

VICINITY MAP

NOTES: NOT TO SCALE

- THE PURPOSE OF THIS PLAT IS TO CREATE 99 RESIDENTIAL LOTS 2 OPEN SPACE LOT AND DEDICATE ROW FOR SECTION 23 HIGHLANDS AT LADD PARK PUD SUBDIVISION.
- 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 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. 47187C0355F DATED: 9-29-06.
- 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.
- 5/8" IRON RODS WITH CAPS (●) SET AT ALL CORNERS UNLESS OTHERWISE SHOWN.
- 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.
- DEED REFERENCE FOR THE PROPERTY SURVEYED IS AS FOLLOWS:
TRILLIUM FARMS LP IN BOOK 4981, PG. 285.
- STREET LIGHTS LOCATIONS AND QUANTITIES ARE APPROXIMATE. FINAL POSITIONING AND QUANTITY SHALL BE AT DIRECTION OF MTEMC.
- THIS PROPERTY IS PORTIONS OF WILLIAMSON COUNTY TAX MAP 106, PARCEL 184.16.
- THIS PROPERTY IS ZONED R2 AND GCCO-6/CONVENTIONAL; MINIMUM DEPTH=100', WIDTH AT SETBACK=63', SEE TYPICAL LOT DETAIL ON SHEET 1 FOR SPECIFIC SETBACK INFORMATION.
- ALL MILCROFTON UTILITY DISTRICT EASEMENTS SHOWN ARE EXCLUSIVE EASEMENTS. NO EXCAVATION, BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND WILL 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 PLANTED WITHIN THE EASEMENTS WILL BE THE RESPONSIBILITY OF MILCROFTON UTILITY DISTRICT. TREES OR SHRUBBERY PLANTED WITHIN THE MILCROFTON UTILITY DISTRICT EASEMENTS ARE THE HOMEOWNERS'S RESPONSIBILITY.
- THE 5' ACCESS EASEMENTS (AE) AS SHOWN HEREON SHALL CONTAIN CONCRETE SIDEWALK AND BE MAINTAINED BY THE HOA.
- ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) AND SHALL BE MAINTAINED BY THE HOA. ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR THE HOA.
- 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, ACCEPT 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.

LEGEND	
FIRE HYDRANT	○
LIGHT POLE	□
CURB INLET	■
MANHOLE	○
5/8" IRON PIN SET THIS PLAT	●
UTILITY STUB OUT	○ ST
STREET ADDRESS	[873]
PROPERTY/R.O.W. LINE	---
PUBLIC UTILITY & DRAINAGE EASEMENT	PUDE
PROPOSED WATER LINE	8" W
PROPOSED SEWER LINE	8" S
SANITARY SEWER EASEMENT	20" SSE
MILCROFTON EASEMENT	15" MUDEE
SEE NOTE 17	
ACCESS & PUBLIC UTILITY & DRAINAGE EASEMENT	5' AE & PUDE
MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORPORATION EASEMENT	15' MTE
SEE NOTE 16	

PREPARED BY:

HFR DESIGN

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CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C1	52-08-42	20.00'	9.79'	18.20'	17.58'	S21-08-08W
C2	59-03-27	20.00'	11.33'	20.61'	19.71'	N76-44-13E
C3	03-37-14	80.00'	1.55'	36.68'	36.68'	N45-27-24W
C4	06-39-19	560.00'	32.56'	65.05'	65.01'	N43-52-50E
C5	06-18-58	600.00'	33.10'	66.14'	66.11'	S40-32-49W
C6	06-11-40	130.00'	20.67'	13.92'	12.81'	N36-27-37E
C7	06-18-58	600.00'	33.10'	66.14'	66.11'	S34-13-52W
C8	08-11-06	560.00'	40.07'	80.00'	79.93'	N28-16-31E
C9	06-18-58	130.00'	33.10'	13.92'	12.81'	S27-54-54W
C10	00-26-22	560.00'	2.15'	4.29'	4.29'	N23-57-47E
C11	01-00-49	600.00'	5.31'	10.61'	10.61'	S24-15-00W
C12	90-00-00	20.00'	20.00'	31.42'	31.42'	S68-44-36W
C13	90-00-00	20.00'	20.00'	31.42'	31.42'	N21-15-24W
C14	08-59-14	185.79'	14.60'	29.14'	29.11'	N21-07-53E
C15	10-00-00	90.00'	90.00'	141.37'	127.87'	N21-15-24W
C16	37-00-02	130.00'	83.99'	82.50'	82.50'	S02-56-57E
C17	28-44-17	130.00'	30.90'	60.67'	60.12'	S34-49-08E
C18	18-04-09	130.00'	20.67'	13.92'	12.81'	S13-19E
C19	4-18-59	260.00'	32.65'	64.97'	64.80'	N45-13-23W
C20	13-52-32	260.00'	31.64'	62.97'	62.81'	N59-19-08W
C21	83-37-14	90.00'	80.50'	131.35'	120.00'	S71-35-59W
C22	06-22-46	90.00'	5.02'	10.02'	10.02'	S26-59-59W
C23	24-02-08	130.00'	27.67'	54.53'	54.14'	N35-45-40E
C24	26-44-17	130.00'	30.90'	60.67'	60.12'	N61-08-52E
C25	26-44-17	130.00'	30.90'	60.67'	60.12'	N87-53-09E
C26	12-29-18	130.00'	14.22'	28.34'	28.28'	S72-30-03E
C27	12-29-18	260.00'	28.45'	56.57'	56.56'	S72-30-03W
C28	18-04-09	260.00'	20.67'	13.92'	12.81'	S87-53-03W
C29	26-44-17	260.00'	61.79'	121.33'	120.24'	S61-08-52W
C30	24-02-08	260.00'	55.25'	109.07'	108.27'	S35-41-40W
C31	49-59-38	25.00'	25.00'	39.27'	39.27'	S45-14-54W
C32	34-51-46	1150.00'	361.08'	699.74'	689.00'	S28-47-49W
C33	18-49-28	260.00'	46.42'	91.99'	91.58'	N33-09-59E
C34	10-22-39	320.00'	39.08'	77.57'	77.48'	S28-59-59W
C35	11-54-48	320.00'	33.39'	66.54'	66.42'	S40-04-39W
C36	01-10-58	320.00'	3.50'	6.51'	6.51'	S46-37-52W
C37	04-46-51	280.00'	11.69'	23.36'	23.36'	N44-57-28E

LINE TABLE

NO.	BEARING	DIST.
1	N30-49-52E	6.08'
2	N33-22-10E	57.70'
3	N36-31-39E	21.65'
4	N38-43-57E	29.55'
5	N42-43-57E	29.55'
6	N47-01-51E	68.30'
7	S37-24-46E	40.07'
8	S43-46-18E	45.00'

HIGHLANDS OF LADD PARK
PUD SUBDIVISION,
SECTION 22
APPROVED BUT
NOT YET RECORDED

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MAP 106, PARCEL 183.00
ALFRED LADD PROPERTY SUB.
P.B. P51, PG. 21

Owner/Subdivider:
TRILLIUM FARMS LP
ATT. PAUL ARNOLD
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CURVE DATA						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C38	86-41-49	20.00'	18.88'	30.26'	27.46'	S05-53-18W
C39	31-45-23	20.00'	5.69'	11.09'	10.94'	N65-00-23E
C40	18-48-17	150.00'	24.86'	49.08'	49.08'	S33-09-19W
C41	04-30-02	150.00'	5.89'	11.78'	11.78'	S44-48-47W
C42	01-45-11	440.00'	6.73'	13.46'	13.46'	S33-14-39W
C43	08-11-06	440.00'	31.48'	62.86'	62.86'	N36-27-37E
C44	00-26-22	440.00'	3.67'	7.33'	7.33'	S23-57-47W
C45	06-25-55	440.00'	24.72'	49.39'	49.37'	S37-20-13W
C46	05-30-24	440.00'	22.44'	44.83'	44.83'	S48-22W
C47	00-46-56	440.00'	3.13'	6.26'	6.26'	S46-48-02W

HIGHLANDS OF LADD PARK
PUD SUBDIVISION,
SECTION 21
P.B. P60, PG. 81

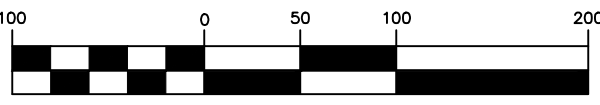
HIGHLANDS OF LADD PARK
PUD SUBDIVISION,
SECTION 21
P.B. P60, PG. 81

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

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 9) 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 LP (PARTNER) PARCEL 181.16	Date:

GRAPHIC SCALE

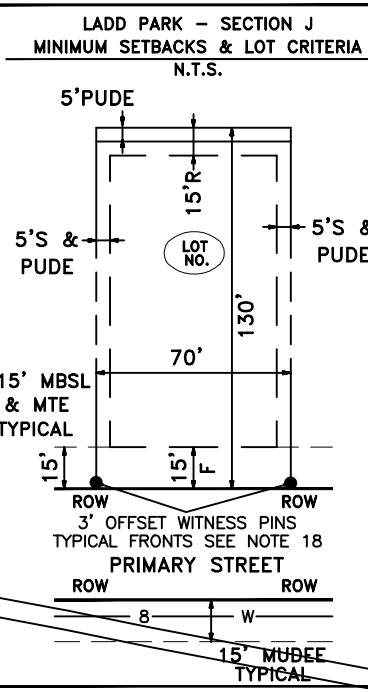


(IN FEET)
1 inch = 100 ft.

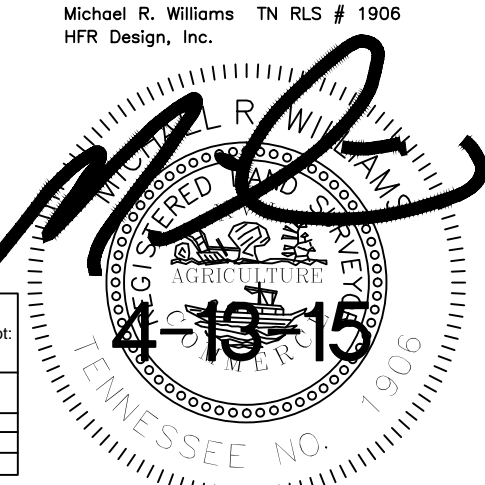
LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	
992	8,408.22	0.193	2
993	8,539.59	0.196	2
994	8,571.43	0.197	2
995	8,571.43	0.197	2
996	8,409.20	0.193	2
997	8,400.00	0.193	2
998	8,400.00	0.193	2
999	8,400.00	0.193	2
1000	8,400.00	0.193	2
1001	8,400.00	0.193	2
1002	9,431.44	0.217	2
1003	7,863.58	0.181	2
1004	8,398.14	0.193	2
1005	8,400.00	0.193	2
1006	8,400.00	0.193	2
1007	8,400.00	0.193	2
1008	8,400.00	0.193	2
1009	8,400.00	0.193	2
1010	9,378.06	0.215	2
1011	9,646.70	0.221	2
1012	8,401.55	0.193	2
1013	8,405.37	0.193	2
1014	8,409.19	0.193	2
1015	9,862.66	0.226	2
890	8,400.00	0.193	2
889	8,400.00	0.193	2
OPEN SPACE 2026	7,383.45	0.170	2
OPEN SPACE 2025	105,920.02	2.432	
TOTAL OPEN SPACE	113,303.47	2.602	
ROW	93,704.54	2.151	
TOTAL	740,768.32	17.006	

LOT AREA TABLE		REQUIRED 3" CALIPER TREES PER LOT	
LOT NO.	SQ. FT.	ACRES	
904	11,502.36	0.264	3
905	11,146.80	0.256	3
906	10,375.09	0.238	3
907	11,830.00	0.272	3
908	11,830.00	0.272	3
909	11,554.07	0.265	3
910	8,840.00	0.203	2
911	8,450.00	0.194	2
912	8,450.00	0.194	2
913	8,667.31	0.199	2
914	9,100.00	0.209	2
915	9,100.00	0.209	2
916	9,100.00	0.209	2
917	10,167.73	0.233	3
918	9,298.46	0.213	2
919	9,088.77	0.209	2
920	9,105.76	0.209	2
921	9,254.53	0.212	2
977	13,114.16	0.301	4
978	8,400.00	0.193	2
979	8,398.58	0.193	2
980	8,447.74	0.194	2
981	8,685.14	0.199	2
982	8,707.29	0.200	2
983	8,688.72	0.199	2
984	8,563.36	0.197	2
985	8,399.40	0.193	2
986	8,400.00	0.193	2
987	8,411.77	0.193	2
988	9,666.24	0.222	2
989	9,068.00	0.208	2
990	8,432.23	0.194	2
991	8,420.23	0.193	2

TYPICAL LOT DETAIL



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 23.	
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 # 5825	
THE HIGHLANDS AT LADD PARK PUD SUBDIVISION, FINAL PLAT, Section 23	
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE	
TOTAL ACRES: 17.006	TOTAL LOTS: 61
ACRES NEW STREETS: 2.152	FEET NEW STREETS: 2,380±
CIVIL DISTRICT: 9TH	CLOSURE ERROR: 1:10,000±
SCALE: 1"=100'	DATE: 4-13-15

HFR PROJECT NO. 2014072