

**SITE DATA:**

**OWNER:** JOHN & NEELLEY KING  
307 SUNNYSIDE CIRCLE  
COLUMBIA, TN 38401

**PARCEL NUMBER:** TAX MAP 133 PARCEL 001.00  
DEED BOOK: R2653, PG 582

**SUBJECT PARCEL ZONING:** R-2

**ACREAGE OF SITE:** #68.82 ACRES  
(PROPOSED 507,979.1 S.F. - 11.66 Ac.  
RIGHT OF WAY DEDICATION)

**UTILITY SERVICES:** WATER SERVICE  
MT. PLEASANT WATER SYSTEM  
100 PUBLIC SQUARE  
MT. PLEASANT, TENNESSEE 38474  
(931) 379-7717

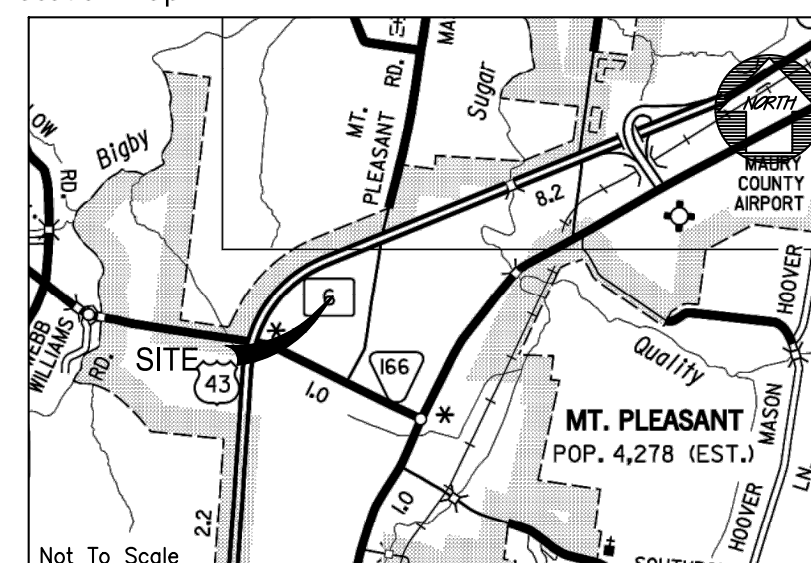
ELECTRIC SERVICE  
MT. PLEASANT POWER SYSTEM  
123 N. MAIN STREET  
MT. PLEASANT, TENNESSEE 38474  
(931) 379-3233

**PURPOSE NOTE:** CONSTRUCT 11,128.92 L.F. OF ROADWAY AND PROVIDE 219 RESIDENTIAL LOTS.

- NOTES:**
- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.'S WITH BURIED PIPES IS PROHIBITED.
  - MINIMUM LOT SIZE IS 50' X 100' (5,000 S.F.)
  - ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

# PRELIMINARY PLAT

Location Map



**PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2024-2025**

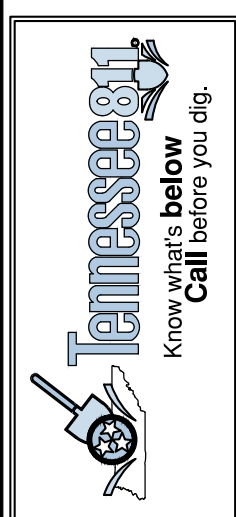
ACTIVITY	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG
TEMPORARY SEDIMENT STRUCTURES												
SEDIMENT BASINS												
DIVERSION DITCHES												
CLEARING & CHIPPING												
TOPSOIL STRIPPING AND STORAGE												
ROADWAY GRADING												
PERMANENT STORM SEWER												
UTILITIES												
TEMPORARY VEGETATION												
PAVING												
PERMANENT VEGETATION												
REMOVE TEMPORARY STRUCTURES												

**BENCHMARK**

**BENCHMARK #1**  
EXISTING 1/2" IRON PIN WITH  
CONTROL CAP  
ELEV = 655.65'  
N = 444,385.9  
E = 1,608,735.3  
TENNESSEE STATE PLANE  
COORDINATE SYSTEM  
NAD 83 AND NAVD83 DATUM

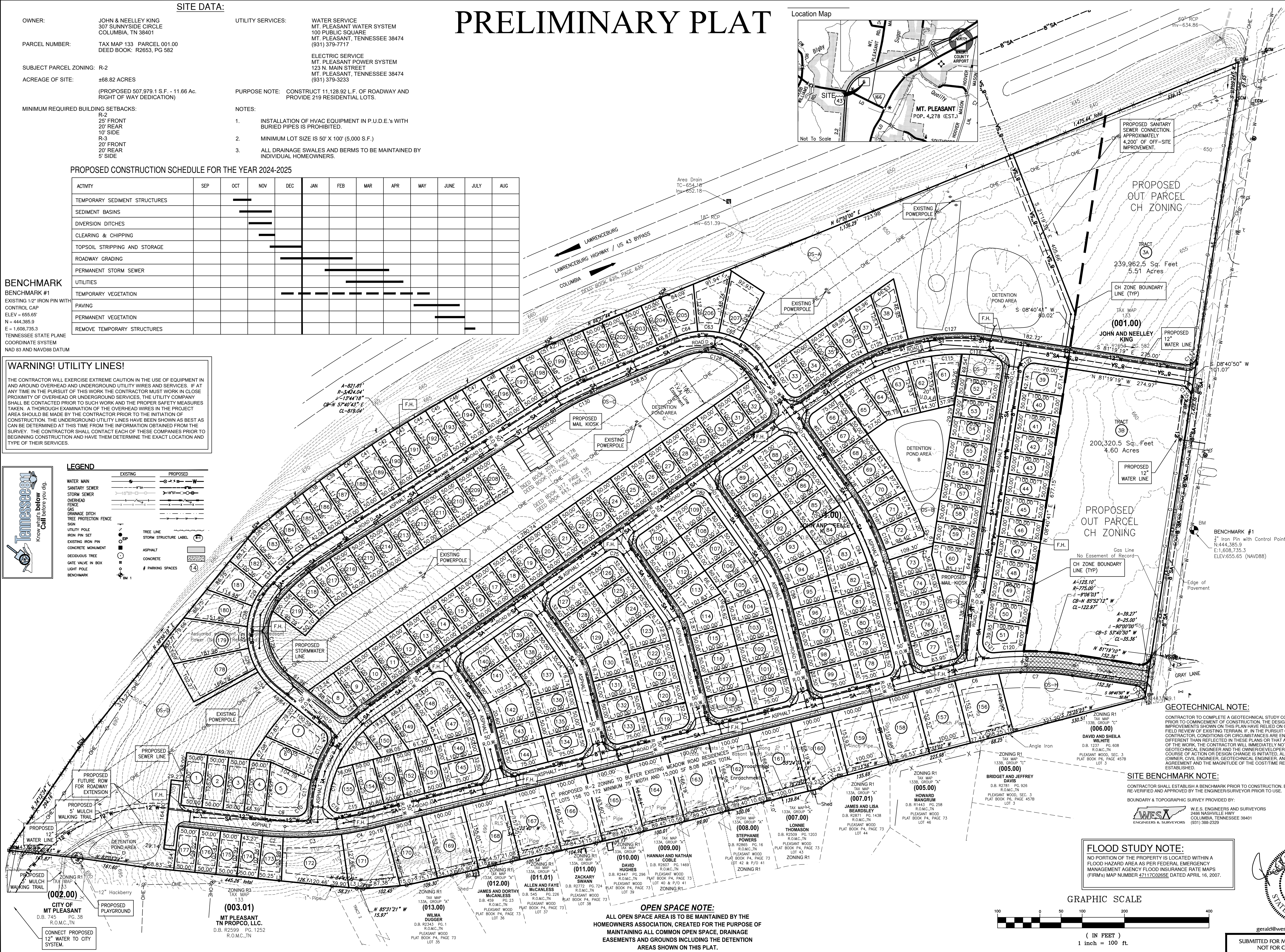
**WARNING! UTILITY LINES!**

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 WATER MAIN		PROPOSED WATER MAIN
	EXISTING SANITARY SEWER		PROPOSED SANITARY SEWER
	EXISTING STORM SEWER		PROPOSED STORM SEWER
	OVERHEAD POWER		PROPOSED OVERHEAD POWER
	DRAINAGE DITCH		PROPOSED DRAINAGE DITCH
	TREE PROTECTION FENCE		PROPOSED TREE PROTECTION FENCE
	UTILITY POLE		PROPOSED UTILITY POLE
	IRON PIN SET		PROPOSED IRON PIN SET
	EXISTING IRON PIN		PROPOSED IRON PIN
	CONCRETE MONUMENT		PROPOSED CONCRETE MONUMENT
	DECIDUOUS TREE		PROPOSED DECIDUOUS TREE
	GATE VALVE IN BOX		PROPOSED GATE VALVE IN BOX
	LIGHT POLE		PROPOSED LIGHT POLE
	BENCHMARK		PROPOSED BENCHMARK



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COLUMBIA, TN 38401  
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Client: John C. King & Neelley P. King  
307 Sunnyside Circle  
Columbia, TN 38401  
john@kingstires.com

DATE: 08-29-24

Southbend Crossings  
SOUTH CROSS BRIDGES - BYPASS PROPERTY  
MT. PLEASANT, MAURY COUNTY, TENNESSEE  
PRELIMINARY PLAT

Drawn: BD

Checked: JG

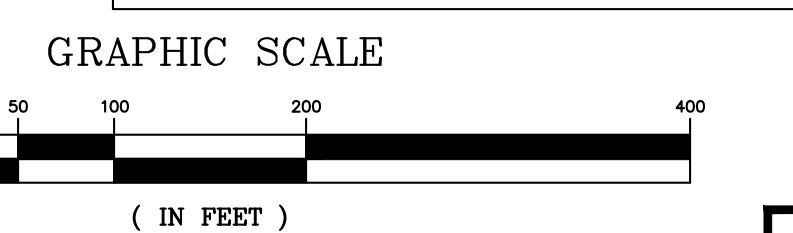
Approved: CV

Date: 8/13/2024

Job No.: 22529-3

Scale: Vertical: 1"=100'

**FLOOD STUDY NOTE:**  
NO PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM) MAP NUMBER 47112C0285E DATED APRIL 16, 2007.



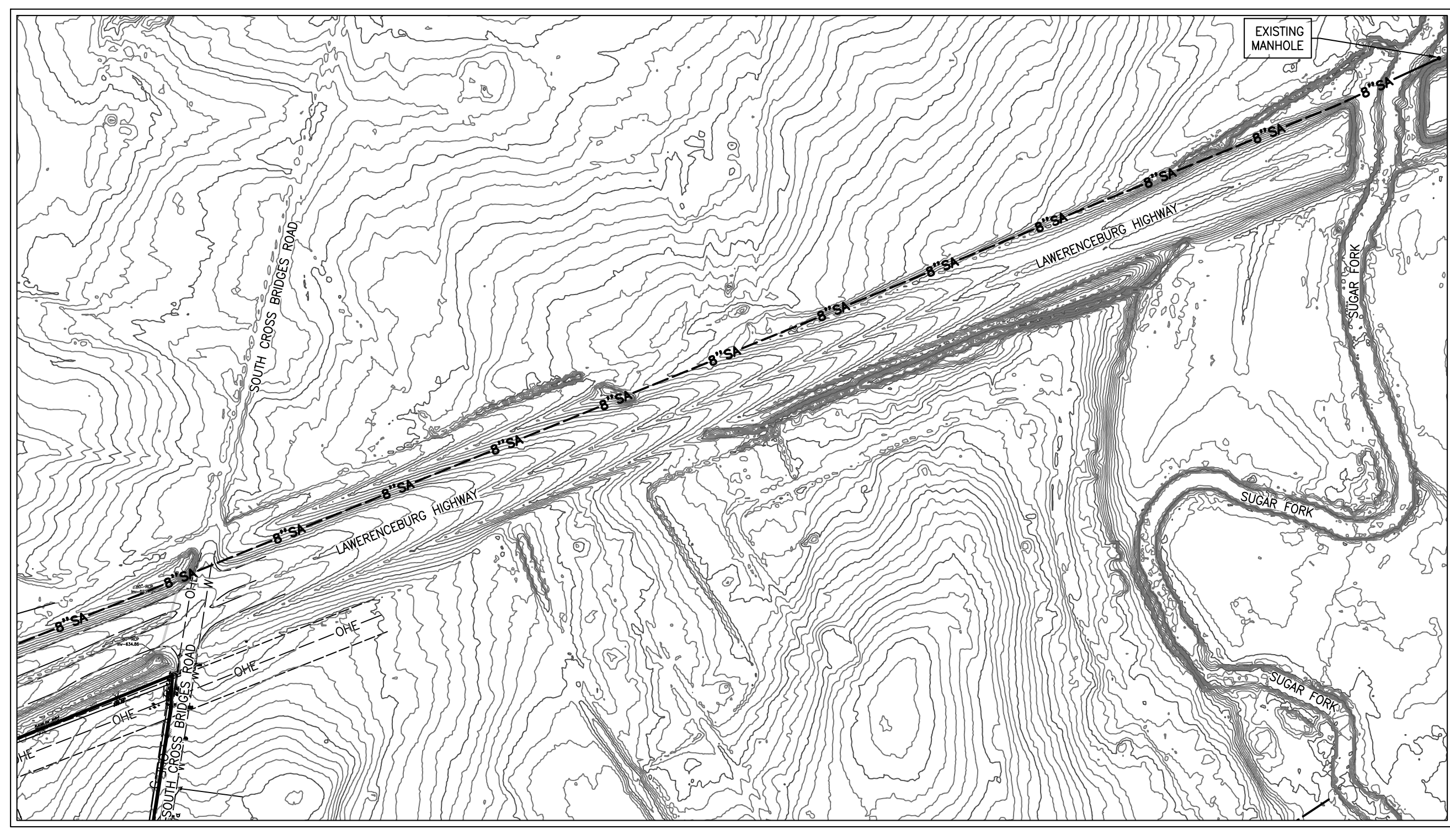
Submitted for Municipal Approval  
Not for Construction

Curve Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Contains curve data for lots 1 through 135.

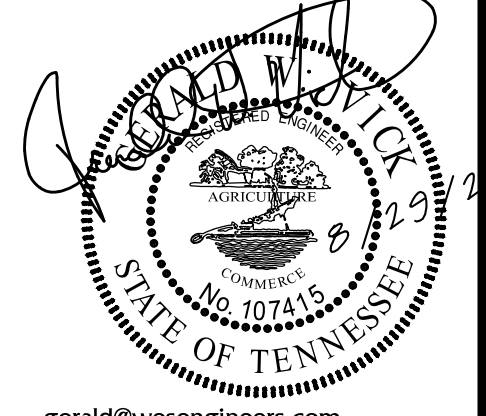
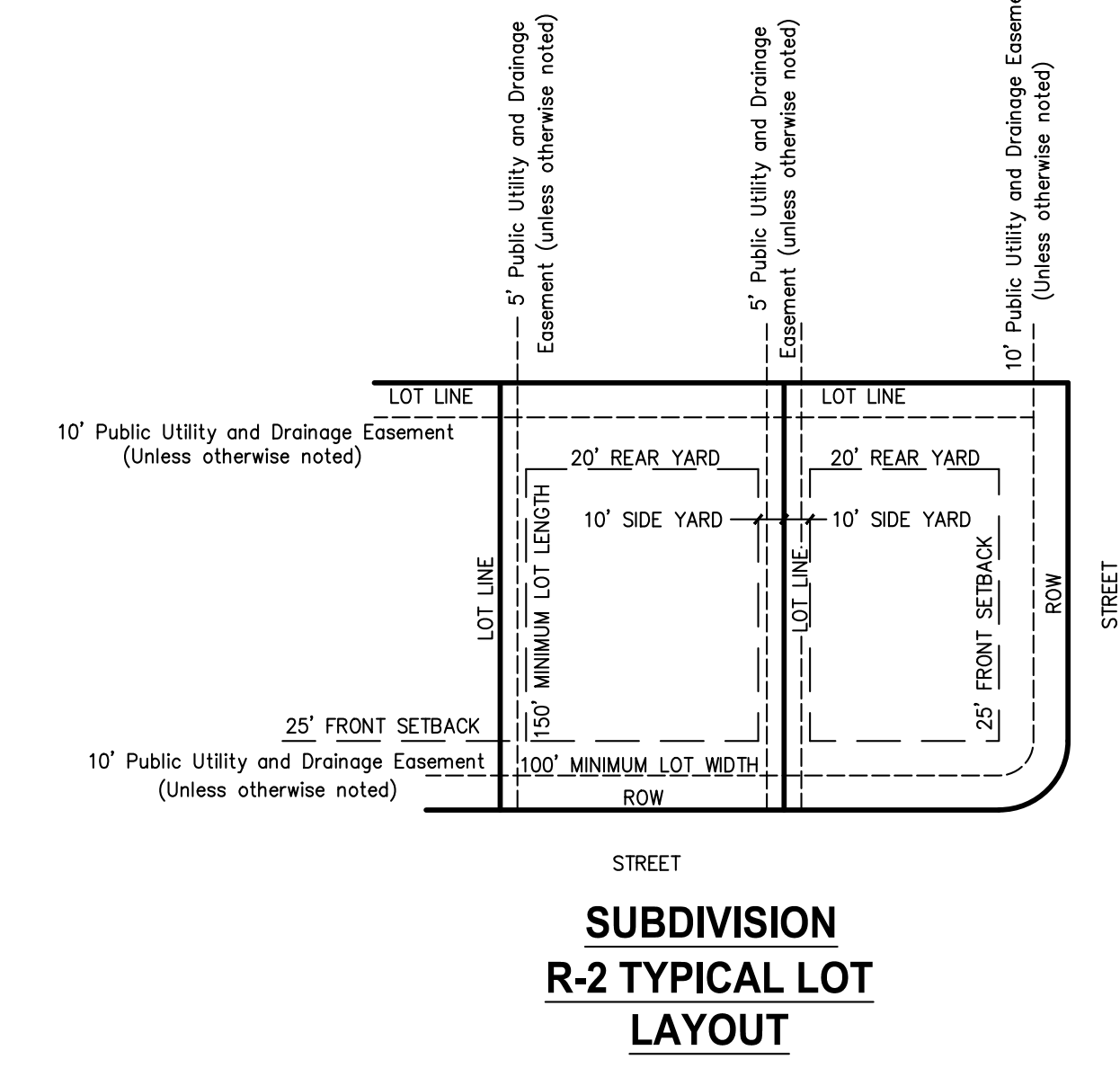
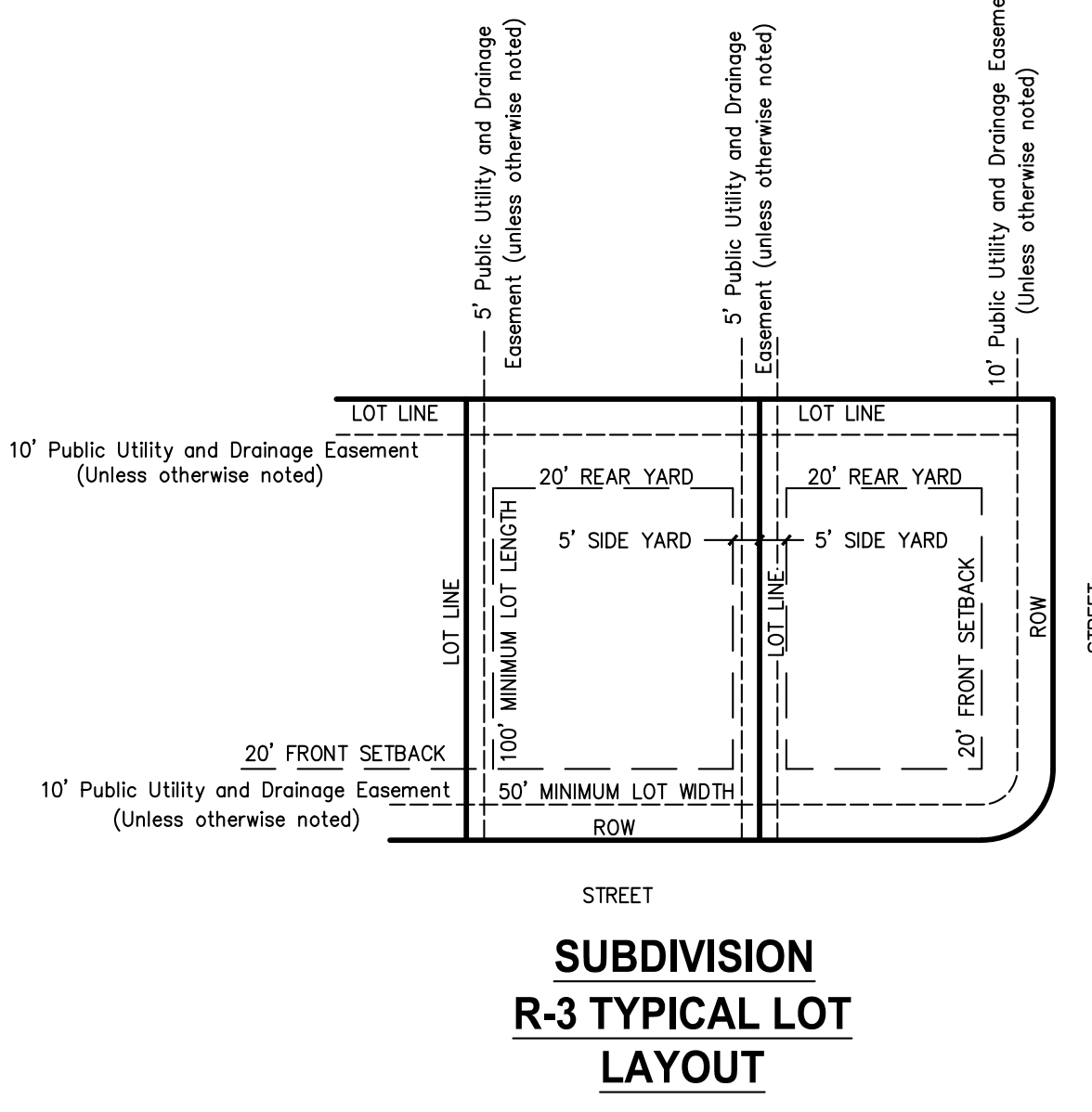
Lot Table with columns: LOT #, S.F., Acres. Contains lot data for lots 1 through 135.

Lot Table with columns: LOT #, S.F., Acres. Contains lot data for lots 136 through 219.

Line Table with columns: LINE, BEARING, DISTANCE. Contains line data for lines 1 through 19.



OFFSITE SEWER 1"=300'



Submitted for Municipal Approval, Not for Construction

Project information including client name (John G. King & Neelley P. King), address (307 Sunnyside Circle, Columbia, TN 38401), phone number (931-388-2329), and website (www.wesengineers.com). Includes a revision table and job number 22529-3.