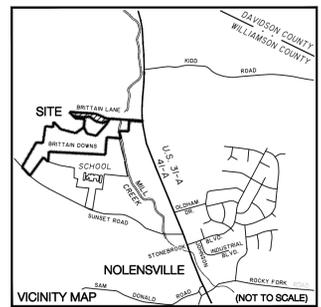
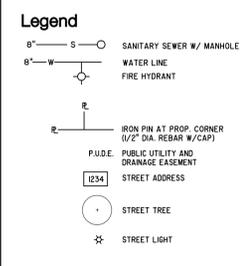
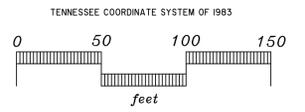


- GENERAL NOTES:**
- SITE IS LOCATED ON PROPERTY MAP 56, PARCEL 26.01.
 - SITE IS ZONED SUBURBAN RESIDENTIAL (SR) WITH ANNEXATION BUFFER OVERLAY.
 - OWNER / DEVELOPER: N & F PROPERTIES, G.P. 7177 NOLENSVILLE ROAD B-3 NOLENSVILLE, TN 37155 (615) 259-2031 CONTACT: FRED YAZDIAN
 - ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC. 616 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
 - TOTAL NUMBER OF LOTS PROPOSED PHASE TWO: 10
 - PHASE 2 CONTAINS 7.286+ ACRES.
 - THIS PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 47187CO 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 METRO WATER SERVICES.
 - MINIMUM BUILDING SETBACKS: FRONT - 60' 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. STREET TREES TO BE SELECTED PER THE APPROVED STREET TREE LIST.
 - ALL HOMES SHALL HAVE SIDE OR REAR-ENTRY GARAGES.
 - DRIVEWAY CONNECTIONS TO BRITTAIN LANE SHALL BE LIMITED TO THE LOCATIONS SHOWN HEREON.
 - 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 BIOSWALES. 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
1	29659	0.681
2	24269	0.557
3	24492	0.562
4	24715	0.567
5	24202	0.491
6	24057	0.552
7	26950	0.619
8	26950	0.619
9	26950	0.619
10	25933	0.595



CERTIFICATE OF COMMON AREAS DEDICATION

N & F Properties, G.P. 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 TWO, ADDITION TO BRITTAIN DOWNS

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: _____

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 Two, Section One. Any approval is of 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. 4895, Page 768, 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.

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 Two, 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: _____, 2005

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 TWO, 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 _____

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

FINAL SUBDIVISION PLAT

TOWN OF NOLENSVILLE PLANNING COMMISSION

TOTAL ACRES 7.286±	TOTAL LOTS 10
ACRES NEW ROADS 0	FEET NEW ROADS 0
OWNER N & F Properties, G.P.	CIVIL DISTRICT 17TH
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000+
SCALE: 1" = 50'	
DATE SEPTEMBER 10, 2013	