

**GENERAL NOTES:**

- PROPERTY MAP 56, PARCELS 27.01, 44, AND 44.01  
17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- OWNER/DEVELOPER: GRANDVIEW EIGHT GP  
7177 NOLENSVILLE ROAD #3-B  
NOLENSVILLE, TENNESSEE 37135  
(615) 776-7375  
DEED BOOK 3946, PAGE 542 R.O.W.C.  
DEED BOOK 4985, PAGE 397 R.O.W.C.
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC.  
618 GRASSMERE PARK DRIVE, SUITE 4  
NASHVILLE, TN 37211  
(615) 331-0809
- EXISTING ZONING: CS (COMMERCIAL SERVICES)  
WITHIN THE COMMERCIAL CORRIDOR OVERLAY DISTRICT (CCO)
- DEVELOPED AREA : 1.316 ± AC.
- 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'
- PROPOSED USES: AS PERMITTED BY ZONING.
- PARKING PROVIDED LOT 3: 39 SPACES (INCLUDING 2 HANDICAP ACCESSIBLE SPACES)
- THERE SHALL BE CROSS PARKING AND SHARED PARKING BETWEEN ALL LOTS WITHIN PHASES 1 & 2.
- MAXIMUM ISR: 0.80  
PROPOSED ISR: 0.65
- ALL PARKING AND DRIVE AISLES ARE INGRESS AND EGRESS EASEMENTS.
- LOT 3 SHALL SHARE ACCESS WITH THE EXISTING DUMPSTER LOCATED CURRENTLY IN USE BY LOT 2
- FLOODPLAIN LINE SHOWN BASED ON 100YR FLOOD ELEVATION OF 583± AS SHOWN ON FEMA MAP NO. 47187CO 235F.

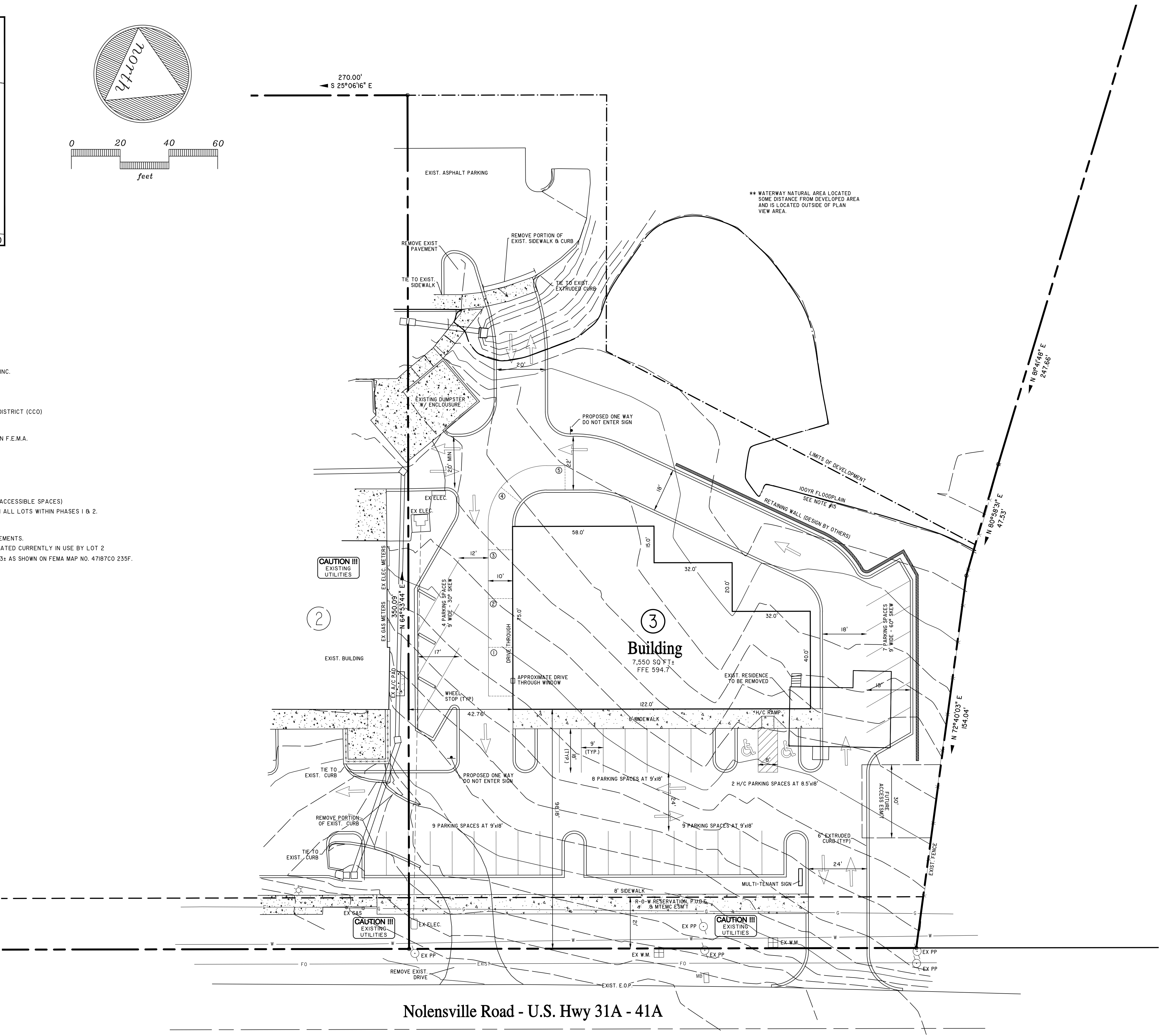
**Bulk Regulations**

CS ZONING - CCO 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'
MAXIMUM FLOOR AREA RATIO	1.0
MAXIMUM HEIGHT	35'

**Estimated Parking**

PERSONAL / BUSINESS SERVICES : 3,000 Sq Ft. = 9 PARKING  
 RESTAURANT / FAST FOOD : 1600 Sq Ft. = 13 PARKING  
 40 SEATS  
 RETAIL / MEDICAL : 2,950 Sq Ft. = 15 PARKING  
 TOTAL = 37 PARKING  
 PROVIDED = 39 PARKING



Nolensville Road - U.S. Hwy 31A - 41A

**SITE PLAN**

**Grandview Eight G.P.**  
DEVELOPER

**Anderson, Delk, Epps & Associates Inc.**  
ENGINEERING/PLANNING/SURVEYING  
618 GRASSMERE PARK DRIVE / SUITE 4  
NASHVILLE, TENNESSEE 37211



**Phase 2, Lot 3**  
**Yazdian Subdivision**  
TOWN OF NOLENSVILLE, TENNESSEE