Notes Total area: 745,642 S.F. or 17.12 Acres Legend 1. The purpose of this plat is to create 56 single-family residential lots. Fire Hydrant 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. Water Line The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and/or sanitary sewer service lines are required for each parcel. Sewer Line **Road Data:** 4. 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. Sewer Manhole 4.40 Acres Acreage in new roads Bearings based on Tennessee Grid, NAD 83. Linear footage of new roads 3,334 Feet Within new development and for off-site lines constructed as a result of, or to provide service to, the new Iron Rod (New) 634 Feet Linear footage of alleys development, all utilities, such as cable television, electrical (excluding transformers), gas, sewer, telephone and water lines shall be placed underground. Monument (New) TN STATE PLANE All street light locations and quantities are approximate. Final positioning and quantity shall be at direction of ZONE 5301, FIPSZONE 4100 Proposed Stormwater Inlet All open space area to be public drainage easement. GRAPHIC SCALE (IN FEET) NAD 83 DATUM 10. Homeowner's association will maintain all open space, landscape and stormwater management feature areas, and all sidewalks and pathways located outside public rights-of-way. All roadways shall be public streets Concrete Sidewalk constructed to the City of Franklin specifications in public rights-of-way. 11. All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, 1 inch = 800ft. Lot Number 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. 12. Lots shall conform to all the requirements of the Franklin Zoning Ordinance. 13. There shall be a minimum of 10' between buildings. 14. Any and all mineral rights for the subject property shall transfer to the owner 15. Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available. 16. 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. SITE Detached Residential Lot Tree Chart Site Data Lot Area (Sq. Ft./Acres) Cal. # Trees VICINITY MAP Project Name: Echelon Subdivision - Section 1 COF Project # NOT TO SCALE 9.119/0.21 Subdivision **Echelon** 10 607/0 24 Lots 13-47 & Lots 59-79 Lot numbers: 10,610/0.24 **Certificate Of Ownership** South Carothers Road Address: 10,619/0.24 City: Franklin 8.377/0.19 County: Williamson I (we) hereby certify that I am (we are) the owner(s) of the property shown hereon as of record in Deed Book 8.383/0.19 5791, Page 574, R.O.W.C., Tennessee and that I (we) hereby adopt this plan of subdivision of the property as Tennessee 8,389/0.19 Civil District: shown hereon and dedicate all public ways and easements as noted. No lot or lots as shown hereon shall 9,397/0.22 again be subdivided, re-subdivided, altered or changed so as to produce less area than is hereby established 9 946/0 23 SD-R (Specific Development-Residential) - MECO-6 until otherwise approved by the Franklin Municipal Planning Commission and under no condition shall such lot Existing zoning and charter area overlay: 11,935/0.27 Other applicable overlays: or lots be made to produce less area than is prescribed by the restrictive covenants as of record in Book 10,871/0.25 __ , Page _____ , R.O.W.C., Tennessee, running with the title to the property. I (we) further certify 9.396/0.22 Applicable development standard: Conventional that there are no liens on this property, except as follows: Deed of Trust Book 5869, Page 123, R.O.W.C., 8,227/0.19 Acreage of site: 9,155/0.21 Tennessee Approved Density: SD-R 2.94 11,090/0.25 8 652/0 20 Manor Lots (Lots 13-39) Minimum required setback lines: 11,548/0.27 Yard fronting on any street: 15 Feet 13,224/0.30 Side yard 5 Feet 19.108/0.44 Rear yard: SITE 7.860/0.18 8,132/0.19 Owner Information Minimum required setback lines: Garden Lots (40-47) 13,999/0.32 Khris Pascarella Yard fronting on any street: 8 Feet 16 775/0 39 Crescent Helm, LLC 5 Feet 16,896/0.39 227 W. Trade Street, Suite 1000 Rear yard: 12,619/0.29 Charlotte, NC 28202 13,121/0.30 Cottage Lots (Lots 69-79) Phone: 615-312-8242 Minimum required setback lines: 7 897/0 18 Email: kpascarella@pearlstreetpartners.com Yard fronting on any street: 8 Feet 7,209/0.17 5 Feet Side yard: 6,240/0.14 Rear yard: 4 Feet SECTION 2 Certificate Of Approval of Subdivision Name, Street Names, SECTION 3 5 412/0 12 5,906/0.14 Minimum required setback lines: Townhome Lots (59-68) and Addressing 6,498/0.15 Yard fronting on any street: 6,278/0.14 5 Feet Side yard: Subdivision name and street names approved by the Williamson County Emergency Management Agency. 8,611/0,20 Rear vard 4 Feet (4 Feet for attached units) 3,410/0.08 2,948/0.07 **FUTURE** Owners representative: Crescent Helm, LLC 2.880/0.03 227 W. Trade Street, Suite 1000 Address **SECTION** Williamson County Emergency Management Agency 2.880/0.07 HARPETH Charlotte, NC 28202 615.312.8242 3.928/0.09 Phone number 3.932/0.09 Email address: kpascarella@pearlstreetpartners.com Contact name Khris Pascarella 2.880/0.07 City of Franklin 2,880/0.07 Edge Planning, Landscape Arch. & Graphic Design 2,967/0.07 Applicant: 210 12th Avenue S, Suite 202 - Nashville, Tn 37203 3.479/0.08 Address **Certificate Of Approval of Sewer Systems** 5,653/0.13 Phone number (615) 250-8154 5,106/0.12 (615) 250-8155 5,183/0.12 Fax number: I hereby certify that: jhaas@edgela.com Email address: 5.028/0.12 Contact name John Haas 5,261/0.12 (1) The sewer system designated in Echelon Subdivision - Section 1 has been installed in accordance with City 5,619/0.13 specifications, or Engineer / Land Surveyor: Energy Land & Infrastructure 5.008/0 11 1420 Donelson Pike, Suite A12 Nashville, TN 37217 Address: 4 980/0 11 (2) A performance agreement and surety in the amount of \$ ___ for the sewer system has been 4,980/0.11 Certificate Of Approval of Water Phone number: (615 383-6300 4,980/0.11 (615) 383-6341 Fax number: 5.648/0.13 I hereby certify that: Michael Ray Contact names: O/S 1 31,433/0.72 7.677/0.18 Director, Water Management Department (1) The water system designated in Echelon Subdivision - Section 1 has been installed in accordance with City * Some items such as building square footage, building height, parking requirements, etc. are not 33.818/0.78 O/S 3 City of Franklin, Tennessee specifications, or included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable O/S 4 24,270/0.56 due to the date of Concept Plan approval for this Project. 6,253/0.14 (2) A performance agreement and surety in the amount of \$ ____ for the water system has been posted with the Milcrofton Utility District to assure completion of such improvements. **Utility Disclaimer Certificate Of Approval for Recording** Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the underground utilities. Above grade and underground utilities shown were General Manager, Milcrofton Utility District exception of such conditions, if any, as are noted in the Planning Commission minutes for the _____ day of taken from visible appurtenances at the site, public records and/or maps ___, 20 ____, and this plat has been approved for recording in the Register's Office of prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or **Certificate Of Survey** abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and **ECHELON PUD SUBDIVISION** Secretary, Franklin Municipal Planning Commission I hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon location of utilities shown should be done so with this circumstance will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a **SECTION 1** considered. Detailed verification of existence, location and depth should also street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal be made prior to any decision relative thereto is made. Availability and cost of **Certificate Of Approval of Streets, Drainage, and Sidewalks** service should be confirmed with the appropriate utility company. In Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards SHEET 1 OF 4 of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than Tennessee, it is a requirement, per "The Underground Utility Damage 14th CIVIL DISTRICT Prevention Act", that anyone who engages in excavation must notify all TAX MAP 089, PART OF PARCEL 50.01 known underground utility owner, no less than three (3) nor more than ten 05-01-15 (1) the streets, drainage, and sidewalks designated in Echelon Subdivision - Section 1 has been installed in FRANKLIN, WILLIAMSON COUNTY, TENNESSEE (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. accordance with City specifications, or CITY OF FRANKLIN PROJECT #5824 DATE: 4-6-2015 (2) a performance agreement and surety in the amount of \$ ___ for streets, \$

Surveyor Information

Nashville, Tn 37217

Phone: 615-383-6300

1420 Donelson Pike, Suite A12

Email: jack. whitson @ eli-llc.com

REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

Jack Whitson

ELI, LLC

for drainage, and \$ _____for sidewalks has been posted with the City of

Franklin, Tennessee, to assure completion of such improvements.

Director, Streets Department

City of Franklin, Tennessee

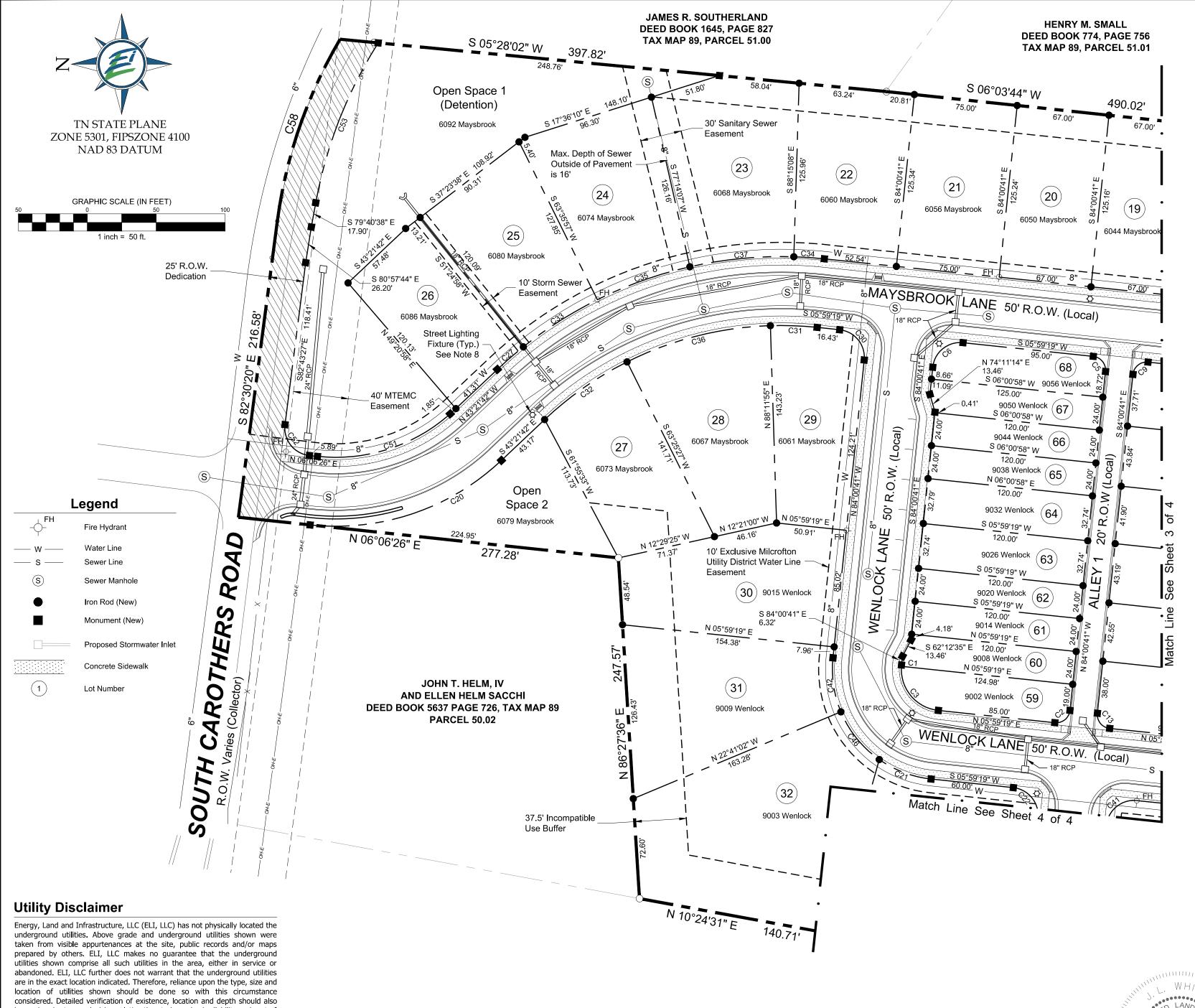
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be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who 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.



ECHELON PUD SUBDIVISION SECTION 1

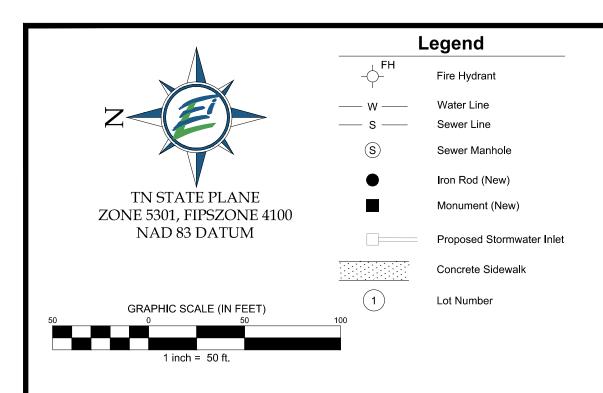
SHEET 2 OF 4

14th CIVIL DISTRICT TAX MAP 089, PART OF PARCEL 50.01 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE CITY OF FRANKLIN PROJECT #5824

DATE: 4-6-2015

ENERGY LAND & INFRASTRUCTURE 1420 DONELSON PIKE, SUITE AIZ • NASHVILLE, TN 37217

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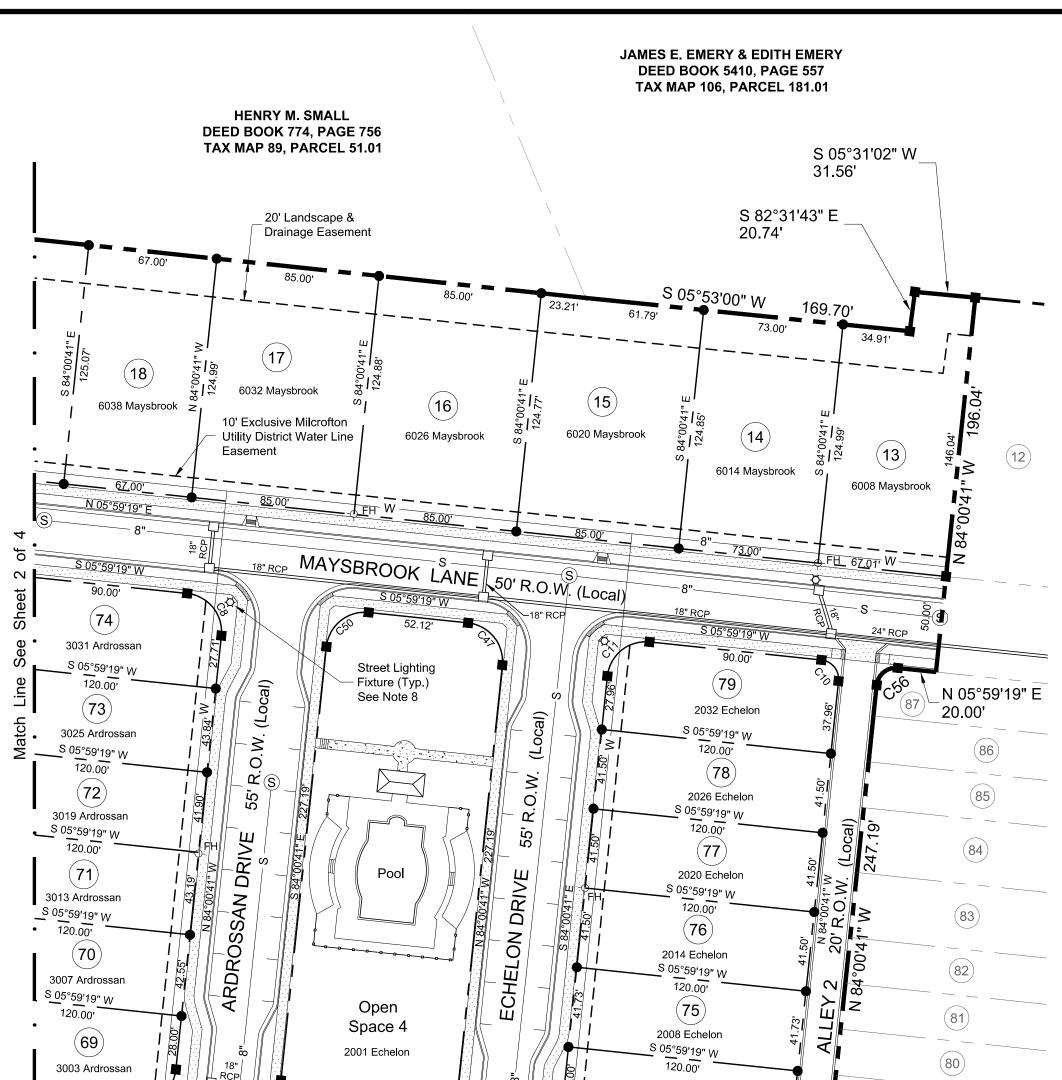


Curve Data Chart					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	1.00'	1.00'	S 84°57'59" E	1°54'37"
C2	10.00'	15.71'	14.14'	N 39°00'41" W	90°00'00"
C3	30.00'	46.12'	41.71'	N 50°02'01" E	88°05'23"
C4	150.00'	2.98'	2.98'	N 72°53'37" E	1°08'13"
C5	10.00'	15.71'	14.14'	S 50°59'19" 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" 41°26'23"
C39	62.00'	44.84'	43.87'	N 52°10'34" E	
C40	38.00'	42.80' 31.42'	40.57' 28.28'	N 63°43'21" E S 39°00'41" E	64°31'57" 90°00'00"
C41 C42	20.00' 80.00'	40.03'	39.62'	S 81°39'09" W	28°40'21"
C42 C43	62.00'	42.20'	41,39'	S 79°10'17" W	38°59'59"
C43	62.00'	42.20 35.06'	34.60'	S 43°28'10" W	38 59 59 32°24'15"
C44 C45	62.00'	39.80'	39.12'	S 33°40'40" E	36°46'33"
C45	80.00'	45.01'	44.42'	S 51°11'57" W	32°14'02"
C40	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"

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.





N 05°59'19" E

Open Space 5A

2002 Echelon

S WENLOCK LANE

50' R.O.W. (Local) RCP

WHITS OF LAND SEE NO.

ECHELON PUD SUBDIVISION SECTION 1

SHEET 3 OF 4

14th CIVIL DISTRICT
TAX MAP 089, PART OF PARCEL 50.01
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5824
DATE: 4-6-2015

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REVISION: ADDRESSED CITY OF FRANKLIN'S COMMENTS DATED 05-01-15

Open

Space

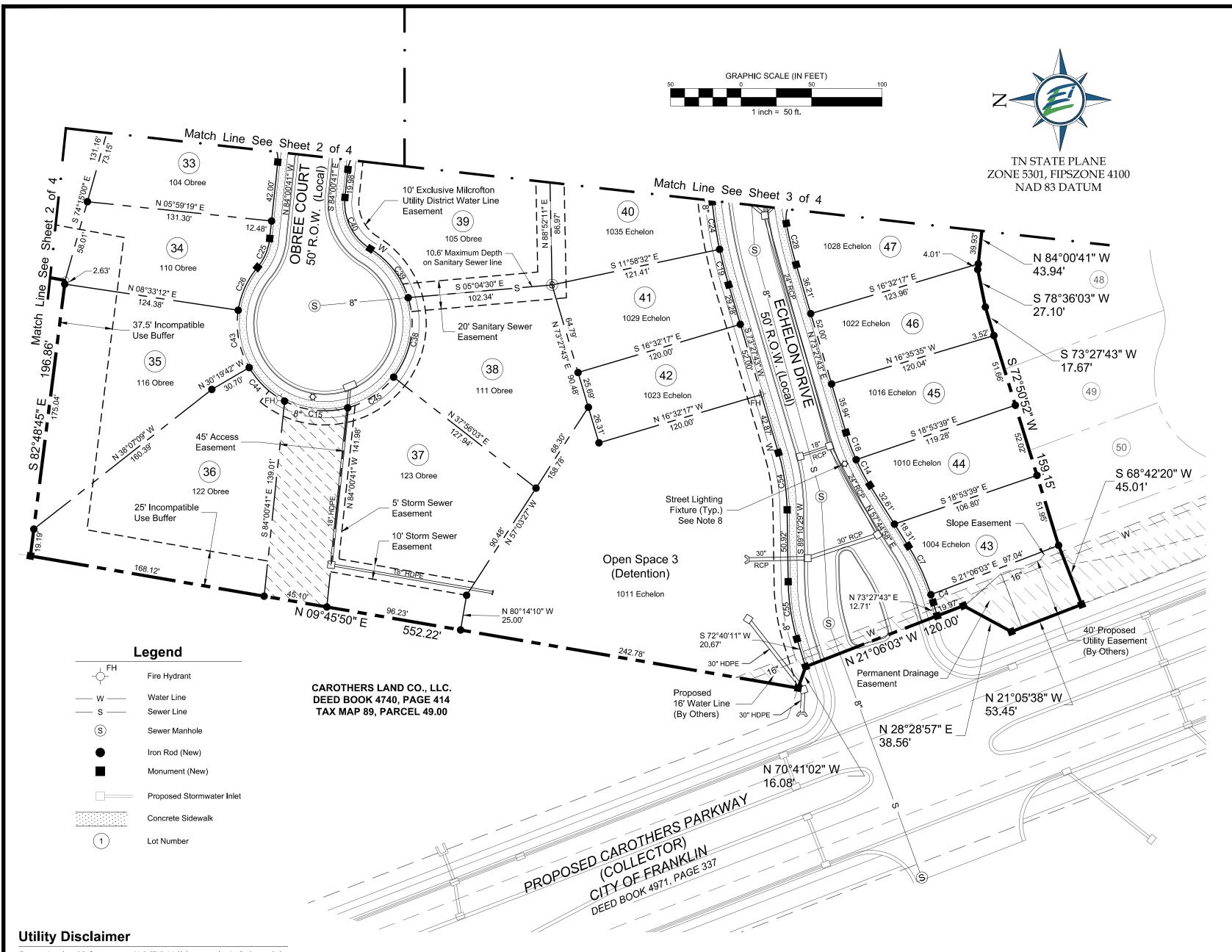
50.00'

N 05°59'19" E

5.64'

N 84°00'41" W

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ECHELON PUD SUBDIVISION SECTION 1

SHEET 4 OF 4

14th CIVIL DISTRICT TAX MAP 089, PART OF PARCEL 50.01 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE CITY OF FRANKLIN PROJECT #5824 DATE: 4-6-2015

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