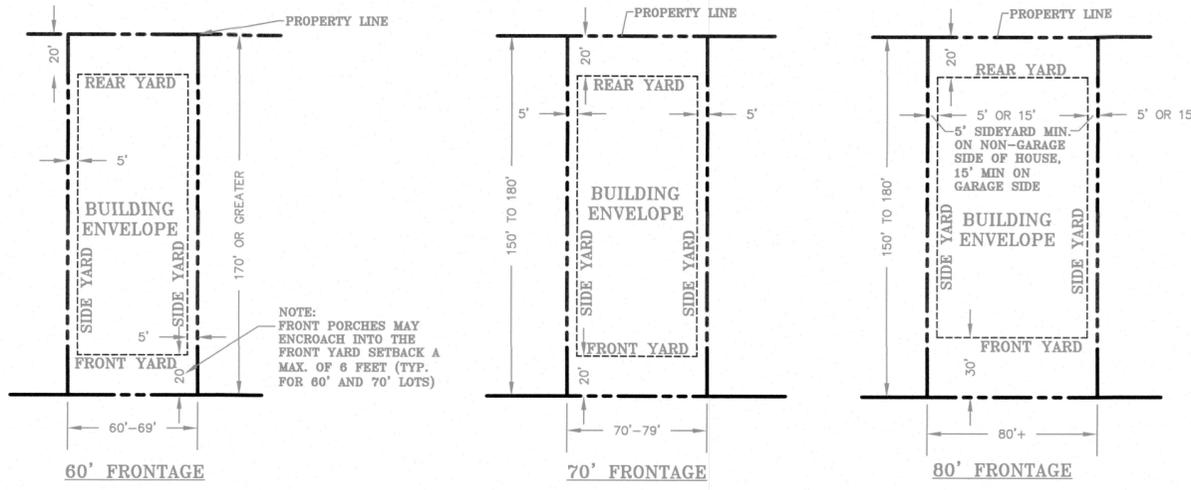


**NOTES:**

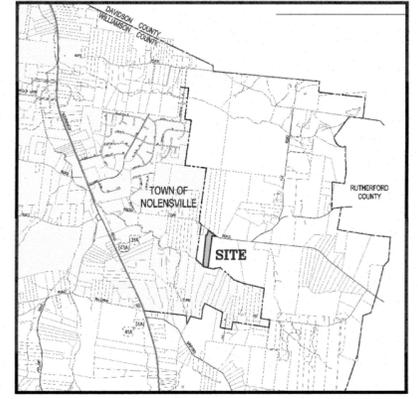
- THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND TO CREATE OPEN SPACE AND 21 LOTS.
- EXISTING ZONING: SR ZONING AND PUD OVERLAY  
BASE ZONE: SUBURBAN RESIDENTIAL (SR)
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 58 AND IS KNOWN AS AS PARCEL 31.17.
- THE PROPERTY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "AE" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 4718700235F, DATED SEPTEMBER 29, 2006, AMENDED BY LOMA CASE NUMBER 16-04-3535A, DATED MAY 04, 2016.
- OWNER/ SUBDIVIDER: CATES BUILDERS (UNDER CONTRACT W/LYNCH FAMILY)  
ADDRESS: 112 WESTWOOD PLACE, SUITE 220  
BRENTWOOD, TN 37027  
CONTACT: STEVE CATES  
SCATES@CATESBUILDERS.COM  
(615) 370-4742
- SURVEYOR: LITTLEJOHN ENGINEERING ASSOCIATES, INC. (615-385-4144)  
ADDRESS: 1935 21ST AVE. SOUTH  
NASHVILLE, TENNESSEE 37212
- BUILDER SHALL PROVIDE LANDSCAPING AT THE RATE OF ONE PLANT PER LOT.
- ALL BUILDERS' SWALES FOR SURFACE STORM-WATER RUNOFF SHALL NOT EXCEED A DEPTH OF ONE FOOT.
- ALL LOTS SHALL BE SERVED BY THE NOLENSVILLE-COLLEGE GROVE UTILITY DISTRICT (WATER) AND METRO WATER SERVICES (SEWER). INDIVIDUAL WATER AND SEWER SERVICE LINES ARE REQUIRED FOR EACH LOT.
- EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED BY INDIVIDUAL BUILDERS PRIOR TO THE START OF HOME CONSTRUCTION.
- DEVELOPMENT OF THIS SECTION SHALL COMPLY TO REGULATIONS OF THE TOWN OF NOLENSVILLE, TN, INCLUDING THE PERCENTAGE OF LOT COVERAGE, TURNAROUND DISTANCES AND DRIVEWAY PLACEMENT.
- ALL OPEN SPACE (OS-1, OS-2, OS-3 AND OS-4) TO BE DESIGNATED AS PUBLIC UTILITIES AND DRAINAGE EASEMENTS.
- ALL CONDITIONS APPROVED FOR THIS PUD BY THE TOWN OF NOLENSVILLE MUST BE ADHERED TO.
- LOCATION OF PROPOSED UTILITIES SHOWN ARE PER DESIGN, NOT ASBUILT. THE EXACT LOCATION OF ANY INSTALLED UTILITY IS NOT THE RESPONSIBILITY NOR THE LIABILITY OF LITTLEJOHN ENGINEERING ASSOCIATES.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A RESIDENTIAL LOT WITH AN AVERAGE SLOPE OF 15% OR GREATER, A PLAN SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER.
- TOPOGRAPHIC INFORMATION WAS DERIVED BY RANDOM SHOTS PER FIELD SURVEY; CONTOUR INTERVAL IS 1'. DATUM BASED ON NAVD 88.
- SURVEY FIELD DATA COLLECTED ON 9/24/2015.
- A STORM WATER LONG TERM OPERATION AND MAINTENANCE PLAN IN ACCORDANCE WITH SECTION 5 OF THE TOWN STORM WATER ORDINANCE SHALL BE SUBMITTED AND RECORDED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE TOWN OF NOLENSVILLE ENGINEERING DEPARTMENT.
- ANY WATERWAY NATURAL AREA SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
- LOTS DESIGNATED WITH A "X" SYMBOL HAVE A SIDE OR REAR ENTRY GARAGE.



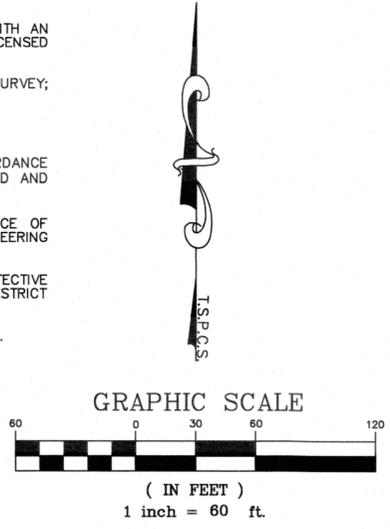
**TYPICAL LOT**  
SCALE: 1" = 60'

MINIMUM REQUIRED SETBACKS:	60' LOTS:	70' LOTS:	80' LOTS:
YARD FRONTING ANY STREET:	20'	20'	30'
ALLOWANCE FOR PORCH INTO FRONYARD:	6'	6'	6'
SIDE YARD:	5'	5'	7.5' OR 15' MIN. BETWEEN HOMES
REAR YARD:	20'	20'	20'

LOT	SQ. FT.	ACRES
1	13,169	0.30
2	11,037	0.25
3	8,774	0.20
4	9,375	0.22
5	10,425	0.24
6	9,204	0.21
7	9,159	0.21
8	11,417	0.26
9	13,602	0.31
10	11,906	0.27
11	11,784	0.27
12	12,003	0.28
13	34,448	0.79
14	43,121	0.99
15	17,075	0.39
16	11,248	0.26
17	12,309	0.28
18	11,109	0.26
19	11,071	0.25
20	11,059	0.25
21	11,032	0.25
AVERAGE	14,002	0.32
O.S. - 1	110,703	2.54
O.S. - 2	19,081	0.44
O.S. - 3	173,068	3.97
O.S. - 4	18,069	0.41
TOTAL OPEN SPACE	320,921	7.36
ROW	68,849	1.58
Total	684,097	15.70



**VICINITY MAP**



**LEGEND**

PARCEL NUMBER	( )	EXISTING SANITARY SEWER MANHOLE	⊙
LOT NUMBER	⊙	PROPOSED SANITARY SEWER MANHOLE	●
IRON ROD (OLD)	⊙ IR(O)	PROPOSED FIRE HYDRANT	⊙ FH
IRON ROD (SET)	⊙	EXISTING WATER METER	⊙ W
PROPERTY LINE	---	EXISTING WATER VALVE	⊙ WV
FLOOD LINE	---	PROPOSED STREET LIGHT	⊙ SL
STREAM BUFFER	---	PROPOSED CURB INLET	⊙ CI
UNDERGROUND ELECTRIC LINE	---		
NATURAL GAS LINE	4" G		
SANITARY SEWER LINE	8" SA		
STORM SEWER LINE	15" RCP		
WATER LINE	6" W		

LINE	BEARING	DISTANCE
L1	N72°55'40"W	44.05'
L2	N72°55'40"W	54.41'
L3	N40°07'05"E	4.59'
L4	N14°14'42"W	40.20'
L5	N14°14'42"W	14.51'
L6	N37°09'18"E	40.94'
L7	N37°09'18"E	41.19'
L8	N45°56'14"E	57.89'
L9	N45°56'14"E	57.89'
L10	N39°54'16"W	19.63'
L11	N53°19'53"E	36.55'
L12	N55°13'28"W	28.96'
L13	N83°57'36"W	41.25'
L14	N06°02'30"E	51.00'
L15	N06°02'30"E	19.84'
L16	N06°02'30"E	14.53'
L17	N06°02'30"E	4.20'
L18	N06°02'30"E	44.04'
L19	N06°02'44"E	27.24'
L20	N04°26'21"E	13.31'
L21	N04°26'21"E	48.37'
L22	N05°41'55"E	9.96'
L23	N56°11'45"E	52.75'
L24	N83°57'30"W	20.02'
L25	N83°57'30"W	16.46'
L26	N83°57'30"W	23.29'
L27	N05°21'44"E	51.06'
L28	N53°07'41"W	50.00'
L29	N53°07'41"W	49.21'
L30	N48°59'46"E	13.25'
L31	N45°56'14"E	14.67'
L32	N45°56'14"E	43.22'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	56.35'	125.00'	25°49'51"	28.66'	N85°50'36"W	55.88'
C2	93.71'	125.00'	42°57'17"	49.18'	N27°31'08"E	91.53'
C3	56.23'	75.00'	42°57'17"	29.51'	N27°31'08"E	54.92'
C4	79.10'	125.00'	36°15'27"	40.93'	N24°10'13"E	77.79'
C5	56.23'	75.00'	42°57'17"	29.51'	N27°31'08"E	54.92'
C6	93.71'	125.00'	42°57'17"	49.18'	N27°31'08"E	91.53'
C7	132.25'	75.00'	101°01'50"	91.03'	N56°33'25"E	115.77'
C8	94.88'	100.00'	54°21'46"	51.35'	N12°56'11"E	91.36'
C9	18.31'	75.00'	13°59'05"	9.20'	N21°14'14"W	18.26'
C10	52.09'	40.00'	74°36'35"	30.48'	N23°03'36"E	48.48'
C11	19.16'	125.00'	8°46'56"	9.60'	N41°32'46"E	19.14'
C12	11.50'	75.00'	8°46'56"	5.76'	N41°32'46"E	11.48'
C13	87.04'	125.00'	39°53'45"	45.37'	N25°59'22"E	85.29'
C14	52.22'	75.00'	39°53'45"	27.22'	N25°59'22"E	51.17'
C15	139.80'	40.00'	200°14'49"	224.03'	N39°45'31"W	78.75'
C16	30.77'	25.00'	70°31'44"	17.68'	N07°02'05"E	28.87'
C17	36.88'	25.00'	84°30'49"	22.71'	N56°30'06"W	33.62'
C18	148.22'	630.14'	13°28'36"	74.45'	N59°08'44"W	147.88'
C19	36.67'	630.14'	3°20'44"	18.34'	N67°19'53"W	36.67'
C20	31.32'	125.00'	14°21'21"	15.74'	N13°13'10"E	31.24'
C21	17.16'	75.00'	13°06'36"	8.62'	N21°53'48"E	17.12'
C22	39.07'	75.00'	29°50'40"	19.99'	N34°04'26"E	38.63'
C23	62.69'	125.00'	28°44'03"	32.02'	N20°24'31"E	62.03'
C24	31.02'	125.00'	14°13'14"	15.59'	N41°53'09"E	30.94'
C25	50.25'	125.00'	23°01'58"	25.47'	N17°33'29"E	49.91'
C26	43.46'	125.00'	19°55'18"	21.95'	N39°02'07"E	43.24'
C27	34.94'	100.00'	20°01'11"	17.65'	N04°14'06"W	34.76'
C28	1.78'	40.00'	2°33'02"	0.89'	N41°23'35"E	1.78'
C29	37.43'	40.00'	53°36'41"	20.21'	N69°28'27"E	36.08'
C30	52.47'	40.00'	75°09'38"	30.78'	N46°08'24"W	48.79'
C31	18.02'	125.00'	8°15'39"	9.03'	N10°10'19"E	18.01'
C32	69.02'	125.00'	31°38'06"	35.41'	N30°07'11"E	68.14'
C33	47.78'	125.00'	21°54'06"	24.19'	N31°20'54"E	47.49'
C34	9.54'	75.00'	7°17'14"	4.78'	N24°35'10"W	9.53'
C35	8.77'	75.00'	6°41'51"	4.39'	N17°35'37"W	8.76'
C36	59.94'	100.00'	34°20'35"	30.90'	N22°56'47"E	59.05'
C37	48.12'	40.00'	68°55'28"	27.45'	N25°54'09"E	45.27'

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**  
I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled NolenMeade PUD Subdivision, have been installed in accordance with Metro Nashville Department of Water and Sewerage Services standards and specifications and/or state government requirements or that a performance agreement and letter of credit has been posted with Metro Nashville Department of Water and Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.

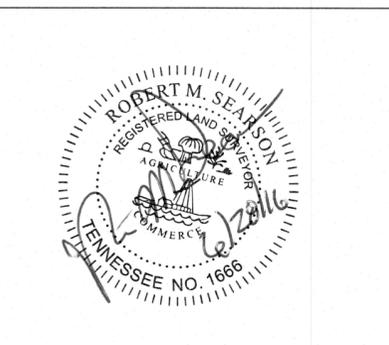
Sanitary Sewer System

Date \_\_\_\_\_ Metro Nashville Department of Water and Sewerage Services

**CERTIFICATE OF APPROVAL FOR RECORDING**  
I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nolensville, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the office of the Williamson County Register of Deeds.

Date \_\_\_\_\_ Secretary, Planning Commission

THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY \_\_\_\_\_



**CERTIFICATION OF OWNERSHIP AND DEDICATION**  
I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book 6630, Page 880, R.O.W.C., Tennessee, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Nolensville Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book \_\_\_\_\_, Page \_\_\_\_\_, R.O.W.C., Tennessee, running with the title to the property.

Date \_\_\_\_\_ CK Residential, LLC

Title \_\_\_\_\_

**CERTIFICATE OF ACCURACY**  
I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the town engineer.

Date \_\_\_\_\_ Robert M. Searson, TN RLS #1666

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**  
I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled NolenMeade PUD Subdivision, have been installed in accordance with current local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section 5.6 of the Nolensville Subdivision Regulations have been met.

Water System

Date \_\_\_\_\_ Nolensville/College Grove Utility District

**CERTIFICATION OF COMMON AREAS DEDICATION**  
CK Residential, LLC, in recording this plat has designed certain areas of land shown hereon as common areas intended for use by the homeowners within NolenMeade PUD Subdivision, for recreation and related activities. The above described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision. "Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date \_\_\_\_\_ CK Residential, LLC

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**  
I hereby certify: (1) that all streets and drainage facilities designated on this final subdivision plat have been installed in an acceptable manner and according to the Town of Nolensville Roadway and Drainage Regulations, or (2) that a surety bond has been posted with the Planning Commission to assure the completion of all required improvements in case of default.

Town Engineer \_\_\_\_\_ Date \_\_\_\_\_

Town Planner \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF ADDRESSES**  
I hereby certify that the Town of Nolensville has approved the street addresses.

Town Planner \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF ELECTRIC POWER**  
I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for Middle Tennessee Electric Membership Corporation. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Middle Tennessee Electric Membership Corporation \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**  
Subdivision name and street names approved by the Williamson County Emergency Management Agency.

Williamson County Emergency Management Agency \_\_\_\_\_ Date \_\_\_\_\_

**Littlejohn**  
An S&ME Company  
1935 21st Avenue South, NASHVILLE, TENNESSEE 37212  
T 615.385.4144 F 615.385.4020 www.leainc.com

**NOLENMEADE PUD SUBDIVISION FINAL PLAT**

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

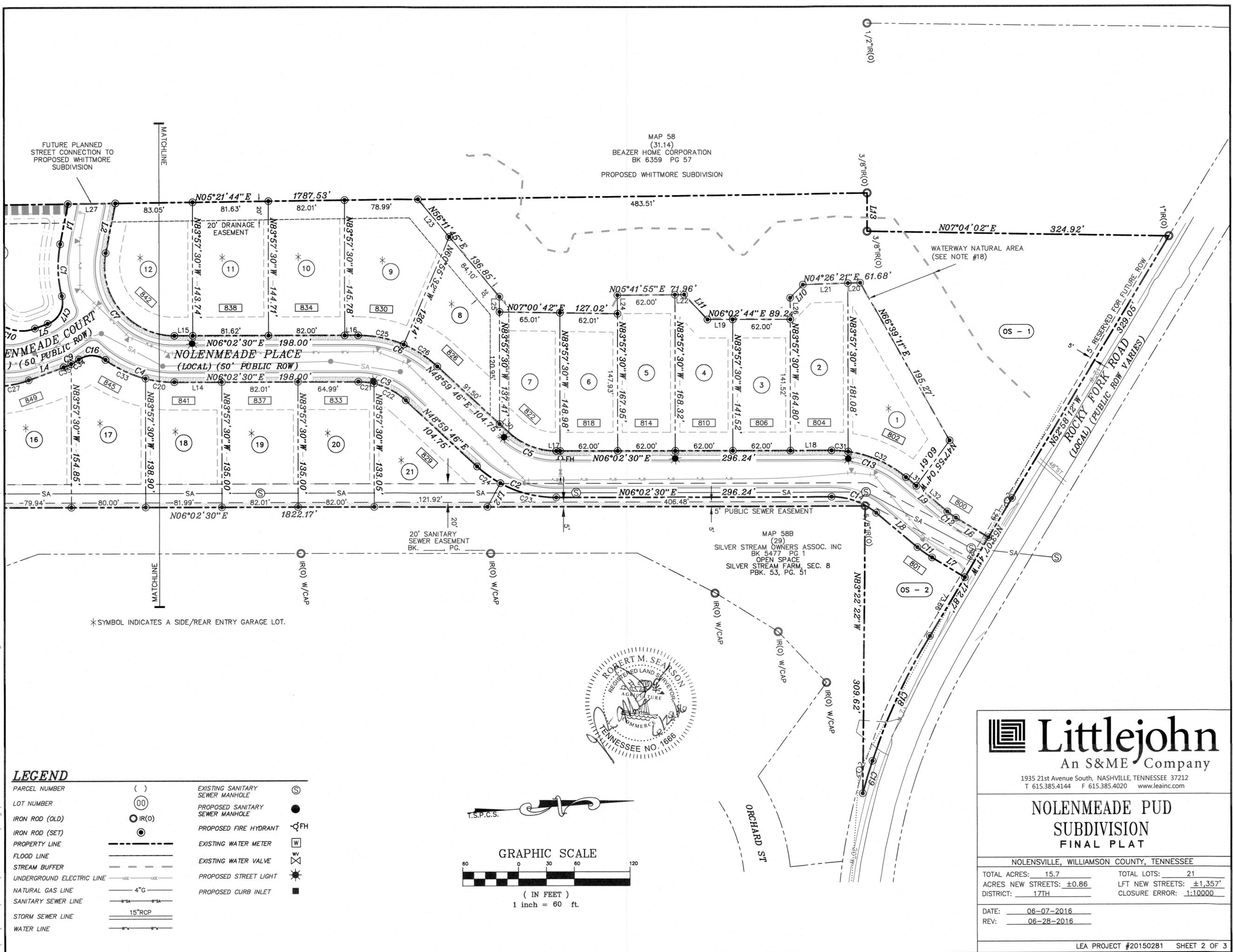
TOTAL ACRES: 15.7 TOTAL LOTS: 21  
ACRES NEW STREETS: ±0.86 LFT NEW STREETS: ±1,357'  
DISTRICT: 17TH CLOSURE ERROR: 1:10000

DATE: 06-07-2016  
REV: 06-28-2016

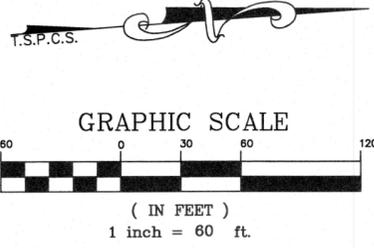
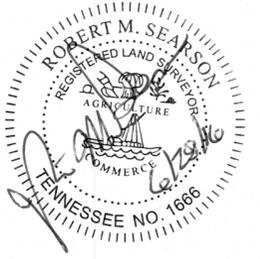
LEA PROJECT #20150281 SHEET 1 OF 3

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MAP 58  
(31.14)  
BEAZER HOME CORPORATION  
BK 6359 PG 57  
PROPOSED WHITTMORE SUBDIVISION



\*SYMBOL INDICATES A SIDE/REAR ENTRY GARAGE LOT.



**LEGEND**

PARCEL NUMBER	( )	EXISTING SANITARY SEWER MANHOLE	⊙
LOT NUMBER	⊙	PROPOSED SANITARY SEWER MANHOLE	●
IRON ROD (OLD)	⊙ IR(O)	PROPOSED FIRE HYDRANT	⊕ FH
IRON ROD (SET)	⊙	EXISTING WATER METER	⊞ W
PROPERTY LINE	---	EXISTING WATER VALVE	⊞ X
FLOOD LINE	---	PROPOSED STREET LIGHT	⊙
STREAM BUFFER	---	PROPOSED CURB INLET	■
UNDERGROUND ELECTRIC LINE	---		
NATURAL GAS LINE	4" G		
SANITARY SEWER LINE	15" RCP		
STORM SEWER LINE	---		
WATER LINE	---		

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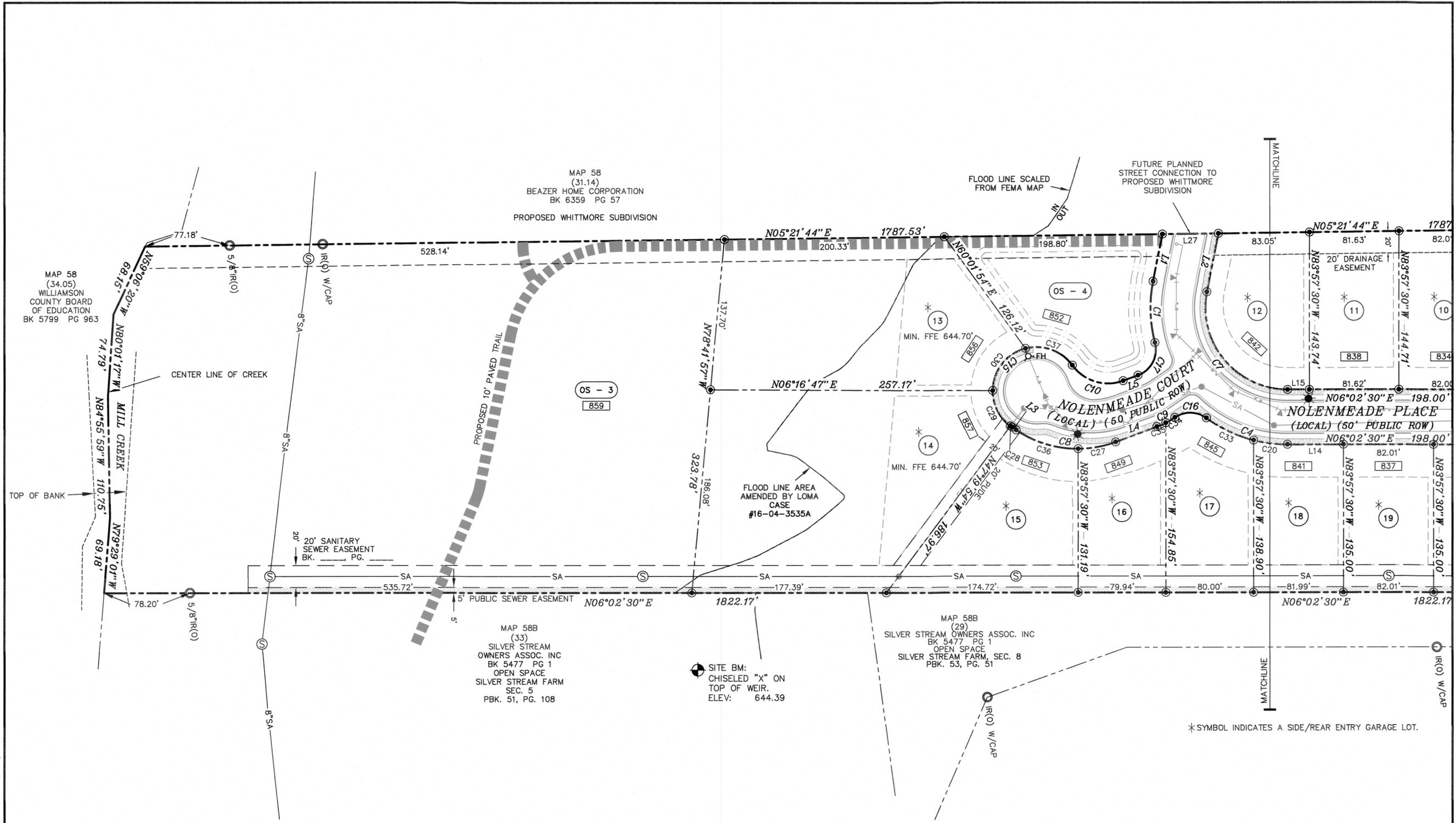
**NOLENMEADE PUD  
SUBDIVISION  
FINAL PLAT**

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES:	15.7	TOTAL LOTS:	21
ACRES NEW STREETS:	±0.86	LFT NEW STREETS:	±1,357'
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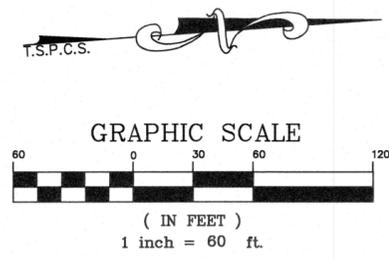
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**LEGEND**

PARCEL NUMBER	( )	EXISTING SANITARY SEWER MANHOLE	⊙
LOT NUMBER	⊙	PROPOSED SANITARY SEWER MANHOLE	●
IRON ROD (OLD)	⊙ IR(O)	PROPOSED FIRE HYDRANT	⊕ FH
IRON ROD (SET)	●	EXISTING WATER METER	W
PROPERTY LINE	---	EXISTING WATER VALVE	WV
FLOOD LINE	---	PROPOSED STREET LIGHT	☀
STREAM BUFFER	---	PROPOSED CURB INLET	■
UNDERGROUND ELECTRIC LINE	---		
NATURAL GAS LINE	4" G		
SANITARY SEWER LINE	8" SA		
STORM SEWER LINE	15" RCP		
WATER LINE	8" W		



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**NOLENMEADE PUD  
SUBDIVISION  
FINAL PLAT**

NOLENSVILLE, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 15.7	TOTAL LOTS: 21
ACRES NEW STREETS: ±0.86	LFT NEW STREETS: ±1,357'
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