

NOTES:

- THE PURPOSE OF THIS PLAT IS TO DEDICATE RIGHT OF WAY AND TO CREATE OPEN SPACE AND 26 LOTS.
- EXISTING ZONING: PLANNED UNIT DEVELOPMENT
BASE ZONE: SUBURBAN RESIDENTIAL (SR)
- MINIMUM REQUIRED SETBACKS:
FRONT YARD: 20'
SIDE YARD (NOT ABUTTING STREET): 5'
SIDE YARD (ABUTTING STREET): 10'
REAR YARD: 15'
- THIS PROPERTY CAN BE FOUND ON WILLIAMSON COUNTY TAX MAP 59 AND IS KNOWN AS AS PORTION OF PARCEL 25.16.
- THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NUMBER 47187C0230F, DATED SEPTEMBER 29, 2006.
- OWNER/ SUBDIVIDER: CK DEVELOPMENT (615-373-1528)
ADDRESS: 1612 WESTGATE CIR #220
BRENTWOOD, TN 37027:
- 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 SERVICES 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 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 PROVIDED ADEQUATE FACILITIES FOR SEWER SERVICE TO BASEMENT LOTS.
- 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 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.
- THERE ARE NO CRITICAL LOTS WITHIN SECTION 1C.
- A STREET LIGHT WILL BE NEEDED AT THE INTERSECTION OF AUNT NANNIES PLACE AND FISHING CREEK ROAD.

LEGEND

PARCEL NUMBER	()	EXISTING SANITARY SEWER MANHOLE	⊙
LOT NUMBER	(00)	PROPOSED SANITARY SEWER MANHOLE	●
IRON ROD (OLD)	⊙ IR(O)	EXISTING FIRE HYDRANT	⊕
IRON ROD (SET)	⊙	PROPOSED FIRE HYDRANT	⊕ FH
PROPERTY LINE	---	EXISTING WATER METER	W
UNDERGROUND ELECTRIC LINE	UGE	EXISTING WATER VALVE	WV
NATURAL GAS LINE	4"G	PROPOSED STREET LIGHT	⊙
SANITARY SEWER LINE	8"SA	PROPOSED CURB INLET	■
STORM SEWER LINE	15"RCP		
WATER LINE	8"W		

CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled Bent Creek, Phase 4, Section 1C, 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 OF UTILITY SYSTEMS
I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled Bent Creek, Phase 4, Section 1C, 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

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.

Date _____ Middle Tennessee Electric Membership Corporation

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 _____

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, and (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 SUBDIVISION NAME, STREET NAME AND ADDRESSES
I hereby certify that the Town of Nolensville Planning Department has approved the subdivision name, street names, and addresses.

Town Planner _____ Date _____

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 5383, Page 977, 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 3422, Page 804, R.O.W.C., Tennessee, running with the title to the property.

Date _____ CK Development, LLC

Title _____

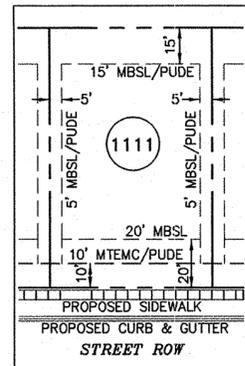
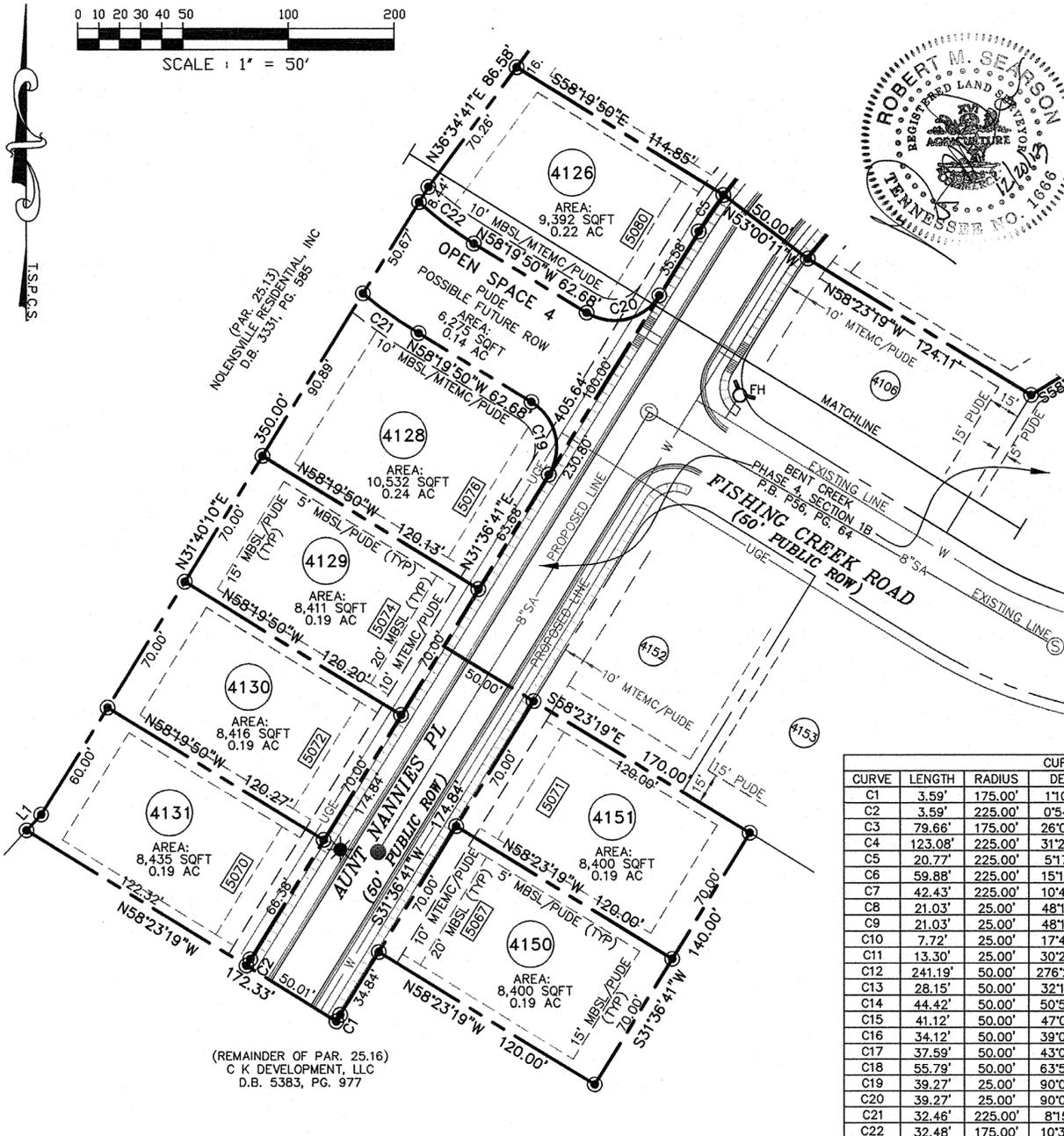
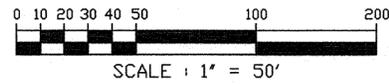
CERTIFICATION OF COMMON AREAS DEDICATION
CK Development, LLC, in recording this plat has designed certain areas of land shown hereon as common areas intended for use by the homeowners within Bent Creek, Phase 4, Section 1C, for recreation and related activities. The above described areas are not dedicated 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 Development, LLC

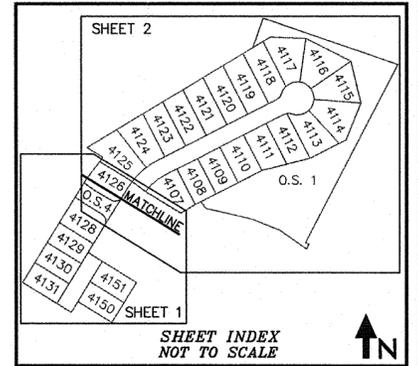
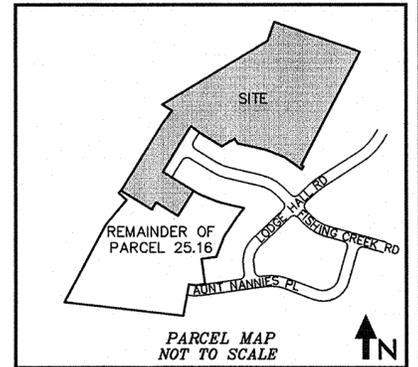
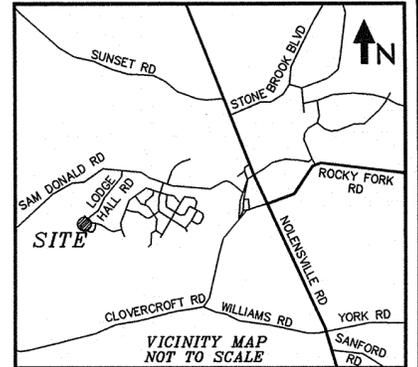
CERTIFICATION OF ACCURACY
I hereby certify that the plan shown and described hereon is true and correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the Subdivision Regulations, as approved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

Date 12/20/13 _____ Robert M. Searson, TN RLS #1666

Prepared by: _____



TYPICAL LOT LAYOUT NOT TO SCALE



LINE TABLE

LINE	LENGTH	BEARING
L1	10.28'	S42°36'51"W
L2	11.75'	S62°45'03"E
L3	16.32'	N28°04'50"E
L4	25.05'	N34°39'00"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHD BEARING
C1	3.59'	175.00'	1°10'33"	1.80'	3.59'	S31°01'25"W
C2	3.59'	225.00'	0°54'52"	1.80'	3.59'	S31°09'15"W
C3	79.66'	175.00'	26°04'51"	40.53'	78.97'	S49°54'50"W
C4	123.08'	225.00'	31°20'35"	63.12'	121.55'	S47°16'59"W
C5	20.77'	225.00'	5°17'23"	10.39'	20.76'	S34°15'22"W
C6	59.88'	225.00'	15°14'56"	30.12'	59.71'	S44°31'32"E
C7	42.43'	225.00'	10°48'16"	21.28'	42.37'	S57°33'08"W
C8	21.03'	25.00'	48°11'23"	11.18'	20.41'	N38°51'34"E
C9	21.03'	25.00'	48°11'23"	11.18'	20.41'	S87°02'57"W
C10	7.72'	25.00'	17°41'57"	3.89'	7.69'	S71°48'14"W
C11	13.30'	25.00'	30°29'26"	6.81'	13.15'	N84°06'04"W
C12	241.19'	50.00'	276°22'46"	44.72'	66.67'	N27°02'44"W
C13	28.15'	50.00'	32°15'39"	14.46'	27.78'	S30°53'42"W
C14	44.42'	50.00'	50°54'00"	23.80'	42.97'	S72°28'32"W
C15	41.12'	50.00'	47°07'13"	21.80'	39.97'	N58°30'51"W
C16	34.12'	50.00'	39°05'38"	17.75'	33.46'	N15°24'26"W
C17	37.59'	50.00'	43°04'37"	19.73'	36.71'	N25°40'42"E
C18	55.79'	50.00'	63°55'39"	31.20'	52.94'	N79°10'49"E
C19	39.27'	25.00'	90°00'00"	25.00'	35.36'	N13°23'19"W
C20	39.27'	25.00'	90°00'00"	25.00'	35.36'	N76°36'41"E
C21	32.46'	225.00'	8°15'59"	16.26'	32.43'	S54°15'19"E
C22	32.48'	175.00'	10°38'09"	16.29'	32.44'	S53°04'15"E

AREA SUMMARY

	SQFT	ACRES
TOTAL LOT AREA	267,275	6.12
TOTAL OPEN SPACE AREA	98,988	2.28
TOTAL ROW AREA	41,771	0.97
TOTAL AREA	408,034	9.37

TOTAL ACREAGE OF ORIGINAL PARCEL 25.16: ±18.2
REMAINING ACREAGE OF PARCEL 25.16: ±8.8

LITTLEJOHN ENGINEERING ASSOCIATES
1935 21ST AVENUE SOUTH, NASHVILLE, TENNESSEE 37212
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Nashville | Chattanooga | Decatur | Huntsville | Knoxville | Orlando | Phoenix | Tri-Cities

**BENT CREEK
PHASE 4, SECTION 1C
FINAL PLAT**

FRANKLIN, WILLIAMSON COUNTY, TENNESSEE

TOTAL ACRES: 9.37 TOTAL LOTS: 26
ACRES NEW STREETS: ±0.44 LFT NEW STREETS: ±722
DISTRICT: 17TH CLOSURE ERROR: 1:10000

DATE: 12-3-13
REV: 12-20-13

LEA PROJECT #20110503 SHEET 1 OF 2

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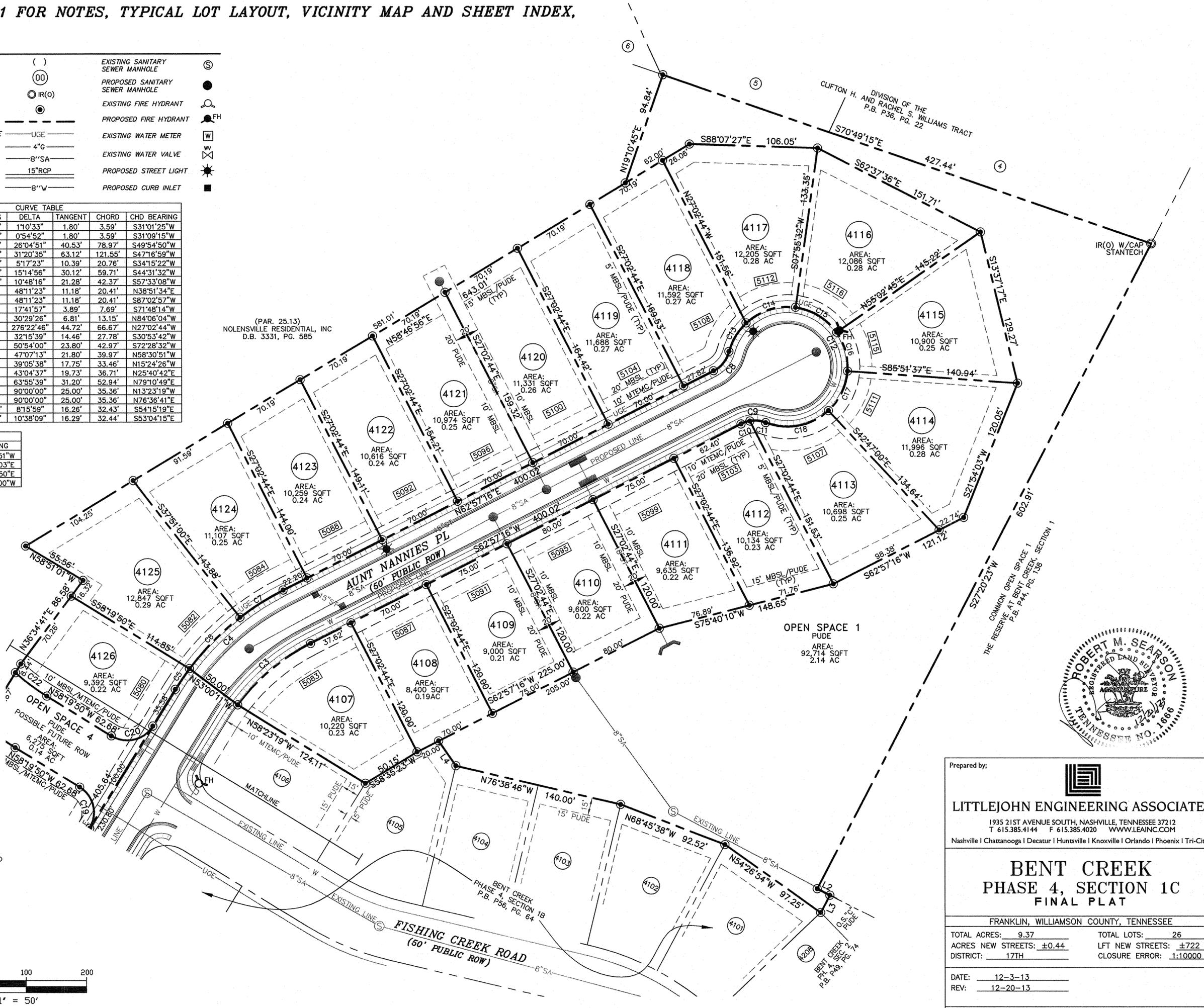
SEE SHEET 1 FOR NOTES, TYPICAL LOT LAYOUT, VICINITY MAP AND SHEET INDEX,

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LEA PROJECT #20110503 SHEET 2 OF 2

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