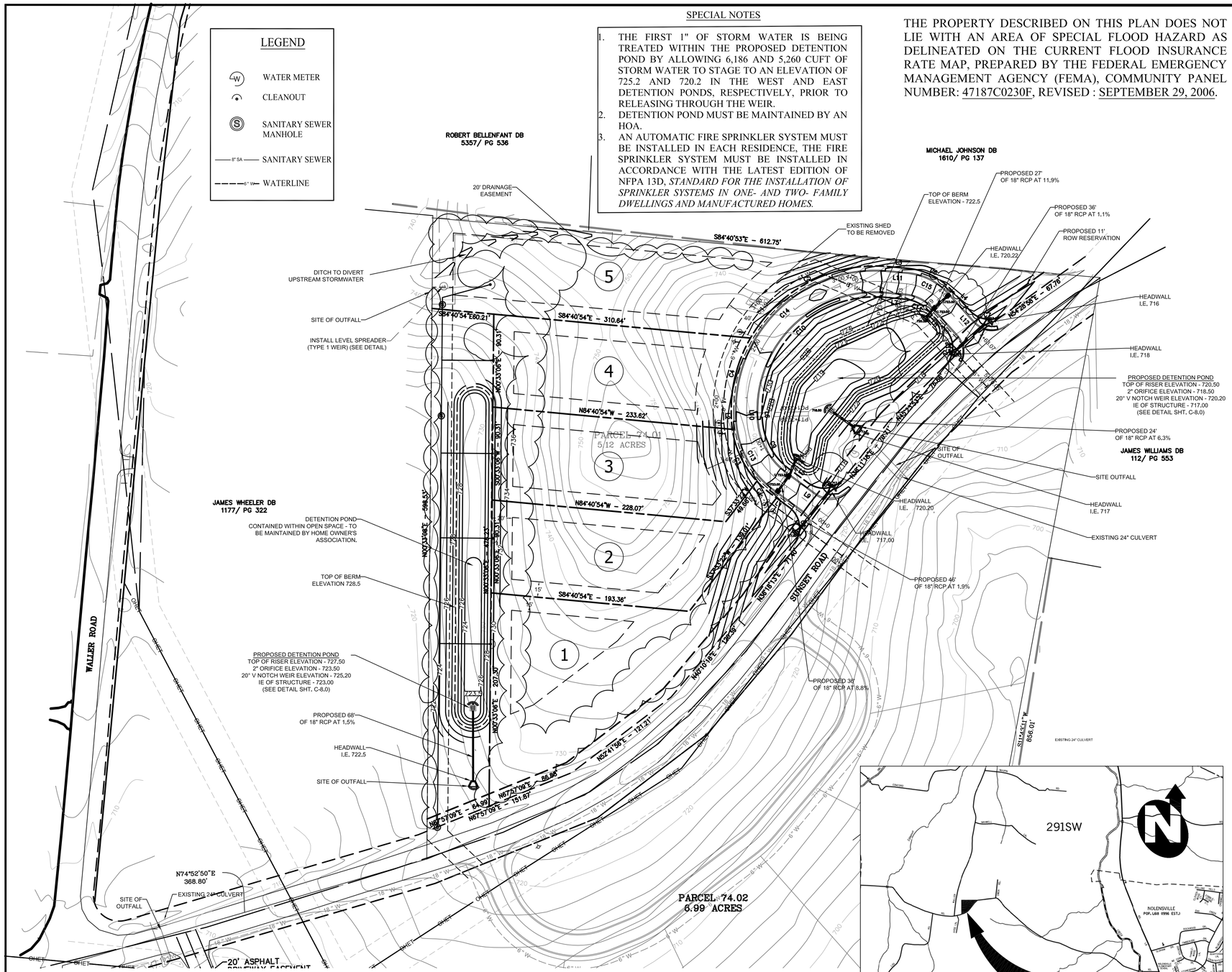
LEGEND

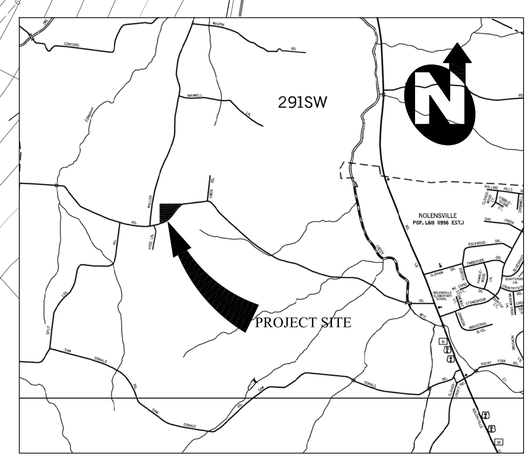
- WATER METER
- CLEANOUT
- SANITARY SEWER MANHOLE
- 8" SA — SANITARY SEWER
- 6" W — WATERLINE

SPECIAL NOTES

1. THE FIRST 1" OF STORM WATER IS BEING TREATED WITHIN THE PROPOSED DETENTION POND BY ALLOWING 6,186 AND 5,260 CUFT OF STORM WATER TO STAGE TO AN ELEVATION OF 725.2 AND 720.2 IN THE WEST AND EAST DETENTION PONDS, RESPECTIVELY, PRIOR TO RELEASING THROUGH THE WEIR.
2. DETENTION POND MUST BE MAINTAINED BY AN HOA.
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.*

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.





GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PROPERTY OWNER
GREAT TENNESSEE LAND CO., LLC
642 HAMPSTEAD LANE
ANN HARBOR, MI 48103
DEED: 6194
PAGE: 203

SITE DATA
RESIDENTIAL DEVELOPMENT

TOTAL ACREAGE	5.12 ACRES +/-
ZONING	SR
MIN. LOT SIZE	0.49 ACRES
NUMBER OF LOTS	5
BUILDING SETBACKS	
FRONT (ARTERIAL)	75'
FRONT (LOCAL)	40'
REAR	20'
SIDE	15'
RIGHT-OF-WAY (ROW) DEDICATION	
SUNSET ROAD	11' (RESERVATION)
GILCHRIST ACCESS WIDTH	30'
GILCHRIST ACCESS LENGTH	500 LF

LOT DATA

LOT NUMBER	AREA (SF)	AREA (AC)
1	34,967	0.80
2	21,310	0.49
3	21,852	0.50
4	21,332	0.49
5	36,480	0.84
OPEN SPACE	51,862	1.19
ROW SUNSET	21,451	0.50
ROW ACCESS	13,677	0.31

SPECIAL NOTES

1. ALL DRIVES TO BE PRIVATE.
2. PRIVATE DRIVE TO CONNECT TO EXISTING SUNSET ROAD.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	89°59'58"	S 08°41'48" E	35.36'
C2	18.71'	95.00'	11°17'02"	N 48°03'16" W	18.68'
C3	56.63'	95.00'	34°09'07"	S 25°20'11" E	55.79'
C4	76.63'	140.00'	31°21'40"	N 14°16'56" E	75.68'
C5	159.69'	140.00'	65°21'20"	N 62°38'26" E	151.18'
C6	48.31'	65.00'	42°35'17"	S 63°23'15" E	47.21'
C7	36.40'	25.00'	83°25'25"	S 83°48'19" E	33.27'
C8	38.45'	25.00'	88°06'55"	S 82°14'46" W	34.77'
C9	59.33'	65.00'	52°17'53"	N 27°32'51" W	57.29
C10	185.68'	110.00'	96°43'01"	S 46°57'36" W	164.41'
C11	26.02'	35.00'	42°35'17"	S 63°23'15" E	25.42'
C12	38.18'	25.00'	87°29'27"	S 01°39'07" W	34.57'
C13	73.02'	80.00'	52°17'53"	S 27°32'51" E	70.51
C14	211.00'	125.00'	96°43'01"	S 46°57'36" W	186.83'
C15	37.17'	50.00'	42°35'17"	S 63°23'15" E	36.32'

LINE	BEARING	DISTANCE
L1	S 53°41'47" E	21.61'
L2	N 01°23'54" W	4.08'
L3	N 84°40'54" W	18.95'
L4	S 42°05'36" E	27.01'
L5	N 53°41'47" W	22.91'
L6	N 01°23'54" W	4.08'
L7	N 84°40'54" W	18.95'
L8	S 42°05'36" E	25.41'
L9	S 53°41'47" E	57.96'
L10	S 01°23'54" E	4.08'
L11	N 84°40'54" W	18.95'
L12	N 42°05'36" W	60.88'

14-SL-151

NO.	DATE	REVISIONS
1	03/10/2015	INITIAL SUBMITTAL
2	05/07/2015	REVISED SUBMITAL

DATE: 05-07-2015
SCALE: 1" = 20'
DRAWN BY: T-SQUARE
REVIEWER: TET

PRELIMINARY PLAT
SUNSET ROAD · NOLENSVILLE, TN · 37135
MAP 56 · PARCEL 74.01

GILCHRIST SUBDIVISION NORTH

TIMOTHY E. TURNER
REGISTERED ENGINEER
NO. 101140
STATE OF TENNESSEE
05/07/15

PROJECT
14-0828

SHEET
1.0

T-SQUARE ENGINEERING

7101 SHARONDALE COURT • SUITE 200 • BRENTWOOD, TN 37027 • 615.678.8212 • WWW.T2-ENG.COM