

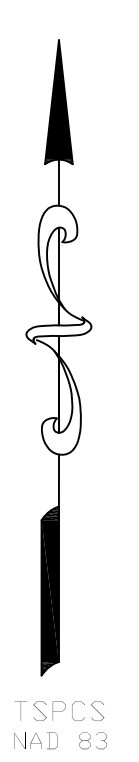
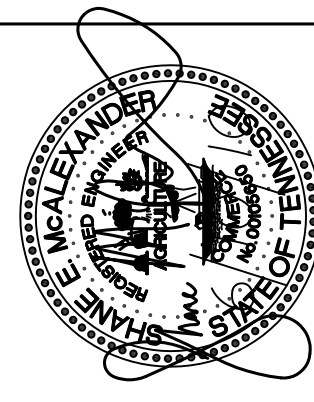
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# Site & Utility Plan STONEMWATER PLACE Apts.

SCALE	1" = 60'
DATE	07/12/11
Revisions	08/11/11
FILE No.	5780
McAlexander Engineering	



TSPCS  
MAD 83



29 ACRES (±)  
REMAINDER OF  
NORTHWIN, L.L.C.  
DEED BOOK 556, PAGE 565  
DEED BOOK 623, PAGE 806  
TAX MAP 56, PARCEL 52

N04°24'10"E 1365.59'  
N04°24'10"E - 1365.59'

S04°24'10"W 910.11'  
S04°24'10"W - 910.11'

**19.01 ACRES**  
PROPOSED PARTITION OF  
NORTHWIN, L.L.C.  
DEED BOOK 556, PAGE 565  
DEED BOOK 623, PAGE 806  
TAX MAP 56, PARCEL 52

E. C. DUKE  
DEED BOOK 566, PAGE 610  
TAX MAP 56, PARCEL 57.00

50 ft. buffer esmt / frisbee golf

WILLIAM E. LOVE  
DEED BOOK 415, PAGE 264  
TAX MAP 56, PARCEL 53.04

PERRY L. CURRY  
DEED BOOK 515, PAGE 827  
TAX MAP 56, PARCEL 53.03

J.C. & BARBARA COCKRELL  
DEED BOOK 414, PAGE 48  
TAX MAP 56, PARCEL 55.02

JIMMIE & EVELINE COCKRELL  
DEED BOOK 414, PAGE 44  
TAX MAP 56, PARCEL 55.01

<b>PROJECT INFORMATION:</b>	19.01 Acres	18.01 Acres
Name	STONEMWATER PLACE APTS	'O' Zone - 2.75 Ac. 'RG-2 PRD' - 16.26 Ac.
Developer	CHRIS & TYLER TURSKY	114 Multi-Family Units
Address	Miller Drive Jackson, TN 38305	Phase I - 72 Units Phase II - 72 Units (9.64 Ac.)
Deed Reference	Deed Book 556, Page 555	Maximum 'O' - 35% 'RG-2 PRD' - 30%
Existing Zoning	'F-A-F'	Minimum 'O' - 25% 'RG-2 PRD' - 40%
Proposed Zoning	Front 220' 'O' Remainder 'RG-2 PRD'	Actual 17,467 SF (15%) 151,671 SF (21%)
Min. 'O' Setbacks:	Front - 35 ft. Side - 20 ft. Rear - 20 ft.	Actual 1.5 AC (55%) 9.6 AC (59%)
'RG-2 PRD' Setbacks:	Front - 20 ft. Side - 10 ft. Rear - 10 ft.	All utilities available to this site No portion of this property lies in a F.E.M.A. designated 100 year flood hazard area.

390 A

N87°11'08"W 673.50'  
N07°11'08"W - 673.50'

S02°26'41"W 596.77'  
S02°26'41"W - 596.77'

S88°46'23"E  
131.44'  
131.44'  
S88°46'23"E

Rad = 2915.03'  
Arc = 138.44'

Rad = 2915.03'  
Arc = 405.76'

CAMPBELL STREET DEV. LLC  
DEED BOOK 680, PAGE 159  
TAX MAP 56, PARCEL 32.07

497605.02  
1138815.12

CH=N82° 06' 39"E  
CL=138.44'  
R=2915.03'  
L=138.44'

CH=N76° 45' 46"E  
CL=405.76'  
R=2915.03'  
L=405.76'

CH=N77° 25' 53"E  
CL=335.99'  
R=3135.00'  
L=335.99'

S 12° 47' 38" E 220.39'  
S 12° 47' 38" E - 220.39'

R = 3135.00' 336.00'

40' x 6' Landscaped Berm

R=30'

S04°24'10"W - 674.74'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'

R=30'