

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, 6901 LENOX VILLAGE DRIVE, SUITE 107, NASHVILLE, TENNESSEE 37218, (615) 333-9000, CONTACT: DAVID MCGOWAN
- CONSULTANT: ANDERSON, DELT, EPPS & ASSOCIATES INC., 616 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
 LOTS IN PHASE FOUR = 13 LOTS
- TOTAL SITE CONTAINS 42.8+ ACRES.
 PHASE ONE = 13.962+ ACRES
 PHASE TWO = 6.653+ ACRES
 PHASE THREE = 6.883+ ACRES
 PHASE FOUR = 5.683+ 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: 1.8 du/ac
- MINIMUM PERMITTED LOT SIZE: 10,000 SQ. FT.
- SUBJECT PROPERTY IS LOCATED IN ZONES "AE" AND "X" PER F.E.M.A. MAP NO. 4707C0235F, EFFECTIVE DATE SEPTEMBER 29, 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 1/2 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. THE TECHNIQUES PROPOSED WILL BE RAIN GARDENS AND BIOSWALES. 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 4 = 1,027 AC. ± (INCLUDING 0.99 AC. ROCKY FORK RD. ROW DEDICATION)
- L.F. ROADWAY PHASE 4 = 764 FT ±
- THIS DEVELOPMENT WILL FOLLOW ALL REQUIREMENTS AND CONDITIONS SET FORTH IN THE TOWN'S APPROVAL OF THE PUD CONCEPT PLAN FOR THIS PROJECT.
- OPEN SPACE "A" AND "B" ALONG ROCKY FORK ROAD SHALL BE LANDSCAPED THE SAME AS A STANDARD "B" BUFFER YARD (SEE LANDSCAPING PLANS).

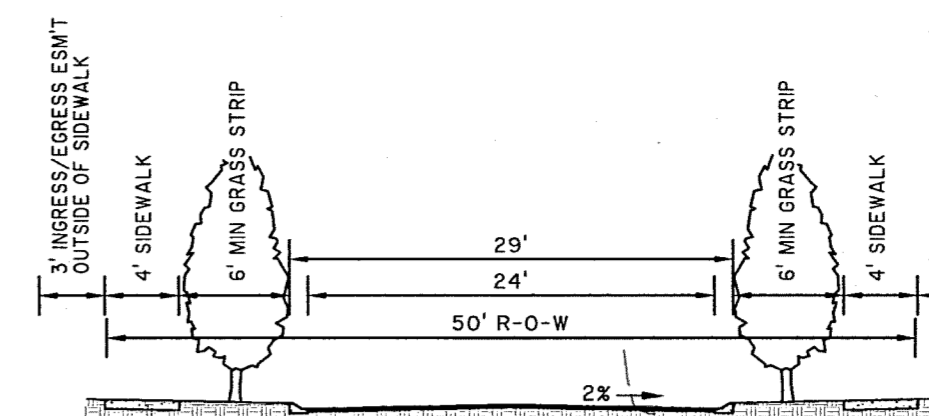
Bulk Data Table

PHASE NUMBER	4
NUMBER OF LOTS	13
GROSS DENSITY PERMITTED	1.8 du/ac
GROSS AREA REQUIRED FOR PHASE 4	7,222 AC. ±
GROSS AREA PROVIDED - PHASE 4	5,183 AC. ±
GROSS AREA FROM PREVIOUS PHASES	3,649 AC. ±
GROSS AREA RESERVED FOR FUTURE PHASES **	210 AC. ±
TOTAL OPEN SPACE PROVIDED - PHASE 4	1,263 AC. ±
COMMON OPEN SPACE PROVIDED - PHASE 4	1,263 AC. ±
COMMON OPEN SPACE PROVIDED - PREVIOUS PHASES	1,676 AC. ±
COMMON OPEN SPACE REQUIRED - PHASE 4 (100%)	2,167 AC. ±
COMMON OPEN SPACE RESERVED FOR FUTURE PHASES ** (0.74 AC. ±)	0.74 AC. ±

** EXCESS AREAS TO BE USED IN FUTURE PHASES

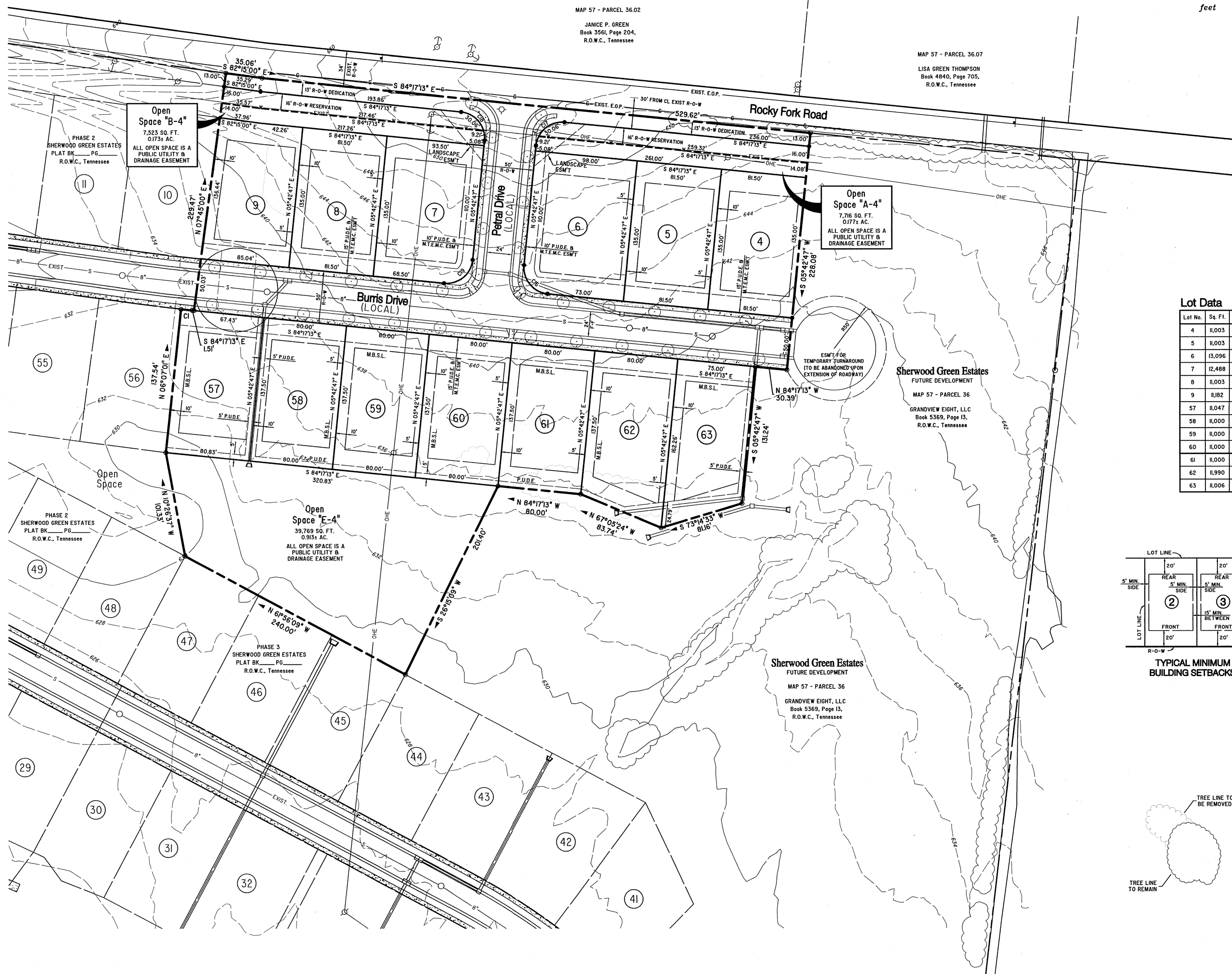
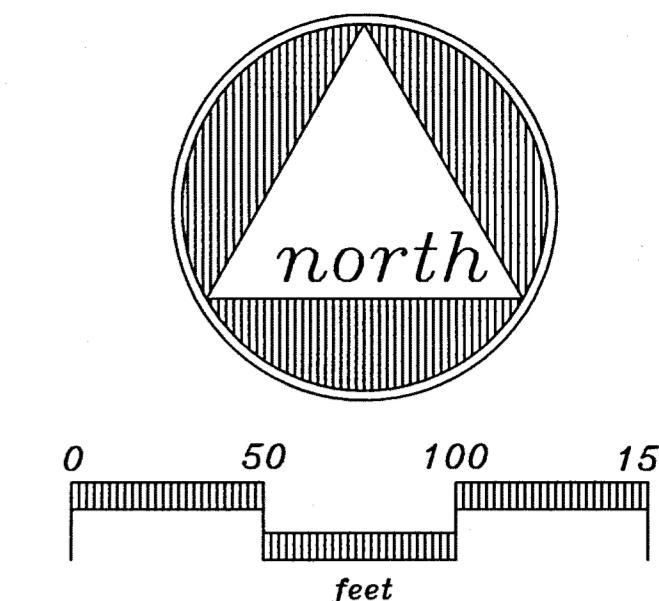
Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
CI	00°24'14"	1550.00	10.92	5.46	10.92	S 84°05'06" E
CI6	90°00'00"	25.00	39.27	25.00	35.36	S 39°17'13" E
CI7	90°00'00"	25.00	39.27	25.00	35.36	S 50°42'47" W
CI8	90°00'00"	25.00	39.27	25.00	35.36	N 39°17'13" W
CI9	90°00'00"	25.00	39.27	25.00	35.36	N 50°42'47" E



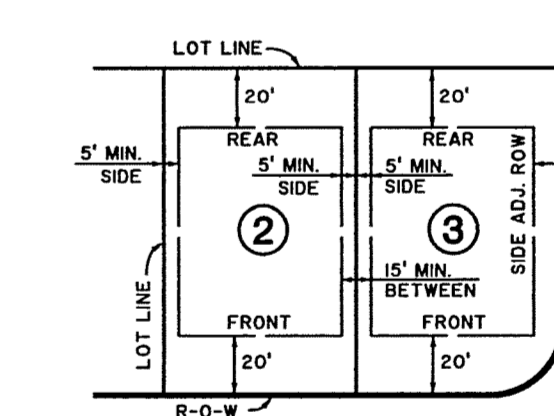
Typical Pavement Section

ALL ROADS SHALL HAVE 24" OF PAVEMENT (F-F)



Lot Data

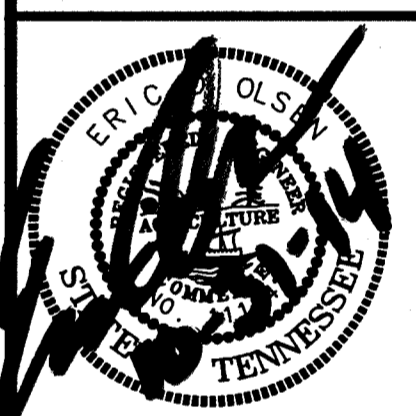
Lot No.	Sq. Ft.	Acres
4	11,003	0.253
5	11,003	0.253
6	13,096	0.301
7	12,488	0.287
8	11,003	0.253
9	11,821	0.257
57	11,047	0.254
58	11,000	0.253
59	11,000	0.253
60	11,000	0.253
61	11,000	0.253
62	11,990	0.275
63	11,006	0.253



TYPICAL MINIMUM BUILDING SETBACKS

FINAL PUD PLAT & PRELIMINARY PLAN

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



Sherwood Green Estates
 TOWN OF NOLANSVILLE, TENNESSEE

PHASE 4
 FINAL PUD PLAN & PRELIMINARY PLAT
 DATE: 10-31-14
 JOB No. 09-106
 SHEET 1 OF 1