

CSDG

Planning | Engineering
Landscape Architecture

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SEAL



SKETCH PLAN

CANEBRAKE SUBDIVISION

Georgetown Drive and
Devonshire Drive,
Wilson County,
Tennessee

RECEIVED JUN 30 2020

ISSUE SET:

ISSUE DATE: 06/29/2020

REVISION SCHEDULE:

No. Description Date

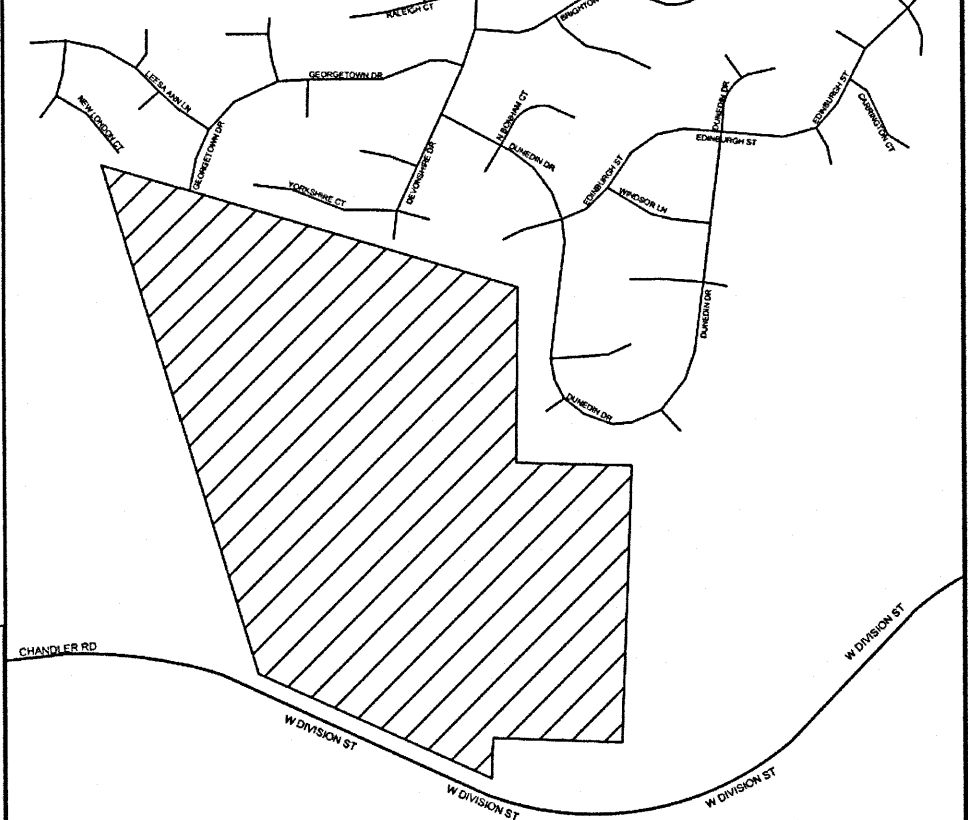
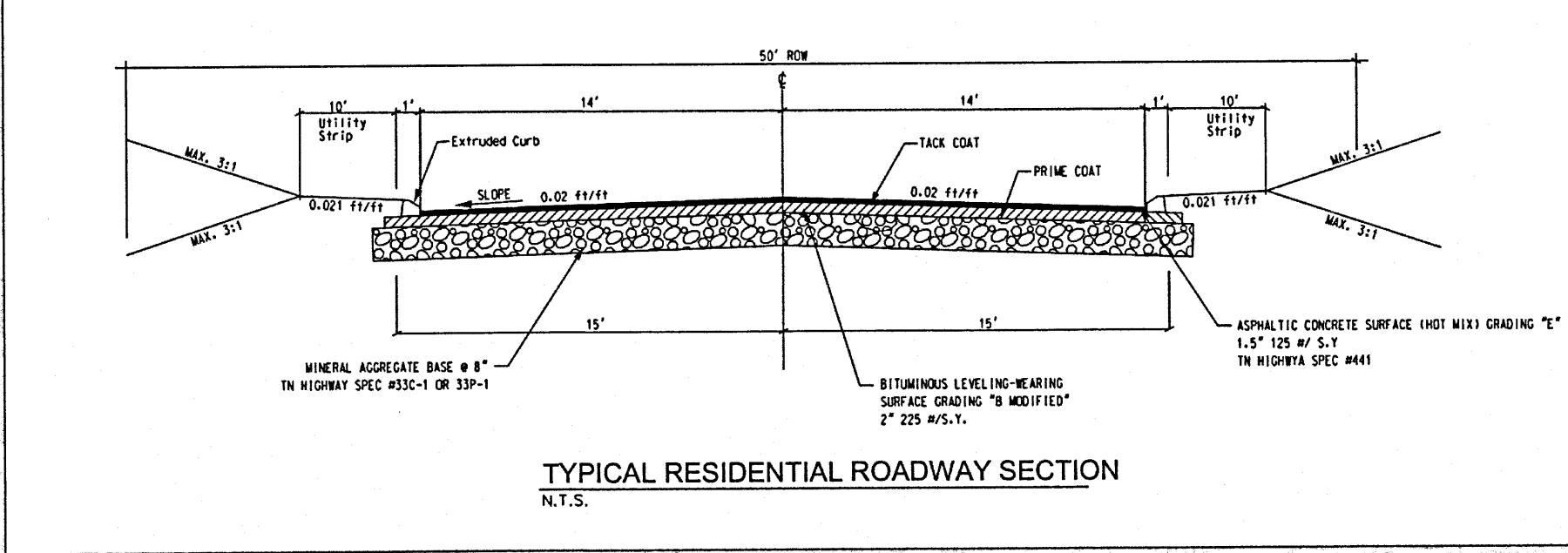
0 INITIAL SUBMITTAL 06.29.20

REVISION: DRAWN: CHECKED:

SKETCH PLAT

C1.00

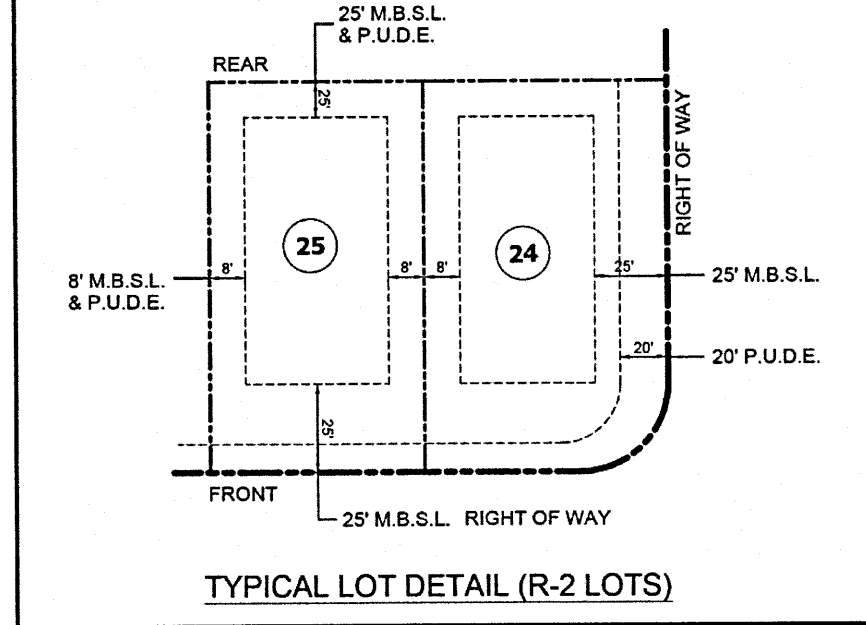
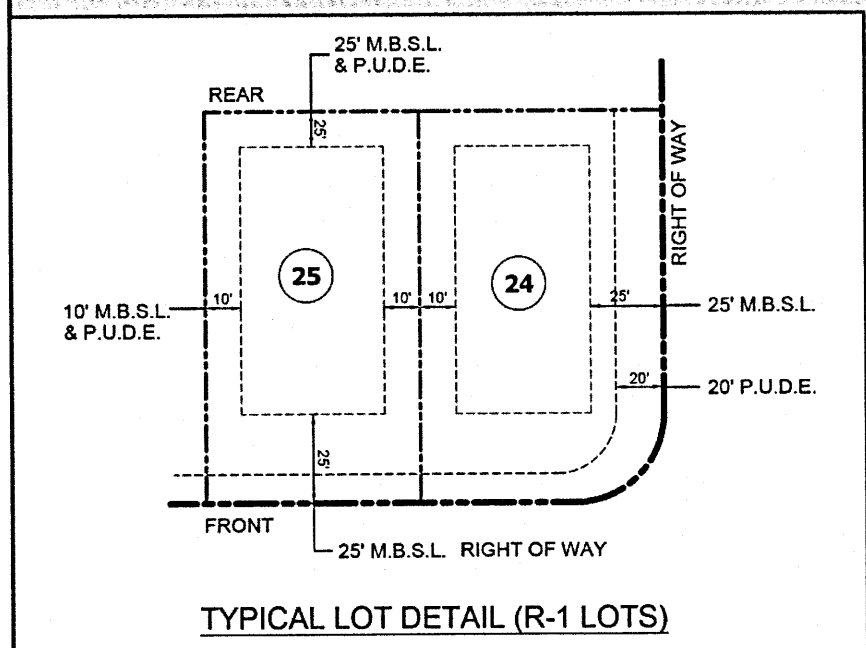
PROJECT NO.: 19-074-01



VICINITY MAP SCALE: N.T.S.

Table with 12 columns: Lot #, Area (SF), Area (AC), Lot #, Area (SF), Area (AC), Lot #, Area (SF), Area (AC). Contains lot numbers 1 through 92 and their corresponding areas.

MAP 74, PARCELS 3 & 4



- PLAT NOTES: 1. THE PURPOSE OF THIS SKETCH PLAT IS TO SUBDIVIDE THE PROPERTY INTO 276 SINGLE FAMILY LOTS WITHIN WILSON COUNTY. 2. PROPERTY SHOWN IS FOUND ON WILSON COUNTY TAX MAP 74, PARCELS 3.0 & 4.0. 3. MINIMUM REQUIRED SETBACKS ARE AS SHOWN ON THE TYPICAL DETAILS. 4. HOMEOWNERS ASSOCIATION SHALL BE REQUIRED TO PROVIDE PERMANENT MAINTENANCE OF ALL OPEN SPACE INCLUDING CONSERVATION EASEMENTS, TRAILS, AMENITIES, STREAM BUFFERS, PERIMETER BUFFERS, AND STORM WATER QUALITY AND DETENTION FACILITIES. 5. PAVEMENT SECTION DESIGN SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF WILSON COUNTY ROAD COMMISSION. 6. PUBLIC UTILITY AND DRAINAGE EASEMENTS WHERE SHOWN HEREON ARE INTENDED TO INDICATE AN EASEMENT FOR CONSTRUCTION OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE STRUCTURES... 7. LOTS STEEPER THAN 20% OR FLATTER THAN 1.5% ARE DEEMED 'CRITICAL LOTS' AND REQUIRE AN INDIVIDUAL GRADING PERMIT. 8. THIS PROPERTY IS IN AN AREA DESIGNATED AS AN AREA OF MINIMAL FLOOD HAZARD... 9. DRAINAGE EASEMENTS OUTSIDE OF THE COUNTY RIGHT OF WAY ARE NOT THE RESPONSIBILITY OF WILSON COUNTY. 10. DEVELOPMENT IS TO BE SERVED BY PUBLIC SEWER. 11. ALL ROADS SHALL BE BUILT TO THE SPECIFICATION IN FORCE AT THE TIME OF CONSTRUCTION... 12. NO CUT, FILL, OR CONSTRUCTION SHALL OCCUR WITHIN 30 FEET OF TOP OF WETLANDS OR ANY NATURAL DRAINAGE AREAS LOCATED ON PROPERTY.

OVERALL PROJECT DATA
CLUSTER RESIDENTIAL DEVELOPMENT
ZONING: R-1 (PARCEL 3) & R-2 (PARCEL 4)
BOOK 1937 PAGE 80 (PARCEL 3)
BOOK 1766 PAGE 1902 (PARCEL 4)
CIVIL DISTRICT: 1 (PARCEL 3 & 4)
SITE AREA: 73.68 AC. (PARCEL 3)
SITE AREA: 28.95 AC. (PARCEL 4)
TOTAL SITE AREA: 102.63 AC.
TOTAL LOTS ALLOWED: 276
TOTAL LOTS PROPOSED: 276
OPEN SPACE REQUIRED: 32.9 AC
OPEN SPACE PROPOSED: 38.6 AC
DEVELOPER: TODD DOUPONA CENTURY COMMUNITIES
ENGINEER: RYAN LOVELACE CSDG

Jun 29, 2020 - 8:46am T:\CADD\2019\19-074-01\CADD\Sketch Plan\19-074-01_C1.00_Sketch Plat.dwg