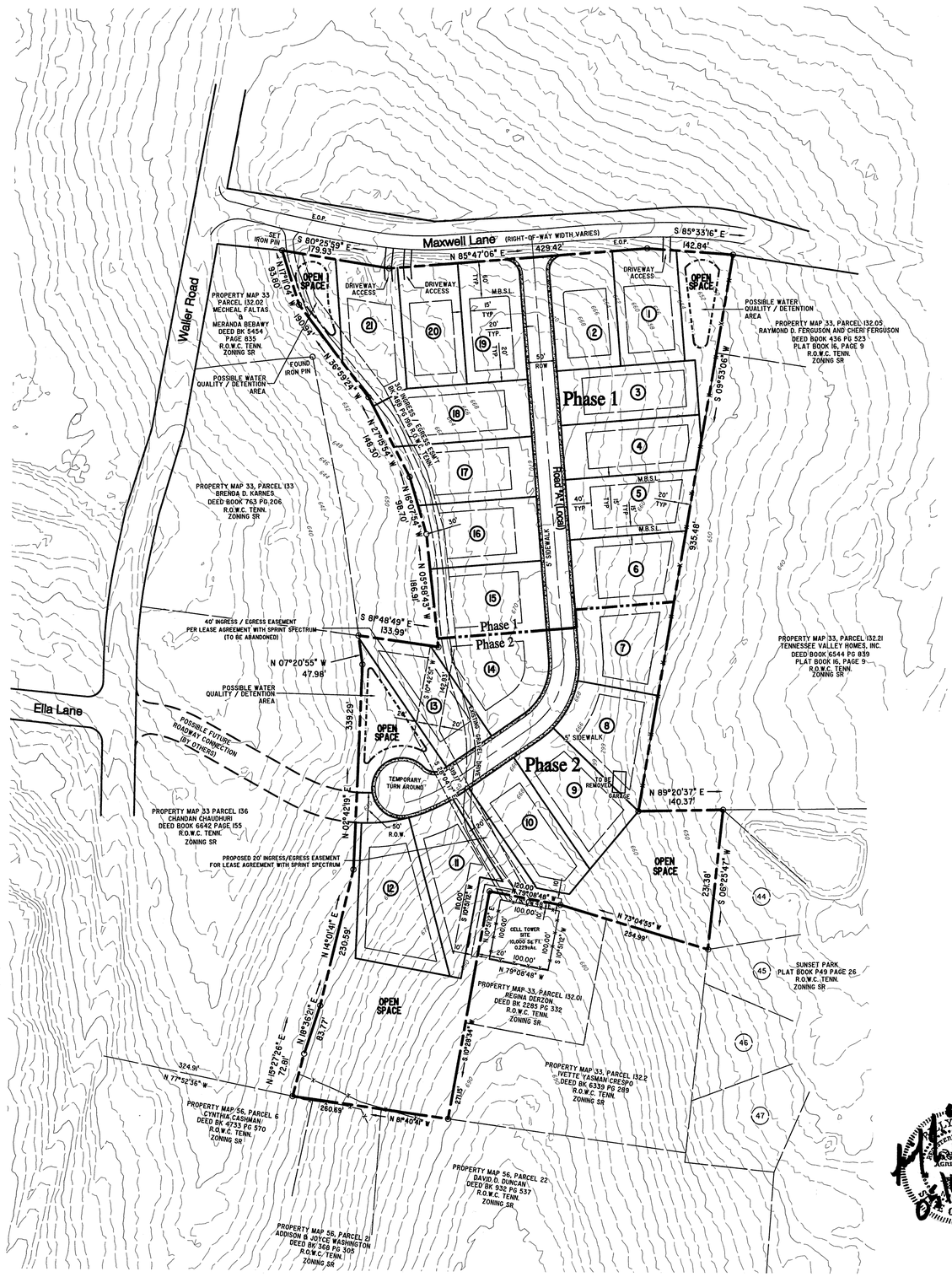
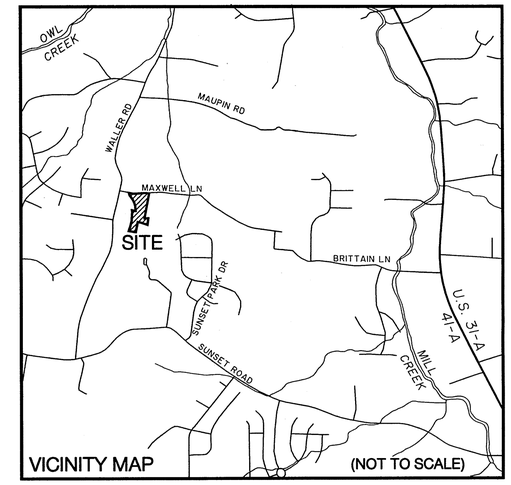
north

TENNESSEE COORDINATE SYSTEM OF 1983

0 100 200 300

feet





Lot Data

LOT NO.	LOT SQ. FT.	ACRES
1	20,044	0.460
2	20,006	0.459
3	20,648	0.474
4	20,392	0.468
5	20,554	0.472
6	20,531	0.471
7	20,002	0.459
8	20,974	0.481
9	21,434	0.492
10	20,360	0.467
11	21,206	0.487
12	28,077	0.645
13	20,149	0.463
14	21,577	0.495
15	21,084	0.484
16	20,003	0.459
17	21,045	0.483
18	22,587	0.519
19	20,066	0.461
20	20,000	0.459
21	21,424	0.492

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO CREATE A 21 LOT SINGLE FAMILY RESIDENTIAL COMMUNITY.
2. SITE CONTAINS 15.10± ACRES.
3. SITE IS LOCATED ON PROPERTY MAP 33, PARCEL 132.10
4. PROPERTY OWNER: MAP 33, PARCEL 132.10 - CHRIS THOMAS DEED BK 6056, PAGE 446
5. DEVELOPER/OWNER: CHRIS THOMAS
   9619 DEER TRACKS COURT
   BRENTWOOD, TN 37027
   (615) 642-5156
6. SURVEYOR/ENGINEER: ANDERSON, DELK, EPPS & ASSOCIATES, INC.
   618 GRASSMERE PARK DRIVE, SUITE 4
   NASHVILLE, TN 37211
   PHONE : (615) 331-0809
   FAX : (615) 331-0110
   E-MAIL : ANDERSONDELK@BELLSOUTH.NET
7. PROPERTY IS LOCATED IN ZONE " X" AS SHOWN ON F.E.M.A. MAP No. 47187C0230F, EFFECTIVE DATE SEPTEMBER 29, 2006.
8. EXISTING CONTOURS TAKEN FROM U.S.G.S. NATIONAL ELEVATION DATASET.

Plan Data

Property map 56, parcels 26.04 & 26.01

Site Area: 15.10± Ac.

Existing Zoning: Suburban Residential (SR)

Allowable Density (Brentwood Buffer Zone):
1.4 Units/Ac. x 15.10 Ac. = 21.14 Units = 21 Lots

Number of Lots Proposed : 21 Single-Family Lots

Minimum Lot Area: 20,000 Square Feet

Minimum Open Space: 1.51 Ac. (10%)

Open Space Provided: 3.21± Ac. (Option "A")

Area in Roadway: 1.85± Ac. (Option "A")

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.

Lots 1, 20, and 21 shall have access points as shown to Maxwell Lane. Lots 2 and 19 shall access off of Local Road "A".

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.

Phasing is subject to change.

Sheet 1 of 2

Sketch Plan
Dylan Woods

Town of Nolensville, Tennessee
16th Civil District, Williamson County

Prepared for

Chris Thomas

Date: May 5, 2016 Scale: 1" = 100'

Anderson, Delk, Epps & Associates, Inc.

618 Grassmere Park Drive, Suite 4
Nashville, Tennessee 37211
(615) 331-0809

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