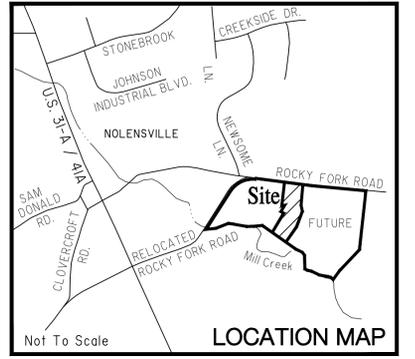


- Legend**
- 8" S - SANITARY SEWER W/ MANHOLE
 - 8" W - WATER LINE
 - 8" F - FIRE HYDRANT
 - RIGHT-OF-WAY MARKER (5/8" REBAR WITH 2-1/4" METAL CAP)
 - IRON PIN AT PROP. CORNER (1/2" DIA. REBAR W/ CAP)
 - P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
 - 1234 - STREET ADDRESS
 - - STREET TREE
 - ⊙ - STREET LIGHT
 - - UTILITY POLE W/ GUY WIRE
 - - OVERHEAD ELECTRIC LINES
 - ⊙ - SIGN
 - ⊙ - DENOTES THAT LOT SHALL HAVE SIDE-LOADED GARAGE

Curve Data

NUMBER	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG
C1	00°24'14"	1550.00	10.92	5.46	10.92	N 84°05'06" W
C2	14°54'07"	175.00	45.52	22.89	45.53	N 52°08'03" W
C3	02°20'46"	225.00	9.21	4.61	9.21	S 60°45'46" E
C20	02°02'13"	1500.00	53.33	26.67	53.32	S 83°16'06" E
C24	02°20'46"	175.00	7.17	3.58	7.17	S 60°45'46" E
C30	02°02'13"	1550.00	55.10	27.56	55.10	S 83°16'06" E



- GENERAL NOTES:**
- PROPERTY MAP 57, P/O PARCEL 36.
 - SITE IS ZONED SR (SUBURBAN RESIDENTIAL) WITH PLANNED UNIT DEVELOPMENT OVERLAY.
 - OWNER: REGENT SHERWOOD GREEN DEVELOPMENT, LLC
690 LENOX VILLAGE DRIVE, SUITE 107
NASHVILLE, TENNESSEE 37211
(615) 333-9000
DEED BK 629, PG 694, R.O.W.C. TENN.
CONTACT: DAVE MCGOWAN
 - ENGINEER/SURVEYOR: 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
 - TOTAL SITE CONTAINS 42.8 ACRES:
PHASE ONE = 13.962 ACRES
PHASE TWO = 6.693 ACRES
 - SUBJECT PROPERTY IS LOCATED IN ZONES "AE" AND "X" PER F.E.M.A. MAP NO. 4707C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
 - THIS PROPERTY IS SUBJECT TO ANY FINDINGS FROM AN ACCURATE TITLE SEARCH. NO TITLE WORK FURNISHED TO SURVEYOR PRIOR TO SURVEY.
 - THIS IS A CATEGORY "T" 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.
 - MINIMUM BUILDING SETBACKS: FRONT = 20' (LOCAL STREET)
SIDE = 5' MINIMUM (ADJ. TO LOT)
15' MINIMUM BETWEEN BUILDINGS
15' (ADJ. TO R-O-W)
REAR = 20'
 - MINIMUM PERMITTED LOT SIZE: 11,000 SQ. FT.
 - ALL PROPERTY CORNERS AND NEW LOT CORNERS SHALL BE MONUMENTED WITH IRON PINS (1/2" DIAMETER REBAR WITH CAP) UNLESS OTHERWISE NOTED.
 - 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.
 - ALL EXISTING STRUCTURES LOCATED ON SITE TO BE REMOVED.
 - SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET AS SHOWN ON THIS PLAN.
 - 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.
 - OPEN SPACE "B-2" ALONG ROCKY FORK ROAD SHALL BE LANDSCAPED THE SAME AS A STANDARD "B" BUFFER YARD (SEE LANDSCAPING PLANS).
 - 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.
 - PUBLIC ACCESS EASEMENT TO BE DEDICATED TO THE TOWN OF NOLENSVILLE IF THEY TAKE OVER THE NATURE TRAIL FOR THE FUTURE GREENWAY TRAIL.
 - THIS DEVELOPMENT WILL FOLLOW ALL REQUIREMENTS AND CONDITIONS SET FORTH IN THE TOWN'S APPROVAL OF THE PUD CONCEPT PLAN FOR THIS PROJECT.
 - STREET ADDRESSES ARE SHOWN THUS: [Symbol]
 - ALL HOUSES SHALL BE PROVIDED AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NOLENSVILLE ORDINANCES.
 - HOUSES THAT SHALL HAVE SIDE ENTRY GARAGES ARE SHOWN THUS: [Symbol]

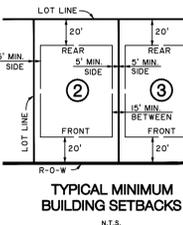
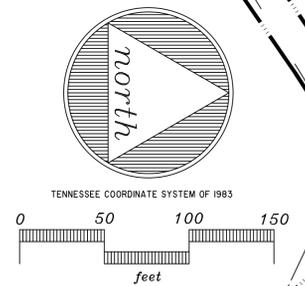
Lot Data

LOT NO.	LOT SQ. FT.	ACRES
10	11,049	0.254
11	11,000	0.253
12	11,619	0.267
13	11,000	0.253
14	12,284	0.283
15	11,000	0.253
16	11,000	0.253
17	11,000	0.253
18	11,000	0.253
19	11,006	0.253
20	11,000	0.253
21	11,000	0.253
22	12,416	0.285
23	11,000	0.253
24	11,000	0.253
25	11,000	0.253
26	11,000	0.253
27	11,000	0.253
28	11,000	0.253
29	11,000	0.253
30	11,000	0.253
31	12,416	0.285
32	11,000	0.253
33	11,000	0.253
34	11,000	0.253
35	11,000	0.253
36	11,000	0.253
37	11,000	0.253
38	11,000	0.253
39	11,000	0.253
40	11,000	0.253
41	11,000	0.253
42	11,000	0.253
43	11,000	0.253
44	11,000	0.253
45	11,000	0.253
46	11,000	0.253
47	11,000	0.253
48	11,000	0.253
49	11,000	0.253
50	11,000	0.253
51	11,000	0.253
52	11,000	0.253
53	11,000	0.253
54	11,000	0.253
55	11,000	0.253
56	11,178	0.257

OPEN SPACE "C-2"
54,887 SQ. FT.
1.260 Acs
ALL OPEN SPACE IS A DRAINAGE ESMT

OPEN SPACE "E-2"
11,891 SQ. FT.
0.272 Acs
ALL OPEN SPACE IS A DRAINAGE ESMT

OPEN SPACE "B-2"
9,750 SQ. FT.
0.224 Acs
ALL OPEN SPACE IS A DRAINAGE ESMT



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 TWO, 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 Commission.

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. 6129, Page 694, 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.

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, in the specifications of the subdivision regulations, approved by the Town Engineer.

Date _____

Registered Land Surveyor No. _____

CERTIFICATE OF APPROVAL OF METRO NASHVILLE DEPARTMENT OF WATER AND SEWERAGE SERVICES

I hereby certify that the following sanitary sewer systems outlined or indicated on the final subdivision plat entitled "Phase Two, 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.

Date: _____, 2013

Metro Nashville Department of Water and Sewerage Services

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 TWO, 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 _____

TOWN OF NOLENSVILLE PLANNING COMMISSION

TOTAL ACRES 5.693±	TOTAL LOTS 16
ACRES NEW ROADS 0.838± (INCLUDES ROCKY FORK ROAD DEDICATION)	FEET NEW ROADS 646±
OWNER REGENT SHERWOOD GREEN DEVELOPMENT, LLC	CIVIL DISTRICT 177H
SURVEYOR ANDERSON, DELK, EPPS & ASSOCIATES, INC.	CLOSURE ERROR 1:10,000±
SCALE: 1" = 50'	
DATE MARCH 3, 2014	

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