

- Variance Requests (Approved March 13, 2014):
1. A variance to reduce the Right of Way Width to 40 feet on all roads of this phase.
  2. A variance to reduce the speed limit for Heirloom Boulevard to 25 mph to allow for appropriate horizontal curve radius.
  3. A variance to reduce the speed limit for Highland Rim Court (Proposed Road 'B') to 25 mph to allow for appropriate horizontal curve radius.
  4. A variance to reduce the speed limit for Calendula Lane (Proposed Road 'C') to 20 mph to allow for appropriate horizontal curve radius.
  5. A variance to reduce the speed limit for Wolfsbane Lane (Proposed Road 'E') to 20 mph to allow for appropriate horizontal curve radius.
  6. A variance to reduce the speed limit for Drosera Circle (Proposed Road 'F') to 20 mph to allow for appropriate horizontal curve radius.
  7. All roads shown are to be private roads.

02/03/2015 - 10:46 AM  
15003714  
DIGITAL PLAT  
BATCH 370105  
PLAT BOOK: P61  
PAGE: 36  
REC FEE 16.00  
DP FEE 7.00  
TOTAL 23.00  
STATE OF TENNESSEE WILLIAMSON COUNTY  
REGISTERED LAND

Open Space 4  
1.81 Acres  
78,820.76 Sq Ft

Phase 1,  
Section 1

Phase 3,  
Section 5

Scale 1" = 100'

97 SINGLE FAMILY LOTS PROPOSED

AREA:

Open Space	33.44 Acres (1,456,722.94 S.F.)
R.O.W.	7.40 Acres (322,349.15 S.F.)
Lots	54.47 Acres (2,372,762.11 S.F.)

Phase 4 Area = 95.31 Acres (4,151,834.20 S.F.)

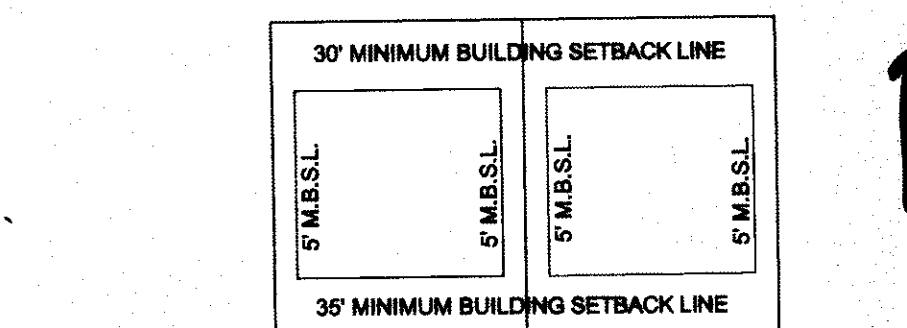
R.O.W. Dedication Table

Street Name	Square Feet	Acres	Linear Feet
Heirloom Blvd	120,047.79	2.75	3,006.29
Highland Rim Court	33,068.88	0.76	669.29
Calendula Lane	49,507.53	1.14	1,241.12
Shortleaf Court	20,560.34	0.47	358.63
Wolfsbane Lane	63,166.08	1.45	1,411.50
Drosera Circle	35,990.53	0.83	905.02
TOTAL	322,349.15	7.40	6,543.21

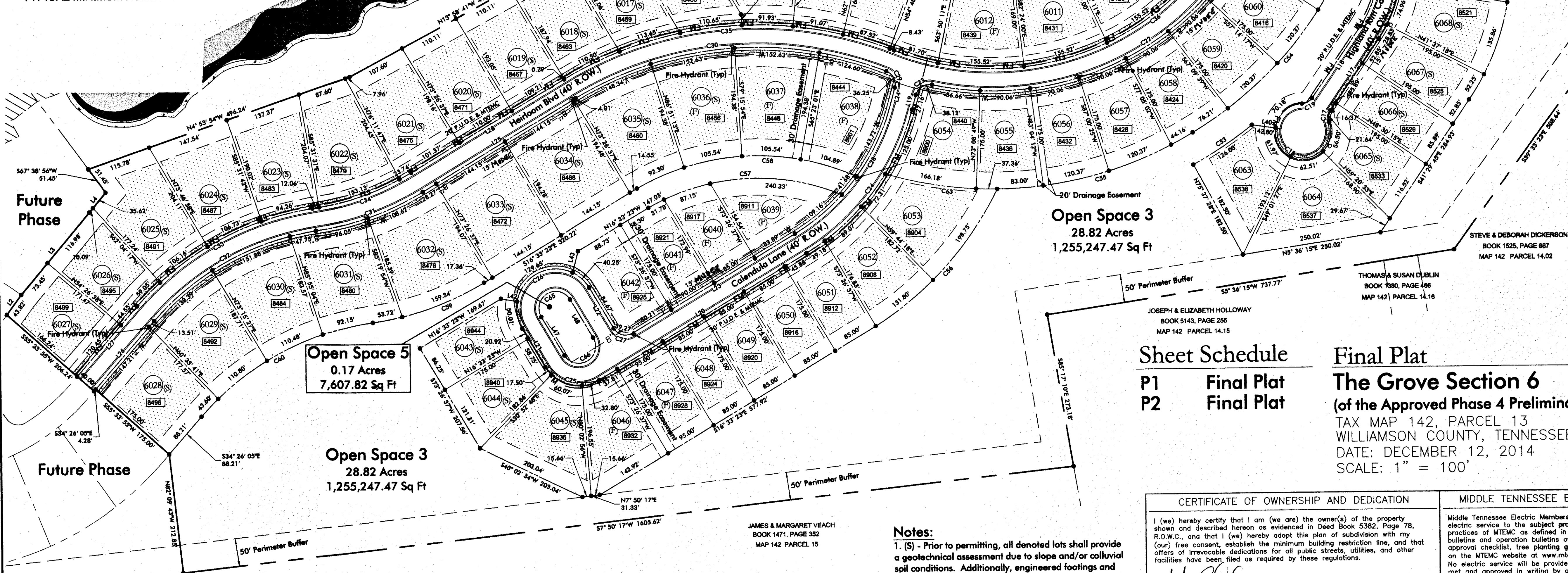
Open Space Table

Open Space	Square Feet	Acres
1	84,215.50	1.93
2	30,731.39	0.71
3	1,255,247.47	28.82
4	78,820.76	1.81
5	7,607.82	0.17
TOTAL	1,456,722.94	33.44

- GENERAL NOTES:
1. THIS SURVEY MEETS THE REQUIREMENTS FOR A CATEGORY I SURVEY FOR URBAN AND SUBURBAN PROPERTY AS PER CHAPTER 080-03-05 OF THE STANDARDS OF PRACTICE AS ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS FOR THE STATE OF TENNESSEE, HAVING A LINEAR ERROR OF CLOSURE NOT EXCEEDING 1" PER 10,000 FT. OF PERIMETER OF LAND AND IS TRUE AND CORRECT.
  2. ALL LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER IS PROVIDED BY TENNESSEE WASTEWATER SYSTEM INC., AND MILCROFTON DISTRICT.
  3. THE PROPERTY SHOWN HEREON CONTAINS 4,151,834.20 SQUARE FEET OR 95.31 ACRES OF LAND MORE OR LESS.
  4. THE PROPERTY SHOWN HEREON IS INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE LATEST FLOOD INSURANCE PROGRAM MAP PANEL NO. 47187C0380F & 47187C0380F DATED SEPTEMBER 29, 2006.
  5. PROPERTY CORNERS SHOWN THIS ARE MARKED BY IRON RODS.
  6. PROPERTY OWNER PER DEED BOOK 8382, PAGE 78 TVG TENNESSEE LLC 6200 WILKINGS BLVD COLLEGE GROVE, TN 37046
  7. THE PROPERTY SHOWN HEREON WAS ZONED SUBURBAN ESTATE AT THE TIME OF THE ESTABLISHMENT OF THE SITE PLAN. IT IS ZONED RD-1 UNDER THE NEW ZONING ORDINANCE.
  8. NUMBERS SHOWN THIS XXXXX ARE PROPERTY ADDRESSES.
  9. ALL WATERWAY NATURAL AREAS (WNA) ARE SHOWN DIMENSIONED & HATCHED PER WILLIAMSON COUNTY STORMWATER MANAGEMENT REGULATIONS.
  10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT.
  11. ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
  12. ALL STREETS ARE PRIVATE. AFTER CONVEYANCE OF THE STREETS BY THE DEVELOPER TO THE GROVE PROPERTY OWNERS ASSOCIATION (THE "POA"), THE POA SHALL BE RESPONSIBLE FOR REPAIR, MAINTENANCE REPLACEMENT OF PAVING, INCLUDING ANY REPAIR OR REPLACEMENT OF PAVED STREETS, PAVED SIDEWALKS, CURBING, GUTTERING AND LANDSCAPING WITHIN ROADWAY MEDIANS WHICH IS NECESSARY AS A RESULT OF THE REPAIR, MAINTENANCE AND REPLACEMENT OF WATER LINES OWNED BY MILCROFTON UTILITY DISTRICT.
  13. MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTINGS OR OTHER WATER FACILITIES WHICH ARE PERMITTED FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNERS EXPENSE ON THE HOMEOWNERS LOT.
  14. THERE SHALL BE NO PERMANENT INFRASTRUCTURE CONSTRUCTED (EXCLUDING DRIVEWAYS AND ROAD CROSSINGS) WITHIN UTILITY EASEMENTS SHOWN HEREON WITHOUT PRIOR CONSENT OF SAID UTILITY EASEMENT HOLDER.



TYPICAL MINIMUM BUILDING SETBACK LINES



Sheet Schedule  
P1 Final Plat  
P2 Final Plat

Final Plat  
The Grove Section 6  
(of the Approved Phase 4 Preliminary Plat)  
TAX MAP 142, PARCEL 13  
WILLIAMSON COUNTY, TENNESSEE  
DATE: DECEMBER 12, 2014  
SCALE: 1" = 100'

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is 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 in accordance with the specifications of the Subdivision Regulations, as approved by the Planning Commission.

*[Signature]*  
Registered Land Surveyor  
1-27-2015  
Date

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined on the final subdivision plat entitled "The Grove, Section 4" 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. Also, I certify that the hydraulic design criteria specified in Section 5.3 of Williamson County Subdivision Regulations have been met.

*[Signature]*  
Name, Title  
Water System - Milcrofton Utility District  
1-27-15  
Date

*[Signature]*  
Name, Title  
Sewer System - Tennessee Wastewater Systems  
1-27-15  
Date

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.

*[Signature]*  
County Engineer  
2-3-15  
Date

*[Signature]*  
County Road Superintendent  
2-2-15  
Date

Notes:

1. (S) - Prior to permitting, all denoted lots shall provide a geotechnical assessment due to slope and/or colluvial soil conditions. Additionally, engineered footings and inspection reports will be required for these lots.
2. (F) - Denotes lots that will require engineered footings due to the presence of fill material.

CERTIFICATE 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).

*[Signature]*  
EMA Department, Title  
1-29-15  
Date

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Deed Book 5382, Page 78, 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 dedications for all public streets, utilities, and other facilities have been filed as required by these regulations.

*[Signature]*  
TVG Tennessee I, LLC  
1-27-15  
Date

CERTIFICATE OF ADDRESSES

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

*[Signature]*  
IT Department, Title  
1-29-15  
Date

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP.

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 operation 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](http://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.

*[Signature]*  
Middle Tennessee Electric Membership Corp.  
1-27-15  
Date

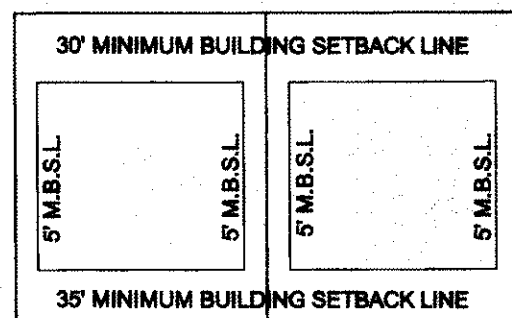
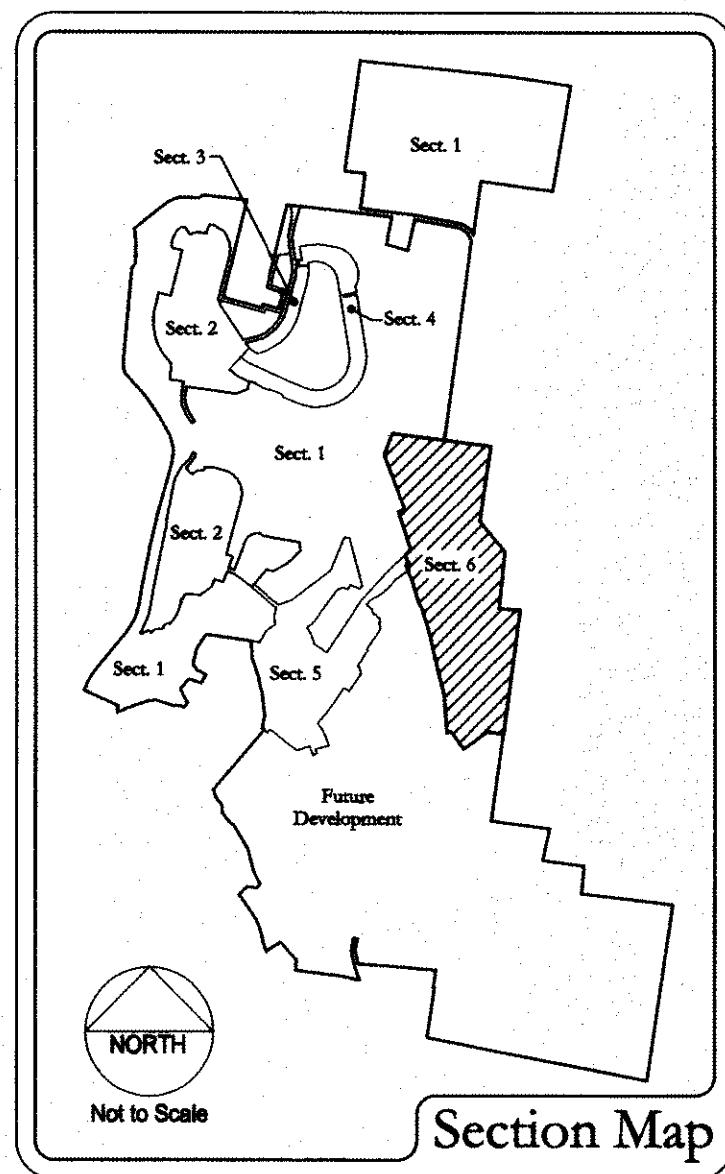
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the 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.

*[Signature]*  
Secretary, Planning Commission  
2/3/15  
Date

This Approval Shall Be Invalid If Not Recorded By:  
*[Signature]*  
2/3/15  
Date





TYPICAL MINIMUM BUILDING SETBACK LINES

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	50.02'	520.00'	5.51°	N42° 06' 47"E	50.00'
C2	181.30'	560.00'	18.55°	S74° 08' 37"W	180.51'
C3	16.79'	320.00'	3.01°	S84° 55' 01"W	16.79'
C4	38.09'	25.00'	87.30°	N42° 46' 17"E	34.51'
C5	106.67'	180.00'	33.96°	S17° 51' 19"E	105.12'
C6	441.67'	345.00'	73.35°	S1° 50' 31"W	412.12'
C7	36.22'	25.00'	83.01°	S2° 59' 25"E	33.14'
C8	612.55'	194.98'	180.00°	S45° 30' 09"W	389.96'
C9	38.88'	25.00'	89.12°	N89° 03' 21"W	35.08'
C10	225.55'	50.00'	258.46°	N82° 50' 45"W	77.46'
C11	432.35'	305.00'	81.22°	N3° 46' 35"E	397.05'
C12	130.38'	220.00'	33.96°	N17° 51' 19"W	128.48'
C13	34.66'	25.00'	79.45°	S40° 36' 02"E	31.95'
C14	76.10'	520.00'	8.39°	N76° 07' 52"W	76.04'
C15	36.05'	25.00'	82.62°	S66° 45' 10"W	33.01'
C16	473.59'	240.00'	113.06°	S81° 58' 24"W	400.40'
C17	21.64'	23.00'	53.91°	N68° 27' 05"W	20.85'
C18	251.17'	50.00'	287.82°	N48° 30' 15"E	58.90'
C19	21.64'	23.00'	53.91°	S14° 32' 29"E	20.85'
C20	389.91'	200.00'	111.70°	N82° 39' 12"E	331.03'
C21	38.94'	25.00'	89.25°	N17° 49' 27"W	35.12'
C22	806.40'	520.00'	88.85°	N18° 01' 28"W	727.99'
C23	38.12'	25.00'	87.37°	N17° 17' 02"W	34.53'
C24	325.56'	420.00'	44.41°	N38° 45' 46"W	317.47'
C25	110.37'	70.00'	90.34°	N28° 16' 22"E	99.29'
C26	219.91'	70.00'	180.00°	S16° 33' 23"E	140.00'
C27	39.23'	25.00'	89.90°	S28° 29' 38"W	35.32'
C28	294.56'	380.00'	44.41°	S38° 45' 46"E	287.24'
C29	36.25'	25.00'	83.08°	N77° 29' 22"E	33.16'
C30	578.20'	630.00'	52.59°	N9° 39' 20"E	558.12'
C31	204.67'	520.00'	22.55°	N5° 21' 40"W	203.35'
C32	338.03'	480.00'	40.35°	N14° 15' 36"W	331.09'
C33	366.20'	520.00'	40.35°	N14° 15' 36"W	358.68'

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C34	188.93'	480.00'	22.55°	N5° 21' 40"W	187.71'
C35	614.54'	670.00'	32.55°	N9° 38' 23"E	593.22'
C36	973.81'	480.00'	116.24°	N22° 12' 14"W	815.19'
C37	44.23'	25.00'	101.36°	S48° 59' 39"W	38.68'
C38	124.56'	480.00'	14.87°	S9° 07' 20"E	124.21'
C39	21.64'	23.00'	53.91°	S43° 30' 43"E	20.85'
C40	251.17'	50.00'	287.82°	S73° 26' 37"W	58.90'
C41	21.64'	23.00'	53.91°	N10° 23' 57"E	20.85'
C42	142.30'	520.00'	15.68°	S8° 43' 01"E	141.85'
C43	40.87'	25.00'	93.66°	N47° 42' 22"W	36.47'
C44	10.03'	280.00'	2.05°	S84° 26' 23"W	10.03'
C45	168.31'	520.00'	18.54°	S74° 08' 28"W	167.57'
C46	38.88'	25.00'	89.12°	S89° 03' 21"E	35.08'
C47	486.89'	154.98'	180.00°	S45° 30' 09"W	309.96'
C48	39.64'	25.00'	90.88°	N0° 56' 39"E	35.63'
C49	447.16'	379.98'	67.43°	N78° 12' 36"W	421.80'
C50	78.55'	491.39'	9.16°	S33° 17' 03"W	78.46'
C51	41.14'	435.00'	5.42°	S49° 56' 17"W	41.13'
C52	651.84'	435.00'	85.86°	N84° 25' 27"W	592.54'
C53	126.03'	745.00'	9.69°	S19° 13' 19"E	125.88'
C54	437.31'	695.00'	36.05°	S34° 34' 56"E	430.13'
C55	367.89'	695.00'	30.33°	N1° 23' 30"W	363.61'
C56	330.55'	595.67'	31.79°	N33° 30' 12"W	326.32'
C57	359.26'	395.62'	52.03°	S10° 47' 30"W	347.05'
C58	408.27'	435.62'	53.70°	S11° 33' 47"W	393.49'
C59	213.06'	530.00'	23.03°	N5° 02' 23"W	211.63'
C60	357.02'	500.00'	40.91°	S13° 58' 44"E	349.49'
C61	613.30'	311.00'	112.99°	N30° 19' 49"W	518.64'
C62	244.78'	261.00'	53.74°	N17° 58' 12"W	235.91'
C63	203.55'	695.00'	16.78°	N22° 09' 47"E	202.82'
C64	34.24'	25.00'	78.46°	S7° 09' 15"W	31.62'
C65	94.25'	30.00'	180.00°	S16° 33' 23"E	60.00'
C66	94.25'	30.00'	180.00°	N16° 33' 23"W	60.00'

