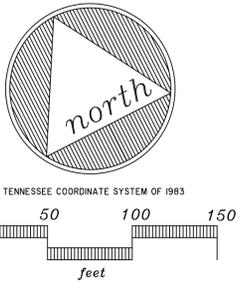


**Legend**

- 8" - S - SANITARY SEWER W/ MANHOLE
- 6" - W - WATER LINE
- 6" - F - FIRE HYDRANT
- RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EXEMPTION
- 1234 STREET ADDRESS
- STREET TREE
- ☆ STREET LIGHT

**Notes:**

1. PROPERTY MAP 33, PARCEL 95, 17TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
2. PROPERTY OWNER & DEVELOPER: KIDDSROAD, LLC  
7175 NOLENSVILLE ROAD #207  
NOLENSVILLE, TENNESSEE 37135  
(615) 776-7375
3. CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES, INC.  
618 GRASSMERE PARK DRIVE, SUITE 4  
NASHVILLE, TENNESSEE 37211  
(615) 331-0909
4. EXISTING ZONING: P.U.D. - BASE ZONING - SR
5. TOTAL NUMBER OF LOTS PROPOSED: 58  
LOTS IN PHASE ONE = 5 LOTS  
LOTS PROPOSED PHASE TWO = 9 LOTS
6. TOTAL SITE CONTAINS 33.4+ ACRES.  
PHASE ONE = 3.30+ ACRES  
PHASE TWO = 7.29+ ACRES
7. MINIMUM BUILDING SETBACKS: FRONT = 20' (LOCAL STREET)  
SIDE = 7.5' (ADJ. TO LOT)  
REAR = 20'
8. MAXIMUM DENSITY PERMITTED : 1.8 du/ac
9. MINIMUM PERMITTED LOT SIZE: 11,000 SQ. FT.
10. SUBJECT PROPERTY IS LOCATED IN ZONE "X" PER F.E.M.A.  
MAP NO. 4787C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
11. ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL"
12. O.S. INDICATES OPEN SPACE.
13. ALL LOTS TO BE SERVED BY PUBLIC SANITARY SEWER. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE DEPT. OF WATER & SEWERAGE SERVICES. INDIVIDUAL WATER AND SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
14. SIDEWALKS WILL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
15. ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
16. MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES SHALL BE 70% SIDE ENTRY GARAGE INDICATED THUS: (S)
17. FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
18. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
19. STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT AN AVERAGE SPACING OF 50 FT. EXISTING TREES WITHIN 15 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT. TREES TO BE PLACED IN GRASS STRIP BETWEEN THE CURB AND SIDEWALK.
20. ALL EXISTING STRUCTURES LOCATED ONSITE TO BE REMOVED.
21. AREA IN R.O.W. PHASE 2 = 1.323 Ac. ±
22. L.F. ROADWAY PHASE 2 = 1176 ft
23. THIS DEVELOPMENT WILL FOLLOW ALL REQUIREMENTS AND CONDITIONS SET FORTH IN THE TOWN'S APPROVAL OF THE PUD CONCEPT PLAN FOR THIS PROJECT.



**Curve Data**

No.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
C1	022°22'21"	275.00	107.38	54.38	106.70	S 29°19'07" E
C2	013°50'31"	325.00	78.52	39.45	78.33	S 25°07'22" E
C3	00°47'09"	525.00	7.20	3.60	7.20	S 62°48'55" W
C4	004°09'50"	275.00	19.99	10.00	19.98	S 42°35'12" E
C22	025°17'39"	525.00	231.77	117.80	229.89	N 32°01'16" W
C23	030°00'00"	25.00	39.27	25.00	35.36	S 64°22'29" E
C24	008°12'11"	475.00	68.01	34.06	67.95	N 66°31'26" E
C33	007°25'02"	525.00	67.96	34.03	67.92	N 66°55'01" E
C34	030°00'00"	25.00	39.27	25.00	35.36	S 25°37'31" W
C49	025°17'39"	475.00	209.70	106.58	208.00	N 32°01'16" W
C50	085°35'16"	25.00	37.34	23.15	33.97	N 87°27'46" W
C51	08°47'12"	25.00	35.69	21.65	32.73	N 08°50'59" E

**Lot Data**

LOT No.	SQ. FT.	ACRES
6	11,000	0.253
7	12,014	0.276
8	11,580	0.266
9	11,004	0.252
10	12,919	0.297
24	13,092	0.301
56	11,228	0.258
57	11,088	0.255
58	14,115	0.324
OS "B"	38,710	0.889
OS "C"	88,331	2.028
OS "E"	24,892	0.571

**Bulk Data Table**

PHASE NUMBER	2
NUMBER OF LOTS	9
GROSS DENSITY PERMITTED	1.8 du/Ac.
GROSS AREA REQUIRED	5,000 Ac. ±
TOTAL OPEN SPACE PROVIDED - PHASE 2	3,293 Ac. ±
COMMON OPEN SPACE PROVIDED - PHASE 2	3,488 Ac. ±
COMMON OPEN SPACE FROM PREVIOUS PHASES	0.185 Ac. ±
COMMON OPEN SPACE REQUIRED - PHASE 2	1,500 Ac. ±
COMMON OPEN SPACE RESERVED FOR FUTURE PHASES **	2,172 Ac. ±
TOTAL AREA PROVIDED - PHASE 2	7,865 Ac. ±
TOTAL AREA FROM PREVIOUS PHASES	10,532 Ac. ±
TOTAL AREA REQUIRED FOR PHASE 2	5,000 Ac. ±
AREA RESERVED FOR FUTURE PHASES **	2,815 Ac. ±

\*\* EXCESS AREAS TO BE USED IN FUTURE PHASES

**CERTIFICATE OF COMMON AREAS DEDICATION**

KIDDSROAD, LLC  
in recording this Plat, has designated certain areas of land shown hereon as Common Area intended for use by the homeowners within this Subdivision entitled:  
**PHASE TWO, BURKITT VILLAGE**  
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 above named subdivision. "Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.

Owner \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

I hereby certify that Williamson County has approved the subdivision name and street names.

Williamson County Public Safety \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE FOR ADDRESSES**

I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville.

Date \_\_\_\_\_

IS Department \_\_\_\_\_ Title \_\_\_\_\_

**CERTIFICATE 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 No. 6362, Page 50, R.O.W.C., 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 property.

Date \_\_\_\_\_

Owner(s) \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I hereby certify that the plan shown and described hereon is a 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, in the specifications of the subdivision regulations, approved by the Town Engineer.

Date \_\_\_\_\_

Registered Land Surveyor No. \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES**

I hereby certify that the following sanitary sewer and water systems outlined or indicated on the final subdivision plat entitled "Phase Two, Burkitt Village, have been installed in accordance with Metro Department of Water & 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 & Sewerage Services to assure completion of all required sanitary sewer and water improvements in case of default.

Date: \_\_\_\_\_, 20\_\_\_\_

Metro Nashville Department of Water and Sewerage Services

**CERTIFICATION OF THE 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 & Drainage Regulations or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.

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

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

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "PHASE TWO, BURKITT VILLAGE" 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 \_\_\_\_\_

Name, Title, and Agency of authorized approving Agent \_\_\_\_\_

**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.

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

This approval shall be invalid if Plat is not recorded by \_\_\_\_\_

Sheet 1 of 2  
Phase Two  
**Burkitt Village**  
Planned Unit Development  
Base Zoning: SR

**FINAL SUBDIVISION PLAT**

TOWN OF NOLENSVILLE PLANNING COMMISSION	
TOTAL ACRES 7.291	TOTAL LOTS 9
ACRES NEW ROADS 1.323±	FEET NEW ROADS 1176±
OWNER Kidssroad, LLC	CIVIL DISTRICT 177H
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000+
SCALE: 1" = 50'	
DATE MAY 24, 2016	