

SURVEYOR'S NOTES:

- The purpose of this plat is to create (11) lots and Summit Boulevard Right Of Way.
- The utility information shown hereon was taken from actual field evidence, utility agency records and any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.
- The property shown hereon is located within the City of Hendersonville, City limits and Sumner County, Tennessee. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, landscaping, radiation, illumination, setback provisions, etc., are subject to Zoning Regulations as interpreted and regulated by the Planning Division. The Current Zoning is General Commercial and Industrial.
- The total area of the Development as shown hereon is ±36.01 acres or 1,568,545 square feet.
- This property is currently identified as Parcels 005.01 on Tax Map No. 160M Group A. For designation shown thus (XX.XX) indicates Parcel Numbers for said map.
- Bearings shown hereon are based on the Stamped Boundary Survey by J. Bruce Rainey, Surveyor #823 entitled "Realty Trust" dated July 1, 2008, revised June 7, 2013.
- Elevations shown hereon are based on NAVD 88.
- Plat prepared from boundary information taken from the Stamped Boundary Survey by J. Bruce Rainey, Surveyor #823 entitled "Realty Trust" dated July 1, 2008, revised June 7, 2013.
- All construction is to be in accordance with the City of Hendersonville's Construction Manual.
- Hendersonville Minimum Yard Requirements:

Front	Zoning GC - 30'	Zoning I - 30'
Side Street	Zoning GC - 30'	Zoning I - 30'
Side	Zoning GC - 0'	Zoning I - 0'
Rear	Zoning GC - 20'	Zoning I - 30'
- Water Quality/Detention to be provided on each individual lot.
- *Must conform to City's building and fire code.

PLAT NOTES:

- This development is to be served by PUBLIC WATER which is provided by Hendersonville Utility District and PUBLIC SEWER which is provided by Hendersonville Utility District.
- All setback and open spaces are also Public Utility and Drainage Easements.
- The developer is responsible for providing LED street lights and all associated cost.
- All lots shall be graded so that no increase in storm water runoff will occur in adjacent properties.
- Public utility easements where shown hereon are intended to indicate an easement for construction, operation and maintenance of public utilities including, but not limited to, sanitary sewers, water lines, telephone signal conduits, electric conductors, and natural gas lines. Drainage easements are intended to indicate an easement for construction and maintenance of drainage facilities. The maintenance of drainage facilities is the responsibility of the owner of the property whereon such facilities are located.
- If the plat requires street name signs, no building permit shall be issued for any lot shown on the plat until street names, regulatory signs and warning signs are installed and verified by the City Engineer or Road Superintendent.
- Access to lot 1 will be obtained through the proposed access easement as shown.
- Access to lots 2, 3, and 4 will be obtained through an access easement along one of the possible future access routes which will be established with the Final Plat.
- Access to New Shackle Island Road is limited to Summit Boulevard and the lot 2 access easement.

SITE AREAS

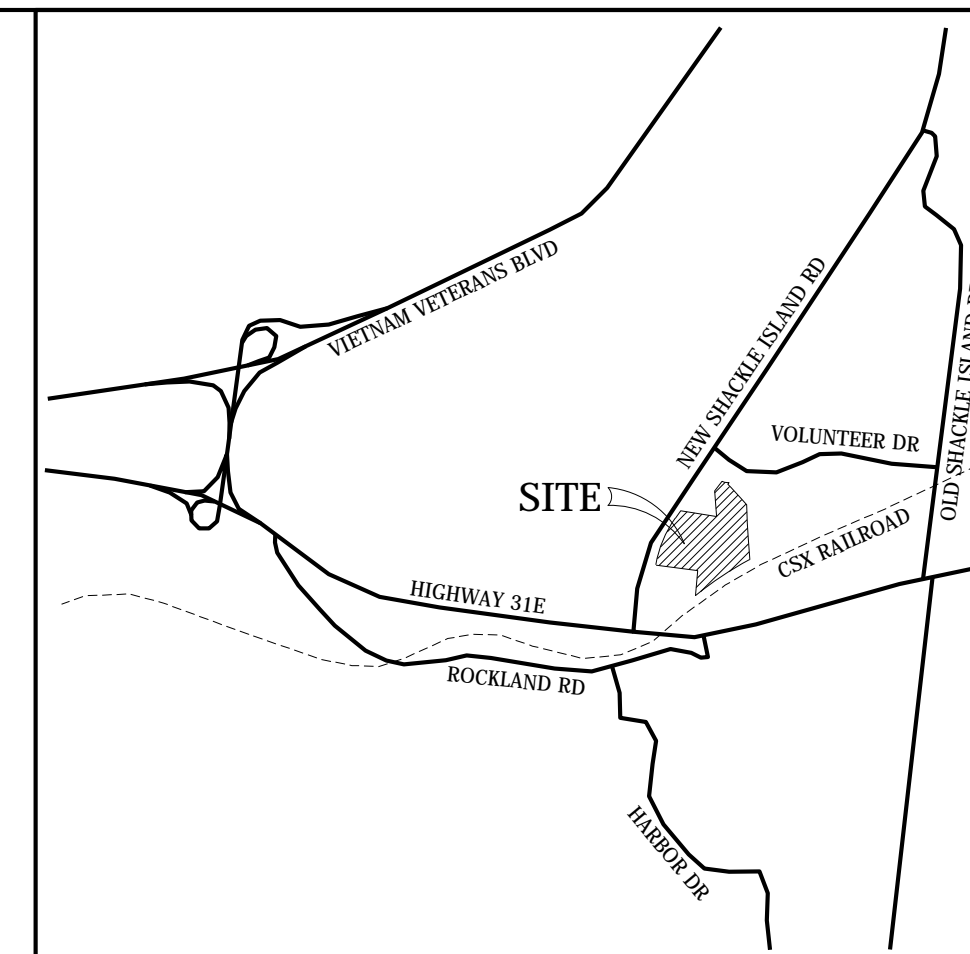
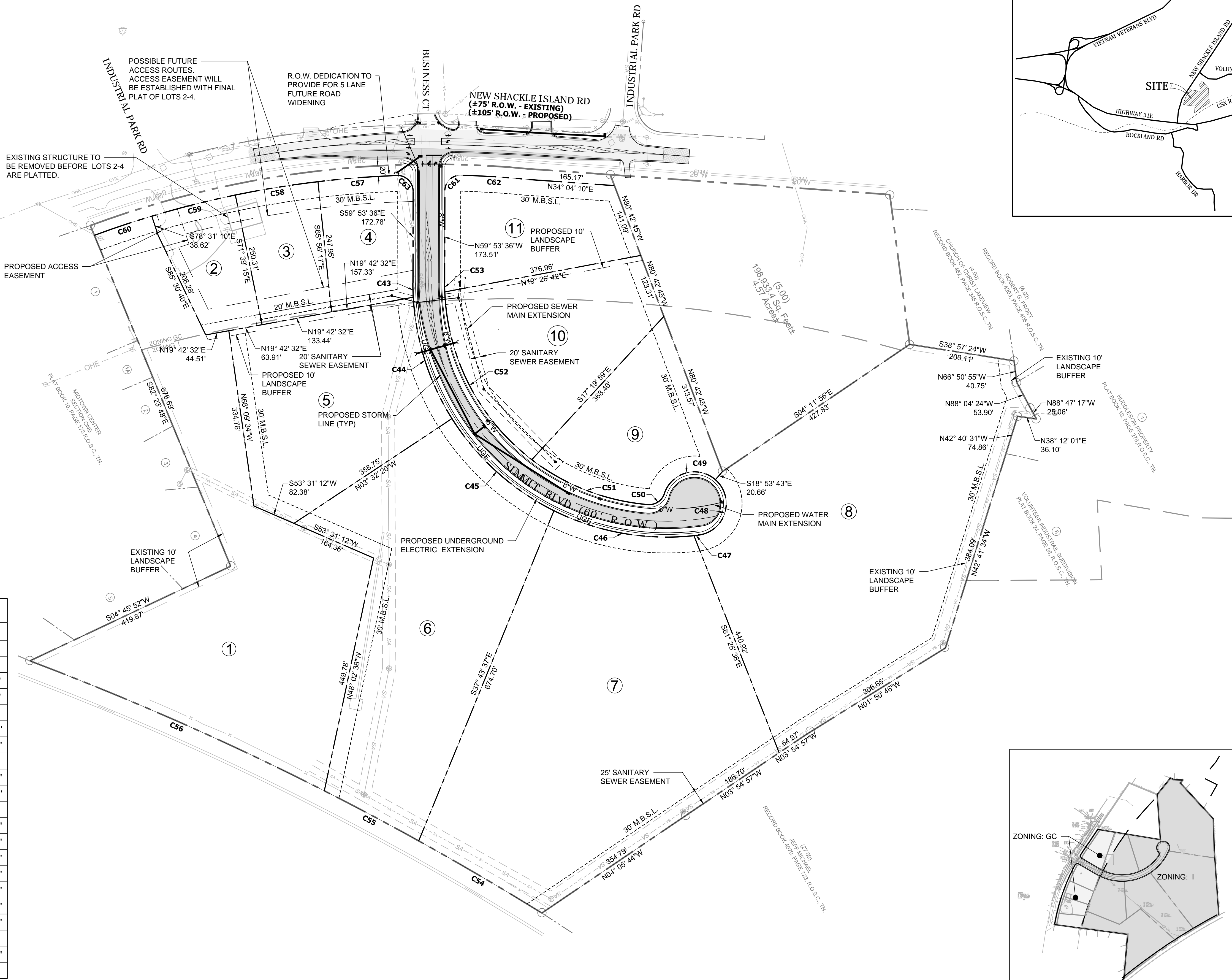
EXISTING:		
TOTAL EXISTING AREA		±36.03 AC
PROPOSED:		
PUBLIC R.O.W. - NEW SHACKLE		±0.46 AC
PUBLIC R.O.W. - SUMMITT BOULEVARD		±1.55 AC
LOT AREA		±34.02 AC
TOTAL PROPOSED AREA		±36.03 AC

Curve Data

Curve	Delta	Length	Radius	Chord
C43	3°15'22"	27.28'	480.00'	S61°31'17"E 27.27'
C44	29°02'58"	243.37'	480.00'	S77°40'27"E 240.77'
C45	31°24'05"	263.07'	480.00'	N72°06'01"E 259.79'
C46	32°33'16"	272.73'	480.00'	N40°07'21"E 269.07'
C47	1°00'38"	8.47'	480.00'	N23°20'23"E 8.47'
C48	131°43'47"	137.95'	60.00'	N43°01'49"W 535.13'
C49	112°53'36"	118.22'	60.00'	S14°39'29"W 533.26'
C50	76°39'27"	40.14'	30.00'	S03°27'35"E 37.21'
C51	32°32'56"	238.60'	420.00'	S51°08'36"W 235.40'
C52	50°21'00"	369.08'	420.00'	N87°24'26"W 357.32'
C53	2°20'20"	17.15'	420.00'	N61°03'46"W 17.14'
C54	2°45'43"	269.99'	5600.70'	S60°21'28"W 589.28'
C55	2°04'03"	202.10'	5600.70'	S57°56'35"W 202.09'
C56	6°13'48"	608.98'	5600.70'	S53°47'39"W 803.03'
C57	4°37'25"	149.42'	1851.68'	S25°33'30"W 149.38'
C58	4°53'53"	158.30'	1851.68'	S20°47'51"W 158.25'
C59	5°02'47"	163.09'	1851.68'	S15°49'31"W 163.04'
C60	3°32'41"	114.56'	1851.68'	S11°31'47"W 114.54'
C61	91°32'16"	47.93'	30.00'	S14°07'26"E 42.99'
C62	3°52'41"	125.33'	1851.68'	S33°35'03"W 125.31'
C63	92°14'12"	48.29'	30.00'	S73°59'18"W 43.25'

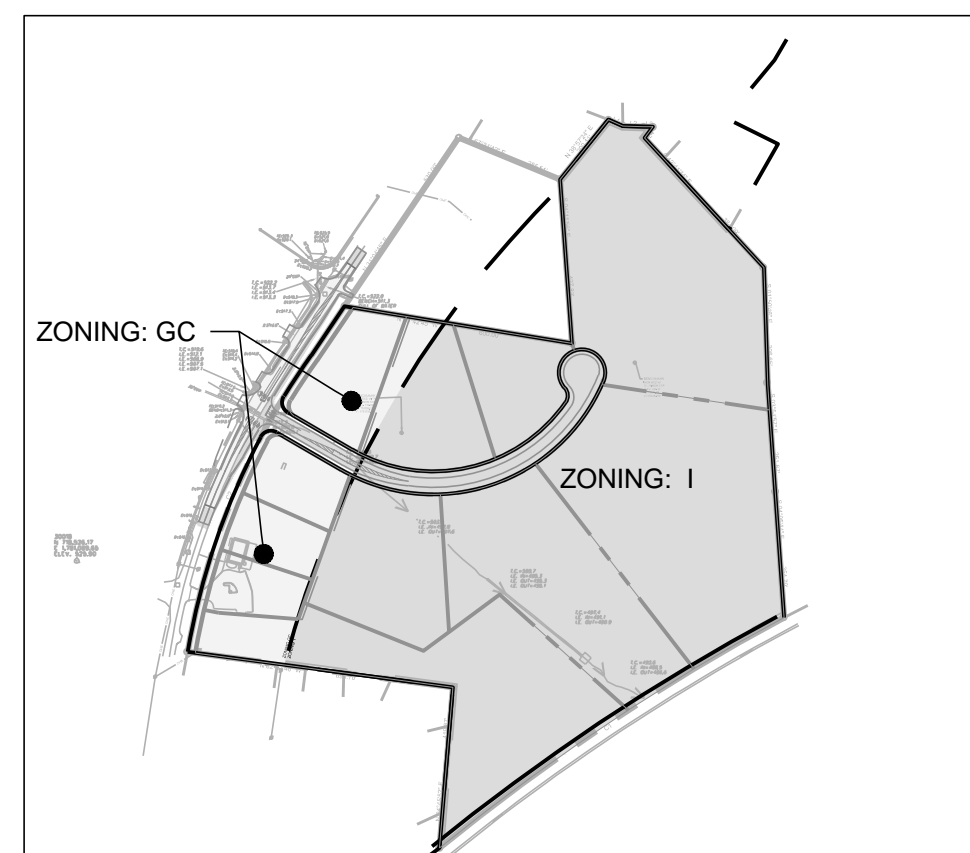
Parcel Area Table

Parcel #	Area
1	5.55
2	0.78
3	0.84
4	0.92
5	2.71
6	4.56
7	6.98
8	6.59
9	1.50
10	2.17
11	1.42



CIVIL SITE DESIGN GROUP
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 615.241.1888 WWW.CIVILSITEDESIGN.COM

PRELIMINARY PLAT
PRELIMINARY PLAT
HENDERSONVILLE BUSINESS PARK - SECTION 3
 NEW SHACKLE ISLAND ROAD
 HENDERSONVILLE, SUMNER COUNTY, TENNESSEE



OWNER
 RICHLAND SOUTH LLC
 P.O. BOX 111509
 NASHVILLE, TN 37222
 PH: (615) 566-3250
 CONTACT: HOSS MOUSAVI

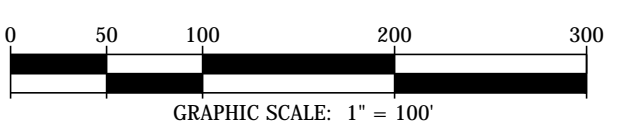
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 EMAIL: jimh@civil-site.com
 CONTACT: JIM HARRISON

DEED REFERENCE
 PARCEL 5.01
 BEING THE SAME PROPERTY CONVEYED TO RICHLAND SOUTH, LLC BY SPECIAL WARRANTY DEED FROM HENRY DORRIS, DATED JULY 12, 2013 RECORDED JULY 15, 2013, OF RECORD IN RECORD BOOK 3806, PAGES 721-724, REGISTER'S OFFICE FOR SUMNER COUNTY, TENNESSEE.

F.E.M.A. Note:
 According to F.E.M.A. F.I.R.M. Map number 47165C0392G, effective date APRIL 17, 2012, this site is determined to be outside of all floodways, floodplains and floodzones.

MAP 160M, GROUP A, PARCEL 5.01

PROJECT BENCHMARK:
 DESCRIPTION: MAG NAIL IN PAVEMENT
 ELEVATION: 522.73'



REV.	DATE	COMMENTS
1	06/30/16	INITIAL SUBMITTAL
2	07/27/16	CITY COMMENTS
3	08/01/16	ALTA SURVEY UPDATE
4	09/13/16	REVISED FEE TABLE
5	12/14/16	

C1.00

JOB NO.: 16-038-01

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