



Source of North Tennessee Grid North  
GPS-GEIOD 12A  
(NAVD 88)  
(NAD 83)

- PLAT NOTES**
- This Plat is being recorded to create 27 single family lots.
  - In accordance with single family zoning regulations, detailed restrictive covenants are recorded in Book \_\_\_\_\_ Page \_\_\_\_\_, R.O.W.C.
  - All utilities shall be located underground.
  - All Open Space Area Right-of-Ways shall be Public Utility and Drainage Easements.
  - All lots to be served by sanitary sewer.
  - All grading, fill storage, and ground disturbance shall be strictly confined to the building envelope and the Public Utility/Drainage Easement.
  - Subject property is part of Parcel 68.01 on Property Map 56.
  - Bearings shown hereon are Tennessee Grid.
  - This property is located within a flood hazard area as indicated on Federal Emergency Management Agency Map Community Panel No. 47187C023F, dated September 29, 2006 (Zone AE).
  - Home Owner's Association will maintain all Open Space, landscape and drainage facilities. All internal roadways shall be public street constructed to the Town of Nolensville specifications in public right-of-ways.
  - New monuments will be iron rod with aluminum caps. All iron rods existing with Gresham, Smith and Partners cap are 3/4" diameter rebar.
  - This Plat subdivided the property found in Deed Book 6356, Page 620 and Deed Book 6359, Page 44.
  - Homes will be equipped with individual sprinkler systems.
  - There will be no clearing, grading, construction or disturbance of vegetation except as permitted by the approved plans or the Nolensville Town Engineer.
  - Before construction commences on any lot, call Tennessee One-Call at 1-800-351-1111. Location of underground utilities shown on map as proposed, not as installed.
  - Utilities shown are proposed and should not be considered as-built.
  - Street addresses shown in box [ 1601 ]
  - Zoning SR
  - Total Area \_\_\_\_\_ Acres more or less or \_\_\_\_\_ square feet more or less

**LEGEND**

⊕	Benchmark	⊗	Gas Meter
⊙	GS&P Control Monument	⊗	Gas Valve
⊙	1/2" Diameter Iron Rod New with GS&P Cap	⊗	Water Meter
⊙	Existing Property Corner	⊗	Water Valve
⊙	Cemetery	⊗	Fire Hydrant
⊙	Deciduous Tree	⊗	Telephone Manhole
⊙	Evergreen Tree	⊗	Sewer Manhole
⊙	Property Line	⊗	Storm Drain Manhole
⊙	Adjacent Property Line	⊗	Catch Basin
⊙	Easement Line	⊗	Power Pole
⊙	Water Line	⊗	Clay Wire
⊙	Sanitary Sewer Line	⊗	Sewer Clean-Out
⊙	Gas Line	⊗	Telephone Pedestal / Electric Box
⊙	Overhead Electric Line	⊗	Electric Street Light (L.P.)

**OPEN SPACE AREA**

OS-A	53,062	1.22
OS-B	6,775	0.15
OS-C	74,714	1.71

**Parcel Area Table**

Lot Number	Area (Sq. Ft)	Area (Acres)
1	12,826	0.29
2	11,058	0.25
3	11,153	0.26
4	11,271	0.26
5	11,469	0.26
6	13,389	0.31
7	13,960	0.32
8	12,795	0.29
9	11,287	0.26
10	11,961	0.27
11	12,426	0.28
12	11,689	0.27
13	11,044	0.25
14	11,841	0.27
15	11,114	0.25
16	16,365	0.38
17	16,001	0.37
18	12,448	0.28
19	15,806	0.36
20	11,571	0.26
21	14,074	0.32
22	14,587	0.33
23	11,838	0.27
24	13,491	0.31
25	15,001	0.34
26	13,795	0.32
27	12,424	0.29

**Certificate of Approval of Subdivision Name, Street Names and Addresses**

I hereby certify that the Williamson County and Town of Nolensville has approved the subdivision name, street names, and addresses.

Subdivision Name and Address: \_\_\_\_\_  
 Williamson County \_\_\_\_\_ Date \_\_\_\_\_  
 Town of Nolensville \_\_\_\_\_ Date \_\_\_\_\_

**Certificate of Approval of Streets and Drainage**

I hereby certify that:

(1) The streets, drainage, and sidewalks 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 Utility System**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat are to be 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.

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

**Water System**

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

**Certificate of Approval of Electric Provider**

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 MTEMC. Any approval is at all times contingent upon continuing compliance with the MTEMC.

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

**Certificate of Approval of Metro Nashville Department of Water and Sewerage Services**

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled "Whittmore Subdivision Phase 1" have been installed in accordance with Metro 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.

\_\_\_\_\_ Date: \_\_\_\_\_, 2015  
 Metro Nashville Dept. of Water and Sewerage Services

**Certificate of Ownership & Dedication**

I (We) hereby certify that I am (we are) the owner(s) of the property shown hereon as evidenced in Book \_\_\_\_\_ Page \_\_\_\_\_, R.O.W.C., Tennessee, and 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, re-subdivided, 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.

Owner(s) \_\_\_\_\_ Date \_\_\_\_\_  
 Title (if holding for partnership or corporation) \_\_\_\_\_

**Owner**

**Beazer Homes**  
 1018 Elm Hill Pike  
 Nashville, Tennessee 37210  
 Owner Contact: Kevin Atwood  
 Phone: (615) 244-9600  
 Email: kevin.atwood@beazer.com

**Certificate of Accuracy**

I hereby certify that the plan shown and described hereon is an accurate 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 specification of the Subdivision Regulations, as approved by the town engineer. I also certify that this is a Category 1 Survey and was done in compliance with the current Tennessee Minimum Standards of Practice. The ratio of precision of the unadjusted survey is 1:\_\_\_\_\_ as shown hereon.

*Kenneth D. Church* 8/25/15  
 Kenneth D. Church, TN RLS 1004  
 Survey Manager, Gresham Smith and Partners  
 511 Union Street, Suite 1400  
 Nashville, TN 37219-1710  
 Office: 615.770.8136  
 Mobile: 615.332.2651  
 Email: ken\_church@gspnet.com

**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.

Secretary, Planning Commission \_\_\_\_\_ Date \_\_\_\_\_  
 THIS APPROVAL SHALL BE INVALID IF NOT RECORDED BY \_\_\_\_\_

**SURVEYOR NOTES**

- The location of the property boundaries depicted hereon, based on the appropriate boundary law principles governed by the facts and evidence gathered during the course of this survey. Per accuracy and precision required by the State of Tennessee, in the opinion of this surveyor the monuments shown represents corners of the property. Corners have been found or set as indicated hereon. As a professional opinion, this survey carries no guarantee or warranty, expressed or implied.
- Land surveyor does not guarantee accuracy of marked underground utility locations on surface. Location of all underground utilities not visible including underground services lines shall not be relied upon without verification from proper utility authority having jurisdiction. All utilities shown per design plans for location representation only.
- Survey not final without Red Seal and Signature of Surveyor.
- All set property corners are marked with 1/2" diameter rebar with an orange GS&P cap.
- This survey may not be reproduced, altered, or copied without written permission of Gresham Smith and Partners.
- This property has direct access to a dedicated public right-of-way.
- As shown on survey, there are no gaps or gaps between tracts.



# FINAL PLAT SUBDIVISION PLAT WHITTMORE

Williamson County Parcel I.D.  
 057 04400 00017057  
 057 04600 00017057  
 058 03114 00017057

2373 ROCKY FORK ROAD  
 WILLIAMSON COUNTY  
 NOLENSVILLE, TENNESSEE  
 GS&P PROJECT NO. 29488.02



Design Services  
 For The Built Environment

- Atlanta
- Birmingham
- Cincinnati
- Columbus
- Dallas
- Fort Lauderdale
- Jackson
- Jacksonville
- Knoxville
- Louisville
- Memphis
- Nashville
- Richmond
- Tampa

**GRESHAM  
SMITH AND  
PARTNERS**  
 1400 Nashville City Center  
 511 Union Street  
 Nashville, TN 37219  
 615.770.8100  
 WWW.GSPNET.COM

## WHITTMORE SUBDIVISION PHASE 1

**BEAZER HOMES**  
 TENNESSEE BRANCH  
 1018 ELM HILL PIKE  
 NASHVILLE, TN 37210  
 (615) 244-9600

ROCKY FORK ROAD  
 NOLENSVILLE, TN

**DEVELOPER**  
**Beazer Homes**  
 Tennessee Branch

1018 Elm Hill Pike  
 Nashville, Tennessee 37210  
 Owner Contact: Kevin Atwood  
 Phone: (615) 244-9600  
 Email: kevin.atwood@beazer.com

Revision		
No.	Date	Description
1	8/25/15	PLANNING COMMENTS

**SITE DATA**  
 TOTAL SITE AREA: 26.20 ACRES  
 ZONING P.U.D. - SINGLE FAMILY RESIDENTIAL  
 PROPOSED LOTS: 27 LOT NUMBERING: 1-27  
 MINIMUM REQUIRED SETBACK LINES  
 FRONT YARD: 30 FEET  
 REAR YARD: 20 FEET  
 SIDE YARD: 5 FEET

Survey Contact: Kenneth D. Church, TN RLS 1004  
 PHONE: 615-770-8136  
 Email: ken\_church@gspnet.com

**FOR REVIEW ONLY**