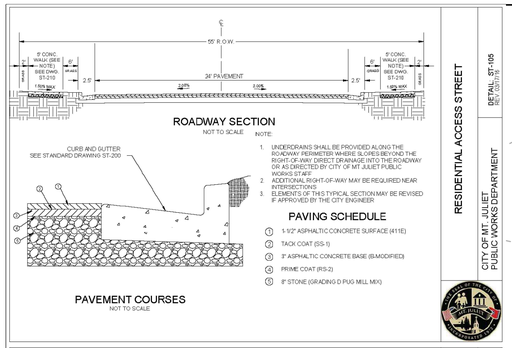
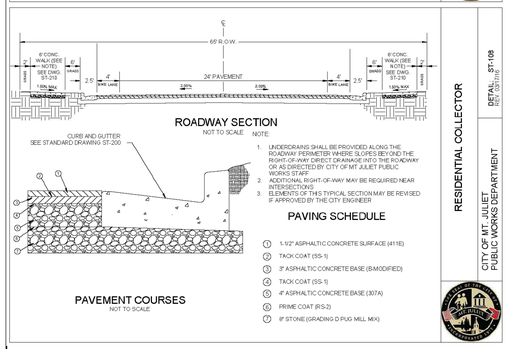
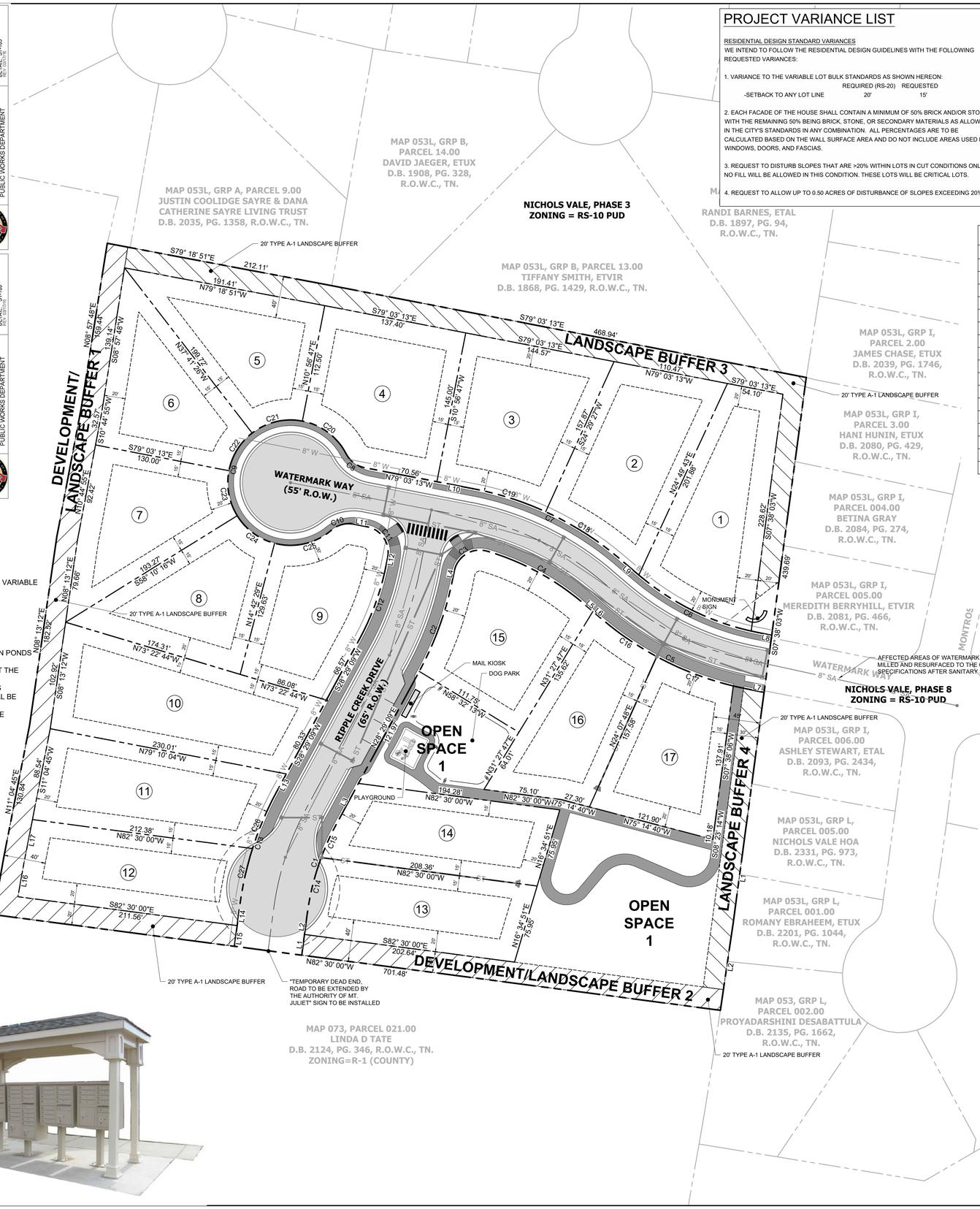


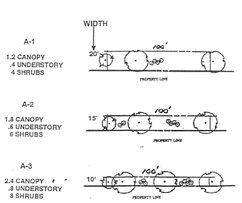




NOTES:
1. THE PURPOSE OF THIS CONCEPT PLAN IS TO PROPOSE 17 SINGLE FAMILY LOTS USING THE VARIABLE LOT PROVISION.
2. PROPERTY SHOWN IS FOUND ON WILSON COUNTY TAX MAP 73, PARCEL 021.00 p/o..
3. MINIMUM REQUIRED SETBACKS ARE SHOWN ON THE TYPICAL LOT DETAIL.
4. ALL SITE GRADING OUTSIDE OF LOTS SHALL BE 3:1 OR FLATTER.
5. MAIL KIOSK TO BE COVERED AND WELL LIT.
6. ALL POSTS SHALL BE BLACK POWDER COATED AND DECORATIVE IN NATURE.
7. DETENTION/RETENTION PONDS SHALL BE AERATED.
8. VEGETATIVE PERIMETER SCREENING SHALL BE PROVIDED AROUND DETENTION/RETENTION PONDS
9. ALL REQUIREMENTS OF ARTICLE 5-104.3 SHALL BE ADHERED TO.
10. DECORATIVE STREET LIGHTING SHALL BE PROVIDED AT THE ENTRANCE AND THROUGHOUT THE SUBDIVISION
11. EXISTING VEGETATION CAN BE UTILIZED TO MEET A-1 LANDSCAPE BUFFER REQUIREMENTS
12. ALL REQUIREMENTS OF THE MT JULIET LAND DEVELOPMENT CODE - SECTION 5.104.3, SHALL BE ADHERED TO .
13. ALL SIGNAGE SHALL BE SUBMITTED UNDER SEPARATE APPLICATION AND REVIEWED BY THE PLANNING DEPARTMENT

FIGURES 10-111.4A
STANDARD A-TRANSITIONAL PROTECTIVE YARDS

If Table 10-111.4, indicates a requirement for an "A" Transitional Protective Yard, select one of the following combinations of width and commensurate number of plants per 100' of yard length.



PROJECT VARIANCE LIST

RESIDENTIAL DESIGN STANDARD VARIANCES

WE INTEND TO FOLLOW THE RESIDENTIAL DESIGN GUIDELINES WITH THE FOLLOWING REQUESTED VARIANCES:

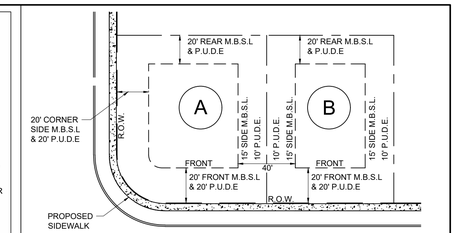
1. VARIANCE TO THE VARIABLE LOT BULK STANDARDS AS SHOWN HEREON:

	REQUIRED (RS-20)	REQUESTED
-SETBACK TO ANY LOT LINE	20'	15'

2. EACH FACADE OF THE HOUSE SHALL CONTAIN A MINIMUM OF 50% BRICK AND/OR STONE WITH THE REMAINING 50% BEING BRICK, STONE, OR SECONDARY MATERIALS AS ALLOWED IN THE CITY'S STANDARDS IN ANY COMBINATION. ALL PERCENTAGES ARE TO BE CALCULATED BASED ON THE WALL SURFACE AREA AND DO NOT INCLUDE AREAS USED FOR WINDOWS, DOORS, AND FASCIAS.

3. REQUEST TO DISTURB SLOPES THAT ARE >20% WITHIN LOTS IN CUT CONDITIONS ONLY. NO FILL WILL BE ALLOWED IN THIS CONDITION. THESE LOTS WILL BE CRITICAL LOTS.

4. REQUEST TO ALLOW UP TO 0.50 ACRES OF DISTURBANCE OF SLOPES EXCEEDING 20%.



TYPICAL LOT LAYOUT

N.T.S.

LOT LINE DATA

Line #	Direction	Length
L1	N07° 30' 07"E	20.00'
L2	N07° 29' 52"E	19.40'
L3	N28° 29' 09"E	43.98'
L4	N10° 56' 47"E	5.41'
L5	S49° 34' 47"E	12.50'
L6	S49° 34' 47"E	10.90'
L7	S78° 34' 34"E	18.51'
L8	N78° 34' 34"W	14.87'
L9	N49° 34' 47"W	23.40'
L10	N79° 03' 13"W	36.17'
L11	S79° 03' 13"E	13.06'
L12	S10° 56' 47"W	6.42'
L13	S28° 29' 09"W	19.05'
L14	S07° 30' 00"W	19.40'
L15	S07° 30' 00"W	20.00'
L16	S10° 05' 15"W	32.49'
L17	S11° 04' 45"W	42.62'

LOT CURVE DATA

Curve #	Delta	Length	Radius	Chord	
C1	20° 59' 09"	91.57'	250.00'	N17° 59' 35"E	91.06'
C2	17° 32' 22"	96.43'	315.00'	N19° 42' 58"E	96.05'
C3	95° 26' 27"	41.64'	25.00'	N58° 40' 01"E	36.99'
C4	24° 01' 59"	104.86'	250.00'	S61° 35' 46"E	104.10'
C5	28° 59' 47"	154.35'	305.00'	S64° 04' 40"E	152.71'
C6	28° 59' 47"	126.52'	250.00'	S64° 04' 40"E	125.17'
C7	29° 28' 26"	156.90'	305.00'	N64° 19' 00"W	155.17'
C8	51° 51' 20"	22.63'	25.00'	N53° 07' 33"W	21.86'
C9	283° 42' 40"	297.10'	60.00'	S10° 56' 47"W	74.12'
C10	51° 51' 20"	22.63'	25.00'	N75° 01' 07"E	21.86'
C11	90° 00' 00"	39.27'	25.00'	S34° 03' 13"E	35.36'
C12	17° 32' 22"	76.53'	250.00'	S19° 42' 58"W	76.23'
C13	20° 59' 09"	115.38'	315.00'	N17° 59' 35"E	114.73'
C14	12° 51' 01"	56.07'	250.00'	N13° 55' 31"E	55.95'
C15	8° 08' 08"	35.50'	250.00'	N24° 25' 05"E	35.47'
C16	12° 02' 27"	64.10'	305.00'	S55° 36' 00"E	63.98'
C17	14° 46' 58"	78.69'	305.00'	S69° 00' 43"E	78.47'
C18	15° 55' 46"	84.80'	305.00'	N57° 32' 40"W	84.52'
C19	13° 32' 40"	72.10'	305.00'	N72° 16' 53"W	71.93'
C20	51° 51' 20"	54.30'	60.00'	N53° 07' 33"W	52.47'
C21	48° 38' 13"	50.93'	60.00'	S76° 37' 41"W	49.42'
C22	41° 21' 47"	43.32'	60.00'	S31° 37' 41"W	42.38'
C23	42° 46' 31"	44.79'	60.00'	S10° 26' 28"E	43.76'
C24	43° 27' 47"	45.51'	60.00'	S53° 33' 37"E	44.43'
C25	55° 37' 02"	58.24'	60.00'	N76° 53' 58"E	55.98'
C26	10° 49' 09"	59.48'	315.00'	S23° 04' 35"W	59.39'
C27	10° 10' 00"	55.89'	315.00'	S12° 35' 00"W	55.82'

SITE DATA TABLE

MAP 73, PARCEL 21.00 p/o
ADDRESS: WATERMARK WAY
CITY: MT. JULIET
COUNTY: WILSON
STATE: TENNESSEE

TOTAL PROJECT AREA	435,752 S.F. (10.00 A.C.±)	
EXISTING ZONING	R-1 (COUNTY)	
PROPOSED ZONING	RS-20 (CITY)(VARIABLE)	
EXISTING LAND USE	MEDIUM DENSITY RESIDENTIAL	
PROPOSED LAND USE	MEDIUM DENSITY RESIDENTIAL	
DENSITY ALLOWED	10 AC @ 2.2 U/A = 22 UNITS	
DENSITY PROPOSED	10 AC @ 1.7 U/A = 17 UNITS	
BUILDING SETBACKS		
BUILDING ENVELOPE SPACING	30'	
TO ON-SITE STREET	20'	
TO OFF-SITE STREET	40'	
TO TRACT BOUNDARY	40'	
TO ANY LOT LINE	15' REQUESTED	
TO LAKE OR STREAM	100'	
MINIMUM LOT SIZE	15,000 S.F.	
AVERAGE LOT SIZE	16,750 S.F.	
MINIMUM LOT WIDTH	50'	
-AT CULDESAC	35'	
MAXIMUM HEIGHT	35'	
PROPOSED HEIGHT	35'	
MAXIMUM LOT COVERAGE	45%	
PROPOSED LOT COVERAGE	45%	
PROPOSED FLOOR AREA PER LOT	3,000 SF+	
IMPROVED OPEN SPACE	PLAYGROUND	3,064 S.F.
	DOG PARK	6,342 S.F.
	10' WALKING TRAIL	35,220 S.F.
	TOTAL 1.02 A.C. (10.24%)	44,626 S.F.

LOT AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
1	18,885.94	0.43
2	18,906.09	0.43
3	18,639.90	0.43
4	18,660.86	0.43
5	15,286.11	0.35
6	14,934.13	0.34
7	15,157.10	0.35
8	15,152.47	0.35
9	15,598.36	0.36
10	22,058.30	0.51
11	18,037.85	0.41
12	15,815.40	0.36
13	15,531.88	0.36
14	15,169.25	0.35
15	16,901.93	0.39
16	15,006.83	0.34
17	15,000.32	0.34

LOT AREA TABLE

Parcel #	Area (Sq. Ft.)	Area (Ac.)
Landscape Buffer 1	8,082.81	0.19
Landscape Buffer 2	17,228.65	0.40
Landscape Buffer 3	17,796.16	0.41
Landscape Buffer 4	5,752.98	0.13
Open Space 1	38,577.52	0.89
R.O.W.	63,535.79	1.46
Total Area	435,746.77	10.00

PARCEL LINE DATA

Line #	Direction	Length
L1	S07° 38' 04"W	86.94'
L2	S08° 19' 15"W	84.33'
L3	N10° 05' 15"E	53.59'
L4	N10° 44' 55"E	125.12'

HERITAGE CIVIL
2055 N Mt. Juliet Road, Ste 202
Mt. Juliet, TN 37122
JakeP@HeritageCivil.com
615.943.5666

TATE'S LANDING
ANNEXATION, REZONE, & VARIABLE LOT SUBDIVISION CONCEPT PLAN
Watermark Way, Mt. Juliet, Wilson County, Tennessee
Map 73 - Parcel 21.00 p/o

PLAN SET REVISION LOG:

Rev.	Description	Date
1	PC INITIAL REVIEW SUBMITTAL	08/22/2025
2	PC RESUBMITTAL	09/19/2025

SEAL

SITE LAYOUT PLAN

C1.00

HC PROJECT NO.: 25-034-01

SCALE: 1"=50'

Sep 03, 2025 - 10:51am Z:\Projects\2025\25-034-01\Cadd\Civil\Concept Plan\25-034-01 - C1.00 - Site Layout Plan.dwg