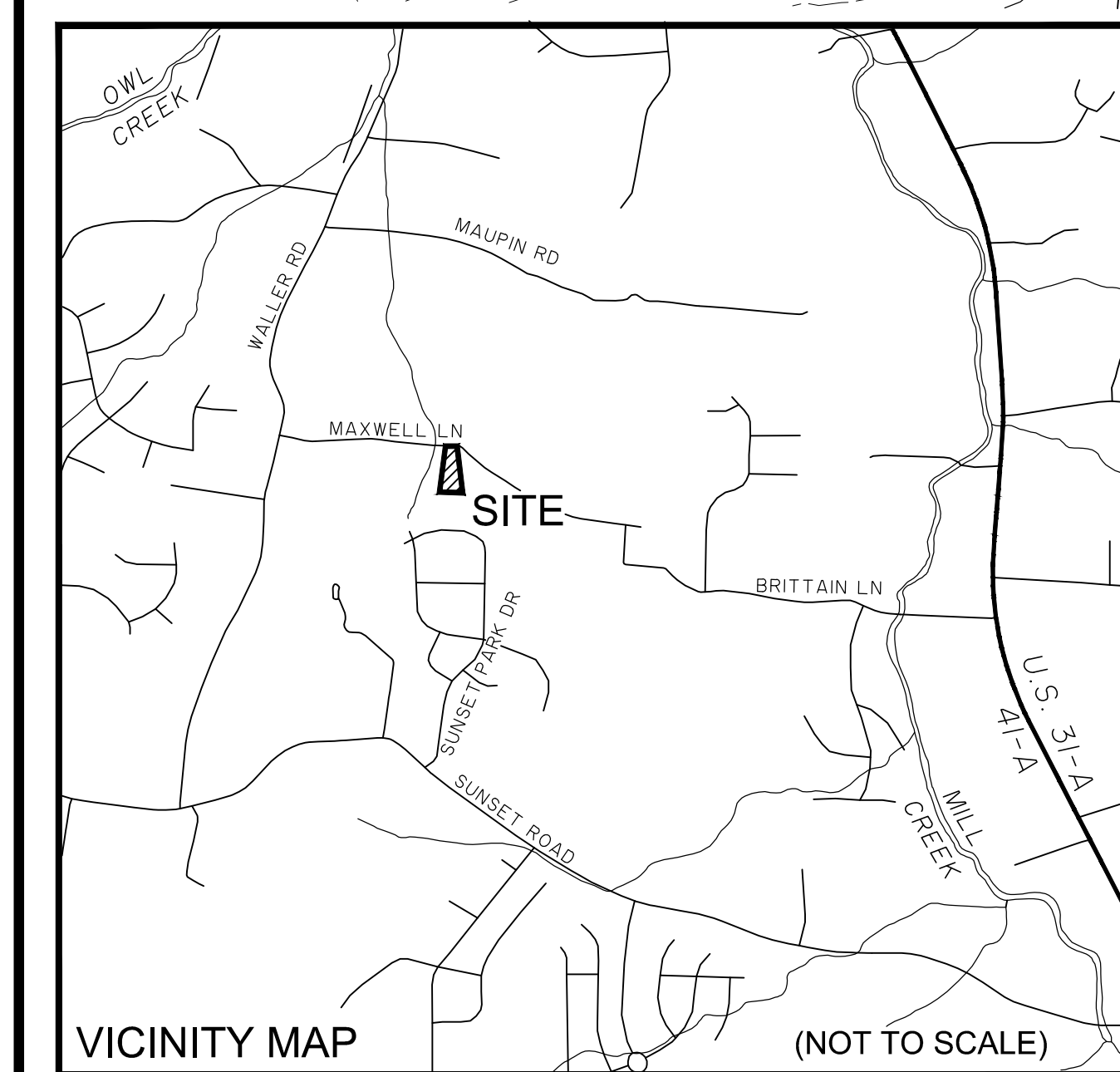


- Legend**
- S ○ SANITARY SEWER W/ MANHOLE
 - W ○ WATER LINE
 - FIRE HYDRANT
 - ⊙ IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
 - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - 1234 STREET ADDRESS
 - STREET TREE
 - ★ STREET LIGHT



Zoning: SR
 Map 33, Parcel 132.06
 Donna M. Fitzpatrick
 Deed Book 4721 Page 883
 R.O.W.C., Tn.

Curve #	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C2	037°01'22"	25.00	16.15	8.37	15.87	N 08°28'54" W
C3	032°03'56"	425.00	237.85	122.13	234.76	S 06°00'11" E
C4	041°24'26"	50.00	36.13	18.90	35.35	N 01°19'56" W
C5	262°49'09"	50.00	229.35	56.69	75.00	N 67°57'42" E
C6	041°24'48"	50.00	36.14	18.90	35.36	S 42°44'29" E
C7	032°03'52"	375.00	209.86	107.76	207.13	S 06°00'09" E
C8	089°18'24"	25.00	38.97	24.70	35.14	S 54°40'59" W

Lot Number	Square Feet	Acres
1	45797	1.051
2	54912	1.261
3	42519	0.976
4	23675	0.543
5	29075	0.667
6	31799	0.730
7	23620	0.542
O.S. "A"	29269	0.672
O.S. "B"	22221	0.510

GENERAL NOTES:

1. PROPERTY MAP 33, PARCEL 132.03 17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
2. SITE IS ZONED SR (SUBURBAN RESIDENTIAL) WITH ANNEXATION BUFFER OVERLAY (ABO)
3. OWNER: ALTON W. MAXWELL AND DEBRA L. MAXWELL 9919 MAXWELL LANE, NOLANSVILLE, TENNESSEE 37135 DEED BK 427, PG 544, R.O.W.C. TENN.
4. DEVELOPER: JACK WIESNER 2575 YORK ROAD NOLANSVILLE, TENNESSEE 37135 (615) 776-2856
5. CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
6. TOTAL NUMBER OF LOTS PROPOSED: 7
7. TOTAL SITE CONTAINS 7.707± ACRES.
8. MINIMUM BUILDING SETBACKS: FRONT = 40' SIDE = 15' (INTERIOR) 20' (EXTERIOR) REAR = 20'
9. MAXIMUM DENSITY PERMITTED: 1.0 du/ac PROPOSED DENSITY: 0.908 du/ac
10. MINIMUM PERMITTED LOT SIZE: 20,000 SQ. FT.
11. SUBJECT PROPERTY IS LOCATED IN ZONE "X" PER F.E.M.A. MAP NO. 47187C0230F, EFFECTIVE DATE SEPTEMBER 29, 2006.
12. ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL".
13. O.S. INDICATES OPEN SPACE. TOTAL OPEN SPACE THIS PLAT: 1182 AC. OR 15.34%
14. ALL LOTS SHALL BE SERVED BY PUBLIC SANITARY SEWER. WATER SERVICE SHALL BE PROVIDED BY NOLANSVILLE / COLLEGE GROVE U.D. SEWER SERVICE SHALL BE PROVIDED BY METRO WATER SERVICES.
15. SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET AS SHOWN ON THIS PLAN.
16. THIS PLAN WAS PREPARED FROM EXISTING FINAL PLAT, PROPERTY MAPS, AND DEEDS OF RECORD AND SHOULD NOT BE REPRESENTED TO BE A LAND SURVEY.
17. CONTOURS w/ 2 FT. INTERVAL TAKEN FROM U.S.G.S. NATIONAL ELEVATION DATASET AND FIELD RUN SURVEY.
18. LOCATION & SIZE OF WATER LINE SUBJECT TO CHANGE BY M.C.G.U.D.
19. 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.
20. LANDSCAPING WILL BE PROVIDED AROUND WATER QUALITY AREAS. STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN.
21. ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
22. MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES FOR ENTIRE DEVELOPMENT SHALL BE 70%.
23. AREA IN R.O.W. = 0.753 AC. ±
24. L.F. ROADWAY = 575 FT

PRELIMINARY PLAT

Jack Wiesner
DEVELOPER
Anderson, Delk, Epps & Associates, Inc.
ENGINEERING/PLANNING/SURVEYING

Alton Maxwell Property
Nolansville, Tennessee

PRELIMINARY PLAT
DATE : 6-26-17
JOB No. 17 - 100
SHEET 1 OF 1