

LOCATION MAP  
NOT TO SCALE

**LEGEND**

EXISTING SANITARY SEWER ——— 8" SA ———

SANITARY SEWER ——— W ——— W ———

WATER LINE ——— W ——— W ———

SANITARY SEWER MANHOLE (S)

FIRE HYDRANT ASSEMBLY (H)

WATER VALVE (V)

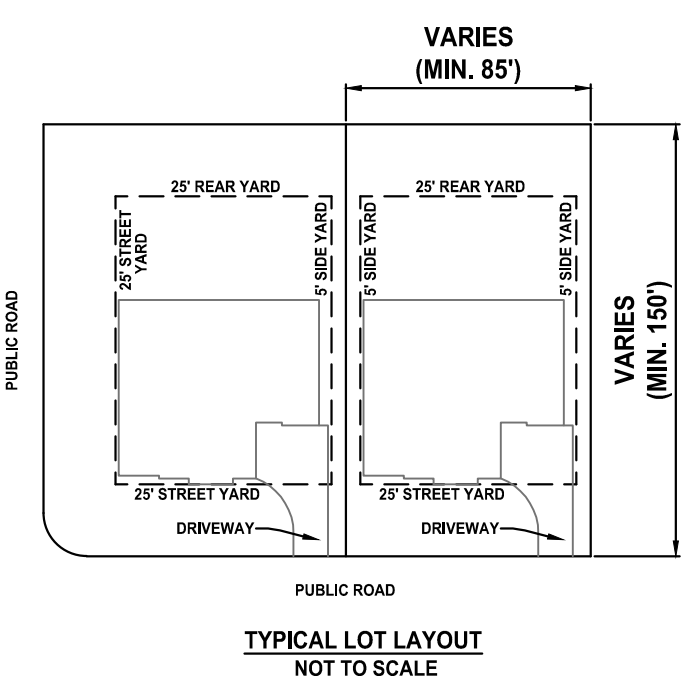
STOP SIGN (S)

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.92	15.00	91°32'19"	N19°50'09"E	21.59
C2	23.72	15.00	90°38'59"	S12°12'33"E	21.37
C3	23.29	15.00	88°47'48"	S17°29'39"W	20.96
C4	23.88	15.00	91°12'14"	S12°30'10"E	21.43
C5	191.32	1978.00	2°50'46"	S84°34'21"W	193.32
C6	184.41	2038.00	2°50'46"	S84°34'21"W	184.41
C7	23.59	15.00	89°59'59"	N8°51'14"W	21.21
C8	26.09	975.00	1°52'00"	N84°47'14"W	26.09
C9	191.65	975.00	3°50'10"	N89°27'24"W	191.65
C10	191.65	975.00	3°50'10"	N84°22'42"W	191.65
C11	60.22	975.00	3°52'31"	N89°09'39"W	60.22
C12	58.06	795.47	4°50'16"	N82°59'41"W	58.07
C13	62.40	795.47	5°50'16"	N87°57'29"W	62.41
C14	23.29	795.47	1°50'00"	S84°47'14"W	23.29
C15	23.44	1033.00	1°50'00"	N89°59'59"W	23.43
C16	63.00	1033.00	4°50'22"	N84°03'39"W	63.00
C17	63.00	1033.00	4°50'22"	N82°56'41"W	63.00
C18	63.00	1033.00	4°50'22"	N82°56'41"W	63.00
C19	21.44	1033.00	1°51'10"	N84°32'11"W	21.43
C20	25.92	15.00	89°59'59"	N8°51'14"W	23.21
C21	25.92	1034.52	1°51'10"	N84°32'11"W	25.92
C22	97.54	1034.52	4°50'22"	N82°56'41"W	97.54
C23	97.54	1034.52	4°50'22"	N82°56'41"W	97.54
C24	97.54	1034.52	4°50'22"	N80°49'39"W	97.54
C25	38.99	1034.52	1°50'00"	N89°59'59"W	38.99
C26	25.92	15.00	89°59'59"	N8°51'14"W	23.21
C27	63.49	389.00	1°54'00"	S84°41'11"E	63.49
C28	84.31	389.00	1°52'00"	S88°18'51"E	84.31
C29	138.89	389.00	2°29'00"	S88°18'51"E	138.89
C30	23.54	15.00	91°38'58"	N13°49'51"W	21.48
C31	26.88	63.00	28°59'41"	S18°29'41"W	26.87
C32	97.23	63.00	52°02'59"	S31°09'39"E	97.23
C33	98.42	329.52	1°54'01"	S84°41'11"E	98.41
C34	97.82	329.52	1°51'16"	S88°07'29"E	97.82
C35	26.93	63.00	29°57'55"	S89°09'31"E	26.91
C36	62.59	63.00	58°55'24"	N19°27'22"E	62.59
C37	19.87	63.00	18°54'59"	N49°37'39"E	19.79
C38	2.57	625.00	0°14'00"	N81°48'27"E	2.57
C39	81.89	625.00	7°29'50"	N82°56'42"E	81.83
C40	81.79	625.00	7°29'50"	N82°57'39"E	81.73
C41	81.79	625.00	7°29'50"	N12°57'14"E	81.73
C42	81.79	625.00	7°29'50"	N9°27'22"E	81.73
C43	27.90	625.00	2°50'46"	N9°27'22"E	27.90
C44	52.17	43.00	68°29'19"	S32°21'19"W	49.30
C45	37.24	55.00	38°47'24"	N44°19'16"E	36.52
C46	61.81	55.00	64°19'48"	N7°18'30"W	61.81
C47	61.81	55.00	64°19'48"	N89°59'39"W	61.81
C48	61.81	55.00	64°19'48"	N89°59'39"W	61.81
C49	14.60	55.00	19°59'32"	S61°12'59"W	14.60
C50	55.67	575.00	3°52'09"	N15°58'14"E	55.67
C51	142.20	575.00	14°19'19"	N11°03'34"E	141.84
C52	131.11	575.00	13°59'32"	N25°22'39"E	130.87
C53	23.16	15.00	88°33'04"	N74°12'02"E	20.96
C54	18.00	3888.00	0°20'47"	S93°21'04"E	18.00
C55	85.46	3888.00	1°42'32"	S88°19'20"E	85.47
C56	85.46	3888.00	1°42'32"	S88°19'20"E	85.47
C57	84.89	3888.00	1°48'24"	S84°51'20"E	84.89
C58	23.99	15.00	89°59'59"	S9°57'14"E	21.21
C59	85.00	2898.00	1°42'32"	S89°19'20"E	85.00
C60	17.17	2898.00	0°28'42"	S89°19'20"E	17.17

**LOT AREA TABLE**

LOT NO.	AREA (SF)	AREA (AC)
1	31,238	0.72
2	32,552	0.75
3	29,570	0.68
4	25,625	0.59
5	24,375	0.56
6	25,625	0.59
7	47,269	1.09
8	17,618	0.40
9	17,888	0.41
10	16,551	0.38
11	16,472	0.38
12	15,572	0.36
13	18,802	0.43
14	18,802	0.43
15	15,579	0.36
16	15,299	0.35
17	19,037	0.44
18	24,123	0.55
19	22,188	0.51
20	16,535	0.38
21	13,491	0.31
22	14,917	0.34
23	14,715	0.34
24	14,343	0.33
25	14,573	0.33
26	18,113	0.42
27	19,350	0.44
28	22,492	0.52
29	22,492	0.52
30	16,005	0.37
31	14,273	0.33
32	17,707	0.41
33	17,077	0.39
34	13,086	0.30
35	14,107	0.32
36	16,175	0.37
37	18,327	0.42
38	18,802	0.43
39	15,503	0.36
40	16,206	0.37
41	16,206	0.37
42	16,206	0.37
43	15,633	0.36
44	20,219	0.46



**SITE DATA**

PROJECT NAME: WILLOWBROOK SUBDIVISION  
 ADDRESS: 2676 SANFORD ROAD, NOLENSVILLE 37135 (JOBE PROPERTY)  
 MAP / PARCEL NUMBER: 58 / 90

SITE AREA: 41.87 ACRES  
 CURRENT ZONING: COUNTY MGA-1 (MUNICIPAL GROWTH AREA DISTRICT 1)  
 PROPOSED ZONING: SR-1 (PUD)  
 NUMBER OF LOTS PROPOSED: 44 LOTS

MINIMUM REQUIRED SETBACK LINES:  
 FRONT YARD: 25 FEET  
 INTERIOR SIDE YARD: 5 FEET  
 REAR YARD: 25 FEET

OPEN SPACE:  
 REQUIRED: 12.56 AC (30%)  
 PROVIDED: 17.14 (41%)

OWNER: L & G JOBE LLC  
 818 S. MAIN STREET  
 COLUMBIA, TN 38401

THIS PROPERTY IS LOCATED WITHIN "OTHER AREAS ZONE X (AREA OF MINIMAL FLOOD HAZARD)" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47187C0245G, DATED FEBRUARY 26, 2021.

**PRELIMINARY PLAT  
 WILLOWBROOK**  
 NOLENSVILLE, TENNESSEE  
 WILLIAMSON COUNTY  
 APRIL 4, 2022



**MES**  
**MARTIN ENGINEERING & SURVEYING, LLC**  
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