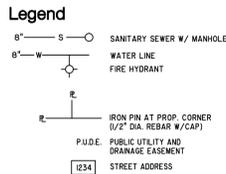


**GENERAL NOTES:**

- SITE IS LOCATED ON PROPERTY MAP 56, P/O PARCELS 26.01 & 26.04
- SITE IS ZONED SUBURBAN RESIDENTIAL (SR) WITH ANNEXATION BUFFER OVERLAY
- OWNER / DEVELOPER: REGENT HOMES, LLC  
6901 LENOX VILLAGE DRIVE  
NASHVILLE, TN 37271  
(615) 533-5566  
CONTACT: DAVID MCGOWAN
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC.  
616 GRASSMERE PARK DRIVE, SUITE 4  
NASHVILLE, TN 37211  
(615) 331-0809
- TOTAL NUMBER OF LOTS PROPOSED PHASE ONE : 15
- PHASE I CONTAINS 10.359+ ACRES.
- THIS PROPERTY IS LOCATED IN ZONE "Y" AS SHOWN ON F.E.M.A. MAP No. 47187C0 235F, EFFECTIVE DATE SEPTEMBER 29, 2006
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- ALL LOTS SHALL BE SERVED BY PUBLIC SANITARY SEWER. WATER SERVICE SHALL BE PROVIDED BY NOLENSVILLE / COLLEGE GROVE U.D. SEWER SERVICE SHALL BE PROVIDED BY METRO WATER SERVICES.
- MINIMUM BUILDING SETBACKS: FRONT = 40'  
SIDE = 15' (INTERIOR)  
20' (EXTERIOR)  
REAR = 20'
- STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT AN AVERAGE SPACING OF 50 FT. EXISTING TREES WITHIN 10 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT. TREES TO BE PLACED IN GRASS STRIP BETWEEN THE CURB AND SIDEWALK. STREET TREES TO BE SELECTED PER THE APPROVED STREET TREE LIST.
- LOCATION & SIZE OF WATER LINE SUBJECT TO CHANGE BY N.C.G.U.D.
- ALL HOMES SHALL HAVE SIDE OR REAR-ENTRY GARAGES.
- ALTERNATIVE TECHNIQUES TO CONVENTIONAL STORMWATER DETENTION WILL BE USED TO REPLACE CONVENTIONAL STORMWATER DETENTION FOR THIS DEVELOPMENT. THE TECHNIQUES PROPOSED WILL BE RAIN GARDENS AND BIOWALES. THESE WILL REPLACE THE STANDARD SUBDIVISION REQUIREMENTS FOR DETENTION.
- TREES ARE TO BE PRESERVED IN THIS DEVELOPMENT. THE MATURE TREES PRESENT ON THE SITE SHALL BE PRESERVED AS MUCH AS POSSIBLE DURING THE CONSTRUCTION PROCESS.
- THIS IS A CATEGORY "Y" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.



LOT NO.	LOT SQ. FT.	ACRES
11	21337	0.490
12	24401	0.560
13	20263	0.465
14	20557	0.472
15	21293	0.489
16	25084	0.576
17	26941	0.618
18	21888	0.486
19	21455	0.493
20	22605	0.519
21	24322	0.556
22	22001	0.459
23	21797	0.500
24	20001	0.459
25	20067	0.461

**CERTIFICATE OF COMMON AREAS DEDICATION**

REGENT HOMES, LLC  
in recording this Plat, has designated certain areas of land shown hereon as Common Area intended for use by the homeowners within this Subdivision entitled:

**PHASE ONE, ADDITION TO BRITTAIN DOWNS**

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 Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.

Owner \_\_\_\_\_ Date \_\_\_\_\_

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

I hereby certify that the Subdivision Name and Street Names Approved by the Town of Nolensville.

Date \_\_\_\_\_

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

**CERTIFICATE FOR ADDRESSES**

I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville.

Date \_\_\_\_\_

IS Department \_\_\_\_\_ Title \_\_\_\_\_

**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 No. 5815, Page 672, R.O.W.C., 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 less area than is prescribed by the restrictive covenants as of record in Book \_\_\_\_\_ Page \_\_\_\_\_ R.O.W.C. Tennessee, running with the property.

Date \_\_\_\_\_

Owner(s) \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I hereby Certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments have been or will be placed as shown hereon, in the specifications of the subdivision regulations, approved by the Town Engineer.

Date \_\_\_\_\_

Registered Land Surveyor No. \_\_\_\_\_

**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 "Phase One, Addition to Brittain Downs, have been installed in accordance with Metro Department of Water & Sewerage Services standards and specifications and/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: \_\_\_\_\_

Metro Nashville Department of Water and Sewerage Services

**CERTIFICATION OF THE 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 & 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.

Town Engineer \_\_\_\_\_

Town Planner \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "PHASE ONE, ADDITION TO BRITTAIN DOWNS" 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 Section 5.6 of the Nolensville Subdivision Regulations have been met.

Water System \_\_\_\_\_

Name, Title, and Agency of authorized approving Agent \_\_\_\_\_

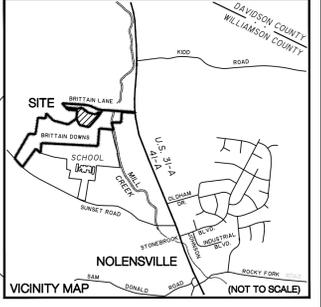
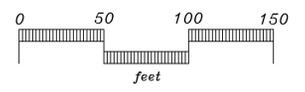
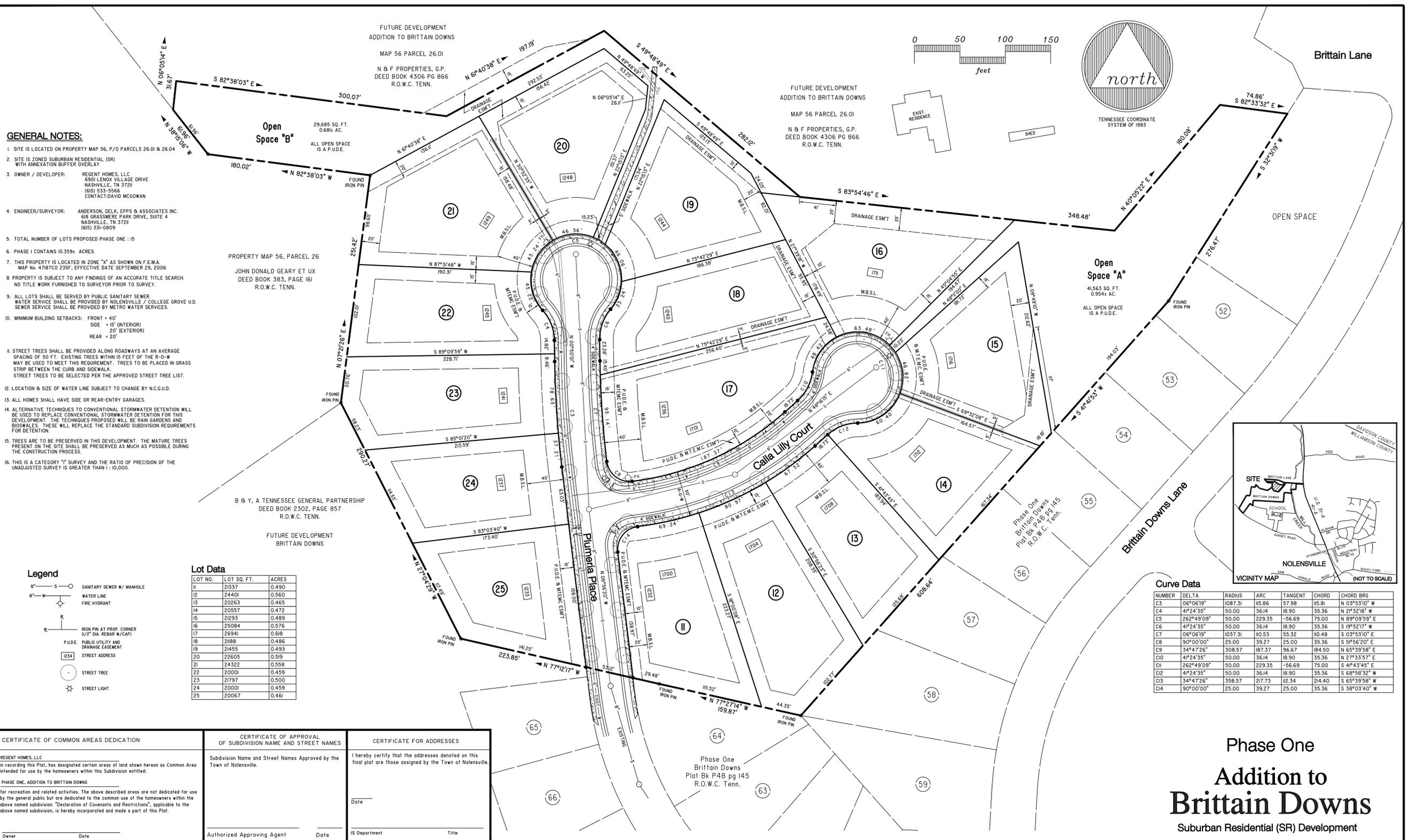
**CERTIFICATE OF APPROVAL FOR RECORDING**

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 Plat is not recorded by \_\_\_\_\_

FINAL SUBDIVISION PLAT	
TOWN OF NOLENSVILLE PLANNING COMMISSION	
TOTAL ACRES 10.359+	TOTAL LOTS 15
ACRES NEW ROADS 1.12+	FEET NEW ROADS 769+
OWNER Regent Homes, LLC	CIVIL DISTRICT 177H
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000+
SCALE: 1" = 50'	
DATE JANUARY 16, 2013	



**Curve Data**

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C3	06°06'19"	1087.31	115.86	57.98	115.81	N 03°53'10" W
C4	4°24'35"	50.00	36.14	18.90	35.36	S 2°32'16" W
C5	26°49'09"	50.00	229.35	-56.69	75.00	N 89°09'59" E
C6	4°24'35"	50.00	36.14	18.90	35.36	S 19°52'17" W
C7	06°06'19"	1037.31	110.53	55.32	110.48	S 03°53'10" E
C8	90°00'00"	25.00	39.27	25.00	35.36	S 5°56'20" E
C9	34°47'26"	308.57	187.37	96.67	184.50	N 65°39'58" E
C10	4°24'35"	50.00	36.14	18.90	35.36	N 27°33'57" E
C11	26°49'09"	50.00	229.35	-56.69	75.00	S 4°43'45" E
C12	4°24'35"	50.00	36.14	18.90	35.36	S 68°56'32" W
C13	34°47'26"	308.57	217.73	112.34	214.40	S 65°39'58" W
C14	90°00'00"	25.00	39.27	25.00	35.36	S 38°03'40" W

**Phase One  
Addition to  
Brittain Downs  
Suburban Residential (SR) Development**