

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE				
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	LOT NO.	SQ. FT.	ACRES		
519	6,360.00	0.146	528	7,691.04	0.177	563	6,960.00	0.160	570	6,960.00	0.160	577	6,960.00	0.160	TOTAL LOTS	270,424.05	6.208					
520	6,720.00	0.154	529	6,960.00	0.160	564	6,960.00	0.160	571	8,943.83	0.205	578	7,485.16	0.172	OS 2028	82,068.39	1.884					
521	6,360.00	0.146	530	10,091.25	0.232	565	6,960.00	0.160	572	6,960.00	0.160	579	8,189.60	0.188	OS 2029	73,169.82	1.680					
522	6,720.00	0.154	531	7,367.82	0.169	566	6,960.00	0.160	573	6,960.00	0.160	580	8,189.60	0.188	OS 2030	468,819.39	10.763					
523	6,360.00	0.146	532	6,963.07	0.160	567	6,960.00	0.160	574	7,604.29	0.175	581	7,953.12	0.183	TOTAL OS LOTS	624,289.34	14.327					
524	6,720.00	0.154	533	13,932.30	0.320	568	6,960.00	0.160	575	8,019.28	0.184	582	6,960.00	0.160	ROW	50,845.26	1.167					
525	8,532.80	0.196	562	6,960.00	0.160	569	6,960.00	0.160	576	7,873.25	0.181	583	6,960.00	0.160	TOTAL	945,326.91	21.702					
526	6,960.00	0.160																				
527	7,950.71	0.183																				

**LEGEND**

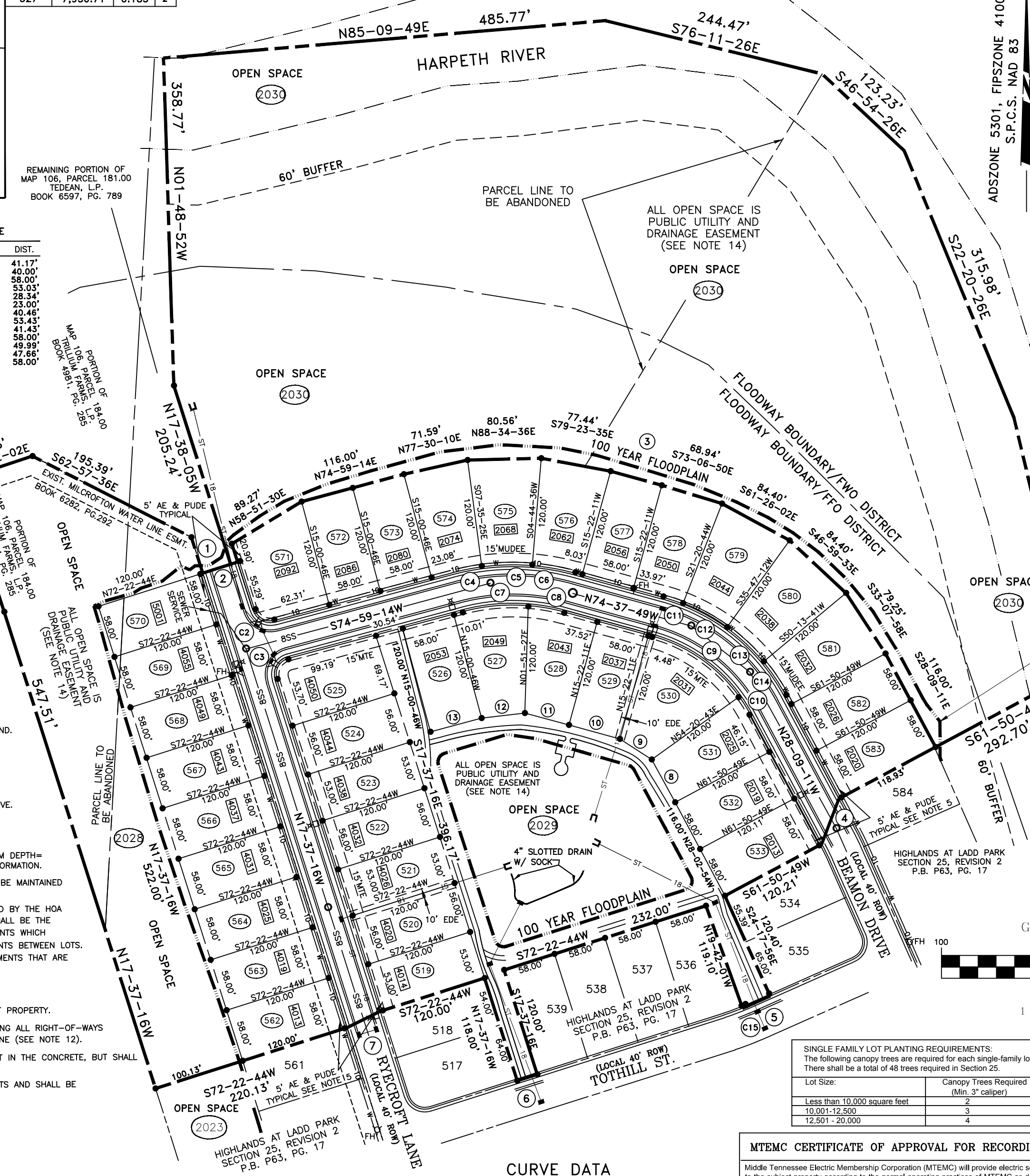
PROPOSED FIRE HYDRANT FH  
 LIGHT POLE LK  
 CURB INLET CI  
 MANHOLE MH  
 5/8" IRON PIN SET THIS PLAT IS  
 UTILITY STUB OUT ST  
 STREET ADDRESS 2074

PROPERTY/R.O.W. LINE  
 PUBLIC UTILITY & DRAINAGE EASEMENT PUDE  
 PROPOSED WATER LINE 10" W  
 PROPOSED SEWER LINE 8SS  
 SANITARY SEWER EASEMENT 20" SSE  
 MILCROFTON EASEMENT 15" MUDEE  
 ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT 5' AE & PUDE  
 MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT SEE NOTE 17  
 10' EXCLUSIVE DRAINAGE EASEMENT 10" EDE

**LINE TABLE**

NO.	BEARING	DIST.
1	S17-37-16E	41.17'
2	N72-21-55E	40.00'
3	S74-37-49E	58.00'
4	S20-48-52W	53.03'
5	S66-05-06W	28.34'
6	S72-22-44W	23.00'
7	S63-41-48W	40.46'
8	N28-39-53W	53.43'
9	N57-12-31W	41.43'
10	N74-37-49W	58.00'
11	N74-57-53W	49.99'
12	S84-25-11W	47.66'
13	S74-59-14W	58.00'

- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 37 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND DEDICATE ROW.
  - 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. 15-04-9146A.
  - 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.
  - 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.
  - PORTION OF PARCEL 181.00 TEDEAN, L.P., BOOK 6597, PG. 789, BOOK 6500, PG. 313 & BOOK 3500, PG. 313.
  - PORTION OF PARCEL 181.00 TEDEAN, L.P., BOOK 6296, PG. 979.
  - THE RECORDING OF THIS PLAT ABANDONS ALL PARCELS AND PORTIONS OF PARCELS NOTED ABOVE.
  - STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEC.
  - THIS PROPERTY IS FOUND ON WILLIAMSON COUNTY TAX MAP 106.
  - THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL WITH FFO & FWO OVERLAYS; MINIMUM DEPTH=100' WIDTH AT SETBACK=63'. SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
  - THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK 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. 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 ACTIVITY WITHIN EASEMENTS.
  - 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, EXCEPT 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.
  - SIDEWALKS AND TRAILS OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE PUBLIC ACCESS EASEMENTS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.

Owner/Subdivider:  
 TEDEAN L.P.  
 ATT. PAUL ARNOLD  
 317 MAIN ST. SUITE 201  
 FRANKLIN, TN 37064  
 PH. 604-4197  
 parnold@trillium-ventures.com

Owner/Subdivider:  
 TRILLIUM FARMS L.P.  
 ATT. PAUL ARNOLD  
 317 MAIN ST. SUITE 201  
 FRANKLIN, TN 37064  
 PH. 604-4197  
 parnold@trillium-ventures.com

**CURVE DATA**

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	90-45-24	11524.16'	76.10'	152.21'	152.20'	N17-59-58W
C2	87-23-31	20.00'	19.11'	30.51'	27.63'	S61-19-16E
C3	92-36-29	20.00'	20.93'	32.33'	28.92'	N28-40-59E
C4	07-25-22	254.96'	16.54'	33.03'	33.01'	N78-41-55E
C5	12-20-01	254.96'	16.54'	33.03'	33.01'	N88-34-36E
C6	10-37-35	254.96'	23.71'	47.29'	47.22'	N79-56-56W
C7	19-32-12	214.96'	37.01'	73.30'	72.94'	N84-45-20E
C8	05-56-30	214.96'	40.69'	80.41'	80.33'	N80-5-11W
C9	38-58-31	175.73'	62.18'	119.54'	117.25'	N55-8-33W
C10	07-30-06	175.73'	11.52'	23.01'	22.99'	N31-54-14W
C11	05-56-30	215.73'	22.50'	44.88'	44.88'	N71-38-52W
C12	14-28-29	215.73'	27.33'	54.37'	54.23'	N61-26-2W
C13	14-28-29	215.73'	27.33'	54.37'	54.23'	N46-59-53W
C14	11-37-08	215.73'	21.95'	43.75'	43.67'	N33-57-45W
C15	01-06-42	240.00'	2.33'	4.66'	4.66'	S66-38-27W

**MTEC CERTIFICATE OF APPROVAL FOR RECORDING**

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

Middle Tennessee Electric Membership Corporation Date

**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

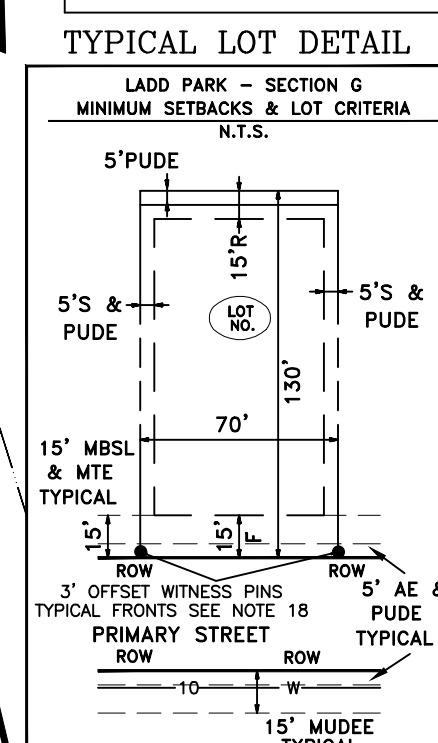
City of Franklin, Tennessee Date

**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: PAUL ARNOLD TRILLIUM FARMS, L.P. (PARTNER) (SEE NOTE 8) Date: \_\_\_\_\_

By: PAUL ARNOLD TEDEAN, L.P. (PARTNER) (SEE NOTE 8) Date: \_\_\_\_\_



**CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS**

I hereby certify that:  
 (1) the sewer systems designated in HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 26, Subdivision have 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 Sewer Management Date  
 Department City of Franklin, TN

(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 Milcrofton Date  
 Utility District

**CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND SIDEWALKS**

I hereby certify that:  
 (1) the streets, drainage and sidewalks designated in THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, SECTION 26, 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**

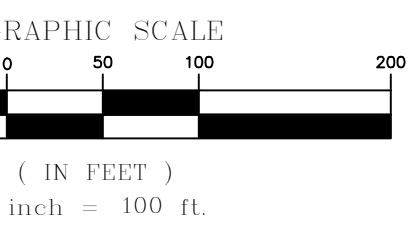
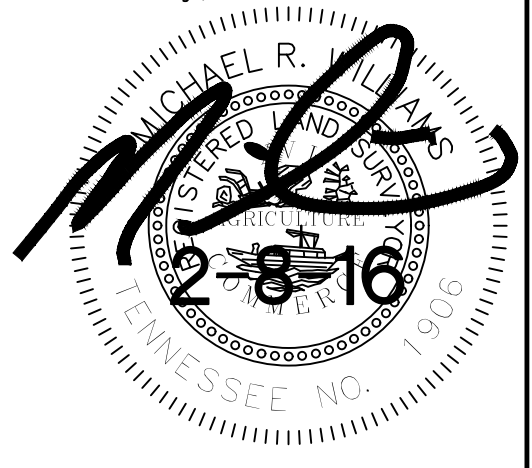
Approved by the Franklin Municipal Planning Commission, Franklin, Williamson County, Tennessee, with the exception of such conditions, if any, as are noted in the Planning Commission minutes for the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and this plat has been approved for recording in the Register's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



**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

**COF PROJECT # 6050**

**THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, SECTION 26**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 21.702 TOTAL LOTS: 40  
 ACRES NEW STREETS: 1.167 FEET NEW STREETS: 1,286.84  
 CIVIL DISTRICT: 9TH CLOSURE ERROR: 1:10,000+  
 1"=100' DATE: 10-12-15

PREPARED BY:

**HFR DESIGN**

214 Centerville Drive Suite 300  
 Brentwood, TN 37027  
 615.370.8530  
 hfrdesign.com

615.370.8500

SURVEY DIVISION [mwilliams@hfrdesign.com](mailto:mwilliams@hfrdesign.com)

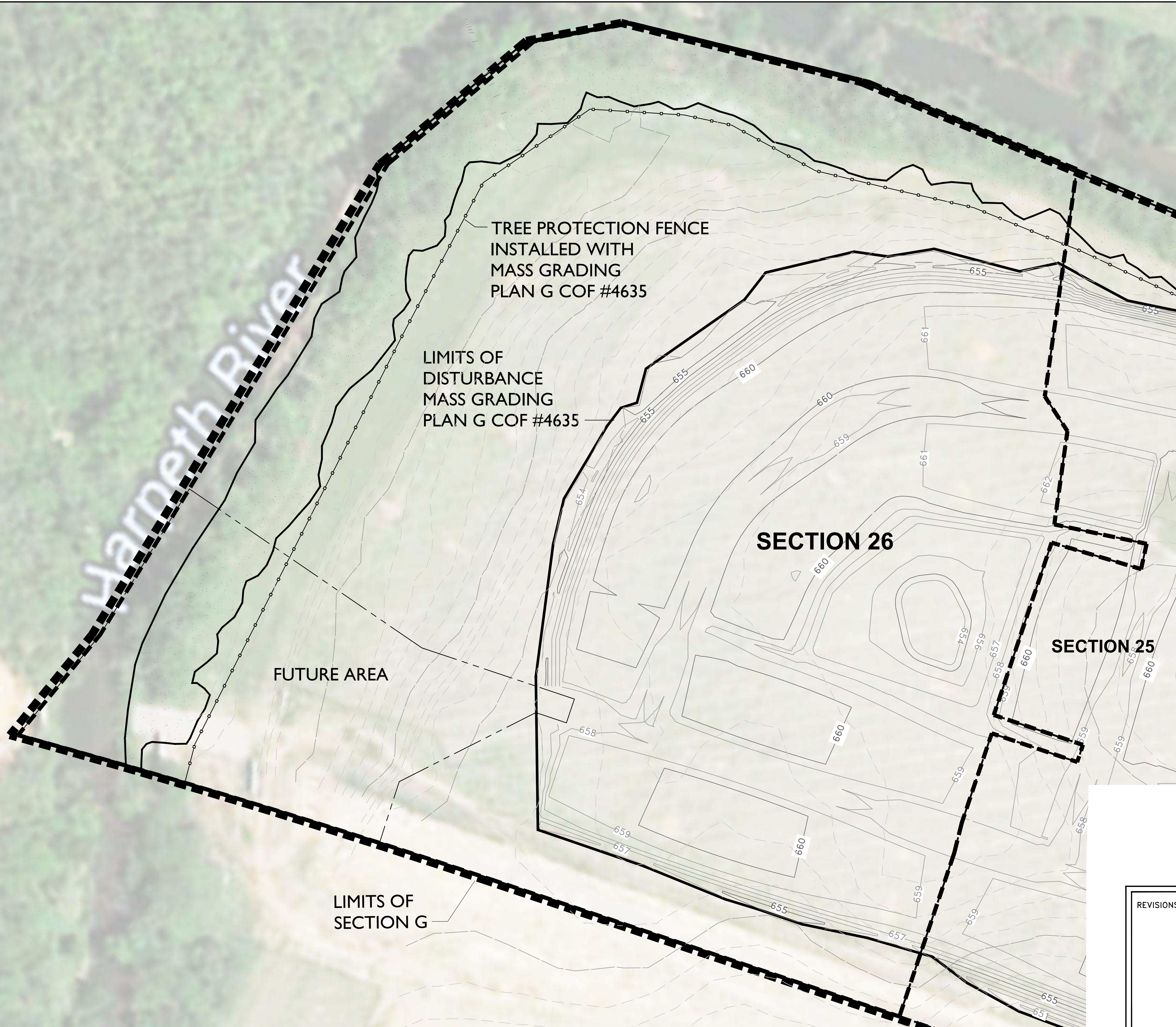


**TREE CANOPY EXHIBIT**



TREE PROTECTION FENCE AND TREE PRESERVATION AREAS WERE ESTABLISHED FOR SECTION 26 IN THE MASS GRADING PLAN FOR SECTION G. NO TREE CANOPY OR SPECIMEN TREES WERE REMOVED IN THE SECTION 26 SITE PLAN.

PLEASE REFER TO THE HIGHLANDS AT LADD PARK REGULATING PLAN FOR INFORMATION CONCERNING CANOPY RETENTION. PER REGULATING PLAN, HEALTHY SPECIMEN TREES ARE REPLACED AT A 1:1 RATIO.



REVISIONS :	<i>The Highlands</i> AT LADD PARK		SEI JOB # 14.005
	SITE PLAN - SECTION 26 - WILLIAMSON COUNTY, TENNESSEE		SECTION 26
	Signature <small>381 MALLORY STATION RD. SUITE 210 FRANKLIN, TN 37067</small>		SHEET NO.  EX-1
	SCALE :	DRAWN BY :	DATE : 3.2.2016 APPROVED BY :