

LINE #	LENGTH	DIRECTION
L1	89.21	N62°52'22"E
L2	97.83	N62°52'22"E
L3	62.11	N62°52'22"E
L4	56.03	N62°52'22"E
L5	31.61	S87°46'34"E
L6	31.61	S87°46'34"E
L7	30.91	S87°46'34"E
L8	122.87	S20°32'40"W
L9	85.00	S42°52'30"W
L10	111.61	S42°52'30"W
L11	43.78	N62°52'22"E
L12	158.53	N62°52'22"E

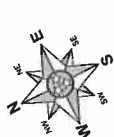


PRELIMINARY PLAT FOR
CRITZ CROSSING
WILSON COUNTY, TENNESSEE
P.O. BOX 243
COLUMBIA, TN 38401
M2 GROUP

DATE: NOVEMBER 2025
DRAWN BY: 24123
CHECKED BY: 24123
PROJECT NO.:
PRELIMINARY PLAT
C2.0

Know what's below.
Call before you dig.

LINE #	LENGTH	DIRECTION	CHORD LENGTH
C1	312.28	S07°29'01"E	312.28
C2	129.76	S07°29'01"E	129.51
C3	10.18	S07°29'01"E	50.10
C4	88.86	S07°19'11"E	88.89
C5	37.44	S71°12'18"E	37.32
C6	80.45	S71°12'18"E	80.32
C7	80.45	S71°12'18"E	80.32
C8	12.55	S04°54'22"E	12.25
C9	62.55	S04°54'22"E	59.37
C10	55.00	N62°51'59"E	51.30
C11	64.28	S66°25'39"E	64.15
C12	25.81	S55°41'52"E	25.89
C13	8.41	S42°42'19"E	8.48
C14	131.65	S19°22'59"W	131.32
C15	51.19	S43°31'06"W	51.16
C16	46.91	N02°07'30"E	46.89



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MAP 145, PARCEL 01.01
DB 7087, PG 472

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LINE #	AREA (S.F.)	AREA (AC)
A	113,660	2.61
B	47,305	1.10
C	31,775	0.73
D	61,705	1.46
TOTAL	254,445	5.90

LINE #	AREA (S.F.)	AREA (AC)
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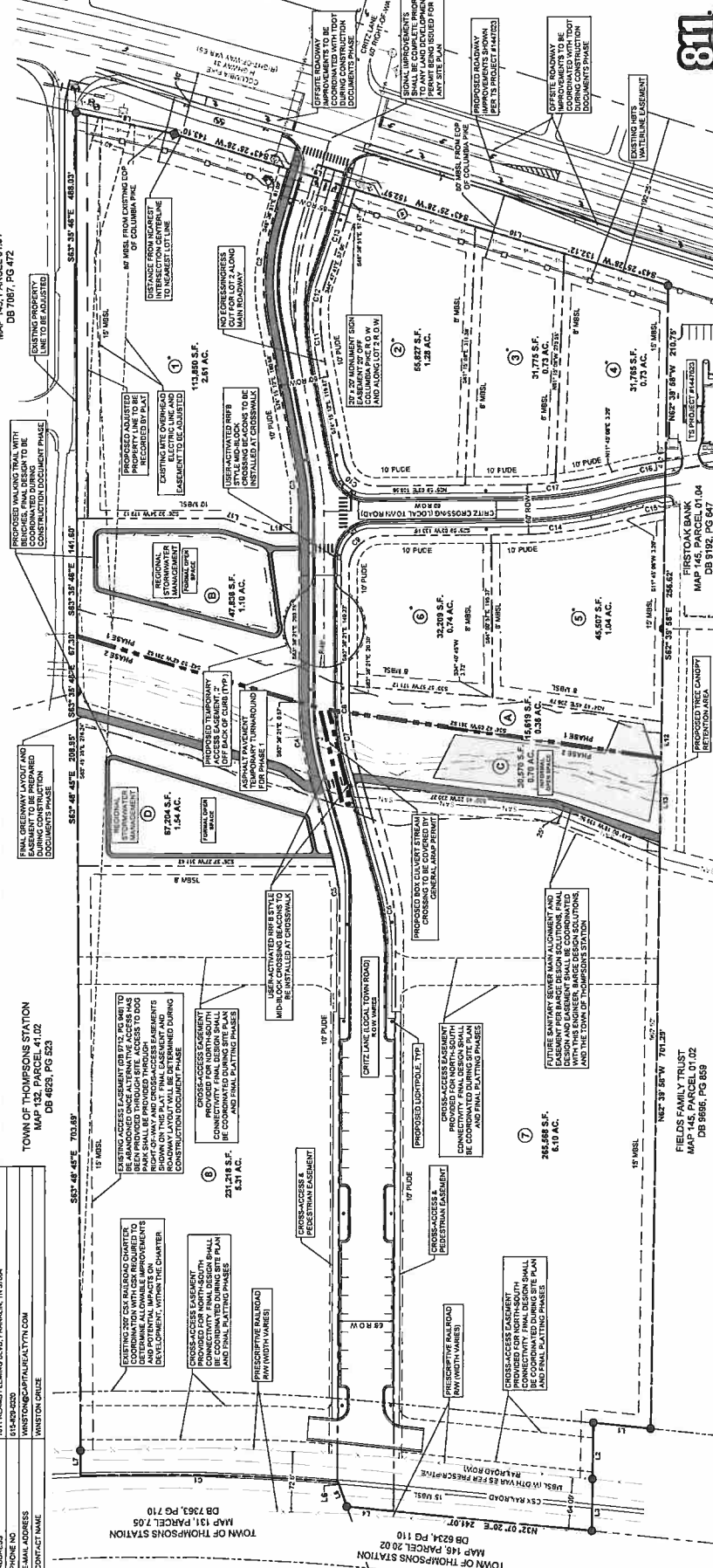
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SITE DATA TABLE

SITE INFORMATION

OWNER: M2 GROUP
PROJECT NAME: CRITZ CROSSING
ADDRESS: 141 COLUMBIA PIKE, THOMPSONS STATION, TN 37179
SUBDIVISION: NA
LOT NUMBER: 9
CIVIL DISTRICT: 02
EXISTING ZONING AND LAND USE: COMMUNITY COMMERCIAL DISTRICT (C2)
PROPOSED ZONING AND LAND USE: COMMUNITY COMMERCIAL DISTRICT (C2) (17.49 AC), OPEN SPACE (13.7 AC), R.O.P. (10.19 AC)

AREA TABULATIONS

ITEM	REQUIRED	PROVIDED
AREA	22,242 AC (1,088,223 SF)	22,242 AC
RESERVED RIGHT OF WAY	133 AC	133 AC
FORMAL OPEN SPACE	NA PER LDC SECTION 4.4.3, TABLE 4.1	41,596 SF
STREETS & ALLEY EASEMENT	NA PER LDC SECTION 4.4.3, TABLE 4.1	0 (WALKING DRITS REQUIRED)

TRACKS

ITEM	REQUIRED	PROVIDED
FRONT	10'	10'
REAR	15'	15'
SIDE YARD	10'	10'
SIDE STREET	5'	5'

APPLICANT INFORMATION

RAKE, AR, LLC
1911 BEAMS FLEMING BLVD, FRANKLIN, TN 37068
ADDRESS: 1911 BEAMS FLEMING BLVD, FRANKLIN, TN 37068
PHONE NO: 615-493-0200
CITY: FRANKLIN, TN
E-MAIL ADDRESS: WINFO@CAPITALREALTY.COM
CONTACT NAME: WINSTON DRUZE

DEVELOPMENT TAKE-DOWN PHASING SCHEDULE

PHASE 1

- COMMERCIAL LOTS 1 & 2
- OPEN SPACE LOTS 1 & 2
- OFFSITE ROADWAY IMPROVEMENTS AS REQUIRED BY TRAFFIC IMPACT STUDY
- REGIONAL STORMWATER MANAGEMENT FACILITIES

PHASE 2

- COMMERCIAL LOTS 3 & 4
- OPEN SPACE LOTS 3 & 4
- OFFSITE ROADWAY IMPROVEMENTS AS REQUIRED BY TRAFFIC IMPACT STUDY
- OFFSITE ROADWAY IMPROVEMENTS AS REQUIRED BY TRAFFIC IMPACT STUDY

WASTEWATER RESERVATION TAKE-DOWN

LOT #	TAKE-DOWN
LOT 1	1,000
LOT 2	900
LOT 3	300
LOT 4	300
LOT 5	400
LOT 6	500
LOT 7	575
LOT 8	375
TOTAL	17,800

CROSS-ACCESS EASEMENT NOTE (C):

LOTS 2 & 3 SHALL BE REQUIRED TO INCLUDE CROSS-ACCESS EASEMENTS TO THE ADJACENT LOTS. THE LOCATION OF CURB CUTS AND EASEMENTS SHALL BE PREPARED DURING CONSTRUCTION DOCUMENTS AND FINAL PLATTING PHASE.

OPEN SPACE LOT AREA TABLE

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LOT AREA TABLE