

LOT AREA TABLE			REQUIRED # OF 3" CALIPER TREES PER LOT
LOT NO.	SQ. FT.	ACRES	3" TREES
693	7,560.00	0.174	2
694	7,560.00	0.174	2
695	7,560.00	0.174	2
696	7,560.00	0.174	2
697	7,560.00	0.174	2
699	11,422.90	0.262	3
700	7,562.79	0.174	2
701	7,560.00	0.174	2
702	7,560.00	0.174	2
703	7,560.00	0.174	2
704	7,560.00	0.174	2
708	7,560.00	0.174	2
709	7,560.00	0.174	2
710	7,560.00	0.174	2

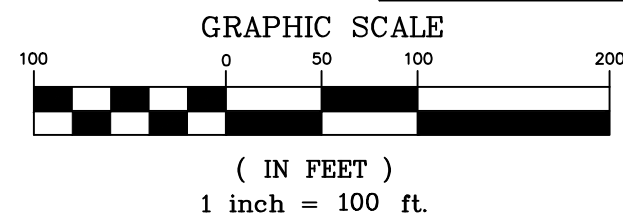
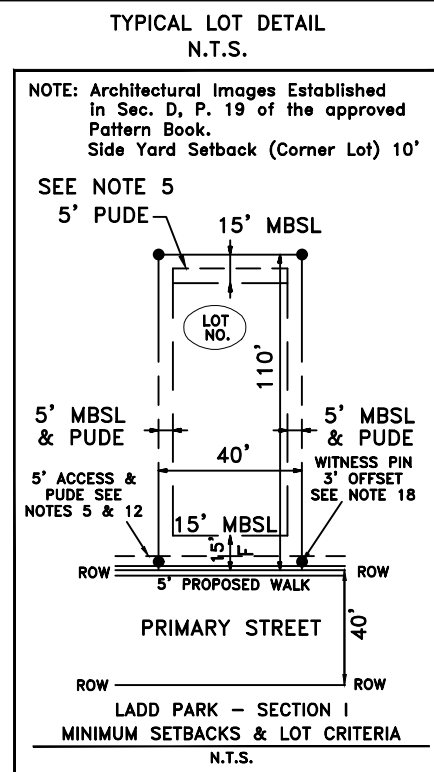
LOT AREA TABLE			REQUIRED # OF 3" CALIPER TREES PER LOT
LOT NO.	SQ. FT.	ACRES	3" TREES
711	7,560.00	0.174	2
712	7,560.00	0.174	2
713	7,560.00	0.174	2
714	8,113.56	0.186	2
756	8,535.48	0.196	2
757	7,725.44	0.177	2
758	7,560.00	0.174	2
759	7,560.00	0.174	2
760	7,560.00	0.174	2
761	7,560.00	0.174	2
762	7,560.00	0.174	2
763	7,560.00	0.174	2
TOTAL LOTS	194,006.60	4.454	
O.S. 2033	61,952.56	1.422	
ROW	14,647.65	0.336	
ROW	19,103.26	0.439	
TOTAL ROW	33,750.91	0.775	
TOTAL	289,710.07	6.651	

LEGEND

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FIRE HYDRANT PROPOSED ..... ♀ FH
LIGHT POLE PROPOSED ..... ☐K
EXISTING POWER POLE ..... ⚡
CURB INLET PROPOSED ..... ■
IRON PIN FOUND ..... ● (F)
5/8" IRON PIN SET THIS PLAT ..... ●
UTILITY STUB OUT ..... ○ ST
STREET ADDRESS ..... 714
SEWER MANHOLE PROPOSED ..... ○
PROPERTY /R.O.W. LINE ..... ██████████
PUBLIC UTILITY & _____ PUDE
DRAINAGE EASEMENT _____
PROPOSED 8" WATER LINE: _____ 8 _____ W
PROPOSED 8" SEWER LINE: _____ S _____ 8
PROPOSED CURB LINES .....
SANITARY SEWER EASEMENT ..... 20' SSE
MILLCROFTON EASEMENT ..... MUDEE
SEE NOTE 17
ACCESS & PUBLIC UTILITY ..... 5' AE & PUDE
& DRAINAGE EASEMENT .....
HOME OWNERS ..... HOA ESMT
ASSOCIATION EASEMENT .....
MIDDLE TENNESSEE ELECTRIC ..... 15' MTE
MEMBERSHIP CORPORATION EASEMENT .....
SEE NOTE 16

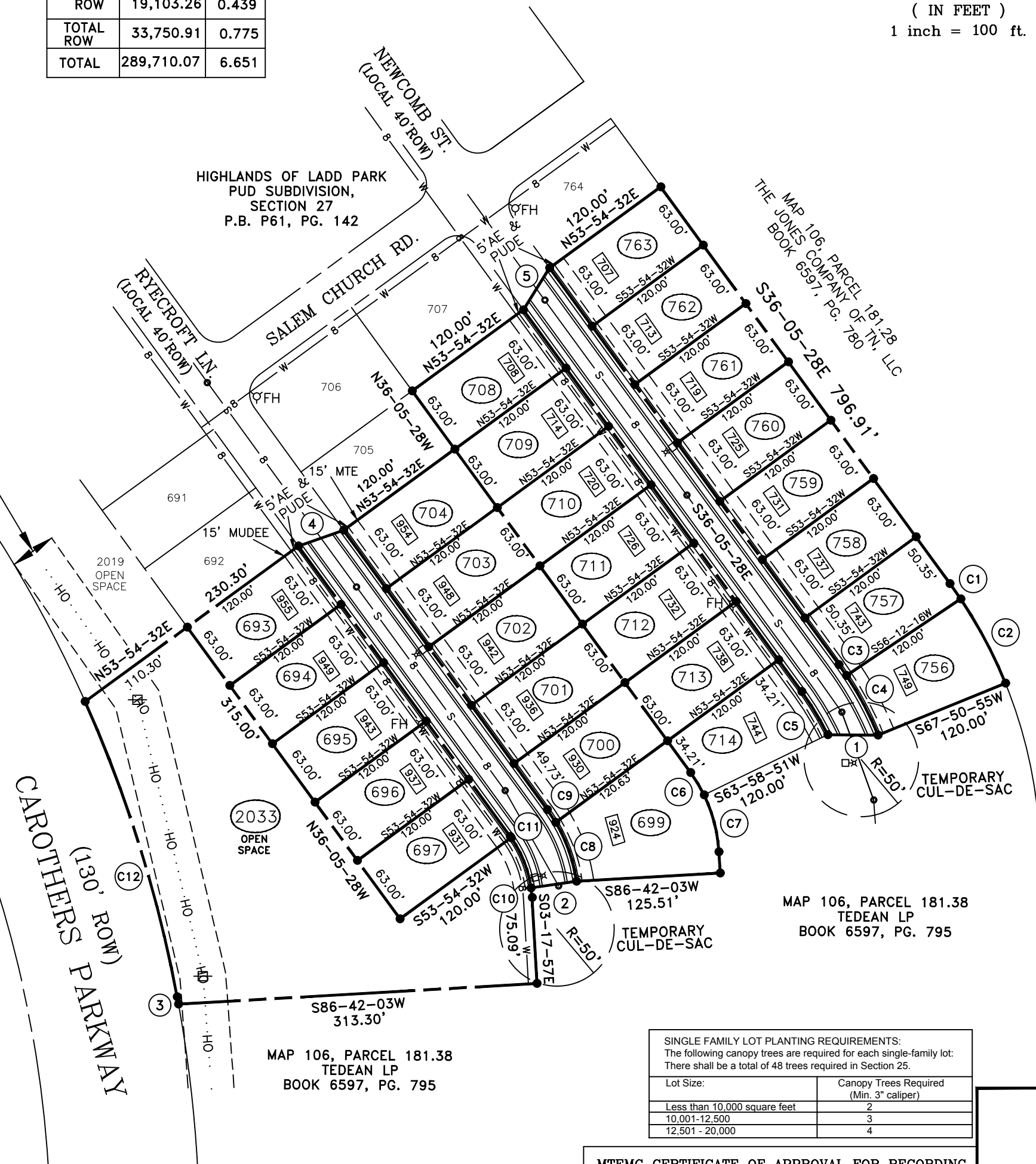
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NOTES:

- 1) THE PURPOSE OF THIS PLAT IS TO CREATE 26 RESIDENTIAL LOTS 1 OPEN SPACE LOT AND DEDICATE ROW FOR SECTION 28 HIGHLANDS AT LADD PARK PUD SUBDIVISION.
- 2) ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- 3) 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.
- 4) BY SCALING, GRAPHIC INTERPOLATION AND PLOTTING THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS SHOWN ON F.E.M.A. "FLOOD RATE INSURANCE MAP", MAP NO. 47187C0360F DATED: 9-29-06.
- 5) 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. SEE TYPICAL LOT DETAIL.
- 6) 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 7) 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.
- 8) DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS FOLLOWS:
PARCEL 181.33 THE JONES COMPANY OF TENNESSEE, LLC IN BOOK 6297, PG. 12.
- 9) STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEM.
- 10) THIS PROPERTY IS ALL OF WILLIAMSON COUNTY TAX MAP 106, PARCEL 181.33.
- 11) THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL FOR SPECIFIC SETBACK INFORMATION.
- 12) THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA. SEE TYPICAL LOT DETAIL.
- 13) ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- 14) THERE IS A 3' MINIMUM GARAGE SETBACK FOR ALL STREET LOADED GARAGES MEASURED FROM THE FRONT FAÇADE OF THE HOUSE.
- 15) CURRENT OWNER HAS NO KNOWLEDGE OF ANY ENTITY HAVING MINERAL RIGHTS TO THE SUBJECT PROPERTY.
- 16) THERE SHALL BE A 15' MIDDLE TENNESSEE ELECTRIC MEMBERING CORPORATION EASEMENT ALONG ALL RIGHT-OF-WAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MICROLIFTON UTILITY DISTRICT WATERLINE (SEE NOTE 17).
- 17) MICROLIFTON UTILITY DISTRICT (MICROLIFTON) HAS UNRESTRICTED ACCESS TO WATER LINES AND WATER SYSTEMS/INFRAStructures LOCATED WITHIN SUCH EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MICROLIFTON EASEMENT, MICROLIFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURE WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MICROLIFTON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTINGS OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR MICROLIFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MICROLIFTON AT THE HOMEOWNERS EXPENSE ON THE HOMEOWNER'S LOT DISTURBED BY MICROLIFTON AT THE HOMEOWNERS EXPENSE ON THE HOMEOWNER'S LOT.
- 18) ALL CORNERS FALLING ALONG RIGHT OF WAY THAT FALL WITHIN THE PROPOSED CONCRETE WALKS AS SHOWN HEREON WILL BE SET 3' OFFSET FROM THE PROPERTY LINE BEHIND THE WALK AS A WITNESS PIN.
- 19) NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN 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 ACTIVITY WITHIN EASEMENTS.

40' MTEMC EASEMENT BASED ON
THE CENTERLINE OF THE EXISTING
OVERHEAD LINES AND POLES
BOOK 5655, PAGES 697 \



SINGLE FAMILY LOT PLANTING REQUIREMENTS:
The following canopy trees are required for each single-family lot:
There shall be a total of 48 trees required in Section 25.

Lot Size:	Canopy Trees Required (Min. 3" caliper)
Less than 10,000 square feet	2
10,001-12,500	3
12,501 - 20,000	4

CURVE DATA

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	02-17-45	410.00'	8.22'	16.43'	16.43'	S34-56-36E
C2	11-38-38	410.00'	41.81'	83.32'	83.32'	S27-58-24E
C3	02-17-45	290.00'	2.51'	11.62'	11.62'	N34-56-36E
C4	11-38-38	290.00'	25.87'	58.81'	58.81'	N27-58-24W
C5	10-04-19	250.00'	22.03'	43.95'	43.95'	S31-03-19E
C6	10-04-19	130.00'	11.46'	22.85'	22.82'	S31-03-19E
C7	22-43-12	130.00'	26.12'	51.55'	51.21'	S14-39-33E
C8	22-28-27	140.00'	27.81'	54.91'	54.56'	N19-22-15W
C9	25-26-21	140.00'	6.65'	13.22'	13.22'	N22-28-18W
C10	27-11-08	100.00'	2.18'	47.95'	47.00'	S21-46-46E
C11	00-43-40	100.00'	0.64'	1.27'	1.27'	S35-43-38E
C12	13-28-00	1,150.51'	135.83'	270.41'	269.79'	N17-18-47W

MTEMC CERTIFICATE OF APPROVAL FOR RECORDING

Middle Tennessee Electric Membership Corporation (MTEMC) will provide electric service to the subject property according to the normal operating practices of MTEMC as defined in the rules and regulations, 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
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Date _____

ADSDZONE 5301, FIPSIZE 4100
S.P.C.S. NAD 83

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

COF PROJECT # 6088

THE HIGHLANDS AT LADD PARK
PUD SUBDIVISION, FINAL PLAT,
Section 28

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 6.651 TOTAL LOTS: 27
ACRES NEW STREETS: 0.78 FEET NEW STREETS: 843.8'
CIVIL DISTRICT: 10TH CLOSURE ERROR: 1:10,000+
SCALE: 1"=100' DATE: 3-14-16

HFR PROJECT NO. 2014088-54