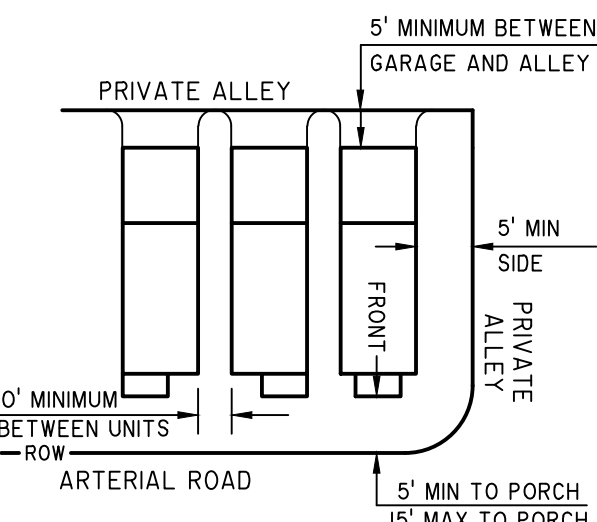
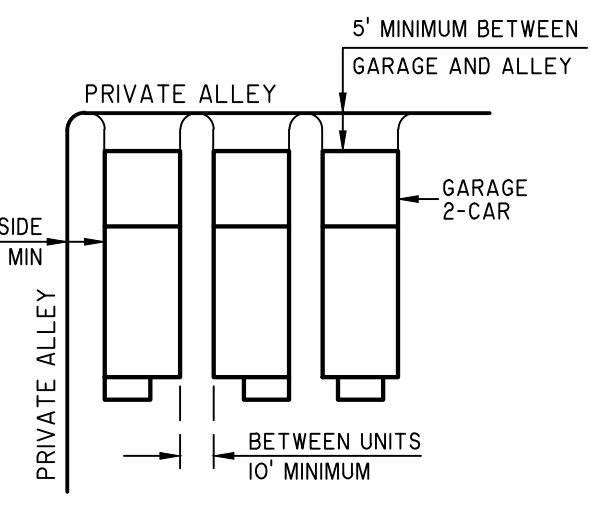


TYPICAL BUILDING DETAIL ATTACHED FACING LOCAL ROAD

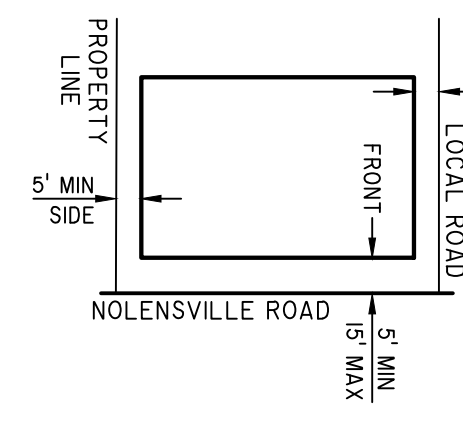
TYPICAL BUILDING DETAIL ATTACHED ALONG ALLEY FACING OPEN SPACE



TYPICAL BUILDING DETAIL DETACHED ALONG LOCAL ROAD



TYPICAL BUILDING DETAIL DETACHED ALONG LOCAL ROAD



TYPICAL BUILDING DETAIL COMMERCIAL

CURVE TABLE						
CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	005° 40' 17"	270.00	26.73	13.37	26.71	N62° 01' 18"E
C2	097° 01' 28"	175.00	296.34	197.89	262.18	N10° 40' 25"E
C3	012° 41' 45"	300.00	66.48	33.37	66.34	S3° 29' 26"E
C4	005° 40' 17"	245.00	24.25	12.14	24.24	N62° 01' 18"E
C5	005° 40' 17"	295.00	29.20	14.61	29.19	N62° 01' 18"E
C6	097° 01' 28"	150.00	254.01	169.62	224.73	N10° 40' 25"E
C7	072° 29' 35"	200.00	253.05	146.63	236.50	S0° 35' 32"E
C8	012° 41' 45"	325.00	72.02	36.16	71.87	S3° 29' 26"E
C9	012° 41' 45"	275.00	60.94	30.59	60.81	S3° 29' 26"E
C10	077° 09' 37"	25.00	33.67	19.94	31.81	S03° 55' 33"E
C11	047° 41' 16"	25.00	20.81	11.05	20.21	S83° 01' 47"W

Site Data

VILLAGE DISTRICT - MIXED USE

- SITE AREA : 18.352 Ac. ± (799,402 SQ. FT.)
- RESTAURANT/COMMERCIAL/RETAIL/OFFICE : 13,000 SQ. FT.
- SINGLE FAMILY DETACHED WITH 2-CAR GARAGES : 36 UNITS
- SINGLE FAMILY ATTACHED WITH 2-CAR GARAGES : 42 UNITS
- SURFACE PARKING : 91 SPACES
- GARAGE PARKING : 156 SPACES

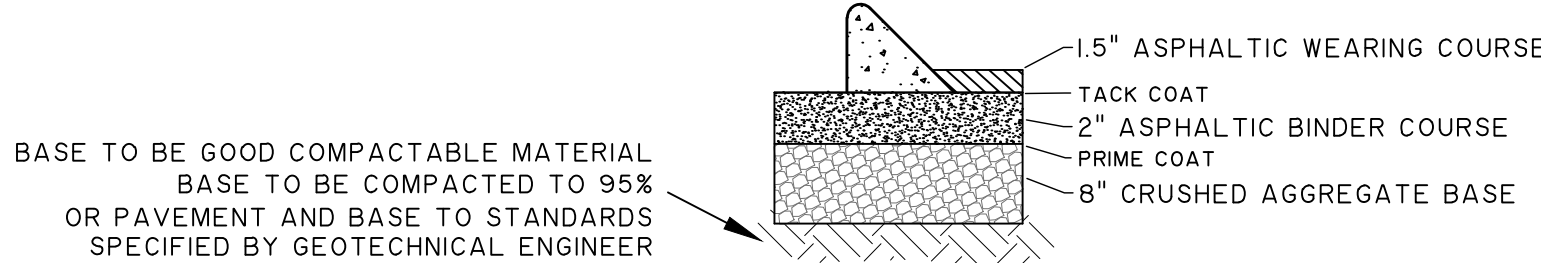
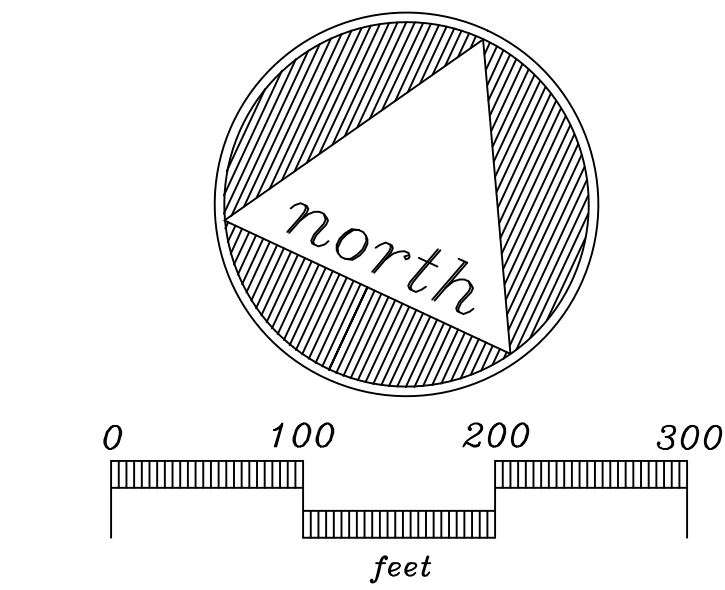
Bulk Regulations

VILLAGE (V) ZONING

MAXIMUM GROSS DENSITY (RESIDENTIAL ONLY)	6 UNITS PER ACRE
FRONT SETBACK	5' MIN. (ARTERIAL) 15' MAX (ARTERIAL) 5' MIN. (LOCAL) 10' MAX (LOCAL)
MINIMUM SIDE SETBACK	3' (INTERIOR) 5' (EXTERIOR)
MINIMUM REAR SETBACK	10'
MAXIMUM FIRST FLOOR AREA (NON-RESIDENTIAL)	8,000 SQUARE FEET
MAXIMUM HEIGHT	35'
MAXIMUM I.S.R.	0.60
MAXIMUM F.A.R.	0.35

GENERAL NOTES:

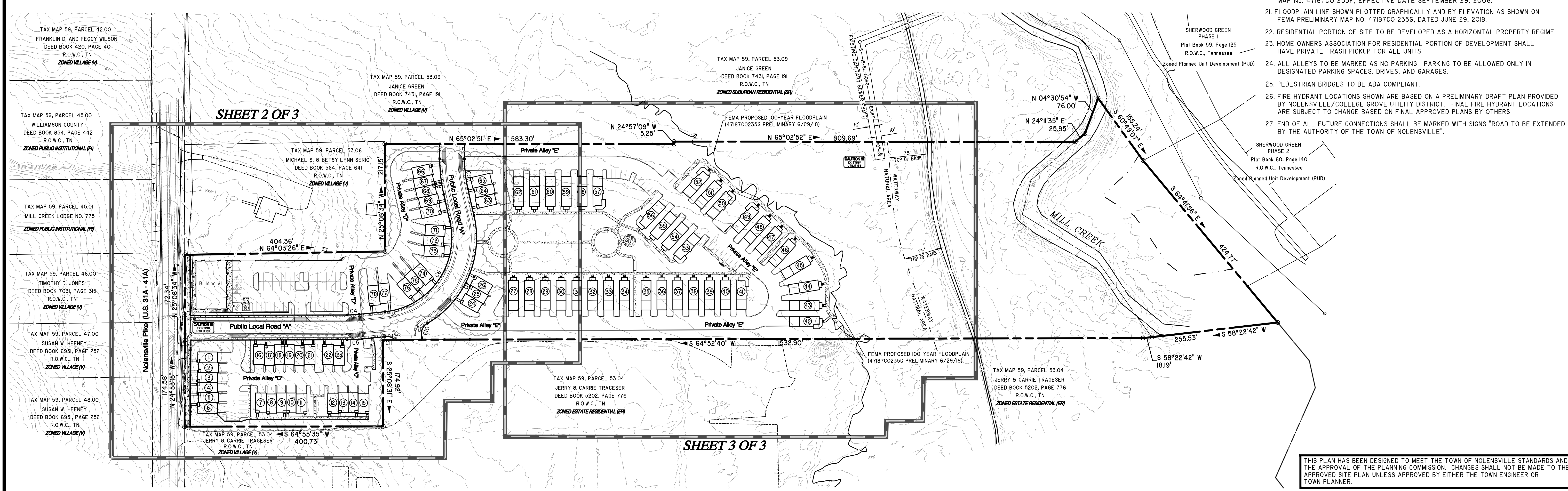
- PROPERTY MAP 58, PARCEL 34.08
PROPERTY MAP 59, PARCELS 53.05 & 53.07
17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- OWNERS:
MAP 58 - PARCEL 34.08
GRANDVIEW EIGHT, LLC
7175 NOLENSVILLE ROAD #207
NOLENSVILLE, TN 37135
DEED BOOK 5369, PAGE 13, R.O.W.C.
MAP 59 - PARCEL 53.05
GRANDVIEW EIGHT, LLC
7175 NOLENSVILLE ROAD #207
NOLENSVILLE, TN 37135
DEED BOOK 5369, PAGE 13, R.O.W.C.
MAP 59 - PARCEL 53.07
RAJ HOLDINGS, LLC
7175 NOLENSVILLE RD - SUITE 207
NOLENSVILLE, TN 37135
DEED BOOK 6997, PAGE 26, R.O.W.C.
- DEVELOPER: GRANDVIEW EIGHT, LLC
7175 NOLENSVILLE RD - SUITE 207
NOLENSVILLE, TN 37135
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC.
618 GRASSMERE PARK DRIVE, SUITE 4
NASHVILLE, TN 37211
(615) 331-0809
- EXISTING ZONING: V (VILLAGE) AND SUBURBAN RESIDENTIAL (SR)
- SITE CONTAINS 18.352 Ac. ± (799,402 SQ. FT.)
10.781 Ac. (469,615 SQ. FT.) - VILLAGE (V)
7.571 Ac. (329,787 SQ. FT.) - SUBURBAN RESIDENTIAL (SR)
18.352± TOTAL ACRES
78 UNITS/18.352± Ac. = 4.25 UNITS/AC.
- PROPOSED DENSITY FOR TOTAL SITE:
- AREA WITHIN 100-YR FLOODPLAIN = 7.571± Ac.
- PROPOSED USES: RESTAURANT / RESIDENTIAL / RETAIL / OFFICE / OTHER USES AS PERMITTED IN VILLAGE ZONING
- MAXIMUM ISR: 0.60
PROPOSED ISR: 0.21
- MAXIMUM FAR: 0.35
PROPOSED FAR: 0.23
- MINIMUM BUILDING SETBACKS (VILLAGE ZONING):
FRONT ON LOCAL ROAD (MAX / MIN): 10 FEET / 5 FEET
FRONT ON NOLENSVILLE PIKE (MAX / MIN): 15 FEET / 5 FEET
SIDE YARD (INTERIOR): 3 FEET
(MIN. 10' BETWEEN RESIDENTIAL BUILDINGS)
SIDE YARD (EXTERIOR): 5 FEET
REAR YARD: 10 FEET
- PARKING PROVIDED : 247 SPACES (INCLUDING HANDICAP ACCESSIBLE SPACES)
RESIDENTIAL (2-CAR GARAGES) 156 SPACES
SURFACE PARKING 91 SPACES
TOTAL PARKING SPACES 247 SPACES
- ALL UNITS SHALL HAVE A TWO-CAR GARAGE
- GARAGES SHALL BE SETBACK A MINIMUM OF 5- FEET FROM DRIVES AND ALLEYS.
- ALL BUILDINGS ARE PROPOSED.
- BUILDING FLOOR AREA: SEE SITE DATA
- ALL PARKING AND DRIVE AISLES ARE INGRESS AND EGRESS EASEMENTS.
- SIDEWALK TO BE INSTALLED ALONG NOLENSVILLE PIKE ROAD FRONTAGE.
- 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.
- FLOODPLAIN LINE SHOWN PLOTTED GRAPHICALLY AND BY ELEVATION AS SHOWN ON FEMA PRELIMINARY MAP NO. 47187CO 235F, DATED JUNE 29, 2018.
- RESIDENTIAL PORTION OF SITE TO BE DEVELOPED AS A HORIZONTAL PROPERTY REGIME
- HOME OWNERS ASSOCIATION FOR RESIDENTIAL PORTION OF DEVELOPMENT SHALL HAVE PRIVATE TRASH PICKUP FOR ALL UNITS.
- ALL ALLEYS TO BE MARKED AS NO PARKING. PARKING TO BE ALLOWED ONLY IN DESIGNATED PARKING SPACES, DRIVES, AND GARAGES.
- PEDESTRIAN BRIDGES TO BE ADA COMPLIANT.
- FIRE HYDRANT LOCATIONS SHOWN ARE BASED ON A PRELIMINARY DRAFT PLAN PROVIDED BY NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT. FINAL FIRE HYDRANT LOCATIONS ARE SUBJECT TO CHANGE BASED ON FINAL APPROVED PLANS BY OTHERS.
- END OF ALL FUTURE CONNECTIONS SHALL BE MARKED WITH SIGNS "ROAD TO BE EXTENDED BY THE AUTHORITY OF THE TOWN OF NOLENSVILLE".



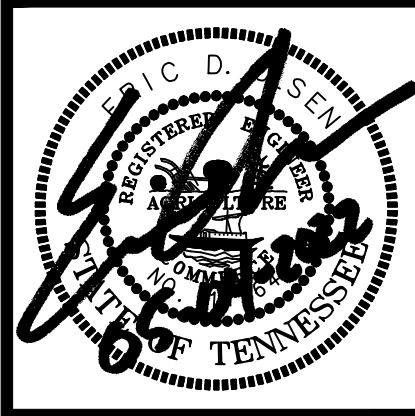
PAVEMENT DETAIL
n.t.s.

NOTE: ALL PAVEMENT THICKNESSES LISTED ARE AT FULL COMPACTION OF MATERIAL
SEE TURN LANE PLAN FOR NOLENSVILLE PIKE PAVEMENT SECTION

See Sheets 2 of 3 and 3 of 3 for Detailed Plan



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



Greenbrook South
NOLENSVILLE, TENNESSEE

SITE PLAN
DATE: 11-01-19
JOB No. 14-149
SHEET 1 OF 3

THIS PLAN HAS BEEN DESIGNED TO MEET THE TOWN OF NOLENSVILLE STANDARDS AND THE APPROVAL OF THE PLANNING COMMISSION. CHANGES SHALL NOT BE MADE TO THE APPROVED SITE PLAN UNLESS APPROVED BY EITHER THE TOWN ENGINEER OR TOWN PLANNER.

REVISIONS: 01-20 BUILDINGS AS PER DEVELOPER 02-20-20 AS PER TOWN OF NOLENSVILLE
03-20-20 AS PER TOWN OF NOLENSVILLE 04-22-20 AS PER TOWN OF NOLENSVILLE
05-13-20 AS PER TOWN OF NOLENSVILLE 02-16-22 REVISED BUILDINGS

TAX MAP 59, PARCEL 45.00
WILLIAMSON COUNTY
DEED BOOK 854, PAGE 442
R.O.W.C., TN
ZONED PUBLIC INSTITUTIONAL (PI)

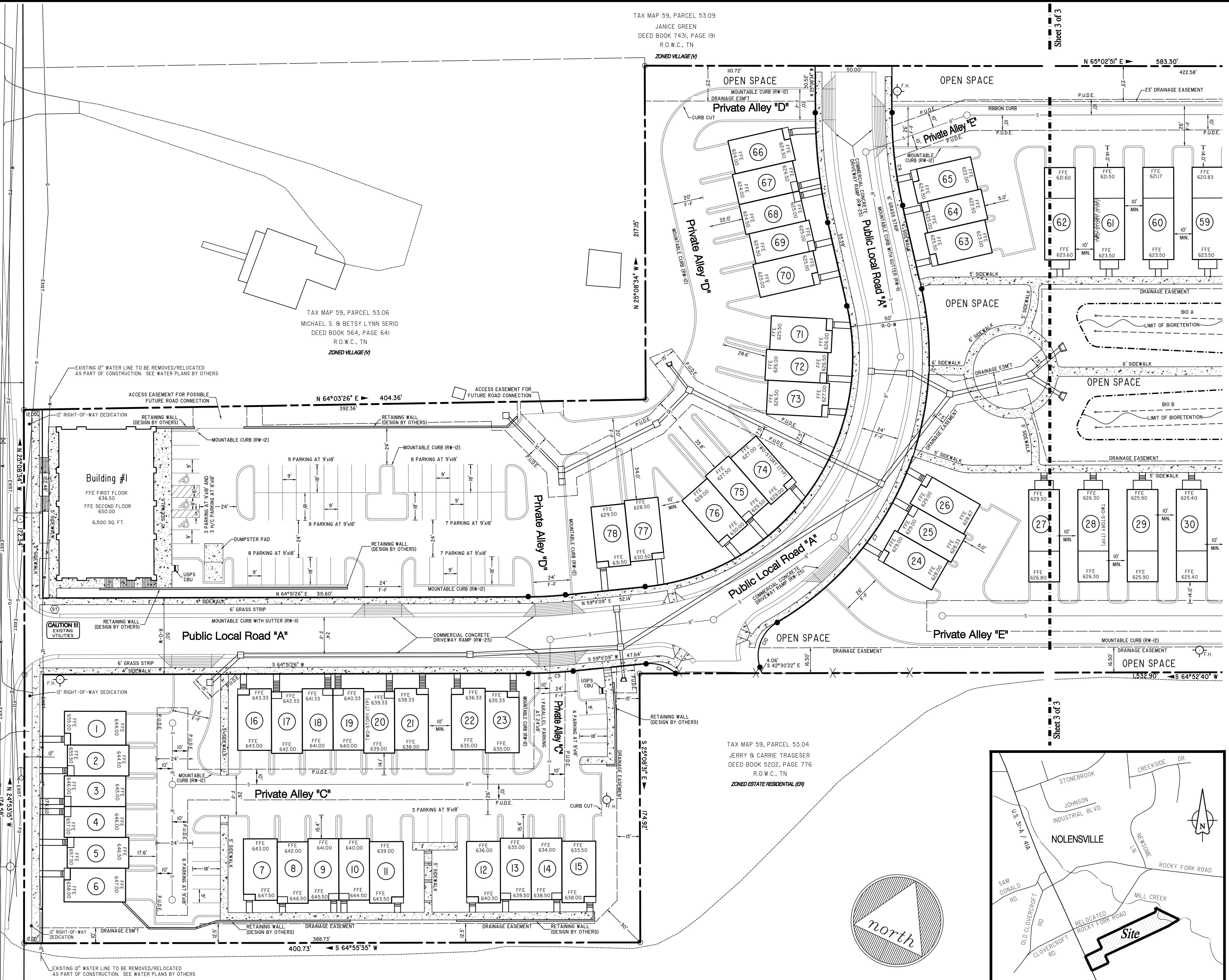
TAX MAP 59, PARCEL 45.01
MILL CREEK LODGE NO. 775
ZONED PUBLIC INSTITUTIONAL (PI)

TAX MAP 59, PARCEL 46.00
TIMOTHY D. JONES
DEED BOOK 7031, PAGE 315
R.O.W.C., TN
ZONED VILLAGE (V)

TAX MAP 59, PARCEL 47.00
SUSAN W. HEENEY
DEED BOOK 6951, PAGE 252
R.O.W.C., TN
ZONED VILLAGE (V)

TAX MAP 59, PARCEL 48.00
SUSAN W. HEENEY
DEED BOOK 6951, PAGE 252
R.O.W.C., TN
ZONED VILLAGE (V)

Nolensville Pike (U.S. 31A - 41A)



TAX MAP 59, PARCEL 53.09
JANICE GREEN
DEED BOOK 7431, PAGE 191
R.O.W.C., TN
ZONED VILLAGE (V)

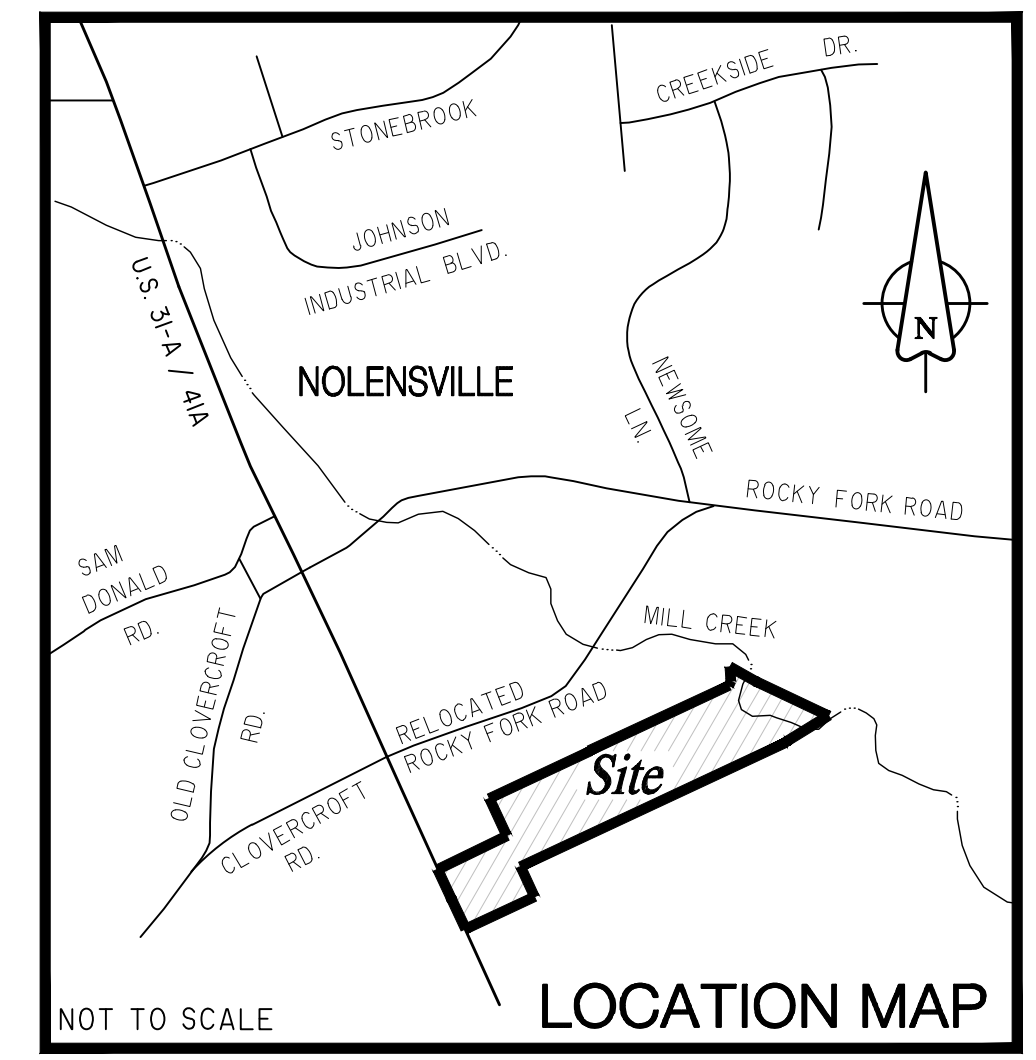
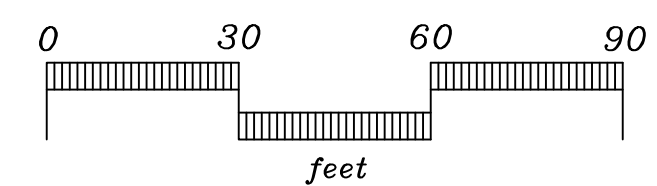
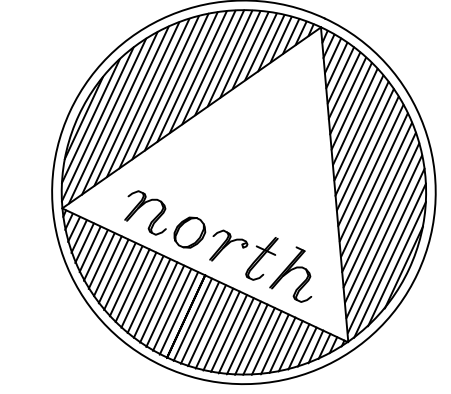
TAX MAP 59, PARCEL 53.06
MICHAEL S. & BETSY LYNN SERIO
DEED BOOK 564, PAGE 641
R.O.W.C., TN
ZONED VILLAGE (V)

TAX MAP 59, PARCEL 53.04
JERRY & CARRIE TRAGESER
DEED BOOK 5202, PAGE 776
R.O.W.C., TN
ZONED ESTATE RESIDENTIAL (ER)

TAX MAP 59, PARCEL 53.04
JERRY & CARRIE TRAGESER
DEED BOOK 5202, PAGE 776
R.O.W.C., TN
ZONED VILLAGE (V)

Sheet 3 of 3

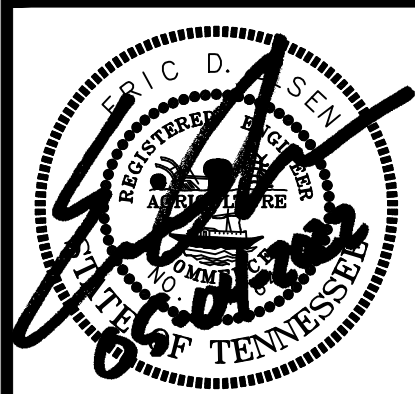
Sheet 3 of 3



SITE PLAN

Grandview Eight, LLC
DEVELOPER

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ENGINEERING/PLANNING/SURVEYING
618 GRASSMERE PARK DRIVE / SUITE 4
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Greenbrook South

NOLENSVILLE, TENNESSEE

SITE PLAN
DATE: 11-01-19
JOB No. 14-149
SHEET 2 OF 3

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05-13-20 AS PER TOWN OF NOLENSVILLE 02-16-22 REVISED BUILDINGS

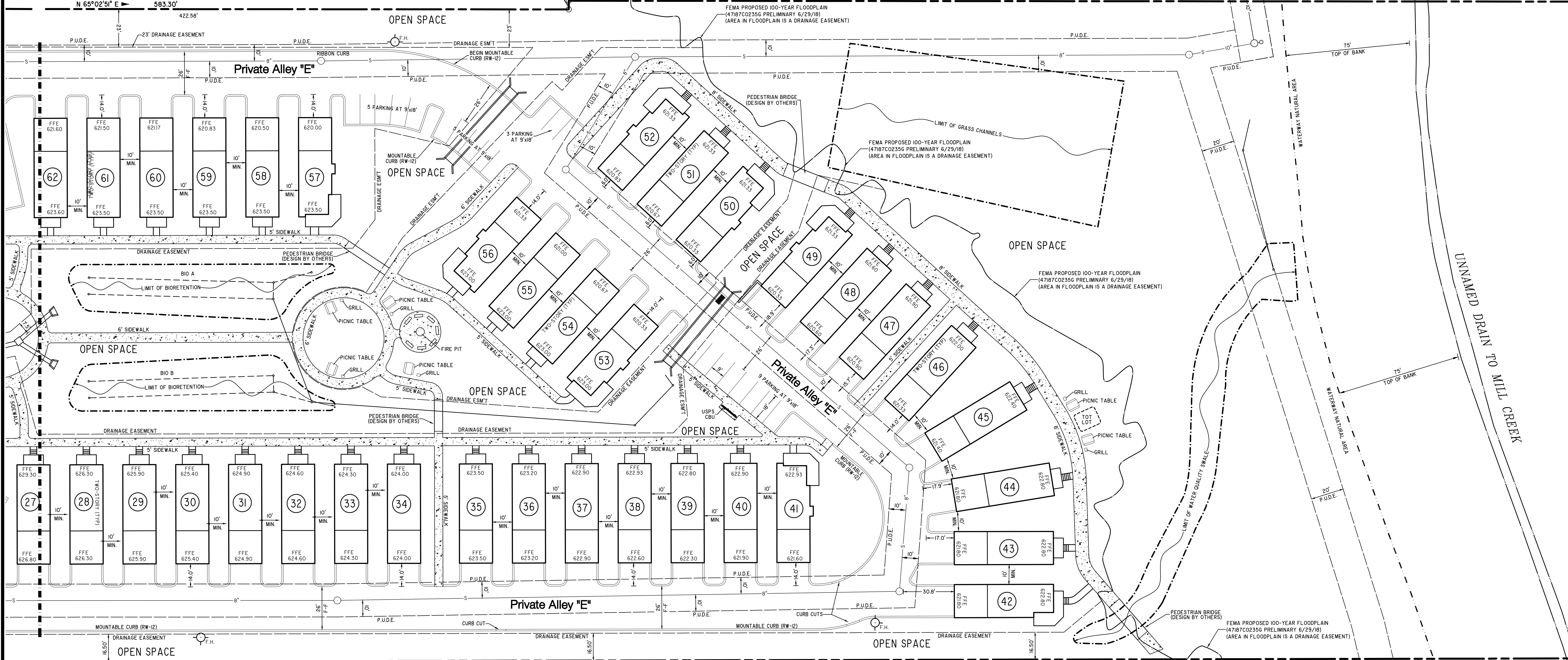
Sheet 5 of 3

TAX MAP 59, PARCEL 53.09
JANICE GREEN
DEED BOOK 7431, PAGE 191
R.O.W.C., TN
ZONED SUBURBAN RESIDENTIAL (SR)

TAX MAP 59, PARCEL 53.09
JANICE GREEN
DEED BOOK 7431, PAGE 191
R.O.W.C., TN
ZONED SUBURBAN RESIDENTIAL (SR)

N 24°57'09" W
5.25'

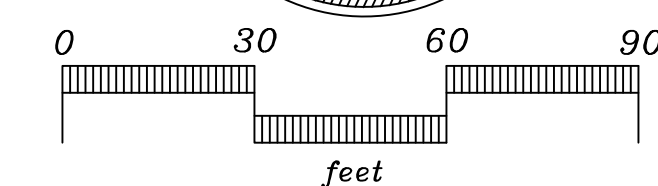
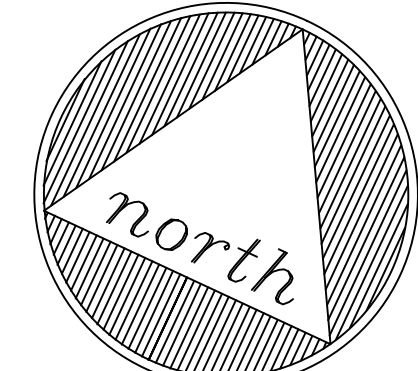
N 65°02'52" E
809.69'



CAUTION III
EXISTING UTILITIES

Sheet 5 of 3

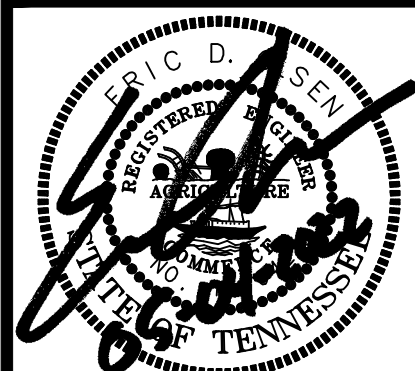
TAX MAP 59, PARCEL 53.04
JERRY B. CARRIE TRAGESER
DEED BOOK 5202, PAGE 776
R.O.W.C., TN
ZONED ESTATE RESIDENTIAL (ER)



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SITE PLAN

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NASHVILLE, TENNESSEE 37211



Greenbrook South

NOLENSVILLE, TENNESSEE

SITE PLAN
DATE: 11-01-19
JOB No. 14-149
SHEET 3 OF 3

REVISIONS: 01-20 BUILDINGS AS PER DEVELOPER 02-20-20 AS PER TOWN OF NOLENSVILLE
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05-13-20 AS PER TOWN OF NOLENSVILLE 02-16-22 REVISED BUILDINGS