDRESSES

I do hereby certify that the addresses denoted on this final plat are those assigned by Department of Information Technology (IT).

Date: 01/26/2022 IT Department

CERTIFICATION OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency (EMA).

Date: 01/26/2022 EMA Department or Authorized If Representative

Table with 2 columns: FIELD/PROPERTY INFORMATION, VALUE. Includes Developer/Owner: Franklin Land Company, LLC, Parcel Address: 7105 Crossroads Blvd. Ste. 104, Parcel Acreage: 35.004 Acres, Zoning: RD-1, Recorded Deed: Deed Book 8681, Page 386 R.O.W.C.

Recorder's Information section including Franklin County Seal, Ken Shreve, PLS, CFS, and TWM Consulting Engineering logo.

Final Plat section including 'THE MILL AT BOND SPRINGS SECTION 3', 'ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE', and project details: PROJECT #: 200243D, DATE: August 31, 2021, SCALE: 1"=200', SHEET: 1 of 2.

CURVE TABLE						
CURVE #	CHORD BEARING	CHORD DISTANCE (FT)	ARC LENGTH (FT)	RADIUS (FT)	EXTERNAL TANGENT (FT)	DELTA
C1	N66°32'24"W	160.43	162.80	275.00	83.86	33°55'08"
C2	S85°02'46"W	35.59	39.60	25.00	25.33	90°44'49"
C3	S23°05'11"W	128.45	130.27	225.00	67.02	33°10'19"
C4	S28°45'50"E	28.87	30.77	25.00	17.68	70°31'44"
C5	S00°53'34"E	89.21	110.19	50.00	98.71	126°16'16"
C6	N79°09'41"W	62.38	67.36	50.00	39.91	77°11'31"
C7	N17°01'57"W	39.93	41.07	50.00	21.77	47°03'57"
C8	N22°43'29"E	155.03	157.16	275.00	80.79	32°44'35"
C9	N06°30'02"E	29.86	32.01	25.00	18.62	73°21'12"
C10	N20°19'11"W	94.15	94.62	275.00	47.78	19°42'47"
C11	N01°58'53"W	81.12	81.42	275.00	41.01	16°57'48"
C12	N28°45'50"W	28.87	30.77	25.00	17.68	70°31'44"
C13	N32°17'18"W	52.61	55.40	50.00	30.93	63°28'47"
C14	S61°30'02"W	88.34	108.30	50.00	94.23	124°05'54"
C15	S24°58'30"E	52.21	54.93	50.00	30.61	62°57'02"
C16	S31°40'43"E	278.15	299.86	225.00	176.92	76°21'30"
C17	S76°40'43"E	53.44	53.57	225.00	26.91	13°38'30"
C18	N37°16'15"W	71.41	79.53	50.00	51.00	91°08'10"

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
301	GROUND	883.0	876.5	872.5	878.0	874.5
	INVERT	880.0	873.5	872.5	875.0	874.5
	DEPTH	3"	3"	0"	3"	0"

INTERCEPTOR DRAIN TABLE - AREA A						
LOT #	ELEV	A	B	C	D	E
302	GROUND	896.0	890.0	884.0	887.0	883.0
	INVERT	893.0	887.0	884.0	884.0	883.0
	DEPTH	3"	3"	0"	3"	0"

INTERCEPTOR DRAIN TABLE - AREA B						
LOT #	ELEV	A	B	C	D	E
303	GROUND	890.5	881.5	878.0	885.5	882.0
	INVERT	887.5	878.5	878.0	882.5	882.0
	DEPTH	3"	3"	0"	3"	0"

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
304	GROUND	899.0	890.0	884.0	892.0	888.0
	INVERT	896.0	887.0	884.0	889.0	888.0
	DEPTH	3"	3"	0"	3"	0"

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
305	GROUND	911.0	896.0	892.5	896.0	890.0
	INVERT	908.0	893.0	892.5	893.0	890.0
	DEPTH	3"	3"	0"	3"	0"

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
306	GROUND	909.5	892.2	887.0	902.0	898.0
	INVERT	906.5	892.2	887.0	899.0	898.0
	DEPTH	3"	3"	0"	3"	0"

INTERCEPTOR DRAIN TABLE - AREA A						
LOT #	ELEV	A	B	C	D	E
307	GROUND	897.3	895.7	887.6	883.0	889.0
	INVERT	893.3	892.7	884.6	883.0	886.0
	DEPTH	3"	3"	0"	3"	0"

INTERCEPTOR DRAIN TABLE - AREA B						
LOT #	ELEV	A	B	C	D	E
308	GROUND	893.0	899.0	894.1	892.0	898.5
	INVERT	883.0	888.0	881.1	889.0	888.5
	DEPTH	0"	3"	3"	3"	0"

INTERCEPTOR DRAIN TABLE - AREA A						
LOT #	ELEV	A	B	C	D	E
309	GROUND	892.3	898.5	886.0	889.5	886.0
	INVERT	890.0	888.0	886.0	887.0	886.0
	DEPTH	2.5"	2.5"	0"	2.5"	0"

INTERCEPTOR DRAIN TABLE - AREA B						
LOT #	ELEV	A	B	C	D	E
310	GROUND	896.9	896.4	892.5	890.0	
	INVERT	893.9	893.3	892.5	890.0	
	DEPTH	3"	3.3"	0"	0"	

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
311	GROUND	883.2	884.0	880.2	880.0	878.3
	INVERT	880.2	881.0	877.2	878.3	876.1
	DEPTH	3"	3"	3.2"	0"	5.4"

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
312	GROUND	876.3	875.1	873.1	875.8	875.0
	INVERT	873.8	872.6	870.6	873.1	869.4
	DEPTH	2.5"	2.5"	2.5"	2.7"	5.6"

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
313	GROUND	875.2	874.5	869.8	869.3	870.7
	INVERT	872.2	873.5	865.8	869.3	870.7
	DEPTH	3"	3.4"	3"	0"	3"

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L1	S82°32'51"E	30.64
L2	S77°35'21"E	34.93
L3	S09°37'02"W	20.45
L4	N72°18'54"W	48.51
L5	N73°33'50"W	108.34
L6	N76°55'58"W	96.93
L7	N80°59'20"W	60.79
L8	N06°30'02"E	50.00
L9	N07°27'09"E	50.00
L10	S27°45'26"E	11.71
L11	N59°39'04"E	19.92
L12	N08°17'50"E	55.29
L13	N82°50'21"W	7.29
L14	N07°09'39"E	112.51
L15	N06°30'04"E	101.59
L16	N41°08'12"E	19.58
L17	S06°30'02"W	31.59

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
314	GROUND	871.5	869.0	865.0	862.5	863.5
	INVERT	868.5	866.0	863.0	862.5	864.0
	DEPTH	3"	3"	3"	0"	3"

INTERCEPTOR DRAIN TABLE - AREA A						
LOT #	ELEV	A	B	C	D	E
315	GROUND	863.0	862.0	860.4	856.8	859.0
	INVERT	860.0	859.0	857.4	856.8	856.4
	DEPTH	3"	3"	3"	0"	3"

INTERCEPTOR DRAIN TABLE - AREA B						
LOT #	ELEV	A	B	C	D	E
316	GROUND	865.5	865.0	863.0	864.0	862.5
	INVERT	862.5	862.0	860.0	861.0	859.5
	DEPTH	3"	3"	3"	3"	3"

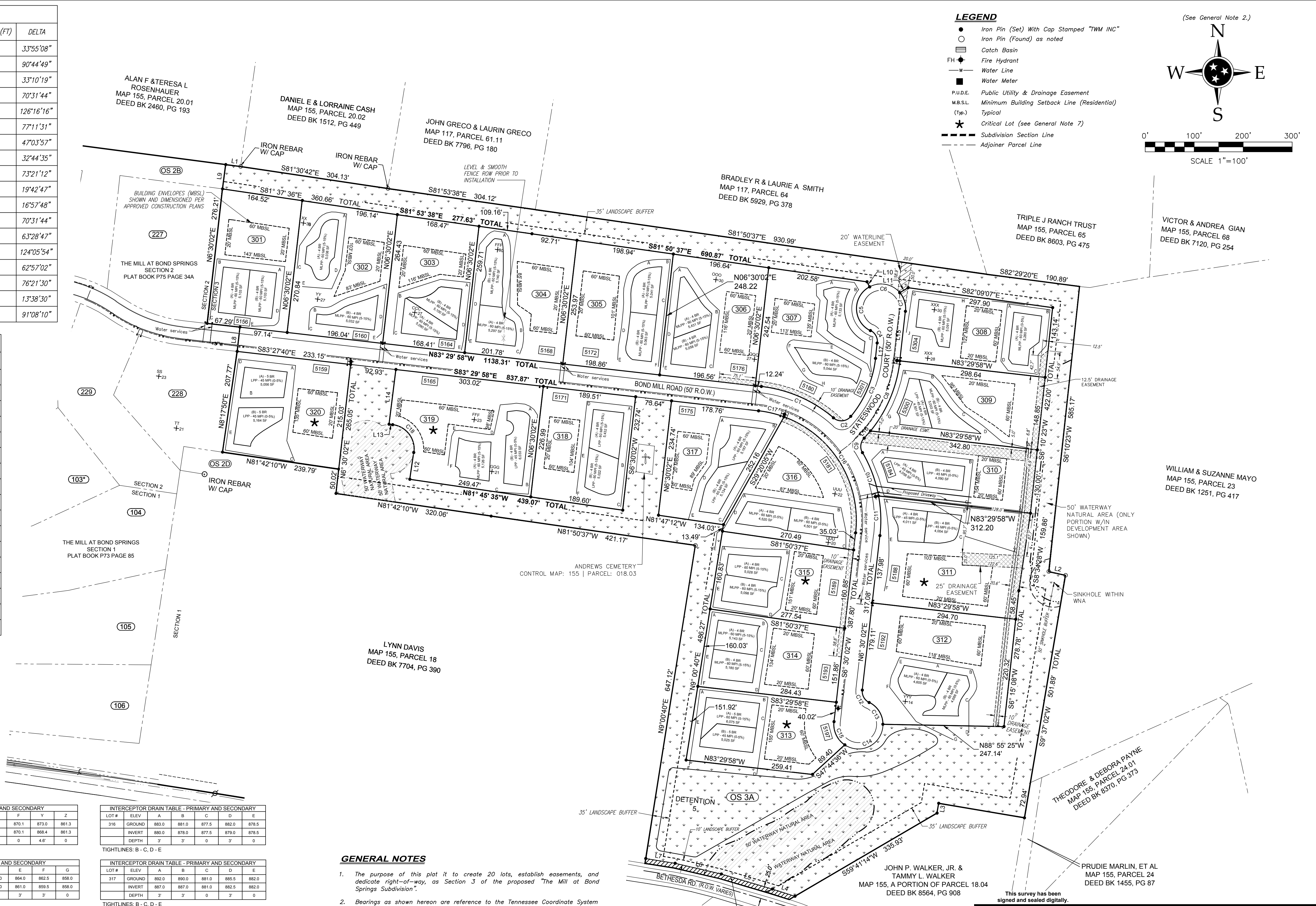
INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
317	GROUND	862.0	861.0	859.0	862.0	860.0
	INVERT	857.0	857.0	855.0	862.0	860.0
	DEPTH	3"	3"	3"	3"	3"

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
318	GROUND	867.5	867.0	865.0	862.5	863.5
	INVERT	864.5	864.0	862.0	862.5	864.0
	DEPTH	3"	3"	3"	0"	3"

INTERCEPTOR DRAIN TABLE - AREA A						
LOT #	ELEV	A	B	C	D	E
319	GROUND	867.9	868.0	865.5	861.3	876.9
	INVERT	864.9	864.0	863.0	861.3	872.8
	DEPTH	3"	3"	3"	0"	3"

INTERCEPTOR DRAIN TABLE - AREA B						
LOT #	ELEV	A	B	C	D	E
320	GROUND	873.0	866.0	862.0	871.3	866.0
	INVERT	870.0	863.0	862.0	866.0	863.0
	DEPTH	3"	3"	0"	3"	3"

INTERCEPTOR DRAIN TABLE - PRIMARY AND SECONDARY						
LOT #	ELEV	A	B	C	D	E
321	GROUND	878.2	877.9	872.8	869.3	873.7
	INVERT	875.2	874.5	869.8	869.3	870.7
	DEPTH	3"	3.4"	3"	0"	3"



LEGEND

- Iron Pin (Set) With Cap Stamped "TWM INC"
- Iron Pin (Found) as noted
- Catch Basin
- Fire Hydrant
- Water Line
- Water Meter
- P.U.D.E. Public Utility & Drainage Easement
- M.B.S.L. Minimum Building Setback Line (Residential)
- (Typ) Typical
- Critical Lot (see General Note 7)
- Subdivision Section Line
- Adjoinder Parcel Line

(See General Note 2.)

North Arrow and Scale: 1" = 100'

- GENERAL NOTES**
- The purpose of this plat is to create 20 lots, establish easements, and dedicate right-of-way, as Section 3 of the proposed The Mill at Bond Springs Subdivision.
 - Bearings as shown hereon are reference to the Tennessee Coordinate System of 1983.
 - By scaled map location and graphic plotting only, this property lies within Flood Zones "X", as designated on current Federal Emergency Management Agency Map No. 47187C0365F, with an effective date of September 29, 2006, which makes up a part of the National Flood Insurance Administration Report Community No. 470204, Panel No. 0365, 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 500-Year Flood Plain.
 - Subject property is currently zoned "RD-1" (Rural Development 1).
 - No title report has been furnished. Therefore, this survey is subject to the findings of an accurate title search.
 - This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category 1 Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.
 - Critical Lots are denoted with (*). Engineered site plans will need to be provided for these lots, due to the presence of 15-25% slopes.

FINAL PLAT
MAP 155 - PARCEL 018.04
THE MILL AT BOND SPRINGS SECTION 3

ELEVENTH CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE.

PREPARED FOR: PROJECT #: 200243D
DEVELOPER/OWNER: BETHESDA ROAD, LLC
8119 ISABELLA LANE, SUITE 105 BRENTWOOD, TN 37027
DATE: August 31, 2021
SCALE: 1" = 100' SHEET 2 of 2

Ken Shreeve, PLS, CFS
TWM CONSULTING ENGINEERING GEOSPATIAL SERVICES
504 Autumn Springs Ct., Ste. B-14 Franklin, TN 37067 (615) 814-7414