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

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

PROPOSED LOTS: 62 LOT NUMBERING: 1-62

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: 21.56 ACRES (45.6%)
OPEN SPACE PROVIDED OUTSIDE FLOOD PLAIN: 8.7 ACRES (18.4% OF TOTAL)
AREA OF STREET RIGHTS OF WAY: 6.26 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.

KENNETH D. CHURCH REGISTERED LAND SURVEYOR TENNESSEE NO. 1004 11/24/14

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

JUBAL R. PARRIS REGISTERED ENGINEER No. 117053 STATE OF TENNESSEE 11-24-14

FOR REVIEW ONLY

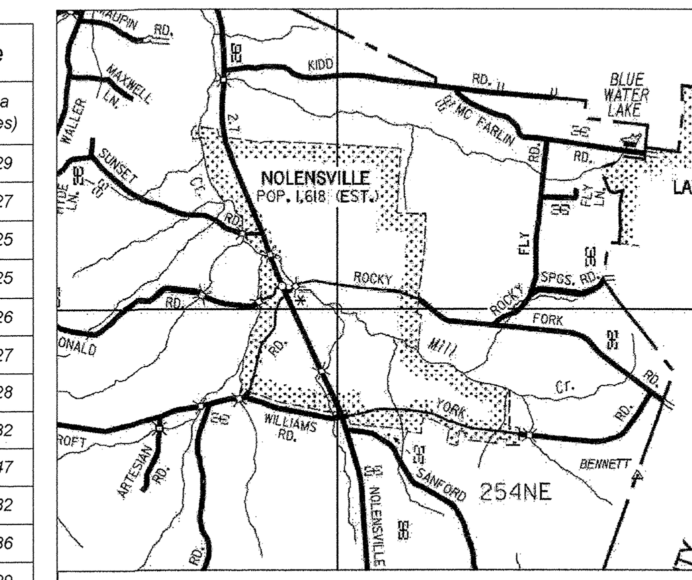
Q:\29488\02\y\2948802_V-Plat.dwg - Church, Ken - 11/24/2014 12:11:44 PM

Parcel Area Table

Lot Number	Area (Sq. Ft)	Area (Acres)
1	12,826	0.29
2	11,058	0.25
3	11,153	0.26
4	11,271	0.26
5	11,469	0.26
6	13,389	0.31
7	13,960	0.32
8	12,795	0.29
9	11,287	0.26
10	11,961	0.27
11	12,426	0.28
12	11,689	0.27
13	11,044	0.25
14	11,841	0.27
15	11,114	0.25
16	16,365	0.38
17	16,001	0.37
18	12,448	0.28
19	15,806	0.36
20	11,571	0.26
21	14,074	0.32
22	14,587	0.33
23	11,838	0.27
24	13,491	0.31
25	15,001	0.34
26	13,795	0.32
27	12,424	0.29
28	12,061	0.28
29	13,082	0.30
30	13,743	0.31
31	13,628	0.31
OPEN SPACE AREA		
OS-A	53,082	1.22
OS-B	6,775	0.15
OS-C	74,714	1.71

Parcel Area Table

Lot Number	Area (Sq. Ft)	Area (Acres)
32	12,865	0.29
33	11,847	0.27
34	11,005	0.25
35	11,039	0.25
36	11,368	0.26
37	11,597	0.27
38	12,030	0.28
39	14,110	0.32
40	20,354	0.47
41	14,100	0.32
42	15,561	0.36
43	12,511	0.29
44	12,795	0.29
45	11,379	0.26
46	11,785	0.27
47	11,200	0.26
48	11,166	0.26
49	12,099	0.28
50	14,505	0.33
51	14,548	0.33
52	11,677	0.27
53	11,829	0.27
54	12,428	0.28
55	12,669	0.29
56	12,741	0.29
57	13,259	0.30
58	13,606	0.31
59	14,259	0.33
60	16,989	0.39
61	13,310	0.30
62	14,908	0.34
OPEN SPACE AREA		
OS-D	8167	0.02
OS-E	28,817	0.66
OS-F	775,066	17.80



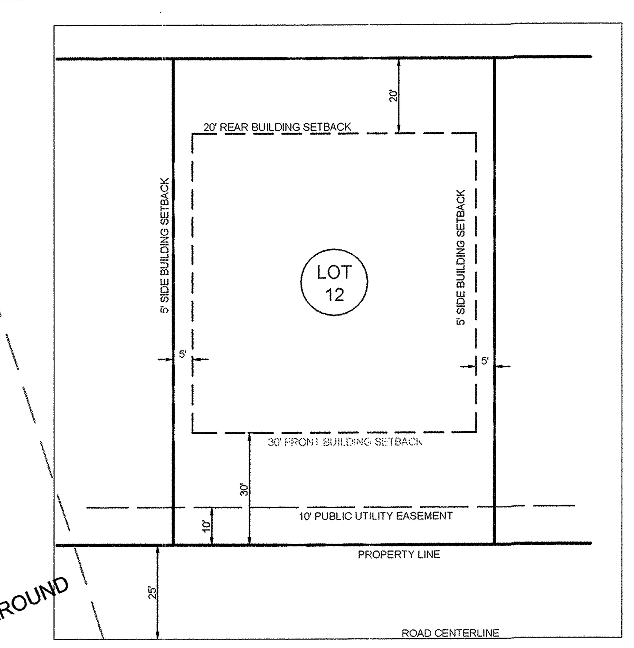
LOCATION MAP NTS

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

GRAPHIC SCALE (100 0 100 200)

LEGEND

Symbol	Description	Symbol	Description
	Benchmark		Gas Meter
	GSP Control Monument		Gas Valve
	1/2" Diameter Iron Rod New with GS&P Cap		Water Meter
	Existing Property Corner		Water Valve
	Cemetery		Fire Hydrant
	Deciduous Tree		Telephone Manhole
	Evergreen Tree		Sewer Manhole
	Property Line		Storm Drain Manhole
	Adjacent Property Line		Catch Basin
	Easement Line		Power Pole
—W—	Water Line		Guy Wire
—SAN—	Sewer Line		Sewer Clean-Out
—G—	Gas Line		Telephone Pedestal / Electric Box
—OHE—	Overhead Electric Line		



TYPICAL LOT LAYOUT

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C???	68.86	195.00	20.23	S54° 59' 05"W	68.50
C1	33.15	20.00	94.96	N77° 21' 48"E	29.48
C2	71.39	139.00	29.43	N28° 50' 25"E	70.61
C3	35.96	375.00	5.49	N11° 22' 44"E	35.95
C4	29.55	20.00	84.66	N4° 22' 37"W	26.94
C7	133.73	275.00	27.86	S64° 06' 11"E	132.41
C8	29.37	20.00	84.15	N54° 16' 45"E	26.80
C9	80.85	1056.91	4.38	N14° 25' 56"E	80.83
C10	46.25	49.00	54.08	N9° 47' 38"W	44.55
C11	10.99	99.00	6.36	N59° 02' 34"W	10.99
C12	10.33	20.00	29.60	N70° 39' 50"W	10.22
C13	9.38	20.00	26.87	S81° 06' 01"W	9.29
C14	53.44	54.69	55.98	N84° 25' 28"W	51.34
C15	55.67	54.42	58.61	N27° 39' 21"W	53.27
C16	65.17	54.79	68.14	N35° 14' 06"E	61.39
C17	11.58	41.66	15.93	N61° 47' 26"E	11.54
C18	29.22	43.99	38.07	N35° 49' 57"E	28.69
C19	89.35	975.90	5.25	N12° 59' 50"E	89.32
C20	81.99	974.66	4.82	N7° 58' 56"E	81.97
C21	8.13	977.49	0.48	N5° 20' 15"E	8.13
C22	73.40	1025.00	4.10	N7° 06' 25"E	73.39
C23	80.70	1025.00	4.51	N11° 24' 50"E	80.67
C24	42.65	1025.00	2.38	N14° 51' 40"E	42.65
C25	31.23	20.00	89.45	N28° 56' 29"W	28.15
C26	31.42	20.00	90.02	S62° 33' 15"W	28.29
C28	96.23	975.00	5.66	N9° 44' 13"E	96.19
C29	31.55	975.00	1.85	N5° 58' 57"E	31.55
C30	39.28	671.14	3.35	N5° 57' 17"E	39.27
C31	31.86	20.00	91.28	N38° 00' 23"W	28.60
C32	28.98	321.01	5.17	S81° 05' 22"E	28.97
C33	28.55	20.00	81.79	N60° 37' 48"E	26.19
C34	23.56	125.00	10.80	N14° 18' 11"E	23.53
C35	4.29	125.00	1.97	N7° 55' 10"E	4.29
C38	35.52	61.50	33.09	N73° 45' 20"W	35.03
C39	9.27	61.50	8.63	N52° 53' 36"W	9.26
C40	45.68	61.50	42.56	N27° 17' 54"W	44.64
C41	51.41	61.50	47.89	N17° 55' 37"E	49.93

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C42	55.56	125.00	25.47	N32° 26' 10"E	55.10
C43	28.39	20.02	81.23	N22° 54' 12"W	26.07
C44	96.95	325.14	17.08	N54° 59' 52"W	96.59
C45	26.52	19.97	76.06	S84° 25' 37"E	24.61
C46	32.17	243.81	7.56	N61° 19' 17"E	32.15
C47	21.50	195.00	6.32	S14° 16' 00"E	21.49
C48	23.08	20.04	66.00	N14° 17' 05"E	21.83
C49	109.58	225.00	27.90	N4° 47' 54"W	108.50
C50	41.72	225.00	10.62	N14° 27' 56"E	41.66
C51	48.98	165.00	17.01	N11° 16' 30"E	48.80
C52	136.19	164.99	47.30	N20° 52' 36"W	132.36
C53	80.53	164.97	27.97	N58° 30' 19"W	79.74
C54	57.18	55.00	59.57	S83° 36' 48"W	54.64
C55	45.22	55.00	47.11	N43° 02' 59"W	43.96
C56	79.10	55.00	82.40	N21° 42' 18"E	72.46
C57	4.30	55.00	4.48	N65° 08' 41"E	4.30
C58	51.30	44.00	66.80	N33° 59' 03"E	48.44
C59	67.07	875.00	4.39	N2° 46' 51"E	67.05
C60	77.17	834.12	5.30	N7° 26' 28"E	77.14
C61	15.04	425.00	2.03	S14° 10' 56"E	15.04
C63	90.84	375.00	13.88	N3° 54' 42"E	90.62
C64	101.79	375.00	15.55	N10° 48' 16"W	101.48
C65	37.60	375.00	5.74	N21° 27' 11"W	37.58
C66	31.42	19.99	90.04	N69° 52' 44"W	28.28
C67	83.72	195.00	24.60	N32° 34' 07"E	83.08
C68	280.87	195.00	82.53	N23° 50' 17"E	257.21
C69	80.80	425.00	10.89	N7° 43' 26"W	80.68
C73	71.45	425.00	9.63	N2° 32' 21"E	71.37
C74	78.22	425.00	10.54	S14° 39' 09"W	78.11
C75	39.31	425.00	5.30	N22° 34' 27"E	39.29
C76	29.76	20.00	85.25	S17° 24' 02"E	27.09
C77	244.15	1505.38	9.29	S64° 40' 17"E	243.89
C78	197.78	2784.19	4.07	S70° 27' 34"E	197.74
C83	27.59	977.28	1.62	N16° 25' 47"E	27.59
C84	6.19	20.55	17.25	N56° 21' 21"E	6.16
C85	3.54	61.50	3.29	N43° 31' 18"E	3.54
C86	26.93	275.00	5.61	S80° 50' 21"E	26.92

Line Table

Line #	Length	Direction
L16	27.62	S20° 17' 16"W
L18	20.18	S88° 14' 57"W
L19	28.12	S1° 53' 10"W
L20	17.66	S6° 37' 33"W
L21	19.94	N25° 12' 04"E
L22	6.99	S1° 09' 52"W
L23	14.57	N0° 35' 06"E
L24	8.00	N84° 54' 04"W
L25	29.96	N41° 40' 32"W
L26	4.39	N83° 41' 02"W

Line Table

Line #	Length	Direction
L1	28.44	N43° 33' 16"E
L2	21.80	N43° 33' 16"E
L4	45.76	N17° 14' 38"E
L5	6.99	N5° 02' 00"E
L10	3.66	N57° 12' 37"W
L11	14.45	S62° 44' 14"E
L12	31.65	S8° 04' 14"W
L13	7.50	N45° 10' 08"E
L14	17.58	N19° 42' 11"E
L15	10.47	N52° 09' 43"W

PRELIMINARY
MAJOR SUBDIVISION PLAT
WHITTMORE

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

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WHITTMORE SUBDIVISION

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TENNESSEE BRANCH
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(615) 244-9600

ROCKY FORK ROAD
NOLENSVILLE, TN

DEVELOPER

Beazer Homes
Tennessee Branch

1018 Elm Hill Pike
Nashville, Tennessee 37210
Owner Contact: Kevin Atwood
Phone: (615) 244-9600
Email: kevin.atwood@ beazer.com

Revision		
No.	Date	Description
1	1-24-14	PLANNING NOTES

OVERALL SITE PLAN AND LOT AREAS (PRELIMINARY PLAT)

C2.0

PROJECT: 29488.02
DATE: NOVEMBER 24, 2014