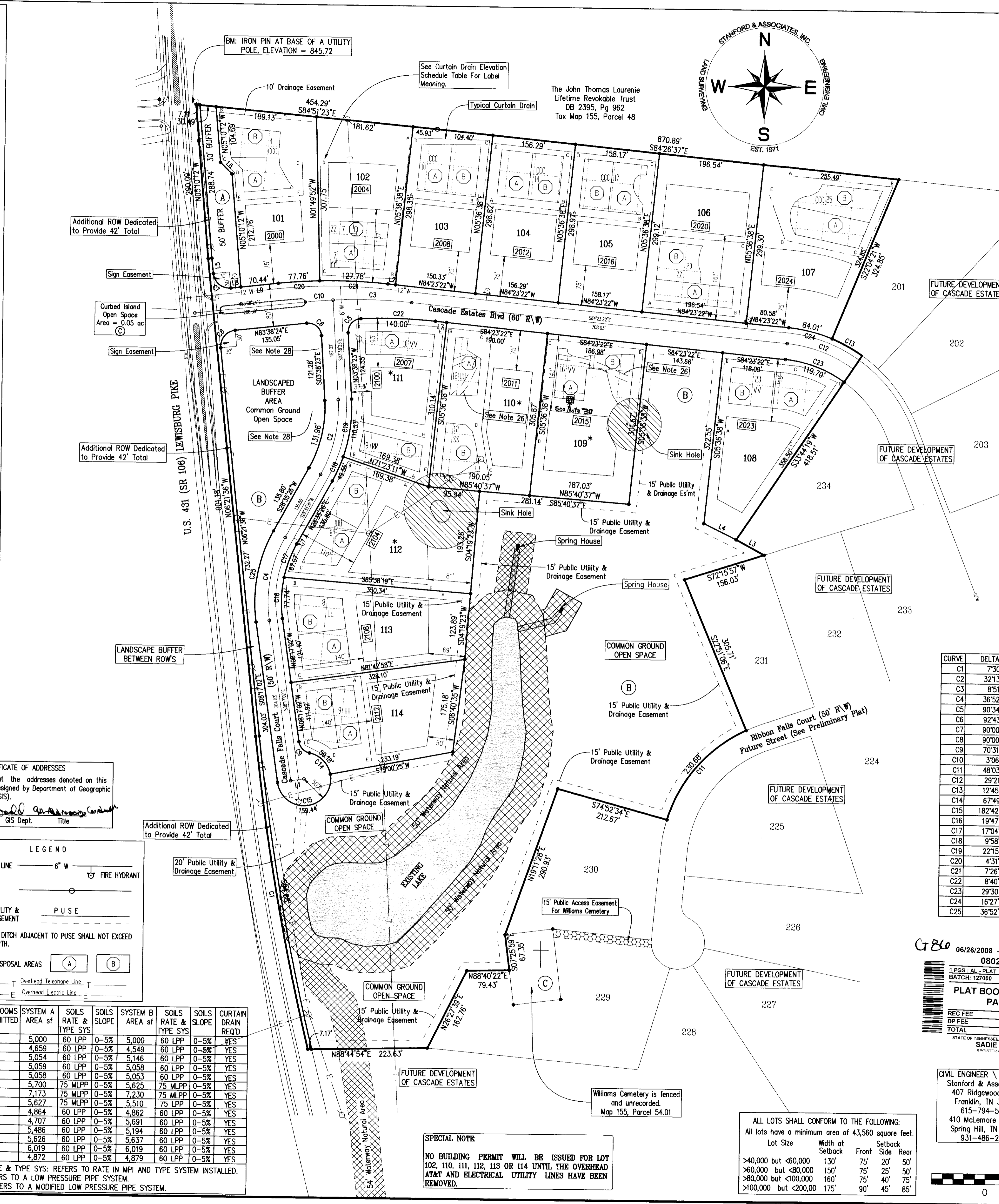


**Septic System Notes**

- Any cutting, filling, compaction or disturbance from their natural state, of the soil areas reserved for sewage disposal, shall result in revocation of the lot approval. Additionally, the Department shall have authority to refuse to grant a Construction Permit or may revoke a Construction permit where the integrity of the proposed subsurface sewage disposal system areas has been compromised.
- All septic systems must be installed by an installer licensed by Williamson County to construct alternative or conventional septic systems.
- No bathing fixtures exceeding standard capacity (30 US Gallons), including, but not limited to, oversized bathtubs, spa-tubs, hot-tubs, whirlpools, or jacuzzis, etc., shall be allowed unless specifically approved by the Department of Sewage Disposal Management.
- No utilities (i.e. gas, water, or electric) or their easements above or below ground, shall be allowed to encroach within 10 feet of the boundaries of the soil areas reserved for sewage disposal.
- Curtain/interceptor/drainage drains may be required on any or all lots.
- No cutting, filling, compaction or any disturbance of the areas reserved for sewage disposal shall be permitted.
- The limits of all excavations greater than 18 inches in depth, made for the purpose of house construction (or any other type of building construction), shall be kept 25 feet or more away from the platted or designated sewage disposal areas.
- The limits of all excavations, made for the purpose of house construction (or any other type) of building construction, shall be kept within the confines of the platted building envelopes.
- All parts of the house and any of its related appendages (including, but not limited to: detached garages, porches, decks, sidewalks, driveways, parking areas, utilities, etc.) shall strictly adhere to the minimum setback requirements from the subsurface sewage disposal system areas outlined in Section 13 of the "Regulations Governing On-Site Sewage Disposal Systems of the Williamson County Department of Sewage Disposal Management" adopted May 16, 2000 and effective October 1, 2000.
- No construction of patios, swimming pools, accessory buildings, etc. shall be allowed on any lot served by a subsurface sewage disposal system, unless approved by the Department of Sewage Disposal Management.
- Water service lines must be separate from sewage disposal areas or platted disposal field areas by a minimum of 10 feet.

**Other Required Septic System Notes**

- No water source, wells or springs are to be drilled or constructed within 50 feet of any portion or component of the septic system or the designated or platted sewage disposal field areas.
- Prior to installation, the location of the well, spring, cistern, or private water source must be approved by the Department of Williamson County Sewage Disposal Management.
- Location of well, spring, cistern or private water source must be a minimum of 50 ft. away from any sewage disposal area, including those located upon adjacent lots.
- Exact location of the water source (i.e. well, cistern, spring or private water source) must be field located by a surveyor or engineer on a copy of this plat and submitted to the Department of Williamson County Sewage Disposal Management for review and record keeping purposes.
- Designated sewage disposal areas plotted in accordance with acceptable soil areas field mapped by John Gibi, private consulting soil scientist, on 9/13/2006.
- LPP denotes that this lot is served by a Low Pressure Pipe system, which is an alternative means of sewage disposal.
- MLPP denotes that this lot is served by a modified Low Pressure Pipe system, which is an alternative means of sewage disposal. MLPP system require 6 to 10 inches of compatible soil fill material to be incorporated onto the designated or platted sewage disposal area, under Department of Sewage Disposal Management supervision.
- Conv. denotes that this lot is served by a conventional subsurface sewage disposal system.
- Before a permit to construct a LPP/MLPP septic system can be issued, detailed site and design plans for the LPP/MLPP system shall be submitted to the Department of Sewage Disposal Management for review and approval. These plans shall be prepared by an engineer licensed in the state of Tennessee.
- All platted sewage disposal areas shall be field-staked by a licensed surveyor and fenced off, to protect the areas from all construction traffic, by the property owner or building contractor. The areas then shall be field checked and verified by the Department of Sewage Disposal Management prior to the issuance of the septic permit.
- Curtain, Interceptor and draw-down drains shall be required on all lots. As such, they shall strictly adhere to the design, location and routing depicted on this plat. However, the drains as shown hereon may be subject to change at the sole discretion of the Williamson County Department of Sewage Disposal Management as deemed necessary by their field investigation of the times of field submitted of each individual lots alternative system site and design plans. The Williamson County Department of Sewage Disposal Management's evaluation will be conducted on a site-specific, lot-by-lot basis.
- This site may mandate the use of a sewage/effluent pump and appropriately sized pump tank in order to provide sewer services from the house to the SSDS areas. This shall be specified by the Williamson County Department of Sewage Disposal Management based upon the finished elevation of the house plumbing sub-out and the SSDS area.
- No irrigation systems, or their components thereof, shall encroach on, in or within 10 feet of the boundaries of the designated or platted SSDS areas. It shall be located a minimum of 5 feet away from any drainage improvement practice associated with the SSDS areas.
- Public water supply available upon request to HB&TS Utility District.
- Old roadway located on lots 109-112 to be chiseled, plowed 8" and smoothed. Overhead lines to be removed and soils properly repaired under supervision and guidance of WCSDM.
- Lots containing an asterisk (\*) are referenced to Note 26 above.
- Old water supply located on lot 111 shall be removed as required by WCSDM & under the supervision of the WCSDM.
- All existing buildings located in section one shall be removed.



**GENERAL NOTES**

- This Plan is a 34.15 acre portion of the total site consisting of 257.06 acres.
- This site will be served Utilities as Follows:
  - Electrical: Middle Tenn. Elec. Corp.
  - Telephone: South Central Bell.
  - Water: H.B. & T.S. Utility District.
  - Sewer: Individual Subsurface Septic System.
- All buildable lots are a minimum of 43,560 square feet in size.
- All lots will meet minimum setback requirements for setbacks, width, area, etc.
- Street Buffer and Peripheral Buffer Landscaping and or screening as required by Co. regulations.
- This site is not located in a within areas designated as a special flood hazard area on the latest National Flood Insurance Programs maps available to me as of this date. Per Community Panel 4718703045F and dated 9/29/2006.
- The Homeowner Association shall maintain the Street Buffer along US 431 & Common Open Space.
- Individual Septic System Areas & Curtain Drains are designed by Dempsey-Dillings Assoc. (615.220.5800)

**DRIVEWAY PIPE SCHEDULE**

LOT NUMBER	PIPE SIZE
101-107, 111, 114	15" RCP
102-106, 112, 113	18" RCP

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (we) hereby certify that I am (we are) the owner (s) of the property shown and described hereon as evidenced in Book 3873 Page 426, R.O.W.C., and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers irrevocable plans for dedication for all public streets, utilities and other facilities have been filed as required by these Regulations.

DATE: 3-18-08 OWNER: C.D. Burt

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Williamson County, Tennessee Regional Planning Commission and that the monuments have been or will be placed as shown hereon, to the specification of the Subdivision Regulations, as approved by the County Engineer.

DATE: 03/04/2008 REGISTERED LAND SURVEYOR: [Signature]

**CERTIFICATION OF GENERAL APPROVAL FOR INSTALLATION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM WITH RESTRICTIONS**

General approval is hereby granted for lots proposed hereon as being suitable for subsurface sewage disposal with the listed and/or attached restrictions. Before the initiation of construction, the location of the house or other structures and plans for the subsurface sewage disposal system shall be approved by the local health authority.

DATE: 3/23/08 LOCAL HEALTH AUTHORITY: [Signature]

**CERTIFICATE OF APPROVAL OF STREETS**

I hereby certify: (1) that all streets designated on this final subdivision plat have been installed in an acceptable manner and according to Williamson County Roadway and Drainage Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

DATE: 3/20/08 COUNTY ENGINEER: [Signature]

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEM**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Cascade Estates Subd. SECTION ONE have been installed in accordance with current local and/or State Government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 of the Williamson County Subdivision Regulations have been met.

DATE: 3/24/08 WATER SYSTEM: [Signature]

Name, Title & Agency of Authorized Agent: General Manager

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby certify that the Subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Williamson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

THIS PLAT IS INVALID IF NOT RECORDED BY: 7-3-08

DATE: 6-3-08 SECT. OF PLANNING COMMISSION: [Signature]

RECORD: Being a portion of the property conveyed in Book 3873, Page 428 R.O.W.C., TN

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAMES AND STREET NAMES.**

SUBDIVISION AND STREET NAMES APPROVED BY THE WILLIAMSON COUNTY EMERGENCY COMMUNICATION.

DATE: 3-18-08

WILLIAMSON COUNTY EMERGENCY COMMUNICATION.

**CERTIFICATE OF ADDRESSES**

I do hereby certify that the addresses denoted on this final plat are those assigned by Department of Geographic Information Services (GIS).

DATE: 3-25-08 GIS Dept. Title: [Signature]

**CURTAIN DRAIN ELEVATION SCHEDULE TABLE**

LOT	MIN DEPTH	A	B	C	D	E	F	G	H
101	36"	842.0	842.2	845.8	846.0	846.7	846.3	842.7	
102	36"	845.6	851.2	849.3	844.2				
103	36"	849.6	853.7	851.9	846.3				
104	36"	854.0	858.0	858.3	852.2				
105	36"	858.2	862.9	861.8	857.8				
106	36"	861.0	864.9	868.8	863.3				
107	36"	870.0	877.2	871.8	870.0	867.5			
108	36"	858.4	862.1	866.8	862.4	858.6			
109	36"	854.5	859.3	855.5	850.5				
110	36"	846.0	852.4	853.2	851.0	846.0			
111	36"	846.0	849.3	850.6	851.1	846.0	846.0		
112	36"	845.0	848.8	846.0	840.0				
113	36"	841.2	845.7	842.3	837.8				
114	36"	841.3	842.1	839.9	838.2	840.5			

■ CURTAIN DRAIN OUTLETS TO ROADSIDE SWALE  
 ■ PROVIDE A SURFACE DRAIN 6-8 INCHES DEEP TO DIVERT SURFACE RUN-OFF (LOT 111)

**LEGEND**

6" WATER LINE 6" W  
 FIRE HYDRANT  
 IRON PIN  
 PUBLIC UTILITY & SWALE EASEMENT P U S E  
 SWALE OR DITCH ADJACENT TO PUSE SHALL NOT EXCEED 12" IN DEPTH.  
 SEWAGE DISPOSAL AREAS (A) (B)  
 Overhead Telephone Line  
 Overhead Electric Line

**SOILS RATE & TYPE SYS.**

LOT NO.	BEDROOMS PERMITTED	SYSTEM A AREA sf	SOILS RATE & TYPE SYS	SYSTEM B AREA sf	SOILS RATE & TYPE SYS	SOILS SLOPE	CURTAIN DRAIN REQ'D
101	4	5,000	60 LPP 0-5%	5,000	60 LPP 0-5%	YES	YES
102	4	4,659	60 LPP 0-5%	4,549	60 LPP 0-5%	YES	YES
103	4	5,054	60 LPP 0-5%	5,146	60 LPP 0-5%	YES	YES
104	4	5,059	60 LPP 0-5%	5,058	60 LPP 0-5%	YES	YES
105	4	5,058	60 LPP 0-5%	5,053	60 LPP 0-5%	YES	YES
106	4	5,700	75 MLPP 0-5%	5,625	75 MLPP 0-5%	YES	YES
107	4	7,173	75 MLPP 0-5%	7,230	75 MLPP 0-5%	YES	YES
108	4	5,627	75 MLPP 0-5%	5,510	75 LPP 0-5%	YES	YES
109	4	4,864	60 LPP 0-5%	4,862	60 LPP 0-5%	YES	YES
110	4	4,707	60 LPP 0-5%	5,691	60 LPP 0-5%	YES	YES
111	4	5,486	60 LPP 0-5%	5,194	60 LPP 0-5%	YES	YES
112	5	5,626	60 LPP 0-5%	5,637	60 LPP 0-5%	YES	YES
113	5	6,019	60 LPP 0-5%	6,019	60 LPP 0-5%	YES	YES
114	4	4,872	60 LPP 0-5%	4,879	60 LPP 0-5%	YES	YES

SOILS RATE & TYPE SYS. REFERS RATE IN MPI AND TYPE SYSTEM INSTALLED.  
 LPP: REFERS TO A LOW PRESSURE PIPE SYSTEM.  
 MLPP: REFERS TO A MODIFIED LOW PRESSURE PIPE SYSTEM.

**SPICIAL NOTE:**

NO BUILDING PERMIT WILL BE ISSUED FOR LOT 102, 110, 111, 112, 113 OR 114 UNTIL THE OVERHEAD AT&T AND ELECTRICAL UTILITY LINES HAVE BEEN REMOVED.

**ALL LOTS SHALL CONFORM TO THE FOLLOWING:**

All lots have a minimum area of 43,560 square feet.

Lot Size	Width at Setback	Setback Front	Setback Side	Setback Rear
>40,000 but <60,000	130'	75'	20'	50'
>60,000 but <80,000	150'	75'	25'	50'
>80,000 but <100,000	160'	75'	40'	75'
>100,000 but <200,000	175'	90'	45'	85'

**CURVE DATA**

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	7°30'08"	4548.66	595.60	298.22	N10°06'40"W	595.17
C2	32°13'49"	259.59	146.02	75.00	N12°28'31"E	144.11
C3	8°51'39"	953.81	147.51	73.90	S88°49'12"E	147.36
C4	36°52'27"	250.00	160.89	83.34	N10°09'12"E	158.13
C5	90°34'02"	25.00	39.52	25.25	N41°38'37"E	35.53
C6	92°43'12"	25.00	40.46	26.22	S50°00'00"E	36.18
C7	90°00'00"	30.00	47.12	30.00	N51°21'36"W	42.43
C8	90°00'00"	30.00	47.12	30.00	N38°38'24"E	42.43
C9	70°31'44"	25.00	30.77	17.68	N43°32'54"W	28.87
C10	396°34'	953.81	51.77	25.89	N85°11'42"E	51.76
C11	48°03'41"	275.00	230.68	122.61	S40°55'32"W	223.97
C12	29°21'11"	262.40	134.43	68.72	S69°42'47"E	132.96
C13	12°45'55"	292.40	65.15	32.71	S61°32'41"E	65.01
C14	67°49'11"	50.00	59.18	33.61	N44°54'10"W	55.79
C15	182°42'33"	50.00	159.44		N80°21'42"E	89.97
C16	19°47'44"	225.00	77.74	39.26	N01°36'50"E	77.35
C17	17°04'43"	225.00	67.07	33.78	N20°03'04"E	66.82
C18	9°58'36"	284.59	49.55	24.84	N23°36'07"E	49.49
C19	22°15'13"	284.59	110.53	55.97	N07°29'13"E	109.84
C20	4°31'43"	983.81	77.76	38.90	S85°54'16"W	77.74
C21	7°26'30"	983.81	127.78	63.98	N88°06'37"W	127.68
C22	8°40'59"	923.81	140.00	70.14	S88°43'52"E	139.87
C23	29°30'41"	232.40	119.70	61.21	S69°38'02"E	118.38
C24	16°27'43"	292.40	84.01	42.30	N76°09'31"W	83.72
C25	36°52'27"	275.00	176.98	91.68	N10°09'12"E	173.95

06/26/2008 - 02:20:19 PM  
 08026319  
 1 PGS: AL-PLAT  
 BATCH: 127000  
 PLAT BOOK: P50  
 PAGE: 85  
 REC FEE: 15.00  
 DP FEE: 2.00  
 TOTAL: 17.00  
 STATE OF TENNESSEE, WILLIAMSON COUNTY  
 SADIE WADE  
 REGISTERED LAND SURVEYOR

**CIVIL ENGINEER \ SURVEYOR**  
 Stanford & Assoc., Inc.  
 407 Ridgewood Road  
 Franklin, TN 37064  
 615-794-5030  
 410 McLemore Avenue  
 Spring Hill, TN 37174  
 931-486-2441

**OWNER \ DEVELOPER**  
 Premier Land Development  
 2831 Hickory Hill Church Road  
 Shelbyville, TN 37166  
 (931)-294-2425

GRAPHIC SCALE 1"=100'

0 100 200 300

**ZONED: SUBURBAN ESTATES (SE)**

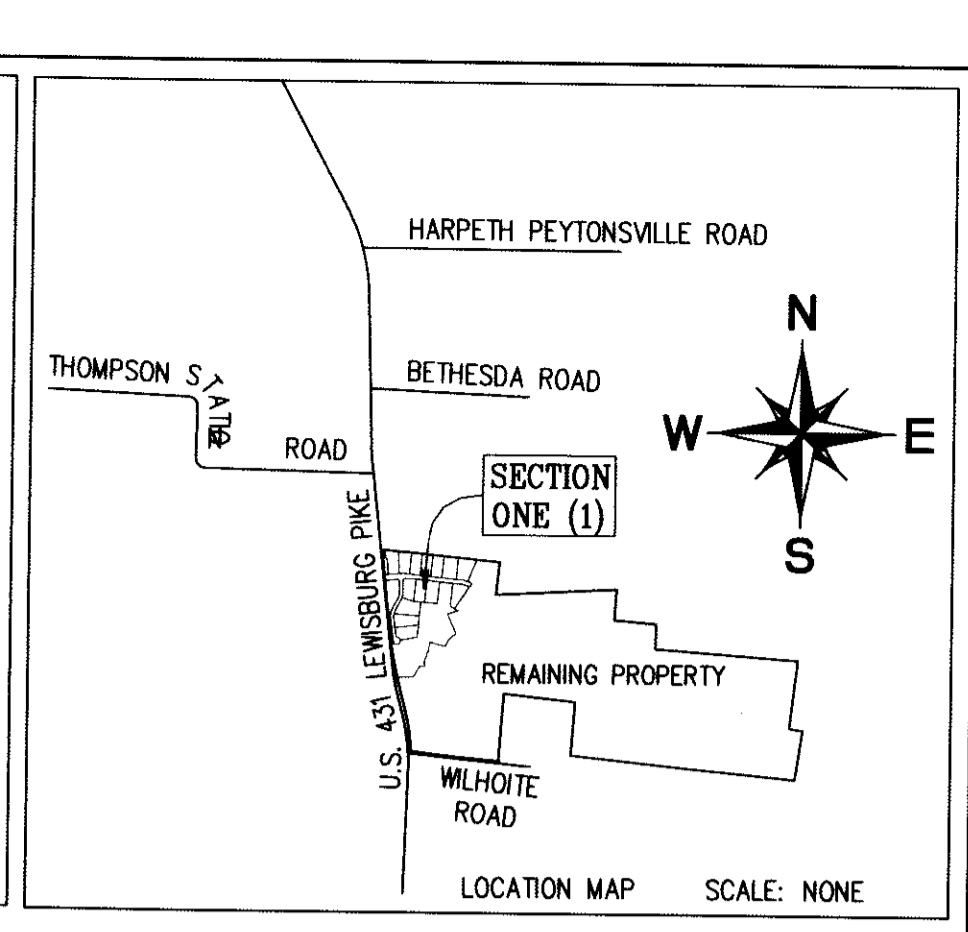
**FINAL PLAT OF SECTION ONE (1) OF CASCADE ESTATES**

WILLIAMSON COUNTY, STATE OF TENNESSEE

TAX MAP 155, PART OF PARCEL 54 RECORD: DEED BK 3873, PG 428

Total Acres = 34.15 ac. Total Lots = 14  
 Acres New Streets = 3.25 ac. Miles of New Streets = 0.409  
 Civil Dist.: 11TH Closure Error: 1/10,000+

Scale: 1" = 100' Date: 03/04/2008 Job Cascade Estates Final Plat Sect 1



**DRIVEWAY PIPE SCHEDULE**

LOT NUMBER	PIPE SIZE
101-107, 111, 114	15" RCP
102-106, 112, 113	18" RCP

ROAD ROW = 139,542 sf = 3.20 Ac  
 TOTAL AREA = 1,487,628 sf = 34.15 Ac

**CERTIFICATE OF APPROVAL OF RECORDING**

I hereby certify that the Subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Williamson County, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the County Register.

THIS PLAT IS INVALID IF NOT RECORDED BY: 7-3-08

DATE: 6-3-08 SECT. OF PLANNING COMMISSION: [Signature]

RECORD: Being a portion of the property conveyed in Book 3873, Page 428 R.O.W.C., TN

**LEGON STANFORD**  
 REGISTERED LAND SURVEYOR  
 TENNESSEE NO. 6151  
 03-04-2008

**P50/85**

MAR 12 2008