

Notes

- The purpose of this plat is to revise the lot lines for lots 59-68.
- The entire property is located within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) on Fema Firm Community Panel No. 47187C0214 F, September 29, 2006.
- The lots shall be served by public water from Microfton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel.
- Parcel ID's shown thus (000) pertain to property map 089.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee Grid, NAD 83.
- Within new development and for off-site lines constructed as a result of, or to provide service to, the new development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground.
- All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of MTEMC.
- All open space area to be public utility and drainage easements (PUDEs).
- The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, detention/retention areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets constructed to the City of Franklin specifications in public rights-of-way.
- All Microfton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall be constructed or permitted within the easements except for the installation of pavement for private or public driveways which cross an easement. No trees or shrubbery will be planted within the utility and drainage easements.
- Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
- There shall be a minimum of 10' between buildings.
- Any and all mineral rights for the subject property shall transfer to the owner.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- Greenway Easement Note: The 95' wide all access public easement located on the east side of Carothers Parkway shall be dedicated at the time of Final Plat for Section 2, approximately 2016. The 95' easement located west of Carothers Parkway shall be dedicated at the time of the Final Plat for Section 4, approximately 2018.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within Public Drainage Easements between lots. The City of Franklin is not responsible for repair or replacement of any encroachments that are damaged or removed in the course of maintenance activity within easements.

Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number

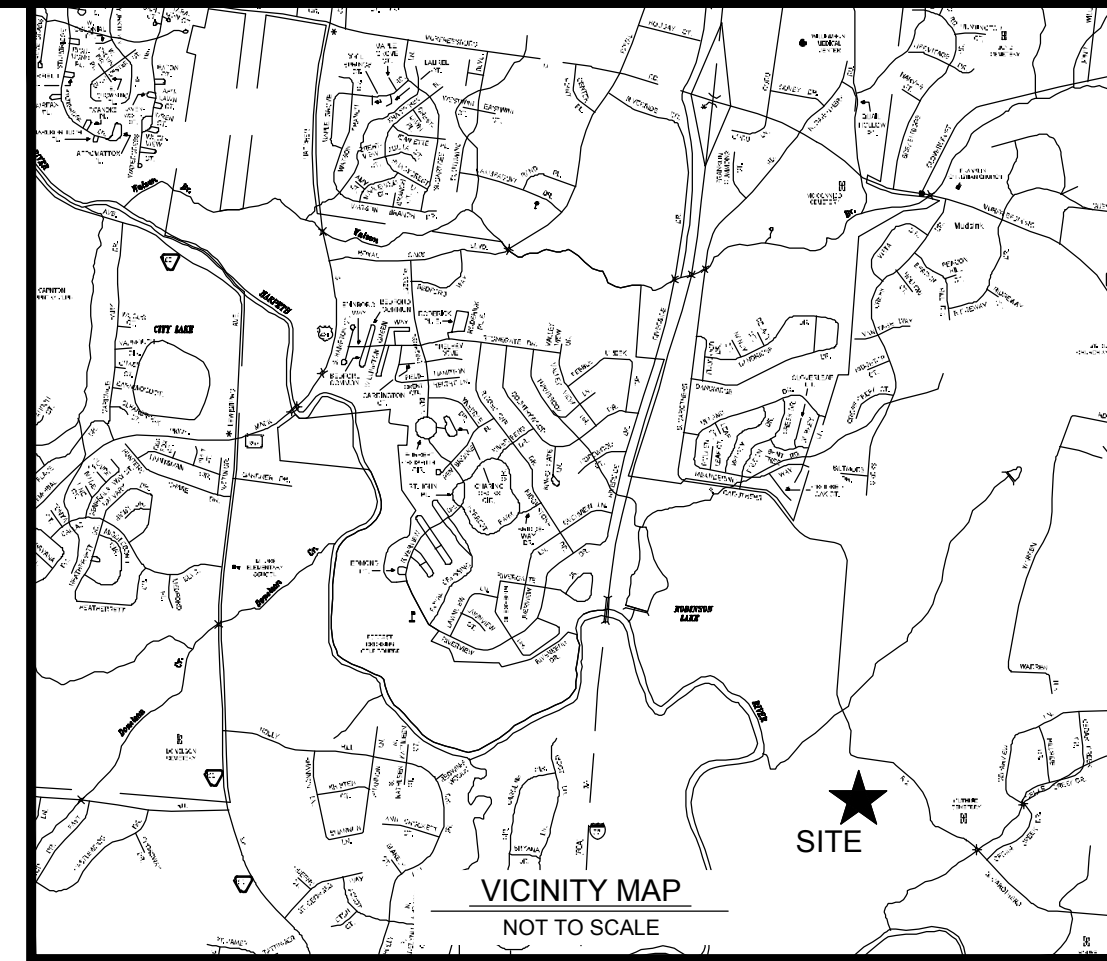
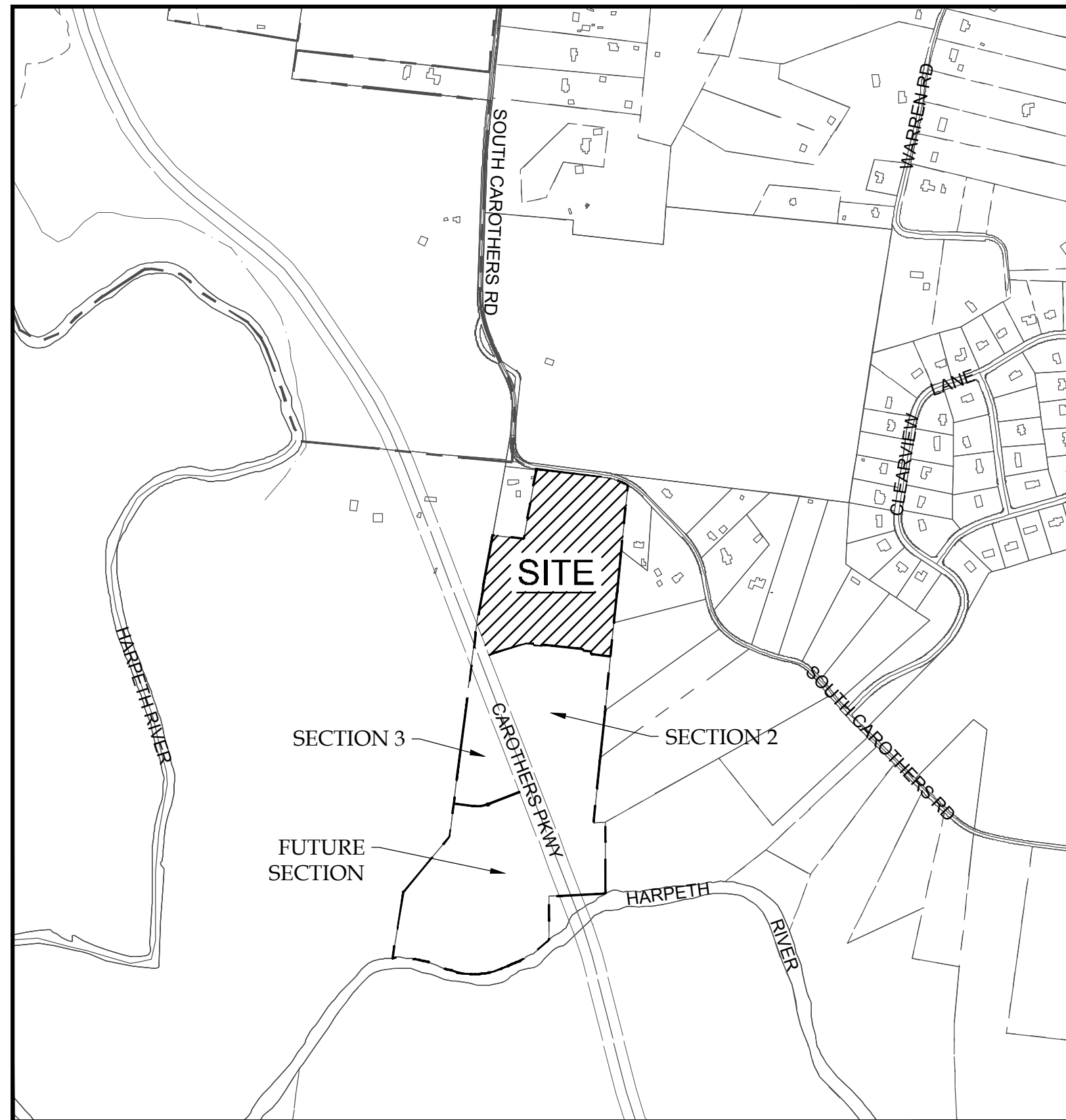
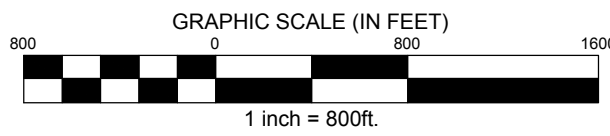
Total area: 745,642 S.F. or 17.12 Acres

Road Data:

Acreage in new roads 4.40 Acres
 Linear footage of new roads 3,334 Feet
 Linear footage of alleys 634 Feet



TN STATE PLANE
 ZONE 5301, FIPSZONE 4100
 NAD 83 DATUM



Site Data

Project Name: Echelon Subdivision - Section 1, Revision 1
 COF Project #: 6509
 Subdivision: Echelon
 Lot numbers: Lots 13-47 & Lots 59-79
 Address: South Carothers Road
 City: Franklin
 County: Williamson
 State: Tennessee
 Civil District: 14th

Existing zoning and charter area overlay: SD-R (Specific Development-Residential) - MECO-6
 Other applicable overlays: N/A

Applicable development standard: Conventional
 Acreage of site: 17.12
 Approved Density: SD-R 2.94

Minimum required setback lines:
 Manor Lots (Lots 13-39)
 Yard fronting on any street: 15 Feet
 Side yard: 5 Feet
 Rear yard: 10 Feet

Minimum required setback lines:
 Garden Lots (40-47)
 Yard fronting on any street: 8 Feet
 Side yard: 5 Feet
 Rear yard: 10 Feet

Minimum required setback lines:
 Cottage Lots (Lots 69-79)
 Yard fronting on any street: 8 Feet
 Side yard: 5 Feet
 Rear yard: 4 Feet

Minimum required setback lines:
 Townhome Lots (59-68)
 Yard fronting on any street: 8 Feet
 Side yard: 5 Feet
 Rear yard: 4 Feet (4 Feet for attached units)

Owners representative: Crescent Helm, LLC
 Address: 227 W. Trade Street, Suite 1000
 Charlotte, NC 28202
 Phone number: 615.312.8242
 Email address: kpscarella@pearlstreetpartners.com
 Contact name: Khris Pascarella

Applicant: Edge Planning, Landscape Arch. & Graphic Design
 Address: 210 12th Avenue S, Suite 202 - Nashville, TN 37203
 Phone number: (615) 250-8154
 Fax number: (615) 250-8155
 Email address: jhaas@edgela.com
 Contact name: John Haas

Engineer / Land Surveyor: Energy Land & Infrastructure
 Address: 1420 Donelson Pike, Suite A12 Nashville, TN 37217
 Phone number: (615) 383-6300
 Fax number: (615) 383-6341
 Contact names: Michael Ray

Lot	Area (Sq. Ft./Acres)	Cal.	# Trees
13	9,042/0.21	2"	3
14	9,119/0.21	2"	3
15	10,607/0.24	2"	6
16	10,610/0.24	2"	6
17	10,619/0.24	2"	6
18	8,377/0.19	2"	3
19	8,363/0.19	2"	3
20	8,359/0.19	2"	3
21	9,397/0.22	2"	3
22	9,946/0.23	2"	3
23	11,935/0.27	2"	6
24	10,871/0.25	2"	6
25	9,396/0.22	2"	3
26	8,227/0.19	2"	3
27	9,155/0.21	2"	3
28	11,090/0.25	2"	6
29	8,652/0.20	2"	3
30	11,548/0.27	2"	6
31	13,224/0.30	2"	6
32	19,108/0.44	2"	6
33	7,860/0.18	2"	3
34	8,132/0.19	2"	3
35	13,999/0.32	2"	6
36	16,775/0.39	2"	6
37	16,896/0.39	2"	6
38	12,619/0.29	2"	6
39	13,121/0.30	2"	6
40	7,897/0.18	2"	3
41	7,209/0.17	2"	3
42	6,240/0.14	2"	3
43	5,412/0.12	2"	3
44	5,906/0.14	2"	3
45	6,498/0.15	2"	3
46	6,278/0.14	2"	3
47	8,611/0.20	2"	3
59	3,854/0.09	2"	3
60	2,930/0.07	2"	3
61	2,880/0.07	2"	3
62	2,880/0.07	2"	3
63	3,503/0.08	2"	3
64	3,510/0.08	2"	3
65	2,880/0.07	2"	3
66	2,880/0.07	2"	3
67	2,949/0.07	2"	3
68	3,919/0.09	2"	3
69	5,653/0.13	2"	3
70	5,106/0.12	2"	3
71	5,183/0.12	2"	3
72	5,028/0.12	2"	3
73	5,261/0.12	2"	3
74	5,619/0.13	2"	3
75	5,008/0.11	2"	3
76	4,980/0.11	2"	3
77	4,980/0.11	2"	3
78	4,980/0.11	2"	3
79	5,648/0.13	2"	3
O/S 1	31,433/0.72	-	-
O/S 2	7,677/0.18	-	-
O/S 3	33,818/0.78	-	-
O/S 4	24,270/0.56	-	-
O/S 5A	6,253/0.14	-	-
O/S 6	3,462/0.08	-	-
O/S 12	6,195/0.14	-	-

Utility Disclaimer

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Certificate Of Approval for Recording

Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of _____, 20____, and this plat has been approved for recording in the Register's Office of Williamson County.

Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- the streets, drainage, and sidewalks designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or
- a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department _____ Date _____
 City of Franklin, Tennessee

Certificate Of Approval of Water

I hereby certify that:

- The water system designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or
- A performance agreement and surety in the amount of \$ _____ for the water system has been posted with the Microfton Utility District to assure completion of such improvements.

General Manager, Microfton Utility District _____ Date _____

Certificate Of Survey

I (we) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon will be placed as indicated upon completion of construction. This subdivision plat correctly represents a survey prepared by Gresham, Smith and Partners.

Surveyor Information
 Mike Dial
 ELI, LLC
 1420 Donelson Pike, Suite A12
 Nashville, TN 37217
 Phone: 615-383-6300
 Email: mike.dial@eli-llc.com

Certificate Of Ownership

I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 5791, Page 574, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____, Page _____, R.O.W.C., Tennessee, running with the title to the property. I (we) further certify that there are no liens on this property, except as follows: Deed of Trust Book 5869, Page 123, R.O.W.C., Tennessee.

Owner _____ Date _____

Owner Information
 Khris Pascarella
 Crescent Helm, LLC
 227 W. Trade Street, Suite 1000
 Charlotte, NC 28202
 Phone: 615-312-8242
 Email: kpscarella@pearlstreetpartners.com

Certificate Of Approval of Subdivision Name, Street Names, and Addressing

Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency _____ Date _____

City of Franklin _____ Date _____

Certificate Of Approval of Sewer Systems

I hereby certify that:

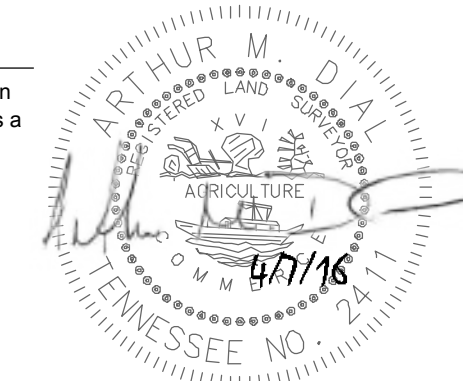
- The sewer system designated in Echelon Subdivision - Section 1 has been installed in accordance with City specifications, or
- A performance agreement and surety in the amount of \$ _____ for the sewer system has been posted with the City of Franklin, Tennessee, to assure completion of such systems.

Director, Water Management Department _____ Date _____
 City of Franklin, Tennessee

**ECHELON PUD SUBDIVISION
 SECTION 1, REVISION 1**

SHEET 1 OF 4

14th CIVIL DISTRICT
 TAX MAP 089, PART OF PARCEL 50.01
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 CITY OF FRANKLIN PROJECT #6509
 DATE: 02-23-2016
 REVISED: 04-07-2016

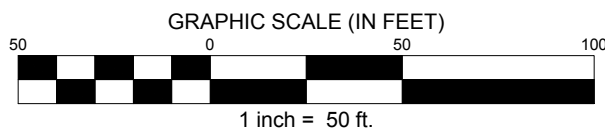


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TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



25' R.O.W.
Dedication

Legend

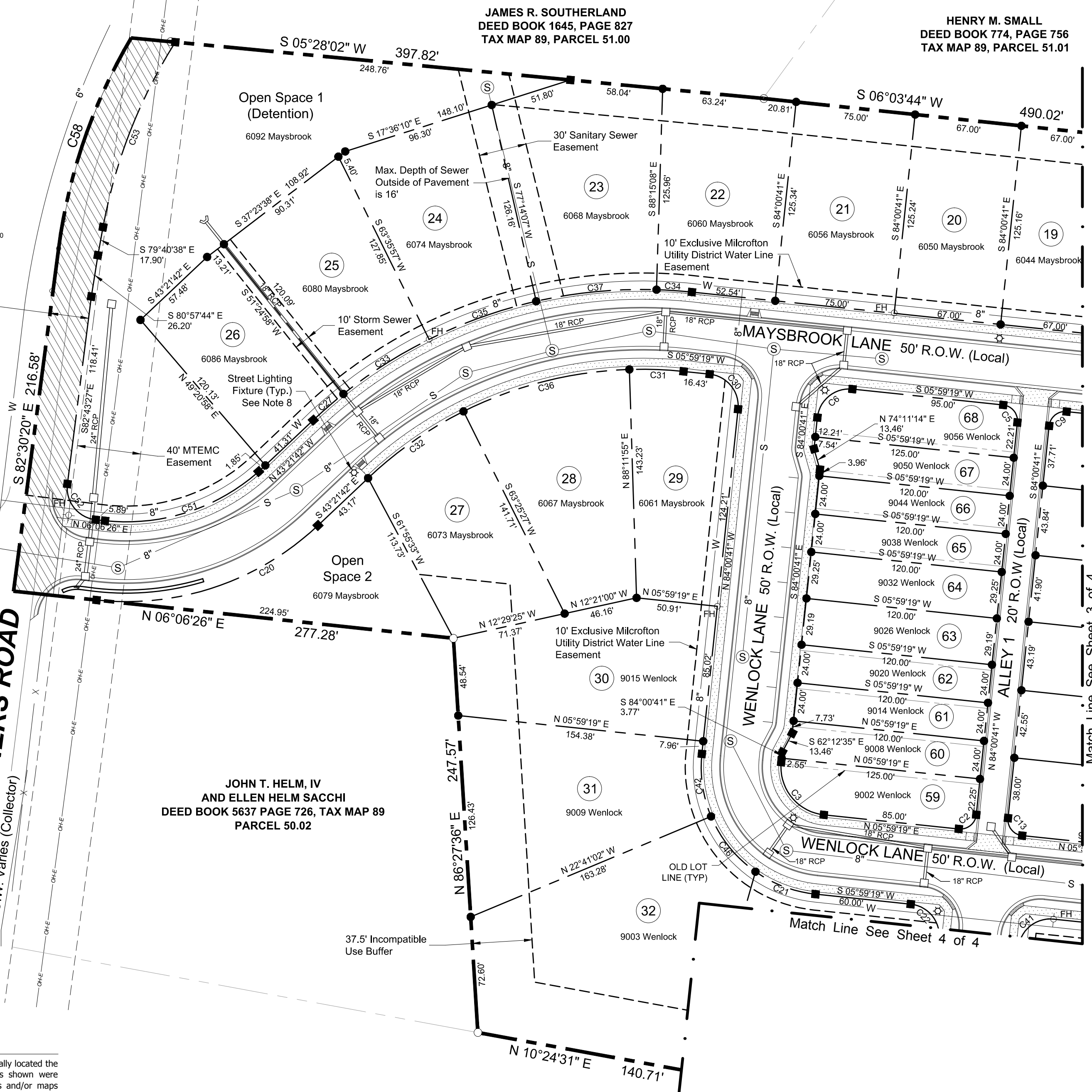
- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number

SOUTH CAROTHERS ROAD
R.O.W. Varies (Collector)

**JOHN T. HELM, IV
AND ELLEN HELM SACCHI**
DEED BOOK 5637 PAGE 726, TAX MAP 89
PARCEL 50.02

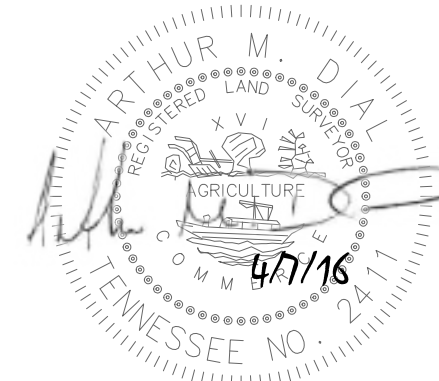
JAMES R. SOUTHERLAND
DEED BOOK 1645, PAGE 827
TAX MAP 89, PARCEL 51.00

HENRY M. SMALL
DEED BOOK 774, PAGE 756
TAX MAP 89, PARCEL 51.01



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**ECHOLON PUD SUBDIVISION
SECTION 1, REVISION 1
SHEET 2 OF 4**

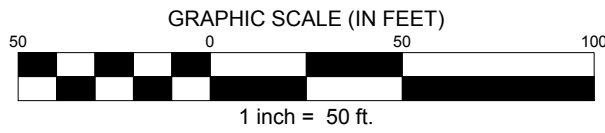
14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6509
DATE: 02-23-2016
REVISED: 04-06-2016



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TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



Legend

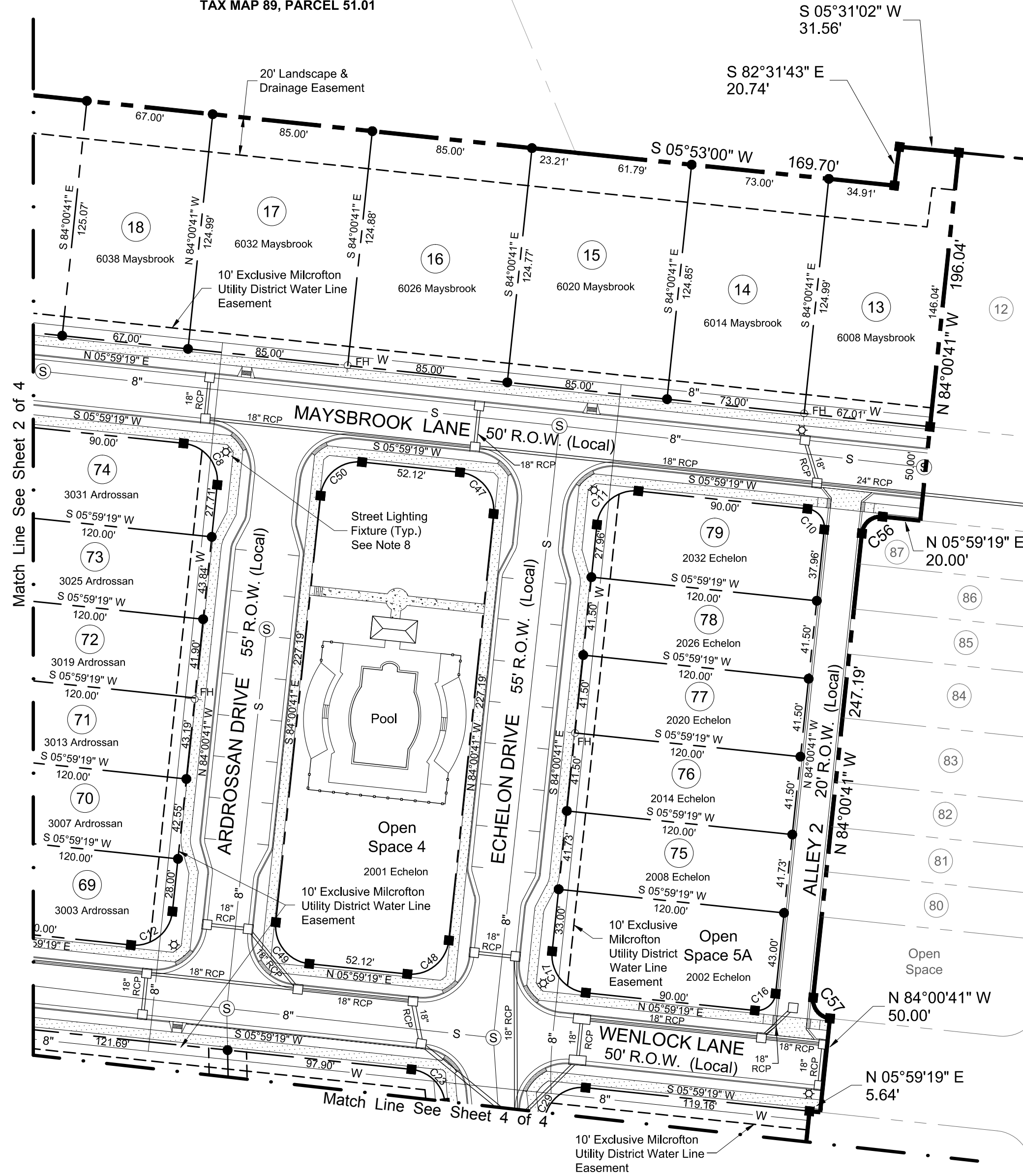
- Fire Hydrant
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- Concrete Sidewalk
- Lot Number

Curve Data Chart

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	10.00'	15.71'	14.14'	N 39°00'41" W	90°00'00"
C3	30.00'	47.12'	42.43'	N 50°59'19" E	90°00'00"
C4	150.00'	2.98'	2.98'	N 72°53'37" E	1°08'13"
C5	10.00'	15.71'	14.14'	S 50°59'19" W	90°00'00"
C6	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C7	150.00'	38.16'	38.06'	N 65°02'14" E	14°34'33"
C8	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C9	10.00'	15.71'	14.14'	S 39°00'41" E	90°00'00"
C10	10.00'	15.71'	14.14'	S 50°59'19" W	90°00'00"
C11	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C12	20.00'	31.42'	28.28'	N 39°00'41" W	90°00'00"
C13	10.00'	15.71'	14.14'	N 50°59'19" E	90°00'00"
C14	150.00'	20.57'	20.55'	N 61°40'39" E	7°51'23"
C15	62.00'	46.05'	45.00'	S 05°59'19" W	42°33'26"
C16	10.00'	15.71'	14.14'	N 39°00'41" W	90°00'00"
C17	20.00'	31.42'	28.28'	N 50°59'19" E	90°00'00"
C18	150.00'	20.57'	20.55'	N 69°32'02" E	7°51'23"
C19	325.00'	25.88'	25.87'	S 75°44'36" W	4°33'45"
C20	175.00'	151.09'	146.44'	S 18°37'38" E	49°28'08"
C21	80.00'	40.62'	40.19'	S 20°32'08" W	29°05'37"
C22	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C23	20.00'	27.25'	25.19'	S 45°01'06" W	78°03'33"
C24	325.00'	34.17'	34.15'	S 81°02'10" W	6°01'25"
C25	38.00'	22.48'	22.16'	N 67°03'38" W	33°54'05"
C26	62.00'	33.78'	33.37'	N 65°43'10" W	31°13'07"
C27	300.00'	25.02'	25.01'	N 40°58'22" W	4°46'40"
C28	275.00'	30.10'	30.08'	N 76°35'51" E	6°16'16"
C29	20.00'	37.09'	32.00'	S 47°08'21" E	106°15'20"
C30	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C31	250.00'	33.99'	33.96'	S 02°05'37" W	7°47'25"
C32	250.00'	73.24'	72.98'	S 34°58'07" E	16°47'09"
C33	300.00'	63.79'	63.67'	N 32°29'33" W	12°10'59"
C34	300.00'	22.21'	22.20'	N 03°52'06" E	4°14'27"
C35	300.00'	71.40'	71.23'	N 19°34'58" W	13°38'10"
C36	250.00'	108.10'	107.26'	S 14°11'19" E	24°46'28"
C37	300.00'	75.99'	75.78'	N 05°30'30" W	14°30'45"
C38	62.00'	59.56'	57.29'	S 79°35'06" E	55°02'18"
C39	62.00'	44.84'	43.87'	N 52°10'34" E	41°26'23"
C40	38.00'	42.80'	40.57'	N 63°43'21" E	64°31'57"
C41	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C42	80.00'	40.03'	39.62'	S 81°39'09" W	28°40'21"
C43	62.00'	42.20'	41.39'	S 79°10'17" W	38°59'59"
C44	62.00'	35.06'	34.60'	S 43°28'10" W	32°24'15"
C45	62.00'	39.80'	39.12'	S 33°40'40" E	36°46'33"
C46	80.00'	45.01'	44.42'	S 51°11'57" W	32°14'02"
C47	20.00'	31.42'	28.28'	S 50°59'19" W	90°00'00"
C48	20.00'	31.42'	28.28'	N 39°00'41" W	90°00'00"
C49	20.00'	31.42'	28.28'	N 50°59'19" E	90°00'00"
C50	20.00'	31.42'	28.28'	S 39°00'41" E	90°00'00"
C51	125.00'	107.92'	104.60'	N 18°37'38" W	49°28'08"
C52	20.00'	31.82'	28.57'	N 51°41'29" E	91°10'07"
C53	325.44'	125.25'	124.48'	S 68°39'06" E	22°03'04"
C54	150.00'	41.14'	41.01'	S 81°19'06" W	15°42'46"
C55	150.00'	41.14'	41.01'	S 81°19'06" W	15°42'46"
C56	10.00'	15.71'	14.14'	S 39°00'41" E	90°00'00"
C57	10.00'	15.71'	14.14'	N 50°59'19" E	90°00'00"
C58	349.23'	140.56'	139.62'	S 70°58'29" E	23°03'41"

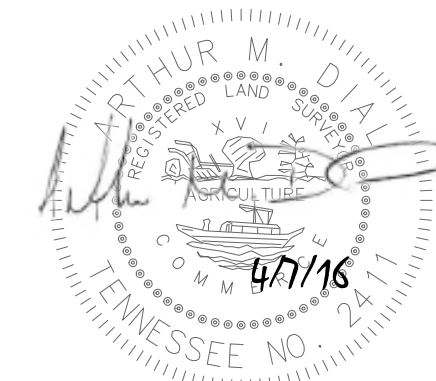
JAMES E. EMERY & EDITH EMERY
DEED BOOK 5410, PAGE 557
TAX MAP 106, PARCEL 181.01

HENRY M. SMALL
DEED BOOK 774, PAGE 756
TAX MAP 89, PARCEL 51.01



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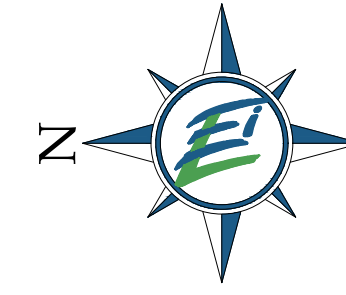
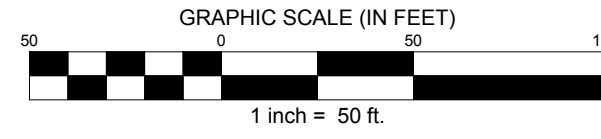


**ECHELON PUD SUBDIVISION
SECTION 1, REVISION 1**

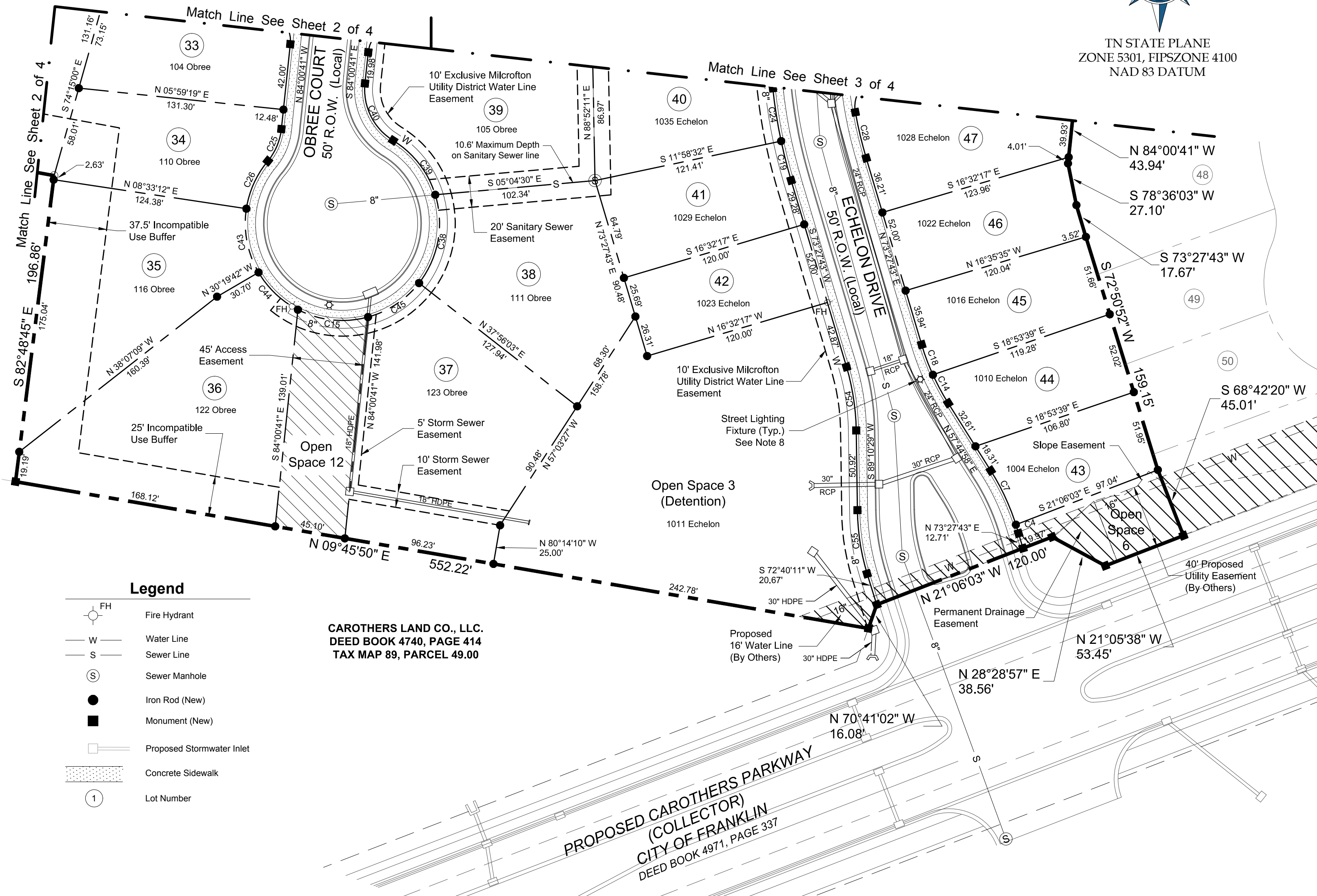
SHEET 3 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6509
DATE: 02-23-2016
REVISED: 04-06-2016

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TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



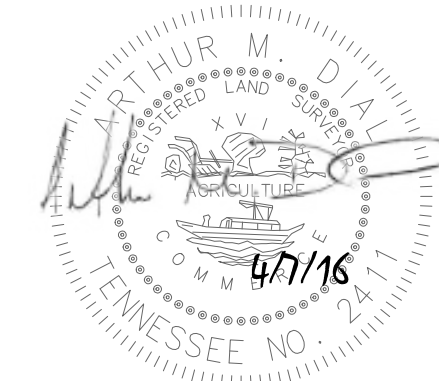
- Legend**
- Fire Hydrant
 - Water Line
 - Sewer Line
 - Sewer Manhole
 - Iron Rod (New)
 - Monument (New)
 - Proposed Stormwater Inlet
 - Concrete Sidewalk
 - Lot Number

CAROTHERS LAND CO., LLC.
DEED BOOK 4740, PAGE 414
TAX MAP 89, PARCEL 49.00

PROPOSED CAROTHERS PARKWAY
(COLLECTOR)
CITY OF FRANKLIN
DEED BOOK 4971, PAGE 337

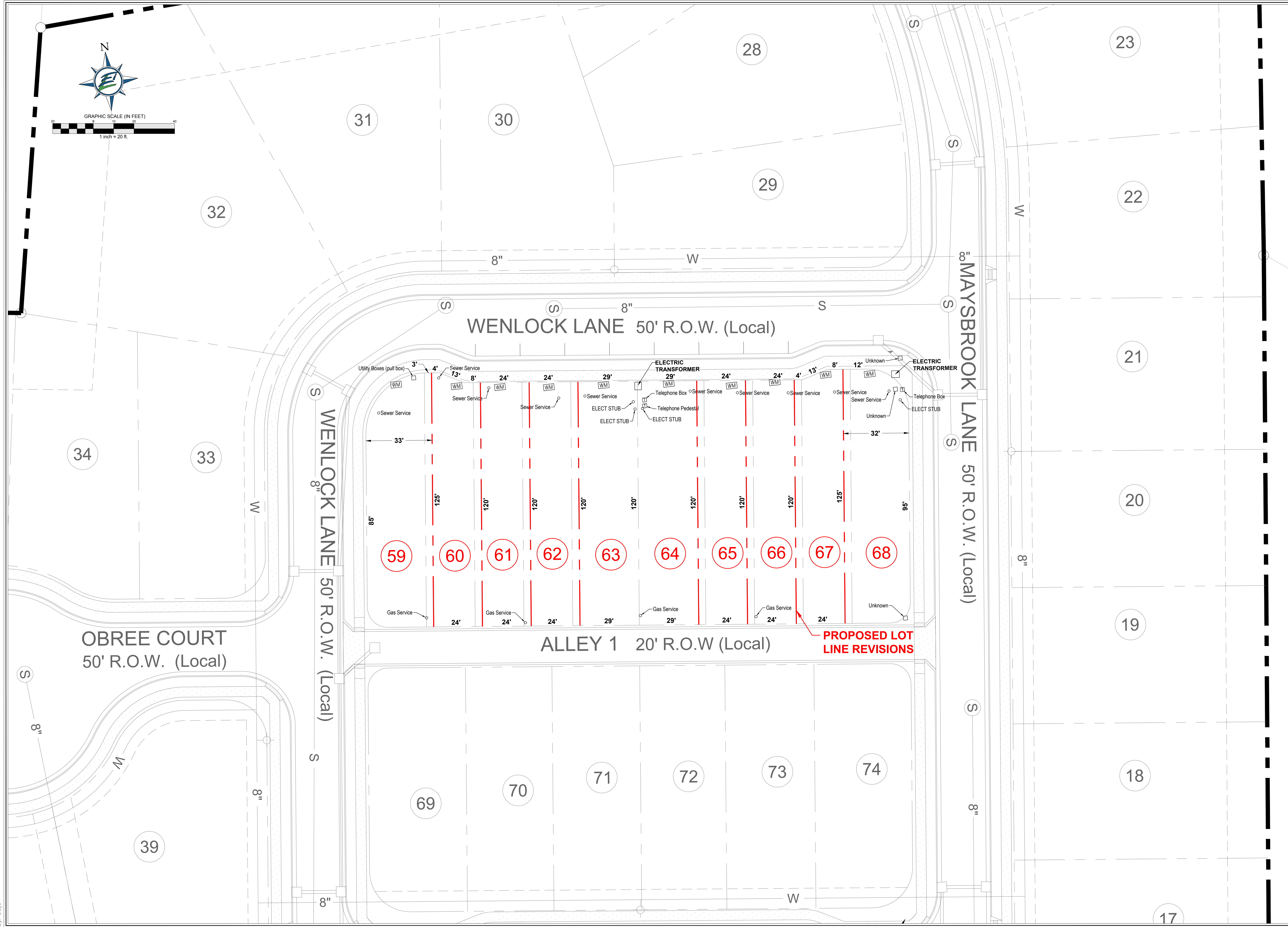
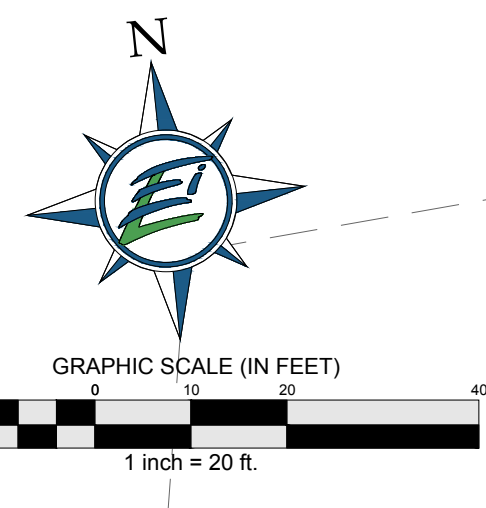
Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) 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. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown 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. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict. Tennessee One Call 811.




ECHOLON PUD SUBDIVISION
SECTION 1, REVISION 1
SHEET 4 OF 4
14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #6509
DATE: 02-23-2016
REVISED: 04-06-2016

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ECHELON
 SECTION 1 LOT LINE
 REVISION EXHIBIT
 FINAL PLAT CITY OF FRANKLIN PROJECT NO. 3824
 FRANKLIN, TENNESSEE

Rev.	Date	Revision Description

Issue Date: February 17, 2016
 ELI Project No: BN 8236
 Drafted By: LCW
 Checked By: LCW
 Sheet Title:

Sheet No.

Filename: W:\8236 BN Hein Property\CAD\Final Plots\Section 1\Exhibit\Echelon_Section 1 Lot Line Revisions Exhibit.dwg
 Plotted: Wednesday, February 17, 2016 - 1:10 pm
 By: clayw