

WILLIAMSON COUNTY HEALTH DEPARTMENT NOTES :

- 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. Additionally, the Department shall have the authority to refuse to grant a Construction permit or may revoke a Construction permit where the integrity of the proposed subsurface sewage disposal system areas has been compromised.
- All septic systems must be installed by an installer licensed by Williamson County to construct septic systems, alternative or conventional, specifically in Williamson County.
- No bathing fixtures exceeding standard capacity (30 U.S. Gallons), including but not limited to, oversized bathtubs, hot tubs, spa tubs, whirlpools, or Jacuzzis, 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 drains may be required on any or all lots.
- No cutting, filling, compaction, or any disturbance of the areas reserved for sewage disposal is 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), must be kept within the confines of the platted building envelope.
- All part of house and any of its related appendage, (including but not limited to: detached garages, porches, decks, sidewalks, parking areas, 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 of the Williamson County Department of Sewage Disposal Management" adopted May 16, 2000 and effective October 2000.
- No construction of patios, swimming pools, accessory buildings, etc., shall be allowed on any lot served by subsurface sewage disposal system, unless approved by the Department of Sewage Disposal Management.
- Water service lines must be separated from sewage disposal areas or platted disposal field areas by a minimum of 10 feet.
- No water source, wells or springs are to be drilled or constructed within 50 feet of any portion of the septic system or the designated or platted sewage disposal field areas.
- Designated sewage disposal areas plotted in accordance with acceptable soil areas field mapped by John Gibbi, private consulting soil scientist on 09/29/03.
- MLPP denotes that this lot is served by a Low Pressure Pipe System, which is an alternative means of sewage disposal.
- MLPP denotes that this lot is served by a Modified Low Pressure Pipe System, which is an alternative means of sewage disposal. Modified LPP systems require 6 to 10 inches of compactable soil fill material to be incorporated onto the designated or platted sewage disposal area, under Department of Sewage Disposal Management supervision.
- Before a permit to construct a LPP or MLPP septic system can be issued, detailed site and design plans for the LPP or MLPP system must be submitted to the Department of Sewage Disposal Management for review and approval. These plans must be prepared by an engineer licensed in the state of Tennessee.
- All platted sewage disposal areas must 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. The areas must then be field checked and verified by the Department of Sewage Disposal Management prior to the issuance of the septic permit.
- Curtain, interceptor and draw-down drains shall be required on all lots. As such, they shall strictly adhere to the design, location and routing depicted on this plat. However, the drains as shown hereon may be subject to change at the sole discretion of the Williamson County Department of Sewage Disposal Management as deemed necessary by their field investigation the time of submittal of each individual lots alternative system site and design plans. The Williamson County Department of Sewage Disposal Management's evaluation will be conducted on a site-specific, lot-by-lot basis.
- This site may mandate the use of a sewage/effluent pump and appropriately sized pump tank in order to provide sewer services from the house to the SSDS areas. This shall be specified by the Williamson County Department of Sewage Disposal Management based upon the finished elevation of the house plumbing stub-out and the SSDS areas.
- No irrigation systems, or their components thereof, shall encroach on, in or within 10 feet of the boundaries of the designated or platted SSDS areas. It shall also be located a minimum of 5 feet away from any drainage improvement practice associated with the SSDS areas.

07/14/2004 - 11:58 AM

04032664

PLAT	BATCH
PLAT BOOK : P38	PAGE : 115
REC FEE	30.00
DP FEE	2.00
TOTAL	32.00

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS D-740

LEGEND

FIRE HYDRANT	▽
IRON ROD NEW	● S.I.P.
IRON ROD OLD	● E.I.P.
MANHOLE	⊙
UTILITY POLE	⊕
PROPERTY LINE	---
EDGE OF PAVEMENT	---
OVERHEAD	---
WATER LINE	---
GAS LINE	---
STREET ADDRESS	XXXX

GENERAL NOTES:

- THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS 1:10,000 OR BETTER.
- ALL LOT CORNERS ARE MARKED BY AN IRON ROD UNLESS SHOWN OTHERWISE.
- BEARINGS ARE BASED ON DEED OF RECORD.
- TOTAL PROJECT AREA: 79.78 ACRES
- PRESENT ZONING: RURAL
- ALL STREETS WILL BE PRIVATE.
- THIS PROPERTY IS NOT AN AREA DESIGNATED WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON FEMA MAPS OF WILLIAMSON COUNTY, TN MAP #171870202AE, DATED JANUARY 16, 2003 (ZONE X).
- ALL LOTS TO BE SERVED BY SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND AND CONSTRUCTED TO WILLIAMSON COUNTY HEALTH DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
- LOTS 1 AND 2 WILL BE SUPPLIED WATER FROM EXISTING WATER LINE ON HARPETH-PEYTONSVILLE ROAD.
- LOTS 3-7 CAN BE SERVED CITY WATER BY CONNECTIONS TO EX. WATER LINE ON HARPETH-PEYTONSVILLE ROAD WITH CUSTOMER-INSTALLED SERVICE LINES WITH-IN INGRESS/EGRESS EASEMENT.

LINE	LENGTH	BEARING
L1	154.26	S74°06'04"W
L2	57.27	S88°12'56"W
L3	45.43	S72°27'43"W
L4	30.07	S66°10'44"W
L5	86.32	S62°12'23"W
L6	124.70	S71°25'39"W
L7	57.35	S70°31'48"W
L8	65.57	S64°54'33"W

TABULAR DATA:

ZONED: RURAL (R)
PROPERTY LOCATED IN THE 11th CIVIL DISTRICT.
PROPERTY LOCATED ON TAX MAP 144, PARCEL 65.01.

We request a variance from Section 5.5 and 5C. The applicant must post a performance bond not to exceed \$5000 per lot to act as surety that the lot will have potable water.

In order to prevent soil erosion and sedimentation, an erosion and sediment control plan shall be submitted to and approved by the Williamson County Engineering Department prior to initiation of any of the following activities: a) Clearing, grading, or transportation of earth that will result in more than five thousand (5,000) square feet of land disturbance, b) Excavation, fill, or any combination thereof that will exceed five hundred (500) cubic yards, and c) Disturbance of any land located on either side of and within an intermittent of perennial stream, stream channel, or any other body of water. Existing note (Everything will be left in its original vegetation...) on plat may be removed. Water provision is untypical in that the developer apparently wants options left open. This needs to be discussed and studied.



GRAPHIC SCALE



LOVETT BETISU SMITHSON
144 065.00
Deed Book 893, Page 690, R.O.W.C.

P 38/115A

RECEIVED
FEB 1
WILSON CO. from SD
PLAN: COM.

FINAL PLAT

BROKEN RIDGE HOLLOW

ELEVENTH CIVIL DISTRICT-WILLIAMSON COUNTY-TENNESSEE

Knotts Enterprises, LLC
1296 Long Hollow Pike
Gallatin, TN 37066
Phone: 615-365-0852 Ext. 14

LandDesign Surveying



135 Second Avenue SE
Suite 201
Franklin, TN 37064
Phone: 615.591.7164
Fax: 615.591.9718

2-10-04
00

PROJ. 4203080 DATE: 10/22/03 SHEET 1 OF 2

PRIVATE DRIVEWAY NOTATION

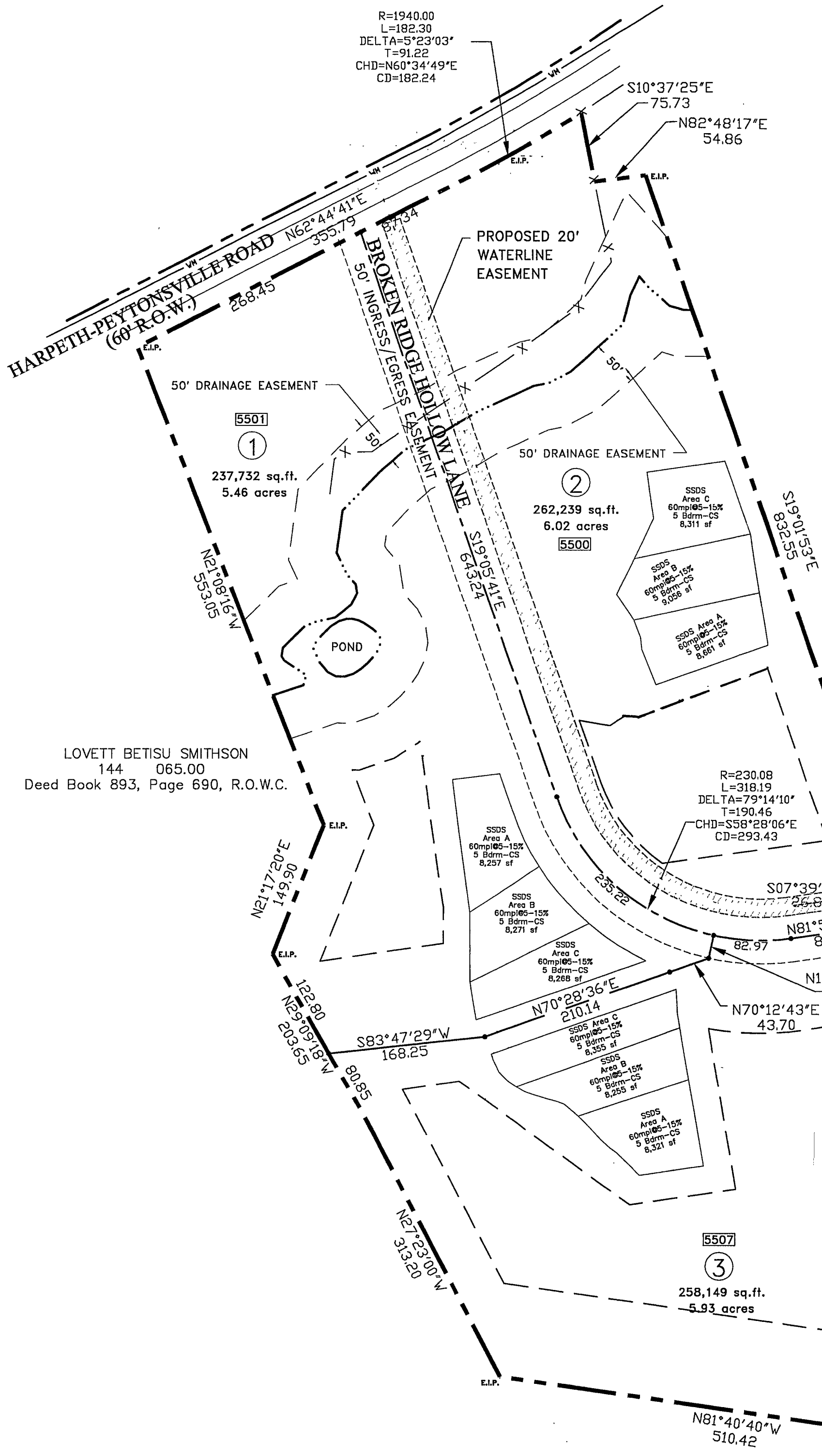
This road is to be built and maintained jointly by all owners taking access from this private driveway, and is not intended to become a public road. The Williamson County Highway Commission may, at their discretion, agree to accept this road into the County Highway System if all property owners agree to (1) petition the Highway Commission for a public road and (2) build or pay for upgrading to County specifications in effect at the time of the request.

Date: 7/12/04
County Engineer: [Signature]
County Road Superintendent: C.E. Wood Jr.
Any owner(s) of lots currently taking access from this private driveway must sign below, thereby acknowledging awareness of the above maintenance statement and awareness that the access via this private driveway is limited to five (5) lots.

Owner Signature(s): [Signature]
Tax Map & Parcel number of Lot: 144 064.00
Deed Book & Page: 78/104

Curtain Drain Table

TRACT #	ELEV.	A	B	C	D	E
6	Ground Elev.	600.6	620.8	610.2	594.4	579.8
	Inv. Elev.	617.8	607.2	591.4		
	Drain Depth	Outlet	3	3	3	Outlet
TRACT #	ELEV.	A	B	C	D	E
7 A	Ground Elev.	608.0	623.0	623.5	617.1	579.8
	Inv. Elev.	618.3	618.8	614.1		
	Drain Depth	Outlet	4.7	3	3	Outlet
TRACT #	ELEV.	A	B	C	D	E
7 B	Ground Elev.	618.1	624.0	623.7	612.2	606.0
	Inv. Elev.	620.0	620.7	609.2		
	Drain Depth	4	3	3	3	Outlet
TRACT #	ELEV.	A	B	C	D	E
7 C	Ground Elev.	649.5	651.2	659.0	668.2	658.0
	Inv. Elev.	658.2	668.0	665.2	659.0	
	Drain Depth	Outlet	3	3	3	Outlet



MC GEE IRENE W
144 064.00
Deed Book 101, Page 237, R.O.W.C.

LOVETT BETISU SMITHSON
144 065.00
Deed Book 893, Page 690, R.O.W.C.

WILLIAMSON COUNTY HEALTH DEPARTMENT NOTES :

1) 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. Additionally, the Department shall have the authority to refuse to grant an Construction permit or may revoke a Construction permit where the integrity of the proposed subsurface sewage disposal system areas has been compromised.

2) All septic systems must be installed by an installer licensed by Williamson County to construct septic systems, alternative or conventional, specifically in Williamson County.

3) No bathing fixtures exceeding standard capacity (30 U.S. Gallons), including but not limited to, oversized bathtubs, hot tubs, spa tubs, whirlpools, or Jacuzzis, etc., shall be allowed unless specifically approved by the Department of Sewage Disposal Management.

4) 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.

5) Curtain/interceptor drains may be required on any or all lots.

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12) No water source, wells or springs are to be drilled or constructed within 50 feet of any portion of the septic system or the designated or platted sewage disposal field areas.

13) Designated sewage disposal areas platted in accordance with acceptable soil areas field mapped by John Gibbi, private consulting soil scientist on 09/29/03.

14) LPP denotes that this lot is served by a Low Pressure Pipe System, which is an alternative means of sewage disposal.

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16) Before a permit to construct a LPP or MLPP septic system can be issued, detailed site and design plans for the LPP or MLPP system must be submitted to the Department of Sewage Disposal Management for review and approval. These plans must be prepared by an engineer licensed in the state of Tennessee.

17) All platted sewage disposal areas must 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. The areas must then be field checked and verified by the Department of Sewage Disposal Management prior to the issuance of the septic permit.

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19) This site may mandate the use of a sewage/effluent pump and appropriately sized pump tank in order to provide sewer services from the house to the SSDS areas. This shall be specified by the Williamson County Department of Sewage Disposal Management based upon the finished elevation of the house plumbing stub-out and the SSDS areas.

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PRIVATE DRIVEWAY NOTATION

This road is to be built and maintained jointly by all owners taking access from this private driveway, and is not intended to become a public road. The Williamson County Highway Commission may, at their discretion, agree to accept this road into the County Highway System if all property owners agree to (1) petition the Highway Commission for a public road and (2) build or pay for upgrading to County specifications in effect at the time of the request.

Date: 7/12/04
County Engineer: [Signature]
County Road Superintendent: C.E. Wood Jr.

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Owner Signature(s): [Signature]
Date: 7/18/04
Tax Map & Parcel number of Lot: _____
Deed Book & Page: _____

MCCEE IRENE W
144 064.00
Deed Book 101, Page 237, R.O.W.C.

WHITE DAVID R ETUX CAROLYN F
143 047.00
Deed Book 514, Page 35, R.O.W.C.

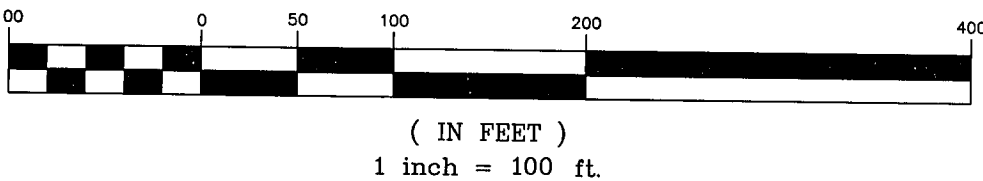
SITE

HOOD WILLIE BLYTHE POTEETE ETAL
156 005.00
Deed Book 1950, Page 485, R.O.W.C.

LOVETT BETISU SMITHSON
144 065.00
Deed Book 893, Page 690, R.O.W.C.

ISAACS CHARLES F ETUX CATHERINE A
156 001.00
Deed Book 824, Page 232, R.O.W.C.

GRAPHIC SCALE



GENERAL NOTES:

- THIS IS A CATEGORY 1 SURVEY AND THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYORS IN TENNESSEE AND THE UNADJUSTED CLOSURE IS 1:10,000 OR BETTER.
- ALL LOT CORNERS ARE MARKED BY AN IRON ROD UNLESS SHOWN OTHERWISE.
- BEARING ARE BASED ON DEED OF RECORD.
- TOTAL PROJECT AREA: 79.78 ACRES
- PRESENT ZONING: **RURAL (R)**
- ALL STREETS WILL BE PRIVATE.
- THIS PROPERTY IS NOT AN AREA DESIGNATED WITHIN THE 100 YEAR FLOOD ZONE AS EVIDENCED ON F.E.M.A. MAPS OF WILLIAMSON COUNTY, TN MAP #47187002406, DATED JANUARY 16, 2003 (ZONE X).
- ALL LOTS TO BE SERVED BY SUBSURFACE SEWAGE DISPOSAL SYSTEMS AND ARE CONSTRUCTED TO WILLIAMSON COUNTY HEALTH DEPARTMENT STANDARD SPECIFICATIONS AND DETAILS.
- LOTS 1 AND 2 WILL BE SUPPLIED WATER FROM EXISTING WATER LINE ON HARPETH-PEYTONSVILLE ROAD.
- LOTS 3-7 CAN BE SERVED CITY WATER BY CONNECTIONS TO EX. WATER LINE ON HARPETH-PEYTONSVILLE ROAD WITH CUSTOMER-INSTALLED SERVICE LINES WITH-IN INGRESS/EGRESS EASEMENT.

TOTAL LOTS: 7 LOTS COVERING 79.78 ACRES (3,475,410 s.f.)

WILLIAMSON COUNTY - STATE OF TENNESSEE

Received for record the ____ day of _____, 20____ at ____ o'clock ____m. noted in Note Book _____, and recorded in _____ Book No. _____, Page _____, State Tax Paid _____, Recording Fee _____, Total _____, Rec.I.P.T. No. _____, Register.

Witness My Hand _____

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 Dept. of Emergency Communications.

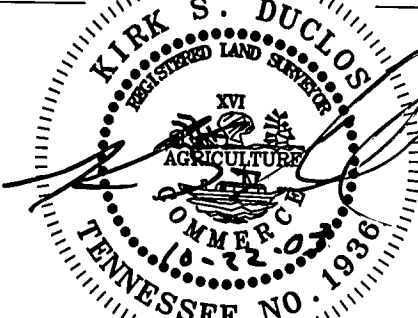
Date: 6-1-04
[Signature]
Williamson County Emergency Communications Agency

In order to prevent soil erosion and sedimentation, an erosion and sediment control plan shall be submitted to and approved by the Williamson County Engineering Department prior to initiation of any of the following activities: a) Clearing, grading, or transportation of earth (Excavation, fill, or any combination thereof that will exceed five hundred (500) cubic yards, and c) Disturbance of any land located on either side of and within an intermittent or perennial stream, stream channel, or any other body of water. Existing note (Everything will be left in its original vegetation...) on plus may be removed. Water provision is untypical in that the developer apparently wants options left open. This needs to be discussed and studied.

TABULAR DATA:

ZONED: **RURAL (R)**
PROPERTY LOCATED IN THE 11th CIVIL DISTRICT.
PROPERTY LOCATED ON TAX MAP 144, PARCEL 65.01.

We request a variance from Section 5.5 and 5C. The applicant must post a performance bond not to exceed \$5000 per lot to act as surety that the lot will have potable water.



CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "XXXXXXXXXXXX" 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 5.5 of Williamson County Subdivision Regulations have been met.

Date: 6-23-04
[Signature]
Water System

CERTIFICATE 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: 2/19/04 06:40pm [Signature]
Local Health Authority

FINAL PLAT

BROKEN RIDGE HOLLOW

ELEVENTH CIVIL DISTRICT-WILLIAMSON COUNTY-TENNESSEE

Knotts Enterprises, LLC
1296 Long Hollow Pike
Gallatin, TN 37066
Phone: 615-363-0852 Ext. 14

LandDesign Surveying

135 Second Avenue N
Suite 201
Franklin, TN 37064
Phone: 615.591.7164
Fax: 615.591.9718

REC'D

PROJ. 4203080 DATE: 10/22/03 SHEET 2 OF 2

Curtain Drain Table

TRACT #	ELEV.	A	B	C	D	E
6	Ground Elev.	600.6	620.8	610.2	594.4	579.8
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	Drain Depth	Outlet				
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TRACT #	ELEV.	A	B	C	D	E
7 C	Ground Elev.	649.5	661.2	669.0	668.2	662.0
	Inv. Elev.	658.2	666.0	665.2	659.0	658.0
	Drain Depth	Outlet	3	3	3	Outlet

LINE TABLE

LINE	LENGTH	BEARING
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L2	57.27	S88°12'56"W
L3	46.43	S72°27'43"W
L4	30.07	S66°10'44"W
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P38/115B