

Notes

- The purpose of this plat is to create 25 single-family residential lots.
- The entire property is located within Zone "X" (Areas of 0.2% annual chance flood) on Fema Firm Community Panel No. 47187C0203 F, September 29, 2006 and is not affected by the "Special Flood Hazard Area".
- The lots shall be served by public water from Mallory Valley 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 052.
- 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.
- Maintenance of all stormwater management features shall be the responsibility of the property owner(s) or HOA.
- There is no record of retention of mineral rights in any other party of record.
- Residential fire sprinklers to be installed in accordance with approved development plans.
- There shall be no clearing, grading, construction, storage or disturbance of vegetation allowed in the stream buffer except as permitted by the City Engineer.
- Lots 14-28 and 36-43 are not subject to the environmental protection standards of section 5.8.1 Hillside Development of the City of Franklin Zoning Ordinance, concerning the 500' HHO buffer district. These lots do not meet the conditions of applicability listed in section 5.8.1(2).
- Noted thus (★), Lots 21-38 are designated as Critical Lots.
- Noted thus (★T), Lots 29-35 are designated as Critical Tree Lots.

Legend

- Fire Hydrant
- Water Line
- Sewer Line
- Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- Lot Number
- Denotes Critical Lot
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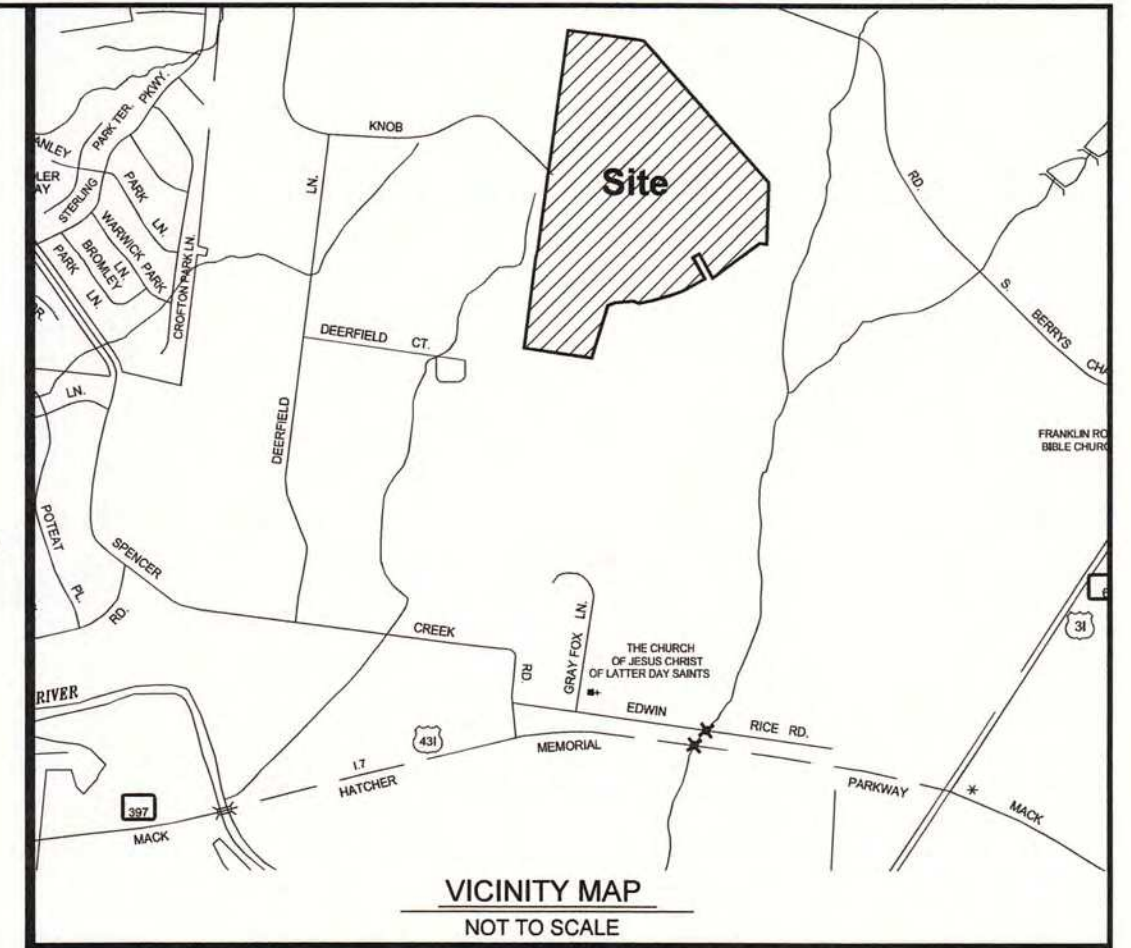
Total area: 2,450,177 S.F. or 56.25 Acres

Road Data:

Acreage in new roads 2.65 Acres
Linear footage of new roads 2,393 Feet

Parkland Dedication Calculation:

35 Units @ 1,200 Sq. Ft. = 42,000 Sq. Ft.
7 Units @ 600 Sq. Ft. = 4,200 Sq. Ft.
Total: 46,200 Sq. Ft. or 1.06 Ac. (1.09 Provided)



Site Data (Section 2)

Project Name: The Preserve at Echo Estates - PUD Sub. Section 2
COF Project #: 5742
Subdivision: The Preserve at Echo Estates
Lot numbers: Lots 14-38 & 45-47
Address: 1230 Scramblers Knob
City: Franklin
County: Williamson
State: Tennessee
Civil District: 10th

Existing zoning and charter area overlay: ER (Estate Residential) - Berry's Chapel - 1
Other applicable overlays: HHO/HHO Buffer
Applicable development standard: Conventional
Acreage of site: 56.25 Ac.

Minimum required setback lines:
Yard fronting on any street: 45 Feet
Side yard: 10 Feet, 25 Feet on Critical Slope Lots
22.5' on Corner Lot Facing Street
Rear yard: 20 Feet

Owners representative: PSP Echo Partners, LLC
Address: 205 Powell Avenue
Brentwood, TN 37027
Phone number: 615.312.8242
Email address: kpscarella@pearlstreetpartners.com
Contact name: Khris Pascarella

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

Single Family Residential Tree Chart

Lot	Area (Sq. Ft./Acres)	Cal.	# Trees
14	24,664/0.57	2"	6
15	24,703/0.57	2"	6
16	27,974/0.64	2"	6
17	24,083/0.55	2"	6
18	22,293/0.51	2"	6
19	24,300/0.56	2"	6
20	27,851/0.64	2"	6
21	27,500/0.63	2"	6
22	28,382/0.65	2"	6
23	28,535/0.66	2"	6
24	28,671/0.66	2"	6
25	51,972/1.19	2"	6
26	68,233/1.57	2"	6
27	34,952/0.80	2"	6
28	26,484/0.61	2"	6
29	96,777/2.22	2"	6
30	94,033/2.16	2"	6
31	89,845/2.06	2"	6
32	89,893/2.06	2"	6
33	94,053/2.16	2"	6
34	86,570/1.99	2"	6
35	110,966/2.55	2"	6
36	43,611/1.00	2"	6
37	30,000/0.69	2"	6
38	32,728/0.75	2"	6
45	91,800/2.11 (O.S.)	-	-
46	33,164/0.76 (O.S.)	-	-
47	5,445/0.13 (O.S.)	-	-
48	965,386/22.16 (O.S.)	-	-

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	13.50'	20.84'	88°25'56"	N73°21'26"W	18.83'
C2	1275.00'	122.99'	5°31'36"	N65°11'24"E	122.94'
C3	1275.00'	115.13'	5°10'25"	N70°32'25"E	115.09'
C4	1275.00'	115.13'	5°10'25"	N75°42'50"E	115.09'
C5	1275.00'	115.13'	5°10'25"	N80°53'15"E	115.09'
C6	1275.00'	115.13'	5°10'25"	N86°03'40"E	115.09'
C7	1275.00'	115.13'	5°10'25"	S88°45'55"E	115.09'
C8	13.50'	21.58'	91°34'45"	S53°38'03"W	19.35'
C9	1275.00'	124.66'	5°36'08"	S83°22'38"E	124.61'
C10	125.00'	42.28'	19°22'40"	S17°20'09"W	42.07'
C11	175.00'	58.58'	19°10'49"	N17°26'05"E	58.31'
C12	175.00'	59.19'	19°22'40"	S17°20'09"W	58.90'
C13	125.00'	41.84'	19°10'49"	N17°26'05"E	41.65'
C14	59.00'	47.32'	45°57'01"	S30°49'11"W	46.06'
C15	59.00'	70.57'	68°31'43"	S88°03'33"W	66.44'
C16	1225.00'	142.78'	6°40'42"	S87°01'53"E	142.70'
C17	13.50'	21.57'	91°32'12"	S37°55'26"E	19.35'
C18	59.00'	67.47'	65°31'16"	N24°54'58"W	63.85'
C19	1225.00'	156.14'	7°18'11"	N85°58'40"E	156.04'
C20	1225.00'	155.72'	7°17'00"	N78°41'05"E	155.62'
C21	1225.00'	155.72'	7°17'00"	N71°24'05"E	155.62'
C22	1225.00'	155.72'	7°17'00"	N64°07'05"E	155.62'
C23	1225.00'	156.14'	7°18'11"	N66°49'29"E	156.03'
C24	300.00'	24.30'	4°38'31"	S55°29'39"W	24.30'
C25	300.00'	169.27'	32°19'44"	S73°58'46"W	167.04'
C26	250.00'	161.31'	36°58'14"	S71°39'31"W	158.53'
C27	13.50'	20.77'	88°08'36"	S14°55'50"W	18.78'
C28	1275.00'	129.71'	5°49'44"	N56°05'16"E	129.65'

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 5997, Page 506, 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.

Owner _____ Date _____

Owner Information
Khris Pascarella
PSP Echo Partners, LLC
205 Powell Avenue
Brentwood, TN 37027
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:
(1) The sewer system designated in The Preserve at Echo Estates PUD Subdivision - Section 2 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

Utility Disclaimer

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Certificate Of Approval of Streets, Drainage, and Sidewalks

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

Certificate Of Approval of Water

I hereby certify that:
(1) The water system designated in The Preserve at Echo Estates PUD Subdivision - Section 2 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.

Mallory Valley 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.

Surveyor Jack Whitson _____ Date 1-5-15

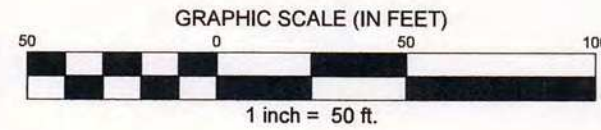
Surveyor Information
Jack Whitson
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, TN 37217
Phone: 615-383-6300
Email: jack.whitson@eli-llc.com



THE PRESERVE AT ECHO ESTATES PUD SUBDIVISION - SECTION 2

SHEET 1 OF 4
10th CIVIL DISTRICT
TAX MAP 052, PART OF PARCEL 84.04
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5742
DATE: 12-15-2014
REVISED: 1-5-2015





TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM

Match Line - See Sheet 4 of 4



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Owner _____ Date _____

Owner Information
Kris Pascarella
PSP Echo Partners, LLC
205 Powell Avenue
Brentwood, Tn 37027
Phone: 615-312-8242
Email: kpascarella@pearlstreetpartners.com

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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 The Preserve at Echo Estates Glen PUD Subdivision - Section 2 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

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Director, Streets Department _____ Date _____
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Mallory Valley Utility District _____ Date _____

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Secretary, Franklin Municipal Planning Commission _____ Date _____

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



THE PRESERVE at ECHO ESTATES PUD SUBDIVISION - SECTION 2 SHEET 2 OF 4

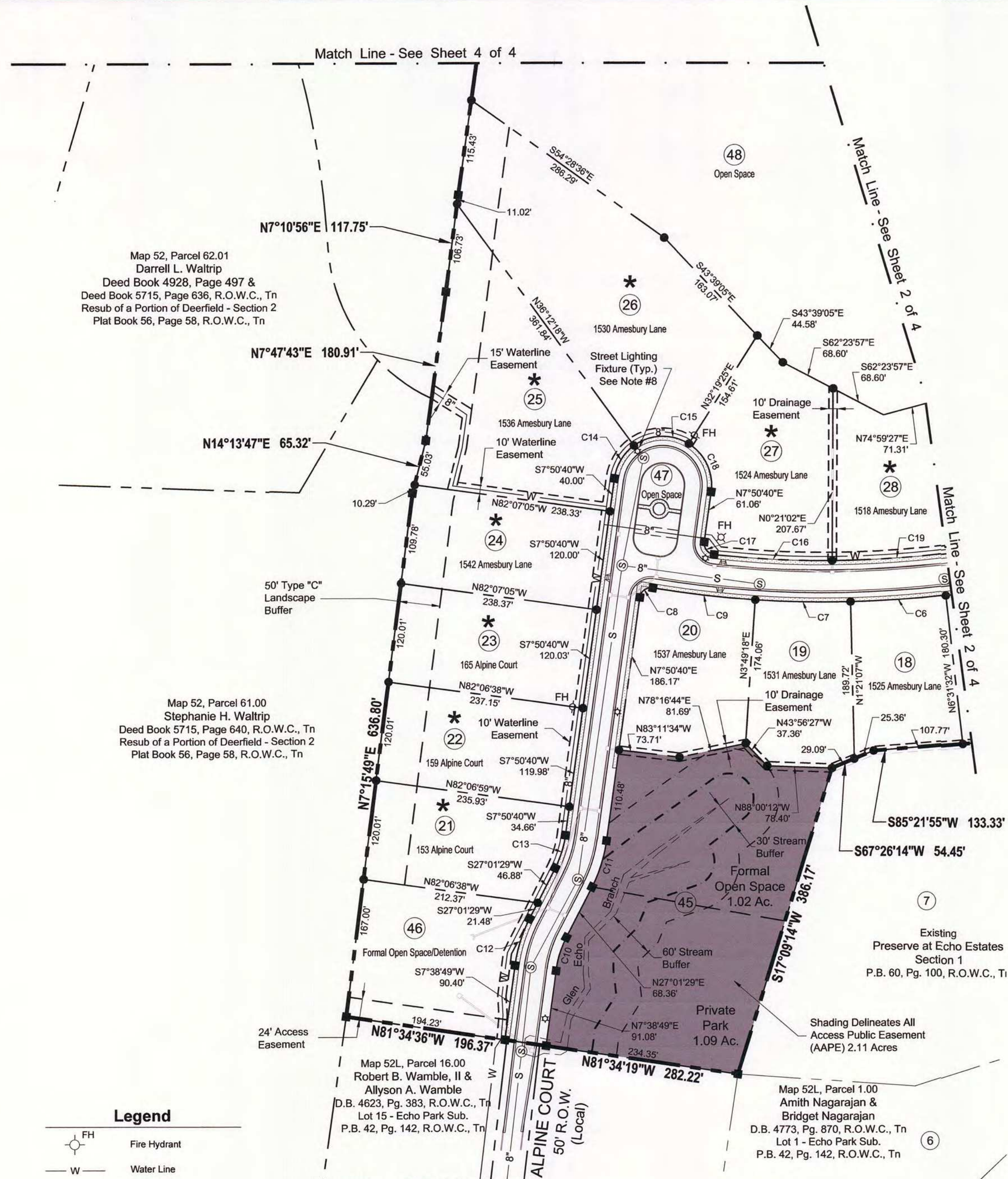
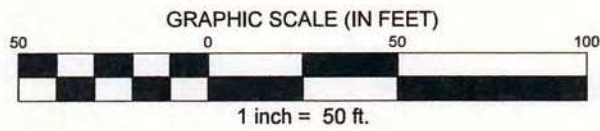
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TAX MAP 052, PART OF PARCEL 84.04
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
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ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL



TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



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Surveyor
Date: 1-5-15
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Williamson County Emergency Management Agency _____ Date _____
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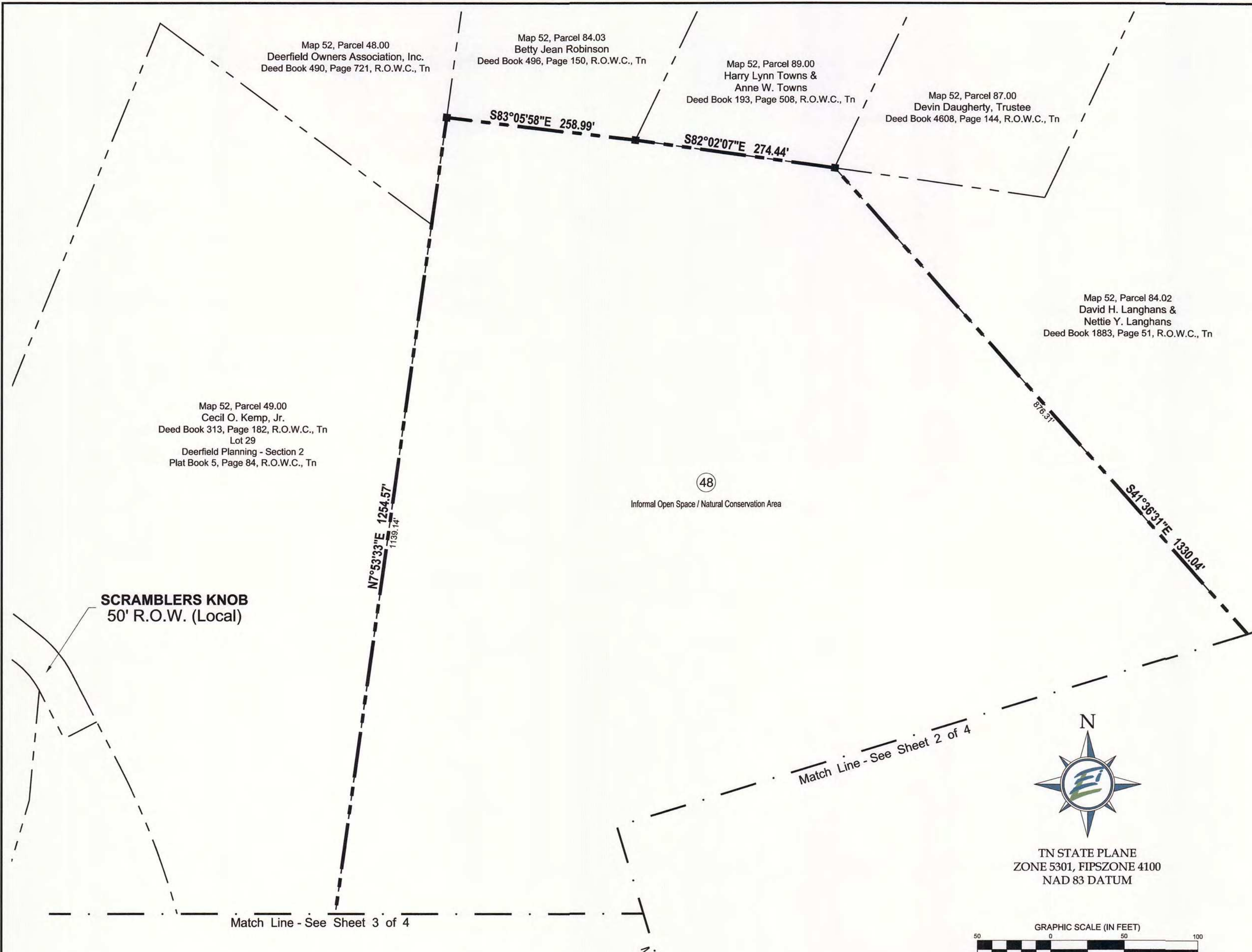
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1-5-15
Date

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I hereby certify that:

(1) the streets, drainage, and sidewalks designated in The Preserve at Echo Estates PUD Subdivision - Section 2 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 The Preserve at Echo Estates PUD Subdivision - Section 2 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 City of Franklin, Tennessee to assure completion of such improvements.

Mallory Valley 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 _____

THE PRESERVE at ECHO ESTATES PUD SUBDIVISION - SECTION 2

SHEET 4 OF 4

10th CIVIL DISTRICT
TAX MAP 052, PART OF PARCEL 84.04
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT #5742
DATE: 12-15-2014
REVISED: 1-5-2015

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