

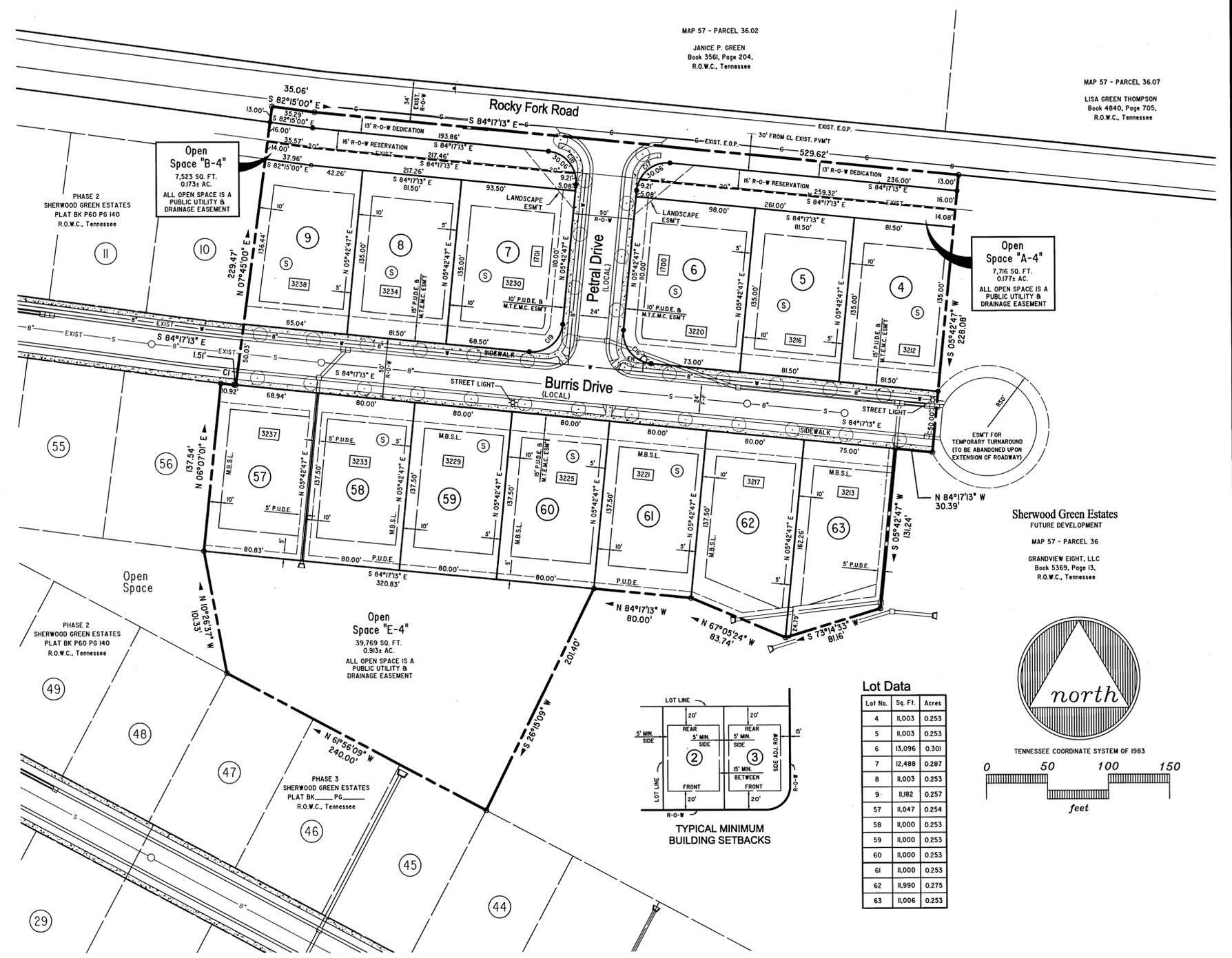
LOCATION MAP Not To Scale

- Legend**
- SANITARY SEWER W/ MANHOLE
  - WATER LINE
  - FIRE HYDRANT
  - RIGHT-OF-WAY MARKER (5/8" 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

**GENERAL NOTES:**

1. PROPERTY MAP 57, P/O PARCEL 36, 17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
2. SITE IS ZONED SR (SUBURBAN RESIDENTIAL) WITH PLANNED UNIT DEVELOPMENT OVERLAY
3. OWNER: REGENT SHERWOOD GREEN DEVELOPMENT, LLC 6501 LENOX VILLAGE DRIVE, SUITE 107 NASHVILLE, TENNESSEE 37211 (615) 333-9000 CONTACT: DAVID MCGOWAN
4. DEVELOPER: REGENT SHERWOOD GREEN DEVELOPMENT, LLC 6501 LENOX VILLAGE DRIVE, SUITE 107 NASHVILLE, TENNESSEE 37211 (615) 333-9000 CONTACT: DAVID MCGOWAN
5. CONSULTANT: ANDERSON, DELK, EPPS & ASSOCIATES INC. 618 GRASSMERE PARK DRIVE, SUITE 4 NASHVILLE, TN 37211 (615) 331-0809
6. EXISTING ZONING: PLANNED UNIT DEVELOPMENT (SR)
7. 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
8. TOTAL SITE CONTAINS 42.8± ACRES PHASE ONE = 13.962± ACRES PHASE TWO = 6.633± ACRES PHASE THREE = 6.883± ACRES PHASE FOUR = 5.683± ACRES
9. MINIMUM BUILDING SETBACKS: FRONT = 20' (LOCAL STREET) SIDE = 5' MINIMUM (ADJ. TO LOT) 15' MINIMUM BETWEEN BUILDINGS (ADJ. TO R-O-W) REAR = 20'
10. MAXIMUM DENSITY PERMITTED: 1.8 du/acre
11. MINIMUM PERMITTED LOT SIZE: 11,000 SQ. FT.
12. SUBJECT PROPERTY IS LOCATED IN ZONE "Y" PER F.E.M.A. MAP NO. 4787C0233F, EFFECTIVE DATE SEPTEMBER 29, 2006.
13. ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL".
14. O.S. INDICATES OPEN SPACE.
15. PROPERTY IS SUBJECT TO ANY FINDINGS OF AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
16. THIS IS A CATEGORY "Y" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

17. 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.
18. SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET AS SHOWN ON THIS PLAN.
19. LOCATION & SIZE OF WATER LINE SUBJECT TO CHANGE BY N.C.G.U.D.
20. 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.
21. 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. TREES SHALL NOT BE PLANTED WHERE THEY MAY IMPEDE SIGHT DISTANCE AT INTERSECTIONS OR STOP SIGNS.
22. LANDSCAPING WILL BE PROVIDED AROUND WATER QUALITY AREAS. STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN.
23. ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
24. MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES FOR ENTIRE DEVELOPMENT SHALL BE 70%.
25. FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
26. AREA IN R.O.W. PHASE 4 = 1.027 AC. ± (INCLUDING 0.69 AC. ± ROCKY FORK RD. ROW DEDICATION)
27. L.F. ROADWAY PHASE 4 = 764 FT ±
28. THIS DEVELOPMENT WILL FOLLOW ALL REQUIREMENTS AND CONDITIONS SET FORTH IN THE TOWN'S APPROVAL OF THE PUD CONCEPT PLAN FOR THIS PROJECT.
29. OPEN SPACE "A", "B", "C" AND "D" ALONG ROCKY FORK ROAD SHALL BE LANDSCAPED THE SAME AS A STANDARD "B" BUFFER YARD (SEE LANDSCAPING PLANS).
30. STREET ADDRESSES ARE SHOWN THUS: 1234
31. ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES.
32. HOUSES THAT SHALL HAVE SIDE ENTRY GARAGES ARE SHOWN THUS: (S)



**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	11,882	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

**Curve Data**

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	00°24'14"	1550.00	10.92	5.46	10.92	S 84°05'06" E
C6	90°00'00"	25.00	39.27	25.00	35.36	S 39°17'13" E
C7	90°00'00"	25.00	39.27	25.00	35.36	S 50°42'47" W
C8	90°00'00"	25.00	39.27	25.00	35.36	N 39°17'13" W
C9	90°00'00"	25.00	39.27	25.00	35.36	N 50°42'47" E

**CERTIFICATE OF COMMON AREAS DEDICATION**

REGENT SHERWOOD GREEN DEVELOPMENT, 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:

PHASE FOUR, SHERWOOD GREEN ESTATES

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.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES**

Subdivision Name and Street Names Approved by Williamson County Emergency Communications...

Authorized Approving Agent: \_\_\_\_\_ Date: \_\_\_\_\_

**CERTIFICATE FOR ADDRESSES**

I hereby certify that the addresses denoted on this final plat are those assigned by the Town of Nolensville

Date: \_\_\_\_\_

Authorized Approving Agent: \_\_\_\_\_ Title: \_\_\_\_\_

**CERTIFICATION OF THE APPROVAL OF ELECTRIC PROVIDER**

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.

Date: \_\_\_\_\_ Electric Provider: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon as evidenced in Book No. \_\_\_\_\_ Page \_\_\_\_\_, 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, redivided, altered or changed so as to produce less area than is hereby established unless 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.

Date: \_\_\_\_\_

Owner(s): \_\_\_\_\_

**CERTIFICATE OF ACCURACY**

I hereby 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.

Date: 11-18-15  
Registered Land Surveyor No. 1660

**CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE**

I hereby 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.

Town Engineer: \_\_\_\_\_

Town Planner: \_\_\_\_\_

**CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS**

I hereby certify that the following utility systems outlined or indicated on the final subdivision plat entitled "PHASE FOUR, 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.

Water System: \_\_\_\_\_

Name, Title, and Agency of authorized approving Agent: \_\_\_\_\_

**CERTIFICATE OF APPROVAL FOR RECORDING**

I hereby 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.

Date: \_\_\_\_\_ Secretary, Planning Commission: \_\_\_\_\_

This approval shall be invalid if Plat is not recorded by \_\_\_\_\_

Phase Four  
**Sherwood Green Estates**  
Planned Unit Development  
Base Zoning: SR

**FINAL SUBDIVISION PLAT**  
**TOWN OF NOLENSVILLE PLANNING COMMISSION**

TOTAL ACRES 5.683± TOTAL LOTS 13  
ACRES NEW ROADS 1.027± FEET NEW ROADS 764±

OWNER REGENT SHERWOOD GREEN DEVELOPMENT, LLC CIVIL DISTRICT 17TH  
SURVEYOR ANDERSON, DELK, EPPS & ASSOCIATES, INC. CLOSURE ERROR 1:10,000±

SCALE: 1" = 50'  
DATE OCTOBER 2, 2015