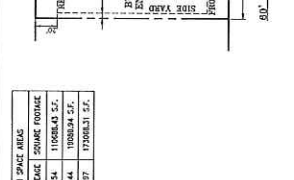
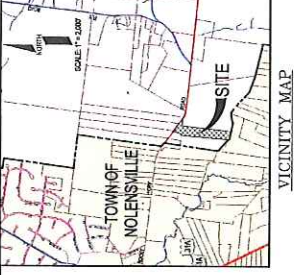




DATE	DESCRIPTION	BY
11.18.2025	20250818	

C4.0
 OVERALL SITE PLAN & LOT AREAS



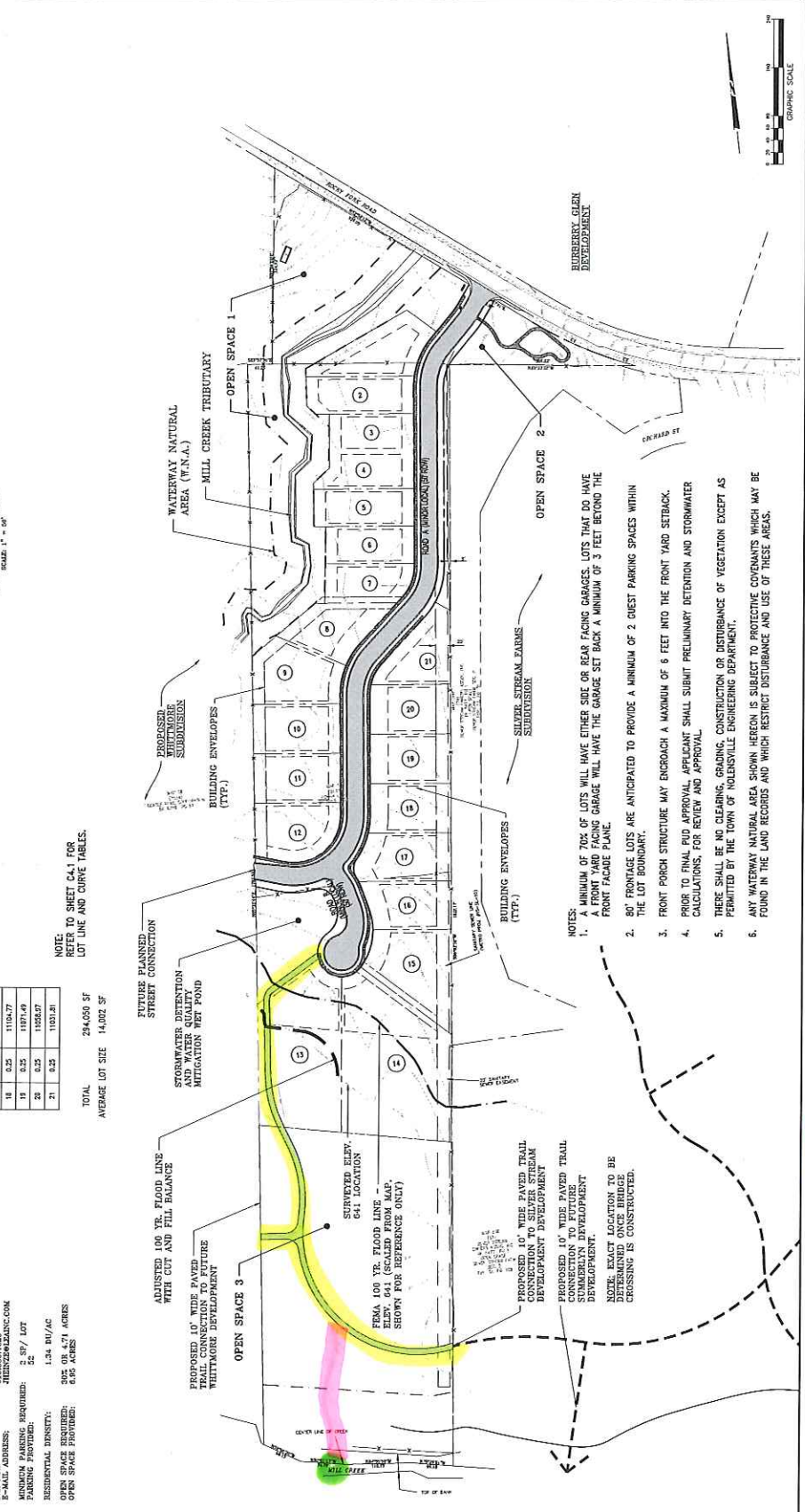
LOT #	AREA	SHAPE	FOOTAGE
05 - 1	2.54	11086.04 S.F.	
05 - 2	0.44	10824.54 S.F.	
05 - 3	3.37	17208.31 S.F.	

LOT #	AREA	SHAPE	FOOTAGE
1	0.20	13188.60	
2	0.25	11036.84	
3	0.20	9747.68	
4	0.22	9274.72	
5	0.24	10424.44	
6	0.21	9264.44	
7	0.21	9191.17	
8	0.26	11417.23	
9	0.27	13602.42	
10	0.27	11906.09	
11	0.27	11933.54	
12	0.29	12484.77	
13	0.29	12484.77	
14	0.29	12484.77	
15	0.29	12484.77	
16	0.25	11247.74	
17	0.25	11247.74	
18	0.25	11247.74	
19	0.25	11247.74	
20	0.25	11247.74	
21	0.25	11247.74	
22	0.25	11247.74	

NOTE: TO SHEET 64.1 FOR LOT LINE AND CURVE TABLES.

TOTAL 294,050 SF
 AVERAGE LOT SIZE 14,002 SF

SITE DATA
 PROJECT NAME: LYNCH PROPERTY
 TOWN OF NOLENSVILLE, TN
 ROCKY FORK ROAD
 NOLENSVILLE, TN
 STATE: TENNESSEE
 COUNTY: DADE
 MAP GROUP, PARCEL #S: TAX MAP 06, PARCELS 31.17
 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 ACRES: 6.95
 MUNDEN REQUIRED SETBACKS: 5' SIDE YARD, 5' REAR YARD, 5' FRONT YARD
 YARD FRONTING ANY STREET: 5' SIDE YARD, 5' REAR YARD, 5' FRONT YARD
 ALLOWED FOOTCANDLES: 5' SIDE YARD, 5' REAR YARD, 5' FRONT YARD
 SIDE YARD: 5' SIDE YARD, 5' REAR YARD, 5' FRONT YARD
 REAR YARD: 5' SIDE YARD, 5' REAR YARD, 5' FRONT YARD
 OWNERS: CATES BUILDERS (UNDER CONTRACT W/ LYNCH FAMILY)
 112 WESTWOOD PLACE, SUITE 200, WESTWOOD, TN 37212
 CONTACT NAME: JENNIFER L. CATES
 STREET ADDRESS: 112 WESTWOOD PLACE, SUITE 200, WESTWOOD, TN 37212
 PHONE NO.: 615.385.4144
 FAX NO.: 615.385.4144
 E-MAIL ADDRESS: JENNIFER@CATES.COM
 ARCHITECT: JENNIFER L. CATES
 112 WESTWOOD PLACE, SUITE 200, WESTWOOD, TN 37212
 PHONE NO.: 615.385.4144
 FAX NO.: 615.385.4144
 E-MAIL ADDRESS: JENNIFER@CATES.COM
 MUNDEN PARKING REQUIRED: 52
 RESIDENTIAL DENSITY: 1.34 DU/AC
 OPEN SPACE REQUIRED: 305 OR 4.71 ACRES
 OPEN SPACE PROVIDED: 6.95 ACRES



- NOTES:
1. A MINIMUM OF TWO OF LOTS WILL HAVE EITHER SIDE OR REAR FACING GARAGES. LOTS THAT DO HAVE FRONT YARD FACING GARAGE WILL HAVE THE GARAGE SET BACK A MINIMUM OF 3 FEET BEHIND THE FRONT FACADE PLANE.
 2. 80' FRONTAGE LOTS ARE ANTICIPATED TO PROVIDE A MINIMUM OF 2 CHEST PARKING SPACES WITHIN THE LOT BOUNDARY.
 3. FRONT PORCH STRUCTURE MAY ENROACH A MAXIMUM OF 6 FEET INTO THE FRONT YARD SETBACK.
 4. PRIOR TO FINAL PUD APPROVAL APPLICANT SHALL SUBMIT PRELIMINARY DETENTION AND STORMWATER CALCULATIONS, FOR REVIEW AND APPROVAL.
 5. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION EXCEPT AS PERMITTED BY THE TOWN OF NOLENSVILLE ENGINEERING DEPARTMENT.
 6. ANY WATERWAY NATURAL AREA SUSHIN WATERSHED IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.

Approved trail plan
 Bridge location to bridge (not planned)
 trail section to bridge

