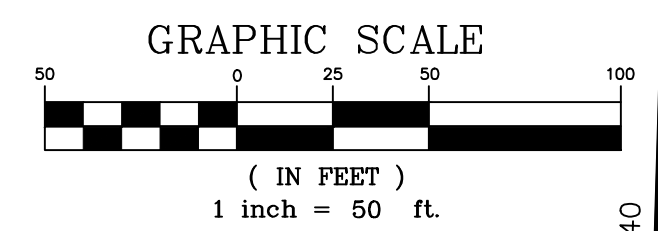


**LEGEND**

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- IRON PIN (SET)
- MANHOLE
- ADDRESS
- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED 2" SEWER LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- MILCROFTON UTILITY DISTRICT EASEMENT
- MINIMUM BUILDING SETBACK LINE



**ALL CRITICAL LOTS SHOWN THUS (●) WILL REQUIRE AN ENGINEERING SITE PLAN.**  
 PRIOR TO PERMITTING, ALL DENOTED LOTS SHALL PROVIDE A GEOTECHNICAL ASSESSMENT DUE TO SLOPE AND/OR COLLUVIAL SOIL CONDITIONS. ADDITIONALLY, ENGINEERED FOOTINGS AND INSPECTIONS WILL BE REQUIRED FOR THESE LOTS.

Y = YOUNG WOODLANDS PROTECTED TO 50% (PROTECT OR MITIGATE)  
 M = MATURE WOODLANDS PROTECTED TO 70%  
 S = SLOPES OF 15-25% PROTECTED TO 40%

**ARTICLE 13 RESOURCE PROTECTION NOTE:**  
 The original Resource Plan shows an area in the western side of Phase 7 as "Hilltop"; however, current Williamson County Article 13 Standards would not classify this area as a "Hilltop" because the approach grade in any direction is less than 10% and not 15% or greater. Under the current Article 13 Standards we are not aware of any Steep Slopes, Hilltops and Ridgetops, Slippage Soils or Karst Features being found on the subject property at this time. There are Woodlands in the original Resource Plan and lots developed within the Woodlands. Existing Woodlands have been set aside for protection and new trees are being planted on lots that were previously grass pastures.

**LOT AREA TABLE**

LOT NO.	SQ. FT.	ACRES
329	17,447.79	0.401
330	17,829.40	0.409
331	19,641.74	0.451
332	19,957.46	0.458
333	18,963.91	0.435
<b>TOTAL LOTS</b>	<b>93,840.30</b>	<b>2.154</b>
<b>OPEN SPACE C</b>	<b>20,017.00</b>	<b>0.460</b>
<b>TOTAL</b>	<b>113,857.30</b>	<b>2.614</b>

**SEWER SYSTEM EASEMENT NOTE:**  
 EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO KING'S CHAPEL CAPACITY, LLC ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES AND APPURTENANT FACILITIES, TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO THE PROPERTY OWNER FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

**MILCROFTON UTILITY DISTRICT EASEMENT NOTE:**  
 MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURE WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MILCROFTON 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 REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON 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 MILCROFTON AT THE HOMEOWNERS EXPENSE ON THE HOMEOWNER'S LOT.

**CURVE DATA**

NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD	BEARING
C11	03-21-20	225.00'	6.59'	13.18'	13.17'	N03-12-52W
C12	46-28-14	25.00'	10.72'	20.26'	19.71'	N21-40-55E
C13	94-03-17	50.00'	53.67'	82.08'	73.17'	N02-07-36W
C14	65-21-02	50.00'	33.95'	59.65'	56.17'	N83-19-46W
C15	67-07-37	50.00'	33.17'	56.58'	55.29'	S28-55-55W
C16	46-48-57	50.00'	21.65'	40.85'	39.73'	S28-02-22E
C17	49-19-54	25.00'	11.48'	21.53'	20.87'	S26-46-53E
C18	04-26-02	275.00'	10.65'	21.28'	21.28'	S04-19-57E
C19	80-00-16	25.00'	20.98'	34.91'	32.14'	S33-27-10W
C20	48-11-23	25.00'	11.18'	21.03'	20.41'	N82-27-01W
C21	53-35-05	50.00'	25.25'	46.76'	45.08'	N85-08-52W
C22	85-24-53	50.00'	46.15'	74.54'	67.83'	S25-21-09W

**VICINITY MAP**  
NOT TO SCALE

**SITE DATA TABLE**  
 PROPERTY IS LOCATED ON WILLIAMSON COUNTY TAX MAP 109, PARCEL 40.01  
 CURRENT ZONING: "RD-1" RURAL DEVELOPMENT 1  
 KING'S CHAPEL WAS APPROVED UNDER "SE" SUBURBAN ESTATES ZONING

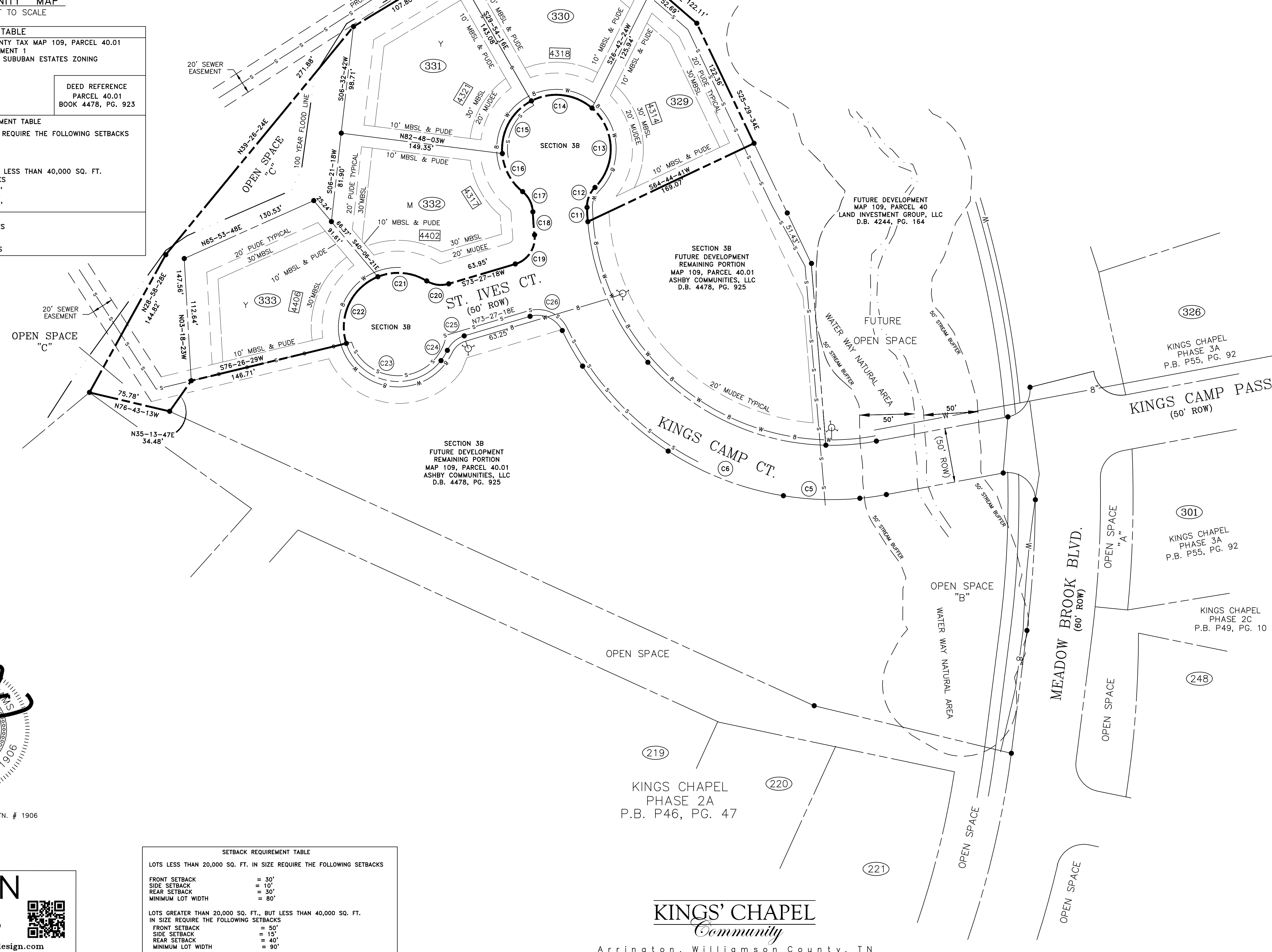
Owner / Developer:  
 ASHBY COMMUNITIES, LLC  
 Attn: John Powell  
 P.O. BOX 52  
 Arrington, TN 37014  
 (615) 496-8681

DEED REFERENCE  
 PARCEL 40.01  
 BOOK 4478, PG. 923

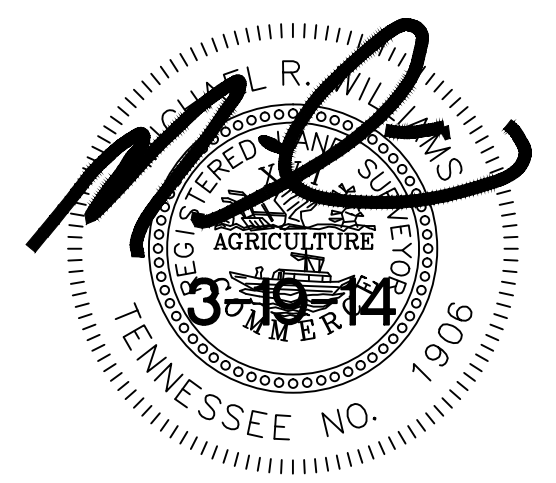
**SETBACK REQUIREMENT TABLE**  
 LOTS LESS THAN 20,000 SQ. FT. IN SIZE REQUIRE THE FOLLOWING SETBACKS  
 FRONT SETBACK = 30'  
 SIDE SETBACK = 10'  
 REAR SETBACK = 30'

LOTS GREATER THAN 20,000 SQ. FT., BUT LESS THAN 40,000 SQ. FT. IN SIZE REQUIRE THE FOLLOWING SETBACKS  
 FRONT SETBACK = 50'  
 SIDE SETBACK = 15'  
 REAR SETBACK = 40'

TOTAL LOT AREA = 2.154± ACRES  
 TOTAL OPEN SPACE AREA = 0.460± ACRES  
 TOTAL RIGHT-OF-WAY AREA = N/A  
 TOTAL SEWAGE DISPOSAL AREA = N/A  
 TOTAL AREA SECTION 3C = 2.614± ACRES



- NOTES:**
- THE PURPOSE OF THIS PLAT IS TO CREATE 5 LOTS AND DEDICATE OPEN SPACE FROM THE APPROVED SECTION 3 PRELIMINARY PLAT.
  - ALL DISTANCES WERE MEASURED USING 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 GRAPHIC PLOTTING AND SCALED MAP LOCATION THE SUBJECT AREA (SECTION 3B) LIES WITHIN ZONES "AE" AND "X" AREAS INSIDE THE SPECIAL FLOOD HAZARD AREA AND ZONED "X" AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN AS EVIDENCED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 47187C0380F & 47187C0385F, BOTH DATED 9/29/06.
  - BEARING INFORMATION BASED ON PREVIOUS RECORDED PLATS FOR PHASE 2B AS RECORDED IN PLAT BOOK P48, PAGE 40.
  - THIS PROPERTY IS CURRENTLY ZONED "RD-1" RURAL DEVELOPMENT 1.
  - ALL DEED AND PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
  - THIS PLAT WAS REQUESTED BY THE OWNERS AS SHOWN HEREON.
  - 5/8" IRON RODS WILL BE PLACED AT ALL PROPERTY CORNERS FOR THIS SURVEY UNLESS OTHERWISE SHOWN.
  - ALL ROAD, CURB AND GUTTER AND PROPOSED UTILITY INFORMATION PROVIDED BY OTHERS.
  - OPEN SPACE MAY BE USED AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE).
  - ALL PARCEL INFORMATION REFERS TO WILLIAMSON COUNTY TAX MAP 109.
  - MILCROFTON UTILITY DISTRICT HAS A 20' EXCLUSIVE WATER LINE EASEMENT, PLEASE SEE THE MILCROFTON UTILITY DISTRICT NOTE FOR MORE INFORMATION.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT, WITHIN WATERWAY NATURAL AREAS.
  - OPEN SPACE SHALL BE MAINTAINED BY HOA. HOA DOCUMENTS RECORDED IN BOOK \_\_\_\_\_, PG. \_\_\_\_\_.
  - THE LINEAR AREA OF CLOSURE DOES NOT EXCEED 1:10,000.
  - PORTIONS OF THIS PLAT THAT CONTAINED WETLAND AREAS AS SHOWN ARE ON THE APPROVED APPLICATION NRS 14,043 DATED 11-26-14 AND APPROVED BY THE STATE OF TENNESSEE.



MICHAEL R. WILLIAMS R.L.S., TN. # 1906

PREPARED BY:  
**HFR DESIGN**  
 214 Centerville Drive Suite 300  
 Brentwood, TN 37027  
 615.370.8530  
 hfrdesign.com

**SETBACK REQUIREMENT TABLE**

LOTS LESS THAN 20,000 SQ. FT. IN SIZE REQUIRE THE FOLLOWING SETBACKS  
 FRONT SETBACK = 30'  
 SIDE SETBACK = 10'  
 REAR SETBACK = 30'  
 MINIMUM LOT WIDTH = 80'

LOTS GREATER THAN 20,000 SQ. FT., BUT LESS THAN 40,000 SQ. FT. IN SIZE REQUIRE THE FOLLOWING SETBACKS  
 FRONT SETBACK = 50'  
 SIDE SETBACK = 15'  
 REAR SETBACK = 40'  
 MINIMUM LOT WIDTH = 90'

**KING'S CHAPEL**  
*Community*

Arrington, Williamson County, TN

FINAL PLAT  
 KING'S CHAPEL SUBDIVISION  
 SECTION 3C  
 PORTION OF  
 TAX MAP 109 PARCEL 40.01  
 14TH CIVIL DISTRICT  
 ARRINGTON-WILLIAMSON COUNTY-TENNESSEE  
 SCALE: 1"=50' DATE: 3-19-14