

LEGEND

PROPOSED FIRE HYDRANT	○
LIGHT POLE	□
CURB INLET	■
MANHOLE	●
5/8" IRON PIN SET THIS PLAT	○
UTILITY STUB OUT	○
STREET ADDRESS	[415]
PROPERTY/R.O.W. LINE	---
PUBLIC UTILITY & DRAINAGE EASEMENT	---
PROPOSED WATER LINE	---
PROPOSED SEWER LINE	---
SANITARY SEWER EASEMENT	---
MILCROFTON EASEMENT	---
SEE NOTE 17	---
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	---
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	---
SEE NOTE 17	---

- NOTES:
- THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE OPEN SPACE LOT 2021 AND CREATE 35 RESIDENTIAL LOTS, 3 NEW OPEN SPACE LOTS AND DEDICATE ROW. ALL BUILDABLE LOTS WERE REMOVED FROM THE 100 YEAR FLOOD BY LOMA CASE NO. 15-04-9146A.
  - ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
  - UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
  - BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING PORTIONS OF THE SUBJECT PROPERTY IS LOCATED IN ZONE "AE" AREAS DETERMINED TO IN THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0355F DATED: 9-29-06. SEE LOMA CASE NO. 15-04-6146A.
  - 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL EXTERIOR BOUNDARY LINES AND ALONG ROAD RIGHT-OF-WAYS, AND 5' ALONG EACH SIDE OF INTERIOR LOT LINES.
  - 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
  - WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, STORAGE OR DISTURBANCE OF VEGETATION ALLOWED IN THE STREAM BUFFER EXCEPT AS PERMITTED BY THE CITY ENGINEER.
  - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
  - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
  - THIS PROPERTY IS ZONED R2 AND GOCO-6/CONVENTIONAL: MINIMUM DEPTH=100', WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
  - ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS: NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL 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 PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENT ARE THE HOMEOWNER'S RESPONSIBILITY.
  - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND AND BE MAINTAINED BY THE HOA OR PROPERTY OWNERS.
  - ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA OR PROPERTY OWNERS. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
  - THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FACADE OF THE HOUSE.
  - CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
  - THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 12).
  - ALL FRONT PROPERTY CORNERS THAT FALL WITHIN THE CONCRETE SIDEWALKS WILL NOT BE SET IN THE CONCRETE, BUT SHALL HAVE A 3' OFFSET INSIDE THE LOT FOR A WITNESS PIN.
  - THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERCEDES OPEN SPACE LOT 2021 ON THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 25, REVISION 1 OF RECORD IN PLAT BOOK P62, PG. 56.

PREPARED BY:

**HFR DESIGN**

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SURVEY DIVISION mwilliams@hfrdesign.com



LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT			LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT			LOT AREA TABLE			REQUIRED 3" CALIPER TREES PER LOT		
LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
486	7,468.59	0.171	2	512	6,600.00	0.152	2	590	6,380.00	0.146	2						
487	7,079.34	0.163	2	513	6,960.00	0.160	2	O.S. 2021	127,966.33	2.938							
488	7,004.49	0.161	2	514	6,961.27	0.160	2	O.S. 2022	89,747.70	2.060							
489	7,003.11	0.161	2	515	7,191.37	0.165	2	O.S. 2024	73,852.79	1.695							
490	7,003.11	0.161	2	516	7,728.82	0.177	2	TOTAL OPEN SPACE	291,566.82	6.693							
491	7,003.11	0.161	2	534	7,215.90	0.166	2	ROW	61,624.29	1.415							
492	6,960.00	0.160	2	535	7,728.31	0.177	2	TOTAL	598,753.56	13.745							
493	7,200.00	0.165	2	536	7,214.31	0.166	2										
494	7,200.00	0.165	2	537	6,960.00	0.160	2										
495	7,197.32	0.165	2	538	6,960.00	0.160	2										
496	7,196.02	0.165	2	539	6,960.00	0.160	2										
506	6,960.00	0.160	2	584	7,396.46	0.170	2										
507	6,960.00	0.160	2	585	6,670.00	0.153	2										
508	6,960.00	0.160	2	586	6,670.00	0.153	2										
509	6,612.04	0.152	2	587	6,814.95	0.156	2										
510	7,935.91	0.182	2	588	6,670.00	0.153	2										
511	6,360.00	0.146	2	589	6,380.00	0.146	2										

OLD 100 YEAR FLOOD LINE  
REMOVED BY LOMR CASE  
NO. 15-04-9146A.



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, Tennessee Date

CERTIFICATE OF OWNERSHIP

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon (SEE NOTE 8) and adopt the plan of subdivision of the property shown hereon and dedicate all public ways and easements as noted. No lot(s) as shown hereon shall again be subdivided, resubdivided, 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(s) 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: Book \_\_\_\_\_ Page \_\_\_\_\_, R.O.W.C., Tennessee.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
JOHN N. HUGHEY (PROPT NASHVILLE, LLC) MANAGER PARCEL 181.29 BOOK 6209, PG. 272

By: \_\_\_\_\_ Date: \_\_\_\_\_  
PAUL ARNOLD TEDEAN, LP (PARTNER) PORTION OF PARCEL 181.30 BOOK 6296, PG. 979

By: \_\_\_\_\_ Date: \_\_\_\_\_  
ALFRED LADD PORTION OF PARCEL 181.00 BOOK 1479, PG. 62

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I hereby certify that:

- the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, Subdivision have 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 Sewer Management Date  
Department City of Franklin, TN  
(Where applicable)

(3) a performance bond in the amount of \$\_\_\_\_\_ for the on site water system and/or \$\_\_\_\_\_ for off-site water system has been posted with the Microfton Utility District to assure completion of such systems.

General Manger Microfton Date  
Utility District

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS

I hereby certify that:

- the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 22, have been installed in accordance with City specifications, or

amount of \$\_\_\_\_\_ for drainage and \$\_\_\_\_\_ for streets, \$\_\_\_\_\_ 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 FOR RECORDING

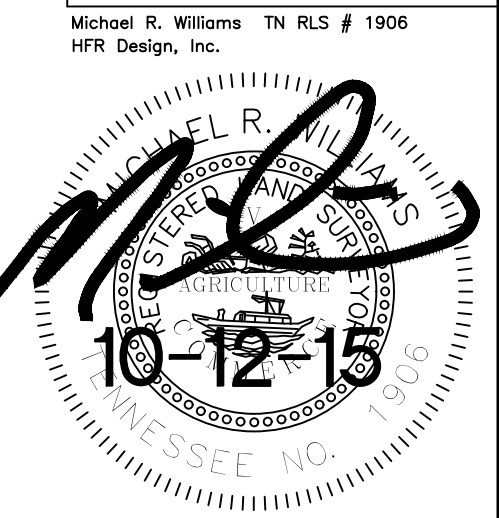
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and this plat has been approved for recording in the Register's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

Secretary: Franklin Municipal Planning Commission Date

CERTIFICATE OF SURVEY

I (We) hereby certify that the subdivision plat as shown hereon is correct and that all of the monuments shown hereon have been placed as indicated. This subdivision plat correctly represents a survey made under my supervision on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Michael R. Williams TN RLS # 1906  
HFR Design, Inc.



COF PROJECT # 5963

THE HIGHLANDS AT LADD PARK  
PUD SUBDIVISION, FINAL PLAT,  
SECTION 25, REVISION 2

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 13.745 TOTAL LOTS: 38

ACRES NEW STREETS: 1.415 FEET NEW STREETS: 10,889'

CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+

SCALE: 1"=100' DATE: 10-12-15

HFR PROJECT NO. 2015013