

GENERAL NOTES:

- PROPERTY MAP 56, P/O PARCEL 2614
17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- OWNER/DEVELOPER: REGENT HOMES, LLC
690 LENOX VILLAGE DRIVE, SUITE 107
NASHVILLE, TENNESSEE 37211
(615) 333-9000
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC.
618 GRASSMERE PARK DRIVE, SUITE 4
NASHVILLE, TN 37211
(615) 331-0809
- TOTAL NUMBER OF LOTS PROPOSED: 12
- ACREAGE TABULATION:

TOTAL ACREAGE	OPEN SPACE PROVIDED
PHASE THREE, SEC. TWO: 12.38± ACRES.	5.579± ACRES.

TOTAL SITE CONTAINS 82.896± AC.
- THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP NO. 4787C0 235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACKS:

FRONT	= 20'
30' FOR GARAGES FACING R-O-W	
SIDE	= 7.5' (ADJ. TO LOT)
15' (ADJ. TO R-O-W)	
REAR	= 20'
- STREET TREES SHALL BE PROVIDED AT THE AVERAGE RATE OF 1 PER 50 FEET. EXISTING TREES WITHIN 15 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT IF SO APPROVED BY THE PLANNING COMMISSION.
- ALL PROPERTY AND LOT CORNERS SHOWN HEREON ARE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP), SET THIS SURVEY, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THIS IS A CATEGORY "T" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
- (S) DENOTES THAT LOT SHALL HAVE SIDE OR REAR LOADED GARAGE. (30X REQUIRED)

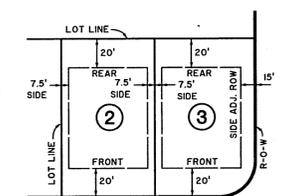
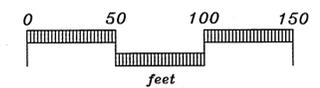
REQUIRED THIS SECTION: 6 (3.0 x 18 = 5.4)
PROVIDED THIS SECTION: 6
- DEVELOPER MUST CONSTRUCT MAIN ENTRY ROADS OFF SUNSET ROAD AND BRITTAIN LANE TO A PAVEMENT WIDTH OF 26 FEET. AN ADDITIONAL ACCESS EASEMENT IS HEREBY ESTABLISHED TO COVER THE REQUIRED SIDEWALK PLACEMENT. ALL OTHER STREET CROSS-SECTIONS SHALL HAVE A PAVEMENT WIDTH OF 24 FEET.
- GARAGE FACINGS MUST BE SET BACK 30 FEET FROM RIGHT-OF-WAY.
- GARAGE FACINGS ON FRONT LOADED GARAGES MUST BE RECESSED 3 FEET FROM THE FRONT FACADE.
- SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE ROADWAY ON ALL CURB-DE-SACS.
- ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES.



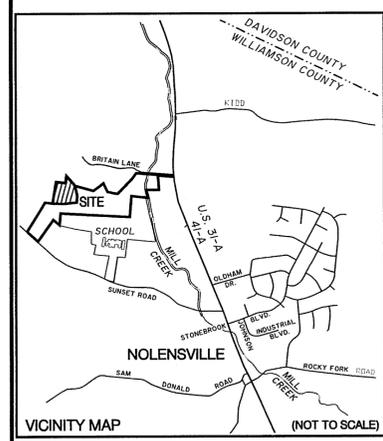
LOT NO.	LOT SQ. FT.	ACRES
10	14571	0.335
11	12000	0.275
12	12519	0.287
13	16190	0.372
14	18281	0.420
15	17874	0.410
16	14135	0.324
17	14017	0.322
18	13554	0.261
19	13000	0.298
20	11200	0.257
21	11200	0.257
22	11200	0.257
23	10200	0.233
24	1364	0.261
25	12393	0.285
26	12367	0.284
27	14652	0.336



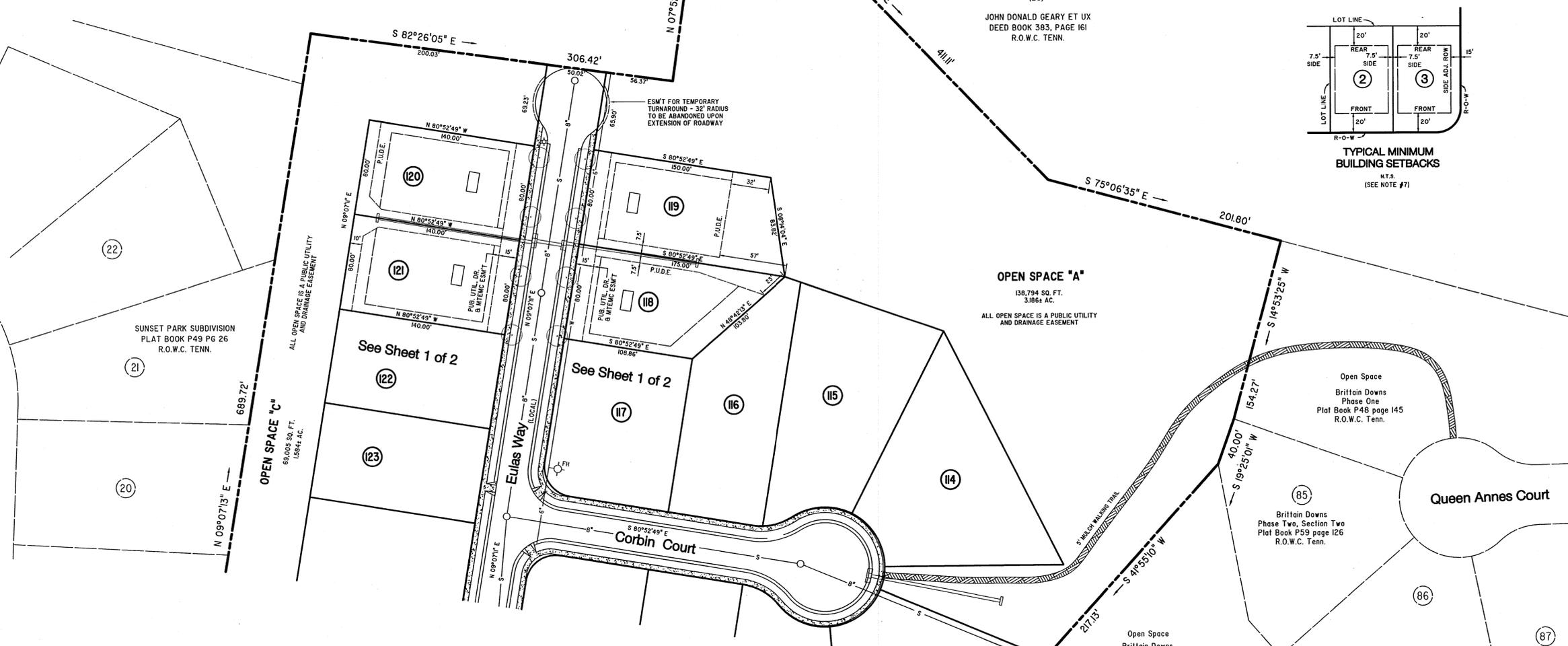
TENNESSEE COORDINATE SYSTEM OF 1983



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.
(SEE NOTE #7)



- Legend**
- Sanitary Sewer w/ Manhole
 - Water Line
 - Fire Hydrant
 - Right-of-Way Marker (5/8" Rebar with 2-1/4" Metal Cap)
 - Iron Pin at Prop. Corner (1/2" Dia. Rebar w/ Cap)
 - P.U.D.E. Public Utility and Drainage Easement
 - Street Address
 - Street Tree
 - Street Light
 - (S) Denotes that lot shall have side-loaded garage.



Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C48	25°25'19"	573.30	254.37	129.31	252.29	N 03°35'29" W
C49	90°00'00"	25.00	39.27	25.00	35.36	N 54°07'11" E
C50	41°24'35"	50.00	36.14	18.90	35.36	S 60°10'32" E
C51	26°49'09"	50.00	229.35	-36.69	75.00	N 09°07'11" E
C52	41°24'35"	50.00	36.14	18.90	35.36	S 78°24'53" W
C53	90°00'00"	25.00	39.27	25.00	35.36	N 35°52'49" E
C54	24°51'48"	623.30	270.48	137.40	268.36	S 03°18'43" E

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 THREE, SECTION TWO, 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 Subdivision Name and Street Names Approved by Williamson County Emergency Communications. 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 _____ Authorized Approving Agent _____ Title _____
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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 tree planting guidelines have been met for Brittain Downs, Phase Three, Section Two. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Date _____ Electric Provider _____

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. 626B, Page 801, 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, to the specifications of the subdivision regulations, approved by the Town Engineer. 11-20-14 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 Three, Section Two", 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: _____, 2014 Metro Nashville Department of Water and Sewerage Services
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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 THREE, SECTION TWO, 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 _____

Sheet 2 of 2
Phase Three, Section Two
Brittain Downs
Planned Unit Development
Base Zoning: SR

FINAL SUBDIVISION PLAT
TOWN OF NOLENSVILLE PLANNING COMMISSION

TOTAL ACRES 12.38±	TOTAL LOTS 18
ACRES NEW ROADS 1.240±	FEET NEW ROADS 988±
OWNER Regent Homes, LLC	CIVIL DISTRICT 17TH
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000±

SCALE: 1" = 50'
DATE SEPTEMBER 29, 2014
REVISIONS _____