

TOWN OF NOLENSVILLE  
Post Office Box 547  
Nolensville, Tennessee 37135

**RESOLUTION #14-10**

**A RESOLUTION TO RELEASE C.K. DEVELOPMENT MAINTENANCE BOND  
FOR ROAD AND PUBLIC IMPROVEMENTS WITHIN BENT CREEK  
SUBDIVISION**

WHEREAS, C. K. Development, the Developer of Bent Creek Subdivision, located on Sam Donald and Clovercroft Roads, has constructed infrastructure within Phase 4, Section 2; Phase 5, Section 1 and 2; Phase 8, Section 2; and Phase 9, Section 1; and,

WHEREAS, the Developer has dedicated ownership of various roads and has requested to be released from the Maintenance Bond and for acceptance by the Town for maintenance for the public improvements on Lodge Hall Road, Fishing Creek Road, and Aunt Nannies Place in Phase 4, Section 2; Sawmill Place, Fishing Creek Road and Powder Spring Road in Phase 5, Section 1; Fishing Creek Road and Christmas Drive in Phase 5, Section 2; Yellowstone Drive and Maxwell Landing Drive in Phase 8, Section 1; and Maxwell Landing Drive and Yukon Place in Phase 9, Section 1; and;

WHEREAS, the Town of Nolensville Planning Commission met on February 11<sup>th</sup>, 2014, and is in agreement to release the Maintenance Bond; and,

NOW, THEREFORE, BE IT FURTHER RESOLVED, that C. K. Development is released from the Maintenance Bond, for the roads as outlined above and the Town accepts public improvements for maintenance.

Section 1. A map is attached to this resolution for clarity.

RESOLVED this 3<sup>rd</sup> day of April 2014.

\_\_\_\_\_  
Jimmy Alexander, Mayor

Passed: \_\_\_\_\_

\_\_\_\_\_  
Cindy Lancaster, Town Recorder

## MEMORANDUM

To: Board of Mayor and Aldermen

Fr: Henry Laird, Town Planner

Date: March 24, 2014

Subj: Planning Commission Recommendation on Acceptance of Streets in Bent Creek P.U.D.

The Planning Commission, at its February May 11, 2014, meeting approved the request for the release from maintenance bonds and a recommendation to the Board of Aldermen for the Town to accept for maintenance the streets and related drainage improvements for the following Phases in the Bent Creek P.U.D.

1. Phase 4, Sec. 2
2. Phase 5, Sec. 1&2
3. Phase 8, Sec. 2
4. Phase 9, Sec. 1

Town Engineer, Don Swartz, concurs with the recommendation (see memo attached).  
Maps illustrating the street locations are attached.

Jimmy W. Alexander  
Mayor

Brian Snyder  
Alderman

Beth Lothers  
Alderman



Town Of Nolensville

Jason Patrick  
Alderman

Larry Felts  
Alderman

Cindy Lancaster  
Town Recorder

MEMORANDUM

TO: Henry Laird, Town Planner

FROM: Don Swartz, Town Engineer *DRS*

RE: Request for bond release: Bent Creek Phase 9 Section 1, Phase 8  
Section 1, Phase 5 Sections 1 & 2, Phase 4 Section 2

DATE: 5 march 2014

I have reviewed the bond release request from C & K Development for the above subdivision sections. I have inspected all of the associated public improvements.

I find the request to release this bond acceptable for the Town's purposes.

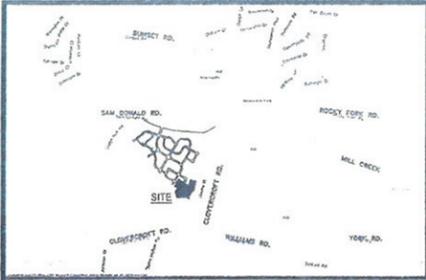
DRRAFT











VICINITY MAP  
N.T.S.

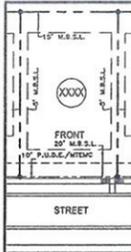
**NOTES:**

- Existing Zoning PLANNED UNIT DEVELOPMENT (PUD) (BASE ZONE SUBURBAN RESIDENTIAL-SR)
- Minimum required setback lines:  
Yard fronting on any street: 20'  
Side yard: 5' (not abutting public street)  
Rear yard: 15' (if abutting public street)  
Rear yard: 15'
- Monument set or to be set 18" iron pin w/ 2" Aluminum Cap
- Iron Rod set or to be set
- Owner: CK Development, LLC  
8205 Colston Way  
Brentwood, TN 37027  
Tel: 615.477.6542
- Surveyor: ATWELL, LLC  
441 Donelson Pike, Ste. 300  
Nashville, TN 37214  
Tel: 615-332-6414
- Bearings and vertical distance referenced are based on Tennessee State Plane Coordinate System NAD83 and NAVD 83.
- This property is a portion of Tax Map 58, a portion of Parcel (26.13).
- Builder shall provide landscaping at the rate of 1 (one) plant unit per lot.
- All builders swales for surface storm-water runoff shall not exceed a depth of 1 (one) foot.
- All lots shall be served by the Nolensville-College Grove Utility District (water) and Metro Water Services (sewer). Individual water and sewer services required for each lot.
- Erosion and sediment control shall be installed by individual builders prior to the start of home construction.
- Property subject to the findings of an accurate site search. No site work furnished to surveyor prior to survey.
- 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 to be designated as Public Utilities and Drainage Easements unless otherwise noted.
- Sanitary Sewer has not been designed to service lots with basement homes. The lot owner shall confirm sewer service elevations prior to home construction. It will be the responsibility of the Lot owner to provide adequate facilities for sewer service to basement lots.
- Being a portion of Deed Book 3331, Page 555, R.O.W.C.
- Except as shown, no part of the Property is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #47187C0235F, dated 09/29/2006, which such map panel covers the area in which the Property is situated.
- All of the dwellings in this subdivision phase will be equipped with an approved automatic fire sprinkler system in accordance with the Town of Nolensville ordinances.
- All conditions approved for this PUD by the Town of Nolensville must be adhered to.
- Location of utilities as shown on plan are per design, not as-built. The exact location of any installed utility is not the responsibility, nor the liability of Atwell Group or its agents.
- 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 Town Engineer showing existing topographic information from field run survey data, boundary and setback lines, utility and drainage easements, existing and proposed drainage pipes, ditches, swales to be connected to public drainage lines and/or to direct or re-direct storm water run-off; the proposed building footprint and the driveway plan, including the finished floor elevations and finished grades of pavement and ground lines. Identification of existing trees in zones of four inch caliper and trees to be preserved, and the location and timing of installation of erosion features. No clear cutting of trees or grading of the lot shall be permitted until approval of the site plan by the Town Engineer.

LINE	BEARING	LENGTH
L1	S13°58'18"W	30.50
L2	S78°03'42"E	60.01
L3	S21°59'56"W	67.31
L4	S62°03'41"E	70.88
L5	N02°22'07"W	66.19
L6	S13°58'55"W	14.39
L7	S30°28'59"W	7.26
L8	N02°28'59"E	38.10
L9	N12°24'22"E	38.62
L10	S12°24'20"W	38.80
L11	S13°58'55"W	14.42

CURVE	LENGTH	RADIUS	CHD. BEARING	CHORD	DELTA
C1	66.47	115.00	N22°13'57"E	66.27	16°30'00"
C2	39.27	28.00	N12°28'39"E	35.39	00°00'00"
C3	39.27	28.00	N44°31'01"W	33.32	00°00'00"
C4	62.37	225.00	S23°48'55"W	52.29	13°20'00"
C5	18.62	225.00	S14°48'35"W	18.62	4°44'31"
C6	9.84	25.00	N23°40'51"E	9.78	22°33'00"
C7	11.17	25.00	N4°48'22"E	11.02	23°35'00"
C8	51.16	50.00	S31°16'09"W	48.99	58°30'00"
C9	31.42	50.00	S16°03'24"E	30.99	30°00'00"
C10	31.42	50.00	S57°03'24"E	30.97	30°00'00"
C11	31.42	50.00	S88°03'24"E	30.99	30°00'00"
C12	31.42	50.00	N55°56'30"E	30.99	30°00'00"
C13	31.42	50.00	N19°56'30"E	30.99	30°00'00"
C14	32.92	50.00	N16°55'14"W	32.37	37°43'23"
C15	21.03	25.00	S11°41'22"E	20.41	49°11'23"
C16	19.94	115.00	S18°21'30"W	18.07	8°54'21"
C17	31.16	115.00	S24°22'50"W	31.11	12°10'19"
C18	12.78	225.00	N28°51'27"E	12.74	3°14'44"
C19	52.06	225.00	N20°56'39"E	51.94	12°19'21"

TYPICAL LOT LAYOUT



**LEGEND**

- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Storm sewer
- Sanitary Sewer Line
- Water Line
- Sanitary Sewer Manhole
- STREET LIGHT
- CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- SET IRON PIN
- SET MONUMENT



**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 3331, Page 555, 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 lines, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these Regulations. No lots as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is here established until otherwise approved by the Nolensville Planning Commission, and under no condition shall such lots be made to produce less area than is prescribed by the restrictive covenants of record in Book 1337, Page 118 and 180, R.O.W.C., Tennessee, running with the title to the property.

Owner/Title \_\_\_\_\_ Date \_\_\_\_\_

Owner/Title \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF STREETS AND DRAINAGE**

I hereby certify: (1) that all streets and drainage facilities designed on the 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 \_\_\_\_\_

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

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled Bent Creek P.U.D., Phase 8, Section 1 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 the completion of all required sanitary sewer improvements in case of default.

Metro Nashville Dept. of Water and Sewage Services \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Bent Creek P.U.D., Phase 8, Section 1 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 the completion of all required utility improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section of the Nolensville Subdivision Regulations have been met.

Water Systems \_\_\_\_\_ Date \_\_\_\_\_

Name, Title, and Agency of Approving Agent \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF PROVISION OF ELECTRICAL SERVICE**

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 Bent Creek P.U.D., Phase 8, Section 1. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

Electric Provider \_\_\_\_\_ Date \_\_\_\_\_

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

I hereby certify that the Town of Nolensville Planning Department has approved the subdivision name and street name(s).

Director, Town of Nolensville \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF ADDRESSES**

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

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

**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 Town of Nolensville Planning Commission and that the monuments have or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved by the town Engineer.

11/28/2011

\_\_\_\_\_  
Douglas W. Gall-Chandler, RLS #2588

**ATWELL**  
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Telecommunications  
Infrastructure & Transportation  
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NASHVILLE, TN 37214  
615.332.8414

TOWN OF NOLENSVILLE  
PLANNING COMMISSION  
17TH CIVIL DISTRICT  
WILLIAMSON COUNTY, TENNESSEE

CK DEVELOPMENT, LLC  
FINAL SUBDIVISION PLAN  
BENT CREEK SUBDIVISION  
PHASE 8, SECTION 1  
TOTAL ACRES: 8.856  
ACRES NEW ROADS: 0.856  
TOTAL LOTS: 20  
FEET NEW ROADS: 6884

DATE: 11-02-2011  
REVISED: 11-28-2011  
PER: TOWN OF NOLENSVILLE

REVISIONS

**ATWELL**

SCALE: 0 25 50  
1" = 50 FEET

DR. JMS | CH. DBC  
P.M. E. MCNEELY

CAD FILE: \_\_\_\_\_  
JOB: 11001818  
FILE CODE: \_\_\_\_\_  
SHEET NO. 1 OF 1