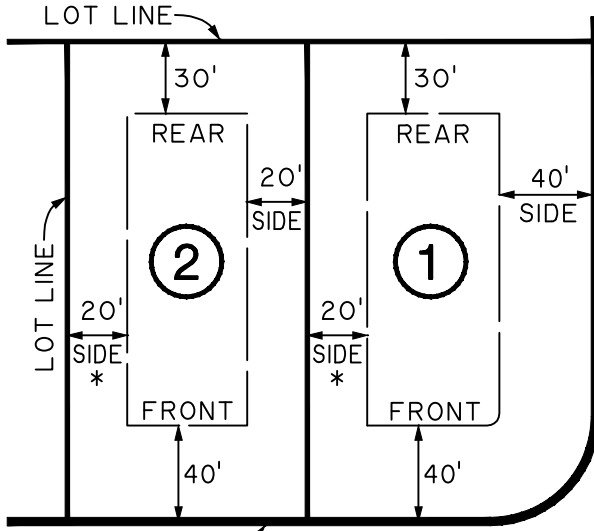
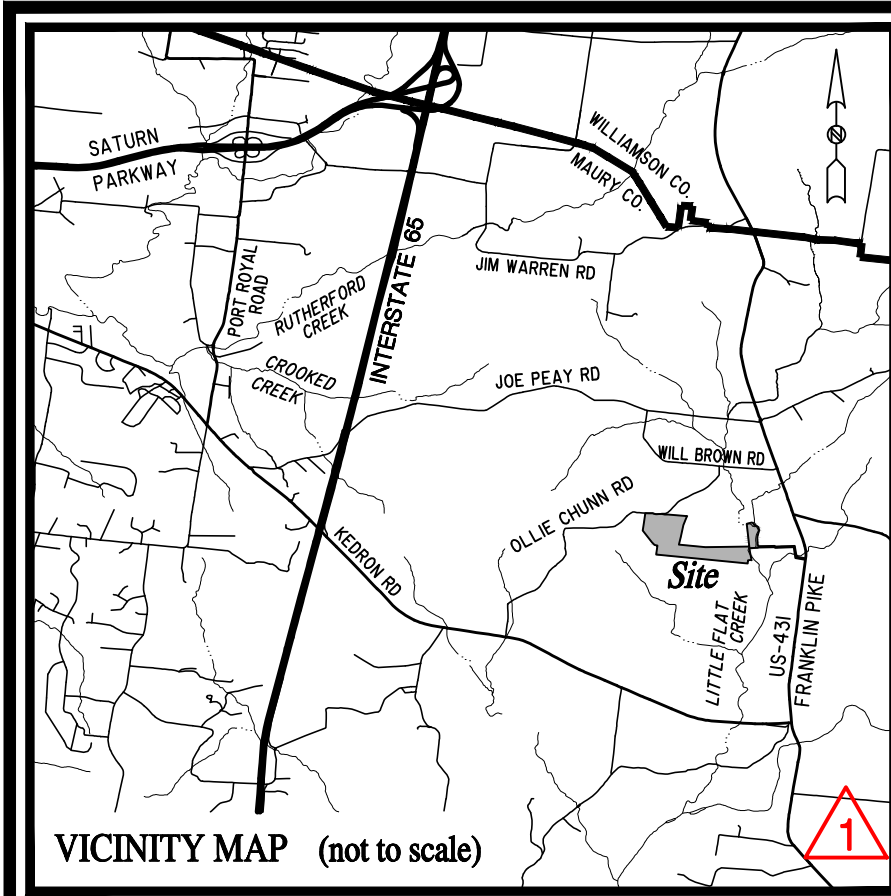




TYPICAL MINIMUM BUILDING SETBACKS

* 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	21,456	0.493
2	22,545	0.518
3	20,500	0.471
4	20,500	0.471
5	20,500	0.471
6	20,500	0.471
7	26,957	0.619
8	23,400	0.537
9	23,531	0.540
10	23,379	0.537
11	27,620	0.634
12	23,799	0.546
13	25,386	0.583
14	21,250	0.488
15	21,525	0.494
16	20,500	0.471
17	21,525	0.494
18	20,500	0.471
19	22,665	0.520
20	20,500	0.471
21	20,500	0.471
22	20,500	0.471
23	20,500	0.471
24	20,500	0.471
25	20,500	0.471
26	20,500	0.471
27	20,500	0.471
28	20,513	0.471

LOT AREA TABLE		
LOT No.	SQ. FT.	ACRES
29	25,478	0.585
30	24,466	0.562
31	20,500	0.471
32	20,500	0.471
33	20,500	0.471
34	20,596	0.473
35	24,575	0.564
36	25,851	0.587
37	20,565	0.472
38	21,602	0.496
39	20,569	0.472
40	21,592	0.496
41	20,559	0.472
42	21,582	0.495
43	20,550	0.472
44	21,572	0.495
45	20,860	0.479
46	23,451	0.538
47	20,500	0.471
48	20,500	0.471
49	21,525	0.494
50	20,500	0.471
51	24,306	0.558
52	26,927	0.618

LOT AREA TABLE		
LOT No.	SQ. FT.	ACRES
53	25,924	0.595
54	21,700	0.498
55	25,403	0.583
56	27,515	0.632
57	22,797	0.523
58	29,627	0.680
59	34,369	0.789
60	22,897	0.526
61	27,561	0.633
62	25,385	0.583
63	20,500	0.471
64	21,547	0.495
65	21,792	0.500
66	23,026	0.529
67	26,083	0.599
68	24,366	0.559
69	22,000	0.505
70	22,000	0.505
71	22,000	0.505
72	22,000	0.505
73	27,797	0.638
74	37,205	0.854
75	26,250	0.603
76	21,000	0.482

LOT AREA TABLE		
LOT No.	SQ. FT.	ACRES
77	21,000	0.482
78	21,000	0.482
79	21,000	0.482
80	20,923	0.480
81	21,356	0.485
82	23,832	0.547

OPEN SPACE TABLE		
O.S. No.	SQ. FT.	ACRES
O.S. "A"	79,827	1.833
O.S. "B"	25,244	0.580
O.S. "C"	238,631	5.478
O.S. "D"	28,927	0.664
O.S. "E"	63,945	1.468
O.S. "F"	132,468	3.041
O.S. "G"	176,293	4.047
O.S. "H"	59,383	1.363
O.S. "I"	13,281	0.305
O.S. "J"	11,542	0.261
O.S. "K"	505,919	11.614
TOTAL O.S.	1,435,460	32.954

LINE TABLE		
LINE No.	BEARING	LENGTH
L1	S 86°24'55" E	70.27'
L2	S 84°39'17" E	127.71'
L3	S 89°06'28" E	286.76'
L4	S 86°13'01" E	131.99'
L5	S 80°27'13" E	114.50'
L6	S 87°44'49" E	144.22'
L7	N 82°48'18" E	133.12'
L8	S 09°14'17" W	12.19'
L11	N 86°08'47" E	12.38'
L12	N 75°54'35" E	176.90'
L13	S 80°32'50" E	60.21'
L14	S 26°54'33" E	102.30'
L15	S 80°02'38" E	58.61'
L16	S 59°43'47" E	104.30'
L17	S 18°53'33" E	125.78'
L18	S 16°38'25" E	88.49'
L19	N 8°39'16" E	38.81'
L20	S 62°43'57" E	43.43'
L21	S 02°30'46" W	50.53'
L22	N 62°43'57" W	43.85'
L23	S 8°39'16" W	64.43'
L24	N 74°32'42" W	36.47'
L25	S 87°04'08" W	99.45'
L26	S 05°19'47" W	126.60'
L27	N 74°23'52" W	18.45'
L28	N 45°36'03" W	135.39'

Bulk Regulations

TOTAL SITE AREA: 153.079± Acres
PHASES 1-4 SITE AREA: 84.592± Acres
REMAINING AREA: 68.487± Acres
MINIMUM LOT AREA: 20,000 SQ. FT.
(SERVED BY SANITARY SEWER)
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)

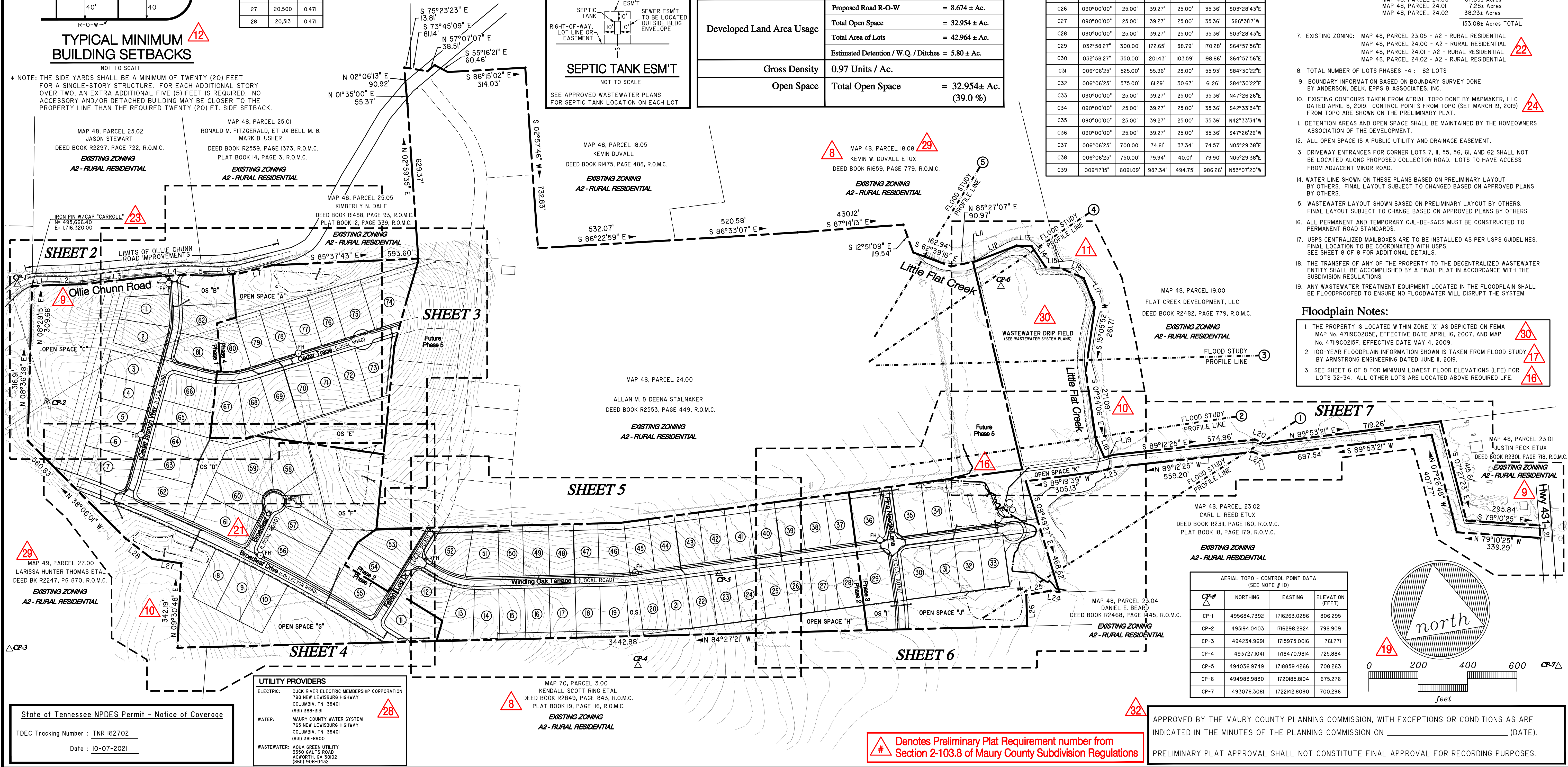
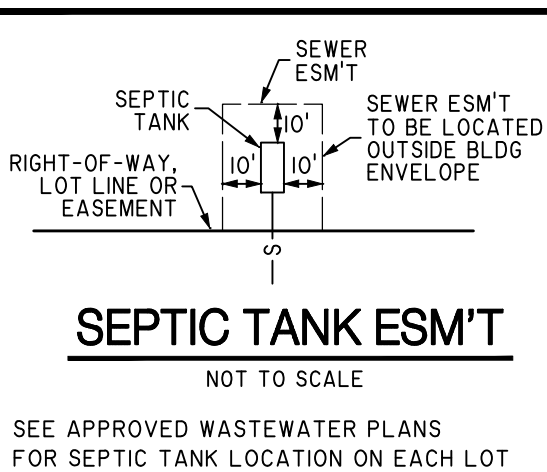
* NOTE: THE SIDE YARDS SHALL BE A MINIMUM OF TWENTY (20) FEET FOR A SINGLE-STORY STRUCTURE. FOR EACH ADDITIONAL STORY OVER TWO, AN EXTRA ADDITIONAL FIVE (5) FEET IS REQUIRED. NO ACCESSORY AND/OR DETACHED BUILDING MAY BE CLOSER TO THE PROPERTY LINE THAN THE REQUIRED TWENTY (20) FT. SIDE SETBACK.

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 OLLIE CHUNN RD IMPROVEMENTS	24' F-F WITH 3-F'T SHOULDER	1,031± L.F.
ONSITE LOCAL ROADS	24' F-F	5,650± L.F.
ONSITE COLLECTOR ROADS	30' F-F	1,394± L.F.
TOTAL ONSITE ROADS		7,044± L.F.

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 = 42.964 ± 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 %)



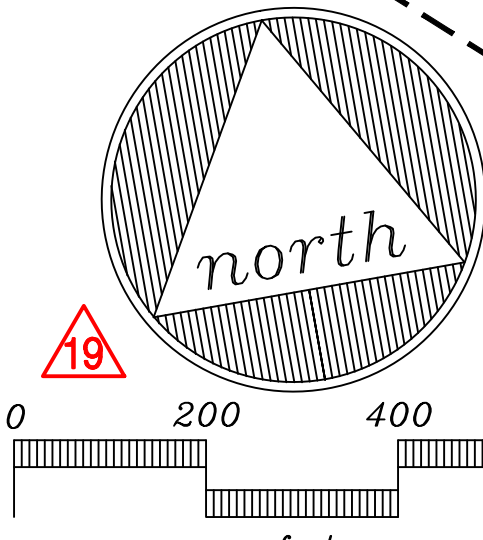
GENERAL NOTES

- SITE IS LOCATED ON PROPERTY MAP 48, PARCELS 23.05, 24.00, 24.01 AND 24.02, R.O.M.C. 11th CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE.
- DEED OWNER INFO: MAP 48, PARCEL 23.05 & 24.02 WOODLAND TRAILS, LLC P.O. BOX 1715 SPRING HILL, TN 37174 PARCEL 23.05 - DEED BOOK R2440, PAGE 891 R.O.M.C. PARCEL 24.02 - DEED BOOK R2700, PAGE 785 R.O.M.C. CONTACT: PAUL VARNEY (931) 286-1313; VARNEY64@GMAIL.COM
MAP 48, PARCEL 24.00 ALLAN M & DEENA STALNAKER 5924 OLLIE CHUNN ROAD SPRING HILL, TN 37174 DEED BOOK R2553, PAGE 449 R.O.M.C. (615) 500-0460; MIKE@CBCSPRINGHILL.ORG
MAP 48, PARCEL 24.01 (WASTEWATER DRIP FIELD) AQUA GREEN UTILITY INC. 3350 GALTS ROAD ACWORTH, GA 30002 DEED BOOK R2641, PAGE 570 R.O.M.C. CONTACT: DART KENDALL (865) 486-1580; DART@AQUAGREENUTILITY.COM
- DEVELOPER: WOODLAND TRAILS, LLC P.O. BOX 1715 SPRING HILL, TN 37174 CONTACT: PAUL VARNEY (931) 286-1313; VARNEY64@GMAIL.COM
- 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) 486-1580
- WASTEWATER SYSTEM DESIGN: AQUA GREEN UTILITY 3350 GALTS ROAD ACWORTH, GA 30002 (865) 908-0432
- TOTAL ACREAGE IN SITE: MAP 48, PARCEL 23.05 39.68± Acres
MAP 48, PARCEL 24.00 67.89± Acres
MAP 48, PARCEL 24.01 7.28± Acres
MAP 48, PARCEL 24.02 38.23± Acres
153.08± Acres TOTAL
- 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
- TOTAL NUMBER OF LOTS PHASES 1-4 : 82 LOTS
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY DONE BY ANDERSON, DELK, EPPS & ASSOCIATES, INC.
- EXISTING CONTOURS TAKEN FROM AERIAL TOPO DONE BY MAPMAKER, LLC DATED APRIL 8, 2019. CONTROL POINTS FROM TOPO (SET MARCH 19, 2019) FROM TOPO ARE SHOWN ON THE PRELIMINARY PLAT.
- DETENTION AREAS AND OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THE DEVELOPMENT.
- ALL OPEN SPACE IS A PUBLIC UTILITY AND DRAINAGE EASEMENT.
- DRIVEWAY ENTRANCES FOR CORNER LOTS 7, 11, 55, 56, 61, AND 62 SHALL NOT BE LOCATED ALONG PROPOSED COLLECTOR ROAD. LOTS TO HAVE ACCESS FROM ADJACENT MINOR ROAD.
- WATER LINE SHOWN ON THESE PLANS BASED ON PRELIMINARY LAYOUT BY OTHERS. FINAL LAYOUT SUBJECT TO CHANGED BASED ON APPROVED PLANS BY OTHERS.
- WASTEWATER LAYOUT SHOWN BASED ON PRELIMINARY LAYOUT BY OTHERS. FINAL LAYOUT SUBJECT TO CHANGED BASED ON APPROVED PLANS BY OTHERS.
- ALL PERMANENT AND TEMPORARY CUL-DE-SACS MUST BE CONSTRUCTED TO PERMANENT ROAD STANDARDS.
- 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.
- 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.
- ANY WASTEWATER TREATMENT EQUIPMENT LOCATED IN THE FLOODPLAIN SHALL BE FLOODPROOFED TO ENSURE NO FLOODWATER WILL DISRUPT THE SYSTEM.

Floodplain Notes:

- THE PROPERTY IS LOCATED WITHIN ZONE "X" AS DEPICTED ON FEMA MAP No. 4719C0205E, EFFECTIVE DATE APRIL 16, 2007, AND MAP No. 4719C0205F, EFFECTIVE DATE MAY 4, 2009.
- 100-YEAR FLOODPLAIN INFORMATION SHOWN IS TAKEN FROM FLOOD STUDY BY ARMSTRONG ENGINEERING DATED JUNE 11, 2019.
- SEE SHEET 6 OF 8 FOR MINIMUM LOWEST FLOOR ELEVATIONS (LFE) FOR LOTS 32-34. ALL OTHER LOTS ARE LOCATED ABOVE REQUIRED LFE.

AERIAL TOPO - CONTROL POINT DATA (SEE NOTE # 10)		
CP-#	NORTHING	EASTING
CP-1	495684.7392	1716263.0286
CP-2	495194.0403	1716298.2924
CP-3	494234.9639	1715975.0016
CP-4	493727.1041	1718470.9814
CP-5	494036.9749	1718859.4266
CP-6	494983.9830	1720185.8104
CP-7	493076.3081	1722142.8090

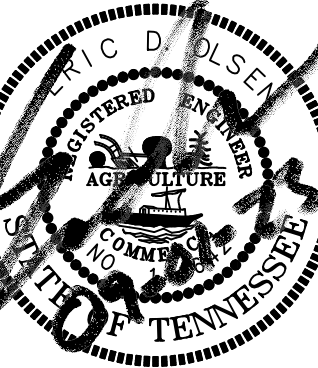


APPROVED BY THE MAURY COUNTY PLANNING COMMISSION, WITH EXCEPTIONS OR CONDITIONS AS ARE INDICATED IN THE MINUTES OF THE PLANNING COMMISSION ON _____ (DATE).

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

PRELIMINARY PLAT

Woodland Trails, LLC
DEVELOPER



Forest Trails

Maury County, Tennessee

PHASES 1 - 4

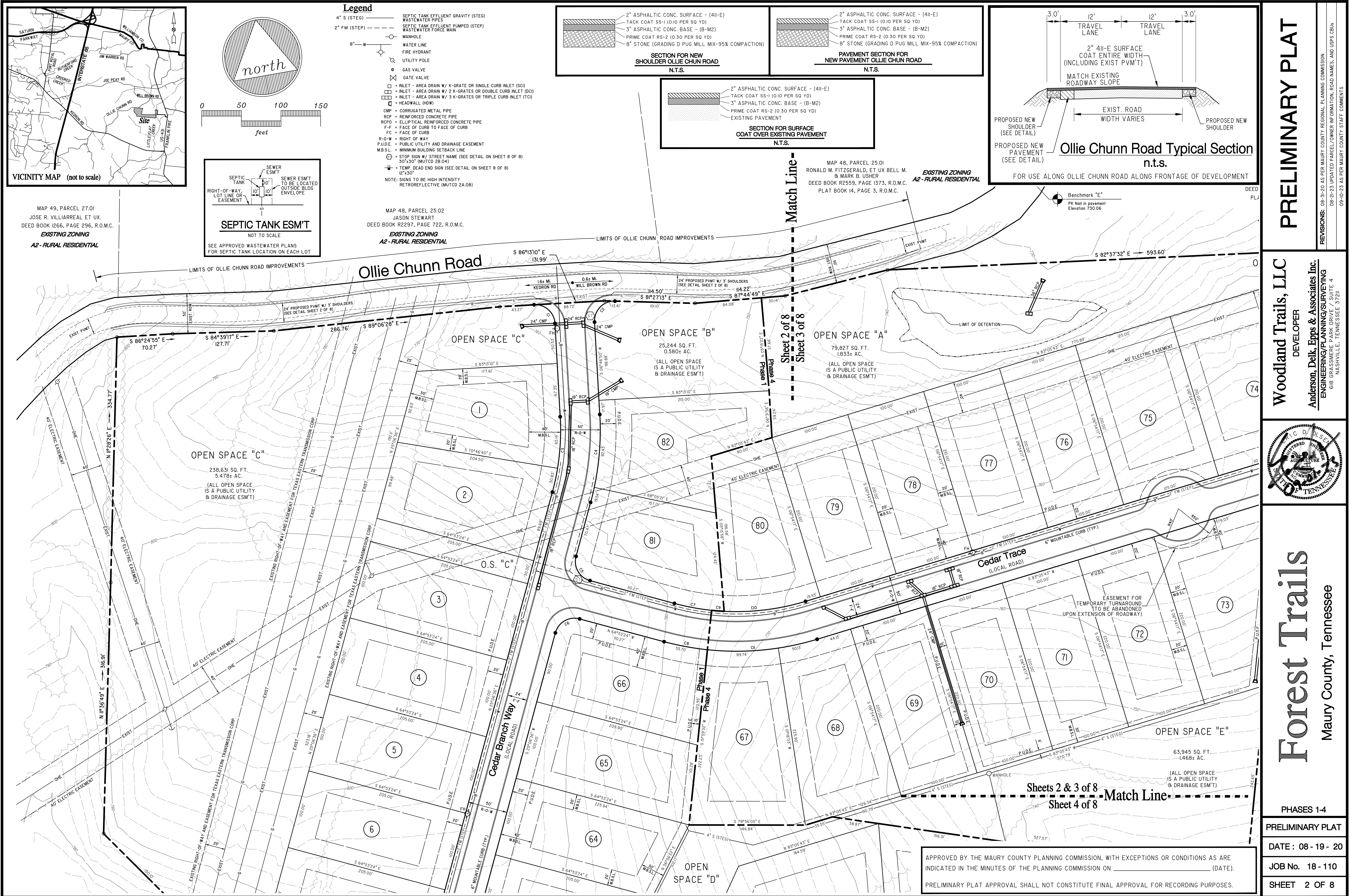
PRELIMINARY PLAT

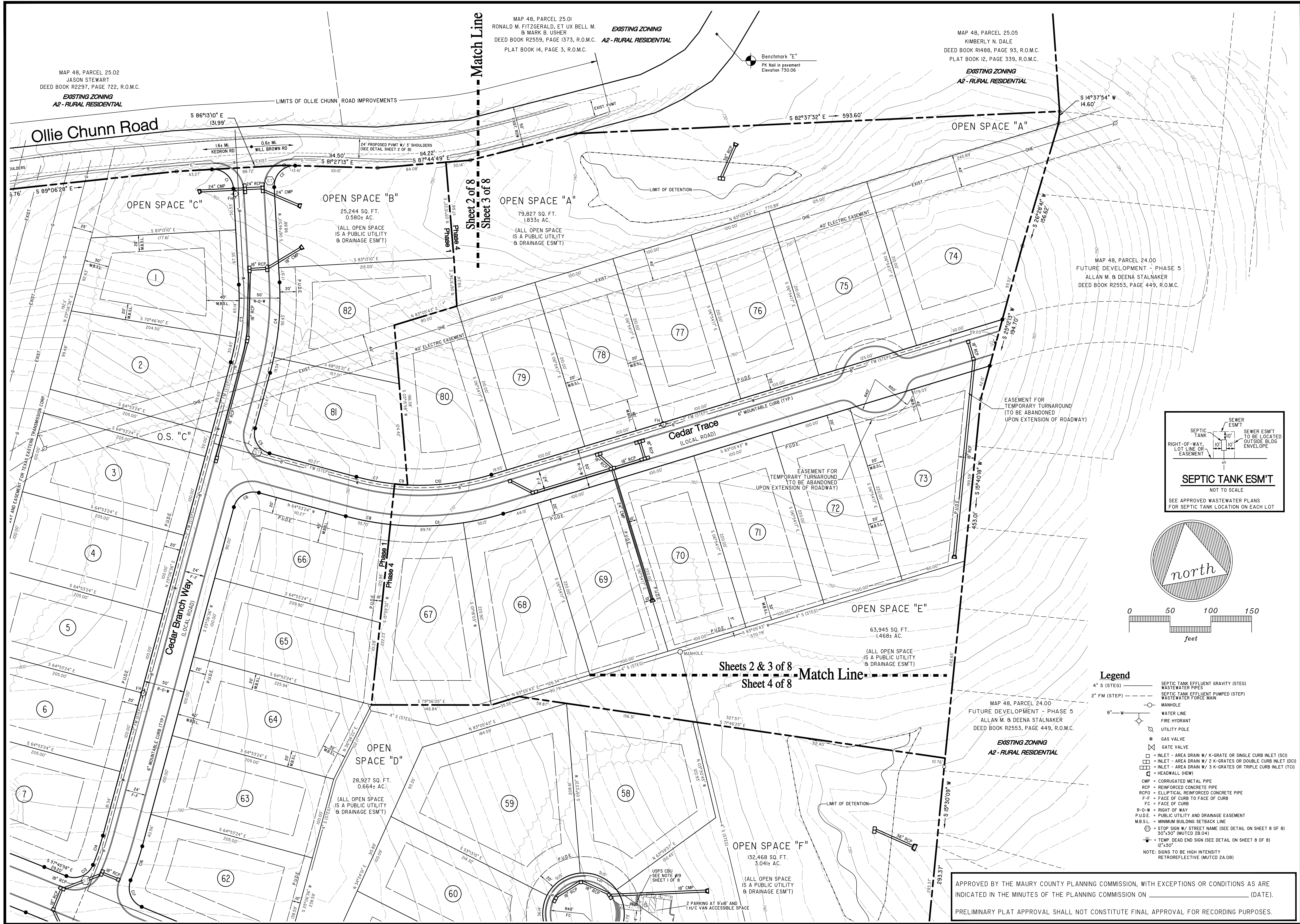
DATE : 08 - 19 - 20

JOB No. 18 - 110

SHEET 1 OF 8

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





PRELIMINARY PLAT

Woodland Trails, LLC
DEVELOPER

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

REVISIONS: 08-31-20 AS PER MAURY COUNTY REGIONAL PLANNING COMMISSION
09-21-23 UPDATED PARCEL/OWNER INFORMATION, ROAD NAMES, AND USPS CBUs
09-10-23 AS PER MAURY COUNTY STAFF COMMENTS

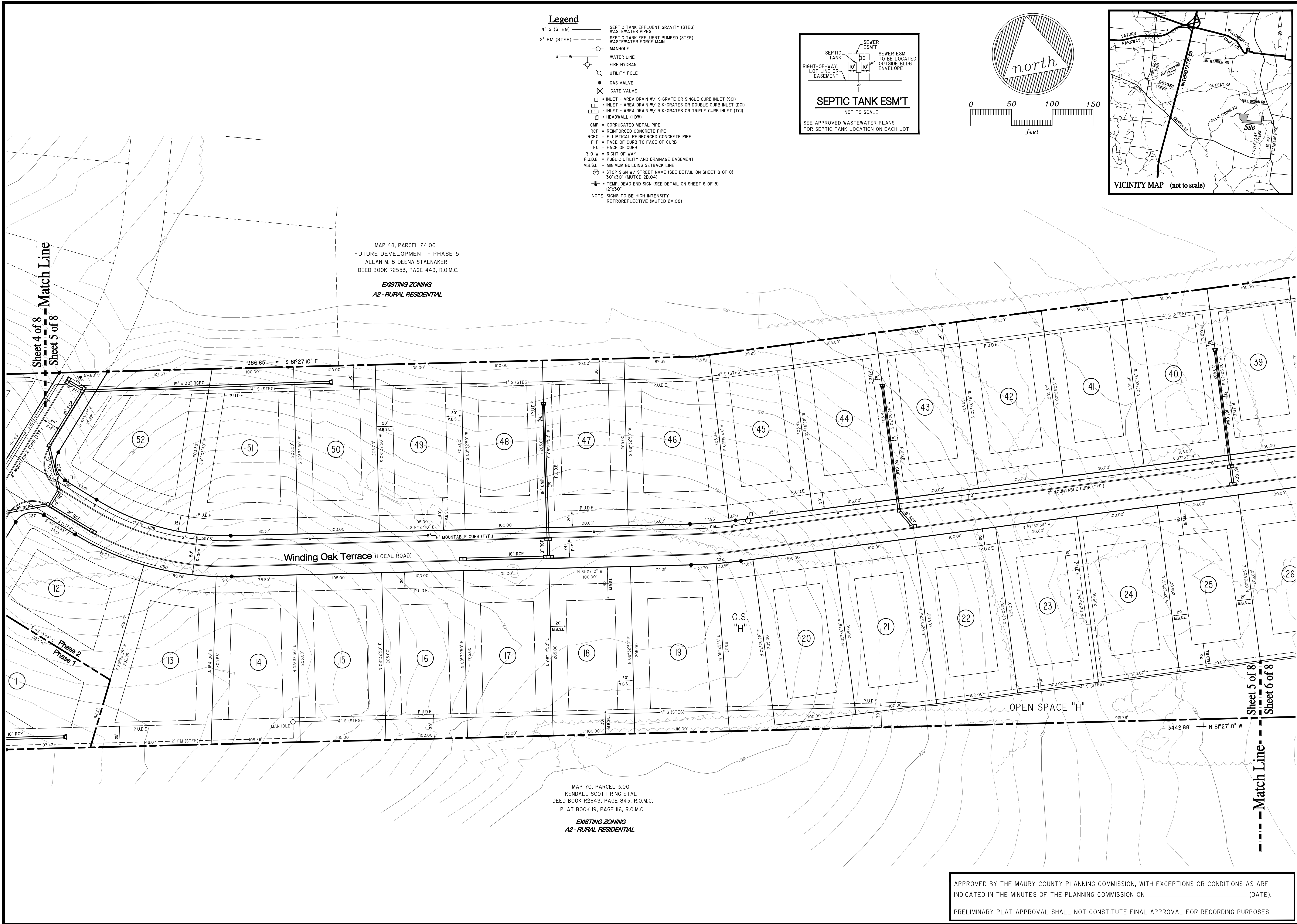
PHASES 1 - 4

PRELIMINARY PLAT

DATE : 08 - 19 - 20

JOB No. 18 - 110

SHEET 3 OF 8



PRELIMINARY PLAT

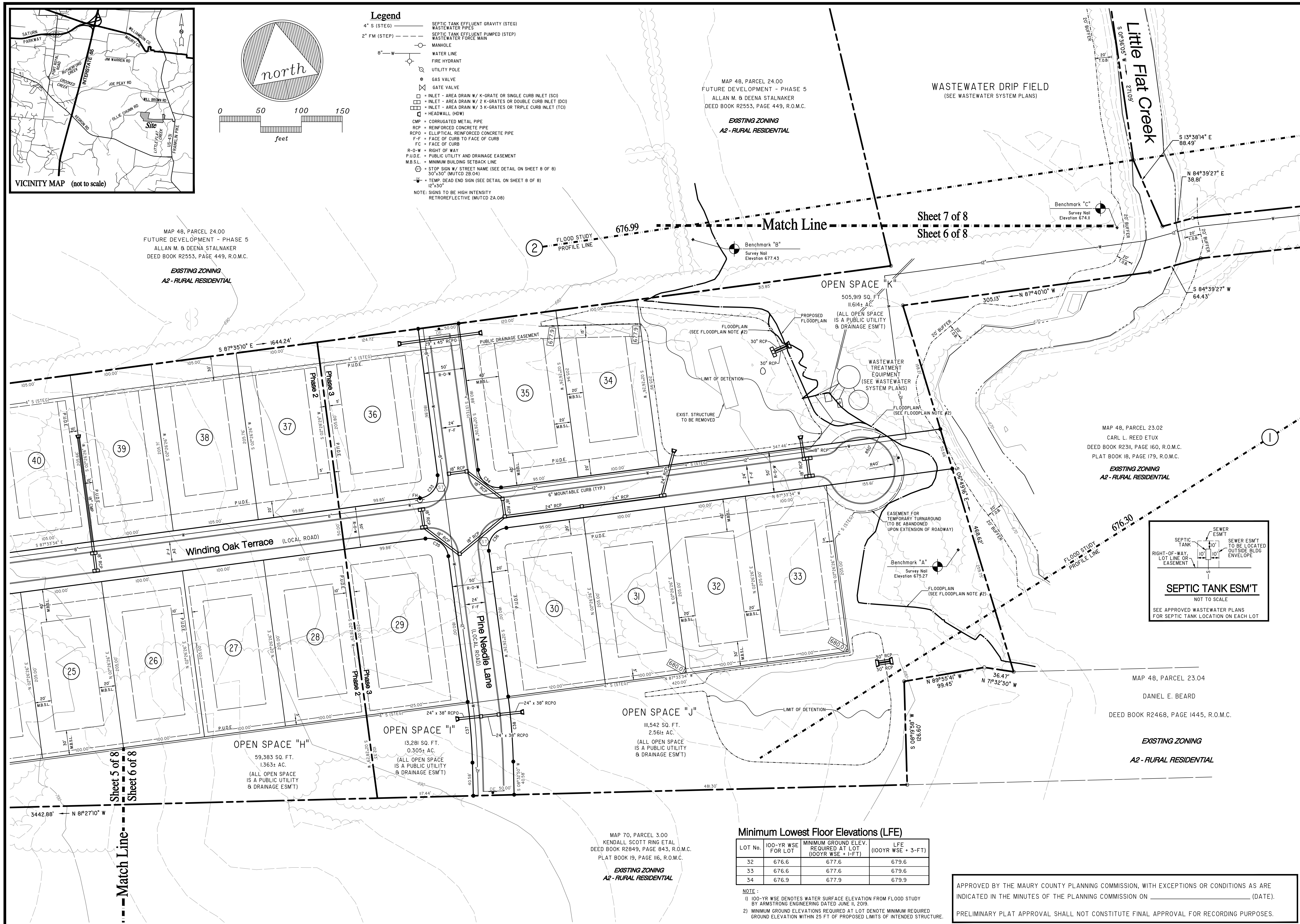
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Woodland Trails, LLC
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Forest Trails
Maury County, Tennessee

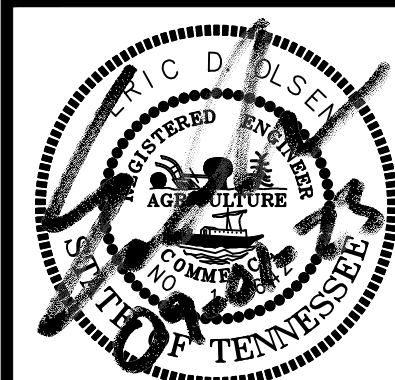
PHASES 1 - 4
PRELIMINARY PLAT
DATE : 08 - 19 - 20
JOB No. 18 - 110
SHEET 5 OF 8



PRELIMINARY PLAT

Woodland Trails, LLC
DEVELOPER

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ENGINEERING/PLANNING/SURVEYING
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NASHVILLE, TENNESSEE 37211



Forest Trails

Maury County, Tennessee

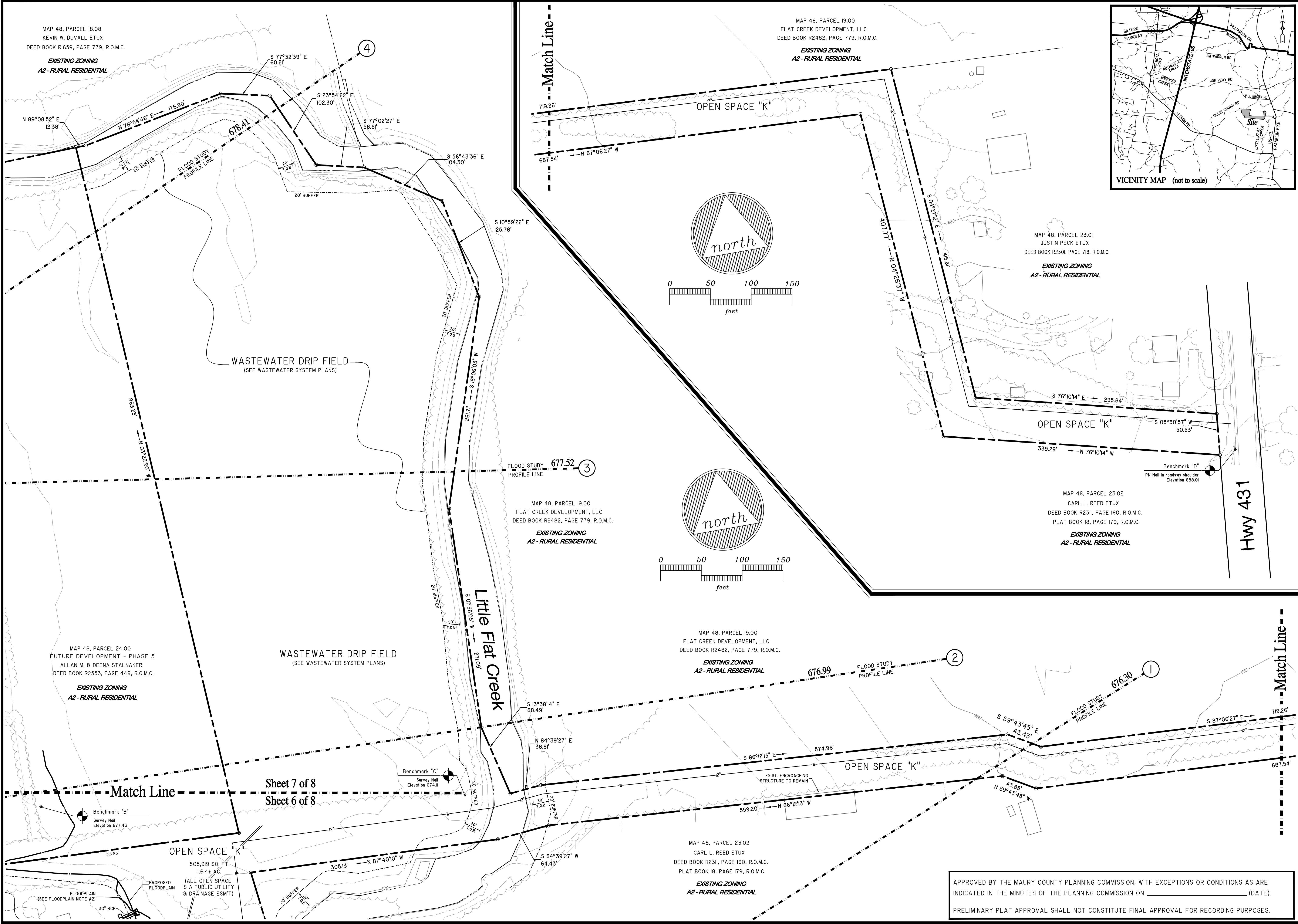
PHASES 1 - 4

PRELIMINARY PLAT

DATE : 08 - 19 - 20

JOB No. 18 - 110

SHEET 6 OF 8



PRELIMINARY PLAT

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DEVELOPER

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ENGINEERING/PLANNING/SURVEYING
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NASHVILLE, TENNESSEE 37211

PHASES 1 - 4

PRELIMINARY PLAT

DATE : 08 - 19 - 20

JOB No. 18 - 110

SHEET 7 OF 8

