

ITEM 27

FINAL PLAT REVIEW FOR FIDDLERS GLEN, SECTION 2, CONTAINING 30 LOTS ON 78.69 ACRES, LOCATED ON SECOND FIDDLE WAY AND FIDDLER'S GLEN (4915 MURFREESBORO ROAD), IN THE 5TH VOTING DISTRICT (1-2023-406).

Attachment	27-1	Final Plat
	27-2	Aerial Photography
Area		78.69 Acres
Lots		30
Zoning		Rural Development – 1 (RD-1)
Water		Milcrofton Utility District
Sewer		Nontraditional Wastewater Treatment and Disposal System
Development Option		Conservation Subdivision
Chapter 1101 Status		Rural

File Number (1-2023-405)

The applicant is requesting Final Plat approval of the second Section of the development, which contains thirty (30) lots, approximately sixty-five (65) acres of open space. The plat remains consistent in layout with that depicted on the Preliminary Plat.

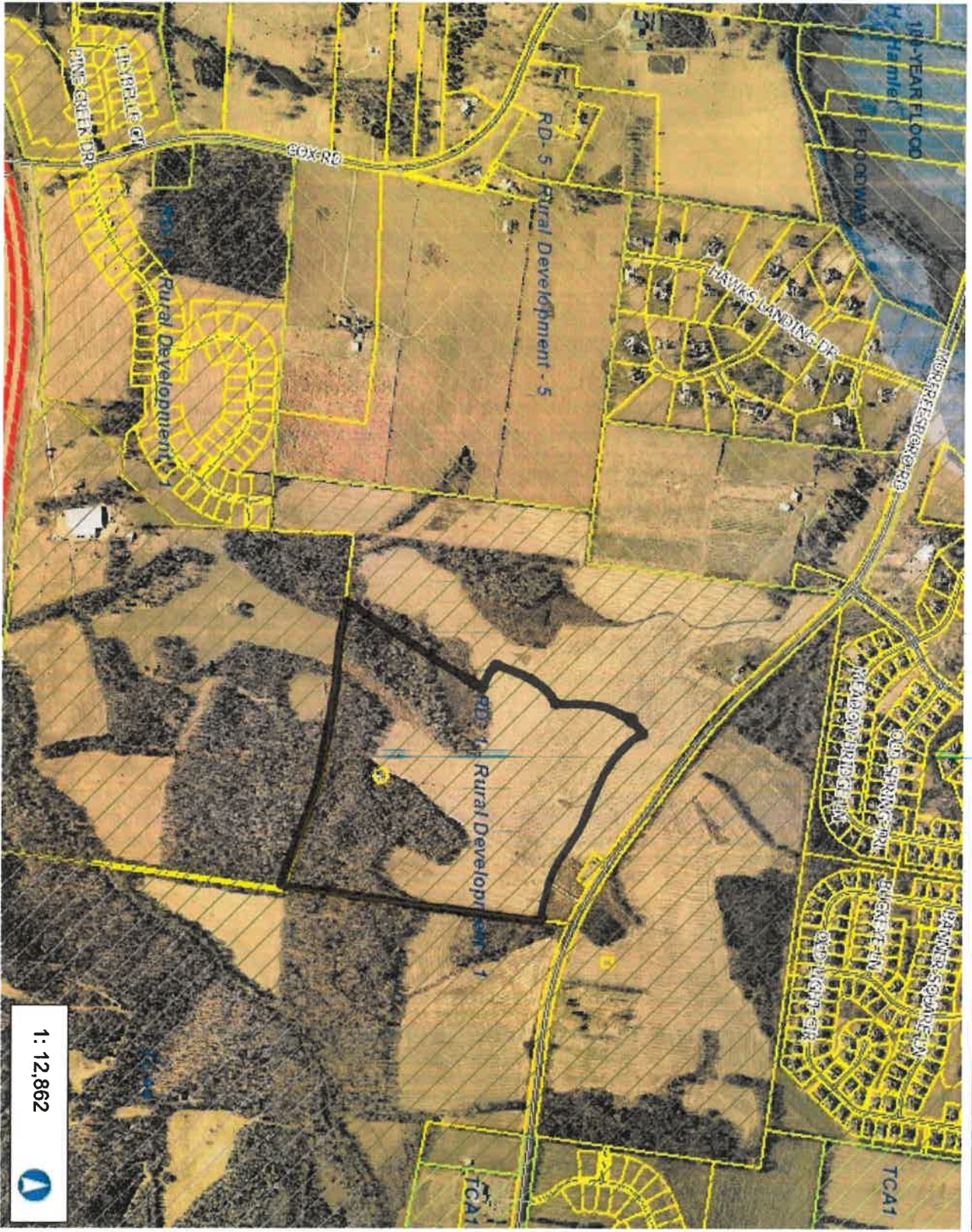
Staff recommends approval of the Final Plat with the following conditions:

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$553,000;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$164,580;
4. Per the recommendation of the county's consultant, establishment of a performance bond in the amount of \$60,000 for the wastewater collection system;
5. Establishment of a performance bond for landscaping in the amount of \$10,575;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

7. Submission of the approved Final Plat in .dwg format on recordable media based on the Tennessee State Plane Coordinate System prior to signature and recording of the plat.

Reviewer: OCW
Date: 4-4-23

ATTACHMENT 27-2



1: 12,862

Legend

- ZONES
- TCA1
- TCA2
- TCA3
- TCA4
- RP-5 - Rural Preservation - 5
- RD-5 - Rural Development - 5
- RP-1 - Rural Preservation - 1
- RD-1 - Rural Development - 1
- SIC - Suburban Infill and Conservat
- MGA-1
- MGA-5
- MGA-H
- H - Hamlet
- GVC 1
- GVC 2
- GVC 3
- GVC 4
- V - Village
- College Grove Village
- Leiper's Fork Village
- NC - Neighborhood Conservation
- NCMH - Neighborhood Conservatio
- Parcels
- Corporate Limits
- BRENTWOOD

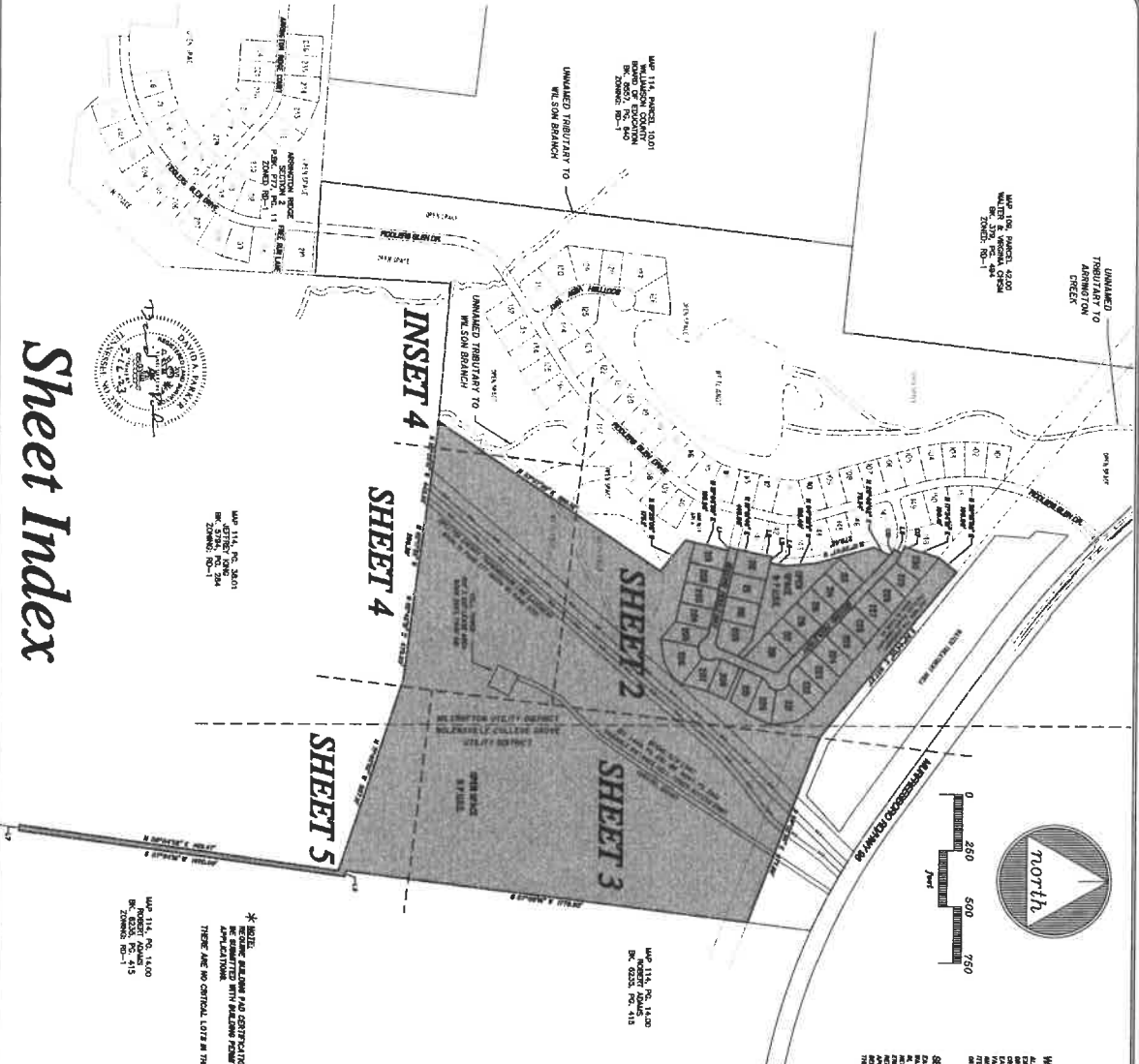
Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

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0.4 Miles
MAD_1983_StatePlane_Tennessee_FIPS_4100_Feet
© Latitude Geographics Group Ltd.

ATTACHMENT 27-1

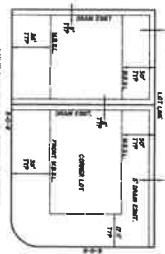
Sheet Index



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Feet

WHOLE SYSTEM NOTE
 THIS SYSTEM NOTE IS A SUMMARY OF THE INFORMATION CONTAINED IN THE PLANS AND SPECIFICATIONS. IT IS NOT A CONTRACT DOCUMENT. THE CONTRACT DOCUMENTS SHALL BE THE BASIS FOR THE CONTRACTOR'S OBLIGATION TO THE CITY OF NASHVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE.

CONTRACTOR'S OBLIGATION
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE.



OWNER / DEVELOPER
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GENERAL NOTES
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NASHVILLE.

<p>CERTIFICATE OF OVERSEER AND DESIGN</p> <p>I have reviewed and approved the design and construction of the project shown on these plans and specifications. I am a duly licensed Professional Engineer in the State of Tennessee and I am duly licensed in the State of Tennessee. My license number is 12345. I am the duly licensed Professional Engineer in charge of the project. My signature is [Signature]. My title is [Title]. My date is [Date].</p>	<p>CERTIFICATE OF ACCOUNT</p> <p>I have reviewed and approved the design and construction of the project shown on these plans and specifications. I am a duly licensed Professional Engineer in the State of Tennessee and I am duly licensed in the State of Tennessee. My license number is 12345. I am the duly licensed Professional Engineer in charge of the project. My signature is [Signature]. My title is [Title]. My date is [Date].</p>	<p>CERTIFICATE OF APPROVAL OF SUBDIVISION MAP & STREET NAMES</p> <p>I have reviewed and approved the design and construction of the project shown on these plans and specifications. I am a duly licensed Professional Engineer in the State of Tennessee and I am duly licensed in the State of Tennessee. My license number is 12345. I am the duly licensed Professional Engineer in charge of the project. My signature is [Signature]. My title is [Title]. My date is [Date].</p>	<p>CERTIFICATE OF APPROVAL OF STREET SYSTEM</p> <p>I have reviewed and approved the design and construction of the project shown on these plans and specifications. I am a duly licensed Professional Engineer in the State of Tennessee and I am duly licensed in the State of Tennessee. My license number is 12345. I am the duly licensed Professional Engineer in charge of the project. My signature is [Signature]. My title is [Title]. My date is [Date].</p>	<p>UTILITY CONTRIBUTION OF THE APPROVAL OF STREET SYSTEM</p> <p>I have reviewed and approved the design and construction of the project shown on these plans and specifications. I am a duly licensed Professional Engineer in the State of Tennessee and I am duly licensed in the State of Tennessee. My license number is 12345. I am the duly licensed Professional Engineer in charge of the project. My signature is [Signature]. My title is [Title]. My date is [Date].</p>	<p>CERTIFICATE OF THE APPROVAL OF STREETS</p> <p>I have reviewed and approved the design and construction of the project shown on these plans and specifications. I am a duly licensed Professional Engineer in the State of Tennessee and I am duly licensed in the State of Tennessee. My license number is 12345. I am the duly licensed Professional Engineer in charge of the project. My signature is [Signature]. My title is [Title]. My date is [Date].</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDS</p> <p>I have reviewed and approved the design and construction of the project shown on these plans and specifications. I am a duly licensed Professional Engineer in the State of Tennessee and I am duly licensed in the State of Tennessee. My license number is 12345. I am the duly licensed Professional Engineer in charge of the project. My signature is [Signature]. My title is [Title]. My date is [Date].</p>
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SECTION TWO
FIDDLERS GLEN
 SUBDIVISION
FINAL PLAT

PROPERTY MAP FOR REMAINDER OF PARCEL 1200
 23rd CIVIL DISTRICT 1, WILLIAMSON COUNTY, TENNESSEE

SEC. INC.
 ENGINEERING & SURVEYING & LAND PLANNING
 LANDSCAPE ARCHITECTURE

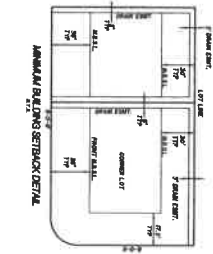
DATE: 12-15-2023
 TIME: 10:00 AM
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 40'

GRID TABLE

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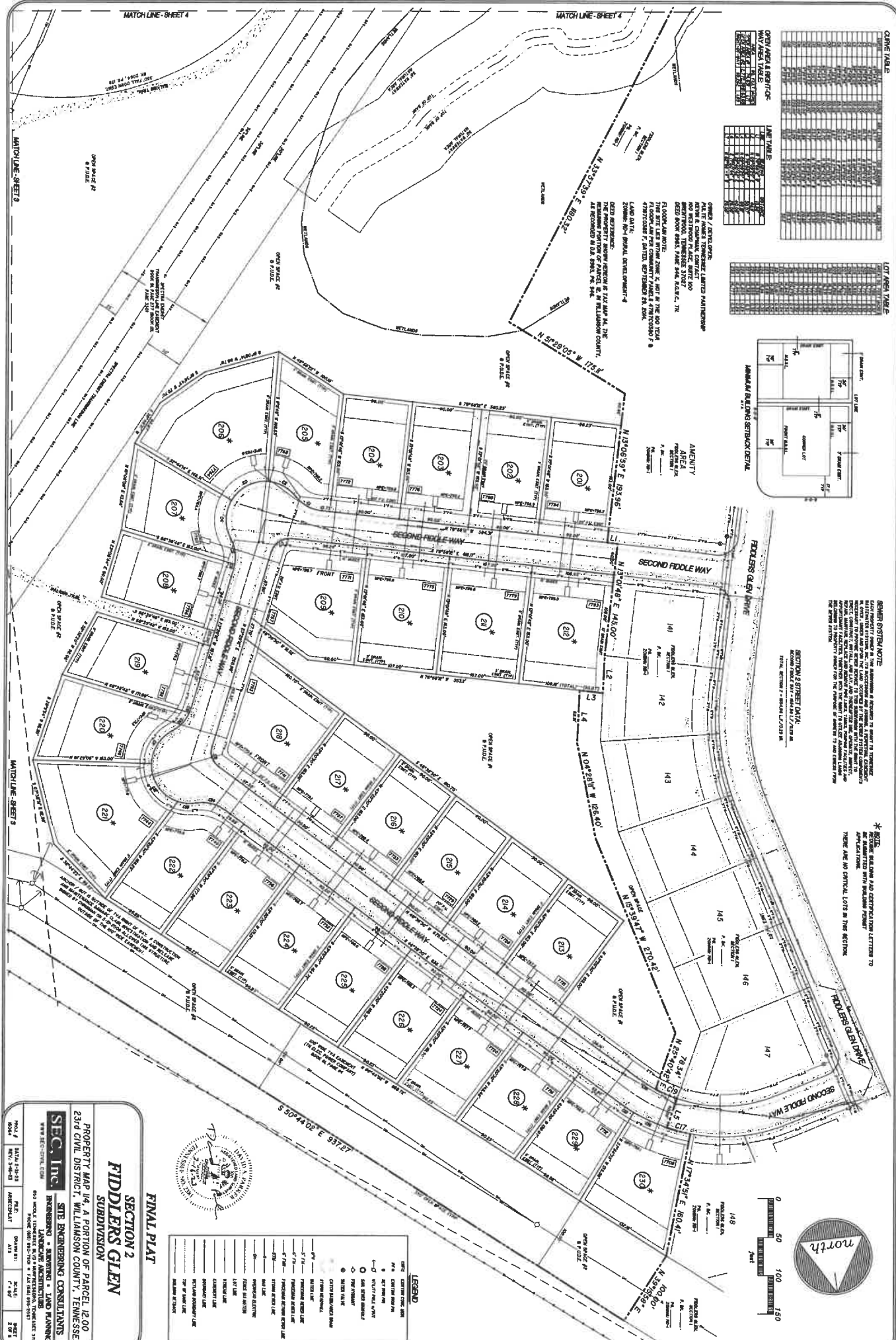
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SEWER SYSTEM NOTE

EXISTING SEWER IN THE SUBDIVISION IS LOCATED AT THE INTERSECTION OF SECOND FIDDLE WAY AND FIDDLERS GLEN DRIVE. THE SEWER MAIN IS 12" DIA. AND IS LOCATED AT THE INTERSECTION OF SECOND FIDDLE WAY AND FIDDLERS GLEN DRIVE. THE SEWER MAIN IS 12" DIA. AND IS LOCATED AT THE INTERSECTION OF SECOND FIDDLE WAY AND FIDDLERS GLEN DRIVE.

* NOTE: BEARING IS TO BE DETERMINED BY THE SURVEYOR. THE BEARING IS TO BE DETERMINED BY THE SURVEYOR. THE BEARING IS TO BE DETERMINED BY THE SURVEYOR.



SECTION 2
FIDDLERS GLEN
SUBDIVISION

PROPERTY MAP 14, A PORTION OF PARCEL 12.00
23rd CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE

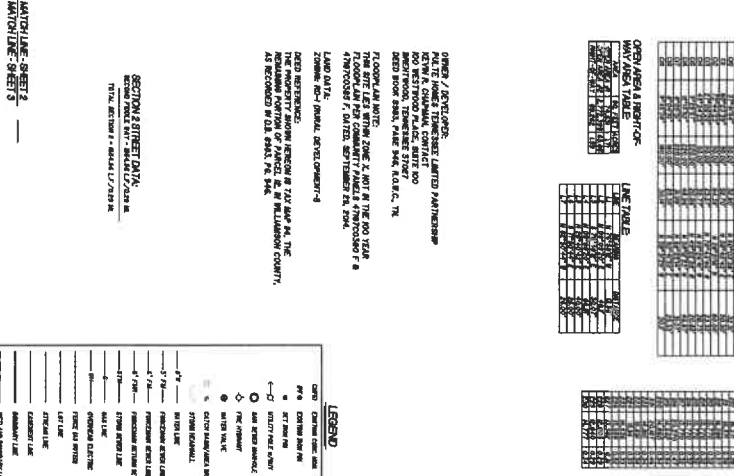
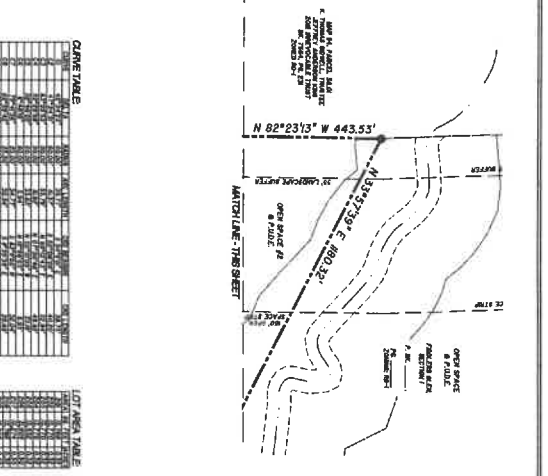
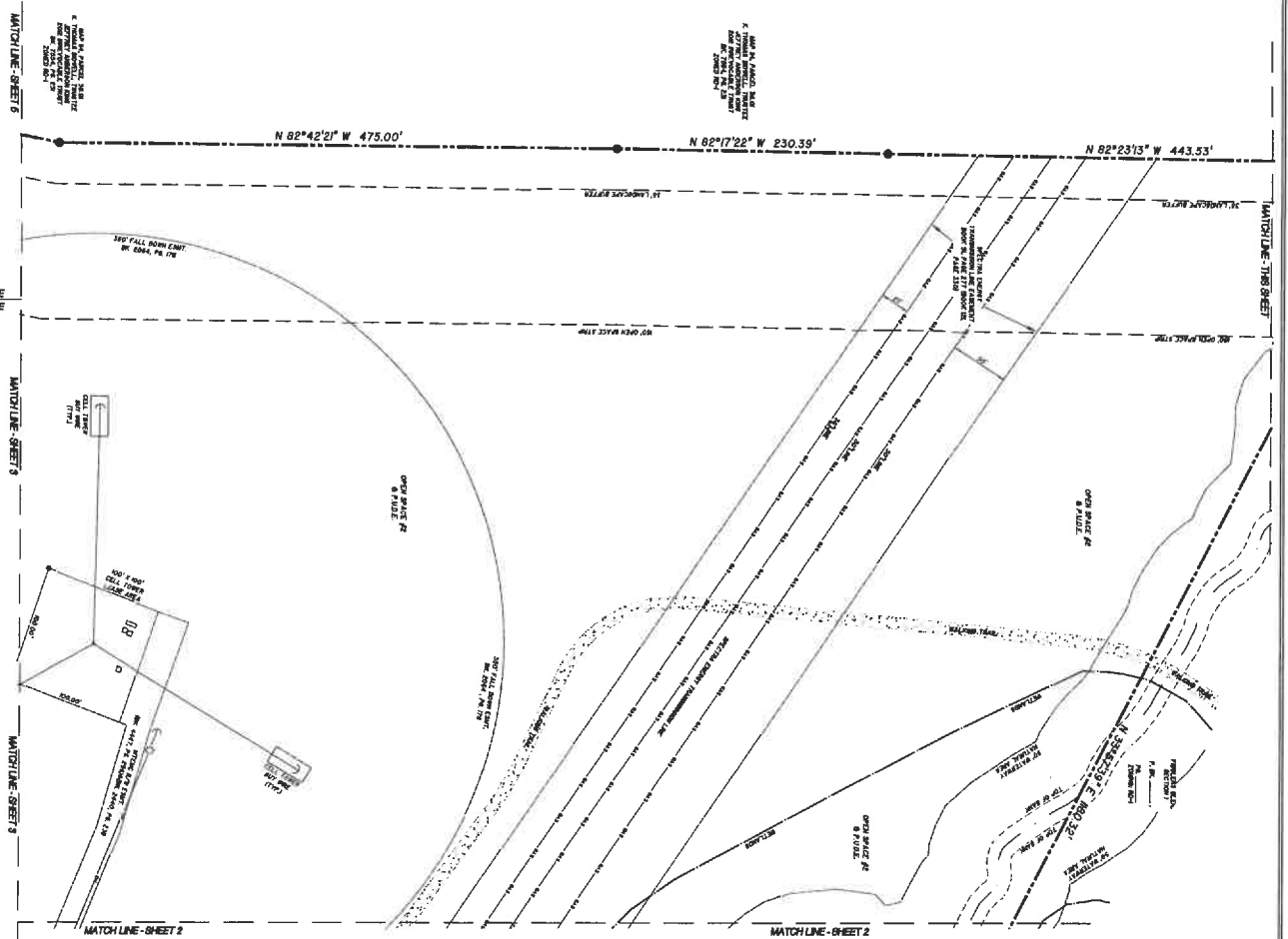
SEC, Inc.
SITE ENGINEERING CONSULTANTS
ENGINEERING & SURVEYING & LAND PLANNING

DATE: 12-12-23
SCALE: AS SHOWN
SHEET: 2 OF 3

FINAL PLAT

LEGEND

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- OPEN SPACE #100



SECTION 1 STREET LAYOUT

SECTION 1 STREET LAYOUT
 THIS PLAN, DRAWING NO. 125001, IS A PART OF A SUBDIVISION PLAT FOR THE PROPOSED
 DEVELOPMENT OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE.
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN.

SECTION 2 STREET LAYOUT

SECTION 2 STREET LAYOUT
 THIS PLAN, DRAWING NO. 125002, IS A PART OF A SUBDIVISION PLAT FOR THE PROPOSED
 DEVELOPMENT OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE.
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN.

SECTION 1 & 2 STREET LAYOUT
 THIS PLAN, DRAWING NO. 125003, IS A PART OF A SUBDIVISION PLAT FOR THE PROPOSED
 DEVELOPMENT OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE.
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN.

- LEGEND**
- CENTER LINE OF ROAD
 - SIDEWALK
 - DRIVEWAY
 - UTILITY LINE
 - LOT LINE
 - SECTION LINE
 - TOWNSHIP LINE
 - RANGE LINE
 - COUNTY LINE
 - STATE LINE
 - NATIONAL BOUNDARY LINE
 - ADJACENT LOT
 - ADJACENT SECTION
 - ADJACENT TOWNSHIP
 - ADJACENT COUNTY
 - ADJACENT STATE
- SECTION 1 & 2 STREET LAYOUT**
- SECTION 1 & 2 STREET LAYOUT
 THIS PLAN, DRAWING NO. 125003, IS A PART OF A SUBDIVISION PLAT FOR THE PROPOSED
 DEVELOPMENT OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE.
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN.

OWNER / DEVELOPER:
 KIMBERLY A. BARNES
 125001, SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE
 AS RECORDED IN DEED BOOK NO. 50, PAGE 10, COUNTY OF WILLIAMSON, TENNESSEE.

PLANNING NOTE:
 THIS SITE IS WITHIN ZONE X, AND IN THE 800 YEAR FLOODPLAIN AREA. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE FLOODPLAIN AREA. THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE FLOODPLAIN AREA.

LAND DATE:
 ZONING AND/OR DEVELOPMENT OF THE PROPERTY ARE SUBJECT TO ALL APPLICABLE LOCAL, STATE, FEDERAL AND NATIONAL REGULATIONS, ORDINANCES, DECREES, STATUTES, AND TREATIES.

NEEDS STATEMENT:
 THE PROPERTY ADDRESS IS 125001, SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE. AS RECORDED IN DEED BOOK NO. 50, PAGE 10, COUNTY OF WILLIAMSON, TENNESSEE.



CONTACTS:
 KIMBERLY A. BARNES
 125001, SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE
 PHONE: (615) 890-1234
 CONTACT: KIMBERLY BARNES

CONTRACTOR:
 SITE DEVELOPMENT CONSULTANTS, INC.
 800 MARKET STREET, SUITE 300
 NASHVILLE, TN 37203
 PHONE: (615) 259-1234
 CONTACT: JAMES REED

ADJACENT PROPERTY OWNER:
 125002, SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE
 PHONE: (615) 890-1234
 CONTACT: JAMES REED

ADJACENT TOWNSHIP:
 TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE
 PHONE: (615) 259-1234
 CONTACT: JAMES REED

ADJACENT COUNTY:
 COUNTY OF WILLIAMSON, TENNESSEE
 PHONE: (615) 259-1234
 CONTACT: JAMES REED

ADJACENT STATE:
 STATE OF TENNESSEE
 PHONE: (615) 259-1234
 CONTACT: JAMES REED

FINAL PLAT

SECTION 2

FIDDLERS GLEN

SUBDIVISION

SEC. Inc.

SITE ENGINEERING CONSULTANTS

PROFESSIONAL ENGINEER'S STATE SEAL: NO. 12345, EXPIRES 12/31/2025, COUNTY OF WILLIAMSON, TENNESSEE.

SECTION 1 & 2 STREET LAYOUT

SECTION 1 & 2 STREET LAYOUT
 THIS PLAN, DRAWING NO. 125003, IS A PART OF A SUBDIVISION PLAT FOR THE PROPOSED
 DEVELOPMENT OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 8 EAST, COUNTY OF WILLIAMSON, TENNESSEE.
 THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE CONSIDERED A FINAL PLAN.

ITEM 28

FINAL PLAT REVIEW FOR LA BERGERIE II, LARGE LOT EASEMENT MINOR SUBDIVISION, CONTAINING 2 LOTS ON 10 ACRES, LOCATED NEAR WILSON PIKE, IN THE 4TH VOTING DISTRICT (1-2023-407).

Area	Ten (10) Acres
Lots	2
Zoning	Municipal Growth Area-1 (MGA-1)
Water	Milcrofton Utility District
Sewer	Individual On-Site Septic Systems
Development Option	Large Lot Easement
Chapter 1101 Status	Franklin UGB
Map and Parcel	080---05401
File Number	(1-2023-407)

At this time, the applicant is requesting deferral to the May 2023 Planning Commission meeting to allow the applicant more time to address Staff comments. Staff concurs with this request.