


# CITY OF FAIRVIEW
# PLANNING COMMISSION
# REGULAR MEETING
# PACKET
# OCTOBER 20, 2026
# 07:00 PM

CITY OF FAIRVIEW

# PLANNING COMMISSION

**CURRENT BOARD MEMBERS**

- ☑ Chairman, Hayley Schulist
- ☑ Vice-Chairman, Jeff Pape
- ☑ Mayor, Lisa Anderson
- ☑ Vice Mayor, Chris McDonald
- ☑ Salvatore "Sam" Cali
- ☑ Rod Dawson
- ☑ Will King
- ☑ Demetrius Ritt
- ☑ Ethan Greer

REGULAR MEETING
OCTOBER 20, 2026
07:00 PM

## AGENDA

1. **Call to Order**
2. **Roll Call**
3. **Opening Prayer and Pledge**
4. **Citizen Comments**
   (Limited to the first five citizens to sign in and three minutes each)
5. **Approval of Agenda**
6. **Approval of Minutes - September 8, 2026**
   - **A. Work Session Meeting Minutes**
     **Attachment:** 9-8-26 PC Work Session Minutes.pdf
   - **B. Regular Meeting Minutes**
     **Attachment:** 9-8-26 PC Minutes.pdf
7. **Old Business**
   - **A. PC Resolution PC-42-26**
     Annexation, 7370 Taylor Rd, Map: 041, Parcel: 036.04, Acreage: 4.05 ac. Current Zoning: RP-5, Proposed Zoning: CD-2. Applicant: Deborah Williams

     **Attachment:** 7370 Taylor Rd Survey.pdf
     **Attachment:** ANX-26-0003 - Plan of Services.pdf
     **Attachment:** ANX-26-0003 - 7370 Taylor Rd - PC Resolution 42-26.pdf
     **Attachment:** ANX-26-0003 - 7370 Taylor Rd - Staff Report.pdf
8. **New Business**
   - **A. PC Resolution PC-46-26**
     Rezoning, 7151 Cox Pk, Map: 042H, Parcel: 003.00, Acreage: ~1.96 ac. Current Zoning: POD, Proposed Zoning: CD-3L. Applicant: Derek McFarlin

**Attachment:** 7151 Cox Pk Survey.pdf
**Attachment:** RZN-26-0013 - 7151 Cox Pike - Staff Report.pdf
**Attachment:** RZN-26-0013 - Rezoning Request - PC Resolution 46-26.pdf

## B. PC Resolution PC-47-26

Annexation, Dice Lampley Rd, Map: 043, Parcel: 045.00 and 059.00, Acreage: 35.99 ac. Current Zoning: MGA-5, Annexed Zoning: CD-2. Applicant: Alex Becker

**Attachment:** ANX-26-0004 - Plan of Services - Exhibit for PC Resolution.pdf
**Attachment:** Dice Lampley Survey.pdf
**Attachment:** ANX-26-0004 - Dice Lampley - PC Resolution 47-26.pdf
**Attachment:** ANX-26-0004 - Dice Lampley Rd - Staff Report.pdf

## C. PC Resolution PC-48-26

Rezoning, Dice Lampley Rd, Map: 043, Parcel: 045.00 and 059.00, Acreage: 35.99 ac. Current Zoning: MGA-5, Annexed Zoning: CD-2, Proposed Zoning: CD-3. Applicant: Alex Becker

**Attachment:** Dice Lampley Survey.pdf
**Attachment:** RZN-26-0011 - PC Resolution 48-26.pdf
**Attachment:** RZN-26-0011 - Staff Report 48-26.pdf

## D. PC Resolution PC-49-26

Final Plat, City Center Phase 2, Map: 042, Parcel: 177.01, Acreage: 11.71 ac. Current Zoning: Town Center Overlay District POD. Applicant: Allen O'Leary

**Attachment:** Final Plat City Center Ph2.pdf
**Attachment:** PLTF-26-0008 - City Center Ph 2 - Final Plat - PC Resolution 49-26.pdf
**Attachment:** PLTF-26-0008 - City Center Ph 2- Final Plat - Staff Report .pdf

## E. PC Resolution PC-50-26

Site Plan, 1866 Fairview Blvd, Map: 042, Parcel: 045.00 and 046.00, Acreage: 6.81 ac. Current Zoning: CD-4. Applicant: John Richard Patterson

**Attachment:** 1866 Fairview Blvd - Ascension Elevations.pdf
**Attachment:** SPN-26-0004 - Ascension - PC Resolution 50-26.pdf
**Attachment:** SPN-26-0004 - Ascension FSER - Staff Report.pdf
**Attachment:** 1866 Fairview Blvd - Ascension Signage.pdf
**Attachment:** Ascension Site Plan.pdf

## F. PC Resolution PC-51-26

Residential Development Plan, 1269 Hwy 96 N, Map: 018, Parcel: 038.00, Acreage: 20.26 ac. Current Zoning: RM-8. Applicant: Nathan McVey

**Attachment:** Highbury Pointe Landscaping Plan.pdf
**Attachment:** Highbury Pointe Site Plan.pdf
**Attachment:** RDP-26-0007 - Highbury Pointe Townhomes - PC Resolution 51-26.pdf
**Attachment:** RDP-26-0007 - Highbury Pointe Townhomes - Staff Report.pdf

## G. PC Resolution PC-52-26

Subdivision Development Agreement, The Cove Subdivision, 7946 Crow Cut Rd, Map: 018, Parcel: 031.00

**Attachment:** Opinion of Probable Cost for Bonding - The Cove Subdivision.pdf
**Attachment:** SUBDIVISION DEVELOPMENT AGREEMENT - THE COVE SUBDIVISION.pdf
**Attachment:** The Cove Subdivision Development Agreement - PC Resolution 52-26.pdf

## H. PC Resolution PC-53-26

Subdivision Development Agreement, Becklenn Heights Subdivision, 7119 Old Cox Pk, Map: 015, Parcel: 015.00, 052.00, and 053.00

**Attachment:** Becklenn Heights Subdivision Development Agreement - PC Resolution 53-26.pdf
**Attachment:** Opinion of Probable Cost - Becklen Heights.pdf
**Attachment:** SUBDIVISION DEVELOPMENT AGREEMENT - Becklen Heights Subdivision.pdf

### I. PC Resolution PC-54-26

Rezoning, 1550 Hwy 96 N, Map: 019, Parcel: 002.00, Acreage: 7.26 ac. Current Zoning: CD-4C, Proposed Zoning: SD-LI. Owner: Jeff Johnson

**Attachment:** 1550 Hwy 96N Survey.pdf
**Attachment:** RZN-26-0016 - 1550 HWY 96N - Staff Report.pdf
**Attachment:** RZN-26-0016 Rezoning - 1550 HWY 96N - PC Resolution 54-26.pdf

### J. PC Resolution PC-55-26

Rezoning, Kingwood Blvd, Map: 042, Parcels: 123.00 & 123.12, Acreage: 75.91 acres, Current Zoning: CD-3L, Proposed Zoning: CD-3. Applicant: Landsouth, LLC

**Attachment:** RZN-26-0015 - Kingwood Blvd - PC Resolution 55-26.pdf
**Attachment:** RZN-26-0015 - Kingwood Blvd - Staff Report - 10.9.26.pdf
**Attachment:** Kingwood Survey.pdf

## 9. Reports for Discussion and Information

- City Planning Staff
- City Manager
- City Engineer
- City Attorney

## 10. Planning Commission Roundtable

## 11. Adjournment

CITY OF FAIRVIEW

# PLANNING COMMISSION

**CURRENT BOARD MEMBERS**

- Chairman, Hayley Schulist
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- Mayor, Lisa Anderson
- Vice Mayor, Chris McDonald
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- Rod Dawson
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- Ethan Greer

WORK SESSION
SEPTEMBER 8, 2026
6:00 PM

## MINUTES

### Call to Order
Work Session was called to order by Ms. Schulist at 6:01 pm.

### New Business

### Discussion - 2451 & 2431 Fairview Blvd
Residential Development Plan Discussion 2451 & 2431 Fairview Blvd

Jason Roberts, founder/CEO of Upward Communities, spoke regarding a proposal for a residential development at 2451 and 2432 Fairview Blvd intended to provide affordable, single-family rental housing for essential staff (teachers, police, firefighters, nurses, etc.). Upward Communities builds privately funded, non-income-restricted rental homes at discounted rates exclusively for essential workers. This community will have no federal subsidies. Williamson County would lease the property for 55 years. Williamson County will allocate units to its essential staff. The rent will be fixed with a small annual cap and all property management, maintenance, and tenant relations will be handled by Upward Communities. The motivation behind this is due to housing costs are driving essential staff out of communities; many teachers and public employees cannot afford home ownership. The program aims to create "incubator" housing that helps them save money toward future ownership. The development concept includes single-family homes (approx. 2,200-3,000 sq. ft., 3-4 bedrooms), pedestrian-focused design similar to Westhaven but smaller-scale, a small retail component to support community activation, pocket parks and green spaces maintained by the developer. Upward hires local builders and contractors to keep the business local. Mr. Roberts emphasized the project is philanthropic, not profit-driven, and they only want to proceed if the community wants the development.

Mayor Anderson expressed her concern that the project offers no path to homeownership and asked whether local residents desire rental-only neighborhoods. Questions were raised about protection against the development converting to income-restricted or lower-quality rentals in the future. Mr. Roberts stated rents are locked through the 55-year lease and the nonprofit structure prevents profit incentive shifts. Mr. Ritt raised concern about Williamson County receiving most of the benefit while Fairview bears impacts (traffic, services, infrastructure). Mr. Roberts stated unit allocations could be negotiated so Fairview's own essential staff receive dedicated housing. Vice Mayor McDonald asked what happens if essential staff cannot fill all units. Mr. Roberts explained remaining units can be rented at market rates, and that excess revenue goes to the county, not the developer. Mr. Pape had concerns regarding project finances via tax-exempt municipal bonds (50 years). Mr. Roberts stated if the county cancels the lease, the nonprofit must convert units to market rate to pay off debt. The board asked how Fairview covers increased service cost since residential units are tax-exempt. Mr. Roberts stated retail revenue and other offsets could cover service impacts. Mr. Roberts promised to provide example financial models.

There is mixed interest, Mr. Greer stated this project is a promising solution to essential staff retention and housing needs (especially with new school construction nearby). Others remain concerned about tax implications, lack of

homeownership opportunities, rental saturation, and whether the community wants this type of development.

Mr. Roberts repeatedly emphasized willingness to discontinue the project if the citizens of Fairview does not want this community in their city.

**Adjournment**
Work Session adjourned by Ms. Schulist at 6:54 pm.

_____

Marisa Howell, Community Services Assistant

**The above minutes are intended to serve as a summary of matters discussed during the workshop. This document is not intended to be a verbatim transcript of all statements made.**

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REGULAR MEETING
SEPTEMBER 8, 2026
7:00 PM

## MINUTES

### 1. Call to Order
Meeting called to order by Ms. Schulist at 7:02 pm.

### 2. Roll Call
Planning Commission Present: Ms. Schulist, Mr. Pape, Mayor Anderson, Vice Mayor McDonald, Mr. Cali, Mr. Dawson, Mr. Ritt, Mr. Greer (Absent: Mr. King)

Staff Present: Austin Brown, Nick Meek, Kevin Chastine, Curtis Broadbent, Marisa Howell, Bre Bailey, Officer Coleman

### 3. Opening Prayer and Pledge
Prayer and Pledge lead by Ms. Schulist.

### 4. Citizen Comments (Limited to the first five citizens to sign in and three minutes each)
- Raye Goodman - 7227 McCormick Ln- Opposed to the rental development. Concern about infrastructure limitations (roads, sewer) and fear of declining property values and Fairview is becoming "dumping ground" for rentals. Has a desire for larger lots / side-loading homes.
- Craig Cropper - 2480 Fairview Blvd - chose to not speak
- Dion Matos - 7366 Taylor Rd - Lives adjacent to proposed Taylor Rd annexation property. Opposed annexing 4-acre tract into city, and has concern about precedent of reducing minimum lot sizes.
- David Bynum - 5195 Old Harding Rd - Supports "right kind" of development. Concern about impact of all-rental development on adjacent homeowners and requested verification of developer history and request examples.

### 5. Approval of Agenda
***Motion to approve the agenda made by Mr. Cali. Seconded by Mr. Pape. Motion passes 8-0. (unanimous)***

### 6. Approval of Minutes - August 11, 2026
A. ***Motion to approve minutes from August 11, 2026 regular meeting made by Mr. Cali. Seconded by Mr. Pape. Motion passes 8-0. (unanimous)***
B. ***Motion to approve minutes from August 11, 2026 work session made by Mr. Cali. Seconded by Mr. Pape. Motion passes 8-0. (unanimous)***

### 7. Old Business - None

## 8. New Business

### A. PC Resolution PC-38-26

Rezoning, 7319 Wiley Cir, Map: 042I, Parcel: 005.00, Acreage: 7.53 ac. Current Zoning: CD-3, Proposed Zoning: Split Zone CD-3 and CD-4. Applicant: Jesse McInerney

Mr. Brown gave the staff report. A detailed explanation was provided regarding the future land use classifications on this property. Approximately 1.18 acres along Wiley Circle fall under "Residential Transition Neighborhood", supporting CD-3 or CD-4. The remaining 6.2 acres fall under "Legacy Neighborhood", supporting CD-2W or CD-3L. The applicant seeks CD-4 on the larger portion and CD-3 on the smaller portion to align with the Fairview Forward 2040 Plan. Staff recommended a favorable recommendation.

The applicant Jesse McInerney clarified past confusion regarding the future land use and stated willingness to gate or limit connection to Wiley Circle unless roadway improvements justify full access.

Mr. Pape noted incorrect labeling on the applicant's map. Staff confirmed the acreage proposed for CD-4 was approximately 6 acres, not 1.18 acres. Mr. Greer asked what is the reason for seeking CD-4. Mr. McInerney stated it would be a better transition from the town homes at the adjoining town center moving into the surrounding neighborhood in the Wiley Circle area. Mr. McInerney stated it allows a little bit more density and slightly smaller lots and would make a good transition. A motion was made to amend the resolution to reflect that approximately 6 acres would be rezoned to CD-4.

***Motion to amend the resolution to reflect 6 acres would be rezoned to CD-4 instead of the 1.18 that's currently in the resolution made by Mr. Pape. Seconded by Mr. Greer. Motions passes 8-0. (unanimous)***
***Motion to approve made by Mr. Cali. Seconded by Mr. Pape. Motion fails 5-3. (Dawson, Greer, Pape, Ritt, McDonald)***

### B. PC Resolution PC-39-26

Rezoning, HWY 96, Map: 021, Parcel: 058.00, Acreage: 1.72 ac. Current Zoning: CD-2, Proposed Zoning: CD-4. Applicant: Pegah Abhari

Mr. Brown gave staff report. Report states the applicant requested CD-4 to allow greater flexibility for future development. Staff noted the 2040 Plan identifies the area as Rural Corridor, which aligns with CD-2/CD-3L rather than CD-4, but staff recommends approval with conditions.

Nathan Ledbetter, applicant representative, explained CD-2 left the parcel stranded between two busy roads and CD-4 allows more productive use. No final development plan is established.

Commissioners discussed potential uses, commercial opportunity, and current zoning conformity.

***Motion to approve made by Mr. Cali. Seconded by Mr. Pape. Motion passes 7-1. (Greer)***

### C. PC Resolution PC-40-26

Rezoning, HWY 96, Map: 021, Parcel: 050.04 and 050.05, Acreage: 29.17 and 30.17 ac. Current Zoning: CD-2 and CD-3, Proposed Zoning: CD-3. Applicant: Pegah Abhari

Mr. Brown gave staff report. Report states parcels were combined before adoption of the new zoning map, but staff was unaware, resulting in an unintended split zoning pattern. Applicant seeks uniform CD-3 zoning. Staff recommends approval.

Nathan Ledbetter, applicant representative, explained the CD-2 strip existed only because the zoning map used outdated parcel geometry. Uniform CD-3 corrects the error.

Mr. Ritt asked what was the intention of this property. Mr. Ledbetter stated single-family estate homes. Commissioners also discussed constraints such as topography, tree canopy retention, stormwater, and lack of sewer.

***Motion made to approve by Mr. Cali. Seconded by Mr. Dawson. Motion passes 8-0. (unanimous)***

### D. PC Resolution PC-41-26

Rezoning, 2958 Fairview Blvd, Map: 069, Parcel: 007.00, Acreage: 15.01 ac. Current Zoning: MGA-1, Zoning if Annexed: CD-2, Proposed Zoning: CD-4. Applicant: Joe Chapdelaine

Mr. Brown gave staff report. Report states that applicant intends a mixed-use development with office, retail, restaurant, event space, and overnight accommodations. The 2040 Plan identifies the property as Rural Corridor and Rural Settlement classifications, aligning with CD-2/CD-3L rather that CD-4. Staff recommends approval.

Applicant was not there to answer and questions.

Commissioners expressed concern about plan alignment.

***Motion made to approve by Mr. Cali. Seconded by Mr. Greer. Motion passes 6-2. (Dawson, Schulist)***

### E. PC Resolution PC-42-26

Annexation, 7370 Taylor Rd, Map: 041, Parcel: 036.04, Acreage: 4.05 ac. Current Zoning: RP-5, Proposed Zoning: CD-2. Applicant: Deborah Williams

Mr. Brown gave staff report. Report states the parcel is not contiguous to city limits; annexation requires a Plan of Services prepared jointly with Williamson County. No plan has been completed. Parcel had no 2040 future land use designation at time of plan adoption. Adjacent areas suggest CD-2W or CD-3L would be appropriate. Staff recommends approval with conditions.

Applicant Deborah Williams states she wishes to split off one acre for herself and sell the remainder. Ms. Williams stated she spoke to someone in planning with Williamson County and was told to ask to annex into the city. Ms. Williams believes Taylor Road had already become a city road and that would make the process easier.

Mr. Ritt verified the address stating the address on the Resolution was not the same. Mr. Brown stated that was a typo. Mr. Pape stated anyone can ask for annexation into the city. Mr. Pape stated the annexation gets approval or non-approval based on several different standards that the property must meet such as if the property is contiguous to other properties within the city limits and if the property does get annexed then the property would need to get rezoned to have the correct zone to consider carving off to the one acre. Vice Mayor McDonald asked if the county is currently working on a plan of services for us or is that something we haven't got from them or if it's even being discussed. Vice Mayor McDonald stated this needs to be finalized to determine who would maintain the road and in terms of emergencies, would the county or the city respond. Commissioners emphasized the need for county confirmation before proceeding. A motion to defer for 30 days was made and seconded.

Point of clarification made by Mr. Broadbent that the road in front of the property is not city.

***Motion made to defer for 30 days by Mr. Dawson. Seconded by Mr. Greer. Motion passes 8-0. (unanimous)***

### F. PC Resolution PC-43-26

Contribution to the Tree Bank Fund, 2273 Fairview Blvd, Map: 042, Parcel: 166.00 and 166.01, Acreage: 5.77 and 1.00 ac. Current Zoning: CD-4. Applicant: Asher Wolther

Mr. Chastine gave staff report. Report states based on updated tree preservation data: 28 trees preserved (836 caliper inches), 13 trees removed (386 inches), replacement requirement is 772 inches; applicant plans to plant 25 inches, leaving 747 inches paid into the tree bank at $50 per inch, totaling $37,350. Staff recommends approval.

Applicant Asher Wolther and his colleague Chris Acres were present to answer any questions.

Mayor Anderson stated she appreciates preserving as many trees as you can and this means a lot to this community being a tree community and thanked them.

***Motion made to approve made by Mr. Cali. Seconded by Mr. Pape. Motion passes 7-0. (recuse: Dawson)***

### G. PC Resolution PC-44-26

Ordinance Amendment - Article 8.5.4.D: "Notice & Public Hearing"

Mr. Chastine gave staff report. Report states this amendment changes responsibility for mailing certified notices from "the city" to "the applicant". Section 8.5.4D.4A in the code would change by shifting responsibility for creating

certified mail out notifications to the project applicant. Staff recommends approval.

Mr. Ritt asked will the applicant understand who was the adjacent properties. Mr. Pape stated it is property owners surrounding the property and a vast majority of municipalities that he works with all across the country do it this way, and in his opinion, this is how the code should have been written in the first place. Mr. Chastine clarified the code 8.5.4D. 4F states "letter shall be mailed to all owners of property that is adjacent to the property in question." Mr. Brown stated the reason we are asking for this is for the last planning commission there was a unique situation by having 13 items on the agenda and the planning department sent out approximately 113 pieces of certified mail which took up half of the mailing and notices budget on one meeting. Ms. Schulist agreed with Mr. Pape stating this is how most municipalities handle their notices. Mr. Greer asked what is the expectation of how we guarantee that developers send out the letter. Mr. Chastine stated each of the certified letters would have a receipt that can be sent back to the city hall to verify the letters have been sent. Mr. Greer stated our current fee schedule has a public notification advertising fee that gets charged for rezoning and annexations and in his opinion anything that comes as a public notification of a city meeting should come from the city.

***Motion made to approve by Mr. Cali. Seconded by Mr. Pape. Motion Passes 7-1. (Greer)***

### H. PC Resolution PC-45-26

Ordinance Amendment - Table 4.3.1-F: "Building Standards (continued): Roof Type & Pitch"

Mr. Chastine gave staff report. Report states current code prohibits flat roofs in CD-4 despite widespread commercial flat-roof development along Highway 100. Staff has processed several variance request and recommends permitting flat roofs for commercial/mixed-use building types.

No discussion from commissioners.

***Motion made to approve by Mr. Cali. Seconded by Mr. Pape. Motion passes 8-0. (unanimous)***

### 9. Reports for Discussion and Information

- City Planning Staff - Mr. Brown stated there were no updates and thanked the board.
- City Manager - absent
- City Engineer - Mr. Broadbent provided a follow-up report regarding discussion on Taylor Road annexation. Mr. Broadbent stated he located a 2020 resolution showing that approximately 3,200 linear feet of Taylor Road had been annexed by the City of Fairview extending all the way to DeMoss Lane. Mr. Broadbent noted this does not automatically confirm the road is still annexed, because it may have been modified or removed by a later ordinance, staff is still researching to confirm its current legal status.
- City Attorney - absent

### 10. Planning Commission Roundtable

Commissioner Dawson - No comments were offered.

Commissioner Greer - Thanked citizens for attending and participating. Mr. Greer also noted the increasing turnout in recent meetings and expressed appreciation to staff for their work.

Mayor Anderson - Thanked staff and commissioners for their hard work on behalf of the community. Mayor Anderson also reminded everyone about the upcoming "Round Town Coffee" event at City Hall at 8:30 am, hosted by Fairview Nutrition. Mayor Anderson encouraged attendance as an opportunity to meet city leaders and local business owners.

Commissioner Ritt - No additional comments.

Vice Mayor McDonald - Encourages residents to reach out to commissioners with questions when they see the yellow zoning signs, rather than waiting until the meeting. Vice Mayor McDonald stated that doing so may help citizens better understand proposals and avoid unnecessary worry, and noted that all commissioners' emails are listed on the city website.

Commissioner Cali - Thanked staff for their hard work. Mr. Cali also noted the upcoming anniversary of 9/11 and asked everyone to keep the victims and families in their thoughts and prayers.

Commissioner Pape - Thanked staff for their work on preparing meetings under the new code. Mr. Pape asked

staff to review the city's tree bank contribution rate ($50 per caliper inch), noting that based on current landscaping cost, the rate may be antiquated and too low compared with real tree installation costs. Mr. Pape stated recommending adjusting the fee in future updates is to ensure adequate funding for tree replacement.

Commissioner Schulist - Reminded everyone that next month's Planning Commission meeting will occur on October 20, instead of the usual second Tuesday, due to fall break.

### 11. Adjournment

***Motion to adjourn made by Mr. Cali at 8:33 pm.***

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Marisa Howell, Community Services Assistant

**The above minutes are intended to serve as a summary of the motions passed and matters discussed during the meeting. This document is not intended to be a verbatim transcript of all statements made.**

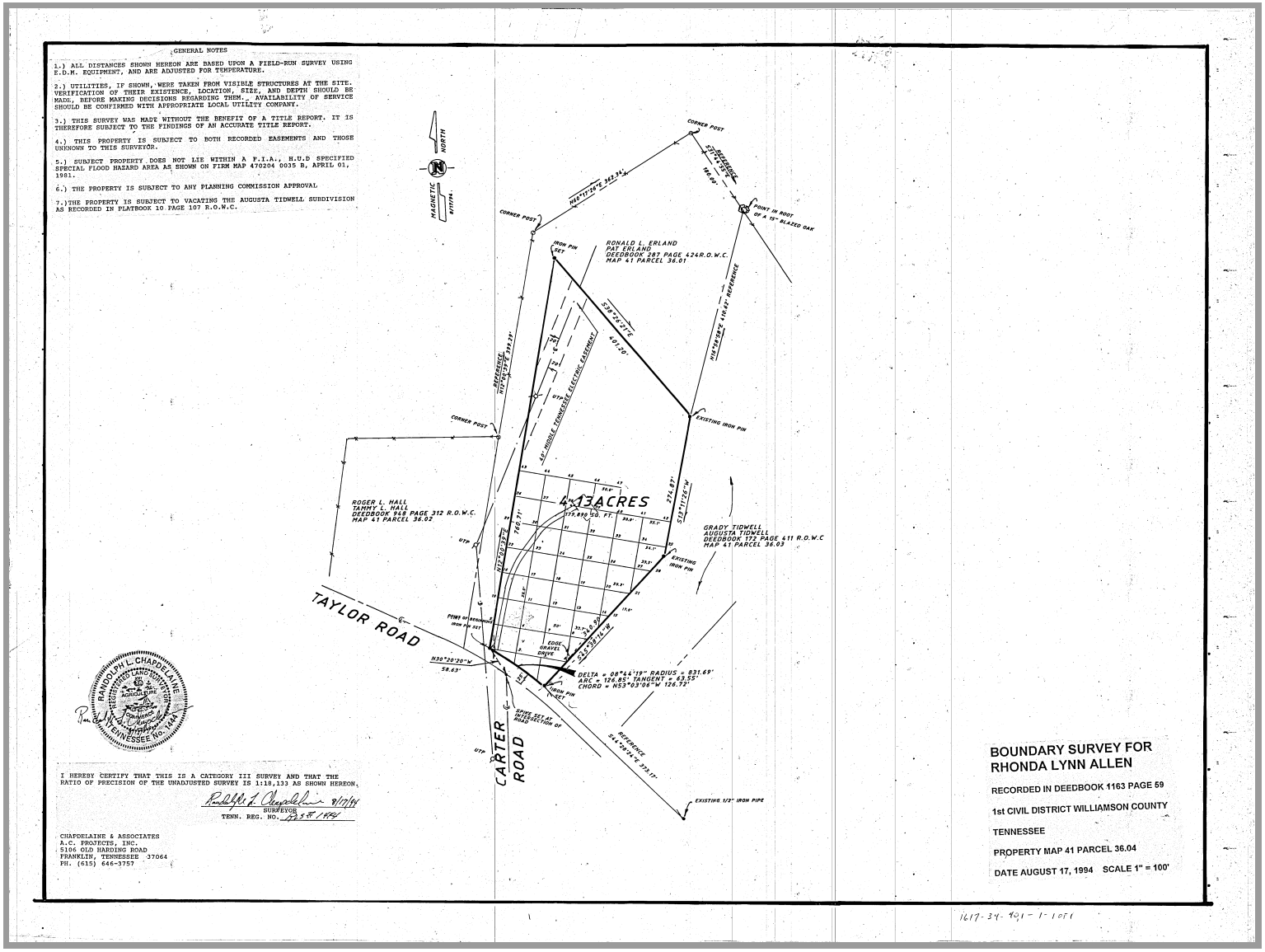

GENERAL NOTES
1.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
2.) UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE, BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY.
3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
4.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THIS SURVEYOR.
5.) SUBJECT PROPERTY DOES NOT LIE WITHIN A F.I.A., H.U.D SPECIFIED SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 470204 0035 B, APRIL 01, 1981.
6.) THE PROPERTY IS SUBJECT TO ANY PLANNING COMMISSION APPROVAL
7.)THE PROPERTY IS SUBJECT TO VACATING THE AUGUSTA TIDWELL SUBDIVISION AS RECORDED IN PLATBOOK 10 PAGE 107 R.O.W.C.
NORTH
MAGNETIC
CORNER POST
REFERENCE
POINT IN ROOT OF A 15" BLAZED OAK
IRON PIN SET
RONALD L. ERLAND
PAT ERLAND
DEEDBOOK 287 PAGE 424R.O.W.C.
MAP 41 PARCEL 36.01
EXISTING IRON PIN
4.13ACRES
179,899 SQ. FT.
ROGER L. HALL
TAMMY L. HALL
DEEDBOOK 948 PAGE 312 R.O.W.C.
MAP 41 PARCEL 36.02
GRADY TIDWELL
AUGUSTA TIDWELL
DEEDBOOK 172 PAGE 411 R.O.W.C
MAP 41 PARCEL 36.03
TAYLOR ROAD
CARTER ROAD
EDGE GRAVEL DRIVE
DELTA = 08°44'19" RADIUS = 831.69'
ARC = 124.85' TANGENT = 62.55'
CHORD = N53°05'06"W 124.73'
EXISTING 1/2" IRON PIPE
RANDOLPH L. CHAPDELAINE
TENNESSEE No. 1444
I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:18,133 AS SHOWN HEREON.
SURVEYOR
TENN. REG. NO.
CHAPDELAINE & ASSOCIATES
A.C. PROJECTS, INC.
5106 OLD HARDING ROAD
FRANKLIN, TENNESSEE 37064
PH. (615) 646-3757
BOUNDARY SURVEY FOR
RHONDA LYNN ALLEN
RECORDED IN DEEDBOOK 1163 PAGE 59
1st CIVIL DISTRICT WILLIAMSON COUNTY
TENNESSEE
PROPERTY MAP 41 PARCEL 36.04
DATE AUGUST 17, 1994 SCALE 1" = 100'

**EXHIBIT PC-42-26-B**
**PLAN OF SERVICES**

**A. Police**

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

**B. Fire**

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

**C. Water**

Water Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

**D. Sanitary Sewers**

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

**E. Refuse Collection**

Private haulers or the county convenience center will handle refuse collection in the annexed area.

**F. Streets**

1. The State Highway Commission, under the standards currently prevailing by the State of Tennessee, will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee under the standards currently prevailing in the city will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

**G. Schools**

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

**H. Inspection Services**

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

**I. Planning and Zoning**

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

**J. Public Works**

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Please reference the city's website for pickup times and specific information regarding what qualifies for this service.

**K. Street Lighting**

Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

**L. Recreation**

Residents of the annexed area may use all City parks on and after the effective date of annexation.

**M. Miscellaneous**

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 42-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF AN ANNEXATION RESOLUTION AND PLAN OF SERVICES FOR A PROPERTY LOCATED AT 7370 TAYLOR ROAD CONTAINING 4.13 (+/-) ACRES, TAX MAP 041, PARCEL 036.04.**

**WHEREAS**, Deborah Williams, owner and applicant, is requesting annexation of the entirety of Tax Map 041 Parcel 036.04, which is located at 7370 Taylor Road. The parcel is located within the City of Fairview Urban Growth Boundary, and is contiguous to the City of Fairview city limits; and

**WHEREAS**, project ANX-26-0003 was considered by the Fairview Planning Commission at its regular meeting on September 8th, 2026 and deferred the project for 30 days to allow City Staff to research whether the Taylor Road right-of-way had been annexed into the City and if not to work with Williamson County to create the Plan of Services as required by T.C.A. 6-51-104(d)(4) for a non-contiguous annexation; and

**WHEREAS,** City Staff did research and determined that the right-of-way for Taylor Road was annexed into the City of Fairview in 2020, therefore this annexation request is contiguous to the existing boundaries of the city and does not require coordination with Williamson County on developing the Plan of Services; and

**WHEREAS, THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** acting as the Planning Agency for the municipality made study of and a report on a Plan of Service for the entire 4.13 (+/-) acres of this parcel proposed for annexation to the Fairview Board of Commissioners as authorized under § 6-51-107, Tenn. Code Annotated; and

**WHEREAS**, Tennessee Code Annotated § 6-51-102 requires a Plan of Service be adopted prior to annexation of territory into the City, and

**WHEREAS**, the project received the project number ANX-26-0003; and

**WHEREAS,** the property boundaries are shown on Exhibit PC-42-26-A, the staff report is attached as Exhibit PC-42-26-B; and the Plan of Services is attached as Exhibit PC-42-26-C.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

Section 1. The Fairview Municipal Planning Commission in its deliberations makes the following findings pursuant to Tenn. Code Annotated, §6-51-102(b), § 6-51-104, and § 6-51-107 and Tenn. Code Annotated, § 13-4-103

1. The City of Fairview Municipal Planning Commission deems it necessary and reasonable to annex the territory described herein.

2. The Plan of Service is in agreement and consistent with the recommendations of Fairview Forward 2040 Plan for the area.

3. The City is not in default on any existing adopted plan of services. (Tenn. Code Annotated, § 6-51-102(b)(5))

4. The annexation and plan of service will not create an adverse effect upon adjoining property owners, or any such adverse effect is justified by the public good or welfare.

5. No one property owner or small group of property owners will benefit materially from the annexation and plan of service to the detriment of the general public.

Section 2. Action – The Fairview Municipal Planning Commission as authorized by T.C.A. § 6-51-102(b) and § 6-51-107 hereby **recommends/does not recommend** approval of the Annexation Resolution (Exhibit 'A') and the Plan of Service Resolution (Exhibit 'B') to the Fairview Board of Commissioners.

**Adopted this _____ day of _____, 2026**

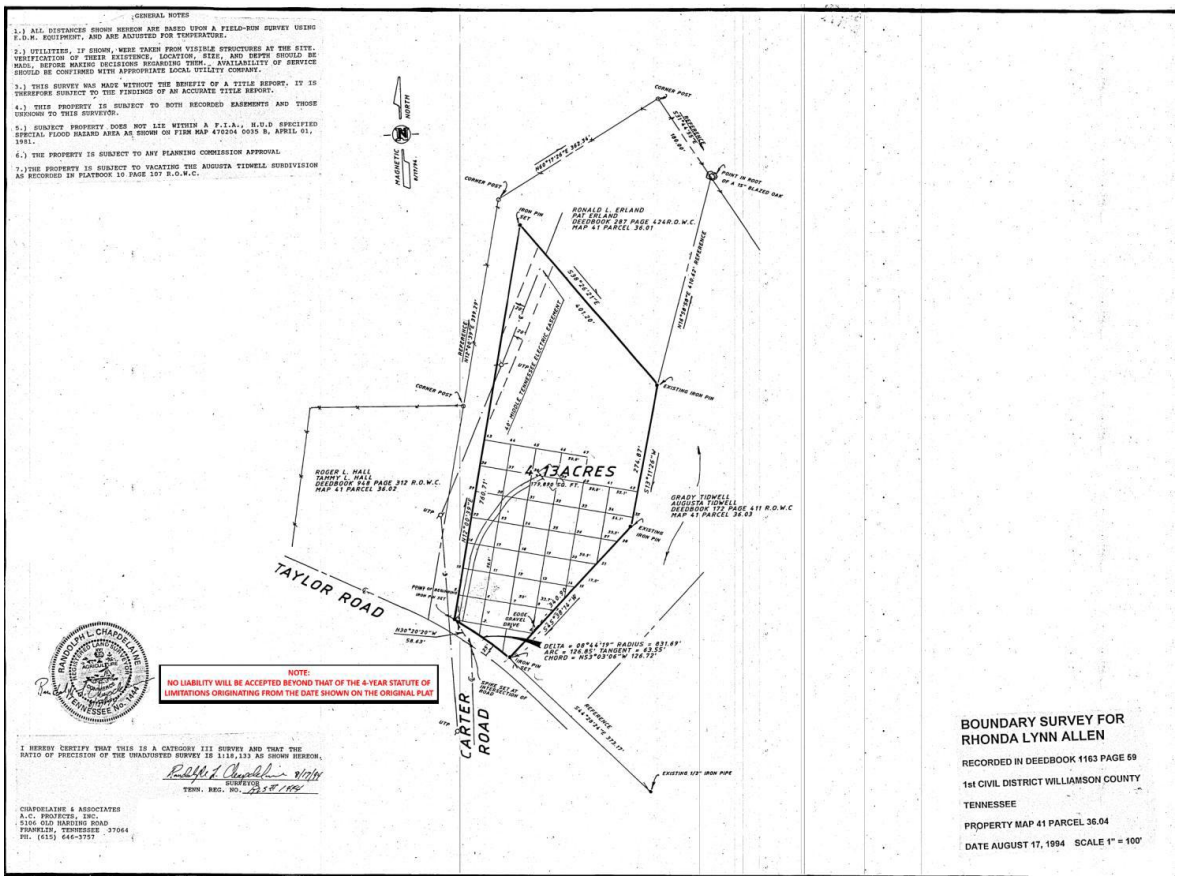
_____
**Planning Commission Chairperson**

**Attest:**

_____
**City Recorder**

**Approved As To Form:**

_____
**City Attorney**


GENERAL NOTES
1.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.
2.) UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE, BEFORE MAKING DECISIONS REGARDING THEM., AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY.
3.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
4.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THIS SURVEYOR.
5.) SUBJECT PROPERTY DOES NOT LIE WITHIN A F.I.A., H.U.D SPECIFIED SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP 470204 0035 B, APRIL 01, 1981.
6.) THE PROPERTY IS SUBJECT TO ANY PLANNING COMMISSION APPROVAL
7.)THE PROPERTY IS SUBJECT TO VACATING THE AUGUSTA TIDWELL SUBDIVISION AS RECORDED IN PLATBOOK 10 PAGE 107 R.O.W.C.
MAGNETIC NORTH
CORNER POST
RONALD L. ERLAND
PAT ERLAND
DEEDBOOK 287 PAGE 424 R.O.W.C.
MAP 41 PARCEL 36.01
IRON PIN
EXISTING IRON PIN
ROGER L. HALL
TAMMY L. HALL
DEEDBOOK 918 PAGE 312 R.O.W.C.
MAP 41 PARCEL 36.02
4.13 ACRES
179,892 SQ. FT.
GRADY TIDWELL
AUGUSTA TIDWELL
DEEDBOOK 172 PAGE 411 R.O.W.C
MAP 41 PARCEL 36.03
TAYLOR ROAD
CARTER ROAD
DELTA = 08°44'19" RADIUS = 831.69'
ARC = 126.85' TANGENT = 63.55'
CHORD = N53°43'04"W 126.72'
EXISTING 1/2" IRON PIPE
RANDOLPH L. CHAPDELAINE
TENNESSEE NO. 1844
NOTE:
NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE 4-YEAR STATUTE OF LIMITATIONS ORIGINATING FROM THE DATE SHOWN ON THE ORIGINAL PLAT
I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,133 AS SHOWN HEREON.
SURVEYOR
TENN. REG. NO. 1844
CHAPDELAINE & ASSOCIATES
A.C. PROJECTS, INC.
5106 OLD HARDING ROAD
FRANKLIN, TENNESSEE 37064
PH. (615) 646-3757
BOUNDARY SURVEY FOR
RHONDA LYNN ALLEN
RECORDED IN DEEDBOOK 1163 PAGE 69
1st CIVIL DISTRICT WILLIAMSON COUNTY
TENNESSEE
PROPERTY MAP 41 PARCEL 36.04
DATE AUGUST 17, 1994 SCALE 1" = 100'

**STAFF REPORT**
**PC-42-26**

Project: 7370 Taylor Road

Application Type: Annexation

Applicant: Deborah Williams

**Owner:** Deborah Williams

Initial Submittal Date: 5/25/2026

Tax Map: 041 Parcel: 036.04

**September 8th Planning Commission Meeting: Summary**

Project ANX-26-0003 was considered by the Fairview Planning Commission at its regular meeting on September 8th, 2026. During consideration of the annexation request questions were raised about whether the property is contiguous to the current municipal boundaries of Fairview. During the meeting staff were unable to confirm whether the Taylor Road right-of-way had been annexed into the Fairview municipal boundaries. Given a non-contiguous annexation requires coordination with Williamson in creating the Plan of Services and that coordination had not been finalized, the Planning Commission deferred ANX-26-0003 onto October 20th, 2026, Planning Commission agenda.

Since September 8th Planning Commission meeting staff have been able to confirm that the Taylor Road right-of-way located within front of 7370 Taylor Road, the property requested for annexation, was annexed into the Fairview municipal boundaries in 2020. Given that Taylor Road has been annexed into Fairview municipal boundaries, the annexation request for 7370 Taylor Road is not a non-contiguous annexation and therefore the Plan of Services is not required to be created in coordination with Williamson County. *T.C.A. 6-51-104 states that a municipality can expand its boundaries, "by the annexation of territory adjoining to its existing boundaries."* Given that Taylor Road is within the boundaries of Fairview, staff consider the property at 7370 Taylor Road to be contiguous to the Fairview municipal boundaries.

**Project Summary**

Deborah Williams, owner and applicant, has submitted an annexation request for property located at 7370 Taylor Road. The parcel is more specifically identified as Tax Map 041 Parcel 036.04. The property contains a total of 4.13 (+/-) acres and is currently zoned Williamson County Rural Preservation-5 (RP-5). All surrounding parcels are located within Williamson County and zoned Rural Preservation-5 (RP-5) and all surrounding properties contain single family detached residential land uses. The application does not

indicate which character area is requested for the property, but the application does state the purpose of the annexation as the creation of a multi-family development.

**Property Zoning**

Section 2.5 Newly Annexed Properties, of the Fairview Development Code, states, *". . . newly annexed properties shall have an initial zoning of CD-2*", which will remain until the owner/application formally requests a rezoning and it is approved by the Fairview Board of Commissioners.

**Non-Contiguous Annexation**

The property at 7370 Taylor Road is located within the Urban Growth Boundary (UGB) of the City of Fairview; however, the parcel is not contiguous to the current Fairview municipal boundaries. The Fairview municipal boundaries terminate at 7344 and 7345 Taylor Road, which is approximately a quarter mile west of the property at 7370 Taylor Road.

Annexation of a property not contiguous to the current municipal boundaries of the City of Fairview is possible, however Tennessee Code Annotated § 6-51-104(d)(4) requires the plan of services for a non-contiguous annexation to be, *". . . prepared by the municipality in cooperation with the county in which the territory is located."*

At this time the plan of services has not been developed in cooperation with Williamson County and therefore a final version of the plan of services is not available for review and discussion.

**Fairview Forward 2040 Plan**

The Fairview Forward 2040 Comprehensive Plan does not provide a future land use classification for the property at 7370 Taylor Road. The reason for this is during the development of the 2040 Plan this property was not located within the Fairview Urban Growth Boundary (UGB) and therefore it was not given a future land use classification. During the most recent county wide UGB update, this property is now located within the Fairview UGB, however this 2040 Plan Future Land Use map has not been updated to place a classification on this property.

The two (2) closest future land use classifications are Rural Settlement and Legacy Neighborhood (Residential-Medium). The Rural Settlement classification is located to the east, and the Legacy Neighborhood classification is located to the west. Given that no surrounding properties were located within the Urban Growth Boundary when the 2040 Plan was created, no directly adjacent properties have a future land use classification.

The Rural Settlement classification lists AR-15A, AR-5A, RS-40, RSM-40, and R-20 with a Conservation Development Overlay as appropriate zone districts. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L. The Rural Settlement classification lists appropriate land use as Agriculture and Single-Family Detached Residential.

The Legacy Neighborhood (Residential- Medium) future land use classification lists appropriate zoning districts as RS-40, and R-20, which convert to either CD-2W (Rural) or CD-3L (Neighborhood – Large Lot) character districts within the new development code. The only appropriate land use listed is Single-Family Detached Residential.

**Utilities:**

The Water Authority of Dickson County (WADC) provided no review comments on the annexation request, however if the property is annexed any future development will be required to meet all WADC standards.

**Staff Recommendation:**

Staff recommends the Planning Commission provide a **favorable/non-favorable** recommendation to the Fairview Board of Commissioners to approve this request to annex Tax Map 041 Parcel 036.04 located at 7370 Taylor Road as indicated on the attached map and with the following conditions of approval included in Resolution PC-42-26:

1. This annexation request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

**EXHIBIT PC-42-26-B**
**PLAN OF SERVICES**

**A. Police**

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

**B. Fire**

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

**C. Water**

Water Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

**D. Sanitary Sewers**

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

**E. Refuse Collection**

Private haulers or the county convenience center will handle refuse collection in the annexed area.

**F. Streets**

1. The State Highway Commission, under the standards currently prevailing by the State of Tennessee, will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee under the standards currently prevailing in the city will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

**G. Schools**

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

**H. Inspection Services**

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

**I. Planning and Zoning**

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

**J. Public Works**

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Please reference the city's website for pickup times and specific information regarding what qualifies for this service.

**K. Street Lighting**

Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

**L. Recreation**

Residents of the annexed area may use all City parks on and after the effective date of annexation.

**M. Miscellaneous**

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

**STAFF REPORT**
**PC-42-26**

**Project:** 7370 Taylor Road

**Application Type:** Annexation

**Applicant:** Deborah Williams

**Owner:** Deborah Williams

**Initial Submittal Date:** 5/25/2026

**Tax Map:** 041 **Parcel:** 036.04

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**Fairview Forward 2040 Plan**

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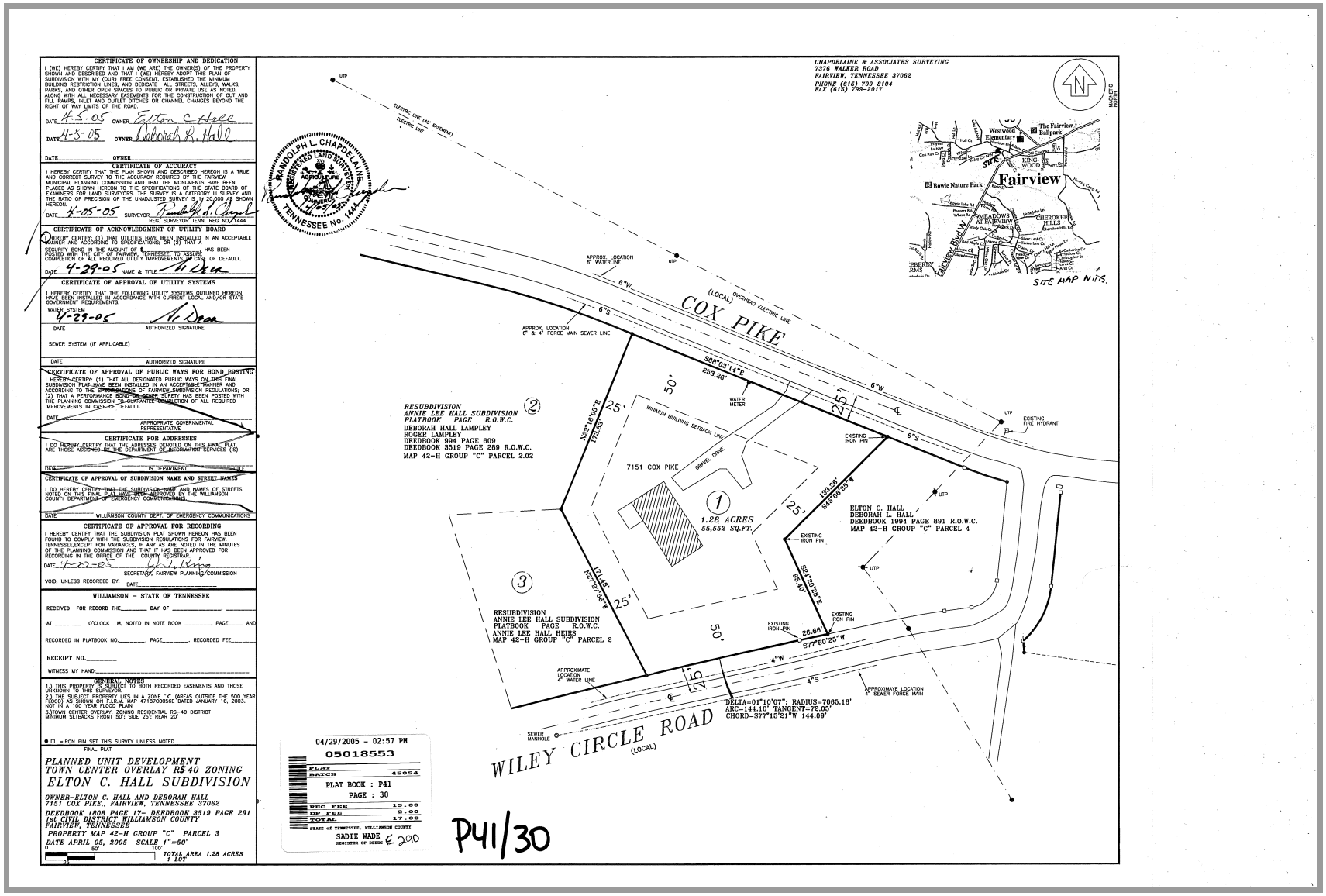
**Staff Recommendation:**

Staff recommends the Planning Commission provide a **favorable/non-favorable** recommendation to the Fairview Board of Commissioners to approve this request to annex Tax Map 041 Parcel 036.04 located at 7370 Taylor Road as indicated on the

attached map and with the following conditions of approval included in Resolution PC-42-26:

1. This annexation request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.


CERTIFICATE OF OWNERSHIP AND DEDICATION
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, ALONG WITH ALL NECESSARY EASEMENTS FOR THE CONSTRUCTION OF CUT AND FILL RAMPS, INLET AND OUTLET DITCHES OR CHANNEL CHANGES BEYOND THE RIGHT OF WAY LIMITS OF THE ROAD.
DATE 4-5-05 OWNER Elton C Hall
DATE 4-5-05 OWNER Deborah R. Hall
DATE OWNER
CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE FAIRVIEW MUNICIPAL PLANNING COMMISSION AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON TO THE SPECIFICATIONS OF THE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THE SURVEY IS A CATEGORY III SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1 / 20,000 AS SHOWN HEREON.
DATE 4-05-05 SURVEYOR Randolph L. Chapdelaine
REG. SURVEYOR TENN. REG NO. 1444
CERTIFICATE OF ACKNOWLEDGMENT OF UTILITY BOARD
I HEREBY CERTIFY: (1) THAT UTILITIES HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO SPECIFICATIONS; OR (2) THAT A SECURITY BOND IN THE AMOUNT OF $ HAS BEEN POSTED WITH THE CITY OF FAIRVIEW, TENNESSEE, TO ASSURE COMPLETION OF ALL REQUIRED UTILITY IMPROVEMENTS IN CASE OF DEFAULT.
DATE 4-29-05 NAME & TITLE
CERTIFICATE OF APPROVAL OF UTILITY SYSTEMS
I HEREBY CERTIFY THAT THE FOLLOWING UTILITY SYSTEMS OUTLINED HEREON HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND/OR STATE GOVERNMENT REQUIREMENTS:
WATER SYSTEM
4-29-05 DATE
AUTHORIZED SIGNATURE
SEWER SYSTEM (IF APPLICABLE)
DATE AUTHORIZED SIGNATURE
CERTIFICATE OF APPROVAL OF PUBLIC WAYS FOR BOND POSTING
I HEREBY CERTIFY: (1) THAT ALL DESIGNATED PUBLIC WAYS ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE SPECIFICATIONS OF FAIRVIEW SUBDIVISION REGULATIONS; OR (2) THAT A PERFORMANCE BOND OR OTHER SURETY HAS BEEN POSTED WITH THE PLANNING COMMISSION TO GUARANTEE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.
DATE APPROPRIATE GOVERNMENTAL REPRESENTATIVE
CERTIFICATE FOR ADDRESSES
I DO HEREBY CERTIFY THAT THE ADRESSES DENOTED ON THIS FINAL PLAT ARE THOSE ASSIGNED BY THE DEPARTMENT OF INFORMATION SERVICES (IS)
DATE IS DEPARTMENT TITLE
CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES
I DO HEREBY CERTIFY THAT THE SUBDIVISION NAME AND NAMES OF STREETS NOTED ON THIS FINAL PLAT HAVE BEEN APPROVED BY THE WILLIAMSON COUNTY DEPARTMENT OF EMERGENCY COMMUNICATIONS.
DATE WILLIAMSON COUNTY DEPT. OF EMERGENCY COMMUNICATIONS
CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR FAIRVIEW, TENNESSEE, EXCEPT FOR VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTRAR.
DATE 4-29-05 SECRETARY, FAIRVIEW PLANNING COMMISSION
VOID, UNLESS RECORDED BY: DATE
WILLIAMSON – STATE OF TENNESSEE
RECEIVED FOR RECORD THE DAY OF
AT O'CLOCK M. NOTED IN NOTE BOOK PAGE AND
RECORDED IN PLATBOOK NO. PAGE RECORDED FEE
RECEIPT NO.
WITNESS MY HAND:
GENERAL NOTES
1.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS AND THOSE UNKNOWN TO THIS SURVEYOR.
2.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OUTSIDE THE 500 YEAR FLOOD) AS SHOWN ON F.I.R.M. MAP 47187C0056E DATED JANUARY 16, 2003. NOT IN A 100 YEAR FLOOD PLAIN
3.)TOWN CENTER OVERLAY, ZONING RESIDENTIAL RS-40 DISTRICT
MINIMUM SETBACKS FRONT 50'; SIDE 25'; REAR 20'
● □ =IRON PIN SET THIS SURVEY UNLESS NOTED
FINAL PLAT
PLANNED UNIT DEVELOPMENT
TOWN CENTER OVERLAY RS40 ZONING
ELTON C. HALL SUBDIVISION
OWNER-ELTON C. HALL AND DEBORAH HALL
7151 COX PIKE, FAIRVIEW, TENNESSEE 37062
DEEDBOOK 1808 PAGE 17- DEEDBOOK 3519 PAGE 291
1st CIVIL DISTRICT WILLIAMSON COUNTY
FAIRVIEW, TENNESSEE
PROPERTY MAP 42-H GROUP "C" PARCEL 3
DATE APRIL 05, 2005 SCALE 1"=50'
0 50' 100'
25
TOTAL AREA 1.28 ACRES
1 LOT
RANDOLPH L. CHAPDELAINE
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE No. 1444
CHAPDELAINE & ASSOCIATES SURVEYING
7376 WALKER ROAD
FAIRVIEW, TENNESSEE 37062
PHONE (615) 799-8104
FAX (615) 799-2017
SITE
Westwood Elementary
The Fairview Ballpark
KING-WOOD
Bowie Nature Park
Fairview
MEADOWS AT FAIRVIEW
CHEROKEE HILLS
EBERLY KMS
SITE MAP N.T.S.
UTP
ELECTRIC LINE (ANY EASEMENT)
ELECTRIC LINE
APPROX. LOCATION 6" WATERLINE
APPROX. LOCATION 6" & 4" FORCE MAIN SEWER LINE
(LOCAL) OVERHEAD ELECTRIC LINE
COX PIKE
S68°03'14"E 253.26'
6"W
6"S
WATER METER
EXISTING FIRE HYDRANT
EXISTING IRON PIN
MINIMUM BUILDING SETBACK LINE
CRANEL DRIVE
7151 COX PIKE
1.28 ACRES
55,552 SQ.FT.
RESUBDIVISION
ANNIE LEE HALL SUBDIVISION
PLATBOOK PAGE R.O.W.C.
DEBORAH HALL LAMPLEY
ROGER LAMPLEY
DEEDBOOK 994 PAGE 609
DEEDBOOK 3519 PAGE 289 R.O.W.C.
MAP 42-H GROUP "C" PARCEL 2.02
N22°16'05"E 190.00'
25'
50'
153.28' S43°08'55"W
ELTON C. HALL
DEBORAH L. HALL
DEEDBOOK 1994 PAGE 691 R.O.W.C.
MAP 42-H GROUP "C" PARCEL 4
N27°51'06"W 171.48'
S24°01'28"E 85.10'
RESUBDIVISION
ANNIE LEE HALL SUBDIVISION
PLATBOOK PAGE R.O.W.C.
ANNIE LEE HALL HEIRS
MAP 42-H GROUP "C" PARCEL 2
26.66'
S77°50'25"W
4"W
4"S
APPROXIMATE LOCATION 4" WATER LINE
APPROXIMATE LOCATION 4" SEWER FORCE MAIN
SEWER MANHOLE
DELTA=01°10'07"; RADIUS=7065.18'
ARC=144.10' TANGENT=72.05'
CHORD=S77°15'21"W 144.09'
WILEY CIRCLE ROAD
(LOCAL)
04/29/2005 – 02:57 PM
05018553
PLAT
BATCH 45054
PLAT BOOK : P41
PAGE : 30
REC FEE 15.00
DP FEE 2.00
TOTAL 17.00
STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS
P41/30

**STAFF REPORT**
**PC-46-26**

**Project Number:** RZN-26-0013

**Project Name:** 7151 Cox Pike

**Application Type:** Rezoning

**Applicant:** Derek McFarlin

**Owner:** Derek McFarlin

**Initial Submittal Date:** 8/18/2026

**Tax Map:** 042H Group C **Parcel:** 003.00

**Project Summary**

Derek McFarlin, owner and applicant, has submitted a rezoning request for the entirety of the property located at 7151 Cox Pike. The parcel is more specifically identified as Tax Map 042H Group C Parcel 003.00. The applicant is requesting to rezone the parcel from Planned Overlay Development (POD) to CD-3L (Neighborhood Large Lot). The property was incorrectly identified as POD on the new zoning map adopted on April 2, 2026, and the applicant desires to rezone the property to CD-3L to match the residential zoning located to the north, across Cox Pike.

**Surrounding Zoning and Land Uses**
All adjacent properties are located within the municipal boundaries of Fairview. The properties to the north, south and west all contain single family detached residential land uses. The property to the east contains commercial land use.

**Property Zoning**

The property is currently zoned Planned Overlay Development (POD) on the zoning map adopted on April 2, 2026. The property owner contacted the Planning Staff about this zoning designation because they were unaware the property had ever been included within a POD. Following staff research, it was determined that the property had never been part of a POD development and that the newly adopted zoning map had incorrectly designated this property as POD, along with several adjacent parcels. After discussions with Staff the owner decided to request a rezoning to CD-3L to match the properties located to the north, across Cox Pike. The properties located to the south are zoned CD-4 and the properties to the west are also incorrectly zoned POD.

**Fairview Forward 2040 Plan**

The Fairview Forward 2040 Comprehensive Plan classifies the property at 7151 Cox Pike as future land use classification Residential Transition. The Residential Transition Neighborhood classification notes appropriate land uses as Multi-Family, Single-Family Attached, Single-Family Detached, and Civic & Institutional. This classification lists two (2) appropriate character districts as appropriate, which are CD-3 (Neighborhood) and CD-4 (Neighborhood Center).

The requested character district of CD-3L (Neighborhood Large Lot) does not align with the appropriate character districts as listed in the Residential Transition Neighborhood classification, however the CD-3L would permit a lower density than either the CD-3 or CD-4 character districts, which are both indicated as appropriate character districts. The proposed future land use of single-family detached residential is in alignment with the future land use classification.

**Staff Recommendation:**

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the entirety of the property located at 7151 Cox Pike, approximately 1.96 (+/-) acres, from the current zoning of POD to CD-3L, with the following condition of approval included in Resolution PC-46-26:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 46-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A REZONING REQUEST FROM PLANNED OVERLAY DISTRICT (POD) TO CD-3L (NEIGHBORHOOD LARGE LOT), FOR THE ENTIRE PARCEL LOCATED AT 7151 COX PIKE, CONTAINING 1.96 (+/-) ACRES, TAX MAP 042H GROUP C PARCEL 003.00. OWNER: DEREK McFARLIN.**

**WHEREAS**, the applicant, Derek McFarlin, is requesting approval of a rezoning from Planned Overlay District (POD) to CD-3L (Neighborhood Large Lot) for the property located at 7151 Cox Pike, Tax Map 042H Group C Parcel 003.00, totaling 1.96 (+/-) acres; and

**WHEREAS**; the property at 7151 Cox Pike was shown as being zoned Planned Overlay District (POD) on the zoning map adopted by the Board of Commissioners on April 2nd, 2026; and

**WHEREAS**, the Planning Staff has determined this property was never part of a POD and was labeled incorrectly on the zoning map adopted on April 2nd, 2026; and

**WHEREAS**, this project has been given the project number #RZN-26-0013; and

**WHEREAS, THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** considered project #RZN-26-0013, Derek McFarlin, the owner and applicant, at its regular meeting on October 20th, 2026; and

**WHEREAS,** the 2040 Fairview Forward Plan classifies Tax Map 042H Group C Parcel 003.00 as future land use classification Residential Transition Neighborhood. The Residential Transition Neighborhood classification notes appropriate land uses as Multi-Family, Single-Family Attached, Single-Family Detached, and Civic & Institutional. This classification lists two (2) appropriate character districts as appropriate, which are CD-3 (Neighborhood) and CD-4 (Neighborhood Center); and

**WHEREAS,** the staff report is attached as Exhibit PC-46-26-A,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve this rezoning request with the following condition of approval:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

**Adopted this _____ day of _____, 2026**

_____
**Planning Commission Chairperson**

**Attest:**

_____
**City Recorder**

**Approved As To Form:**

_____
**City Attorney**

**EXHIBIT PC-47-26-B**
**PLAN OF SERVICES**

**A. Police**

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

**B. Fire**

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

**C. Water**

Water Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

**D. Sanitary Sewers**

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

**E. Refuse Collection**

Private haulers or the county convenience center will handle refuse collection in the annexed area.

**F. Streets**

1. The State Highway Commission, under the standards currently prevailing by the State of Tennessee, will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee under the standards currently prevailing in the city will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

**G. Schools**

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

**H. Inspection Services**

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

**I. Planning and Zoning**

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

**J. Public Works**

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Please reference the city's website for pickup times and specific information regarding what qualifies for this service.

**K. Street Lighting**

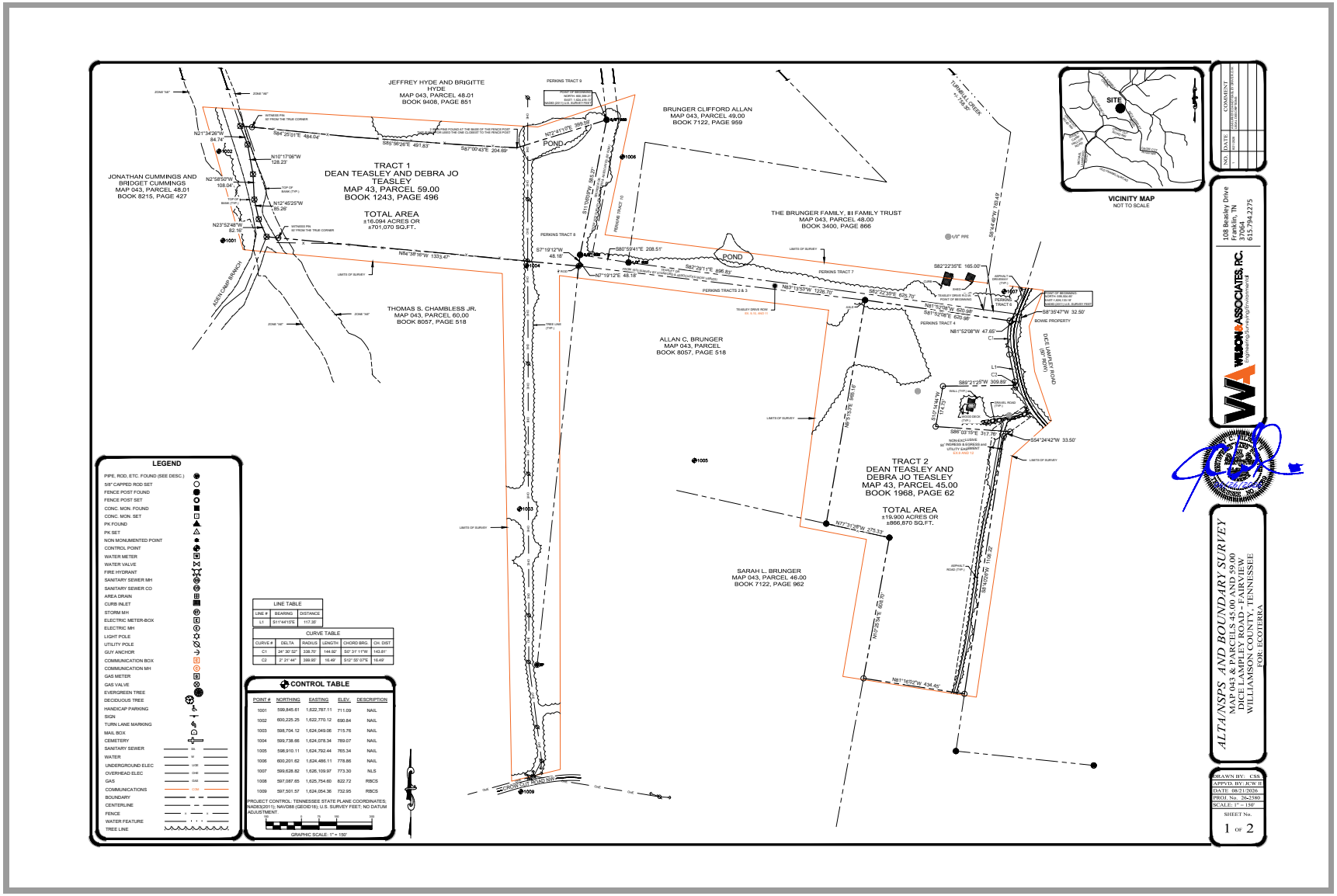
Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

**L. Recreation**

Residents of the annexed area may use all City parks on and after the effective date of annexation.

**M. Miscellaneous**

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.


JEFFREY HYDE AND BRIGITTE HYDE
MAP 043, PARCEL 48.01
BOOK 9408, PAGE 851
BRUNGER CLIFFORD ALLAN
MAP 043, PARCEL 49.00
BOOK 7122, PAGE 959
JONATHAN CUMMINGS AND BRIDGET CUMMINGS
MAP 043, PARCEL 48.01
BOOK 8215, PAGE 427
TRACT 1
DEAN TEASLEY AND DEBRA JO TEASLEY
MAP 43, PARCEL 59.00
BOOK 1243, PAGE 496
TOTAL AREA
±16.094 ACRES OR
±701,070 SQ.FT.
THE BRUNGER FAMILY, III FAMILY TRUST
MAP 043, PARCEL 48.00
BOOK 3400, PAGE 866
THOMAS S. CHAMBLESS JR.
MAP 043, PARCEL 60.00
BOOK 8057, PAGE 518
ALLAN C. BRUNGER
MAP 043, PARCEL
BOOK 8057, PAGE 518
TRACT 2
DEAN TEASLEY AND DEBRA JO TEASLEY
MAP 43, PARCEL 45.00
BOOK 1968, PAGE 62
TOTAL AREA
±19.900 ACRES OR
±866,870 SQ.FT.
SARAH L. BRUNGER
MAP 043, PARCEL 46.00
BOOK 7122, PAGE 962
POND
DICE LAMPLEY ROAD (50' ROW)
BOWIE PROPERTY
VICINITY MAP
NOT TO SCALE
SITE
LEGEND
PIPE, ROD, ETC. FOUND (SEE DESC.)
5/8" CAPPED ROD SET
FENCE POST FOUND
FENCE POST SET
CONC. MON. FOUND
CONC. MON. SET
PK FOUND
PK SET
NON MONUMENTED POINT
CONTROL POINT
WATER METER
WATER VALVE
FIRE HYDRANT
SANITARY SEWER MH
SANITARY SEWER CO
AREA DRAIN
CURB INLET
STORM MH
ELECTRIC METER-BOX
ELECTRIC MH
LIGHT POLE
UTILITY POLE
GUY ANCHOR
COMMUNICATION BOX
COMMUNICATION MH
GAS METER
GAS VALVE
EVERGREEN TREE
DECIDUOUS TREE
HANDICAP PARKING
SIGN
TURN LANE MARKING
MAIL BOX
CEMETERY
SANITARY SEWER
WATER
UNDERGROUND ELEC
OVERHEAD ELEC
GAS
COMMUNICATIONS
BOUNDARY
CENTERLINE
FENCE
WATER FEATURE
TREE LINE
LINE TABLE
LINE # | BEARING | DISTANCE
L1 | S11°44'12"E | 117.38'
CURVE TABLE
CURVE # | DELTA | RADIUS | LENGTH | CHORD BRG. | CH. DIST
C1 | 24° 30' 52" | 338.70' | 144.92' | S37° 31' 11"W | 143.81'
C2 | 2° 21' 44" | 399.95' | 16.49' | S10° 55' 07"E | 16.49'
CONTROL TABLE
POINT # | NORTHING | EASTING | ELEV. | DESCRIPTION
1001 | 599,845.61 | 1,622,787.11 | 711.09 | NAIL
1002 | 600,225.25 | 1,622,770.12 | 690.84 | NAIL
1003 | 598,704.12 | 1,624,049.06 | 715.76 | NAIL
1004 | 599,738.66 | 1,624,078.34 | 789.07 | NAIL
1005 | 598,910.11 | 1,624,762.44 | 765.34 | NAIL
1006 | 600,201.62 | 1,624,486.11 | 778.86 | NAIL
1007 | 599,628.82 | 1,626,109.97 | 773.30 | NLS
1008 | 597,087.65 | 1,625,754.60 | 822.72 | RBCS
1009 | 597,501.57 | 1,624,054.36 | 732.95 | RBCS
*PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES; NAD83(2011); NAVD88 (GEOID18); U.S. SURVEY FEET; NO DATUM ADJUSTMENT.
GRAPHIC SCALE: 1" = 150'
ALTA/NSPS AND BOUNDARY SURVEY
MAP 043 & PARCELS 45.00 AND 59.00
DICE LAMPLEY ROAD - FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE
FOR: ECOTERRA
108 Beasley Drive
Franklin, TN
37064
615.794.2275
WILSON & ASSOCIATES, P.C.
DRAWN BY: CSS
APPVD. BY: JCW II
DATE: 08/21/2026
PROJ. No. 26-2580
SCALE: 1" = 150'
SHEET No.
1 OF 2

## GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS ALTA AND BOUNDARY SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 0 DICE LAMPLEY ROAD, FAIRVIEW, TN 37062
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 45.00 AND 59.00 ON WILLIAMSON COUNTY TAX MAP 043. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OR ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 1243, PAGE 498 AND DEED BOOK 1968, PAGE 62 REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. COM-2609989BSO, DATED MARCH 24, 2026 8:00AM AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
8. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
9. THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0135F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 695.00 - 698.40. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. FLOOD HAZARD DATA IS BASED OFF GIS DATA AND SHAPE FILES DOWNLOADED FROM THE FEMA WEBSITE HTTPS://HAZARDS.FEMA.GOV/FEMAPORTAL/WPS/PORTAL/NFHLWMS. THE BFE SHOWN ON THIS SURVEY IS BASED ON FIELD-RUN ELEVATIONS.
10. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03-.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING TRIMBLE R10/R12 DUAL-FREQUENCY RTK GNSS BASE AND ROVER. THE PRIMARY BASE CONTROL POSITION WAS DETERMINED USING THE NOAA CORS NETWORK BY POST-PROCESSING A MINIMUM ONE HOUR OCCUPATION.
    A. THE MAXIMUM RMS VALUES FOR FIXED POSITIONS AT 1-SIGMA ARE 0.03 FEET HORIZONTAL AND 0.06 FEET VERTICAL. THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE POSITIONS AND THOSE USED IN THE AVERAGE DOES NOT EXCEED 0.03 FEET HORIZONTAL OR 0.06 FEET VERTICAL.
    B. POSITIONS FOR BOUNDARY MONUMENTS AND SECONDARY CONTROL POINTS ARE THE RESULT OF AN AVERAGE OF THREE OR MORE OCCUPATIONS OF ONE-MINUTE OR LONGER. THE MINIMUM OCCUPATION TIMES FOR TOPOGRAPHIC FEATURES ARE THREE SECONDS.
    C. DATE OF SURVEY: 05/27/2026
    D. HORIZONTAL ZONE/DATUM: TN 4100/NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET).
    E. VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID03, GRID 2 REVISED).
    F. NO COMBINED GRID FACTORS WERE USED.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
12. THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
13. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY, HOWEVER, SHOWN ON THE SURVEY IS A FRESHWATER POND CLASSIFIED AS PUBHx AND ADEN CAMP BRANCH WHICH IS CLASSIFIED AS A FRESHWATER FORESTED/SHRUB WETLAND PFO1A RUNNING NORTH/SOUTH AND CLASSIFIED AS A RIVERINE R3UBH RUNNING WEST. FURTHER DETAILS CAN BE FOUND ON WETLAND MAPPER WEBSITE HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML
14. THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.

## CERTIFICATION OF SURVEY FOR ALTA/NSPS LAND TITLE SURVEYS

TO: (I) FOUNDATION TITLE AND ESCROW SERIES, LLC., (II) LAND VENTURES, LLC., AND (III) DEAN AND DEBRA TEASLEY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 15c, 16, 19, AND 20(WHEN APPLICABLE) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/27/2026.

JOEL C. WILSON II, PE, PS — TN LS NO. 2089 — 06/26/2026

## LEGAL DESCRIPTION
FROM TITLE COMMITMENT NO. COM-2609989BSO

TRACT 1

MAP 043, 059.00

LAND IN THE FIRST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 8: FROM A POINT IN THE CENTER OF A BRIDGE IN DICE LAMPLEY ROAD OVER TURNBULL CREEK; THENCE WITH SAID CREEK AND DOWNSTREAM 1131.25 FEET; THENCE SOUTH 36 DEG. 02 MIN. 43 SEC. WEST 520.57 FEET; THENCE SOUTH 17 DEG. 14 MIN. 58 SEC. EAST 779.23 FEET TO THE POINT OF BEGINNING; THENCE WITH A LINE COMMON TO TRACT 10 OF THE E. D. PERKINS ESTATE SOUTH 4 DEG. 37 MIN. 25 SEC. EAST 633.67 FEET; THENCE SOUTH 0 DEG. 31 MIN. WEST 45.6 FEET; THENCE WITH THE BLACKBURN LINE AND A FENCE SOUTH 87 DEG. 12 MIN. 10 SEC. WEST 1351.13 FEET; THENCE WITH TURNBULL CREEK NORTH 13 DEG. 31 MIN. 24 SEC. WEST 316.98 FEET; THENCE NORTH 24 DEG. 46 MIN. 59 SEC. WEST 200.00 FEET; THENCE LEAVING SAID CREAK NORTH 87 DEG. 41 MIN. 52 SEC. EAST 1188.07 FEET; THENCE CROSSING A POND NORTH 66 DEG. 52 MIN. 37 SEC. EAST 359.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.708 ACRES, MORE OR LESS ACCORDING TO A SURVEY OF STANFORD AND ASSOCIATES, INC. DATED APRIL 15, 1975, TEASLEY DRIVE RIGHT OF WAY: FROM A POINT IN THE CENTER OF A BRIDGE IN DICE LAMPLEY ROAD OVER TURNBULL CREEK; THENCE WITH SAID CREEK AND UPSTREAM 758.30 FEET; THENCE SOUTH 2 DEG. 34 MIN. 41 SEC. WEST 763.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEG. 32 MIN. 43 SEC. EAST 185; THENCE SOUTH 2 DEG. 25 MIN. 39 SEC. WEST 33 FEET WITH THE BOUE TRACT; THENCE NORTH 88 DEG. 27 MIN. 23 SEC. WEST 671.93 FEET AND ON A LINE COMMON TO TRACT 3 OF THE E. D. PERKINS ESTATE; THENCE NORTH 89 DEG. 39 MIN. WEST 537.41 FEET ON A LINE COMMON TO TRACT 8 OF THE E. D. PERKINS ESTATE; THENCE SOUTH 89 DEG. 32 MIN. 43 SEC. EAST 1732.54 FEET ALONG THE LINE COMMON TO TRACT 7 OF THE E.D. PERKINS ESTATE TO THE BEGINNING AND CONTAINING 1.618 ACRES MORE OR LESS ACCORDING TO A SURVEY BY STANFORD AND ASSOCIATES, INC. DATED APRIL 15, 1975.

BEING THE SAME PROPERTY CONVEYED TO ROWE DEAN TEASLEY AND WIFE, DEBRA JO TEASLEY FROM KATHERINE PERKINS TEASLEY AND HUSBAND ELTON E. TEASLEY BY QUITCLAIM DEED DATED OCTOBER 31, 1994 AND RECORDED ON NOVEMBER 4, 1994, IN BOOK 1243, PAGE 498, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TRACT 2: MAP 043, PARCEL 045.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 43, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE FIRST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY DEAN AND DEBRA JO TEASLEY ON THE NORTH, JESSE PERKINS ON THE WEST, TRACT 3 OF A ELTON E. TEASLEY DIVISION ON THE SOUTH AND DICE LAMPLEY ROAD, ELTON E. TEASLEY AND THE CITY OF FAIRVIEW REMAINDER ON THE EAST, AND BEING LOT 2 OF ELTON E. TEASLEY DIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WEST MARGIN OF DICE LAMPLEY ROAD (25' FROM THE CENTER), THE SOUTHEAST CORNER OF DEAN AND DEBRA JO TEASLEY (REF. DEED BOOK 1243, PAGE 498, ROWC); THENCE, LEAVING TEASLEY AND WITH THE MARGIN OF DICE LAMPLEY ROAD WITH A CURVE TO THE LEFT WITH THE FOLLOWING CHARACTERISTICS: DELTA = 24 DEG. 30' 52", RADIUS= 338.70; ARC = 144.92; TANGENT=73.58; CHORD = S 00 DEG. 37' 11" W 143.81' TO AN IRON PIN SET; THENCE S 11 DEG. 38' 19" E, 117.38' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=2 DEG. 21' 44", RADIUS = 399.95'; ARC = 1648.00'; TANGENT = 8.25'; CHORD =S 12 DEG. 49' 07" E 16.49' TO AN IRON PIN SET; THE NORTHEAST CORNER OF LOT 1 OF THE ELTON E. TEASLEY SUBDIVISION; THENCE LEAVING SAID ROAD MARGIN AND WITH THE NORTH LINE OF TEASLEY SUBDIVISION S 89 DEG. 27' 25" W 309.89' TO AN IRON PIN SET IN AN EXISTING FENCE LINE, AND THE NORTHWEST CORNER OF TEASLEY SUBDIVISION LOT 1; THENCE GENERALLY WITH THE FENCE S 10 DEG. 20' 44" W 174.73' TO AN IRON PIN SET; THENCE S 85 DEG. 57' 15" E 317.76' TO AN IRON PIN SET IN THE NORTHWEST CORNER OF THE CITY OF FAIRVIEW REMAINDER (REF. DEED BOOK 768, PAGE 502); THENCE LEAVING TEASLEY SUBDIVISION LOT 1 AND WITH FAIRVIEW REMAINDER S 54 DEG. 30' 42" W 33.50' TO AN IRON PIN SET; THE SOUTH CORNER OF ELTON AND KATHERINE TEASLEY (REF. DEED BOOK 1843, PAGE 182, ROWC); THENCE LEAVING TEASLEY AND WITH CITY OF FAIRVIEW REMAINDER S 08 DEG. 46' 26" W 1108.22' TO AN IRON PIN SET, THE NORTHEAST CORNER OF A 13.02 ACRE TEASLEY TRACT; THENCE LEAVING CITY OF FAIRVIEW REMAINDER AND WITH THE 13.02 ACRE TRACT'S NORTH LINE N 81 DEG. 10' 02" W 434.40' TO AN IRON PIN SET IN THE EAST LINE OF JESSE PERKINS (REF. DEED BOOK 1667, PAGE 333, ROWC); THENCE LEAVING THE 13.02 ACRE TRACT OF TEASLEY AND WITH PERKINS EAST LINE N 10 DEG. 31' 54" E 608.70' TO AN EXISTING IRON PIN; THENCE GENERALLY WITH A FENCE LINE N 7° DEG. 27' 28" W 275.33' TO AN EXISTING IRON PIN; THENCE N 10 DEG. 16' 49" E 965.49' TO AN IRON PIN SET, THE SOUTHERN LINE OF THE AFOREMENTIONED DEAN TEASLEY; THENCE LEAVING PERKINS AND WITH DEAN TEASLEY'S SOUTH LINE S 81 DEG. 40' 18" E 515.66' TO POINT OF BEGINNING, CONTAINING 19.84 ACRES MORE OR LESS, AND BEING A PORTION OF ELTON TEASLEY DEED BOOK 186, PAGE 154 AND BEING A PORTION OF ELTON E. TEASLEY AS RECORDED IN DEED BOOK 1868, PAGE 194, REGISTER'S OFFICE ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7111-B SWEETGUM ROAD SW, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE 25, 1999.

INCLUDED BUT EXCLUDED IN THE ABOVE DESCRIPTION IN FAVOR OF ELTON E. TEASLEY REMAINDER IS A NON EXCLUSIVE 50' INGRESS EGRESS AND UTILITY EASEMENT RUNNING FROM DICE LAMPLEY ROAD THROUGH THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WEST MARGIN OF DICE LAMPLEY ROAD (25' FROM THE CENTER), THE NORTHWEST CORNER OF THE CITY OF FAIRVIEW REMAINDER (REF DEED BOOK 768, PAGE 502, ROWC), AND THE SOUTHEAST CORNER OF ELTON E. TEASLEY (REF. DEED BOOK 1843, PAGE 182, ROWC) AND LOT 1 OF THE PROPOSED ELTON E. TEASLEY SUBDIVISION; THENCE LEAVING SAID ROAD MARGIN AND WITH THE CITY OF FAIRVIEW REMAINDER'S NORTH LINE S 54 DEG. 34' 42" W 108.49' TO ANIRON PIN SET IN THE CITY OF FAIRVIEW'S NORTHWEST LINE AND THE ABOVE DESCRIBED TRACTS SOUTH LINE; THENCE LEAVING TRACT1 AND WITH TRACT 2 OF TEASLEY'S DIVISION AND THE CITY OF FAIRVIEW REMAINDER'S WEST LINE S 54 DEG. 30' 42" W 33.50'TO AN IRON PIN SET; THENCE S 8 DEG. 46' 26" W 1108.22' TO AN IRON PIN SET, THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 3; THENCE LEAVING CITY OF FAIRVIEW REMAINDER AND WITH TRACT 2'S SOUTH LINE N 81 DEG. 10' 02"W 50.00' TO A POINT; THENCE N 8 DEG. 46' 26" E 1129.25' TO THE SOUTHERN BOUNDARY LINE OF LOT 1 OF THE PROPOSEDTEASLEY SUBDIVISION; THENCE WITH THE FOLLOWING TWO NEW CALLS: N 8 DEG. 46' 26" E 3.83' TO A POINT; THENCE N 54 DEG. 30' 42" E 164.22' TO A POINT IN THE WEST MARGIN OF DICE LAMPLEY ROAD; THENCE WITH THE MARGIN OF SAID ROAD WITH ACURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA = 7 DEG. 10' 54", RADIUS = 399.95'; ARC =50.13'; TANGENT =25.10'; CHORD S 31 DEG. 53' 51" E 50.10' TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DEAN TEASLEY AND DEBRA JO TEASLEY FROM ELTON TEASLEY AND KATHERINEPERKINS TEASLEY BY QUITCLAIM DEED DATED SEPTEMBER 10, 1999 AND RECORDED ON MARCH 6, 2000, IN BOOK 1968, PAGE 62, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. DEAN TEASLEY IS ONE AND THE SAME AS ROWE DEAN TEASLEY.

## AS-SURVEYED LEGAL DESCRIPTION
MAP 43, PARCEL 45.00

LAND LYING IN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE BRUNGER FAMILY TRUST AS OF RECORD IN DEED BOOK 3405, PAGE 866 OF THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), BOUNDED ON THE EAST BY DICE LAMPLEY ROAD (RIGHT OF WAY 50 FEET), JOSEPH AND ERIN DUBOSE AS OF RECORD IN DEED BOOK 7522, PAGE 563 R.O.W.C., AND CITY OF FAIRVIEW PROPERTY, TAX MAP 43 PARCEL 44.00, BOUNDED ON THE SOUTH BY DENNIS AND CHARLENE CHAPMAN AS OF RECORD IN DEED BOOK 7365, PAGE 992 R.O.W.C., BOUNDED BY THE WEST BY SARAH BRUNGER AS OF RECORD IN DEED BOOK 7122, PAGE 962 R.O.W.C., AND ALLAN CLIFFORD BRUNGER AS OF RECORD IN DEED BOOK 8057, PAGE 518 R.O.W.C., AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET (WILSON 2089) IN THE WESTERLY MARGIN SAID OF DICE LAMPLEY ROAD, SAID POINT BEING THE NORTHEAST CORNER OF DEAN TEASLEY AND DEBRA JO TEASLEY OF RECORD IN DEED BOOK 1968, PAGE 62 R.O.W.C., HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH: 599,504.65 FEET AND EAST: 1,626,133.18 FEET, NAD83 (2011) U.S. SURVEY FEET;

THENCE WITH SAID WESTERLY MARGIN OF DICE LAMPLEY ROAD AND THE EASTERLY BOUNDARY OF HEREIN DESCRIBED TRACT, SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 338.70 FEET, AN ARC LENGTH OF 144.92 FEET, A DELTA ANGLE OF 24°30'52", A CHORD BEARS SOUTH 0°37'11" WEST, A DISTANCE OF 143.81 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

THENCE SOUTH 11°44'15" EAST, A DISTANCE OF 117.35 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 399.95 FEET, AN ARC LENGTH OF 16.49 FEET, A DELTA ANGLE OF 2°21'44", A CHORD BEARS SOUTH 12°55'07" EAST, A DISTANCE OF 16.48 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

THENCE LEAVING SAID WESTERLY MARGIN OF DICE LAMPLEY ROAD, WITH THE COMMON BOUNDARY OF SAID DUBOSE PROPERTY AND HEREIN DESCRIBED TRACT, THE FOLLOWING CALLS:

SOUTH 89°2'7.25" WEST, A DISTANCE OF 309.89 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

SOUTH 10°14'44" WEST, A DISTANCE OF 174.73 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

SOUTH 86°03'15" EAST, A DISTANCE OF 317.76 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089), SAID POINT BEING IN THE WESTERLY LINE OF SAID CITY OF FAIRVIEW PROPERTY;

THENCE, WITH THE COMMON BOUNDARY OF SAID CITY PROPERTY AND HEREIN DESCRIBED TRACT, SOUTH 54°24'42" WEST, A DISTANCE OF 33.50 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

THENCE SOUTH 08°46'26" WEST, A DISTANCE OF 1108.22 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID CHAPMAN PROPERTY AND HEREIN DESCRIBED TRACT, NORTH 81°10'02" WEST, A DISTANCE OF 434.45 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID SARAH BRUNGER AND HEREIN DESCRIBED TRACT, THE FOLLOWING CALLS:

NORTH 10°25'54" EAST, A DISTANCE OF 608.70 FEET TO A FOUND AXLE;

NORTH 7°37'28" WEST, A DISTANCE OF 275.33 FEET TO A FOUND AXLE;

THENCE, WITH THE COMMON BOUNDARY OF SAID ALLAN BRUNGER PROPERTY AND HEREIN DESCRIBED TRACT, NORTH 9°57'53" EAST, A DISTANCE OF 965.16 FEET TO A FOUND AXLE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID BRUNGER FAMILY TRUST AND HEREIN DESCRIBED TRACT, SOUTH 81°52'08" EAST, A DISTANCE OF 620.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 866,870 SQUARE FEET, 19.900 ACRES, MORE OR LESS.

BASED ON A SURVEY BY WILSON & ASSOCIATES, P.C., ON JUNE 6, 2026.

## AS-SURVEYED LEGAL DESCRIPTION
MAP 43, PARCEL 59.00

LAND LYING IN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY JEFFERY AND BRIGITTE HYDE AS OF RECORD IN DEED BOOK 3408, PAGE 851 OF THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), BOUNDED ON THE EAST BY CLIFFORD ALLAN BRUNGER AS OF RECORD IN DEED BOOK 7122, PAGE 959 R.O.W.C., BOUNDED ON THE SOUTH BY THOMAS S. CHAMBLESS JR. AS OF RECORD IN DEED BOOK 8057, PAGE 518 R.O.W.C., BOUNDED BY THE WEST BY JONATHAN AND BRIDGET CUMMINGS AS OF RECORD IN DEED BOOK 8215, PAGE 427 R.O.W.C., AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD, BEING THE NORTHEAST CORNER OF DEAN AND DEBRA JO TEASLEY OF RECORD IN DEED BOOK 1243, PAGE 498 R.O.W.C., HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH: 600,359.21 FEET AND EAST: 1,624,419.13 FEET, NAD83 (2011) U.S. SURVEY FEET;

THENCE, WITH THE COMMON BOUNDARY OF SAID BRUNGER PROPERTY AND HEREIN DESCRIBED TRACT, THE FOLLOWING CALLS:

SOUTH 11°06'09" WEST, A DISTANCE OF 565.27 FEET TO A FOUND 5/8" IRON ROD;

SOUTH 7°19'12" WEST, A DISTANCE OF 46.18 FEET TO FOUND 3/4" IRON ROD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID CHAMBLESS PROPERTY, NORTH 84°38'16" WEST, FOR A DISTANCE OF 1,333.47 FEET, PASSING A WITNESS PIN 50 FEET EASTERLY OF THE TRUE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID TRUE CORNER BEING IN THE THREAD OF ADEN CAMP BRANCH;

THENCE, LEAVING SAID CORNER FOLLOWING ADEN CAMP BRANCH AND WITH THE COMMON BOUNDARY OF SAID CUMMINGS PROPERTY, THE FOLLOWING CALLS:

NORTH 23°52'49" WEST, A DISTANCE OF 82.16 FEET;

NORTH 12°45'25" WEST, A DISTANCE OF 85.26 FEET;

NORTH 2°58'50" WEST, A DISTANCE OF 108.04 FEET;

NORTH 10°17'06" WEST, A DISTANCE OF 128.23 FEET;

NORTH 21°34'26" WEST, A DISTANCE OF 84.74 FEET TO THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID HYDE PROPERTY, PASSING A WITNESS PIN 50 FEET EASTERLY OF THE TRUE NORTHWEST CORNER IN ADEN CAMP BRANCH, AND GENERALLY ALONG A FENCE, THE FOLLOWING CALLS:

SOUTH 84°25'01" EAST, A DISTANCE OF 484.04 FEET;

SOUTH 85°56'26" EAST, A DISTANCE OF 491.63 FEET;

SOUTH 87°00'43" EAST, A DISTANCE OF 204.69 FEET TO A FOUND IRON ROD AT A FENCE POST;

THENCE NORTH 72°4'1'0" EAST, A DISTANCE OF 399.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 797,072 SQUARE FEET, 18.094 ACRES, MORE OR LESS.

BASED ON A SURVEY BY WILSON & ASSOCIATES, P.C. ON JUNE 6, 2026.

## SCHEDULE B-II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. NOT A PLOTTABLE SURVEY MATTER
2. ANY FACTS, RIGHTS, INTEREST OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. NONE OBSERVED
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORD. NONE OBSERVED
4. ANY ENCROACHMENT, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. NONE OBSERVED
5. ANY LIEN OR RIGHTS TO A LIEN, FOR LABOR, SERVICES OR MATERIALS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A PLOTTABLE SURVEY MATTER
6. ANY CLAIMS TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, LIMESTONE, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B. NOT A PLOTTABLE SURVEY MATTER
7. TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, INCLUDING (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS; AND/OR (C) TAXES RESULTING FROM SUPPLEMENTAL, REVISED OR CORRECTION ASSESSMENTS PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANNOTATED SECTION 67-5-603, ET SEQ. NOT A PLOTTABLE SURVEY MATTER
8. RIGHT OF WAY RESERVATION AS CONTAINED IN DEED RECORDED IN BOOK 186, PAGE 454. AFFECTS SURVEYED PROPERTY AS SHOWN
9. MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK 28, PAGE 137 (LOT 1 ELTON E. TEASLEY SUBDIVISION), INCLUDING, BUT NOT LIMITED TO, ANY BUILDING SETBACK LINES AND/OR EASEMENTS LYING WITHIN THE LOT(S) DESCRIBED IN SCHEDULE "A". DOES NOT AFFECT SURVEY PROPERTY
10. RIGHTS OF WAYS FOR INGRESS AND EGRESS CONTAINED IN DEED OF RECORD IN VOLUME 243, PAGE 980. AFFECTS SURVEYED PROPERTY AS SHOWN
11. TEASLEY DRIVE RIGHT OF WAY CONTAINED IN DEED RECORDED IN BOOK 1243, PAGE 498. AFFECTS SURVEYED PROPERTY AS SHOWN
12. INGRESS AND EGRESS AND UTILITY EASEMENT RECORDED IN BOOK 7365, PAGE 989. AFFECTS SURVEYED PROPERTY AS SHOWN
13. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED INCLUDING ANY WATERS OF CREEKS, STREAMS OR RIVERS FLOWING THROUGH THE SUBJECT PROPERTY AND CHANGES IN BOUNDARIES RESULTING FROM EROSION OR ACCRETION BY THE FLOW OF SAID WATERS FREE FROM EMINUTION OR POLLUTION. AFFECTS SURVEYED PROPERTY BUT IS NOT A PLOTTABLE MATTER
14. RIGHTS OF PARTIES THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND DESCRIBED IN SCHEDULE A. AFFECTS SURVEYED PROPERTY BUT IS NOT A PLOTTABLE MATTER

## TEASLEY DRIVE RIGHT OF WAY EASEMENT LEGAL DESCRIPTION

AN EASEMENT AND RIGHT OF WAY IN THE FIRST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOW:

FROM A POINT IN THE CENTER OF A BRIDGE IN DICE LAMPLEY ROAD OVER TURNBULL CREEK; THENCE WITH SAID CREEK AND UPSTREAM 758.30 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF TRACT 7 OF THE E.D. PERKINS ESTATE AS SHOWN ON THE SURVEY BY STANFORD AND ASSOCIATES, INC., DATED APRIL 15, 1975; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 7, SOUTH 8°44'49" WEST 763.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°22'35" EAST 165.00 FEET TO A POINT IN THE WESTERLY LINE OF THE CITY PROPERTY AS SHOWN ON SAID PERKINS SURVEY; THENCE ALONG SAID BOWIE PROPERTY, SOUTH 8°35'47" WEST 35.50 FEET TO THE NORTHEAST CORNER OF TRACT 4 OF SAID PERKINS SURVEY; THENCE LEAVING SAID BOWIE PROPERTY, NORTH 81°53'08" WEST 47.65 FEET TO A

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 47-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF AN ANNEXATION RESOLUTION AND PLAN OF SERVICES FOR TWO (2) PROPERTIES LOCATED WEST OF DICE LAMPLEY ROAD AND NORTH OF THE INTERSECTION OF DICE LAMPLEY ROAD AND CROW CUT ROAD CONTAINING 35.99 (+/-) ACRES, TAX MAP 043, PARCELS 045.00 AND 059.00.**

**WHEREAS**, Alex Becker, applicant, is requesting annexation, on behalf of the property owner, for the entirety of Tax Map 043 Parcels 045.00 and 59.00, which is located on the west side of Dice Lampley Road north of the intersection of Dice Lampley Road and Crow Cut Road. The parcels are located within the City of Fairview Urban Growth Boundary, and are contiguous to the City of Fairview city limits; and

**WHEREAS, THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** acting as the Planning Agency for the municipality made study of and a report on a Plan of Service for the entire 35.99 (+/-) acres of both parcels proposed for annexation to the Fairview Board of Commissioners as authorized under § 6-51-107, Tenn. Code Annotated; and

**WHEREAS**, Tennessee Code Annotated § 6-51-102 requires a Plan of Service be adopted prior to annexation of territory into the City, and

**WHEREAS**, the project received the project number ANX-26-0004; and

**WHEREAS,** the property boundaries are shown on Exhibit PC-47-26-A, the staff report is attached as Exhibit PC-47-26-B; and the Plan of Services is attached as Exhibit PC-47-26-C.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

Section 1. The Fairview Municipal Planning Commission in its deliberations makes the following findings pursuant to Tenn. Code Annotated, §6-51-102(b), § 6-51-104, and § 6-51-107 and Tenn. Code Annotated, § 13-4-103

1. The City of Fairview Municipal Planning Commission deems it necessary and reasonable to annex the territory described herein.

2. The Plan of Service is in agreement and consistent with the recommendations of Fairview Forward 2040 Plan for the area.

3. The City is not in default on any existing adopted plan of services. (Tenn. Code Annotated, § 6-51-102(b)(5))

4. The annexation and plan of service will not create an adverse effect upon adjoining property owners, or any such adverse effect is justified by the public good or welfare.

5. No one property owner or small group of property owners will benefit materially from the annexation and plan of service to the detriment of the general public.

Section 2. Action – The Fairview Municipal Planning Commission as authorized by T.C.A. § 6-51-102(b) and § 6-51-107 hereby **recommends/does not recommend** approval of the Annexation Resolution (Exhibit 'A') and the Plan of Service Resolution (Exhibit 'B') to the Fairview Board of Commissioners.

**Adopted this _____ day of _____, 2026**

_____
**Planning Commission Chairperson**

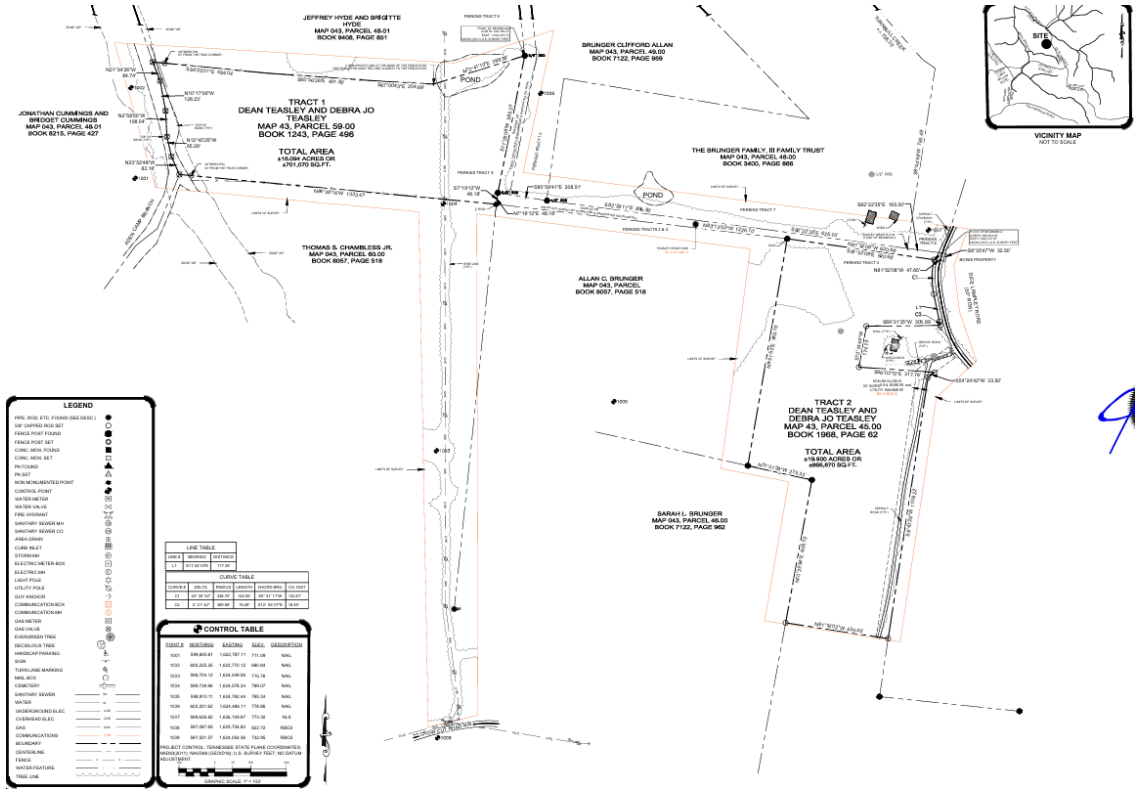
**Attest:**

_____
**City Recorder**

**Approved As To Form:**

_____
**City Attorney**

**Exhibit PC-xx-26-A**
**PROPERTY BOUNDARIES**




**STAFF REPORT**
**PC-47-26**

Project: Dice Lampley Road

Application Type: Annexation

Applicant: Alex Becker (EcoTerra)

**Owner:** Dean Teasley

Initial Submittal Date: 7/16/2026

Tax Map: 043 Parcels: 045.00 and 59.00

**Project Summary**

Alex Becker, applicant, has submitted, on behalf of the owner, an annexation request for two (2) properties located west of Dice Lampley Road and north of the intersection of Dice Lampley Road and Crow Cut Road. The parcels are more specifically identified as Tax Map 043 Parcels 045.00 and 059.00. The property identified as Parcel 048.00 contains a total of 19.90 (+/-) acres and the property identified as Parcel 59.00 contains a total of 16.09 (+/-) acres. Both parcels are currently zoned Williamson County MGA-5. All properties located to the north, south and west are within Williamson County and zoned MGA-5 and all these surrounding properties are either vacant and wooded or contain single family detached residential or agricultural land uses.

The applicant has also submitted a rezoning request, RZN-26-0011, that is the next item on this agenda (PC-48-26). The applicant is requesting to rezone the property to CD-3 (Neighborhood General) Character District.

**Property Zoning**

The property is currently located within Williamson County and zoned MGA-5. Section 2.5 Newly Annexed Properties, of the Fairview Development Code, states, *". . . newly annexed properties shall have an initial zoning of CD-2*", which will remain until the owner/application formally requests a rezoning and it is approved by the Fairview Board of Commissioners.

**Fairview Forward 2040 Plan**

The Fairview Forward 2040 Comprehensive Plan classifies Tax Map 043 Parcel 045.00 as future land use classification New Residential-Medium Neighborhood, and it classifies Tax Map 043 Parcel 059.00 as Rural Settlement.

The New Residential-Medium Neighborhood future land use classification lists appropriate zoning districts as RS-40, and R-20 with a PUD as appropriate zone districts. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2W (Rural) or CD-3L (Neighborhood – Large Lot). The

appropriate land uses listed are Single-Family Detached Residential, Single-Family Attached Residential (two-family houses only). Alternative Development Types listed within the New Residential-Medium Neighborhood land use classification are Civic/Institutional, Mixed-use/Commercial/Office and Multi-Family Residential in a Traditional Neighborhood Development.

The Rural Settlement classification lists AR-15A, AR-5A, RS-40, RSM-40, and R-20 with a Conservation Development Overlay as appropriate zone districts. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L. The Rural Settlement classification lists appropriate land use as Agriculture and Single-Family Detached Residential.

**Utilities:**

The Water Authority of Dickson County (WADC) provided no review comments on the annexation request, however if the property is annexed any future development will be required to meet all WADC standards.

**Staff Recommendation:**

Staff recommends the Planning Commission provide a **favorable/non-favorable** recommendation to the Fairview Board of Commissioners to approve this request to annex Tax Map 043 Parcel 045.00 and Parcel 59.00 located west of Dice Lampley Road and north of the intersection of Dice Lampley Road and Crow Cut Road as indicated on the attached map and with the following conditions of approval included in Resolution PC-47-26:

1. This annexation request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

**EXHIBIT PC-47-26-B**
**PLAN OF SERVICES**

**A. Police**

Patrolling, radio response to calls, and other routine police services, using present personnel and equipment, will be provided on the effective date of annexation.

**B. Fire**

Fire protection by the present personnel and equipment of the City of Fairview Fire Department, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

**C. Water**

Water Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

**D. Sanitary Sewers**

Sanitary Sewer Service is provided by the Water Authority of Dickson County, Tennessee (WADC), in accordance with their established policy and procedures.

**E. Refuse Collection**

Private haulers or the county convenience center will handle refuse collection in the annexed area.

**F. Streets**

1. The State Highway Commission, under the standards currently prevailing by the State of Tennessee, will serve the State Controlled Streets in the annexed area. The City of Fairview, Tennessee under the standards currently prevailing in the city will serve the City Controlled Streets in the annexed area.
2. Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need is established by appropriate study and traffic standards.

**G. Schools**

The annexed area will be served by the Williamson County School system that serves the entire City of Fairview, Tennessee.

**H. Inspection Services**

Any inspection services provided by the City will begin in the annexed area on the effective date of annexation.

**I. Planning and Zoning**

The planning and zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City Planning will thereafter encompass the annexed area.

**J. Public Works**

Services provided by the Public Works department will be extended to the annexed area on the effective date of annexation to include seasonal chipper and leaf pick up. Please reference the city's website for pickup times and specific information regarding what qualifies for this service.

**K. Street Lighting**

Any existing street lighting will continue to be maintained by the utility provider in the annexed area.

**L. Recreation**

Residents of the annexed area may use all City parks on and after the effective date of annexation.

**M. Miscellaneous**

Any other service(s) not classified under the foregoing headings will be in accordance with the standards prevailing in the City of Fairview, Tennessee.

**STAFF REPORT**
**PC-47-26**

**Project:** Dice Lampley Road

**Application Type:** Annexation

**Applicant:** Alex Becker (EcoTerra)

**Owner:** Dean Teasley

**Initial Submittal Date:** 7/16/2026

**Tax Map:** 043 **Parcels:** 045.00 and 59.00

**Project Summary**

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The applicant has also submitted a rezoning request, RZN-26-0011, that is the next item on this agenda (PC-48-26). The applicant is requesting to rezone the property to CD-3 (Neighborhood General) Character District.

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The property is currently located within Williamson County and zoned MGA-5. Section 2.5 Newly Annexed Properties, of the Fairview Development Code, states, *". . . newly annexed properties shall have an initial zoning of CD-2*", which will remain until the owner/application formally requests a rezoning and it is approved by the Fairview Board of Commissioners.

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The New Residential-Medium Neighborhood future land use classification lists appropriate zoning districts as RS-40, and R-20 with a PUD as appropriate zone districts. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2W (Rural) or CD-3L (Neighborhood – Large Lot). The appropriate land uses listed are Single-Family Detached Residential, Single-Family Attached Residential (two-family houses only). Alternative Development Types listed within the New Residential-Medium Neighborhood land use classification are Civic/Institutional, Mixed-use/Commercial/Office and Multi-Family Residential in a Traditional Neighborhood Development.

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**Utilities:**

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**Staff Recommendation:**

Staff recommends the Planning Commission provide a **favorable/non-favorable** recommendation to the Fairview Board of Commissioners to approve this request to annex Tax Map 043 Parcel 045.00 and Parcel 59.00 located west of Dice Lampley Road and north of the intersection of Dice Lampley Road and Crow Cut Road as indicated on the attached map and with the following conditions of approval included in Resolution PC-47-26:

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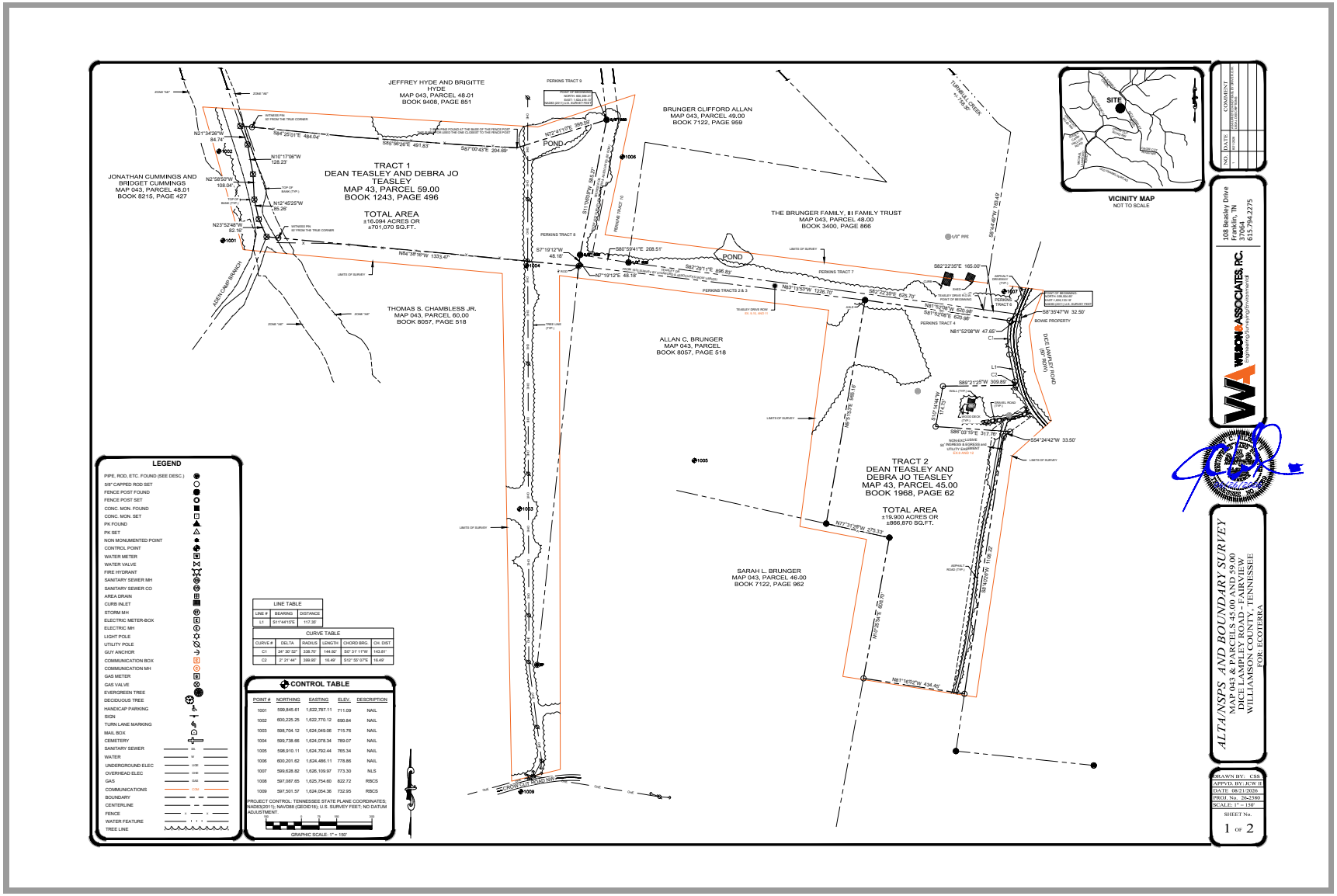

JEFFREY HYDE AND BRIGITTE HYDE
MAP 043, PARCEL 48.01
BOOK 9408, PAGE 851
BRUNGER CLIFFORD ALLAN
MAP 043, PARCEL 49.00
BOOK 7122, PAGE 959
JONATHAN CUMMINGS AND BRIDGET CUMMINGS
MAP 043, PARCEL 48.01
BOOK 8215, PAGE 427
TRACT 1
DEAN TEASLEY AND DEBRA JO TEASLEY
MAP 43, PARCEL 59.00
BOOK 1243, PAGE 496
TOTAL AREA
±16.094 ACRES OR
±701,070 SQ.FT.
THE BRUNGER FAMILY, III FAMILY TRUST
MAP 043, PARCEL 48.00
BOOK 3400, PAGE 866
THOMAS S. CHAMBLESS JR.
MAP 043, PARCEL 60.00
BOOK 8057, PAGE 518
ALLAN C. BRUNGER
MAP 043, PARCEL
BOOK 8057, PAGE 518
TRACT 2
DEAN TEASLEY AND DEBRA JO TEASLEY
MAP 43, PARCEL 45.00
BOOK 1968, PAGE 62
TOTAL AREA
±19.900 ACRES OR
±866,870 SQ.FT.
SARAH L. BRUNGER
MAP 043, PARCEL 46.00
BOOK 7122, PAGE 962
POND
VICINITY MAP
NOT TO SCALE
SITE
DICE LAMPLEY ROAD (50' ROW)
BOWIE PROPERTY
LEGEND
CONTROL TABLE
LINE TABLE
CURVE TABLE
GRAPHIC SCALE: 1" = 150'
108 Beasley Drive
Franklin, TN
37064
615.794.2275
WILSON & ASSOCIATES, P.C.
ALTA/NSPS AND BOUNDARY SURVEY
MAP 043 & PARCELS 45.00 AND 59.00
DICE LAMPLEY ROAD - FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE
FOR: ECOTERRA
DRAWN BY: CSS
APPVD. BY: JCW III
DATE: 08/21/2026
PROJ. No. 26-2580
SCALE: 1" = 150'
SHEET No.
1 OF 2

## GENERAL NOTES:

1. THE PURPOSE OF THIS SURVEY IS ALTA AND BOUNDARY SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 0 DICE LAMPLEY ROAD, FAIRVIEW, TN 37062
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 45.00 AND 59.00 ON WILLIAMSON COUNTY TAX MAP 043. SAID PARCEL IS FURTHER IDENTIFIED AS A PORTION OR ALL OF THE PROPERTY DESCRIBED IN DEED BOOK 1243, PAGE 498 AND DEED BOOK 1968, PAGE 62 REGISTERS OFFICE OF WILLIAMSON COUNTY, TENNESSEE.
4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTION; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. COM-2609989BSO, DATED MARCH 24, 2026 8:00AM AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
7. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
8. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
9. THIS PROPERTY LIES WITHIN ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47187C0135F, WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2006, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. BASE FLOOD ELEVATION FOR THIS PROPERTY IS 695.00 - 698.40. ZONE "AE" IS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. "FLOOD HAZARD DATA IS BASED OFF GIS DATA AND SHAPE FILES DOWNLOADED FROM THE FEMA WEBSITE HTTPS://HAZARDS.FEMA.GOV/FEMAPORTAL/WPS/PORTAL/NFHLWMS. THE BFE SHOWN ON THIS SURVEY IS BASED ON FIELD-RUN ELEVATIONS.
10. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03-.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED USING TRIMBLE R10/R12 DUAL-FREQUENCY RTK GNSS BASE AND ROVER. THE PRIMARY BASE CONTROL POSITION WAS DETERMINED USING THE NOAA CORS NETWORK BY POST-PROCESSING A MINIMUM ONE HOUR OCCUPATION.
    A. THE MAXIMUM RMS VALUES FOR FIXED POSITIONS AT 1-SIGMA ARE 0.03 FEET HORIZONTAL AND 0.06 FEET VERTICAL. THE MAXIMUM DIFFERENCE BETWEEN COMPUTED AVERAGE POSITIONS AND THOSE USED IN THE AVERAGE DOES NOT EXCEED 0.03 FEET HORIZONTAL OR 0.06 FEET VERTICAL.
    B. POSITIONS FOR BOUNDARY MONUMENTS AND SECONDARY CONTROL POINTS ARE THE RESULT OF AN AVERAGE OF THREE OR MORE OCCUPATIONS OF ONE-MINUTE OR LONGER. THE MINIMUM OCCUPATION TIMES FOR TOPOGRAPHIC FEATURES ARE THREE SECONDS.
    C. DATE OF SURVEY: 05/27/2026
    D. HORIZONTAL ZONE/DATUM: TN 4100/NAD83(2011) - TENNESSEE STATE PLANE COORDINATES (U.S. SURVEY FEET).
    E. VERTICAL DATUM: NAVD88 (ELEVATIONS GIVEN IN FEET ARE EQUAL TO ORTHOMETRIC HEIGHTS DERIVED USING GEOID03, GRID 2 REVISED).
    F. NO COMBINED GRID FACTORS WERE USED.
11. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
12. THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
13. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY, HOWEVER, SHOWN ON THE SURVEY IS A FRESHWATER POND CLASSIFIED AS PUBHx AND ADEN CAMP BRANCH WHICH IS CLASSIFIED AS A FRESHWATER FORESTED/SHRUB WETLAND PFO1A RUNNING NORTH/SOUTH AND CLASSIFIED AS A RIVERINE R3UBH RUNNING WEST. FURTHER DETAILS CAN BE FOUND ON WETLAND MAPPER WEBSITE HTTPS://WWW.FWS.GOV/WETLANDS/DATA/MAPPER.HTML
14. THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.

## CERTIFICATION OF SURVEY FOR ALTA/NSPS LAND TITLE SURVEYS

TO: (I) FOUNDATION TITLE AND ESCROW SERIES, LLC., (II) LAND VENTURES, LLC., AND (III) DEAN AND DEBRA TEASLEY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 15c, 16, 19, AND 20(WHEN APPLICABLE) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/27/2026.

JOEL C. WILSON II, PE, PS
TN LIC NO. 2089

06/26/2026

## LEGAL DESCRIPTION
FROM TITLE COMMITMENT NO. COM-2609989BSO

TRACT 1

MAP 043, 059.00

LAND IN THE FIRST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT NO. 8: FROM A POINT IN THE CENTER OF A BRIDGE IN DICE LAMPLEY ROAD OVER TURNBULL CREEK; THENCE WITH SAID CREEK AND DOWNSTREAM 1131.25 FEET; THENCE SOUTH 36 DEG. 02 MIN. 43 SEC. WEST 520.57 FEET; THENCE SOUTH 17 DEG.14 MIN. 58 SEC. EAST 779.23 FEET TO THE POINT OF BEGINNING; THENCE WITH A LINE COMMON TO TRACT 10 OF THE E. D. PERKINS ESTATE SOUTH 4 DEG. 37 MIN. 25 SEC. EAST 633.67 FEET; THENCE SOUTH 0 DEG. 31 MIN. WEST 49.5 FEET; THENCE WITH THE BLACKBURN LINE AND A FENCE SOUTH 87 DEG. 12 MIN. 10 SEC. WEST 1351.13 FEET; THENCE WITH TURNBULL CREEK NORTH 12 DEG. 31 MIN. 24 SEC. WEST 316.98 FEET; THENCE NORTH 24 DEG. 46 MIN. 59 SEC. WEST 200.00 FEAT; THENCE LEAVING SAID CREAK NORTH 87 DEG. 41 MIN. 52 SEC. EAST 1188.07 FEET; THENCE CROSSING A POND NORTH 66 DEG. 52 MIN. 37 SEC. EAST 359.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.708 ACRES, MORE OR LESS ACCORDING TO A SURVEY OF STANFORD AND ASSOCIATES, INC. DATED APRIL 15, 1975, TEASLEY DRIVE RIGHT OF WAY: FROM A POINT IN THE CENTER OF A BRIDGE IN DICE LAMPLEY ROAD OVER TURNBULL CREEK; THENCE WITH SAID CREEK AND UPSTREAM 758.30 FEET; THENCE SOUTH 2 DEG. 34 MIN. 41 SEC. WEST 763.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEG. 32 MIN. 43 SEC. EAST 185.; THENCE SOUTH 2 DEG. 25 MIN. 39 SEC. WEST 33 FEET WITH THE BOUE TRACT; THENCE NORTH 88 DEG. 27 MIN. 23 SEC. WEST 67.93 FEET AND ON A LINE COMMON TO TRACT 3 OF THE E. D. PERKINS ESTATE; THENCE NORTH 89 DEG. 39 MIN. WEST 537.41 FEET ON A LINE COMMON TO TRACT 8 OF THE E. D. PERKINS ESTATE; THENCE SOUTH 89 DEG. 32 MIN. 43 SEC. EAST 1732.54 FEET ALONG THE LINE COMMON TO TRACT 7 OF THE E.D. PERKINS ESTATE TO THE BEGINNING AND CONTAINING 1.618 ACRES MORE OR LESS ACCORDING TO A SURVEY BY STANFORD AND ASSOCIATES, INC. DATED APRIL 15, 1975.

BEING THE SAME PROPERTY CONVEYED TO ROWE DEAN TEASLEY AND WIFE, DEBRA JO TEASLEY FROM KATHERINE PERKINS TEASLEY AND HUSBAND ELTON E. TEASLEY BY QUITCLAIM DEED DATED OCTOBER 31, 1994 AND RECORDED ON NOVEMBER 4, 1994, IN BOOK 1243, PAGE 498, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE.

TRACT 2: MAP 043, PARCEL 045.00

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 43, ASSESSOR'S OFFICE AND LYING WHOLLY WITHIN THE FIRST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED IN GENERAL BY DEAN AND DEBRA JO TEASLEY ON THE NORTH, JESSE PERKINS ON THE WEST, TRACT 3 OF A ELTON E. TEASLEY DIVISION ON THE SOUTH AND DICE LAMPLEY ROAD, ELTON E. TEASLEY AND THE CITY OF FAIRVIEW REMAINDER ON THE EAST, AND BEING LOT 2 OF ELTON E. TEASLEY DIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WEST MARGIN OF DICE LAMPLEY ROAD (25' FROM THE CENTER), THE SOUTHEAST CORNER OF DEAN AND DEBRA JO TEASLEY (REF. DEED BOOK 1243, PAGE 498, ROWC); THENCE, LEAVING TEASLEY AND WITH THE MARGIN OF DICE LAMPLEY ROAD WITH A CURVE TO THE LEFT WITH THE FOLLOWING CHARACTERISTICS: DELTA = 24 DEG. 30' 52", RADIUS= 338.70; ARC = 144.92; TANGENT=73.56; CHORD = S 00 DEG. 37' 11" W 143.81' TO AN IRON PIN SET; THENCE S 11 DEG. 38' 19" E, 117.38' TO AN IRON PIN SET; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=2 DEG. 21' 44", RADIUS = 399.95'; ARC = 1648.00'; TANGENT = 8.25'; CHORD =S 12 DEG. 49' 07" E 16.49' TO AN IRON PIN SET; THE NORTHEAST CORNER OF LOT 1 OF THE ELTON E. TEASLEY SUBDIVISION; THENCE LEAVING SAID ROAD MARGIN AND WITH THE NORTH LINE OF TEASLEY SUBDIVISION S 89 DEG. 27' 25" W 309.89' TO AN IRON PIN SET IN AN EXISTING FENCE LINE, AND THE NORTHWEST CORNER OF TEASLEY SUBDIVISION LOT 1; THENCE GENERALLY WITH THE FENCE S 10 DEG. 20' 44" W 174.73' TO AN IRON PIN SET; THENCE S 85 DEG. 57' 15" E 317.76' TO AN IRON PIN SET IN THE NORTHWEST CORNER OF THE CITY OF FAIRVIEW REMAINDER (REF. DEED BOOK 768, PAGE 502); THENCE LEAVING TEASLEY SUBDIVISION LOT 1 AND WITH FAIRVIEW REMAINDER S 54 DEG. 30' 42" W 33.50' TO AN IRON PIN SET; THE SOUTH CORNER OF ELTON AND KATHERINE TEASLEY (REF. DEED BOOK 1843, PAGE 182, ROWC); THENCE LEAVING TEASLEY AND WITH CITY OF FAIRVIEW REMAINDER S 08 DEG. 46' 26" W 1.08.22' TO AN IRON PIN SET, THE NORTHEAST CORNER OF A 13.02 ACRE TEASLEY TRACT; THENCE LEAVING CITY OF FAIRVIEW REMAINDER AND WITH THE 13.02 ACRE TRACT'S NORTH LINE N 81 DEG. 10' 02" W 434.40' TO AN IRON PIN SET IN THE EAST LINE OF JESSE PERKINS (REF. DEED BOOK 1667, PAGE 333, ROWC); THENCE LEAVING THE 13.02 ACRE TRACT OF TEASLEY AND WITH PERKINS EAST LINE N 10 DEG. 31' 54" E 608.70' TO AN EXISTING IRON PIN; THENCE GENERALLY WITH A FENCE LINE N 77 DEG. 23' 28" W 275.33' TO AN EXISTING IRON PIN; THENCE N 10 DEG. 16' 49" E 965.49' TO AN IRON PIN SET, THE SOUTHERN LINE OF THE AFOREMENTIONED DEAN TEASLEY; THENCE LEAVING PERKINS AND WITH DEAN TEASLEY'S SOUTH LINE S 81 DEG. 40' 18" E 515.66' TO POINT OF BEGINNING, CONTAINING 19.84 ACRES MORE OR LESS, AND BEING A PORTION OF ELTON TEASLEY DEED BOOK 186, PAGE 154 AND BEING A PORTION OF ELTON E. TEASLEY AS RECORDED IN DEED BOOK 1868, PAGE 194, REGISTER'S OFFICE ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. #1444, 7111-B SWEETGUM ROAD SW, FAIRVIEW, TENNESSEE 37062 AND DATED JUNE 25, 1999.

INCLUDED BUT EXCLUDED IN THE ABOVE DESCRIPTION IN FAVOR OF ELTON E. TEASLEY REMAINDER IS A NON EXCLUSIVE 50' INGRESS EGRESS AND UTILITY EASEMENT RUNNING FROM DICE LAMPLEY ROAD THROUGH THE ABOVE DESCRIBED TRACT DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET ON THE WEST MARGIN OF DICE LAMPLEY ROAD (25' FROM THE CENTER), THE NORTHWEST CORNER OF THE CITY OF FAIRVIEW REMAINDER (REF DEED BOOK 768, PAGE 502, ROWC), AND THE SOUTHEAST CORNER OF ELTON E. TEASLEY (REF. DEED BOOK 1843, PAGE 182, ROWC) AND LOT 1 OF THE PROPOSED ELTON E. TEASLEY SUBDIVISION; THENCE LEAVING SAID ROAD MARGIN AND WITH THE CITY OF FAIRVIEW REMAINDER'S NORTH LINE S 54 DEG. 34' 42" W 108.49' TO ANIRON PIN SET IN THE CITY OF FAIRVIEW'S NORTHWEST LINE AND THE ABOVE DESCRIBED TRACTS SOUTH LINE; THENCE LEAVING TRACT1 AND WITH TRACT 2 OF TEASLEY'S DIVISION AND THE CITY OF FAIRVIEW REMAINDER'S WEST LINE S 54 DEG. 30' 42" W 33.50'TO AN IRON PIN SET; THENCE S 8 DEG. 46' 26" W 1108.22' TO AN IRON PIN SET, THE NORTHEAST CORNER OF THE AFOREMENTIONED TRACT 3; THENCE LEAVING CITY OF FAIRVIEW REMAINDER AND WITH TRACT 2'S SOUTH LINE N 81 DEG. 10' 02"W 50.00' TO A POINT; THENCE N 8 DEG. 46' 26" E 1129.25' TO THE SOUTHERN BOUNDARY LINE OF LOT 1 OF THE PROPOSED TEASLEY SUBDIVISION; THENCE WITH THE FOLLOWING TWO NEW CALLS: N 8 DEG. 46' 26" E 3.83' TO A POINT; THENCE N 54 DEG.30' 42" E 164.22' TO A POINT IN THE WEST MARGIN OF DICE LAMPLEY ROAD; THENCE WITH THE MARGIN OF SAID ROAD WITH ACURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA = 7 DEG. 10' 54", RADIUS = 399.95'; ARC =50.13'; TANGENT =25.10'; CHORD S 31 DEG. 53' 51" E 50.10' TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO DEAN TEASLEY AND DEBRA JO TEASLEY FROM ELTON TEASLEY AND KATHERINEPERKINS TEASLEY BY QUITCLAIM DEED DATED SEPTEMBER 10, 1999 AND RECORDED ON MARCH 6, 2000, IN BOOK 1968, PAGE 62, REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE. DEAN TEASLEY IS ONE AND THE SAME AS ROWE DEAN TEASLEY.

## AS-SURVEYED LEGAL DESCRIPTION
MAP 43, PARCEL 45.00

LAND LYING IN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY THE BRUNGER FAMILY TRUST AS OF RECORD IN DEED BOOK 3405, PAGE 866 OF THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), BOUNDED ON THE EAST BY DICE LAMPLEY ROAD (RIGHT OF WAY 50 FEET), JOSEPH AND ERIN DUBOSE AS OF RECORD IN DEED BOOK 7522, PAGE 563 R.O.W.C., AND CITY OF FAIRVIEW PROPERTY, TAX MAP 43 PARCEL 44.00, BOUNDED ON THE SOUTH BY DENNIS AND CHARLENE CHAPMAN AS OF RECORD IN DEED BOOK 7365, PAGE 992 R.O.W.C., BOUNDED BY THE WEST BY SARAH BRUNGER AS OF RECORD IN DEED BOOK 7122, PAGE 962 R.O.W.C., AND ALLAN CLIFFORD BRUNGER AS OF RECORD IN DEED BOOK 8057, PAGE 518 R.O.W.C., AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET (WILSON 2089) IN THE WESTERLY MARGIN SAID OF DICE LAMPLEY ROAD, SAID POINT BEING THE NORTHEAST CORNER OF DEAN TEASLEY AND DEBRA JO TEASLEY OF RECORD IN DEED BOOK 1968, PAGE 62 R.O.W.C., HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH: 599,504.65 FEET AND EAST: 1,626,133.18 FEET, NAD83 (2011) U.S. SURVEY FEET;

THENCE WITH SAID WESTERLY MARGIN OF DICE LAMPLEY ROAD AND THE EASTERLY BOUNDARY OF HEREIN DESCRIBED TRACT, SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 338.70 FEET, AN ARC LENGTH OF 144.92 FEET, A DELTA ANGLE OF 24°30'52", A CHORD BEARS SOUTH 0°37'11" WEST, A DISTANCE OF 143.81 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

THENCE SOUTH 11°44'15" EAST, A DISTANCE OF 117.35 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 399.95 FEET, AN ARC LENGTH OF 16.49 FEET, A DELTA ANGLE OF 2°21'44", A CHORD BEARS SOUTH 12°55'07" EAST, A DISTANCE OF 16.49 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

THENCE LEAVING SAID WESTERLY MARGIN OF DICE LAMPLEY ROAD, WITH THE COMMON BOUNDARY OF SAID DUBOSE PROPERTY AND HEREIN DESCRIBED TRACT, THE FOLLOWING CALLS:

SOUTH 89°2'7.25" WEST, A DISTANCE OF 309.89 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

SOUTH 10°1'4.44" WEST, A DISTANCE OF 174.73 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

SOUTH 86°03'15" EAST, A DISTANCE OF 317.76 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089), SAID POINT BEING IN THE WESTERLY LINE OF SAID CITY OF FAIRVIEW PROPERTY;

THENCE, WITH THE COMMON BOUNDARY OF SAID CITY PROPERTY AND HEREIN DESCRIBED TRACT, SOUTH 54°24'42" WEST, A DISTANCE OF 33.50 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089);

THENCE SOUTH 08°46'26" WEST, A DISTANCE OF 1108.22 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID CHAPMAN PROPERTY AND HEREIN DESCRIBED TRACT, NORTH 81°16'02" WEST, A DISTANCE OF 434.45 FEET TO A 5/8" CAPPED IRON ROD SET (WILSON 2089), SAID POINT ALSO BEING THE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID SARAH BRUNGER AND HEREIN DESCRIBED TRACT, THE FOLLOWING CALLS:

NORTH 10°25'54" EAST, A DISTANCE OF 608.70 FEET TO A FOUND AXLE;

NORTH 7°37'28" WEST, A DISTANCE OF 275.33 FEET TO A FOUND AXLE;

THENCE, WITH THE COMMON BOUNDARY OF SAID ALLAN BRUNGER PROPERTY AND HEREIN DESCRIBED TRACT, NORTH 9°57'53" EAST, A DISTANCE OF 965.16 FEET TO A FOUND AXLE, SAID POINT ALSO BEING THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID BRUNGER FAMILY TRUST AND HEREIN DESCRIBED TRACT, SOUTH 81°52'08" EAST, A DISTANCE OF 620.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 866,870 SQUARE FEET, 19.900 ACRES, MORE OR LESS.

BASED ON A SURVEY BY WILSON & ASSOCIATES, P.C., ON JUNE 6, 2026.

## AS-SURVEYED LEGAL DESCRIPTION
MAP 43, PARCEL 59.00

LAND LYING IN THE 1ST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY JEFFERY AND BRIGITTE HYDE AS OF RECORD IN DEED BOOK 3408, PAGE 851 OF THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (R.O.W.C.), BOUNDED ON THE EAST BY CLIFFORD ALLAN BRUNGER AS OF RECORD IN DEED BOOK 7122, PAGE 959 R.O.W.C., BOUNDED ON THE SOUTH BY THOMAS S. CHAMBLESS JR. AS OF RECORD IN DEED BOOK 8057, PAGE 518 R.O.W.C., BOUNDED BY THE WEST BY JONATHAN AND BRIDGET CUMMINGS AS OF RECORD IN DEED BOOK 8215, PAGE 427 R.O.W.C., AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8" IRON ROD, BEING THE NORTHEAST CORNER OF DEAN AND DEBRA JO TEASLEY OF RECORD IN DEED BOOK 1243, PAGE 498 R.O.W.C., HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH: 600,359.21 FEET AND EAST: 1,624,419.13 FEET, NAD83 (2011) U.S. SURVEY FEET;

THENCE, WITH THE COMMON BOUNDARY OF SAID BRUNGER PROPERTY AND HEREIN DESCRIBED TRACT, THE FOLLOWING CALLS:

SOUTH 11°06'09" WEST, A DISTANCE OF 565.27 FEET TO A FOUND 5/8" IRON ROD;

SOUTH 7°19'12" WEST, A DISTANCE OF 46.18 FEET TO FOUND 3/4" IRON ROD, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID CHAMBLESS PROPERTY, NORTH 84°38'16" WEST, FOR A DISTANCE OF 1,333.47 FEET, PASSING A WITNESS PIN 50 FEET EASTERLY OF THE TRUE SOUTHWEST CORNER OF HEREIN DESCRIBED TRACT, SAID TRUE CORNER BEING IN THE THREAD OF ADEN CAMP BRANCH;

THENCE, LEAVING SAID CORNER FOLLOWING ADEN CAMP BRANCH AND WITH THE COMMON BOUNDARY OF SAID CUMMINGS PROPERTY, THE FOLLOWING CALLS:

NORTH 23°52'49" WEST, A DISTANCE OF 82.16 FEET;

NORTH 12°45'25" WEST, A DISTANCE OF 85.26 FEET;

NORTH 2°58'50" WEST, A DISTANCE OF 108.04 FEET;

NORTH 10°17'06" WEST, A DISTANCE OF 128.23 FEET;

NORTH 21°34'26" WEST, A DISTANCE OF 84.74 FEET TO THE NORTHWEST CORNER OF HEREIN DESCRIBED TRACT;

THENCE, WITH THE COMMON BOUNDARY OF SAID HYDE PROPERTY, PASSING A WITNESS PIN 50 FEET EASTERLY OF THE TRUE NORTHWEST CORNER IN ADEN CAMP BRANCH, AND GENERALLY ALONG A FENCE, THE FOLLOWING CALLS:

SOUTH 84°25'01" EAST, A DISTANCE OF 484.04 FEET;

SOUTH 85°56'26" EAST, A DISTANCE OF 491.63 FEET;

SOUTH 87°00'43" EAST, A DISTANCE OF 204.69 FEET TO A FOUND IRON ROD AT A FENCE POST;

THENCE NORTH 72°4'1'0" EAST, A DISTANCE OF 399.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 797,072 SQUARE FEET, 18.094 ACRES, MORE OR LESS.

BASED ON A SURVEY BY WILSON & ASSOCIATES, P.C. ON JUNE 6, 2026.

## SCHEDULE B-II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. NOT A PLOTTABLE SURVEY MATTER
2. ANY FACTS, RIGHTS, INTEREST OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND. NONE OBSERVED
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORD. NONE OBSERVED
4. ANY ENCROACHMENT, ENCUMBRANCES, VIOLATIONS, VARIATIONS, OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. NONE OBSERVED
5. ANY LIEN OR RIGHTS TO A LIEN, FOR LABOR, SERVICES OR MATERIALS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A PLOTTABLE SURVEY MATTER
6. ANY CLAIMS TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS, URANIUM, LIMESTONE, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B. NOT A PLOTTABLE SURVEY MATTER
7. TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, INCLUDING (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS; AND/OR (C) TAXES RESULTING FROM SUPPLEMENTAL, REVISED OR CORRECTION ASSESSMENTS PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANNOTATED SECTION 67-5-603, ET SEQ. NOT A PLOTTABLE SURVEY MATTER
8. RIGHT OF WAY RESERVATION AS CONTAINED IN DEED RECORDED IN BOOK 186, PAGE 454. AFFECTS SURVEYED PROPERTY AS SHOWN
9. MATTERS APPEARING ON THE PLAT RECORDED IN PLAT BOOK 28, PAGE 137 (LOT 1 ELTON E. TEASLEY SUBDIVISION), INCLUDING, BUT NOT LIMITED TO, ANY BUILDING SETBACK LINES AND/OR EASEMENTS LYING WITHIN THE LOT(S) DESCRIBED IN SCHEDULE "A". DOES NOT AFFECT SURVEY PROPERTY
10. RIGHTS OF WAYS FOR INGRESS AND EGRESS CONTAINED IN DEED OF RECORD IN VOLUME 243, PAGE 980. AFFECTS SURVEYED PROPERTY AS SHOWN
11. TEASLEY DRIVE RIGHT OF WAY CONTAINED IN DEED RECORDED IN BOOK 1243, PAGE 498. AFFECTS SURVEYED PROPERTY AS SHOWN
12. INGRESS AND EGRESS AND UTILITY EASEMENT RECORDED IN BOOK 7365, PAGE 989. AFFECTS SURVEYED PROPERTY AS SHOWN
13. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT INSURED INCLUDING ANY WATERS OF CREEKS, STREAMS OR RIVERS FLOWING THROUGH THE SUBJECT PROPERTY AND CHANGES IN BOUNDARIES RESULTING FROM EROSION OR ACCRETION BY THE FLOW OF SAID WATERS FREE FROM DIMINUTION OR POLLUTION. AFFECTS SURVEYED PROPERTY BUT IS NOT A PLOTTABLE MATTER
14. RIGHTS OF PARTIES THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND DESCRIBED IN SCHEDULE A. AFFECTS SURVEYED PROPERTY BUT IS NOT A PLOTTABLE MATTER

## TEASLEY DRIVE RIGHT OF WAY EASEMENT LEGAL DESCRIPTION

AN EASEMENT AND RIGHT OF WAY IN THE FIRST CIVIL DISTRICT OF WILLIAMSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOW:

FROM A POINT IN THE CENTER OF A BRIDGE IN DICE LAMPLEY ROAD OVER TURNBULL CREEK; THENCE WITH SAID CREEK AND UPSTREAM 758.30 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF TRACT 7 OF THE E.D. PERKINS ESTATE AS SHOWN ON THE SURVEY BY STANFORD AND ASSOCIATES, INC., DATED APRIL 15, 1975; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 7, SOUTH 8°44'49" WEST 763.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°22'35" EAST 165.00 FEET TO A POINT IN THE WESTERLY LINE OF THE ABOVE PROPERTY AS SHOWN ON SAID PERKINS SURVEY; THENCE ALONG SAID BOWIE PROPERTY, SOUTH 8°35'47" WEST 35.00 FEET TO THE NORTHEAST CORNER OF TRACT 4 OF SAID PERKINS SURVEY; THENCE LEAVING SAID BOWIE PROPERTY, NORTH 81°53'08" WEST 620.98 F

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 48-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A REZONING REQUEST FROM CD-2 (RURAL) TO CD-3 (NEIGHBORHOOD GENERAL), FOR TWO (2) PARCELS LOCATED WEST OF DICE LAMPLEY ROAD AND NORTH OF THE INTERSECTION OF DICE LAMPLEY ROAD AND CROW CUT ROAD CONTAINING 35.99 (+/-) ACRES, TAX MAP 043, PARCELS 045.00 AND 059.00. OWNER: DEAN TEASLEY.**

**WHEREAS**, the applicant, Alex Becker (EcoTerra), is requesting approval of a rezoning from CD-2 (Rural) to CD-3 (Neighborhood General) for both properties, Tax Map 043 Parcel 045.00 and Parcel 059.00, totaling 35.99 (+/-) acres located west of Dice Lampley Road and north of the intersection of Dice Lampley Road and Crow Cut Road; and

**WHEREAS**, this project has been given the project number #RZN-26-0011; and

**WHEREAS, THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** considered project #RZN-26-0011, Alex Becker (EcoTerra), the applicant, at its regular meeting on October 20th, 2026; and

**WHEREAS,** the 2040 Fairview Forward Plan classifies Tax Map 043 Parcel 045.00 as future land use classification New Residential-Medium Neighborhood. The New Residential-Medium Neighborhood notes appropriate land uses as Single-Family Detached Residential and Single-Family Attached Residential (two-family houses only) and appropriate zone districts as RS-40, and R-20 with a PUD, which transitioned to the CD-2W (Rural) or CD-3L (Neighborhood – Large Lot) character districts within the newly adopted Fairview Development Code; and

**WHEREAS**, the 2040 Fairview Forward Plan classifies Tax Map 043 Parcel 059.00 as future land use classification Rural Settlement. The Rural Settlement notes appropriate land uses as Agriculture and Single-Family Detached Residential and AR-15A, AR-5A, RS-40, RSM-40, and R-20 with a Conservation Development Overlay, which transitioned to the CD-2 (Rural),, CD-2W (Woodlot), and CD-3L (Neighborhood – Large Lot) character districts within the newly adopted Fairview Development Code; and

**WHEREAS,** the staff report is attached as Exhibit PC-48-26-A,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve this rezoning request with the following condition of approval:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public

Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

**Adopted this _____ day of _____, 2026**

_____

**Planning Commission Chairperson**

**Attest:**

_____

**City Recorder**

**Approved As To Form:**

_____

**City Attorney**

**STAFF REPORT**
**PC-48-26**

**Project Number:** RZN-26-0011

**Project Name:** Dice Lampley

**Application Type:** Rezoning

**Applicant:** Alex Becker (EcoTerra)

**Owner:** Dean Teasley

**Initial Submittal Date:** 7/16/2026

**Resubmittal Date:**

**Tax Map:** 043 **Parcels:** 045.00 and 59.00

**Project Summary**

Alex Becker, applicant, has submitted, on behalf of the owner, a rezoning request for two (2) properties located west of Dice Lampley Road and north of the intersection of Dice Lampley Road and Crow Cut Road. The parcels are more specifically identified as Tax Map 043 Parcels 045.00 and 059.00. The property identified as Parcel 045.00 contains a total of 19.90 (+/-) acres and the property identified as Parcel 59.00 contains a total of 16.09 (+/-) acres. The applicant is requesting to rezone the parcel from CD-2 (Rural) to CD-3 (Neighborhood General). The annexation request for both properties, ANX-26-0004, was the previous item on this agenda. Both parcels are currently zoned Williamson County MGA-5.

The applicant provided the following explanation for the rezoning request, *"Development of a conservation-oriented single-family residential neighborhood within the CD-3 Neighborhood District consisting of approximately 45 detached homes (~1.3 DU per acre), a central Green (Main Civic Space), a preserved Natural Area with publicly accessible hiking trails, internal streets, sidewalks, utilities, stormwater management facilities, and associated neighborhood infrastructure."*

**Surrounding Zoning and Land Uses**
All properties located to the north, south and west are within Williamson County and zoned MGA-5 and all these surrounding properties are either vacant and wooded or contain single family detached residential or agricultural land uses. The properties to the east of Tax Map 043 Parcel 045.00, across Dice Lamley Road, are located within the Fairview municipal boundaries and are currently zoned CD-CV (Civic) and contain Bowie Nature Park.

**Property Zoning**

The property is currently located within Williamson County and zoned MGA-5 and this rezoning request will be considered by the Board of Commissioners following their consideration of the annexation request (ANX-26-0004). If the property is annexed, per the annexation request in project ANX-26-0004, the property will be rezoned to CD-2, per Section 2.5 Newly Annexed Properties in the Fairview Development Code. Section 2.5 Newly Annexed Properties, of the Fairview Development Code, states, *". . . newly annexed properties shall have an initial zoning of CD-2*", which means this request is to rezone from CD-2 to CD3.

**Fairview Forward 2040 Plan**

The Fairview Forward 2040 Comprehensive Plan classifies Tax Map 043 Parcel 045.00 as future land use classification New Residential-Medium Neighborhood, and it classifies Tax Map 043 Parcel 059.00 as Rural Settlement.

The New Residential-Medium Neighborhood future land use classification lists appropriate zoning districts as RS-40, and R-20 with a PUD as appropriate zone districts. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2W (Rural) or CD-3L (Neighborhood – Large Lot). The appropriate land uses listed are Single-Family Detached Residential, Single-Family Attached Residential (two-family houses only). Alternative Development Types listed within the New Residential-Medium Neighborhood land use classification are Civic/Institutional, Mixed-use/Commercial/Office and Multi-Family Residential in a Traditional Neighborhood Development.

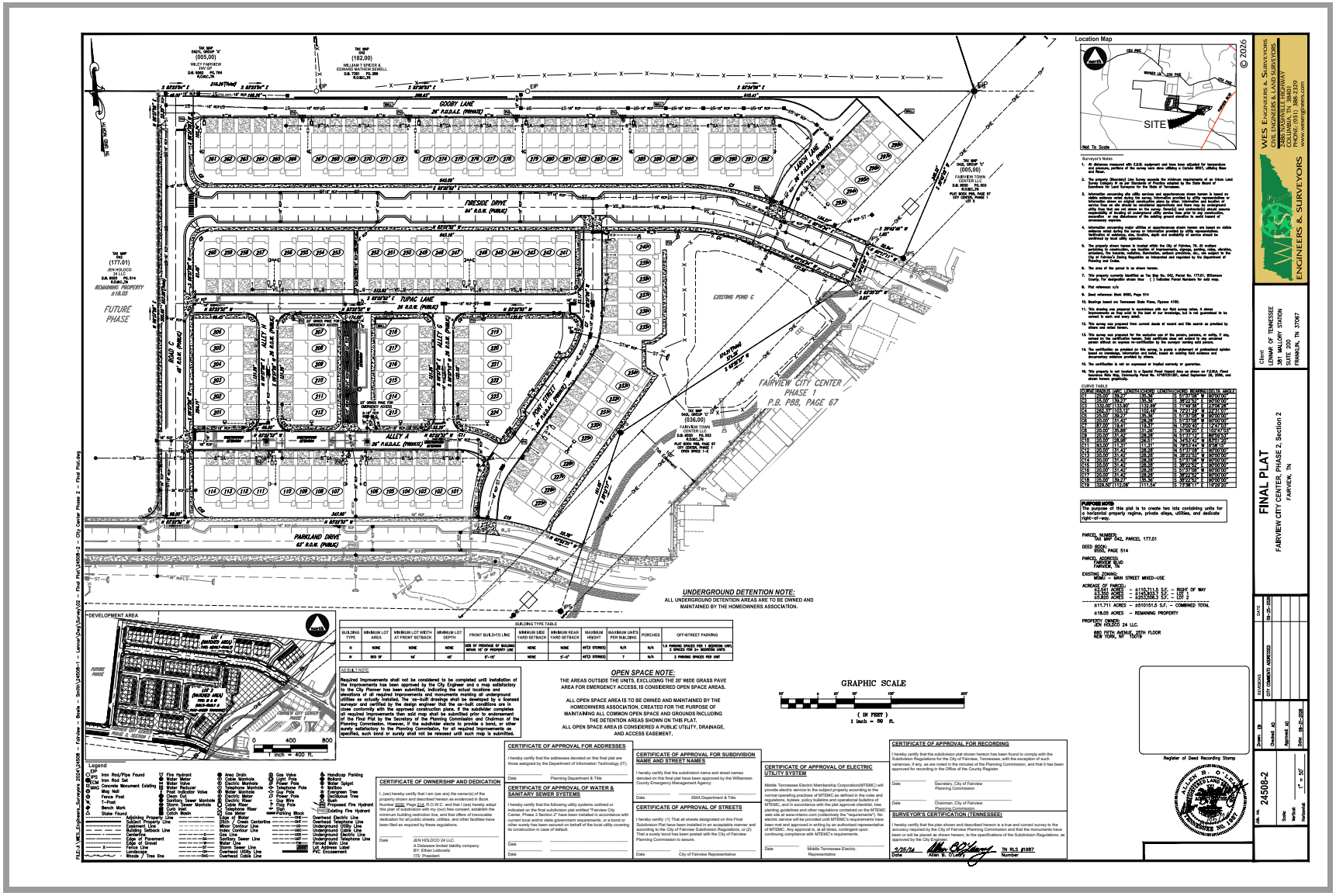
The Rural Settlement classification lists AR-15A, AR-5A, RS-40, RSM-40, and R-20 with a Conservation Development Overlay as appropriate zone districts. These appropriate zone districts transitioned to the following character districts within the new development code - CD-2, CD-2W, and CD-3L. The Rural Settlement classification lists appropriate land use as Agriculture and Single-Family Detached Residential.

The requested character district of CD-3 (Neighborhood General) is not in alignment with the Rural Settlement future land use classification but would be in alignment with the New Residential-Medium Neighborhood future land use classification. The property land use of Single-Family Detached Residential is in alignment with both future land use classifications.

**Staff Recommendation:**

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the approximately 35.99 (+/-) acres, the entirety of both Tax Map 043 Parcel 045.00 and Tax Map 043 Parcel 059.00, properties located west of Dice Lampley Road and north of the intersection of Dice Lampley Road and Crow Cut Road from the current zoning of CD-2 to CD-3, with the following condition of approval included in Resolution PC-48-26:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.


FINAL PLAT
FAIRVIEW CITY CENTER, PHASE 2, Section 2
FAIRVIEW, TN
WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
3037 INDUSTRIAL DRIVE, SUITE
COLUMBIA, TN 38401
PHONE: (931) 388-2329
WWW.WESGROUP.COM
Client: LAND OF TENNESSEE
381 MALLORY STATION
SUITE 200
FRANKLIN, TN 37067
REVISIONS
CITY COMMENTS ADDRESSED
DATE
04-28-2026
Drawn: EB
Checked: AO
Approved: AO
Date: 04-21-2026
Scale: 1" = 50'
Job No. 24508-2
GOOBY LANE
FIRESIDE DRIVE
TUPAC LANE
PARKLAND DRIVE
FAIRVIEW CITY CENTER PHASE 1 P.B. P86, PAGE 67
EXISTING POND C
FUTURE PHASE
UNDERGROUND DETENTION NOTE:
ALL UNDERGROUND DETENTION AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
OPEN SPACE NOTE:
THE AREAS OUTSIDE THE UNITS, EXCLUDING THE 20' WIDE GRASS PAVE AREA FOR EMERGENCY ACCESS, IS CONSIDERED OPEN SPACE AREAS.
ALL OPEN SPACE AREA IS TO BE OWNED AND 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.
ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT.
GRAPHIC SCALE
1 inch = 50 ft.
Location Map
SITE
Not To Scale
Surveyor's Notes
PURPOSE NOTE
The purpose of this plat is to create two lots containing units for a horizontal property regime, private alleys, utilities, and dedicate right-of-way.
PARCEL NUMBER:
TAX MAP 042, PARCEL 177.01
DEED BOOK:
BOOK 9502, PAGE 514
PARCEL ADDRESS:
1000 MAIN BLVD
FAIRVIEW, TN
EXISTING ZONING:
CC - CITY MAIN STREET MIXED-USE
ACREAGE OF PARCEL:
33.243 ACRES - ±1,157,113 S.F. - RIGHT OF WAY
33.430 ACRES - ±1,456,068.1 S.F. - LOT 2
67.430 ACRES - ±2,923,063 S.F. - LOT 3
±11.711 ACRES - ±510151.5 S.F. - COMBINED TOTAL
±18.05 ACRES - REMAINING PROPERTY
PROPERTY OWNER:
JEN HOLDCO 24 LLC.
650 FIFTH AVENUE, 20TH FLOOR
NEW YORK, NY 10019
Register of Deed Recording Stamp
CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF APPROVAL FOR ADDRESSES
CERTIFICATE OF APPROVAL OF WATER & SANITARY SEWER SYSTEMS
CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES
CERTIFICATE OF APPROVAL OF STREETS
CERTIFICATE OF APPROVAL OF ELECTRIC UTILITY SYSTEM
CERTIFICATE OF APPROVAL FOR RECORDING
SURVEYOR'S CERTIFICATION (TENNESSEE)
Legend
DEVELOPMENT AREA
DESIGN NOTE:
Required improvements shall not be considered to be completed until installation of the improvements has been approved by the City Engineer and a map satisfactory to the City Planner has been submitted, indicating the actual locations and elevations of all required improvements and monuments marking all underground utilities as actually installed. The "as-built" drawings shall be developed by a licensed surveyor and certified by the design engineer that the as-built conditions are in close conformity with the approved construction plans. If the subdivider completes all required improvements then said map shall be submitted prior to endorsement of the Final Plat by the Secretary of the Planning Commission and Chairman of the Planning Commission. However, if the subdivider elects to provide bonds or other financial guarantees to the City of Fairview, for all or any portion of the improvements specified, such bond or surety shall not be released until such map is submitted.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 49-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF THE FINAL PLAT FOR CITY CENTER PHASE 2 IN ORDER TO CREATE TWO (2) LOTS CONTAINING UNITS FOR A HORIZONTAL PROPERTY REGIME, CREATE THREE (3) PUBLIC RIGHTS-OF-WAY, THREE (3) PRIVATE RIGHT-OF-WAY, TWO (2) PUBLIC ALLEYWAYS, ONE (1) PRIVATE ALLEYWAY, AND DEDICATE ALL NECESSARY EASEMENTS ON 11.71 (+/-) ACRES LOCATED ON TAX MAP 042 PARCEL 177.01. OWNERS: JEN HOLDCO 24, LLC.**

**WHEREAS**, Allen O'Leary (WES Engineers & Surveyors) is requesting approval of a final plat for City Center Phase 2 in order to create two (2) lots containing units for a horizontal property regime, create three (3) public rights-of-way, three (3) private rights-of-way, two (2) public alleyways, one (1) private alleyway, dedicate all necessary easements, and install all necessary stormwater, water and wastewater infrastructure; and

**WHEREAS**, this project has been given the project number #PLTF-26-0008; and

**WHEREAS**, the staff report is attached as Exhibit PC-49-26-A.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Planning Commission hereby **approves** the Final Plat for City Center Phase 2 in order to create two (2) lots containing units for a horizontal property regime, create three (3) public rights-of-way, three (3) private rights-of-way, two (2) public alleyways, one (1) private alleyway, dedicate all necessary easements and install all necessary stormwater, water and wastewater infrastructure, as resubmitted on September 25, 2026, with the following conditions:

1.

**Adopted this _____ day of _____, 2026**

_____
**Planning Commission Chairperson**

**Attest:**

_____
**City Recorder**

**Approved As To Form:**

_____

**City Attorney**

**EXHIBIT PC-49-26-A**
STAFF REPORT
PC-49-26

**Project:** City Center Phase 2

**Application Type:** Final Plat

**Applicant:** Allen O'Leary (WES Engineers & Surveyors)

**Owner:** Jen Holdco 24, LLC

**Initial Submittal Date:** 8/21/2026

**Final Submittal Date:** 9/25/2026

**Tax Map:** 042 **Part of Parcel:** 177.01

**Project Summary**

Allen O'Leary (WES Engineers & Surveyors) is requesting approval of a final plat for City Center Phase 2. The City Center project contains a total of 52.00 (+/-) acres. Phase 2 contains 11.71 (+/-) acres of total development and is zoned MSMU (Main Street Mixed-Use). The property is located on FEMA FIRM Panel, 4187C0153F no portion of the property is located within a flood hazard area, Zone X.

City Center, Phase 2 contains two (2) lots containing units for a horizontal property regime, three (3) new public rights-of-way, three (3) new private rights-of-way, two (2) new public alleyways, one (1) new private alleyway, as well as all necessary easements, and all necessary stormwater, water and wastewater infrastructure.

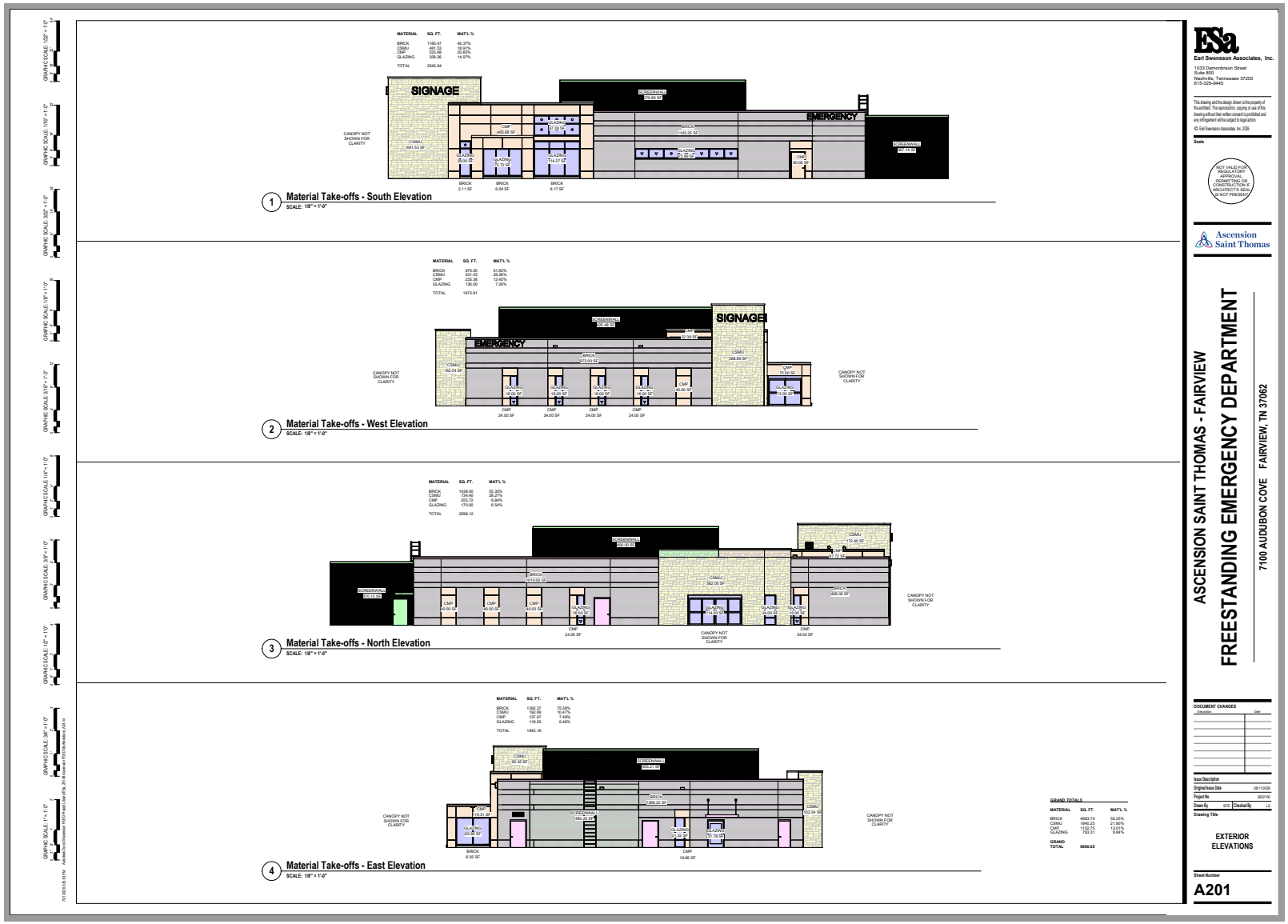
The Master Development Plan for the City Center development listed different building types to be in specific areas within the overall development. Phase 2 of the project includes Building Types II, III, IV, V and IX, which is in alignment with the approved City Center Master Development Plan.

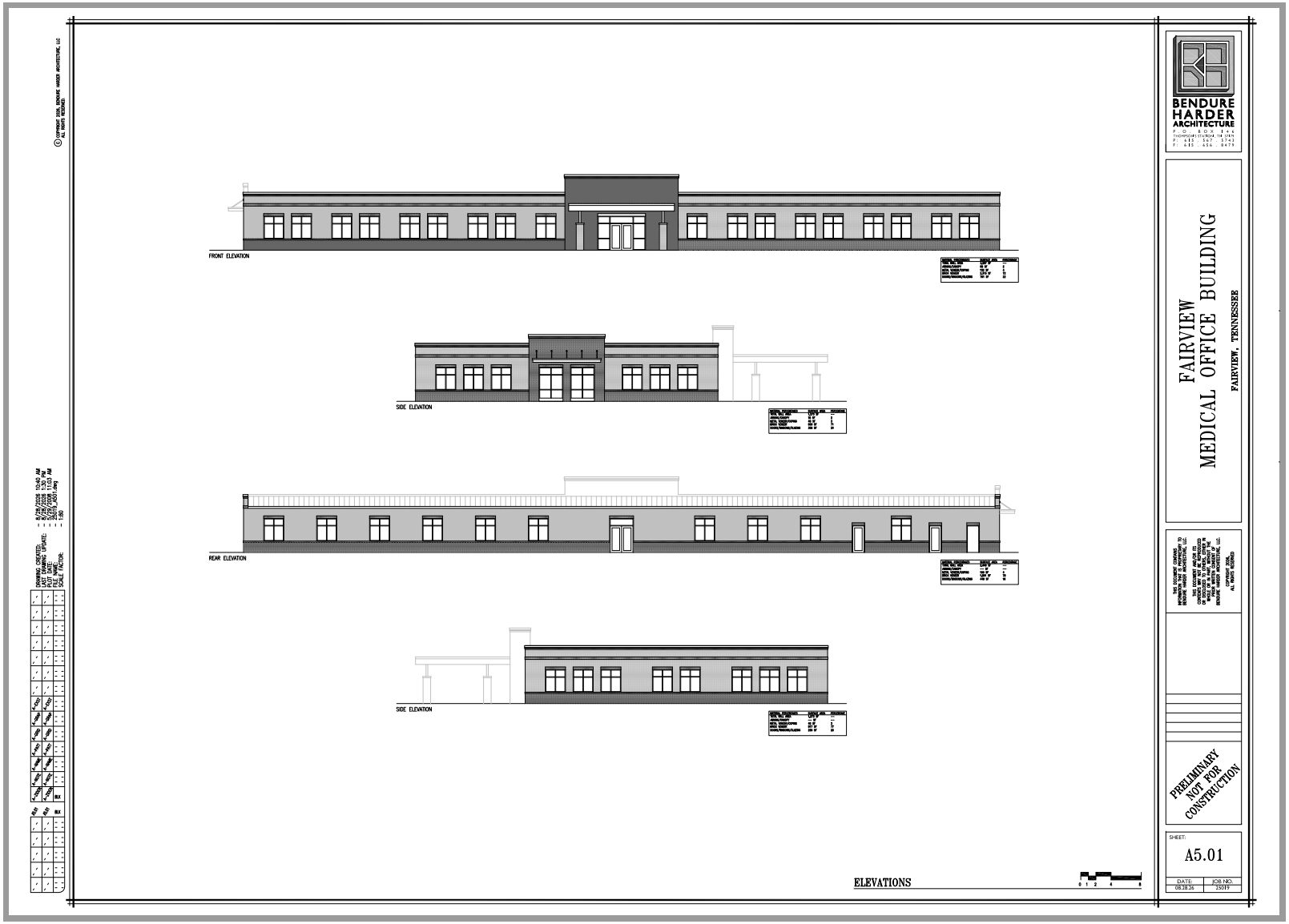
**Surrounding Land Uses and Zoning**

The property to the west (Portion of Parcel 177.00) is zoned Main Street Mixed-Use (MSMU) and contains future phases of the City Center development. The properties to the south are zoned Main Street Mixed-Use (MSMU) and CD-CV (Civic). These properties contain Fairview City Hall and Bowie Park. The properties to the east are zoned Main Street Mixed-Use (MSMU) and contain City Center Phase 1 and will contain both commercial and residential land uses. The properties to the north are zoned CD-4 (Neighborhood Center) and are currently vacant.

**Staff Recommendation:**

Staff recommends the Planning Commission approve the Final Plat for City Center Phase 2 in order to create two (2) lots containing units for a horizontal property regime, create three (3) public rights-of-way, three (3) private rights-of-way, two (2) public alleyways, one (1) private alleyway, dedicate all necessary easements, and install all necessary stormwater, water and wastewater infrastructure, as resubmitted on September 25, 2026, with the following conditions of approval included in Resolution PC-49-26:


SIGNAGE
EMERGENCY
SCREENWALL
CANOPY NOT SHOWN FOR CLARITY
1 Material Take-offs - South Elevation
SCALE: 1/8" = 1'-0"
2 Material Take-offs - West Elevation
SCALE: 1/8" = 1'-0"
3 Material Take-offs - North Elevation
SCALE: 1/8" = 1'-0"
4 Material Take-offs - East Elevation
SCALE: 1/8" = 1'-0"
GRAND TOTALS
ESa
Earl Swensson Associates, Inc.
1033 Demonbreun Street
Suite 600
Nashville, Tennessee 37203
615-329-9445
Ascension Saint Thomas
ASCENSION SAINT THOMAS - FAIRVIEW
FREESTANDING EMERGENCY DEPARTMENT
7100 AUDUBON COVE FAIRVIEW, TN 37062
DOCUMENT CHANGES
EXTERIOR ELEVATIONS
A201


FRONT ELEVATION
SIDE ELEVATION
REAR ELEVATION
SIDE ELEVATION
ELEVATIONS
BENDURE HARDER ARCHITECTURE
FAIRVIEW
MEDICAL OFFICE BUILDING
FAIRVIEW, TENNESSEE
PRELIMINARY NOT FOR CONSTRUCTION
SHEET:
A5.01
DATE:
08.28.26
JOB NO.
25019

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 50-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, APPROVING A NON-RESIDENTIAL SITE PLAN FOR THE CONSTRUCTION OF A HEALTHCARE CAMPUS THAT INCLUDES TWO (2) ONE STORY BUILDINGS TOTALLING 26,458 SQUARE FOOT, WHICH INCLUDE A MEDICAL OFFICE BUILDING AND A FREE STANDING EMERGENCY ROOM FACILITY AND ALL REQUIRED PARKING, STORMWATER, WATER AND WASTEWATER INFRASTRUCTURE LOCATED ON PROPERTIES LOCATED AT 1866 AND 1872 FAIRVIEW BOULEVARD (HIGHWAY 100) TOTALING 6.81 (+/-) ACRES. TAX MAP 042 PARCELS 045.00, 046.00 AND 046.01. OWNER: M&H COMMERCIAL INV LLC**

**WHEREAS**, John Richard Patterson (Kimley-Horn) is requesting, on behalf of the property owner, approval of a Non-Residential Site Plan to construct two (2) one-story medical buildings that will include a medical office building and a free-standing emergency room facility and all required parking, stormwater, water and wastewater infrastructure; and

**WHEREAS**, the site plan is proposing a medical office building containing 16,000 square feet and a free-standing emergency room facility containing 10,458 square feet; and

**WHEREAS,** this project has been given the project number #SPN-26-0004; and

**WHEREAS**, the staff report is attached as Exhibit PC-50-26-A.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Planning Commission hereby **approves** the Non-Residential Site Plan to construct two (2) one-story medical buildings that will include a medical office building and a free-standing emergency room facility and all required parking, stormwater, water and wastewater infrastructure, as resubmitted on October 9, 2026, with the following conditions of approval:

1. The applicant shall work with staff to update proposed signage to be in compliance with Article 7 of the Fairview Development Code.

**Adopted this _____ day of _____, 2026**

_____
**Planning Commission Chairperson**

**Attest:**

_____

**City Recorder**

**Approved As To Form:**

_____

**City Attorney**

**EXHIBIT PC-50-26-A**
STAFF REPORT
PC-50-26

**Project:** Ascension

**Application Type:** Site Plan - Non-Residential

**Applicant:** John Richard Patterson (Kimley-Horn)

**Owner:** M&H Commercial Inv., LLC

**Initial Submittal Date:** 8/21/2026

**Final Submittal Date:** 10/09/2026

**Tax Map:** 042 **Parcel:** 045.00, 046.00 and 046.01

**Project Summary**

John Patterson (Kimley-Horn) is requesting, on behalf of the property owner, approval of a Non-Residential Site Plan to construct two (2) one-story medical buildings that will include a medical office building and a free-standing emergency room facility and all required parking, stormwater, water and wastewater infrastructure. The proposed facilities are located on three (3) properties located at 1866 and 1872 Fairview Boulevard (Highway 100) and an unaddressed property located along Audubon Cove. The three (3) properties total 6.56 (+/-) acres and are currently zoned CD-4 (Neighborhood Center).

The site plan includes two (2) buildings, one of which is a medical office building and the other is a free-standing emergency room facility. The medical office building contains 16,000 square feet and the free-standing emergency room facility contains 10,458 square feet. Additionally, the site plan indicates a helipad in the northeast corner of the site and the associated clear flight path for the helicopter. The site is also designed to provide a dedicated access point off Audubon Cove for ambulances to access an ambulance specific emergency entrance at the rear of the free-standing emergency facility.

**Variances: Approved**

John Richard Patterson (Kimley-Horn) submitted a variance request (VAR-26-0007) for five (5) aspects of SPN-26-0004. The five variances were considered and approved at the September 10, 2026, Board of Zoning Appeals meeting. The five (5) approved variances are the approval of a flat roof, a reduction in window glazing due to patient privacy and certain functions within the structure, increase in front setback to permit parking in front due to some topographic issues and fire department requiring access on all four side of the structure, reduction in frontage build out due to retaining a clear flight

path for a future heli-pad, and permission to provide off street parking within the 1st and 2nd layer of the lot due to the approved greater front setback.

**Surrounding Zoning and Land Use**

All adjacent properties are located within the municipal boundaries of Fairview. The properties to the east, west and south are zoned CD-4 (Neighborhood Center). The property to the north is zoned CD-3 (Neighborhood).

The property to the north contains a single-family detached residence, while the properties to the south contain several commercial buildings. The property located to the east, across Audubon Cove, is currently vacant, while the property to the west contains commercial buildings.

**Fairview Forward 2040 Comprehensive Plan**

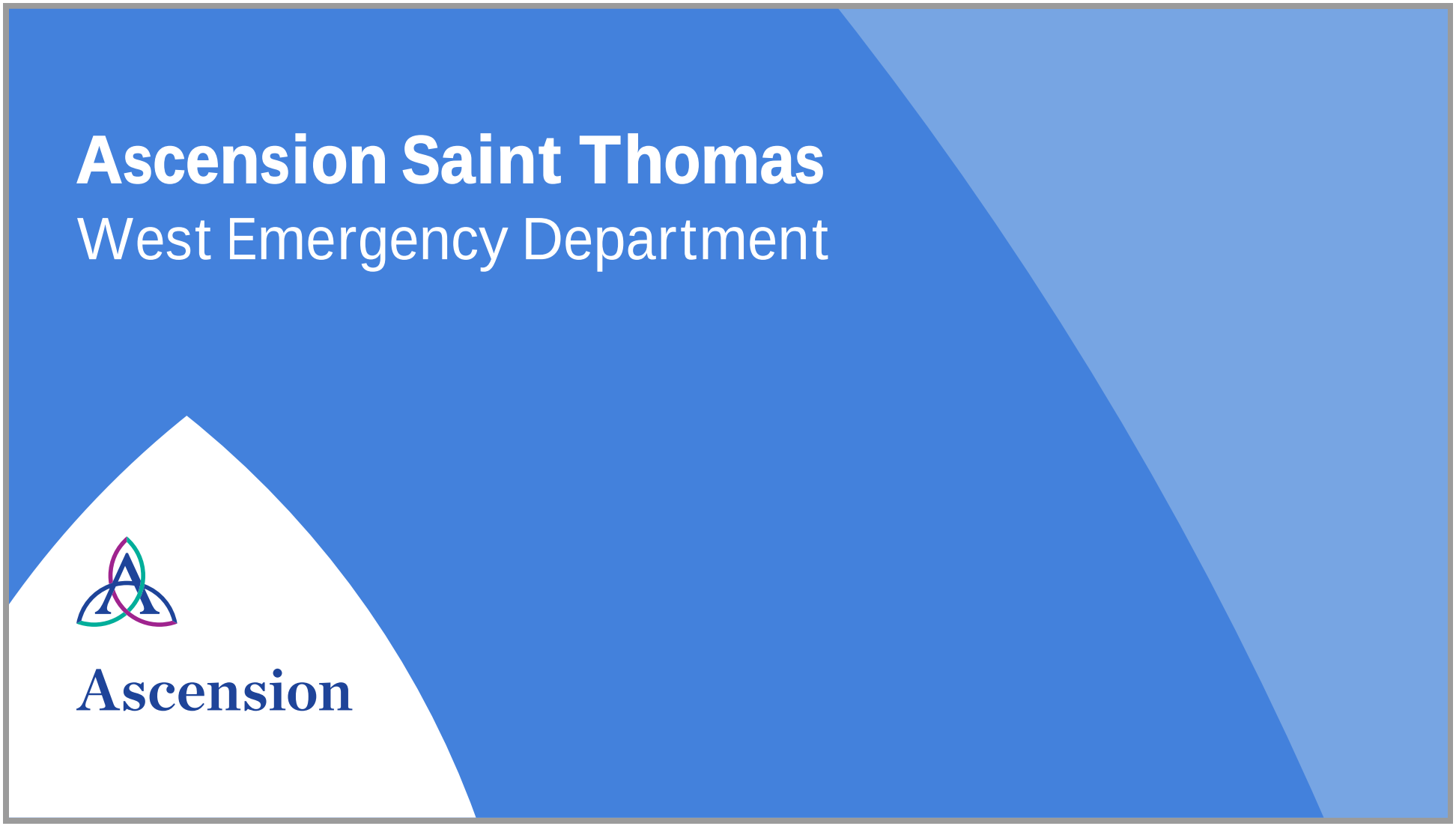
The Fairview Forward 2040 Comprehensive Plan classifies this property as future land use classification Commercial Center. The Commercial Center classification notes CC and OPS as appropriate zone district. These zone district names are from the previous Fairview Zoning Ordinance. These zone districts transitioned into the CD-4 character district within the new development code that was adopted on April 2, 2026. The properties at 1866 and 1872 Fairview Boulevard were rezoned to CD-4 with the adoption of the new zoning map on April 2, 2026. The Commercial Center future land use classification lists five (5) land use categories as appropriate. Those categories are Retail/Restaurant, Office, Light Industrial, Multi-Family, and Civic/Institutional. The proposed medical offices and free-standing emergency facility algins with the appropriate land uses within the Commercial Center future land use classification.

**Public Notice**
Section 8.5.4.D of the Fairview Development Code, entitled Notice & Public Hearing, requires a site development plan to satisfy three (3) types of public notification. Those three (3) forms of public notification are published notice within a newspaper of general circulation, a sign posted on the property and a notice mailed to each adjacent property to the project location. All three (3) of these required notification types have been satisfied with this project.

**Staff Recommendation:**

Staff recommends the Planning Commission approve the Non-Residential Site Plan to construct two (2) one-story medical buildings that will include a medical office building and a free-standing emergency room facility and all required parking, stormwater, water and wastewater infrastructure, as resubmitted on October 09, 2026, with the any following condition of approval that is included in Resolution PC-50-26:

1. The applicant shall work with staff to update proposed signage to be in compliance with Article 7 of the Fairview Development Code.


Ascension Saint Thomas
West Emergency Department
Ascension

## Site Information:

**Market:** **Ascension Saint Thomas**

**Site Name:** West Emergency Department

**Site ID:** 1866 Fairview Blvd - Ascension Saint Thomas West Emergency Department

**Creation Date:** 09-21-2026

**Primary Site Address:**
1866 Fairview Blvd
Fairview, TN 37062

**Secondary Site Address:**

**Site Notes:**

### Sign Legend:

- Brand Signage
- Wayfinding Signage
- Regulatory Signage

### Code Summary:

| Ground Signs: |
|---|
| XXXXXXXXXXX |

| Wall Signs: |
|---|
| XXXXXXXXXXX |

### Scope/Revision Details:

| Date: | Link: | Sign Number: | Scope/Revision: | Notes: | Initials: |
|---|---|---|---|---|---|
| 9/23/26 | 1 | Multi | Changed the address from 1872 to 1866 | | TG |
| | | | | | |
| | | | | | |
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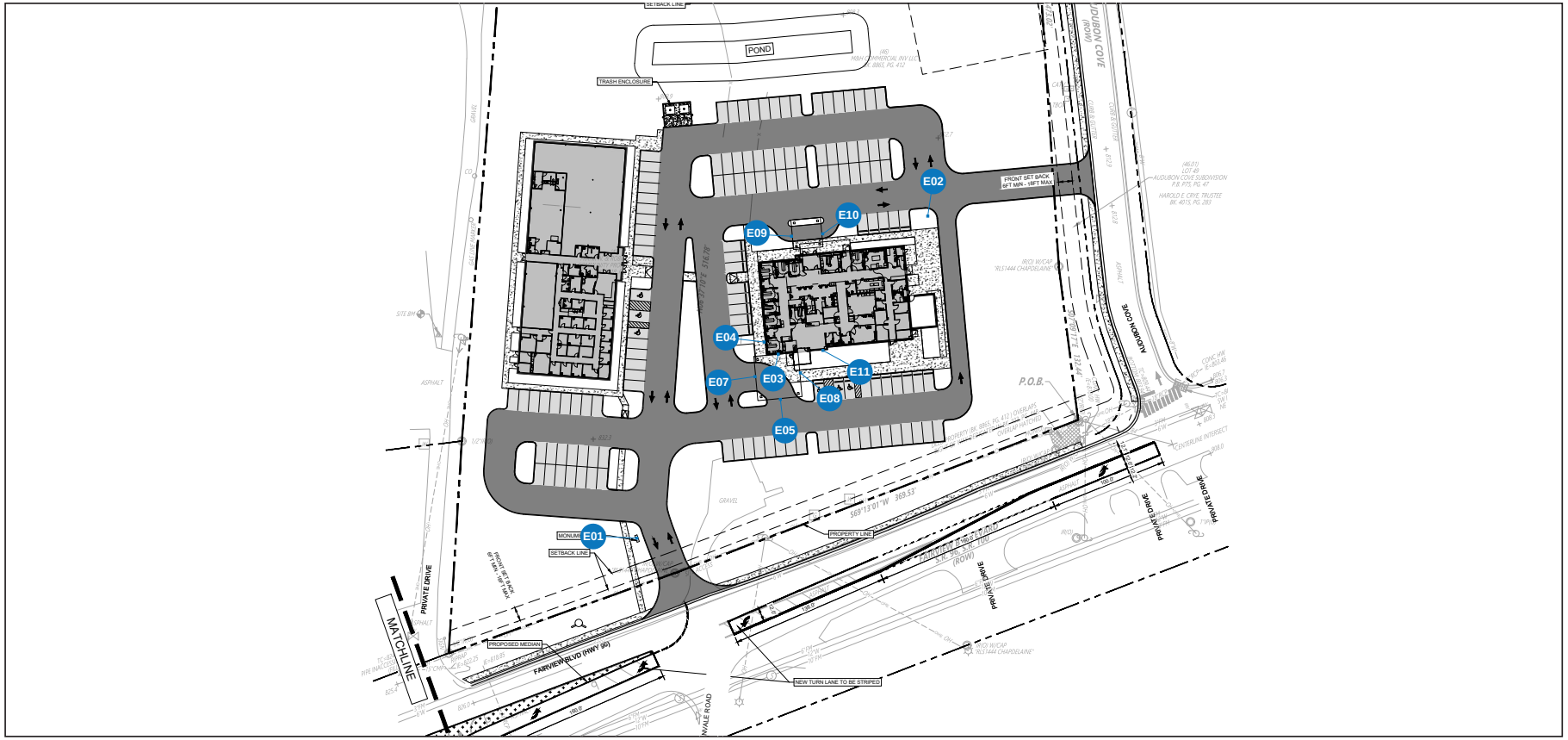
Ascension

Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

# Overview Map

1866 Fairview Blvd




Ascension

Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

## Elevations

1866 Fairview Blvd




Ascension

## Elevations

1866 Fairview Blvd





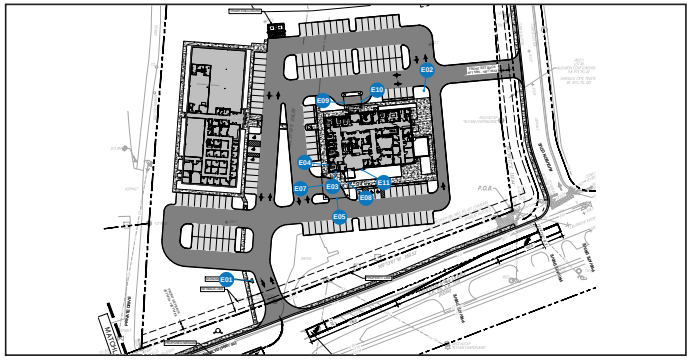

Ascension

# E01

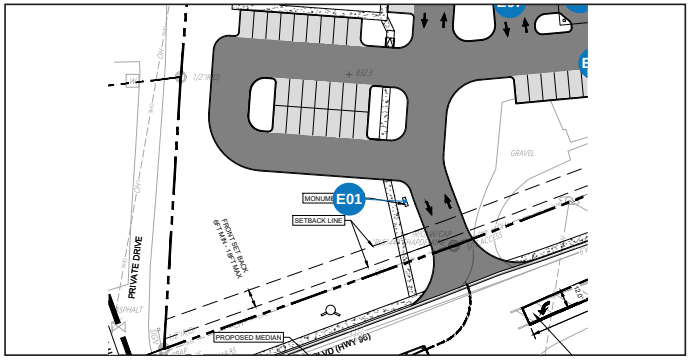
1866 Fairview Blvd

## Existing

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:



Detail Side A:

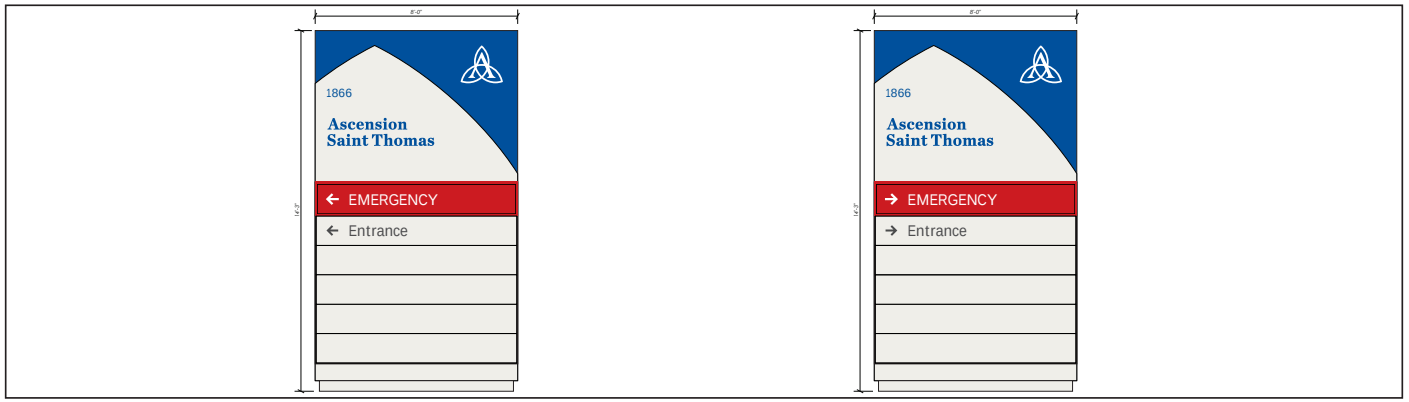



Rendering:

## Recommendation

Action: Add New
Sign Type: Monument
Sign Code: ASC-MON-B-I-114
Quantity: 1
Attachment: Footing
Illumination: Internal
Approx. Size:
H: 13'-10"
W: 8'-0"
OAH: 14'-3"
OAW: 8'-0"
Comments:

Technical Survey: Required
Code Compliance: Requires Validation




Recommended Side A:

Ascension

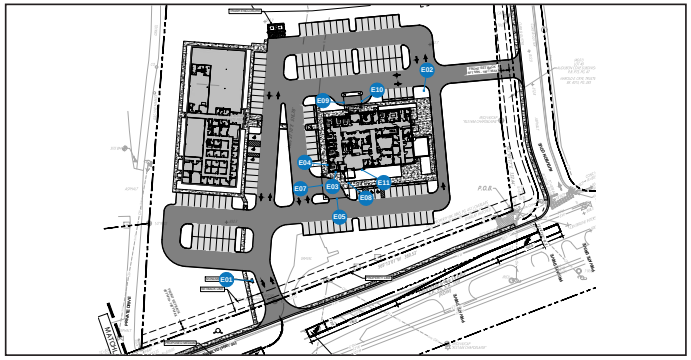
Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

# E02

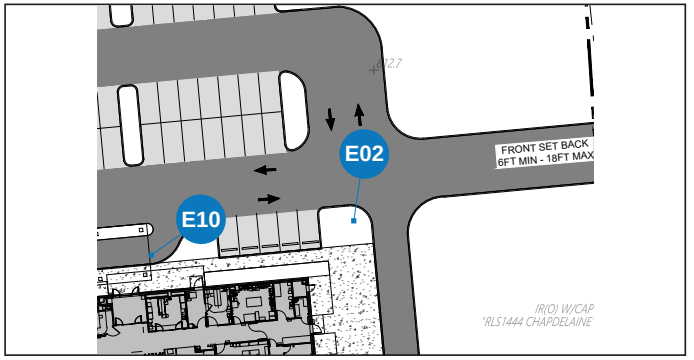
1866 Fairview Blvd

## Existing

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:



Detail Side A:




Rendering:

## Recommendation

Action: Add New
Sign Type: Vehicular Directional
Sign Code: ASC-VDIR-U-N-11
Quantity: 1
Attachment: Footing
Illumination: None
Approx. Size:
H: 2'-6"
W: 2'-8"
OAH: 4'-0"
OAW: 2'-8"
Comments: XXXXXXXXXXX
*@1/2" scale*

Technical Survey: Required
Code Compliance: Yes




Recommended Side A:

Ascension

Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

## Existing

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:

## Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-H-ST-C-15
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size:
H: 1'-3"
W: 13'-7 1/2"
OAH: 3'-4 3/4"
OAW: 13'-7 1/2"
Comments:

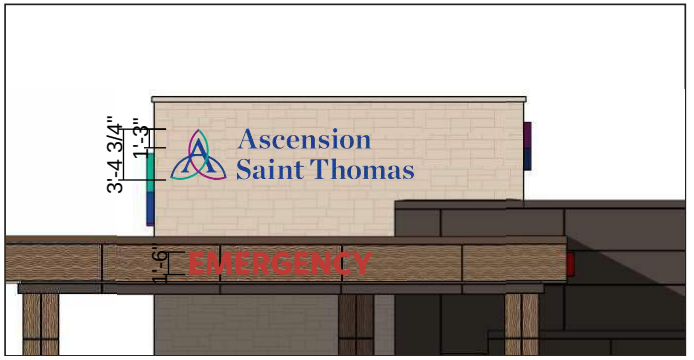
Technical Survey: Required
Code Compliance: Yes

# E03 - Option 1

1866 Fairview Blvd




Detail Side A:




Rendering:

Ascension
Saint Thomas

Recommended Side A:

Ascension

Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

## Existing

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:

## Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-H-ST-C-15
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size:
H: 1'-3"
W: 13'-7 1/2"
OAH: 3'-4 3/4"
OAW: 13'-7 1/2"
Comments:

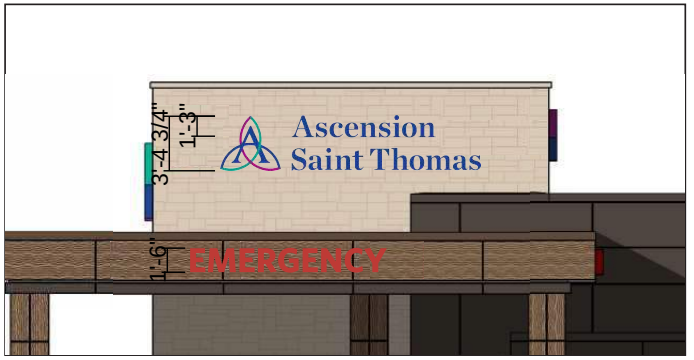
Technical Survey: Required
Code Compliance: Yes

# E03 - Option 2

1866 Fairview Blvd




Detail Side A:




Rendering:

Recommended Side A:

Ascension Saint Thomas

Ascension

## Existing

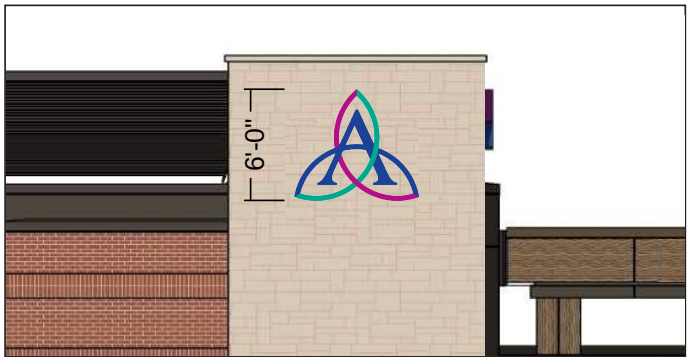
# E04

1866 Fairview Blvd

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:




Detail Side A:

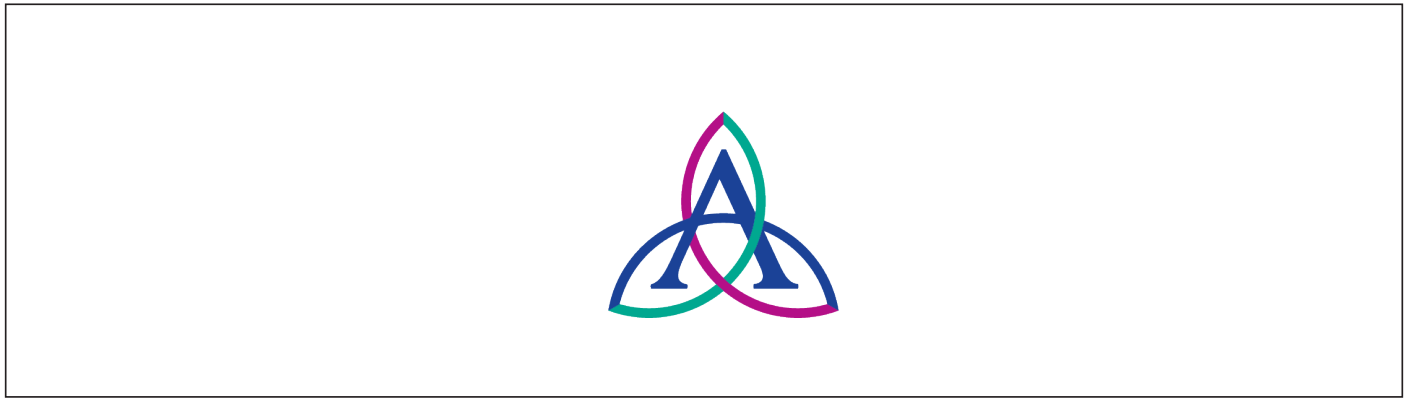



Rendering:

## Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-CS-AVC-C-72
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size:
H: 6'-0"
W: 6'-8 5/16"
OAH:
OAW:
Comments:

Technical Survey: Required
Code Compliance: Yes



Recommended Side A:

Ascension

## Existing

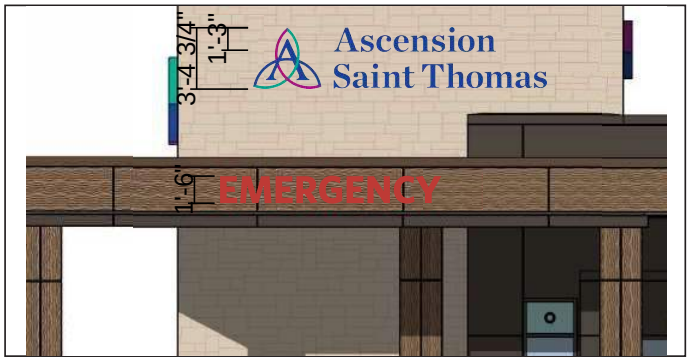
**E05**

1866 Fairview Blvd

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:




Detail Side A:




Rendering:

## Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-EM-18
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size:
H: 1'-6"
W: 12'-4 1/8"
OAH: 1'-6"
OAW: 12'-4 1/8"
Comments: *Need to confirm dimensions prior to fabrication*

Technical Survey: Required
Code Compliance: Yes




Recommended Side A:

Ascension

Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

## Existing

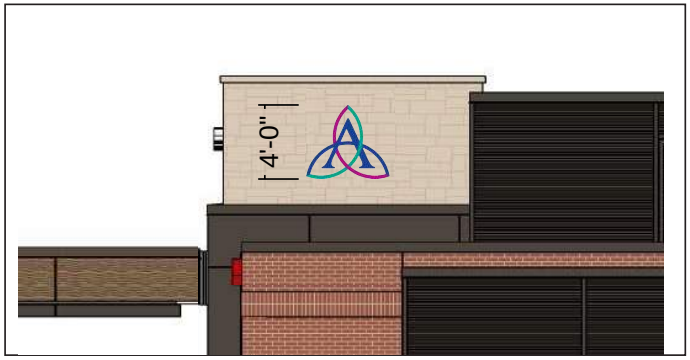
# E06

1866 Fairview Blvd

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:




Detail Side A:




Rendering:

## Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-CS-C-48
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size:
H: 4'-0"
W: 4'-5 5/8"
OAH:
OAW:
Comments:

Technical Survey: Required
Code Compliance: Yes



Recommended Side A:

Ascension

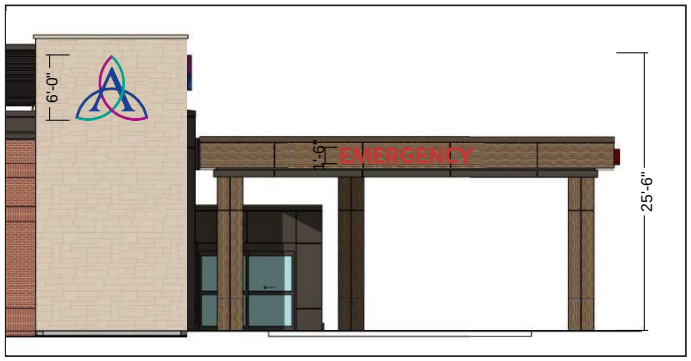
Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

## Existing

**E07**

1866 Fairview Blvd

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:




Detail Side A:




Rendering:

## Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-EM-18
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size:
H: 1'-6"
W: 12'-4 1/8"
OAH: 1'-6"
OAW: 12'-4 1/8"
Comments: *Need to confirm dimensions prior to fabrication*

Technical Survey: Required
Code Compliance: Yes




Recommended Side A:

Ascension

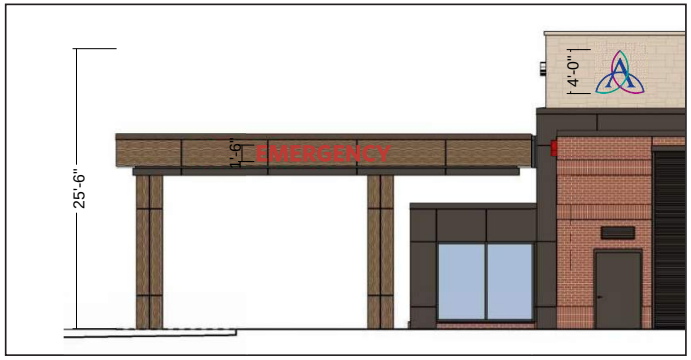
Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

## Existing

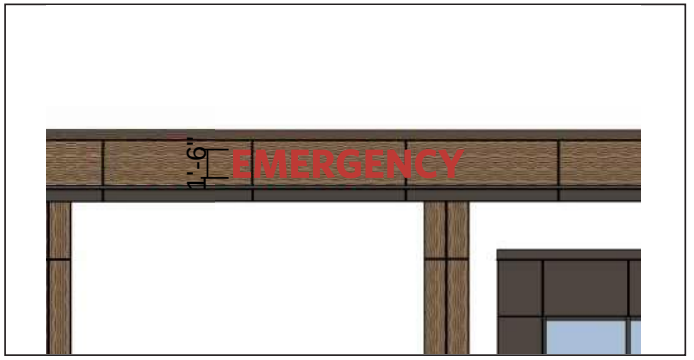
**E08**

1866 Fairview Blvd

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:




Detail Side A:




Rendering:

## Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-EM-18
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size:
H: 1'-6"
W: 12'-4 1/8"
OAH: 1'-6"
OAW: 12'-4 1/8"
Comments: *Need to confirm dimensions prior to fabrication*

Technical Survey: Required
Code Compliance: Yes




Recommended Side A:

Ascension

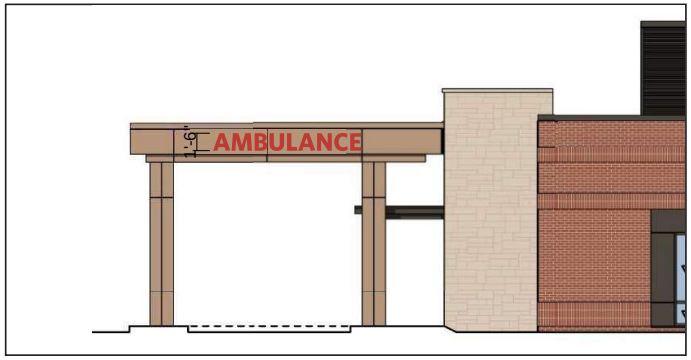
Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

## Existing

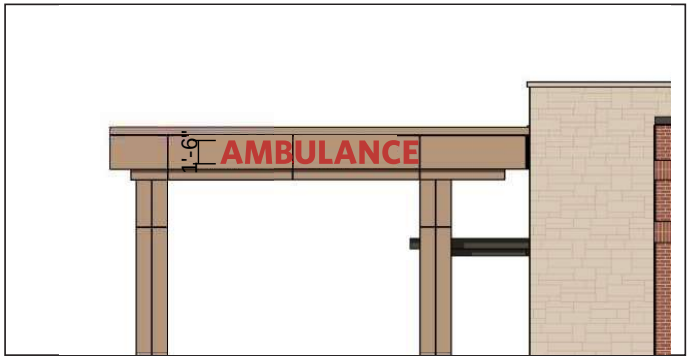
**E09**

1866 Fairview Blvd

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:




Detail Side A:




Rendering:

## Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-AM-18
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size:
H: 1'-6"
W: 12'-9 5/16"
OAH: 1'-6"
OAW: 12'-9 5/16"
Comments:

Technical Survey: Required
Code Compliance: Yes




Recommended Side A:

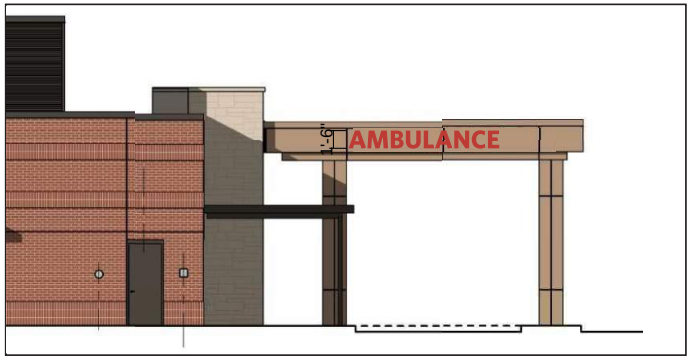
Ascension

## Existing

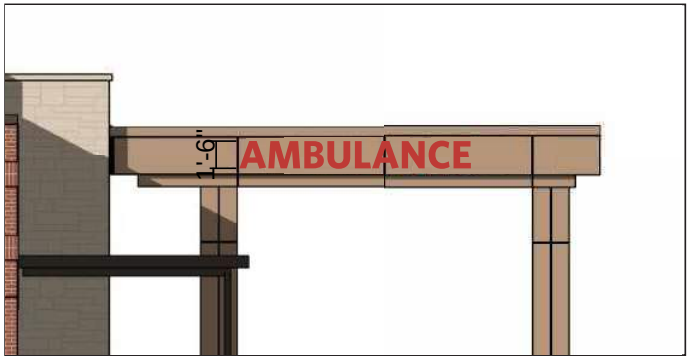
**E10**

1866 Fairview Blvd

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:




Detail Side A:




Rendering:

## Recommendation

Action: Add New
Sign Type: Channel Letters
Sign Code: ASC-CL-AM-18
Quantity: 1
Attachment: Fasteners
Illumination: Internal
Approx. Size:
H: 1'-6"
W: 12'-9 5/16"
OAH: 1'-6"
OAW: 12'-9 5/16"
Comments:

Technical Survey: Required
Code Compliance: Yes




Recommended Side A:

Ascension

Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary

## Existing

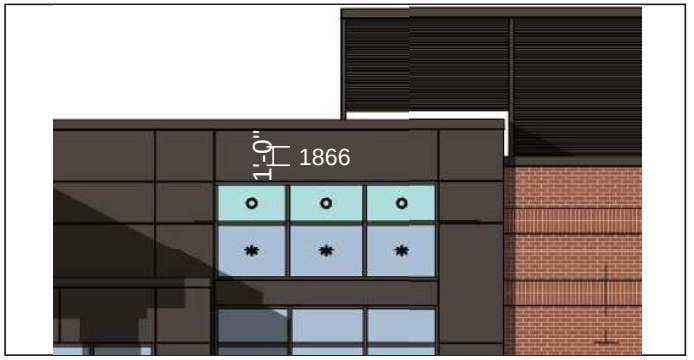
**E11**

1866 Fairview Blvd

Sign Type: None Existing
Sign Code:
Location:
Bar Code:
Illumination:
Dimensions:
OAH:
OAW:
HOG:
Comments:




Detail Side A:




Rendering:

## Recommendation

Action: Add New
Sign Type: Plate Letters
Sign Code: ASC-PL-12-W-4
Quantity: 1
Attachment: Fasteners
Illumination: None
Approx. Size:
H: 1'-0"
W: 2'-11 3/4"
OAH: 1'-0"
OAW: 2'-11 3/4"
Comments:

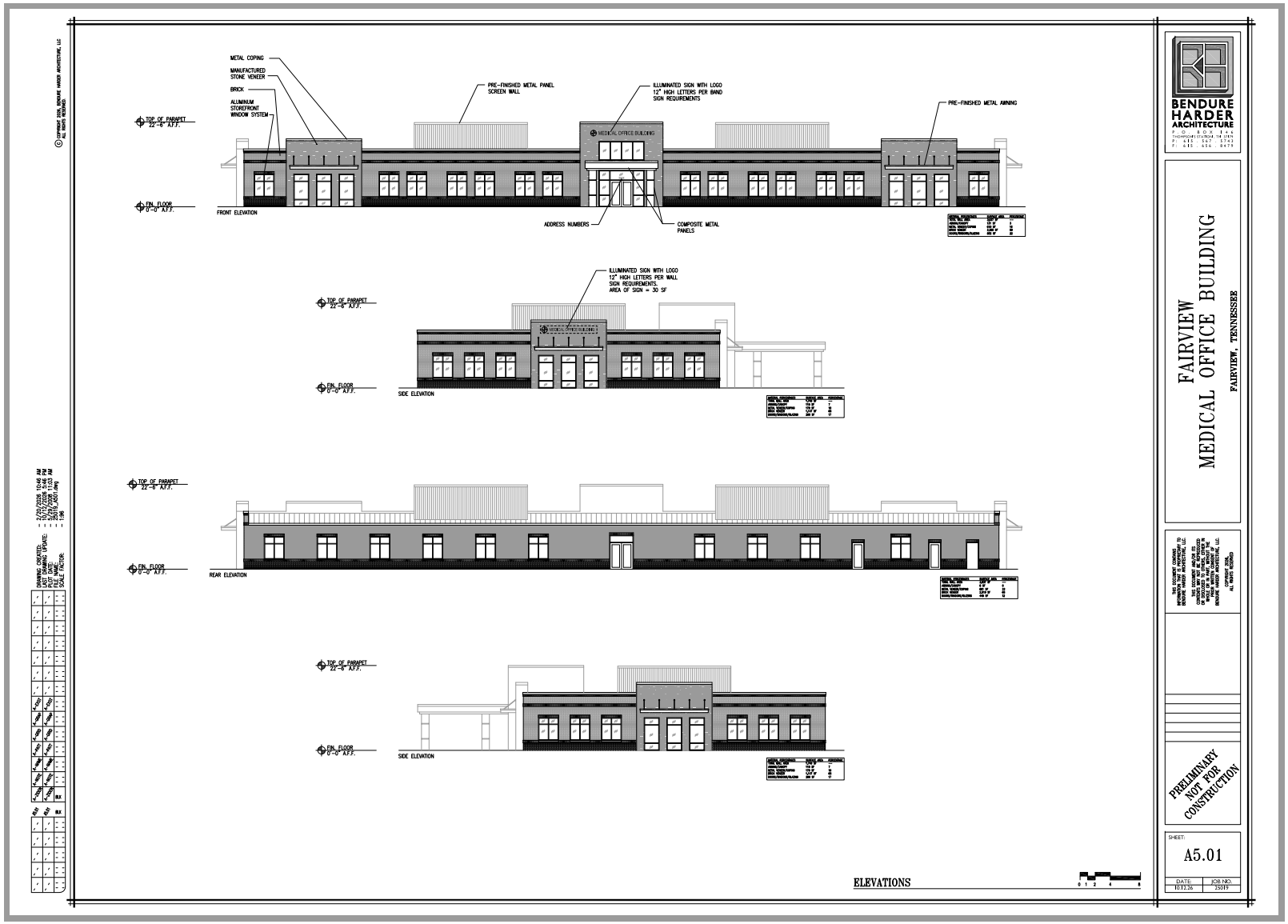
Technical Survey: Required
Code Compliance: Yes




Recommended Side A:

Ascension

Overview Map
Brand Moments Map
Wayfinding Map
Regulatory Map
Interiors Map
Entrance Map
Return To Summary


METAL COPING
MANUFACTURED STONE VENEER
BRICK
ALUMINUM STOREFRONT WINDOW SYSTEM
PRE-FINISHED METAL PANEL SCREEN WALL
ILLUMINATED SIGN WITH LOGO 12" HIGH LETTERS PER BWND SIGN REQUIREMENTS
PRE-FINISHED METAL AWNING
TOP OF PARAPET 22'-6" A.F.F.
FIN. FLOOR 0'-0" A.F.F.
FRONT ELEVATION
ADDRESS NUMBERS
COMPOSITE METAL PANELS
ILLUMINATED SIGN WITH LOGO 12" HIGH LETTERS PER WALL SIGN REQUIREMENTS. AREA OF SIGN = 30 SF
SIDE ELEVATION
REAR ELEVATION
ELEVATIONS
BENDURE HARDER ARCHITECTURE
FAIRVIEW MEDICAL OFFICE BUILDING
FAIRVIEW, TENNESSEE
PRELIMINARY NOT FOR CONSTRUCTION
SHEET: A5.01
DATE: 10.13.26
JOB NO. 25019

# SITE PLAN

# MEDICAL OFFICE CAMPUS

## 1866-1872 FAIRVIEW BLVD, 7000 AUDOBON COVE
## FAIRVIEW, TN

INITIAL SUBMITTAL: 08/21/2026
DD SET: 10/14/2026

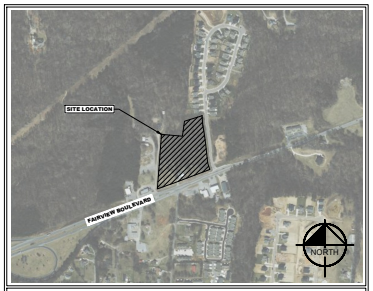
| SITE DATA TABLE | | |
|---|---|---|
| SITE ADDRESS | 1866-1872 FAIRVIEW BLVD, 7000 AUDOBON COVE FAIRVIEW, TN 37062 | |
| TAX MAP | MAP 42 PARCEL 45, 46, 46.1 | |
| OVERALL AREA | EXISTING | PROPOSED |
| SITE AREA | 8.56 AC | 8.56 AC |
| DISTURBED AREA | N/A | 6.11 AC |
| DEDICATED R.O.W. AREA | N/A | 0 AC |
| IMPERVIOUS AREA | 0.13 AC | 2.53 AC |
| IMPERVIOUS SURFACE COVERAGE (70% MAX) | N/A | 39% |
| PERVIOUS AREA | 8.43 AC | 4.03 AC |
| BUILDING SETBACKS | REQUIRED | PROVIDED |
| FRONT: SOUTH (PRINCIPAL FRONTAGE) | 210 FT MAX | 174.1 FT |
| FRONT: EAST (SECONDARY FRONTAGE) | 160 FT MAX | 155.6 FT |
| REAR: NORTH | 3 FT | 157.0 FT |
| SIDE: WEST | 0 FT | 42.4 FT |
| BUILDING DATA | REQUIRED | PROVIDED |
| FSED DIMENSIONS | N/A | 80 FT x 120 FT |
| MEDICAL OFFICE BUILDING DIMENSIONS | N/A | 200 FT X 80 FT |
| STORIES | N/A | 1 |
| TOTAL AREA | 26,336 SF | |
| PARKING | MINIMUM | PROVIDED |
| STANDARD SPACES (SURFACE) (1.5 PER PATIENT ROOM) | 72 | 126 |
| ACCESSIBLE (INCL. VAN ACCESSIBLE) | 4 (1 VAN) | 8 (4 VAN) |
| TOTAL VEHICULAR PARKING | 76 | 132 |
| BICYCLE PARKING | N/A | N/A |

| EXISTING PROPERTY SUMMARY | |
|---|---|
| PROPERTY ADDRESS: | 1866-1872 FAIRVIEW BLVD, 7000 AUDOBON COVE FAIRVIEW, TN |
| MAP AND PARCEL ID: | MAP 42, PARCEL 45, 46, 46.1 |
| U.S. FEMA FIRM PANEL: | 47187C0151F DATED 09/29/2006 |
| EXISTING ZONING: EXISTING LAND USE: | CD-4 RESIDENTIAL |

| PERMITTING REFERENCE | |
|---|---|
| SITE PLAN: | TBD |
| ENGINEERING: | SWGR TBD |
| WATER PERMIT: | TBD |
| SEWER PERMIT: | TBD |

**GENERAL DEVELOPMENT NOTES**

1. THE SUBJECT PROPERTY IS LOCATED IN AREAS DESIGNATED AS "ZONE X" (AREAS DETERMINED TO BE OF MINIMAL FLOOD HAZARD) AS NOTED ON THE CURRENT FEMA FIRM COMMUNITY PANEL 47187C0151F
2. ANY EXCAVATION, FILL, OR DISTURBANCE OF THE EXISTING GROUND ELEVATION MUST BE DONE IN ACCORDANCE WITH STORM WATER MANAGEMENT ORDINANCE AND APPROVED BY THE CITY OF FAIRVIEW.
3. WADC SHALL BE PROVIDED SUFFICIENT AND UNENCUMBERED ACCESS IN ORDER TO MAINTAIN AND REPAIR UTILITIES IN THIS SITE.




**VICINITY MAP**
NOT TO SCALE

| SHEET INDEX | |
|---|---|
| SHEET | SHEET TITLE |
| C0-00 | COVER |
| C0-01 | GENERAL NOTES |
| -- | SURVEY BY CHASTAIN SKILLMAN |
| -- | SURVEY BY CHASTAIN SKILLMAN |
| C1-00 | EXISTING CONDITIONS |
| C1-10 | DEMOLITION PLAN |
| C1-20 | EXISTING SLOPE ANALYSIS |
| C2-00 | SITE LAYOUT - OVERALL |
| C2-50 | FIRE ACCESS PLAN |
| C2-51 | AMBULANCE ACCESS PLAN |
| C4-00 | GRADING AND DRAINAGE PLAN - OVERALL |
| C4-50 | POND DETAIL |
| C5-00 | UTILITY PLAN - OVERALL |
| C8-10 | SITE DETAILS |
| C8-11 | SITE DETAILS |
| C8-20 | UTILITY DETAILS |
| C8-21 | UTILITY DETAILS |
| C8-22 | UTILITY DETAILS |
| C8-23 | UTILITY DETAILS |
| C8-30 | GRADING & DRAINAGE DETAILS |
| L0-00 | TREE REMOVAL PLAN |
| L0-01 | TREE INVENTORY TABLE |
| L1-00 | LANDSCAPE PLAN |
| L1-50 | LANDSCAPE DETAILS |

**CITY OF FAIRVIEW**
**WILLIAMSON COUNTY, TN**

### PROJECT DESIGN TEAM

**ARCHITECT**
ESA
1033 DEMONBREUN STREET, SUITE 800
NASHVILLE, TN
CONTACT: HANNAH CORNELIUS LYNN
PHONE: (615) 329-9445

**CIVIL ENGINEER**
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**ENGINEER'S SEAL**

| PLAN REVISIONS | | |
|---|---|---|
| REVISION NO. | DATE | REMARKS |
| -- | 07/17/2026 | 15% CIVIL SET |
| -- | 10/14/2026 | DD SET |

| FILE NUMBER | SHEET NUMBER | TOTAL SHEETS |
|---|---|---|
| 013745008 | C0-00 | 24 |

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## CONTRACTOR RESPONSIBILITIES:

1. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
   - A. THE CONTRACTOR SHALL VERIFY ALL PROPOSED AND EXISTING CONDITIONS INCLUDING UTILITIES (INVERTS, CONNECTIONS, MATERIALS, ETC.) AND DIMENSIONS WITHIN THE LIMITS OF WORK PRIOR TO THE START OF CONSTRUCTION.
   - B. REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED BUILDING INFORMATION.
   - C. THE CONTRACTOR IS RESPONSIBLE FOR ALL NOTIFICATIONS AND LIAISONS WITH UTILITY COMPANIES DURING THE PROCESS OF LOCATING, RELOCATING, AND TYING INTO PUBLIC UTILITIES.
   - D. PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITY, THE LIMITS OF LAND DISTURBANCE SHALL BE CLEARLY AND ACCURATELY DEMARCATED WITH STAKES, RIBBONS, OR OTHER APPROPRIATE MEANS. THE LOCATION AND EXTENT OF ALL AUTHORIZED LAND DISTURBANCE SHALL OCCUR INSIDE THE APPROVED LIMITS INDICATED ON THE APPROVED PLANS.
2. DURING CONSTRUCTION:
   - A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER MAY CAUSE THE WORK TO BE UNACCEPTABLE.
   - B. THE CONTRACTOR SHALL USE MATERIALS AND EMPLOY CONSTRUCTION METHODS IN ORDER TO COMPLY WITH THE DRAWINGS AND SPECIFICATIONS. WHERE A CONFLICT OCCURS, THE STRICTEST DESIGN SHALL GOVERN. THE ENGINEER'S REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., DOES NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY SPECIFIC DEVIATIONS AND OBTAIN ENGINEER'S WRITTEN APPROVAL OF THE SPECIFIC DEVIATION.
   - C. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
   - D. ALL CONSTRUCTION MUST CONFORM TO THE STANDARDS, SPECIFICATIONS, AND CODES OF THE GOVERNING MUNICIPALITIES.
   - E. CONSTRUCTION SHALL MEET ALL CURRENT STANDARDS SET FORTH IN THE AMERICANS WITH DISABILITIES ACT.
   - F. IF THE CONTRACTOR DAMAGES ANY EXISTING UTILITIES DURING CONSTRUCTION, HE SHALL, AT HIS OWN EXPENSE, REPLACE OR REPAIR THE UTILITIES TO ORIGINAL CONDITION AND QUALITY AS APPROVED BY THE OWNER AND REPRESENTATIVE OF THE APPROPRIATE UTILITY COMPANY.
   - G. SUFFICIENT BARRICADES, LIGHTS, SIGNS, AND OTHER TRAFFIC CONTROL METHODS IN ACCORDANCE WITH GOVERNING ORDINANCES MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC. SAID CONTROL DEVICES SHALL BE PER THE MANUAL OF TRAFFIC CONTROL DEVICES, M.U.T.C.D., CURRENT EDITION, AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
   - H. TRAFFIC CONTROLS AND OTHER WARNING DEVICES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY WORK ON CITY, COUNTY, OR TENNESSEE DEPARTMENT OF TRANSPORTATION ROADS. THEY SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE CONCLUSION OF ALL WORK.
   - I. ALL WARNING DEVICES SHALL BE EITHER TYPE I BARRICADES OR DRUMS WITH WARNING LIGHTS ON EVERY OTHER DEVICE. THEY SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION, AND CITY OF FAIRVIEW STANDARDS FOR COLOR, SIZE, REFLECTIVITY, HEIGHT, AND PLACEMENT.
   - J. FIRE DEPARTMENT ACCESS SHALL BE MAINTAINED AT ALL TIMES.
   - K. CONTRACTOR SHALL SHORE AND BRACE ALL EARTH, FORMS, CONCRETE, STEEL, WOOD, AND MASONRY TO RESIST GRAVITY, EARTH, WIND, THERMAL, CONSTRUCTION, AND MISCELLANEOUS LOADS DURING CONSTRUCTION.
   - L. ON-SITE BURIAL OF DEBRIS IS PROHIBITED.
   - M. UNLESS OTHERWISE NOTED THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL FABRICATED MATERIALS TO THE ENGINEER. DESIGN DOCUMENTS SHALL NOT BE REPRODUCED AS SHOP DRAWINGS.
   - N. IN CASE OF UNFORESEEN CONSTRUCTION COMPLICATIONS OR DISCREPANCIES, THE CONTRACTOR IS TO IMMEDIATELY NOTIFY THE ENGINEER IN WRITING.
   - O. ALL REQUIRED TESTING REPORTS SHALL BE AVAILABLE AT THE JOB SITE.
   - P. AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SANITARY SEWER AND WATER LINES, FIELD APPROVAL BY THE ENGINEER, AND ALL APPLICABLE BONDS ARE REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE OWNER.
   - Q. CONTRACTOR SHALL MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL EXISTING BUILDINGS THROUGHOUT CONSTRUCTION UNLESS APPROVAL FOR SERVICE INTERRUPTION IS OBTAINED FROM THE OWNERS IN ADVANCE.
   - R. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS TO ENSURE THAT THE NEW WORK SHALL FIT INTO THE EXISTING SITE IN THE MANNER INTENDED AND AS SHOWN ON THE DRAWINGS. SHOULD ANY CONDITIONS EXIST THAT ARE CONTRARY TO THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE PRIOR TO PERFORMING ANY WORK IN THE AREA INVOLVING DIFFERENCES. NOTIFICATION SHALL BE IN THE FORM OF A DRAWING OR SKETCH INDICATING FIELD MEASUREMENTS AND NOTES RELATING TO THE AREA.
   - S. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER CURRENCY, ARTIFACTS AND ANTIQUITIES.
   - T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO THE PREMISES OR ADJACENT PREMISES, OR INJURIES TO THE PUBLIC DURING THE CONSTRUCTION OF THE WORK, WHETHER CAUSED BY HIMSELF, HIS SUBCONTRACTORS, OR THE CARELESSNESS OF ANY OF HIS EMPLOYEES.
   - U. THE CONTRACTOR SHALL FURNISH, INSTALL AND MAINTAIN ALL NECESSARY TEMPORARY WORKS FOR THE PROTECTION OF THE WORK AND THE PUBLIC, INCLUDING BARRICADES, WARNING SIGNS, LIGHTS, ETC.
   - V. THE CONTRACTOR ACKNOWLEDGES & AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER. THE CONTRACTOR WILL INDEMNIFY THE OWNER & OWNER'S REPRESENTATIVE FROM LIABILITY AT THE SITE THROUGHOUT THE CONSTRUCTION PROCESS.
   - W. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS AND PAY ALL LEGAL FEES. HE SHALL ALSO COMPLY WITH ALL CITY, COUNTY AND STATE BUILDING LAWS, ORDINANCES OR REGULATIONS RELATING TO BUILDING SIDEWALKS, STREETS, BLASTING, PUBLIC INFRASTRUCTURE, STORMWATER REGULATIONS, ETC.
   - X. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC. BEFORE ORDERING MATERIALS AND PROCEEDING WITH THE WORK, AND IS TO BE RESPONSIBLE FOR THE SAME.
   - Y. REFERENCE POINTS AND HUBS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.
   - Z. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO SUCH PROPERTY.

## DEMOLITION INFORMATION:

1. NOTIFICATIONS:

   THE CONTRACTOR SHALL NOTIFY THE OWNER AND CITY INSPECTOR(S) 24 HOURS PRIOR TO ANY DEMOLITION OR CONSTRUCTION.
2. DISPOSAL GUIDELINES:
   - A. ONLY ITEMS SPECIFICALLY NOTED TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE.
   - B. REMOVE EXISTING PAVED AREAS AS SHOWN INCLUDING DRIVEWAYS, SIDEWALKS, PARKING AREAS, SERVICE AREAS, EQUIPMENT PADS, AND ALL MISCELLANEOUS PAVING.
   - C. ALL DEBRIS RESULTING FROM DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY BY THE CONTRACTOR IN ACCORDANCE WITH LOCAL STATE AND FEDERAL REGULATIONS. BACKFILL ALL TRENCHES AND EXCAVATIONS RESULTING FROM DEMOLITION.
   - D. ALL DEMOLISHED MATERIAL BECOMES THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED.
3. TREE PROTECTION GUIDELINES:

   PROTECT ALL EXISTING TREES NOTED "TO REMAIN" AND ALL ITEMS TO BE TURNED OVER TO THE OWNER DURING DEMOLITION. TAKE ALL NECESSARY PRECAUTIONS AND PROTECTIVE MEASURES. ANY EXISTING ITEMS TO BE TURNED OVER TO THE OWNER WHICH ARE DAMAGED DURING DEMOLITION SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. TREES WHICH ARE DAMAGED WILL BE REPLACED OR REIMBURSED AT A RATE TO BE DETERMINED BY THE OWNER.
4. UTILITIES:
   - A. PRIOR TO REMOVING OR ABANDONING ANY UTILITY THE CONTRACTOR SHALL VERIFY THAT NO UPSTREAM SERVICE WILL BE TERMINATED. THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY TERMINATION NOT SHOWN ON THE PLANS.
   - B. ALL ABANDONED WATER LINES, STORM SEWER PIPE, SANITARY SEWER PIPES, GAS LINES, OR ANY OTHER ABANDONED UNDERGROUND UTILITY SHALL BE ABANDONED IN PLACE UNLESS NOTED OTHERWISE.

## SITE INFORMATION:

1. THE FOLLOWING ARE APPLICABLE TO ALL CIVIL DOCUMENTS:
   - A. WHERE A DETAIL SECTION, TYPICAL SECTION, OR A NOTE IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED ON THE PLANS.
   - B. EXISTING AND PROPOSED CONTOURS ARE AT ONE (1) FOOT INTERVALS.
   - C. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
   - D. ALL PIPE LENGTHS SPECIFIED IN THESE PLANS ARE THE HORIZONTAL DISTANCE AND ARE SHOWN FOR REFERENE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL LENGTHS BASED ON PROPOSED PIPE SLOPE.
   - E. PIPE LENGTHS IN PLANS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.

## EROSION AND SEDIMENT CONTROL INFORMATION:

1. COMPREHENSIVE:
   - A. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
   - B. PROVISIONS TO PREVENT EROSION OF SOIL FROM THE SITE SHALL BE AT A MINIMUM IN CONFORMANCE WITH THE REQUIREMENTS OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
   - C. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION CONTROL MEASURES WILL RESULT IN ALL CONSTRUCTION BEING STOPPED ON THE JOB SITE UNTIL SUCH MEASURES ARE CORRECTED BACK TO THE STANDARDS SPECIFIED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOKS, CURRENT EDITION.
   - D. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
   - E. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO LAND DISTURBANCE. THE LOCATION OF SOME OF THE EROSION CONTROL DEVICES MAY HAVE TO BE ALTERED FROM THAT SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE DIFFERENT FROM THE FINAL PROPOSED DRAINAGE PATTERNS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH EROSION CONTROL FOR ALL DRAINAGE PATTERNS CREATED AT VARIOUS STAGES DURING CONSTRUCTION. ANY DIFFICULTY IN CONTROLLING EROSION DURING ANY PHASE OF CONSTRUCTION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
   - F. THE CONSTRUCTION OF THE SITE WILL COMMENCE WITH THE INSTALLATION OF EROSION CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION. ALL SEDIMENT CONTROL WILL BE MAINTAINED UNTIL ALL UPSTREAM GROUND WITHIN THE CONSTRUCTION AREA HAS BEEN COMPLETELY STABILIZED WITH PERMANENT VEGETATION AND ALL ROADS/DRIVEWAYS HAVE BEEN PAVED.
   - G. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH STONE AS CONDITIONS DEMAND, REPAIR, AND/OR CLEANOUT OF ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES OFF SITE ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. ACCESS POINTS PROTECTED WITH A CONSTRUCTION EXIT SHALL BE OTHERWISE BARRICADED UNTIL THE SITE IS STABILIZED.

## ADA COMPLIANCE:

- A. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
- B. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
- C. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
- D. ANY COMPONENTS OF THE PROJECT SERVING MULTIFAMILY DWELLINGS IN BUILDINGS THAT HAVE 4 OR MORE UNITS PER DWELLING SHALL ALSO CONFORM TO THE FAIR HOUSING ACT (FHA), AND COMPLY WITH THE FAIR HOUSING ACT DESIGN MANUAL BY THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.
- E. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
- F. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.

## CONCRETE INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
   - A. UNLESS OTHERWISE NOTED CEMENT SHALL BE TYPE I OR III CONFORMING TO ASTM C150. AGGREGATES SHALL BE NORMAL WEIGHT CONFORMING TO ASTM C33.
   - B. CONCRETE SHALL CONFORM TO ACI BUILDING CODE (318-89). UNLESS NOTED CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I.
   - C. SLUMP SHALL BE 3" TO 5" FOR REGULAR MIX. LARGER SLUMP SHALL BE PERMITTED WITH WATER REDUCING ADMIXTURES AND WRITTEN CONSENT OF THE ENGINEER.
   - D. THE RELATIONSHIP BETWEEN MAXIMUM AGGREGATE SIZE TO MINIMUM AMOUNT OF CEMENT IN CONCRETE PAVEMENT (LB. PER C.Y. OR M/X) SHALL BE AS FOLLOWS: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.
2. CURING CRITERIA:
   - A. CONCRETE CURING SHALL COMPLY WITH ACI 308. CURING PROCESS SHALL START IMMEDIATELY FOLLOWING INITIAL SET. CURING SHALL BE BY CURING COMPOUND.
   - B. CONCRETE EXPOSED TO THE WEATHER SHALL BE AIR-ENTRAINED IN ACCORDANCE WITH ACI 318-89 TABLE 4.1.1. NORMAL WEIGHT CONCRETE SLABS SHALL HAVE AIR CONTENT IN ACCORDANCE WITH ACI 302.1R-89 TABLE 5.2.7A.
   - C. HOT WEATHER CONCRETING SHALL COMPLY WITH ACI 305. NO CONCRETE ABOVE 90 DEGREES FAHRENHEIT SHALL BE POURED. LOWER CONCRETE TEMPERATURE BY COOLING WATER AND AGGREGATE. FORMS, STEEL, AND SUBGRADE SHALL BE SPRINKLED WITH COLD WATER. AFTER FINISHING CONCRETE USE LIGHT FOG SPRAY UNTIL CURING COMPOUND IS USED.
   - D. COLD WEATHER CONCRETING SHALL COMPLY WITH ACI 306. SPECIAL MATERIAL PROCEDURES SHALL BE PROVIDED DURING PLACING AND CURING OF CONCRETE BELOW 40 DEGREES FAHRENHEIT.
   - E. CURING, HOT, AND COLD WEATHER CONCRETING PROCEDURES ARE ONLY GIVEN AS A GUIDE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREVENT CONCRETE DAMAGE AND CRACKS. DAMAGED OR CRACKED CONCRETE WILL NOT BE ACCEPTED.

## REINFORCING STEEL INFORMATION (SITE WORK ONLY):

1. PRODUCT CRITERIA:
   - A. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, GRADE 60 AND GRADE 40 FOR #3 AND SMALLER BARS. MINIMUM LAP 48" DIAMETER.
   - B. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185, MINIMUM LAP SHALL BE 8".
   - C. REINFORCING THAT IS WELDED SHALL BE WELDABLE TYPE AND CONFORM TO ASTM A-706.

## PAVEMENT INFORMATION:

1. PAVEMENT:
   - A. ALL MATERIALS, EQUIPMENT, METHODS OF CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO THE TENNESSEE DEPARTMENT OF TRANSPORTATION, TDOT, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION.
   - B. SEE PAVEMENT DETAILS ON CONSTRUCTION DOCUMENTS FOR SPECIFIC DESIGN INFORMATION AND REQUIREMENTS.
   - C. ALL CURB AND GUTTER TO BE 24" AND CONSTRUCTED OF 3000 P.S.I. CONCRETE UNLESS OTHERWISE NOTED.
2. SIGNING AND STRIPING:
   - A. SIGNING AND STRIPING TO BE PROVIDED BY THE CONTRACTOR ACCORDING TO THE DRAWINGS AND SPECIFICATIONS.
   - B. ALL PAVEMENT MARKINGS SHALL CONFORM TO CURRENT MUTCD STANDARDS. ALL PAVEMENT MARKINGS ON PRIVATE PROPERTY SHALL BE PAINT, UNLESS NOTED OTHERWISE. ALL PAVEMENT MARKINGS ON PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC, UNLESS NOTED OTHERWISE.

## STORM SEWER NOTES:

1. REINFORCED CONCRETE PIPE SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED WITH BELL-AND-SPIGOT AND GASKETED JOINTS WITH ASTM C 443 RUBBER GASKETS.
2. FILL HEIGHTS OVER 13' REQUIRE CLASS IV RCP STORM PIPE.
3. STORM INLETS SHALL BE PRECAST IN ACCORDANCE WITH CITY OF FAIRVIEW PUBLIC WORKS SPECIFICATIONS WHICH MEET OR EXCEED ASTM C 478.
4. ALL MANHOLE FRAMES AND COVERS ARE TO BE PER CITY OF FAIRVIEW PUBLIC WORKS STANDARD DETAIL FOR DIMENSIONS AND MATERIALS AND AS BELOW IF NOT OTHERWISE INDICATED. FERROUS: 24-INCH (610-MM) ID BY 7- TO 9-INCH (175- TO 225-MM) RISER WITH 4-INCH-(102-MM-) MINIMUM WIDTH FLANGE AND 26-INCH- (660-MM-) DIAMETER COVER. INCLUDE INDENTED TOP DESIGN WITH LETTERING CAST INTO COVER, USING WORDING EQUIVALENT TO "STORM SEWER."
5. MATERIAL: GRAY IRON ASTM A48 CLASS 30 UNLESS OTHERWISE INDICATED.
6. ALL HDPE PIPE SHALL BE CORRUGATED HIGH DENSITY POLYETHYLENE SMOOTH INTERIOR PIPE. HDPE PIPE SHALL CONFORM TO ASTM D3350 WITH SOIL TIGHT JOINTS.
7. ALL HDPE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND AASHTO SECTION 30.
8. CONTRACTOR TO PROVIDE AND INSTALL MANUFACTURER RECOMMENDED FITTINGS ON RCP CONNECTIONS TO HDPE STRUCTURES.
9. REFER TO PIPE CHART FOR CASTING TYPES. INSTALL REDUCERS AS NECESSARY PER MANUFACTURER'S SPECIFICATIONS TO ACCOMMODATE LARGER INLET SIZES.
10. FOLLOW CONSTRUCTION PLANS AND MANUFACTURER DETAILS, SPECIFICATIONS, AND INSTALLATION INSTRUCTION AS INCLUDED WITHIN THE PLANS AND PROVIDED BY MANUFACTURER FOR THE INSTALLATION OF WATER QUALITY AND DETENTION SYSTEMS.
11. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STORM SEWER PIPE, STRUCTURES, WATER QUALITY STRUCTURES, AND DETENTION STRUCTURES FOR ENGINEER AND OWNER APPROVAL PRIOR TO ORDERING MATERIALS.

## CLEARING AND GRUBBING:

- A. DO NOT EXCEED CLEARING AND GRUBBING LIMITS OF CONSTRUCTION LINES INDICATED ON THE PLANS.
- B. ALL AREAS OUTSIDE THE LIMITS OF CONSTRUCTION LINE SHALL NOT BE CROSSED BY HEAVY EQUIPMENT OR USED FOR STORING HEAVY EQUIPMENT OR MATERIALS.
- C. NO EQUIPMENT SHALL BE STORED UNDER THE DRIP LINE OF TREES TO REMAIN.
- D. DO NOT FALL ANY TREES OR PUSH PILES OF DEBRIS AGAINST ANY TREES TO REMAIN.
- E. REMOVE ALL STUMPS, ROCKS, ASPHALT & CONCRETE DEBRIS, ETC. AND DISPOSE OFF SITE IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS.
- F. CONTACT ALL UTILITY AUTHORITIES WHO HAVE LINES WITHIN THE CLEARING AND GRUBBING LIMITS BEFORE STARTING WORK
- E. ALL EROSION CONTROL SEDIMENT BARRIERS, SILT FENCES, AND TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO STARTING CLEARING AND GRUBBING.
- F. AFTER STAKING IS COMPLETED, TREES WITHIN GRADING LIMITS TO BE SAVED WILL BE IDENTIFIED BY THE OWNER'S REPRESENTATIVE. FIELD CHANGES TO GRADING PLANS SHALL BE MADE FOR SMOOTH TRANSITION OF GRADES AROUND ALL TREES WHICH REQUIRE TREE WELLS WITHIN THE GRADING LIMITS.
- G. ALL CLEARING SHALL BE LIMITED TO AREAS TO BE GRADED WITHIN 15 CALENDAR DAYS.

## GRADING NOTES:

- A. TOPSOIL SHALL BE STORED ON SITE IN LOCATIONS APPROVED BY THE OWNER'S REPRESENTATIVE. DRAINAGE SHALL ROUT AROUND THESE TOPSOIL STOCKPILES FOR THE DURATION OF THE GRADING OPERATIONS. EROSION CONTROL MEASURES SHALL PREVENT THE LOSS OF TOPSOIL MATERIAL.
- B. UNSUITABLE SOILS SHALL BE UNIFORMLY SPREAD ACROSS NON-STRUCTURAL FILL AREAS AND COVERED WITH TOPSOIL AND SEEDED.
- C. FILL AREA SHALL BE PROOF-ROLLED WITH RUBBER-TIRED EQUIPMENT WITH A MINIMUM WEIGHT OF FIFTEEN TONS PRIOR TO BEGINNING FILL OPERATION. AREAS WHICH ARE SOFT OR UNSTABLE SHALL BE UNDERCUT UNTIL STABLE SOILS ARE FOUND. RE-COMPACTION OF THESE SOILS SHALL BE TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
- D. CUT AREA SHALL BE PROOF-ROLLED AFTER FINAL SUBGRADE IS ACHIEVED IN THE SAME MANNER AS FILLED AREAS. SOFT OR UNSTABLE SOILS SHALL BE SCARIFIED TO A DEPTH OF 12" AND RE-COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 (STANDARD PROCTOR).
- E. ALL GRADING SHALL BE COMPLETED TO THE LEVEL INDICATED BY THE SCOPE OF WORK LISTED IN THE BID DOCUMENTS.
- F. ELEVATIONS SHOWN ON THE PLANS IS THE FINISH GRADE ELEVATION.
- G. GRADING SHALL BE SEQUENCED SO THAT BASE STONE IS PLACED WITHIN 10 CALENDAR DAYS PF ACHIEVING OPTIMUM SUBGRADE COMPACTION.
- H. SOILS TESTING LABORATORY/ SOILS ENGINEER. CONTRACTOR WILL EMPLOY A QUALIFIED SOILS TESTING LABORATORY/ ENGINEER TO OBSERVE THIS WORK AND MAKE TESTS AS REQUIRED.
- I. HAVE EARTH BORROW FILL, AGGREGATE, AND TOPSOIL, AND STRUCTURAL FILL TESTED AND APPROVED BY DESIGNATED TESTING LABORATORY BEFORE MOVING IT TO THE JOB SITE.
- J. CONTRACTOR SHALL OBSERVE PROOF-ROLLING OF AREAS WHERE BUILDING AND PAVING WILL BE LOCATED TO DETERMINE ADEQUACY OF SOIL COMPACTION AND IN-PLACE SOILS. OTHER AREAS WILL BE INSPECTED BY SOILS ENGINEER TO DETERMINE ADEQUACY IN THOSE AREAS. IF SOILS ARE NOT ADEQUATE TO BEAR WEIGHTS THAT WILL BE IMPOSED, TESTING LABORATORY WILL OBSERVE AND REPORT CORRECTIVE ACTION TAKEN.
- K. TEST IN-PLACE SOIL AND FILLED AND COMPACTED AREAS. IF THESE ARE NOT ADEQUATE TO BEAR WEIGHTS IMPOSED, TESTING LABORATORY WILL ADVICE THE OWNER'S REPRESENTATIVE OF THEIR RECOMMENDATIONS. HE WILL DIRECT ANY CORRECTIVE MEASURES THAT ARE NECESSARY.
- L. SOILS COMPACTION TESTING OF IN-PLACE AND FILLED AND COMPACTED AREAS WILL BE PERFORMED BY TESTING LABORATORY IN ACCORDANCE WITH THEIR REQUIREMENTS.
- M. THE SOILS ENGINEER'S AND TESTING LABORATORY'S FEES WILL BE PAID BY THE CONTRACTOR.
- N. APPLICABLE SPECIFICATIONS FOR COMPACTED FILL: THE FOLLOWING CURRENT AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) STANDARDS ARE HEREBY MADE PART OF THIS SPECIFICATION.
  - D421-58, DRY PREPARATION OF SOIL SAMPLES FOR GRAIN-SIZE ANALYSIS AND DETERMINATION OF SOIL CONSTANTS.
  - D422-63, STANDARD METHOD OF PARTICLE SIZE ANALYSIS OF SOILS.
  - D1140-54, METHOD OF TEST FOR AMOUNT OF MATERIAL IN SOILS FINER THAN NO.200 SIEVE.
  - D698, METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT
  - D1557-78, STANDARD TEST METHODS FOR MOISTURE-DENSITY RELATIONS OF SOILS AND SOIL-AGGREGATE MIXTURES USING 10 LB. (4.54-KG) RAMMER AND 18-INCH (457 MM) DROP.
- O. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AT ALL LOCATIONS UNLESS OTHERWISE NOTED.
- P. CONTRACTOR SHALL REVIEW THE SITE SPECIFIC GEOTECHNICAL REPORT PRIOR TO COMMENCING WITH GRADING OPERATIONS. WHERE CONFLICTS BETWEEN THE GRADING NOTES AND GEOTECHNICAL REPORT EXIST, THE MORE STRINGENT REQUIREMENT SHALL APPLY.
- Q. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING WITH LOAD TICKETS, PHOTOGRAPHS, LOG BOOK, VIDEO RECORDING AND OTHER MEANS AS NECESSARY TO VERIFY THE INSTALLATION OF STORMWATER BEST MANAGEMENT PRACTICES REQUIRED BY THE LOCAL MUNICIPALITY AND JURISDICTION. AS-BUILT TOPOGRAPHY AND UTILITY PLANS HAVING BEEN PREPARED BY A QUALIFIED LAND SURVEYOR ARE REQUIRED TO BE SUBMITTED TO KIMLEY-HORN AT THE CONCLUSION OF THE PROJECT FOR VERIFICATION OF DESIGN INTENT. ANY MODIFICATIONS TO THE GRADING AND UTILITY SYSTEMS REQUIRED, NOT PREVIOUSLY APPROVED BY THE OWNER AND ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR.

The document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn
4031 Aspen Grove Drive | Suite 290 Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

JOHN R. PATTERSON — 120147 — REGISTERED PROFESSIONAL ENGINEER — STATE OF TENNESSEE — 04/14/2026

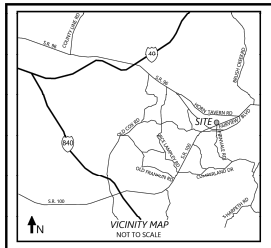
| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | ADD PER CITY REVIEW | 10/14/2026 | |

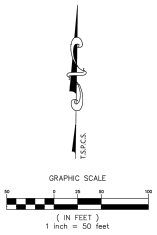
DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 019745008

GENERAL NOTES

SHEET NUMBER
C0-01

Drawing name: K:\FRA_LDEV\019745008 - Fairview FS Emergency\4-CADD\Pl




## NOTES

1. SURVEYOR'S LIABILITY FOR THE DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITIES WITHOUT AN EXPRESSED RE-CERTIFICATION BY WHOSE SIGNATURE APPEARS UPON THE SURVEY.

2. PARCEL NUMBERS SHOWN AS THUS (00) REFER TO TAX MAP 42, WILLIAMSON COUNTY, TENNESSEE, UNLESS NOTED OTHERWISE.

3. ALL DISTANCES WERE MEASURED WITH E.D.M. EQUIPMENT AND HAVE BEEN ADJUSTED FOR TEMPERATURE.

4. THE TENNESSEE STATE PLANE COORDINATE SYSTEM IS THE BASIS FOR THIS SURVEY, AND WAS ESTABLISHED USING RTK-GPS POSITIONAL DATA THAT WAS ACQUIRED ON THE DATE OF NOVEMBER 13, 2025 UTILIZING TRIMBLE R8S OR R10 DUAL FREQUENCY RECEIVERS. THE GRID COORDINATES OF THE SURVEY CONTROL POINT SHOWN HEREON WERE DERIVED USING A VRS NETWORK OF MULTIPLE TDOT CORS STATIONS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, NAD 83 (2011) (EPOCH 2010) GEOID 12B. THE POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H=0.02',V=0.2'. THE COMBINED GRID FACTOR OF 0.99991941 WAS CALCULATED AT SURVEY CONTROL POINT #100 AS SHOWN HEREON.

5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47187C0151F, DATED SEPTEMBER 15, 2006.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

7. UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATIONS THAT WERE APPARENT AND COPIED FROM APPROPRIATE GOVERNING AGENCIES MAPS AND ARE APPROXIMATE AT BEST. THERE MAY BE UTILITIES, THE EXISTENCE OF WHICH IS UNKNOWN TO THE SURVEYOR.

8. ALL DEED & PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE (ROWC).

## SITE DATA

PROPERTY LOCATED ON WILLIAMSON COUNTY TAX MAP:
MAP 42, PARCELS 45 & 46

| | |
|---|---|
| CITY: | FAIRVIEW |
| COUNTY: | WILLIAMSON |
| STATE: | TENNESSEE |
| CIVIL DISTRICT: | 1ST |
| SITE ADDRESS: | 1866 (PAR. 46) & 1872 (PAR. 45) FAIRVIEW BLVD FAIRVIEW, TN 37062 |
| CURRENT RECORD: | (PAR. 45) FRANK N. & ROBIN L. SHOPE COMMUNITY PROPERTY TRUST BK. 9318, PG. 65 |
| | (PAR. 46) M&H COMMERCIAL INV. LLC 3311 GULF BREEZE PKWY, SUITE 350 GULF BREEZE, FL 32563 BK. 8865, PG. 412 |

## LEGEND

| | |
|---|---|
| PARCEL NO. | ( 00 ) |
| IRON ROD FOUND | IRFD |
| IRON ROD (SET) | IRS |
| CONCRETE MON (OLD) | MONFD |
| PROPERTY LINE | |
| FENCE LINE | -X- |
| CABLE BOX | CATV |
| TELEPHONE BOX | TBOX |
| UTILITY POLE | |
| GUY WIRE | |
| UTILITY POLE W/ LIGHT | |
| SANITARY SEWER MANHOLE | S |
| CURB INLET | |
| CATCH BASIN | |
| CLEANOUT | CO |
| FIRE HYDRANT | |
| WATER METER | W |
| WATER VALVE | |
| GAS METER | G |
| GAS VALVE | |
| SIGN POST | |
| CONCRETE | |
| OVERHEAD POWER LINE | OHP |
| SANITARY SEWER LINE | 8"S.AN. |
| STORM SEWER LINE | 15"S.T. |
| WATER LINE | 8"W. |
| GAS LINE | G |
| UNDERGROUND ELECTRIC LINE | UGE |
| UNDERGROUND COMMUNICATION LINE | UGC |

NOTE: UTILITIES WITH AN "*" WERE MARKED ON SITE WITH PAINT BY OTHERS


(T.M. 42C, GRP. B, PAR. 1)
LOT 1
AUDUBON COVE SUBDIVISION
P.B. P75, PG. 47
EDEN SURVEY HAUSER &
LAUREN ELLEN EVANS
BK. 9504, PG. 92
(T.M. 42C, GRP. B, PAR. 1)
COMMON AREA
AUDUBON COVE SUBDIVISION
P.B. P75, PG. 47
SUBJECT PROPERTY: PARCEL 46 DOES NOT HAVE AUDUBON COVE RIGHT OF WAY.
SUBJECT PROPERTY: AUDUBON PARCEL 46 R/W.
N72°48'35"E 214.36'
IRFD W/CAP
"JP SHAVER 1984"
CONC. MON
R=750.58'
SETBACK
(T.M. 42, PAR. 120)
DENNIS CARTER JR.
BARBARA SUE CARTER
BK. 5444, PG. 882
N87°32'28"E 159.58'
S87°48'10"E 10.32'
SETBACK
IRFD W/CAP
"JP SHAVER 1984"
S84°56'32"E 209.18'
S05°06'39"E 473.12'
AUDUBON DRIVE
(50' R.O.W.)
GAZEBO
GRAVEL
DRIVE
GRAVEL
DRIVE
CATV
BOX
GRAVEL
DRIVE
GRAVEL
DRIVE
GRAVEL
DRIVE

## NOTES

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5. THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47187C0151F, DATED SEPTEMBER 19, 2006.

6. PRIOR TO ANY CONSTRUCTION, EXCAVATION OR ANY DISTURBANCE OF THE EXISTING GROUND ELEVATION, THE OWNER AND / OR CONTRACTOR SHOULD ASSUME RESPONSIBILITY OF CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATION OF UNDERGROUND GAS LINES, TELEPHONE LINES, ELECTRIC CABLES, WATER LINES, ETC. TO AVOID ANY HAZARD OR CONFLICT. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN THREE (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR EXCAVATION TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. DIAL 811 FOR A ONE CALL CENTER.

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| CURVE | ARC LENGTH | DELTA ANGLE | RADIUS | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 21.84' | 5°19'10" | 235.46' | S06°39'13"E | 21.83' |
| C2 | 14.68' | 5°19'10" | 158.46' | S06°39'13"E | 14.67' |
| C3 | 14.61' | 5°11'51" | 161.68' | N79°54'57"E | 14.61' |
| C4 | 14.27' | 88°52'48" | 15.60' | S24°23'58"W | 14.00' |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S52°57'30"W | 11.66' |
| L2 | S69°01'09"E | 39.46' |

## SITE DATA

PROPERTY LOCATED ON WILLIAMSON COUNTY TAX MAP: MAP 42, PARCEL 48.01

CITY: FAIRVIEW
COUNTY: WILLIAMSON
STATE: TENNESSEE
CIVIL DISTRICT: 1ST

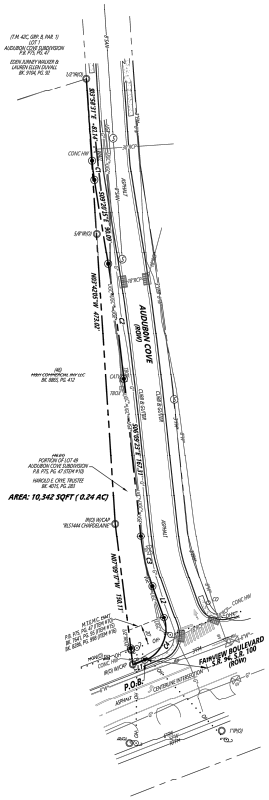
SITE ADDRESS: 7000 AUDUBON COVE
FAIRVIEW, TN 37062

CURRENT RECORD: HAROLD E. COYE, TRUSTEE
111 WESTWOOD PLACE #110
BRENTWOOD, TN 37027
BK. 4015, PG. 283

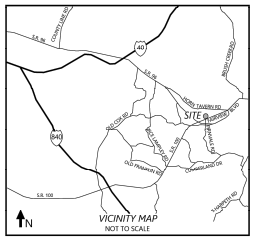
## LEGEND

| | |
|---|---|
| PARCEL NO. | (##) |
| IRON ROD (OLD) | IRO |
| IRON ROD (SET) | IRS |
| CONCRETE MON (OLD) | MONCO |
| PROPERTY LINE | |
| FENCE LINE | -x- |
| CABLE BOX | CATV |
| TELEPHONE BOX | TBOX |
| UTILITY POLE | |
| SANITARY SEWER MANHOLE | S |
| CURB INLET | |
| CLEANOUT | CO |
| WATER VALVE | |
| GAS VALVE | |
| SIGN POST | |
| CONCRETE | |
| OVERHEAD POWER LINE | -OHP- |
| SANITARY SEWER LINE | 8"S AN |
| STORM SEWER LINE | 15"S T |
| WATER LINE | 8"W |
| GAS LINE | G |
| UNDERGROUND ELECTRIC LINE | UGP |
| UNDERGROUND COMMUNICATION LINE | UGC |

NOTE: UTILITIES WITH AN "*" WERE MARKED ON SITE WITH PAINT BY OTHERS




GRAPHIC SCALE
50 0 25 50 100
( IN FEET )
1 inch = 50 feet




## PROPERTY DESCRIPTION

DESCRIPTIONS FROM TITLE COMMITMENT
Land in Williamson County, Tennessee, being Lot No. 49 on the Plan of Final Plat Audubon Cove Subdivision of record in Plat Book P75, Page 47 , in the Register's Office for Williamson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

SURVEYOR'S NOTE: The property described in the current record is a parent tract that includes the surveyed property.

## SURVEYOR'S COMMENTS

COMMITMENT OF TITLE INSURANCE BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 2026025SCTN
COMMITMENT DATE: FEBRUARY 9, 2026 AT 08:00 AM

SCHEDULE B - SECTION II
ITEM #
1 - 8. NO COMMENTS (NON-SURVEY MATTERS).
9. P.B. P50, PG. 82: THE SURVEYED PROPERTY IS A PORTION OF THE PROPERTY SHOWN ON THE DOCUMENT. THE EASEMENT SHOWN IS NOT ON THE SURVEYED PROPERTY.
10. P.B. P75, PG. 47: SURVEYED PROPERTY IS A PORTION OF LOT 49 ON PLAT. M.T.E.M.C. EASEMENT SHOWN ON SURVEYED PROPERTY.
11. BK. 103, PG. 448: RIGHT OF WAY DEDICATION. SHOWN RIGHT OF WAY LINE REFLECTS DEDICATION.
12. BK. 733, PG. 679: EASEMENT NOT ON SURVEYED PROPERTY.
13. BK. 757, PG. 973: EASEMENT NOT ON SURVEYED PROPERTY.
14. BK. 4127, PG. 110: EASEMENT NOT ON SURVEYED PROPERTY.
15. BK. 7641, PG. 95: M.T.E.M.C. EASEMENT SHOWN ON SURVEYED PROPERTY.
16. BK. 8086, PG. 990: M.T.E.M.C. EASEMENT SHOWN ON SURVEYED PROPERTY.
17. BK. 3280, PG. 165: PROPERTY DESCRIBED IN DOCUMENT IS NOT THE SURVEYED PROPERTY.
18. BK. 8378, PG. 521, BK. 9136, PG. 35: SURVEYED PROPERTY IS INCLUDED IN THE PROPERTY DESCRIBED/ DEPICTED IN DOCUMENT. NO FURTHER COMMENTS (NON-SURVEY MATTERS).
19. BK. 9310, PG. 216: NO COMMENT (NON-SURVEY MATTER).
20. BK. 8492, PG. 291: NO COMMENT (NON-SURVEY MATTER).
21. NO COMMENT.

## SURVEYOR'S CERTIFICATE

To M&H Commercial Investments, LLC; Fidelity National Title Insurance Company; and Kimley-Horn:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,6,8,9,10,11(a),13 & 14 of Table A thereof. The field work was completed on February 4, 2026.

Date of Plat or Map: July 8, 2026

By: _____ Date: 7/8/26
T. Brandon Lambert, TN Registered Land Surveyor No. 2828

T. BRANDON LAMBERT
2828
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
LICENSE NO. 2828

DCCM

CHRISTIAN-SKILLMAN
215 CENTERVIEW DRIVE
SUITE 300
BRENTWOOD, TN 37027
(615) 564-2182

C.A. NO. 285

© 2021 CHRISTIAN SKILLMAN

| NUMBER | DATE | DESCRIPTION |
|---|---|---|
| 1 | 2/25/26 | SURVEYOR'S COMMENTS |

ORIGINAL DATE OF SURVEY:

KIMLEY-HORN
ALTA/NSPS LAND TITLE SURVEY
7000 AUDUBON COVE
TAX MAP 42, PARCELS 48.01
FAIRVIEW, WILLIAMSON COUNTY, TENNESSEE

FIELD BY: A.R., J.B., J.D.
DATE OF SURVEY: 7/8/26
PROJECT NUMBER: 1017727
SHEET NUMBER: SHEET 1 OF 1

DRAWING PATH: P:\1017727\CAD\Survey\1017727_2025-12_ALTA_Pg 48.01.dwg




COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

Kimley»Horn
4031 Aspen Grove Drive, Suite 290 Franklin, TN 37067
Main: (615) 564-2701 | www.kimley-horn.com
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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | ADDENDUM NO.1 | 10/14/2026 | |

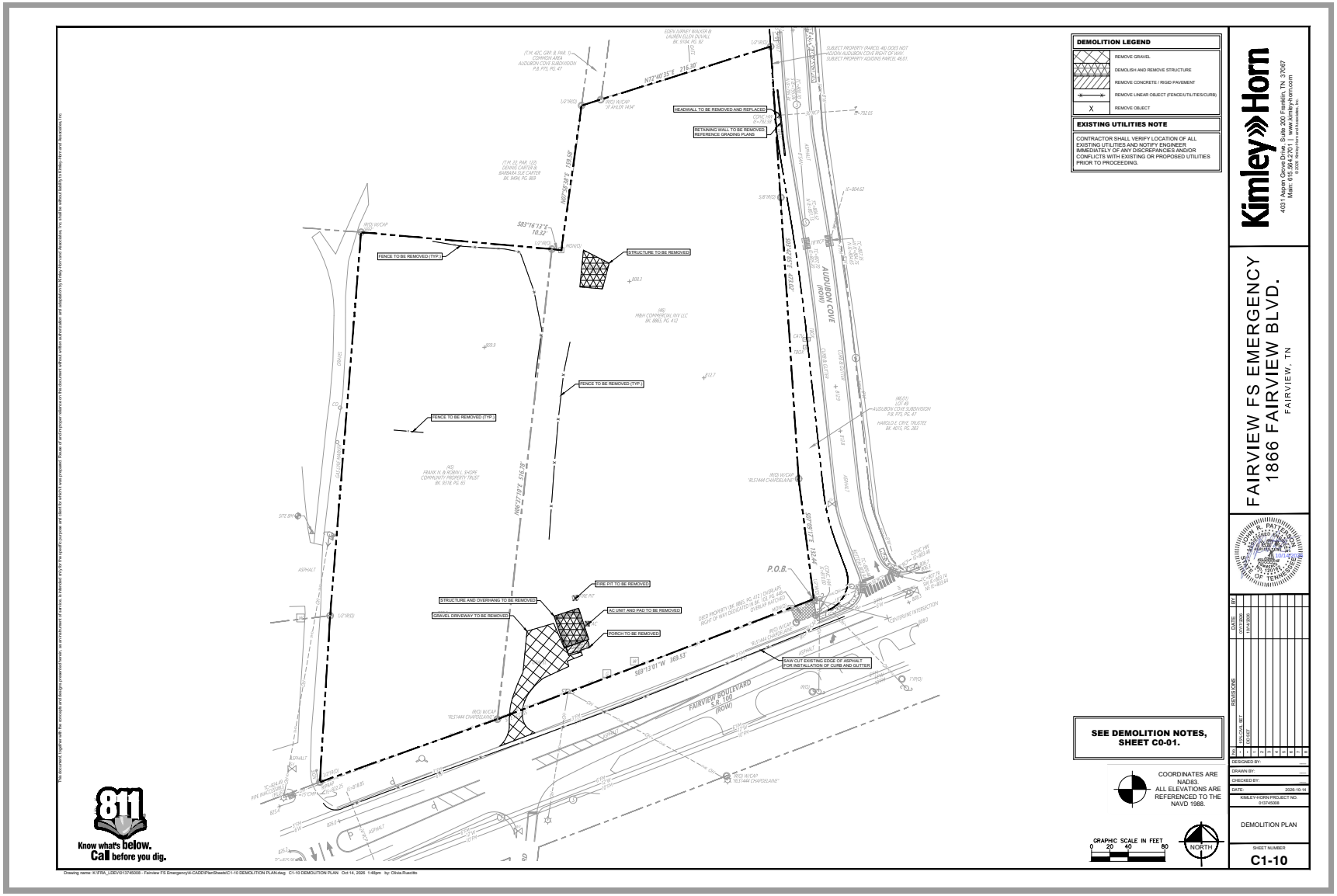
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008

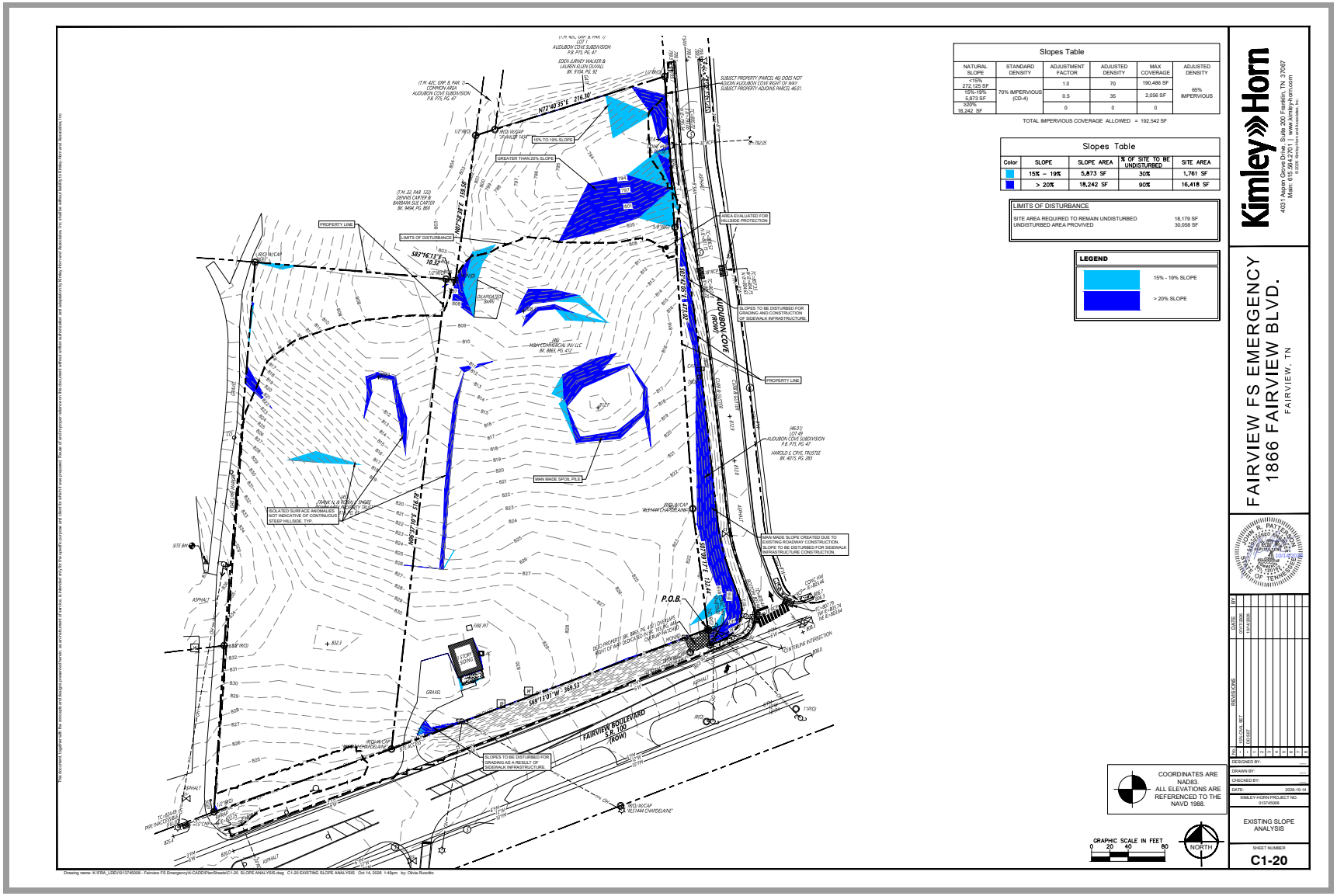
EXISTING CONDITIONS

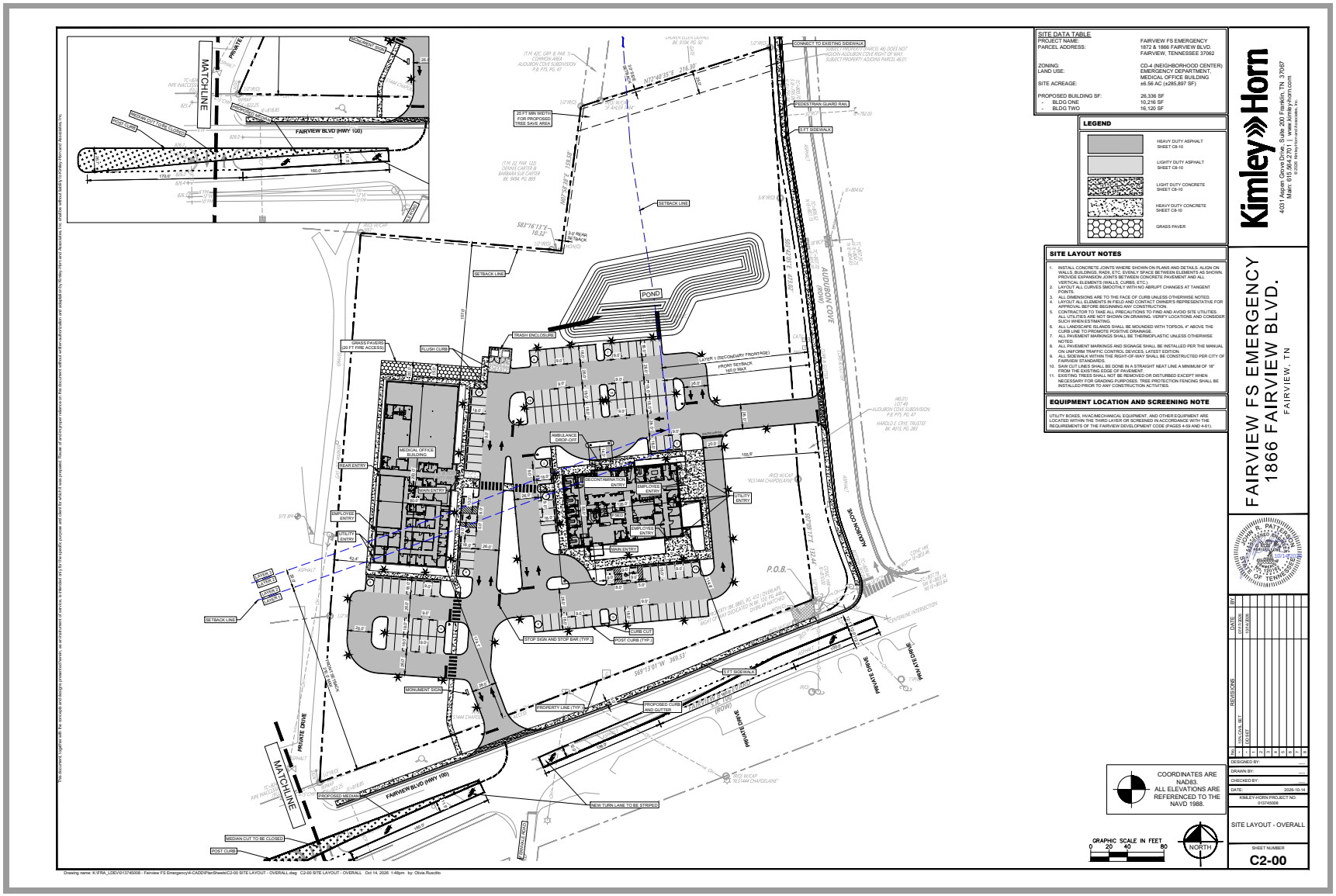
SHEET NUMBER
C1-00

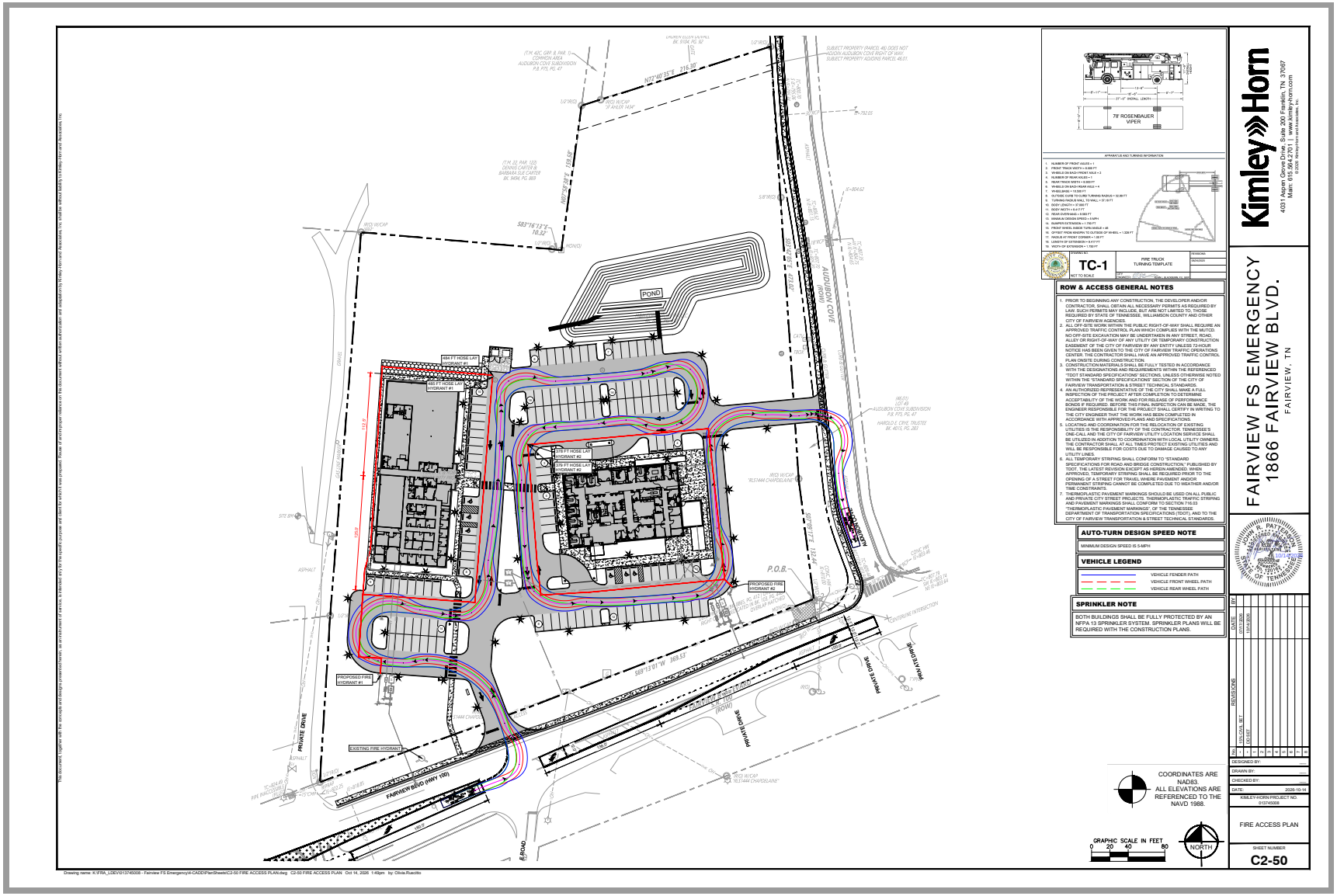
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

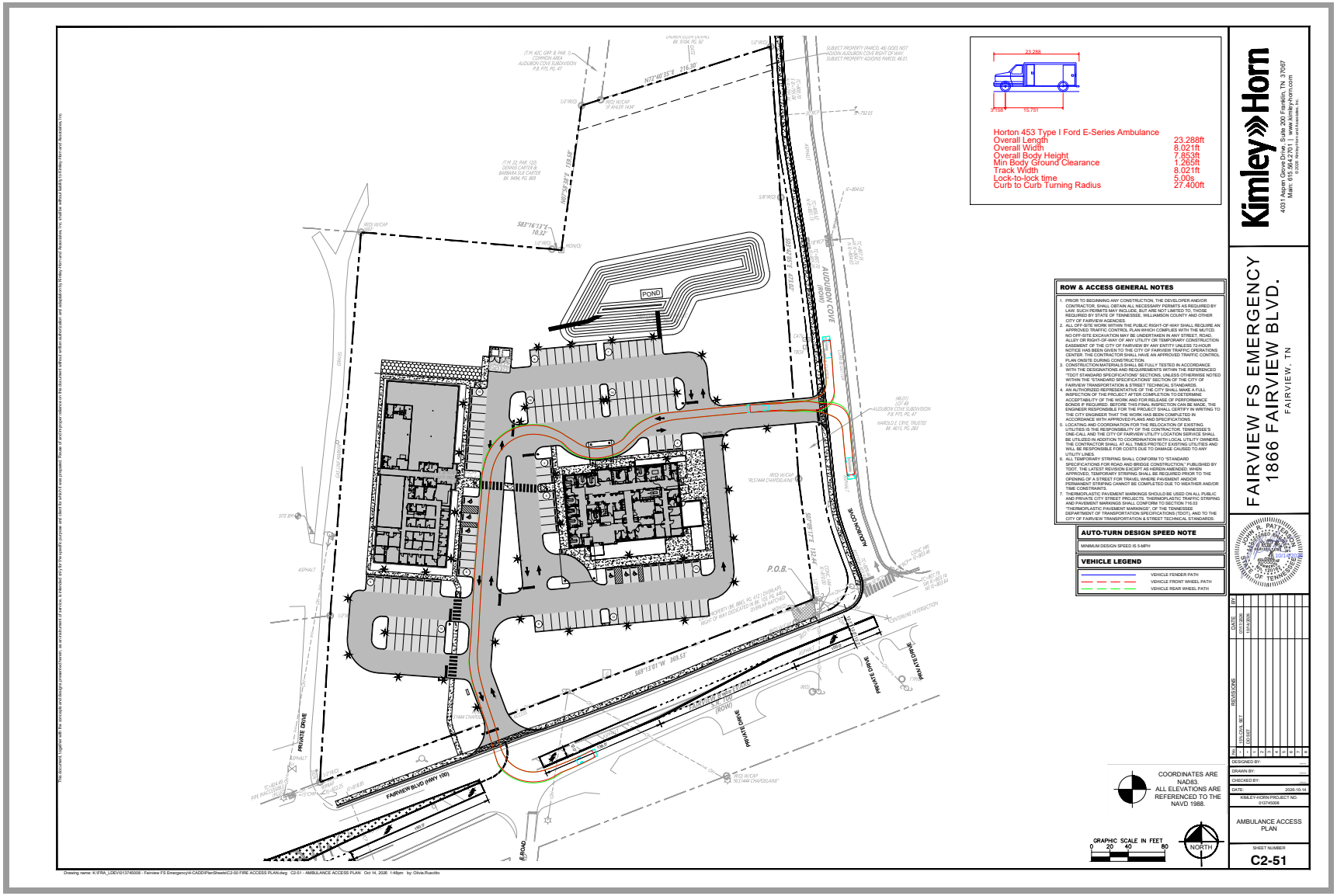
Drawing name: K:\FRA_LDEV\013745008 - Fairview FS Emergency\4-CADD\PlanSheets\C1-00 EXISTING CONDITIONS.dwg C1-00 EXISTING CONDITIONS Oct 14, 2026 1:49pm by: Olivia.Ruscitto


DEMOLITION LEGEND
REMOVE GRAVEL
DEMOLISH AND REMOVE STRUCTURE
REMOVE CONCRETE / RIGID PAVEMENT
REMOVE LINEAR OBJECT (FENCE/UTILITIES/CURB)
REMOVE OBJECT
EXISTING UTILITIES NOTE
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
HEADWALL TO BE REMOVED AND REPLACED
RETAINING WALL TO BE REMOVED REFERENCE GRADING PLANS
STRUCTURE TO BE REMOVED
FENCE TO BE REMOVED (TYP.)
FIRE PIT TO BE REMOVED
STRUCTURE AND OVERHANG TO BE REMOVED
AC UNIT AND PAD TO BE REMOVED
GRAVEL DRIVEWAY TO BE REMOVED
PORCH TO BE REMOVED
SAW CUT EXISTING EDGE OF ASPHALT FOR INSTALLATION OF CURB AND GUTTER
P.O.B.
AUDUBON COVE (ROW)
FAIRVIEW BOULEVARD S.R. 100 (ROW)
SEE DEMOLITION NOTES, SHEET C0-01.
COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.
GRAPHIC SCALE IN FEET
0 20 40 80
NORTH
Know what's below. Call before you dig.
Kimley»Horn
4031 Aspen Grove Drive | Suite 200 Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 015745008
DEMOLITION PLAN
SHEET NUMBER
C1-10


Slopes Table
NATURAL SLOPE
STANDARD DENSITY
ADJUSTMENT FACTOR
ADJUSTED DENSITY
MAX COVERAGE
ADJUSTED DENSITY
<15% 272,125 SF
15%-19% 5,873 SF
≥20% 18,242 SF
70% IMPERVIOUS (CD-4)
1.0
70
190,486 SF
65% IMPERVIOUS
0.5
35
2,056 SF
0
0
0
TOTAL IMPERVIOUS COVERAGE ALLOWED = 192,542 SF
Slopes Table
Color
SLOPE
SLOPE AREA
% OF SITE TO BE UNDISTURBED
SITE AREA
15% – 19%
5,873 SF
30%
1,761 SF
> 20%
18,242 SF
90%
16,418 SF
LIMITS OF DISTURBANCE
SITE AREA REQUIRED TO REMAIN UNDISTURBED 18,179 SF
UNDISTURBED AREA PROVIVED 30,058 SF
LEGEND
15% - 19% SLOPE
> 20% SLOPE
AUDUBON COVE (50' R/W)
FAIRVIEW BOULEVARD S.R. 100 (R/W)
P.O.B.
PROPERTY LINE
LIMITS OF DISTURBANCE
AREA EVALUATED FOR HILLSIDE PROTECTION
SLOPES TO BE DISTURBED FOR GRADING AND CONSTRUCTION OF SIDEWALK INFRASTRUCTURE
MAN MADE SPOIL PILE
MAN MADE SLOPE CREATED DUE TO EXISTING ROADWAY CONSTRUCTION. SLOPE TO BE DISTURBED FOR SIDEWALK INFRASTRUCTURE CONSTRUCTION.
ISOLATED SURFACE ANOMALIES NOT INDICATIVE OF CONTINUOUS STEEP HILLSIDE. TYP.
SLOPES TO BE DISTURBED FOR GRADING AS A RESULT OF SIDEWALK INFRASTRUCTURE
COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.
GRAPHIC SCALE IN FEET 0 20 40 80
NORTH
Kimley»Horn
4031 Aspen Grove Drive | Suite 290 Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008
EXISTING SLOPE ANALYSIS
SHEET NUMBER
C1-20


SITE DATA TABLE
PROJECT NAME: FAIRVIEW FS EMERGENCY
PARCEL ADDRESS: 1872 & 1866 FAIRVIEW BLVD. FAIRVIEW, TENNESSEE 37062
ZONING: CD-4 (NEIGHBORHOOD CENTER)
LAND USE: EMERGENCY DEPARTMENT, MEDICAL OFFICE BUILDING
SITE ACREAGE: ±6.56 AC (±285,897 SF)
PROPOSED BUILDING SF: 26,336 SF
- BLDG ONE 10,216 SF
- BLDG TWO 16,120 SF
LEGEND
HEAVY DUTY ASPHALT SHEET C8-10
LIGHTY DUTY ASPHALT SHEET C8-10
LIGHT DUTY CONCRETE SHEET C8-10
HEAVY DUTY CONCRETE SHEET C8-10
GRASS PAVER
SITE LAYOUT NOTES
1. INSTALL CONCRETE JOINTS WHERE SHOWN ON PLANS AND DETAILS. ALIGN ON WALLS, BUILDINGS, RADII, ETC. EVENLY SPACE BETWEEN ELEMENTS AS SHOWN. PROVIDE EXPANSION JOINTS BETWEEN CONCRETE PAVEMENT AND ALL VERTICAL ELEMENTS (WALLS, CURBS, ETC.).
2. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
3. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
4. LAYOUT ALL ELEMENTS IN FIELD AND CONTACT OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO CONSTRUCTION. REVISE AS REQUIRED.
5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
6. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED WITH TOPSOIL 4" ABOVE THE CURB LINE TO PROMOTE POSITIVE DRAINAGE.
7. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED.
8. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
9. ALL SIDEWALK WITHIN THE RIGHT-OF-WAY SHALL BE CONSTRUCTED PER CITY OF FAIRVIEW STANDARDS.
10. SAW CUT LINES SHALL BE DONE IN A STRAIGHT NEAT LINE A MINIMUM OF 18" FROM THE EXISTING EDGE OF PAVEMENT.
11. EXISTING TREES SHALL NOT BE REMOVED OR DISTURBED EXCEPT WHEN NECESSARY FOR GRADING PURPOSES. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
EQUIPMENT LOCATION AND SCREENING NOTE
UTILITY BOXES, HVAC/MECHANICAL EQUIPMENT, AND OTHER EQUIPMENT ARE LOCATED WITHIN THE THIRD LAYER OR SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FAIRVIEW DEVELOPMENT CODE (PAGES 4-59 AND 4-61).
Kimley»Horn
4031 Aspen Grove Drive | Suite 200 Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN
JOHN R. PATTERSON
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE
COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.
GRAPHIC SCALE IN FEET
0 20 40 80
NORTH
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008
SITE LAYOUT - OVERALL
SHEET NUMBER
C2-00
FAIRVIEW BLVD (HWY 100)
MATCHLINE
PRIVATE DRIVE
AUDUBON COVE (ROW)
POND
MEDICAL OFFICE BUILDING
AMBULANCE DROP-OFF
MAIN ENTRY
EMPLOYEE ENTRY
UTILITY ENTRY
ACCOUNTABILITY ENTRY
TRASH ENCLOSURE
GRASS PAVERS (20 FT FIRE ACCESS)
FLUSH CURB
SETBACK LINE
MONUMENT SIGN
STOP SIGN AND STOP BAR (TYP.)
POST CURB (TYP.)
CURB CUT
PROPERTY LINE (TYP.)
PROPOSED CURB AND GUTTER
5FT SIDEWALK
PEDESTRIAN GUARD RAIL
CONNECT TO EXISTING SIDEWALK
NEW TURN LANE TO BE STRIPED
PROPOSED MEDIAN
MEDIAN CUT TO BE CLOSED
POST CURB
P.O.B.


78' ROSENBAUER VIPER
TC-1
FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE
ROW & ACCESS GENERAL NOTES
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FAIRVIEW AGENCIES.
2. ALL OFF-SITE WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE AN APPROVED TRAFFIC CONTROL PLAN WHICH COMPLIES WITH THE MUTCD. NO OFF-SITE EXCAVATION MAY BE UNDERTAKEN IN ANY STREET, ROAD, ALLEY OR RIGHT-OF-WAY OF ANY UTILITY OR TEMPORARY CONSTRUCTION EASEMENT OF THE CITY OF FAIRVIEW BY ANY ENTITY UNLESS 72-HOUR NOTICE HAS BEEN GIVEN TO THE CITY OF FAIRVIEW TRAFFIC OPERATIONS DEPARTMENT AND SUCH ENTITY HAS RECEIVE AN APPROVED TRAFFIC CONTROL PLAN ONSITE DURING CONSTRUCTION.
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED 'TDOT STANDARD SPECIFICATIONS' SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE 'STANDARD SPECIFICATIONS' SECTION OF THE CITY OF FAIRVIEW TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FULL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE DEVELOPER'S RESPONSIBLE ENGINEER SHALL SUBMIT TO THE CITY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FAIRVIEW UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,' PUBLISHED BY TDOT, AND ANY REVISIONS OR SUPPLEMENTS ADOPTED BY 'WHEN APPROVED, A TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 'THERMOPLASTIC PAVEMENT MARKINGS' OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FAIRVIEW TRANSPORTATION & STREET TECHNICAL STANDARDS.
AUTO-TURN DESIGN SPEED NOTE
MINIMUM DESIGN SPEED IS 5-MPH
VEHICLE LEGEND
VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH
SPRINKLER NOTE
BOTH BUILDINGS SHALL BE FULLY PROTECTED BY AN NFPA 13 SPRINKLER SYSTEM. SPRINKLER PLANS WILL BE REQUIRED WITH THE CONSTRUCTION PLANS.
COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.
GRAPHIC SCALE IN FEET
0 20 40 80
NORTH
Kimley»Horn
401 Aspen Grove Drive, Suite 200 Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
© 2026 Kimley-Horn and Associates, Inc.
FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN
REVISIONS
NO. DATE BY
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008
FIRE ACCESS PLAN
SHEET NUMBER
C2-50
POND
AUDUBON COVE (ROW)
FAIRVIEW BLVD (HWY 100)
PRIVATE DRIVE
PROPOSED FIRE HYDRANT #1
PROPOSED FIRE HYDRANT #2
EXISTING FIRE HYDRANT
494 FT HOSE LAY
519 FT HOSE LAY
P.O.B.
E ROAD


Horton 453 Type I Ford E-Series Ambulance
Overall Length 23.288ft
Overall Width 8.021ft
Overall Body Height 7.853ft
Min Body Ground Clearance 1.265ft
Track Width 8.021ft
Lock-to-lock time 5.00s
Curb to Curb Turning Radius 27.400ft
ROW & ACCESS GENERAL NOTES
1. PRIOR TO BEGINNING ANY CONSTRUCTION, THE DEVELOPER AND/OR CONTRACTOR, SHALL OBTAIN ALL NECESSARY PERMITS AS REQUIRED BY LAW. SUCH PERMITS MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE REQUIRED BY STATE OF TENNESSEE, WILLIAMSON COUNTY AND OTHER CITY OF FAIRVIEW AGENCIES.
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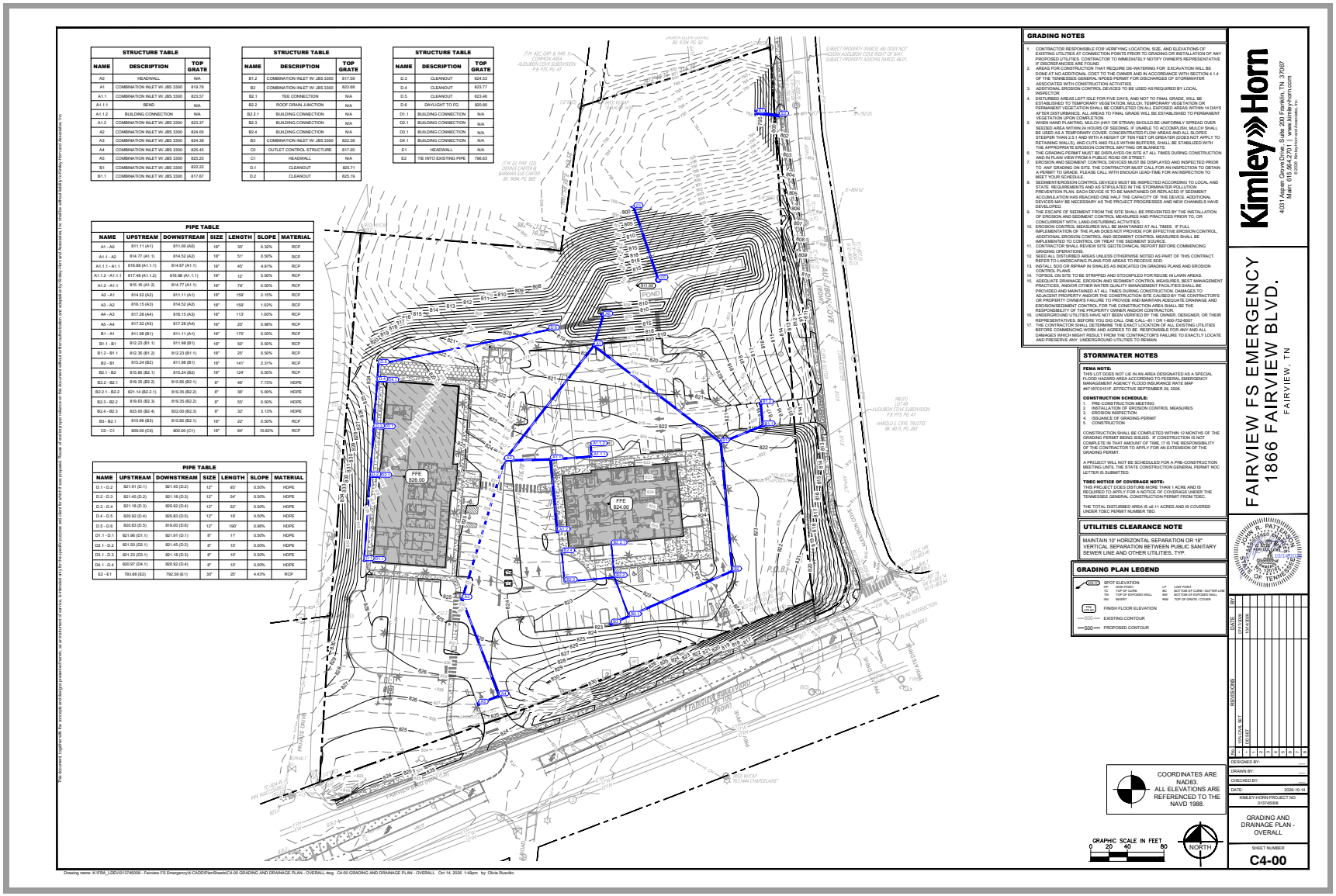
3. CONSTRUCTION MATERIALS SHALL BE FULLY TESTED IN ACCORDANCE WITH THE DESIGNATIONS AND REQUIREMENTS WITHIN THE REFERENCED 'TDOT STANDARD SPECIFICATIONS' SECTIONS, UNLESS OTHERWISE NOTED WITHIN THE 'STANDARD SPECIFICATIONS' SECTION OF THE CITY OF FAIRVIEW TRANSPORTATION & STREET TECHNICAL STANDARDS.
4. AN AUTHORIZED REPRESENTATIVE OF THE CITY SHALL MAKE A FULL INSPECTION OF THE PROJECT AFTER COMPLETION TO DETERMINE ACCEPTABILITY OF THE WORK AND FOR RELEASE OF PERFORMANCE BONDS IF REQUIRED. BEFORE THIS FINAL INSPECTION CAN BE MADE, THE DEVELOPER'S RESPONSIBLE ENGINEER SHALL SUBMIT CERTIFY IN WRITING TO THE CITY ENGINEER THAT THE WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLANS AND SPECIFICATIONS.
5. LOCATING AND COORDINATION FOR THE RELOCATION OF EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR. TENNESSEE'S ONE-CALL AND THE CITY OF FAIRVIEW UTILITY LOCATION SERVICE SHALL BE UTILIZED IN ADDITION TO COORDINATION WITH LOCAL UTILITY OWNERS THE CONTRACTOR SHALL AT ALL TIMES PROTECT EXISTING UTILITIES AND WILL BE RESPONSIBLE FOR COSTS DUE TO DAMAGE CAUSED TO ANY UTILITY LINES.
6. ALL TEMPORARY STRIPING SHALL CONFORM TO 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,' PUBLISHED BY TDOT, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AS AMENDED BY 'WHEN APPLICABLE.' A TEMPORARY STRIPING SHALL BE REQUIRED PRIOR TO THE OPENING OF A STREET FOR TRAVEL WHERE PAVEMENT AND/OR PERMANENT STRIPING CANNOT BE COMPLETED DUE TO WEATHER AND/OR TIME CONSTRAINTS.
7. THERMOPLASTIC PAVEMENT MARKINGS SHOULD BE USED ON ALL PUBLIC AND PRIVATE CITY STREET PROJECTS. THERMOPLASTIC TRAFFIC STRIPING AND PAVEMENT MARKINGS SHALL CONFORM TO SECTION 716.03 'THERMOPLASTIC PAVEMENT MARKINGS' OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS (TDOT), AND TO THE CITY OF FAIRVIEW TRANSPORTATION & STREET TECHNICAL STANDARDS.
AUTO-TURN DESIGN SPEED NOTE
MINIMUM DESIGN SPEED IS 5-MPH
VEHICLE LEGEND
VEHICLE FENDER PATH
VEHICLE FRONT WHEEL PATH
VEHICLE REAR WHEEL PATH
COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.
GRAPHIC SCALE IN FEET
0 20 40 80
NORTH
Kimley»Horn
4031 Aspen Grove Drive | Suite 200 Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008
AMBULANCE ACCESS PLAN
SHEET NUMBER
C2-51
POND
AUDUBON COVE (ROW)
FAIRVIEW BLVD (HWY 100)
PRIVATE DRIVE
P.O.B.



STRUCTURE TABLE

| NAME | DESCRIPTION | TOP GRATE |
|---|---|---|
| A0 | HEADWALL | N/A |
| A1 | COMBINATION INLET W/ JBS 3300 | 819.78 |
| A1.1 | COMBINATION INLET W/ JBS 3300 | 823.57 |
| A1.1.1 | BEND | N/A |
| A1.1.2 | BUILDING CONNECTION | N/A |
| A1.2 | COMBINATION INLET W/ JBS 3300 | 823.37 |
| A2 | COMBINATION INLET W/ JBS 3300 | 824.05 |
| A3 | COMBINATION INLET W/ JBS 3300 | 824.38 |
| A4 | COMBINATION INLET W/ JBS 3300 | 825.45 |
| A5 | COMBINATION INLET W/ JBS 3300 | 825.25 |
| B1 | COMBINATION INLET W/ JBS 3300 | 822.22 |
| B1.1 | COMBINATION INLET W/ JBS 3300 | 817.67 |

STRUCTURE TABLE

| NAME | DESCRIPTION | TOP GRATE |
|---|---|---|
| B1.2 | COMBINATION INLET W/ JBS 3300 | 817.59 |
| B2 | COMBINATION INLET W/ JBS 3300 | 823.68 |
| B2.1 | TEE CONNECTION | N/A |
| B2.2 | ROOF DRAIN JUNCTION | N/A |
| B2.2.1 | BUILDING CONNECTION | N/A |
| B2.3 | BUILDING CONNECTION | N/A |
| B2.4 | BUILDING CONNECTION | N/A |
| B3 | COMBINATION INLET W/ JBS 3300 | 822.38 |
| C0 | OUTLET CONTROL STRUCTURE | 817.00 |
| C1 | HEADWALL | N/A |
| D.1 | CLEANOUT | 825.71 |
| D.2 | CLEANOUT | 825.19 |

STRUCTURE TABLE

| NAME | DESCRIPTION | TOP GRATE |
|---|---|---|
| D.3 | CLEANOUT | 824.53 |
| D.4 | CLEANOUT | 823.77 |
| D.5 | CLEANOUT | 823.46 |
| D.6 | DAYLIGHT TO FG | 820.80 |
| D1.1 | BUILDING CONNECTION | N/A |
| D2.1 | BUILDING CONNECTION | N/A |
| D3.1 | BUILDING CONNECTION | N/A |
| D4.1 | BUILDING CONNECTION | N/A |
| E1 | HEADWALL | N/A |
| E2 | TIE INTO EXISTING PIPE | 796.63 |

PIPE TABLE

| NAME | UPSTREAM | DOWNSTREAM | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|---|---|
| A1 - A0 | 811.11 (A1) | 811.00 (A0) | 18" | 35' | 0.32% | RCP |
| A1.1 - A2 | 814.77 (A1.1) | 814.52 (A2) | 18" | 51' | 0.50% | RCP |
| A1.1.1 - A1.1 | 816.88 (A1.1.1) | 814.67 (A1.1) | 18" | 45' | 4.91% | RCP |
| A1.1.2 - A1.1.1 | 817.48 (A1.1.2) | 816.88 (A1.1.1) | 18" | 12' | 5.00% | RCP |
| A1.2 - A1.1 | 815.16 (A1.2) | 814.77 (A1.1) | 18" | 73' | 0.50% | RCP |
| A2 - A1 | 814.52 (A2) | 811.11 (A1) | 18" | 159' | 2.15% | RCP |
| A3 - A2 | 816.15 (A3) | 814.52 (A2) | 18" | 159' | 1.02% | RCP |
| A4 - A3 | 817.28 (A4) | 816.15 (A3) | 18" | 113' | 1.00% | RCP |
| A5 - A4 | 817.52 (A5) | 817.28 (A4) | 18" | 25' | 0.98% | RCP |
| B1 - A1 | 811.98 (B1) | 811.11 (A1) | 18" | 175' | 0.50% | RCP |
| B1.1 - B1 | 812.23 (B1.1) | 811.98 (B1) | 18" | 50' | 0.50% | RCP |
| B1.2 - B1.1 | 812.35 (B1.2) | 812.23 (B1.1) | 18" | 20' | 0.50% | RCP |
| B2 - B1 | 815.24 (B2) | 811.98 (B1) | 18" | 141' | 2.31% | RCP |
| B2.1 - B2 | 815.85 (B2.1) | 815.24 (B2) | 18" | 124' | 0.50% | RCP |
| B2.2 - B2.1 | 816.35 (B2.2) | 815.85 (B2.1) | 8" | 40' | 7.73% | HDPE |
| B2.2.1 - B2.2 | 821.14 (B2.2.1) | 819.35 (B2.2) | 8" | 36' | 5.56% | HDPE |
| B2.3 - B2.2 | 819.63 (B2.3) | 819.35 (B2.2) | 8" | 55' | 0.50% | HDPE |
| B2.4 - B2.3 | 823.00 (B2.4) | 822.00 (B2.3) | 8" | 32' | 3.13% | HDPE |
| B3 - B2.1 | 815.96 (B3) | 815.85 (B2.1) | 18" | 22' | 0.50% | RCP |
| C0 - C1 | 809.00 (C0) | 800.00 (C1) | 18" | 84' | 10.82% | RCP |

PIPE TABLE

| NAME | UPSTREAM | DOWNSTREAM | SIZE | LENGTH | SLOPE | MATERIAL |
|---|---|---|---|---|---|---|
| D.1 - D.2 | 821.91 (D.1) | 821.45 (D.2) | 12" | 93' | 0.50% | HDPE |
| D.2 - D.3 | 821.45 (D.2) | 821.18 (D.3) | 12" | 54' | 0.50% | HDPE |
| D.3 - D.4 | 821.18 (D.3) | 820.92 (D.4) | 12" | 52' | 0.50% | HDPE |
| D.4 - D.5 | 820.92 (D.4) | 820.83 (D.5) | 12" | 19' | 0.50% | HDPE |
| D.5 - D.6 | 820.83 (D.5) | 819.00 (D.6) | 12" | 190' | 0.96% | HDPE |
| D1.1 - D.1 | 821.96 (D1.1) | 821.91 (D.1) | 8" | 11' | 0.50% | HDPE |
| D2.1 - D.2 | 821.50 (D2.1) | 821.45 (D.2) | 8" | 10' | 0.50% | HDPE |
| D3.1 - D.3 | 821.23 (D3.1) | 821.18 (D.3) | 8" | 10' | 0.50% | HDPE |
| D4.1 - D.4 | 820.97 (D4.1) | 820.92 (D.4) | 8" | 10' | 0.50% | HDPE |
| E2 - E1 | 793.68 (E2) | 792.58 (E1) | 30" | 25' | 4.43% | RCP |

## GRADING NOTES

1. CONTRACTOR RESPONSIBLE FOR VERIFYING LOCATION, SIZE, AND ELEVATIONS OF EXISTING UTILITIES AT CONNECTION POINTS PRIOR TO GRADING OR INSTALLATION OF ANY PROPOSED UTILITIES. CONTRACTOR TO IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
2. AREAS FOR CONSTRUCTION THAT REQUIRE DE-WATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER AND IN ACCORDANCE WITH SECTION 4.1.4 OF THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK FOR DISCHARGES OF STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
3. ADDITIONAL EROSION CONTROL DEVICES TO BE USED AS REQUIRED BY LOCAL INSPECTOR.
4. DISTURBED AREAS LEFT IDLE FOR FIVE DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION. MULCH, TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
5. WHEN HAND PLANTING, MULCH (HAY OR STRAW) SHOULD BE UNIFORMLY SPREAD OVER SEEDED AREA WITHIN 24 HOURS OF SEEDING. IF MULCH IS TO ACCOMPLISH ALL MULCH SHALL BE SPREAD TO A DEPTH OF 1 1/2 TO 2 INCHES. ALL SLOPES GREATER THAN 3:1 (EXCEPT THOSE WITH A HEIGHT OF TEN FEET OR GREATER (DOES NOT APPLY TO RETAINING WALLS), AND CUTS AND FILLS WITHIN BUFFERS, SHALL BE STABILIZED WITH THE APPROPRIATE EROSION CONTROL MATTING OR BLANKETS.
6. THE GRADING PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW FROM A PUBLIC ROAD OR STREET.
7. EROSION AND SEDIMENT CONTROL DEVICES MUST BE DISPLAYED AND INSPECTED PRIOR TO ANY GRADING ON SITE. THE CONTRACTOR MUST CALL FOR AN INSPECTION TO OBTAIN A PERMIT TO GRADE. PLEASE CALL WITH ENOUGH LEAD-TIME FOR AN INSPECTION TO MEET YOUR SCHEDULE.
8. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REGULATIONS, AS REQUIRED AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
9. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
10. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
11. THE OWNER SHALL PROVIDE A NEW SITE GEOTECHNICAL REPORT BEFORE COMMENCING GRADING OPERATIONS.
12. SEED ALL DISTURBED AREAS UNLESS OTHERWISE NOTED AS PART OF THIS CONTRACT. REFER TO LANDSCAPING PLANS FOR AREAS TO RECEIVE SOD.
13. INSTALL SOD OR RIPRAP IN SWALES AS INDICATED ON GRADING PLANS AND EROSION CONTROL PLANS
14. TOPSOIL ON SITE TO BE STRIPPED AND STOCKPILED FOR REUSE IN LAWN AREAS.
15. ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER WATER QUALITY MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S FAILURE TO PROVIDE ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR.
16. UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED BY THE OWNER, DESIGNER, OR THEIR REPRESENTATIVES. BEFORE YOU DIG CALL ONE CALL--811 OR 1-800-732-8007. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT RESULT FROM THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY UNDERGROUND UTILITIES TO REMAIN.

## STORMWATER NOTES

**FEMA NOTE:**
THIS LOT DOES NOT LIE IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP #47187C0151F, EFFECTIVE SEPTEMBER 29, 2006.

**CONSTRUCTION SCHEDULE:**
1. PRE-CONSTRUCTION MEETING
2. INSTALLATION OF EROSION CONTROL MEASURES
3. EROSION INSPECTION
4. ISSUANCE OF GRADING PERMIT
5. CONSTRUCTION

CONSTRUCTION SHALL BE COMPLETED WITHIN 12 MONTHS OF THE GRADING PERMIT BEING ISSUED. IF CONSTRUCTION IS NOT COMPLETE IN THAT AMOUNT OF TIME, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO APPLY FOR AN EXTENSION OF THE GRADING PERMIT.

A PROJECT WILL NOT BE SCHEDULED FOR A PRE-CONSTRUCTION MEETING UNTIL THE STATE CONSTRUCTION GENERAL PERMIT NOC LETTER IS SUBMITTED.

**TDEC NOTICE OF COVERAGE NOTE:**
THIS PROJECT DOES DISTURB MORE THAN 1 ACRE AND IS REQUIRED TO APPLY FOR A NOTICE OF COVERAGE UNDER THE TENNESSEE GENERAL CONSTRUCTION PERMIT FROM TDEC.

THE TOTAL DISTURBED AREA IS ±6.11 ACRES AND IS COVERED UNDER TDEC PERMIT NUMBER TBD.

## UTILITIES CLEARANCE NOTE

MAINTAIN 10' HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION BETWEEN PUBLIC SANITARY SEWER LINE AND OTHER UTILITIES, TYP.

## GRADING PLAN LEGEND

SPOT ELEVATION
HP HIGH POINT
TC TOP OF CURB
TW TOP OF EXPOSED WALL
BW BASKET
LP LOW POINT
BC BOTTOM OF CURB / GUTTER LINE
BW BOTTOM OF EXPOSED WALL
TOG TOP OF GRATE / COVER

FFE 824.00 FINISH FLOOR ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

R. PATTERSON
TENNESSEE
REGISTERED
LICENSED PROFESSIONAL ENGINEER
No. 120174
10/14/2026

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | ADDRESS | 10/14/2026 | OJR |

DESIGNED BY: -
DRAWN BY: -
CHECKED BY: -
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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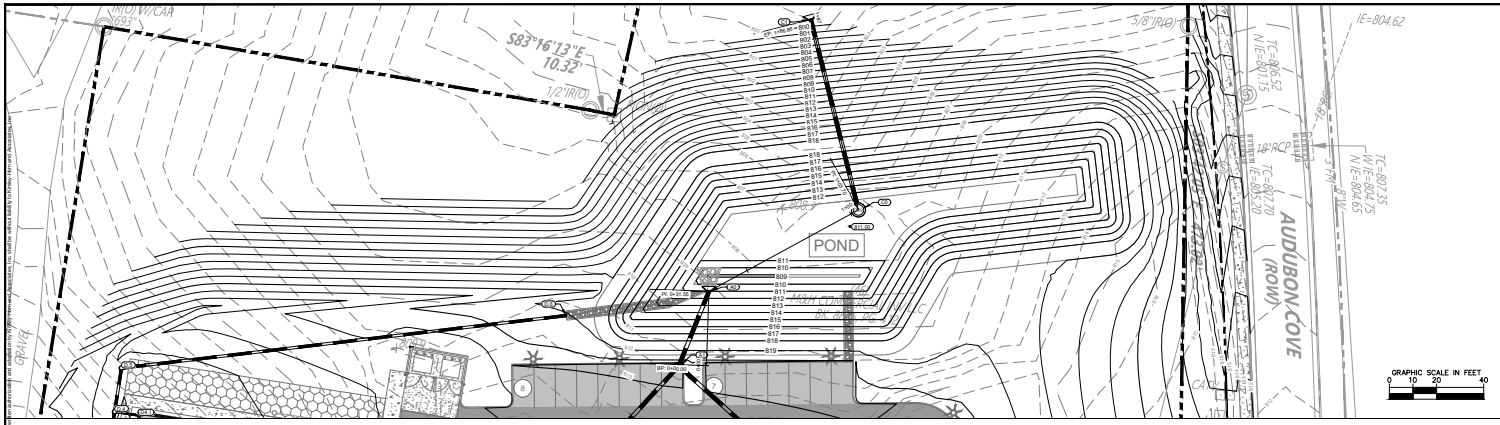
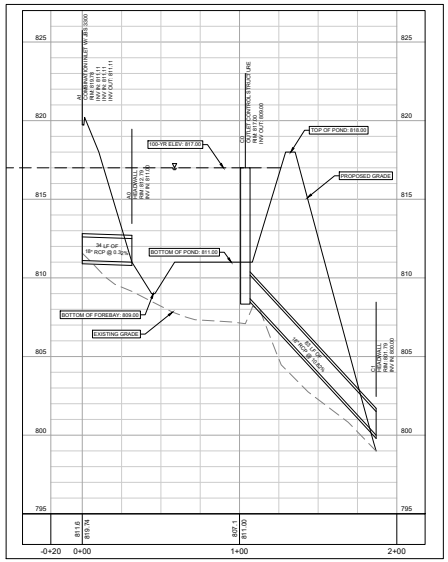
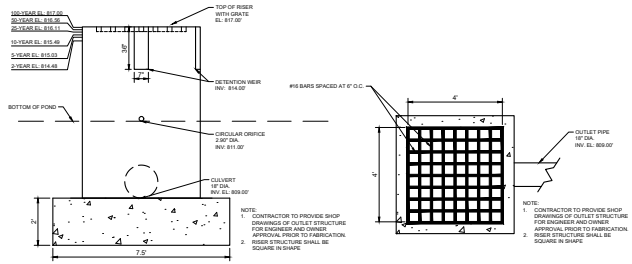
Drawing name: K:\FRA_LDEV\013745008 - Fairview FS Emergency\4-CADD\PlanSheets\C4-00 GRADING AND DRAINAGE PLAN - OVERALL.dwg C4-00 GRADING AND DRAINAGE PLAN - OVERALL Oct 14, 2026 1:48pm by: Olivia.Ruscitto




POND DETAIL
PLAN VIEW




POND DETAIL
PROFILE VIEW




1 POND OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE

2 POND OUTLET CONTROL STRUCTURE PLAN DETAIL
NOT TO SCALE

**POND OUTLET CONTROL STRUCTURE (C0)**
**N.T.S.**

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL
VERTICAL
6
3
1.5
0

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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1866 FAIRVIEW BLVD.
FAIRVIEW, TN

JOHN R. PATTERSON
REGISTERED ENGINEER
STATE OF TENNESSEE
120174
10/14/2026
CIVIL

| NO. | DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | ADDENDUM #1 | 10/14/2026 | |

DESIGNED BY: ...
DRAWN BY: ...
CHECKED BY: ...
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008

POND DETAIL

SHEET NUMBER
C4-50

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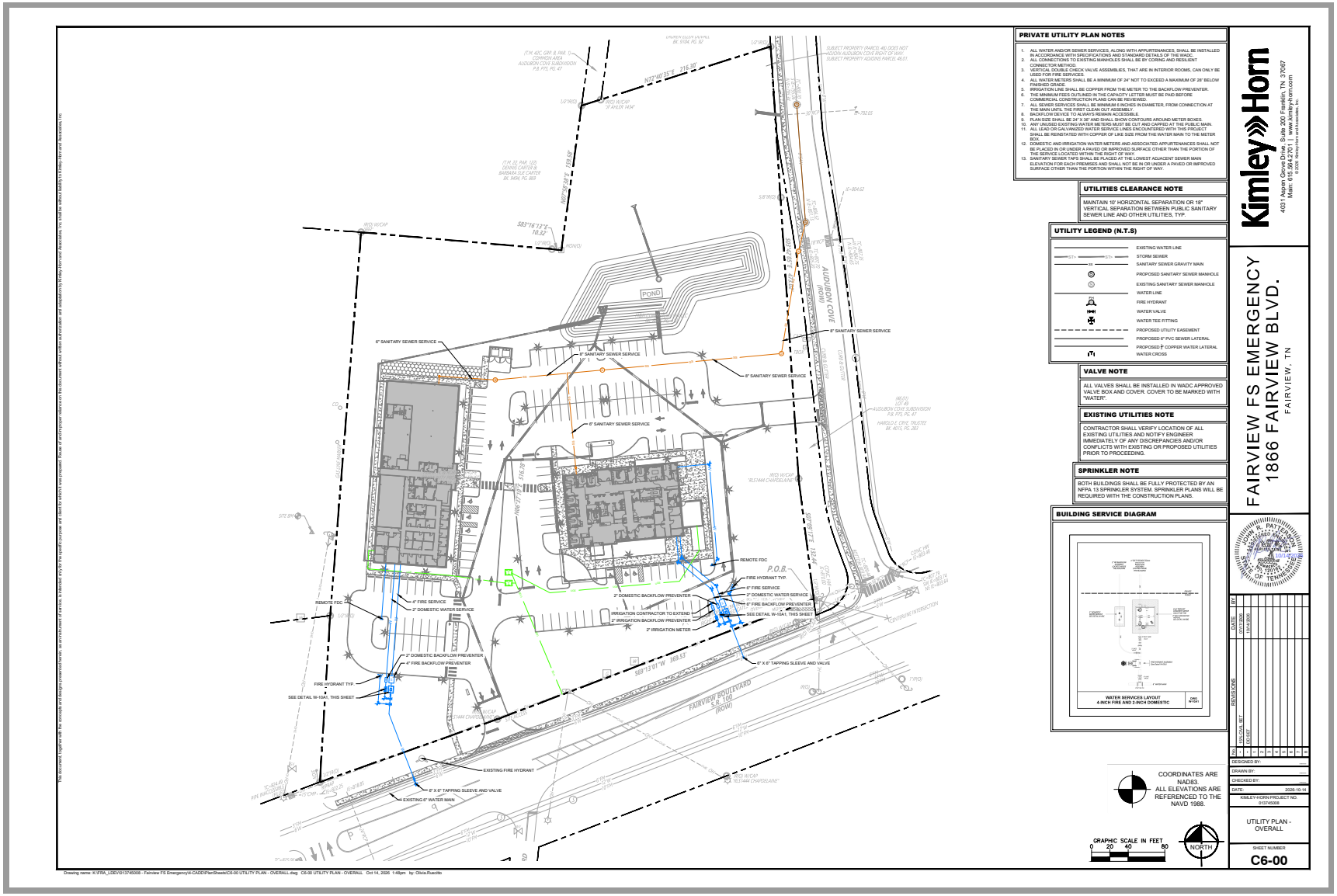
PRIVATE UTILITY PLAN NOTES
1. ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE WADC.
2. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
3. VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
4. ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
5. IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
6. THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE CONSTRUCTION PLANS WILL BE REVIEWED.
7. ALL SEWER SERVICES SHALL BE MINIMUM 6 INCHES IN DIAMETER, FROM CONNECTION AT THE MAIN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
8. BACKFLOW DEVICE TO ALWAYS REMAIN ACCESSIBLE.
9. PLAN SIZE SHALL BE 24" X 36" AND SHALL SHOW CONTOURS AROUND METER BOXES.
10. ANY UNUSED EXISTING WATER METERS MUST BE CUT AND CAPPED AT THE PUBLIC MAIN.
11. ALL LEAD OR GALVANIZED WATER SERVICE LINES ENCOUNTERED WITH THIS PROJECT SHALL BE REINSTATED WITH COPPER OF LIKE SIZE FROM THE WATER MAIN TO THE METER BOX.
12. DOMESTIC AND IRRIGATION WATER METERS AND ASSOCIATED APPURTENANCES SHALL NOT BE LOCATED UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION OF THE SERVICE LOCATED WITHIN THE RIGHT OF WAY.
13. SANITARY SEWER TAPS SHALL BE PLACED AT THE LOWEST ADJACENT SEWER MAIN ELEVATION FOR EACH PREMISES AND SHALL NOT BE IN OR UNDER A PAVED OR IMPROVED SURFACE OTHER THAN THE PORTION WITHIN THE RIGHT OF WAY.
UTILITIES CLEARANCE NOTE
MAINTAIN 10' HORIZONTAL SEPARATION OR 18" VERTICAL SEPARATION BETWEEN PUBLIC SANITARY SEWER LINE AND OTHER UTILITIES, TYP.
UTILITY LEGEND (N.T.S)
EXISTING WATER LINE
STORM SEWER
SANITARY SEWER GRAVITY MAIN
PROPOSED SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER MANHOLE
WATER LINE
FIRE HYDRANT
WATER VALVE
WATER TEE FITTING
PROPOSED UTILITY EASEMENT
PROPOSED 6" PVC SEWER LATERAL
PROPOSED 2" COPPER WATER LATERAL
WATER CROSS
VALVE NOTE
ALL VALVES SHALL BE INSTALLED IN WADC APPROVED VALVE BOX AND COVER. COVER TO BE MARKED WITH "WATER".
EXISTING UTILITIES NOTE
CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES AND/OR CONFLICTS WITH EXISTING OR PROPOSED UTILITIES PRIOR TO PROCEEDING.
SPRINKLER NOTE
BOTH BUILDINGS SHALL BE FULLY PROTECTED BY AN NFPA 13 SPRINKLER SYSTEM. SPRINKLER PLANS WILL BE REQUIRED WITH THE CONSTRUCTION PLANS.
BUILDING SERVICE DIAGRAM
WATER SERVICES LAYOUT
4-INCH FIRE AND 2-INCH DOMESTIC
C6-01
6" SANITARY SEWER SERVICE
8" SANITARY SEWER SERVICE
REMOTE FDC
FIRE HYDRANT TYP.
4" FIRE SERVICE
2" DOMESTIC WATER SERVICE
2" DOMESTIC BACKFLOW PREVENTER
6" FIRE BACKFLOW PREVENTER
IRRIGATION CONTRACTOR TO EXTEND
2" IRRIGATION BACKFLOW PREVENTER
2" IRRIGATION METER
SEE DETAIL W-10A1, THIS SHEET
6" X 6" TAPPING SLEEVE AND VALVE
EXISTING FIRE HYDRANT
EXISTING 8" WATER MAIN
P.O.B.
AUDUBON COVE (ROW)
FAIRVIEW BOULEVARD S.R. 100 (ROW)
POND
COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.
GRAPHIC SCALE IN FEET
0 20 40 80
NORTH
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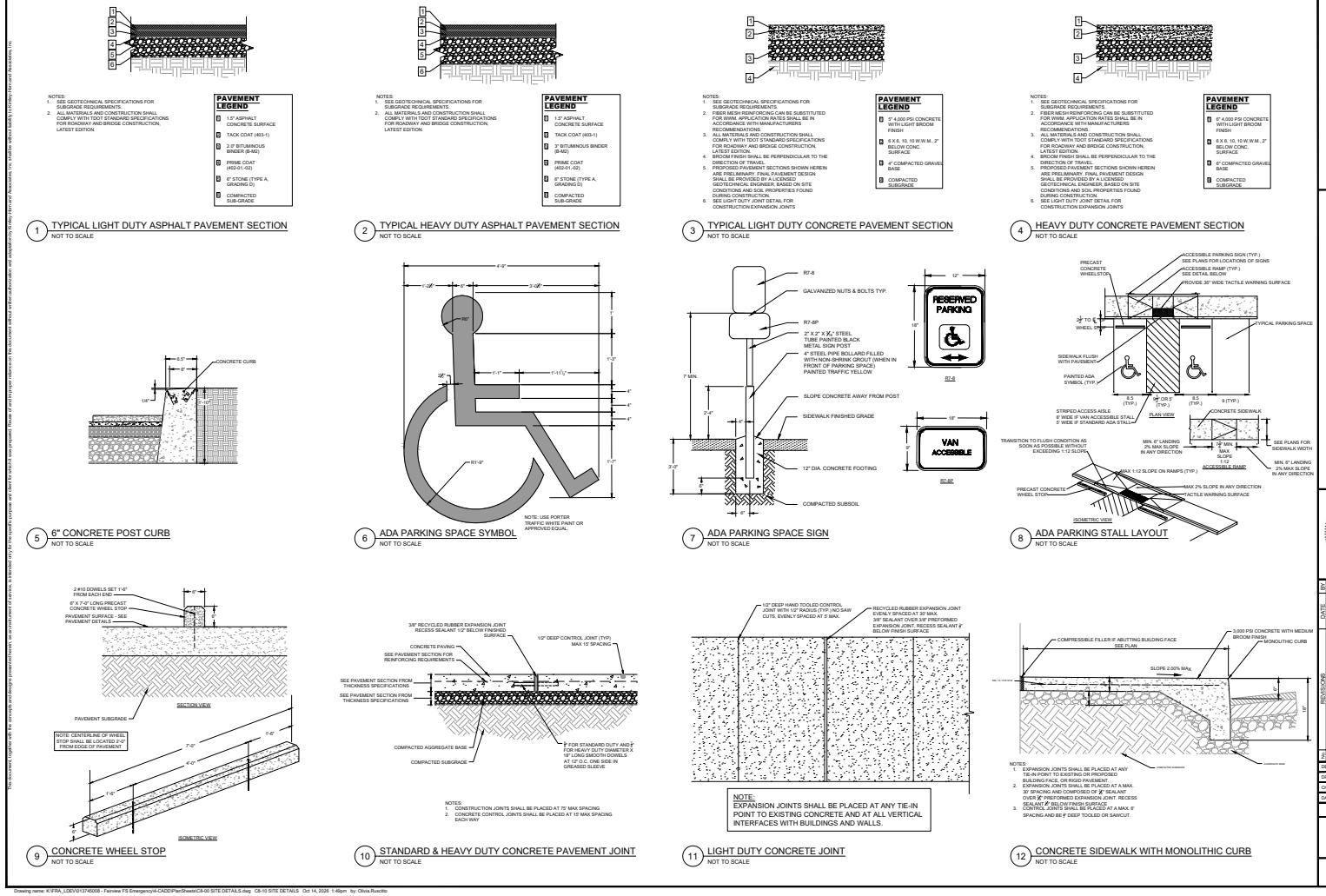
REVISIONS
NO. DESCRIPTION DATE BY
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008
UTILITY PLAN - OVERALL
SHEET NUMBER
C6-00


1 TYPICAL LIGHT DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
PAVEMENT LEGEND
1.5" ASPHALT CONCRETE SURFACE
TACK COAT (403-1)
2.0" BITUMINOUS BINDER (B-M2)
PRIME COAT (402-01.02)
6" STONE (TYPE A, GRADING D)
COMPACTED SUB-GRADE
2 TYPICAL HEAVY DUTY ASPHALT PAVEMENT SECTION
NOT TO SCALE
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
PAVEMENT LEGEND
1.5" ASPHALT CONCRETE SURFACE
TACK COAT (403-1)
3" BITUMINOUS BINDER (B-M2)
PRIME COAT (402-01.02)
6" STONE (TYPE A, GRADING D)
COMPACTED SUB-GRADE
3 TYPICAL LIGHT DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. CONCRETE CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
6. SEE LIGHT DUTY JOINT DETAIL FOR CONSTRUCTION EXPANSION JOINTS
PAVEMENT LEGEND
5" 4,000 PSI CONCRETE WITH LIGHT BROOM FINISH
6 X 6, 10, 10 W.W.M., 2" BELOW CONC. SURFACE
4" COMPACTED GRAVEL BASE
COMPACTED SUBGRADE
4 HEAVY DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE
NOTES:
1. SEE GEOTECHNICAL SPECIFICATIONS FOR SUBGRADE REQUIREMENTS.
2. FIBER MESH REINFORCING CAN BE SUBSTITUTED FOR WWM. APPLICATION RATES SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. CONCRETE CONSTRUCTION SHALL COMPLY WITH TDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. BROOM FINISH SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
5. PROPOSED PAVEMENT SECTIONS SHOWN HEREIN ARE PRELIMINARY. FINAL PAVEMENT DESIGN SHALL BE PROVIDED BY A LICENSED GEOTECHNICAL ENGINEER, BASED ON SITE CONDITIONS AND SOIL PROPERTIES FOUND DURING CONSTRUCTION.
6. SEE LIGHT DUTY JOINT DETAIL FOR CONSTRUCTION EXPANSION JOINTS
PAVEMENT LEGEND
8" 4,000 PSI CONCRETE WITH LIGHT BROOM FINISH
6 X 6, 10, 10 W.W.M., 2" BELOW CONC. SURFACE
8" COMPACTED GRAVEL BASE
COMPACTED SUBGRADE
5 6" CONCRETE POST CURB
NOT TO SCALE
CONCRETE CURB
6 ADA PARKING SPACE SYMBOL
NOT TO SCALE
NOTE: USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.
7 ADA PARKING SPACE SIGN
NOT TO SCALE
R7-8
GALVANIZED NUTS & BOLTS TYP.
R7-8P
2" X 2" X 1/8" STEEL TUBE PAINTED BLACK METAL SIGN POST
4" STEEL PIPE BOLLARD FILLED WITH NON-SHRINK GROUT (WHEN IN FRONT OF PARKING SPACE) PAINTED TRAFFIC YELLOW
SLOPE CONCRETE AWAY FROM POST
SIDEWALK FINISHED GRADE
12" DIA. CONCRETE FOOTING
COMPACTED SUBSOIL
RESERVED PARKING
R7-8
VAN ACCESSIBLE
R7-8P
8 ADA PARKING STALL LAYOUT
NOT TO SCALE
PRECAST CONCRETE WHEEL STOP
ACCESSIBLE PARKING SIGN (TYP.) SEE PLANS FOR LOCATIONS OF SIGNS
ACCESSIBLE RAMP (TYP.) SEE DETAIL BELOW
PROVIDE 36" WIDE TACTILE WARNING SURFACE
TYPICAL PARKING SPACE
SIDEWALK FLUSH WITH PAVEMENT
PAINTED ADA SYMBOL (TYP.)
STRIPED ACCESS AISLE 8' WIDE IF VAN ACCESSIBLE STALL 5' WIDE IF STANDARD ADA STALL
PLAN VIEW
CONCRETE SIDEWALK
SEE PLANS FOR SIDEWALK WIDTH
MIN. 6" LANDING 2% MAX SLOPE IN ANY DIRECTION
MAX SLOPE
ACCESSIBLE RAMP
MIN. 6' LANDING 2% MAX SLOPE IN ANY DIRECTION
TRANSITION TO FLUSH CONDITION AS SOON AS POSSIBLE WITHOUT EXCEEDING 1:12 SLOPE
MAX 1:12 SLOPE ON RAMPS (TYP.)
MAX 2% SLOPE IN ANY DIRECTION
TACTILE WARNING SURFACE
ISOMETRIC VIEW
9 CONCRETE WHEEL STOP
NOT TO SCALE
2 #10 DOWELS SET 1'-6" FROM EACH END
6" X 7'-0" LONG PRECAST CONCRETE WHEEL STOP
PAVEMENT SURFACE - SEE PAVEMENT DETAILS
SECTION VIEW
PAVEMENT SUBGRADE
NOTE: CENTERLINE OF WHEEL STOP SHALL BE LOCATED 2'-0" FROM EDGE OF PAVEMENT
ISOMETRIC VIEW
10 STANDARD & HEAVY DUTY CONCRETE PAVEMENT JOINT
NOT TO SCALE
3/8" RECYCLED RUBBER EXPANSION JOINT RECESS SEALANT 1/2" BELOW FINISHED SURFACE
1/2" DEEP CONTROL JOINT (TYP) MAX 15' SPACING
CONCRETE PAVING
SEE PAVEMENT SECTION FOR REINFORCING REQUIREMENTS
SEE PAVEMENT SECTION FROM THICKNESS SPECIFICATIONS
SEE PAVEMENT SECTION FROM THICKNESS SPECIFICATIONS
COMPACTED AGGREGATE BASE
COMPACTED SUBGRADE
1" FOR STANDARD DUTY AND 2" FOR HEAVY DUTY, DIAMETER X 18" LONG SMOOTH DOWELS AT 12" O.C. ONE SIDE IN GREASED SLEEVE
NOTES:
1. CONSTRUCTION JOINTS SHALL BE PLACED AT 75' MAX SPACING
2. CONCRETE CONTROL JOINTS SHALL BE PLACED AT 15' MAX SPACING EACH WAY
11 LIGHT DUTY CONCRETE JOINT
NOT TO SCALE
1/2" DEEP HAND TOOLED CONTROL JOINT WITH 1/2" RADIUS (TYP.) NO SAW CUTS, EVENLY SPACED AT 5' MAX.
RECYCLED RUBBER EXPANSION JOINT EVENLY SPACED AT 30' MAX. 3/8" SEALANT OVER 3/8" PREFORMED EXPANSION JOINT, RECESS SEALANT 1/2" BELOW FINISH SURFACE
NOTE:
EXPANSION JOINTS SHALL BE PLACED AT ANY TIE-IN POINT TO EXISTING CONCRETE AND AT ALL VERTICAL INTERFACES WITH BUILDINGS AND WALLS.
12 CONCRETE SIDEWALK WITH MONOLITHIC CURB
NOT TO SCALE
COMPRESSIBLE FILLER IF ABUTTING BUILDING FACE SEE PLAN
3,000 PSI CONCRETE WITH MEDIUM BROOM FINISH
MONOLITHIC CURB
SLOPE 2.00% MAX
NOTES:
1. EXPANSION JOINTS SHALL BE PLACED AT ANY TIE-IN POINT TO EXISTING OR PROPOSED BUILDING FACE, OR RIGID PAVEMENT.
2. SEE PLANS FOR JOINT SPACING AT A MAX. OF SPACING CONSISTS OF 1/2" SEALANT OVER 1/2" PREFORMED EXPANSION JOINT. RECESS SEALANT 1/2" BELOW FINISH SURFACE.
3. CONTROL JOINTS SHALL BE PLACED AT A MAX. 6' SPACING AND BE 1" DEEP TOOLED OR SAWCUT.
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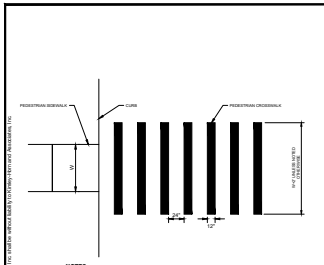
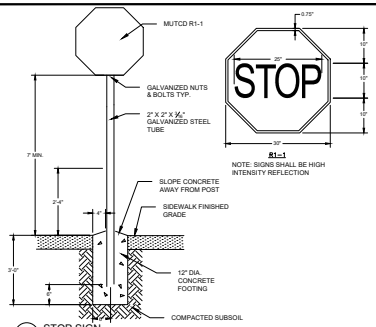
FAIRVIEW, TN
R. PATTERSON JOHNSON
REGISTERED ENGINEER
STATE OF TENNESSEE
120174
04/14/2026
NO. BY DATE REVISIONS
1 OLV 10/14/2026 PER COMMENTS
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008
SITE DETAILS
SHEET NUMBER
C8-10
Drawing name: K:\FRA_LDEV\013745008 - Fairview FS Emergency\4-CADD\PlanSheets\C8-00 SITE DETAILS.dwg C8-10 SITE DETAILS Oct 14, 2026 1:46pm by: Olivia.Ruscitto



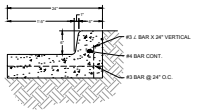

**NOTES:**
1. PEDESTRIAN CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 4.7.10
2. PEDESTRIAN CROSSWALK, SOLID WHITE MARKINGS PAINTED ON ASPHALT (TYPICAL)
3. PAINT 12" WIDE STRIPES AS INDICATED. USE PORTER TRAFFIC WHITE PAINT OR APPROVED EQUAL.

1 PEDESTRIAN CROSSING
NOT TO SCALE




NOTE: SIGNS SHALL BE HIGH INTENSITY REFLECTION

2 STOP SIGN
NOT TO SCALE




3 6" TALL 24" CURB AND GUTTER
NOT TO SCALE

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1866 FAIRVIEW BLVD.
FAIRVIEW, TN

JOHN R. PATTERSON
STATE OF TENNESSEE
REGISTERED ENGINEER
10/14/26

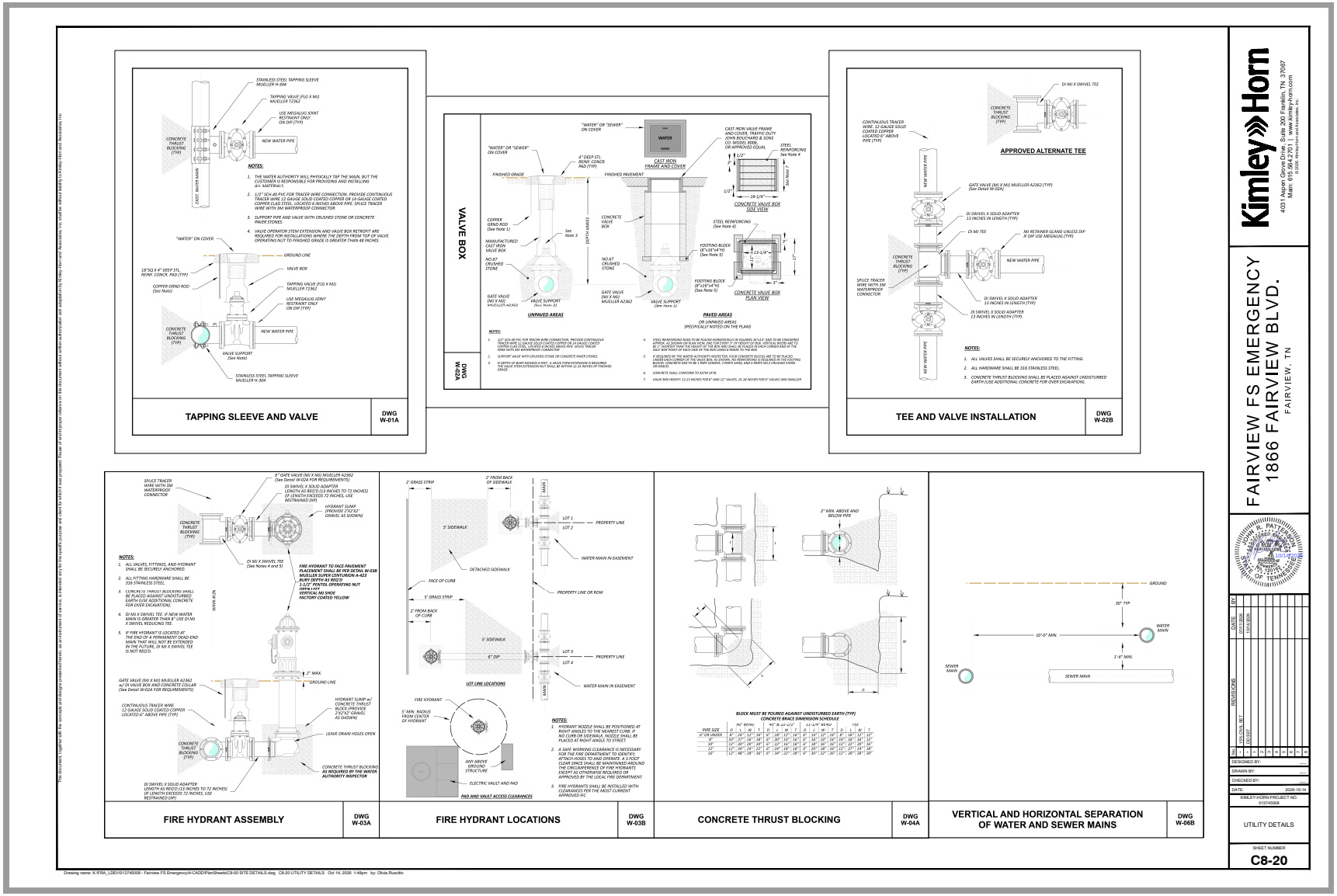
| NO. | DESCRIPTION / REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | 1ST CITY REVIEW | 08/11/2026 | |
| 2 | 2ND CITY REVIEW | 09/11/2026 | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

DESIGNED BY: —
DRAWN BY: —
CHECKED BY: —
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008

SITE DETAILS

SHEET NUMBER
C8-11

Drawing name: K:\FRA_LDEV\013745008 - Fairview FS Emergency\4-CADD\PlanSheets\C8-00 SITE DETAILS.dwg C8-11 SITE DETAILS Oct 14, 2026 1:49pm by: Olivia.Ruscitto


TAPPING SLEEVE AND VALVE
DWG W-01A
VALVE BOX
DWG W-02A
TEE AND VALVE INSTALLATION
DWG W-02B
FIRE HYDRANT ASSEMBLY
DWG W-03A
FIRE HYDRANT LOCATIONS
DWG W-03B
CONCRETE THRUST BLOCKING
DWG W-04A
VERTICAL AND HORIZONTAL SEPARATION OF WATER AND SEWER MAINS
DWG W-06B
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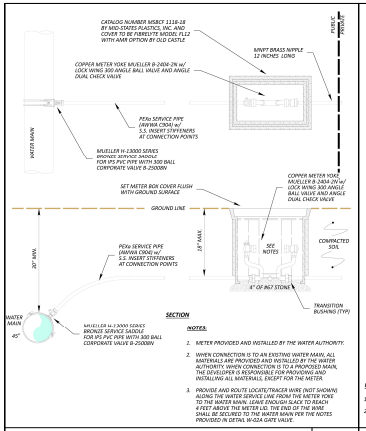
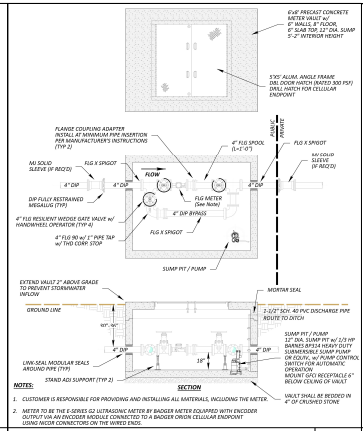
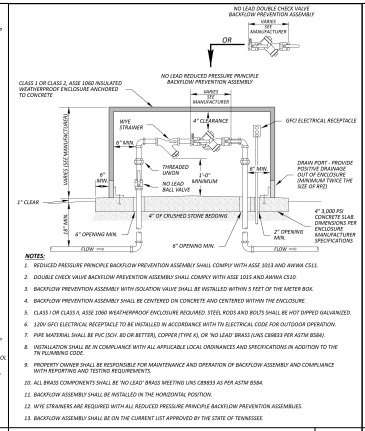
UTILITY DETAILS
SHEET NUMBER
C8-20



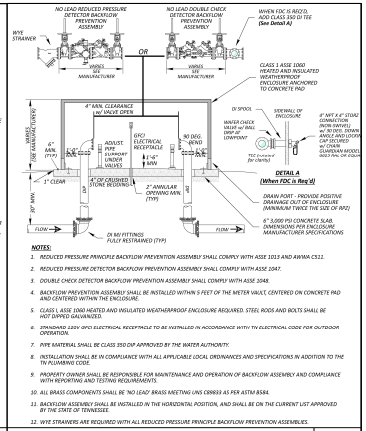

**5/8"x3/4" TO 1" METER SETTING** | DWG W-09A



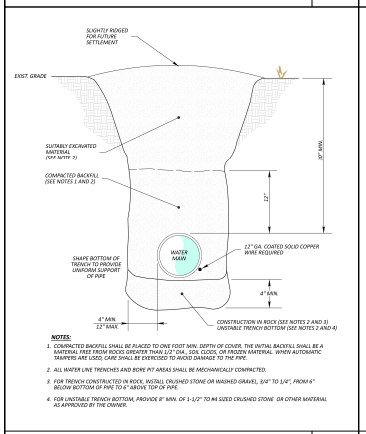

**METER VAULT FOR 4" SERVICE** | DWG W-09D



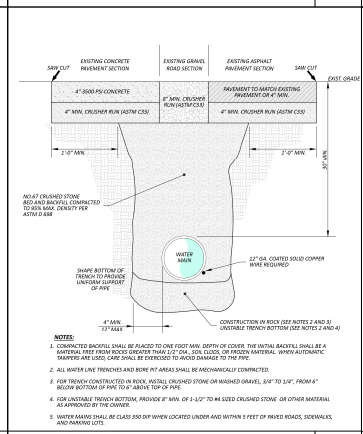

**OUTDOOR BACKFLOW ASSEMBLY (3/4" TO 2" DIAMETER)** | DWG W-10C



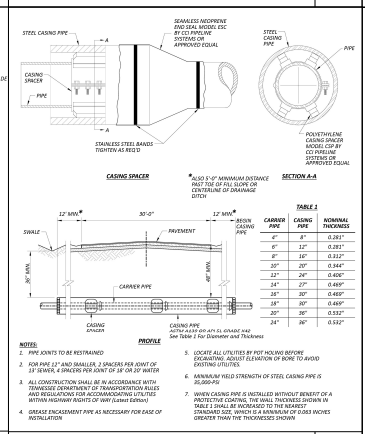

**OUTDOOR BACKFLOW ASSEMBLY (3" DIAMETER AND LARGER)** | DWG W-10D




**TRENCH SECTION STANDARD SURFACE** | DWG W-11A




**TRENCH SECTION IMPROVED SURFACE** | DWG W-11B




**BORE AND JACK ROAD CROSSING** | DWG W-12A

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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

JOHN R. PATTERSON
REGISTERED
ENGINEER
No. 120757
STATE OF TENNESSEE
1/30/2026

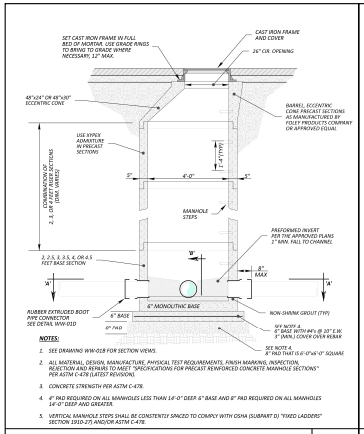
| NO. | REVISIONS / BID ADDENDA | DATE | BY |
|---|---|---|---|
| 1 | ADD FDC DETAIL | 10/1/2026 | |

DESIGNED BY: ...
DRAWN BY: ...
CHECKED BY: ...
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 015740008

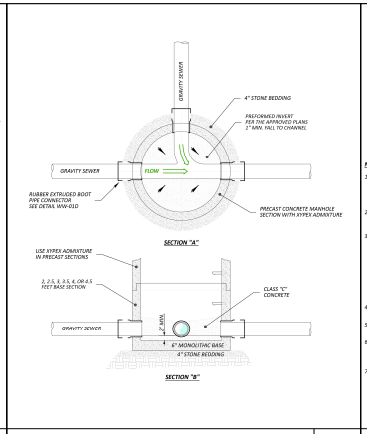
UTILITY DETAILS

SHEET NUMBER
C8-21

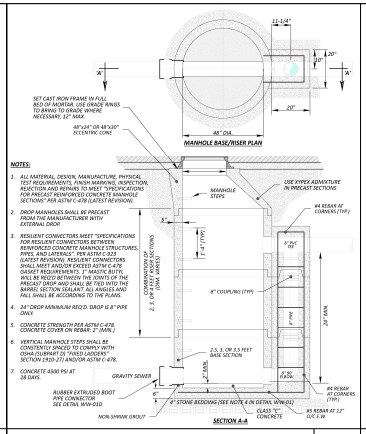
Drawing name: K:\FRA_LDEV\015740008 - Fairview FS Emergency\4-CAD\PlanSheets\C8-00 SITE DETAILS.dwg C8-21 UTILITY DETAILS Oct 14, 2026 1:49pm by: Olivia.Ruscito



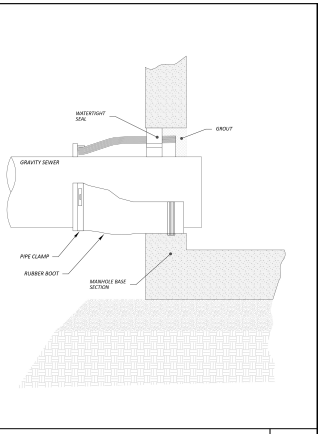

**STANDARD MANHOLE** | DWG WW-01



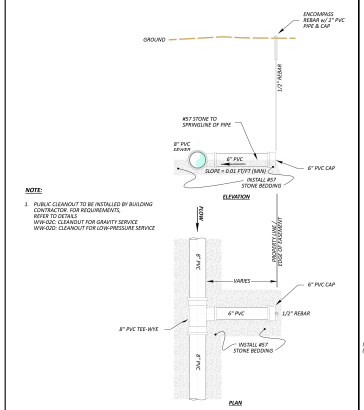

**STANDARD MANHOLE SECTIONS** | DWG WW-01B



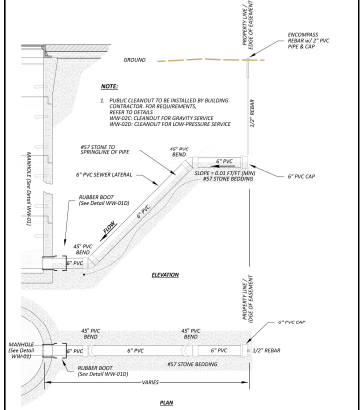

**DROP MANHOLE** | DWG WW-01C



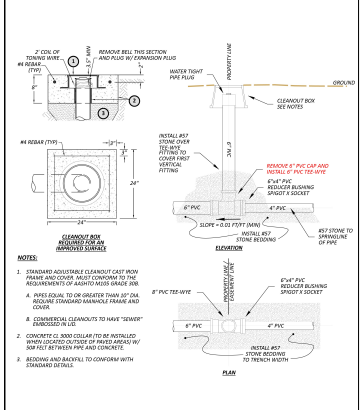

**RUBBER BOOT FOR PIPE CONNECTION AT MANHOLE** | DWG WW-01D




**GRAVITY SEWER SERVICE LATERAL CONNECTION TO SEWER PIPE** | DWG WW-02A




**GRAVITY SEWER SERVICE LATERAL CONNECTION TO MANHOLE** | DWG WW-02B




**CLEANOUT FOR GRAVITY SERVICE** | DWG WW-02C

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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

JOHN R. PATTERSON
REGISTERED
PROFESSIONAL
ENGINEER
TENNESSEE
120176
10/14/2026

| NO. | DATE | BY |
|---|---|---|
| 1 | 10/14/2026 | |

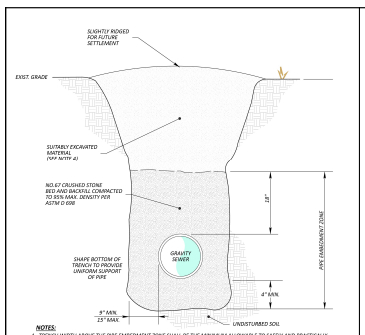
| REVISIONS |
|---|
| ADDENDUM NO. 1 |
| AS-BUILT |

DESIGNED BY: —
DRAWN BY: —
CHECKED BY: —
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008

UTILITY DETAILS

SHEET NUMBER
C8-22

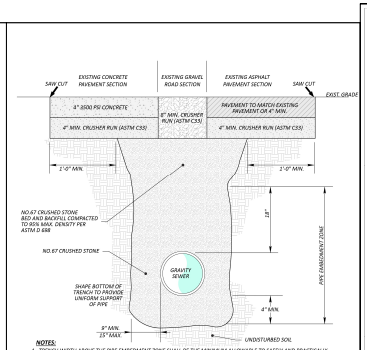
Drawing name: K:\FRA_LDEV\013745008 - Fairview FS Emergency\4-CADD\PlanSheets\C8-00 SITE DETAILS.dwg C8-22 UTILITY DETAILS Oct 14, 2026 1:48pm by: Olivia.Ruscito




**NOTES:**

1. TRENCH WIDTH ABOVE THE PIPE EMBEDMENT ZONE SHALL BE THE MINIMUM ALLOWABLE TO SAFELY AND PRACTICALLY INSTALL THE SEWER. REFER TO ASTM D3521 FOR MINIMUM WIDTH REQUIREMENTS.
2. MATERIAL WITHIN THE PIPE EMBEDMENT ZONE SHALL BE PLACED AGAINST UNDISTURBED EARTH.
3. THE MINIMUM THICKNESS OF BEDDING SHALL BE INCREASED TO 6 INCHES WHEN ROCK IS ENCOUNTERED AT SUBGRADE ELEVATION.
4. COMPACTED BACKFILL SHALL BE PLACED TO 1 FOOT MIN. DEPTH OF COVER. ABOVE THE EMBEDMENT ZONES, THE BACKFILL MATERIAL SHALL BE A MATERIAL FREE FROM ROCKS GREATER THAN 1/2" DIA., SOIL CLODS, OR FROZEN MATERIAL WHEN AUTOMATIC TAMPERS ARE USED, CARE SHALL BE EXERCISED TO AVOID DAMAGE TO THE PIPE.
5. ALL TRENCHES AND BORE PIT AREAS SHALL BE MECHANICALLY COMPACTED.
6. FOR UNSTABLE TRENCH BOTTOM, PROVIDE 8" MIN. OF 1-1/2" TO #4 SIZED CRUSHED STONE OR OTHER MATERIAL AS APPROVED BY THE OWNER.

**GRAVITY SEWER TRENCH SECTION STANDARD SURFACE** — DWG WW-04A




**NOTES:**

1. TRENCH WIDTH ABOVE THE PIPE EMBEDMENT ZONE SHALL BE THE MINIMUM ALLOWABLE TO SAFELY AND PRACTICALLY INSTALL THE SEWER. REFER TO ASTM D3521 FOR MINIMUM WIDTH REQUIREMENTS.
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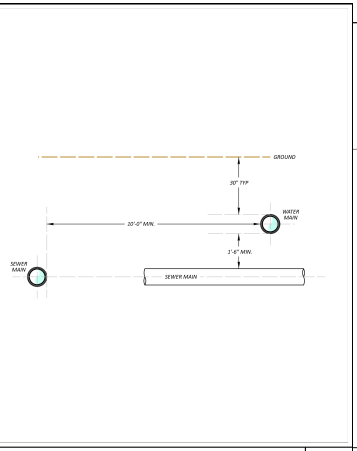
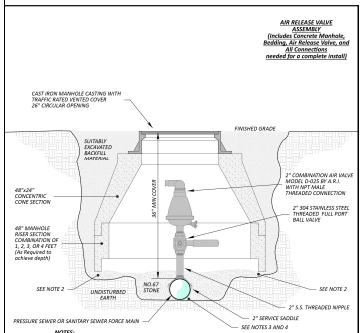
5. ALL TRENCHES AND BORE PIT AREAS SHALL BE MECHANICALLY COMPACTED.
6. FOR UNSTABLE TRENCH BOTTOM, PROVIDE 8" MIN. OF 1-1/2" TO #4 SIZED CRUSHED STONE OR OTHER MATERIAL AS APPROVED BY THE OWNER.

**GRAVITY SEWER TRENCH SECTION IMPROVED SURFACE** — DWG WW-04B




**VERTICAL AND HORTIZONTAL SEPARATION OF WATER AND SEWER MAINS** — DWG WW-05

***AIR RELEASE VALVE ASSEMBLY (Includes Concrete Manhole, Bedding, Air Release Valve, and All Connections needed for a complete install)***




**NOTES:**

1. BARREL AND CONCENTRIC CONE PRECAST SECTIONS AS MANUFACTURED BY FOLEY PRODUCTS COMPANY, OR APPROVED EQUAL.
2. AS DIRECTED BY THE WATER AUTHORITY INSPECTOR, USE 4"x8"x16" SOLID CONCRETE BLOCKS EQUALLY SPACED AROUND THE PERIMETER OF THE MANHOLE CASTING.
3. 1/2" SCH 40 PVC FOR TRACE WIRE CONNECTION. PROVIDE CONTINUOUS TRACER WIRE 12 GAUGE SOLID COATED COPPER OR 14 GAUGE COATED COPPER CLAD STEEL. LOCATED 6 INCHES ABOVE PIPE. SPLICE TRACER WIRE WITH 3M WATERPROOF CONNECTOR.
4. AS DIRECTED BY THE WATER AUTHORITY INSPECTOR, SUPPORT AIR RELEASE VALVE ASSEMBLY WITH NO.67 STONE BEDDING (4" DEPTH).

**AIR RELEASE VALVE ASSEMBLY** — DWG WW-11F

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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

JOHN R. PATTERSON — 124547 — REGISTERED — LICENSED PROFESSIONAL ENGINEER — STATE OF TENNESSEE

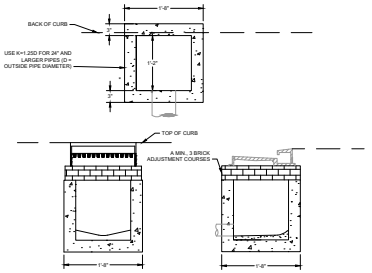
| NO. | REVISIONS / DESCRIPTION | DATE | BY |
|---|---|---|---|
| 1 | ADDRESS COMMENTS | 10/14/2026 | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

DESIGNED BY: —
DRAWN BY: —
CHECKED BY: —
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008

UTILITY DETAILS

SHEET NUMBER
**C8-23**

Drawing name: K:\FRA_LDEV\013745008 - Fairview FS Emergency\4-CADD\PlanSheets\C8-00 SITE DETAILS.dwg C8-23 UTILITY DETAILS Oct 14, 2026 1:48pm by: Olivia.Ruscitto




NOTE: CASTING FOR STANDARD CURB AND GUTTER SHOWN HEREON ARE AS PER ADOT. INSTITUTE WHERE USE IS DESIRED. TDOT PIPE DR-130, DR-132 AND DR-133.

CONCRETE: 4000 PSI AT 28 DAYS MIN.
REINFORCEMENT: 0.14 SQ. IN./SQ. FT.
GRADE 60 STEEL.

1 SINGLE INLET (PRECAST)
NOT TO SCALE

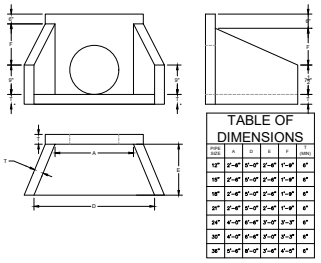


TABLE OF DIMENSIONS

| PIPE SIZE | A | B | E | F | (MIN) |
|---|---|---|---|---|---|
| 12" | 2'-4" | 5'-0" | 2'-4" | 1'-9" | 6" |
| 15" | 2'-4" | 5'-0" | 2'-4" | 1'-9" | 6" |
| 18" | 2'-4" | 5'-0" | 2'-4" | 1'-9" | 6" |
| 21" | 2'-4" | 5'-0" | 2'-4" | 1'-9" | 6" |
| 24" | 4'-0" | 6'-8" | 3'-4" | 3'-3" | 6" |
| 30" | 4'-0" | 6'-8" | 3'-4" | 3'-3" | 6" |
| 36" | 5'-4" | 8'-0" | 3'-4" | 4'-5" | 6" |

2 PRECAST CONCRETE HEADWALL
NOT TO SCALE

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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

JOHN R. PATTERSON
2447 STATE OF TENNESSEE
REGISTERED
ENGINEER
10/14/26

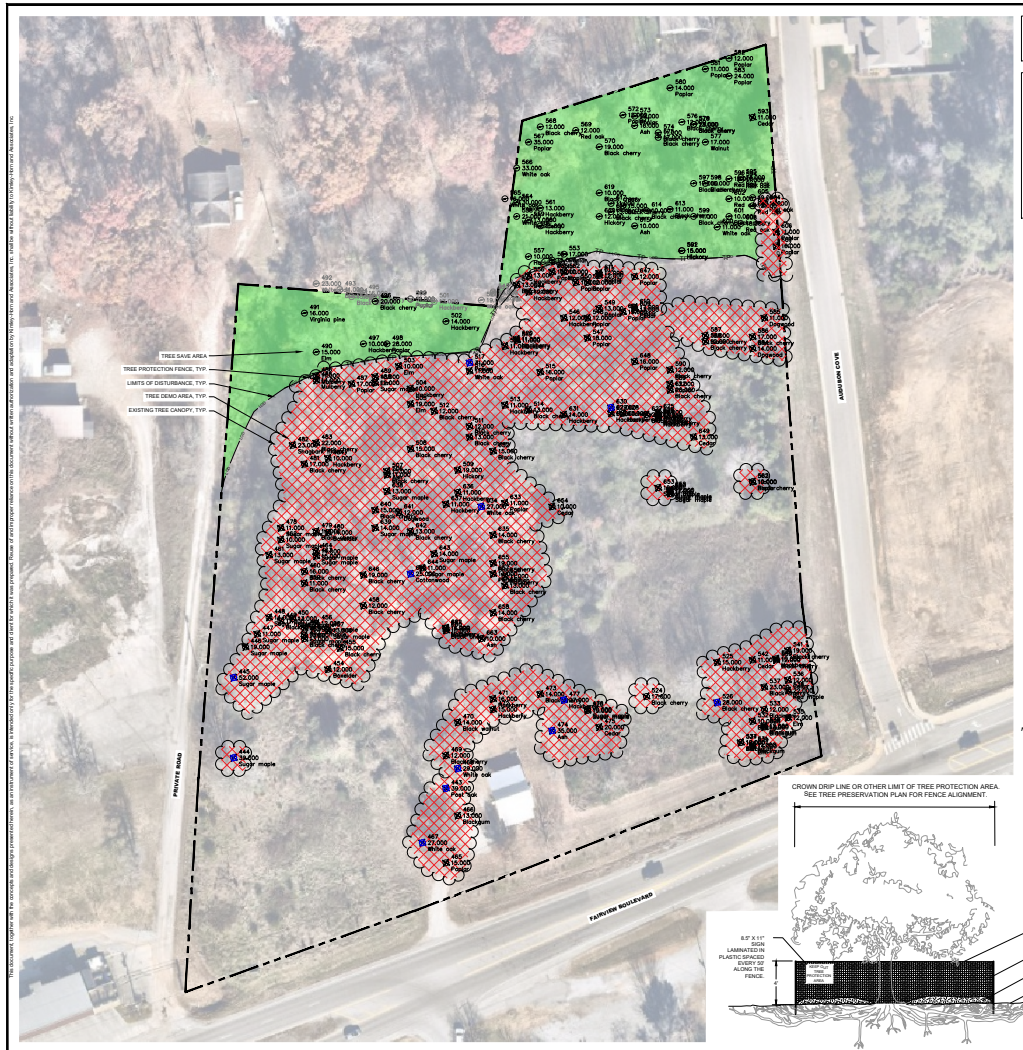
| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | INITIAL SUBMITTAL | 10/14/2026 | |

DESIGNED BY: ---
DRAWN BY: ---
CHECKED BY: ---
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO.
013745008

GRADING & DRAINAGE DETAILS

SHEET NUMBER
C8-30

Drawing name: K:\FRA_LDEV\013745008 - Fairview FS Emergency\4-CADD\PlanSheets\C8-00 SITE DETAILS.dwg C8-30 GRADING & DRAINAGE DETAILS Oct 14, 2026 1:49pm by: Olivia.Ruscitto




CROWN DRIP LINE OR OTHER LIMIT OF TREE PROTECTION AREA. SEE TREE PRESERVATION PLAN FOR FENCE ALIGNMENT.




1 TREE PROTECTION FENCING
NOT TO SCALE

**TREE REMOVAL NOTE**

ALL STUMPS FROM TREES REMOVED FROM THE SITE ARE TO BE GRINDED DOWN TO 6 INCHES (MIN.) BELOW GRADE.

**TREE PROTECTION NOTES**

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE EXISTING TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT AND/OR MATERIALS SHALL NOT BE PERMITTED TO OPERATE OR BE STORED WITHIN WITHIN THE DRIPLINES OF THE TREES, OUT SIDE OF THE GRADING.
3. TREE PROTECTION STEPS:
   a. INSTALL TREE PROTECTION FENCING
   b. PLACE FENCE POST AND FENCING AT THE TREE DRIP LINE OR 10 FEET FROM TRUNK, WHICHEVER IS GREATER.
   c. POST TEMPORARY SIGNS - TREE ROOT PROTECTION ZONE
4. FENCING AND SIGNS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN INSPECTED BY THE URBAN FORESTER FOR USE AND OCCUPANCY. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

Table 6.8.4 Tree Canopy Cover Retention

| Existing Tree Canopy Cover (as % of Total Development, Lot or Building Site Size) | Minimum Tree Canopy Retention by Zoning District (as % of Total Tree Canopy Cover)[1,2] | | |
|---|---|---|---|
| | CD-2<br>CD-2W<br>CD-3L<br>CD-3<br>CD-4[3]<br>CD-4C[3] | CD-4[3]<br>CD-4C[3] | SD-LI[4]<br>SD-HI |
| 80% - 100% | 30% | 15% | 10% |
| 60% - 79% | 36% | 18% | 11% |
| 40% - 59% | 45% | 22% | 12% |
| 20% - 39% | 48% | 24% | 13% |
| 19% - less | 54% | 26% | 14% |

[1] Additional tree canopy retention may be required under other provisions of this Ordinance.
[2] CD-CV does not have a minimum tree canopy retention requirement.
[3] Residential portion of Development or construction in noted Districts.
[4] Non-Residential portion of Development or construction in noted Districts.

**SPECIMEN TREE REMOVAL LIST**

| ID # | Caliper Inch | Species |
|---|---|---|
| 645 | 25 | Cottonwood |
| 467 | 27 | White Oak |
| 477 | 27 | Hackberry |
| 630 | 27 | Black Cherry |
| 634 | 27 | White Oak |
| 526 | 28 | Black Cherry |
| 468 | 29 | White Oak |
| 517 | 31 | Poplar |
| 474 | 35 | Ash |
| 443 | 39 | Post Oak |
| 444 | 39 | Sugar Maple |
| 445 | 52 | Sugar Maple |
| | 386 | TOTAL CAL. IN. OF SPECIMEN TREES TO BE REMOVED |

NOTE: SEE SHEET L0-01 FOR FULL TREE INVENTORY LIST.

**LANDSCAPE DATA TABLE**

| | |
|---|---|
| PROJECT NAME: | MEDICAL OFFICE CAMPUS |
| PROPERTY ADDRESS: | 1866-1872 FAIRVIEW BLVD, 7000 AUDOBON COVE FAIRVIEW, TN 37062 |
| MAP AND PARCEL ID: | MAP 42 PARCEL 45, 46, 46.1 |
| EXISTING ZONING: | CD-4 |
| EXISTING LAND USE: | RESIDENTIAL |
| SITE AREA (AC): | 6.56 AC |
| BUILDING AREA (SF): | 26,336 SF |

**LEGEND**

- EXISTING TREE CANOPY
- RETAINED TREE CANOPY
- REMOVED TREE CANOPY
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- TREE TO BE PROTECTED IN PLACE
- TREE TO BE REMOVED
- SPECIMEN TREE TO BE REMOVED
- OFF-SITE TREE

**TREE PROTECTION REQUIREMENTS (SEC. 6.8)**

PROTECTION OF TREE CANOPY (SEC. 6.8.2):
A PERCENTAGE OF THE EXISTING TREE CANOPY SHALL BE RETAINED ON SITE PER THE TREE CANOPY COVER RETENTION TABLE (TABLE 6.8.4)
PROPOSED ZONING: CD-4*
EXISTING CANOPY COVERAGE: 3.3 ACRES (50.3% OF TOTAL SITE ACREAGE)
REQUIRED CANOPY RETENTION: 0.7 ACRES (22% OF 3.3 ACRES)
PROVIDED CANOPY RETENTION: 0.77 ACRES

PROTECTION OF SPECIMEN TREES (SEC 6.8.3):
• SPECIMEN TREES = TREES 24 CALIPER INCHES OR GREATER THAN.
• 2 CALIPER INCHES OF REPLACEMENT TREE SHALL BE PROVIDED FOR EVERY CALIPER OF SPECIMEN TREE REMOVED.

| | |
|---|---|
| SPECIMEN TREE CAL. IN. REMOVED: | 386 CAL. IN. |
| CAL. IN. REPLACEMENT REQUIRED: | 772 CAL. IN. (386 X 2) |
| SPECIMEN REPLACEMENT PROVIDED: | 158.5 CAL. IN. |
| CAL. IN. NOT REPLACED | 613.5 CAL. IN. |

**TREE BANK FUND**

$50.00 IS OWED TO THE CITY'S TREE BANK FUND FOR EVERY SPECIMEN TREE CALIPER INCH NOT REPLACED ON SITE.

| | |
|---|---|
| TOTAL CAL. IN. SUBJECT TO TREE BANK FUND: | 613.5 CAL. IN. |
| (772 CAL. IN. REPLACEMENT REQUIRED - 158.5 REPLACEMENT CALIPERS PROVIDED) | |
| TOTAL TREE BANK FUND CONTRIBUTION: | $30,775 (613.5 × $50) |

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

| NO. | REVISIONS | DATE | BY |
|---|---|---|---|
| 1 | ADDRESS REVISIONS | 10/1/2026 | |

DESIGNED BY: HNL
DRAWN BY: HNL
CHECKED BY: OAS
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008

TREE REMOVAL PLAN

SHEET NUMBER
L0-00

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Drawing name: K:\FRA_LDEV\013745008 - Fairview FS Emergency\4-CADD\PlanSheets\L0-00 TREE PRESERVATION PLAN.dwg L0-00 Oct 14, 2026 2:08pm by: Olivia.Sinclair

**TREE DEMO LIST**

| ID# | Caliper Inch | Species |
|---|---|---|
| 462 | 10 | Sugar maple |
| 476 | 10 | Sugar maple |
| 484 | 10 | Hackberry |
| 489 | 10 | Elm |
| 503 | 10 | Elm |
| 504 | 10 | Hackberry |
| 532 | 10 | Blackgum |
| 540 | 10 | Hackberry |
| 552 | 10 | Poplar |
| 555 | 10 | Poplar |
| 563 | 10 | Poplar |
| 607 | 10 | Poplar |
| 629 | 10 | Hackberry |
| 653 | 10 | Sugar maple |
| 654 | 10 | Cedar |
| 660 | 10 | Black cherry |
| 663 | 10 | Ash |
| 447 | 11 | Sugar maple |
| 449 | 11 | Black cherry |
| 459 | 11 | Black cherry |
| 478 | 11 | Sugar maple |
| 486 | 11 | Mulberry |
| 506 | 11 | Black cherry |
| 513 | 11 | Hackberry |
| 516 | 11 | White oak |
| 518 | 11 | Hackberry |
| 519 | 11 | Hackberry |
| 520 | 11 | Hackberry |
| 531 | 11 | Blackgum |
| 542 | 11 | Cedar |
| 585 | 11 | Dogwood |
| 593 | 11 | Cedar |
| 604 | 11 | Red oak |
| 606 | 11 | Poplar |
| 624 | 11 | Hackberry |
| 633 | 11 | Poplar |
| 636 | 11 | Hackberry |
| 637 | 11 | Hackberry |
| 644 | 11 | Sugar maple |
| 650 | 11 | Sugar maple |
| 651 | 11 | Sugar maple |
| 656 | 11 | Hackberry |
| 662 | 11 | Mulberry |
| 454 | 12 | Boxelder |
| 456 | 12 | Sugar maple |
| 458 | 12 | Black cherry |
| 469 | 12 | Black cherry |
| 488 | 12 | Sugar maple |
| 511 | 12 | Black cherry |
| 512 | 12 | Black cherry |
| 527 | 12 | Blackgum |
| 530 | 12 | Blackgum |
| 533 | 12 | Blackgum |
| 534 | 12 | Ash |
| 535 | 12 | Elm |
| 536 | 12 | Cedar |
| 539 | 12 | Black cherry |
| 546 | 12 | Hackberry |
| 548 | 12 | Poplar |
| 551 | 12 | Poplar |
| 588 | 12 | Black cherry |
| 590 | 12 | Black cherry |
| 611 | 12 | Poplar |
| 612 | 12 | Poplar |
| 625 | 12 | Hackberry |
| 641 | 12 | Dogwood |
| 647 | 12 | Poplar |
| 652 | 12 | Sugar maple |
| 450 | 13 | Sugar maple |
| 452 | 13 | Black cherry |
| 453 | 13 | Sugar maple |
| 457 | 13 | Sugar maple |
| 461 | 13 | Sugar maple |
| 466 | 13 | Blackgum |
| 510 | 13 | Black cherry |
| 514 | 13 | Black cherry |
| 528 | 13 | Blackgum |
| 545 | 13 | Black cherry |
| 549 | 13 | Poplar |
| 550 | 13 | Poplar |
| 556 | 13 | Hackberry |
| 589 | 13 | Poplar |
| 609 | 13 | Cedar |
| 626 | 13 | Hackberry |
| 628 | 13 | Hackberry |
| 638 | 13 | Sugar maple |
| 642 | 13 | Black cherry |
| 649 | 13 | Cedar |
| 657 | 13 | Persimmon |
| 659 | 13 | Black cherry |
| 448 | 14 | Sugar maple |
| 464 | 14 | Sugar maple |
| 470 | 14 | Black walnut |
| 473 | 14 | Black cherry |
| 479 | 14 | Black cherry |
| 480 | 14 | Boxelder |
| 485 | 14 | Mulberry |
| 529 | 14 | Elm |
| 584 | 14 | Dogwood |
| 631 | 14 | Hackberry |
| 635 | 14 | Black cherry |
| 639 | 14 | Sugar maple |
| 643 | 14 | Sugar maple |
| 658 | 14 | Black cherry |
| 455 | 15 | Black cherry |
| 463 | 15 | Sugar maple |
| 465 | 15 | Poplar |
| 472 | 15 | Hackberry |
| 507 | 15 | Ash |
| 508 | 15 | Black cherry |
| 523 | 15 | Sugar maple |
| 525 | 15 | Hackberry |
| 632 | 15 | Black cherry |
| 640 | 15 | Black cherry |
| 451 | 16 | Sugar maple |
| 460 | 16 | Black cherry |
| 471 | 16 | Hackberry |
| 515 | 16 | Poplar |
| 648 | 16 | Poplar |
| 661 | 16 | Hackberry |
| 481 | 17 | Black cherry |
| 487 | 17 | Poplar |
| 524 | 17 | Black cherry |
| 586 | 17 | Black cherry |
| 610 | 17 | Cedar |
| 547 | 18 | Poplar |
| 446 | 19 | Sugar maple |
| 505 | 19 | Elm |
| 509 | 19 | Hickory |
| 541 | 19 | Black cherry |
| 544 | 19 | Hackberry |
| 562 | 19 | Black cherry |
| 587 | 19 | Black cherry |
| 621 | 19 | Poplar |
| 646 | 19 | Black cherry |
| 655 | 19 | Black cherry |
| 475 | 20 | Cedar |
| 622 | 20 | Black cherry |
| 623 | 20 | Black cherry |
| 627 | 20 | Black cherry |
| 483 | 22 | Black cherry |
| 538 | 22 | Red maple |
| 482 | 23 | Shagbark hickory |
| 537 | 23 | Black cherry |
| 645 | 25 | Cottonwood |
| 467 | 27 | White oak |
| 477 | 27 | Hackberry |
| 630 | 27 | Black cherry |
| 634 | 27 | White oak |
| 526 | 28 | Black cherry |
| 468 | 29 | White oak |
| 517 | 31 | Poplar |
| 474 | 35 | Ash |
| 443 | 39 | Post oak |
| 444 | 39 | Sugar maple |
| 445 | 52 | Sugar maple |
| **TOTAL** | **2333** | |

**PRESERVE TREE LIST**

| ID# | Caliper Inch | Species |
|---|---|---|
| 497 | 10 | Hackberry |
| 557 | 10 | Hackberry |
| 601 | 10 | Black cherry |
| 602 | 10 | Red oak |
| 605 | 10 | Red oak |
| 614 | 10 | Black cherry |
| 615 | 10 | Ash |
| 619 | 10 | Black cherry |
| 574 | 11 | Black cherry |
| 581 | 11 | Poplar |
| 594 | 11 | Red oak |
| 599 | 11 | Black cherry |
| 600 | 11 | White oak |
| 613 | 11 | Black cherry |
| 617 | 11 | Black cherry |
| 499 | 12 | Poplar |
| 568 | 12 | Black cherry |
| 569 | 12 | Red oak |
| 572 | 12 | Poplar |
| 576 | 12 | Black cherry |
| 582 | 12 | Poplar |
| 620 | 12 | Hickory |
| 559 | 13 | Hackberry |
| 561 | 13 | Hackberry |
| 578 | 13 | Black cherry |
| 603 | 13 | Red oak |
| 618 | 13 | Black cherry |
| 502 | 14 | Hackberry |
| 580 | 14 | Poplar |
| 595 | 14 | Red oak |
| 490 | 15 | Elm |
| 554 | 15 | Poplar |
| 560 | 15 | Hackberry |
| 591 | 15 | Hickory |
| 592 | 15 | Hickory |
| 596 | 15 | Red oak |
| 616 | 15 | Black cherry |
| 491 | 16 | Virginia pine |
| 565 | 16 | White oak |
| 571 | 16 | Ash |
| 598 | 16 | Black cherry |
| 553 | 17 | Poplar |
| 575 | 17 | Black cherry |
| 577 | 17 | Walnut |
| 597 | 17 | Black cherry |
| 608 | 18 | Red oak |
| 570 | 19 | Black cherry |
| 573 | 19 | Poplar |
| 496 | 20 | Black cherry |
| 558 | 21 | White oak |
| 583 | 24 | Poplar |
| 498 | 28 | Poplar |
| 579 | 28 | Black cherry |
| 564 | 30 | Poplar |
| 566 | 33 | White oak |
| 567 | 35 | Poplar |
| **TOTAL** | **860** | |

**OFF-SITE TREE LIST**

| ID# | Caliper Inch | Species |
|---|---|---|
| 493 | 11 | Black cherry |
| 501 | 13 | Hackberry |
| 494 | 15 | Black cherry |
| 495 | 16 | Black cherry |
| 521 | 19 | White oak |
| 543 | 21 | Hickory |
| 492 | 23 | White oak |
| 522 | 28 | Red oak |
| 500 | 31 | Poplar |
| **TOTAL** | **177** | |

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

KRISTINE SCHLITTLER — TENNESSEE — 120 — REGISTERED LANDSCAPE ARCHITECT

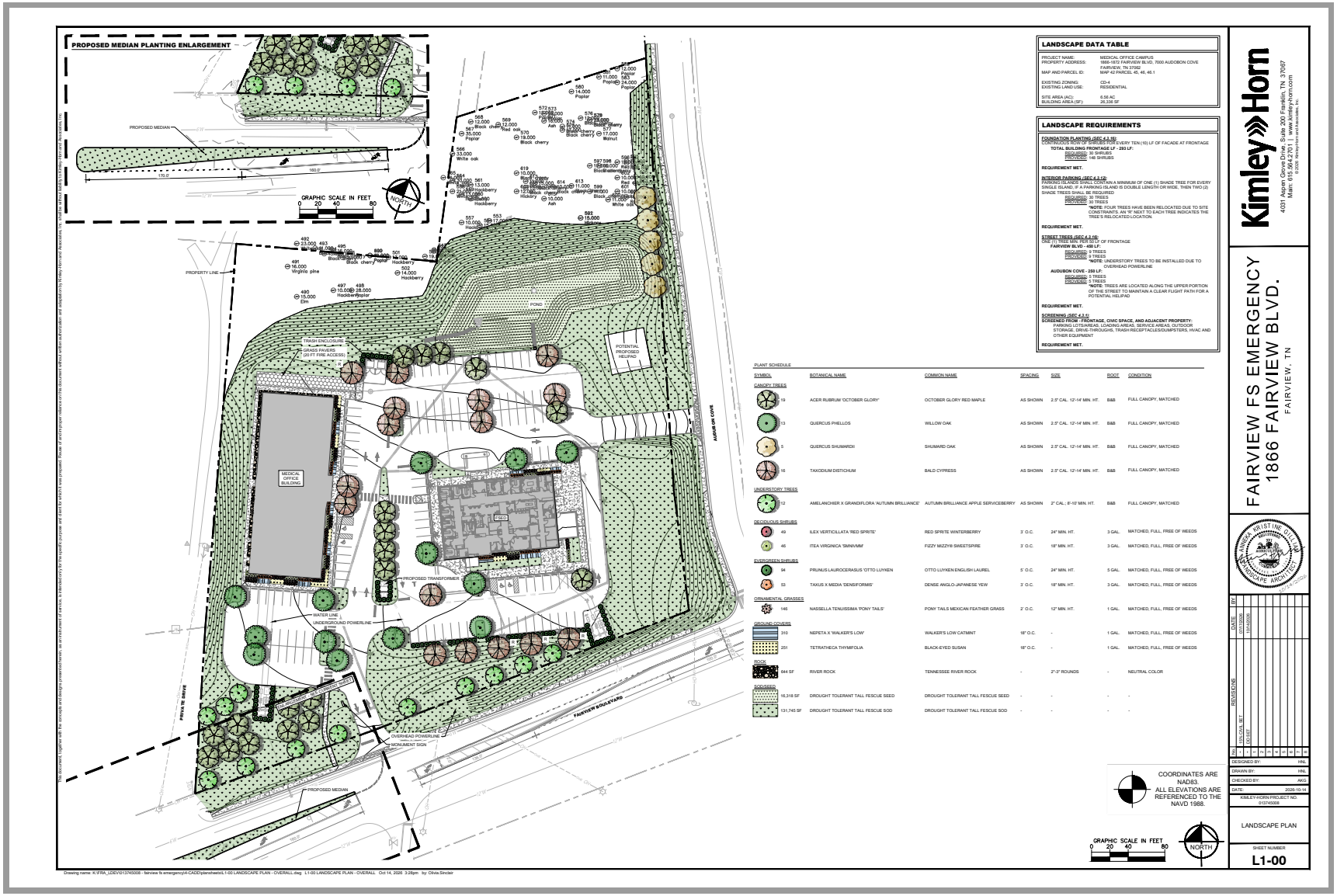
| NO. | REVISIONS / ISSUE SET | DATE | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |

DESIGNED BY: HNL
DRAWN BY: HNL
CHECKED BY: OAS
DATE: 2026-10-14
KIMLEY-HORN PROJECT NO. 013745008

TREE INVENTORY TABLE

SHEET NUMBER
L0-01

Drawing name: K:\FRA_LDEV\013745008 - fairview fs emergency\4-CAD\Drawings\L0-00 TREE PRESERVATION PLAN.dwg L0-01 Oct 14, 2026 12:36pm by: Hannah Lee

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Drawing name: K:\FRA_LDEV\015745008 - fairview fs emergency\4-CAD\0plansheets\L1-00 LANDSCAPE PLAN - OVERALL.dwg L1-00 LANDSCAPE PLAN - OVERALL Oct 14, 2026 3:28pm by: Olivia.Sinclair

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## GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

| MATERIAL | SAMPLE SIZE |
|---|---|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.
2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ⅓ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

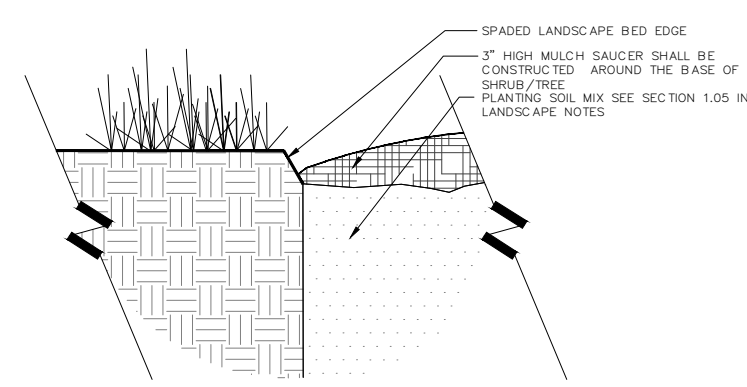
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

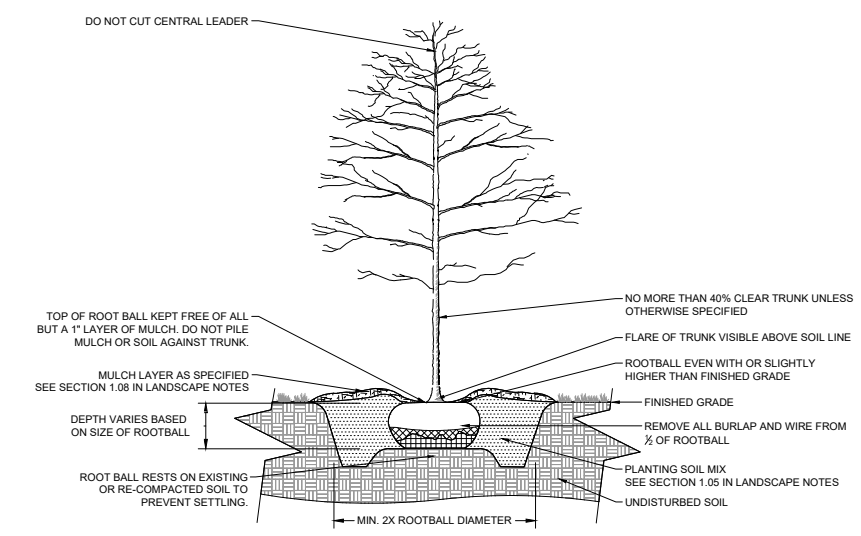
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



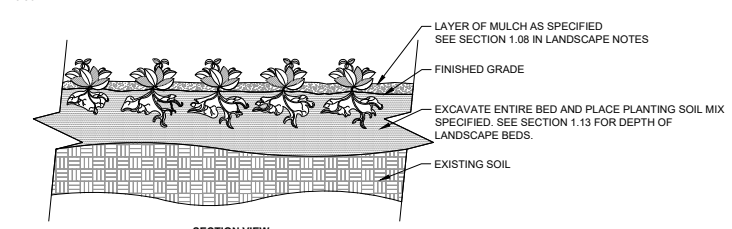

1 SPADED EDGE

1 1/2" = 1'-0"    PO-118-FAE-06

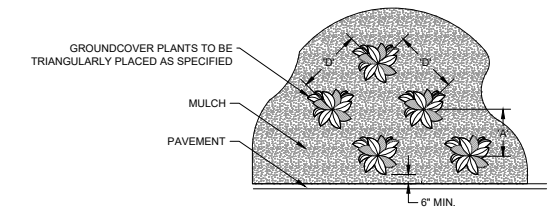



2 B&B TREE PLANTING

NOT TO SCALE




SECTION VIEW



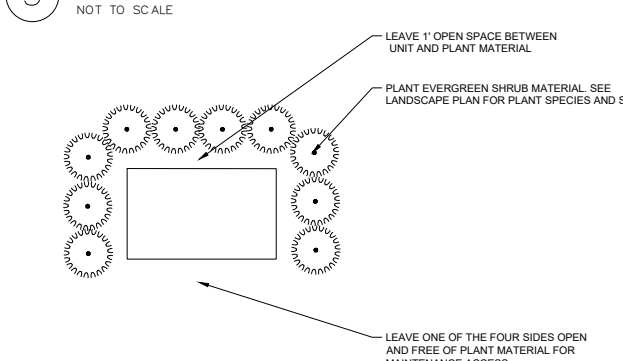

PLAN VIEW

| PLANT SPACING 'D' | ROW 'A' |
|---|---|
| 8" O.C. | 6.93" O.C. |
| 10" O.C. | 8.66" O.C. |
| 12" O.C. | 10.4" O.C. |
| 18" O.C. | 15.6" O.C. |
| 24" O.C. | 20.8" O.C. |
| 36" O.C. | 30.0" O.C. |
| 48" O.C. | 31.5" O.C. |

NOTES:
1 SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2 SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

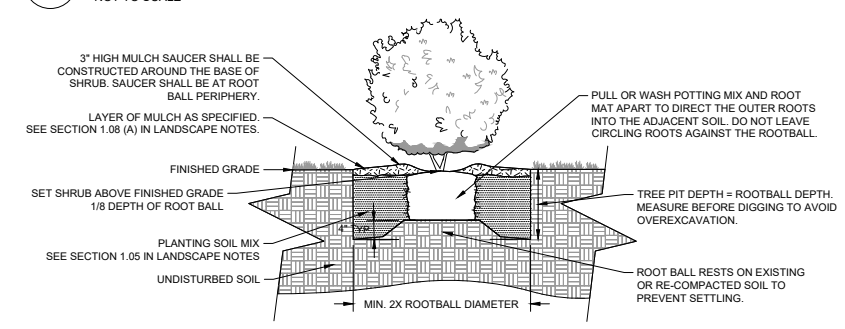
3 GROUNDCOVER PLANTING

NOT TO SCALE




4 TYPICAL SERVICE SCREENING DETAIL

NOT TO SCALE




5 CONTAINER SHRUB PLANTING

NOT TO SCALE

Kimley»Horn
4031 Aspen Grove Drive, Suite 200 Franklin, TN 37067
Main: 615.564.2701 | www.kimley-horn.com
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FAIRVIEW FS EMERGENCY
1866 FAIRVIEW BLVD.
FAIRVIEW, TN

DRAFT
**PRELIMINARY PLANS**
**FOR REVIEW ONLY**

| No. | REVISIONS | DATE | BY |
|---|---|---|---|
| -- | 15% CIVIL SET | 07/17/2026 | |
| -- | DD SET | 10/14/2026 | |
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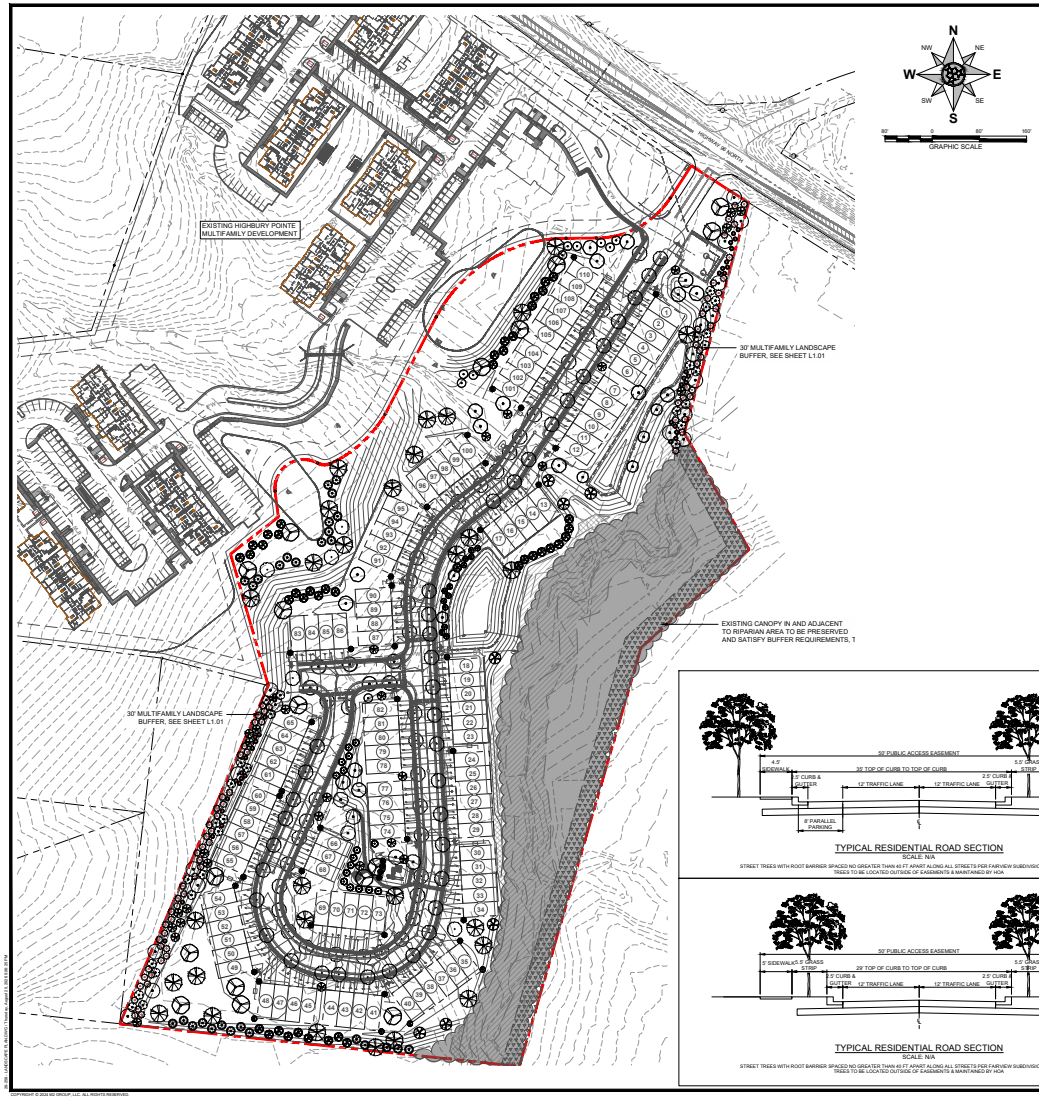
|---|---|
| DESIGNED BY: | HNL |
| DRAWN BY: | HNL |
| CHECKED BY: | AKG |
| DATE: | 2026-10-14 |

KIMLEY-HORN PROJECT NO. 013745008

LANDSCAPE DETAILS

SHEET NUMBER
**L1-50**

Drawing name: K:\FRA_LDEV\013745008 - fairview fs emergency\4-CADD\plansheets\L1-50 LANDSCAPE DETAILS.dwg L1-50 LANDSCAPE DETAILS Oct 14, 2026 12:41pm by: Hannah.Lee




## GENERAL NOTES - LANDSCAPE PLANTING

1. EACH CONTRACTOR IS TO VERIFY WITH OWNER AND UTILITY COMPANIES THE LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. TO DETERMINE IN THE FIELD THE ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.

2. EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.

3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.

4. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) 2014. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT QUANTITIES SHOWN ON THE PLANS.

5. QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.

6. ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.

7. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS.

8. PLANT SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

9. LIFTING STRAPS, ROOTBALL STRAPS AND WIRE BASKETS ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL B&B PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.

10. SHADE TREE MEASUREMENT: CALIPER SHALL BE MEASURED AT SIX INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MATURE GROWTH. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE

11. SHRUBS MEASUREMENT: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.

12. ALL SOIL IN PLANT BED AREAS IS TO BE A BLEND OF CLEAN SIFTED TOP SOIL AND ORGANIC CONTENT. SEE NOTE #16.

13. ALL LANDSCAPE BED AREAS TO BE IRRIGATED WITH UNDERGROUND SYSTEM. IRRIGATION PLAN TO BE SUBMITTED TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

14. NO SUBSTITUTIONS OF PRODUCTS, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND CITY OF FAIRVIEW. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.

15. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.

16. ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRIABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEOUS MATTER OVER 1 INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 5% MINIMUM ORGANIC CONTENT

17. NO TREES SHALL BE PLANTED WITHIN 10' OF A SEWER OR WATER LINE.

18. SURVEY AND UTILITY PLANS PROVIDED BY:
SITE INCORPORATED - CIVIL ENGINEERS & SURVEYORS

19. SEE CIVIL DRAWINGS FOR ALL UTILITY AND GRADING INFORMATION. ANY CONFLICTS BETWEEN THE DRAWINGS ARE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNER.

## TREE REQUIREMENTS

- EXISTING PROPERTY AREA: 20.26 ACRES
- EXISTING TREE CANOPY: 20.26 ACRES
- PROPOSED TREE CANOPY RETENTION: 4.03 ACRES
- PROPOSED TREE CANOPY REMOVAL: 16.23 ACRES
- SAMPLE AREA: (40) 0.1 ACRE SAMPLE PLOTS
- AVERAGE DBH PER PLOT: 56 INCHES
- AVERAGE CALIPER INCHES PER ACRE: 556 INCHES
- TOTAL CALIPER INCHES ON SITE: 11,263 INCHES
- TOTAL REMOVED CALIPER INCHES ON SITE: 9,025 INCHES
- REPLACEMENT CALIPER INCHES RATIO: 50%
- TOTAL REPLACEMENT CALIPER INCHES REQUIRED: 4,513 INCHES
- REPLACEMENT CALIPER INCHES PROVIDED: 1,109INCHES
- TREE BANK CONTRIBUTION ($50 PER CALIPER INCH): $170,200.00

## OWNER OF RECORD

OP HIGHBURY POINTE PROP LLC
2 MUSIC CITY CIR S #200
NASHVILLE, TN 37203
MAP 18, PARCEL 038.00
DEED BOOK 8852, PAGE 551

## APPLICANT

T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

811 Know what's below. Call before you dig.

| DESCRIPTION | DATE |
|---|---|
| REVISION | |

8/21/2025

CONSTRUCTION PLANS FOR:
HIGHBURY POINTE TOWNHOMES
MAP 18, PARCEL 038.00
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
ENGINEERING
BRENT WOOD, TN 37027
615-656-0207 | M2GROUP.COM

LANDSCAPE PLAN

DATE: AUGUST 25, 2025 | DRAWN BY: NEL
PROJECT NO: 25-035 | CHECKED BY: BD

SHEET NUMBER:
L1.00

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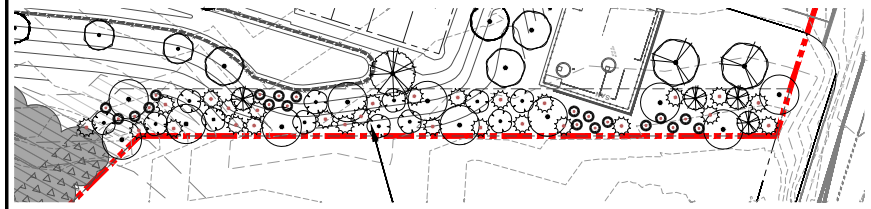
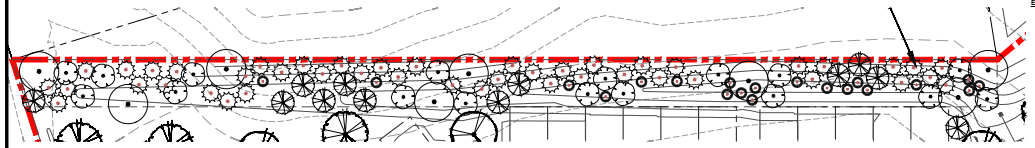


1 BUFFER 'A' LANDSCAPE PLAN
SCALE: 1"=30'-0"

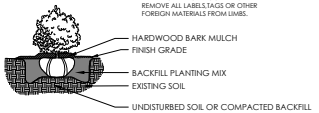


2 BUFFER 'B' LANDSCAPE PLAN
SCALE: 1"=30'-0"

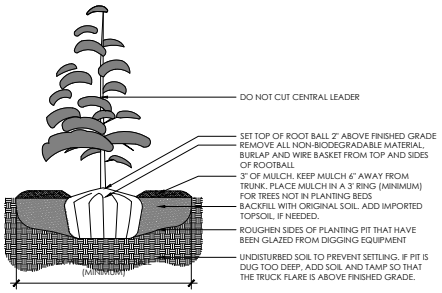
PLANT SCHEDULE

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | HEIGHT | SPACING |
|---|---|---|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | | | | |
| | AR2 | 81 | Acer rubrum | Red Maple | 3" CAL. | B&B | 12'-14' HT. | 40' O.C. |
| | BD | 7 | Betula nigra 'BNMTF' | Dura Heat® River Birch | 3" CAL. | B&B | 14'-16' HT. | PER PLANS |
| | LT | 17 | Liriodendron tulipifera | Tulip Poplar | 3" CAL. | B&B | 12'-14' HT. | PER PLANS |
| | MS | 6 | Metasequoia glyptostroboides '1042' | Palatial® Dawn Redwood | 3" CAL. | B&B | 12'-14' HT. | PER PLANS |
| | PO | 29 | Platanus occidentalis | American Sycamore | 3" CAL. | B&B | 12'-14' HT. | PER PLANS |
| | QB | 5 | Quercus nuttallii 'Bellerred' | Ruby Spring® Nuttall Oak | 3" CAL. | B&B | 12'-14' HT. | PER PLANS |
| | QA | 17 | Quercus phellos 'Greenenvy' | Kingpin® Willow Oak | 3" CAL. | B&B | 12'-14' HT. | PER PLANS |
| | QE | 6 | Quercus phellos 'QPSTA' | Hightower® Willow Oak | 3" CAL. | B&B | 12'-14' HT. | PER PLANS |
| **EVERGREEN TREES** | | | | | | | | |
| | CJ | 10 | Cryptomeria japonica | Japanese Cedar | 3" CAL. | B&B | 8'-10' HT. | PER PLANS |
| | CX | 43 | Cupressus x leylandii | Leyland Cypress | 3" CAL. | B&B | 8'-10' HT. | PER PLANS |
| | IA | 37 | Ilex opaca | American Holly | 3" CAL. | B&B | 8'-10' HT. | PER PLANS |
| | JE | 28 | Juniperus virginiana | Eastern Redcedar | 3" CAL. | B&B | 8'-10' HT. | PER PLANS |
| | TG | 16 | Thuja standishii x plicata 'Green Giant' | Green Giant Arborvitae | 3" CAL. | B&B | 8'-10' HT. | PER PLANS |
| | TC | 17 | Tsuga canadensis | Eastern Hemlock | 3" CAL. | B&B | 12'-14' HT. | 12' O.C. |
| **UNDERSTORY TREES** | | | | | | | | |
| | AB | 19 | Acer buergerianum 'ABMTF' | Aerynn® Trident Maple | 2" CAL. | B&B | 12'-14' HT. | B&B |
| | CA2 | 29 | Cornus florida 'Appalachian Snow' | Appalachian Snow Dogwood | 2" CAL. | B&B | 8'-10' HT. | PER PLANS |
| | PK2 | 28 | Prunus serrulata 'Kwanzan' | Kwanzan Japanese Flowering Cherry | 2" CAL. | B&B | 10'-12' HT. | PER PLANS |
| **SHRUBS** | | | | | | | | |
| | IB2 | 72 | Ilex cornuta 'Burfordii' | Burford Holly | #3 | CONT. | 24"-30" | PER PLANS |
| | VH | 40 | Viburnum x 'Handsome Devil' | Handsome Devil Viburnum | #3 | CONT. | 24"-30" | PER PLANS |

NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS,TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

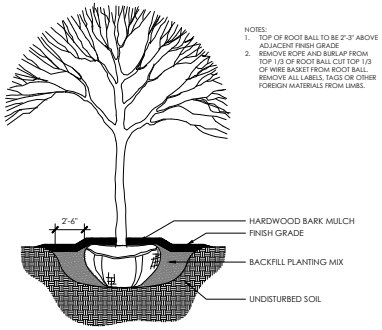



3 SHRUB PLANTING
SCALE: 1/2"= 1'-0"




4 CONIFEROUS TREE PLANTING
SCALE: 1/2"= 1'-0"

NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.




5 DECIDUOUS TREE PLANTING
SCALE: 1/2"= 1'-0"

811 Know what's below. Call before you dig.

**OWNER OF RECORD**

OP HIGHBURY POINTE PROP LLC
2 MUSIC CITY CIR S #200
NASHVILLE, TN 37203
MAP 18, PARCEL 038.00
DEED BOOK 8852, PAGE 551

**APPLICANT**

T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

| REVISION | DATE | DESCRIPTION |
|---|---|---|

BRIAN GALLAGHER — REGISTERED LANDSCAPE ARCHITECT — TENNESSEE — 8/21/2025

**CONSTRUCTION PLANS FOR:**
**HIGHBURY POINTE TOWNHOMES**
MAP 18, PARCEL 38.00
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
M2 GROUP, LLC
BRENTWOOD, TN 37027
615.656.0291 | M2GROUP.COM

**LANDSCAPE PLAN**

DATE: AUGUST 25, 2025
PROJECT NO.: 24-030
DRAWN BY: NEL
CHECKED BY: BG

SHEET NUMBER:
**L1.01**

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# HIGHBURY POINTE TOWNHOMES

## DEVELOPMENT PLAN

## CITY OF FAIRVIEW, WILLIAMSON COUNTY, TENNESSEE

## MAP 18, PARCEL 038.00

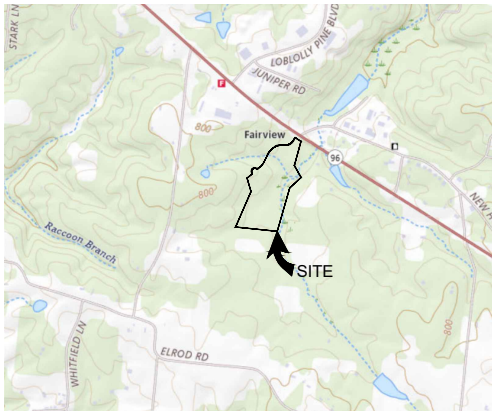
ENGINEER:
T-SQUARE ENGINEERING
ALLISON COROLLA, PE
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
ALLISON.COROLLA@T2-ENG.COM
(615)678-8212

SURVEYOR:
T-SQUARE SURVEYING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

DEVELOPER:
OAKPOINT REAL ESTATE
MITCHELL BILBRO
54 MUSIC SQUARE EAST, SUITE 100
NASHVILLE, TN 37203
MBILBRO@OAKPOINTRE.COM
(615)324-0794

WATER:
WATER AUTHORITY OF DICKSON CO.
101 COWAN ROAD
DICKSON, TN 37055
(615)441-4188

SEWER:
WATER AUTHORITY OF DICKSON CO.
101 COWAN ROAD
DICKSON, TN 37055
(615)441-4188




SITE VICINITY MAP
N.T.S.

SHEET SCHEDULE

C-0.0 COVER SHEET
C-1.0 EXISTING CONDITIONS
C-2.0 MASTER DEVELOPMENT PLAN
C-2.1 RESOURCE PROTECTION PLAN
C-4.0 PREDEVELOPMENT STORMWATER PLAN
C-4.1 POSTDEVELOPMENT STORMWATER PLAN
C-5.0 GRADING PLAN
C-5.1 DRAINAGE PLAN
C-7.0 UTILITY PLAN
C-7.1 CIRCULATION PLAN

THIS DEVELOPMENT PLAN WAS APPROVED BY THE FAIRVIEW MUNICIPAL PLANNING COMMISSION, WITH SUCH EXCEPTIONS OR CONDITIONS AS INDICATED IN THE MINUTES OF THE COMMISSION ON _____

NO GRADING OR CONSTRUCTION SHALL TAKE PLACE UNTIL CONSTRUCTION PLANS AND A DEVELOPMENT AGREEMENT REQUIRED BY THE SUBDIVISION REGULATIONS ARE APPROVED.

_____
PLANNING COMMISSION SECRETARY

FLOOD NOTE
NO PORTION OF THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47187C0037F OF WILLIAMSON COUNTY, TN, DATED 09/29/06.

OWNER OF RECORD
OP HIGHBURY POINTE PROP LLC
2 MUSIC CITY CIR S #200
NASHVILLE, TN 37203
MAP 18, PARCEL 038.00
DEED BOOK 6852, PAGE 551

APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS

| NO. | DATE |
|---|---|
| | |

DATE: 10.13.2025
SCALE: AS SHOWN
DRAWN BY: ISSUE:
REVIEWER: ABD

COVER SHEET
MAP 18, PARCEL 38.00
FAIRVIEW, TENNESSEE

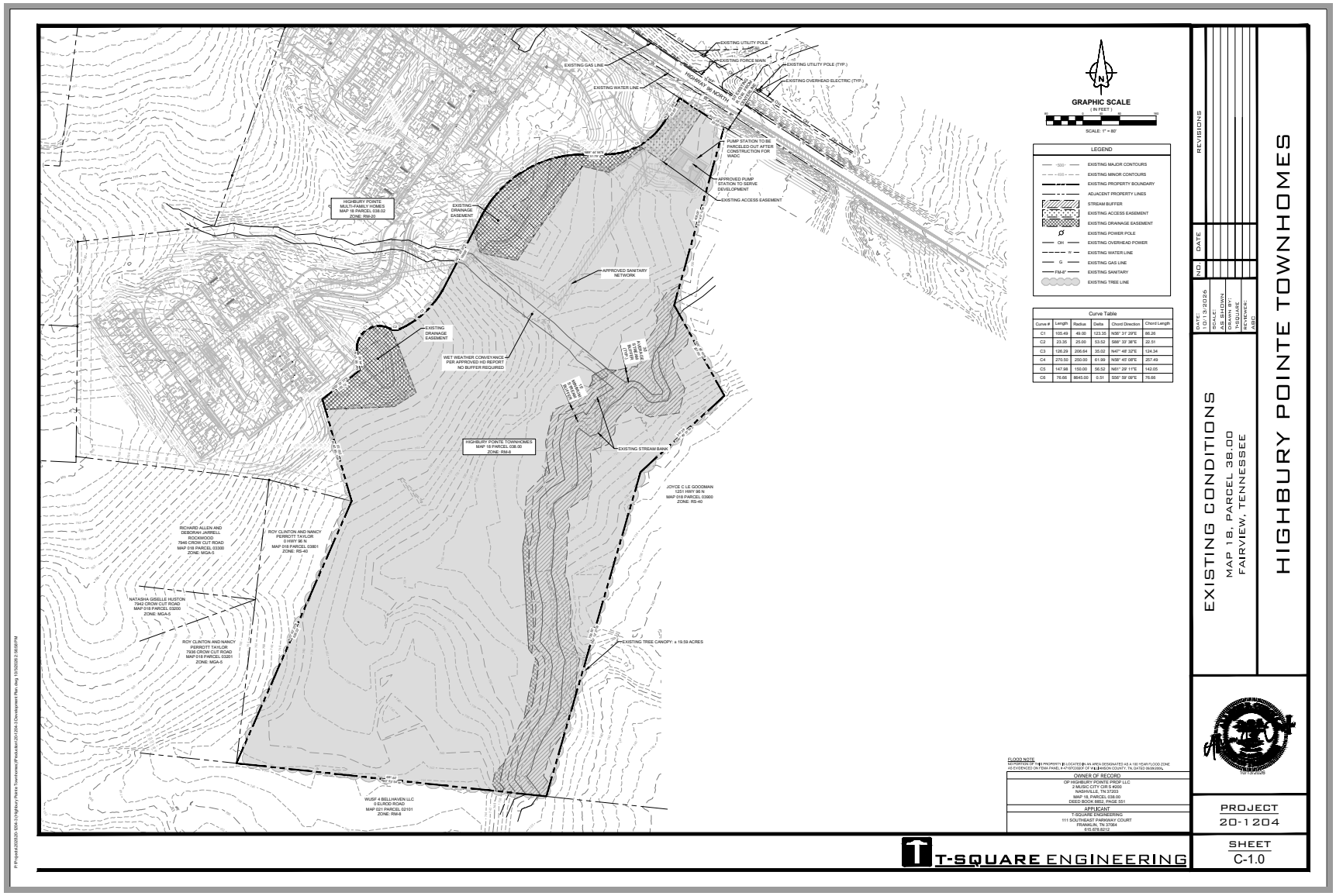
HIGHBURY POINTE TOWNHOMES

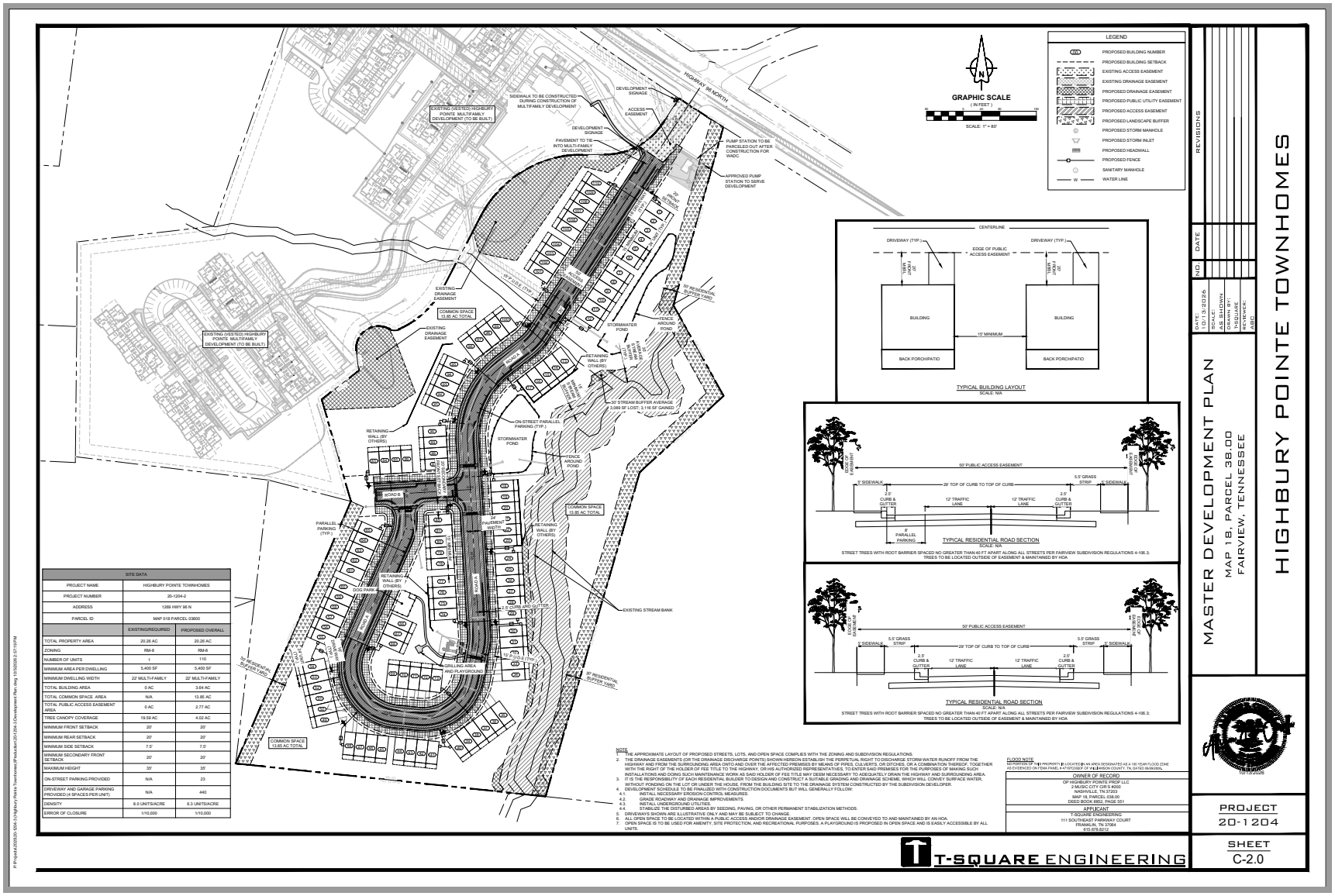
10/13/2025

PROJECT
20-1204

SHEET
C-0.0

P:\Projects\2020\20-1204-1\Highbury Pointe Townhomes\Production\20-1204-1 Development Plan.dwg 10/15/2025 2:56:54 PM


HIGHBURY POINTE TOWNHOMES
EXISTING CONDITIONS
MAP 18, PARCEL 38.00
FAIRVIEW, TENNESSEE
REVISIONS
NO. DATE
DATE: 10.13.2025
SCALE: AS SHOWN
DRAWN BY: CHECKED BY: REVIEWER: ABC
GRAPHIC SCALE
( IN FEET )
SCALE: 1" = 80'
LEGEND
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
EXISTING PROPERTY BOUNDARY
ADJACENT PROPERTY LINES
STREAM BUFFER
EXISTING ACCESS EASEMENT
EXISTING DRAINAGE EASEMENT
EXISTING POWER POLE
EXISTING OVERHEAD POWER
EXISTING WATER LINE
EXISTING GAS LINE
EXISTING SANITARY
EXISTING TREE LINE
Curve Table
Curve # | Length | Radius | Delta | Chord Direction | Chord Length
C1 | 105.49 | 49.00 | 123.35 | N56° 31' 29"E | 86.26
C2 | 23.35 | 25.00 | 53.52 | S66° 33' 38"E | 22.51
C3 | 126.29 | 200.64 | 35.02 | N47° 48' 32"E | 124.34
C4 | 270.59 | 250.00 | 61.99 | N35° 43' 08"E | 257.49
C5 | 147.98 | 150.00 | 56.52 | N61° 29' 11"E | 142.05
C6 | 76.66 | 8645.00 | 0.51 | S55° 59' 09"E | 76.66
EXISTING UTILITY POLE
EXISTING FORCE MAIN
EXISTING UTILITY POLE (TYP.)
EXISTING OVERHEAD ELECTRIC (TYP.)
EXISTING GAS LINE
EXISTING WATER LINE
HIGHWAY 100 NORTH
PUMP STATION TO BE PARCELED OUT AFTER CONSTRUCTION FOR WADC
APPROVED PUMP STATION TO SERVE DEVELOPMENT
EXISTING ACCESS EASEMENT
HIGHBURY POINTE MULTI-FAMILY HOMES MAP 18 PARCEL 038.02 ZONE: RM-20
EXISTING DRAINAGE EASEMENT
APPROVED SANITARY NETWORK
EXISTING DRAINAGE EASEMENT
WET WEATHER CONVEYANCE PER APPROVED HD REPORT NO BUFFER REQUIRED
HIGHBURY POINTE TOWNHOMES MAP 18 PARCEL 038.00 ZONE: RM-6
EXISTING STREAM BANK
JOYCE C LE GOODMAN 1251 HWY 96 N MAP 018 PARCEL 03900 ZONE: RS-40
RICHARD ALLEN AND DEBORAH JARRELL ROCKWOOD 7946 CROW CUT ROAD MAP 018 PARCEL 03300 ZONE: MGA-5
ROY CLINTON AND NANCY PERROTT TAYLOR 0 HWY 96 N MAP 018 PARCEL 03301 ZONE: RS-40
NATASHA GISELLE HUSTON 7942 CROW CUT ROAD MAP 018 PARCEL 03200 ZONE: MGA-5
ROY CLINTON AND NANCY PERROTT TAYLOR 7936 CROW CUT ROAD MAP 018 PARCEL 03201 ZONE: MGA-5
EXISTING TREE CANOPY: ± 19.59 ACRES
WUSF 4 BELLHAVEN LLC 0 ELROD ROAD MAP 021 PARCEL 02101 ZONE: RM-6
FLOOD NOTE
OWNER OF RECORD
GP HIGHBURY POINTE PROP LLC
2 MUSIC CITY CIR S #200
NASHVILLE, TN 37203
MAP 18, PARCEL 038.00
DEED BOOK 6852, PAGE 551
APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212
T-SQUARE ENGINEERING
PROJECT
20-1204
SHEET
C-1.0



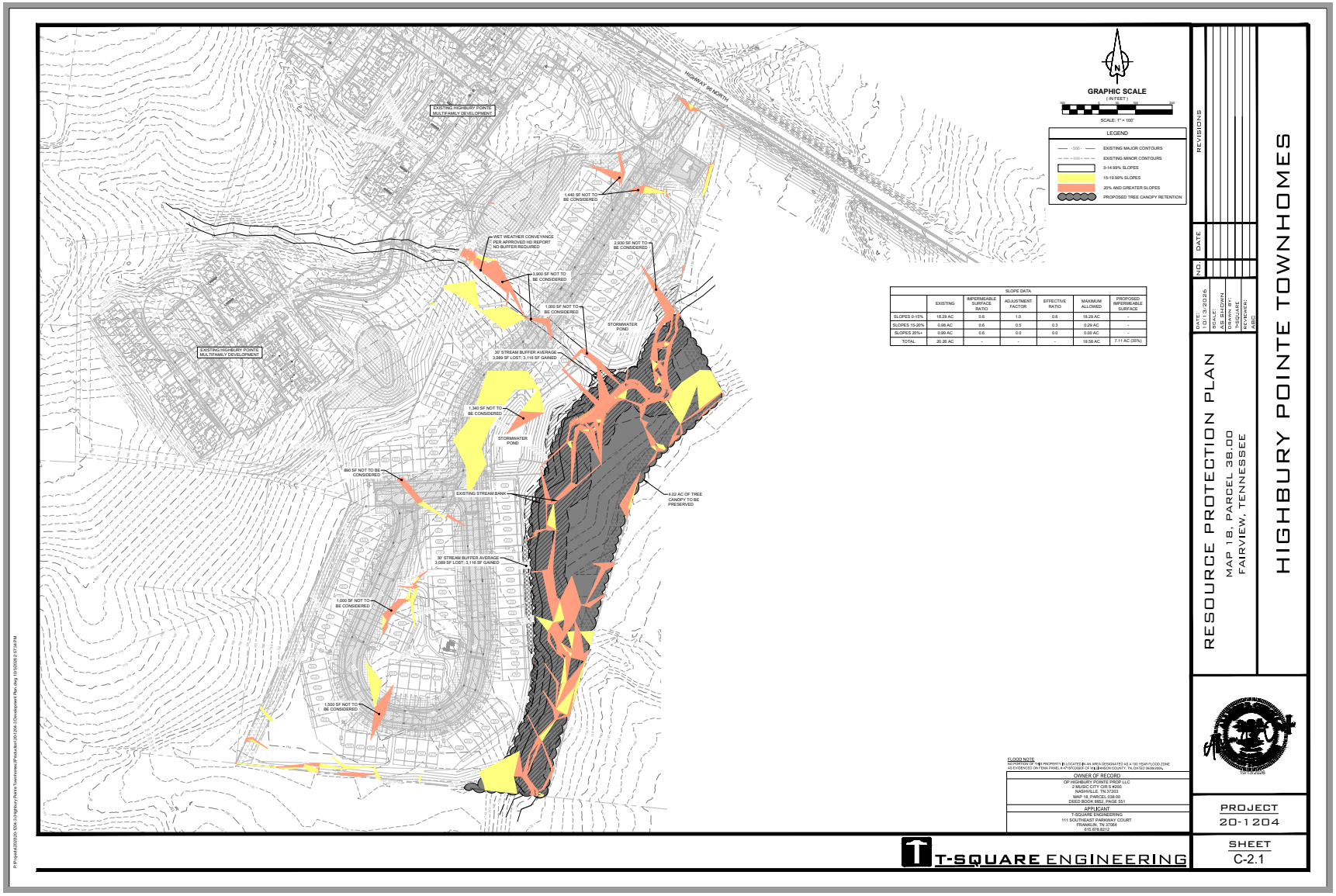

| SITE DATA | | |
|---|---|---|
| PROJECT NAME | HIGHBURY POINTE TOWNHOMES | |
| PROJECT NUMBER | 26-1204-2 | |
| ADDRESS | 1269 HWY 96 N | |
| PARCEL ID | MAP 018 PARCEL 038.00 | |
| | EXISTING/REQUIRED | PROPOSED OVERALL |
| TOTAL PROPERTY AREA | 20.26 AC | 20.26 AC |
| ZONING | RM-8 | RM-8 |
| NUMBER OF UNITS | 1 | 110 |
| MINIMUM AREA PER DWELLING | 5,400 SF | 5,400 SF |
| MINIMUM DWELLING WIDTH | 22' MULTI-FAMILY | 22' MULTI-FAMILY |
| TOTAL BUILDING AREA | 0 AC | 3.64 AC |
| TOTAL COMMON SPACE AREA | N/A | 13.85 AC |
| TOTAL PUBLIC ACCESS EASEMENT AREA | 0 AC | 2.77 AC |
| TREE CANOPY COVERAGE | 19.59 AC | 4.02 AC |
| MINIMUM FRONT SETBACK | 20' | 20' |
| MINIMUM REAR SETBACK | 20' | 20' |
| MINIMUM SIDE SETBACK | 7.5' | 7.5' |
| MINIMUM SECONDARY FRONT SETBACK | 20' | 20' |
| MAXIMUM HEIGHT | 35' | 35' |
| ON-STREET PARKING PROVIDED | N/A | 23 |
| DRIVEWAY AND GARAGE PARKING PROVIDED (4 SPACES PER UNIT) | N/A | 440 |
| DENSITY | 8.0 UNITS/ACRE | 6.3 UNITS/ACRE |
| ERROR OF CLOSURE | 1/10,000 | 1/10,000 |

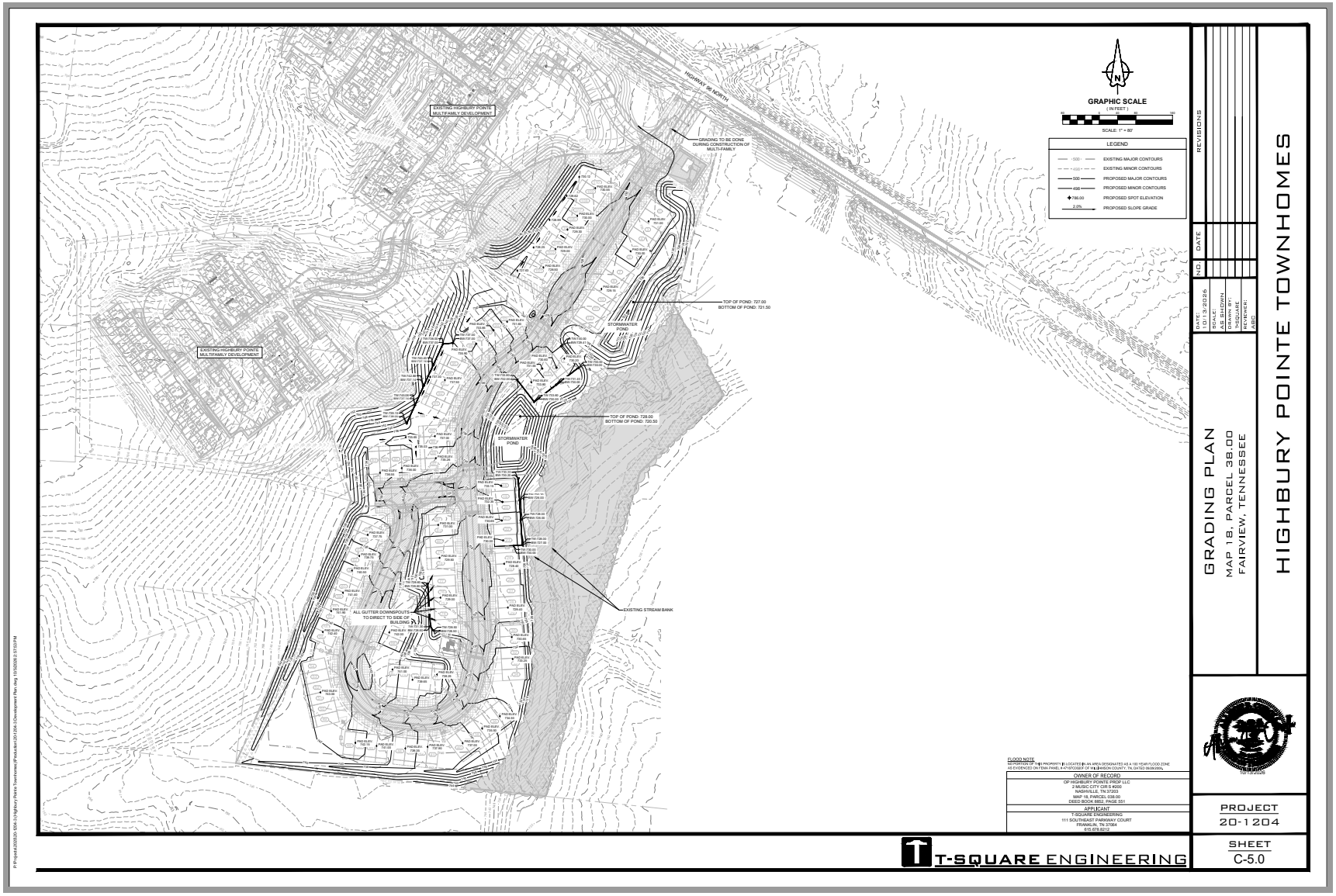
NOTE
1. THE APPROXIMATE LAYOUT OF PROPOSED STREETS, LOTS, AND OPEN SPACE COMPLIES WITH THE ZONING AND SUBDIVISION REGULATIONS.
2. THE DRAINAGE EASEMENTS (OR THE DRAINAGE DISCHARGE POINTS) SHOWN HEREON ESTABLISH THE PERPETUAL RIGHT TO DISCHARGE STORM WATER RUNOFF FROM THE HIGHWAY AND FROM THE SURROUNDING AREA ONTO AND OVER THE AFFECTED PREMISES BY MEANS OF PIPES, CULVERTS, OR DITCHES, OR A COMBINATION THEREOF, TOGETHER WITH THE RIGHT OF THE HOLDER OF FEE TITLE TO THE HIGHWAY, OR HIS AUTHORIZED REPRESENTATIVES, TO ENTER SAID PREMISES FOR THE PURPOSES OF MAKING SUCH INSTALLATIONS AND DOING SUCH MAINTENANCE WORK AS SAID HOLDER OF FEE TITLE MAY DEEM NECESSARY TO ADEQUATELY DRAIN THE HIGHWAY AND SURROUNDING AREA.
3. IT IS THE RESPONSIBILITY OF EACH RESIDENTIAL BUILDER TO DESIGN AND CONSTRUCT A SUITABLE GRADING AND DRAINAGE SCHEME, WHICH WILL CONVEY SURFACE WATER, WITHOUT PONDING ON THE LOT OR UNDER THE HOUSE, FROM THE BUILDING SITE TO THE DRAINAGE SYSTEM CONSTRUCTED BY THE SUBDIVISION DEVELOPER.
4. THE GENERAL CONTRACTOR SHALL USE THE CONSTRUCTION DOCUMENTS BUT WILL GENERALLY FOLLOW:
   4.1. INSTALL NECESSARY EROSION CONTROL MEASURES.
   4.2. GRADE ROADWAY AND DRAINAGE IMPROVEMENTS.
   4.3. INSTALL UNDERGROUND UTILITIES.
   4.4. STABILIZE THE DISTURBED AREAS BY SEEDING, PAVING, OR OTHER PERMANENT STABILIZATION METHODS.
5. DRIVEWAYS SHOWN ARE ILLUSTRATIVE ONLY AND MAY BE SUBJECT TO CHANGE.
6. ALL OPEN SPACE TO BE LOCATED WITHIN A PUBLIC ACCESS AND/OR DRAINAGE EASEMENT. OPEN SPACE WILL BE CONVEYED TO AND MAINTAINED BY AN HOA.
7. OPEN SPACE IS TO BE USED FOR AMENITY, SITE PROTECTION, AND RECREATIONAL PURPOSES. A PLAYGROUND IS PROPOSED IN OPEN SPACE AND IS EASILY ACCESSIBLE BY ALL UNITS.

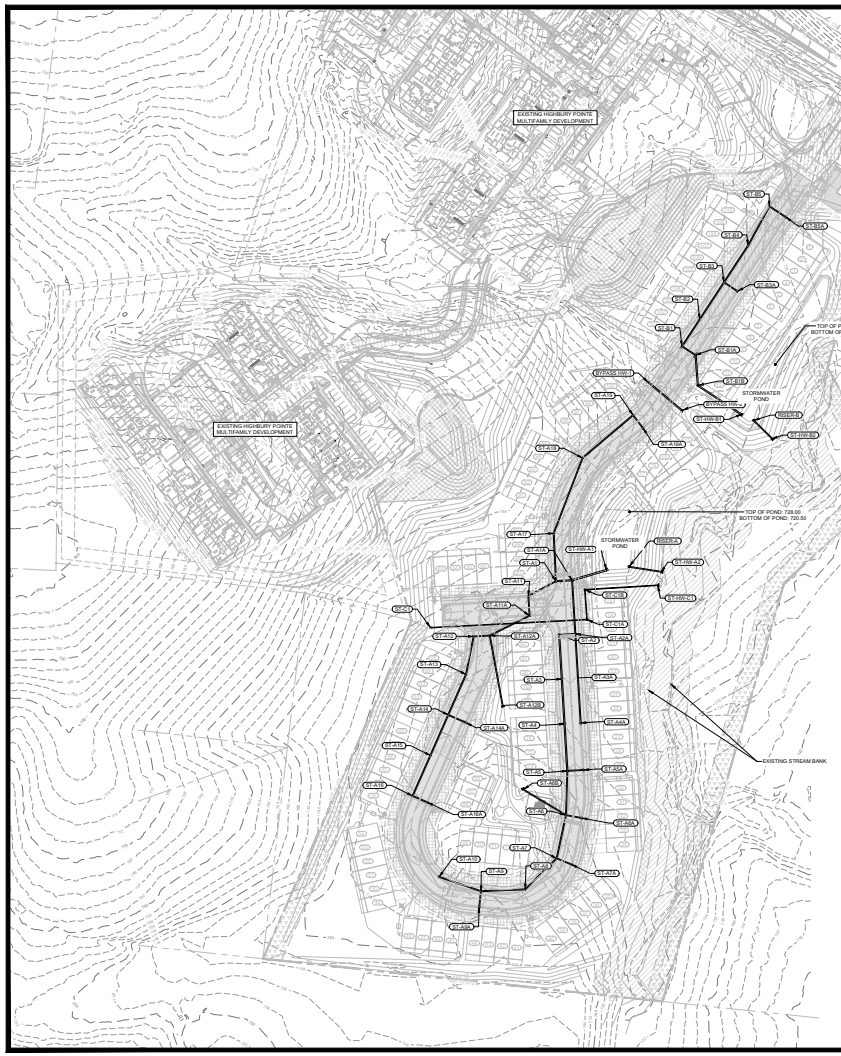
FLOOD NOTE
NO PORTION OF THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47187C0067F OF FILLIMSON COUNTY, TN, DATED 09/29/06.

OWNER OF RECORD
GP HIGHBURY POINTE PROP LLC
2 MUSIC CITY CIR S #200
NASHVILLE, TN 37203
MAP 18, PARCEL 038.00
DEED BOOK 6852, PAGE 551

APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212


HIGHWAY 96 NORTH
EXISTING HIGHBURY POINTE MULTIFAMILY DEVELOPMENT
EXISTING HIGHBURY POINTE MULTIFAMILY DEVELOPMENT
1,440 SF NOT TO BE CONSIDERED
WET WEATHER CONVEYANCE PER APPROVED HD REPORT NO BUFFER REQUIRED
2,930 SF NOT TO BE CONSIDERED
3,900 SF NOT TO BE CONSIDERED
1,050 SF NOT TO BE CONSIDERED
STORMWATER POND
30' STREAM BUFFER AVERAGE 3,089 SF LOST; 3,116 SF GAINED
1,340 SF NOT TO BE CONSIDERED
STORMWATER POND
850 SF NOT TO BE CONSIDERED
EXISTING STREAM BANK
4.02 AC OF TREE CANOPY TO BE PRESERVED
30' STREAM BUFFER AVERAGE 3,089 SF LOST; 3,116 SF GAINED
1,000 SF NOT TO BE CONSIDERED
1,500 SF NOT TO BE CONSIDERED
GRAPHIC SCALE
( IN FEET )
SCALE: 1" = 100'
LEGEND
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
0-14.99% SLOPES
15-19.99% SLOPES
20% AND GREATER SLOPES
PROPOSED TREE CANOPY RETENTION
SLOPE DATA
EXISTING
IMPERMEABLE SURFACE RATIO
ADJUSTMENT FACTOR
EFFECTIVE RATIO
MAXIMUM ALLOWED
PROPOSED IMPERMEABLE SURFACE
SLOPES 0-15% 16.29 AC 0.6 1.0 0.6 16.29 AC -
SLOPES 15-20% 0.98 AC 0.6 0.5 0.3 0.29 AC -
SLOPES 20%+ 0.99 AC 0.6 0.0 0.0 0.00 AC -
TOTAL 20.26 AC - - - 16.58 AC 7.11 AC (35%)
FLOOD NOTE
NO PORTION OF THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL #47187C0325F OF WILLIAMSON COUNTY, TN, DATED 09/29/06.
OWNER OF RECORD
GP HIGHBURY POINTE PROP LLC
2 MUSIC CITY CIR S #200
NASHVILLE, TN 37203
MAP 18, PARCEL 038.00
DEED BOOK 6852, PAGE 551
APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212
T-SQUARE ENGINEERING
REVISIONS
NO.
DATE
DATE: 10/13/2025
SCALE: AS SHOWN
DRAWN BY: DJ/JEE
REVIEWER: KBS
RESOURCE PROTECTION PLAN
MAP 18, PARCEL 38.00
FAIRVIEW, TENNESSEE
HIGHBURY POINTE TOWNHOMES
10/13/2025
PROJECT
20-1204
SHEET
C-2.1


HIGHWAY 96 NORTH
EXISTING HIGHBURY POINTE MULTIFAMILY DEVELOPMENT
EXISTING HIGHBURY POINTE MULTIFAMILY DEVELOPMENT
GRADING TO BE DONE DURING CONSTRUCTION OF MULTI-FAMILY
TOP OF POND: 727.00
BOTTOM OF POND: 721.50
STORMWATER POND
TOP OF POND: 728.00
BOTTOM OF POND: 720.50
STORMWATER POND
EXISTING STREAM BANK
ALL GUTTER DOWNSPOUTS TO DIRECT TO SIDE OF BUILDING
GRAPHIC SCALE
( IN FEET )
SCALE: 1" = 80'
LEGEND
EXISTING MAJOR CONTOURS
EXISTING MINOR CONTOURS
PROPOSED MAJOR CONTOURS
PROPOSED MINOR CONTOURS
PROPOSED SPOT ELEVATION
PROPOSED SLOPE GRADE
FLOOD NOTE
OWNER OF RECORD
OP HIGHBURY POINTE PROP LLC
2 MUSIC CITY CIR S #200
NASHVILLE, TN 37203
MAP 18, PARCEL 038.00
DEED BOOK 6852, PAGE 551
APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212
T-SQUARE ENGINEERING
REVISIONS
NO.
DATE
DATE: 10/13/2025
SCALE: AS SHOWN
DRAWN BY: CLIENT
REVIEWER: KBR
GRADING PLAN
MAP 18, PARCEL 38.00
FAIRVIEW, TENNESSEE
HIGHBURY POINTE TOWNHOMES
10/13/2025
PROJECT
20-1204
SHEET
C-5.0




**STRUCTURE TABLE STORM A**

| STRUCTURE NAME | DESCRIPTION | DETAILS | PIPES IN | PIPES OUT |
|---|---|---|---|---|
| ST-A1 | SINGLE INLET | RIM = 733.07<br>FG = 733.07 | INV. IN = 722.27<br>INV. IN = 722.27 | INV. OUT =722.27 |
| ST-A1A | SINGLE INLET | RIM = 733.07<br>FG = 733.07 | INV. IN = 721.99<br>INV. IN = 721.99 | INV. OUT =721.44 |
| ST-A2 | SINGLE INLET | RIM = 730.00<br>FG = 730.00 | INV. IN = 723.26 | INV. OUT =723.26 |
| ST-A2A | SINGLE INLET | RIM = 730.00<br>FG = 730.00 | INV. IN = 723.12<br>INV. IN = 723.12 | INV. OUT =723.12 |
| ST-A3 | SINGLE INLET | RIM = 727.79<br>FG = 727.79 | INV. IN = 723.63 | INV. OUT =723.63 |
| ST-A3A | SINGLE INLET | RIM = 727.79<br>FG = 727.79 | INV. IN = 723.50 | INV. OUT =723.50 |
| ST-A4 | SINGLE INLET | RIM = 727.01<br>FG = 727.01 | INV. IN = 723.04 | INV. OUT =724.01 |
| ST-A4A | DOUBLE INLET | RIM = 727.09<br>FG = 727.01 | | INV. OUT =723.88 |
| ST-A5 | SINGLE INLET | RIM = 727.87<br>FG = 727.87 | INV. IN = 724.25<br>INV. IN = 724.25 | INV. OUT =724.25 |
| ST-A5A | SINGLE INLET | RIM = 727.87<br>FG = 727.87 | | INV. OUT =724.39 |
| ST-A6 | SINGLE INLET | RIM = 730.16<br>FG = 730.16 | INV. IN = 726.59<br>INV. IN = 726.59<br>INV. IN = 726.59 | INV. OUT =726.59 |
| ST-A6A | SINGLE INLET | RIM = 730.16<br>FG = 730.16 | | INV. OUT =726.73 |
| ST-A6B | HEADWALL | RIM = 730.16<br>FG = 728.00 | | INV. OUT =728.00 |
| ST-A7 | SINGLE INLET | RIM = 732.60<br>FG = 732.60 | INV. IN = 728.84<br>INV. IN = 728.84 | INV. OUT =728.84 |
| ST-A7A | SINGLE INLET | RIM = 732.60<br>FG = 732.60 | | INV. OUT =728.98 |
| ST-A8 | SINGLE INLET | RIM = 735.36<br>FG = 735.36 | INV. IN = 731.46 | INV. OUT =731.46 |
| ST-A9 | SINGLE INLET | RIM = 737.95<br>FG = 737.95 | INV. IN = 733.71<br>INV. IN = 733.71 | INV. OUT =733.71 |
| ST-A9A | SINGLE INLET | RIM = 737.95<br>FG = 737.95 | | INV. OUT =733.85 |
| ST-A10 | SINGLE INLET | RIM = 740.60<br>FG = 740.60 | | INV. OUT =735.96 |
| ST-A11 | SINGLE INLET | RIM = 731.80<br>FG = 731.80 | INV. IN = 722.60 | INV. OUT =722.60 |
| ST-A11A | SINGLE INLET | RIM = 731.92<br>FG = 731.92 | INV. IN = 723.13 | INV. OUT =723.13 |
| ST-A12 | SINGLE INLET | RIM = 733.83<br>FG = 733.83 | INV. IN = 729.93 | INV. OUT =729.93 |
| ST-A12A | SINGLE INLET | RIM = 733.83<br>FG = 733.83 | INV. IN = 725.80<br>INV. IN = 725.80 | INV. OUT =723.61 |
| ST-A12B | HEADWALL | RIM = 726.91<br>FG = 726.05 | | INV. OUT =727.00 |
| ST-A13 | SINGLE INLET | RIM = 735.47<br>FG = 735.47 | INV. IN = 731.47 | INV. OUT =731.47 |
| ST-A14 | SINGLE INLET | RIM = 738.05<br>FG = 738.05 | INV. IN = 734.95<br>INV. IN = 734.95 | INV. OUT =734.95 |
| ST-A14A | SINGLE INLET | RIM = 738.49<br>FG = 738.40 | | INV. OUT =735.28 |
| ST-A15 | SINGLE INLET | RIM = 740.23<br>FG = 740.23 | INV. IN = 736.03 | INV. OUT =736.06 |
| ST-A16 | SINGLE INLET | RIM = 741.06<br>FG = 741.06 | INV. IN = 736.78 | INV. OUT =736.78 |
| ST-A16A | SINGLE INLET | RIM = 741.06<br>FG = 741.06 | | INV. OUT =737.05 |
| ST-A17 | SINGLE INLET | RIM = 735.75<br>FG = 735.75 | INV. IN = 723.63 | INV. OUT =723.93 |
| ST-A18 | SINGLE INLET | RIM = 735.18<br>FG = 735.18 | INV. IN = 725.30 | INV. OUT =725.30 |
| ST-A19 | SINGLE INLET | RIM = 730.12<br>FG = 730.12 | INV. IN = 725.86 | INV. OUT =725.86 |
| ST-A19A | SINGLE INLET | RIM = 730.12<br>FG = 730.12 | | INV. OUT =726.00 |
| ST-HW-A1 | HEADWALL | | INV. IN = 720.50 | |

**PIPE TABLE STORM A**

| NAME | SIZE | LENGTH | SLOPE |
|---|---|---|---|
| ST-A1 TO ST-A1A | 24" RCP | 26.26 | 1.00% |
| ST-A1A TO ST-HW-A1 | 30" RCP | 60.27 | 1.54% |
| ST-A3 TO ST-A2 | 24" RCP | 73.76 | 0.50% |
| ST-A4 TO ST-A3 | 24" RCP | 75.05 | 0.50% |
| ST-A4A TO ST-A3A | 18" RCP | 75.67 | 0.50% |
| ST-A5 TO ST-A4 | 24" RCP | 78.72 | 1.51% |
| ST-A6 TO ST-A5 | 18" RCP | 73.77 | 3.13% |
| ST-A6A TO ST-A6 | 18" RCP | 26.26 | 0.50% |
| ST-A7 TO ST-A6 | 18" RCP | 73.82 | 3.00% |
| ST-A7A TO ST-A7 | 18" RCP | 26.26 | 0.50% |
| ST-A8 TO ST-A7 | 18" RCP | 73.71 | 3.50% |
| ST-A9 TO ST-A8 | 18" RCP | 73.76 | 3.00% |
| ST-A9A TO ST-A9 | 18" RCP | 26.26 | 0.50% |
| ST-A16 TO ST-A9 | 18" RCP | 73.75 | 3.00% |
| ST-A11 TO ST-A1 | 18" RCP | 51.62 | 1.00% |
| ST-A11A TO ST-A11 | 18" RCP | 32.27 | 1.00% |
| ST-A12 TO ST-A12A | 18" RCP | 26.63 | 15.02% |
| ST-A12A TO ST-A11A | 18" RCP | 73.99 | 0.94% |
| ST-A13 TO ST-A12 | 18" RCP | 64.27 | 2.35% |
| ST-A14 TO ST-A13 | 18" RCP | 73.92 | 4.64% |
| ST-A14A TO ST-A14 | 18" RCP | 32.69 | 1.00% |
| ST-A15 TO ST-A14 | 18" RCP | 73.79 | 1.48% |
| ST-A16 TO ST-A15 | 18" RCP | 73.77 | 1.00% |
| ST-A16A TO ST-A16 | 18" RCP | 26.27 | 1.00% |
| ST-A17 TO ST-A1 | 18" RCP | 80.17 | 2.04% |
| ST-A18 TO ST-A17 | 18" RCP | 135.44 | 1.00% |
| ST-A19 TO ST-A18 | 18" RCP | 110.96 | 0.50% |
| ST-A19A TO ST-A19 | 18" RCP | 26.26 | 0.50% |

**GRAPHIC SCALE**
( IN FEET )
SCALE: 1" = 80'

**LEGEND**
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED MAJOR CONTOURS
- PROPOSED MINOR CONTOURS
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED AREA DRAIN
- PROPOSED STORM PIPE

**PIPE TABLE STORM B**

| NAME | SIZE | LENGTH | SLOPE |
|---|---|---|---|
| ST-B1 TO ST-B1A | 18" RCP | 26.26 | 0.50% |
| ST-B1B TO ST-HW-B1 | 24" RCP | 86.52 | 0.50% |
| ST-B2 TO ST-B1 | 18" RCP | 53.47 | 0.58% |
| ST-B3 TO ST-B2 | 18" RCP | 73.76 | 0.50% |
| ST-B3A TO ST-B3 | 18" RCP | 26.26 | 0.50% |
| ST-B4 TO ST-B3 | 18" RCP | 73.77 | 1.00% |
| ST-B5 TO ST-B4 | 18" RCP | 74.01 | 1.00% |
| ST-B5A TO ST-B5 | 18" RCP | 52.26 | 0.50% |

**STRUCTURE TABLE STORM B**

| STRUCTURE NAME | DESCRIPTION | DETAILS | PIPES IN | PIPES OUT |
|---|---|---|---|---|
| ST-B1 | DOUBLE INLET | RIM = 727.17<br>FG = 727.14 | INV. IN = 723.96 | INV. OUT =723.96 |
| ST-B1A | SINGLE INLET | RIM = 727.14<br>FG = 727.14 | INV. IN = 723.82 | INV. OUT =723.82 |
| ST-B1B | STORM MANHOLE | RIM = 728.79<br>FG = 728.79 | INV. IN = 723.56 | INV. OUT =723.56 |
| ST-B2 | SINGLE INLET | RIM = 727.62<br>FG = 727.62 | INV. IN = 724.26 | INV. OUT =724.26 |
| ST-B3 | SINGLE INLET | RIM = 728.37<br>FG = 728.37 | INV. IN = 724.64<br>INV. IN = 724.64 | INV. OUT =724.64 |
| ST-B3A | SINGLE INLET | RIM = 728.37<br>FG = 728.37 | | INV. OUT =724.78 |
| ST-B4 | SINGLE INLET | RIM = 729.22<br>FG = 729.22 | INV. IN = 725.39 | INV. OUT =725.39 |
| ST-B5 | SINGLE INLET | RIM = 730.66<br>FG = 730.66 | INV. IN = 726.14 | INV. OUT =726.14 |
| ST-B5A | SINGLE INLET | RIM = 730.08<br>FG = 730.08 | | INV. OUT =726.31 |
| ST-HW-B1 | HEADWALL | | INV. IN = 723.12 | |

**STRUCTURE TABLE BYPASS STORM**

| STRUCTURE NAME | DESCRIPTION | DETAILS | PIPES IN | PIPES OUT |
|---|---|---|---|---|
| BYPASS HW-1 | HEADWALL | | | INV. OUT =724.73 |
| BYPASS HW-2 | HEADWALL | | INV. IN = 724.05 | |
| ST-C1 | DROP GRATE | RIM = 734.00<br>FG = 734.00 | | INV. OUT =730.00 |
| ST-C1A | STORM MANHOLE | RIM = 731.82<br>FG = 731.82 | INV. IN = 727.34 | INV. OUT =727.34 |
| ST-C1B | STORM MANHOLE | RIM = 730.98<br>FG = 730.98 | INV. IN = 723.62 | INV. OUT =725.46 |
| ST-HW-C1 | HEADWALL | | INV. IN = 719.50 | |

**PIPE TABLE BYPASS STORM**

| NAME | SIZE | LENGTH | SLOPE |
|---|---|---|---|
| BYPASS HW-1 TO BYPASS HW-2 | 24" RCP | 72.53 | 1.00% |
| ST-C1 TO ST-C1A | 12" RCP | 260.98 | 1.00% |
| ST-C1A TO ST-C1B | 12" RCP | 49.57 | 3.39% |
| ST-C1B TO ST-HW-C1 | 12" RCP | 122.99 | 4.83% |

**STRUCTURE TABLE OUTLETS**

| STRUCTURE NAME | DESCRIPTION | PIPES IN | PIPES OUT |
|---|---|---|---|
| RISER-A | RISER | | INV. OUT =719.80 |
| RISER-B | RISER | | INV. OUT =721.50 |
| ST-HW-A2 | HEADWALL | INV. IN = 719.50 | |
| ST-HW-B2 | HEADWALL | INV. IN = 719.30 | |

**PIPE TABLE OUTLETS**

| NAME | SIZE | LENGTH | SLOPE |
|---|---|---|---|
| RISER-A TO ST-HW-A2 | 18" RCP | 54.70 | 0.54% |
| RISER-B TO ST-HW-B2 | 18" RCP | 43.47 | 7.09% |

REVISIONS

| NO. | DATE |
|---|---|

DATE: 10/13/2025
SCALE: AS SHOWN
DRAWN BY: DJ/JMS
REVIEWER: KBC

# DRAINAGE PLAN
MAP 18, PARCEL 38.00
FAIRVIEW, TENNESSEE

# HIGHBURY POINTE TOWNHOMES

10/13/2025

PROJECT
20-1204

SHEET
C-5.1

T-SQUARE ENGINEERING

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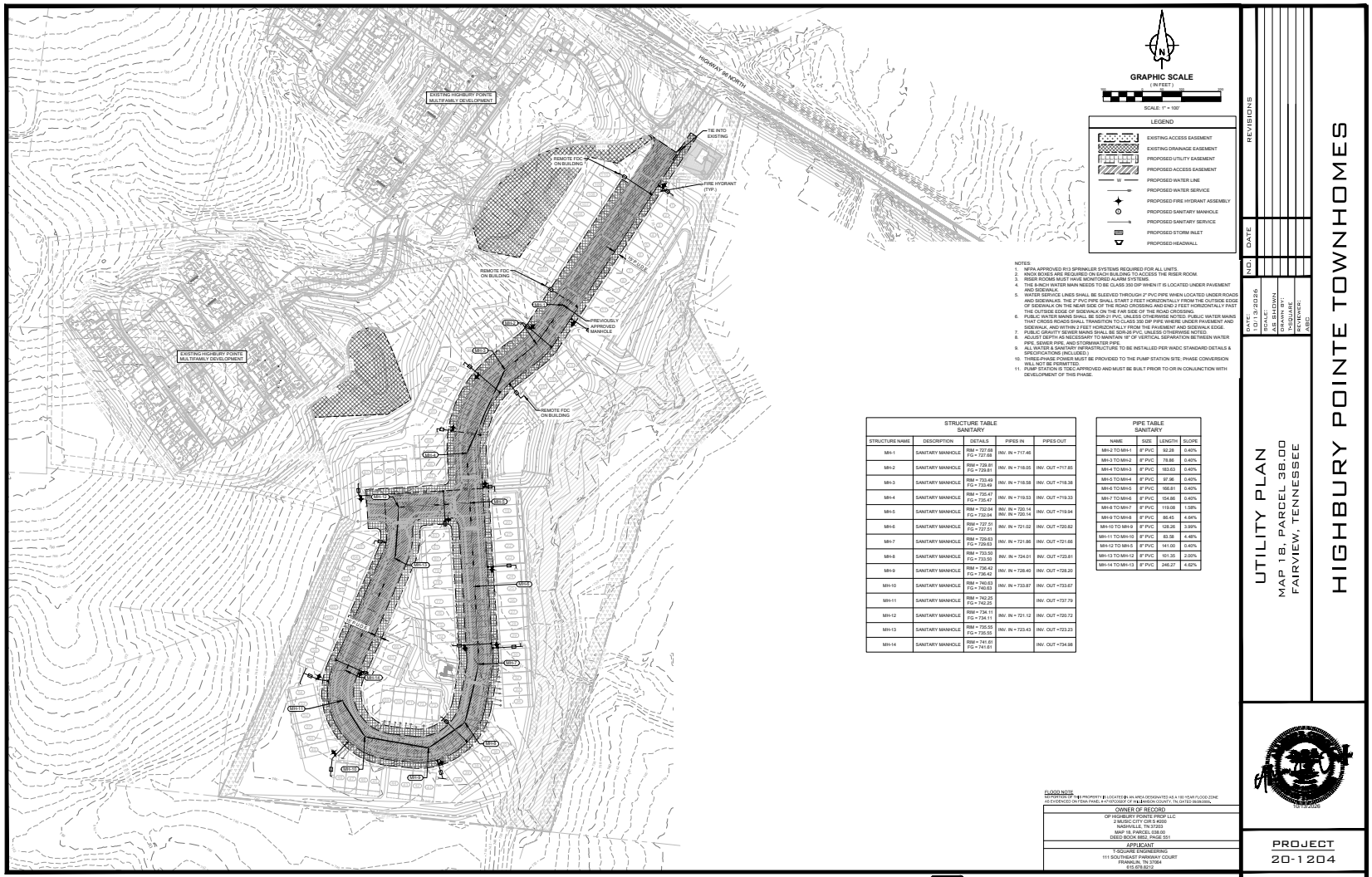


NOTES:
1. NFPA APPROVED R13 SPRINKLER SYSTEMS REQUIRED FOR ALL UNITS.
2. KNOX BOXES ARE REQUIRED ON EACH BUILDING TO ACCESS THE RISER ROOM.
3. RISER ROOMS MUST HAVE MONITORED ALARM SYSTEMS.
4. THE 8-INCH WATER MAIN NEEDS TO BE CLASS 350 DIP WHEN IT IS LOCATED UNDER PAVEMENT AND SIDEWALK.
5. WATER SERVICE LINES SHALL BE SLEEVED THROUGH 2" PVC PIPE WHEN LOCATED UNDER ROADS AND SIDEWALKS. THE 2" PVC PIPE SHALL START 2 FEET HORIZONTALLY FROM THE OUTSIDE EDGE OF SIDEWALK ON THE NEAR SIDE OF THE ROAD CROSSING AND END 2 FEET HORIZONTALLY PAST THE OUTSIDE EDGE OF SIDEWALK ON THE FAR SIDE OF THE ROAD CROSSING.
6. PUBLIC WATER MAINS SHALL BE SDR-21 PVC, UNLESS OTHERWISE NOTED. PUBLIC WATER MAINS THAT CROSS ROADS SHALL TRANSITION TO CLASS 350 DIP PIPE WHERE UNDER PAVEMENT AND SIDEWALK, AND WITHIN 2 FEET HORIZONTALLY FROM THE PAVEMENT AND SIDEWALK EDGE.
7. PUBLIC GRAVITY SEWER MAINS SHALL BE SDR-26 PVC, UNLESS OTHERWISE NOTED.
8. ADJUST DEPTH AS NECESSARY TO MAINTAIN 18" OF VERTICAL SEPARATION BETWEEN WATER PIPE, SEWER PIPE, AND STORMWATER PIPE.
9. ALL WATER & SANITARY INFRASTRUCTURE TO BE INSTALLED PER WADC STANDARD DETAILS & SPECIFICATIONS UNLESS NOTED.
10. THREE-PHASE POWER MUST BE PROVIDED TO THE PUMP STATION SITE. PHASE CONVERSION WILL NOT BE PERMITTED.
11. PUMP STATION IS TDEC APPROVED AND MUST BE BUILT PRIOR TO CO'S IN CONJUNCTION WITH DEVELOPMENT OF THIS PHASE.

STRUCTURE TABLE
SANITARY

| STRUCTURE NAME | DESCRIPTION | DETAILS | PIPES IN | PIPES OUT |
|---|---|---|---|---|
| MH-1 | SANITARY MANHOLE | RIM = 727.68<br>FG = 727.68 | INV. IN = 717.46 | |
| MH-2 | SANITARY MANHOLE | RIM = 729.81<br>FG = 729.81 | INV. IN = 718.03 | INV. OUT =717.85 |
| MH-3 | SANITARY MANHOLE | RIM = 733.49<br>FG = 733.49 | INV. IN = 718.58 | INV. OUT =718.38 |
| MH-4 | SANITARY MANHOLE | RIM = 735.47<br>FG = 735.47 | INV. IN = 719.53 | INV. OUT =719.33 |
| MH-5 | SANITARY MANHOLE | RIM = 732.04<br>FG = 732.04 | INV. IN = 720.14<br>INV. IN = 720.14 | INV. OUT =719.94 |
| MH-6 | SANITARY MANHOLE | RIM = 727.31<br>FG = 727.51 | INV. IN = 721.02 | INV. OUT =720.82 |
| MH-7 | SANITARY MANHOLE | RIM = 729.67<br>FG = 729.67 | INV. IN = 721.86 | INV. OUT =721.66 |
| MH-8 | SANITARY MANHOLE | RIM = 733.50<br>FG = 733.50 | INV. IN = 724.01 | INV. OUT =723.81 |
| MH-9 | SANITARY MANHOLE | RIM = 736.42<br>FG = 736.42 | INV. IN = 728.40 | INV. OUT =728.20 |
| MH-10 | SANITARY MANHOLE | RIM = 740.63<br>FG = 740.63 | INV. IN = 733.87 | INV. OUT =733.67 |
| MH-11 | SANITARY MANHOLE | RIM = 742.25<br>FG = 742.25 | | INV. OUT =737.79 |
| MH-12 | SANITARY MANHOLE | RIM = 734.11<br>FG = 734.11 | INV. IN = 721.12 | INV. OUT =720.72 |
| MH-13 | SANITARY MANHOLE | RIM = 735.55<br>FG = 735.55 | INV. IN = 723.43 | INV. OUT =723.23 |
| MH-14 | SANITARY MANHOLE | RIM = 741.61<br>FG = 741.61 | | INV. OUT =734.98 |

PIPE TABLE
SANITARY

| NAME | SIZE | LENGTH | SLOPE |
|---|---|---|---|
| MH-2 TO MH-1 | 8" PVC | 92.28 | 0.40% |
| MH-3 TO MH-2 | 8" PVC | 78.86 | 0.40% |
| MH-4 TO MH-3 | 8" PVC | 183.63 | 0.40% |
| MH-5 TO MH-4 | 8" PVC | 97.96 | 0.40% |
| MH-6 TO MH-5 | 8" PVC | 166.81 | 0.40% |
| MH-7 TO MH-6 | 8" PVC | 154.86 | 0.40% |
| MH-8 TO MH-7 | 8" PVC | 119.08 | 1.58% |
| MH-9 TO MH-8 | 8" PVC | 86.45 | 4.64% |
| MH-10 TO MH-9 | 8" PVC | 126.26 | 3.99% |
| MH-11 TO MH-10 | 8" PVC | 83.38 | 4.48% |
| MH-12 TO MH-5 | 8" PVC | 141.00 | 0.40% |
| MH-13 TO MH-12 | 8" PVC | 101.35 | 2.00% |
| MH-14 TO MH-13 | 8" PVC | 246.27 | 4.82% |

FLOOD NOTE
NO PORTION OF THE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON FEMA PANEL # 47187C0257 F OF WILLIAMSON COUNTY, TN, DATED 09/29/06.

OWNER OF RECORD
GP HIGHBURY POINTE PROP LLC
2 MUSIC CITY CIR S #200
NASHVILLE, TN 37203
MAP 18, PARCEL 038.00
DEED BOOK 6852, PAGE 551

APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS

| NO. | DATE |
|---|---|

DATE: 10/13/2026
SCALE: AS SHOWN
DRAWN BY: DMC
REVIEWER: KBR

# HIGHBURY POINTE TOWNHOMES

## UTILITY PLAN

MAP 18, PARCEL 38.00
FAIRVIEW, TENNESSEE

10/13/2026

PROJECT
20-1204

SHEET
C-7.0

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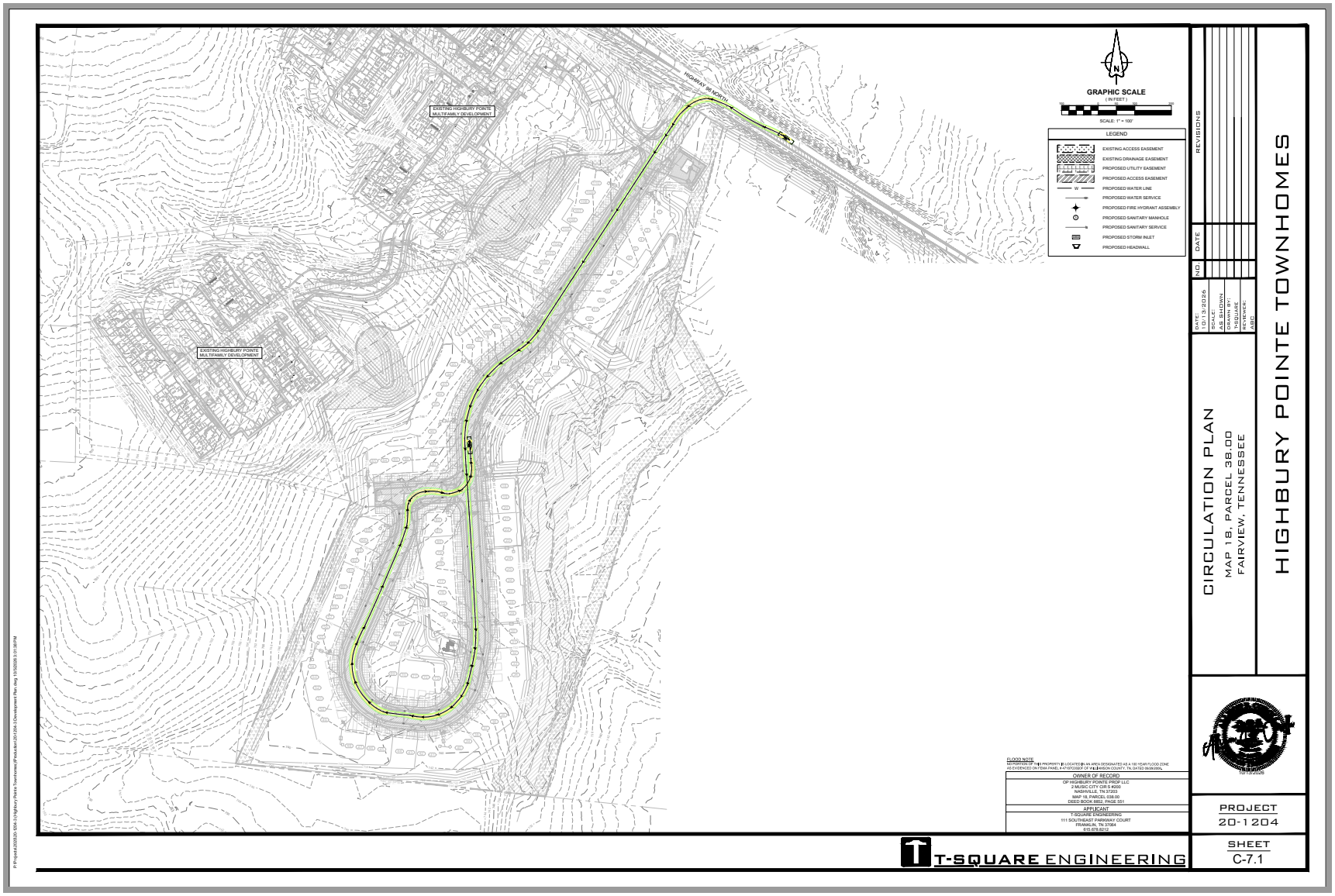

HIGHWAY 96 NORTH
EXISTING HIGHBURY POINTE MULTIFAMILY DEVELOPMENT
EXISTING HIGHBURY POINTE MULTIFAMILY DEVELOPMENT
GRAPHIC SCALE
( IN FEET )
SCALE: 1" = 100'
LEGEND
EXISTING ACCESS EASEMENT
EXISTING DRAINAGE EASEMENT
PROPOSED UTILITY EASEMENT
PROPOSED ACCESS EASEMENT
PROPOSED WATER LINE
PROPOSED WATER SERVICE
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY SERVICE
PROPOSED STORM INLET
PROPOSED HEADWALL
FLOOD NOTE
OWNER OF RECORD
OP HIGHBURY POINTE PROP LLC
2 MUSIC CITY CIR S #200
NASHVILLE, TN 37203
MAP 18, PARCEL 038.00
DEED BOOK 6852, PAGE 551
APPLICANT
T-SQUARE ENGINEERING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212
REVISIONS
NO.
DATE
DATE: 10/13/2025
SCALE: AS SHOWN
DRAWN BY: DSE
REVIEWER: KBR
CIRCULATION PLAN
MAP 18, PARCEL 38.00
FAIRVIEW, TENNESSEE
HIGHBURY POINTE TOWNHOMES
10/13/2025
PROJECT
20-1204
SHEET
C-7.1
T-SQUARE ENGINEERING

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 51-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, APPROVING THE RESIDENTIAL DEVELOPMENT PLAN FOR THE HIGHBURY POINTE TOWNHOMES DEVELOPMENT LOCATED ON PROPERTY SOUTH OF HIGHWAY 96 NORTH AT THE INTERSECTION WITH NEW HOPE ROAD ON 20.26 (+/-) ACRES ON PROPERTY IDENTIFIED AS TAX MAP 18 PARCEL 38.00 OWNER: OP HIGHBURY POINTE PROP, LLC.**

**WHEREAS**, Nathan McVey (T-Square Engineering) is requesting approval of a Residential Development Plan for the Highbury Pointe Townhomes development to construct 110 townhomes, two (2) stormwater ponds, two (2) private rights-of-way, and all necessary drainage and utility easements and infrastructure; and

**WHEREAS,** the staff report is attached as Exhibit PC-51-26-A,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Planning Commission hereby **approves** the Residential Development Plan for the Highbury Pointe Townhomes, in order to construct 110 townhomes, two (2) stormwater ponds, two (2) private rights-of-way, and all necessary drainage and utility easements and infrastructure with the following conditions:

1.

**Adopted this _____ day of _____, 2026**

_____
**Planning Commission Chairperson**

**Attest:**

_____
**City Recorder**

**Approved As To Form:**

_____
**City Attorney**

**EXHIBIT PC-51-26-A**
STAFF REPORT
PC-51-26

**Project:** Highbury Pointe Townhomes

**Application** Residential Development Plan

**Applicant:** Nathan McVey (T-Square Engineering)

**Owner:** OP Highbury Pointe Prop LLC

**Initial Submittal Date:** 8/21/2026

**Resubmittal Date:** 10/05/2026

**Tax Map:** 18 **Parcels:** 038.00

**Property Zoning:** RM-8 (Multi-Family Residential)

**Project Summary**
Nathan McVey (T-Square Engineering) has submitted, on behalf of the property owner, a Residential Development Plan for the Highbury Pointe Townhomes development. The project is a townhome development that consists of 110 townhomes, two (2) private rights-of-way, two (2) stormwater ponds, one (1) pump station lot, and two (2) open spaces. The parcel (Tax Map 18 Parcel 038.00) is zoned RM-8 (Multi-Family Residential) and contains 20.26 (+/-) acres, with a total disturbed area of 16.24 (+/-) acres.

The property is currently zoned CD-4 (Neighborhood Center). Although the property was rezoned to CD-4 with the adoption of the new development code, the project was submitted prior to the adoption of the development code, therefore it is being reviewed under the RM-8 zoning standards per Section 1.23.2 of the new development code.

The property is located on FEMA FIRM Panel 47187C0020F. There is no designated flood hazard area, Zone X, located on the property.

**Summary of Requested Exceptions**

The Highbury Pointe Townhome project requested and received approval of two (2) exceptions as part of the Master Development Plan approval. Those two (2) exceptions are related to requirements found within the Fairview Design Review Manual. The first approved exception was to make a contribute to the Tree Bank Fund, which is found in Section 2.103.4 of the Design Review Manual. The requested Tree Bank Fund contribution is in the amount of $170,200, as noted on Sheet L-1.0, the landscape plan.

The second approved exception was a reduction from the requirement found in Section 2-104.1 of the Design Review Manual that requires a minimum of 70 percent brick coverage on all elevations of a building. The request was to reduce the brick coverage from 70 percent and utilize Hardiboard instead, which is listed in Section 2-104.6 as a permissible building material.

Both exceptions were approved by the Board of Commissioners (BOC) as part of the Highbury Pointe Townhomes Master Development Plan, which was approved by the BOC.

**Surrounding Zoning and Land Use**

The property is currently zoned CD-4 (Neighborhood Center). Although the property was rezoned to CD-4 with the adoption of the new development code, the project was submitted prior to the adoption of the development code, therefore it is being reviewed under the RM-8 zoning standards, per Section 1.23.2 of the current development code.

The properties to the north and east are zoned CD-4 (Neighborhood Center). The properties to the west are zoned CD-4 and Williamson County MGA-5. The property to the south is an existing Planned Overlay District (POD) approved under the previous zoning ordinance. All surrounding properties contain a single-family residential land use or are currently vacant.

**Fairview Forward 2040 Plan**

The property (Tax Map 018 Parcel 038.00) is classified as Interchange Business/Employment District future land use classification within the Fairview Forward 2040 Plan. This future land use classification notes appropriate land uses as Retail/Restaurant, Office, Light Industrial, Industrial, Multi-Family Residential, and Civic/Institutional. The Business Interchange Future Land Use Classification lists seven (7) zone districts as appropriate. These zone districts are Commercial Interchange (CI), Commercial Community (CC), Commercial Mixed Use (CMU), Office General (OG), Industrial Restrictive (I-R), Industrial General (I-G) and Industrial Special (I-S).

The current property zoning is RM-8 (Multi-Family Residential). This zone district, although not in alignment with the listed zone districts for the Interchange Business/Employment District future land use classification, is in place and the Multi-Family Dwelling land use is an appropriate land use within the future land use classification.

**Staff Recommendation:**

Staff recommends the Planning Commission approve the Residential Development Plan for the Highbury Pointe Townhomes development to construct 110 townhomes, two (2) stormwater ponds, two (2) private rights-of-way, one (1) pump station lot, two (2) common/open spaces and all necessary stormwater infrastructure, and water and sewer

infrastructure, as resubmitted on October 05, 2026, along with the conditions of approval included in Resolution PC-51-26, which are also listed below:

1. The applicant/owner/engineer shall secure all necessary TDOT Permits and provide copies of all permits to the City of Fairview Planning Office.
2. The applicant shall address all outstanding staff comments in GovWell.

## Opinion of Probable Cost and Bond Amount - The Cove Subdivision
## (50 Single Family Lots)

*Date: 2026-10-05*

| | | Notes | |
|---|---|---|---|
| Total Linear Feet of Proposed Streets - Standard (ft) | 3465 | | Disturbed acreage (AC) |
| Proposed paved width Standard (ft) | 24 | | |
| Proposed stone base width - Standard (ft) | 29 | *plus 2.5' on each side* | |
| Depth of stone base (in) | 8 | *Stone Base density (#/CF)* | *138* |
| Depth of asphalt binder (in) | 2 | *Asphalt Binder density (#/CF)* | *145* |
| Depth of asphalt surface (in) | 2 | *Asphalt Surface density (#/CF)* | *150* |
| Total linear feet of Proposed Alleys (ft) | 0 | | |
| Proposed paved width (ft) | 0 | | |
| Proposed stone base width (ft) | 0 | | |
| Depth of stone base (in) | 8 | | |
| Depth of asphalt binder (in) | 2 | | |
| Depth of asphalt surface (in) | 2 | | |
| Proposed sidewalk width (ft) | 5 | | |
| Proposed curb and gutter section (C.Y. per L.F.) | 0.04 | *C&G* | |

### PERFORMANCE BOND AMOUNT

| Item No. | Sub-Item | Item | Est. Qty. | Unit | Estimated Unit Cost | Estimated Cost | |
|---|---|---|---|---|---|---|---|
| 1 | | **STREET COMPONENTS** | | | | | **$831,738.60** |
| | A | Crushed stone base | 4,622 | Tons | $ 35.00 | $161,780.85 | |
| | B | Asphalt binder | 1,005 | Tons | $ 115.00 | $115,557.75 | |
| | C | Asphalt surface | 1,040 | Tons | $ 120.00 | $124,740.00 | |
| | D | Curb and Gutter | 277 | C.Y. | $ 550.00 | $152,460.00 | |
| | E | Sidewalks | 34,650 | S.F. | $ 8.00 | $277,200.00 | |
| 2 | | **DRAINAGE COMPONENTS** | | | | | **$1,275,000.00** |
| | A | 18" RCP & below | 4,800 | L.F. | $ 115.00 | $552,000.00 | |
| | | 24" & 30" RCP | 0 | L.F. | $ 135.00 | $0.00 | |
| | | 36" RCP | 0 | L.F. | $ 200.00 | $0.00 | |
| | B | Catch Basins and Castings | 50 | Each | $ 10,000.00 | $500,000.00 | |
| | C | Headwalls | 6 | Each | $ 6,000.00 | $36,000.00 | |
| | D | Pond Outlet Structures | 1 | Each | $ 10,000.00 | $10,000.00 | |
| | E | Cut/Fill (15% swell) | 5,900 | C.Y. | $ 30.00 | $177,000.00 | |
| 3 | | **LANDSCAPING COMPONENTS** | | | | | **$86,625.00** |
| | A | Street Trees | 173 | Each | $ 500.00 | $86,625.00 | |
| 4 | | **MISC. COMPONENTS** | | | | | **$36,000.00** |
| | A | Detention Pond Fencing | 600 | L.F. | $ 60.00 | $36,000.00 | |
| | B | Clearing and Grubbing | 0.00 | AC | $ 15,000.00 | $0.00 | |

| | |
|---|---|
| **Performance Bond Amount - Subtotal** | **$2,229,364** |
| **Per section 17-103.9 of the Zoning Ordinance: Performance bond amount shall be in the amount of 125% of the total estimated construction cost.** | |
| **PERFORMANCE BOND AMOUNT - TOTAL** | **$ 2,786,705** |

### RECLAMATION/STABILIZATION BOND AMOUNT

| Item No. | Sub-Item | Item | Est. Qty. | Unit | Estimated Unit Cost | Estimated Cost | |
|---|---|---|---|---|---|---|---|
| 1 | | **STREET CLOSURES** | | | | | **$0.00** |
| | A | Street Closure | 0 | Each | $ 5,000 | $0.00 | |
| 2 | | **DRAINAGE WORK** | | | | | **$245,950.00** |
| | A | Site Grading | 1 | L.S. | $177,000 | $177,000.00 | |
| | B | EPSC Measures* | 1 | L.S. | $68,950 | $68,950.00 | |
| | C | Re-seeding | 0.00 | A.C. | $8,712.00 | $0.00 | |
| | | *EXAMPLE OF EPSC MEASURES INCLUDED ON THIS SHEET | | | | | |
| 3 | | **MISC. COMPONENTS** | | | | | **$0.00** |
| | A | None | | | | | |

| | |
|---|---|
| **Reclamation/Stabilization Bond Amount - Subtotal** | **$245,950** |
| **Per section 17-103.8 of the Zoning Ordinance: Reclamation/Stabilization bond amount shall be in the amount of 125% of the total estimated construction cost of the structural BMPs approved under the permit plus any reasonably foreseeable additional related costs, e.g., for damages or enforcement.** | |
| **RECLAMATION/STABILIZATION BOND AMOUNT - TOTAL** | **$ 307,438** |

Page 1

**SUBDIVISION DEVELOPMENT AGREEMENT**
**FOR**
**The Cove Subdivision**
**7946 Crow Cut Road**
**MAP 018 PARCEL 031.00**

This SITE DEVELOPMENT AGREEMENT is made and entered into on this **5th day of November 2026**, between THE CITY OF FAIRVIEW, TENNESSEE, (hereinafter the "CITY"), and **NORTHCUTT CUSTOM HOMES**, LLC the DEVELOPER (hereinafter the "DEVELOPER").

**WITNESSETH:**

**WHEREAS,** the DEVELOPER desires to develop the property described as **THE COVE SUBDIVISION, consisting of 50 residential lots, lot numbers 1-50.**

(hereinafter the "PROJECT"); and,

**WHEREAS,** the Development Plan of the PROJECT has been approved by the City of Fairview Municipal Planning Commission (hereinafter the "FMPC") on the **18th day of NOVEMBER, 2025, as Resolution PC 48-25**, pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Zoning Ordinance of the City of Fairview, Tennessee and,

**WHEREAS,** the project shall require a site reclamation bond for **THE COVE SUBDIVISION** in the amount of **$307,438 (THREE HUNDRED AND SEVEN THOUSAND, FOUR HUNDRED AND THIRTY EIGHT DOLLARS)** in accordance with the approved site plan of the PROJECT at the time this agreement is signed. Prior to recording of a Final Plat, the PROJECT shall require a site performance bond in the amount of **$2,786,705 (TWO MILLION, SEVEN HUNDRED AND EIGHTY SIX THOUSAND, SEVEN HUNDRED AND FIVE DOLLARS)** in accordance with the approved Development Plan of the PROJECT at the time this agreement is signed; and

**WHEREAS,** the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

**WHEREAS,** the DEVELOPER desires to develop and improve said PROJECT; and,

**WHEREAS,** in order to provide for the health, safety, and welfare of future residents of the PROJECT and the general public, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater conveyance and detention systems, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

**WHEREAS,** in order for the IMPROVEMENTS to be fully integrated with the public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance

with the approved plans and the Zoning Ordinance and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

**WHEREAS,** the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Fairview Board of Commissioners approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the City of Fairview and the State of Tennessee,

**NOW, THEREFORE**, it is agreed and understood as follows:

**A1 General Conditions**

A1.1 Construction Costs
The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

A1.2 City Ordinances, Rules and Regulations
All currently existing CITY ordinances, rules and regulations, and the Zoning Ordinance adopted by the Board of Commissioners are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

A1.3 Fees
Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

A1.4 Inspection
The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

A1.5 Right of Entry
The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

A1.6 Easements
The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further

agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

A1.7 Stormwater Maintenance Agreement
If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

A1.8 Attorney Fees and Other Expenses
The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

A1.9 Agreement Not Assignable
No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party except as permitted pursuant to A1.13 below.

A1.10 Revocation and Interpretation
This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Williamson County, Tennessee, and Tennessee Appellate Courts.

A1.11 No Oral Agreement
This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings. The Fairview Board of Commissioners must approve any written modification to this agreement.

A1.12 Separability
If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

A1.13 Transferability
The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Zoning Ordinance.

A1.14 Indemnity
The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

A1.15 Binding Effect
This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

A1.16 Entire Agreement
This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

A1.17 Headings
Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

**A2 Performance Surety**
At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the FMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in the Zoning Ordinance and Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

**A3 Construction**
A3.1 Construction Plans
The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all stormwater management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Subdivision Regulations, Zoning Ordinance, and all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State

of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

A3.2 Commencement of Construction
Construction of IMPROVEMENTS may not begin until the following events have occurred:
A. The Development Plan has been approved by the FMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The pre-construction conference has been held;
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

A3.3 Site Grading
The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

A3.4 Stormwater Management Systems
The DEVELOPER shall be responsible for all stormwater management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision stormwater improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

A3.5 Street Construction
The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of streets and driveways including but not limited to material and density testing.

A3.6 Off-Site Improvements
The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the

CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

A3.7 Inspection and Compliance
After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

A3.8 Testing
The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

A3.9 Scrap Removal
The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

**A4 Acceptance of Improvements**
A4.1 Completion of Improvements
At such time as the improvements have been constructed and installed, acceptance of improvements shall follow Subdivision Regulations Article 3-104. The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

A4.2 As-Built Drawings and Post-Completion Items
The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the stormwater management and streets within the development before the CITY shall accept the development.

A4.3 Acceptance of Facilities
Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

A4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Williamson County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

| | |
|---|---|
| OWNER/ Guarantor | DEVELOPER/ Guarantor |
| TITLE | TITLE |
| ATTEST: | ATTEST: |

CITY OF FAIRVIEW

(COUNTY OF WILLIAMSON), TENNESSEE

BY:

MAYOR DATE

APPROVED AS TO FORM:

BY:

CITY ATTORNEY DATE

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 52-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF THE SUBDIVISION DEVELOPMENT AGREEMENT FOR THE COVE, A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT CONTAINING 50 LOTS LOCATED ON THE WEST SIDE OF CROW CUT ROAD SOUTH OF HIGHWAY 96 NORTH. TAX MAP 018 PARCEL 031.00. OWNER: NORTHCUTT CUSTOM HOMES, LLC.**

**WHEREAS**, Section 3-101 of the Fairview Subdivision Regulations states, *"A completed Development Agreement shall have been prepared and executed prior to initiation of any "land development activity" within and "Major Subdivision".*; and

**WHEREAS**, Section 3-101 of the Fairview Subdivision regulations require the "*acceptance of the required bond amount(s) by the Planning Commission,";* and

**WHEREAS,** the Fairview Municipal Planning Commission approved PC Resolution PC48-25, for the Residential Development Plan for the Cove Residential Subdivision, at the November 18, 2025 Planning Commission meeting; and

**WHEREAS,** the Development Agreement is attached as Exhibit PC-52-26-A,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve the Subdivision Development Agreement for The Cove Subdivision located on property on the west side of Crow Cut Road south of the intersection with Highway 96 North (Tax Map 018 Parcel 031.00) with the following condition of approval:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration.

**Adopted this _____ day of _____, 2026**

_____
**Planning Commission Chairperson**

**Attest:**

_____

**City Recorder**

**Approved As to Form:**

_____

**City Attorney**

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 53-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF THE SUBDIVISION DEVELOPMENT AGREEMENT FOR THE BECKLENN HEIGHTS SUBDIVISION, A SINGLE FAMILY DETACHED RESIDENTIAL DEVELOPMENT CONTAINING 71 LOTS LOCATED SOUTH OF OLD COX PIKE AND WEST OF PINECREST COURT. TAX MAP 043 PARCELS 015.00, 052.00 AND 053.00. OWNER: CUNNINGHAM CONSTRUCTION & DEVELOPMENTS, LLC.**

**WHEREAS**, Section 3-101 of the Fairview Subdivision Regulations states, *"A completed Development Agreement shall have been prepared and executed prior to initiation of any "land development activity" within and "Major Subdivision".*; and

**WHEREAS**, Section 3-101 of the Fairview Subdivision regulations require the "*acceptance of the required bond amount(s) by the Planning Commission,";* and

**WHEREAS,** the Fairview Municipal Planning Commission approved PC Resolution PC18-25, for the Residential Development Plan for the Becklenn Heights Residential Subdivision, at the May 12, 2026 Planning Commission meeting; and

**WHEREAS,** the Development Agreement is attached as Exhibit PC-53-26-A,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve the Subdivision Development Agreement for the Becklenn Heights Subdivision located south of Old Cox Pike and west of Pinecrest Court on three (3) parcels (Tax map 043 parcels 015.00, 052.00 and 053.00) with the following condition of approval:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration.

**Adopted this _____ day of _____, 2026**

_____
**Planning Commission Chairperson**

**Attest:**

_____
**City Recorder**

**Approved As to Form:**

_____
**City Attorney**

**Becklen Heights Subdivision**
**(71 Lot Single Family Subdivision)**

*Date: 2026/10/08*

| | | Notes | |
|---|---|---|---|
| Total Linear Feet of Proposed Streets - Standard (ft) | 4775 | | Disturbed acreage (AC) |
| Proposed paved width Standard (ft) | 24 | | |
| Proposed stone base width - Standard (ft) | 29 | *plus 2.5' on each side* | |
| Depth of stone base (in) | 8 | *Stone Base density (#/CF)* | *138* |
| Depth of asphalt binder (in) | 2 | *Asphalt Binder density (#/CF)* | *145* |
| Depth of asphalt surface (in) | 2 | *Asphalt Surface density (#/CF)* | *150* |
| Total linear feet of Proposed Alleys (ft) | 0 | | |
| Proposed paved width (ft) | 0 | | |
| Proposed stone base width (ft) | 0 | | |
| Depth of stone base (in) | 8 | | |
| Depth of asphalt binder (in) | 2 | | |
| Depth of asphalt surface (in) | 2 | | |
| Proposed sidewalk width (ft) | 5 | | |
| Proposed curb and gutter section (C.Y. per L.F.) | 0.04 | *C&G* | |

**PERFORMANCE BOND AMOUNT**

| Item No. | Sub-Item | Item | Est. Qty. | Unit | Estimated Unit Cost | Estimated Cost | |
|---|---|---|---|---|---|---|---|
| 1 | | **STREET COMPONENTS** | | | | | **$1,146,191.00** |
| | A | Crushed stone base | 6,370 | Tons | $ 35.00 | $222,944.75 | |
| | B | Asphalt binder | 1,385 | Tons | $ 115.00 | $159,246.25 | |
| | C | Asphalt surface | 1,433 | Tons | $ 120.00 | $171,900.00 | |
| | D | Curb and Gutter | 382 | C.Y. | $ 550.00 | $210,100.00 | |
| | E | Sidewalks | 47,750 | S.F. | $ 8.00 | $382,000.00 | |
| 2 | | **DRAINAGE COMPONENTS** | | | | | **$1,644,775.00** |
| | A | 18" RCP & below | 3,173 | L.F. | $ 115.00 | $364,895.00 | |
| | | 24" & 30" RCP | 1,256 | L.F. | $ 135.00 | $169,560.00 | |
| | | 36" RCP | 665 | L.F. | $ 200.00 | $133,000.00 | |
| | B | Catch Basins and Castings | 52 | Each | $ 10,000.00 | $520,000.00 | |
| | C | Headwalls | 13 | Each | $ 6,000.00 | $78,000.00 | |
| | D | Pond Outlet Structures | 6 | Each | $ 10,000.00 | $60,000.00 | |
| | E | Cut/Fill (15% swell) | 10,644 | C.Y. | $ 30.00 | $319,320.00 | |
| 3 | | **LANDSCAPING COMPONENTS** | | | | | **$119,375.00** |
| | A | Street Trees | 239 | Each | $ 500.00 | $119,375.00 | |
| 4 | | **MISC. COMPONENTS** | | | | | **$768,000.00** |
| | A | Detention Pond Fencing | 1,800 | L.F. | $ 60.00 | $108,000.00 | |
| | B | Clearing and Grubbing | 44.00 | AC | $ 15,000.00 | $660,000.00 | |

| | |
|---|---|
| **Performance Bond Amount - Subtotal** | **$3,678,341** |
| **Per section 17-103.9 of the Zoning Ordinance: Performance bond amount shall be in the amount of 125% of the total estimated construction cost.** | |
| **PERFORMANCE BOND AMOUNT - TOTAL** | **$ 4,597,926** |

**RECLAMATION/STABILIZATION BOND AMOUNT**

| Item No. | Sub-Item | Item | Est. Qty. | Unit | Estimated Unit Cost | Estimated Cost | |
|---|---|---|---|---|---|---|---|
| 1 | | **STREET CLOSURES** | | | | | **$0.00** |
| | A | Street Closure | 0 | Each | $ 5,000 | $0.00 | |
| 2 | | **DRAINAGE WORK** | | | | | **$319,320.00** |
| | A | Site Grading | 1 | L.S. | $319,320 | $319,320.00 | |
| | B | EPSC Measures* | 0 | L.S. | $0 | $0.00 | |
| | C | Re-seeding | 0.00 | A.C. | $8,712.00 | $0.00 | |
| 3 | | **MISC. COMPONENTS** | | | | | **$0.00** |
| | A | None | | | | | |

*EXAMPLE OF EPSC MEASURES INCLUDED ON THIS SHEET

| | |
|---|---|
| **Reclamation/Stabilization Bond Amount - Subtotal** | **$319,320** |
| **Per section 17-103.8 of the Zoning Ordinance: Reclamation/Stabilization bond amount shall be in the amount of 125% of the total estimated construction cost of the structural BMPs approved under the permit plus any reasonably foreseeable additional related costs, e.g., for damages or enforcement.** | |
| **RECLAMATION/STABILIZATION BOND AMOUNT - TOTAL** | **$ 399,150** |

Page 1

**SUBDIVISION DEVELOPMENT AGREEMENT**
**FOR**
**Becklenn Heights Subdivision**
**7119 OLD COX PK, FAIRVIEW TN 37062**
**MAP 015 PARCEL 015.00, 52.00, AND 53.00**

This SITE DEVELOPMENT AGREEMENT is made and entered into on this **5th day of November 2026**, between THE CITY OF FAIRVIEW, TENNESSEE, (hereinafter the "CITY"), and **CUNNINGHAM CONSTRUCTION & DEVELOPMENTS, LLC** the DEVELOPER (hereinafter the "DEVELOPER").

**WITNESSETH:**

**WHEREAS,** the DEVELOPER desires to develop the property described as **BECKLENN HEIGHTS SUBDIVISION, consisting of 71 residential lots, lot numbers 1-71.**

(hereinafter the "PROJECT"); and,

**WHEREAS,** the Development Plan of the PROJECT has been approved by the City of Fairview Municipal Planning Commission (hereinafter the "FMPC") on the **12th day of MAY, 2026, as Resolution PC 18-26**, pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Zoning Ordinance of the City of Fairview, Tennessee and,

**WHEREAS,** the project shall require a site reclamation bond for **BECKLENN HEIGHTS SUBDIVISION** in the amount of **$399,150 (THREE HUNDRED AND NINETY NINE THOUSAND, ONE HUNDRED AND FIFTY DOLLARS)** in accordance with the approved site plan of the PROJECT at the time this agreement is signed. Prior to recording of a Final Plat, the PROJECT shall require a site performance bond in the amount of **$4,597,926 (FOUR MILLION, FIVE HUNDRED AND NINETY SEVEN THOUSAND, NINE HUNDRED AND TWENTY SIX DOLLARS)** in accordance with the approved Development Plan of the PROJECT at the time this agreement is signed; and

**WHEREAS,** the DEVELOPER is the owner of the PROJECT and has authority to engage in such development; and,

**WHEREAS,** the DEVELOPER desires to develop and improve said PROJECT; and,

**WHEREAS,** in order to provide for the health, safety, and welfare of future residents of the PROJECT and the general public, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads, bridges, sidewalks, pedestrian facilities, stormwater conveyance and detention systems, street signs, markings, signals, street lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS"); and,

**WHEREAS,** in order for the IMPROVEMENTS to be fully integrated with the public infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to construct, in accordance

with the approved plans and the Zoning Ordinance and other rules, regulations, and ordinances of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost; and,

**WHEREAS,** the CITY is willing to accept the dedication of the streets, utilities, and other improvements as determined in the Development Plan of the PROJECT, subject to the City of Fairview Board of Commissioners approval by resolution, and subject to the applicant's compliance with all requirements in this agreement and applicable existing laws of the City of Fairview and the State of Tennessee,

**NOW, THEREFORE**, it is agreed and understood as follows:

**A1 General Conditions**

A1.1 Construction Costs
The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

A1.2 City Ordinances, Rules and Regulations
All currently existing CITY ordinances, rules and regulations, and the Zoning Ordinance adopted by the Board of Commissioners are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

A1.3 Fees
Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

A1.4 Inspection
The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

A1.5 Right of Entry
The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

A1.6 Easements
The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further

agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

A1.7 Stormwater Maintenance Agreement
If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

A1.8 Attorney Fees and Other Expenses
The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

A1.9 Agreement Not Assignable
No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party except as permitted pursuant to A1.13 below.

A1.10 Revocation and Interpretation
This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Williamson County, Tennessee, and Tennessee Appellate Courts.

A1.11 No Oral Agreement
This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings. The Fairview Board of Commissioners must approve any written modification to this agreement.

A1.12 Separability
If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

A1.13 Transferability
The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Zoning Ordinance.

A1.14 Indemnity
The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

A1.15 Binding Effect
This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

A1.16 Entire Agreement
This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

A1.17 Headings
Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

**A2 Performance Surety**
At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the FMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in the Zoning Ordinance and Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

**A3 Construction**
A3.1 Construction Plans
The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all stormwater management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Subdivision Regulations, Zoning Ordinance, and all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State

of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

A3.2 Commencement of Construction
Construction of IMPROVEMENTS may not begin until the following events have occurred:
A. The Development Plan has been approved by the FMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The pre-construction conference has been held;
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

A3.3 Site Grading
The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

A3.4 Stormwater Management Systems
The DEVELOPER shall be responsible for all stormwater management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision stormwater improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

A3.5 Street Construction
The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of streets and driveways including but not limited to material and density testing.

A3.6 Off-Site Improvements
The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the

CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

A3.7 Inspection and Compliance
After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

A3.8 Testing
The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

A3.9 Scrap Removal
The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

**A4 Acceptance of Improvements**
A4.1 Completion of Improvements
At such time as the improvements have been constructed and installed, acceptance of improvements shall follow Subdivision Regulations Article 3-104. The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

A4.2 As-Built Drawings and Post-Completion Items
The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the stormwater management and streets within the development before the CITY shall accept the development.

A4.3 Acceptance of Facilities
Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

A4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Williamson County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

| | |
|---|---|
| OWNER/ Guarantor | DEVELOPER/ Guarantor |
| TITLE | TITLE |
| ATTEST: | ATTEST: |

CITY OF FAIRVIEW

(COUNTY OF WILLIAMSON), TENNESSEE

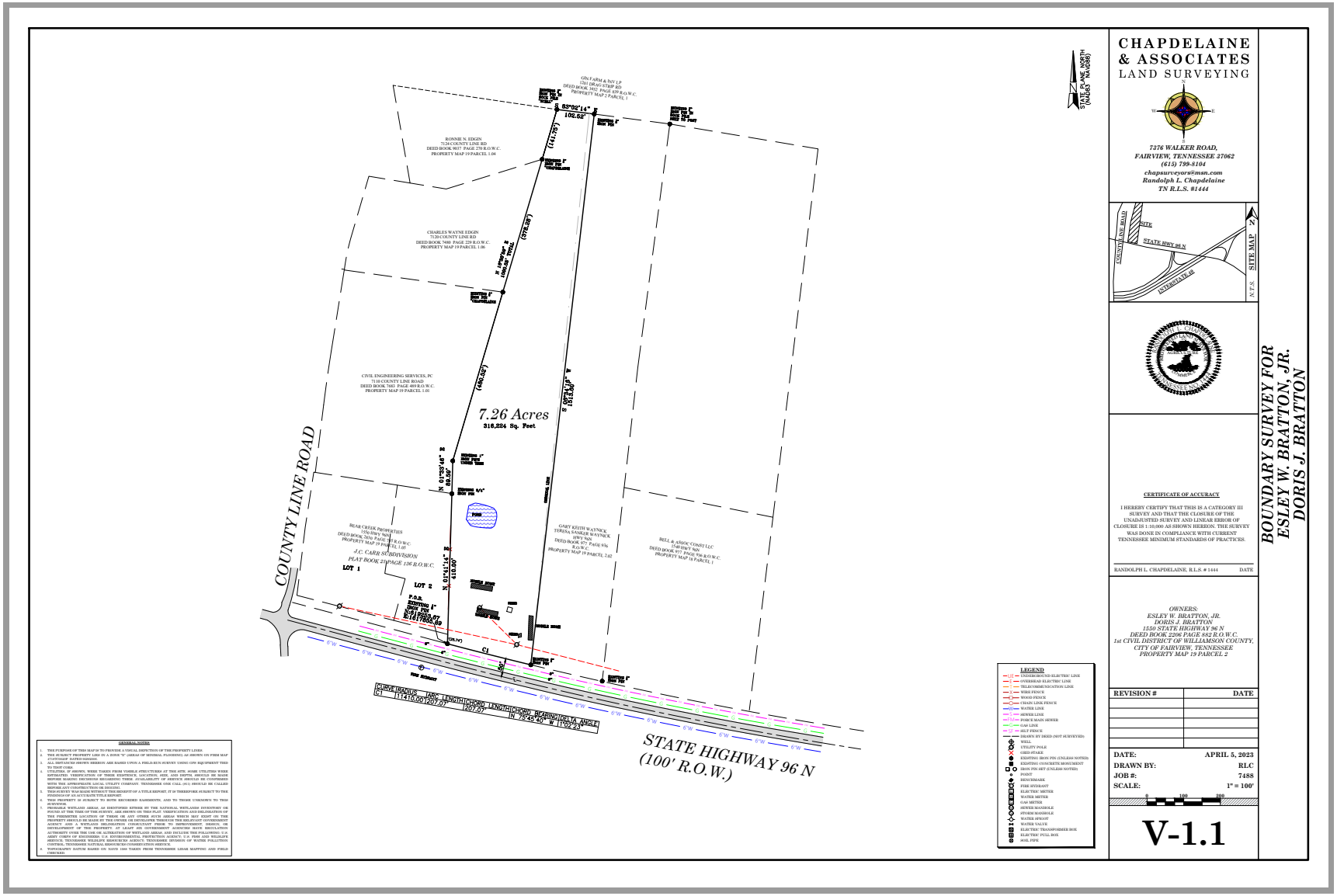
BY:

MAYOR DATE

APPROVED AS TO FORM:

BY:

CITY ATTORNEY DATE


COUNTY LINE ROAD
STATE HIGHWAY 96 N
(100' R.O.W.)
7.26 Acres
316,224 Sq. Feet
S 89°02'14" E
102.62'
(104.00')
(974.48')
(400.00')
S 00°57'46" W
184.84'
N 01°53'46" E
66.00'
N 01°51'14" E
418.00'
LOT 1
LOT 2
P.O.B.
EXISTING 1" IRON PIN
N:1,178,922.67
E:1,677,922.69
C1
CURVE RADIUS = 11410.00' | ARC LENGTH/CHORD = 207.07' | CHORD BEARING/ANGLE IN = S 79°45'40" W | 207.07'
RONNIE N. EDGIN
7126 COUNTY LINE RD
DEED BOOK 9017 PAGE 270 R.O.W.C.
PROPERTY MAP 19 PARCEL 1.04
CHARLES WAYNE EDGIN
7126 COUNTY LINE RD
DEED BOOK 7650 PAGE 229 R.O.W.C.
PROPERTY MAP 19 PARCEL 1.06
CIVIL ENGINEERING SERVICES, PC
7116 COUNTY LINE ROAD
DEED BOOK 7681 PAGE 489 R.O.W.C.
PROPERTY MAP 19 PARCEL 1.05
BEAR CREEK PROPERTIES
1564 HWY 96N
DEED BOOK 2626 PAGE 1 R.O.W.C.
PROPERTY MAP 19 PARCEL 1.05
J.C. CARR SUBDIVISION
PLAT BOOK 2 PAGE 126 R.O.W.C.
GARY KEITH WAYNICK
TERESA SAMLER WAYNICK
HWY 96
DEED BOOK 977 PAGE 936
R.O.W.C.
PROPERTY MAP 19 PARCEL 2.02
BELL & ASSOC CONST LLC
1540 HWY 96N
DEED BOOK 977 PAGE 936 R.O.W.C.
PROPERTY MAP 19 PARCEL 1
GIN FARM & INV LP
1505 DEAD STUMP RD
DEED BOOK 3937 PAGE 439 R.O.W.C.
PROPERTY MAP 7 PARCEL 1
STATE PLANE NORTH (NAD83 NA1983)
CHAPDELAINE & ASSOCIATES
LAND SURVEYING
7376 WALKER ROAD,
FAIRVIEW, TENNESSEE 37062
(615) 799-8104
chapsurveyor@msn.com
Randolph L. Chapdelaine
TN R.L.S. #1444
SITE
COUNTY LINE ROAD
STATE HWY 96 N
INTERSTATE 65
SITE MAP
N.T.S.
CERTIFICATE OF ACCURACY
I HEREBY CERTIFY THAT THIS IS A CATEGORY III SURVEY AND THAT THE CLOSURE OF THE UNADJUSTED SURVEY AND LINEAR ERROR OF CLOSURE IS 1:10,000 AS SHOWN HEREON. THE SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICES.
RANDOLPH L. CHAPDELAINE, R.L.S. # 1444
DATE
OWNERS:
ESLEY W. BRATTON, JR.
DORIS J. BRATTON
1550 STATE HIGHWAY 96 N
DEED BOOK 2206 PAGE 882 R.O.W.C.
1st CIVIL DISTRICT OF WILLIAMSON COUNTY,
CITY OF FAIRVIEW, TENNESSEE
PROPERTY MAP 19 PARCEL 2
REVISION #
DATE
DATE: APRIL 5, 2023
DRAWN BY: RLC
JOB #: 7488
SCALE: 1" = 100'
0
100
200
V-1.1
BOUNDARY SURVEY FOR
ESLEY W. BRATTON, JR.
DORIS J. BRATTON
LEGEND
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE
TELECOMMUNICATION LINE
WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
WATER LINE
SEWER LINE
FORCE MAIN SEWER
GAS LINE
SILT FENCE
DRAWN BY DEED (NOT SURVEYED)
WELL
UTILITY POLE
GIED STAKE
EXISTING IRON PIN (UNLESS NOTED)
EXISTING CONCRETE MONUMENT
IRON PIN SET (UNLESS NOTED)
POINT
BENCHMARK
FIRE HYDRANT
ELECTRIC METER
WATER METER
GAS METER
SEWER MANHOLE
STORM MANHOLE
WATER SPIGOT
WATER VALVE
ELECTRIC TRANSFORMER BOX
ELECTRIC PULL BOX
SOIL PIPE
GENERAL NOTES
1. THE PURPOSE OF THIS MAP IS TO PROVIDE A VISUAL DEPICTION OF THE PROPERTY LINES.
2. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OF MINIMAL FLOODING) AS SHOWN ON FIRM MAP 47187C0245F DATED 9/29/2006.
3. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD RUN SURVEY USING GPS EQUIPMENT THIS SURVEY IS NOT A MONUMENTED SURVEY.
4. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. SOME UTILITIES WERE ESTIMATED. VERIFICATION OF THESE EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT UTILITY COMPANY. BEFORE ANY EXCAVATION BEGINS, CONTACT WITH THE APPROPRIATE LOCAL UTILITY COMPANY, TENNESSEE ONE CALL (811) SHOULD BE CALLED TO HAVE ALL UTILITIES DISPOSE ANY CONSTRUCTION OR DIGGING.
5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
6. THIS PROPERTY IS SUBJECT TO SUCH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
7. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR BY A WETLANDS DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY, AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER WETLANDS. THESE AGENCIES INCLUDE, BUT ARE NOT LIMITED TO, THE U.S. ARMY CORPS OF ENGINEERS, U.S. ENVIRONMENTAL PROTECTION AGENCY, U.S. FISH AND WILDLIFE SERVICE, TENNESSEE WILDLIFE RESOURCES AGENCY, TENNESSEE DIVISION OF WATER POLLUTION CONTROL, TENNESSEE NATURAL HERITAGE PROGRAM AND OTHERS.
8. TOPOGRAPHY SHOWN BASED ON SANIS 1m TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.

**STAFF REPORT**
**PC-54-26**

**Project Number:** RZN-26-0016

**Project Name:** 1550 Highway 96N

**Application Type:** Rezoning

**Applicant:** Joshua Flake

**Owner:** Civil Engineering Services, P.C.

**Initial Submittal Date:** 4/14/2026

**Resubmittal Date:** 5/29/2026

**Tax Map:** 019 **Parcel:** 002.00

**Project Summary**

Mr. Joshua Flake, applicant, has submitted a request to rezone the entire 7.26 (+/-) acres or property located at 1550 Highway 96N from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District). The property is located north of Highway 96N just east of the intersection of Highway 96N and County Line Road. The property was rezoned to CD-4C (Neighborhood Corridor) with the adoption of the new Fairview Development Code and Zoning Map on July 2, 2026. The property is currently vacant and heavily wooded. No portion of the property is located within a flood hazard area.

**Surrounding Zoning and Land Uses**
The properties to the north are located within Willamson County and zoned MGA-1. The properties located to the west are in both Williamson County and the Fairview Municipal Boundaries. The properties to the west are zoned Williamson County MGA-1, Fairview CD-2 (Rural) and CD-4C (Commercial Corridor). The properties to the south and east are located within the municipal boundaries of the Fairview and are currently zoned CD-4C (Neighborhood Corridor)

All adjacent properties are currently vacant and undeveloped, except for the property located at 7120 County Line Road, which is zoned MGA-1 and contains a single family detached residence. The property directly east of 1550 Highway 96N is vacant, while the next parcel to the east, 1540 Highway 96N is the location of L&L Equipment Sales.

**Fairview Forward 2040 Plan**

The 2040 Fairview Forward Plan identifies the property at 1550 Highway 96N as future land use classification Interchange Business/Employment District. This future land use

classification notes appropriate land uses as Retail/Restaurant, Office, Light Industrial, Industrial, Multi-Family Residential, and Civic/Institutional. The Business Interchange Future Land Use Classification lists seven (7) zone districts as appropriate. These zone districts are Commercial Interchange (CI), Commercial Community (CC), Commercial Mixed Use (CMU), Office General (OG), Industrial Restrictive (I-R), Industrial General (I-G) and Industrial Special (I-S). These zone district names are from the previous Fairview Zoning Ordinance. These zone districts transitioned to the CD-4 (Neighborhood Center), CD-4C (Neighborhood Corridor), SD-LI (Light Industrial Special District) and SD-HI (Heavy Industrial Special District) within the newly adopted Fairview Development Code.

The requested character district of SD-LI (Light Industrial) does align with the appropriate character districts as listed in the Interchange Business/Employment District future land use classification. Also, any permitted land use within the SD-LI character district algins with the appropriate land uses listed in the Interchange Business/Employment District future land use classification.

**Public Notice**
Section 8.5.4.D of the Fairview Development Code, entitled Notice & Public Hearing, requires a rezoning request to satisfy three (3) types of public notification. Those three (3) forms of public notification are published notice within a newspaper of general circulation, a sign posted on the property and a notice mailed to each adjacent property to the project location. All three (3) of these required notification types have been satisfied for this project.

**Staff Recommendation:**

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone all 7.26 (+/-) acres of property located at 1550 Highway 96N from the current zoning of CD-4C to SD-LI, with the following condition of approval included in Resolution PC-54-26:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 54-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A REZONING REQUEST FROM CD-4C (NEIGHBORHOOD CORRIDOR) TO SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) FOR THE ENTIRETY OF TAX MAP 019 PARCEL 002.00, TOTALING 5.50 (+/-) ACRES LOCATED AT 1550 HIGHWAY 96N. OWNER: CIVIL ENGINEERING SERVICES, P.C.**

**WHEREAS**, the applicant, Joshua Flake, is requesting approval of a rezoning from CD-4C (Neighborhood Corridor) to SD-LI (Light Industrial Special District) for the entirety of Tax Map 019 Parcel 002.00, totaling 7.26 (+/-) acres located at 1550 Highway 96N; and

**WHEREAS**, this project has been given the project number #RZN-26-0016; and

**WHEREAS, THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** considered project #RZN-26-0016, submitted by Joshua Flake, the applicant, at its regular meeting on October 20th, 2026; and

**WHEREAS,** the 2040 Fairview Forward Plan identifies the property at 1550 Highway 96N as future land use classification Interchange Business/Employment District. This future land use classification notes appropriate land uses as Retail/Restaurant, Office, Light Industrial, Industrial, Multi-Family Residential, and Civic/Institutional. The Business Interchange Future Land Use Classification lists seven (7) zone districts as appropriate. These zone districts are Commercial Interchange (CI), Commercial Community (CC), Commercial Mixed Use (CMU), Office General (OG), Industrial Restrictive (I-R), Industrial General (I-G) and Industrial Special (I-S). These zone district names are from the previous Fairview Zoning Ordinance. These zone districts transitioned to the CD-4 (Neighborhood Center), CD-4C (Neighborhood Corridor), SD-LI (Light Industrial Special District) and SD-HI (Heavy Industrial Special District) within the newly adopted Fairview Development Code.

**WHEREAS,** the staff report is attached as Exhibit PC-54-26-A,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve this rezoning request with the following condition of approval:

1. This rezoning request will be placed on Thursday, November 5th Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, December 3rd, and second reading being held on Thursday, December 17th Board of Commissioners meeting.

**Adopted this _____ day of _____, 2026**

**_____**
**Planning Commission Chairperson**

**Attest:**

**_____**
**City Recorder**

**Approved As To Form:**

**_____**
**City Attorney**

**PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE**
**RESOLUTION NO. 55-26**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, RECOMMENDING THE APPROVAL OF A REZONING REQUEST FROM CD-3L (NEIGHBORHOOD LARGE LOT) TO CD-3 (NEIGHBORHOOD) FOR THE ENTIRE 75.85 (+/-) ACRES OF LAND CONTAINED IN TWO (2) PROPERTIES LOCATED AT THE SOUTHERN TERMINUS OF KINGWOOD BOULEVARD. TAX MAP 042 PARCELS 123.00 AND 123.12. OWNERS: LANDSOUTH, LLC AND JULIE BERG.**

**WHEREAS**, Ms. Julie Berg, owner and applicant, is requesting approval of a rezoning from CD-3L (Neighborhood Large Lot) to CD-3 (Neighborhood) for a total of 75.85 (+/-) acres contains within two (2) tracts of land located at the southern terminus of Kingwood Boulevard; and,

**WHEREAS,** Tax Map 042 Parcel 123.00 contains 51.11 (+/-) acres and Tax Map 042 Parcel 123.12 contains 24.80 (+/-) acres; and

**WHEREAS,** the Fairview Forward 2040 Comprehensive Plan designates Tax Map 042 Parcel 123.12 as future land use classification New Residential-Medium Neighborhood and Tax Map 042 Parcel 123.00 as future land use classification Residential Transition.

**WHEREAS**, The Residential Transition classification notes the appropriate land uses are Multi-Family Residential, Single-Family Attached, Single-Family Detached, and Civic/Institutional. The Residential Transition future land use classification lists the RS-15, RS-8, RS-5 and RM-8 zone district with a PUD overlay as appropriate zoning. These zoning districts were from the previous zoning ordinance. These districts transitioned to the CD-3 and CD-4 character districts within the Fairview Development Code that was adopted on April 2nd, 2026.

**WHEREAS**, The New Residential-Medium Neighborhood classification notes the appropriate land uses are Multi-Family Residential, Single-Family Attached, Single-Family Detached, Mixed Use/Commercial/Office and Civic/Institutional. The Residential Transition future land use classification lists the RS-40, R-20 with a PUD, and a new district that would permit Traditional Neighborhood Development/Conservation Subdivision. These zoning districts were from the previous zoning ordinance. These districts transitioned to the CD-3L character district within the Fairview Development Code that was adopted on April 2nd, 2026. Also, the character districts within the Fairview Development Code are based on traditional neighborhood development patterns.

**WHEREAS**, this project has been given the project number of RZN-26-0015; and

**WHEREAS, THE CITY OF FAIRVIEW MUNICIPAL PLANNING COMMISSION** considered project #RZN-26-0015, submitted by Julie Berg, the applicant, at its regular meeting on November 10th, 2026; and

**WHEREAS,** the staff report is attached as Exhibit PC-55-26-A,

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF FAIRVIEW, TENNESSEE, AS FOLLOWS:**

The City of Fairview Planning Commission hereby **recommends** the Board of Commissioners approve this rezoning request with the following conditions:

1. This rezoning request will be placed on Thursday, December 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, January 7th, and second reading being held on Thursday, January 21st, 2027, Board of Commissioners meeting.

**Adopted this _____ day of _____, 2026**

_____
**Planning Commission Chairperson**

**Attest:**

_____
**City Recorder**

**Approved As To Form:**

_____
**City Attorney**

**EXHIBIT PC-55-26-A**
STAFF REPORT
PC-55-26

**Project:** Kingwood Boulevard

**Application Type:** Rezoning

**Applicant:** Julie Berg

**Owner:** Julie Berg

**Initial Submittal Date:** 9/15/2025

**Tax Map:** 042 **Parcels:** 123.00 and 123.12

**Project Summary**

Ms. Julie Berg, owner and applicant, is requesting approval of a rezoning from CD-3L (Neighborhood Large Lot) to CD-3 (Neighborhood) for the total acreage of 75.85 (+/-) acres contained in two (2) tracts identified as Tax Map 042 Parcels 123.00 and 123.12, located at the southern terminus of Kingwood Boulevard.

**Surrounding Zoning and Land Uses**
The primary property to the north, the existing Kingwood residential subdivision, is zoned RS-20 (One and Two-Family Residential) Planned Overlay District (P.O.D.). The other properties to the north are zoned CD-4 (Neighborhood Center). The properties to the south are zoned CD-3L, while the properties to the east are zoned CD-3 and CD-3L. The properties to the west are zoned CD-4, CD-3 and CD-3L. All surrounding properties contain single-family residential land uses or are currently vacant.

**Fairview Forward: 2040 Plan**

The Fairview Forward 2040 Comprehensive Plan designates Tax Map 042 Parcel 123.12 as future land use classification New Residential-Medium Neighborhood and Tax Map 042 Parcel 123.00 as future land use classification Residential Transition.

The Residential Transition classification notes the appropriate land uses are Multi-Family Residential, Single-Family Attached, Single-Family Detached, and Civic/Institutional. The Residential Transition future land use classification lists the RS-15, RS-8, RS-5 and RM-8 zone district with a PUD overlay as appropriate zoning. These zoning districts were from the previous zoning ordinance. These districts transitioned to the CD-3 and CD-4 character districts within the Fairview Development Code that was adopted on July 2, 2026.

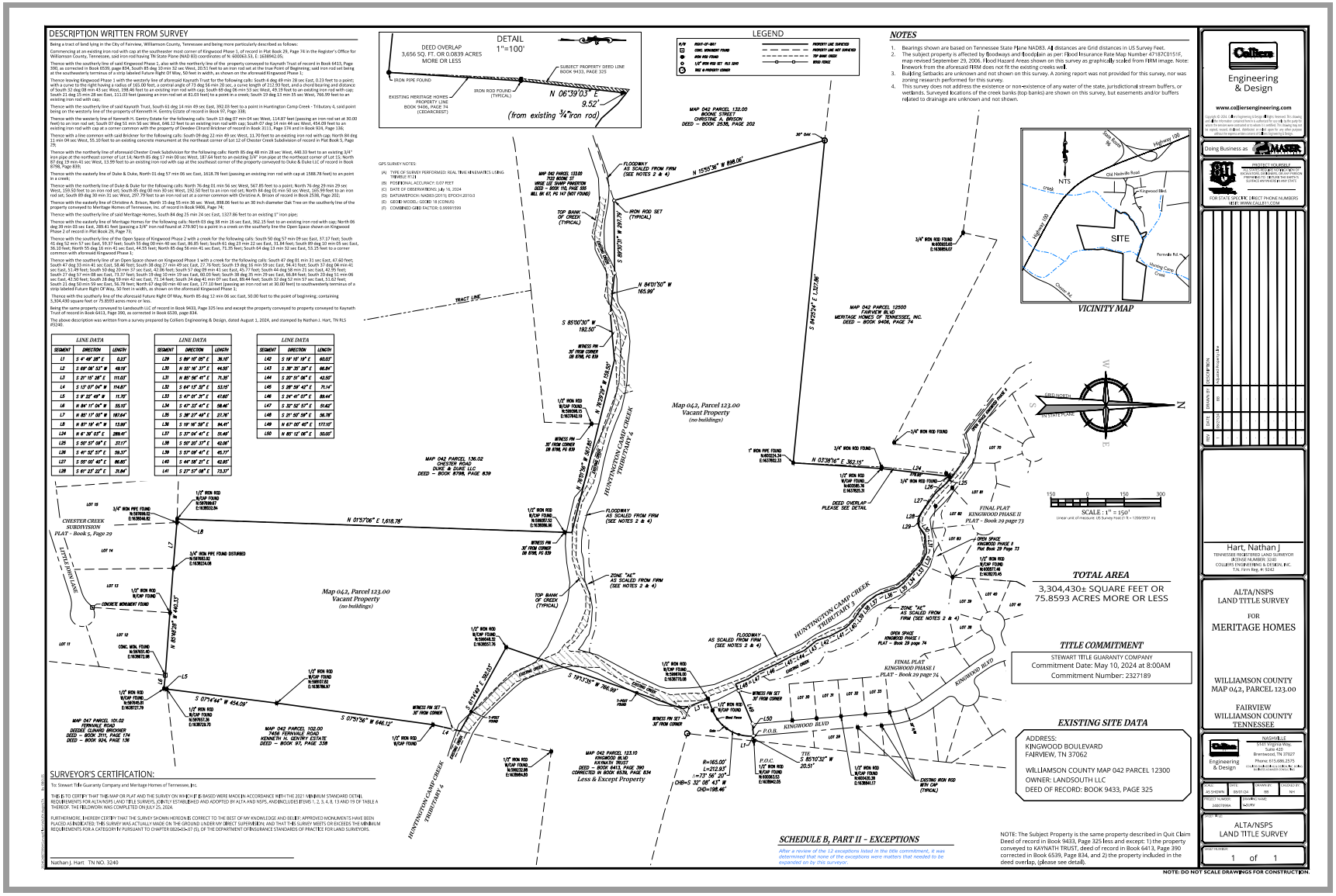
The New Residential-Medium Neighborhood classification notes the appropriate land uses are Multi-Family Residential, Single-Family Attached, Single-Family Detached, Mixed Use/Commercial/Office and Civic/Institutional. The Residential Transition future land use classification lists the RS-40, R-20 with a PUD, and a new district that would permit Traditional Neighborhood Development/Conservation Subdivision. These zoning districts were from the previous zoning ordinance. These districts transitioned to the CD-3L character district within the Fairview Development Code that was adopted on July 2, 2026. Also, the character districts within the Fairview Development Code are based on traditional neighborhood development patterns.

The requested character district of CD-3 (Neighborhood) is in alignment with the Residential Transition future land use character district that is associated with Tax Map 042 Parcel 123.00. The request character district of CD-3 (Neighborhood) would not be specified in the New Residential-Medium Neighborhood, however given the new Fairview Development Code is based on traditional neighborhood development patterns, the CD-3 request would be in alignment with the New Residential-Medium Neighborhood future land use classification. The proposed land use of single family detached residential is in alignment with both future land use classifications for these two (2) properties.

**Staff Recommendation:**

Staff recommends that the Planning Commission provide a **favorable** recommendation to the Fairview Board of Commissioners to approve this request to rezone the 75.85 (+/-) acres contained in the entirety of Tax Map 042 Parcel 123.00 and Parcel 123.12, located at the southern terminus of Kingwood Boulevard from the current zoning of CD-3L to CD-3, with the following conditions of approval included in Resolution PC-55-26:

1. This rezoning request will be placed on Thursday, December 3rd Board of Commissioners meeting agenda for consideration with the potential for the Public Hearing on Thursday, January 7th, and second reading being held on Thursday, January 21st, 2027, Board of Commissioners meeting.


DESCRIPTION WRITTEN FROM SURVEY
DETAIL 1"=100'
DEED OVERLAP 3,656 SQ. FT., OR 0.0839 ACRES MORE OR LESS
SUBJECT PROPERTY DEED LINE BOOK 9433, PAGE 325
IRON PIPE FOUND
IRON ROD FOUND (TYPICAL)
EXISTING HERITAGE HOMES PROPERTY LINE BOOK 9406, PAGE 74 (CEDARCREST)
N 06°39'03" E 9.52' (from existing ¾"iron rod)
LEGEND
NOTES
1. Bearings shown are based on Tennessee State Plane NAD83. All distances are Grid distances in US Survey Feet.
2. The subject property is affected by floodways and floodplain as per: Flood Insurance Rate Map Number 47187C0115F, map revised September 29, 2006. Flood Hazard Areas shown on this survey as graphically scaled from FIRM image. Note: linework from the aforesaid FIRM does not fit the existing creeks well.
3. Building Setbacks are unknown and not shown on this survey. A zoning report was not provided for this survey, nor was zoning research performed for this survey.
4. This survey does not address the existence or non-existence of any water of the state, jurisdictional stream buffers, or wetlands. Surveyed locations of the creek banks (top banks) are shown on this survey, but easements and/or buffers related to drainage are unknown and not shown.
GPS SURVEY NOTES:
(A) TYPE OF SURVEY PERFORMED: REAL TIME KINEMATICS USING TRIMBLE R12i
(B) POSITIONAL ACCURACY: 0.07 FEET
(C) DATE OF OBSERVATIONS: July 16, 2024
(D) DATUM/EPOCH: NAD83 (2011) EPOCH:2010.0
(E) GEOID MODEL: GEOID 18 (CONUS)
(F) COMBINED GRID FACTOR: 0.99991599
MAP 042 PARCEL 132.00 BOONE STREET CHRISTINE A. BRISON DEED – BOOK 2535, PAGE 202
MAP 042 PARCEL 133.00 7123 BOONE ST VIRGIE LEE SHARP PRESTON DEED – BOOK 110, PAGE 500 ALL BY ST. PG 167 (NOT FOUND)
FLOODWAY AS SCALED FROM FIRM (SEE NOTES 2 & 4)
TOP BANK OF CREEK (TYPICAL)
IRON ROD SET (TYPICAL)
N 15°55'36" W 898.06'
S 89°03'51" W 891.79'
N 84°01'50" W 165.99'
S 85°00'30" W 192.50'
TRACT LINE
WITNESS PIN 30" FROM CORNER SB 8748, PG 839
N 16°29'39" W 109.50'
S 89°03'51" E 1,327.96'
MAP 042 PARCEL 125.00 FAIRVIEW BLVD MERITAGE HOMES OF TENNESSEE, INC. DEED – BOOK 9406, PAGE 74
Map 042, Parcel 123.00 Vacant Property (no buildings)
MAP 042 PARCEL 126.02 CHESTER WOLF DUKE & DUKE LLC DEED – BOOK 8788, PAGE 839
HUNTINGTON CAMP CREEK TRIBUTARY 4
1" IRON PIPE FOUND N:607026.34 E:1637822.33
N 03°38'16" E 362.15'
3/4" IRON ROD FOUND
1/2" IRON ROD W/CAP FOUND N:607025.35 E:1637825.31
DEED OVERLAP PLEASE SEE DETAIL
FINAL PLAT KINGWOOD PHASE II PLAT – Book 29 page 73
OPEN SPACE KINGWOOD PHASE II Plat Book 29 Page 73
OPEN SPACE KINGWOOD PHASE I PLAT – Book 29 page 74
FINAL PLAT KINGWOOD PHASE I PLAT – Book 29 page 74
KINGWOOD BLVD
ZONE "AE" AS SCALED FROM FIRM (SEE NOTES 2 & 4)
FLOODWAY AS SCALED FROM FIRM (SEE NOTES 2 & 4)
WITNESS PIN SET 30" FROM CORNER
P.O.B.
P.O.C. 1/2" IRON ROD W/CAP FOUND N:606928.53 E:1638042.05
S 85°10'32" W 20.51'
R=165.00' L=212.93' Δ=73° 56' 20" CHB=S 33° 08' 43" W CHD=198.46'
EXISTING IRON ROD W/O CAP (TYPICAL)
N 15°55'36" W 898.06'
N 01°57'06" E 1,616.78'
CHESTER CREEK SUBDIVISION PLAT - Book 5, Page 29
LITTLE FAWN LANE
3/4" IRON PIPE FOUND N:5870936.02 E:1639546.92
3/4" IRON PIPE FOUND DISTURBED N:5870853.40 E:1639024.08
CONCRETE MONUMENT FOUND
CONC. MON. FOUND N:5870705.40 E:1639072.08
N 89°40'28" W 440.33'
S 01°14'44" W 454.09'
S 01°51'56" W 646.12'
MAP 047 PARCEL 101.02 FERNVALE ROAD DEEDED: CLIVARD BRICKNER DEED – BOOK 3111, PAGE 176 DEED – BOOK 924, PAGE 136
MAP 042 PARCEL 102.00 7456 FERNVALE ROAD KENNETH H. GENTRY ESTATE DEED – BOOK 97, PAGE 338
Map 042, Parcel 123.00 Vacant Property (no buildings)
S 87°14'44" E 390.05'
S 19°13'35" W 786.99'
MAP 042 PARCEL 123.10 KINGWOOD BLVD FAIRVIEW, TN 37062 DEED – BOOK 6413, PAGE 390 CORRECTED BY BOOK 6539, PAGE 834 Less & Except Property
LINE DATA
SEGMENT | DIRECTION | LENGTH
L1 | S 4° 49' 28" E | 0.23'
L2 | S 69° 56' 53" W | 48.19'
L3 | S 21° 15' 28" E | 111.03'
L4 | S 13° 07' 04" W | 114.87'
L5 | S 9° 23' 48" W | 11.70'
L6 | N 84° 11' 04" W | 55.10'
L7 | N 85° 17' 00" W | 187.64'
L8 | N 87° 08' 41" W | 13.08'
L24 | N 4° 36' 03" E | 208.41'
L25 | S 50° 57' 09" E | 37.17'
L26 | S 41° 52' 57" E | 59.37'
L27 | S 55° 00' 40" E | 86.85'
L28 | S 61° 33' 22" E | 31.84'
SEGMENT | DIRECTION | LENGTH
L29 | S 89° 10' 07" E | 26.10'
L30 | N 55° 16' 37" E | 44.55'
L31 | N 85° 56' 47" E | 71.35'
L32 | S 64° 13' 32" E | 53.15'
L33 | S 47° 01' 37" E | 47.65'
L34 | S 47° 37' 41" E | 58.46'
L35 | S 39° 27' 49" E | 27.76'
L36 | S 19° 41' 59" E | 94.47'
L37 | S 37° 04' 41" E | 35.49'
L38 | S 50° 20' 37" E | 42.06'
L39 | S 57° 08' 41" E | 45.77'
L40 | S 44° 58' 21" E | 42.85'
L41 | S 27° 57' 08" E | 73.37'
SEGMENT | DIRECTION | LENGTH
L42 | S 19° 10' 10" E | 65.01'
L43 | S 28° 35' 28" E | 66.84'
L44 | S 20° 31' 08" E | 42.59'
L45 | S 28° 59' 42" E | 71.14'
L46 | S 24° 41' 07" E | 88.44'
L47 | S 32° 52' 57" E | 51.60'
L48 | S 21° 50' 58" E | 36.78'
L49 | N 87° 00' 40" E | 177.10'
L50 | N 85° 12' 08" E | 55.00'
SURVEYOR'S CERTIFICATION:
To: Stewart Title Guaranty Company and Meritage Homes of Tennessee, Inc.
THIS IS TO CERTIFY THAT THE MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 8, 13 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 25, 2024.
FURTHERMORE, I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, APPROVED MONUMENTS HAVE BEEN PLACED AS INDICATED; THIS SURVEY WAS ACTUALLY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION; AND THAT THE SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS FOR A CATEGORY IV PURSUANT TO CHAPTER 0820-03-07 (5), OF THE DEPARTMENT OF INSURANCE STANDARDS OF PRACTICE FOR LAND SURVEYORS.
Nathan J. Hart TN NO. 3240
SCHEDULE B, PART II – EXCEPTIONS
After a review of the 12 exceptions listed in the title commitment, it was determined that none of the exceptions were matters that needed to be expanded on by this surveyor.
NOTE: The Subject Property is the same property described in Quit Claim Deed of record in Book 9433, Page 325 less and except: 1) the property conveyed to KAYNATH TRUST, deed of record in Book 6413, Page 390 corrected in Book 6539, Page 834; and 2) the property included in the deed overlap, (please see detail).
VICINITY MAP
Highway 100
Old Hillsboro Road
Kingwood Blvd
Fernvale Rd
Clovercroft Creek
Carnton Rd
SITE
NTS
TOTAL AREA
3,304,430± SQUARE FEET OR 75.8593 ACRES MORE OR LESS
TITLE COMMITMENT
STEWART TITLE GUARANTY COMPANY
Commitment Date: May 10, 2024 at 8:00AM
Commitment Number: 2327189
EXISTING SITE DATA
ADDRESS:
KINGWOOD BOULEVARD
FAIRVIEW, TN 37062
WILLIAMSON COUNTY MAP 042 PARCEL 12300
OWNER: LANDSOUTH LLC
DEED OF RECORD: BOOK 9433, PAGE 325
SCALE: 1" = 150'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)
Colliers Engineering & Design
www.colliersengineering.com
Doing Business as MASER CONSULTING
FOR STATE-WIDE UTILITY FIELD MARKINGS VISIT: WWW.OKLEI1.COM
Hart, Nathan J
TENNESSEE REGISTERED LAND SURVEYOR
LICENSE NUMBER: 3240
COLLIERS ENGINEERING & DESIGN, INC.
T.N. Firm Reg. #: 3242
ALTA/NSPS LAND TITLE SURVEY
FOR
MERITAGE HOMES
WILLIAMSON COUNTY MAP 042, PARCEL 123.00
FAIRVIEW
WILLIAMSON COUNTY
TENNESSEE
NASHVILLE
5161 Virginia Way, Suite 425
Brentwood, TN 37027
Phone: 615.986.2535
ALTA/NSPS LAND TITLE SURVEY
1 of 1
NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.