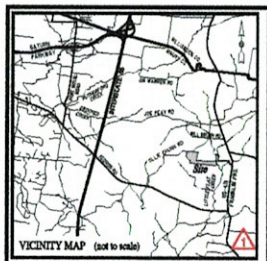
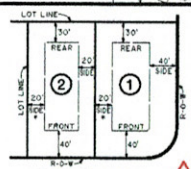




TYPICAL MINIMUM BUILDING SETBACKS

NOT TO SCALE

* NOTE: THE SIDE YARDS SHALL BE A MINIMUM OF TWENTY (20) FEET FOR A SINGLE-STORY STRUCTURE. FOR EACH ADDITIONAL STORY OVER TWO, AN EXTRA ADDITIONAL FIVE (5) FEET IS REQUIRED. NO ACCESSORY AND/OR DETACHED BUILDING MAY BE CLOSER TO THE PROPERTY LINE THAN THE REQUIRED TWENTY (20) FT. SIDE SETBACK.

LOT AREA TABLE		
LOT No.	SQ. FT.	ACRES
1	20,448	0.469
2	22,845	0.524
3	20,600	0.473
4	20,600	0.473
5	20,600	0.473
6	20,600	0.473
7	36,957	0.849
8	23,400	0.537
9	23,651	0.543
10	23,379	0.537
11	27,600	0.634
12	23,799	0.546
13	20,564	0.472
14	20,620	0.473
15	20,620	0.473
16	20,620	0.473
17	20,620	0.473
18	20,620	0.473
19	20,620	0.473
20	20,620	0.473
21	20,620	0.473
22	20,620	0.473
23	20,620	0.473
24	20,620	0.473
25	20,620	0.473
26	20,620	0.473
27	20,620	0.473
28	20,620	0.473

LOT AREA TABLE		
LOT No.	SQ. FT.	ACRES
29	20,478	0.470
30	24,466	0.562
31	20,600	0.473
32	20,600	0.473
33	20,600	0.473
34	20,596	0.473
35	24,375	0.560
36	20,620	0.473
37	20,568	0.472
38	20,602	0.473
39	20,599	0.472
40	20,620	0.473
41	20,620	0.473
42	20,620	0.473
43	20,620	0.473
44	20,620	0.473
45	20,620	0.473
46	20,620	0.473
47	20,620	0.473
48	20,620	0.473
49	20,620	0.473
50	20,620	0.473
51	24,506	0.562
52	24,527	0.563

LOT AREA TABLE		
LOT No.	SQ. FT.	ACRES
53	20,620	0.473
54	20,700	0.475
55	20,620	0.473
56	27,551	0.632
57	22,797	0.523
58	25,547	0.586
59	24,369	0.559
60	22,697	0.521
61	27,291	0.626
62	29,386	0.675
63	20,620	0.473
64	20,547	0.472
65	21,782	0.500
66	23,086	0.529
67	26,085	0.599
68	24,364	0.559
69	22,000	0.505
70	22,000	0.505
71	22,000	0.505
72	27,717	0.636
73	27,206	0.624
74	26,293	0.603
75	20,000	0.459

LOT AREA TABLE		
LOT No.	SQ. FT.	ACRES
76	20,000	0.459
77	20,000	0.459
78	20,000	0.459
79	20,000	0.459
80	20,925	0.480
81	20,156	0.463
82	23,532	0.540

OPEN SPACE TABLE		
O.S. No.	SQ. FT.	ACRES
O.S. "A"	79,937	1.835
O.S. "B"	28,244	0.649
O.S. "C"	236,671	5.433
O.S. "D"	28,927	0.664
O.S. "E"	63,945	1.468
O.S. "F"	131,489	3.018
O.S. "G"	176,295	4.047
O.S. "H"	59,563	1.368
O.S. "I"	15,168	0.348
O.S. "J"	9,542	0.219
O.S. "K"	108,919	2.500
TOTAL O.S.	1,439,480	33.054

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S 64°24'51" E	70.37'
L2	S 64°23'51" E	107.71'
L3	S 89°20'34" E	196.76'
L4	S 89°20'00" E	25.99'
L5	S 89°27'00" E	44.50'
L6	S 87°44'44" E	14.33'
L7	N 50°48'19" E	133.42'
L8	S 00°48'19" E	0.70'
L9	N 89°38'41" E	12.79'
L10	N 79°34'35" E	194.90'
L11	S 80°52'50" E	60.21'
L12	S 80°52'50" E	62.53'
L13	S 80°52'50" E	59.60'
L14	S 89°47'47" E	154.20'
L17	S 89°39'33" E	65.78'
L18	S 89°39'25" E	98.49'
L19	N 89°39'00" E	59.90'
L20	S 42°45'37" E	43.45'
L21	S 00°30'48" E	50.03'
L22	N 89°43'37" W	43.87'
L23	S 89°39'16" W	64.49'
L24	N 74°32'42" E	76.07'
L25	S 89°04'06" W	89.49'
L26	S 00°18'47" W	175.60'
L27	N 79°23'58" W	98.49'
L28	S 49°26'05" W	153.37'

Bulk Regulations

TOTAL SITE AREA: 153.079± Acres
PHASES 1-4 SITE AREA: 84.592± Acres
REMAINING AREA: 68.487± Acres
MINIMUM LOT AREA: (NOT ON SEWER) 20,000 SQ. FT.
MINIMUM LOT WIDTH: 100 FT.
TYPICAL LOT SIZE: 100'± x 200'±
BUILDING SETBACKS: FRONT: 40 FT.
REAR: 30 FT.
SIDE: 20 FT. (LOT)
40 FT. (R-O-W)

* NOTE: THE SIDE YARDS SHALL BE A MINIMUM OF TWENTY (20) FEET FOR A SINGLE-STORY STRUCTURE. FOR EACH ADDITIONAL STORY OVER TWO, AN EXTRA ADDITIONAL FIVE (5) FEET IS REQUIRED. NO ACCESSORY AND/OR DETACHED BUILDING MAY BE CLOSER TO THE PROPERTY LINE THAN THE REQUIRED TWENTY (20) FT. SIDE SETBACK.

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35 FT.
MAXIMUM LOT COVERAGE: 30%
PERMITTED DENSITY: 1 LOT / ACRE
NUMBER OF LOTS: 82 LOTS
DENSITY: 0.97 LOT / ACRE

ROAD DATA			
ROAD		PAVEMENT WIDTH	LENGTH OF ROAD
OFFSITE OLIE CHUNN RD IMPROVEMENTS		24' F-F WITH 3-FT SHOULDER	1,035 LF.
ONSITE LOCAL ROADS		24' F-F	5,860± LF
ONSITE COLLECTOR ROADS		30' F-F	1,334± LF
TOTAL ONSITE ROADS			7,194± LF

CURVE TABLE						
CURVE No.	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BRG.
C1	088°05'49"	25.00'	38.27'	24.00'	34.59'	N88°07'24"W
C2	089°46'06"	25.00'	40.70'	27.17'	36.67'	S84°09'54"W
C3	089°49'45"	300.00'	35.97'	18.40'	35.95'	N05°54'43"E
C4	089°49'45"	350.00'	41.97'	21.47'	41.94'	N05°54'43"E
C5	090°00'00"	25.00'	39.27'	25.00'	35.36'	S89°37'24"E
C6	090°00'00"	25.00'	39.27'	25.00'	35.36'	S70°08'36"W
C7	000°07'04"	500.00'	41.24'	20.62'	41.23'	N89°26'34"E
C8	000°07'04"	350.00'	28.86'	14.43'	28.85'	N89°26'34"E
C9	000°08'30"	900.00'	2.23'	1.11'	2.23'	S73°18'45"E
C10	089°51'20"	300.00'	470.34'	423.57'	423.44'	S50°08'38"E
C11	002°53'48"	350.00'	17.69'	8.85'	17.69'	N02°43'43"E
C12	010°29'28"	2010.00'	368.02'	184.47'	367.51'	N02°08'07"W
C13	089°52'58"	25.00'	39.22'	24.97'	35.32'	N70°07'53"E
C14	087°14'28"	300.00'	37.91'	18.98'	37.89'	N08°43'43"E
C15	002°41'49"	350.00'	16.45'	8.24'	16.44'	N09°08'49"E
C16	087°12'37"	350.00'	44.04'	22.58'	44.01'	N09°42'07"E
C17	090°00'00"	25.00'	39.31'	25.00'	35.36'	S27°42'21"E
C18	000°08'45"	500.00'	1.27'	0.64'	1.27'	N89°14'33"W
C19	089°52'52"	25.00'	39.21'	24.97'	35.31'	N89°52'45"E
C20	090°00'00"	25.00'	39.27'	25.00'	35.36'	S00°37'43"E
C21	090°00'00"	25.00'	39.27'	25.00'	35.36'	N89°22'17"E
C22	090°00'00"	25.00'	39.27'	25.00'	35.36'	S00°37'43"E
C23	089°38'18"	25.00'	39.07'	24.80'	35.21'	S00°38'34"E
C24	001°48'50"	600.00'	18.00'	9.00'	18.00'	N00°18'18"E
C25	090°00'00"	25.00'	39.27'	25.00'	35.36'	N00°37'17"E
C26	090°00'00"	25.00'	39.27'	25.00'	35.36'	S00°08'43"E
C27	090°00'00"	25.00'	39.27'	25.00'	35.36'	S89°51'17"E
C28	090°00'00"	25.00'	39.27'	25.00'	35.36'	N00°08'43"E
C29	002°58'27"	300.00'	17.45'	8.73'	17.45'	S64°37'34"E
C30	002°58'27"	350.00'	20.36'	10.18'	20.35'	S64°37'34"E
C31	000°09'25"	525.00'	1.44'	0.72'	1.44'	S64°32'22"E
C32	000°09'25"	575.00'	0.57'	0.47'	0.57'	S64°32'22"E
C33	090°00'00"	25.00'	39.27'	25.00'	35.36'	N47°26'43"E
C34	090°00'00"	25.00'	39.27'	25.00'	35.36'	N42°33'34"W
C35	090°00'00"	25.00'	39.27'	25.00'	35.36'	N42°33'34"W
C36	090°00'00"	25.00'	39.27'	25.00'	35.36'	S47°26'26"W
C37	000°09'25"	700.00'	1.92'	0.96'	1.92'	N00°29'34"E
C38	000°09'25"	750.00'	19.94'	10.00'	19.94'	N00°29'34"E
C39	089°11'18"	609.00'	381.34'	194.79'	384.26'	N00°00'00"W

GENERAL NOTES

1. SITE IS LOCATED ON PROPERTY MAP 48, PARCELS 23.05, 24.00, 24.01 AND 24.02, R.O.M.C. 1TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE
2. DEED OWNER INFO: MAP 48, PARCEL 23.05 & 24.02
   WOODLAND TRAILS, LLC
   P.O. BOX 1718
   SPRING HILL, TN 37174
   PARCEL 23.05 - DEED BOOK R2445, PAGE 859 R.O.M.C.
   PARCEL 24.02 - DEED BOOK R2705, PAGE 795 R.O.M.C.
   CONTACT: PAUL VARNEY
   (931) 266-1510 | VARNEY844@GMAIL.COM
   MAP 48, PARCEL 24.00
   ALLAN M. & DEENA STALNAKER
   5214 OLIE CHUNN ROAD
   SPRING HILL, TN 37174
   DEED BOOK R2553, PAGE 449 R.O.M.C.
   (615) 500-0460 | MREK@COMPASHELLORG
   MAP 48, PARCEL 24.01 (WASTEWATER DRIP FIELD)
   AQUA GREEN UTILITY INC.
   1350 GALT'S ROAD
   ACWORTH, GA 30102
   DEED BOOK R2644, PAGE 670 R.O.M.C.
   CONTACT: DART VENDALL
   (866) 466-1820 | DARTAND@AGREENUTILITY.COM
3. DEVELOPER: WOODLAND TRAILS, LLC
   P.O. BOX 1718
   SPRING HILL, TN 37174
   CONTACT: PAUL VARNEY
   (931) 266-1510 | VARNEY844@GMAIL.COM
4. PLANNER/SURVEYOR: ANDERSON, DELK, EPPS & ASSOCIATES, INC
   618 GRASSMERE PARK DRIVE, SUITE 4
   NASHVILLE, TN 37211
   (615) 331-0809
   SAWYER LAND SURVEYING, LLC
   P.O. BOX 215
   SPRING HILL, TN 37174
   (931) 486-1180
5. WASTEWATER SYSTEM DESIGN: AQUA GREEN UTILITY
   1350 GALT'S ROAD
   ACWORTH, GA 30102
   (615) 905-1432
6. TOTAL ACREAGE IN SITE: MAP 48, PARCEL 23.05 39.66± Acres
   MAP 48, PARCEL 24.00 47.93± Acres
   MAP 48, PARCEL 24.01 7.28± Acres
   MAP 48, PARCEL 24.02 38.23± Acres
   TOTAL 153.079± Acres TOTAL
7. EXISTING ZONING: MAP 48, PARCEL 23.05 - A2 - RURAL RESIDENTIAL
   MAP 48, PARCEL 24.00 - A2 - RURAL RESIDENTIAL
   MAP 48, PARCEL 24.01 - A2 - RURAL RESIDENTIAL
   MAP 48, PARCEL 24.02 - A2 - RURAL RESIDENTIAL
8. TOTAL NUMBER OF LOTS PHASES 1-4 : 82 LOTS
9. BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY DONE BY ANDERSON, DELK, EPPS & ASSOCIATES, INC.
10. EXISTING CONTOURS TAKEN FROM AERIAL TOPO DONE BY MAPMAKER, LLC DATED APRIL 8, 2009. CONTROL POINTS FROM TOPO (BET MARCH 19, 2019) FROM TOPO ARE SHOWN ON THE PRELIMINARY PLAT.
11. DETENTION AREAS AND OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE DEVELOPMENT.
12. ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
13. DRIVEWAY ENTRANCES FOR CORNER LOTS 7, 8, 55, 56, 61, AND 62 SHALL NOT BE LOCATED ALONG PROPOSED COLLECTOR ROAD. LOTS TO HAVE ACCESS FROM ADJACENT MINOR ROAD.
14. WATER LINE SHOWN ON THESE PLANS BASED ON PRELIMINARY LAYOUT BY OTHERS. FINAL LAYOUT SUBJECT TO CHANGES BASED ON APPROVED PLANS BY OTHERS.
15. WASTEWATER LAYOUT SHOWN BASED ON PRELIMINARY LAYOUT BY OTHERS. FINAL LAYOUT SUBJECT TO CHANGE BASED ON APPROVED PLANS BY OTHERS.
16. ALL PERMANENT AND TEMPORARY CUL-DE-SACS MUST BE CONSTRUCTED TO PERMANENT ROAD STANDARDS.
17. USPS CENTRALIZED MAILBOXES ARE TO BE INSTALLED AS PER USPS GUIDELINES. FINAL LOCATION TO BE COORDINATED WITH USPS. SEE SHEET 8 OF 8 FOR ADDITIONAL DETAILS.
18. THE TRANSFER OF ANY OF THE PROPERTY TO THE DECENTRALIZED WASTEWATER ENTITY SHALL BE ACCOMPLISHED BY A FINAL PLAT IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.
19. ANY WASTEWATER TREATMENT EQUIPMENT LOCATED IN THE FLOODPLAIN SHALL BE FLOODPROOFED TO ENSURE NO FLOODWATER WILL DISRUPT THE SYSTEM.

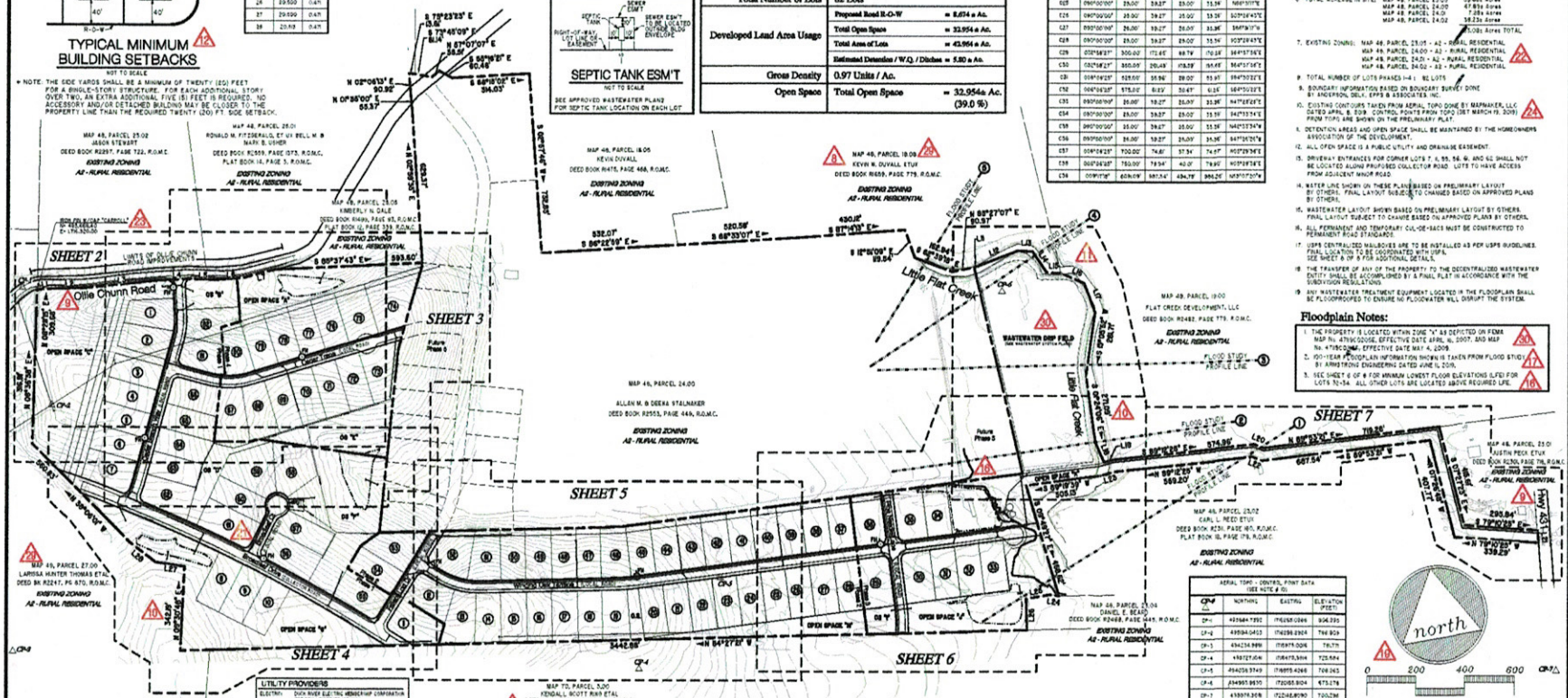
Floodplain Notes:

1. THE PROPERTY IS LOCATED WITHIN ZONE "A" AS DEPICTED ON FEMA MAP No. 47119C0205E, EFFECTIVE DATE APRIL 16, 2007, AND MAP No. 47119C0245E, EFFECTIVE DATE MAY 4, 2009.
2. FLOOD PLAIN INFORMATION SHOWN IS TAKEN FROM FLOOD STUDY BY ARMSTRONG ENGINEERING DATED JUNE 11, 2019.
3. SEE SHEET 6 OF 8 FOR MINIMUM LOWEST FLOOR ELEVATIONS (LFE) FOR LOTS 10-34. ALL OTHER LOTS ARE LOCATED ABOVE REQUIRED LFE.

Phases 1-4 Site Data

Total Site Area	84.592 ± Ac.	
Total Number of Lots	82 Lots	
Developed Land Area Usage	Proposed Road R-O-W	= 8.674 ± Ac.
	Total Open Space	= 32.954 ± Ac.
	Total Area of Lots	= 43.964 ± Ac.
	Estimated Detention / W.Q. / Ditches	= 5.80 ± Ac.
Gross Density	0.97 Units / Ac.	
Open Space	Total Open Space	= 32.954± Ac. (39.0 %)

SEPTIC TANK ESM'T
NOT TO SCALE
SEE APPROVED WASTEWATER PLANS FOR SEPTIC TANK LOCATION ON EACH LOT



AERIAL TOPO - CONTROL POINT DATA (SEE NOTE # 10)			
CP#	NORTHING	EASTING	ELEVATION (FEET)
CP-1	492664.7292	1762595.0366	906.395
CP-2	491594.0403	1764296.2964	796.909
CP-3	494234.999	1763975.0026	776.771
CP-4	496721.1041	1765473.5414	725.684
CP-5	494035.3749	1766895.4266	708.243
CP-6	494995.9530	1762065.9104	673.278
CP-7	493974.3018	1762456.9090	700.2M

State of Tennessee NPDES Permit - Notice of Coverage

TDEC Tracking Number : TNR 162702

Date : 10-07-2021

UTILITY PROVIDERS

ELECTRIC: DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION
700 NEW LEWISBURG HIGHWAY
COLUMBIA, TN 38401
(931) 388-3131

WATER: MAURY COUNTY WATER SYSTEM
700 NEW LEWISBURG HIGHWAY
COLUMBIA, TN 38401
(931) 381-0920

WASTEWATER: AQUA GREEN UTILITY
5390 GALT'S ROAD
ACWORTH, GA 30102
(866) 466-1820

Denotes Preliminary Plat Requirement number from Section 2-103.8 of Maury County Subdivision Regulations

APPROVED BY THE MAURY COUNTY PLANNING COMMISSION, WITH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE PLANNING COMMISSION ON _____ (DATE).

PRELIMINARY PLAT APPROVAL SHALL NOT CONSTITUTE FINAL APPROVAL FOR RECORDING PURPOSES.

PRELIMINARY PLAT

REVISIONS: 08-19-20 ALL PER MAURY COUNTY REGIONAL PLANNING COMMISSION
06-17-21 UPDATED PARCEL/OWNER INFORMATION, ROAD NAMES, AND USPS CBU
09-20-21 AS PER MAURY COUNTY STAFF COMMENTS

Woodland Trails, LLC
DEVELOPER

Anderson, Delk, Epps & Associates Inc.
ENGINEERING/PLANNING/SURVEYING
618 GRASSMERE PARK DRIVE / SUITE 4
NASHVILLE, TENNESSEE 37211

Forest Trails

Maury County, Tennessee

PHASES 1 - 4

PRELIMINARY PLAT

DATE : 06 - 19 - 20

JOB No. 18 - 110

SHEET 1 OF 8