



**General Notes**

- PROPERTY MAP 56, PARCELS 27.01, 44, AND 44.01 17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- PROPERTY OWNER / DEVELOPER: GRANDVIEW EIGHT, GP 777 NOLENSVILLE ROAD #3-B NOLENSVILLE, TN 37135 (615) 776-7375
- ENGINEER / SURVEYOR: ANDERSON, DELK, EPPS & ASSOC. INC. 618 GRASSMERE PARK DRIVE, STE 4 NASHVILLE, TN 37211 (615) 331-0809
- TOTAL NUMBER OF LOTS PROPOSED: 2
- SITE CONTAINS 15.151 ACRES, MORE OR LESS.
- THIS PROPERTY IS LOCATED IN ZONES "AE" AND "X" AS SHOWN ON F.E.M.A. MAP NO. 47187CO 235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- MINIMUM BUILDING SETBACKS: FRONT: 56' SIDE: 5' (INTERIOR) 15' (EXTERIOR) REAR: 20'
- ALL PROPERTY CORNERS AND NEW LOT CORNERS SHALL BE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP) UNLESS OTHERWISE NOTED.
- 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 IF GREATER THAN 1:10,000.
- FLOODPLAIN AND FLOODWAY LINE SHOWN GRAPHICALLY FROM F.E.M.A. MAP NO. 47187CO 235F.
- THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE GROUND SURFACE IS LEFT IN A NATURAL STATE AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITIES.
- USES AS PERMITTED BY ZONING.
- ALL PARKING AND DRIVE AISLES ARE INGRESS AND EGRESS EASEMENTS.
- THERE SHALL BE CROSS PARKING AND SHARED PARKING BETWEEN LOTS 2 AND 3.
- THE APPROVAL BY THE PLANNING COMMISSION OF A SUBDIVISION PLAT SHALL NOT BE DEEMED TO CONSTITUTE OR IMPLY THE ACCEPTANCE BY THE TOWN OF NOLENSVILLE OF ANY PUBLIC WAYS, PLACES, OR IMPROVEMENTS SHOWN ON THE PLAT FOR MAINTENANCE BY THE TOWN.
- NOT ALL UTILITIES WERE PHYSICALLY LOCATED. UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. OTHER UNDERGROUND UTILITIES / STRUCTURES MAY EXIST WHICH ARE NOT SHOWN HEREON.
- STREET ADDRESSES ARE SHOWN THUS: 1234

Map 56, parcel 27  
Williamson County Board of Education  
Deed Book 2105 page 530  
R.O.W.C. Tenn.

**Legend**

- 8" S - SANITARY SEWER W/ MANHOLE
- 8" W - WATER LINE
- 8" - 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
- 1234 - STREET ADDRESS

**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 COMMON AREAS DEDICATION**

GRANDVIEW EIGHT GP  
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:  
YAZDIAN SUBDIVISION  
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 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. 3946, Page 542 and Book No. 4985, page 397, 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 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 "Yazdian Subdivision", 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

**CERTIFICATE 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 "YAZDIAN SUBDIVISION" 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.

Secretary, Planning Commission \_\_\_\_\_

This approval shall be invalid if Plat is not recorded by Date \_\_\_\_\_

**Bulk Regulations**  
CS ZONING - ECO DISTRICT

MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM STREET FRONTAGE	100 FT
MINIMUM FRONT SETBACK	56'
MINIMUM SIDE SETBACK	5' - INTERIOR 15' - EXTERIOR
MINIMUM REAR SETBACK	20'
MINIMUM FLOOR AREA RATIO	1.0
MAXIMUM HEIGHT	35'

**Phase Two**  
**Yazdian Subdivision**  
CS Commercial Subdivision

**FINAL SUBDIVISION PLAT**

**TOWN OF NOLENSVILLE PLANNING COMMISSION**

TOTAL ACRES 15.151± TOTAL LOTS 2  
ACRES NEW ROADS 0.000 FEET NEW ROADS 0

OWNER GRANDVIEW EIGHT GP CIVIL DISTRICT 17TH  
SURVEYOR ANDERSON, DELK, EPPS & ASSOC. CLOSURE ERROR 1:10,000±

SCALE: 1" = 60'

DATE FEBRUARY 24, 2014