

Notes

- The purpose of this plat is to create 10 single family residential lots and 2 open space lots.
- The property is located within Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) on Fema Firm Community Panel No. 47187C0214 F, September 29, 2006.
- The lots shall be served by public 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 089.
- 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 Plane Zone 5301, Fipzone 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 area to be Public Utility, Drainage and Access easements (PUDAEs).
- The property owner(s) or Homeowner's association will maintain all open space, landscape and stormwater management feature areas, 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.
- All Milcrofton Utility District (M.U.D.) easements shown are exclusive easements. No excavation, building, structure or obstruction of any kind shall 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 will be planted within the utility and drainage easements.
- Lots shall conform to all the requirements of the Franklin Zoning Ordinance.
- There shall be a minimum of 10' between buildings.
- Any and all mineral rights for the subject property shall transfer to the owner.
- Residential fire sprinklers systems shall be provided if 1,500 gpm / 20 psi is not available.
- 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.
- There shall be no moving, clearing, grading, construction, storage, or disturbance of vegetation in riparian buffers except as permitted the City Engineer, or his designee.
- The City of Franklin Water Management department has unrestricted access to its domestic water, sanitary sewer, reclaim water lines or system improvements 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 with is now or in the future may be located within the easement without obtaining any further permission from the property owner or HOA. The property owner or HOA 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 HOA at no expense to the City of Franklin. Individual homeowners shall be responsible for structures removed or disturbed by the City Franklin within an easement on the homeowners' lot at the homeowners' expense.
- Greenway Easement Note: The 95' wide all access public easement located on the east side of Carothers Parkway shall be dedicated at the time of Final Plat for Section 2, approximately 2016. The 95' easement located west of Carothers Parkway shall be dedicated at the time of the Final Plat for Section 4, approximately 2018.
- Sidewalks and trails outside of public right-of-way shall be public access easements and shall be maintained by the Homeowners Association.

Site Data

Project Name:	Echelon Subdivision - Section 3
COF Project #	6444
Subdivision	Echelon
Lot numbers:	Lots 104-113, OS-8 & OS-9
Address:	South Carothers Road
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	N/A
Other applicable overlays:	
Applicable development standard:	Conventional
Acreeage of site:	4.15
Approved Density:	SD-R 2.94
Minimum required setback lines:	Manor Lots (Lots 104-113)
Yard fronting on any street:	15 Feet
Side yard:	5 Feet
Rear yard:	10 Feet
Owners representative:	Crescent Helm, LLC
Address:	227 W. Trade Street, Suite 1000 Charlotte, NC 28202
Phone number:	615.312.8242
Email address:	kpascarella@pearlstreetpartners.com
Contact name:	Khris Pascarella
Applicant:	Edge Planning, Landscape Arch. & Graphic Design
Address:	210 12th Avenue S, Suite 202 - Nashville, Tn 37203
Phone number:	(615) 250-8154
Fax number:	(615) 250-8155
Email address:	jhaas@edgela.com
Contact name:	John Haas
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

* Some items such as building square footage, building height, parking requirements, etc. are not included in the Site Data Chart due to the nature of this project. Parkland dedication is not applicable due to the date of Concept Plan approval for this Project.

Utility Disclaimer

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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:

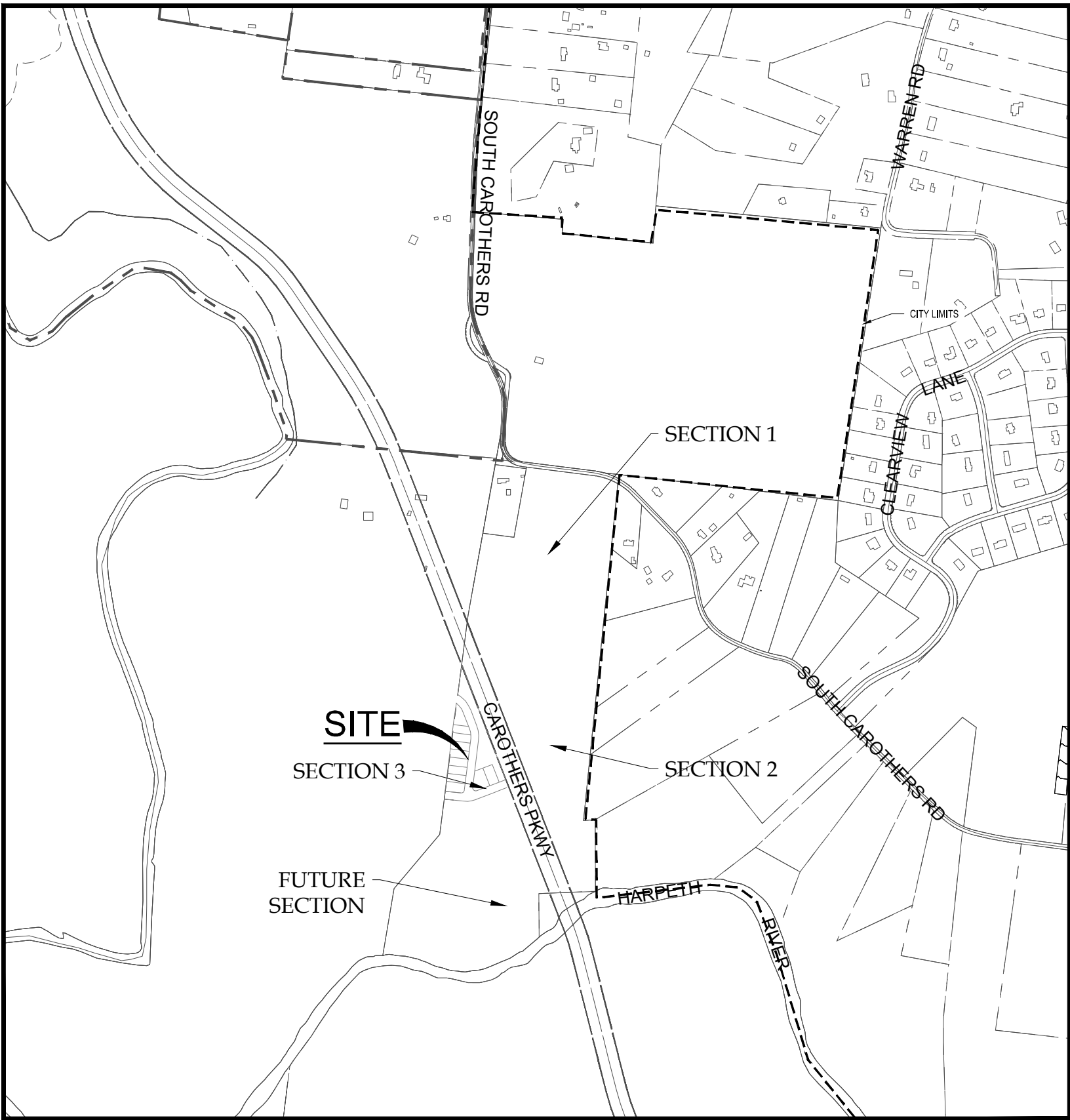
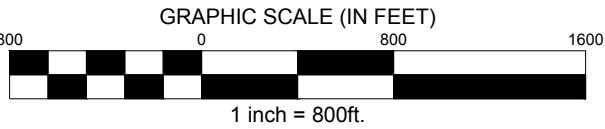
- the streets, drainage, and sidewalks designated in Echelon Subdivision - Section 3 has been installed in accordance with City specifications, or
- a performance agreement and surety in the amount of \$ _____ for streets, \$ _____ for drainage, and \$ _____ for sidewalks has been posted with the City of Franklin, Tennessee, to assure completion of such improvements.

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

Total area: 180829.63 S.F. or 4.15 Acres

Road Data:

Acreeage in new ROW	1.19 Acres
Acreeage of streets to be maintained by the COF	0.59 Acres
Linear footage of new roads	1064.88 Feet
Linear footage of alleys	0 Feet



Certificate Of Approval of Water

I hereby certify that:

- The water system designated in Echelon Subdivision - Section 3 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.

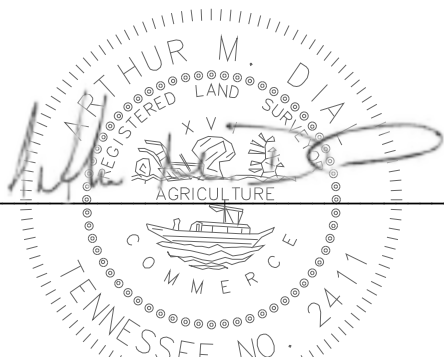
General Manager, Milcrofton Utility District _____ Date _____

Certificate Of 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.

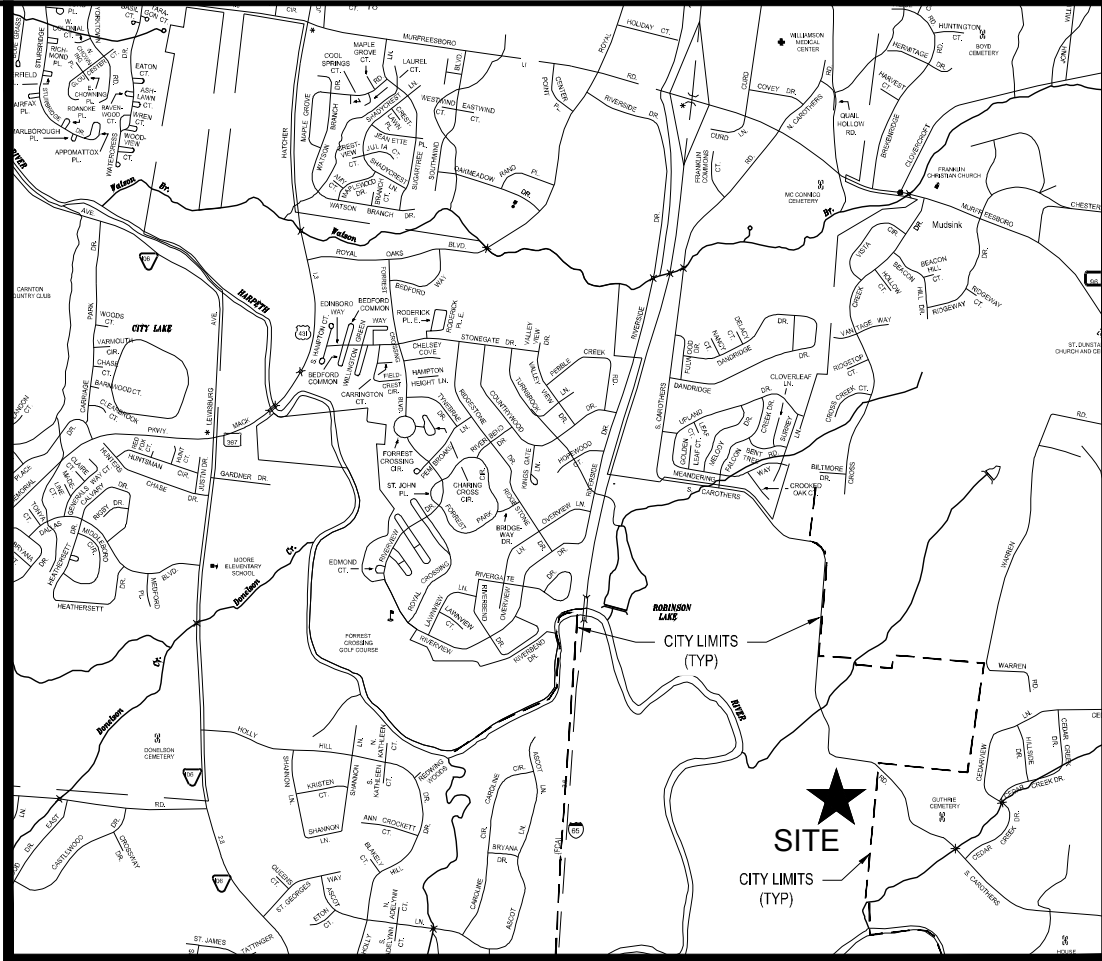
Surveyor _____ Date _____

SECTION 3 Closure Error
Greater than 1:10,000



24 May 2017
Date

Surveyor Information
Mike Dial
ELI, LLC
1420 Donelson Pike, Suite A12
Nashville, Tn 37217
Phone: 615-383-6300
Email: mike.dial@eli-llc.com



VICINITY MAP
NOT TO SCALE

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 5791, Page 574, 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. 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
Khris Pascarella
Crescent Helm, LLC
227 W. Trade Street, Suite 1000
Charlotte, NC 28202
Phone: 615-312-8242
Email: kpascarella@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:

- The sewer system designated in Echelon Subdivision - Section 3 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

ECHELON PUD SUBDIVISION
SECTION 3
SHEET 1 OF 3

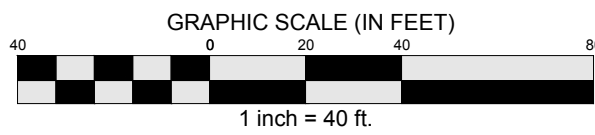
14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6444
DATE: 8 MAY 2017
REV DATE: 26 MAY 2017



ENERGY LAND & INFRASTRUCTURE
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TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



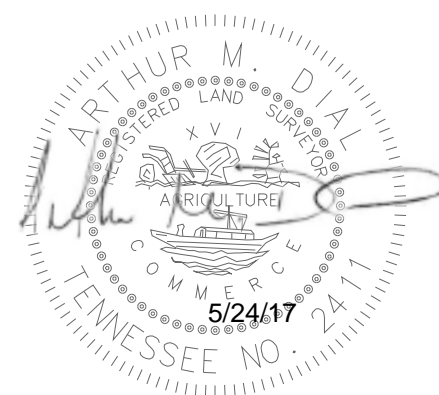
Legend

- FH Fire Hydrant
- W Water Line
- S Sewer Line
- (S) Sewer Manhole
- Iron Rod (New)
- Monument (New)
- Proposed Stormwater Inlet
- Concrete Sidewalk
- 1 Lot Number
- Property Line
- (S) DN Manhole Depth

CAROTHERS LAND CO., LLC.
DEED BOOK 4740, PAGE 414
TAX MAP 89, PARCEL 49.00

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SECTION 3 Closure Error
Greater than 1:10,000



Match Line "1"

Match Line "1"

Future Sec-4

ECHELON PUD SUBDIVISION SECTION 3

SHEET 2 OF 3

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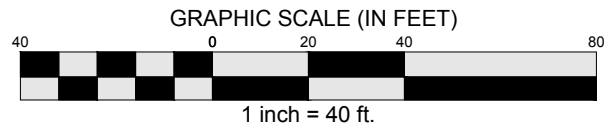
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TN STATE PLANE
ZONE 5301, FIPSZONE 4100
NAD 83 DATUM



Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	20.00'	31.16'	89°15'29"	S51°44'54"W	28.10'
C2	14.50'	13.54'	53°30'58"	S42°08'30"W	13.06'
C3	20.00'	41.27'	118°13'10"	N51°59'26"W	34.33'
C4	200.00'	98.50'	28°13'10"	N6°59'26"W	97.51'
C5	125.00'	23.45'	10°44'52"	S1°44'44"W	23.41'
C6	125.00'	38.12'	17°28'19"	S12°21'52"E	37.97'
C7	150.00'	78.17'	29°51'38"	S36°01'50"E	77.29'
C8	200.00'	133.25'	38°10'22"	N40°11'12"W	130.80'

Legend

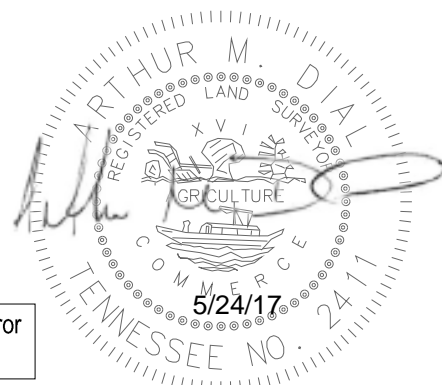
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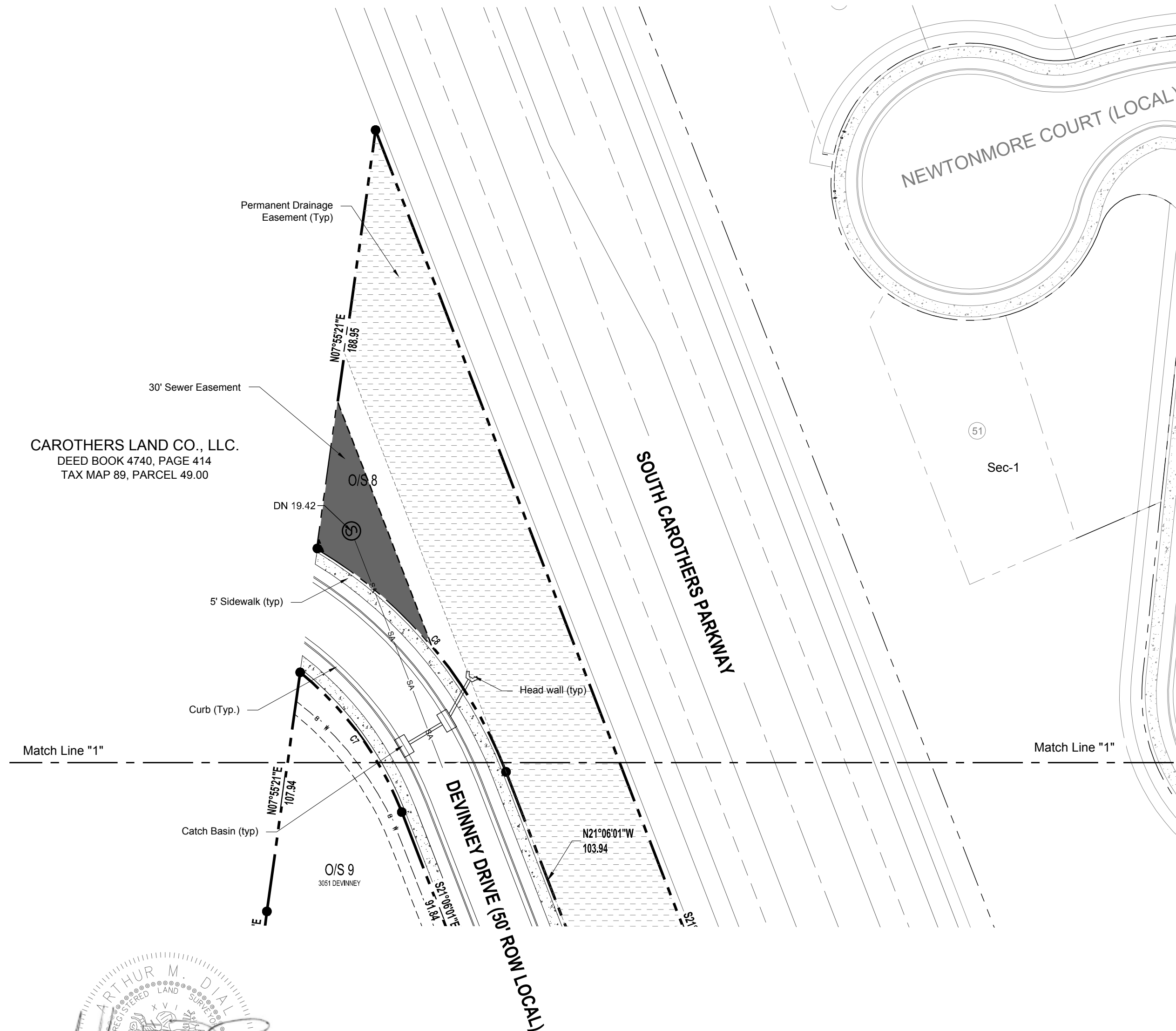


SECTION 3 Closure Error
Greater than 1:10,000



Lot Table					
Lot #	Square Feet	Acres	ACI	Cal.	# Trees
104	7800	0.18	6	2	2
105	10293	0.24	12	2	6
106	7417	0.17	6	2	2
107	6250	0.14	6	2	2
108	6290	0.14	6	2	2
109	6262	0.14	6	2	2
110	6302	0.14	6	2	2
111	6291	0.14	6	2	2
112	6281	0.14	6	2	2
113	5724	0.13	6	2	2

Open Space Table		
Lot #	Square Feet	Acres
O/S 8	51780	1.19
O/S 9	7912	0.18



ECHELON PUD SUBDIVISION SECTION 3

SHEET 3 OF 3

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