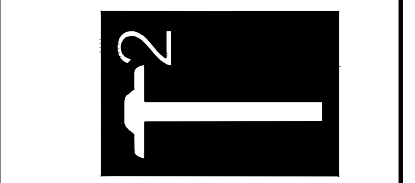


T-SQUARE ENGINEERING
Civil Engineering Consultants
7101 Sharonville Ct. • Suite 200 • Brentwood, TN 37027 • (615) 678-8212

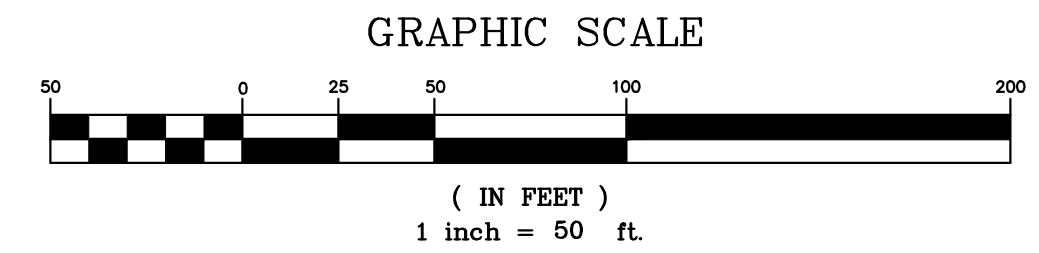


NO.	DATE	REVISIONS
1	11-04-2014	FOR APPROVAL AGENCY REVIEW

DATE:	SCALE:	DRAWN BY:	CHECKED BY:
11-04-2014	1" = 50'	TSQUARE ENGINEERING	TET

GILCHRIST SUBDIVISION SOUTH
PRELIMINARY PLAT
SUNSET ROAD
MAP 56 AND PARCEL 74.02
NOLENSVILLE, TENNESSEE

JOB NUMBER
14-1015
SHEET NUMBER
C-1.0



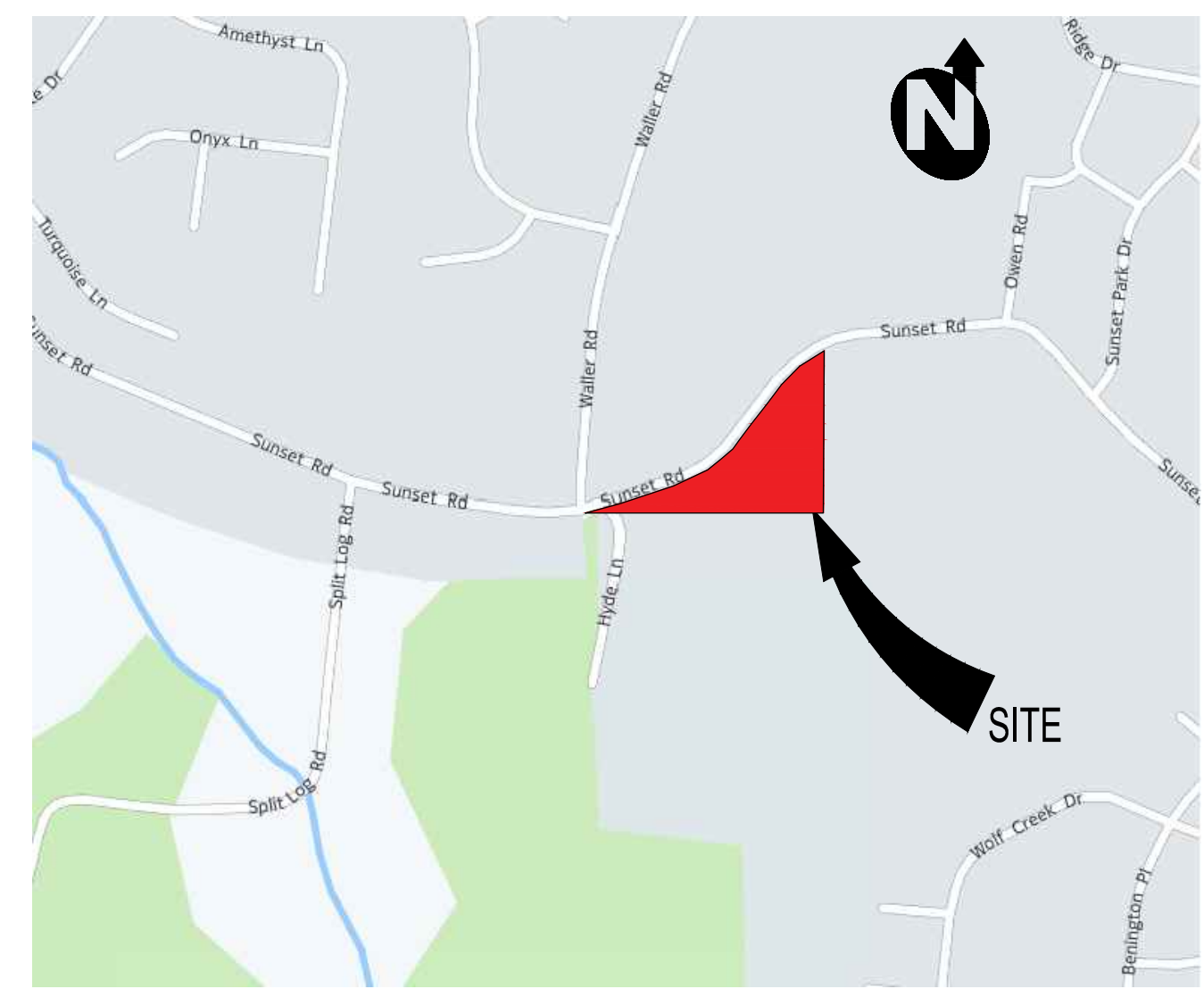
PROPERTY OWNER
GREAT TENNESSEE LAND CO., LLC
642 HAMPSTEAD LANE
ANN HARBOR, MI 48103
DEED: 6194
PAGE: 203

SITE DATA
RESIDENTIAL DEVELOPMENT

TOTAL ACREAGE	6.993 AC +/-
ZONING	SR
MIN. LOT SIZE	0.488 ACRE
NUMBER OF LOTS	6
BUILDING SETBACKS	
FRONT (ARTERIAL)	75'
FRONT (LOCAL)	40'
REAR	20'
SIDE	15'
RIGHT-OF-WAY (ROW) DEDICATION	
SUNSET ROAD	11' (RESERVATION)
GILCHRIST ACCESS	30'
GILCHRIST ACCESS	650 LF

LOT DATA

LOT NUMBER	AREA (SF)	AREA (AC)
1	43,615	1.001
2	21,972	0.500
3	32,481	0.745
4	23,217	0.532
5	21,492	0.493
6	52,193	1.198
OPEN SPACE	54,383	1.248
ROW SUNSET	31,141	0.715
ROW ACCESS	13,640	0.313



VICINITY MAP
N.T.S.

DRAINAGE SUMMARY

Storm Event (Yr)	Rainfall (In/Hr)	Post-Developed Flow (CFS)	Pre-Developed Flow (CFS)	Basin Elev. Pond	Routed Flow (CFS)	Bypass Flow (CFS)	Total Runoff (CFS)
2	4.75	16.73	20.37	688.45	0.34	7.52	7.66
5	6.25	25.95	30.82	688.76	7.54	11.61	13.15
10	6.97	32.15	37.79	688.96	16.78	14.36	28.11
25	8	40.12	46.7	689.27	20.08	17.89	37
50	8.9	46.05	53.32	689.51	24.66	20.52	42.34
100	9.72	51.9	59.83	689.67	29.96	23.11	50.29

SPECIAL NOTES

- NO BLUE LINES TIE IN TO THE EXISTING POND.
- THE FIRST 1" OF STORM WATER IS BEING TREATED WITHIN THE PROPOSED DETENTION POND BY ALLOWING 15,231 CUFT OF STORM WATER TO STAGE TO AN ELEVATION OF 688' PRIOR TO RELEASING THROUGH THE WEIR.
- 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.

RONNIE HASLIP
DB 1177 / PG 326
ZONING: SR

JAMES WILLIAMS
DB 112 / PG 553
ZONING: SR

VANESSA PHILLIPS
DB 3115 / PG 461
ZONING: SR

LARRY JORDON SR.
DB 3094 / PG 705
ZONING: SR

CURVE TABLE

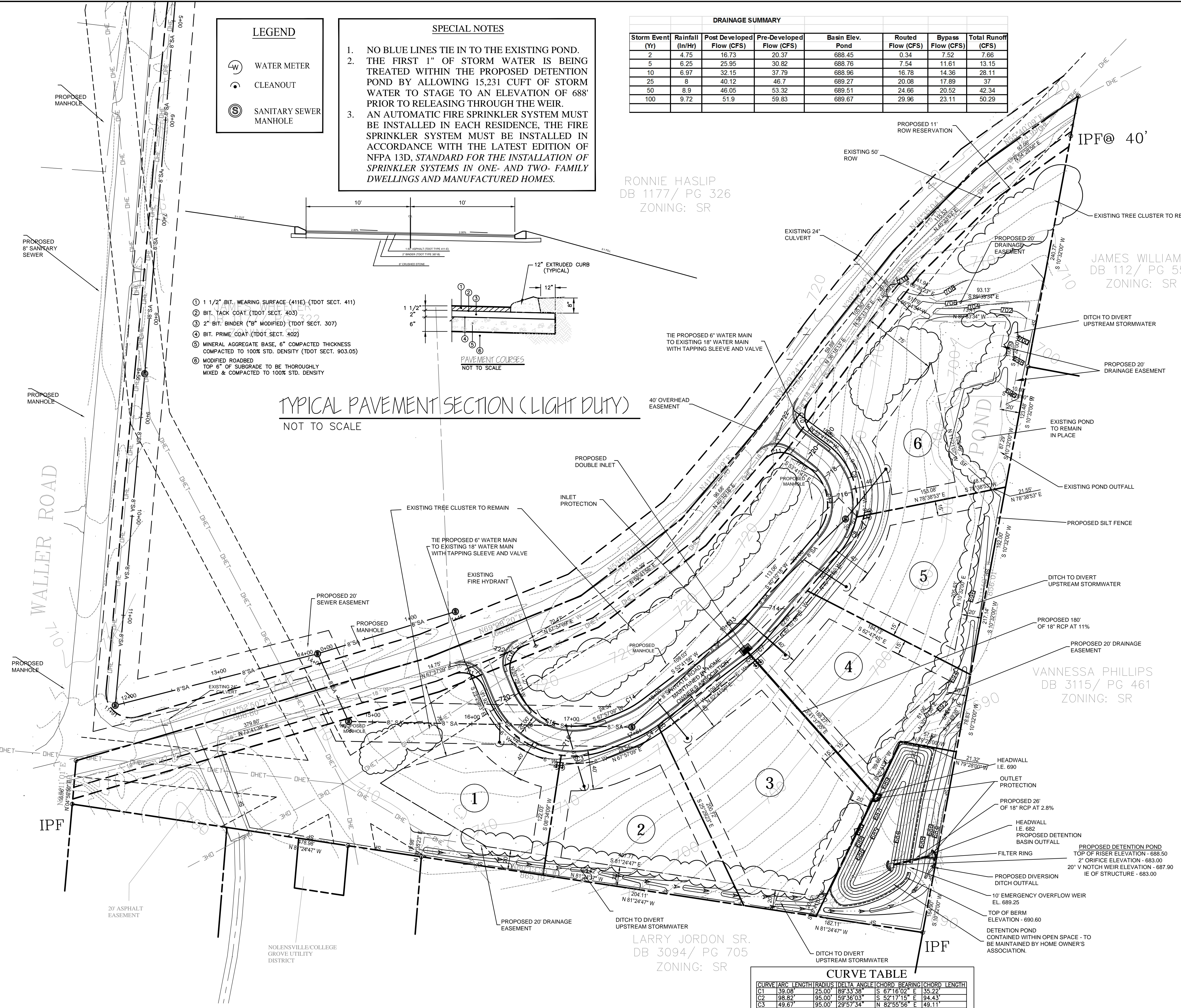
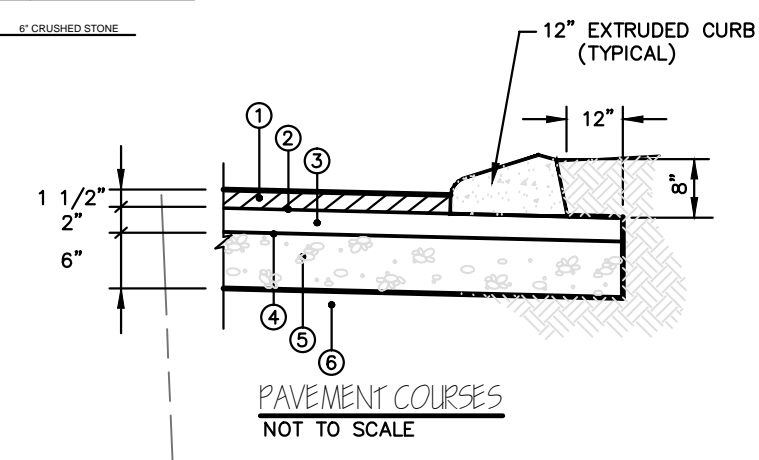
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.08	25.00	89.35.93	S 67°16'02" E	35.22
C2	98.82	95.00	59.36.03	S 52°17'15" E	94.43
C3	49.67	95.00	29.57.34	N 82°55'56" E	49.11
C4	31.15	132.50	11.92.07	N 61°13'06" E	31.08
C5	4.13	132.50	1°47'06"	N 53°35'29" E	4.13
C6	4.46	132.50	1°55'50"	N 51°44'01" E	4.46
C7	24.51	132.50	11°38'48"	N 45°28'12" E	24.47
C8	41.82	177.50	13°55'08"	N 24°42'46" E	41.31
C9	85.15	77.50	62°57'00"	N 22°13'17" W	80.93
C10	39.27	25.00	90°00'00"	N 08°41'47" W	35.36
C11	13.58	25.00	86°07'53"	N 8°14'16" W	13.44
C12	69.63	42.50	93°52'05"	S 06°45'45" E	62.10
C13	21.32	97.50	12°31'38"	S 46°28'07" W	21.28
C14	25.96	97.50	15°15'13"	S 60°19'32" W	25.88
C15	93.79	60.00	89°33'38"	N 67°10'02" E	84.53
C16	39.46	25.00	90°28'22"	N 22°43'58" E	35.49

LEGEND

- W WATER METER
- C CLEANOUT
- S SANITARY SEWER MANHOLE

- 1 1 1/2" BIT, WEARING SURFACE (41E) (TDOT SECT. 411)
- 2 BIT, TACK COAT (TDOT SECT. 403)
- 3 2" BIT, BINDER ("B" MODIFIED) (TDOT SECT. 307)
- 4 BIT, PRIME COAT (TDOT SECT. 402)
- 5 MINERAL AGGREGATE BASE, 6" COMPACTED THICKNESS COMPACTED TO 100% STD. DENSITY (TDOT SECT. 903.05)
- 6 MODIFIED ROADBED TOP 6" OF SUBGRADE TO BE THOROUGHLY MIXED & COMPACTED TO 100% STD. DENSITY

TYPICAL PAVEMENT SECTION (LIGHT DUTY)
NOT TO SCALE



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.