# 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 |

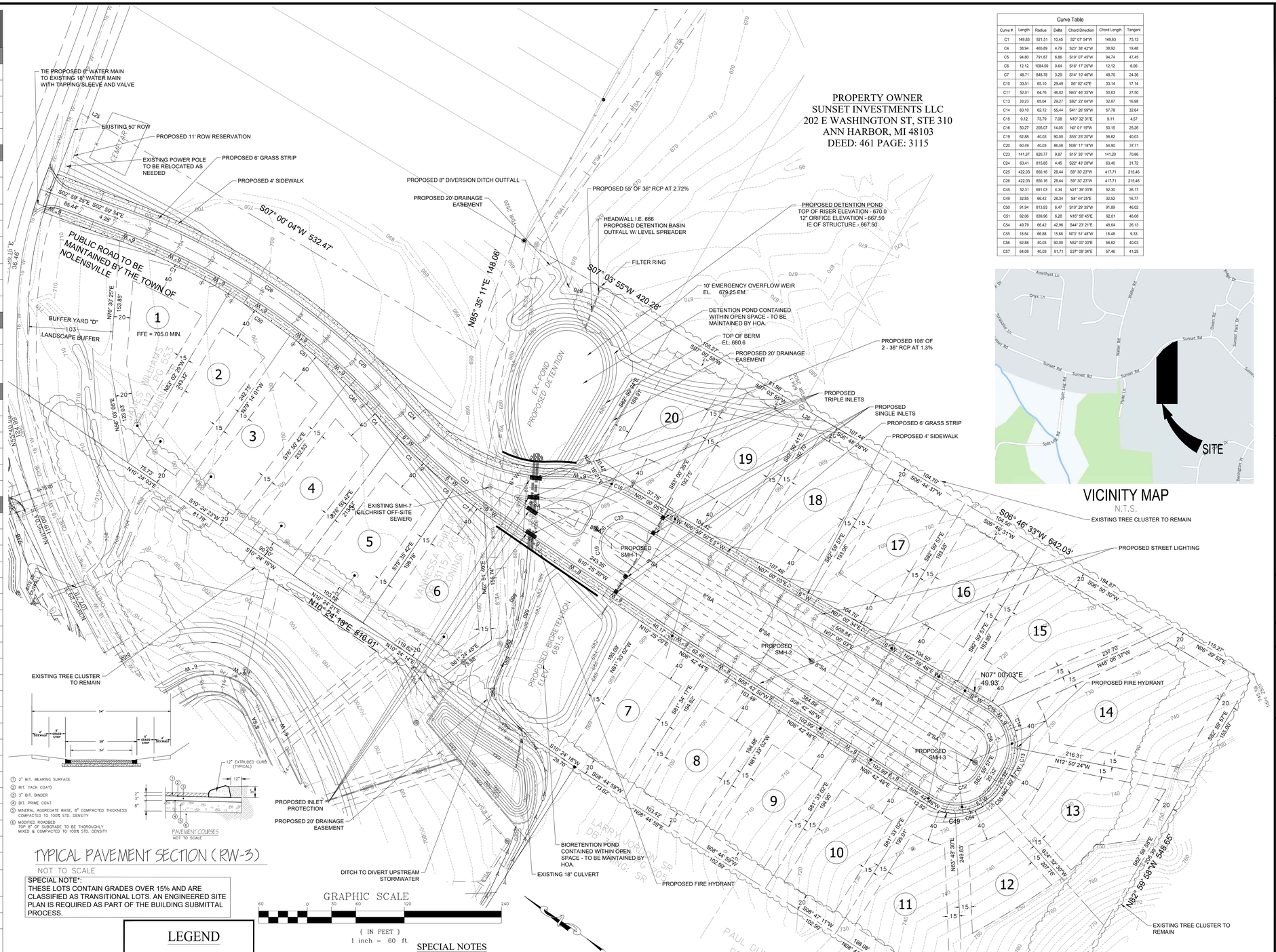
**ROADWAY DESIGN SPECIFICATIONS**

| | |
|---|---|
| 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 | 20,430 | 0.47 |
| 3 | 20,678 | 0.47 |
| 4 | 20,102 | 0.46 |
| 5 | 20,299 | 0.47 |
| 6 | 21,414 | 0.49 |
| 7 | 20,009 | 0.46 |
| 8 | 20,158 | 0.46 |
| 9 | 20,074 | 0.46 |
| 10 | 20,078 | 0.46 |
| 11 | 23,633 | 0.54 |
| 12 | 35,342 | 0.81 |
| 13 | 27,507 | 0.63 |
| 14 | 35,454 | 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 | 10.37 |
| OPEN SPACE | 166,399 | 3.78 |
| ROW SUNSET | 3,994 | 0.09 |
| ROW ASHER ACCESS | 108,497 | 2.49 |
| 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 |
| 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 | 1084.59 | 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 | 33.23 | 65.04 | 29.27 | S82° 22' 04"W | 32.87 | 16.98 |
| C14 | 60.10 | 62.12 | 55.44 | S41° 26' 59"W | 57.78 | 32.64 |
| C15 | 9.12 | 73.79 | 7.08 | N10° 32' 31"E | 9.11 | 4.57 |
| C16 | 50.27 | 205.07 | 14.05 | N7° 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 | 820.77 | 9.87 | S15° 35' 10"W | 141.20 | 70.86 |
| C24 | 63.41 | 815.65 | 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 |
| C45 | 52.31 | 691.03 | 4.34 | N21° 39' 03"E | 52.30 | 26.17 |
| C49 | 32.85 | 66.42 | 28.34 | S8° 44' 25"E | 32.52 | 16.77 |
| C50 | 91.94 | 813.93 | 6.47 | S10° 29' 35"W | 91.89 | 46.02 |
| C51 | 92.06 | 839.96 | 6.28 | N16° 56' 45"E | 92.01 | 46.08 |
| C54 | 49.79 | 66.42 | 42.96 | S44° 23' 21"E | 48.64 | 26.13 |
| C55 | 18.54 | 66.88 | 15.88 | N73° 51' 48"W | 18.48 | 9.33 |
| C56 | 62.88 | 40.03 | 90.00 | N52° 00' 03"E | 56.62 | 40.03 |
| C57 | 64.08 | 40.03 | 91.71 | S37° 08' 34"E | 57.46 | 41.25 |




VICINITY MAP
N.T.S.




TYPICAL PAVEMENT SECTION (RW-3)
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.*


T-SQUARE ENGINEERING
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| NO. | DATE | REVISIONS |
|---|---|---|
| 1 | 8-30-16 | REVISED PER TOWN COMMENTS |

DATE: 08-9-2016
SCALE: 1" = 60'
DRAWN BY: TSQUARE ENGINEERING
CHECKED BY: TET

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

JOB NUMBER
15-0605

SHEET NUMBER
C-1.0