

Notes

- The purpose of this plat is to revise the width and location of the Public Utility, Drainage, and Access Easement on lot 122 that extends to the bioretention basin and detention pond in lot 123.
- voids, vacates, and supercedes all previous recordings (Book P69, page 34) for lot 122
- The property is located within Zone "X" and Zone "AE" on Fema Firm Community Map Number 47187C0214G Panel No. 0214G, December 22, 2016.
- The lots shall be served by public water from Milcrofton Utility District and sewer from the City of Franklin. Individual water and sanitary sewer service lines are required for each unit.
- 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 (MUD) easements are exclusive easements. No excavation, building, structure, or obstruction of any kind may be constructed or permitted within the easements, except pavement for a driveway that crosses an easement. No trees or shrubbery may be planted within the easements. MUD will have unrestricted access to all of its lines, meters, valves, vaults, and other water system facilities within the easements without seeking any further permission. MUD has the right to disturb or remove any impermissible items within the easements. The property owner will be responsible for repairing or replacing any such items at the property owner's expense.
- 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.
- 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 mowing, 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 4, Revision 1
COF Project #	6916
Subdivision	Echelon
Lot numbers:	Lot 122
Address:	Scouting Drive
City:	Franklin
County:	Williamson
State:	Tennessee
Civil District:	14th
Existing zoning and charter area overlay:	N/A
Other applicable overlays:	
Applicable development standard:	Conventional
Acreage of site:	5.73
Approved Density:	SD-R 2.94
Minimum required setback lines:	(Lots 122-123o/s)
Front Yard:	5 Feet
Side Yard:	5 Feet
Read Yard:	4 Feet (Attached)
Owners representative:	Goodall Homes
Address:	393 Maple Street, Suite 100 Gallatin, TN 37066 615.205.2435 mgreen@goodallhomes.com
Phone number:	
Email address:	
Contact name:	Maverick Green
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:	clay.wallace@eli-llc.com
Contact name:	Clay Wallace, P.E.
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:	Clay Wallace

* 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.

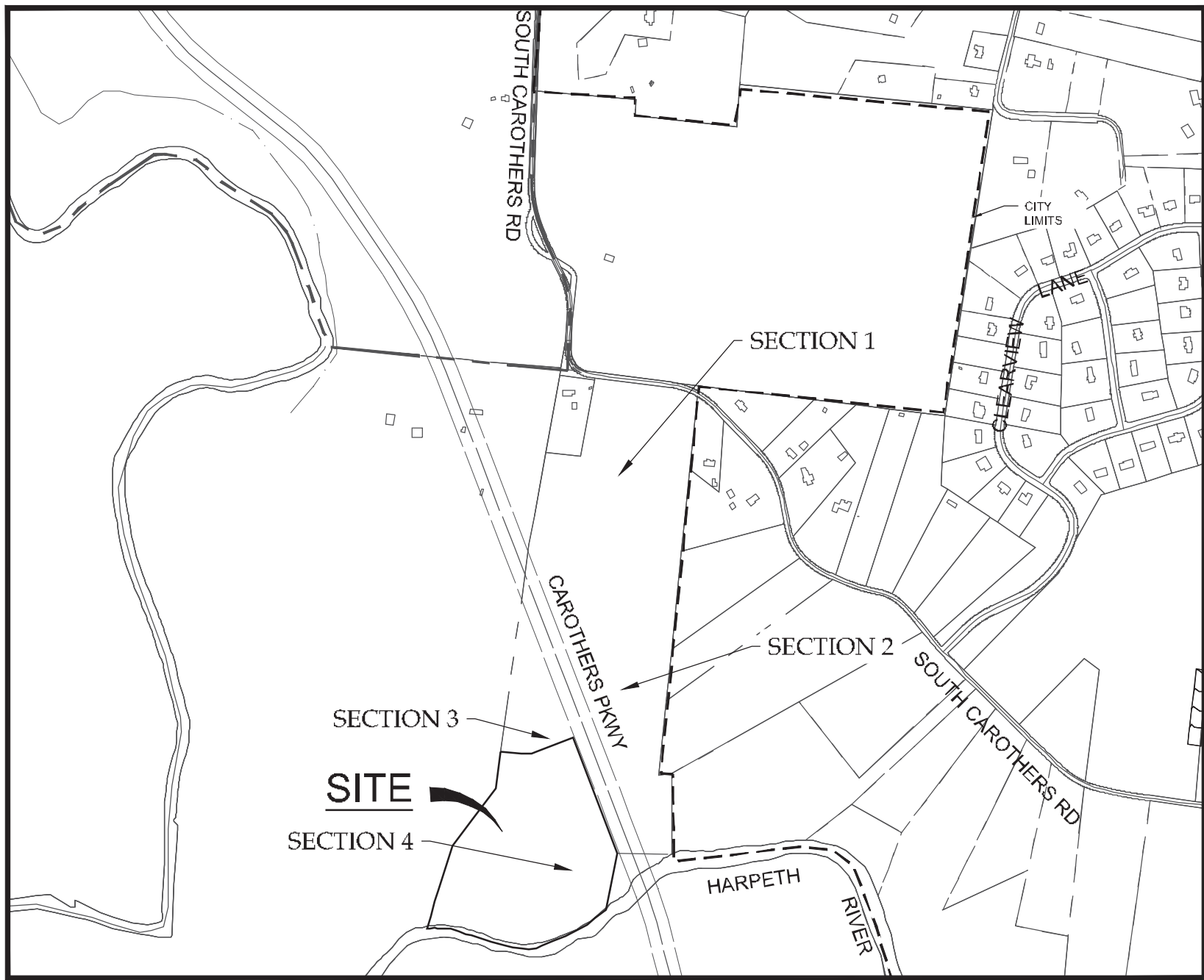
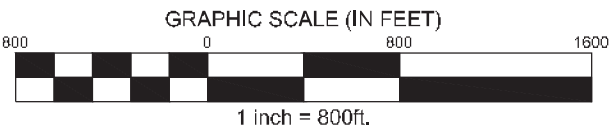
Legend

	Fire Hydrant
	Water Line
	Sewer Line
	Sewer Manhole
	Iron Rod (New)
	Monument (New)
	Proposed Stormwater Inlet
	Concrete Sidewalk
	Lot Number
	Property Line
	Manhole Depth
	Iron Rod (Old)
	Monument (Old)

Total area: 249,648 S.F. or 5.73 Acres

Road Data:

Acreage in new ROW	0 Acres
Acreage of streets to be maintained by the COF	0 Acres
Linear footage of new roads	0 Feet
Linear footage of alleys	0 Feet



Middle Tennessee Electric Membership Corporation

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

Certificate Of Approval of Water

I hereby certify that:

(1) The water system designated in Echelon Subdivision - Section 4 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.

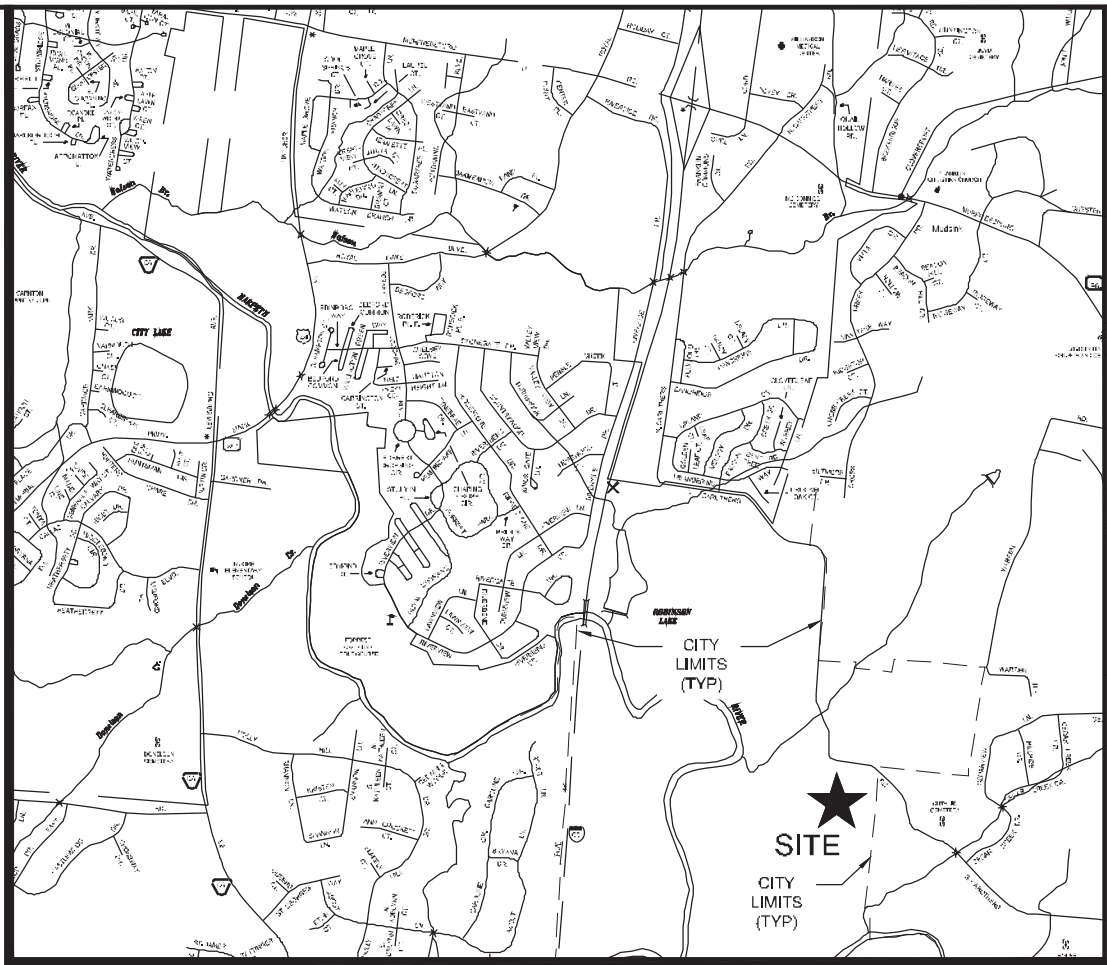
General Manager, Milcrofton Utility District

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

Closure Error 1:10,000



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 7194, Page 111, 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

Bob Goodall, Jr.
Goodall Homes

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 Echelon Subdivision - Section 4 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
City of Franklin, Tennessee

Date

ECHELON PUD SUBDIVISION FINAL PLAT SECTION 4, REVISION 1, LOT 122 SHEET 1 OF 2

14th CIVIL DISTRICT
TAX MAP 106, PART OF PARCEL 181.20
FRANKLIN, WILLIAMSON COUNTY, TENNESSEE
CITY OF FRANKLIN PROJECT # 6916
DATE: FEBRUARY 11, 2019
DATE: FEBRUARY 26, 2019



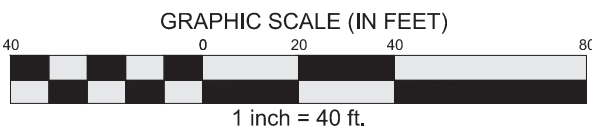
ENERGY LAND & INFRASTRUCTURE
1420 DONELSON PIKE, SUITE A12 • NASHVILLE, TN 37217
OFFICE 615-383-6300 • WWW.ELI-LLC.COM
ENGINEERS • SURVEYORS • INFRASTRUCTURE • ENVIRONMENTAL

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TN STATE PLANE
ZONE 5301, FIPZONE 4100
NAD 83 DATUM



UNIT	NUMERICAL	STREET NAME	NOTES
C2	905	SCOUTING DRIVE	
C2	911	SCOUTING DRIVE	
C1	917	SCOUTING DRIVE	
B3	923	SCOUTING DRIVE	
B2	929	SCOUTING DRIVE	
B1	935	SCOUTING DRIVE	
A3	941	SCOUTING DRIVE	
A2	947	SCOUTING DRIVE	
A1	953	SCOUTING DRIVE	

UNIT	NUMERICAL	STREET NAME	NOTES
M3	2003	MOULTRIE CIRCLE	OUTER UNITS
M2	2009	MOULTRIE CIRCLE	
M1	2015	MOULTRIE CIRCLE	
L4	2021	MOULTRIE CIRCLE	
L3	2027	MOULTRIE CIRCLE	
L2	2033	MOULTRIE CIRCLE	
L1	2039	MOULTRIE CIRCLE	
K4	2045	MOULTRIE CIRCLE	
K3	2051	MOULTRIE CIRCLE	
K2	2057	MOULTRIE CIRCLE	
K1	2063	MOULTRIE CIRCLE	
J4	2069	MOULTRIE CIRCLE	
J3	2075	MOULTRIE CIRCLE	
J2	2081	MOULTRIE CIRCLE	
J1	2087	MOULTRIE CIRCLE	
I4	2093	MOULTRIE CIRCLE	
I3	2099	MOULTRIE CIRCLE	
I2	3005	MOULTRIE CIRCLE	
I1	3011	MOULTRIE CIRCLE	
H4	3017	MOULTRIE CIRCLE	
H3	3023	MOULTRIE CIRCLE	
H2	3029	MOULTRIE CIRCLE	
H1	3035	MOULTRIE CIRCLE	

UNIT	NUMERICAL	STREET NAME	NOTES
D1	2004	MOULTRIE CIRCLE	INSIDE UNITS
D2	2010	MOULTRIE CIRCLE	
D3	2016	MOULTRIE CIRCLE	
D4	2022	MOULTRIE CIRCLE	
E1	2028	MOULTRIE CIRCLE	
E2	2034	MOULTRIE CIRCLE	
E3	2040	MOULTRIE CIRCLE	
E4	2046	MOULTRIE CIRCLE	
G4	2052	MOULTRIE CIRCLE	
G3	2058	MOULTRIE CIRCLE	
G2	2064	MOULTRIE CIRCLE	
G1	2070	MOULTRIE CIRCLE	
F4	2076	MOULTRIE CIRCLE	
F3	2082	MOULTRIE CIRCLE	
F2	2088	MOULTRIE CIRCLE	
F1	2094	MOULTRIE CIRCLE	

*SEE APPROVED SITE PLAN FOR UNIT LOCATION



Closure Error 1:10,000

Utility Disclaimer

Energy, Land and Infrastructure, LLC (ELI, LLC) has not physically located the underground utilities. Above grade and underground utilities shown were taken from visible appurtenances at the site, public records and/or maps prepared by others. ELI, LLC makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. ELI, LLC further does not warrant that the underground utilities are in the exact location indicated. Therefore, reliance upon the type, size and location of utilities shown should be done so with this circumstance considered. Detailed verification of existence, location and depth should also be made prior to any decision relative thereto is made. Availability and cost of service should be confirmed with the appropriate utility company. In Tennessee, it is a requirement, per "The Underground Utility Damage Prevention Act", that anyone who engages in excavation must notify all known underground utility owner, no less than three (3) nor more than ten (10) working days prior to the date of their intent to excavate and also to avoid any possible hazard or conflict, Tennessee One Call 811.



Legend

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

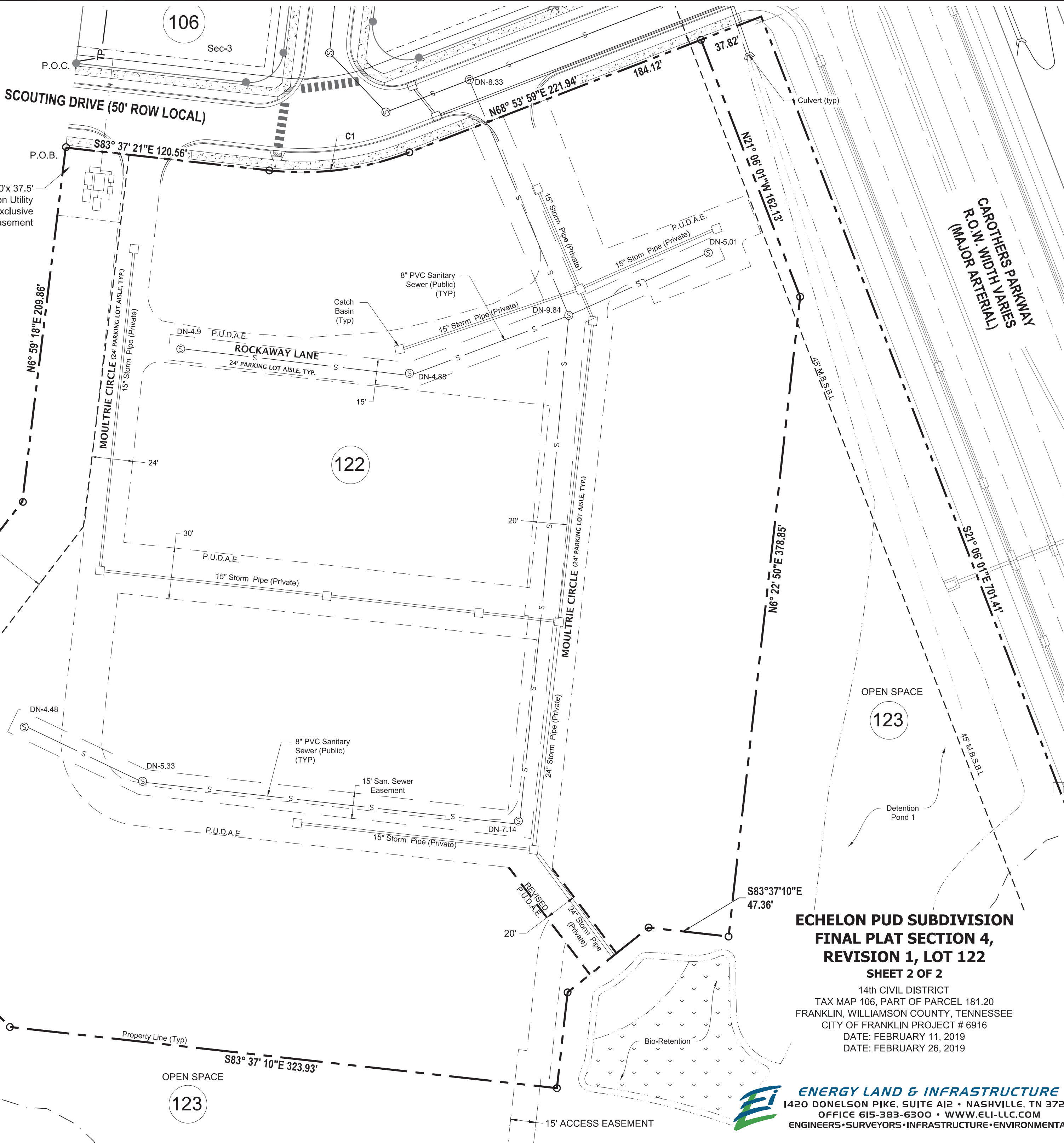
Lot Table		
Lot #	Square Feet	Acres
122	249,648	5.73

REAL ESTATE SOLUTIONS
GROUP LLC.
DEED BOOK 6155, PAGE 151
TAX MAP 89, PARCEL 49.00

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	175.00'	83.93'	27°28'40"	N82°38'19"E	83.12'

37.5' Landscape Buffer
Easement

Floodway Fringe
Overlay Zoning District



ECHELON PUD SUBDIVISION FINAL PLAT SECTION 4, REVISION 1, LOT 122 SHEET 2 OF 2

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