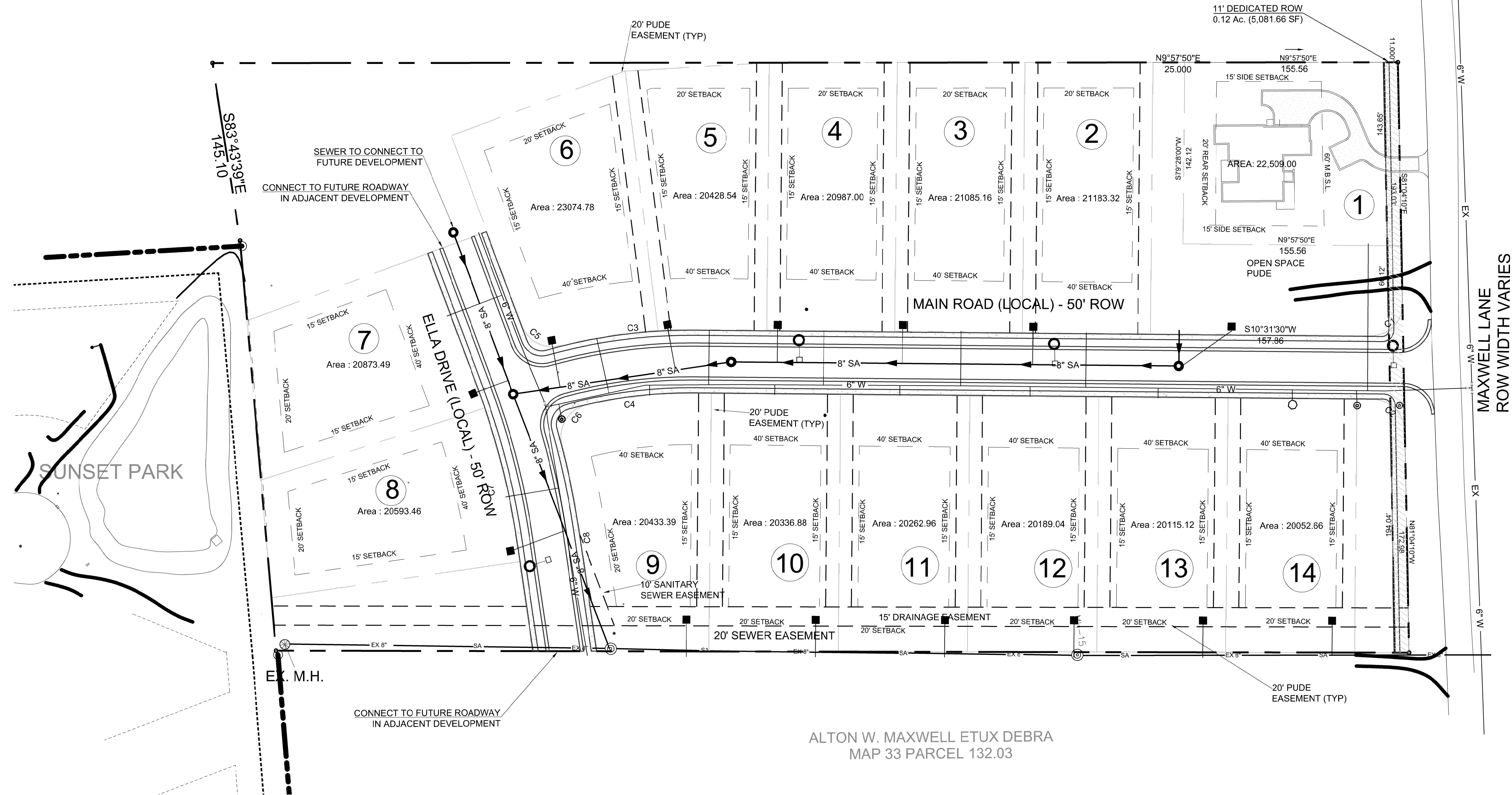


	LENGTH (FT)	DELTA	RADIUS (FT)	TANGENT (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	35.06	80°20'54"	25.00	21.11	S30°40'27"E	32.26
C2	37.77	86°34'31"	25.00	23.55	S56°56'22"W	34.28
C3	105.86	14°50'14"	408.77	53.23	N03°06'23"E	105.56
C4	85.00	13°34'27"	358.77	42.70	N03°44'16"E	84.80
C5	36.61	83°53'45"	25.00	22.47	N37°38'08"E	33.42
C6	39.97	91°35'49"	25.00	25.71	S48°50'52"E	35.84
C7	123.68	12°10'56"	581.70	62.07	N85°40'29"E	123.45
C8	70.66	06°24'33"	631.70	35.37	N88°33'30"E	70.62

LOT No.	AREA	
	SF	Ac.
1	23,375.21	0.54
2	21,183.32	0.49
3	21,085.16	0.48
4	20,987.00	0.48
5	20,428.54	0.47
6	23,078.78	0.53
7	20,879.49	0.48
8	20,593.46	0.47
9	20,433.39	0.47
10	20,336.88	0.47
11	20,262.96	0.47
12	20,189.04	0.46
13	20,115.12	0.46
14	20,052.66	0.46

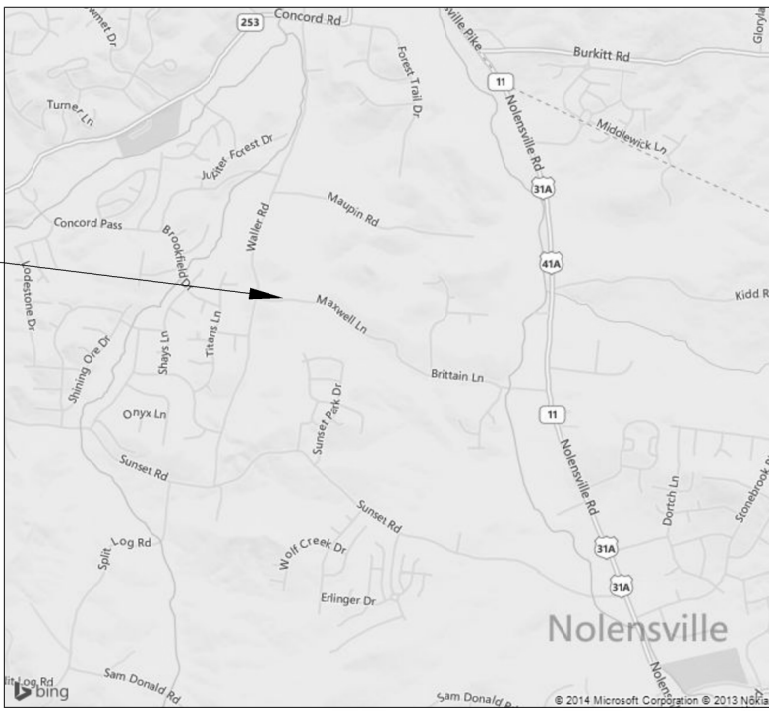
D. BAIN
MAP 33 PARCEL 132.10



ALTON W. MAXWELL ETUX DEBRA
MAP 33 PARCEL 132.03

PRELIMINARY PLAT
SCALE: 1"=50.00'

SUBJECT
PROPERTY



VICINITY MAP

PROPOSED IMPROVEMENTS

ZONING	SUBURBAN RESIDENTIAL	
NUMBER OF LOTS	14	
PROPOSED DENSITY	1.63 UNITS/Ac	
MINIMUM LOT AREA	20,000 SF	
MINIMUM LOT WIDTH AT BUILDING SETBACK	90'	
BULK REGULATIONS		
FRONT SETBACK	40'	
FRONT ON MAXWELL LANE	60'	
BACK SETBACK	20'	
SIDE	15'	
AREA		
SUBDIVISION	373,880.00 SF	8.58 Ac
LOTS	292,134.80 SF	6.71 Ac
OPENS SPACE	30,248.20 SF	0.69 Ac
ROW	51,497.08 SF	1.18 Ac
LINEAR FEET OF ROAD WAY	1,112.47 LF	

SUBDIVISION WILL BE DEVELOPED IN A SINGLE PHASE.
THE PROJECT DOES NOT LIE IN THE 100 YEAR FLOOD PLAIN FEMA MAP 47187CO230F
TREES ARE TO BE PRESERVED IN THIS DEVELOPMENT. THE MATURE TREES PRESENT ON THE SITE SHALL BE PRESERVED TO THE EXTENT POSSIBLE DURING THE CONSTRUCTION PHASE.
ALL GARAGES WILL BE SIDE LOADED
DEDICATION FOR MAXWELL ROAD IMPROVEMENTS - 11.00' ALONG ENTIRE PROPERTY LINE 0.12 Ac. (5,081.66 SF).
ALL ROADWAYS, WATER AND SEWER LINES, DRAINAGE FACILITIES AND RELATED APPURTENANCES HAVE BEEN DESIGNED FOR THE ENTIRE DEVELOPMENT AS SHOWN ON THE APPROVED SKETCH PLAT.
THEIR ARE NO SELF IMPOSED OR SPECIAL REQUIREMENTS FOR THE LOTS.
THERE ARE NO NATURAL OR HISTORIC AREAS, CEMETERIES, HISTORIC SITES, STONE FENCES, CREEKS, SINKHOLES ARE AREAS WITH SLOPES GREATER THAN 15% ON THE DEVELOPMENT.

DEVELOPMENT PLANS FOR
FERGUSON PROPERTY
NOLANSVILLE, TENNESSEE
PRELIMINARY PLAT
NPDES # TNRXXXXXX

PROJECT DATA	
PROJECT #:	
DATE:	
DESIGNED BY:	J. GOFF, P.E.
DRAWN BY:	J. GOFF, P.E.
CHECKED BY:	J. GOFF, P.E.
APPROVED BY:	J. GOFF, P.E.
PROJECT MANAGER:	J. GOFF, P.E.
ENGR. of RECORD:	JON F. GOFF, P.E.
REG. NO.:	101812
SRVYR. of RECORD:	
REG. NO.:	

ENGINEERS STAMP

DATE: SEPTEMBER 01, 2014

SHEET #
SHEET 03
OF 21