



OPEN SPACE TABLE

LOT #	SQ. FT.	ACRES
OS 1	13878	0.3186
OS 2	1040	0.024

R.O.W. TABLE

LOT #	SQ. FT.	ACRES
RHW	42085	0.966

LOT TABLE

LOT #	SQ. FT.	ACRES
2201	20436	0.4691
2202	20366	0.4675
2204	20596	0.4728
2205	21544	0.4946
2206	20363	0.4675
2207	20323	0.4666
2208	20280	0.4656
2209	20407	0.4685
2210	20832	0.4782
2211	20642	0.4739
2212	20488	0.4703
2213	20057	0.4604
2219	23954	0.5499
2220	20776	0.4770
TOTAL	291054	6.6819



ROGER HARRAH LS 2039

**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO CREATE 15 SINGLE FAMILY LOTS.
- BEARINGS SHOWN HEREON ARE REFERENCED TO GRID NORTH ON TENNESSEE STATE PLANE COORDINATES (NAD 83).
- ALL DISTANCES ARE BASED ON A FIELD RUN SURVEY USING EDM EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.
- SUBJECT PROPERTY PART OF TAX MAP 056 PARCEL 95.02 AS SHOWN ON THE WILLIAMSON COUNTY PROPERTY MAP.
- SUBJECT PROPERTY IS CURRENTLY ZONED "SR" "SUBURBAN RESIDENTIAL" PER WILLIAMSON COUNTY TAX RECORDS.
- A CURRENT TITLE REPORT HAS NOT BEEN PROVIDED AS OF THE DATE OF THIS SURVEY. THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH WHICH MAY REFLECT INFORMATION CURRENTLY NOT PROVIDED TO THIS SURVEYOR.
- THIS PROPERTY LIES IN "ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) PER FEMA FLOOD PANEL 47187C0230F EFFECTIVE ON 09/29/2006.
- ANY UNDERGROUND UTILITIES SHOWN, ARE SHOWN IN THEIR APPROXIMATE POSITION BASED ON THE SURVEY LOCATION OF ABOVE GROUND FEATURES, MARKINGS, OR INFORMATION SHOWN ON SURVEY PROVIDED BY THE CLIENT.
- THE UNDERSIGNED SURVEYOR CERTIFIES THAT THIS IS A CATEGORY I SURVEY AND THE LINEAR ERROR OF CLOSURE OF THE UNADJUSTED SURVEY IS LESS THAN 1:10,000 AS SHOWN HEREON.
- THE STORMWATER MANAGEMENT POND SHOWN HEREON SHALL BE MAINTAINED BY AN HOA, AND ALL PROPERTY OWNERS WILL SHARE IN THE COSTS OF MAINTENANCE.
- INDIVIDUAL SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
- LOTS DESIGNATED WITH (\*\*) ARE CRITICAL LOTS AND HAVE NATURAL SLOPES OF GREATER THAN 15%. THEREFORE, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE-DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS AND FINISHED GRADES OF PAVEMENTS AND GROUND LINES, IDENTIFICATION OF EXISTING TREES IN EXCESS OF FOUR INCH CALIPER AND TREES TO BE PRESERVED, AND THE LOCATION AND LAYOUT OF INSTALLATION OF EROSION CONTROL FEATURES. NO CLEAR CUTTING TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE TOWN ENGINEER.
- ALL LOTS ARE PROPOSED FOR SIDE LOAD GARAGES UNLESS OTHERWISE NOTED.

**LEGEND**

- FOUND IRON ROD (FDIR)
- SET NEW 5/8" IRON ROD WITH CAP (RLS2039)
- FOUND CONCRETE MONUMENT (TDO)
- SET CONCRETE MONUMENT
- ⊙ EXISTING SANITARY MANHOLE
- ⊕ POWER POLE
- ← GUY ANCHOR
- ⊠ WATER METER
- ⊗ WATER VALVE
- ST — STORM SEWER
- W — WATER LINE
- O — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- G — GAS LINE
- UE — UNDERGROUND ELECTRIC
- ⊗ BOLLARDS
- ⊙ LIGHT POLE
- ⊕ FIRE HYDRANT
- P.U.D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
- R.O.W.C. TN. REGISTER'S OFFICE OF WILLIAMSON COUNTY
- R.O.W. RIGHT-OF-WAY

**CURVE TABLE**

CURVE	RADIUS	ARC	TANGENT	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	275.00	47.91	24.01	09°58'52"	N00°48'20"W	47.84
C2	275.00	80.74	40.66	16°48'18"	S14°12'24"E	80.45
C3	25.00	20.71	10.99	47°28'21"	N01°07'08"E	20.13
C4	25.00	7.04	3.54	16°08'22"	N32°55'30"E	7.02
C5	50.00	41.04	21.76	47°01'40"	S17°28'51"W	39.90
C6	50.00	49.05	26.70	56°12'43"	S34°08'20"E	47.11
C7	50.00	45.61	24.53	52°15'00"	N88°22'42"W	44.05
C8	25.00	1.14	0.57	02°37'01"	S66°47'49"W	1.14
C9	25.00	26.61	14.72	60°59'43"	N81°23'50"W	25.38
C10	275.00	68.88	34.62	14°21'04"	N59°04'28"W	68.70
C11	275.00	59.76	30.00	12°27'04"	S71°28'34"E	59.64
C12	225.00	73.81	37.24	18°47'44"	S68°18'14"E	73.48
C13	275.00	44.18	22.14	09°12'16"	N38°02'00"E	44.13
C14	275.00	39.28	20.19	20°41'08"	N23°05'18"E	38.76
C15	225.00	118.74	60.79	30°14'09"	N28°19'39"E	117.36
C16	275.00	76.48	38.49	15°56'03"	N65°52'23"W	76.23
C17	275.00	13.73	6.87	02°51'41"	N76°15'15"W	13.73
C18	225.00	15.88	7.94	04°02'33"	N75°40'49"W	15.97
C19	225.00	203.33	109.20	51°46'38"	N47°46'14"W	196.48
C20	225.00	102.36	52.08	26°04'00"	N08°50'55"W	101.48

**REFERENCE INFORMATION:**

SITE PLANS FOR BENNINGTON 2-SECTION 1 BY MCNEELY ENGINEERING ORIGINAL TRACT SURVEY BY "GRESHAM SMITH"

**DEED / OWNER REFERENCES:**

TO: B2 CAPITAL MANAGEMENT, LLC  
 PO BOX 2966  
 BRENTWOOD, TENNESSEE 37024  
 DEED BOOK 6515, PAGE 506  
 REGISTER'S OFFICE OF WILLIAMSON COUNTY, TN.

**CERTIFICATE OF COMMON AREA DEDICATION**

IN RECORDING THIS PLAT B2 CAPITAL MANAGEMENT, LLC HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN THIS SUBDIVISION ENTITLED "FINAL PLAT OF 'BENNINGTON 2 SECTION 1' FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE DESCRIBED AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE OF THE HOMEOWNERS WITHIN THE ABOVE NAMED SUBDIVISION. "DECLARATION OF COVENANT AND RESTRICTIONS" APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HEREBY INCORPORATED AND MADE A PART OF THIS PLAT.

B2 CAPITAL MANAGEMENT, LLC

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS:**

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL PLAT OF "BENNINGTON 2 - SECTION 1" 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 AND 5.6 OF NOLENSVILLE SUBDIVISION REGULATIONS HAVE BEEN MET.

DATE: \_\_\_\_\_ NAME, TITLE, AND AGENCY \_\_\_\_\_

Certificate of Addresses  
 I do hereby certify that the addresses denoted on this final plat are those assigned by town of Nolensville.

Date \_\_\_\_\_ Authorized Approving Agent \_\_\_\_\_ Title \_\_\_\_\_

Certificate of Ownership & Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Dead Book 6515, Page 506, R.O.W.C. Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Nolensville Planning Commission, and under no condition shall such lot(s) be made to produce than is prescribed by the restrictive covenants as of record in book \_\_\_\_\_ page \_\_\_\_\_ R.O.W.C., TN, running with the property.

Date \_\_\_\_\_ Owners \_\_\_\_\_

Certificate of Approval of Subdivision Name and Street Names  
 I do hereby certify that the subdivision name and street names denoted on this final plat have been approved by the Williamson County Emergency Management Agency.

Date \_\_\_\_\_ Emergency Management Agency \_\_\_\_\_

**Certificate of Approval for Recording**

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nolensville, 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 Williamson County Register.

Date \_\_\_\_\_ Secretary, Planning Commission \_\_\_\_\_

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY: \_\_\_\_\_ Date \_\_\_\_\_

**Certificate of Approval of Streets and Drainage**

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

Town Engineer \_\_\_\_\_ Date \_\_\_\_\_ 2016

Town Planner \_\_\_\_\_ Date \_\_\_\_\_ 2016

**Certificate of Approval of Metro Nashville Department of Water and Sewerage Services**

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled Final Plat of Bennington 2-Section 1, have been installed in accordance with Metro Department of Water & Sewerage Services standards and specifications and/or state government requirements or state government requirements or that a performance agreement and letter of credit has been posted with Metro Nashville Department of Water & Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.

Date \_\_\_\_\_ 2016  
 Metro Nashville Dept. of Water and Sewerage Services

**Certificate of Survey Accuracy**

I hereby certify that the plan shown and described hereon is true & correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments shown hereon have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the Town Engineer.

Roger H. Harrah TN. Reg. No. 2039  
 Date 11-29-16

**Certification of the Approval of Electric Provider**

I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and free planting guidelines have been met for Gilchrist South. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Date \_\_\_\_\_ Electric Provider \_\_\_\_\_

REVISIONS:  
 11-28-16 REV. PER STAFF COMMENTS

**FINAL PLAT OF BENNINGTON 2-SECTION 2A**

CONTAINING 9.761 ACRES OF LAND MORE OR LESS  
 BEING PART OF PARCEL MAP 056 PARCEL 095.02  
 DEED BOOK 6515 PAGE 506

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

FOR B2 CAPITAL MANAGEMENT LLC

**Harrah ASSOCIATES**  
 SURVEYORS • PLANNERS  
 504 AUTUMN SPRINGS COURT SUITE B-15  
 FRANKLIN, TENNESSEE 37067  
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 FAX: (615) 778-0865  
 E-MAIL: rgharr@harrangroup.com

DATE OF DWG: 23 NOV. 2015  
 LAST FIELD WORK: 28 NOV2015  
 MANAGER: RHH CAD: \_\_\_\_\_  
 CREW CHIEF (S) CH \_\_\_\_\_  
 FILE: T30101PD2SECT1FP.PRC  
 PROJECT NUMBER: T301  
 FIELD BOOK NUMBER: # \_\_\_\_\_  
 DRAWING SCALE: 1" = 60'  
 SHEET 1 OF 1