GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 27 SINGLE-FAMILY LOTS AND 2 OPEN SPACE TRACTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO CONTROL POINTS ON THE SURVEYED PROPERTY IN ORDER TO ESTABLISH THE BEARING BASE FOR THE SURVEY. TYPE EQUIPMENT USED: LEICA, MODEL GX1230, DUAL FREQUENCY RECEIVER. THE TYPE OF GPS SURVEY: NETWORK ADJUSTED REAL TIME KINEMATIC.
3. THE PROPERTY IS ZONED SUBURBAN RESIDENTIAL (SR) – PUD OVERLAY

   MINIMUM BUILDING SETBACKS: FRONT – 20'
   SIDE – 5' (10' BETWEEN HOUSES)
   REAR – 20'
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0235F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470225, PANEL NO. 0235, SUFFIX F, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN 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 OWNERS 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, DIAL 811.
6. DOMESTIC WATER SUPPLY INFORMATION TO BE DESIGNED BY OTHERS AND WILL BE INCLUDED ON THE FINAL PLAT.
7. HOMEOWNER'S ASSOCIATION WILL MAINTAIN ALL OPEN SPACE, INCLUDING LANDSCAPE AND DETENTION AREAS.
8. ALL OPEN SPACE SHALL BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
9. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
10. ALL LOTS IN THIS SECTION WILL HAVE (SIDE) ENTRY GARAGE ACCESS.

DEED REFERENCE

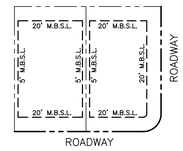
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO THE JONES COMPANY OF TENNESSEE, LLC, A MISSOURI LIMITED LIABILITY COMPANY FROM YORK ROAD LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED OF RECORD IN BOOK 6709, PAGE 132, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

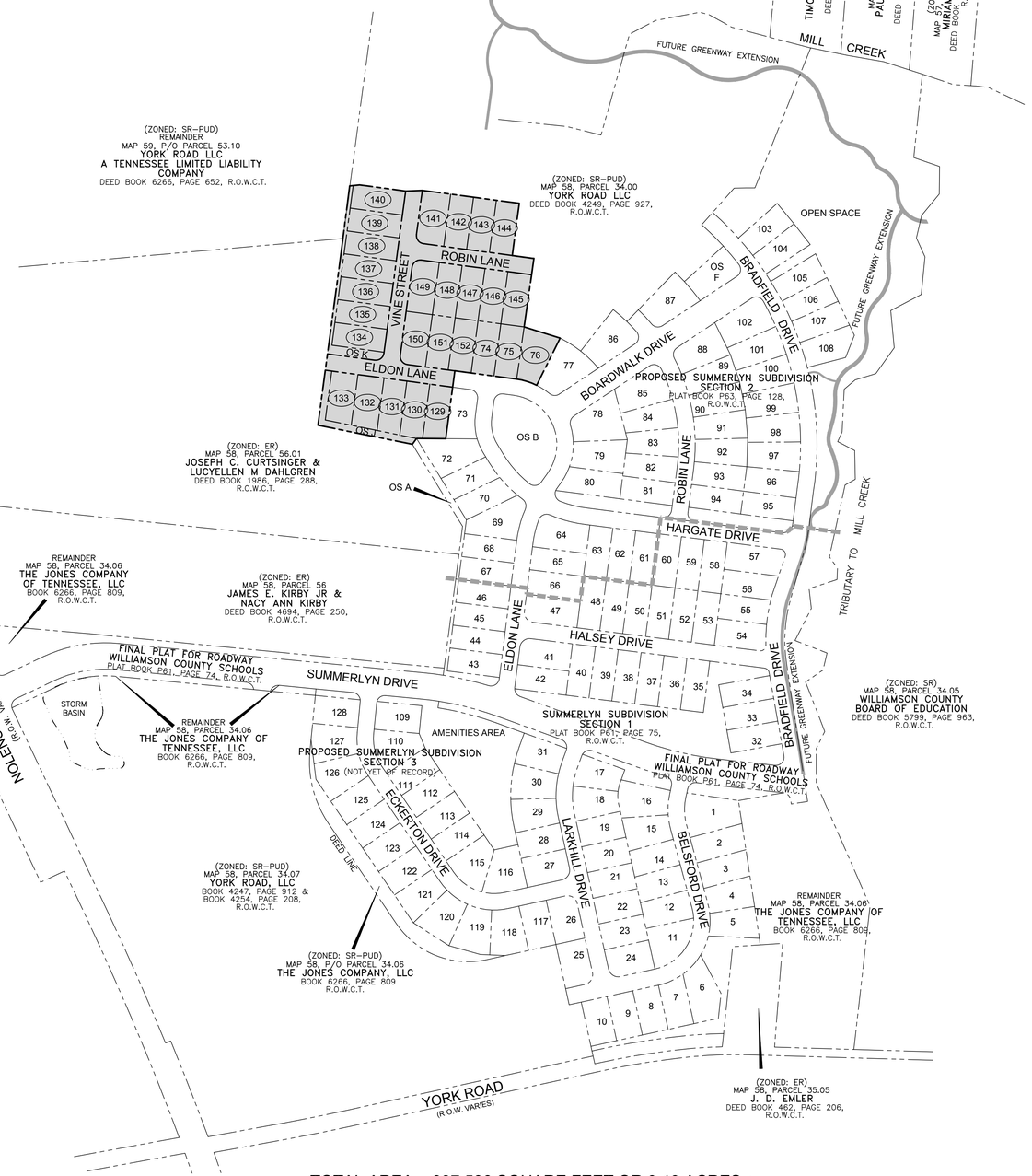
BEING A PORTION OF PARCEL 34 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 58.

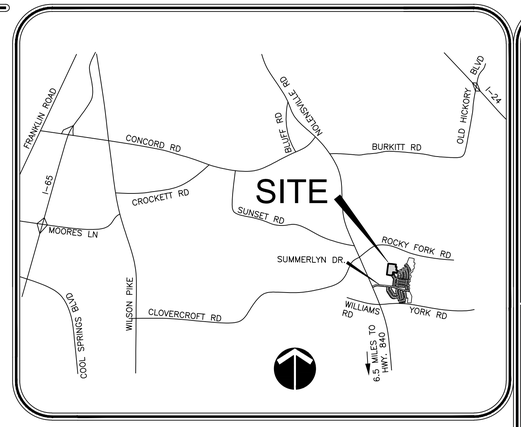
(SEE NOTE 2)

0 200 400 600



TYPICAL LOT
(1"=100')





LOCATION MAP
NOT TO SCALE

SITE DATA TABLE

TOTAL LOT AREA	– 7.23 AC.±
TOTAL R.O.W. AREA	– 1.48 AC.±
OPEN SPACE AREA	– 0.41 AC.±
TOTAL SITE AREA	– 9.13 AC.±
TOTAL LINEAR FEET OF ROAD – 1328 FT.	

SURVEYOR:
RAGAN-SMITH ASSOCIATES, INC.
CHRISTOPHER J. MABERY, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244-8591

OWNER / DEVELOPER
THE JONES COMPANY OF TENNESSEE, LLC
DAVID PITTA
1221 LIBERTY PIKE
FRANKLIN, TENNESSEE 37067
(615) 595-5439
dpitta@livejones.com

INDEX OF SHEETS

SHEET	DESCRIPTION
SHEET 1	COVER SHEET
SHEET 2	PRELIMINARY PLAT - FINAL PUD PLAN
SHEET 3	EXISTING TREE PLAN
SHEET 4	LANDSCAPE PLAN

LEGEND

OS	OPEN SPACE
R.O.W.	RIGHT-OF-WAY
R.O.W.C.T.	REGISTER'S OFFICE WILLIAMSON COUNTY, TENNESSEE

TOTAL AREA = 397,586 SQUARE FEET OR 9.13 ACRES ±

OPEN SPACE AREA TABLE

LOT	SQ. FT.±	ACRES±
J	8,928	0.20
K	9,327	0.21

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
74	11,200	0.26
75	11,284	0.26
76	13,948	0.32
129	11,344	0.26
130	11,701	0.27
131	11,402	0.26
132	12,626	0.29
133	12,194	0.28
134	11,200	0.26
135	11,200	0.26
136	11,200	0.26
137	11,200	0.26
138	11,200	0.26
139	11,200	0.26
140	11,741	0.27
141	13,770	0.32
142	11,200	0.26
143	11,200	0.26
144	11,200	0.26
145	11,506	0.26
146	11,202	0.26
147	11,204	0.26
148	11,205	0.26
149	12,674	0.29
150	12,670	0.29
151	11,200	0.26
152	11,200	0.26

811
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CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
07/26/16
TENNESSEE NO. 2133

SUMMERLYN - SECTION 4
FOR
THE JONES COMPANY
TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

REVISIONS
07-26-2016 (LAND.) REV. PER CITY COMMENTS

JOB NO. 15-074	WK. ORDER 0253
APPROVED:	CJM
DRAWN:	PRN/DDB
SCALE:	1" = 200'
DATE:	JULY 1, 2016

PRELIMINARY PLAT
FINAL PUD PLAN

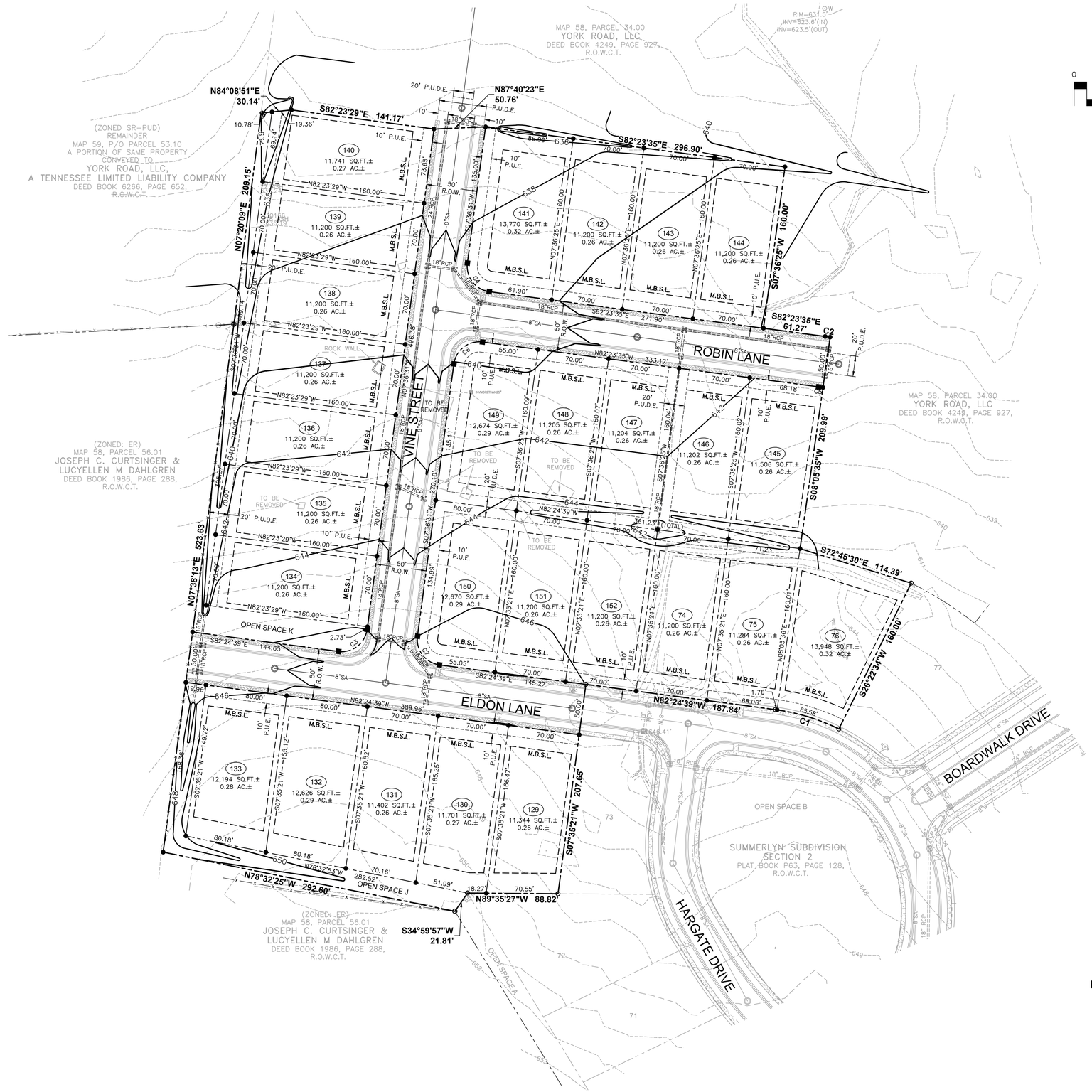
G:\15074-02\511-SURVEY\PLAT\SECTION 4\PRELIMINARY\SEC 4 PRELIM PLAT COVER.DWG
PLOTTED BY CHRIS MABERY ON: 7/26/2016 8:57 AM LAST UPDATED BY CJM ON: 7/26/2016 8:56 AM

GENERAL NOTES

1. SEE SHEET 1 OF 4 FOR GENERAL NOTES AND REFERENCES.

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	200.00'	65.58'	18°47'18"	33.09	65.29'	N73°01'02"W
C2	569.24'	4.84'	0°29'12"	2.42	4.84'	S82°08'59"E
C3	25.00'	39.26'	89°58'50"	24.99	35.35'	N52°35'56"E
C4	25.00'	39.27'	90°00'05"	25.00	35.36'	S37°23'32"E
C5	519.24'	4.41'	0°29'12"	2.21	4.41'	N82°08'59"W
C6	25.00'	39.27'	89°59'55"	25.00	35.35'	S52°36'28"W
C7	25.00'	39.28'	90°01'10"	25.01	35.36'	S37°24'04"E

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
J	8,928	0.20
K	9,327	0.21



LEGEND

■	MONUMENT (NEW) (4" DIAMETER ALUMINUM DISC W/ 5/8" IRON ROD MARKED "RAGAN-SMITH ASSOCIATES")	WM	WATER METER
●	IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")	—W—	WATER LINE
○	IRON ROD (OLD)		FIRE HYDRANT
	CATCH BASIN		WATER VALVE
	SANITARY SEWER MANHOLE	—SA—	SANITARY SEWER LINE
	LIGHT STANDARD	RCP	REINFORCED CONCRETE PIPE
(129)	LOT NUMBER	-X—X-	FENCE
R.O.W.	RIGHT-OF-WAY	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	P.U.E.	PUBLIC UTILITY EASEMENT
		M.B.S.L.	MINIMUM BUILDING SETBACK LINE
			CONCRETE SURFACE

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CHRISTOPHER J. MAY
REGISTERED LAND SURVEYOR
07/26/16
TENNESSEE NO. 2133

SUMMERLYN - SECTION 4
FOR
THE JONES COMPANY

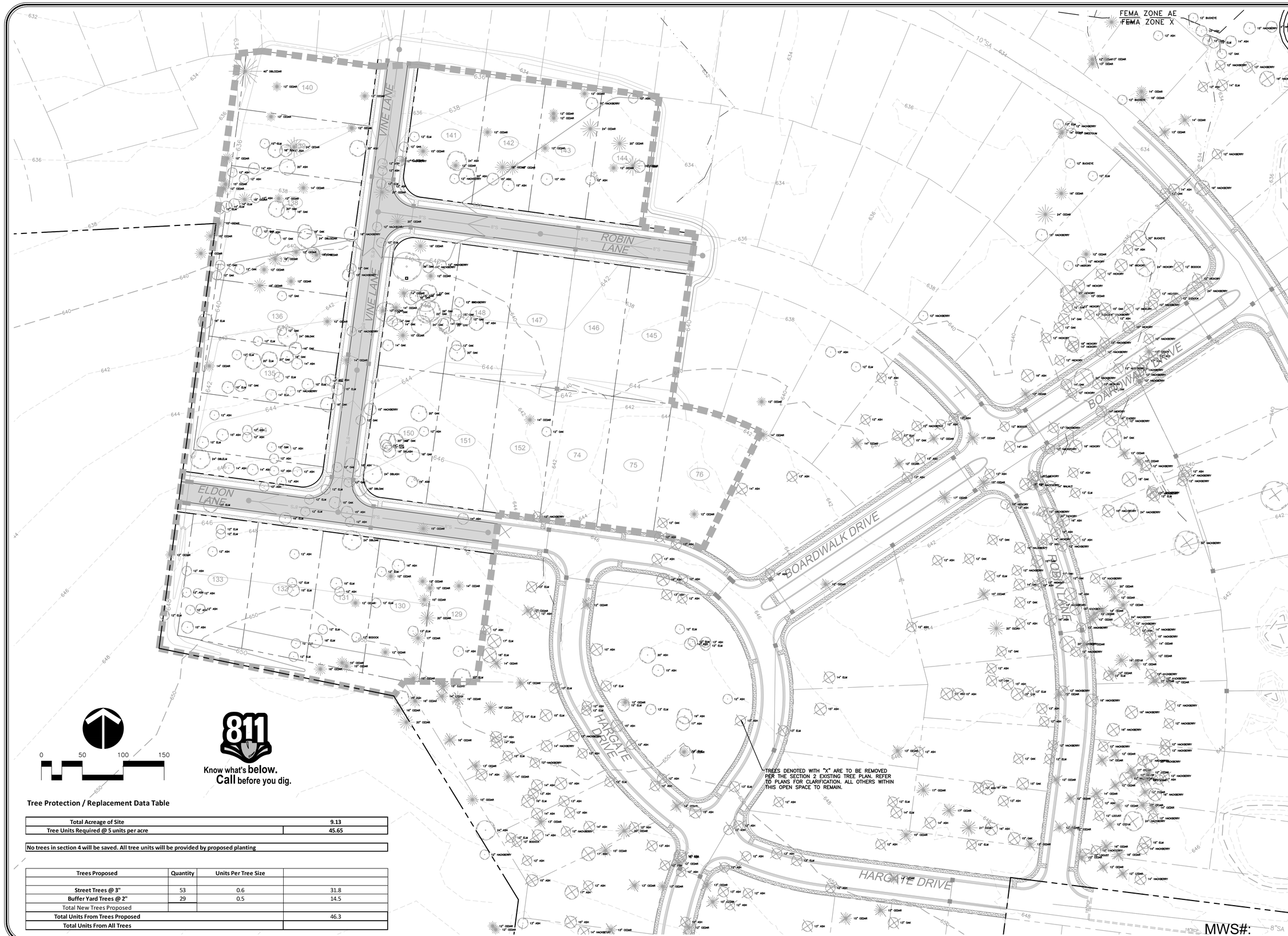
TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

JOB NO.	15-074
WK. ORDER	0253
APPROVED:	CJM
DRAWN:	PRN/DDB
SCALE:	1" = 50'
DATE:	JULY 1, 2016

REVISIONS
07-26-2016 (A.M.R.) REV. PER CITY COMMENTS

PRELIMINARY
PLAT
FINAL PUD PLAN

G:\1015\1015-SUBDIVISION SECTION 4\PRELIMINARY\SHEET 2 PRELIMINARY.DWG
PLOTTED BY CHRIS MAHERY ON: 7/26/2016 8:58 AM LAST UPDATED BY CJM ON: 7/26/2016 8:52 AM



Tree Protection / Replacement Data Table

Total Acreage of Site	9.13
Tree Units Required @ 5 units per acre	45.65

No trees in section 4 will be saved. All tree units will be provided by proposed planting

Trees Proposed	Quantity	Units Per Tree Size	
Street Trees @ 3"	53	0.6	31.8
Buffer Yard Trees @ 2"	29	0.5	14.5
Total New Trees Proposed			
Total Units From Trees Proposed			46.3
Total Units From All Trees			

MWS#:

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SUMMERLYN - SECTION 4
FOR
THE JONES COMPANY
TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TN

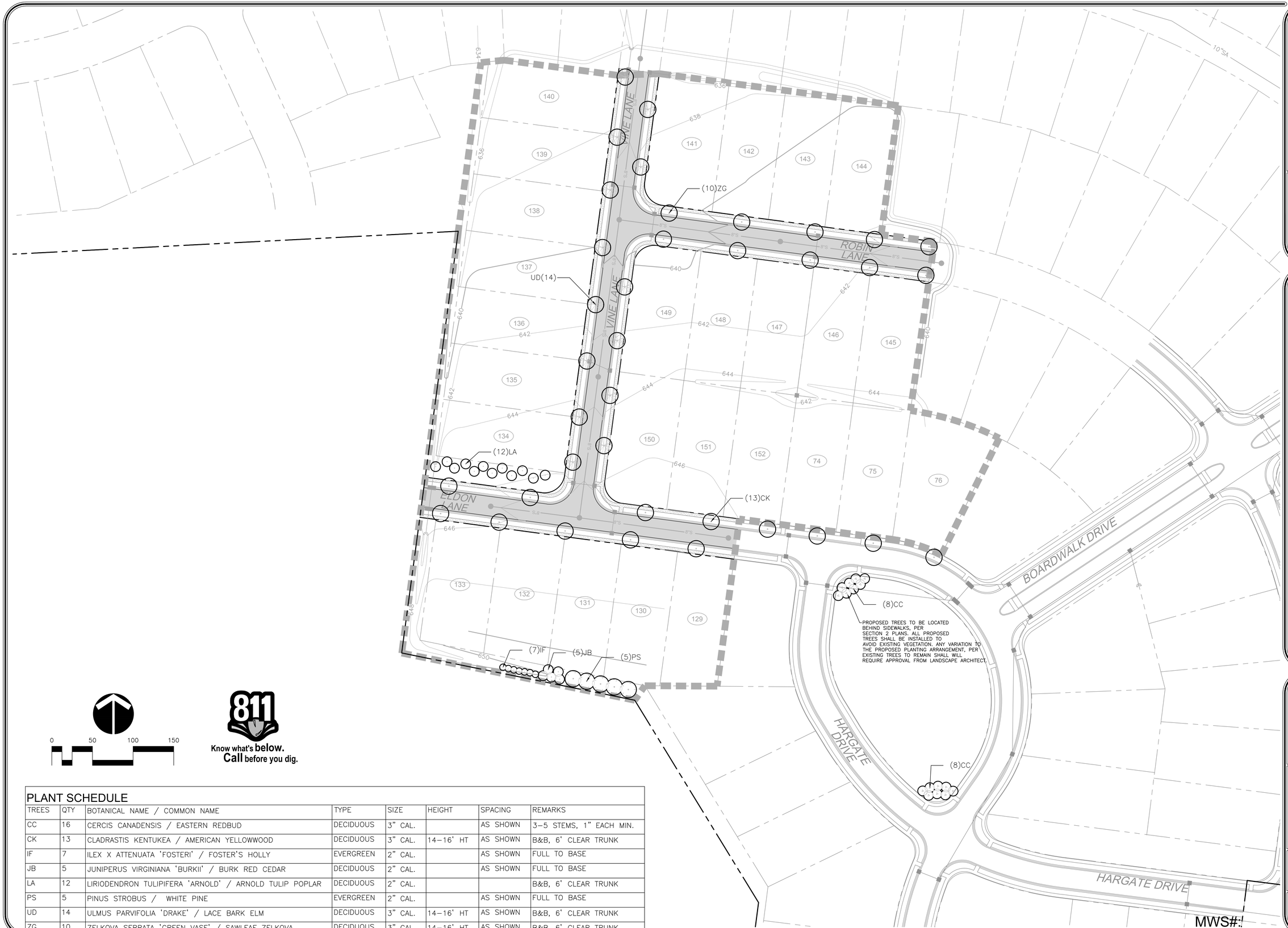
REVISIONS	
0 07-22-16 (D.R.S.) PER STAFF COMMENTS	Rev.

JOB NO.	15-074
WK. ORDER	0253
DESIGNED:	MAM
DRAWN:	JDK
SCALE:	1"=50'
DATE:	07-12-2016

EXISTING TREE PLAN

3

G:\1992-A\0910-CIVIL ENGINEERING\SECTION 4\PLAN SHEETS\EXISTING TREE PLAN 4.DWG
PLOTTED BY: DENNIS SIEBERG ON: 7/22/2016 8:13 AM LAST UPDATED BY: DRS ON: 7/22/2016 7:17 AM



0 50 100 150

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	TYPE	SIZE	HEIGHT	SPACING	REMARKS
CC	16	CERCIS CANADENSIS / EASTERN REDBUD	DECIDUOUS	3" CAL.		AS SHOWN	3–5 STEMS, 1" EACH MIN.
CK	13	CLADRASTIS KENTUKEA / AMERICAN YELLOWWOOD	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
IF	7	ILEX X ATTENUATA 'FOSTERI' / FOSTER'S HOLLY	EVERGREEN	2" CAL.		AS SHOWN	FULL TO BASE
JB	5	JUNIPERUS VIRGINIANA 'BURKII' / BURK RED CEDAR	DECIDUOUS	2" CAL.		AS SHOWN	FULL TO BASE
LA	12	LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR	DECIDUOUS	2" CAL.			B&B, 6' CLEAR TRUNK
PS	5	PINUS STROBUS / WHITE PINE	EVERGREEN	2" CAL.		AS SHOWN	FULL TO BASE
UD	14	ULMUS PARVIFOLIA 'DRAKE' / LACE BARK ELM	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK
ZG	10	ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	DECIDUOUS	3" CAL.	14–16' HT	AS SHOWN	B&B, 6' CLEAR TRUNK

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SUMMERLYN - SECTION 4
FOR
THE JONES COMPANY

TOWN OF NOLENSVILLE, WILLIAMSON COUNTY, TN

JOB NO.	15-074
WK. ORDER	0253
DESIGNED:	MAM
DRAWN:	JDK
SCALE:	1"=50'
DATE:	07-12-2016

REVISIONS
1 07-22-16 (D.R.S.) Rev. PER CITY COMMENTS

LANDSCAPE PLAN

4

G:\15074-0253\CIVIL ENGINEERING\SECTION 4\PLAN SHEETS\SDS3-TREE PLAN 4.DWG
PLOTTED BY: DENNIS SIEBERG ON: 7/22/2016 9:12 AM LAST UPDATED BY DRS ON: 7/12/2016 3:08 PM