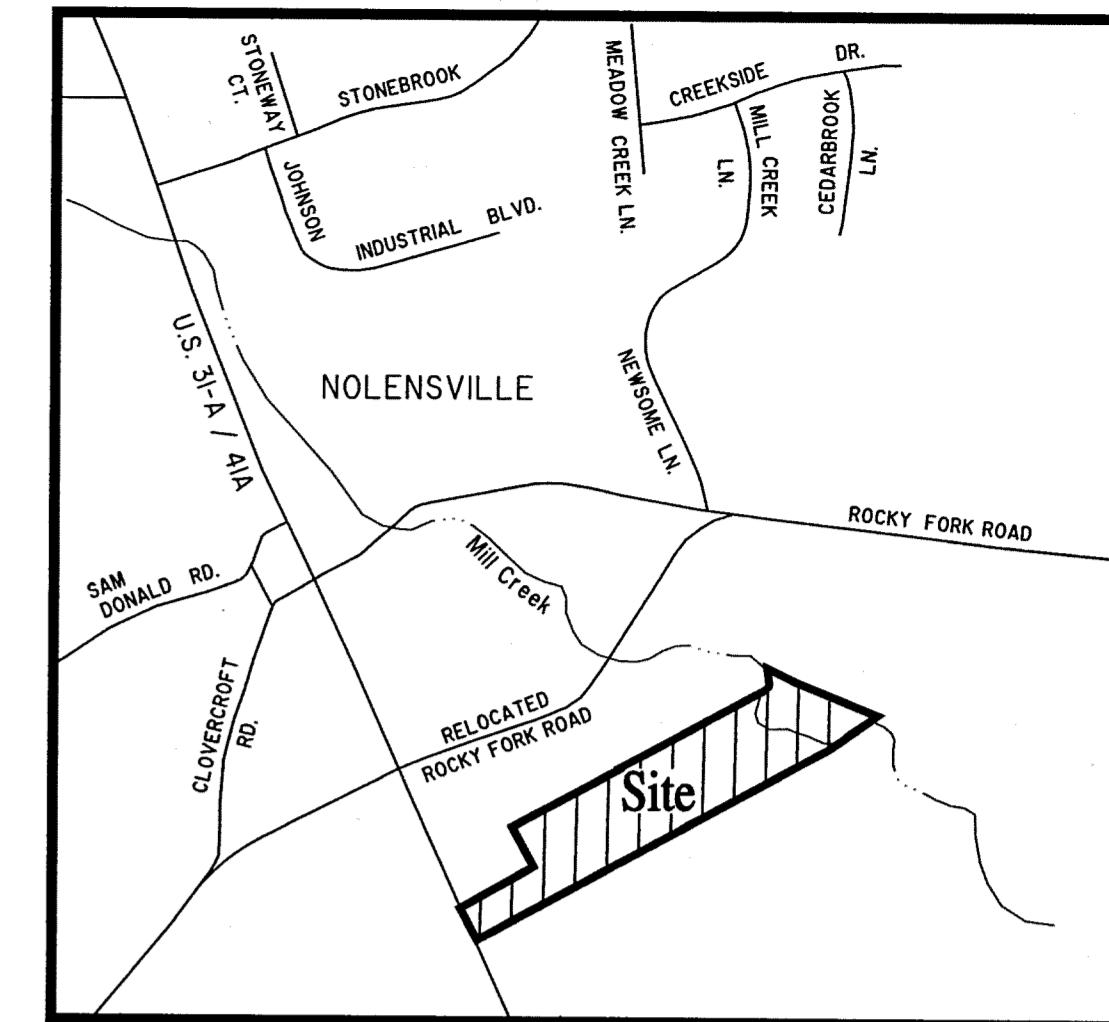
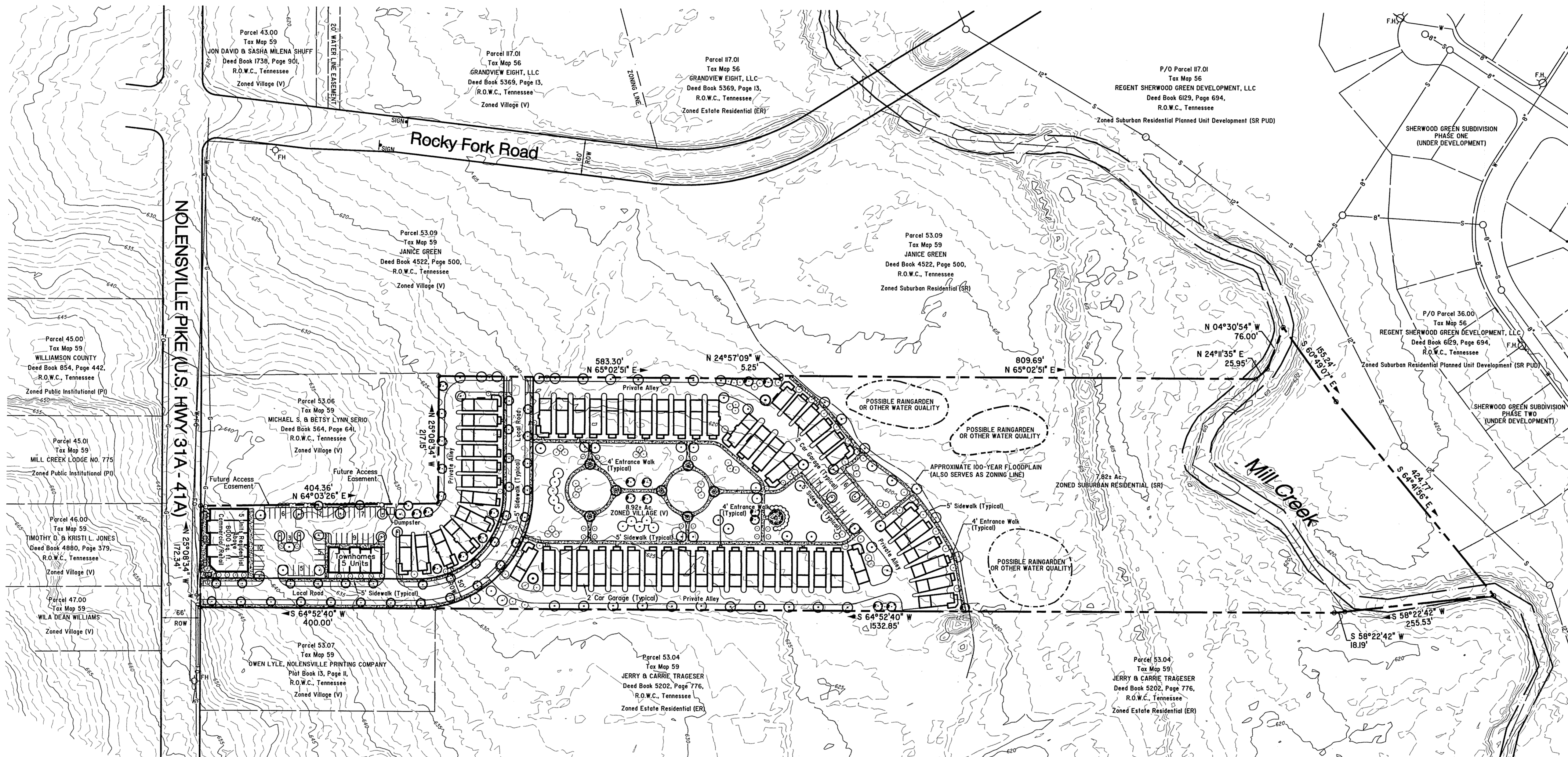
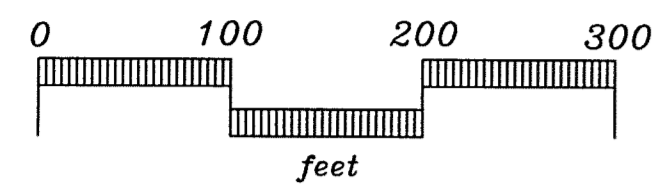


TENNESSEE COORDINATE SYSTEM OF 1983



VICINITY MAP (not to scale)

Plan Data

Property map 59, Parcel 53.05 and Property Map 57, P/O Parcel 36.00

Site Area: 16.74± Ac.

Existing Zoning: 8.92± Ac. Village (V)
7.82± Ac. Suburban Residential (SR)
16.74± Total Acres

Number of Units Proposed : 68 Units

Minimum Open Space: N/A

Area in Roadway: 0.96± Ac.

Density Permitted: 8.92± Ac. (V) at 6 Units/Acre = 53.5 Units
7.82± Ac. (SR) at 1.8 Units/Acre = 14.1 Units
Total = 67.6 or 68 Units

Density Proposed For Total Site: 68 Units/16.74± Ac. = 4.06 Units/Ac.

Proposed Minimum Building Setbacks (Village Zoning):
Front on Local Road (max/min): 10 ft./5 ft.
Front on Nolensville Pike (max/min): 15 ft./5 ft.
Side Yard (Interior): 3 ft.
Side Yard (Exterior): 5 ft.
Rear Yard: 10 ft.

Max First Floor Area (Non-Residential): 8,000 Square Feet

Max Impervious Surface Ratio (ISR) (Non-Residential, Mixed Use): 0.60

Floor Area Ratio (FAR) (Non-Residential and Mixed Use): 0.35

All detached units shall have a two car garage.

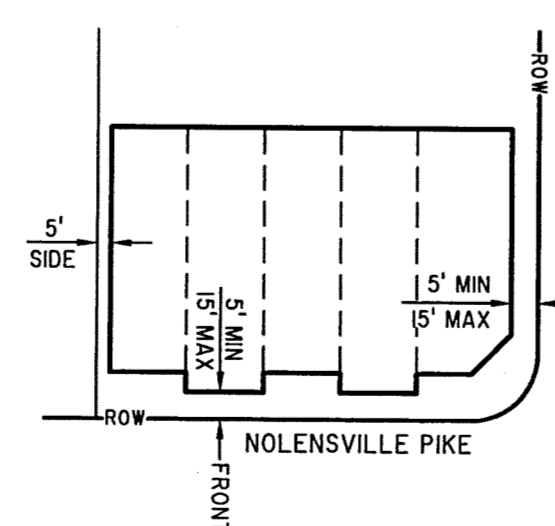
Garages shall be setback a minimum of 5 feet from drives and alleys.

All units are required to have two off-street parking spaces.

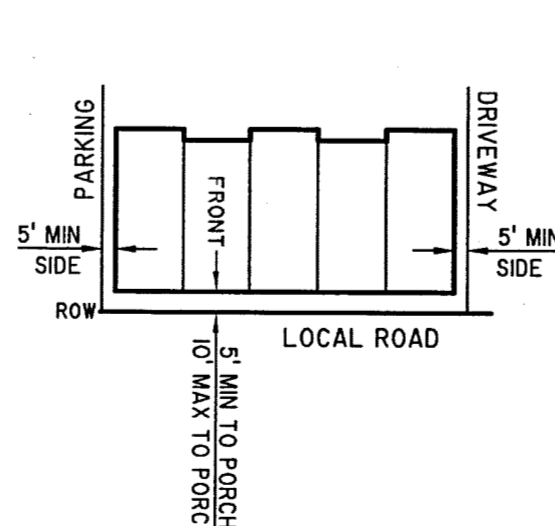
Trees are to be preserved in this development. The mature trees present on the site shall be preserved as much as possible during the construction process.

NOTES:

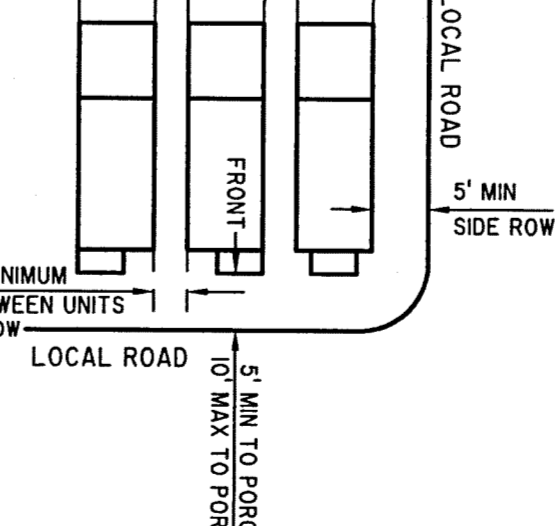
1. THE PURPOSE OF THIS PLAN IS TO CREATE A 68 UNIT MIXED USE COMMUNITY.
2. SITE CONTAINS 16.74± ACRES.
3. SITE IS LOCATED ON PROPERTY MAP 59, PARCEL 53.05 AND PROPERTY MAP 57, P/O PARCEL 36.00.
4. PROPERTY OWNER: GRANDVIEW EIGHT, LLC DEED BK 5369, PAGE 13
5. DEVELOPERS: GRANDVIEW EIGHT, LLC 7177 NOLENSVILLE ROAD B-3 NOLENSVILLE, TN 37135 CONTACT: FRED YAZDIAN (615) 776-7375
6. SURVEYOR/ENGINEER: ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 PHONE: (615) 331-0809 FAX: (615) 331-0110 E-MAIL: ANDERSONDELK@BELLSOUTH.NET
7. PROPERTY IS LOCATED IN ZONES "AE" AND "X" PER F.E.M.A. MAP No. 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
8. WATER SERVICE TO BE PROVIDED BY NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT. SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE WATER & SEWERAGE SERVICES.
9. 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.
10. PROPERTY WILL BE DEVELOPED IN PHASES, WHICH WILL BE DETERMINED FURTHER IN THE DEVELOPMENT PROCESS. PHASE LINES ARE SUBJECT TO CHANGE.
11. DEVELOPMENT SCHEDULE SHALL BE MARKET DRIVEN.



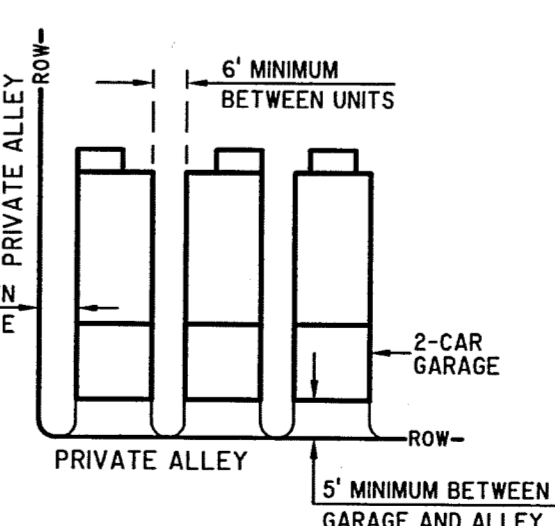
TYPICAL BUILDING DETAIL COMMERCIAL / RESIDENTIAL / FLATS N.T.S.



TYPICAL BUILDING DETAIL TOWNHOMES N.T.S.



TYPICAL BUILDING DETAIL ALONG LOCAL ROAD N.T.S.



TYPICAL BUILDING DETAIL ALONG ALLEY N.T.S.

Sketch Plan Sheet 2 of 2

Green Brook

Town of Nolensville, Tennessee
17th Civil District, Williamson County

Prepared for
Grandview Eight, LLC

Date: February 27, 2014 Scale: 1" = 100'

Anderson, Delk, Epps & Associates, Inc.
618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

