

SCALE: 1"=400'  
400 200 0 200 400

**SITE DATA TABLE**

PROPERTY IS LOCATED ON WILLIAMSON COUNTY TAX MAP 109, PARCEL 18 & 40  
CURRENT ZONING: RURAL 1 DEVELOPMENT  
KINGS CHAPEL WAS APPROVED UNDER "SE" SUBURBAN ESTATE ZONING

Owner / Developer:	Owner / Developer:
MAP 109 PARCEL 18.00-R.B. 4252, PG. 732 LAND INVESTMENT GROUP II, LLC Attn: John Powell 1413 Plymouth Drive Brentwood, TN 37027 (615) 496-8681	MAP 109 PARCEL 40.00-R.B. 4244, PG. 164 LAND INVESTMENT GROUP, LLC Attn: John Powell 1413 Plymouth Drive Brentwood, TN 37027 (615) 496-8681

**SETBACK REQUIREMENT TABLE**

LOTS LESS THAN 20,000 SQ. FT. IN SIZE REQUIRE THE FOLLOWING SETBACKS

FRONT SETBACK	= 30'
SIDE SETBACK	= 10'
REAR SETBACK	= 30'

LOTS GREATER THAN 20,000 SQ. FT., BUT LESS THAN 40,000 SQ. FT. IN SIZE REQUIRE THE FOLLOWING SETBACKS

FRONT SETBACK	= 50'
SIDE SETBACK	= 15'
REAR SETBACK	= 40'

TOTAL LOT AREA = 21.185± ACRES  
TOTAL OPEN SPACE AREA = 12.488± ACRES  
TOTAL RIGHT-OF-WAY AREA = 6.152± ACRES OR 6,237± LINEAR FEET  
TOTAL SEWAGE DISPOSAL AREA = N/A  
TOTAL AREA PHASE 8 = 39.754± ACRES

**SITE BENCHMARK**

IRON PIN WITH CAP LOCATED AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF MEADOW BROOK BLVD. AND KING'S CAMP PASS.  
N= 559251.3486  
E= 1766420.7354  
EL= 757.61

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS AT LEAST 1:10,000

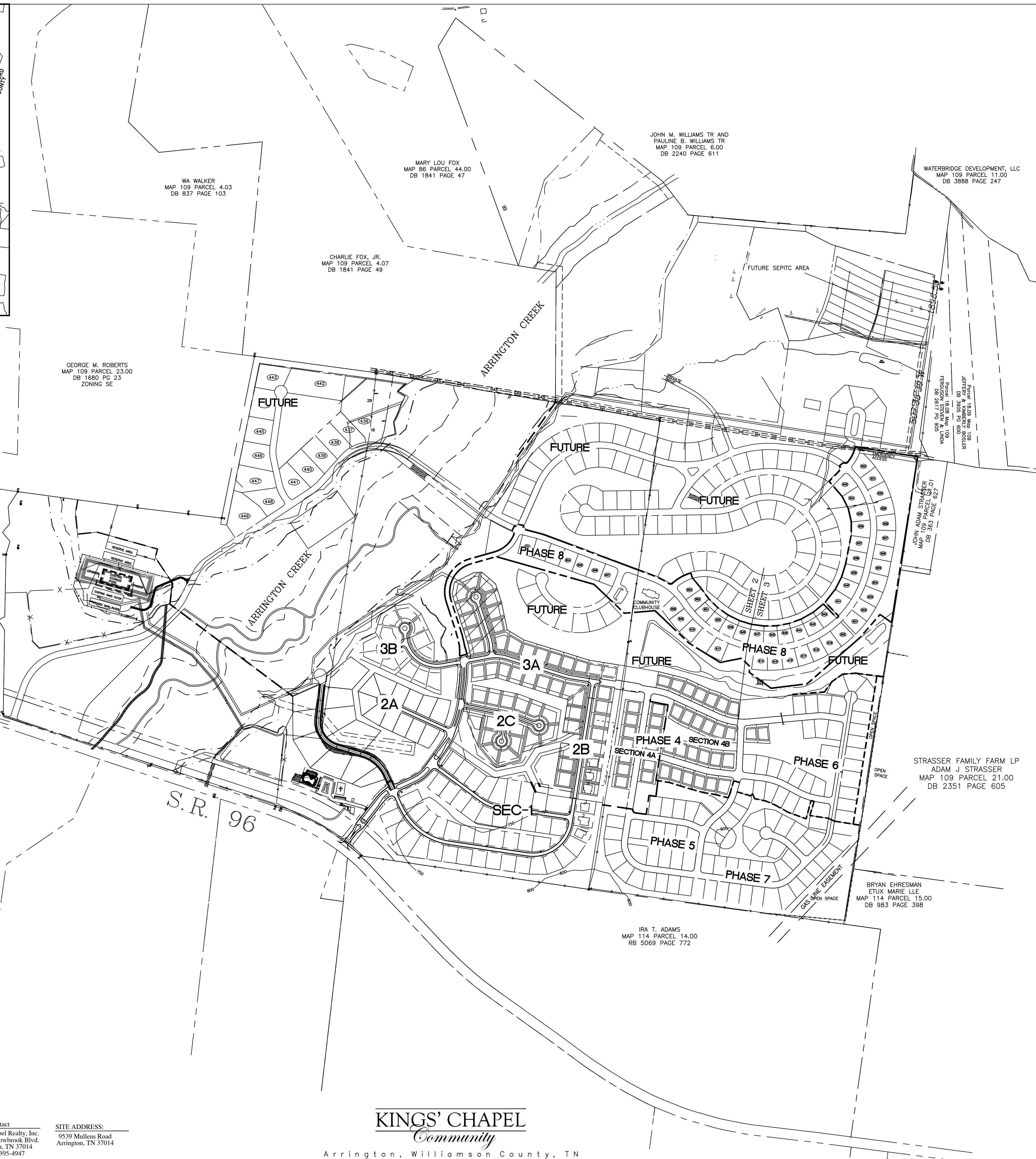


PREPARED BY:  
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CONTACT  
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Arrington, TN 37014  
(615) 395-4947

SITE ADDRESS:  
9539 Mullens Road  
Arrington, TN 37014

**KINGS' CHAPEL**  
*Community*  
Arrington, Williamson County, TN



**NOTES:**

- THE PURPOSE OF THIS PLAT IS TO CREATE 51 BUILDABLE LOTS, 2 OPEN SPACE LOTS, AND DEDICATE RIGHT-OF-WAY FOR PHASE 8.
- UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS, THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- BY GRAPHIC PLOTTING AND SCALED MAP LOCATION THE SUBJECT AREA (PHASE 8) LIES WITHIN ZONE "X" AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN AS EVINCED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 47187C0380F & 47187C0385F, BOTH DATED 9/29/06.
- BEARING INFORMATION BASED ON PREVIOUS RECORDED PLATS FOR PHASE 2B AS RECORDED IN PLAT BOOK P48, PAGE 40.
- THIS PROPERTY IS CURRENTLY ZONED "RD-1" RURAL DEVELOPMENT 1.
- ALL DEED AND PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.
- THIS PLAT WAS REQUESTED BY THE OWNERS AS SHOWN HEREON.
- 5/8" IRON RODS WILL BE PLACED AT ALL PROPERTY CORNERS FOR THIS SURVEY UNLESS OTHERWISE SHOWN.
- TOPOGRAPHIC SURVEY INFORMATION PROVIDED BY OWNER.
- ALL ROADS TO BE CURB AND GUTTER AND PRIVATE. PROPOSED UTILITY INFORMATION PROVIDED BY OTHERS.
- OPEN SPACE MAY BE USED AS UTILITY AND DRAINAGE EASEMENT (PUDE).
- ALL PARCEL INFORMATION REFERS TO WILLIAMSON COUNTY TAX MAP 109.
- MILCROFTON UTILITY DISTRICT HAS A 20' EXCLUSIVE WATER LINE EASEMENT, PLEASE SEE THE MILCROFTON UTILITY DISTRICT NOTE FOR MORE INFORMATION.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE WILLIAMSON COUNTY ENGINEERING DEPARTMENT, WITHIN WATERWAY NATURAL AREAS.
- A VARIANCE FOR ALL ROADWAYS TO BE 40' ROW.
- THERE IS A 10' PUDE ADJACENT TO ALL SIDE LOT LINES AND A 20' PUDE ADJACENT TO ALL REAR LOT LINES.
- THERE SHALL BE A 20' PUDE EASEMENT ALONG ALL ROADWAYS CREATED HEREON, ACCEPT WHERE THERE IS A PROPOSED MILCROFTON UTILITY DISTRICT WATERLINE (SEE NOTE 13).
- THE LINEAR ERROR OF CLOSURE DOES NOT EXCEED 1:10,000.

**SEWER SYSTEM EASEMENT NOTE:**

EACH PROPERTY OWNER IN THIS SUBDIVISION IS REQUIRED TO GRANT TO KING'S CHAPEL SUBDIVISION, LLC ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT IN, OVER, UNDER AND UPON THE LAND OCCUPIED BY THE SEWER SYSTEM COMPONENTS NECESSARY TO PROVIDE SEWER SERVICE TO THIS SUBDIVISION WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY AND THEREAFTER USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE AND REMOVE PIPE LINES, TANKS, PUMPING FACILITIES AND APPURTENANT FACILITIES, TOGETHER WITH THE RIGHT TO UTILIZE ADJOINING LANDS BELONGING TO THE PROPERTY OWNER FOR THE PURPOSE OF INGRESS TO AND EGRESS FROM THE SEWER SYSTEM.

**MILCROFTON UTILITY DISTRICT EASEMENT NOTE:**

MILCROFTON UTILITY DISTRICT (MILCROFTON) HAS UNRESTRICTED ACCESS TO ITS WATER LINES AND WATER SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE WATER LINE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A MILCROFTON EASEMENT, MILCROFTON SHALL HAVE THE RIGHT TO REMOVE SUCH LANDSCAPING, FENCING OR OTHER STRUCTURE WITHIN THE EASEMENT AS MAY BE NECESSARY FOR MILCROFTON TO REPAIR, MAINTAIN, OR REPLACE ITS LINES, VALVES, APPLIANCES, FITTINGS OR OTHER WATER FACILITIES WHICH ARE NOW OR IN THE FUTURE WHICH MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM DECLARANT OR SUBSEQUENT PROPERTY OWNERS. DECLARANT OR ASSOCIATION SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING OR OTHER STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE DECLARANT'S OR ASSOCIATION'S EXPENSE IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE DECLARANT OR ASSOCIATION. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY MILCROFTON AT THE HOMEOWNER'S EXPENSE ON THE HOMEOWNER'S LOT.

PRELIMINARY PLAT  
**KING'S CHAPEL SUBDIVISION**  
PHASE 8  
PORTIONS OF  
TAX MAP 109 PARCELS 18 & 40  
14TH CIVIL DISTRICT  
ARRINGTON-WILLIAMSON COUNTY-TENNESSEE  
SCALE: 1"=400' DATE: 08-20-14  
SHEET 1 OF 3