

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 & DEVELOPER: REGENT SHERWOOD GREEN DEVELOPMENT, LLC, 5501 LENOX VILLAGE DRIVE, SUITE 107, NASHVILLE, TENNESSEE 37218, (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 = 13.94+ ACRES, PHASE TWO = 6.69+ ACRES, PHASE THREE = 6.88+ ACRES
- MINIMUM BUILDING SETBACKS: FRONT = 20' (LOCAL STREET), SIDE = 5' MINIMUM (ADJ. TO LOT), 15' MINIMUM BETWEEN BUILDINGS (ADJ. TO R-O-W), REAR = 20'
- MAXIMUM DENSITY PERMITTED: 1.8 du/AC
- MINIMUM PERMITTED LOT SIZE: 11,000 SQ. FT.
- SUBJECT PROPERTY IS LOCATED IN ZONES "AE" AND "X" PER F.E.M.A. MAP NO. 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL".
- O.S. INDICATES OPEN SPACE.
- PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
- THIS IS A CATEGORY "Y" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
- ALL LOTS SHALL BE SERVED BY PUBLIC SANITARY SEWER. WATER SERVICE SHALL BE PROVIDED BY NOLENSVILLE / 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.
- 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 10 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.
- 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 NOLENSVILLE IF THEY TAKE OVER THE NATURE TRAIL FOR THE FUTURE GREENWAY TRAIL.
- INDIVIDUAL SANITARY SEWER SERVICE LINES ARE REQUIRED FOR EACH PARCEL.
- ALL OPEN SPACE AREAS ARE HEREBY DEDICATED AS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- STREET ADDRESSES ARE SHOWN THUS: [1234]
- ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES.
- HOUSES THAT SHALL HAVE SIDE ENTRY GARAGES ARE SHOWN THUS: (S)

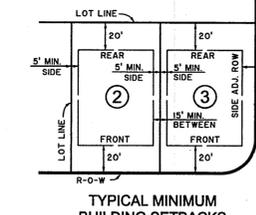
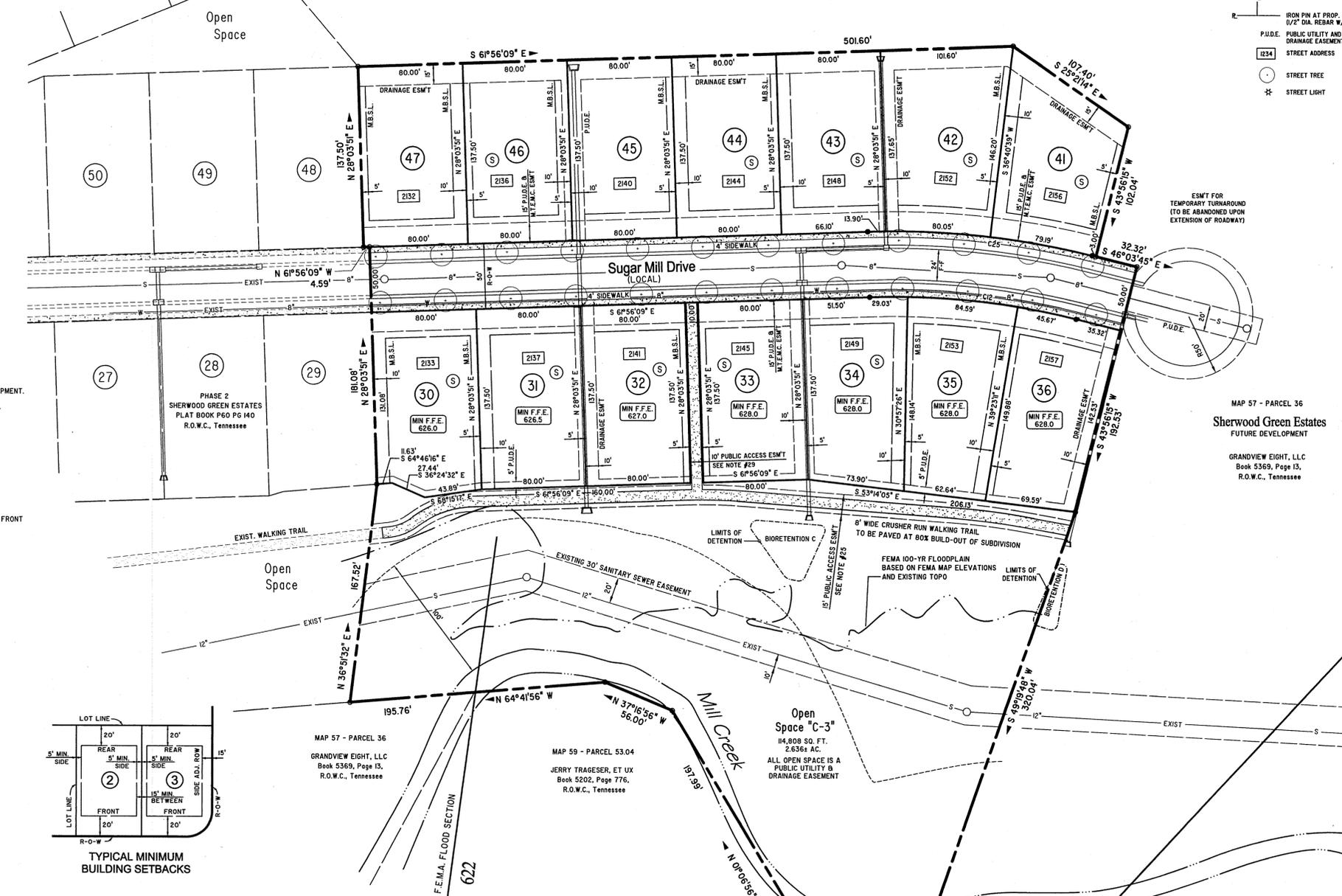
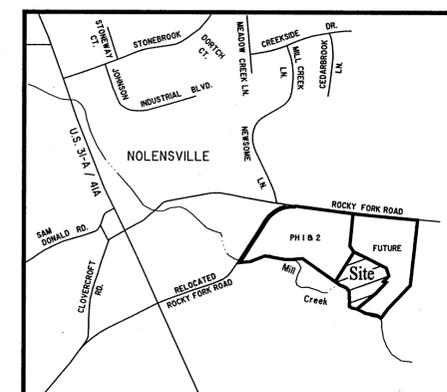
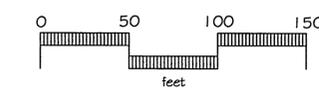
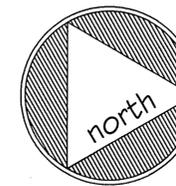
Sherwood Green Estates
FUTURE DEVELOPMENT
MAP 57 - PARCEL 36
GRANDVIEW EIGHT, LLC
Book 5369, Page 13,
R.O.W.C., Tennessee

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	87.13	172.60	N 53°59'57" W

Legend

- SANITARY SEWER W/ MANHOLE
- WATER LINE
- FIRE HYDRANT
- RIGHT-OF-WAY MARKER (1/2" REBAR WITH 2-1/4" METAL CAP)
- IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/CAP)
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- STREET ADDRESS
- STREET TREE
- STREET LIGHT



Lot Data

Lot No.	Sq. Ft.	Acres
30	11,001	0.253
31	11,000	0.253
32	11,000	0.253
33	11,000	0.253
34	11,004	0.253
35	11,020	0.253
36	11,024	0.253
41	11,043	0.254
42	12,760	0.293
43	11,001	0.253
44	11,000	0.253
45	11,000	0.253
46	11,000	0.253
47	11,000	0.253



<p>CERTIFICATE OF COMMON AREAS DEDICATION</p> <p>THE GRANDVIEW EIGHT, LLC, in recording this Plat, has designated certain areas of land shown hereon as Common Area intended for use by the homeowners within this Subdivision entitled:</p> <p>PHASE THREE, SHERWOOD GREEN ESTATES</p> <p>For recreation and related activities. The above described areas are not dedicated for use by the general public but are dedicated to the common use of the homeowners within the above named subdivision. "Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made a part of this Plat.</p> <p>Owner _____ Date _____</p>	<p>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES</p> <p>Subdivision Name and Street Names Approved by Williamson County Emergency Communications.</p> <p>Authorized Approving Agent _____ Date _____</p>	<p>CERTIFICATE FOR ADDRESSES</p> <p>I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville</p> <p>Date _____</p> <p>Authorized Approving Agent _____ Title _____</p>	<p>CERTIFICATION OF THE APPROVAL OF ELECTRIC PROVIDER</p> <p>I hereby certify that the requirements set forth in rules, regulations, by-laws, policy and operational bulletins, plat approval checklist and tree planting guidelines have been met for Sherwood Green Estates, Phase Two. Any approval is at all times contingent upon continuing compliance with the aforementioned requirements.</p> <p>Date _____ Electric Provider _____</p>			
<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. 6450, Page 174, R.O.W.C., and that I (We) hereby adopt this plan of subdivision with My (Our) free consent, establish the minimum building restriction line, and that offers of irrevocable dedication for all public streets, utilities and other facilities have been filed as required by these regulations. No lot(s) as shown hereon shall again be subdivided, resubdivided, altered or changed so as to produce less area than is hereby established until otherwise approved by the Nolensville Planning Commission, and under no condition shall such lot(s) be made to produce less area than is prescribed by the restrictive covenants as of record in Book _____ Page _____, R.O.W.C., Tennessee, running with the property.</p> <p>Date _____</p> <p>Owner(s) _____</p>	<p>CERTIFICATE OF ACCURACY</p> <p>I Herby Certify that the plan shown and described hereon is a true and correct survey to the accuracy required by the Nolensville Planning Commission and that the monuments have been or will be placed as shown hereon, to the specifications of the subdivision regulations, approved by the Town Engineer.</p> <p>Date: 7-27-15</p> <p>Registered Land Surveyor No. 166</p>	<p>CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES</p> <p>I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled "Phase Three, Sherwood Green Estates", have been installed in accordance with Metro Department of Water & Sewerage Services standards and specifications and/or state government requirements or that a performance agreement and letter of credit has been posted with Metro Nashville Department of Water & Sewerage Services to assure completion of all required sanitary sewer improvements in case of default.</p> <p>Date: _____</p> <p>Metro Nashville Department of Water and Sewerage Services</p>	<p>CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE</p> <p>I Herby Certify: (1) That all streets and drainage facilities designated on this Final Subdivision Plat have been installed in an acceptable manner and according to the Town of Nolensville Roadway & Drainage Regulations or (2) That a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default.</p> <p>Town Engineer _____</p> <p>Town Planner _____</p>	<p>CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS</p> <p>I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "PHASE THREE, SHERWOOD GREEN ESTATES" have been installed in accordance with current local and/or state government requirements or that a surety bond has been posted with the Planning Commission to assure completion of all required improvements in case of default. Also, I certify that the hydraulic design criteria specified in Section 5.5 and Section 5.6 of the Nolensville Subdivision Regulations have been met.</p> <p>Water System _____</p> <p>Name, Title, and Agency of authorized approving Agent _____</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I Herby Certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Nolensville, Tennessee, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission and that it has been approved for recording in the Office of the Williamson County Register.</p> <p>Date _____ Secretary, Planning Commission _____</p> <p>This approval shall be invalid if Plat is not recorded by _____</p>	<p>FINAL SUBDIVISION PLAT</p> <p>TOWN OF NOLENSVILLE PLANNING COMMISSION</p> <p>TOTAL ACRES 6.883± TOTAL LOTS 14</p> <p>ACRES NEW ROADS 0.669± FEET NEW ROADS 583±</p> <p>OWNER REGENT SHERWOOD GREEN DEVELOPMENT, LLC CIVIL DISTRICT 17TH</p> <p>SURVEYOR ANDERSON, DELK, EPPS & ASSOCIATES, INC. CLOSURE ERROR 1/10,000±</p> <p>SCALE: 1" = 50'</p> <p>DATE JUNE 12, 2015</p>