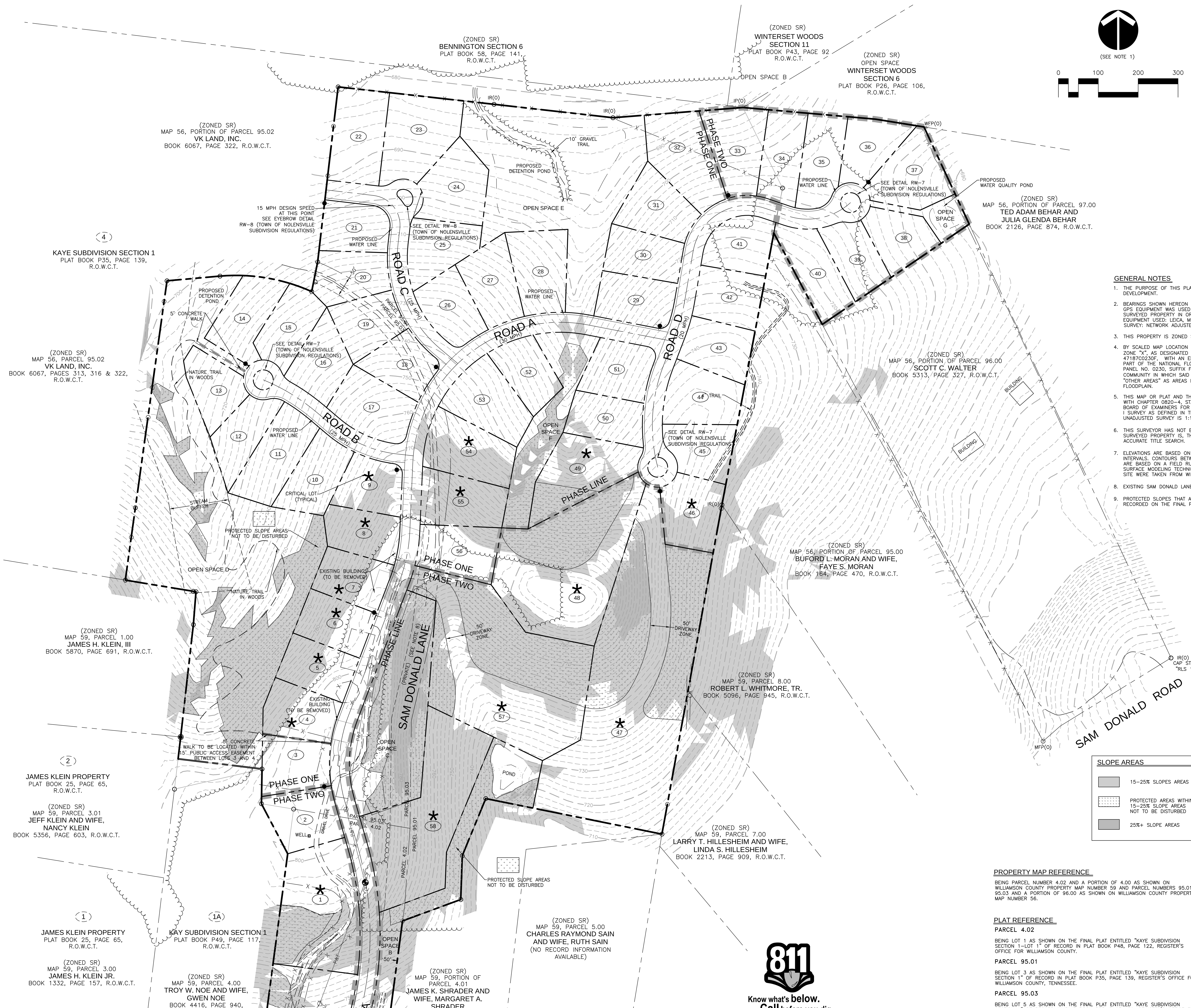

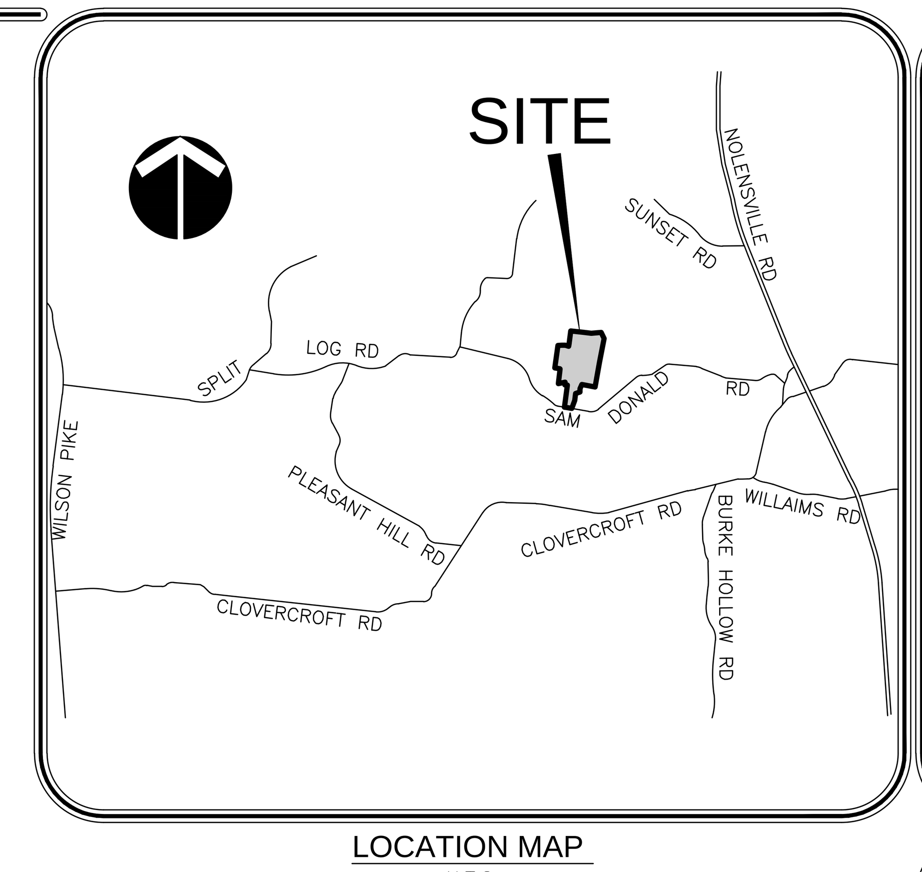

LOCATION MAP
N.T.S.

RAGAN•SMITH
LAND PLANNERS • CIVIL ENGINEERS
LANDSCAPE ARCHITECTS • SURVEYORS
NASHVILLE
315 WOODLAND STREET
P.O. BOX 60070
NASHVILLE, TN. 37206
(615) 244-8591
CHATTANOOGA
1410 COWART STREET
SUITE 200
CHATTANOOGA, TN 37408
(423) 490-9400
• www.ragansmith.com •

WESLEY A. HARRIS
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 110104
STATE OF TENNESSEE
7/1/15

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO PROPOSE A 58 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT.
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. THIS PROPERTY IS ZONED SR – (SUBURBAN RESIDENTIAL).
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. 47187C0230F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470204, PANEL NO. 0230, 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 MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820–4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:18,470.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT. THE SURVEYED PROPERTY IS, THEREFORE, SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE TITLE SEARCH.
7. ELEVATIONS ARE BASED ON NAVD 88. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS. CONTOURS BETWEEN SAM DONALD ROAD AND THE EXISTING BUILDINGS ON SITE ARE BASED ON A FIELD RUN TOPOGRAPHIC SURVEY USING RANDOM SPOT ELEVATIONS AND SURFACE MODELING TECHNIQUES. CONTOURS SHOWN ON THE NORTHERN PORTION OF THE SITE WERE TAKEN FROM WILLIAMSON COUNTY GIS INFORMATION.
8. EXISTING SAM DONALD LANE TO BE ABANDONED.
9. PROTECTED SLOPES THAT ARE WITHIN LOT AREAS WILL HAVE A CONSERVATION EASEMENT RECORDED ON THE FINAL PLAT THAT WILL PROHIBIT GRADING WITHIN THE EASEMENT.

OPEN SPACE LOT AREA TABLE

OPEN SPACE	SQ. FT.±	ACRES±
A	68,215	1.57
B	59,764	1.37
C	78,717	1.81
D	287,801	6.61
E	139,671	3.21
F	39,971	0.92
G	10,330	0.24

LOT AREA TABLE

LOT	SQ. FT.±	ACRES±
1	59,303	1.36
2	23,812	0.55
3	22,454	0.52
4	22,740	0.52
5	21,548	0.49
6	21,312	0.49
7	21,339	0.49
8	20,907	0.48
9	20,277	0.47
10	23,339	0.54
11	27,767	0.64
12	20,477	0.47
13	20,065	0.46
14	24,476	0.56
15	21,789	0.50
16	21,798	0.50
17	26,459	0.61
18	20,096	0.46
19	21,370	0.49
20	21,911	0.50
21	20,044	0.46
22	30,602	0.70
23	35,192	0.81
24	27,599	0.63
25	22,367	0.51
26	21,483	0.49
27	23,679	0.54
28	27,293	0.63
29	22,351	0.51
30	21,070	0.48
31	24,014	0.55
32	33,313	0.76
33	27,422	0.63
34	22,788	0.52
35	22,806	0.52
36	20,299	0.47
37	27,292	0.63
38	20,087	0.46
39	20,087	0.46
40	24,301	0.56
41	21,041	0.48
42	21,959	0.50
43	21,561	0.49
44	25,502	0.59
45	21,105	0.48
46	25,176	0.58
47	194,088	4.46
48	96,994	2.23
49	36,355	0.83
50	20,631	0.47
51	22,247	0.51
52	20,040	0.46
53	28,566	0.66
54	29,624	0.68
55	26,100	0.60
56	24,710	0.57
57	130,312	2.99
58	79,558	1.83

SLOPE AREAS

15–25% SLOPES AREAS	TOTAL AREA – 16.2 AC.±	
PROTECTED AREAS WITHIN 15–25% SLOPE AREAS NOT TO BE DISTURBED	TOTAL AREA – 8.2 AC.± (51% OF TOTAL 15–25% SLOPES)	
25%+ SLOPE AREAS	TOTAL AREA – 1.2 AC.±	

NOE PROPERTY
FOR
FORESTAR REAL ESTATE GROUP, INC.
NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

LEGEND

Symbol	Description	Symbol	Description
IR(O)	IRON ROD (OLD)	Ø	UTILITY POLE
IP(O)	IRON PIPE (OLD)	Ø→	UTILITY POLE W/ ANCHOR
W	WATER METER	–P&T–	OVERHEAD POWER AND TELEPHONE LINES
⋈	WATER VALVE	–X–X–	FENCE
	SIGN	CMP	CORRUGATED METAL PIPE
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TN	M.B.S.L.	MINIMUM BUILDING SETBACK LINE
	15–25% SLOPES		PROPOSED FIRE HYDRANT
	25%+ SLOPES		

811
Know what's below.
Call before you dig.

UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, 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 (3) THREE NOR MORE THAN (10) TEN 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.

TOTAL SITE AREA =2,757,576 SQUARE FEET OR 63.31 ACRES ±

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 4.02 AND A PORTION OF 4.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 59 AND PARCEL NUMBERS 95.01, 95.03 AND A PORTION OF 96.00 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 56.

PLAT REFERENCE

PARCEL 4.02

BEING LOT 1 AS SHOWN ON THE FINAL PLAT ENTITLED "KAYE SUBDIVISION SECTION 1–LOT 1" OF RECORD IN PLAT BOOK P48, PAGE 122, REGISTER'S OFFICE FOR WILLIAMSON COUNTY.

PARCEL 95.01

BEING LOT 3 AS SHOWN ON THE FINAL PLAT ENTITLED "KAYE SUBDIVISION SECTION 1" OF RECORD IN PLAT BOOK P35, PAGE 139, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PARCEL 95.03

BEING LOT 5 AS SHOWN ON THE FINAL PLAT ENTITLED "KAYE SUBDIVISION SECTION 1" OF RECORD IN PLAT BOOK P35, PAGE 139, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

DEED REFERENCE

PARCEL 4.02

BEING THE SAME PROPERTY CONVEYED TO GWEN NOE FROM EVA M. LEMEH, TRUSTEE BY BANKRUPTCY TRUSTEE'S DEED OF RECORD IN BOOK 4677, PAGE 378, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PARCEL 95.01

BEING THE SAME PROPERTY CONVEYED TO GWEN NOE FROM AMERICAN SECURITY BANK & TRUST COMPANY BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 4677, PAGE 386, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE, AND CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN BOOK 4686, PAGE 646, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PARCEL 95.03

BEING THE SAME PROPERTY CONVEYED TO GWEN NOE FROM ANGEL HEART FARM, INC. BY DEED OF RECORD IN BOOK 4313, PAGE 387, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

SURVEYOR:
RAGAN–SMITH ASSOCIATES, INC.
WESLEY A. HARRIS, PE, RLS
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
(615) 244–8591

OPTIONEE / DEVELOPER
FORESTAR (USA) REAL ESTATE GROUP
C/O JOSH BAXTER
3330 CUMBERLAND BLVD., SUITE 275
ATLANTA, GEORGIA 30339
(770) 272–7760

OWNER:
(MAP 56, PARCEL 96.00)
SCOTT WALTER
9862 SAM DONALD ROAD
NOLENSVILLE, TENNESSEE 37135

OWNER:
(MAP 56, PARCELS 95.01 & 95.03)
(MAP 59, PARCELS 4.00 & 4.02)
GWEN NOE
9840 SAM DONALD ROAD
NOLENSVILLE, TENNESSEE 37135

REVISIONS
7/01/15 – A. REED PER STAFF COMMENTS

DATE:	JUNE 9, 2015
DESIGNED:	RSA
DRAWN:	A. REED
SCALE:	1"=100'
JOB NO. 15041	WK. ORDER 0202

SKETCH PLAT

1 OF 1

G:\15041-0202\1-SURVEY\SKETCH PLAT\0202 SKETCH PLAT.DWG
PLOTTED BY AMANDA REED ON: 7/1/2015 1:16 PM LAST UPDATED BY AMR ON: 7/1/2015 1:06 PM