

RESOLUTION 25-220

A RESOLUTION TO APPROVE TO CALL THE PERFORMANCE BOND FOR KEDRON SQUARE KEDRON ROAD IMPROVEMENTS

WHEREAS, a Performance Bond Letter of Credit is in place for Kedron Square Kedron Road Improvements in the amount of \$242,687.00; and

WHEREAS, the improvements that are covered under the bond include
Improvements to Kedron Road, specifically a left turn lane at the entrance to Kedron Square, a deceleration lane at the entrance to Kedron Square and Kedron Road at Old Kedron Road deceleration turn lane improvements; and

WHEREAS, development on this project has been inactive for an extended period of time and performance deadlines set by the developer and the City have not been met; and

WHEREAS, this prolonged lack of progress has resulted in an unacceptable and unsafe condition of an arterial roadway; and

WHEREAS, City staff recommends approval of calling the Performance Bond in the amount of \$242,687.00 for the City to hold in reserves to be used towards future repair costs to Kedron Road Improvements if a completion of the improvements is not done and accepted by the City by October 14, 2025, as recommended by the Planning Commission on September 8, 2025 by PC Resolution 25-73, attached hereto as Exhibit A.

NOW, THEREFORE BE IT RESOLVED, the City of Spring Hill Board of Mayor and Aldermen approves to call the existing Performance Bond for Kedron Square Kedron Road Improvements in the amount of \$242,687.00 if completion of the improvements is not done and accepted by the City by October 14, 2025, as recommended by the Spring Hill Planning Commission on September 8, 2025.

Passed and Adopted by the Board of Mayor and Aldermen of the City of Spring Hill, Tennessee on the 15th day of September, 2025.


Matt Fitterer, Mayor

ATTEST:


April Goad, City Recorder

LEGAL FORM APPROVED:


Patrick Carter, City Attorney



SUBMITTED BY: Missy Stahl, CIP Director
DATE: September 15, 2025
RE: Recommendation to Call Performance Bond for Kedron
Square Kedron Road Improvements

BACKGROUND:

A performance bond was established in February of 2021 in the amount of \$242,687 to ensure the improvements to Kedron Road. While construction began several months ago, progress has since stalled and remains inactive. The City has received numerous complaints from homeowners and business owners that this incomplete construction has inconvenienced. City staff has met with the developer multiple times to stress the importance of completing the work; however, to date, no progress has been made. If the required improvements are not completed prior to October 14, 2025, staff is prepared to initiate the process of calling the bond.

**RESOLUTION 25-73 OF THE
PLANNING COMMISSION
OF THE CITY OF SPRING HILL, TENNESSEE**

**A RESOLUTION TO RECOMMEND THE PERFORMANCE BOND
FOR KEDRON SQUARE – KEDRON ROAD IMPROVEMENTS**

WHEREAS, a Performance Bond Letter of Credit, initially established in February 2021 by Resolution 21-14, remains in place for Kedron Square – Kedron Road Improvements in the amount of \$242,687.00; and

WHEREAS, the performance bond ensures certain improvements be installed by the developer, further identified as:

Improvements to Kedron Road, specifically a left turn lane at the entrance to Kedron Square, a deceleration lane at the entrance to Kedron Square and Kedron Road at Old Kedron Road deceleration turn lane improvements; and

WHEREAS, development on this project has been inactive for an extended period of time and performance deadlines set by the developer and the City have not been met; and

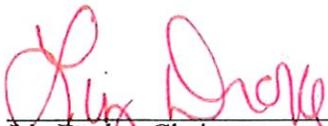
WHEREAS, this prolonged lack of progress has resulted in an unacceptable and unsafe condition of an arterial roadway; and

WHEREAS, it is the recommendation of City staff that the bond be called due to the extended inactivity and the ongoing negative impact to the surrounding area if completion of the improvements is not done and accepted by the City prior to October 14, 2025.

NOW, THEREFORE BE IT RESOLVED, by the City of Spring Hill Planning Commission:

1. The performance bond for Kedron Square – Kedron Road Improvements be called in the total amount of \$242,687.00 so that funds may be reserved for future repair or completion work if completion of the improvements are not done and accepted by the City prior to October 14, 2025.
2. This action is hereby recommended to the Board of Mayor and Aldermen.

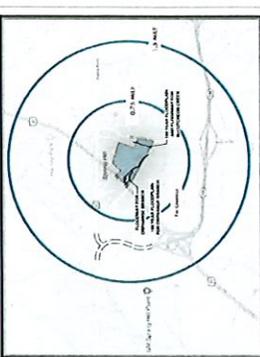
Passed and adopted this 8th day of September, 2025.



Liz Droke, Chairman



Gilles Morin, Secretary



VICINITY MAP
NOT TO SCALE

ST. LUIS, MO
HYDRANT LOCATED AT THE END
ELEV. 571.03

SITE DATA

PROPERTY ADDRESS: 808 BANDWAY FLOORS DRIVE, SPRING HILL, TENNESSEE

PARCEL NUMBER: 1730355 S.E., 26.50 AC.

EXISTING ZONING: PD (PLANNED DEVELOPMENT)

PERMITTED DEVELOPMENT: 10 UNITS PER ACRE

PERCENTAGE OF PHASE I DEVELOPMENT: 2.66% (1.03 AC.)

PHASE I: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE II: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE III: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE IV: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE V: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE VI: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE VII: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE VIII: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE IX: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE X: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XI: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XII: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XIII: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XIV: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XV: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XVI: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XVII: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XVIII: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XIX: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XX: 1.03 AC. (24,670 S.F., 61.83 AC.)

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PHASE XXIX: 1.03 AC. (24,670 S.F., 61.83 AC.)

PHASE XXX: 1.03 AC. (24,670 S.F., 61.83 AC.)

Catalyst
DESIGN GROUP

1105 S. 11TH STREET, MEMPHIS, TN 38104
901.525.2000 | WWW.CATALYSTGROUP.COM

KEDRON SQUARE
PHASE I A
PRELIMINARY PLAN

OWNER: KEDRON SQUARE DEVELOPMENT, LLC
DESIGNER: CATALYST DESIGN GROUP
DATE: 08/15/2024

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

2. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE CITY OF SPRING HILL, TENNESSEE.

3. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF REVENUE.

4. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

5. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION.

6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF REVENUE.

7. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

8. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION.

9. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF REVENUE.

10. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

11. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION.

12. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF REVENUE.

13. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

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15. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF REVENUE.

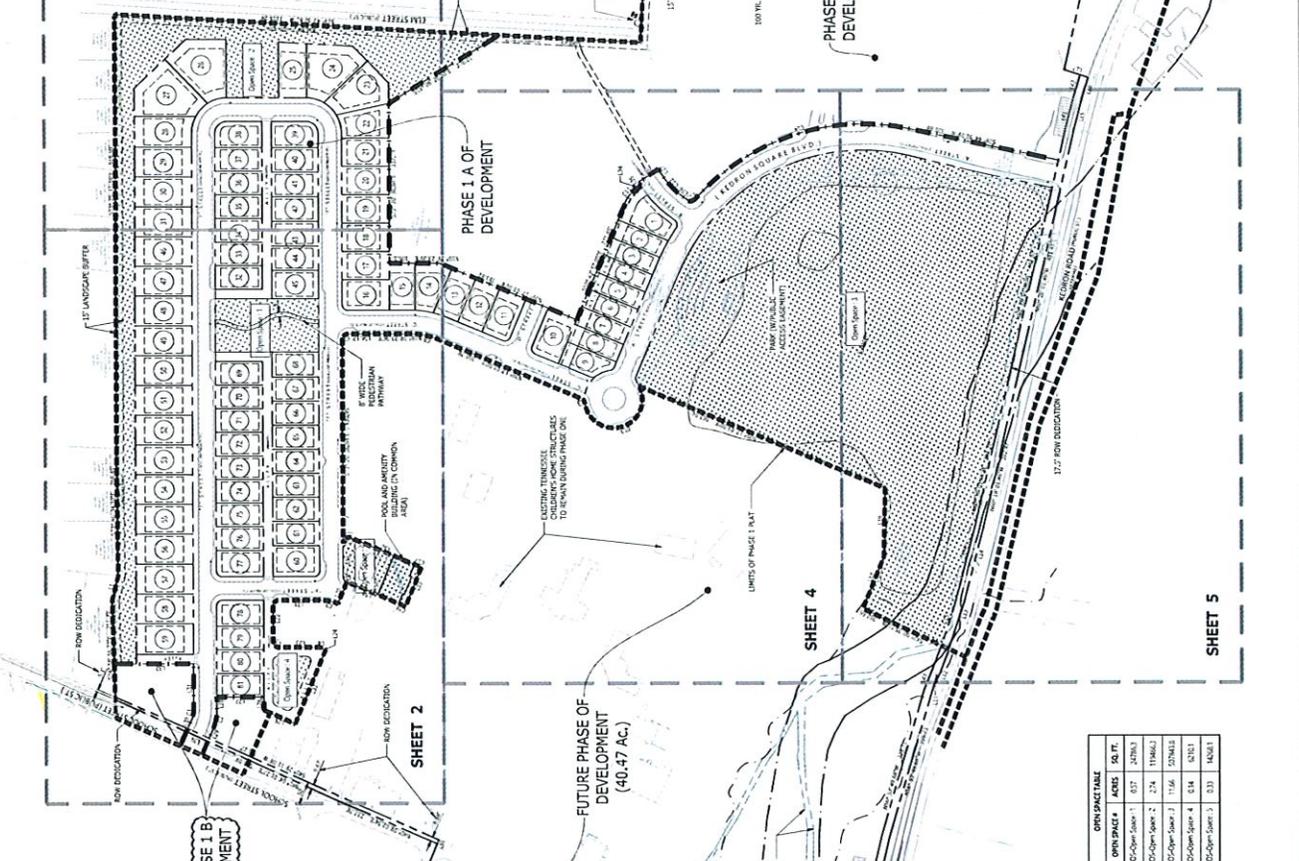
16. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

17. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION.

18. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF REVENUE.

19. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF TRANSPORTATION.

20. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE TENNESSEE DEPARTMENT OF ENVIRONMENTAL AND CONSERVATION.



CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
|---------|--------|---------|--------|---------------|--------------|
| C1 | 26.80 | 50.00 | 23.63 | S67°22'47"E | 20.65 |
| C2 | 41.59 | 100.00 | 23.63 | S67°22'47"E | 41.29 |
| C3 | 39.48 | 100.00 | 23.63 | N27°58'37"E | 29.24 |
| C4 | 16.19 | 41.00 | 26.63 | S27°58'37"E | 16.09 |
| C5 | 16.95 | 32.00 | 36.00 | S47°30'27"W | 16.07 |
| C6 | 14.11 | 32.00 | 52.17 | S72°56'37"E | 13.31 |
| C7 | 16.95 | 32.00 | 36.00 | N27°58'37"E | 16.07 |
| C8 | 32.47 | 100.00 | 23.63 | N27°58'37"E | 29.85 |
| C9 | 21.07 | 63.00 | 197.93 | S09°57'58"E | 13.51 |
| C10 | 21.07 | 63.00 | 18.89 | N34°45'09"W | 13.51 |
| C11 | 32.29 | 32.00 | 18.89 | S45°52'37"W | 21.87 |
| C12 | 17.27 | 172.00 | 17.71 | S45°52'37"W | 54.08 |
| C13 | 17.27 | 172.00 | 18.34 | S17°22'09"W | 16.27 |
| C14 | 32.08 | 480.00 | 60.79 | N17°15'27"W | 482.34 |
| C15 | 19.627 | 192.625 | 7.62 | N57°55'30"W | 192.62 |
| C16 | 22.55 | 22.00 | 112.23 | N77°01'47"W | 19.07 |
| C17 | 15.13 | 24.25 | 11.68 | S37°30'46"W | 15.13 |
| C18 | 11.01 | 24.25 | 8.50 | N47°31'34"E | 11.00 |

LINE TABLE

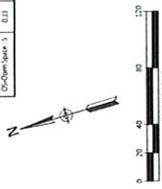
| LINE # | LENGTH | BEARING | LINE # | LENGTH | BEARING |
|--------|--------|-------------|--------|--------|-------------|
| L1 | 51.70 | S37°07'47"E | L21 | 99.99 | N19°39'23"E |
| L2 | 126.96 | N47°55'59"E | L22 | 83.60 | N72°20'37"W |
| L3 | 95.08 | N47°08'47"E | L23 | 51.92 | S19°29'37"W |
| L4 | 103.00 | N47°55'59"E | L24 | 3.73 | S37°19'29"W |
| L5 | 20.89 | N47°55'59"E | L25 | 72.66 | S49°48'29"W |
| L6 | 103.12 | N47°55'59"E | L26 | 22.23 | S72°20'27"E |
| L7 | 54.63 | N47°15'47"E | L27 | 103.00 | N19°39'23"E |
| L8 | 24.14 | N67°31'27"E | L28 | 27.84 | S72°20'27"E |
| L9 | 55.19 | N67°08'29"W | L29 | 20.82 | N47°29'49"W |
| L10 | 123.57 | N67°08'29"W | L30 | 96.25 | S77°29'27"E |
| L11 | 6.27 | N89°19'59"E | L31 | 96.25 | S77°29'27"E |
| L12 | 54.64 | N67°31'27"E | L32 | 16.64 | N19°39'23"E |
| L13 | 116.66 | N57°11'57"W | L33 | 17.57 | S59°42'27"E |
| L14 | 161.13 | N57°42'57"W | L34 | 14.82 | N19°42'27"W |
| L15 | 66.51 | N47°08'29"W | L35 | 24.86 | N17°29'29"E |
| L16 | 50.88 | N47°08'29"W | L36 | 50.89 | S17°15'10"E |
| L17 | 52.42 | S44°44'57"W | L37 | 13.41 | N72°44'20"E |
| L18 | 117.26 | N67°42'37"W | L38 | 16.41 | N47°02'17"E |
| L19 | 140.71 | N67°08'29"W | L39 | 50.80 | N47°08'29"E |
| L20 | 50.80 | S59°42'27"E | L40 | 12.52 | S37°42'07"W |

GRIP SCHEDULE TABLE

| GRIP SCHEDULE | ACES | 50 FT. |
|---------------|------|---------|
| GrpSchedule 1 | 837 | 2476.3 |
| GrpSchedule 2 | 2.74 | 11466.3 |
| GrpSchedule 3 | 1.66 | 22644.3 |
| GrpSchedule 4 | 0.84 | 42511 |
| GrpSchedule 5 | 0.31 | 142613 |

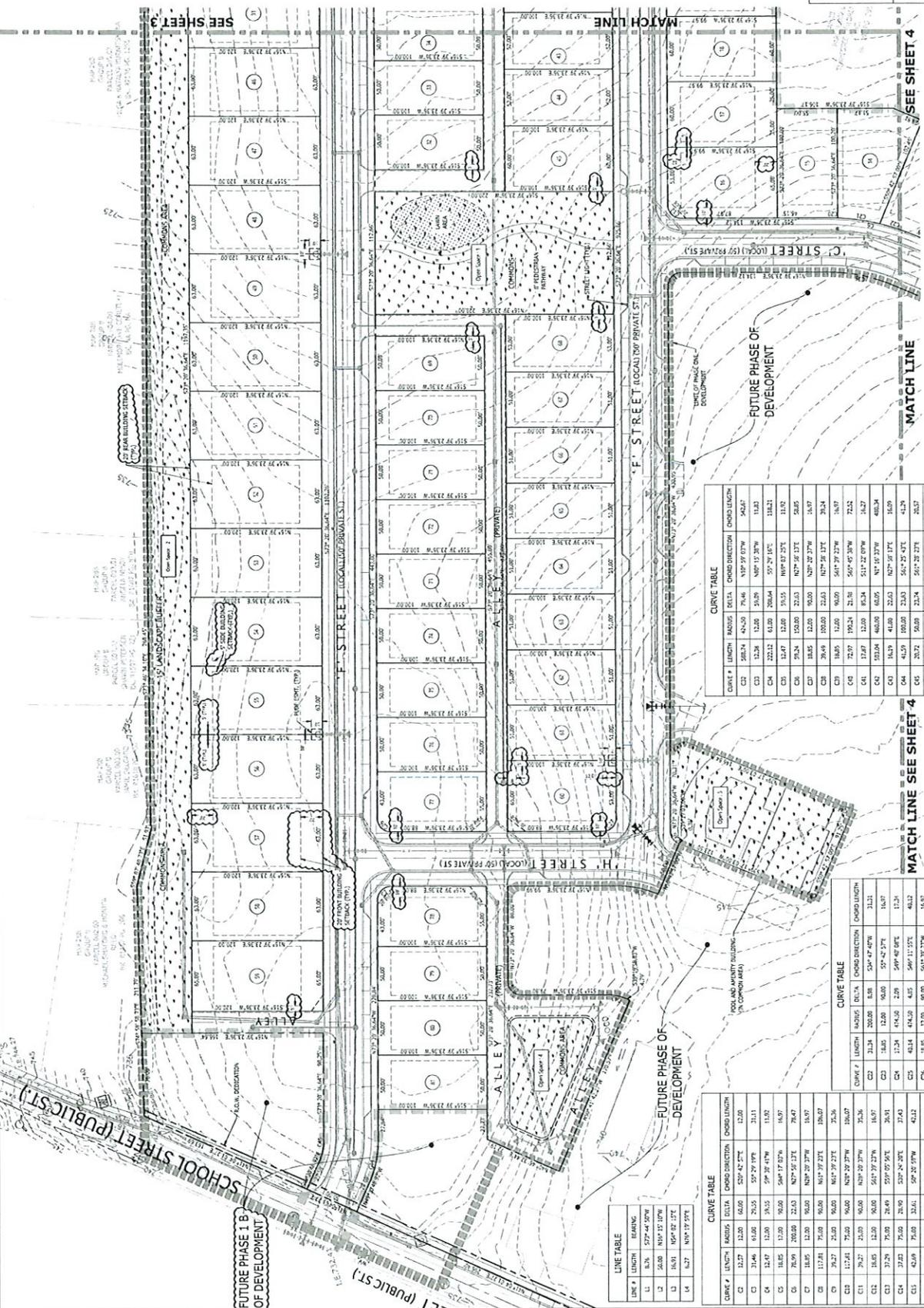
| LOT # | ACRES | SQ. FT. |
|-------|-------|---------|
| 1 | 0.17 | 7272 |
| 2 | 0.10 | 4354 |
| 3 | 0.10 | 4354 |
| 4 | 0.10 | 4354 |
| 5 | 0.10 | 4354 |
| 6 | 0.10 | 4354 |
| 7 | 0.10 | 4354 |
| 8 | 0.10 | 4354 |
| 9 | 0.10 | 4354 |
| 10 | 0.10 | 4354 |
| 11 | 0.10 | 4354 |
| 12 | 0.10 | 4354 |
| 13 | 0.10 | 4354 |
| 14 | 0.10 | 4354 |
| 15 | 0.10 | 4354 |
| 16 | 0.10 | 4354 |
| 17 | 0.10 | 4354 |
| 18 | 0.10 | 4354 |
| 19 | 0.10 | 4354 |
| 20 | 0.10 | 4354 |
| 21 | 0.10 | 4354 |
| 22 | 0.10 | 4354 |
| 23 | 0.10 | 4354 |
| 24 | 0.10 | 4354 |
| 25 | 0.10 | 4354 |
| 26 | 0.10 | 4354 |
| 27 | 0.10 | 4354 |
| 28 | 0.10 | 4354 |
| 29 | 0.10 | 4354 |
| 30 | 0.10 | 4354 |
| 31 | 0.10 | 4354 |
| 32 | 0.10 | 4354 |
| 33 | 0.10 | 4354 |
| 34 | 0.10 | 4354 |
| 35 | 0.10 | 4354 |
| 36 | 0.10 | 4354 |
| 37 | 0.10 | 4354 |
| 38 | 0.10 | 4354 |
| 39 | 0.10 | 4354 |
| 40 | 0.10 | 4354 |
| 41 | 0.10 | 4354 |

| OPEN SPACE TABLE | ACRES | SQ. FT. |
|------------------|-------|---------|
| Open Space 1 | 0.03 | 13463 |
| Open Space 2 | 2.24 | 97663 |
| Open Space 3 | 1.16 | 50488 |
| Open Space 4 | 0.14 | 6141 |
| Open Space 5 | 0.01 | 436 |



KEDRON SQUARE
 PHASE 1A
 PRELIMINARY PLAT

OWNER: KEDRON SQUARE, LLC
 TOTAL AREA: 20.00 ACRES (20.00 ACRES)
 DATE: 08/13/2020



NOTE: REFER TO SHEET 2 OF 3 FOR LEGEND.

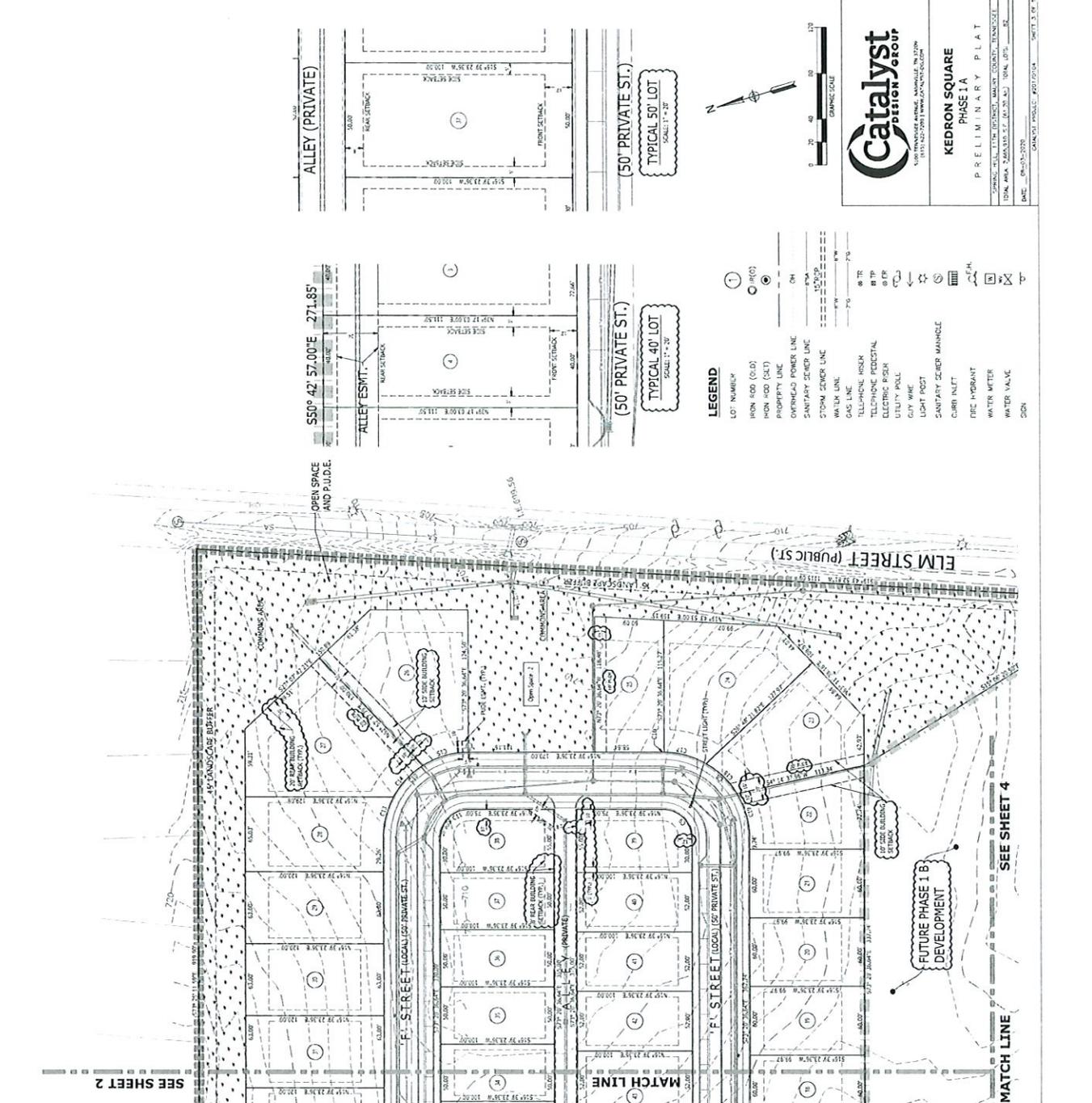
| CURVE # | LENGTH | RADIUS | DELTA | CURVE DIRECTION | CHORD LENGTH |
|---------|--------|---------|---------|-----------------|--------------|
| C1 | 10.00 | 100.00 | 18.00 | RIGHT | 18.00 |
| C2 | 15.00 | 150.00 | 27.00 | RIGHT | 27.00 |
| C3 | 20.00 | 200.00 | 36.00 | RIGHT | 36.00 |
| C4 | 25.00 | 250.00 | 45.00 | RIGHT | 45.00 |
| C5 | 30.00 | 300.00 | 54.00 | RIGHT | 54.00 |
| C6 | 35.00 | 350.00 | 63.00 | RIGHT | 63.00 |
| C7 | 40.00 | 400.00 | 72.00 | RIGHT | 72.00 |
| C8 | 45.00 | 450.00 | 81.00 | RIGHT | 81.00 |
| C9 | 50.00 | 500.00 | 90.00 | RIGHT | 90.00 |
| C10 | 55.00 | 550.00 | 99.00 | RIGHT | 99.00 |
| C11 | 60.00 | 600.00 | 108.00 | RIGHT | 108.00 |
| C12 | 65.00 | 650.00 | 117.00 | RIGHT | 117.00 |
| C13 | 70.00 | 700.00 | 126.00 | RIGHT | 126.00 |
| C14 | 75.00 | 750.00 | 135.00 | RIGHT | 135.00 |
| C15 | 80.00 | 800.00 | 144.00 | RIGHT | 144.00 |
| C16 | 85.00 | 850.00 | 153.00 | RIGHT | 153.00 |
| C17 | 90.00 | 900.00 | 162.00 | RIGHT | 162.00 |
| C18 | 95.00 | 950.00 | 171.00 | RIGHT | 171.00 |
| C19 | 100.00 | 1000.00 | 180.00 | RIGHT | 180.00 |
| C20 | 105.00 | 1050.00 | 189.00 | RIGHT | 189.00 |
| C21 | 110.00 | 1100.00 | 198.00 | RIGHT | 198.00 |
| C22 | 115.00 | 1150.00 | 207.00 | RIGHT | 207.00 |
| C23 | 120.00 | 1200.00 | 216.00 | RIGHT | 216.00 |
| C24 | 125.00 | 1250.00 | 225.00 | RIGHT | 225.00 |
| C25 | 130.00 | 1300.00 | 234.00 | RIGHT | 234.00 |
| C26 | 135.00 | 1350.00 | 243.00 | RIGHT | 243.00 |
| C27 | 140.00 | 1400.00 | 252.00 | RIGHT | 252.00 |
| C28 | 145.00 | 1450.00 | 261.00 | RIGHT | 261.00 |
| C29 | 150.00 | 1500.00 | 270.00 | RIGHT | 270.00 |
| C30 | 155.00 | 1550.00 | 279.00 | RIGHT | 279.00 |
| C31 | 160.00 | 1600.00 | 288.00 | RIGHT | 288.00 |
| C32 | 165.00 | 1650.00 | 297.00 | RIGHT | 297.00 |
| C33 | 170.00 | 1700.00 | 306.00 | RIGHT | 306.00 |
| C34 | 175.00 | 1750.00 | 315.00 | RIGHT | 315.00 |
| C35 | 180.00 | 1800.00 | 324.00 | RIGHT | 324.00 |
| C36 | 185.00 | 1850.00 | 333.00 | RIGHT | 333.00 |
| C37 | 190.00 | 1900.00 | 342.00 | RIGHT | 342.00 |
| C38 | 195.00 | 1950.00 | 351.00 | RIGHT | 351.00 |
| C39 | 200.00 | 2000.00 | 360.00 | RIGHT | 360.00 |
| C40 | 205.00 | 2050.00 | 369.00 | RIGHT | 369.00 |
| C41 | 210.00 | 2100.00 | 378.00 | RIGHT | 378.00 |
| C42 | 215.00 | 2150.00 | 387.00 | RIGHT | 387.00 |
| C43 | 220.00 | 2200.00 | 396.00 | RIGHT | 396.00 |
| C44 | 225.00 | 2250.00 | 405.00 | RIGHT | 405.00 |
| C45 | 230.00 | 2300.00 | 414.00 | RIGHT | 414.00 |
| C46 | 235.00 | 2350.00 | 423.00 | RIGHT | 423.00 |
| C47 | 240.00 | 2400.00 | 432.00 | RIGHT | 432.00 |
| C48 | 245.00 | 2450.00 | 441.00 | RIGHT | 441.00 |
| C49 | 250.00 | 2500.00 | 450.00 | RIGHT | 450.00 |
| C50 | 255.00 | 2550.00 | 459.00 | RIGHT | 459.00 |
| C51 | 260.00 | 2600.00 | 468.00 | RIGHT | 468.00 |
| C52 | 265.00 | 2650.00 | 477.00 | RIGHT | 477.00 |
| C53 | 270.00 | 2700.00 | 486.00 | RIGHT | 486.00 |
| C54 | 275.00 | 2750.00 | 495.00 | RIGHT | 495.00 |
| C55 | 280.00 | 2800.00 | 504.00 | RIGHT | 504.00 |
| C56 | 285.00 | 2850.00 | 513.00 | RIGHT | 513.00 |
| C57 | 290.00 | 2900.00 | 522.00 | RIGHT | 522.00 |
| C58 | 295.00 | 2950.00 | 531.00 | RIGHT | 531.00 |
| C59 | 300.00 | 3000.00 | 540.00 | RIGHT | 540.00 |
| C60 | 305.00 | 3050.00 | 549.00 | RIGHT | 549.00 |
| C61 | 310.00 | 3100.00 | 558.00 | RIGHT | 558.00 |
| C62 | 315.00 | 3150.00 | 567.00 | RIGHT | 567.00 |
| C63 | 320.00 | 3200.00 | 576.00 | RIGHT | 576.00 |
| C64 | 325.00 | 3250.00 | 585.00 | RIGHT | 585.00 |
| C65 | 330.00 | 3300.00 | 594.00 | RIGHT | 594.00 |
| C66 | 335.00 | 3350.00 | 603.00 | RIGHT | 603.00 |
| C67 | 340.00 | 3400.00 | 612.00 | RIGHT | 612.00 |
| C68 | 345.00 | 3450.00 | 621.00 | RIGHT | 621.00 |
| C69 | 350.00 | 3500.00 | 630.00 | RIGHT | 630.00 |
| C70 | 355.00 | 3550.00 | 639.00 | RIGHT | 639.00 |
| C71 | 360.00 | 3600.00 | 648.00 | RIGHT | 648.00 |
| C72 | 365.00 | 3650.00 | 657.00 | RIGHT | 657.00 |
| C73 | 370.00 | 3700.00 | 666.00 | RIGHT | 666.00 |
| C74 | 375.00 | 3750.00 | 675.00 | RIGHT | 675.00 |
| C75 | 380.00 | 3800.00 | 684.00 | RIGHT | 684.00 |
| C76 | 385.00 | 3850.00 | 693.00 | RIGHT | 693.00 |
| C77 | 390.00 | 3900.00 | 702.00 | RIGHT | 702.00 |
| C78 | 395.00 | 3950.00 | 711.00 | RIGHT | 711.00 |
| C79 | 400.00 | 4000.00 | 720.00 | RIGHT | 720.00 |
| C80 | 405.00 | 4050.00 | 729.00 | RIGHT | 729.00 |
| C81 | 410.00 | 4100.00 | 738.00 | RIGHT | 738.00 |
| C82 | 415.00 | 4150.00 | 747.00 | RIGHT | 747.00 |
| C83 | 420.00 | 4200.00 | 756.00 | RIGHT | 756.00 |
| C84 | 425.00 | 4250.00 | 765.00 | RIGHT | 765.00 |
| C85 | 430.00 | 4300.00 | 774.00 | RIGHT | 774.00 |
| C86 | 435.00 | 4350.00 | 783.00 | RIGHT | 783.00 |
| C87 | 440.00 | 4400.00 | 792.00 | RIGHT | 792.00 |
| C88 | 445.00 | 4450.00 | 801.00 | RIGHT | 801.00 |
| C89 | 450.00 | 4500.00 | 810.00 | RIGHT | 810.00 |
| C90 | 455.00 | 4550.00 | 819.00 | RIGHT | 819.00 |
| C91 | 460.00 | 4600.00 | 828.00 | RIGHT | 828.00 |
| C92 | 465.00 | 4650.00 | 837.00 | RIGHT | 837.00 |
| C93 | 470.00 | 4700.00 | 846.00 | RIGHT | 846.00 |
| C94 | 475.00 | 4750.00 | 855.00 | RIGHT | 855.00 |
| C95 | 480.00 | 4800.00 | 864.00 | RIGHT | 864.00 |
| C96 | 485.00 | 4850.00 | 873.00 | RIGHT | 873.00 |
| C97 | 490.00 | 4900.00 | 882.00 | RIGHT | 882.00 |
| C98 | 495.00 | 4950.00 | 891.00 | RIGHT | 891.00 |
| C99 | 500.00 | 5000.00 | 900.00 | RIGHT | 900.00 |
| C100 | 505.00 | 5050.00 | 909.00 | RIGHT | 909.00 |
| C101 | 510.00 | 5100.00 | 918.00 | RIGHT | 918.00 |
| C102 | 515.00 | 5150.00 | 927.00 | RIGHT | 927.00 |
| C103 | 520.00 | 5200.00 | 936.00 | RIGHT | 936.00 |
| C104 | 525.00 | 5250.00 | 945.00 | RIGHT | 945.00 |
| C105 | 530.00 | 5300.00 | 954.00 | RIGHT | 954.00 |
| C106 | 535.00 | 5350.00 | 963.00 | RIGHT | 963.00 |
| C107 | 540.00 | 5400.00 | 972.00 | RIGHT | 972.00 |
| C108 | 545.00 | 5450.00 | 981.00 | RIGHT | 981.00 |
| C109 | 550.00 | 5500.00 | 990.00 | RIGHT | 990.00 |
| C110 | 555.00 | 5550.00 | 999.00 | RIGHT | 999.00 |
| C111 | 560.00 | 5600.00 | 1008.00 | RIGHT | 1008.00 |
| C112 | 565.00 | 5650.00 | 1017.00 | RIGHT | 1017.00 |
| C113 | 570.00 | 5700.00 | 1026.00 | RIGHT | 1026.00 |
| C114 | 575.00 | 5750.00 | 1035.00 | RIGHT | 1035.00 |
| C115 | 580.00 | 5800.00 | 1044.00 | RIGHT | 1044.00 |
| C116 | 585.00 | 5850.00 | 1053.00 | RIGHT | 1053.00 |
| C117 | 590.00 | 5900.00 | 1062.00 | RIGHT | 1062.00 |
| C118 | 595.00 | 5950.00 | 1071.00 | RIGHT | 1071.00 |
| C119 | 600.00 | 6000.00 | 1080.00 | RIGHT | 1080.00 |
| C120 | 605.00 | 6050.00 | 1089.00 | RIGHT | 1089.00 |
| C121 | 610.00 | 6100.00 | 1098.00 | RIGHT | 1098.00 |
| C122 | 615.00 | 6150.00 | 1107.00 | RIGHT | 1107.00 |
| C123 | 620.00 | 6200.00 | 1116.00 | RIGHT | 1116.00 |
| C124 | 625.00 | 6250.00 | 1125.00 | RIGHT | 1125.00 |
| C125 | 630.00 | 6300.00 | 1134.00 | RIGHT | 1134.00 |
| C126 | 635.00 | 6350.00 | 1143.00 | RIGHT | 1143.00 |
| C127 | 640.00 | 6400.00 | 1152.00 | RIGHT | 1152.00 |
| C128 | 645.00 | 6450.00 | 1161.00 | RIGHT | 1161.00 |
| C129 | 650.00 | 6500.00 | 1170.00 | RIGHT | 1170.00 |
| C130 | 655.00 | 6550.00 | 1179.00 | RIGHT | 1179.00 |
| C131 | 660.00 | 6600.00 | 1188.00 | RIGHT | 1188.00 |
| C132 | 665.00 | 6650.00 | 1197.00 | RIGHT | 1197.00 |
| C133 | 670.00 | 6700.00 | 1206.00 | RIGHT | 1206.00 |
| C134 | 675.00 | 6750.00 | 1215.00 | RIGHT | 1215.00 |
| C135 | 680.00 | 6800.00 | 1224.00 | RIGHT | 1224.00 |
| C136 | 685.00 | 6850.00 | 1233.00 | RIGHT | 1233.00 |
| C137 | 690.00 | 6900.00 | 1242.00 | RIGHT | 1242.00 |
| C138 | 695.00 | 6950.00 | 1251.00 | RIGHT | 1251.00 |
| C139 | 700.00 | 7000.00 | 1260.00 | RIGHT | 1260.00 |
| C140 | 705.00 | 7050.00 | 1269.00 | RIGHT | 1269.00 |
| C141 | 710.00 | 7100.00 | 1278.00 | RIGHT | 1278.00 |
| C142 | 715.00 | 7150.00 | 1287.00 | RIGHT | 1287.00 |
| C143 | 720.00 | 7200.00 | 1296.00 | RIGHT | 1296.00 |
| C144 | 725.00 | 7250.00 | 1305.00 | RIGHT | 1305.00 |
| C145 | 730.00 | 7300.00 | 1314.00 | RIGHT | 1314.00 |
| C146 | 735.00 | 7350.00 | 1323.00 | RIGHT | 1323.00 |
| C147 | 740.00 | 7400.00 | 1332.00 | RIGHT | 1332.00 |
| C148 | 745.00 | 7450.00 | 1341.00 | RIGHT | 1341.00 |
| C149 | 750.00 | 7500.00 | 1350.00 | RIGHT | 1350.00 |
| C150 | 755.00 | 7550.00 | 1359.00 | RIGHT | 1359.00 |
| C151 | 760.00 | 7600.00 | 1368.00 | RIGHT | 1368.00 |
| C152 | 765.00 | 7650.00 | 1377.00 | RIGHT | 1377.00 |
| C153 | 770.00 | 7700.00 | 1386.00 | RIGHT | 1386.00 |
| C154 | 775.00 | 7750.00 | 1395.00 | RIGHT | 1395.00 |
| C155 | 780.00 | 7800.00 | 1404.00 | RIGHT | 1404.00 |
| C156 | 785.00 | 7850.00 | 1413.00 | RIGHT | 1413.00 |
| C157 | 790.00 | 7900.00 | 1422.00 | RIGHT | 1422.00 |
| C158 | 795.00 | 7950.00 | 1431.00 | RIGHT | 1431.00 |
| C159 | 800.00 | 8000.00 | 1440.00 | RIGHT | 1440.00 |
| C160 | 805.00 | 8050.00 | 1449.00 | RIGHT | 1449.00 |
| C161 | 810.00 | 8100.00 | 1458.00 | RIGHT | 1458.00 |
| C162 | 815.00 | 8150.00 | 1467 | | |

| LOT TABLE | | LOT TABLE | |
|-----------|--------------|-----------|--------------|
| LOT # | AREA SQ. FT. | LOT # | AREA SQ. FT. |
| 1 | 0.17 | 27 | 0.17 |
| 2 | 0.15 | 28 | 0.15 |
| 3 | 0.15 | 29 | 0.15 |
| 4 | 0.15 | 30 | 0.15 |
| 5 | 0.15 | 31 | 0.15 |
| 6 | 0.15 | 32 | 0.15 |
| 7 | 0.15 | 33 | 0.15 |
| 8 | 0.15 | 34 | 0.15 |
| 9 | 0.15 | 35 | 0.15 |
| 10 | 0.15 | 36 | 0.15 |
| 11 | 0.15 | 37 | 0.15 |
| 12 | 0.15 | 38 | 0.15 |
| 13 | 0.15 | 39 | 0.15 |
| 14 | 0.15 | 40 | 0.15 |
| 15 | 0.15 | 41 | 0.15 |
| 16 | 0.15 | 42 | 0.15 |
| 17 | 0.15 | 43 | 0.15 |
| 18 | 0.15 | 44 | 0.15 |
| 19 | 0.15 | 45 | 0.15 |
| 20 | 0.15 | 46 | 0.15 |
| 21 | 0.15 | 47 | 0.15 |
| 22 | 0.15 | 48 | 0.15 |
| 23 | 0.15 | 49 | 0.15 |
| 24 | 0.15 | 50 | 0.15 |
| 25 | 0.15 | 51 | 0.15 |
| 26 | 0.15 | 52 | 0.15 |
| 27 | 0.15 | 53 | 0.15 |
| 28 | 0.15 | 54 | 0.15 |
| 29 | 0.15 | 55 | 0.15 |
| 30 | 0.15 | 56 | 0.15 |
| 31 | 0.15 | 57 | 0.15 |
| 32 | 0.15 | 58 | 0.15 |
| 33 | 0.15 | 59 | 0.15 |
| 34 | 0.15 | 60 | 0.15 |
| 35 | 0.15 | 61 | 0.15 |
| 36 | 0.15 | 62 | 0.15 |
| 37 | 0.15 | 63 | 0.15 |
| 38 | 0.15 | 64 | 0.15 |
| 39 | 0.15 | 65 | 0.15 |
| 40 | 0.15 | 66 | 0.15 |
| 41 | 0.15 | 67 | 0.15 |
| 42 | 0.15 | 68 | 0.15 |
| 43 | 0.15 | 69 | 0.15 |
| 44 | 0.15 | 70 | 0.15 |
| 45 | 0.15 | 71 | 0.15 |
| 46 | 0.15 | 72 | 0.15 |
| 47 | 0.15 | 73 | 0.15 |
| 48 | 0.15 | 74 | 0.15 |
| 49 | 0.15 | 75 | 0.15 |
| 50 | 0.15 | 76 | 0.15 |
| 51 | 0.15 | 77 | 0.15 |
| 52 | 0.15 | 78 | 0.15 |
| 53 | 0.15 | 79 | 0.15 |
| 54 | 0.15 | 80 | 0.15 |
| 55 | 0.15 | 81 | 0.15 |
| 56 | 0.15 | 82 | 0.15 |
| 57 | 0.15 | 83 | 0.15 |
| 58 | 0.15 | 84 | 0.15 |
| 59 | 0.15 | 85 | 0.15 |
| 60 | 0.15 | 86 | 0.15 |
| 61 | 0.15 | 87 | 0.15 |
| 62 | 0.15 | 88 | 0.15 |
| 63 | 0.15 | 89 | 0.15 |
| 64 | 0.15 | 90 | 0.15 |
| 65 | 0.15 | 91 | 0.15 |
| 66 | 0.15 | 92 | 0.15 |
| 67 | 0.15 | 93 | 0.15 |
| 68 | 0.15 | 94 | 0.15 |
| 69 | 0.15 | 95 | 0.15 |
| 70 | 0.15 | 96 | 0.15 |
| 71 | 0.15 | 97 | 0.15 |
| 72 | 0.15 | 98 | 0.15 |
| 73 | 0.15 | 99 | 0.15 |
| 74 | 0.15 | 100 | 0.15 |

| CURVE TABLE | | | |
|-------------|--------|--------|-----------------|
| CURVE # | LENGTH | RADIUS | CHORD DIRECTION |
| C1 | 12.00 | 60.00 | S50°42'57.00"E |
| C2 | 12.00 | 60.00 | S50°42'57.00"E |
| C3 | 12.00 | 60.00 | S50°42'57.00"E |
| C4 | 12.00 | 60.00 | S50°42'57.00"E |
| C5 | 12.00 | 60.00 | S50°42'57.00"E |
| C6 | 12.00 | 60.00 | S50°42'57.00"E |
| C7 | 12.00 | 60.00 | S50°42'57.00"E |
| C8 | 12.00 | 60.00 | S50°42'57.00"E |
| C9 | 12.00 | 60.00 | S50°42'57.00"E |
| C10 | 12.00 | 60.00 | S50°42'57.00"E |
| C11 | 12.00 | 60.00 | S50°42'57.00"E |
| C12 | 12.00 | 60.00 | S50°42'57.00"E |
| C13 | 12.00 | 60.00 | S50°42'57.00"E |
| C14 | 12.00 | 60.00 | S50°42'57.00"E |
| C15 | 12.00 | 60.00 | S50°42'57.00"E |
| C16 | 12.00 | 60.00 | S50°42'57.00"E |
| C17 | 12.00 | 60.00 | S50°42'57.00"E |
| C18 | 12.00 | 60.00 | S50°42'57.00"E |
| C19 | 12.00 | 60.00 | S50°42'57.00"E |
| C20 | 12.00 | 60.00 | S50°42'57.00"E |
| C21 | 12.00 | 60.00 | S50°42'57.00"E |
| C22 | 12.00 | 60.00 | S50°42'57.00"E |
| C23 | 12.00 | 60.00 | S50°42'57.00"E |
| C24 | 12.00 | 60.00 | S50°42'57.00"E |
| C25 | 12.00 | 60.00 | S50°42'57.00"E |
| C26 | 12.00 | 60.00 | S50°42'57.00"E |
| C27 | 12.00 | 60.00 | S50°42'57.00"E |
| C28 | 12.00 | 60.00 | S50°42'57.00"E |
| C29 | 12.00 | 60.00 | S50°42'57.00"E |
| C30 | 12.00 | 60.00 | S50°42'57.00"E |
| C31 | 12.00 | 60.00 | S50°42'57.00"E |
| C32 | 12.00 | 60.00 | S50°42'57.00"E |
| C33 | 12.00 | 60.00 | S50°42'57.00"E |
| C34 | 12.00 | 60.00 | S50°42'57.00"E |
| C35 | 12.00 | 60.00 | S50°42'57.00"E |
| C36 | 12.00 | 60.00 | S50°42'57.00"E |
| C37 | 12.00 | 60.00 | S50°42'57.00"E |
| C38 | 12.00 | 60.00 | S50°42'57.00"E |
| C39 | 12.00 | 60.00 | S50°42'57.00"E |
| C40 | 12.00 | 60.00 | S50°42'57.00"E |
| C41 | 12.00 | 60.00 | S50°42'57.00"E |
| C42 | 12.00 | 60.00 | S50°42'57.00"E |
| C43 | 12.00 | 60.00 | S50°42'57.00"E |
| C44 | 12.00 | 60.00 | S50°42'57.00"E |
| C45 | 12.00 | 60.00 | S50°42'57.00"E |
| C46 | 12.00 | 60.00 | S50°42'57.00"E |
| C47 | 12.00 | 60.00 | S50°42'57.00"E |
| C48 | 12.00 | 60.00 | S50°42'57.00"E |
| C49 | 12.00 | 60.00 | S50°42'57.00"E |
| C50 | 12.00 | 60.00 | S50°42'57.00"E |

| LINE TABLE | | |
|------------|--------|----------------|
| LINE # | LENGTH | BEARING |
| L1 | 12.00 | S50°42'57.00"E |
| L2 | 12.00 | S50°42'57.00"E |
| L3 | 12.00 | S50°42'57.00"E |
| L4 | 12.00 | S50°42'57.00"E |
| L5 | 12.00 | S50°42'57.00"E |
| L6 | 12.00 | S50°42'57.00"E |
| L7 | 12.00 | S50°42'57.00"E |
| L8 | 12.00 | S50°42'57.00"E |
| L9 | 12.00 | S50°42'57.00"E |
| L10 | 12.00 | S50°42'57.00"E |
| L11 | 12.00 | S50°42'57.00"E |
| L12 | 12.00 | S50°42'57.00"E |
| L13 | 12.00 | S50°42'57.00"E |
| L14 | 12.00 | S50°42'57.00"E |
| L15 | 12.00 | S50°42'57.00"E |
| L16 | 12.00 | S50°42'57.00"E |
| L17 | 12.00 | S50°42'57.00"E |
| L18 | 12.00 | S50°42'57.00"E |
| L19 | 12.00 | S50°42'57.00"E |
| L20 | 12.00 | S50°42'57.00"E |
| L21 | 12.00 | S50°42'57.00"E |
| L22 | 12.00 | S50°42'57.00"E |
| L23 | 12.00 | S50°42'57.00"E |
| L24 | 12.00 | S50°42'57.00"E |
| L25 | 12.00 | S50°42'57.00"E |
| L26 | 12.00 | S50°42'57.00"E |
| L27 | 12.00 | S50°42'57.00"E |
| L28 | 12.00 | S50°42'57.00"E |
| L29 | 12.00 | S50°42'57.00"E |
| L30 | 12.00 | S50°42'57.00"E |
| L31 | 12.00 | S50°42'57.00"E |
| L32 | 12.00 | S50°42'57.00"E |
| L33 | 12.00 | S50°42'57.00"E |
| L34 | 12.00 | S50°42'57.00"E |
| L35 | 12.00 | S50°42'57.00"E |
| L36 | 12.00 | S50°42'57.00"E |
| L37 | 12.00 | S50°42'57.00"E |
| L38 | 12.00 | S50°42'57.00"E |
| L39 | 12.00 | S50°42'57.00"E |
| L40 | 12.00 | S50°42'57.00"E |
| L41 | 12.00 | S50°42'57.00"E |
| L42 | 12.00 | S50°42'57.00"E |
| L43 | 12.00 | S50°42'57.00"E |
| L44 | 12.00 | S50°42'57.00"E |
| L45 | 12.00 | S50°42'57.00"E |
| L46 | 12.00 | S50°42'57.00"E |
| L47 | 12.00 | S50°42'57.00"E |
| L48 | 12.00 | S50°42'57.00"E |
| L49 | 12.00 | S50°42'57.00"E |
| L50 | 12.00 | S50°42'57.00"E |

| OPEN SPACE TABLE | | |
|------------------|--------|---------|
| OPEN SPACE # | AREA | SQ. FT. |
| OS1 | 100.00 | 100.00 |
| OS2 | 100.00 | 100.00 |
| OS3 | 100.00 | 100.00 |
| OS4 | 100.00 | 100.00 |
| OS5 | 100.00 | 100.00 |
| OS6 | 100.00 | 100.00 |
| OS7 | 100.00 | 100.00 |
| OS8 | 100.00 | 100.00 |
| OS9 | 100.00 | 100.00 |
| OS10 | 100.00 | 100.00 |
| OS11 | 100.00 | 100.00 |
| OS12 | 100.00 | 100.00 |
| OS13 | 100.00 | 100.00 |
| OS14 | 100.00 | 100.00 |
| OS15 | 100.00 | 100.00 |
| OS16 | 100.00 | 100.00 |
| OS17 | 100.00 | 100.00 |
| OS18 | 100.00 | 100.00 |
| OS19 | 100.00 | 100.00 |
| OS20 | 100.00 | 100.00 |
| OS21 | 100.00 | 100.00 |
| OS22 | 100.00 | 100.00 |
| OS23 | 100.00 | 100.00 |
| OS24 | 100.00 | 100.00 |
| OS25 | 100.00 | 100.00 |
| OS26 | 100.00 | 100.00 |
| OS27 | 100.00 | 100.00 |
| OS28 | 100.00 | 100.00 |
| OS29 | 100.00 | 100.00 |
| OS30 | 100.00 | 100.00 |
| OS31 | 100.00 | 100.00 |
| OS32 | 100.00 | 100.00 |
| OS33 | 100.00 | 100.00 |
| OS34 | 100.00 | 100.00 |
| OS35 | 100.00 | 100.00 |
| OS36 | 100.00 | 100.00 |
| OS37 | 100.00 | 100.00 |
| OS38 | 100.00 | 100.00 |
| OS39 | 100.00 | 100.00 |
| OS40 | 100.00 | 100.00 |
| OS41 | 100.00 | 100.00 |
| OS42 | 100.00 | 100.00 |
| OS43 | 100.00 | 100.00 |
| OS44 | 100.00 | 100.00 |
| OS45 | 100.00 | 100.00 |
| OS46 | 100.00 | 100.00 |
| OS47 | 100.00 | 100.00 |
| OS48 | 100.00 | 100.00 |
| OS49 | 100.00 | 100.00 |
| OS50 | 100.00 | 100.00 |



Catalyst DESIGN GROUP
 1001 W. MAIN STREET, SUITE 200, MEMPHIS, TN 38103
 TEL: 901.522.2000 FAX: 901.522.2001 WWW.CATALYSTDESIGN.COM

KEDRON SQUARE
 PHASE 1 A
 PRELIMINARY PLAN

OPENING: 10/17/2023 PROJECT: MAINLY COUNTY, TENNESSEE
 TOTAL AREA: 2,000,000 SQ. FT. TOTAL LOTS: 100
 DATE: 08/23/2023 DRAWN BY: J. W. WOOD

LEGEND

| | |
|----------|------------------------|
| 1 | LOT NUMBER |
| (O.D.) | IRON ROD (O.D.) |
| (S.E.T.) | IRON ROD (S.E.T.) |
| --- | PROPERTY LINE |
| --- | OVERHEAD POWER LINE |
| --- | SANITARY SEWER LINE |
| --- | STORM SEWER LINE |
| --- | GAS LINE |
| --- | TELEPHONE WIRE |
| --- | TELEPHONE FIBER |
| --- | ELECTRIC WIRE |
| --- | UTILITY POLE |
| --- | GUY WIRE |
| --- | LIGHT POST |
| --- | SANITARY SEWER MANHOLE |
| --- | CURI INLET |
| --- | FIRE HYDRANT |
| --- | WATER METER |
| --- | WATER VALVE |
| --- | SDN |

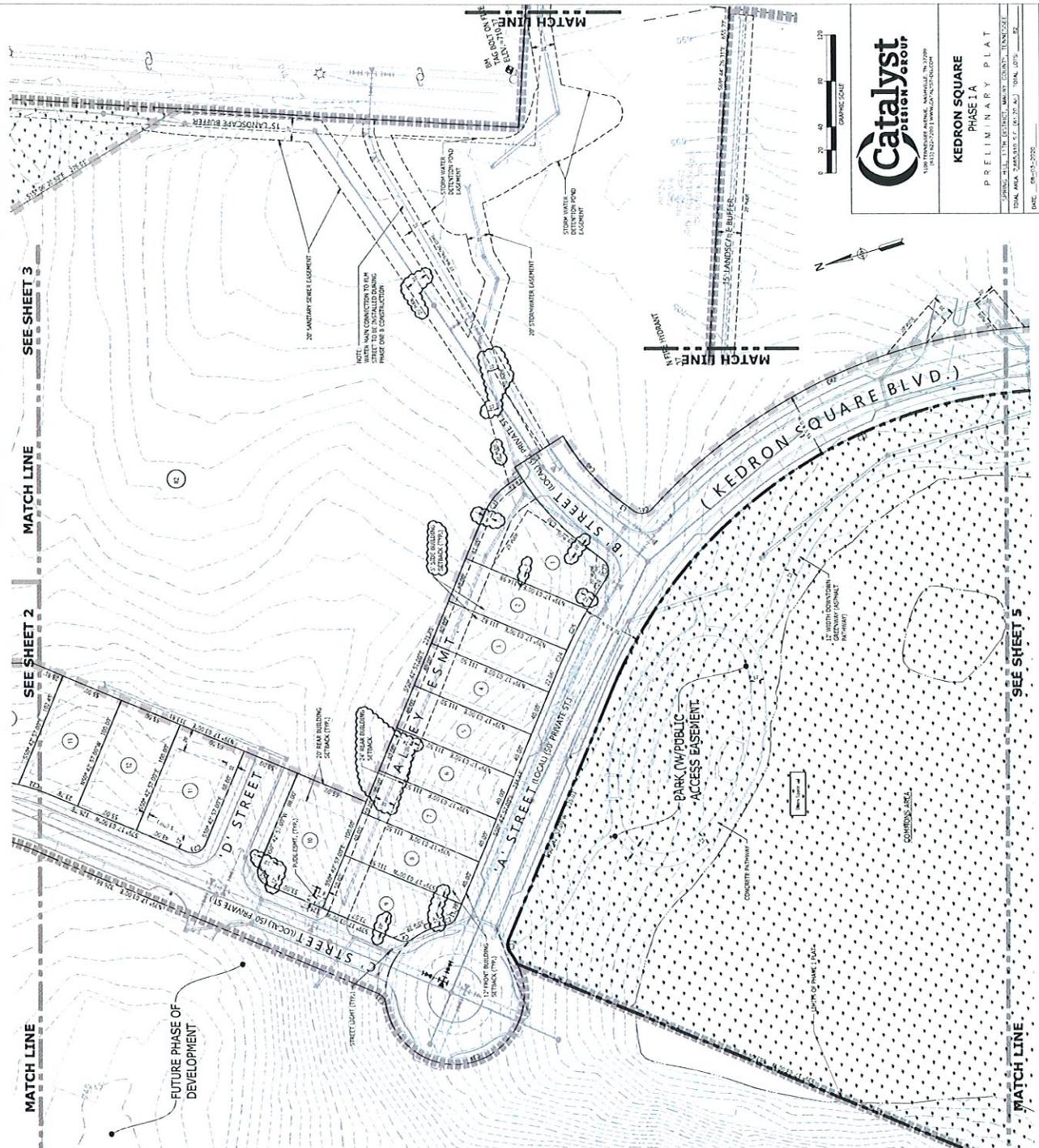
SEE SHEET 2

SEE SHEET 4

MATCH LINE

MATCH LINE

AL (50' PRIVATE ST.)
 TYPICAL 60' LOT
 SCALE: 1" = 20'



Catalyst
DESIGN GROUP

KEDRON SQUARE
PHASE 1A
PRELIMINARY PLAN

DATE: 06-17-2020

TOTAL AREA: 2,000,000 SQ. FT. (50 AC.) TOTAL LOTS: 600

PROJECT NO: 15152-2019-1000-00-NR-CALC-001

PROJECT ADDRESS: 15152-2019-1000-00-NR-CALC-001

PROJECT CITY: KEDRON, OHIO

PROJECT COUNTY: CUYAHOGA COUNTY, OHIO

PROJECT STATE: OHIO

PROJECT ZIP: 44130

PROJECT SHEET: 1 OF 5

| LOT # | LENGTH | WIDTH | DELTA | CURB DIRECTION | CHORD LENGTH |
|-------|--------|-------|------------|----------------|--------------|
| 1 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 2 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 3 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 4 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 5 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 6 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 7 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 8 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 9 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 10 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 11 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 12 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 13 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 14 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 15 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 16 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 17 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 18 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 19 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 20 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 21 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 22 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 23 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 24 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 25 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 26 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 27 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 28 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 29 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 30 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 31 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 32 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 33 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 34 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 35 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 36 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 37 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 38 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 39 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 40 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 41 | 125.0 | 66.00 | 507°42'57" | | 125.00 |

| LOT # | LENGTH | WIDTH | DELTA | CURB DIRECTION | CHORD LENGTH |
|-------|--------|-------|------------|----------------|--------------|
| 42 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 43 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 44 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 45 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 46 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 47 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 48 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 49 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 50 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 51 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 52 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 53 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 54 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 55 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 56 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 57 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 58 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 59 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 60 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 61 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 62 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 63 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 64 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 65 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 66 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 67 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 68 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 69 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 70 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 71 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 72 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 73 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 74 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 75 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 76 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 77 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 78 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 79 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 80 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 81 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 82 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 83 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 84 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 85 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 86 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 87 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 88 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 89 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 90 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 91 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 92 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 93 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 94 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 95 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 96 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 97 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 98 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 99 | 125.0 | 66.00 | 507°42'57" | | 125.00 |
| 100 | 125.0 | 66.00 | 507°42'57" | | 125.00 |

LEGEND

IRON ROD (0.0) (100)

PROPERTY LINE

OUTFEED POWER LINE

SANITARY SEWER LINE

STORM SEWER LINE

WATER LINE

GAS LINE

TELEPHONE - HSKL

TELEPHONE - FCBL

ELECTRIC RISE

UTILITY POLE

CLAY WIRE

LIGHT POST

SANITARY SEWER MANHOLE

CURB INLET

FIBC HYDRANT

WATER WATER

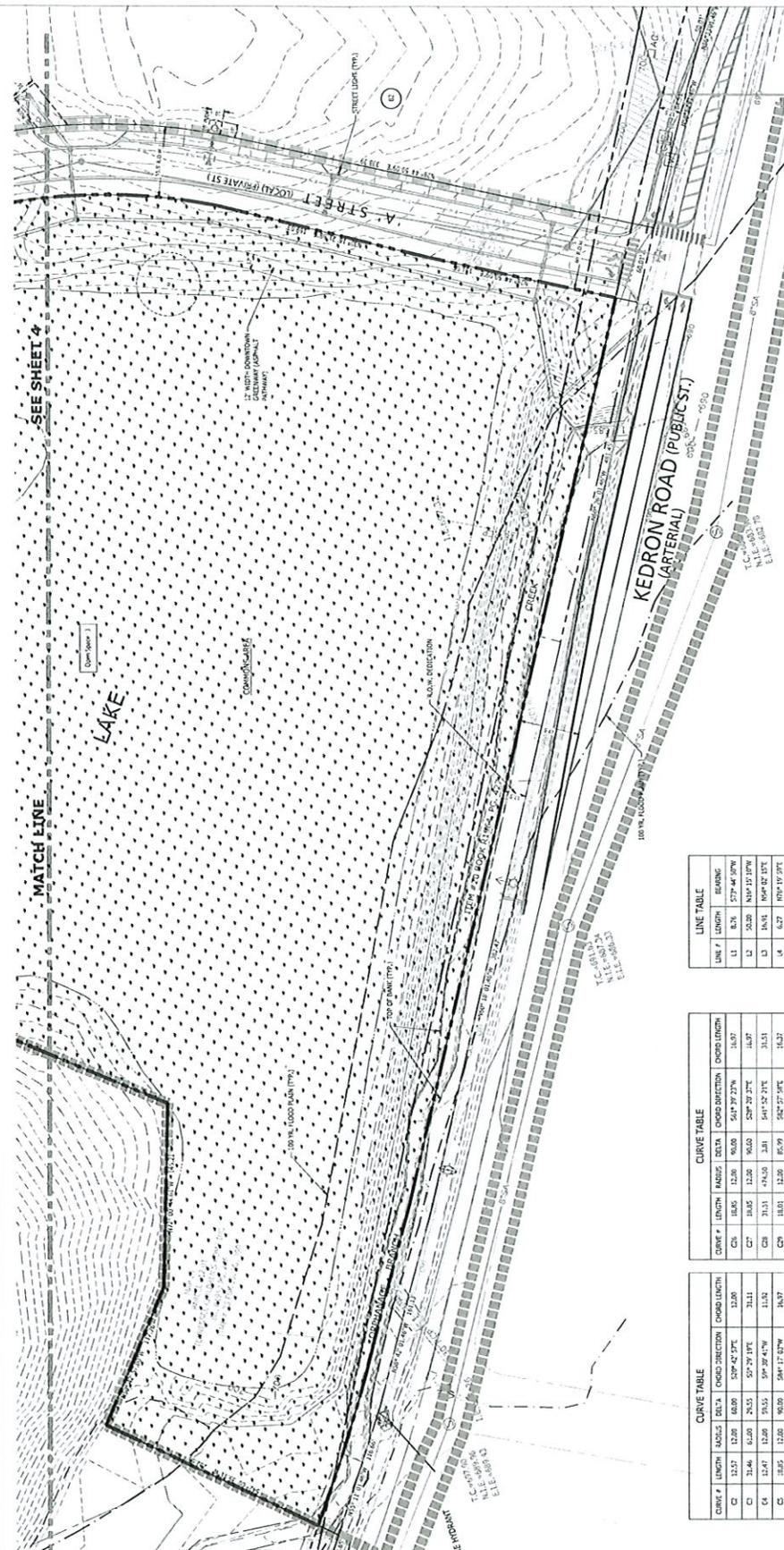
WATER VALVE

SDA

LINE TABLE

| LINE # | LENGTH | BLASING |
|--------|--------|---------------|
| 1 | 1.26 | 277'44.07W |
| 2 | 1.26 | 180'12'10.79W |
| 3 | 1.26 | 104'02'12.12E |
| 4 | 1.26 | 104'02'12.12E |

NOTE: REFER TO SHEET 2 OF 5 FOR STANDARD DETAIL



Catalyst DESIGN GROUP
 1001 N. 11TH STREET, SUITE 200
 COVINGTON, MISSISSIPPI 38932
 TEL: 662-343-2000
 WWW.CATALYSTDESIGN.COM

KEDRON SQUARE PHASE 1A
 PRELIMINARY PLAN
 DATE: 08-03-2022

OWNER: PUBLIC
 PROJECT: 1001 N. 11TH STREET

SHEET 3 OF 3

- LEGEND**
- LOT NUMBER
 - IRON ROD (ALD)
 - IRON ROD (CCT)
 - PROPERTY LINE
 - OVERHEAD POWER LINE
 - SANITARY SEWER LINE
 - STORM SEWER LINE
 - WATER LINE
 - TELEPHONE SEWER
 - TELEPHONE FOOTCUT
 - ELECTRIC FEEDER
 - UTILITY POLE
 - DAY WIRE
 - LEAST FOOT
 - SANITARY SEWER MANHOLE
 - CURB INLET
 - PRELIMINARY
 - WATER METER
 - WATER VALVE
 - CON



SEE SHEET 4

MATCH LINE

LINE TABLE

| LINE # | LENGTH | BEARING |
|--------|--------|-------------|
| L1 | 8.76 | S77°44'50"W |
| L2 | 50.00 | N47°15'00"W |
| L3 | 16.91 | S64°32'15"E |
| L4 | 6.37 | N07°19'29"E |

NOTE: REFER TO SHEET 3 OF 3 FOR STANDARD LOT DETAIL

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CURVE DIRECTION | CHORD LENGTH |
|---------|--------|--------|--------|-----------------|--------------|
| C16 | 18.05 | 12.00 | 96.00 | S41°39'27"E | 16.07 |
| C17 | 18.05 | 12.00 | 96.00 | S29°20'27"E | 16.07 |
| C18 | 31.51 | 424.00 | 3.81 | S41°32'21"E | 31.51 |
| C19 | 18.01 | 12.00 | 85.99 | S27°57'49"E | 16.32 |
| C20 | 76.27 | 222.00 | 15.71 | N65°53'21"E | 76.00 |
| C21 | 23.28 | 150.00 | 10.89 | S34°40'07"W | 21.07 |
| C22 | 59.74 | 424.00 | 7.66 | N27°59'07"W | 59.07 |
| C23 | 12.28 | 12.00 | 59.09 | N09°15'28"W | 11.00 |
| C24 | 222.12 | 61.00 | 206.64 | S5°29'14"E | 118.21 |
| C25 | 12.47 | 12.00 | 35.55 | N09°07'27"E | 11.82 |
| C26 | 39.24 | 150.00 | 22.63 | N27°58'17"E | 38.85 |
| C27 | 18.05 | 12.00 | 96.00 | N29°20'27"W | 16.07 |
| C28 | 39.49 | 100.00 | 22.63 | N27°58'17"E | 39.24 |
| C29 | 18.05 | 12.00 | 96.00 | S41°39'27"W | 16.07 |
| C30 | 18.05 | 12.00 | 96.00 | S41°39'27"W | 16.07 |
| C31 | 22.07 | 185.24 | 21.90 | S69°45'30"W | 21.52 |
| C32 | 17.07 | 12.00 | 85.94 | S17°32'36"E | 16.32 |
| C33 | 203.04 | 65.00 | 65.05 | N17°10'37"W | 60.34 |
| C34 | 16.19 | 41.00 | 22.63 | N27°58'17"E | 15.00 |
| C35 | 41.59 | 100.00 | 22.63 | S51°27'47"E | 41.29 |
| C36 | 20.72 | 50.00 | 23.34 | S54°29'17"E | 20.37 |
| C37 | 18.41 | 12.00 | 60.37 | S72°36'13"W | 13.11 |
| C38 | 22.09 | 12.00 | 112.63 | N17°41'47"W | 19.97 |
| C39 | 15.13 | 74.25 | 14.68 | N27°26'40"E | 15.11 |
| C40 | 11.01 | 74.25 | 8.50 | S17°31'54"W | 11.00 |

CURVE TABLE

| CURVE # | LENGTH | RADIUS | DELTA | CURVE DIRECTION | CHORD LENGTH |
|---------|--------|--------|-------|-----------------|--------------|
| C1 | 13.57 | 12.00 | 60.00 | S29°42'27"E | 12.00 |
| C2 | 13.46 | 12.00 | 24.55 | S27°29'17"E | 13.11 |
| C3 | 12.47 | 12.00 | 35.55 | S29°20'27"W | 11.82 |
| C4 | 18.02 | 100.00 | 22.63 | S61°45'07"W | 18.07 |
| C5 | 76.09 | 200.00 | 22.63 | N27°58'17"E | 76.07 |
| C6 | 13.05 | 12.00 | 96.00 | N29°20'27"W | 12.07 |
| C7 | 112.81 | 75.00 | 60.00 | N41°39'27"E | 106.07 |
| C8 | 39.27 | 25.00 | 90.00 | N41°39'27"E | 35.36 |
| C9 | 117.04 | 75.00 | 90.00 | N29°20'27"W | 106.09 |
| C10 | 31.00 | 25.00 | 90.00 | N29°20'27"W | 26.36 |
| C11 | 79.27 | 25.00 | 90.00 | N29°20'27"W | 76.07 |
| C12 | 18.05 | 12.00 | 96.00 | S41°39'27"W | 16.07 |
| C13 | 37.73 | 75.00 | 24.49 | S29°42'27"E | 36.31 |
| C14 | 23.03 | 75.00 | 24.49 | S29°42'27"E | 22.43 |
| C15 | 42.49 | 75.00 | 24.49 | S29°42'27"E | 42.12 |
| C16 | 1.94 | 75.00 | 0.88 | S19°15'52"W | 1.96 |
| C17 | 31.00 | 25.00 | 24.50 | S29°42'27"W | 29.09 |
| C18 | 21.07 | 75.00 | 21.01 | S41°39'27"W | 21.07 |
| C19 | 6.00 | 70.00 | 21.01 | N09°07'46"E | 6.00 |
| C20 | 18.79 | 200.00 | 11.11 | S17°32'36"W | 18.72 |
| C21 | 31.24 | 200.00 | 8.96 | S24°49'46"W | 31.11 |
| C22 | 18.45 | 12.00 | 96.00 | S17°42'27"E | 18.07 |
| C23 | 17.34 | 424.00 | 2.99 | S49°40'07"E | 17.24 |
| C24 | 46.14 | 424.00 | 4.20 | S49°41'52"E | 46.12 |

LOT TABLE

| LOT # | ACRES | SQ. FT. | OFFSHORE |
|-------|-------|---------|----------|
| 1 | 0.17 | 7272.0 | |
| 2 | 0.10 | 4243.0 | |
| 3 | 0.10 | 4413.0 | |
| 4 | 0.10 | 4462.0 | |
| 5 | 0.10 | 4462.0 | |
| 6 | 0.10 | 4462.0 | |
| 7 | 0.10 | 4462.0 | |
| 8 | 0.10 | 4462.0 | |
| 9 | 0.10 | 4462.0 | |
| 10 | 0.11 | 4575.0 | |
| 11 | 0.14 | 5991.0 | |
| 12 | 0.11 | 5050.0 | |
| 13 | 0.11 | 5050.0 | |
| 14 | 0.14 | 6045.0 | |
| 15 | 0.17 | 7060.0 | |
| 16 | 0.17 | 7060.0 | |
| 17 | 0.14 | 5991.0 | |
| 18 | 0.14 | 5991.0 | |
| 19 | 0.14 | 5991.0 | |
| 20 | 0.14 | 5991.0 | |
| 21 | 0.17 | 7060.0 | |
| 22 | 0.17 | 7060.0 | |
| 23 | 0.17 | 7060.0 | |
| 24 | 0.17 | 7060.0 | |
| 25 | 0.17 | 7060.0 | |
| 26 | 0.17 | 7060.0 | |
| 27 | 0.17 | 7060.0 | |
| 28 | 0.17 | 7060.0 | |
| 29 | 0.17 | 7060.0 | |
| 30 | 0.17 | 7060.0 | |
| 31 | 0.17 | 7060.0 | |
| 32 | 0.17 | 7060.0 | |
| 33 | 0.17 | 7060.0 | |
| 34 | 0.17 | 7060.0 | |
| 35 | 0.17 | 7060.0 | |
| 36 | 0.17 | 7060.0 | |
| 37 | 0.17 | 7060.0 | |
| 38 | 0.17 | 7060.0 | |
| 39 | 0.17 | 7060.0 | |
| 40 | 0.17 | 7060.0 | |
| 41 | 0.17 | 7060.0 | |
| 42 | 0.17 | 7060.0 | |
| 43 | 0.17 | 7060.0 | |
| 44 | 0.17 | 7060.0 | |
| 45 | 0.17 | 7060.0 | |
| 46 | 0.17 | 7060.0 | |
| 47 | 0.17 | 7060.0 | |
| 48 | 0.17 | 7060.0 | |
| 49 | 0.17 | 7060.0 | |
| 50 | 0.17 | 7060.0 | |
| 51 | 0.17 | 7060.0 | |
| 52 | 0.17 | 7060.0 | |
| 53 | 0.17 | 7060.0 | |
| 54 | 0.17 | 7060.0 | |
| 55 | 0.17 | 7060.0 | |
| 56 | 0.17 | 7060.0 | |
| 57 | 0.17 | 7060.0 | |
| 58 | 0.17 | 7060.0 | |
| 59 | 0.17 | 7060.0 | |
| 60 | 0.17 | 7060.0 | |
| 61 | 0.17 | 7060.0 | |
| 62 | 0.17 | 7060.0 | |
| 63 | 0.17 | 7060.0 | |
| 64 | 0.17 | 7060.0 | |
| 65 | 0.17 | 7060.0 | |
| 66 | 0.17 | 7060.0 | |
| 67 | 0.17 | 7060.0 | |
| 68 | 0.17 | 7060.0 | |
| 69 | 0.17 | 7060.0 | |
| 70 | 0.17 | 7060.0 | |
| 71 | 0.17 | 7060.0 | |
| 72 | 0.17 | 7060.0 | |
| 73 | 0.17 | 7060.0 | |
| 74 | 0.17 | 7060.0 | |
| 75 | 0.17 | 7060.0 | |
| 76 | 0.17 | 7060.0 | |
| 77 | 0.17 | 7060.0 | |
| 78 | 0.17 | 7060.0 | |
| 79 | 0.17 | 7060.0 | |
| 80 | 0.17 | 7060.0 | |
| 81 | 0.17 | 7060.0 | |
| 82 | 0.17 | 7060.0 | |
| 83 | 0.17 | 7060.0 | |
| 84 | 0.17 | 7060.0 | |
| 85 | 0.17 | 7060.0 | |
| 86 | 0.17 | 7060.0 | |
| 87 | 0.17 | 7060.0 | |
| 88 | 0.17 | 7060.0 | |
| 89 | 0.17 | 7060.0 | |
| 90 | 0.17 | 7060.0 | |
| 91 | 0.17 | 7060.0 | |
| 92 | 0.17 | 7060.0 | |
| 93 | 0.17 | 7060.0 | |
| 94 | 0.17 | 7060.0 | |
| 95 | 0.17 | 7060.0 | |
| 96 | 0.17 | 7060.0 | |
| 97 | 0.17 | 7060.0 | |
| 98 | 0.17 | 7060.0 | |
| 99 | 0.17 | 7060.0 | |
| 100 | 0.17 | 7060.0 | |

OPEN SPACE TABLE

| OPEN SPACE # | ACRES | SQ. FT. |
|--------------|-------|---------|
| Open Space 1 | 0.17 | 7272.0 |
| Open Space 2 | 0.10 | 4243.0 |
| Open Space 3 | 0.10 | 4413.0 |
| Open Space 4 | 0.10 | 4462.0 |
| Open Space 5 | 0.10 | 4462.0 |