



Lot Data

LOT NO.	LOT SQ FT	ACRES
1	20,057	0.461
2	20,095	0.461
3	20,000	0.459
4	20,091	0.461
5	22,073	0.507
6	20,021	0.460
7	25,597	0.588
8	20,401	0.468
9	20,024	0.463
10	20,843	0.476
11	20,152	0.463
12	26,088	0.599
13	20,614	0.468
14	20,128	0.462
15	20,007	0.459
16	20,310	0.463
17	20,400	0.468
18	20,805	0.476
19	21,263	0.488
20	22,784	0.523
21	20,049	0.463
22	20,100	0.461
23	20,075	0.460
24	20,185	0.463
25	21,572	0.495
26	20,067	0.461
27	20,093	0.461
28	20,048	0.460
29	20,100	0.461
30	20,053	0.461
T.O.S. "A"	20,546	0.471
T.O.S. "B"	33,474	0.767
T.O.S. "C"	93,456	2.145

Plan Data

Property map 56, Parcels 26.03 and 26.13
 Site Area: 21.37+ Ac
 Existing Zoning: Suburban Residential (SR)
 Allowable Density (Brentwood Buffer Zone):
 1.4 Units/Ac. x 21.37 Ac. = 29.92 Units = 30 Lots
 Number of Lots Proposed: 30 Single-Family Lots
 Minimum Lot Area: 20,000 Square Feet
 Minimum Open Space: 2.14 Ac. (10%)
 Open Space Provided: 3.21 Ac. = 15.0%
 Area in Roadway: 2.92+ Ac.
 Minimum Lot width of Building Setback: 90 feet
 Density Proposed: 1.40 Units/Ac.
 Proposed Minimum Building Setbacks:
 Front: 40 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.

NOTES:

- THE PURPOSE OF THIS PLAN IS TO CREATE A 30 LOT SINGLE FAMILY RESIDENTIAL COMMUNITY.
- SITE CONTAINS 21.37+ ACRES.
- SITE IS LOCATED ON PROPERTY MAP 56, PARCELS 26.03 AND 26.13.
- PROPERTY OWNER: MAP 56, PARCEL 26.03 - ALEX E. ADAMS, SR DEED BK 1075, PAGE 817
 MAP 56, PARCEL 26.13 - LESLIE REASNER AND GREGORY D. HORTON DEED BK 5268, PAGE 360
- DEVELOPER: REGENT DEVELOPMENT, LLC
 630 LENOX VILLAGE DRIVE, SUITE 107
 NASHVILLE, TN 37211
 CONTACT: RICK BLACKBURN
 (615) 331-0000
- SURVEYOR/ENGINEER: ANDERSON, DELK, EPS & ASSOCIATES, INC
 610 GRASSMERE PARK DRIVE, SUITE 4
 NASHVILLE, TN 37211
 PHONE: (615) 331-0009
 FAX: (615) 331-0102
 E-MAIL: ANDERSONDELK@BELL.SOUTH.NET
- EXISTING CONTOURS TAKEN FROM U.S.G.S. NATIONAL ELEVATION DATASET.
- PROPERTY IS LOCATED IN ZONE "X" AS SHOWN ON P.E.M.A. MAP No. 47167CD230F, EFFECTIVE DATE SEPTEMBER 29, 2006.



Sketch Plan
Adams Property
 Town of Nolensville, Tennessee
 17th Civil District, Williamson County

Prepared for
Regent Development, LLC
 Date: May 2, 2014 Scale: 1" = 100'

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