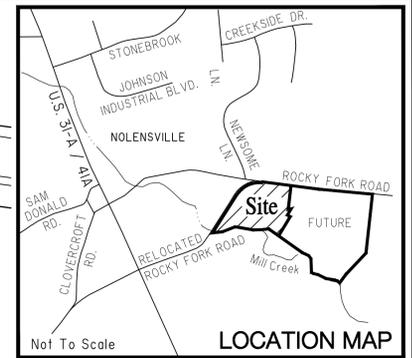
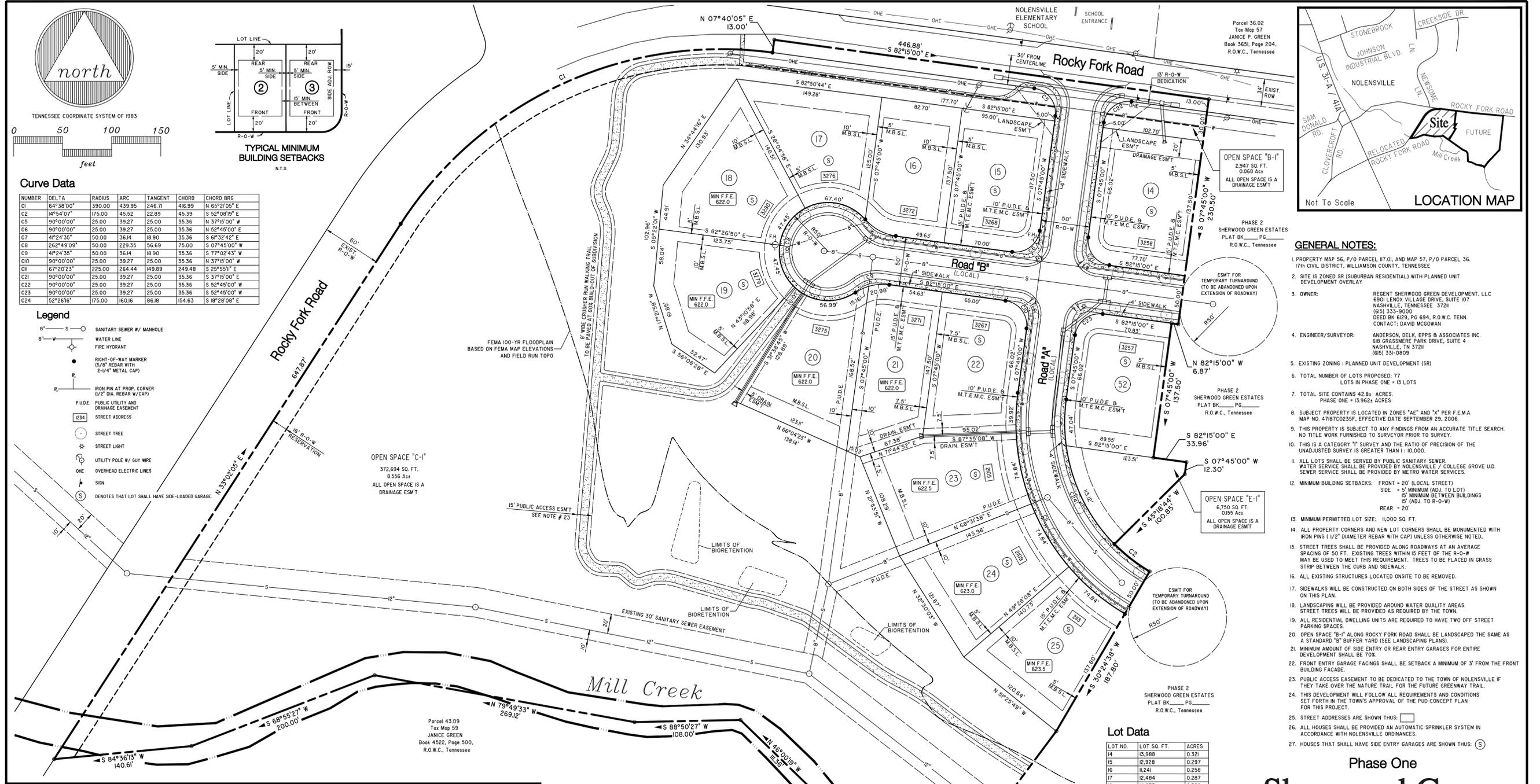


Curve Data

Table with columns: NUMBER, DELTA, RADIUS, ARC, TANGENT, CHORD, CHORD BRG. Lists curve data for various points C1 through C24.

Legend

- Legend items: 8" S - SANITARY SEWER W/ MANHOLE, 6" W - WATER LINE, 4" W - FIRE HYDRANT, RIGHT-OF-WAY MARKER, IRON PIN AT PROP. CORNER, P.U.D.E., STREET ADDRESS, STREET TREE, STREET LIGHT, UTILITY POLE W/ GUY WIRE, OVERHEAD ELECTRIC LINES, SIGN, DENOTES THAT LOT SHALL HAVE SIDE-LOADED GARAGE.



GENERAL NOTES:

- 1. PROPERTY MAP 56, P/O PARCEL 17.01 AND 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.
4. ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC.
5. EXISTING ZONING: PLANNED UNIT DEVELOPMENT (SR).
6. TOTAL NUMBER OF LOTS PROPOSED: 77. LOTS IN PHASE ONE = 13 LOTS.
7. TOTAL SITE CONTAINS 42.8+ ACRES. PHASE ONE = 13.962+ ACRES.
8. SUBJECT PROPERTY IS LOCATED IN ZONES "AE" AND "X" PER F.E.M.A. MAP NO. 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
9. THIS PROPERTY IS SUBJECT TO ANY FINDINGS FROM AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
10. THIS IS A CATEGORY "T" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.
11. 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.
12. MINIMUM BUILDING SETBACKS: FRONT = 20' (LOCAL STREET) SIDE = 5' MINIMUM (ADJ. TO LOT) 15' MINIMUM BETWEEN BUILDINGS (5' ADJ. TO R-O-W) REAR = 20'.
13. MINIMUM PERMITTED LOT SIZE: 11,000 SQ. FT.
14. ALL PROPERTY CORNERS AND NEW LOT CORNERS SHALL BE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP) UNLESS OTHERWISE NOTED.
15. STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT AN AVERAGE SPACING OF 50 FT. EXISTING TREES WITHIN 5 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.
16. ALL EXISTING STRUCTURES LOCATED ONSITE TO BE REMOVED.
17. SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET AS SHOWN ON THIS PLAN.
18. LANDSCAPING WILL BE PROVIDED AROUND WATER QUALITY AREAS. STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN.
19. ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
20. OPEN SPACE "B-1" ALONG ROCKY FORK ROAD SHALL BE LANDSCAPED THE SAME AS A STANDARD "B" BUFFER YARD (SEE LANDSCAPING PLANS).
21. MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES FOR ENTIRE DEVELOPMENT SHALL BE 70%.
22. FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
23. PUBLIC ACCESS EASEMENT TO BE DEDICATED TO THE TOWN OF NOLENSVILLE IF THEY TAKE OVER THE NATURE TRAIL FOR THE FUTURE GREENWAY TRAIL.
24. THIS DEVELOPMENT WILL FOLLOW ALL REQUIREMENTS AND CONDITIONS SET FORTH IN THE TOWN'S APPROVAL OF THE PUD CONCEPT PLAN FOR THIS PROJECT.
25. STREET ADDRESSES ARE SHOWN THUS: []
26. ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES.
27. HOUSES THAT SHALL HAVE SIDE ENTRY GARAGES ARE SHOWN THUS: (S)

Lot Data table with columns: LOT NO., LOT SQ. FT., ACRES. Lists data for lots 14 through 52.

Phase One Sherwood Green Estates Sheet 1 of 1 Planned Unit Development Base Zoning: SR

Grid of certification forms including: CERTIFICATE OF COMMON AREAS DEDICATION, CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES, CERTIFICATE FOR ADDRESSES, CERTIFICATION OF THE APPROVAL OF ELECTRIC PROVIDER, CERTIFICATE OF OWNERSHIP AND DEDICATION, CERTIFICATE OF ACCURACY, CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES, CERTIFICATION OF THE APPROVAL OF STREETS AND DRAINAGE, CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS, CERTIFICATE OF APPROVAL FOR RECORDING, and TOWN OF NOLENSVILLE PLANNING COMMISSION summary table.