SITE DATA
RESIDENTIAL DEVELOPMENT

EXISTING SITE DATA	
TOTAL ACREAGE	16.73
BASE ZONING	SR
OVERLAY ZONING	ABO
MIN. LOT SIZE REQD.	20,000
NUMBER OF LOTS	20
BUILDING SETBACKS AND SPECIFICATIONS	
MIN. LOT WIDTH	90'
MIN. FRONT (ARTERIAL)	75'
MIN. FRONT (LOCAL)	40'
MIN. SIDE (INTERIOR)	15'
MIN. SIDE (EXTERIOR)	20'
MIN. REAR	20'
MIN. GREEN SPACE	10% (1.673 ACRES)
MAX BLOCK LENGTH	800'

RIGHT-OF WAY (ROW) DEDICATION

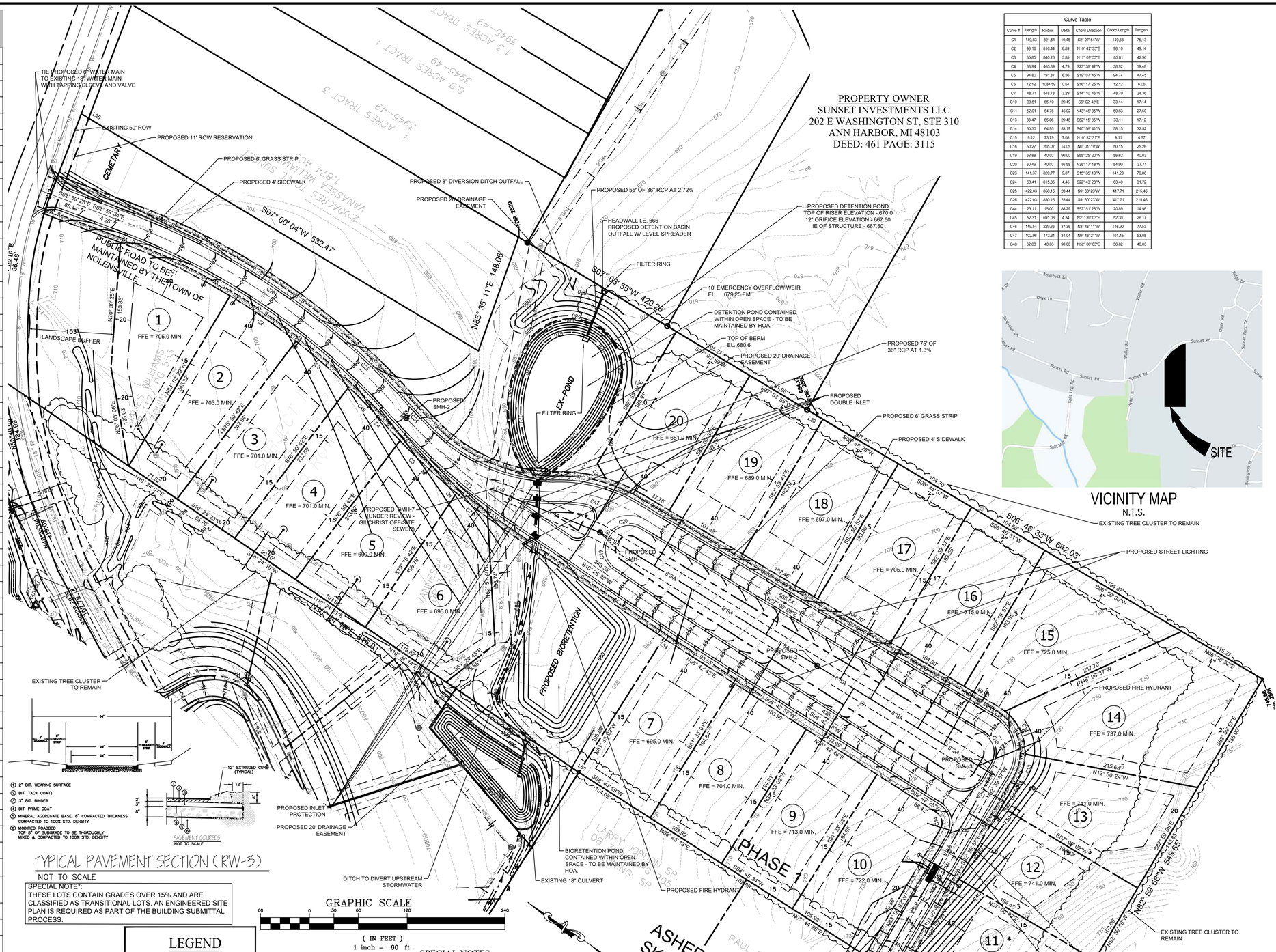
ROAD NAME	OFFSET	AREA (SF)
SUNSET ROAD	11'	3,994
ASHER ACCESS	50'	108,636

ROADWAY DESIGN SPECIFICATIONS	
CLASSIFICATION	LOCAL (PUBLIC)
WIDTH	24'
CURB AND GUTTER	2.5'
SIDEWALK WIDTH	4'
GRASS STRIP	6'
TOTAL AREA (SF)	119,560

PROPOSED LOT DATA

LOT NUMBER	AREA (SF)	AREA (AC)
1	20,842	0.48
2	20,707	0.48
3	20,407	0.47
4	20,102	0.46
5	20,299	0.47
6	21,414	0.49
7	20,264	0.47
8	20,264	0.47
9	20,076	0.46
10	20,127	0.46
11	20,028	0.46
12	20,028	0.46
13	21,251	0.49
14	35,448	0.81
15	24,677	0.57
16	20,246	0.46
17	20,239	0.46
18	20,725	0.48
19	20,125	0.46
20	20,420	0.47
-	-	-
TOTAL LOT AREA	438,082	10.08
OPEN SPACE	166,399	3.82
ROW SUNSET	3,994	0.09
ROW ASHER ACCESS	119,560	2.74
TOTAL SITE AREA	728,759	16.73

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD HAZARD AS DELINEATED ON THE CURRENT FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER: 47187C0230F, REVISED : SEPTEMBER 29, 2006.



Curve Table						
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Tangent
C1	149.83	821.51	10.45	S2° 07' 54"W	149.63	75.13
C2	98.16	816.44	6.89	N10° 47' 30"E	98.10	49.14
C3	85.85	840.26	5.85	N17° 09' 53"E	85.81	42.96
C4	38.94	465.89	4.79	S23° 38' 42"W	38.92	19.48
C5	94.80	791.87	6.86	S19° 07' 45"W	94.74	47.45
C6	12.12	1094.59	0.64	S16° 17' 25"W	12.12	6.06
C7	48.71	848.78	3.29	S14° 10' 46"W	48.70	24.36
C10	33.51	65.10	29.49	S6° 02' 42"E	33.14	17.14
C11	52.01	64.76	46.02	N43° 46' 35"W	50.63	27.50
C13	33.47	65.06	29.48	S82° 15' 35"W	33.11	17.12
C14	60.30	64.95	53.19	S40° 56' 41"W	58.15	32.52
C15	9.12	73.79	7.08	N10° 32' 31"E	9.11	4.57
C16	50.27	205.07	14.05	N2° 01' 19"W	50.15	25.26
C19	62.88	40.03	90.00	S55° 25' 20"W	56.62	40.03
C20	60.49	40.03	86.58	N36° 17' 18"W	54.90	37.71
C23	141.37	620.77	9.87	S15° 35' 10"W	141.20	70.86
C24	63.41	815.85	4.45	S22° 43' 28"W	63.40	31.72
C25	422.03	850.16	28.44	S9° 30' 23"W	417.71	215.46
C26	422.03	850.16	28.44	S9° 30' 23"W	417.71	215.46
C44	23.11	15.00	88.29	S52° 51' 25"W	20.89	14.56
C45	52.31	691.03	4.34	N21° 39' 03"E	52.30	26.17
C46	149.54	229.36	37.36	N3° 46' 11"W	146.90	77.53
C47	102.96	173.31	34.04	N9° 46' 21"W	101.45	53.05
C48	62.88	40.03	90.00	N52° 00' 03"E	56.62	40.03

VICINITY MAP
N.T.S.

TYPICAL PAVEMENT SECTION (RW-3)
NOT TO SCALE

① 2" BIT. WEARING SURFACE
② BIT. TACK COAT)
③ 3" BIT. BINDER
④ BIT. PRIME COAT
⑤ MINERAL AGGREGATE BASE, 8" COMPACTED THICKNESS COMPACTED TO 100% STD. DENSITY
⑥ MODIFIED ROADBED TOP 8" OF SUBGRADE TO BE THOROUGHLY MIXED & COMPACTED TO 100% STD. DENSITY

12" EXTRUDED CURB (TYPICAL)
PAVEMENT CROSSES
NOT TO SCALE

SPECIAL NOTE*:
THESE LOTS CONTAIN GRADES OVER 15% AND ARE CLASSIFIED AS TRANSITIONAL LOTS. AN ENGINEERED SITE PLAN IS REQUIRED AS PART OF THE BUILDING SUBMITTAL PROCESS.

LEGEND

- STREET LIGHTING
- WATER METER
- CLEANOUT
- SANITARY SEWER MANHOLE

SPECIAL NOTES

1. NO BLUE LINES TIE IN TO THE EXISTING POND.
2. THE FIRST 1" OF STORM WATER IS BEING TREATED WITHIN THE PROPOSED BIORETENTION POND. THE BIORETENTION POND HAS BEEN DESIGNED TO CAPTURE 80% TSS. OVERFLOW FROM THE BIORETENTION POND WILL DRAIN TO THE ADJACENT DITCH BEFORE ENTERING THE DETENTION POND.
3. AN AUTOMATIC FIRE SPRINKLER SYSTEM MUST BE INSTALLED IN EACH RESIDENCE, THE FIRE SPRINKLER SYSTEM MUST BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF NFPA 13D, *STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE- AND TWO- FAMILY DWELLINGS AND MANUFACTURED HOMES.*

TIMOTHY E. TURNER — REGISTERED ENGINEER — STATE OF TENNESSEE — 101174
04/27/16

T-SQUARE ENGINEERING
7101 SHARONDALE COURT • BRENTWOOD, TN • 615-678-8212 • www.TS-ENG.COM

REVISIONS		
NO.	DATE	
	04-05-2016	RE-SUBMITTAL PRELIMINARY PLAT
	04-27-2016	RE-SUBMITTAL PRELIMINARY PLAT

DATE: 04-27-2016
SCALE: 1" = 60'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

ASHER SUBDIVISION - PHASE 1

PRELIMINARY PLAT
SUNSET ROAD
MAP 56 AND PARCEL 73.00
NOLENSVILLE, TENNESSEE

JOB NUMBER
15-0605

SHEET NUMBER
C-1.0