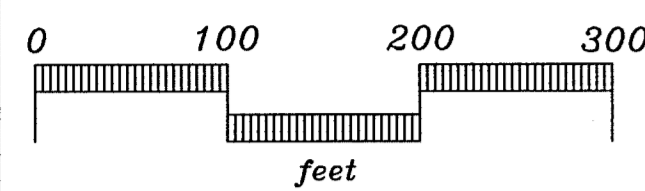


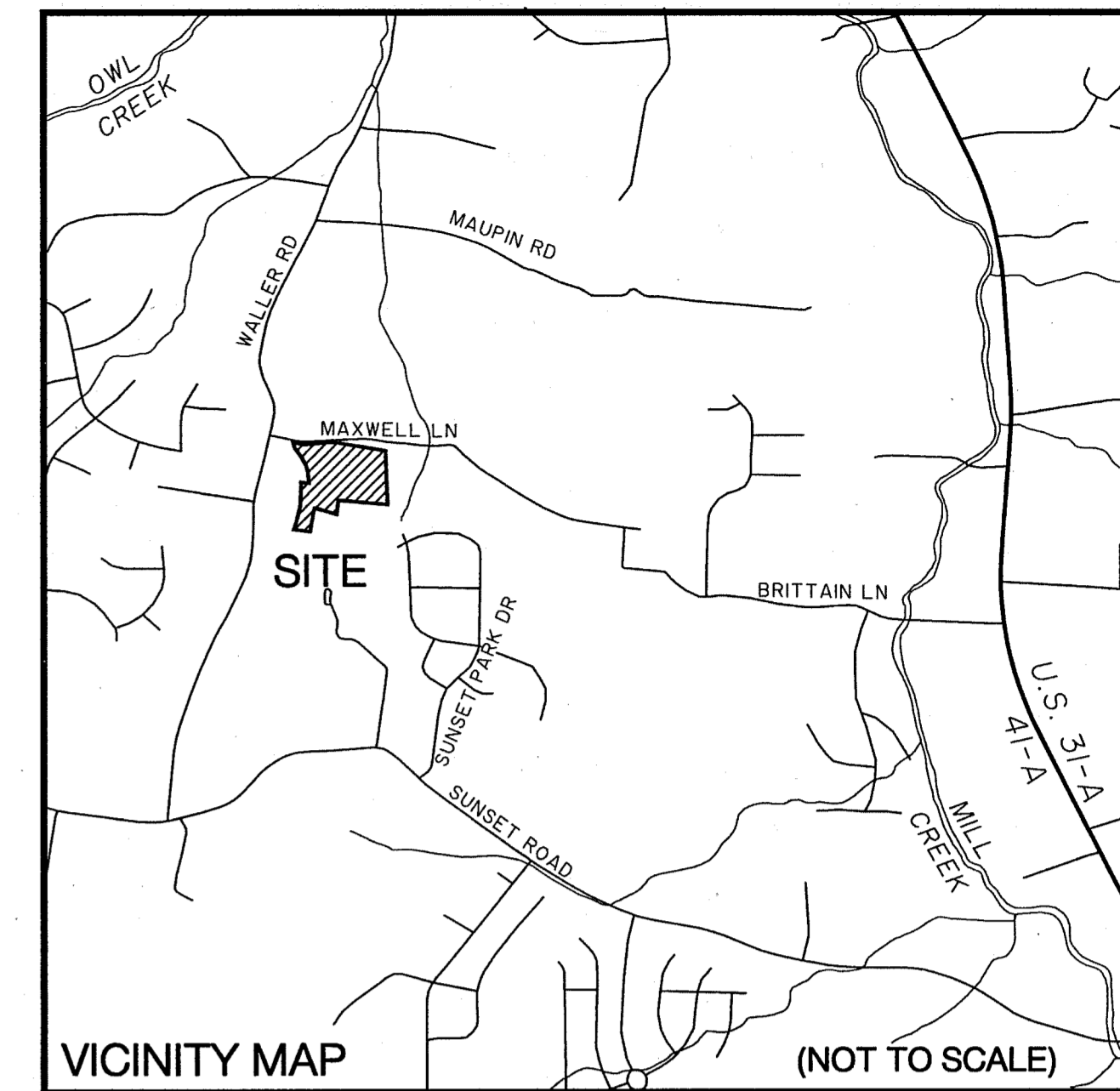


TENNESSEE COORDINATE SYSTEM OF 1983



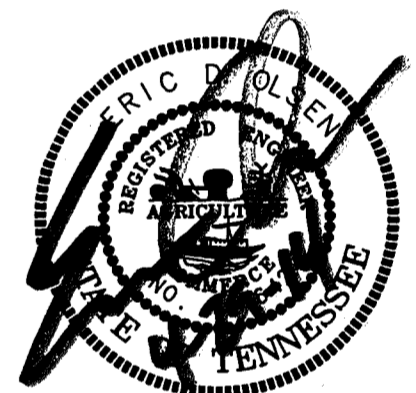
Lot Data

LOT NO.	LOT SQ. FT.	ACRES
1	20,099	0.461
2	20,100	0.461
3	21,037	0.484
4	20,558	0.472
5	20,573	0.472
6	20,224	0.464
7	21,382	0.491
8	21,305	0.489
9	20,000	0.459
10	20,000	0.459
11	20,000	0.459
12	23,463	0.539
13	20,856	0.479
14	20,213	0.464
15	20,921	0.480
16	23,434	0.538
17	22,000	0.505
18	22,000	0.505
19	24,199	0.556
20	20,530	0.471
21	20,725	0.476
22	20,311	0.466
23	20,402	0.468
24	20,898	0.480
25	20,415	0.469
26	20,077	0.461
27	20,889	0.480
28	20,764	0.477
29	20,359	0.467
30	20,379	0.468
31	20,572	0.472
32	20,766	0.477
33	26,448	0.607
34	20,000	0.459
35	20,000	0.459
36	20,000	0.459
37	22,732	0.522
38	22,705	0.521
39	20,782	0.477
40	20,608	0.473
41	20,347	0.467
42	20,090	0.461
43	20,090	0.461
44	20,090	0.461
45	20,499	0.471



Plan Data

Property map 33, Parcels 132.10, 132.05, & 132.03
 Site Area: 32.33± Ac.
 Existing Zoning: Suburban Residential (SR)
 Allowable Density (Brentwood Buffer Zone): 1.4 Units/Ac. x 32.33 Ac. = 45.26 Units = 45 Lots
 Number of Lots Proposed : 45 Single-Family Lots
 Minimum Lot Area: 20,000 Square Feet
 Minimum Open Space: 3.23 Ac. (10%)
 Open Space Provided: 6.77± Ac. = 20.9% ±
 Area in Roadway: 3.89± Ac.
 Minimum Lot width at Building Setback: 90 feet
 Density Proposed: 1.39 Units/Ac.
 Proposed Minimum Building Setbacks:
 Front: 40 ft.
 Front on Maxwell Lane: 60 ft.
 Side Yard (Interior): 15 ft.
 Side Yard (Exterior): 20 ft.
 Rear Yard: 20 ft.



Minimum amount of homes having side or rear-entry garages shall be 70%.
 Front entry garages shall be setback a minimum of 3 feet from the front building facade.
 All houses are required to have two off street parking spaces.
 Trees are to be preserved in this development.
 The mature trees present on the site shall be preserved as much as possible during the construction process.

Sketch Plan
 Thomas, Ferguson, and Maxwell Properties
 Town of Nolensville, Tennessee
 16th Civil District, Williamson County

Prepared for
 Chris Thomas, Jimmy Franks, and Jack Wiesner

Date: April 25, 2014 Scale: 1" = 100'

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE A 45 LOT SINGLE FAMILY RESIDENTIAL COMMUNITY.
- SITE CONTAINS 32.33± ACRES.
- SITE IS LOCATED ON PROPERTY MAP 33, PARCELS 132.10, 132.05, AND 132.03.
- PROPERTY OWNER: MAP 33, PARCEL 132.10 - CHRIS THOMAS DEED BK 6056, PAGE 446
 MAP 33, PARCEL 132.05 - RAYMOND D. AND CHERI FERGUSON PLAT BK 16, PAGE 9
 MAP 33, PARCEL 132.03 - ALTON W. AND DEBRA L. H. MAXWELL DEED BK 427, PAGE 544
- DEVELOPERS: CHRIS THOMAS 9619 DEER TRACKS COURT BRENTWOOD, TN 37027 (615) 642-5156
 TENNESSEE VALLEY HOMES, INC. 245 NOAH DRIVE FRANKLIN, TN 37064 CONTACT: JIMMY FRANKS (615) 794-7415
 WIESNER CUSTOM HOMES 2575 YORK ROAD NOLANSVILLE, TN 37135 CONTACT: JACK WIESNER (615) 776-2856
- SURVEYOR/ENGINEER: ANDERSON, DELK, EPPS & ASSOCIATES, INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 PHONE : (615) 331-0809 FAX : (615) 331-0800 E-MAIL : ANDERSONDELK@BELL.SOUTHNET
- EXISTING CONTOURS TAKEN FROM WILLIAMSON COUNTY TOPO.
- PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON F.E.M.A. MAP No. 47187C0230F, EFFECTIVE DATE SEPTEMBER 29, 2006.

PHASE 1 - 20 LOTS - THOMAS
 PHASE 2 - 14 LOTS - FRANKS
 PHASE 3 - 11 LOTS - WIESNER

Anderson, Delk, Epps & Associates, Inc.
 618 Grassmere Park Drive, Suite 4
 Nashville, Tennessee 37211
 (615) 331-0809