

VICINITY MAP NOT TO SCALE

STANDARD NOTES

- 1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS
 GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN
 ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL
 POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL
 SOLUTION DERIVED FROM REAL—TIME KINEMATIC (GPS) OBSERVATIONS
 PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED
 IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL =
 NAD83—C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEOID MODEL
 MID TN 25012A), USING SOKKIA GPS MODEL GRX2 GNSS RECEIVER RTK
 (L1+L2. HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL
 ACCURACY=10mm+.08ppm.
- 2. THE HEREIN DESCRIBED TRACT OF LAND LIES WITHIN ZONE "X" (UNSHADED) AS SAID TRACT PLOTS BY SCALED APPROXIMATION ON FEMA FIRM MAP NUMBER 47187C0285F ON THE FLOOD INSURANCE RATE MAPS FOR WILLIAMSON COUNTY, TENNESSEE (MAP DATED REVISED SEPTEMBER 29, 2006).
- 3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
- 4. 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 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. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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.
- 5. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1—800—351—1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
- 6. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH
- 7. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
- 8. THE SUBJECT TRACT IS A PART OF PARCEL 29.05 AND PART OF PARCEL 29.06 AS SHOWN ON WILLIAMSON COUNTY TAX MAP 99.

 9. THE PROPERTY IS SUBJECT TO ALL MATTERS AS SET FORTH AND RECORDED IN DEED BOOK 7783, PAGE 48, R.O.W.C., TN AND RECORDED IN DEED BOOK 7786, PAGE 648, R.O.W.C., TN AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- 10. THIS PROPERTY IS CURRENTLY ZONED RP-5, "RURAL PRESERVATION, DISTRICT 5."

- SEWAGE DISPOSAL MANAGEMENT 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 HAVE BEEN COMPROMISED.

 2. ALL SEPTIC SYSTEMS MUST BE INSTALLED BY AN INSTALLER LICENSED BY WILLIAMSON COUNTY TO CONSTRUCT ALTERNATIVE OR CONVENTIONAL SEPTIC
- 3. NO BATHING FIXTURES EXCEEDING STANDARD CAPACITY (30 US GALLONS), INCLUDING, BUT NOT LIMITED TO, OVERSIZED BATHTUBS, SPA-TUBS, HOT-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/DRAW-DOWN DRAINS MAY BE REQUIRED ON ANY OR
- CURTAIN/INTERCEPTOR/DRAW-DOWN 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.

7. THE LIMITS OF ALL EXCAVATIONS GREATER THAT 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.

8. 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.

- 9. ALL PARTS OF THE HOUSE AND ANY OF ITS RELATED APPENDAGES (INCLUDING, BUT NOT LIMITED TO: DETACHED GARAGES, PORCHES, DECKS, SIDEWALKS, DRIVEWAYS, 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 1, 2000.
- 10. 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
- 11. WATER SERVICE LINES MUST BE SEPARATED FROM SEWAGE DISPOSAL AREAS OR PLATTED DISPOSAL FIELD AREAS BY A MINIMUM OF 10 FEET.
- 12. ALL PLUMBING FIXTURES TO BE OF THE WATER CONSERVATIVE TYPE, INCLUDING LOW VOLUME FLUSH TOILETS (1.6 GALLONS OR LESS), 1.5 TO 2.0 GALLONS PER MINUTE SHOWER HEADS, AND FAUCET AERATORS.
- 13. 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.
- 14. 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.
 15. LOCATION OF WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE A
- 15. LOCATION OF WELL, SPRING, CISTERN OR PRIVATE WATER SOURCE MUST BE A MINIMUM OF 50 FEET AWAY FROM ANY SEWAGE DISPOSAL AREA, INCLUDING THOSE LOCATED UPON ADJOINING LOTS.
 16. EXACT LOCATION OF THE WATER SOURCE (I.E: WELL, CISTERN, SPRING OR PRIVATE WATER SOURCE) MUST BE FIELD LOCATED BY A SURVEYOR OR ENGINEER ON A
- COPY OF THIS PLAT AND SUBMITTED TO THE DEPARTMENT OF WILLIAMSON COUNTY SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND RECORD KEEPING PURPOSES.

 17. DESIGNATED SEWAGE DISPOSAL AREAS PLOTTED IN ACCORDANCE WITH ACCEPTABLE SOIL AREAS FIELD MAPPED BY SOIL SCIENTIST, MICHAEL HAARBAUER, DATED 2–13–19, REVISED 3–15–19, AND APPROVED 4–1–19.
- 18. 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. THE AREAS THEN SHALL BE FIELD CHECKED AND VERIFIED BY THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT PRIOR TO THE ISSUANCE OF THE SEPTIC PERMIT.
- 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.
- 20. 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.
- 21. CURTAIN, INTERCEPTOR AND DRAW-DOWN DRAINS MAY 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 AT 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.
- 22. BEFORE A PERMIT TO CONSTRUCT AN LPP OR M-LPP SEPTIC SYSTEM CAN BE ISSUED, DETAILED SITE AND DESIGN PLANS FOR THE LPP OR M-LPP SYSTEMS SHALL BE SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.

- 23. CS DENOTES THAT THIS LOT IS SERVED BY A CONVENTIONAL SUBSURFACE SEWAGE DISPOSAL SYSTEM.
- 24. THIS PROPERTY IS SERVED BY THE H.B. & T.S. WATER
- 25. BEFORE A PERMIT TO CONSTRUCT A CONVENTIONAL SYSTEM SERVING SINGLE SOURCE WITH A PROJECTED WASTE WATER FLOW RATE EXCEEDING 750 GALLON PER DAY (GPD), DETAILED SITE AND DESIGN PLANS FOR SAID SYSTEM SHALL BE SUBMITTED TO THE DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT FOR REVIEW AND APPROVAL. THESE PLANS SHALL BE PREPARED BY AN ENGINEER LICENSED IN THE STATE OF TENNESSEE.
- 26. 0400-45-09-.17
 GEOTHERMAL WELL CONSTRUCTION
 STANDARDS FOR CLOSED LOOP
 GEOTHERMAL BORE HOLES

SOURCE OF STRUCTURE	MINIMUM DISTANCES
SEWER LINES	10 FEET
SEPTIC TANKS	25 FEET
SPRINGS	100 FEET
SEPTIC DRAIN FIELDS	25 FEET
WATER WELLS	100 FEET
HOUSE TO SEPTIC	10 FEET
TANK CONNECTION	
HOUSE TO SEWER CONNECTION	10 FEET

27. **WATERWAY NATURAL AREAS

(DENOTED AS WNA) THERE SHALL BE NO CLEARING,
GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION
EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY
ENGINEERING DEPARTMENT.
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.

Waterway Natural Areas (designated as WNA) exist on all intermittent or perennial stream waterways as defined in the Williamson County Storm Water Management Regulations. For information or assistance in applying these regulations, please contact the Williamson County Engineering Department at (615) 790-5725.

- 28. AN ARAP PERMIT MUST BE OBTAINED FROM THE STATE OF TENNESSEE AT THE DEPARTMENT OF ENVIRONMENT & CONSERVATION BEFORE ANY CONSTRUCTION, EXCAVATION, CLEARING, OR GRADING ACTIVITIES CAN OCCUR WITHIN A CREEK OR WATERWAY NATURAL AREA.
- 29. THERE SHALL BE NO SEWAGE BEARING CONVEYANCES (PIPES, SUPPLY LINES, MANIFOLDS, SEPTIC, OR PUMP TANKS ETC.) LOCATED WITHIN 50' OF ANY AND ALL WELL(S) ON THIS PROPERTY.
- 30. SSDS COMPONENTS CROSSING UTILITIES
- (AND THEIR RELATED EASEMENTS)
 IN ADDITION TO: DRIVEWAYS, ACCESS EASEMENTS, ETC.

ANY AND ALL SSDS COMPONENTS (INCLUDING BUT NOT LIMITED TO: CURTAIN DRAINS, SEWAGE SUPPLY LINES, MANIFOLDS, ETC.) SHALL BE SHEATHED AND BEDDED (AS PER SPECIFICATIONS FROM WCDSDM) WHERE THEY CROSS ANY DRIVEWAY, ACCESS EASEMENT, UTILITY LINES (AND THEIR RELATED EASEMENTS). THE SHEATHING SHALL EXTEND FROM A POINT 10' PRIOR TO ENTERING ANY EASEMENT AND SHALL EXTEND THROUGHOUT THE ENTIRE WIDTH OF THE EASEMENT AND SHALL END AT A POINT 10' PAST THE LIMITS OF ANY EASEMENT. ALL CROSSINGS MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT. ALL SHEATHING MUST BE SCHEDULE 80 PVC OR DUCTILE IRON AND BE BEDDED IN 12" OF GRAVEL.

31. TRACT 1 IS RESTRICTED TO TWO 5-BEDROOM SINGLE FAMILY RESIDENCES WITH NO OVERSIZED TUBS.

32. DISCLAIMER: THE SOLE PURPOSE OF THIS SUBSURFACE SEWAGE DISPOSAL SYSTEM LOCATION MAP IS TO DEDICATE SEPTIC SYSTEM AREAS (IN COMPLIANCE WITH THE WILLIAMSON COUNTY REGULATIONS GOVERNING ON—SITE SEWAGE DISPOSAL SYSTEMS) RESERVED FOR SUBSURFACE SEWAGE DISPOSAL ON THE SUBJECT PROPERTY, AND TO MEMORIALIZE RELATED CONDITIONS AND RESTRICTIONS. THE APPROVAL OF THIS DOCUMENT BY THE WILLIAMSON COUNTY DEPARTMENT OF SEWAGE DISPOSAL MANAGEMENT DOES NOT GUARANTEE THE OWNER'S RIGHT TO SUBDIVIDE OR CONSOLIDATE PROPERTY, NOR GUARANTEE THE RIGHT TO CONSTRUCT OR ALTER A STRUCTURE. THIS MAP HAS NOT BEEN EVALUATED IN RELATION TO ANY OTHER RULES, REGULATIONS OR ORDINANCES OF OTHER COUNTY OFFICES OR DEPARTMENTS AND THIS APPROVAL GRANTS NO ASSURANCES THAT IT IS IN COMPLIANCE WITH ANYTHING OTHER THAN THE REGULATIONS NOTED HEREIN.

33. PUBLIC POTABLE WATER IS NOT AVAILABLE FOR THIS SITE. REFER TO WELL NOTES #11, 13, 14, 15, 16, AND 29.

STANDARD LEGEND

SEWER MANHOLE

E ELECTRIC METER

E ELECTRICAL BOX

Ø UTILITY POLE

TIRE HYDRANT

₩ATER VALVE

WATER METER

OHP———OVERHEAD UTILITY LINES

WELL

——X———X—— FENCE LINE

MATTHEW HIRSCH TAX MAP 99, PARCEL 29.06 (R.O.W.C., TN) TRACT COLDWATER PROPERTIES, LLC TAX MAP 99, P/O PARCEL 29.06 BK 7790, PG 372 (R.O.W.C., TN) AREA=97,120 SQ.FT.± 2.23 AC.± (TO BE ABANDONED) <u>25' SEPTIC SETBACK (TYPIC</u>AL) 10,233 STUMP HOLES (TYPICAL) TO BE ROLLED IN BEFORE NOTE: IRF = IRON ROD (FOUND)INSTALLATION UNDER THE \ DIRECT SUPERVISION OF AREAS A, B, & C 60 mpi MATTHEW HIRSCH TAX MAP 99, P/O PARCEL 29.05 CS BK 7783, PG 48 15-25% slopes (R.O.W.C., TN) ONE 5-BEDROOM SINGLE FAMILY RESIDENCE WITH NO OVERSIZED TUBS DISTURBED AREAS MAINTAIN 10' SETBACK STUMP HOLES (TYPICAL) to be rolled in before INSTALLATION UNDER THE DIRECT SUPERVISION OF WCDSDM MAZEL E. SULLIVAN FAMILY TRUST AREAS A, B, & C 60 mpi TAX MAP 99, PARCEL 29.00 BK 6782, PG 618 CS (R.O.W.C., TN) 5-15% slopes ONE 5-BEDROOM SINGLE FAMILY RESIDENCE WITH NO OVERSIZED TUBS DISTURBED SURFACE AREA TO BE DISKED AND SMOOTHED BEFORE INSTALLATION UNDER THE DIRECT SUPERVISION OF TRACT 1 COLDWATER PROPERTIES, LLC TAX MAP 99, P/O PARCEL 29.05 BK 7790, PG 376 (R.O.W.C., TN) AREA=831,482 SQ.FT.± 19.09 AC.± /50' WNA SETBACK/ (50' FROM TOP OF BANK ON EACH SIDE - TYPICAL) SEE NOTE NO. 12 OF THE GENERAL NOTES. PROPERTY LINE IS EXISTING APPROXIMATE CENTERLINE OF CREEK J.S. McCRARY & C.A. McCRARY TAX MAP 99, P/O PARCEL 29.05 BK 7753, PG 897 (R.O.W.C., TN) BEDROCK

TOTAL AREA OF TRACT $1 = 928,602 \text{ SQ.FT. OR } 21.32 \text{ AC.} \pm$

S

BSURFACE

00

JOB NO.

SHEET

2018-0621

1 OF 1

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described hereon, as evidence in Deed Book 7783, Page 48 and Deed Book 7786, Page 648, R.O.W.C., TN, and that I (we) hereby adopt this plan of Subsurface Sewage Disposal System and restrictions with my (our) free consent.

DATE

COLDWATER PROPERTIES, LLC

CERTIFICATE OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM 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.

te Local Health Authority, Director

THE PURPOSE OF THIS PLAT IS TO RECORD THE SEPTIC AREA LOCATION AND RESTRICTIONS. EXCEPT FOR THE SEPTIC SETBACKS AS SHOWN HEREON. THE BUILDING SETBACKS ARE TO BE DETERMINED BY THE WILLIAMSON COUNTY PLANNING DEPT.

I HEREBY CERTIFY THAT THE SEPTIC AREA SHOWN WERE FIELD STAKED AT A PRECISION EXCEEDING 1:1000

