

**Notes**

- The purpose of this plat is to create 27 single-family residential lots.
- A portion of this property is located within Zone "X" (Areas of 0.2% annual chance flood) on Fema Firm Community Panel No. 47187C0214 F, September 29, 2006.
- 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.
- 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 drainage easement.
- Homeowner's association will maintain all open space, landscape and 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 Milcrofton 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.
- Unless otherwise designated on the recorded plat, a 10' wide public easement shall exist along all common building lot lines (5' on each side of common lot line) the common building lot line being the center line of said easement. The owner or master developer reserves the right to enter upon all lots to establish or re-establish drainage swales within said easements for the purpose of controlling and directing storm water to collection facilities.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- The rear yard fences on Lots 211, 223, 225, 226 & 234 shall not be located so that they compromise safety by blocking the visibility at the associated intersections.

**Site Data (Section 5)**

Project Name:	Lockwood Glen Section 5 "Formerly known as Nichol's Bend PUD Subdivision"
COF Project #:	5753
Subdivision:	Lockwood Glen
Lot numbers:	Lots 150-154, 211-219 & 222-234
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	SD-R 2.82 (Sec. 5 - 2.55) - McEwen Character Area 6
Other applicable overlays:	Floodway Fringe Overlay (FFO) Floodway Overlay District (FWO)
Applicable development standard:	Conventional
Acreage of site:	10.57
Minimum required setback lines:	Manor Lots (Lots 150-154)
Yard fronting on any street:	15 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Minimum required setback lines:	Village Lots (211-219 & 222-234)
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	4 Feet Min. or 19 Feet Min.
Owners representative:	Crescent Lockwood, LLC
Address:	227 W. Trade Street, Suite 1000 Charlotte, NC 28202
Phone number:	980-321-6270
Email address:	tkglenn@crescent-resources.com
Contact name:	Keith Glenn
Applicant:	Energy Land & Infrastructure
Address:	1420 Donelson Pike, Suite A12 Nashville, TN 37217
Phone number:	(615) 383-6300
Fax number:	(615) 383-6341
Email address:	michael.ray@eli-llc.com
Contact name:	Michael Ray
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

\* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

**Legend**

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

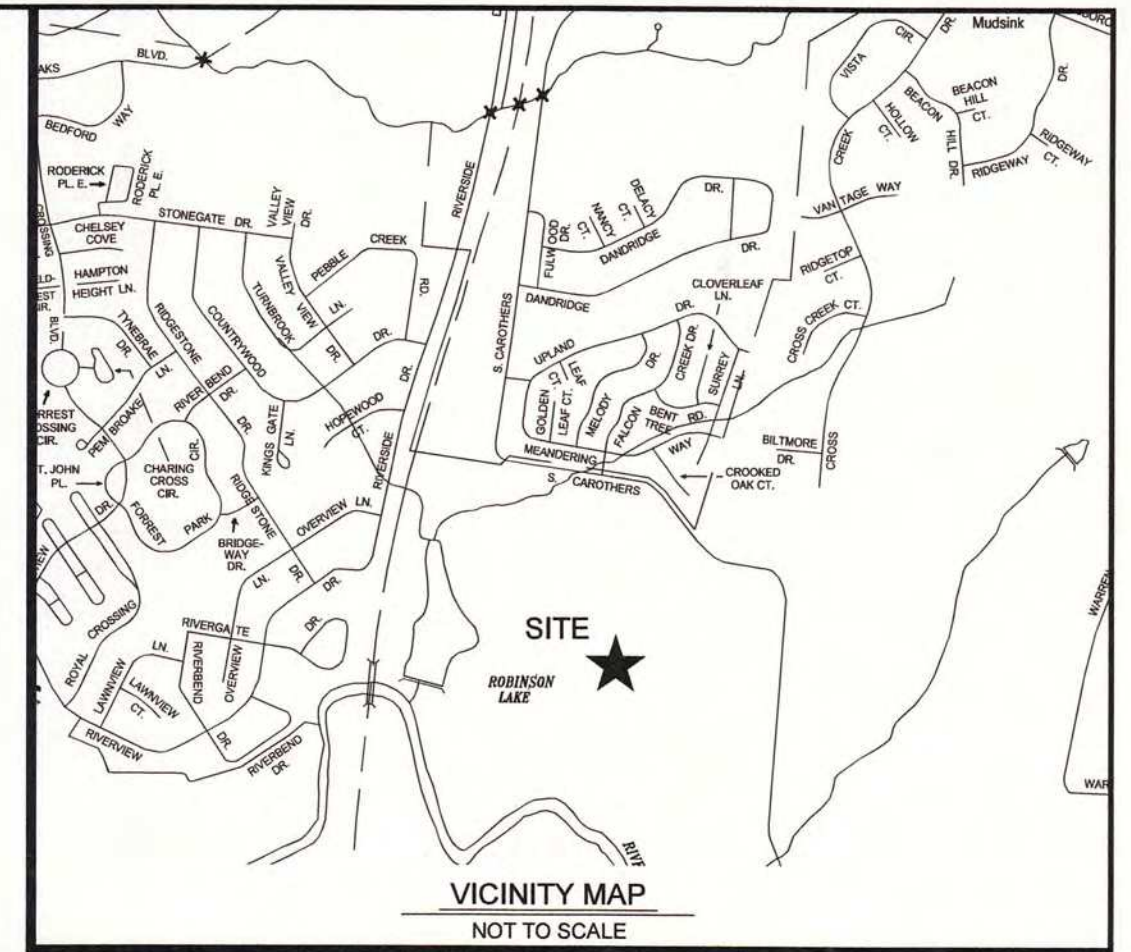
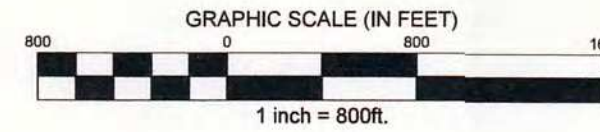
Total area: 460,357 S.F. or 10.57 Acres

**Road Data:**

Acreage in new roads	2.53 Acres
Linear footage of new roads	2,325 Feet
Linear footage of alleys	1,111 Feet



TN STATE PLANE  
ZONE 5301, FIPZONE 4100  
NAD 83 DATUM



**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 585, 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**

Keith Glenn  
Crescent Lockwood, LLC  
227 W. Trade Street, Suite 1000  
Charlotte, NC 28202  
Phone: 980-321-6270  
tkglenn@crescent-resources.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**

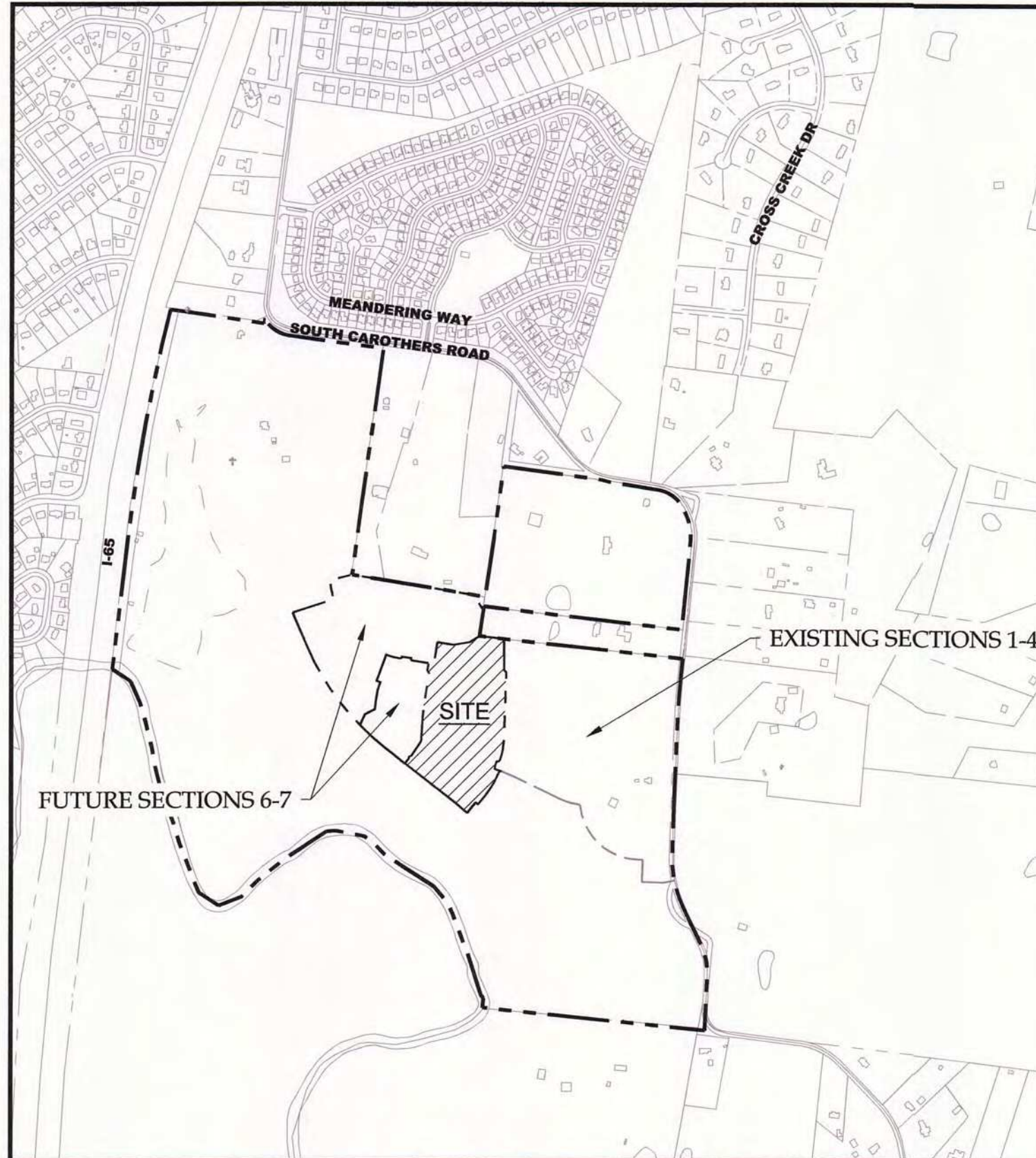
I hereby certify that:

- The sewer system designated in Lockwood Glen PUD Subdivision - Section 5 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

**Single Family Residential Tree Chart**

Lot	Area (Sq. Ft./Acres)	Cal.	# Trees
150	11,820/0.27	2"	6
151	13,411/0.31	2"	6
152	15,396/0.35	2"	6
153	11,553/0.27	2"	6
154	11,950/0.27	2"	6
211	7,826/0.18	2"	3
212	7,254/0.17	2"	3
213	7,559/0.17	2"	3
214	8,103/0.19	2"	3
215	8,417/0.19	2"	3
216	8,324/0.19	2"	3
217	8,518/0.20	2"	3
218	8,960/0.21	2"	3
219	11,665/0.27 (O.S.)	-	-
220	29,233/0.67 (O.S.)	-	-
221	5,539/0.13	2"	3
222	7,166/0.16	2"	3
223	7,179/0.16	2"	3
224	7,318/0.17	2"	3
225	8,196/0.19	2"	3
226	8,659/0.20	2"	3
227	6,771/0.16	2"	3
228	6,895/0.16	2"	3
229	7,004/0.16	2"	3
230	7,309/0.17	2"	3
231	7,491/0.17	2"	3
232	7,905/0.18	2"	3
233	8,641/0.20	2"	3
234	10,390/0.24	2"	6
235	9,490/0.22 (O.S.)	-	-
236	64,309/1.48 (O.S.)	-	-



**Certificate Of Approval of Streets, Drainage, and Sidewalks**

I hereby certify that:

- the streets, drainage, and sidewalks designated in Lockwood Glen PUD Subdivision - Section 5 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 Lockwood Glen PUD Subdivision - Section 5 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 Milcrofton Utility District to assure completion of such improvements.

General Manager, Milcrofton Utility District \_\_\_\_\_ Date \_\_\_\_\_

**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 hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

*Jack Whitson*  
Surveyor \_\_\_\_\_ Date 1-5-15

Surveyor Information  
Jack Whitson  
ELI, LLC  
1420 Donelson Pike, Suite A12  
Nashville, Tn 37217  
Phone: 615-383-6300  
Email: jack.whitson@eli-llc.com

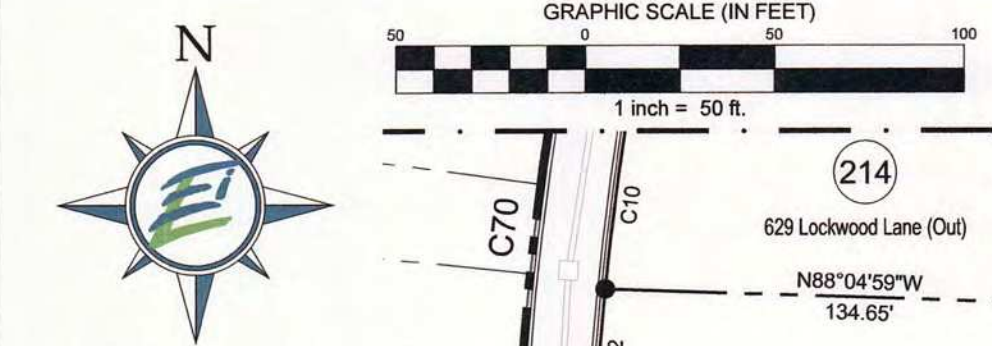


**LOCKWOOD GLEN PUD SUBDIVISION - SECTION 5**

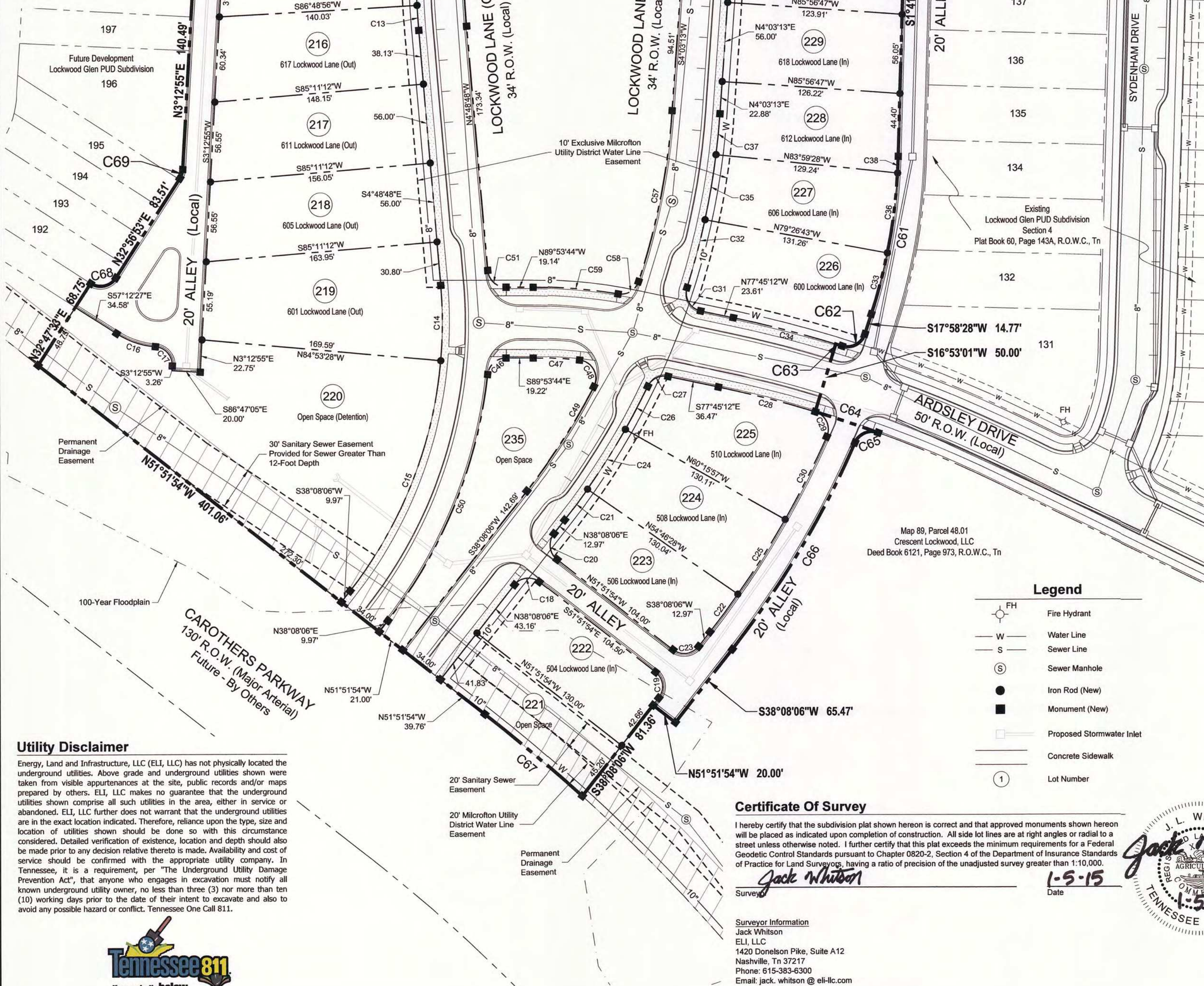
**SHEET 1 OF 3**  
14th CIVIL DISTRICT  
TAX MAP 089, PART OF PARCEL 48.01  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
CITY OF FRANKLIN PROJECT #5753  
DATE: 12-15-2014  
REVISED: 1-5-2015

**ENERGY LAND & INFRASTRUCTURE**  
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217  
OFFICE 615-383-6300 • WWW.ELI-LLC.COM  
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL





TN STATE PLANE  
ZONE 5301, FIPZONE 4100  
NAD 83 DATUM



**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.



Match Line - See Sheet 3 of 3

**Legend**

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

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*Jack Whitson*  
Surveyor  
Date: 1-5-15

**Surveyor Information**  
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Nashville, TN 37217  
Phone: 615-383-6300  
Email: jack.whitson@eli-llc.com



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Secretary, Franklin Municipal Planning Commission \_\_\_\_\_ Date \_\_\_\_\_

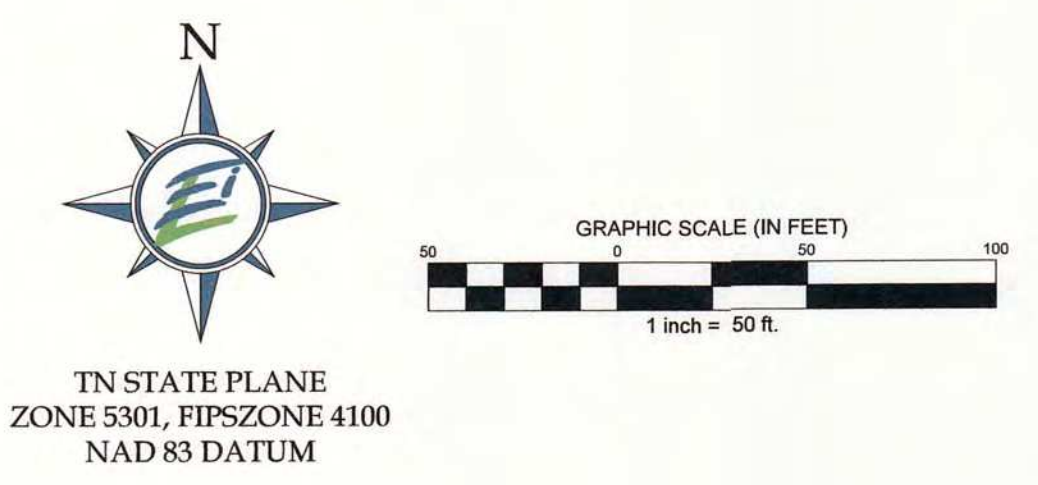
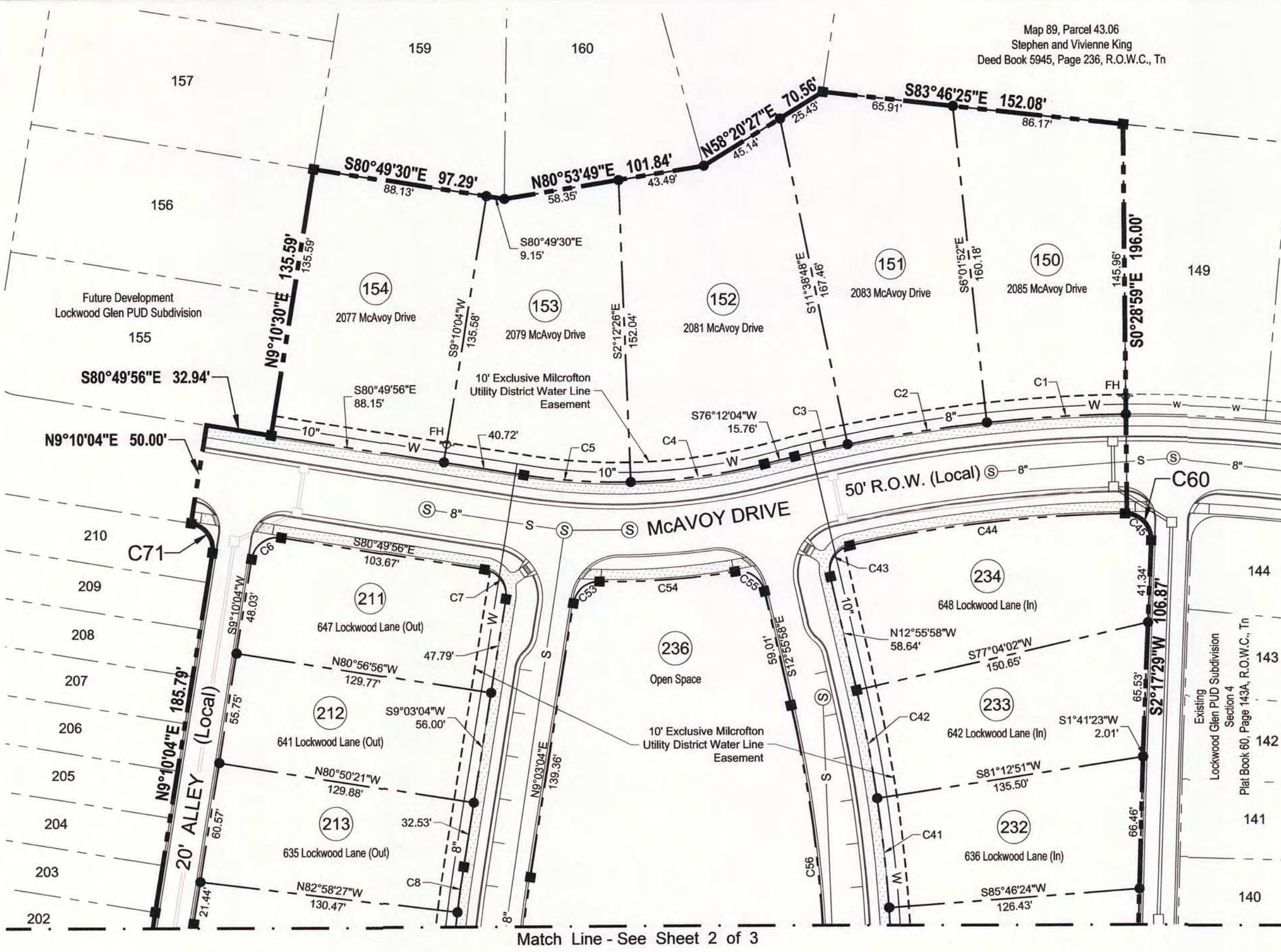
**LOCKWOOD GLEN PUD SUBDIVISION - SECTION 5 SHEET 2 OF 3**

14th CIVIL DISTRICT  
TAX MAP 089, PART OF PARCEL 48.01  
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
CITY OF FRANKLIN PROJECT #5753  
DATE: 12-15-2014  
REVISED: 1-5-2015

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Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	725.00'	70.20'	5°32'53"	S86°44'35"W	70.18'
C2	784.78'	71.05'	5°11'15"	S81°09'40"W	71.03'
C3	725.00'	27.23'	2°09'08"	S77°16'38"W	27.23'
C4	305.00'	68.14'	12°48'02"	N82°36'04"E	68.00'
C5	305.00'	54.12'	10°09'59"	S85°54'55"E	54.05'
C6	13.00'	20.42'	90°00'00"	S54°10'04"W	18.38'
C7	13.00'	20.39'	89°52'59"	N35°53'26"W	18.37'
C8	620.50'	23.19'	2°08'27"	S8°05'46"W	23.18'
C9	620.50'	55.29'	5°06'18"	S4°28'23"W	55.27'
C10	790.00'	45.79'	3°19'15"	S7°30'27"W	45.78'
C11	620.50'	55.29'	5°06'19"	S0°37'55"E	55.27'
C12	790.00'	36.29'	2°37'55"	S4°31'52"W	36.28'
C13	620.50'	17.64'	1°37'43"	S3°59'56"E	17.64'
C14	306.00'	53.34'	9°55'20"	N0°08'52"E	53.27'
C15	308.00'	177.54'	33°01'34"	N21°37'19"E	175.09'
C16	60.00'	29.34'	28°01'01"	S71°12'57"E	29.05'
C17	13.00'	20.07'	88°26'23"	M41°00'17"W	18.13'
C18	12.50'	19.63'	90°00'00"	S83°08'06"W	17.88'
C19	13.00'	20.42'	90°00'00"	N6°51'54"W	18.38'
C20	13.00'	20.42'	90°00'00"	S6°51'54"E	18.38'
C21	524.50'	26.51'	2°53'44"	N36°38'09"E	26.50'
C22	654.50'	33.11'	2°53'54"	N36°41'09"E	33.10'
C23	13.00'	20.42'	90°00'00"	N83°08'06"E	18.38'
C24	524.50'	60.03'	5°27'53"	N32°25'25"E	50.01'
C25	654.50'	62.49'	5°28'15"	N32°30'05"E	62.47'
C26	524.50'	34.17'	3°43'58"	N27°49'29"E	34.16'
C27	13.00'	17.31'	76°17'18"	S64°06'09"W	16.06'
C28	875.00'	70.81'	4°38'13"	N75°26'05"W	70.79'
C29	13.00'	22.04'	97°06'20"	N24°32'49"W	19.49'
C30	654.50'	65.61'	5°44'37"	N26°53'39"E	65.58'
C31	13.00'	21.67'	95°29'17"	S30°00'33"E	19.24'
C32	524.50'	49.52'	5°24'33"	N15°01'49"E	49.50'
C33	400.00'	44.70'	6°24'09"	N14°46'23"E	44.68'
C34	925.00'	79.65'	4°56'01"	N75°17'11"W	79.63'
C35	521.96'	46.72'	5°07'42"	N9°46'27"E	46.70'
C36	400.00'	57.07'	8°10'30"	N7°29'04"E	57.02'
C37	536.15'	29.01'	3°05'59"	N5°38'17"E	29.00'
C38	400.00'	11.92'	1°42'26"	N2°32'36"E	11.92'
C39	695.00'	39.86'	3°17'09"	N2°24'39"E	39.85'
C40	695.00'	55.38'	4°33'55"	N1°30'53"W	55.36'
C41	695.00'	55.38'	4°33'55"	N6°04'48"W	55.36'
C42	695.00'	55.44'	4°34'12"	N10°38'52"W	55.42'
C43	13.00'	20.53'	90°30'15"	S32°19'09"W	18.47'
C44	675.00'	139.76'	11°51'46"	S83°30'10"W	139.51'
C45	13.00'	21.07'	92°51'26"	N44°08'14"W	18.84'
C46	13.00'	19.03'	83°51'19"	N48°10'37"E	17.37'
C47	305.00'	32.96'	6°11'29"	S88°48'00"E	32.94'
C48	13.00'	25.33'	111°37'20"	S27°53'35"E	21.51'
C49	490.50'	87.47'	10°13'02"	S33°01'35"W	87.35'
C50	342.00'	190.33'	31°53'09"	N22°11'32"E	187.88'
C51	13.00'	19.30'	85°04'56"	N47°21'16"W	17.58'
C52	586.50'	143.14'	13°58'59"	N2°10'42"E	142.78'
C53	13.00'	18.75'	82°38'46"	N50°22'27"E	17.17'
C54	355.00'	68.59'	11°04'15"	N86°09'42"E	68.49'
C55	13.00'	19.61'	86°26'27"	S56°09'12"E	17.80'
C56	661.00'	195.97'	16°59'12"	S4°26'22"E	195.25'
C57	490.50'	123.38'	14°24'43"	S11°15'35"W	123.05'
C58	13.00'	18.47'	81°23'35"	S59°09'44"W	16.95'
C59	355.00'	60.44'	9°45'15"	N85°01'07"W	60.36'
C60	13.00'	20.09'	88°32'45"	S41°58'53"E	18.15'
C61	400.00'	113.69'	16°17'05"	S9°49'56"W	113.31'
C62	13.00'	20.24'	89°12'21"	S62°34'39"W	18.26'
C63	925.00'	4.79'	0°17'48"	N72°58'05"W	4.79'
C64	875.00'	46.91'	3°04'18"	S71°34'50"E	46.90'
C65	13.00'	19.58'	86°18'32"	S66°48'03"W	17.78'
C66	674.50'	170.56'	14°29'19"	S30°53'27"W	170.11'
C67	1210.92'	90.32'	4°16'25"	N49°43'41"W	90.30'
C68	13.00'	20.39'	89°50'40"	N77°52'13"E	18.36'
C69	13.00'	6.75'	29°43'58"	N18°04'54"E	6.67'
C70	810.00'	84.15'	5°57'09"	N8°11'30"E	84.11'
C71	13.00'	20.42'	90°00'00"	N35°49'56"W	18.38'



TN STATE PLANE  
 ZONE 5301, FIPZONE 4100  
 NAD 83 DATUM

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**Legend**

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

**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 hereby certify that the subdivision plat shown hereon is correct and that approved monuments shown hereon will be placed as indicated upon completion of construction. All side lot lines are at right angles or radial to a street unless otherwise noted. I further certify that this plat exceeds the minimum requirements for a Federal Geodetic Control Standards pursuant to Chapter 0820-2, Section 4 of the Department of Insurance Standards of Practice for Land Surveyors, having a ratio of precision of the unadjusted survey greater than 1:10,000.

Surveyor Jack Whitson Date 1-5-15

Surveyor Information  
 Jack Whitson  
 ELI, LLC  
 1420 Donelson Pike, Suite A12  
 Nashville, TN 37217  
 Phone: 615-383-6300  
 Email: jack.whitson@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**

Keith Glenn  
 Crescent Lockwood, LLC  
 227 W. Trade Street, Suite 1000  
 Charlotte, NC 28202  
 Phone: 980-321-6270  
 tkglenn@crescent-resources.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:  
 (1) The sewer system designated in Lockwood Glen PUD Subdivision - Section 5 has been installed in accordance with City specifications, or  
 (2) 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

**Certificate Of Approval of Streets, Drainage, and Sidewalks**

I hereby certify that:  
 (1) the streets, drainage, and sidewalks designated in Lockwood Glen PUD Subdivision - Section 5 has been installed in accordance with City specifications, or  
 (2) 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:  
 (1) The water system designated in Lockwood Glen PUD Subdivision - Section 5 has been installed in accordance with City specifications, or  
 (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.

General Manager, Milcrofton Utility District \_\_\_\_\_ Date \_\_\_\_\_

**LOCKWOOD GLEN PUD  
 SUBDIVISION - SECTION 5  
 SHEET 3 OF 3**

14th CIVIL DISTRICT  
 TAX MAP 089, PART OF PARCEL 48.01  
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE  
 CITY OF FRANKLIN PROJECT #5753  
 DATE: 12-15-2014  
 REVISED: 1-5-2015



**ENERGY LAND & INFRASTRUCTURE**  
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