

LOCATION MAP

Not To Scale

GENERAL NOTES:

- PROPERTY MAP 57, P/O PARCEL 36, 17TH CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- SITE IS ZONED SR (SUBURBAN RESIDENTIAL) WITH PLANNED UNIT DEVELOPMENT OVERLAY
- OWNER: THE GRANDVIEW EIGHT, LLC 7177 NOLANSVILLE ROAD B-3 NOLANSVILLE, TENNESSEE 37153 (615) 776-7375 DEED BK 5369, PG 13, R.O.W.C. TENN.
- DEVELOPER: REGENT SHERWOOD GREEN DEVELOPMENT, LLC 8501 LENOX VILLAGE DRIVE, SUITE 107 NASHVILLE, TENNESSEE 37211 (615) 333-9000 CONTACT: DAVID MCGOWAN
- CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
- EXISTING ZONING: PLANNED UNIT DEVELOPMENT (SR)
- TOTAL NUMBER OF LOTS PROPOSED: 77 LOTS IN PHASE ONE = 13 LOTS LOTS IN PHASE TWO = 16 LOTS LOTS IN PHASE THREE = 14 LOTS
- TOTAL SITE CONTAINS 42.8+ ACRES. PHASE ONE = 13.962+ ACRES PHASE TWO = 6.883+ ACRES PHASE THREE = 6.883+ ACRES
- MINIMUM BUILDING SETBACKS: FRONT = 20' (LOCAL STREET) SIDE = 5' MINIMUM (ADJ. TO LOT) 15' MINIMUM BETWEEN BUILDINGS 15' (ADJ. TO R-O-W) REAR = 20'
- MAXIMUM DENSITY PERMITTED: 18 du/ct
- MINIMUM PERMITTED LOT SIZE: 8,000 SQ. FT.
- SUBJECT PROPERTY IS LOCATED IN ZONES "M1" AND "M2" PER F.E.M.A. MAP NO. 471870235F, EFFECTIVE DATE SEPTEMBER 9, 2006
- ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL"
- O.S. INDICATES OPEN SPACE.
- ALL LOTS SHALL BE SERVED BY PUBLIC SANITARY SEWER. WATER SERVICE SHALL BE PROVIDED BY NOLANSVILLE / COLLEGE GROVE U.D. SEWER SERVICE SHALL BE PROVIDED BY METRO WATER SERVICES.
- SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET AS SHOWN ON THIS PLAN.
- THIS PLAN WAS PREPARED FROM EXISTING FINAL PLAT, PROPERTY MAPS, AND DEEDS OF RECORD AND SHOULD NOT BE REPRESENTED TO BE A LAND SURVEY.
- CONTOURS \pm 2 FT. INTERVAL TAKEN FROM U.S.G.S. NATIONAL ELEVATION DATASET AND FIELD RUN SURVEY.
- LOCATION & SIZE OF WATER LINE SUBJECT TO CHANGE BY N.C.G.U.D.
- ALTERNATIVE TECHNIQUES TO CONVENTIONAL STORMWATER DETENTION WILL BE USED TO REPLACE CONVENTIONAL STORMWATER DETENTION FOR THIS DEVELOPMENT. THESE WILL REPLACE THE STANDARD SUBDIVISION REQUIREMENTS FOR DETENTION. THESE WILL REPLACE THE STANDARD SUBDIVISION REQUIREMENTS FOR DETENTION.
- 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.
- LANDSCAPING WILL BE PROVIDED AROUND WATER QUALITY AREAS. STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN.
- ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
- MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES FOR ENTIRE DEVELOPMENT SHALL BE 70%.
- FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
- AREA IN R.O.W. PHASE 3 = 0.669 AC. ±
- L.F. ROADWAY PHASE 3 = 583 FT. ±
- THIS DEVELOPMENT WILL FOLLOW ALL REQUIREMENTS AND CONDITIONS SET FORTH IN THE TOWN'S APPROVAL OF THE PUD CONCEPT PLAN FOR THIS PROJECT.
- PUBLIC ACCESS EASEMENT TO BE DEDICATED TO THE TOWN OF NOLANSVILLE IF THEY TAKE OVER THE NATURE TRAIL FOR THE FUTURE GREENWAY TRAIL.

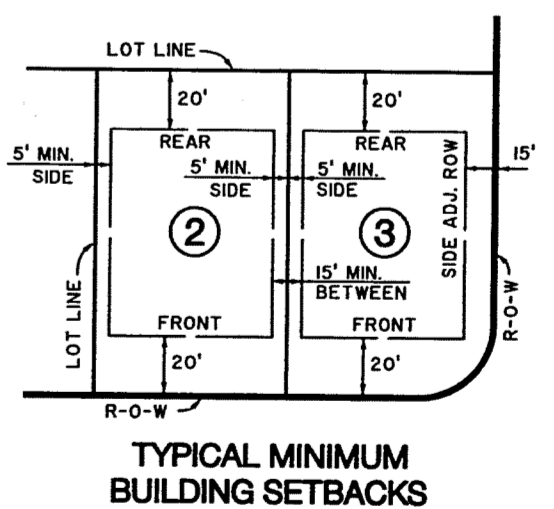
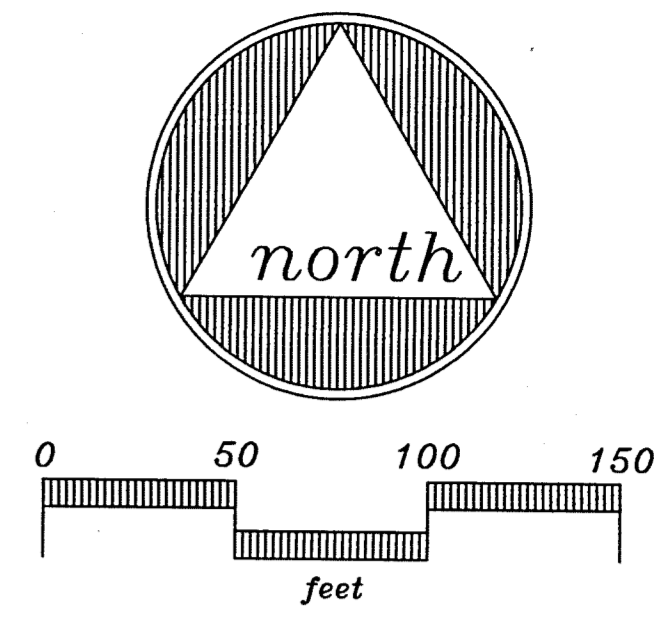
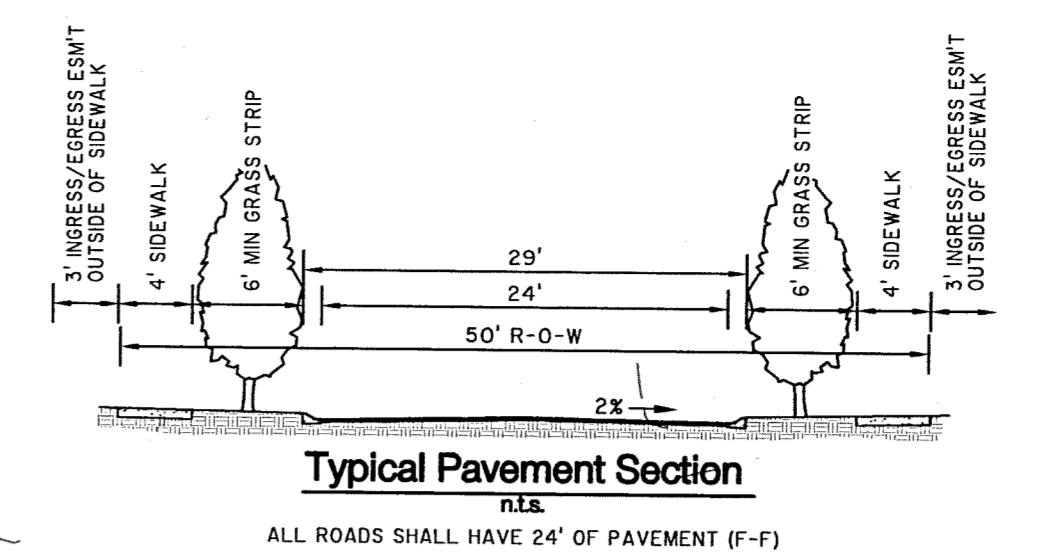
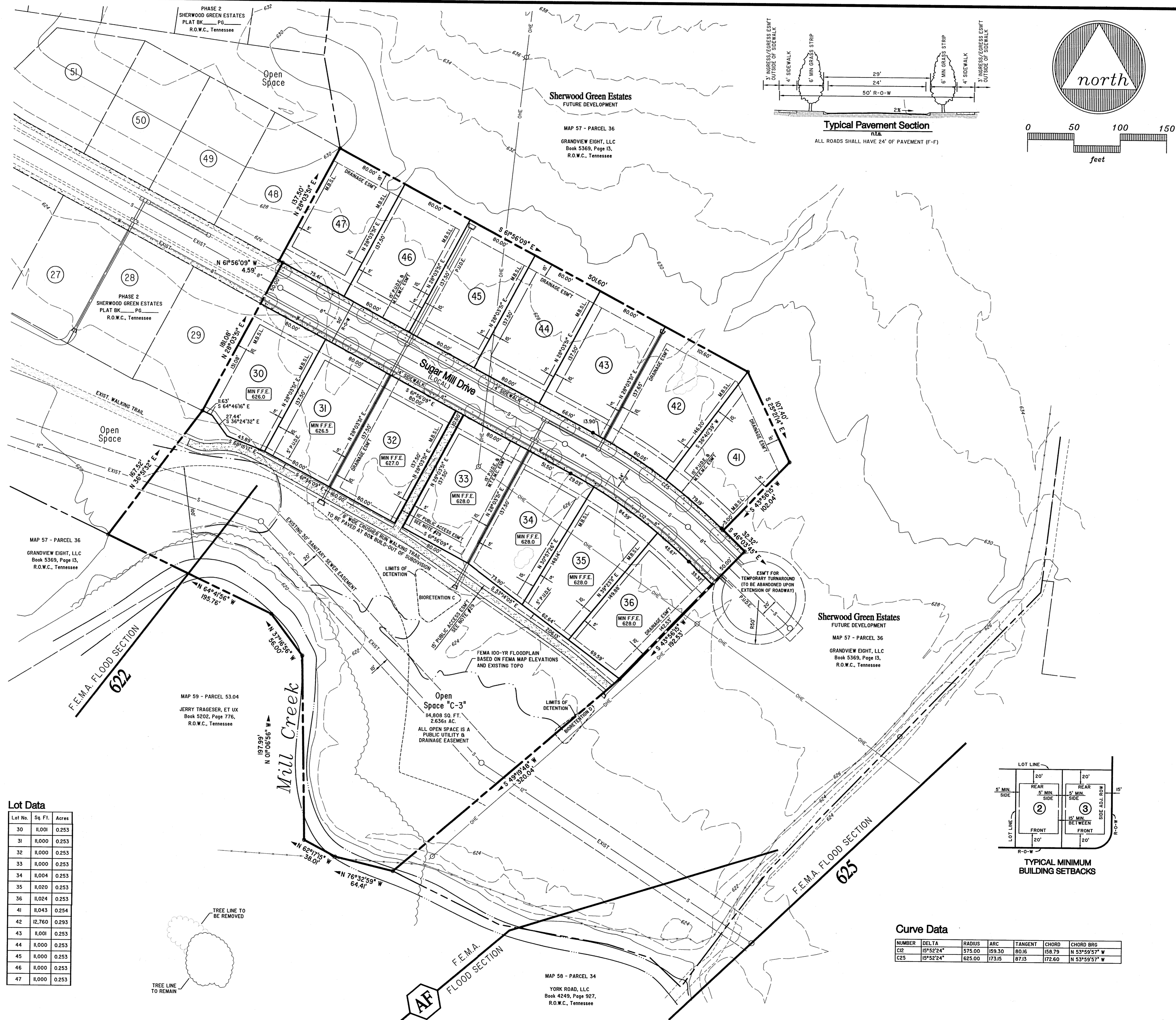
Lot Data

Lot No.	Sq. Ft.	Acres
30	8,001	0.253
31	8,000	0.253
32	8,000	0.253
33	8,000	0.253
34	8,004	0.253
35	8,020	0.253
36	10,24	0.253
41	8,043	0.254
42	12,760	0.293
43	8,001	0.253
44	8,000	0.253
45	8,000	0.253
46	8,000	0.253
47	8,000	0.253

Bulk Data Table

PHASE NUMBER	3
NUMBER OF LOTS	14
GROSS DENSITY PERMITTED	18 du/ct
GROSS AREA REQUIRED FOR PHASE 3	7,778 Ac.±
GROSS AREA PROVIDED - PHASE 3	6,883 Ac.±
GROSS AREA FROM PREVIOUS PHASES	4,544 Ac.±
GROSS AREA RESERVED FOR FUTURE PHASES **	3,649 Ac.±
TOTAL OPEN SPACE PROVIDED - PHASE 3	2,636 Ac.±
COMMON OPEN SPACE PROVIDED - PHASE 3	1,820 Ac.±
COMMON OPEN SPACE FROM PREVIOUS PHASES	2,191 Ac.±
COMMON OPEN SPACE REQUIRED - PHASE 3 (30X)	2,333 Ac.±
COMMON OPEN SPACE RESERVED FOR FUTURE PHASES **	1,678 Ac.±

** EXCESS AREAS TO BE USED IN FUTURE PHASES

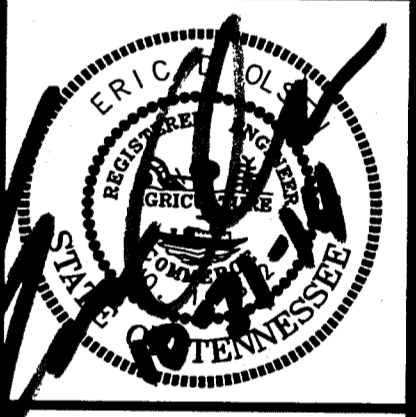


Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C12	15°52'24"	575.00	159.30	80.16	158.79	N 53°59'57" W
C25	15°52'24"	625.00	173.15	87.15	172.60	N 53°59'57" W

FINAL PUD PLAT & PRELIMINARY PLAN

REVISIONS:
 Regent Sherwood Green Development, LLC
 DEVELOPER
 Anderson, Delk, Epps & Associates Inc.
 ENGINEERING/PLANNING/SURVEYING
 618 GRASSMERE PARK DRIVE / SUITE 4 NASHVILLE, TENNESSEE 37211



Sherwood Green Estates
 TOWN OF NOLANSVILLE, TENNESSEE

PHASE 3
 FINAL PUD PLAN & PRELIMINARY PLAT
 DATE: 10 - 31 - 14
 JOB No. 09 - 106
 SHEET 1 OF 1