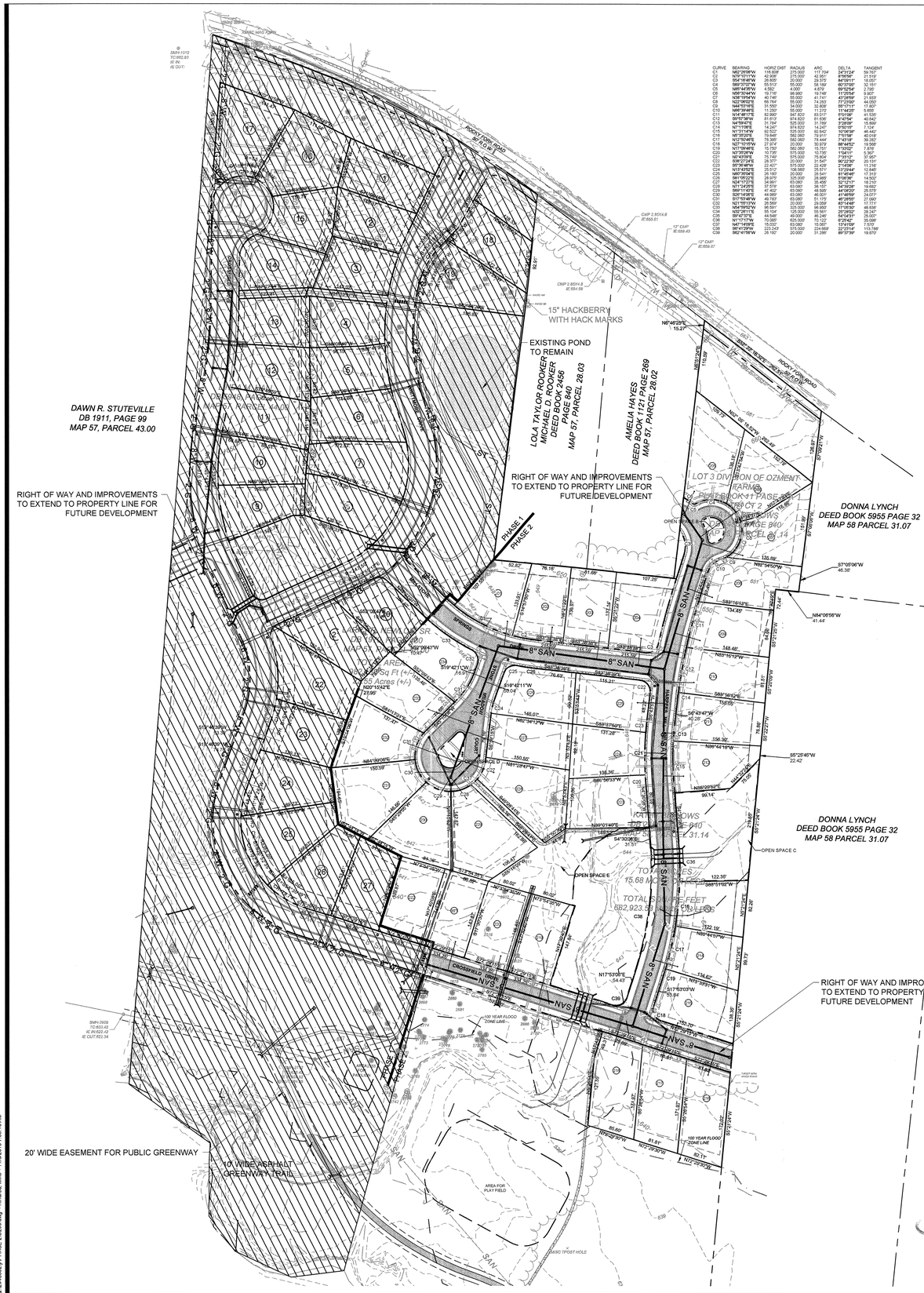
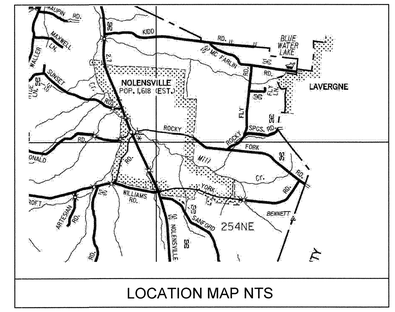
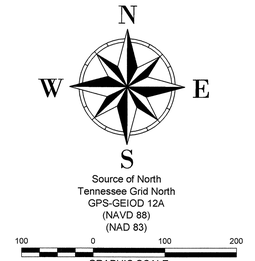


CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N82°26'06"W	116.606'	275.000'	117.704'	24°31'24"	59.767'
C2	N79°15'11"W	42.908'	275.000'	43.951'	8°59'56"	21.918'
C3	N69°05'13"W	79.353'	275.000'	79.747'	16°36'55"	40.233'
C4	S66°27'57"W	55.513'	55.000'	58.189'	60°37'05"	32.151'
C5	N85°44'35"W	4.582'	4.000'	4.679'	69°52'54"	2.795'
C6	N56°30'44"W	19.716'	66.860'	19.748'	11°25'54"	9.907'
C7	N58°19'54"W	40.746'	55.000'	41.741'	43°28'58"	21.933'
C8	N44°50'27"W	31.197'	55.000'	31.502'	32°48'11"	16.203'
C9	N44°53'11"E	31.050'	34.000'	32.808'	55°17'11"	17.820'
C10	N66°39'44"E	11.250'	55.000'	11.270'	11°44'23"	5.655'
C11	S14°36'00"E	83.990'	947.620'	83.517'	5°03'06"	41.535'
C12	S6°52'36"W	31.512'	974.620'	81.636'	4°47'54"	40.842'
C13	S11°11'24"W	14.147'	974.620'	14.147'	0°50'05"	7.074'
C14	N7°11'09"E	14.247'	974.620'	14.247'	0°50'05"	7.124'
C15	N13°31'14"W	92.522'	525.000'	92.642'	10°06'38"	46.442'
C16	N18°34'33"W	79.385'	525.000'	79.461'	8°40'19"	39.792'
C17	N12°50'46"E	78.385'	560.060'	78.444'	7°43'18"	39.282'
C18	N21°10'15"W	27.974'	20.000'	30.879'	88°44'52"	19.568'
C19	N11°09'48"E	15.750'	560.060'	15.751'	1°36'52"	7.876'
C20	N7°35'26"W	10.735'	575.000'	10.735'	1°04'11"	5.367'
C21	N8°11'11"W	79.377'	575.000'	79.442'	7°54'51"	39.756'
C22	S36°27'24"E	28.377'	20.000'	31.547'	90°33'30"	20.151'
C23	S8°36'48"W	22.401'	575.000'	22.402'	2°14'06"	11.216'
C24	N13°43'52"E	25.512'	108.560'	25.571'	13°29'44"	12.845'
C25	N6°20'04"E	28.187'	20.000'	28.547'	81°46'46"	17.313'
C26	N7°11'09"E	14.247'	974.620'	14.247'	0°50'05"	7.124'
C27	N24°17'27"E	34.960'	63.080'	35.499'	32°13'31"	18.219'
C28	N71°24'28"E	37.518'	63.080'	38.157'	34°39'28"	19.652'
C29	N29°45'01"E	47.787'	63.080'	48.502'	44°03'57"	25.477'
C30	S28°14'58"E	44.060'	63.080'	46.020'	41°48'59"	24.017'
C31	S17°53'46"W	49.783'	63.080'	51.175'	46°28'55"	27.092'
C32	N21°19'11"W	28.569'	20.000'	29.059'	83°14'48"	17.771'
C33	N54°59'52"W	56.591'	325.000'	56.650'	17°05'30"	28.538'
C34	N79°15'11"W	42.908'	275.000'	43.951'	8°59'56"	21.918'
C35	S9°42'51"E	44.548'	40.000'	46.246'	54°54'31"	25.020'
C36	N11°17'17"W	70.085'	625.000'	70.123'	6°26'42"	35.086'
C37	N47°14'09"E	15.032'	63.080'	15.087'	13°43'08"	7.570'
C38	S6°41'29"W	223.243'	575.000'	224.669'	22°23'44"	113.788'
C39	S62°41'59"W	28.192'	20.000'	31.396'	89°97'39"	19.970'

LOT	ACRES +-	SQ. FT. +-
201	0.26	11,133.32
202	0.25	11,011.47
203	0.25	11,071.27
204	0.30	13,161.86
205	0.33	14,217.05
206	0.29	12,817.08
207	0.29	12,417.90
208	0.29	12,415.15
209	0.27	11,940.95
210	0.28	12,412.00
211	0.29	12,728.60
212	0.26	11,395.75
213	0.25	10,994.23
214	0.25	11,003.94
215	0.30	13,061.84
216	0.32	13,783.99
217	0.32	13,757.57
218	0.32	14,132.45
219	0.27	11,747.08
220	0.27	11,588.11
221	0.26	11,457.83
222	0.26	11,335.82
223	0.30	13,21.73
224	0.26	11,504.61
225	0.28	11,994.97
226	0.28	12,161.80
227	0.27	11,947.74
228	0.35	15,171.41
229	0.37	16,145.51
230	0.33	14,329.78
231	0.36	15,558.46
232	0.29	12,459.89
233	0.29	12,797.82
234	0.26	11,378.01
A	0.02	871.20
B	0.03	1258.25
C	0.53	23,107.45
D	0.05	2,015.08
E	1.28	55,952.51

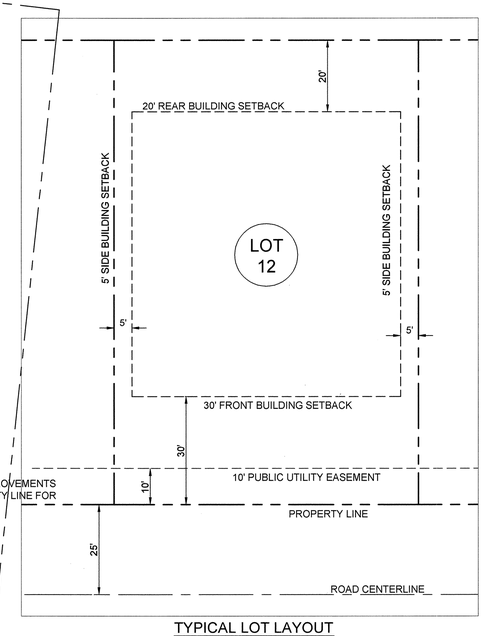


LOCATION MAP NTS



Source of North
Tennessee Grid North
GPS-GEIOD 12A
(NAVD 88)
(NAD 83)

100 0 100 200
GRAPHIC SCALE



TYPICAL LOT LAYOUT

STREET LIGHTS

STREET LIGHTS SHALL BE MTEMC STANDARD ACORN STYLE FIXTURE AND 16 FOOT DECORATIVE POLE. THE POLE SHALL BE BLACK, WITH BLACK FIXTURE CAGE AND BLACK CAP. THE LIGHT SHALL BE HOLOPHANE # UAC100HP-MT-B-3-V-SD. THE POLE SHALL BE HAPCO #74167-05. IF THIS STYLE IS NOT AVAILABLE, AN EQUIVALENT COMPONENT CAN BE SUBSTITUTED, BUT ONLY WITH PLANNING COMMISSION OR TOWN WRITTEN APPROVAL.

SITE DATA

TOTAL SITE AREA: 47.3 ACRES+-
PHASE II AREA = 24.95 ACRES+-

CURRENT ZONING: SUBURBAN RESIDENTIAL (SR) WITH P.U.D. OVERLAY
PROPOSED USE: P.U.D. - SINGLE FAMILY RESIDENTIAL

PROPOSED LOTS: 34 LOT NUMBERING: 201-234

MINIMUM REQUIRED SETBACK LINES
FRONT YARD: 30 FEET
REAR YARD: 20 FEET
SIDE YARD: 5 FEET

TOTAL OPEN SPACE REQUIRED: 30% (15% OUTSIDE FLOODPLAIN)
TOTAL OPEN SPACE PROVIDED: 12.42 ACRES+- (55.70%+-)
OPEN SPACE PROVIDED OUTSIDE FLOOD PLAIN: 3.53 ACRES+- (28.4% +-OF TOTAL)
AREA OF STREET RIGHTS OF WAY: 2.71 ACRES+-

All Survey work was done using the following GPS Equipment:

Manufacturer: TopCon Model Number: GR5 DUAL FREQUENCY RECEIVERS SERIAL NO. 10044 AND 10045

Type of GPS Survey performed was Static an Real Time Kinematics ("RTK")

Relative Positional Accuracy: (±) 0.10'

This preliminary plat is not to be considered a Boundary Survey.

Survey Contact: Kenneth D. Church, TN RLS 1004
PHONE: 615-770-8136
Email: ken_church @gspnet.com

FOR REVIEW ONLY

PRELIMINARY MAJOR SUBDIVISION PLAT WHITTMORE PHASE II

Williamson County Parcel I.D.
057 04400 00017057
057 04600 00017057
058 03114 00017057

2373 ROCKY FORK ROAD
WILLIAMSON COUNTY
NOLENSVILLE, TENNESSEE

GS&P PROJECT NO. 29488.02

G S & P
Design Services For The Built Environment
Atlanta
Birmingham
Cincinnati
Columbus
Dallas
Fort Lauderdale
Jackson
Jacksonville
Knoxville
Louisville
Memphis
Nashville
Richmond
Tampa

GRESHAM SMITH AND PARTNERS
1400 Nashville City Center
511 Union Street
Nashville, TN 37219
615.770.8100
WWW.GSPNET.COM

WHITTMORE SUBDIVISION PHASE 2

BEAZER HOMES
TENNESSEE BRANCH
1018 ELM HILL PIKE
NASHVILLE, TN 37210
(615) 244-9600

ROCKY FORK ROAD
NOLENSVILLE, TN

DEVELOPER

Beazer Homes
Tennessee Branch

1018 Elm Hill Pike
Nashville, Tennessee 37210
Owner Contact: Brent Thoeny
Phone: (615) 244-9600
Email: brent.thoney@ beazer.com

Revision		
No.	Date	Description

OVERALL SITE PLAN AND LOT AREAS (PRELIMINARY PLAT)

C2.0

PROJECT: 29488.02
DATE: November 02, 2015

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