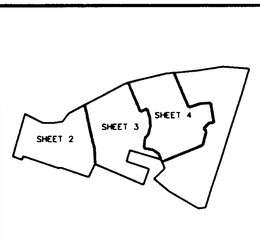
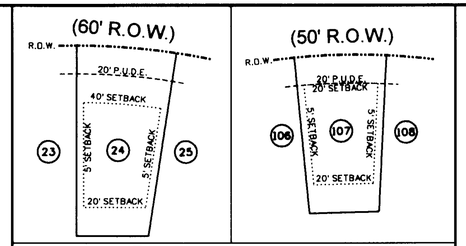



VICINITY MAP
N.T.S.



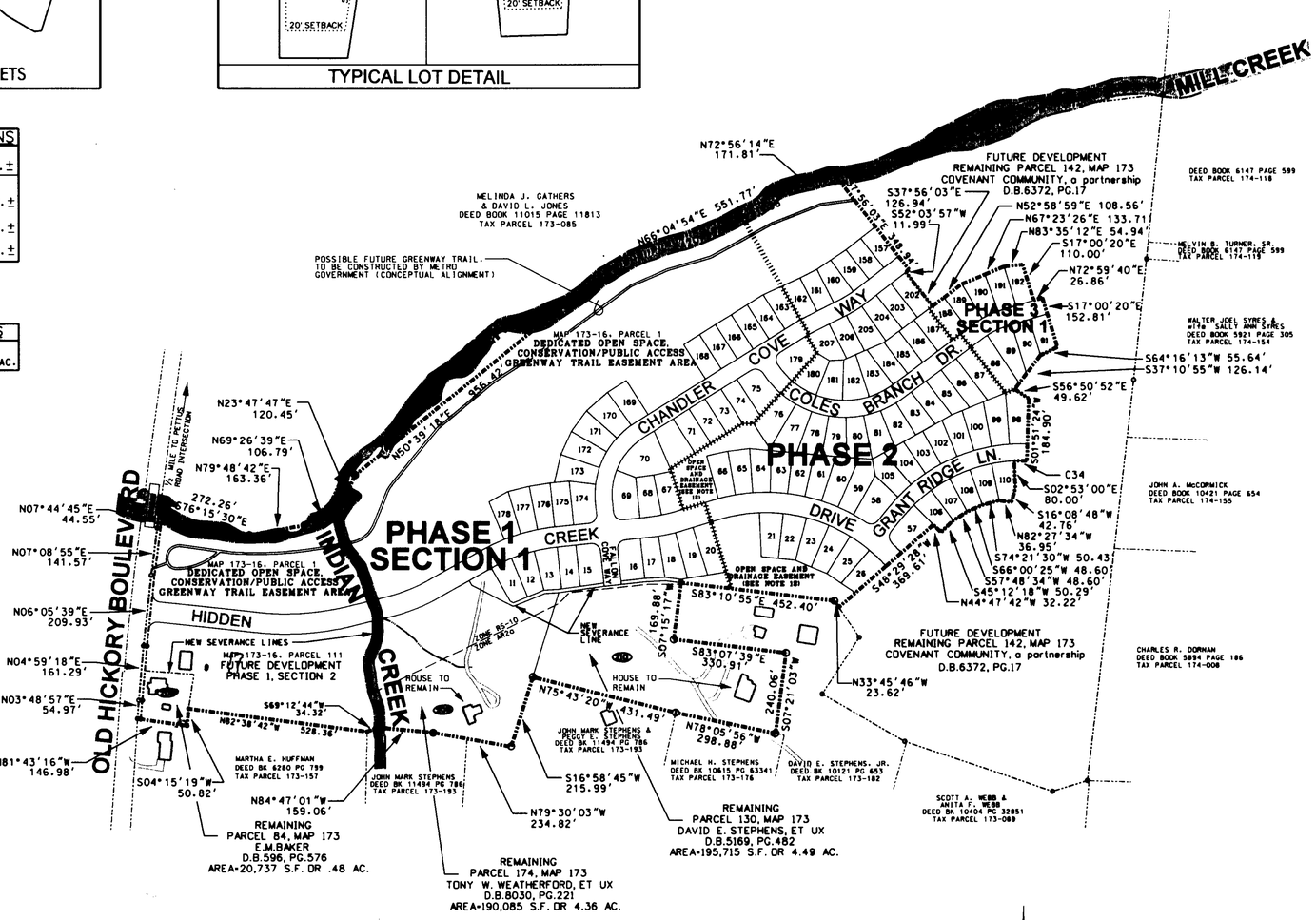

PLAT SHEETS




TYPICAL LOT DETAIL

| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD |
| C34 | 12°43'57" | 450.00' | 37.23' | 18.62' | S 89°29'12" W 37.22' |

**TOTAL PLAT AREA: 2,457,057 SQ.FT.**
**OR 56.41 ACRES**




| LOT AREA TABULATIONS | | | |
|---|---|---|---|
| LOT NUMBER | LOT SQUARE FOOTAGE * | REQUIRED OPEN SPACE COMPENSATION | LOT ACREAGE |
| 11 | 7073 | 2927 | 0.16 |
| 12 | 7458 | 2542 | 0.17 |
| 13 | 7415 | 2585 | 0.17 |
| 14 | 6809 | 3191 | 0.16 |
| 15 | 8361 | 1639 | 0.19 |
| 16 | 8282 | 1718 | 0.19 |
| 17 | 6807 | 3193 | 0.16 |
| 18 | 7674 | 2326 | 0.18 |
| 19 | 8095 | 1905 | 0.19 |
| 20 | 8327 | 1673 | 0.19 |
| 21 | 7941 | 2059 | 0.18 |
| 22 | 7941 | 2059 | 0.18 |
| 23 | 7941 | 2059 | 0.18 |
| 24 | 7941 | 2059 | 0.18 |
| 25 | 7816 | 2184 | 0.18 |
| 26 | 7411 | 2589 | 0.17 |
| 57 | 9017 | 983 | 0.21 |
| 58 | 9466 | 534 | 0.22 |
| 59 | 9215 | 785 | 0.21 |
| 60 | 8491 | 1509 | 0.19 |
| 61 | 7521 | 2479 | 0.17 |
| 62 | 7021 | 2979 | 0.16 |
| 63 | 6914 | 3086 | 0.16 |
| 64 | 7191 | 2809 | 0.17 |
| 65 | 7429 | 2571 | 0.17 |
| 66 | 7429 | 2571 | 0.17 |
| 67 | 6917 | 3083 | 0.16 |
| 68 | 7063 | 2937 | 0.16 |
| 69 | 9515 | 485 | 0.22 |
| 70 | 11956 | 0 | 0.27 |
| 71 | 6600 | 3400 | 0.15 |
| 72 | 6600 | 3400 | 0.15 |
| 73 | 6600 | 3400 | 0.15 |
| 74 | 7184 | 2816 | 0.16 |
| 75 | 8998 | 1002 | 0.21 |
| 76 | 9299 | 701 | 0.21 |
| 77 | 9167 | 833 | 0.21 |
| 78 | 7689 | 2311 | 0.18 |
| 79 | 7274 | 2726 | 0.17 |
| 80 | 7763 | 2237 | 0.18 |
| 81 | 7611 | 2389 | 0.17 |
| 82 | 6858 | 3142 | 0.16 |
| 83 | 6848 | 3152 | 0.16 |
| 84 | 6690 | 3310 | 0.15 |
| 85 | 7287 | 2713 | 0.17 |
| 86 | 8079 | 1921 | 0.19 |
| 87 | 8871 | 1129 | 0.20 |
| 88 | 9421 | 579 | 0.22 |
| 89 | 8885 | 1115 | 0.20 |
| 90 | 7210 | 2790 | 0.17 |
| 91 | 5887 | 4113 | 0.14 |
| 98 | 9234 | 766 | 0.21 |
| 99 | 8611 | 1389 | 0.20 |
| 100 | 7641 | 2359 | 0.18 |
| 101 | 7111 | 2889 | 0.16 |
| 102 | 6651 | 3349 | 0.15 |
| 103 | 6578 | 3422 | 0.15 |
| 104 | 6955 | 3045 | 0.16 |
| 105 | 7134 | 2866 | 0.16 |
| 106 | 6576 | 3424 | 0.15 |
| 107 | 6245 | 3755 | 0.14 |
| 108 | 6245 | 3755 | 0.14 |
| 109 | 6482 | 3518 | 0.15 |
| 110 | 6509 | 3491 | 0.15 |
| 157 | 6050 | 3950 | 0.14 |
| 158 | 6050 | 3950 | 0.14 |
| 159 | 6255 | 3745 | 0.14 |
| 160 | 6516 | 3484 | 0.15 |
| 161 | 6050 | 3950 | 0.14 |
| 162 | 6304 | 3696 | 0.14 |
| 163 | 6593 | 3407 | 0.15 |
| 164 | 6600 | 3400 | 0.15 |
| 165 | 6600 | 3400 | 0.15 |
| 166 | 6600 | 3400 | 0.15 |
| 167 | 6600 | 3400 | 0.15 |
| 168 | 6600 | 3400 | 0.15 |
| 169 | 7437 | 2563 | 0.17 |
| 170 | 8158 | 1842 | 0.19 |
| 171 | 7494 | 2506 | 0.17 |
| 172 | 7494 | 2506 | 0.17 |
| 173 | 7699 | 2301 | 0.18 |
| 174 | 8524 | 1476 | 0.20 |
| 175 | 7280 | 2720 | 0.17 |
| 176 | 7277 | 2723 | 0.17 |
| 177 | 7434 | 2566 | 0.17 |
| 178 | 7116 | 2884 | 0.16 |
| 179 | 8633 | 1367 | 0.20 |
| 180 | 6759 | 3241 | 0.16 |
| 181 | 6977 | 3023 | 0.16 |
| 182 | 7372 | 2628 | 0.17 |
| 183 | 7505 | 2495 | 0.17 |
| 184 | 6511 | 3489 | 0.15 |
| 185 | 6325 | 3675 | 0.15 |
| 186 | 6325 | 3675 | 0.15 |
| 187 | 6325 | 3675 | 0.15 |
| 188 | 6325 | 3675 | 0.15 |
| 189 | 6864 | 3136 | 0.16 |
| 190 | 7111 | 2889 | 0.16 |
| 191 | 6806 | 3194 | 0.16 |
| 192 | 6213 | 3787 | 0.14 |
| 202 | 6958 | 3042 | 0.16 |
| 203 | 6909 | 3091 | 0.16 |
| 204 | 7166 | 2834 | 0.16 |
| 205 | 7335 | 2665 | 0.17 |
| 206 | 6529 | 3471 | 0.15 |
| 207 | 6973 | 3027 | 0.16 |
| TOTAL COMPENSATION =261.054 | | | |

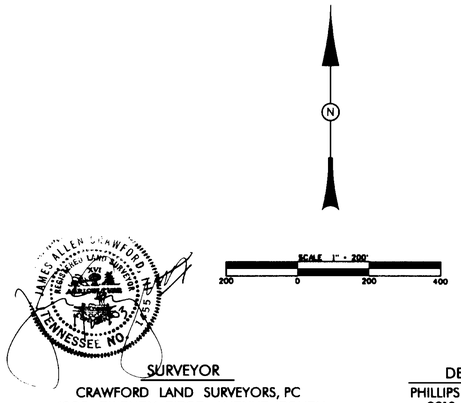
* MINIMUM LOT SIZE PER CLUSTER PROVISION IS 5,000 SQ. FT.

| OPEN SPACE TABULATIONS | |
|---|---|
| REQUIRED BY CLUSTER PROVISION= | 261.054 SQ.FT. ± |
| CONSERVATION/PUBLIC ACCESS/ GREENWAY TRAIL EASEMENT= | 633.872 SQ.FT. ± |
| REMAINING OPEN SPACE | 186.933 SQ.FT. ± |
| TOTAL OPEN SPACE PROVIDED | 820.805 SQ.FT. ± |

| RIGHT-OF-WAY TABULATIONS | |
|---|---|
| R-O-W DEDICATION THIS PLAT= | 280,055 SQ.FT. OR 6.43 AC. |

NOTES :

1. THE PURPOSE OF THIS PLAT IS TO CREATE 106 BUILDABLE LOTS WITHIN HIDDEN CREEK SUBDIVISION, WHICH UTILIZES THE CLUSTER LOT OPTION OF THE METROPOLITAN NASHVILLE ZONING REGULATIONS.
2. INDIVIDUAL WATER SERVICE LINES AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
3. NEW PARCEL NUMBERS SHOWN THUS (00) ON SHEETS 3, AND 4 PERTAIN TO DAVIDSON COUNTY TAX MAP 173-16. THE PREVIOUS MAP AND PARCEL OF THE PROPERTY IS MAP 173, PART OF PARCELS 84, 130, 142, AND 174.
4. PRESENT ZONING IS RS-10 (CLUSTER LOT) EXCEPT FOR THE REMAINDER OF PARCELS 84, 174, AND 130 (AR2A), AS SHOWN. LOTS ARE TO UTILIZE THE RS5 DEVELOPMENT STANDARDS.
5. MINIMUM FINISHED FLOOR ELEVATIONS ARE AS SHOWN.
6. ONLY OBSTRUCTIONS PERMITTED BY SECTION 23.43 OF ZONING ORDINANCE ARE PERMITTED OUTSIDE THE BUILDING ENVELOPE.
7. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
8. ANY EXCAVATION, FILL OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE NO. 78-840 AND APPROVED BY THE METROPOLITAN DEPARTMENT OF WATER SERVICES.
9. A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOODWAY AND FLOOD BOUNDARY MAP FOR NASHVILLE AND DAVIDSON COUNTY, COMMUNITY PANEL NO. 470370 368F, DATED APRIL 20, 2001. (ZONE AE AND X)
10. PROPOSED UTILITIES SHOWN HEREON WERE TAKEN FROM SITE PLANS PREPARED BY CIVIL SITE DESIGN GROUP, PLLC, DATED JANUARY 17, 2002, AND ARE SUBJECT TO AN ASBUILT SURVEY.
11. THE DEVELOPMENT OF THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE ADOPTED TREE ORDINANCE 094-1104 (METRO CODE CHAPTER 17.24, ARTICLE II, TREE PROTECTION AND REPLACEMENT; AND CHAPTER 17.40, ARTICLE X, TREE PROTECTION AND REPLACEMENT PROCEDURES.
12. ALL OPEN SPACE IS PUBLIC UTILITY AND DRAINAGE EASEMENT.
13. THIS PLAT DEDICATES A 5 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE INSIDE OF ALL SIDE LOT LINES AND A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE INSIDE OF ALL REAR LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT.
14. EXISTING FLOODPLAIN LINE AND FLOODWAY LINE TAKEN FROM FEMA STUDY OF MILL CREEK, DENOTED IN NOTE NO. 9. PROPOSED FLOODPLAIN LINE TAKEN FROM GRADING PLANS PREPARED BY CIVIL SITE DESIGN GROUP, PLLC.
15. THE HOMEOWNERS ASSOCIATION BYLAWS, INCLUDING THE COVENANTS, RESTRICTIONS, AND OPEN SPACE MAINTENANCE AGREEMENT ARE RECORDED BY INSTRUMENT NO. 20020514 - 0059176.
16. THE BUFFER ALONG WATERWAYS WILL BE AN AREA WHERE THE SURFACE IS LEFT IN A NATURAL STATE, AND IS NOT DISTURBED BY CONSTRUCTION ACTIVITY. THIS IS IN ACCORDANCE WITH THE STORMWATER MANAGEMENT MANUAL- VOL. 1 REGULATIONS.
17. **THE EXISTING HOUSES WITHIN THIS PLAT BOUNDARY, CURRENTLY SERVED BY A SEPTIC SYSTEM, MUST BE CONNECTED TO THE PUBLIC SANITARY SEWER PRIOR TO THE RECORDING OF A FINAL PLAT FOR PHASE 3 SECTION 2 OF THIS DEVELOPMENT, OR BY JULY 31, 2006, WHICHEVER COME FIRST. THE RESIDENCES MUST BE CONNECTED TO THE PUBLIC SANITARY SEWER REGARDLESS OF PHASE OF DEVELOPMENT OR TIME IF THE EXISTING SEPTIC SYSTEM FAILS. THE DEVELOPER IS RESPONSIBLE FOR THE COST OF THE SEWER CONNECTION AND THE CONNECTIONS WILL BE BONDED WITH THIS PLAT.**







SURVEYOR
CRAWFORD LAND SURVEYORS, PC
1925 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661

DEVELOPER
PHILLIPS BUILDERS, INC.
2910 KRAFT DRIVE
NASHVILLE, TENNESSEE 37204
(615) 244-9600

**SEE SHEETS 2, 3, AND 4 FOR LOT DETAILS**

## OWNER'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN HEREON AS EVIDENCED IN BOOK (SEE BELOW), PAGE (SEE BELOW) R.O.D.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS, AS SHOWN HEREON, SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANT AS OF RECORD IN INSTRUMENT NO. 20020514 - 0059176 R.O.D.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

MAP 173, PARCEL 142 (PORTION)
DEED BOOK 6372, PAGE 17, R.O.D.C.
NAME: COVENANT COMMUNITY, (TN. PARTNERSHIP)
BY: _____ DATE: 1-3-03
SIGNATURE TITLE

MAP 173, PARCEL 84 (PORTION), 130 (PORTION), 174 (PORTION), 142 (PORTION)
INSTRUMENT NO. 20020514-0059176, R.O.D.C.
NAME: PHILLIPS BUILDERS, INC.
BY: _____ DATE: 1-03-03
SIGNATURE

MAP 173, PARCEL 84 (PORTION)
DEED BOOK 596, PAGE 576, R.O.D.C.
NAME: E.M. BAKER (HEIRS)
BY: _____ DATE: 1-03-03
SIGNATURE

MAP 173, PARCEL 130 (PORTION)
DEED BOOK 5169, PAGE 482, R.O.D.C.
NAME: DAVID E. STEPHENS, ET UX
BY: _____ DATE: 7-25-02
SIGNATURE

MAP 173, PARCEL 174 (PORTION)
DEED BOOK 8030, PAGE 221, R.O.D.C.
NAME: TONY W. WEATHERFORD, ET UX
BY: _____ DATE: 7-25-02
SIGNATURE

## SURVEYOR'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY 1 SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BY: _____ DATE: 4/16/03
CRAWFORD LAND SURVEYORS, PC

## METROPOLITAN HEALTH DEPARTMENT APPROVAL

APPROVED BY THE METROPOLITAN HEALTH DEPARTMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE
NAME: _____ DATE: 4/21/03

## COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE
BY: _____ DATE: 9/12/03
SECRETARY

**RECORD**

Davidson County PLAT-LG
Rec'd: 09/12/03 15:37 4pgs
Fees: 60.00 Taxes: 0.00
20030213-0020016
20030213-0020016
SUBDIVISION NO.: 20025-051G-12

FINAL PLAT

# HIDDEN CREEK

(A CLUSTER LOT SUBDIVISION)

PHASE 1, SECTION 1
PHASE 2, AND
PHASE 3, SECTION 1

31st COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: JAN. 17, 2002
REV.: MAR. 18, 2002
REV.: MAY 20, 2002
REV.: DEC. 23, 2002

CIVIL • SITE DESIGN GROUP, PLLC
1808 West End Avenue, Suite 1402
Nashville, Tennessee 37203
PH.(615) 329-3298 FX.(615) 341-0901
e-mail: civilgrp@bellsouth.net

SHEET 1 of 4

| CURVE DATA | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | |
| C1 | 90°00'00" | 25.00' | 39.27' | 25.00' | S 38°54'21" E | 35.36' |
| C2 | 20°15'06" | 770.00' | 272.16' | 137.52' | N 85°58'06" E | 270.75' |
| C3 | 15°25'18" | 470.00' | 126.51' | 63.64' | N 68°07'54" E | 126.12' |
| C4 | 23°37'54" | 530.00' | 217.63' | 110.47' | N 72°11'42" E | 216.30' |
| C31 | 15°25'18" | 530.00' | 142.66' | 71.76' | S 68°07'54" W | 142.22' |
| C32 | 20°15'06" | 830.00' | 293.37' | 148.23' | S 85°58'06" W | 291.85' |
| C33 | 90°00'00" | 25.00' | 39.27' | 25.00' | S 51°05'39" W | 35.36' |

SCALE 1" = 50'
50 0 50 100

956.42'
N50°39'18"E
POSSIBLE FUTURE GREENWAY TRAIL. TO BE CONSTRUCTED BY METRO GOVERNMENT (CONCEPTUAL ALIGNMENT)
MAP 173-16, PARCEL 1
DEDICATED OPEN SPACE, CONSERVATION/ PUBLIC ACCESS GREENWAY EASEMENT AREA
LIMIT OF CONSERVATION/PUBLIC ACCESS GREENWAY TRAIL EASEMENT
EXISTING 100 YEAR FLOODWAY LIMITS (SEE SHEET 1, NOTE 15)
50' FLOODWAY BUFFER
WATER QUALITY/DETENTION POND "4" INSTRUMENT NO. 20020320-0034487
RELOCATED FLOODPLAIN LIMITS
S76°15'30"E 272.26'
N79°48'42"E 163.36'
106.
EXISTING GRAVEL DRIVE TO BE REMOVED
EXIST BRIDGE TO REMAIN FOR POSSIBLE USE WITH GREENWAY TRAIL
N07°44'45"E 43.45'
1/4 MILE TO PETTUS ROAD INTERSECTION
OLD HICKORY BOULEVARD
141.57'
N07°08'55"E
N07°08'55"E 141.43'
209.93'
N06°05'39"E 50.54'
MAP 173-16, PARCEL 1
DEDICATED OPEN SPACE, CONSERVATION/ PUBLIC ACCESS GREENWAY TRAIL EASEMENT AREA
EXISTING 100 YEAR FLOODWAY LIMITS (SEE SHEET 1, NOTE 15)
POSSIBLE FUTURE GREENWAY TRAIL. TO BE CONSTRUCTED BY METRO GOVERNMENT (CONCEPTUAL ALIGNMENT)
50' FLOODWAY BUFFER
5' SIDEWALK
LIMIT OF CONSERVATION/ PUBLIC ACCESS GREENWAY TRAIL EASEMENT
ROADWAY CROSSING OF INDIAN CREEK APPROVED BY STORMWATER APPEALS CASE NO. 2001-82.
RELOCATED FLOODPLAIN LIMITS
S63°54'21"E 388.25'
N01°39'33"E
10'W
8'SA
8'SA
HIDDEN CREEK
N83°54'21"W 287.25'
S75°50'58"E 61.84'
C32
N12°20'28"E 93.99'
5' SIDEWALK
MATCHLINE (SEE SHEET 3)
(60' R.O.W.)
DRIVE
10'W
R.O.W.
N62°26'W 137.30'
N29°34'45"W 15.00'
DPEN SPACE MAP 173-16 PARCEL (2)
20' PRIVATE UTILITY ESMT. (SANITARY SEWER)
20' PUBLIC UTILITY AND DRAINAGE ESMT.
10' DRAINAGE ESMT.
50' TEMPORARY CONSTRUCTION EASEMENT
NEW PARCEL LINE
RELOCATED DRIVE
RELOCATED DRIVEWAY
DRIVE TO BE RELOCATED
DITCH TOP OF BANK
AVERAGE TOP OF BANK IS APPROX. 4' FROM C/L
ZONE RS-10
ZONE AR2a
25' BUFFER
25' BUFFER
25' BUFFER
(130) STEPHENS TRACT
260.26'
N16°58'45"E
N75°43'20"W 431.49'
S16°58'45"W 215.99'
REMAINING PARCEL (174) WEATHERFORD TRACT
AREA-190,085 SF or 4.36 AC.
D.B.8030, PG.221
MINIMUM FINISHED FLOOR ELEVATION FOR ANY NEW CONSTRUCTION= 537.6
100 YEAR FLOOD FRINGE (SEE SHEET 1, NOTE 15)
HOUSE TO REMAIN (SEE NOTE 17)
I.P.(O)
N79°30'03"W 234.82'
N84°47'01"W 159.06'
MAP 173-16, PARCEL (111) FUTURE DEVELOPMENT PHASE 1, SECTION 2
AREA-161,544 SF OR 3.71 AC
MINIMUM FINISHED FLOOR ELEVATION FOR ANY NEW CONSTRUCTION= 538.0
RELOCATED FLOODPLAIN LIMITS
EXISTING FLOODPLAIN
25' BUFFER AND GREENWAY TRAIL EASEMENT
S69°12'44"W 34.32'
N82°38'42"W 528.36'
I.P.(O)
S04°15'19"W 50.82'
N81°43'16"W 146.98'
I.P.(O)
10' RIGHT-OF-WAY-DEDICATION 6,118 SQUARE FEET, or 0.14 ACRE
N04°59'18"E 161.09'
STRUCTURES TO BE RAZED
60' R.O.W.
S85°33'23"E 144.14'
STRUCTURES TO REMAIN
(84) BAKER TRACT
AREA-20,737 SF OR 0.48 AC
102.77'
S08°50'58"W
N04°59'18"E 161.29'
N03°48'57"E 55.64'
10.03' STRUCTURES TO REMAIN
PIPE(O)
EXISTING 100 YEAR FLOOD FRINGE (SEE SHEET 1, NOTE 15)
EXISTING 100 YEAR FLOOD FRINGE (SEE SHEET 1, NOTE 15)

***CRITICAL LOT**

FOR LOTS DESIGNATED CRITICAL LOTS, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GRADING PLAN COMPLETE WITH THE FOLLOWING INFORMATION AT A SCALE OF 1" = 20' SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR APPROVAL:

1. EXISTING AND PROPOSED CONTOURS AT A MAXIMUM INTERVAL OF TWO FEET.
2. LOT DIMENSIONS, EASEMENTS, SETBACKS, ETC., WHICH ARE SHOWN ON THE RECORDED PLAT.
3. NOTATIONS OF SIGNIFICANT FEATURES SUCH AS STREAMS, SPRINGS, ROCK OUTCROPS AND SINK HOLES.
4. EXACT PROPOSED BUILDING FOOTPRINT AND GARAGE AND FIRST FLOOR ELEVATION.
5. LOCATION OF ALL PROPOSED SITE IMPROVEMENTS.
6. TOP AND BOTTOM ELEVATIONS OF RETAINING WALLS AND MATERIALS OF CONSTRUCTION.
7. SPECIFIED AND ILLUSTRATED METHODS OF STABILIZATION OF SLOPES GREATER THAN 33% GRADE.
8. LIMITS OF GRADING.
9. EXISTING TREE MASSES AND LOCATIONS OF EXISTING TREES WITH A 6" CALIPER OR GREATER.
10. GROUND ELEVATION AT THE BASE OF THE TREES.
11. EXISTING TREES TO BE PRESERVED AND METHODS OF PRESERVATION AND.
12. METHODS OF MANAGING STORMWATER RUNOFF.

THESE DATA SHALL BE SHOWN TO A POINT 10 FEET OUTSIDE THE LOT BOUNDARIES

## OWNER'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN HEREON AS EVIDENCED IN BOOK (SEE BELOW), PAGE (SEE BELOW) R.O.D.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS, AS SHOWN HEREON, SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANT AS OF RECORD IN INSTRUMENT NO. 20020514 - 0059176 R.O.D.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

MAP 173, PARCEL 142 (PORTION)
DEED BOOK 6372, PAGE 17, R.O.D.C.
NAME: COVENANT COMMUNITY, (TN. PARTNERSHIP)
BY: _____ DATE: 1-03-03
SIGNATURE / TITLE

MAP 173, PARCEL 84 (PORTION), 130 (PORTION), 174 (PORTION), 142 (PORTION)
INSTRUMENT NO. 20020514-0059176, R.O.D.C.
NAME: PHILLIPS BUILDERS, INC.
BY: _____ DATE: 1-03-03
SIGNATURE

MAP 173, PARCEL 84 (PORTION)
DEED BOOK 596, PAGE 576, R.O.D.C.
NAME: E.M. BAKER (HEIRS)
BY: _____ DATE: 1-03-03
SIGNATURE

MAP 173, PARCEL 130 (PORTION)
DEED BOOK 5169, PAGE 482, R.O.D.C.
NAME: DAVID E. STEPHENS, ET UX
BY: _____ DATE: 7-25-02
SIGNATURE

MAP 173, PARCEL 174 (PORTION)
DEED BOOK 8030, PAGE 221, R.O.D.C.
NAME: TONY W. WEATHERFORD, ET UX
BY: _____ DATE: 7.25.02
SIGNATURE

## SURVEYOR'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY 1 SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BY: _____ DATE: 1/10/03
CRAWFORD LAND SURVEYORS, PC

## METROPOLITAN HEALTH DEPARTMENT APPROVAL

APPROVED BY THE METROPOLITAN HEALTH DEPARTMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

NAME: G. Brent Hogan/Jane Henry DATE: 1/21/03

## COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

BY: _____ DATE: 2/12/03
SECRETARY

RECORD

20030215-0020016

SUBDIVISION NO.: 2002S-051G-12

FINAL PLAT

# HIDDEN CREEK

(A CLUSTER LOT SUBDIVISION)

PHASE 1, SECTION 1
PHASE 2, AND
PHASE 3, SECTION 1

31st COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: JAN. 17, 2002
REV. MAR. 18, 2002
REV. MAY 20, 2002
REV.: DEC. 23,2002
REV.: JAN. 20,2003

JAMES ALLEN CRAWFORD REGISTERED LAND SURVEYOR STATE OF TENNESSEE NO. 1445


SURVEYOR
CRAWFORD LAND SURVEYORS, PC
1925 TWENTY-FIRST AVENUE SOUTH
NASHVILLE, TN 37212
(615) 292-2661

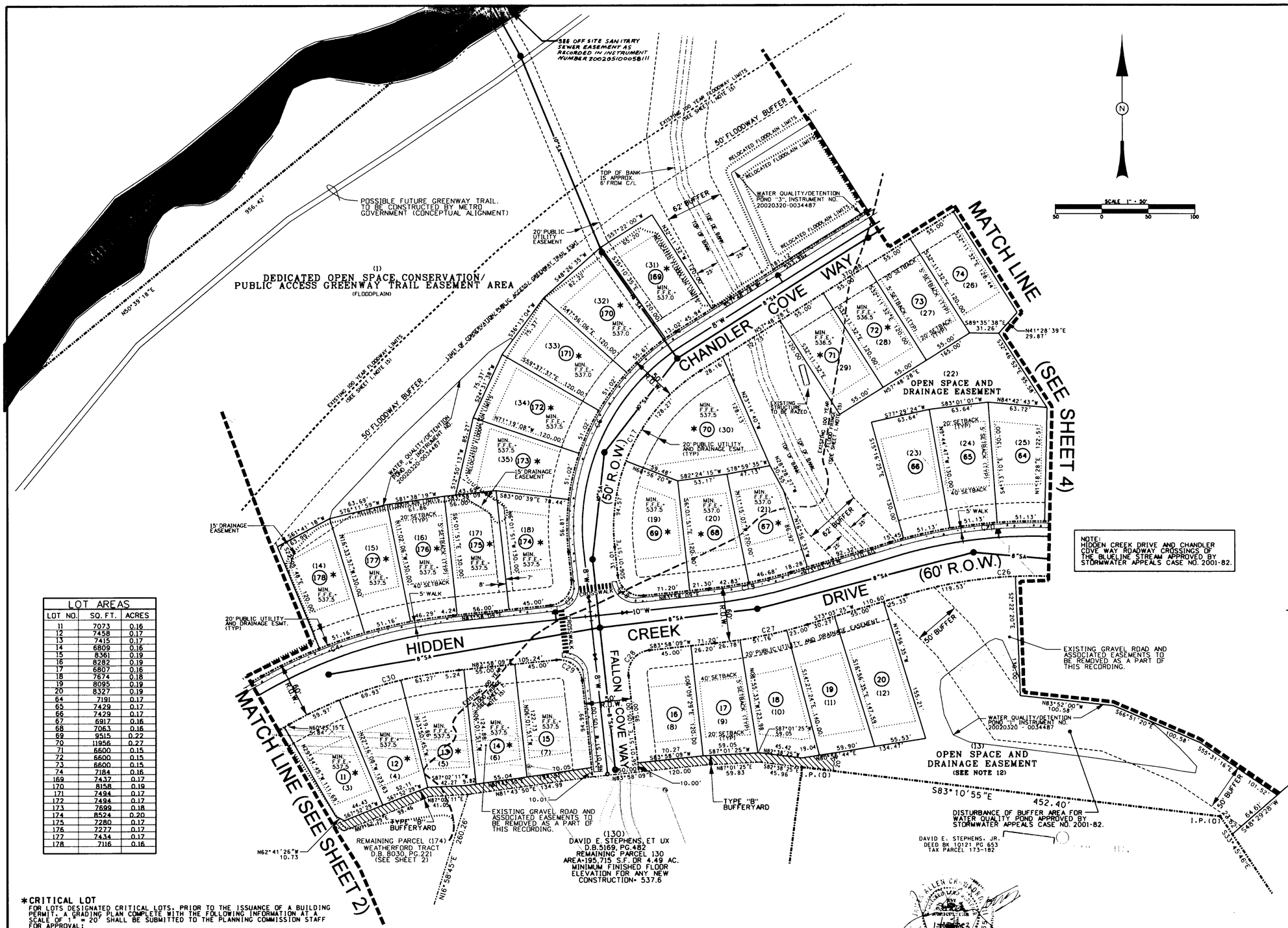
DEVELOPER
PHILLIPS BUILDERS, INC.
2910 KRAFT DRIVE
NASHVILLE, TENNESSEE 37204
(615) 244-9600

CIVIL • SITE DESIGN GROUP, PLLC
1808 West End Avenue, Suite 1402
Nashville, Tennessee 37203
PH.(615) 329-3298 FX (615) 341-0901
e-mail: civilgrp@bellsouth.net


SEE SHEETS 1, 3, AND 4 FOR ADDITIONAL INFORMATION



01-114-01




## OWNER'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTIES SHOWN HEREON AS EVIDENCED IN BOOK (SEE BELOW), PAGE (SEE BELOW) R.O.D.C., TENNESSEE, AND ADOPT THE PLAN OF SUBDIVISION OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED. NO LOT OR LOTS, AS SHOWN HEREON, SHALL AGAIN BE SUBDIVIDED, RESUBDIVIDED, ALTERED OR CHANGED SO AS TO PRODUCE LESS AREA THAN HEREBY ESTABLISHED UNTIL OTHERWISE APPROVED BY THE METROPOLITAN PLANNING COMMISSION AND UNDER NO CONDITION SHALL SUCH LOT OR LOTS BE MADE TO PRODUCE LESS AREA THAN PRESCRIBED BY THE RESTRICTIVE COVENANT AS OF RECORD IN INSTRUMENT NO. 20020514 - 0059176 R.O.D.C., TENNESSEE, RUNNING WITH THE TITLE TO THE PROPERTY.

MAP 173, PARCEL 142 (PORTION)
DEED BOOK 6372, PAGE 17, R.O.D.C.
NAME: COVENANT COMMUNITY, (TN. PARTNERSHIP)
BY: _____ DATE: 01-03-03
SIGNATURE TITLE

MAP 173, PARCEL 84 (PORTION), 130 (PORTION), 174 (PORTION), 142 (PORTION)
INSTRUMENT NO. 20020514-0059176, R.O.D.C.
NAME: PHILLIPS BUILDERS, INC.
BY: _____ DATE: 1-03-03
SIGNATURE

MAP 173, PARCEL 84 (PORTION)
DEED BOOK 596, PAGE 576, R.O.D.C.
NAME: E.M. BAKER (HEIRS)
BY: _____ DATE: 1-03-03
SIGNATURE

MAP 173, PARCEL 130 (PORTION)
DEED BOOK 5169, PAGE 482, R.O.D.C.
NAME: DAVID E. STEPHENS, ET UX
BY: _____ DATE: 7-25-02
SIGNATURE

MAP 173, PARCEL 174 (PORTION)
DEED BOOK 8030, PAGE 221, R.O.D.C.
NAME: TONY W. WEATHERFORD, ET UX
BY: _____ DATE: 7-25-02
SIGNATURE

## SURVEYOR'S CERTIFICATE

I(WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THE HEREON SHOWN SUBDIVISION PLAT REPRESENTS A CATEGORY 1 SURVEY HAVING AN UNADJUSTED RATIO OF PRECISION OF 1:10,000 AND IS TRUE AND CORRECT. APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED. ALL SIDE LOT LINES ARE AT RIGHT ANGLES OR RADIAL TO A STREET UNLESS OTHERWISE NOTED.

BY: _____ DATE: 1/10/03
CRAWFORD LAND SURVEYORS, PC

## METROPOLITAN HEALTH DEPARTMENT APPROVAL

APPROVED BY THE METROPOLITAN HEALTH DEPARTMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE
NAME: G. Brent Hagar / Jane Hamby DATE: 1/21/03

## COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE
BY: _____ DATE: 2/12/03
SECRETARY

RECORD

20030213-0020016

SUBDIVISION NO.: 2002S-051G-12

FINAL PLAT

# HIDDEN CREEK

(A CLUSTER LOT SUBDIVISION)

PHASE 1, SECTION 1
PHASE 2, AND
PHASE 3, SECTION 1

31st COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: JAN. 17, 2002
REV.: MAR. 18, 2002
REV.: MAY. 20, 2002
REV.: DEC. 22, 2002
REV.: JAN. 30, 2003

| LOT AREAS | | |
|---|---|---|
| LOT NO. | SQ. FT. | ACRES |
| 11 | 7073 | 0.16 |
| 12 | 7458 | 0.17 |
| 13 | 7415 | 0.17 |
| 14 | 6809 | 0.16 |
| 15 | 8361 | 0.19 |
| 16 | 8282 | 0.19 |
| 17 | 6807 | 0.16 |
| 18 | 7674 | 0.18 |
| 19 | 8085 | 0.19 |
| 20 | 8327 | 0.19 |
| 64 | 7191 | 0.17 |
| 65 | 7429 | 0.17 |
| 66 | 7429 | 0.17 |
| 67 | 6917 | 0.16 |
| 68 | 7063 | 0.16 |
| 69 | 9515 | 0.22 |
| 70 | 11956 | 0.27 |
| 71 | 6600 | 0.15 |
| 72 | 6600 | 0.15 |
| 73 | 6600 | 0.15 |
| 74 | 7184 | 0.16 |
| 169 | 7437 | 0.17 |
| 170 | 8158 | 0.19 |
| 171 | 7494 | 0.17 |
| 172 | 7494 | 0.17 |
| 173 | 7699 | 0.18 |
| 174 | 8524 | 0.20 |
| 175 | 7280 | 0.17 |
| 176 | 7277 | 0.17 |
| 177 | 7434 | 0.17 |
| 178 | 7116 | 0.16 |

| CURVE DATA | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD |
| C4 | 23°32'54" | 530.00' | 217.83' | 110.47' | N 72°11'42" E 216.30' |
| C5 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 38°58'09" E 35.36' |
| C6 | 63°50'18" | 250.00' | 278.55' | 155.73' | N 25°53'18" E 264.36' |
| C17 | 63°50'18" | 200.00' | 222.84' | 124.58' | S 25°53'18" W 211.49' |
| C18 | 90°00'00" | 25.00' | 39.27' | 25.00' | S 51°01'51" E 35.36' |
| C19 | 10°54'44" | 470.00' | 89.51' | 44.89' | N 78°30'47" E 89.38' |
| C20 | 50°42'38" | 530.00' | 469.09' | 251.16' | S 81°35'16" E 453.92' |
| C26 | 65°26'02" | 470.00' | 536.76' | 301.43' | N 74°15'13" W 508.06' |
| C27 | 10°54'44" | 530.00' | 100.94' | 50.62' | S 78°30'47" W 100.79' |
| C28 | 90°00'00" | 25.00' | 39.27' | 25.00' | S 38°58'09" W 35.36' |
| C29 | 90°00'00" | 25.00' | 39.27' | 25.00' | N 51°01'51" W 35.36' |
| C30 | 23°32'54" | 470.00' | 193.17' | 97.97' | S 72°11'42" W 191.81' |

*CRITICAL LOT
FOR LOTS DESIGNATED CRITICAL LOTS, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, A GRADING PLAN COMPLETE WITH THE FOLLOWING INFORMATION AT A SCALE OF 1" = 20' SHALL BE SUBMITTED TO THE PLANNING COMMISSION STAFF FOR APPROVAL:

1. EXISTING AND PROPOSED CONTOURS AT A MAXIMUM INTERVAL OF TWO FEET.
2. LOT DIMENSIONS, EASEMENTS, SETBACKS, ETC., WHICH ARE SHOWN ON THE RECORDED PLAT.
3. NOTATIONS OF SIGNIFICANT FEATURES SUCH AS STREAMS, SPRINGS, ROCK OUTCROPS AND SINK HOLES.
4. EXACT PROPOSED BUILDING FOOTPRINT AND GARAGE AND FIRST FLOOR ELEVATION.
5. LOCATION OF ALL PROPOSED SITE IMPROVEMENTS.
6. TOP AND BOTTOM ELEVATIONS OF RETAINING WALLS AND MATERIALS OF CONSTRUCTION.
7. SPECIFIED AND ILLUSTRATED METHODS OF STABILIZATION OF SLOPES GREATER THAN 33% GRADE.
8. LIMITS OF GRADING.
9. EXISTING TREE MASSES AND LOCATIONS OF EXISTING TREES WITH A 6" CALIPER OR GREATER.
10. GROUND ELEVATION AT THE BASE OF THE TREES.
11. EXISTING TREES TO BE PRESERVED AND METHODS OF PRESERVATION AND.
12. METHODS OF MANAGING STORMWATER RUNOFF.

THESE DATA SHALL BE SHOWN TO A POINT 10 FEET OUTSIDE THE LOT BOUNDARIES


SURVEYOR
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PH (615) 329-3298 FX (615) 341-0901
e-mail civilgrp@bellsouth.net




01-114-01




## AREA TABULATIONS

| LOT NO. | SQ. FT. | ACRES | LOT NO. | SQ. FT. | ACRES |
|---|---|---|---|---|---|
| 21 | 7941 | 0.18 | 105 | 7134 | 0.16 |
| 22 | 7941 | 0.18 | 106 | 6576 | 0.15 |
| 23 | 7941 | 0.18 | 107 | 6245 | 0.14 |
| 24 | 7941 | 0.18 | 108 | 6245 | 0.14 |
| 25 | 7816 | 0.18 | 109 | 6482 | 0.15 |
| 26 | 7411 | 0.17 | 110 | 6509 | 0.15 |
| 57 | 9017 | 0.21 | 157 | 6050 | 0.14 |
| 58 | 9466 | 0.22 | 158 | 6050 | 0.14 |
| 59 | 9215 | 0.21 | 159 | 6255 | 0.14 |
| 60 | 8491 | 0.19 | 160 | 6516 | 0.15 |
| 61 | 7521 | 0.17 | 161 | 6050 | 0.14 |
| 62 | 7021 | 0.16 | 162 | 6304 | 0.14 |
| 63 | 6914 | 0.16 | 163 | 6593 | 0.15 |
| 75 | 8998 | 0.21 | 164 | 6600 | 0.15 |
| 76 | 9299 | 0.21 | 165 | 6600 | 0.15 |
| 77 | 9187 | 0.21 | 166 | 6600 | 0.15 |
| 78 | 7589 | 0.18 | 167 | 6600 | 0.15 |
| 79 | 7274 | 0.17 | 168 | 6600 | 0.15 |
| 80 | 7763 | 0.18 | 179 | 8633 | 0.20 |
| 81 | 7611 | 0.17 | 180 | 6759 | 0.16 |
| 82 | 6858 | 0.16 | 181 | 6977 | 0.16 |
| 83 | 6848 | 0.16 | 182 | 7372 | 0.17 |
| 84 | 6690 | 0.15 | 183 | 7505 | 0.17 |
| 85 | 7287 | 0.17 | 184 | 6511 | 0.15 |
| 86 | 8079 | 0.19 | 185 | 6325 | 0.15 |
| 87 | 8871 | 0.20 | 186 | 6325 | 0.15 |
| 88 | 9421 | 0.22 | 187 | 6325 | 0.15 |
| 89 | 8885 | 0.20 | 188 | 6325 | 0.15 |
| 90 | 7210 | 0.17 | 189 | 6864 | 0.16 |
| 91 | 5887 | 0.14 | 190 | 7111 | 0.16 |
| 98 | 9234 | 0.21 | 191 | 6806 | 0.16 |
| 99 | 8611 | 0.20 | 192 | 6213 | 0.14 |
| 100 | 7641 | 0.18 | 202 | 6958 | 0.16 |
| 101 | 7111 | 0.16 | 203 | 6909 | 0.16 |
| 102 | 6651 | 0.15 | 204 | 7166 | 0.16 |
| 103 | 6578 | 0.15 | 205 | 7335 | 0.17 |
| 104 | 6955 | 0.16 | 206 | 6529 | 0.15 |
| | | | 207 | 6973 | 0.16 |

## CURVE DATA

| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD | |
|---|---|---|---|---|---|---|
| C7 | 05°20'43" | 425.00' | 39.65' | 19.84' | N 60°28'49" E | 39.64' |
| C8 | 11°05'14" | 325.00' | 62.89' | 31.54' | N 57°36'34" E | 62.79' |
| C9 | 11°05'14" | 375.00' | 72.57' | 36.40' | S 57°36'34" W | 72.45' |
| C10 | 05°20'43" | 375.00' | 34.99' | 17.51' | S 60°28'49" W | 34.97' |
| C11 | 90°31'20" | 25.00' | 39.51' | 25.20' | S 72°51'49" W | 35.54' |
| C12 | 24°16'09" | 225.00' | 95.29' | 48.39' | S 78°52'54" W | 94.58' |
| C13 | 20°00'41" | 275.00' | 96.05' | 48.52' | N 62°59'20" E | 95.56' |
| C14 | 20°00'41" | 225.00' | 78.58' | 39.70' | N 62°59'20" E | 78.19' |
| C15 | 24°16'09" | 225.00' | 95.29' | 48.39' | S 78°52'54" W | 94.58' |
| C16 | 88°57'25" | 25.00' | 38.11' | 24.84' | N 77°22'50" W | 35.24' |
| C20 | 50°12'38" | 530.00' | 464.09' | 251.15' | S 81°55'18" E | 449.54' |
| C21 | 84°29'52" | 25.00' | 37.01' | 22.84' | N 81°21'08" E | 33.74' |
| C22 | 52°55'13" | 500.00' | 461.82' | 248.86' | N 65°23'48" E | 445.58' |
| C23 | 52°55'13" | 450.00' | 415.64' | 223.97' | S 65°23'48" W | 401.02' |
| C24 | 84°29'52" | 25.00' | 37.01' | 22.84' | S 81°21'08" W | 33.74' |
| C25 | 04°23'05" | 530.00' | 40.57' | 20.29' | S 43°49'07" E | 40.56' |
| C26 | 65°26'02" | 470.00' | 536.76' | 301.93' | N 74°13'33" W | 508.06' |

* **CRITICAL LOT**
ASTERISK DENOTES LOTS THAT ARE LOCATED WITHIN EXISTING FLOODPLAIN. ALL BUILDING ENVELOPES WILL BE FILLED TO ABOVE FLOODPLAIN ELEVATION IN ACCORDANCE WITH THE PROPOSED CONSTRUCTION PLANS.

## OWNER'S CERTIFICATE

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MAP 173, PARCEL 142 (PORTION)
DEED BOOK 6372, PAGE 17, R.O.D.C.
NAME: COVENANT COMMUNITY, (TN. PARTNERSHIP)
BY: _____ DATE: 01-03-03
SIGNATURE TITLE

MAP 173, PARCEL 84 (PORTION), 130 (PORTION), 174 (PORTION), 142 (PORTION)
INSTRUMENT NO. 20020514-0059176, R.O.D.C.
NAME: PHILLIPS BUILDERS, INC.
BY: _____ DATE: 1-09-03
SIGNATURE

MAP 173, PARCEL 84 (PORTION)
DEED BOOK 596, PAGE 576, R.O.D.C.
NAME: E.M. BAKER (HEIRS)
BY: _____ DATE: 1-03-03
SIGNATURE

MAP 173, PARCEL 130 (PORTION)
DEED BOOK 5169, PAGE 482, R.O.D.C.
NAME: DAVID E. STEPHENS, ET UX
BY: _____ DATE: 7-25-02
SIGNATURE

MAP 173, PARCEL 174 (PORTION)
DEED BOOK 8030, PAGE 221, R.O.D.C.
NAME: TONY W. WEATHERFORD, ET UX
BY: _____ DATE: 7.25.02
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BY: _____ DATE: 1/13/03
CRAWFORD LAND SURVEYORS, PC

## METROPOLITAN HEALTH DEPARTMENT APPROVAL

APPROVED BY THE METROPOLITAN HEALTH DEPARTMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE
NAME: G. Brent Hagy / Jane Hamby DATE: 1/21/03

## COMMISSION'S APPROVAL

APPROVED BY THE METROPOLITAN PLANNING COMMISSION OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE
BY: _____ DATE: 2/12/03
SECRETARY

**RECORD**

20030213-0020016

SUBDIVISION NO.: 2002S-051G-12

FINAL PLAT

# HIDDEN CREEK

(A CLUSTER LOT SUBDIVISION)

PHASE 1, SECTION 1
PHASE 2, AND
PHASE 3, SECTION 1

31st COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE

DATE: JAN. 17, 2002
REV.: MAR. 18, 2002
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**SURVEYOR**
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**DEVELOPER**
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