



TYPICAL MINIMUM BUILDING SETBACKS
N.T.S.

Lot Data		
Lot Number	Square Feet	Acres
1	15450	0.355
2	14810	0.340
3	15839	0.364
4	13256	0.304
5	13191	0.303
6	12155	0.279
7	12460	0.286
8	13069	0.300
9	15924	0.366
10	14579	0.335
11	13106	0.301
12	13986	0.321
13	11397	0.262
14	14503	0.333
15	16352	0.375
OPEN SPACE	151832	3.486

MAP 56 - PARCEL 27.01
GRANDVIEW EIGHT GP
DEED BOOK 3946, PAGE 542
R.O.W.C., TENN.

Area Data

Total Site Area : 9.28 Ac.±
Total Units Proposed : 15 S.F. Lots
Proposed Density : 1.6 Units/ Ac.
Allowable Density : 1.8 Units/ Ac.
Total Open Space Required : 2.78 Ac.±
(9.28 Ac. x 0.30)
Total Open Space Provided : 3.49 Ac.± = 37.6%

Notes:

- PROPERTY MAP 56, PARCEL 27.04 17th CIVIL DISTRICT, WILLIAMSON COUNTY, TENNESSEE
- SITE IS ZONED SR (SUBURBAN RESIDENTIAL) WITH PLANNED UNIT DEVELOPMENT OVERLAY
- OWNER: SAF PROPERTIES LLC, 7175 NOLENSVILLE RD - SUITE 207, NOLENSVILLE, TN 37135, DEED BOOK 7471, PAGE 976, R.O.W.C.
- DEVELOPER: SAF PROPERTIES LLC, 7175 NOLENSVILLE RD - SUITE 207, NOLENSVILLE, TN 37135
- ENGINEER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES INC., 618 GRASSMERE PARK DRIVE, SUITE 4, NASHVILLE, TN 37211
- EXISTING ZONING: PLANNED UNIT DEVELOPMENT (SR)
- SITE CONTAINS 9.28± Acres.
- MAXIMUM DENSITY PERMITTED: 1.8 du/ac
TOTAL AREA: 9.28± ACRES
TOTAL NUMBER LOTS PERMITTED: 16
(1.8 du/ac x 9.28 ac = 16.7)
- TOTAL NUMBER OF DWELLING UNITS PERMITTED: 15
TOTAL NUMBER OF DWELLING UNITS PROPOSED: 15
ESTIMATED POPULATION : 48
- OPEN SPACE REQUIRED: 30%
30% OF 9.28 Ac = 2.78 Ac.
- TOTAL OPEN SPACE PROVIDED: 3.49 AC± (37.6%)
- CREDITED OPEN SPACE PROVIDED:
1.43± Ac OPEN SPACE
1.39± Ac FLOODPLAIN (50% MAX CREDIT)
2.06± Ac TOTAL FLOODPLAIN
MAX CREDIT = 2.78 ± 0.50 = 1.39 ac
2.82± Ac CREDITED OPEN SPACE PROVIDED (30.4%)
- MINIMUM AVERAGE LOT SIZE REQUIRED : 14,000 SQUARE FEET
- AVERAGE LOT SIZE PROPOSED : 14,005± SQUARE FEET
- PROPOSED MINIMUM BUILDING SETBACKS:
FRONT YARD (LOCAL STREETS): 20'
SIDE YARD (ADJ. TO LOTS): 20'
SIDE YARD (ADJ. TO ROW): 7.5'
REAR YARD: 7.5'
15'
20'
- SUBJECT PROPERTY IS LOCATED IN ZONES "AE" AND "X" PER F.E.M.A. MAP NO. 47187C0235F, EFFECTIVE DATE SEPTEMBER 29, 2006.
- ALL PROPOSED ROADWAYS SHOWN WILL BE CLASSIFIED AS "LOCAL."
- ALL OPEN SPACE SHOWN WILL BE RECORDED AS SUCH ON THE FINAL PLAT RECORDED IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
- ALL LOTS SHALL BE SERVED BY PUBLIC SANITARY SEWER. WATER SERVICE TO BE PROVIDED BY NOLENSVILLE/COLLEGE GROVE UTILITY DISTRICT. SANITARY SEWER SERVICE TO BE PROVIDED BY METRO NASHVILLE WATER & SEWERAGE SERVICES.
- ALTERNATIVE TECHNIQUES TO CONVENTIONAL STORMWATER DETENTION WILL BE USED TO REPLACE CONVENTIONAL STORMWATER DETENTION FOR THIS DEVELOPMENT. THE TECHNIQUES PROPOSED WILL BE BIORETENTION AREAS. THESE WILL REPLACE THE STANDARD SUBDIVISION REQUIREMENTS FOR DETENTION.
- SIDEWALKS WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET AS SHOWN ON THIS PLAN.
- STREET TREES SHALL BE PROVIDED ALONG ROADWAYS AT AN AVERAGE SPACING OF 50 FT. EXISTING TREES WITHIN 15 FEET OF THE R-O-W MAY BE USED TO MEET THIS REQUIREMENT. TREES TO BE PLACED IN GRASS STRIP BETWEEN THE CURB AND SIDEWALK.
- LANDSCAPING WILL BE PROVIDED AROUND WATER QUALITY AREAS. STREET TREES WILL BE PROVIDED AS REQUIRED BY THE TOWN.
- ALL RESIDENTIAL DWELLING UNITS ARE REQUIRED TO HAVE TWO OFF STREET PARKING SPACES.
- MINIMUM AMOUNT OF SIDE ENTRY OR REAR ENTRY GARAGES SHALL BE 70%.
- FRONT ENTRY GARAGE FACINGS SHALL BE SETBACK A MINIMUM OF 3' FROM THE FRONT BUILDING FACADE.
- HOUSES THAT SHALL HAVE SIDE ENTRY GARAGES ARE SHOWN THUS: (S)
- AREA IN R.O.W. = 0.974 Ac. ±
- L.F. ROADWAY = 780 Ft
- WATER LINE AND FIRE HYDRANT LOCATION SHOWN IS SUBJECT TO CHANGE BASED ON DESIGN BY NOLENSVILLE / COLLEGE GROVE UTILITY DISTRICT.
- STREET LIGHTS SHALL BE INSTALLED AS REQUIRED BY THE TOWN AND LOCATIONS WILL BE SHOWN ON THE FINAL PLAT.

Curve Table						
Curve #	Delta	Radius	Length	Tangent	Chord	Chord Brg
C3	004°05'50"	325.00	23.24	11.63	23.24	N 08°51'01" W
C4	01°40'05"	97.00	19.75	9.91	19.72	N 00°58'03" W
C5	045°48'23"	45.00	35.98	19.01	35.03	S 18°02'13" E
C6	178°16'43"	52.50	163.36	3494.35	104.99	N 48°11'57" E
C7	044°06'53"	45.00	34.65	18.23	33.80	N 64°43'08" W
C8	100°01'32"	47.00	82.05	56.04	72.02	N 43°12'40" E
C9	004°05'50"	275.00	19.67	9.84	19.66	N 08°51'01" W

PRELIMINARY PLAT
REVISIONS: 5-23-19 AS PER TOWN OF NOLENSVILLE REVIEW COMMENTS

SAF Properties, LLC
DEVELOPER
Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING



Brittain Downs East
Nolensville, Tennessee

PRELIMINARY PLAT
DATE : 4-5-19
JOB No. 18-112
SHEET 1 OF 1