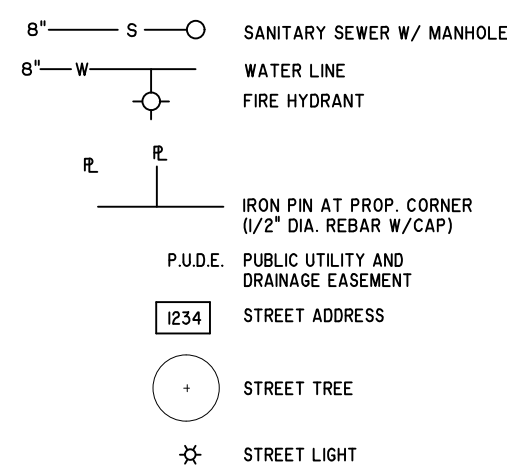


**Notes:**

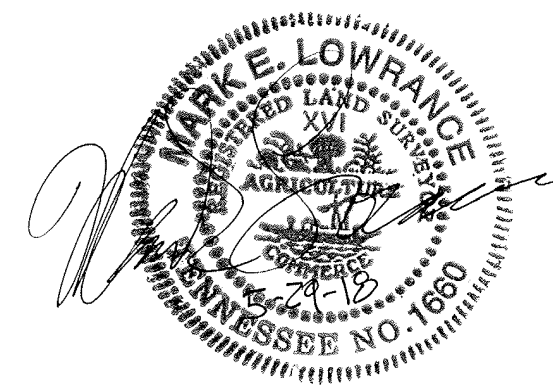
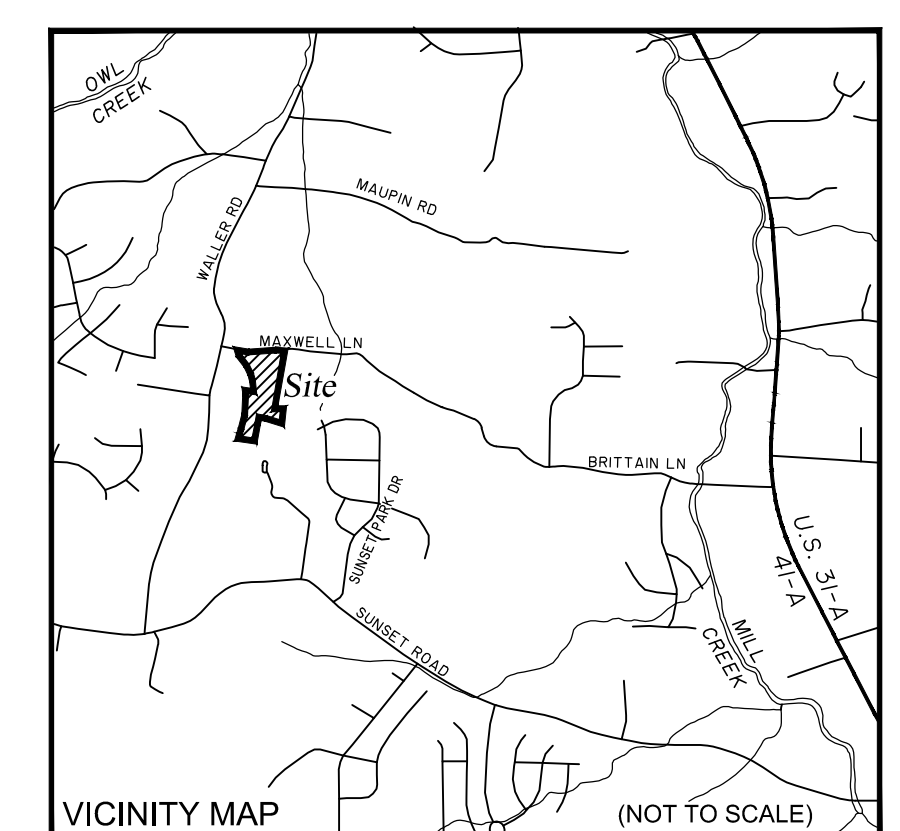
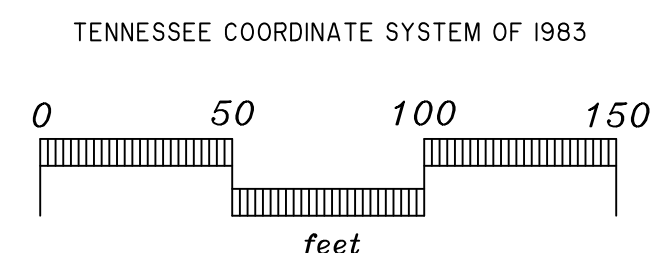
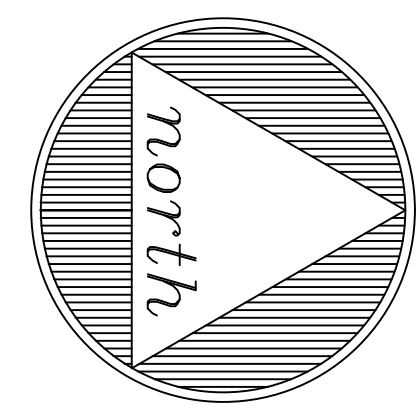
- PROPERTY MAP 56, P/O PARCEL 132.02  
16TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- OWNER/DEVELOPER: CHRIS THOMAS HOMES, LLC  
9619 DEER TRACKS COURT  
BRENTWOOD, TN 37027  
(615) 642-5156  
DEED BK 7106, PAGE 784
- CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES, INC.  
610 GRASSMERE PARK DRIVE, SUITE 4  
NASHVILLE, TENNESSEE 37211  
(615) 259-2033
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH.  
NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- EXISTING ZONING: SUBURBAN RESIDENTIAL (SR)
- TOTAL NUMBER OF LOTS PROPOSED: 21
- TOTAL SITE CONTAINS 15.10+ ACRES.
- MINIMUM BUILDING SETBACKS: FRONT = 40'  
SIDE = 20' (EXTERIOR)  
REAR = 20'
- MAXIMUM DENSITY PERMITTED: 1.4 du/ac
- MINIMUM PERMITTED LOT SIZE: 20,000 SQ. FT.
- SUBJECT PROPERTY IS LOCATED IN ZONE "X" PER F.E.M.A.  
MAP NO. 4787C0230F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL"
- O.S. INDICATES OPEN SPACE.
- ALL LOTS TO BE SERVED BY PUBLIC SANITARY SEWER. SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE DEPT. OF WATER & SEWERAGE SERVICES. WATER SERVICE TO BE PROVIDED BY NOLENSVILLE/COLLEGE GROVE UTILITY DEPARTMENT.
- SIDEWALKS WILL BE CONSTRUCTED AS SHOWN ON THIS PLAN.
- ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
- MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES SHALL BE 70%.
- FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
- 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.
- AREA IN R.O.W. = 1.388 AC. ±
- L.F. ROADWAY = 1.060 II
- INDIVIDUAL SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
- DRIVEWAY ACCESS TO LOTS 1, 2, 19, 20, AND 21 SHALL BE FROM DYLAN WOODS DRIVE VIA THE SHARED DRIVEWAY EASEMENTS SHOWN HEREON.
- COMMON PORTIONS OF SHARED DRIVEWAYS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SHARED COMMON DRIVEWAYS SHOWN THIS:
- LOT 13 IS NOT A BUILDING SITE UNTIL THE 40' EASEMENT TO SPRINT/SPECTRUM IS ABANDONED.
- STREET TREES ON THE EAST SIDE OF DYLAN WOODS DRIVE ARE TO BE LOCATED OUTSIDE OF THE SIDEWALK TO AVOID CONFLICT WITH WATER LINE.

**Legend**



**Lot Data**

LOT No.	SQ. FT.	ACRES
1	20,044	0.460
2	20,006	0.459
3	20,063	0.461
4	20,016	0.460
5	20,554	0.472
6	20,531	0.471
15	21,084	0.484
16	20,003	0.459
17	21,045	0.483
18	22,587	0.519
19	20,066	0.461
20	20,000	0.459
21	20,046	0.460
O.S. A	16,049	0.368
O.S. B	10,761	0.247



**CERTIFICATE OF COMMON AREAS DEDICATION**

CHRIS THOMAS HOMES, 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:  
**DYLAN WOODS**  
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 \_\_\_\_\_  
Williamson County Public Safety \_\_\_\_\_ Date \_\_\_\_\_

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

I do hereby certify that the subdivision name and street names denoted on this Final Plat have been approved by the Williamson County Emergency Communications Agency.

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 \_\_\_\_\_

**CERTIFICATION OF THE 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 Addition to Burkitt Village, Phase Two. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.

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

**Curve Data**

CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C3	090°00'00"	25.00'	39.27'	25.00'	35.36'	N49°12'54"W
C4	090°00'00"	25.00'	39.27'	25.00'	35.36'	S40°47'06"W
C5	060°00'00"	100.00'	104.72'	57.74'	100.00'	N25°47'06"E
C6	060°00'00"	150.00'	157.08'	86.60'	150.00'	N25°47'06"E

**CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE**

I hereby certify that the following sanitary sewer and/or water systems outlined or indicated 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, to the specifications of the subdivision regulations, approved by the Town Engineer.

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

Metro Nashville Department of Water and Sewerage Services

**CERTIFICATION OF THE APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled **DYLAN WOODS** 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 \_\_\_\_\_

**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. 7106, Page 784, 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, to the specifications of the subdivision regulations, approved by the Town Engineer.

Date: 5-29-18

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/or water systems outlined or indicated 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, to the specifications of the subdivision regulations, approved by the Town Engineer.

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

Metro Nashville Department of Water and Sewerage Services

**CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE**

I hereby certify that the following sanitary sewer and/or water systems outlined or indicated 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, to the specifications of the subdivision regulations, approved by the Town Engineer.

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

Metro Nashville Department of Water and Sewerage Services

**CERTIFICATION OF THE APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled **DYLAN WOODS** 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.

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

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

**FINAL SUBDIVISION PLAT**

**TOWN OF NOLNSVILLE PLANNING COMMISSION**

TOTAL ACRES 15.10	TOTAL LOTS 21
ACRES NEW ROADS 1.388±	FEET NEW ROADS 1060±
OWNER CHRIS THOMAS HOMES, LLC	CIVIL DISTRICT 16TH
SURVEYOR ANDERSON, DELK, EPPS & ASSOC.	CLOSURE ERROR 1:10,000±

SCALE: 1" = 50'

DATE AUGUST 24, 2018

Sheet 1 of 2  
**Dylan Woods**  
SR Subdivision