

GENERAL NOTES

1. THE PURPOSE OF RECORDING THIS PLAT IS TO CREATE 5 SINGLE FAMILY LOTS, 2 OPEN SPACE TRACTS, AND TO DEDICATE PUBLIC RIGHT OF WAY FOR NEW BRISTOL LANE AND FUTURE MCEWEN DRIVE.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS PROPERTY IS CURRENTLY ZONED R-1 (LARGE LOT RESIDENTIAL) MINIMUM BUILDING SETBACKS: (UNLESS SHOWN OTHERWISE)
- | | |
|-------------------------------|---------------------------------|
| FRONT | - 150' (UNLESS SHOWN OTHERWISE) |
| SIDE NOT ABUTTING A STREET | - 30' |
| SIDE ABUTTING A PUBLIC STREET | - 45' |
| REAR | - 50' |
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0230G, WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2021, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470205, PANEL NO. 0230, SUFFIX G, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS OF MINIMAL FLOOD HAZARD.

HOWEVER, THE FLOOD LIMITS SHOWN HEREON AS "100-YR" ARE BASED UPON A FLOOD STUDY DONE BY RAGAN-SMITH FOR THIS SITE AS REQUIRED BY THE CITY OF BRENTWOOD.

5. DEVELOPMENT ON ALL LOTS WITHIN THIS SECTION SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 58-6 OF THE BRENTWOOD MUNICIPAL CODE, WHICH REQUIRES PRIOR WRITTEN APPROVAL OF CONSTRUCTION AND/OR ADDITION OF ANY OBSTRUCTION WITHIN A PLATTED PUBLIC UTILITY AND DRAINAGE EASEMENT.

6. THIS FINAL PLAT IS SUBJECT TO A VESTING PERIOD, DURING WHICH THE DEVELOPMENT STANDARDS IN EFFECT ON THE DATE OF APPROVAL WILL REMAIN THE STANDARDS APPLICABLE TO THIS PLAN, UPON EXPIRATION OF THE VESTING PERIOD, DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT MAY BE SUBJECT TO STANDARDS OTHER THAN THOSE THAT WERE APPLICABLE DURING THE VESTING PERIOD. THE VESTING PERIOD FOR THIS PLAT EXPIRES ON _____, UNLESS EXTENDED BY THE CITY OF BRENTWOOD. PERSONS RELYING ON THIS PLAT AFTER SAID DATE SHOULD CONTACT THE CITY OF BRENTWOOD TO DETERMINE IF DEVELOPMENT MAY CONTINUE AS DEPICTED ON THE PLAN.

7. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL, DIAL 811.

8. LOTS DESIGNATED WITH (*) HAVE NATURAL SLOPES OF GREATER THAN 15%. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH A SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER FOR APPROVAL BY THE CITY ENGINEER SHOWING EXISTING TOPOGRAPHIC INFORMATION FROM FIELD RUN SURVEY DATA, BOUNDARY AND SETBACK LINES, UTILITY AND DRAINAGE EASEMENTS, EXISTING AND PROPOSED DRAINAGE PIPES, DITCHES AND SWALES TO BE CONNECTED TO PUBLIC DRAINAGE LINES AND/OR TO DIRECT OR RE-DIRECT STORMWATER RUNOFF, THE PROPOSED BUILDING FOOTPRINT AND THE DRIVEWAY PLAN, INCLUDING THE FINISHED FLOOR ELEVATIONS AND FINISHED GRADES OF PAVEMENTS AND GROUND LINES, IDENTIFICATION OF EXISTING TREES IN EXCESS OF FOUR-INCH CALIPER AND TREES TO BE PRESERVED, AND THE LOCATION AND TIMING OF INSTALLATION OF EROSION CONTROL FEATURES. NO CLEAR CUTTING OF TREES OR GRADING OF THE LOT SHALL BE PERMITTED UNTIL APPROVAL OF THE SITE PLAN BY THE CITY ENGINEER.

9. HILLSIDE PROTECTION LOTS MUST MEET REQUIREMENTS OF CHAPTER 78, ARTICLE III, DIVISION 14 OF THE BRENTWOOD MUNICIPAL CODE.

10. THE PROPOSED ALIGNMENT FOR "FUTURE MCEWEN DRIVE" IS APPROXIMATE AND WAS TAKEN FROM AN EXHIBIT PREPARED FOR THE CITY OF BRENTWOOD TITLED "MCEWEN DRIVE EXTENTION EAST ALTERNATE NO. 1, ALTERNATE NO. 2" DATED AUGUST 20, 2008.

11. WATER QUALITY RIPARIAN BUFFERS RELATE TO WATERCOURSES CLASSIFIED BY THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION AS STREAMS OR "WATERS OF THE STATE". THESE STREAMS ARE INTENDED TO REMAIN IN THEIR NATURAL STATE CONDITION AND TO BE BUFFERED IN ACCORDANCE WITH TDEC CRITERIA. NO DISTURBANCE IS TO OCCUR WITHIN THE BUFFER LIMITS EXCEPT AS PERMITTED BY TDEC OR THE U.S. CORPS OF ENGINEERS. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION WITHIN THE WATER QUALITY RIPARIAN BUFFER, EXCEPT AS PERMITTED BY THE CITY OF BRENTWOOD AND AS AUTHORIZED BY AN AQUATIC RESOURCE ALTERATION PERMIT (ARAP).

LEGEND

OS	OPEN SPACE
HP	HILLSIDE PROTECTION LOT (SEE NOTE 9)
R.O.W.C.T.	REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME

I HEREBY CERTIFY THAT THE CITY OF BRENTWOOD PLANNING DEPARTMENT HAS APPROVED THE SUBDIVISION NAME.

DATE: _____
SECRETARY, PLANNING COMMISSION
OR PLANNING AND CODES DIRECTOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER NAME: _____
BY: _____
TITLE: _____ DATE: _____

CERTIFICATE OF APPROVAL OF ADDRESSES

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN ASSIGNED THE ADDRESSES IN CONFORMANCE WITH THE CITY OF BRENTWOOD ADDRESSING STANDARDS.

DATE: _____
CITY OF BRENTWOOD
ADDRESSING AUTHORITY

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BRENTWOOD, WITH THE EXCEPTION OF SUCH VARIANCES AND/OR MODIFICATIONS, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION.

DATE: _____
SECRETARY, PLANNING COMMISSION OR
PLANNING AND CODES DIRECTOR

CERTIFICATE OF APPROVAL OF STREETS

I HEREBY CERTIFY THAT ALL STREETS DESIGNATED ON THE FINAL SUBDIVISION PLAT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

DATE: _____
ENGINEERING DIRECTOR

CERTIFICATE OF APPROVAL OF WATER AND SEWER SYSTEMS

I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "HAWTHORNE" HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT APPLICABLE REGULATIONS.

WATER SYSTEM _____ 2025
CITY OF BRENTWOOD AUTHORIZED APPROVING AGENT
SEWER SYSTEM _____ 2025
CITY OF BRENTWOOD AUTHORIZED APPROVING AGENT

CERTIFICATE OF APPROVAL OF STREET NAMES

I HEREBY CERTIFY THAT THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS HAS APPROVED THE STREET NAMES.

DATE: _____
WILLIAMSON COUNTY DEPARTMENT
OF EMERGENCY COMMUNICATIONS (IT REP.)

CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

MIDDLE TENNESSEE ELECTRIC (MTE) WILL PROVIDE ELECTRIC SERVICE TO THE SUBJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTE, AND IN ACCORDANCE WITH THE PLAT APPROVAL CHECKLIST, TREE PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTE WEBSITE AT WWW.MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). NO ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. ANY APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS.

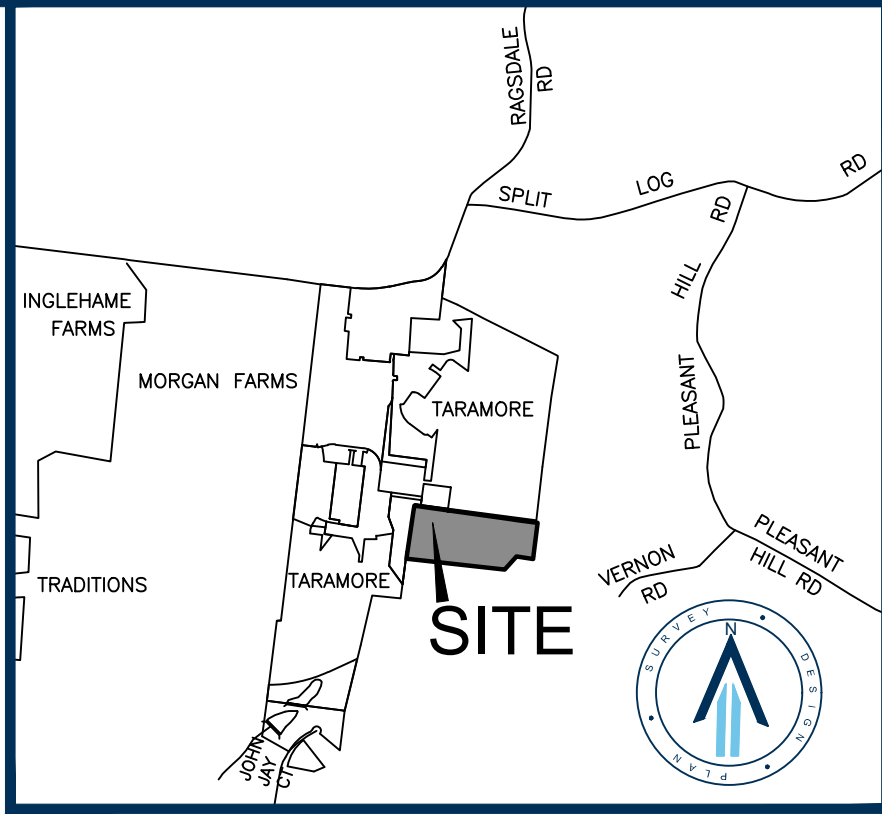
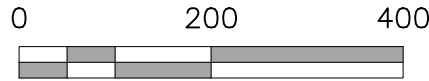
DATE: _____
MIDDLE TENNESSEE ELECTRIC (MTE)

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	87,939	2.02
2	88,108	2.02
3	91,768	2.11
4	132,826	3.05
5	135,581	3.11

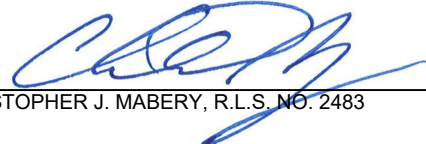
TOTAL- 536,222 SQ. FT. OR 12.31 ACRES±

OPEN SPACE AREA TABLE		
OS	SQ. FT.±	ACRES±
1	417,671	9.59
2	4,593	0.11

TOTAL- 422,264 SQ. FT. OR 9.70 ACRES±



LOCATION MAP
(NOT TO SCALE)

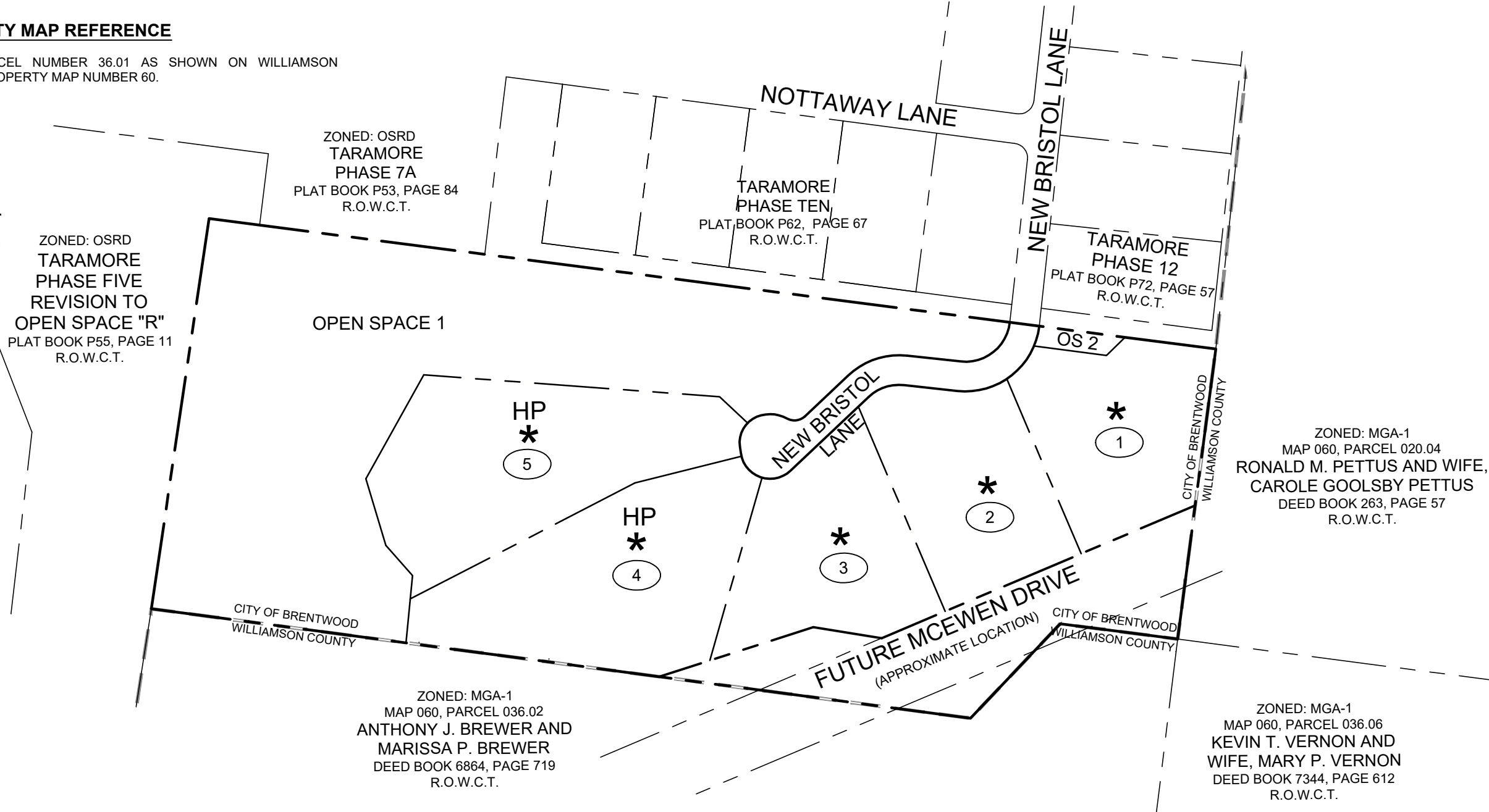
BY:  08/11/2025
CHRISTOPHER J. MABERY, R.L.S. NO. 2483 DATE

DEED REFERENCE

BEING THE SAME PROPERTY CONVEYED TO BERKSHIRE CREST, LLC BY WARRANTY DEED OF RECORD IN BOOK 9765, PAGE 370, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

BEING PARCEL NUMBER 36.01 AS SHOWN ON WILLIAMSON COUNTY PROPERTY MAP NUMBER 60.



SITE AREA DATA TABLE

LOT AREA	- 12.309 ACRES±
OPEN SPACE AREA	- 9.694 ACRES±
FUTURE MCEWEN R.O.W. DEDICATION	- 2.515 ACRES±
INTERNAL R.O.W. (PUBLIC)	- 0.750 ACRES±
TOTAL AREA	- 25.268 ACRES±
TOTAL LINEAR FEET OF ROAD	- 520 FT±

OWNER

BERKSHIRE CREST, LLC
3401 MALLORY LANE, SUITE 100
FRANKLIN, TN 37067

SURVEYOR

RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

HAWTHORNE
LOTS 1-5 AND
OPEN SPACE 1 AND 2

16th CIVIL DISTRICT OF WILLIAMSON COUNTY
CITY OF BRENTWOOD, TENNESSEE
REVISED: 08/11/2025
REVISED: 03/18/2025
SCALE: 1" = 200' DATE: 03/03/2025
PROJECT NUMBER: 19205-1734



RaganSmith
a Pape Dawson company

CERTIFICATE OF ACCURACY

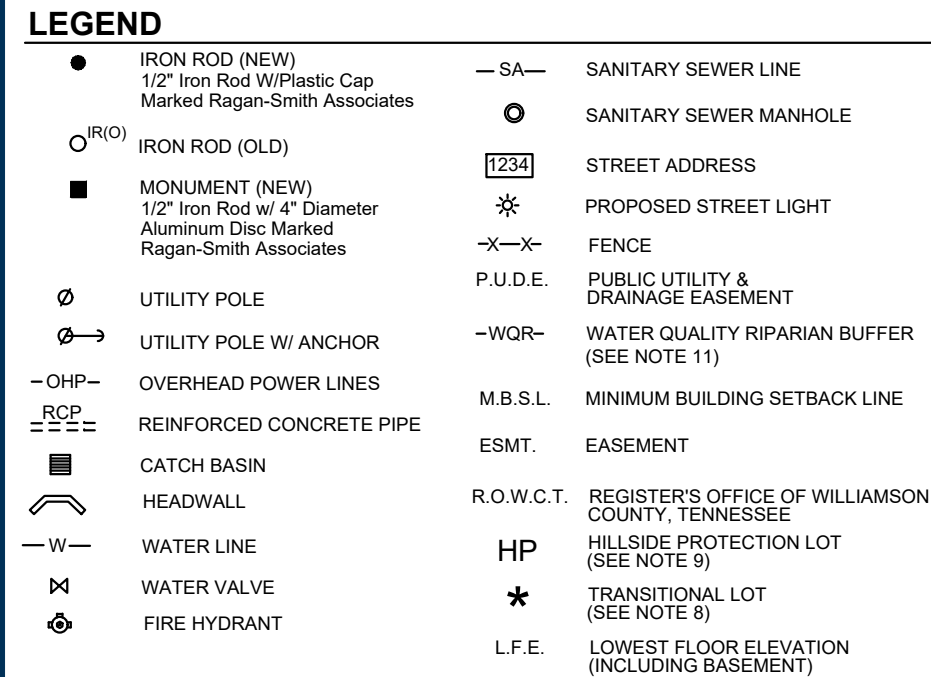
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS ACCURATE, SURVEY TO THE ACCURACY REQUIRED BY THE SPECIFICATIONS OF THE BRENTWOOD PLANNING COMMISSION.

RAGAN-SMITH ASSOCIATES, LLC



DATE: 08/11/2025

1. SEE SHEET 1 FOR GENERAL NOTES, AREA TABLES, AND REFERENCES.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGEN
C9	5.19'	50.00'	5°56'57"	S10°39'14"E	5.19'	2.60
C10	61.95'	47.00'	75°31'21"	N30°04'55"E	57.56'	36.41
C11	43.02'	47.00'	52°26'49"	S18°32'39"W	41.54'	23.15
C12	53.44'	59.00'	51°53'54"	N86°12'27"W	51.63'	28.71
C13	53.44'	59.00'	51°53'54"	S86°12'27"E	51.63'	28.71
C14	31.71'	25.00'	72°41'07"	N83°23'57"E	29.63'	18.39
C15	108.14'	125.00'	49°34'12"	N71°50'29"E	104.80'	57.72
C16	117.31'	75.00'	89°37'08"	S51°49'01"W	105.71'	74.50

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

LOTS 1-5 AND
OPEN SPACE 1 AND 2

PROJECT NUMBER: 19205-1734



CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE

MIDDLE TENNESSEE ELECTRIC (MTE) WILL PROVIDE ELECTRIC SERVICE TO THE PROJECT PROPERTY ACCORDING TO THE NORMAL OPERATING PRACTICES OF MTE AS DEFINED IN THE RULES AND REGULATIONS, BYLAWS, POLICY BULLETINS AND OPERATIONAL BULLETINS OF MTE, AND IN ACCORDANCE WITH THE PLAT APPROVED BY CHECKLIST, PLANT PLANTING GUIDELINES AND OTHER REGULATIONS CONTAINED ON THE MTE WEBSITE AT WWW.MTE.COM (COLLECTIVELY THE "REQUIREMENTS"). ELECTRIC SERVICE WILL BE PROVIDED UNTIL MTE'S REQUIREMENTS HAVE BEEN MET AND APPROVED IN WRITING BY AN AUTHORIZED REPRESENTATIVE OF MTE. APPROVAL IS, AT ALL TIMES, CONTINGENT UPON CONTINUING COMPLIANCE WITH MTE'S REQUIREMENTS.

DATE: _____

MIDDLE TENNESSEE ELECTRIC (MTE)

_____ DATE: _____
MIDDLE TENNESSEE ELECTRIC (MTE)

CHRIS MABERY, RLS #2483