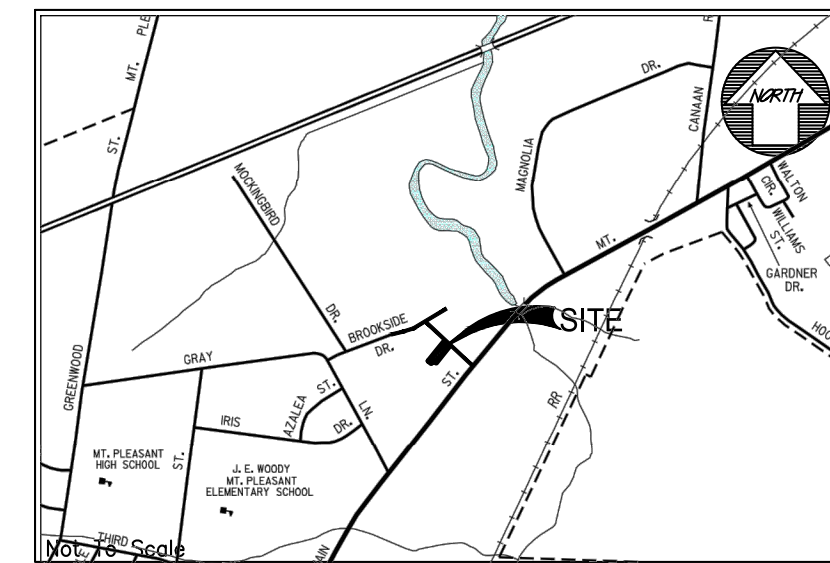


PRELIMINARY PLAT

Exhibit B

Location Map



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WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

WES E ENGINEERS & SURVEYORS

Client
ALAN BLEVINS
P.O. BOX 38
COLUMBIA, TN 38402

DATE

REVISIONS

SUGAR CREEK TOWNHOMES
SUGAR CREEK LANE
MT. PLEASANT, MAURY COUNTY, TENNESSEE
PRELIMINARY PLAT

Drawn: JG
Checked: CV
Approved: CV
Date: 08/09/2023

Job No. 20520-1
Scale: Vertical: 1"=30'
Horizontal: 1"=30'

1 of 1

SITE DATA:

OWNER: ALAN BLEVINS
819 NORTH MAIN STREET
MT. PLEASANT, TN 38474

PARCEL NUMBER: TAX MAP 133, PARCEL 09.06
DEED BOOK: R2825, PG 1074

SUBJECT PARCEL ZONING: R-3

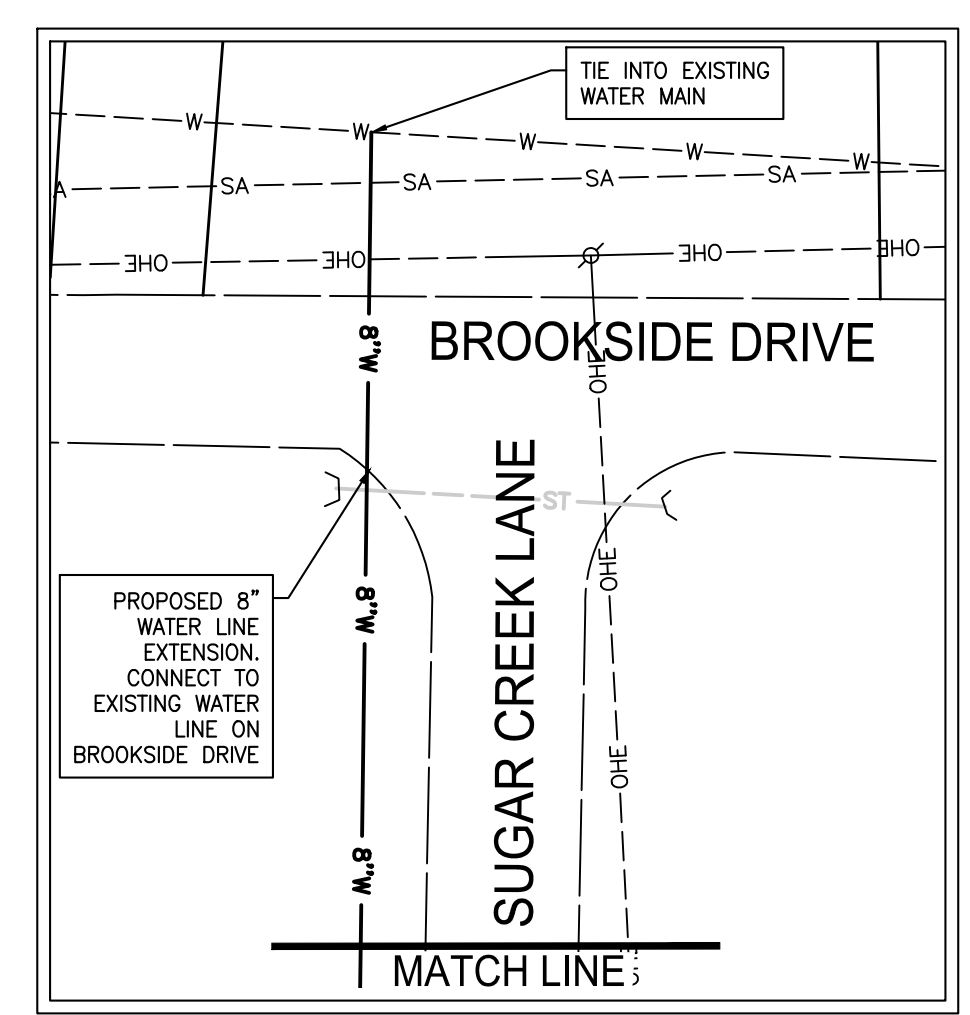
ACREAGE OF SITE: 2.21 ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
20' FRONT
5' REAR
5' SIDE

UTILITY SERVICES:
WATER SERVICE
MT. PLEASANT WATER SYSTEM
100 PUBLIC SQUARE
MT. PLEASANT, TENNESSEE 38474
(615) 379-7717

ELECTRIC SERVICE
MT. PLEASANT POWER SYSTEM
123 N. MAIN STREET
MT. PLEASANT, TENNESSEE 38474
(931) 379-3233

PURPOSE NOTE: CONSTRUCT SITE & UTILITIES FOR 16 RESIDENTIAL TOWNHOMES.



GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROJECT (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

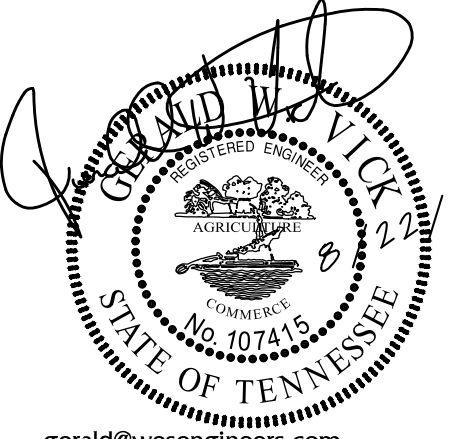
FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM'S) MAP NUMBER 47119C0285E DATED APRIL 17, 2007.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



PRELIMINARY LAYOUT
NOT FOR CONSTRUCTION

TAX MAP 133B, Group "D" (1.00)
JAMES AND JUDY CAMPAGNA
D.B. R2489, PG. 693
R.O.M.C., TN
GRAY LANE SUBDIVISION LOT 1
PB: PB, PG 147

TAX MAP 133 (09.03)
LARRY A. JR & MARY ELLEN WILSON
D.B. R2102, PG. 106
R.O.M.C., TN

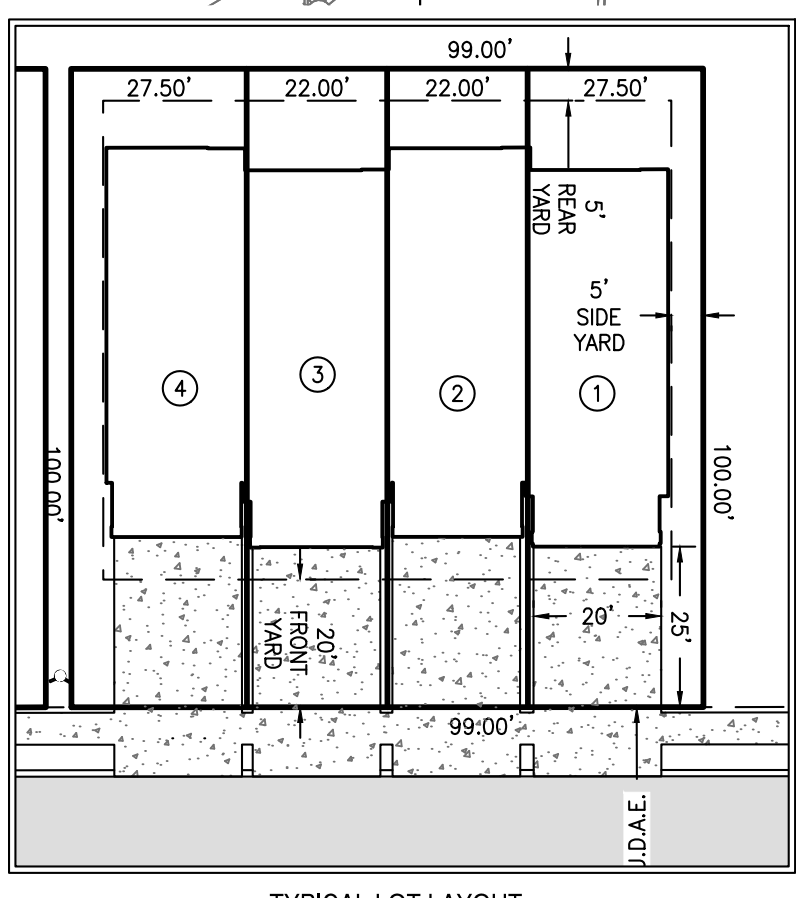
TAX MAP 133C, Group "B" (01.00)
LINDA B CLARK & JOSEPH H BRAUNER
D.B. R1737, PG. 365
R.O.M.C., TN
SUGAR CREEK SECTION 4
LOT 1A
PB: P13, PG 286

TAX MAP 133 (9.01)
TIETGENS PROPERTIES
D.B. R2103, PG. 522
R.O.M.C., TN
GRAY LANE PLAZA, Tract 2
PB: P12, PG 35

TAX MAP 133 (09.08)
SYSTEM CAPITAL REAL PROP CORP., A DELAWARE CORPORATION
D.B. R1436, PG. 13
R.O.M.C., TN
GRAY LANE PLAZA TRACT 4
PB: P12, PG 35

TAX MAP 133 (09.10)
Williams Funeral Home, Inc.
D.B. R2728, PG. 10
R.O.M.C., TN
GRAY LANE PLAZA, Revision Tract 2 and 3
PB: P22, PG 349

LOT NUMBER	SQUARE FEET	ACRES
1	2,750.0	0.06
2	2,200.0	0.05
3	2,200.0	0.05
4	2,750.0	0.06
5	2,750.0	0.06
6	2,200.0	0.05
7	2,200.0	0.05
8	2,750.0	0.06
9	2,750.0	0.06
10	2,200.0	0.05
11	2,200.0	0.05
12	2,750.0	0.06
13	2,750.0	0.06
14	2,200.0	0.05
15	2,200.0	0.05
16	2,750.0	0.06



TYPICAL LOT LAYOUT (NOT TO SCALE)

OPEN SPACE NOTE:
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

BENCHMARK

BENCHMARK #1
EXISTING IRON PIN
ELEV. = 629.34'
N = 444,172.53
E = 1,611,706.78
TENNESSEE STATE PLANE COORDINATE SYSTEM
NAD 83 AND NAVD88 DATUM

WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

LEGEND

EXISTING	PROPOSED
WATER MAIN	WATER MAIN
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
OVERHEAD	OVERHEAD
FENCE	FENCE
S&S	S&S
DRAINAGE DITCH	DRAINAGE DITCH
TREE PROTECTION FENCE	TREE PROTECTION FENCE
UTILITY POLE	UTILITY POLE
IRON PIN SET	IRON PIN SET
EXISTING IRON PIN	EXISTING IRON PIN
CONCRETE MONUMENT	CONCRETE MONUMENT
DECIDUOUS TREE	DECIDUOUS TREE
GATE VALVE IN BOX	GATE VALVE IN BOX
LIGHT POLE	LIGHT POLE
BENCHMARK	BENCHMARK
TREE LINE	TREE LINE
STORM STRUCTURE LABEL	STORM STRUCTURE LABEL
ASPHALT	ASPHALT
CONCRETE	CONCRETE
# PARKING SPACES	# PARKING SPACES

APPROVED

