

Notes

- The purpose of this plat is to add a Drainage Easement on lot 51 and to abandon the 40' PUDE on OS 6 and OS 7.
- This plat voids, vacates, and supercedes all previous recordings (Book P64, Page 130) for lot 51, OS 6, and OS 7.
- A portion of this property is located within a flood hazard area as per FEMA FIRM Community Map No. 47187C0214F, dated December 22, 2016.
- The lots shall be served by 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 106.
- All property corners not designated otherwise shall be marked with 1/2" iron rods x 18" long with plastic caps.
- Bearings based on Tennessee State Plan Coordinate System, Zone 5301, Fipszone 4100; NAD 83 datum.
- 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 shall be maintained by the HOA or Property Owner(s) and shall be Public Utility, Drainage and Access Easements.
- Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
- Any and all mineral rights for the subject property shall transfer to the owner.
- Residential fire sprinkler systems shall be provided if 1,500 gpm / 20 psi is not available.
- 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.
- Unless otherwise designated on the recorded plat, a 10' wide public drainage 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 storm water management features shall be the responsibility of the property owner(s) or HOA.
- No obstructions or encroachments which impede the flow of stormwater shall be permitted within the 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 activities within easements.
- There shall be no mowing, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
- All lots adjacent to open space must not contain opaque fences.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines of system improvement located within its exclusive easements within the development. In the event landscaping, fencing, concrete or other structures are installed or placed within a City of Franklin easement, the City of Franklin shall have the right to remove such encroachments within the easement as may be necessary for the City of Franklin to repair, maintain or replace its infrastructure which is now or in the future may be located within the easement with obtaining any further permission from the owner or H.O.A. The property owner or H.O.A. shall be responsible for repairing and/or replacing any such landscaping fencing concrete or other structures removed or disturbed by the City of Franklin in common open space lots and in areas owned by the property owner or H.O.A. at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City of Franklin within an easement on the homeowners' lot at the homeowners' expense.

Total area: 294,212 S.F. or 6.75 Acres

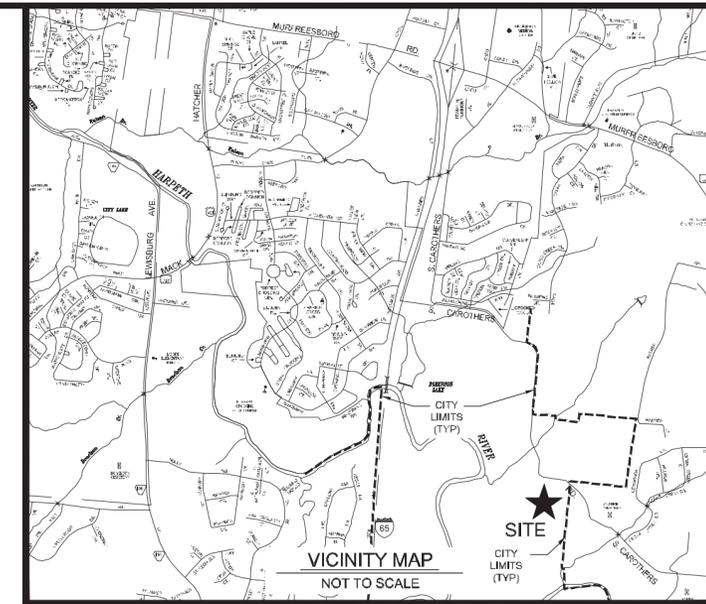
Road Data:

Acreage in new ROW 0 Acres
 Linear footage of new roads 0 Feet
 Linear footage of alleys 0 Feet

Deed Reference:

Parcel ID 106C B 01600
 Owner: OAK DUCK GENERAL PARTNERSHIP
 Deed Book 6883, Page 223
 Register of Deeds for Williamson County, TN

Parcel ID 106C B 05100 & 106C B 05200
 Owner: LOCKWOOD GLEN HOMEOWNERS ASSOC INC
 Deed Book 6965, Page 189
 Register of Deeds for Williamson County, TN



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 6883, Page 223, 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, 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 (Lot 51)
 Knris Pascarella
 Oak Duck General Partnership
 205 Powell Place
 Brentwood, TN 37027
 Phone: 615-312-8242
 Email: kpascarella@pearlstreetpartners.com

Owner _____ Date _____

Owner Information (OS 6 & OS 7)
 Lockwood Glen Homeowners Association, Inc.
 50 Vantage Way #100
 Nashville, TN 37228

Certificate Of Approval of Sewer Systems

I hereby certify that:

- The sewer system designated in Echelon PUD Subdivision - Section 2 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

Site Data

Project Name:	Echelon PUD Subdivision - Section 2 Final Plat, Revision 1 - Lot 51, OS 6 & OS 7
COF Project #	6900
Subdivision	Echelon
Lot numbers:	Lot 51, OS 6 & OS 7
Address:	217 Newtonmore Ct
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:	FFO
Applicable development standard:	Conventional
Acreage of site:	6.75
Approved Density:	SD-R 2.94
Minimum required setback lines:	
Yard fronting on any street:	8 Feet
Side yard:	5 Feet
Rear yard:	10 Feet

MTEMC Certificate of Approval for Recording

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to normal operating practices of MTEMC as defined in the rules and regulation, bylaws, policy bulletins and operational bulletins of MTEMC, and in accordance with the plat approval checklist, tree planting guidelines and other regulations contained on the MTEMC website at www.mtemc.com (collectively the "Requirements"). No electric service will be provided until MTEMC's Requirements have been met and approved in writing by an authorized representative of MTEMC. Any approval is, at all times, contingent upon continuing compliance with MTEMC's Requirements.

Middle Tennessee Electric Membership Corporation

Date _____

Certificate Of Approval of Water

I hereby certify that:

- The water system designated in Echelon PUD Subdivision - Section 2 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.

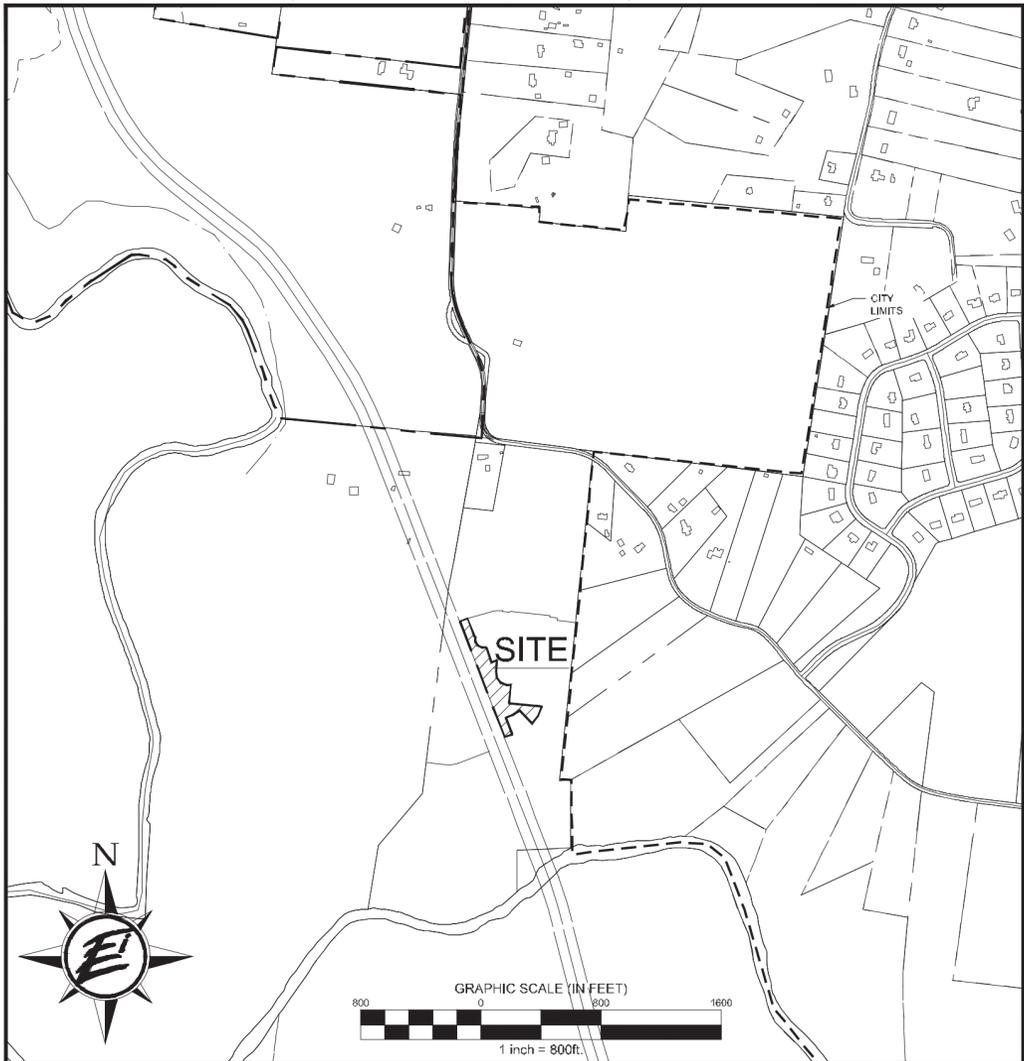
Secretary, Franklin Municipal Planning Commission _____ Date _____

Certificate Of Approval of Streets, Drainage, and Sidewalks

I hereby certify that:

- The streets, drainage, and sidewalks designated in Echelon PUD Subdivision - Section 2 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 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 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
 Surveyor Information
 Bennie O. Wheeler
 ELI, LLC
 1420 Donelson Pike, Suite A12
 Nashville, TN 37217
 Phone: 615-383-6300
 Email: bennie.wheeler@eli-llc.com

Lot 51, OS 6, & OS 7
 Closure Error 1:10,000

ECHOLON PUD SUBDIVISION, FINAL PLAT, SECTION 2, REVISION 1 - LOT 51, OS 6, & OS 7

SHEET 1 OF 3
 14th CIVIL DISTRICT
 FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
 CITY OF FRANKLIN PROJECT # 6900
 DATE: January 10, 2019
 REV.: February 7, 2019
 REV.: MARCH 5, 2019



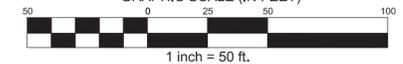
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- Legend**
- Fire Hydrant
 - Water Line
 - Sewer Line
 - Sewer Manhole
 - Iron Rod (Existing)
 - Monument (Existing)
 - Proposed Stormwater Inlet
 - Concrete Sidewalk
 - Lot Number
 - Address



TN STATE PLANE
NAD 83



ECHOLON PUD SUBDIVISION
SECTION 2
P.B. 64, PG 130

Lot Table/ Tree Requirement Chart

Lot #	Square Feet	Acres	ACI	CAL. INCHCES PER TREE	# OF TREES
51	6534	0.15	6	2	3

Open Space Table

Lot #	Square Feet	Acres
OS 6	82995	1.91
OS 7	204683	4.70

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length	Tangent
C 1	62.00'	56.91'	52°35'16"	N78°51'38"W	54.93'	30.63
C 2	80.00'	125.66'	90°00'00"	S39°00'41"E	113.14'	80.00
C 3	225.00'	135.56'	34°31'11"	S29°31'56"W	133.52'	69.91
C 4	21.50'	12.13'	32°20'08"	S85°04'03"W	11.97'	6.23
C 5	62.00'	69.21'	63°57'48"	S20°35'06"E	65.68'	38.71
C 6	21.50'	12.13'	32°20'12"	S52°43'53"W	11.97'	6.23
C 7	11524.16'	69.30'	0°20'40"	N20°55'43"W	69.30'	34.65

EXISTING 40' P.U.D.E. - P.G. 64, PG. 130 R.O.W.C. TO BE ABANDONED



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,
FINAL PLAT, SECTION 2, REVISION 1 -
LOT 51, OS 6, & OS 7**

SHEET 2 OF 3
14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6900
DATE: January 10, 2019
REV.: February 7, 2019
REV.: MARCH 5, 2019



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TN STATE PLANE
NAD 83

GRAPHIC SCALE (IN FEET)



ECHELON PUD SUBDIVISION
SECTION 2
P.B. 64, PG 130

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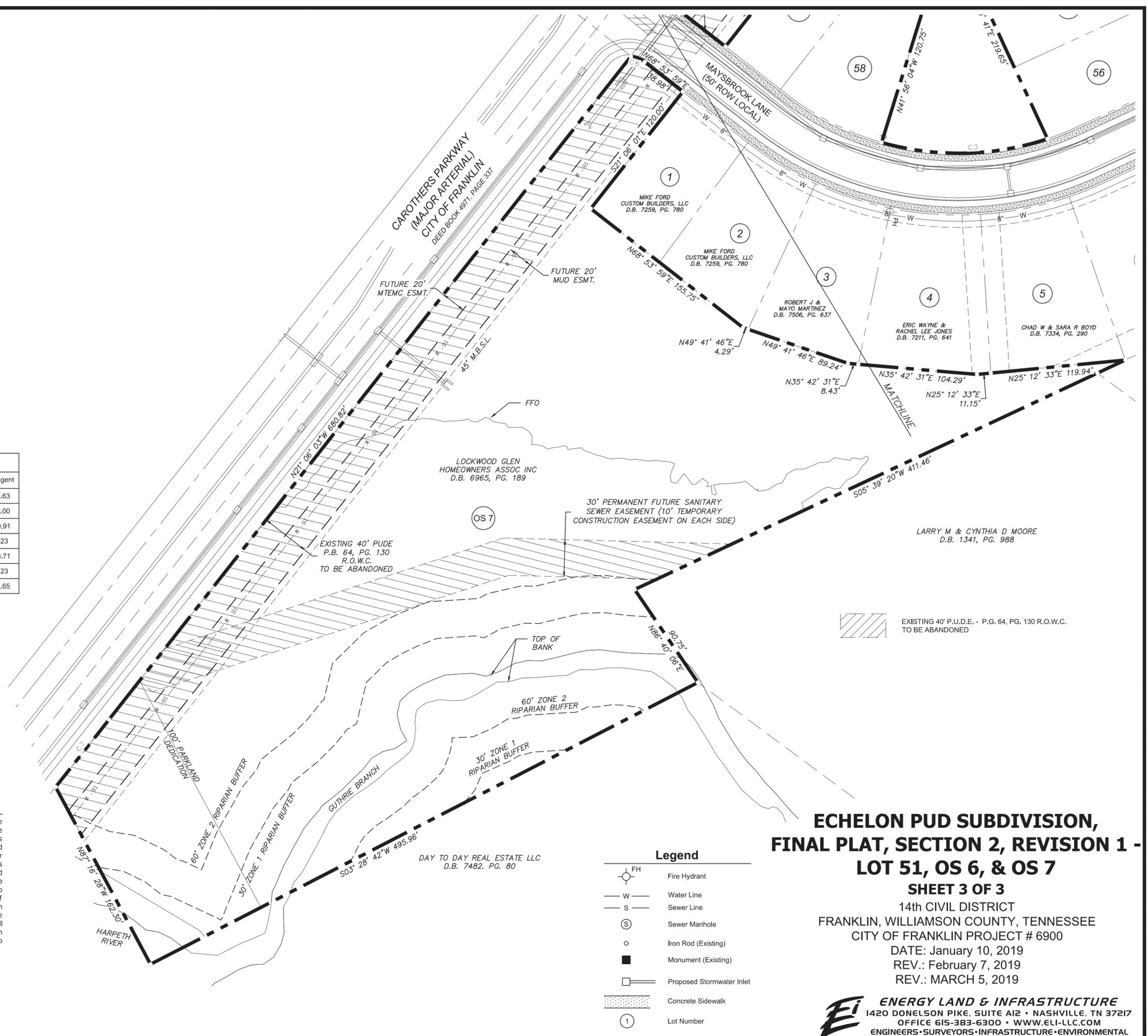
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**ECHELON PUD SUBDIVISION,
FINAL PLAT, SECTION 2, REVISION 1 -
LOT 51, OS 6, & OS 7**

SHEET 3 OF 3
14th CIVIL DISTRICT
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6900
DATE: January 10, 2019
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