



# AGENDA

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**The Columbia Planning Commission Technical Committee will meet on Tuesday, March 8, 2022 at 10:00 A.M., in Conference Room A, basement level, City Hall, to consider the following:**

1. 22-0029 - 1112 Tom J Hitch Parkway - Annexation And Rezoning  
Request from David A. Slocum, P.E. to approve the annexation and rezoning of +/- 187.78 acres at [1112 TOM J. HITCH PARKWAY](#), being Tax Map 90 Parcel 30. The applicant requests a zoning designation of RS-6 for approximately 182.78 acres and GCS for the remaining +/- 5.0 acres.

Documents:

[22-0029\\_APPLICATION\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_APPLICANT LETTER \(PREVIOUS SUBMITTAL\)\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_ANNEXATION AUTHORIZATION\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_LEGAL DESCRIPTION COMMERCIAL\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_LEGAL DESCRIPTION RESIDENTIAL\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_CONCEPT PLAN\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_ELEVATIONS \(PREVIOUS SUBMITTAL\)\\_TOM J HITCH ANX RZ.PDF](#)  
[22-0029\\_ELEVATIONS 2 \(PREVIOUS SUBMITTAL\)\\_TOM J HITCH ANX RZ.PDF](#)

2. 22-0033 Preliminary Plat For Honey Farms Townhomes Phases 1A, 1B,And 3  
Request from McNeely Civil Engineering for approval of a Preliminary Plat for Honey Farms Townhomes Phases 1A, 1B and 3, being [TAX MAP 51 PARCEL 58.02](#).

Documents:

[22-0033\\_APPLICATION\\_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF](#)  
[22-0033\\_PRELIMINARY PLAT CO.02\\_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF](#)  
[22-0033\\_PRELIMINARY PLAT CO.00\\_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF](#)  
[22-0033\\_PRELIMINARY PLAT CO.01\\_HONEY FARMS TOWNHOMES 1A 1B 3 PRELIMINARY PLAT.PDF](#)

3. 22-0035 - Rezoning Off Bear Creek Pike

Request from T-Square Engineering to rezone approximately 7.43 acres off Bear Creek Road from (General Commercial Services) GCS to (High Density Residential) RM-1, being [TAX MAP 72 PARCEL 30.02](#).

Documents:

[22-0035\\_APPLICATION\\_BEAR CREEK PIKE RZ.PDF](#)  
[22-0035\\_CONCEPT PLAN\\_BEAR CREEK PIKE RZ.PDF](#)

4. 22-0036 - Final Plat For Ridge At Carters Station

Request from T-Square Engineering for approval of a Final Plat with surety for Phase 1B of Ridge at Carter's Station, being [TAX MAP 42 PARCEL 3.13](#).

Documents:

[22-0036\\_APPLICATION\\_RIDGE AT CARTERS CREEK STATION PHASE 1B.PDF](#)  
[22-0036\\_FINAL PLAT\\_RIDGE AT CARTERS STATION PHASE 1B.PDF](#)

5. 22-0037 Preliminary Plat For Homestead South

Request from T-Square Engineering for approval of a Preliminary Plat for Homestead South Subdivision to consist of 19 single family lots zones RS-6, being [TAX MAP 52 PARCEL 14.00](#).

Documents:

[22-0037\\_APPLICATION\\_HOMESTEAD SOUTH PRELIMINARY PLAT.PDF](#)  
[22-0037\\_FEES\\_HOMESTEAD SOUTH PRELIMINARY PLAT.PDF](#)  
[22-0037\\_PRELIMINARY PLAT\\_HOMESTEAD SOUTH PRELIMINARY PLAT.PDF](#)

PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

*\* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD  
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	1112 Tom J Hitch Pkwy Columbia, TN 38402		
	TAX MAP: 90	GROUP:	PARCEL: 30
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation and rezoning of +/- 187.78 AC off Tom J Hitch Parkway. 182.78 AC to RS-6 +/- 5 AC to GSC		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	meeting completed 5-12-21	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input checked="" type="checkbox"/> Annexation <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____  <i>*File naming nomenclature examples:</i>  <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	<u>Annexations/Rezoning:</u> <input checked="" type="checkbox"/> Written Legal Description copy <input checked="" type="checkbox"/> Requested Zone Listed <input checked="" type="checkbox"/> Compliance with Comprehensive Plan <input checked="" type="checkbox"/> Annexation Permission Form <input checked="" type="checkbox"/> Plans and/or Plats conforming to City standards  <u>Plats/PUDs:</u> <ul style="list-style-type: none"> <li>• Project Name (include Sections &amp; Phases) _____</li> <li>• Total Number of Lots _____</li> <li>• Total acreage _____</li> </ul>

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.



## **Parkston Phase 1 Development Rezoning and Annexation**

### **Compliance with Comprehensive Plan**

**February 10, 2022**

Phase 1 of the proposed development consists of 154 – 51’ and 61’ wide single-family lots on a parcel along Tom J. Hitch Parkway. Currently, the property is not annexed, however, it does lie within the growth boundary. The proposed residential area zoning is RS-6. According to the Connect Columbia Plan, the population of Columbia is expected to increase by more than 15,000 people over the next 20 years, making residential development a priority for the city. The proposed commercial corner zoning is GCS. The commercial property lies at the corner of Iron Bridge Rd. and Tom Hitch Parkway, making it an ideal location for a commercial use to support the nearby residential growth.

Based on the guidelines for urban/suburban development, we believe the proposed development falls somewhere in between these classifications. While the future land use map shows this area as urban neighborhood, annexation guidelines also require tapering between land that is undeveloped and/or has low density development. Considering the future development plans and the placement of the single-family lots on the property, as well as the creek that defines the northern/western boundary of the property, the proposed development provides a more gradual transition to the urban development classification proposed by the future land use map. Additionally, the overall proposed development consists of a variety of housing types with convenient access to the nearby future commercial development, consistent with the desired connectivity as laid out in the Future Land Use Policies.

For the reasons stated above, we believe that the proposed development is consistent with the Comprehensive Plan.

Example house elevations have been provided as a reference for the height, style, and size of the proposed homes. However, the final floor plans are still to be determined. A specific use for the commercial corner has not been determined at this time.



DEVELOPMENT SERVICES

We, N. Houston Parks, J. Steven Parks, and James E. Parks, being the owners of the 1112 Tom J. Hitch Parkway more particularly described as Tax Map 90 Parcel 30 on Plat of Record in Plat Book 1333, Page 551 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

N. Houston Parks

Print Name

12/16/21

Date

N. Houston Parks

Signature

J. Steven Parks

Print Name

12/16/21

Date

J. Steven Parks

Signature

James E. Parks

Print Name

12/16/21

Date

James E. Parks

Signature

STAFF USE ONLY

Docket Number:

Requested Agenda:

## **LEGAL DESCRIPTION: PARKS PROPERTY ANNEXATION AND REZONING TO GCS**

A certain parcel of land lying in Columbia, Maury County, Tennessee, more particularly described as follows:

BEGINNING at a point at TN State Plane Coordinates of N: 467903.89, E: 1668628.03, located 433.75' from the west right of way of Tom J. Hicks Parkway, 120' width right of way;

THENCE (1) South 89°12'00" East, 433.75 feet to the beginning of a non-tangent curve concave easterly, said curve has a radius of 3,879.72 feet, to which a radial line bears North 89°12'00" West;

THENCE (2) southerly along said curve through a central angle of 1°04'19" an arc distance of 72.59 feet to a point of tangency;

THENCE (3) South 0°16'20" East, 398.99 feet to a point of non-tangency;

THENCE (4) South 55°32'09" West, 88.44 feet to a point of non-tangency;

THENCE (5) North 69°11'21" West, 212.48 feet to a point of non-tangency;

THENCE (6) North 81°15'35" West, 230.55 feet to a point of non-tangency;

THENCE (7) North 8°44'25" East, 422.06 feet to the point of beginning, containing 5.00 acres, more or less.

## **LEGAL DESCRIPTION: PARKS PROPERTY ANNEXATION AND REZONING TO RS-6**

A certain parcel of land lying in Columbia, Maury County, Tennessee, more particularly described as follows:

BEGINNING at a point at TN State Plane Coordinates of N: 467897.88, E: 1669061.74, located on the west right of way of Tom J. Hicks Parkway, 120' width right of way;

THENCE (1) North 89°12'00" West, 433.75 feet to a point of non-tangency;

THENCE (2) South 8°44'25" West, 422.06 feet to a point of non-tangency;

THENCE (3) North 81°15'35" West, 12.61 feet to a point of non-tangency;

THENCE (4) North 80°30'12" West, 85.00 feet to a point;

THENCE (5) North 80°30'12" West, 29.15 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 22,431.77 feet, to which a radial line bears North 8°28'48" East;

THENCE (6) westerly along said curve through a central angle of 1°46'46" an arc distance of 696.66 feet to a point of tangency;

THENCE (7) North 83°17'58" West, 359.56 feet to a point of non-tangency;

THENCE (8) North 84°11'50" West, 114.86 feet to a point of non-tangency;

THENCE (9) North 13°44'35" East, 128.61 feet to a point of non-tangency;

THENCE (10) North 21°48'32" East, 160.22 feet to a point of non-tangency;

THENCE (11) North 27°35'56" East, 137.05 feet to a point of non-tangency;

THENCE (12) North 11°08'58" East, 93.39 feet to a point of non-tangency;

THENCE (13) North 7°53'00" East, 77.95 feet to a point of non-tangency;

THENCE (14) North 19°55'59" East, 114.03 feet to a point of non-tangency;

THENCE (15) North 19°04'16" East, 117.07 feet to a point of non-tangency;

THENCE (16) North 23°23'35" East, 75.38 feet to a point of non-tangency;

THENCE (17) North 2°03'39" West, 71.08 feet to a point of non-tangency;

THENCE (18) North 9°30'54" West, 138.14 feet to a point of non-tangency;

THENCE (19) North 6°15'26" West, 77.11 feet to a point of non-tangency;

THENCE (20) North 28°16'03" West, 124.18 feet to a point of non-tangency;

THENCE (21) North 23°59'15" West, 68.21 feet to a point of non-tangency;

THENCE (22) North 1°43'21" West, 133.36 feet to a point of non-tangency;

THENCE (23) North 0°50'41" West, 113.76 feet to a point of non-tangency;

THENCE (24) North 4°44'30" West, 72.98 feet to a point of non-tangency;

THENCE (25) North 0°33'13" East, 82.27 feet to a point of non-tangency;  
THENCE (26) North 11°19'27" East, 124.46 feet to a point of non-tangency;  
THENCE (27) North 6°48'15" East, 74.69 feet to a point of non-tangency;  
THENCE (28) North 17°03'18" East, 73.79 feet to a point of non-tangency;  
THENCE (29) North 4°26'20" East, 55.26 feet to a point of non-tangency;  
THENCE (30) North 30°22'25" West, 120.94 feet to a point of non-tangency;  
THENCE (31) North 44°04'05" West, 124.47 feet to a point of non-tangency;  
THENCE (32) North 37°00'32" West, 122.91 feet to a point of non-tangency;  
THENCE (33) North 42°45'38" West, 102.90 feet to a point of non-tangency;  
THENCE (34) North 22°53'57" West, 45.54 feet to a point of non-tangency;  
THENCE (35) North 0°51'40" East, 35.50 feet to a point of non-tangency;  
THENCE (36) North 29°36'10" East, 57.25 feet to a point of non-tangency;  
THENCE (37) North 57°16'36" West, 63.33 feet to a point of non-tangency;  
THENCE (38) North 64°15'14" West, 151.27 feet to a point of non-tangency;  
THENCE (39) North 62°00'33" West, 142.19 feet to a point of non-tangency;  
THENCE (40) North 64°35'48" West, 110.24 feet to a point of non-tangency;  
THENCE (41) North 59°01'12" West, 96.49 feet to a point of non-tangency;  
THENCE (42) North 7°28'40" West, 56.56 feet to a point of non-tangency;  
THENCE (43) North 21°06'53" East, 64.32 feet to a point of non-tangency;  
THENCE (44) North 15°57'18" East, 70.16 feet to a point of non-tangency;  
THENCE (45) North 3°45'00" West, 36.37 feet to a point of non-tangency;  
THENCE (46) North 29°52'57" West, 52.38 feet to a point of non-tangency;  
THENCE (47) North 55°22'10" West, 57.73 feet to a point of non-tangency;  
THENCE (48) North 61°23'06" West, 56.97 feet to the beginning of a non-tangent curve concave southerly, said curve has a radius of 779.44 feet, to which a radial line bears North 11°10'57" West;  
THENCE (49) easterly along said curve through a central angle of 17°44'30" an arc distance of 241.36 feet to a point of tangency;  
THENCE (50) South 83°26'27" East, 357.63 feet to a point of non-tangency;  
THENCE (51) North 2°02'34" West, 50.15 feet to a point of non-tangency;  
THENCE (52) North 7°32'05" East, 852.08 feet to a point of non-tangency;  
THENCE (53) South 62°35'10" East, 756.48 feet to a point of non-tangency;

THENCE (54) North 15°02'53" East, 9.26 feet to the beginning of a non-tangent curve concave easterly, said curve has a radius of 555.00 feet, to which a radial line bears North 74°28'27" West;

THENCE (55) northerly along said curve through a central angle of 9°07'41" an arc distance of 88.42 feet to a point of non-tangency;

THENCE (56) North 27°14'08" East, 50.00 feet to a point of non-tangency;

THENCE (57) North 30°33'48" East, 699.83 feet to the beginning of a non-tangent curve concave southeasterly, said curve has a radius of 1,350.76 feet, to which a radial line bears North 56°34'52" West;

THENCE (58) northeasterly along said curve through a central angle of 23°49'39" an arc distance of 561.74 feet to a point of non-tangency;

THENCE (59) South 27°50'39" East, 864.85 feet to a point of non-tangency;

THENCE (60) South 26°51'08" East, 190.13 feet to the beginning of a non-tangent curve concave westerly, said curve has a radius of 1,599.86 feet, to which a radial line bears North 65°18'26" East;

THENCE (61) southerly along said curve through a central angle of 23°45'42" an arc distance of 663.49 feet to a point of non-tangency;

THENCE (62) South 89°26'58" West, 200.55 feet to a point of non-tangency;

THENCE (63) South 7°39'19" West, 388.62 feet to a point of non-tangency;

THENCE (64) South 15°22'30" West, 50.00 feet to a point of non-tangency;

THENCE (65) South 16°05'15" West, 80.28 feet to a point of non-tangency;

THENCE (66) South 16°31'48" West, 369.79 feet to a point of non-tangency;

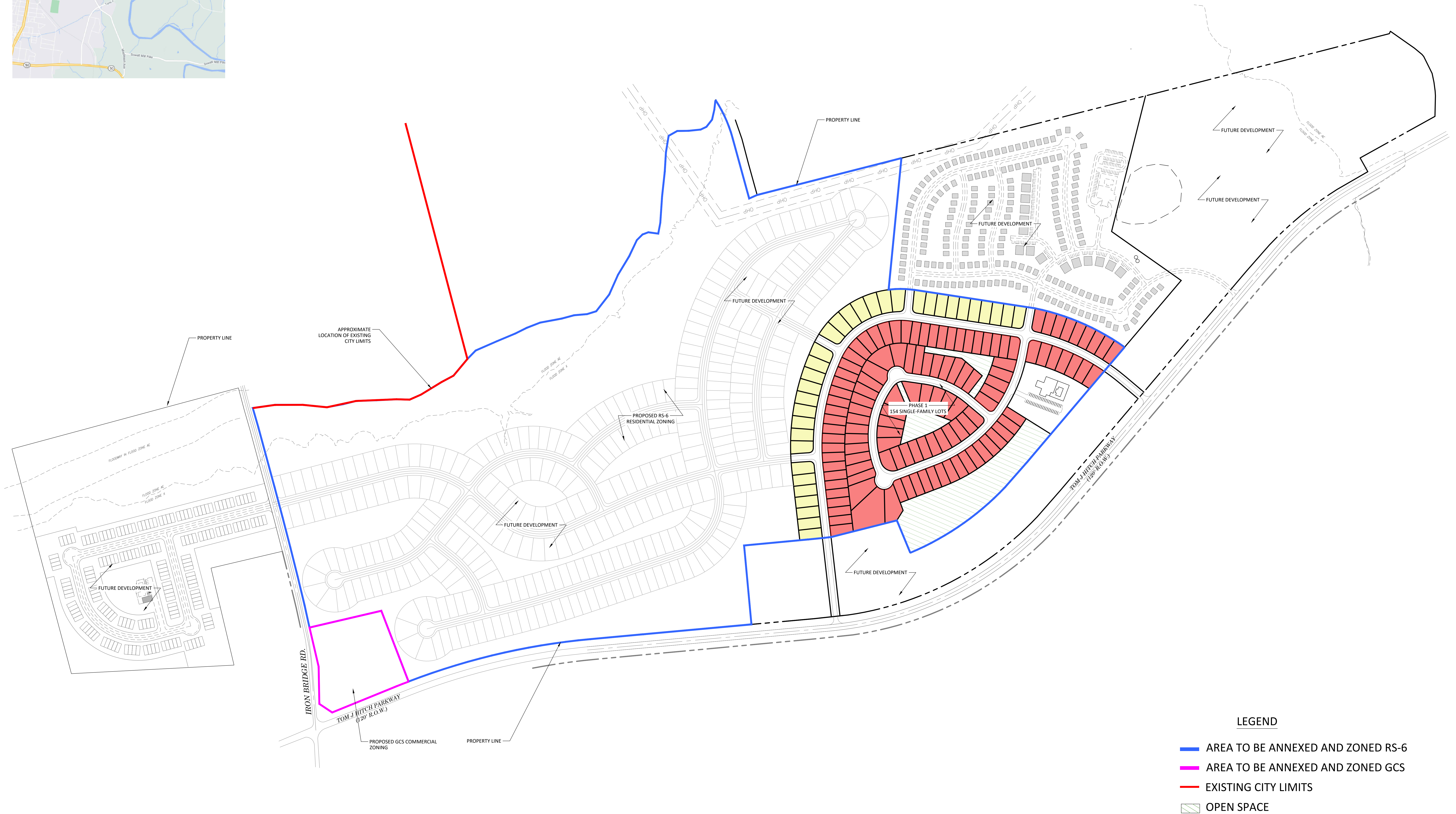
THENCE (67) South 73°28'09" East, 453.89 feet to a point of non-tangency;

THENCE (68) South 16°37'56" West, 627.20 feet to a point;

THENCE (69) South 16°37'56" West, 298.23 feet to the beginning of a curve concave easterly, said curve has a radius of 3,879.72 feet;

THENCE (70) southerly along said curve through a central angle of 15°49'57" an arc distance of 1,072.07 feet to the point of beginning, containing 182.78 acres, more or less.

LOCATION MAP



LEGEND

- AREA TO BE ANNEXED AND ZONED RS-6
- AREA TO BE ANNEXED AND ZONED GCS
- EXISTING CITY LIMITS
- OPEN SPACE

# The Baymont



Traditional



French Country



Colonial



Prairie

# The Kingsmont



Traditional



French Country



Colonial



Prairie

# The Addison



Traditional



French Country

# The Springmont



Traditional



French Country



Colonial



Prairie

# The Ridgemont



Traditional



French Country



Colonial



Prairie

# The Griffin

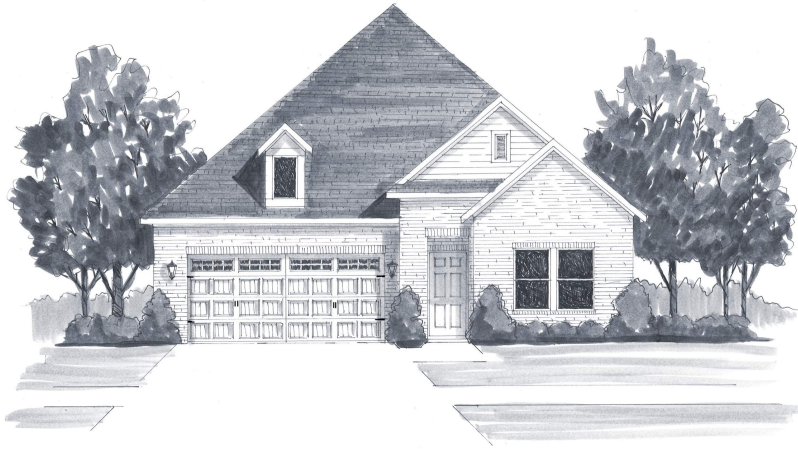


Traditional



French Country

# The Montgomery



Traditional 1



Traditional 2



Craftsman

# The Dunbar



Craftsman 1



Craftsman 2



Traditional

# The Ashland



Craftsman 1



Craftsman 2



Traditional

# The Cooper



Craftsman 1



Craftsman 2



Traditional

# The Richland



Craftsman 1



Craftsman 2



Traditional

# The Shelby



Craftsman 1



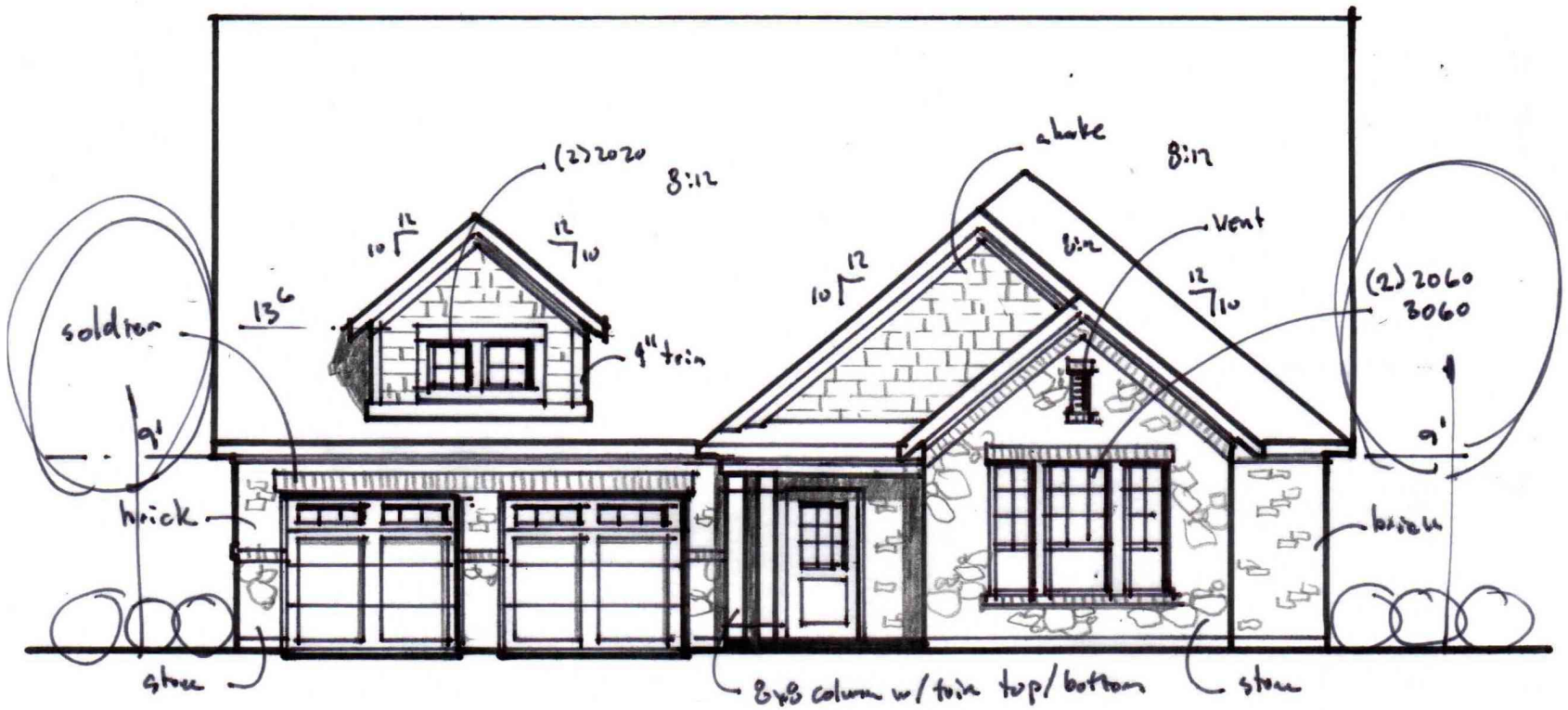
Craftsman 2



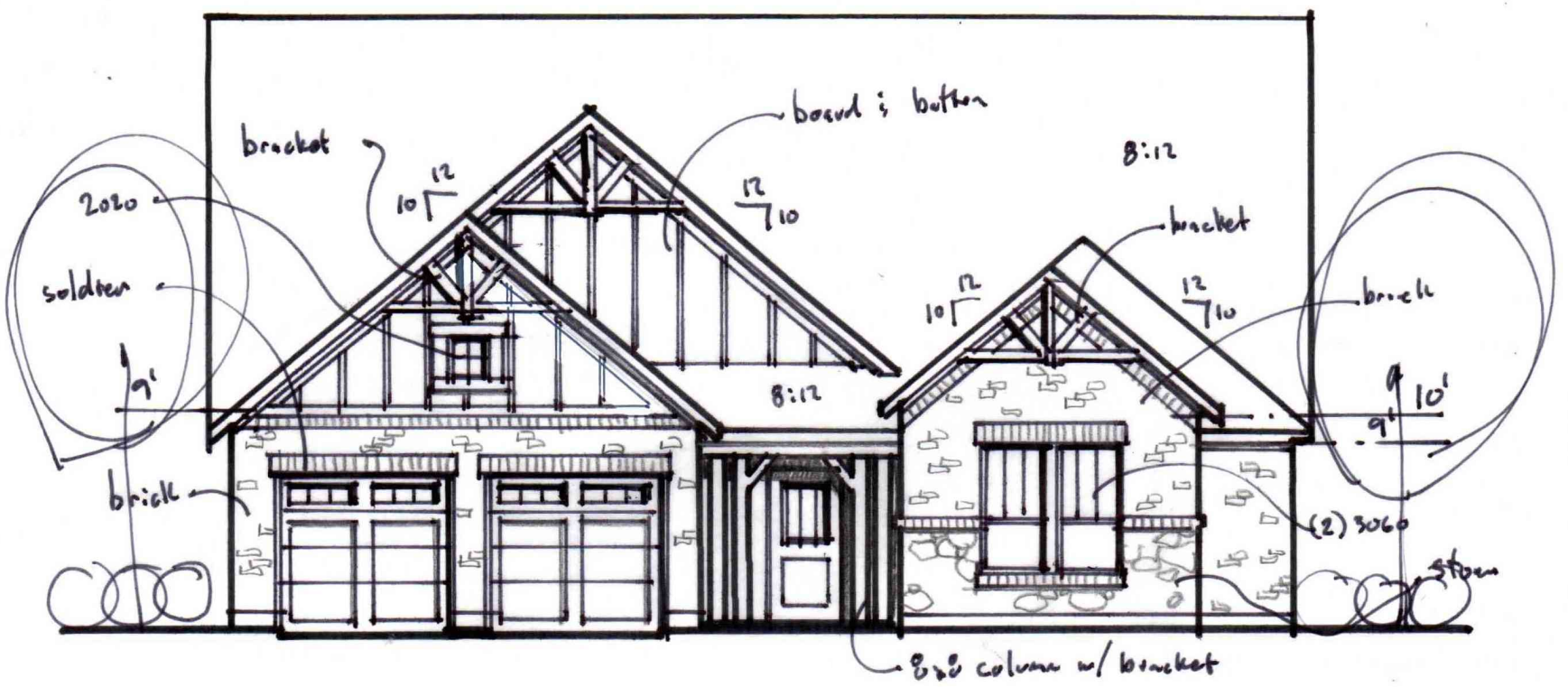
Traditional



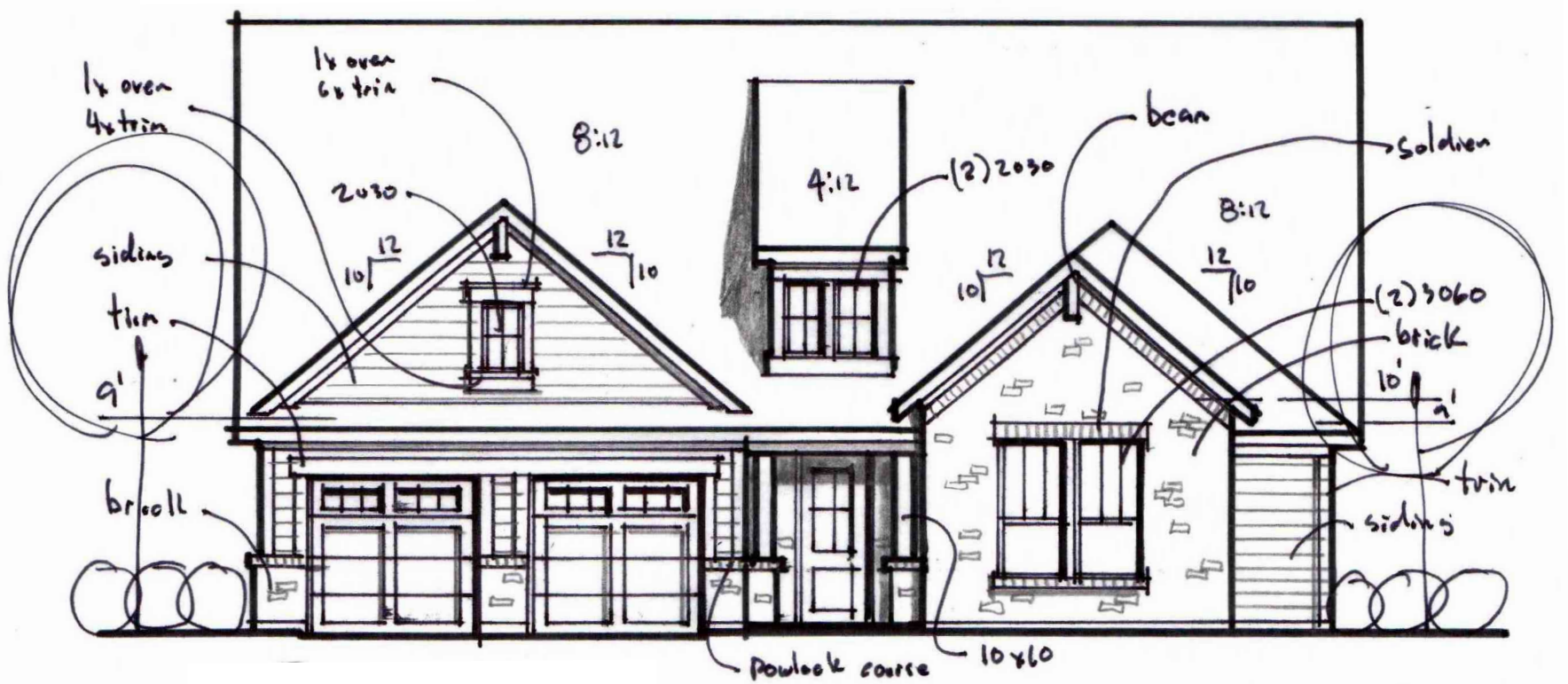




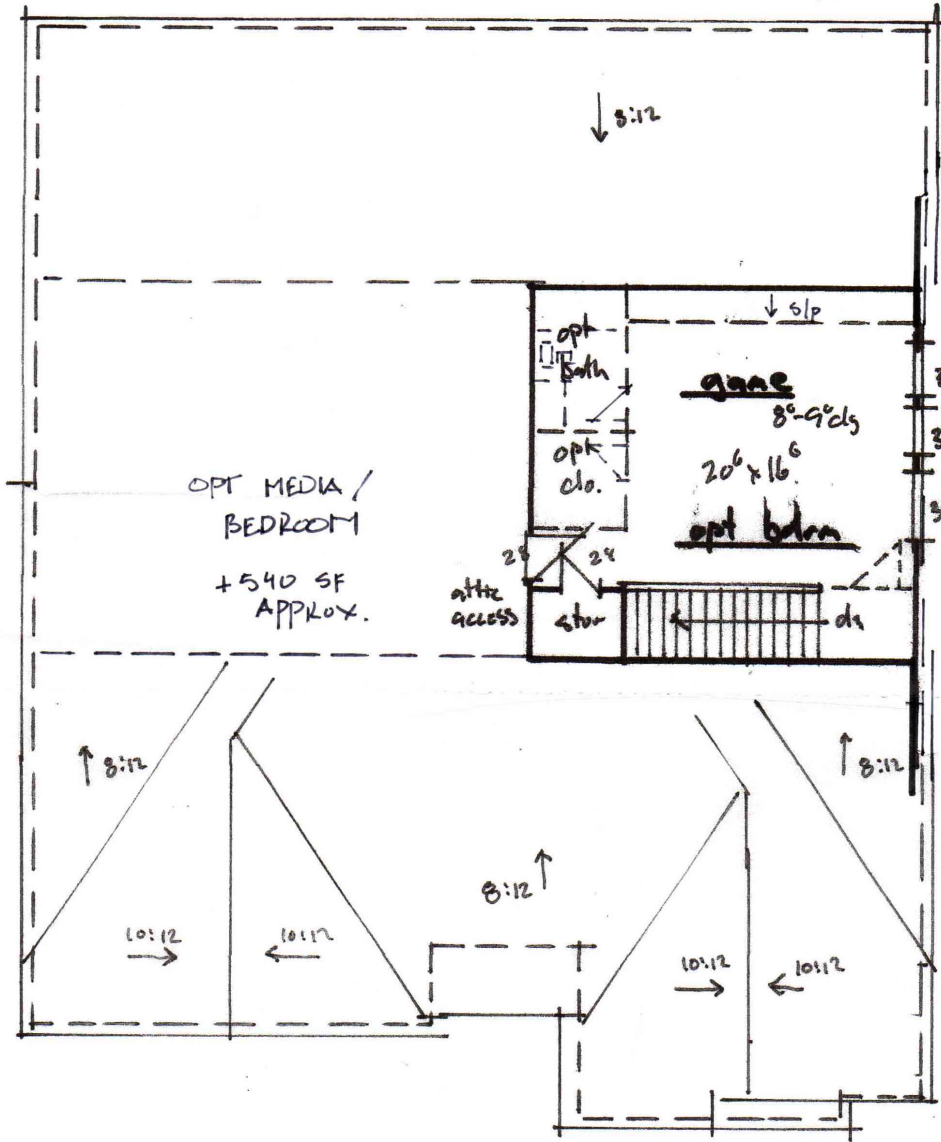
Acadia



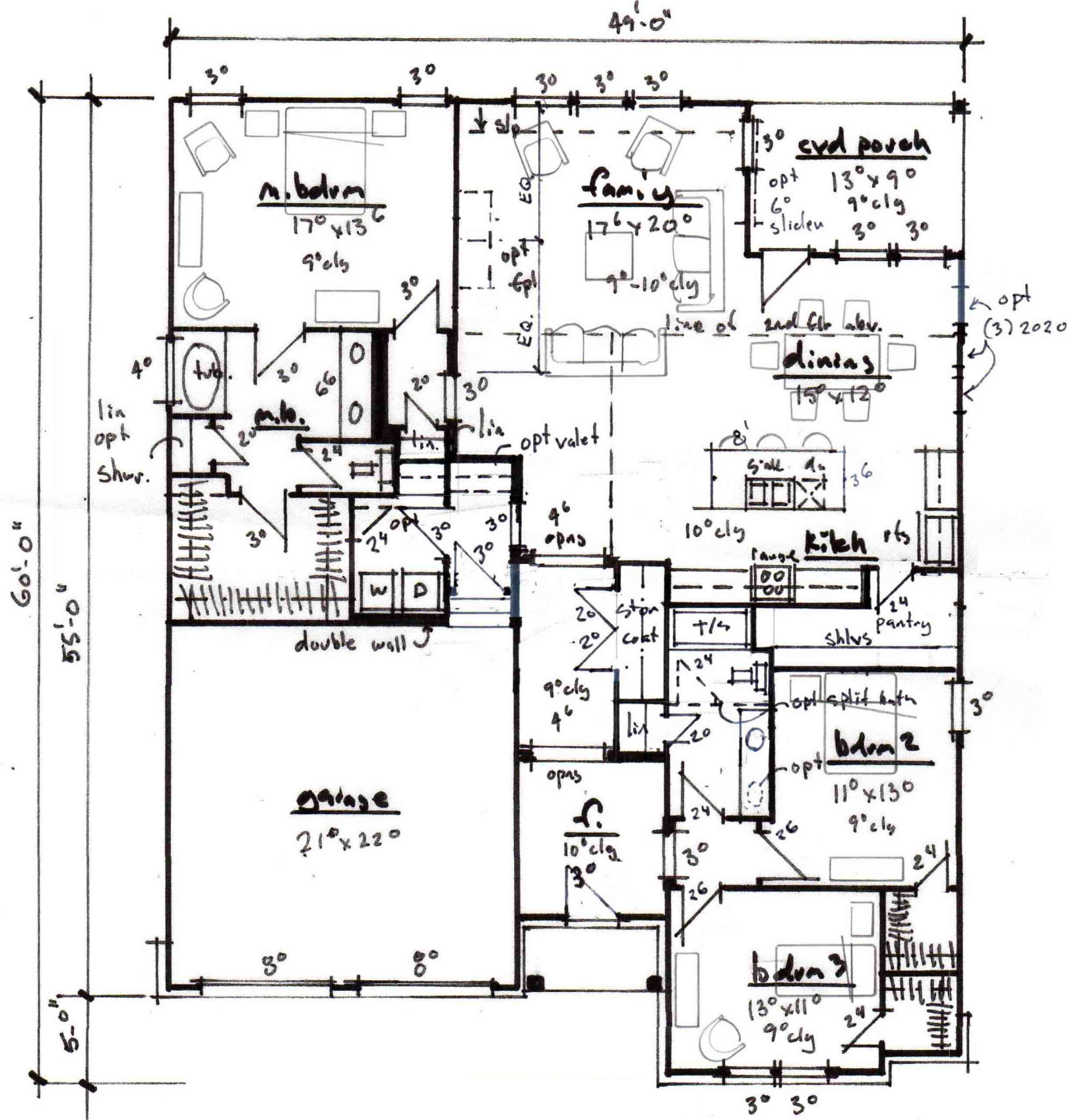
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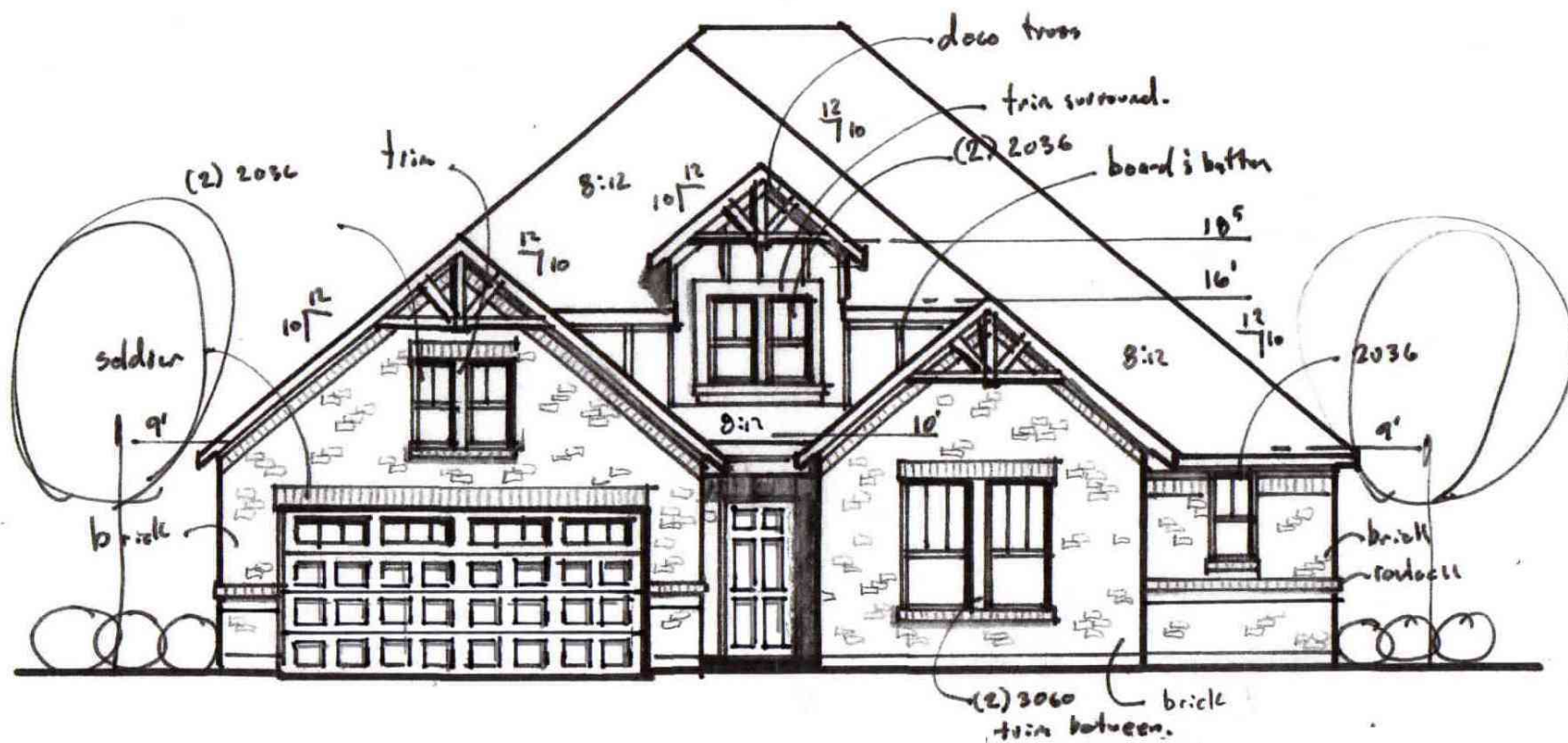
Acadia



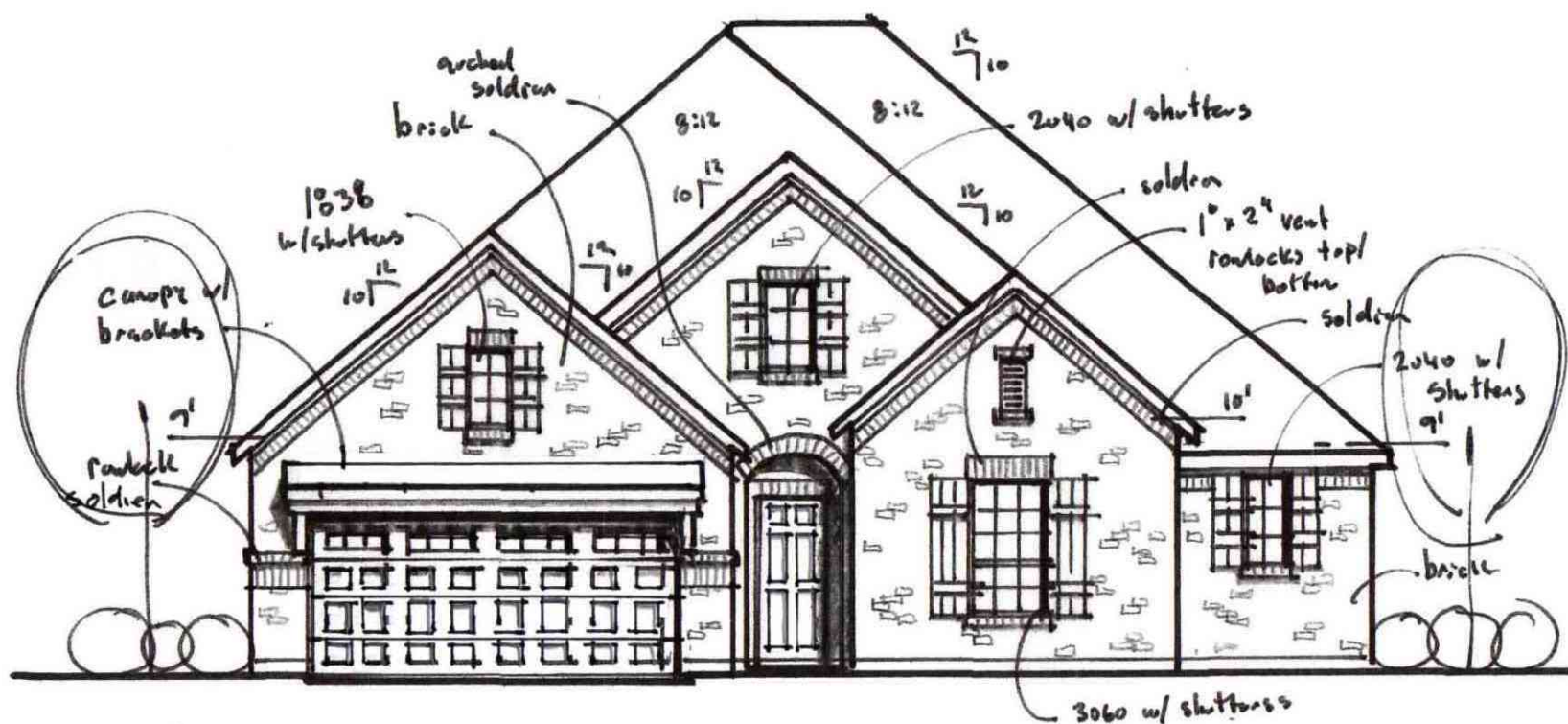
330 SF APPROX.



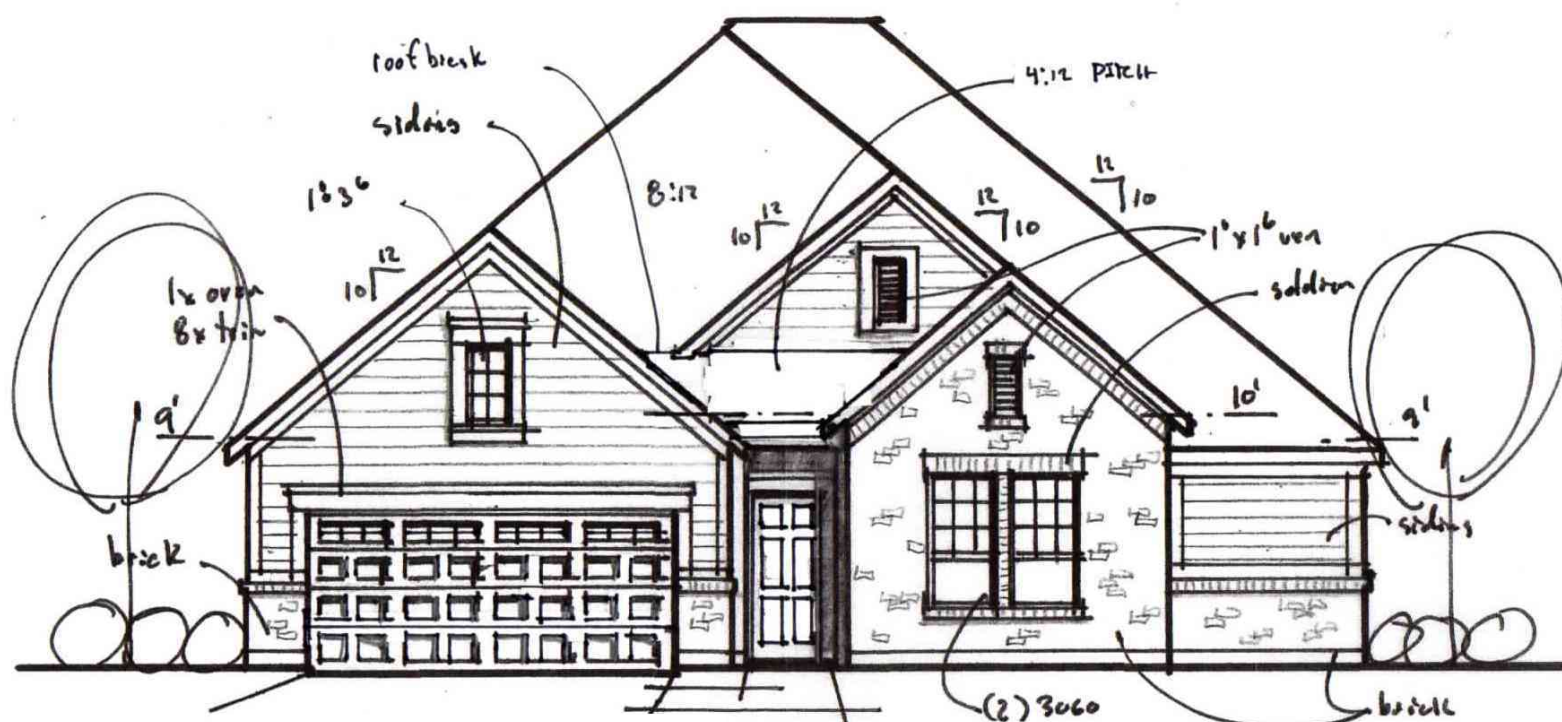
2030 SF APPROX  
Acadia



Loudon



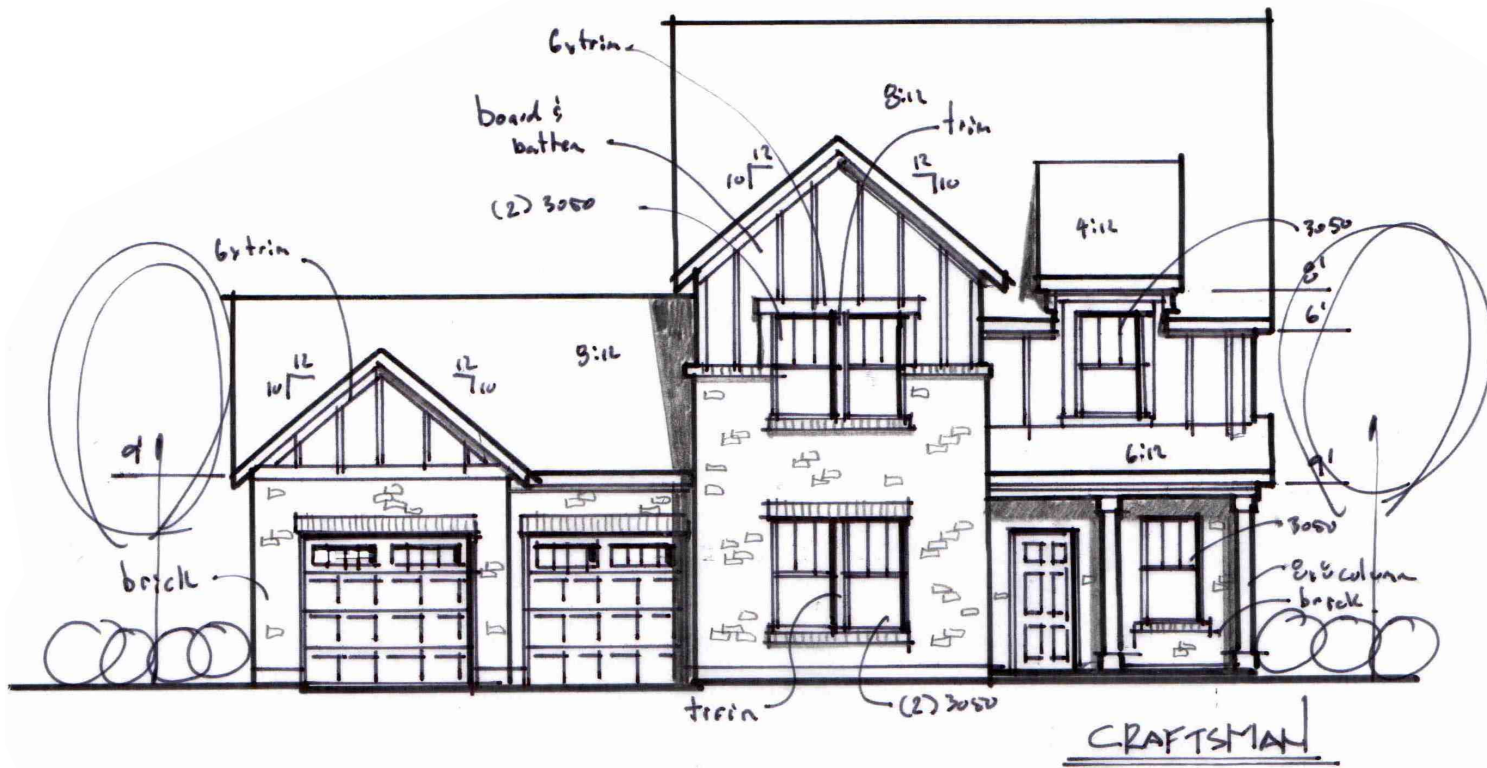
Loudon



Loudon

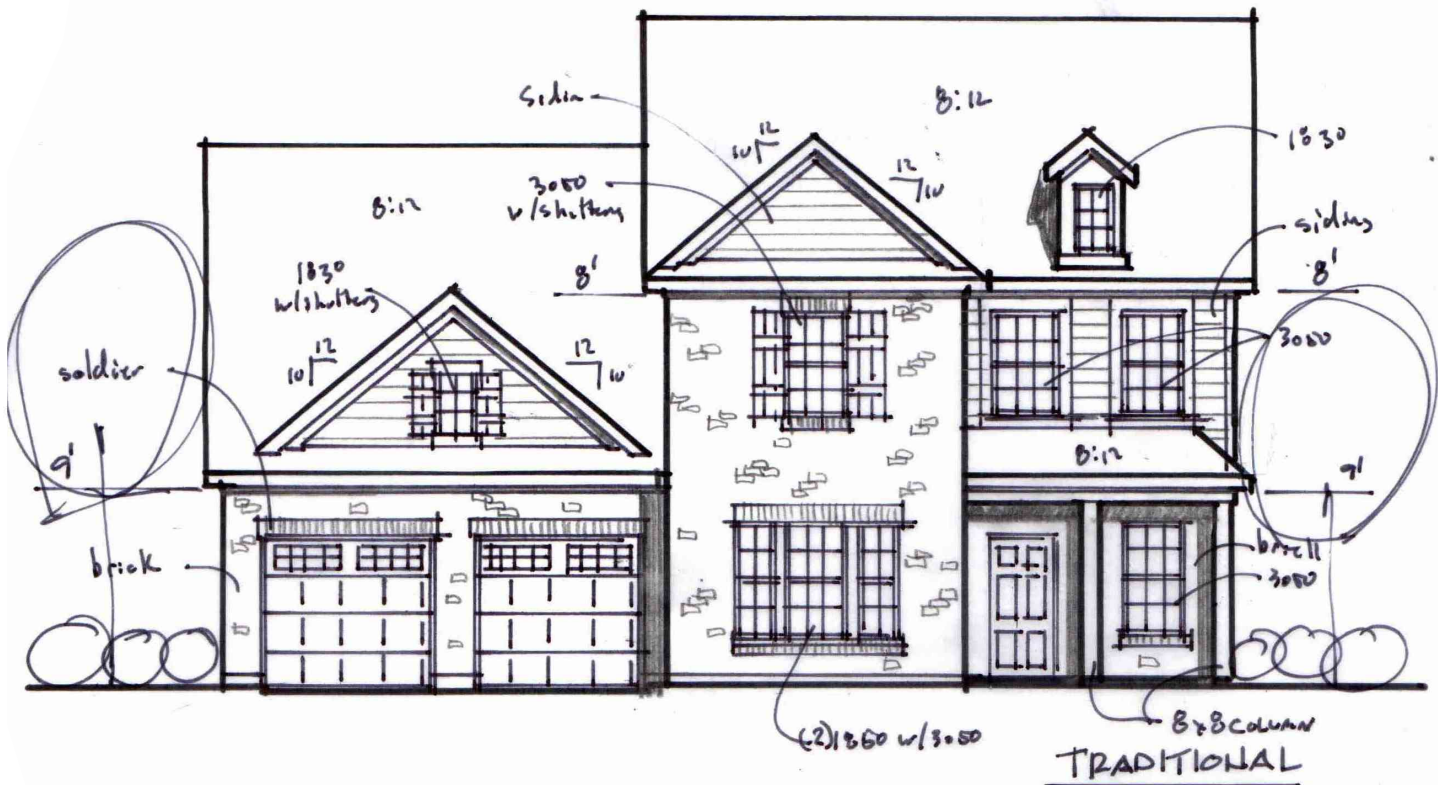
50' 2200 SF





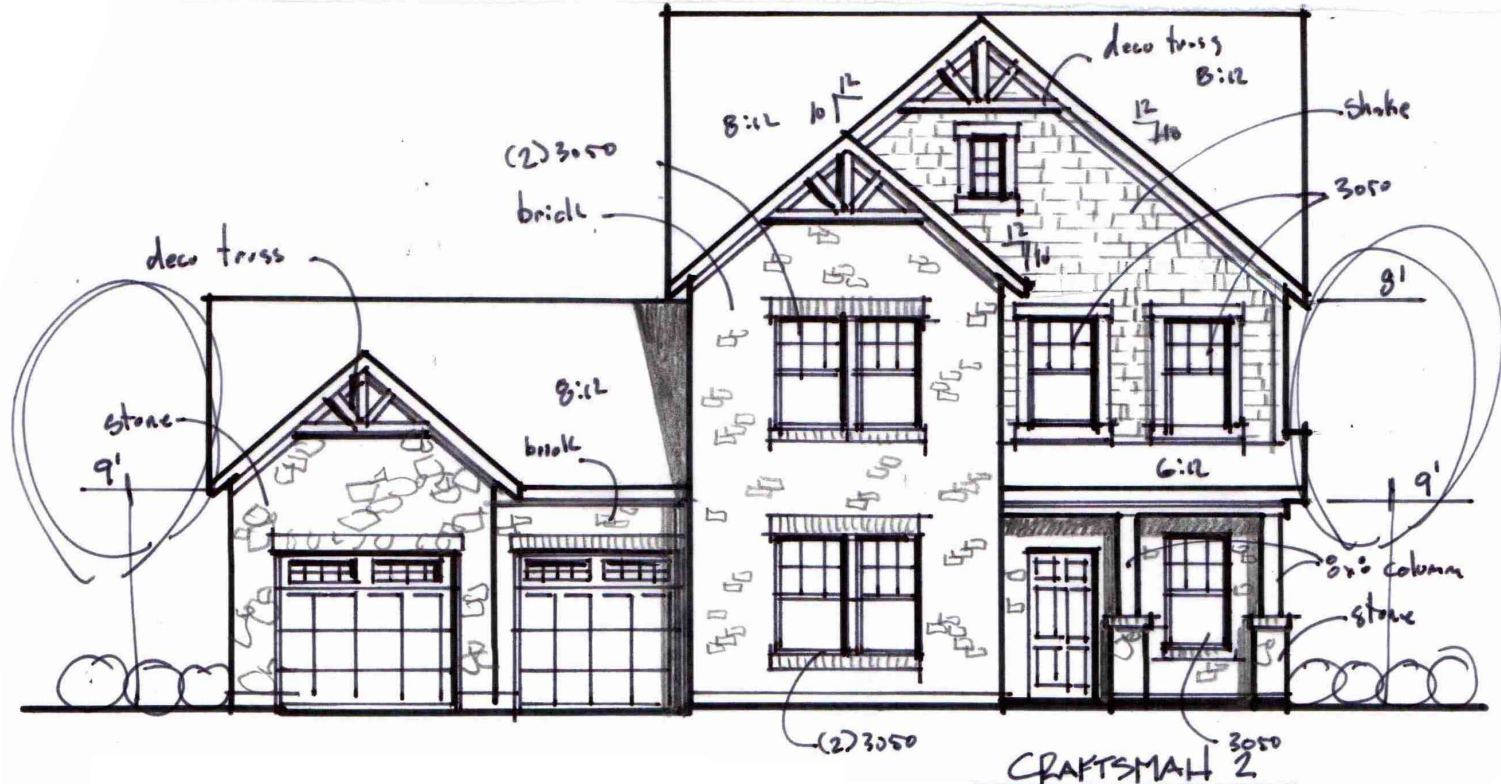
CRAFTSMAN

Stapleton



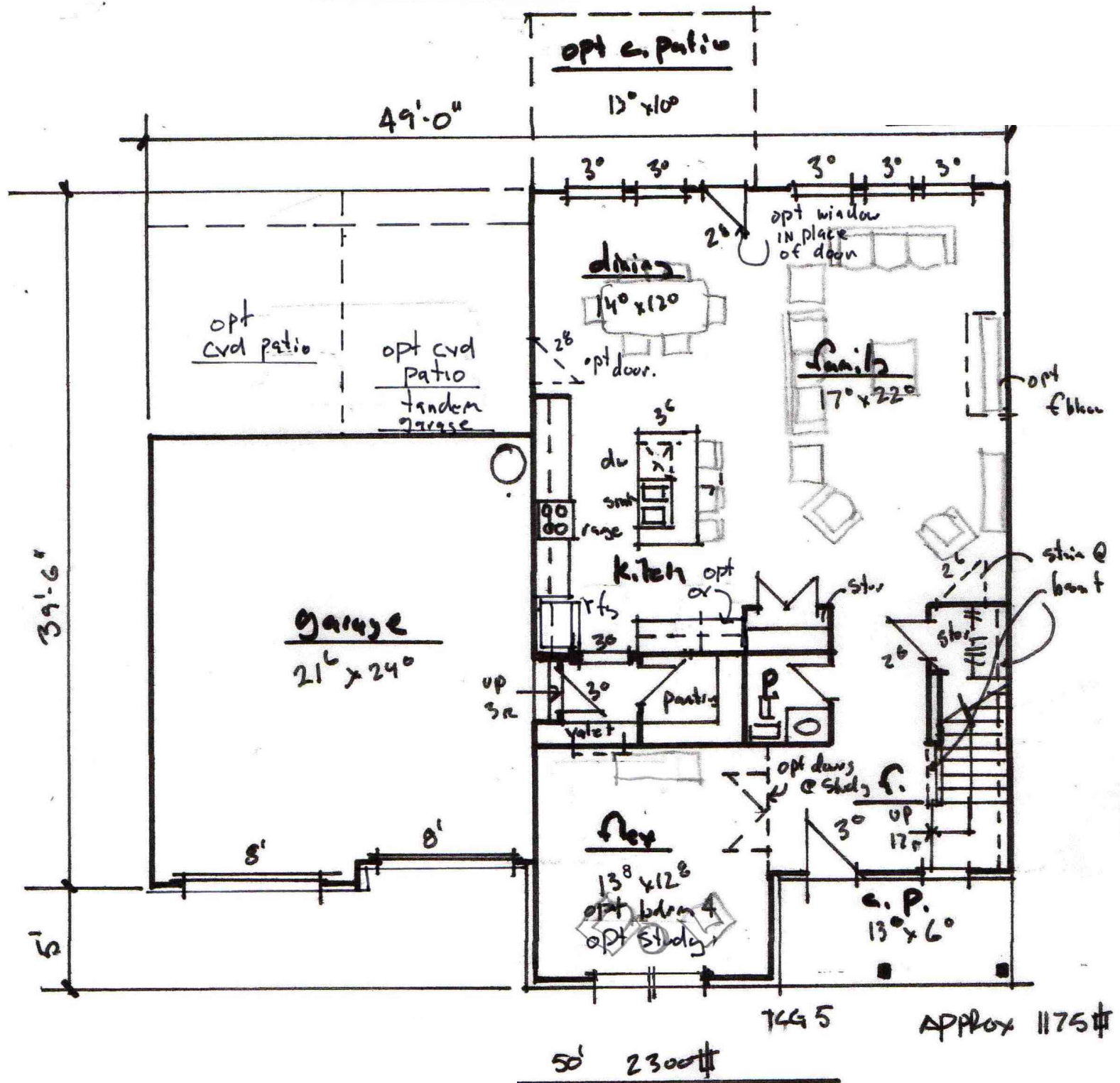
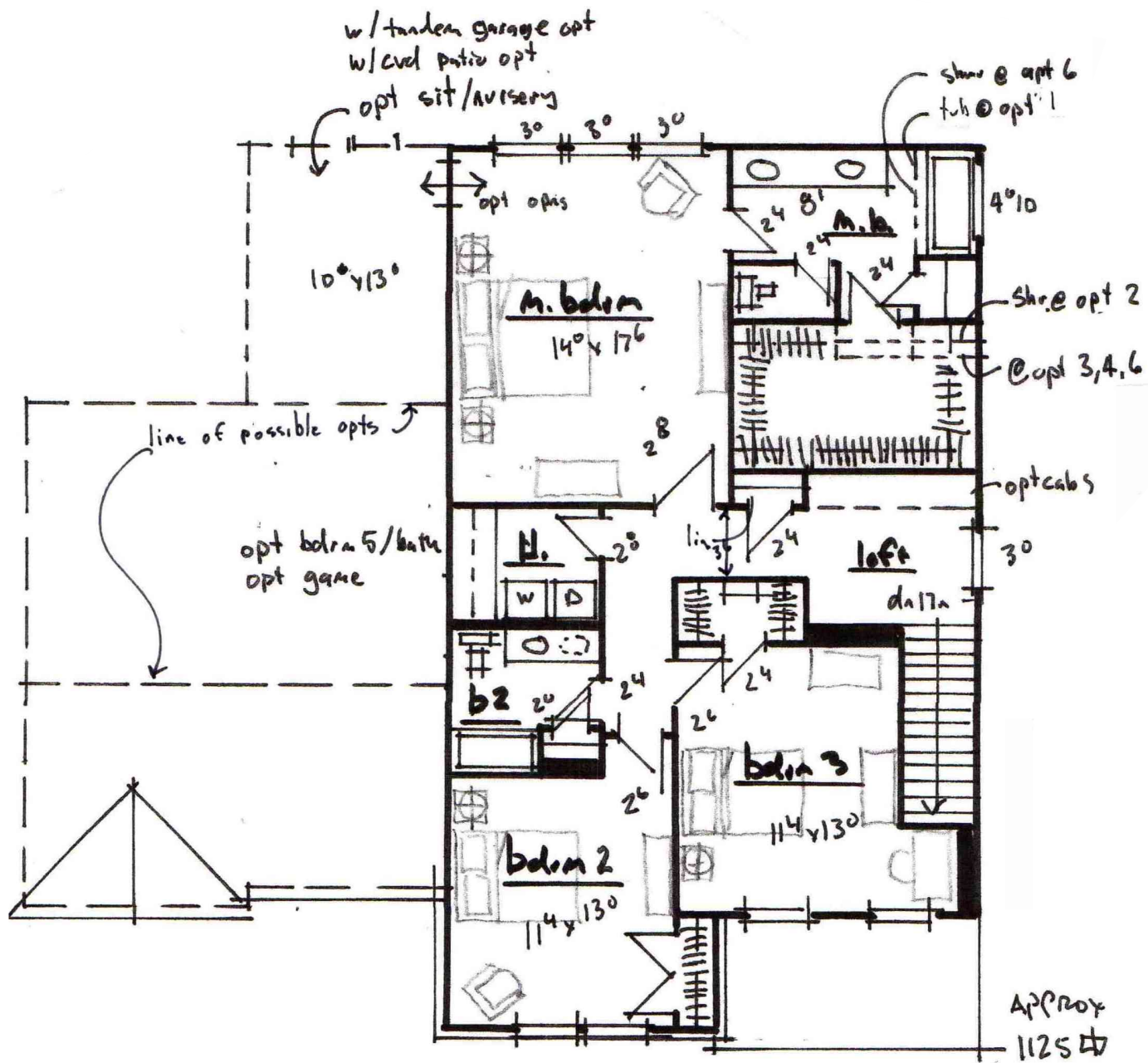
TRADITIONAL

Stapleton

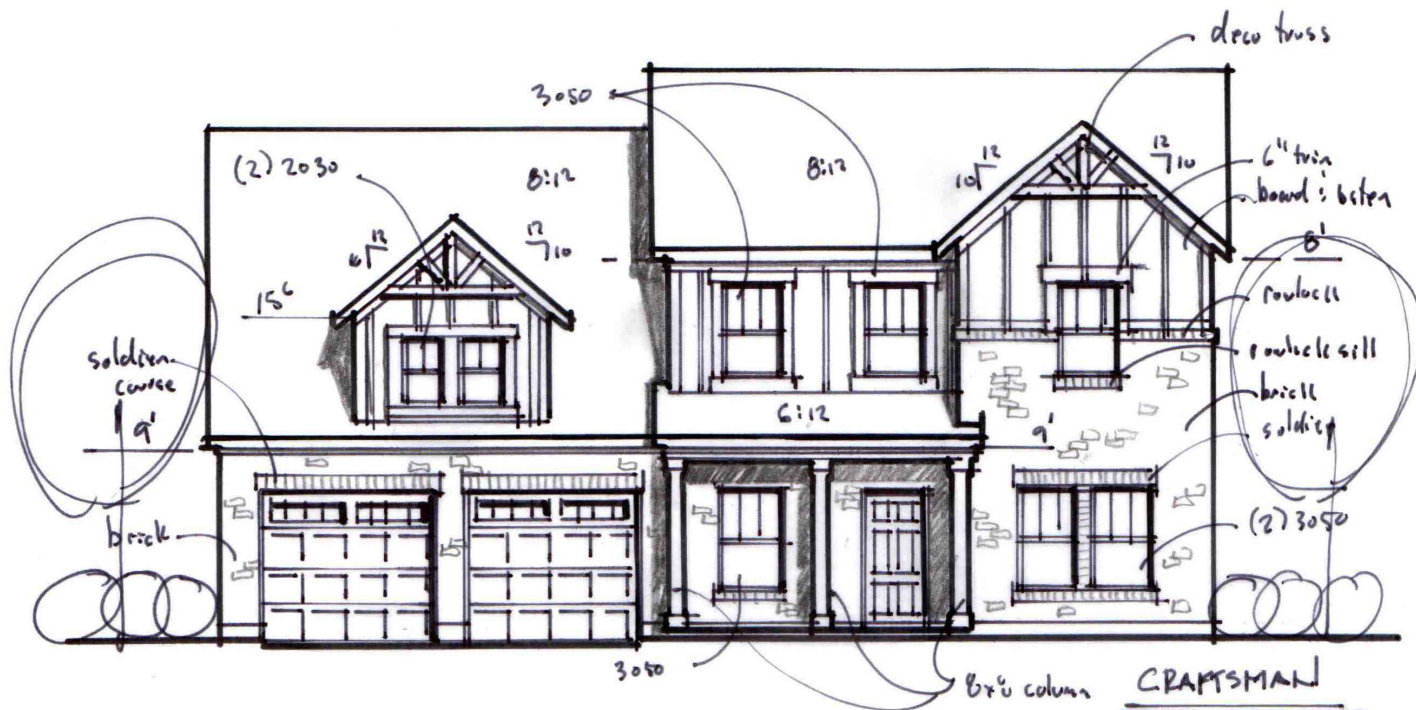


CRAFTSMAN

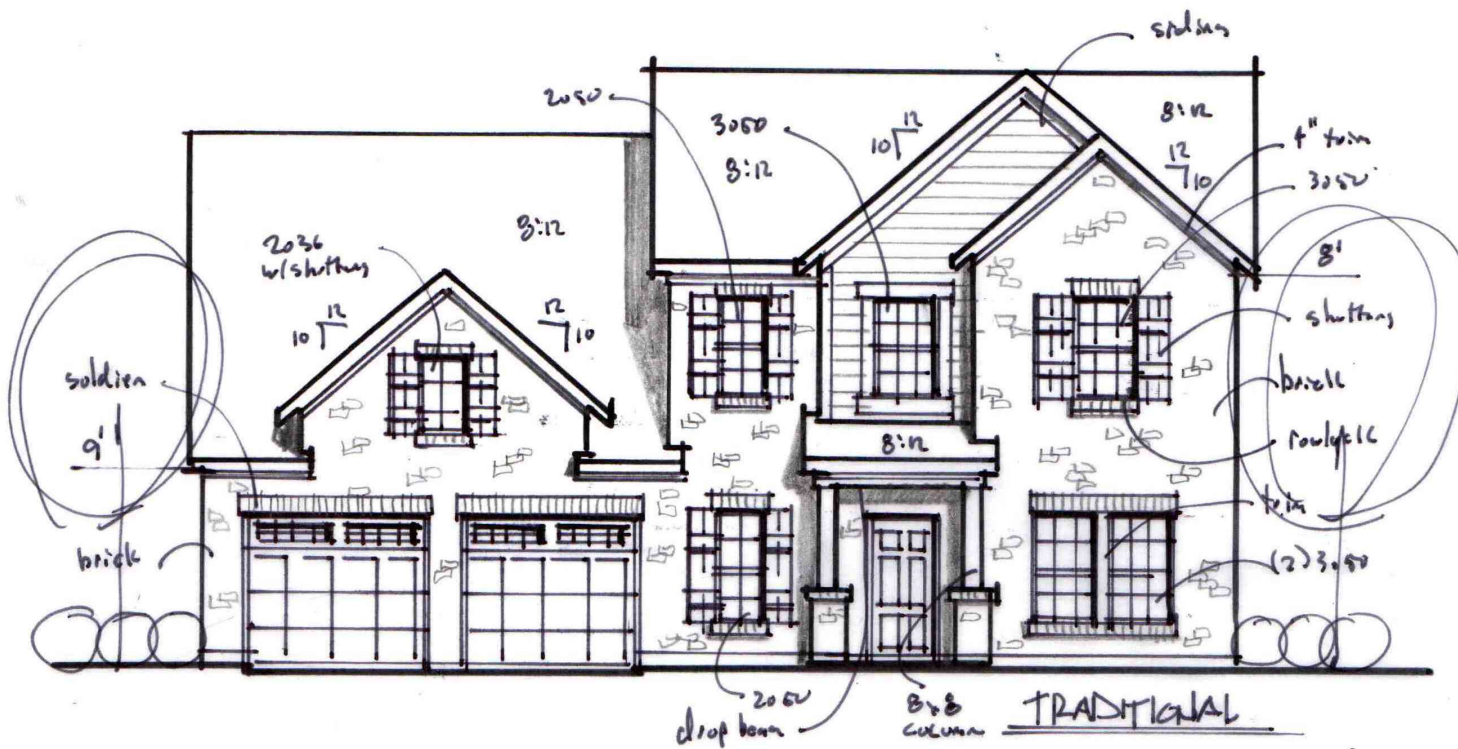
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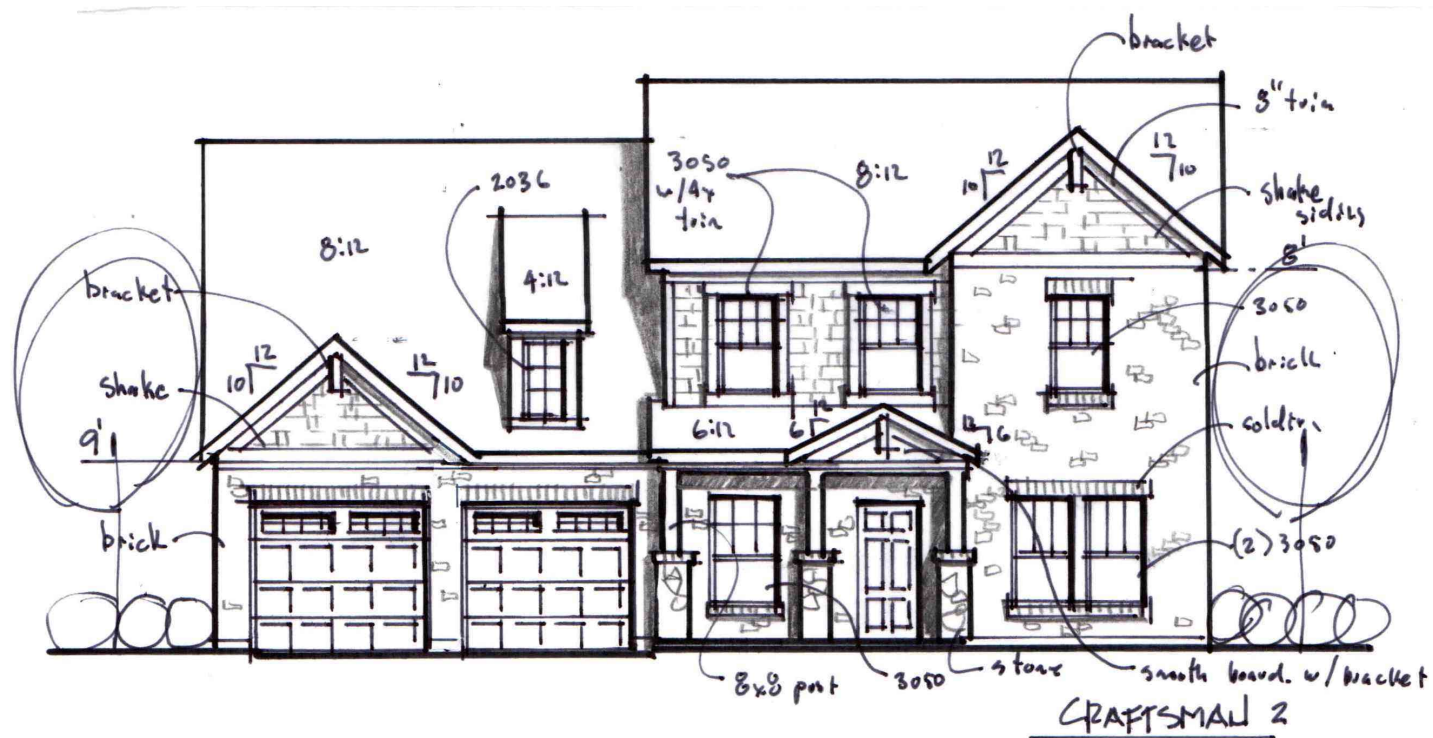
Stapleton



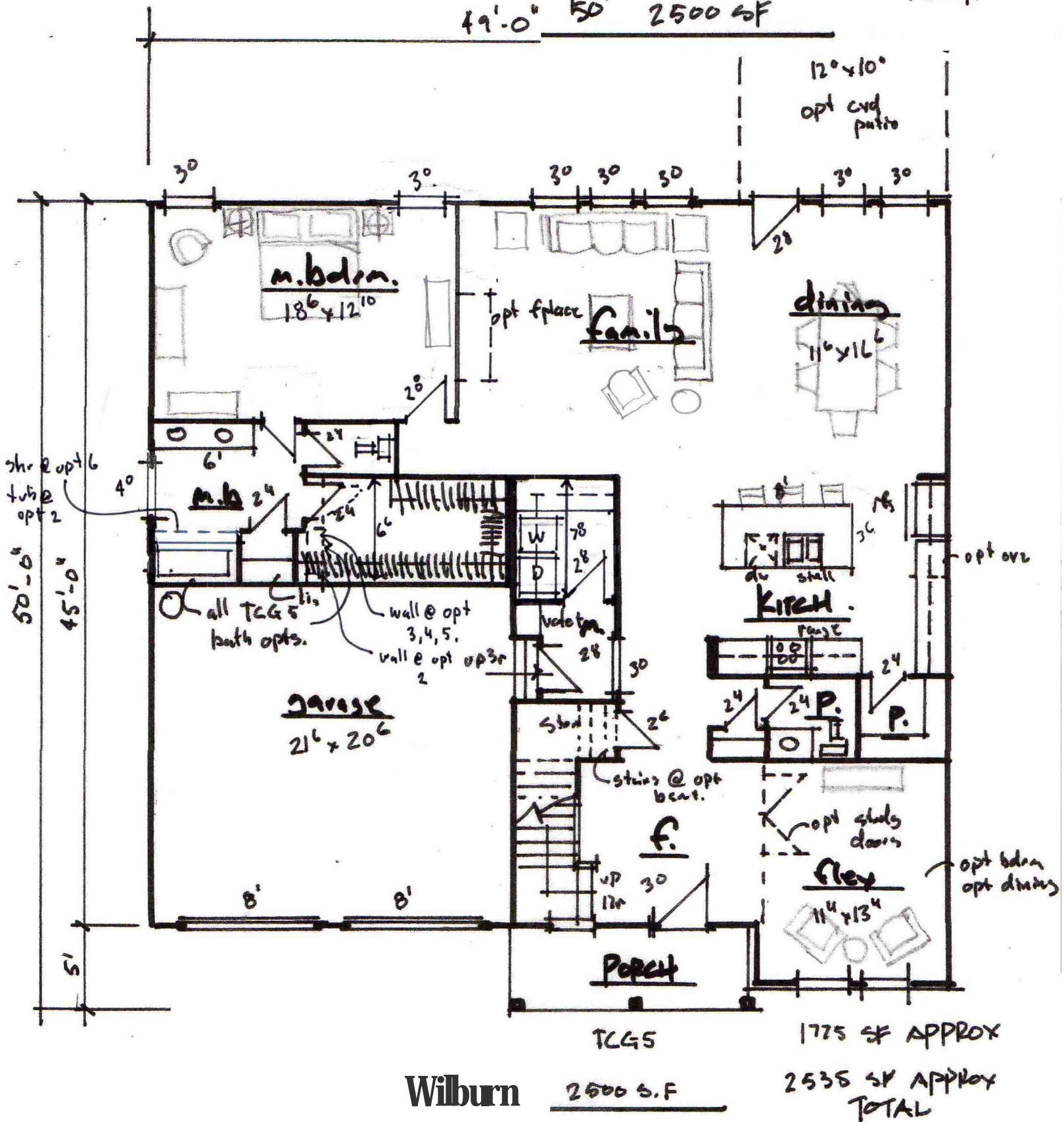
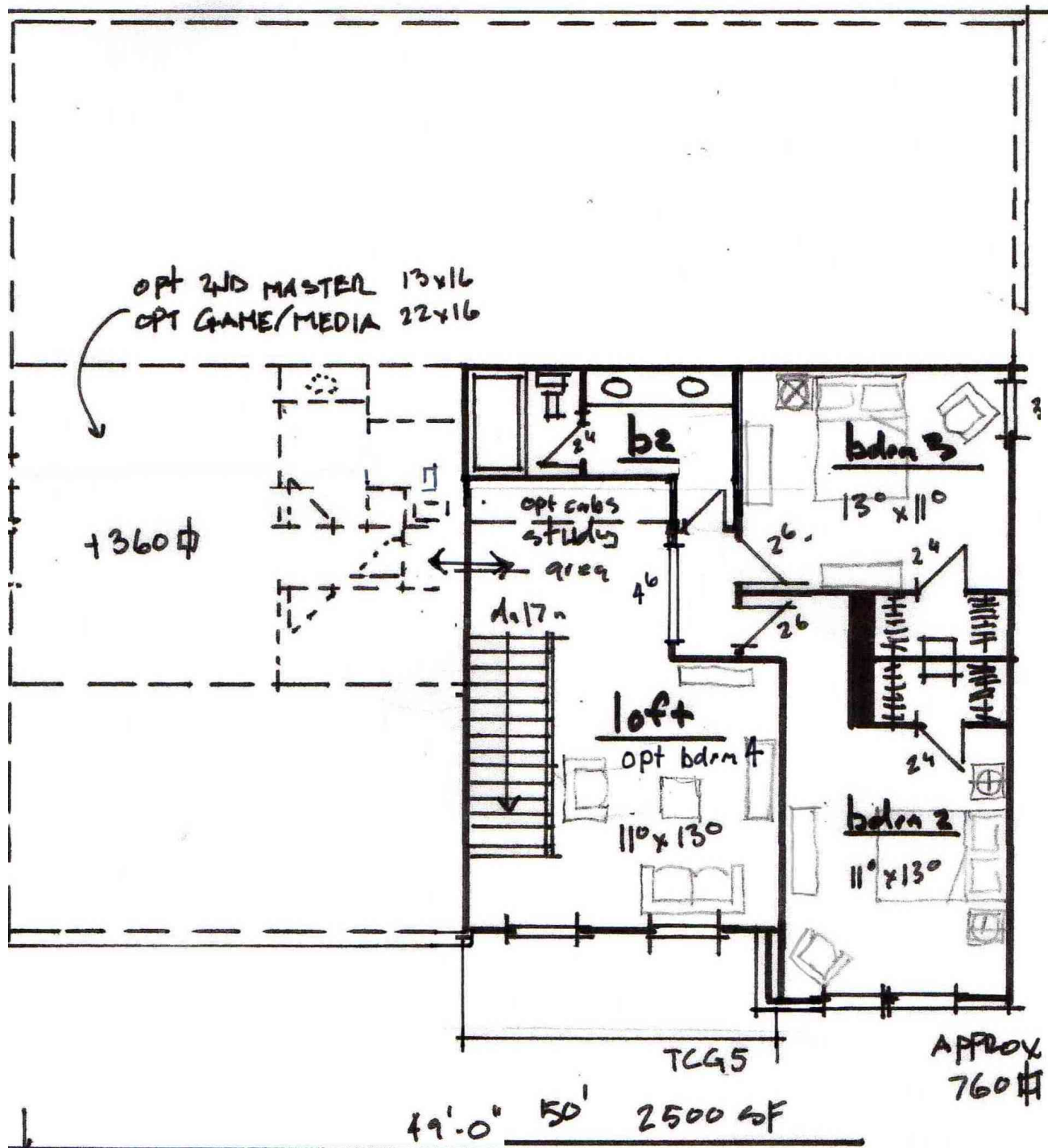
**Wilburn**

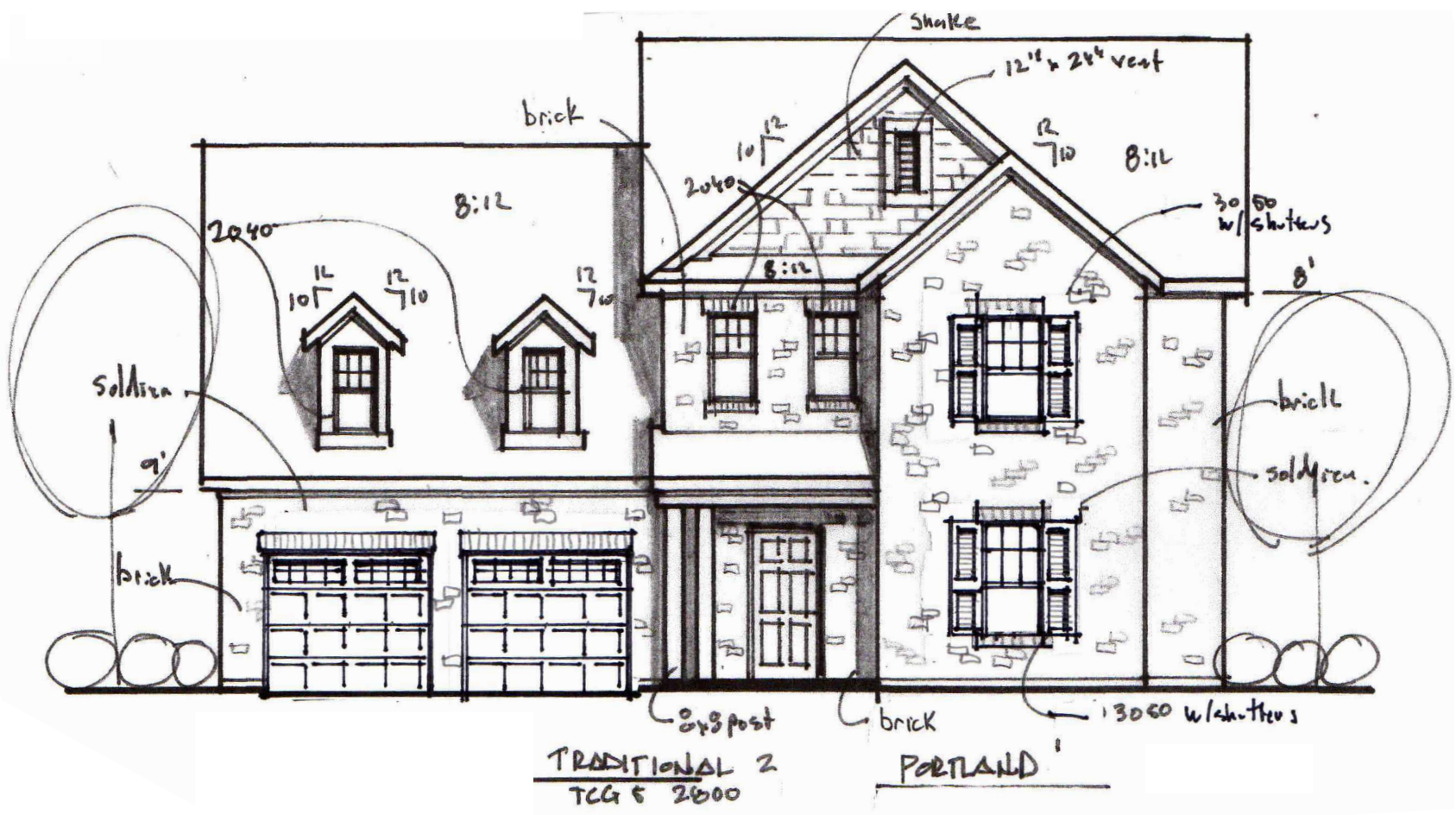
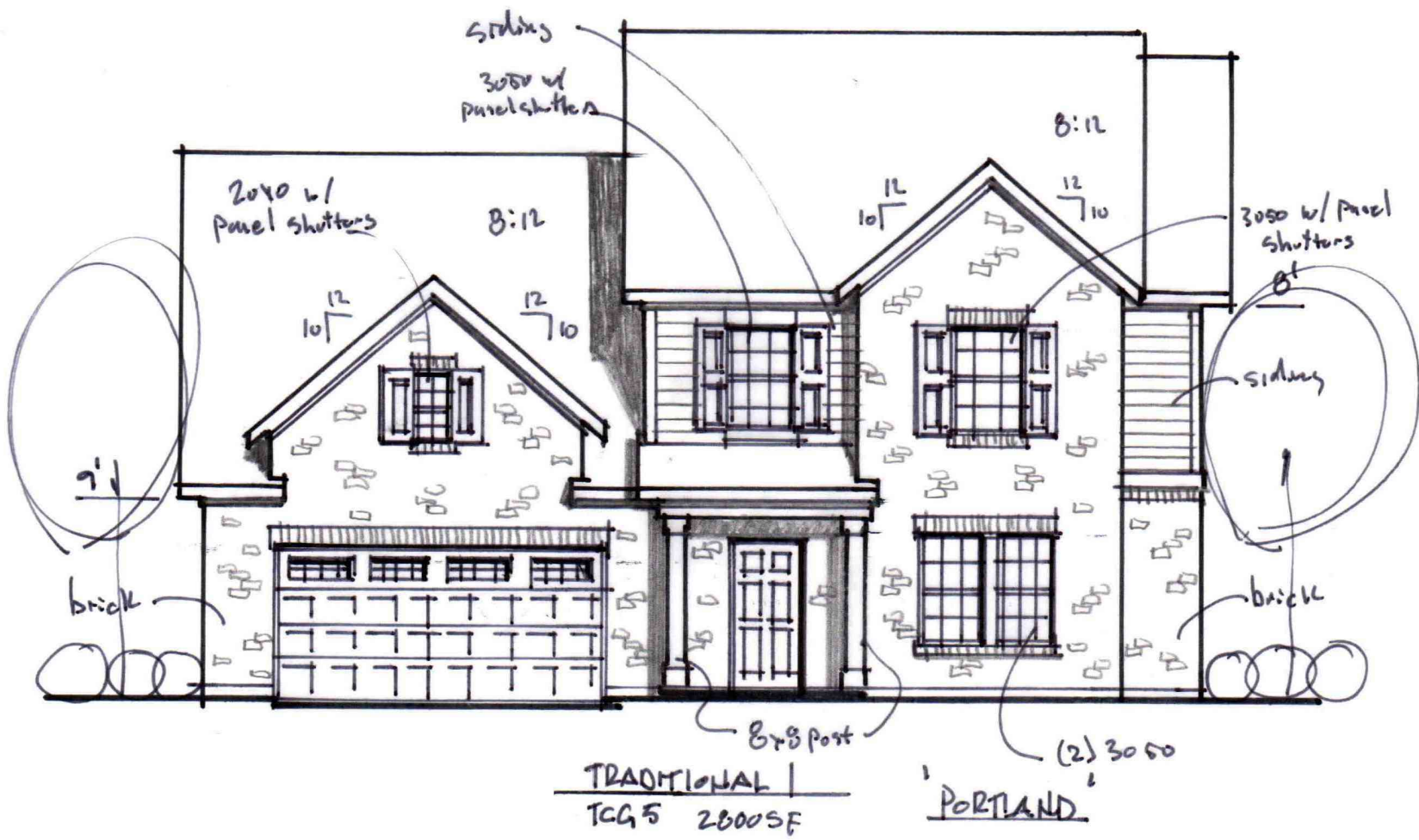
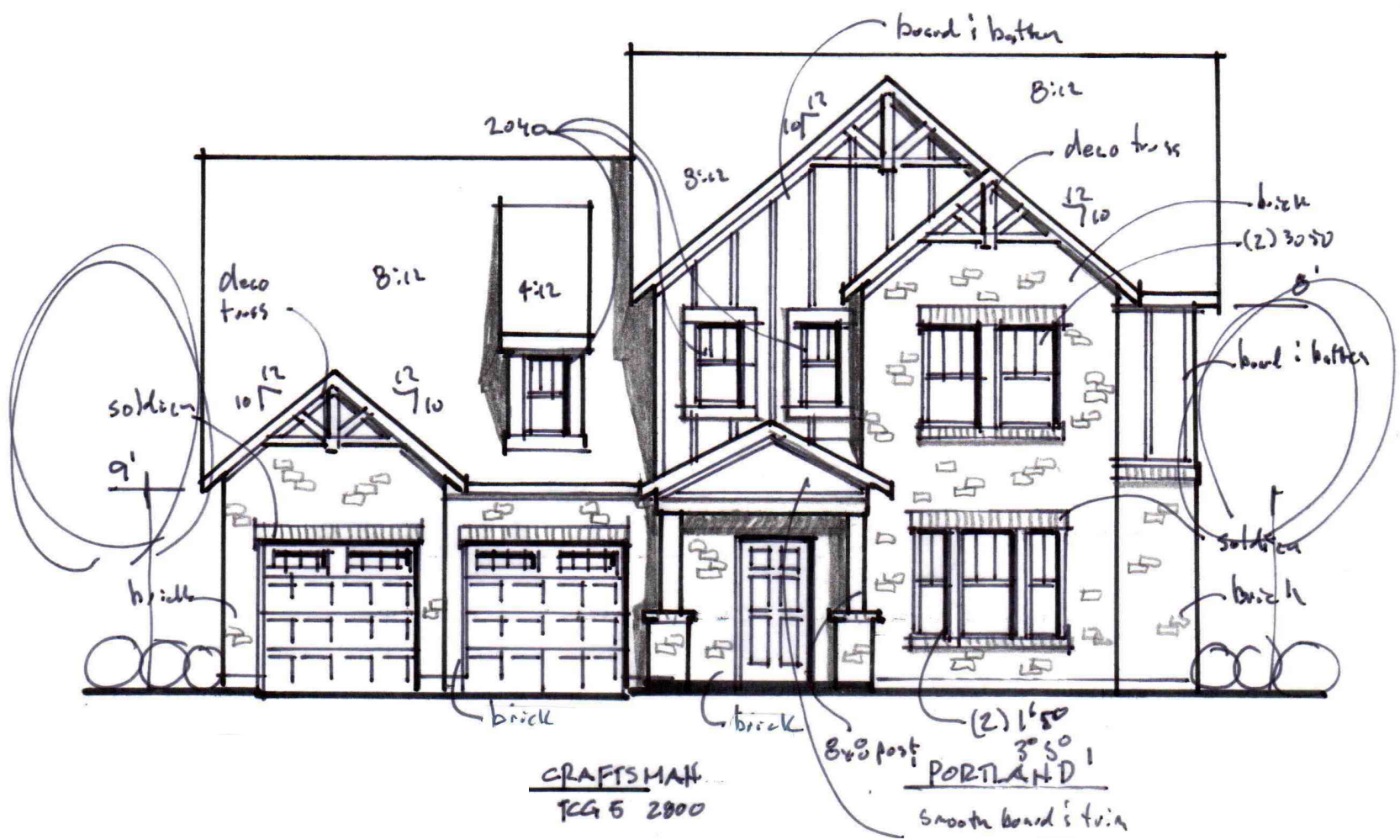


**Wilburn**



**Wilburn**









PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

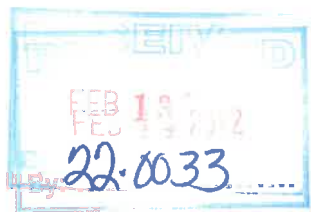
\* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD  
Fold hard copy submittals larger than 8 1/2" x 11"

ADDRESS/LOCATION	Honey Farms Townhomes Phase 1A, 1B + 3		
	TAX MAP: 51	GROUP:	PARCEL: 58.02
SUMMARY OF NATURE OF REQUEST AND WORK	Honey Farms Phase 1A, 1B, + 3 Preliminary Plat for 174 attached single family units.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	N/A	Pre-application meetings are scheduled for Wednesdays.
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat -- <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____	<b>Annexations/Rezoning:</b> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards  <b>Plats/PUDs:</b> <ul style="list-style-type: none"> <li>Project Name (include Sections &amp; Phases) Honey Farms Townhomes Phase 1A, 1B, 3</li> <li>Total Number of Lots 174</li> <li>Total acreage 29.86 acres</li> </ul>
<i>*File naming nomenclature examples:</i>  Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat Freedom Point Elevations	

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.



**APPLICANT**

All communications go to the Applicant's email that is provided.

<b>NAME</b>	McNeely Civil Engineering	<b>PHONE</b>	615.335.3172
<b>ADDRESS</b>	254 Belgian Rd Nolensville TN 37135	<b>EMAIL</b>	erie@mcneelycivil.com

<b>PROPERTY OWNER NAME</b>	TN Honey Farms, LLC	<b>PHONE</b>	616-402-2518
<b>ADDRESS</b>	909 N. Pacific Coast Highway Su. 12840 El Segundo, CA 90245	<b>EMAIL</b>	mrbbe@honeyfarms.com

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Erie McNeely  
APPLICANT NAME

Erie McNeely  
APPLICANT SIGNATURE

2/14/2022  
DATE

Sudhakar Reddy,  
Managing Principal

TN Honey Farms, LLC  
PROPERTY OWNER NAME

Sudhakar Reddy  
PROPERTY OWNER SIGNATURE

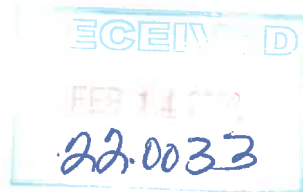
2/9/2022  
DATE

**STAFF USE ONLY**

<b>DOCKET NO.</b>	22-0633	<b>FEE PAID</b>	\$3,480.00
<b>RECEIPT NO.</b>	10073.502	<b>REQUESTED AGENDA</b>	

<b>DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS</b>	
<b>DATE OF PUBLIC NOTICES IN DAILY HERALD</b>	

<b>BOARD ACTION</b>	
---------------------	--



Receipt Date: 2/14/2022

### City Of Columbia

700 North Garden Street  
Columbia, TN 38401  
(931) 560-1500

Receipt Number: 10073502

#### Miscellaneous Receipt

Name: TN HONEY FARMS, LLC

Code: 206-ZONING PERMITS AND FEES

Amt: \$3,480.00

MR #: 10058244

Description: PRELIMINARY PLAT- 174

Reference: HONEY FARMS PHASE 1A, 1B, 3

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	3480.00

#### Payment Information

Check	8001	\$3,480.00	Paid By: TN HONEY FARMS, LLC
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Amount Tendered: \$3,480.00

Total Paid: \$3,480.00

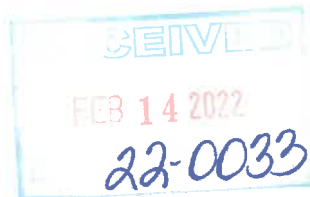
Change: \$0.00

Voided

Batch: LS - 2/14/2022

2/14/2022 12:31 Page 1 of 1

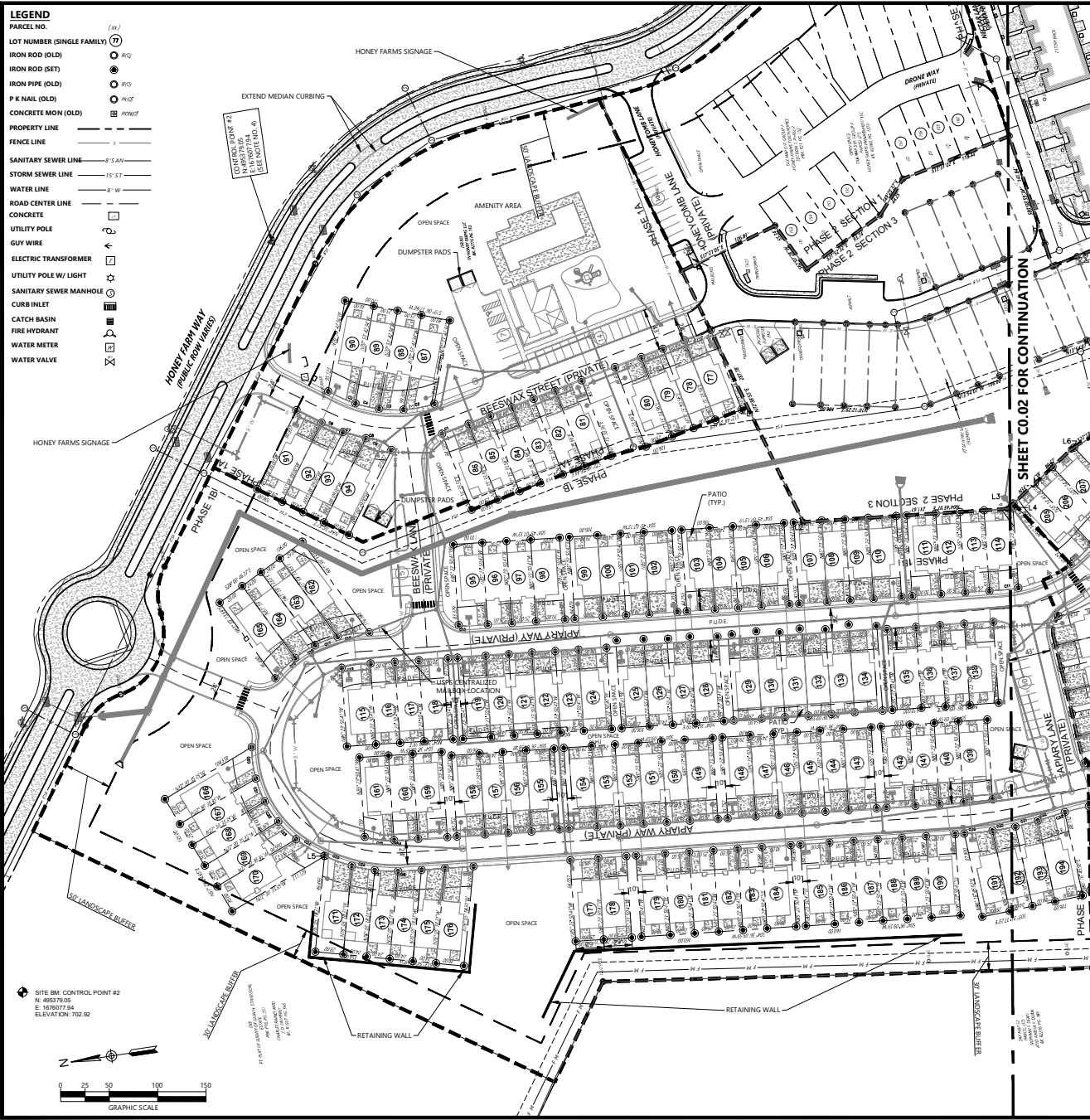
Collecting Official, City Of Columbia





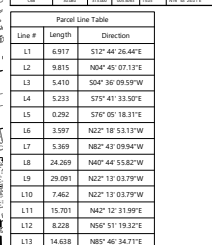


- LEGEND**
- PARCEL NO. (C)
  - LOT NUMBER (SINGLE FAMILY) (7)
  - IRON ROD (OLD) (R)
  - IRON ROD (SET) (R)
  - IRON PIPE (OLD) (R)
  - P. K. NAIL (OLD) (R)
  - CONCRETE MON (OLD) (R)
  - PROPERTY LINE (---)
  - FENCE LINE (---)
  - SANITARY SEWER LINE (---)
  - STORM SEWER LINE (---)
  - WATER LINE (---)
  - ROAD CENTER LINE (---)
  - CONCRETE (---)
  - UTILITY POLE (---)
  - GUY WIRE (---)
  - ELECTRIC TRANSFORMER (---)
  - UTILITY POLE W/ LIGHT (---)
  - SANITARY SEWER MANHOLE (---)
  - CURB/INLET (---)
  - CATCH BASIN (---)
  - FIRE HYDRANT (---)
  - WATER METER (---)
  - WATER VALVE (---)



Parcel #	Area	Parcel #	Area	Parcel #	Area	
12	2528.39	137	2099.80	197	2155.56	
13	2308.14	138	2512.57	198	2517.70	
14	2708.14	139	2503.96	199	2469.21	
15	2547.34	140	2095.89	200	2043.48	
16	2428.81	141	2095.89	201	2043.48	
17	2010.05	142	2515.06	202	2043.48	
18	2010.05	143	2428.81	203	2043.48	
19	2010.05	144	2010.05	204	2415.96	
20	2010.05	145	2010.05	205	2189.58	
21	2430.24	146	2010.05	206	2105.95	
22	2823.98	147	2010.05	207	2539.17	
23	2541.59	148	2428.81	208	2773.61	
24	2577.82	149	2428.81	209	2152.20	
25	2973.44	150	2010.05	210	2159.29	
26	2673.80	151	2010.05	211	2159.29	
27	2792.21	152	2010.05	212	2569.20	
28	93	153	2010.05	213	2511.52	
29	94	154	2428.81	214	2149.52	
30	95	155	2428.81	215	2337.08	
31	96	156	2010.05	216	2040.16	
32	97	157	2010.05	217	3270.59	
33	98	158	2428.81	218	3017.44	
34	99	159	2638.83	219	2275.48	
35	100	2024.93	160	2198.01	220	2089.30
36	101	2023.43	161	2564.41	221	2014.71
37	102	2442.97	162	3124.35	222	2010.05
38	103	2442.97	163	2319.46	223	2428.81
39	104	2019.50	164	2221.52	224	2472.44
40	105	2019.50	165	2122.28	225	2019.40
41	106	2428.81	166	2014.75	226	2102.78
42	107	2430.48	167	3227.44	227	2546.21
43	108	2009.79	168	2183.12	228	2463.00
44	109	2008.25	169	2278.78	229	2016.51
45	110	2428.81	170	3072.26	230	2074.40
46	111	2503.97	171	2762.00	231	2704.31
47	112	2085.01	172	2171.34	232	2452.46
48	113	2083.18	173	2137.36	233	2025.51
49	114	2492.44	174	2221.34	234	2111.43
50	115	2495.57	175	2315.34	235	2498.28
51	116	2095.80	176	2923.67	236	2771.59
52	117	2095.80	177	2439.57	237	2425.63
53	118	2512.57	178	2439.57	238	2428.81
54	119	2428.81	179	2522.86	239	2914.65
55	120	2010.05	180	2102.21	240	3234.85
56	121	2010.05	181	2102.21	241	2955.65
57	122	2010.05	182	3102.21	242	2652.27
58	123	2010.05	183	3102.21	243	2812.22
59	124	2428.81	184	2522.66	244	2705.96
60	125	2428.81	185	2522.66	245	2463.53
61	126	2010.05	186	2102.21	246	2465.20
62	127	2010.05	187	2102.21	247	2719.91
63	128	2428.81	188	2102.21	248	2454.88
64	129	2428.81	189	2102.21	249	2046.50
65	130	2010.05	190	2522.66	250	2480.86
66	131	2010.05	191	2496.71		
67	132	2010.05	192	2021.32		
68	133	2010.05	193	2027.13		
69	134	2428.81	194	2514.52		
70	135	2512.57	195	2562.97		
71	136	2093.80	196	2167.18		

Line #	Length	Direction
L1	6.917	S12°44'26.44"E
L2	9.815	N04°45'07.13"W
L3	5.410	S04°36'09.59"W
L4	5.233	S75°41'33.50"E
L5	0.292	S76°05'18.31"E
L6	3.597	N22°18'53.13"W
L7	5.369	N82°43'09.94"W
L8	24.269	N40°44'55.82"W
L9	29.091	N22°13'03.79"W
L10	7.462	N22°13'03.79"W
L11	15.701	N42°12'31.99"E
L12	8.228	N56°51'19.22"E
L13	14.638	N85°46'34.71"E



- NOTES**
- THE PURPOSE OF THIS PRELIMINARY PLAN IS TO CREATE 174 ATTACHED SINGLE FAMILY UNITS, OPEN SPACE, AMENITY AREA AND PRIVATE ACCESS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS.
  - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
  - THIS PROPERTY CURRENTLY IDENTIFIED AS TAX MAP 051. PARCEL NUMBERS SHOWN AS THIS (S&D) REFER TO TAX MAP 051, MAURY COUNTY, TENNESSEE.
  - SEE REFERENCE: RECORD BOOK 82776 PAGE 753, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
  - THE PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAN AND IS DETERMINED TO BE IN ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM NUMBER 47119C010, DATED APRIL 16, 2007.
  - OWNER: TN HONEY FARMS, LLC  
909 NORTH PACIFIC COAST HIGHWAY  
SUITE 840  
EL SEGUNDO, CA 90245

McNeely Civil Engineering, LLC  
254 Belgian Road  
Nolensville, TN 37135

Permit-Seal  
M. McNEELY  
REGISTERED PROFESSIONAL ENGINEER  
No. 1156  
EXPIRES 12/31/2022

Client/Project  
TN HONEY FARMS, LLC  
909 N. PACIFIC COAST HWY  
SUITE 840  
EL SEGUNDO, CA 90245  
661-212-7968

HONEY FARMS PUD  
PHASE 1 AND PHASE 3  
PRELIMINARY PLAT

Revisions:  
Item: \_\_\_\_\_ Date: \_\_\_\_\_

Project No.: MCE 210009

Designed By:  
Checked By: E. MCNEELY  
Date: 02-02-2022

Scale:  
Title:  
**HONEY FARMS  
PHASE 1A, 1B & 3  
PRELIMINARY  
PLAT**

Drawing No.  
Sheet: **C0.01** of

PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

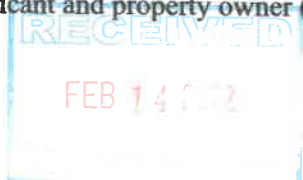
*\* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD  
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	1653 BEAR CREEK PIKE, COLUMBIA, TN		
	TAX MAP: 072	GROUP:	PARCEL: 030.02
SUMMARY OF NATURE OF REQUEST AND WORK	REQUEST REZONING OF 7.428 ACRES (REAR PORTION) OF PROPERTY FROM GSC TO RM-1. CONCEPT PLAN SHOWS DEVELOPMENT OF 54 TOWNHOME UNITS AS SHOWN. DEVELOPMENT CONCEPT IS IN COMPLIANCE WITH COMPREHENSIVE PLAN.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	MEETING HELD JAN 26, 2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
---	------------------------------	---

<p><b>SELECT REQUEST</b></p> <p><input type="checkbox"/> Annexation</p> <p><input checked="" type="checkbox"/> Rezoning</p> <p><input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i></p> <p><input type="checkbox"/> Preliminary Plat</p> <p><input type="checkbox"/> Final Plat</p> <p><input type="checkbox"/> PUD Preliminary Master Plan</p> <p><input type="checkbox"/> PUD Final Site Plan</p> <p><input type="checkbox"/> Multi-Family Site Plan</p> <p><input type="checkbox"/> Other: _____</p> <p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i></p> <p><i>Freedom Point Master Plan</i></p> <p><i>Freedom Point Final Plat</i></p> <p><i>Freedom Point Elevations</i></p>	<p><b>SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:</b></p> <p><u>Annexations/Rezoning:</u></p> <p><input type="checkbox"/> Written Legal Description copy</p> <p><input type="checkbox"/> Requested Zone Listed</p> <p><input type="checkbox"/> Compliance with Comprehensive Plan</p> <p><input type="checkbox"/> Annexation Permission Form</p> <p><input type="checkbox"/> Plans and/or Plats conforming to City standards</p> <p><u>Plats/PUDs:</u></p> <ul style="list-style-type: none"> <li>• Project Name (include Sections &amp; Phases) _____</li> <li>• Total Number of Lots _____</li> <li>• Total acreage _____</li> </ul>
---	---

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.



20-0035

**APPLICANT**

All communications go to the Applicant's email that is provided.

NAME	T-SQUARE ENGINEERING	PHONE	615.678.8212
ADDRESS	1329 W MAIN ST FRANKLIN, TN	EMAIL	Curtis.stewart@t2-eng.com

PROPERTY OWNER NAME		PHONE	
ADDRESS		EMAIL	

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

T-SQUARE ENGINEERING  
APPLICANT NAME

*Curtis Stewart*  
APPLICANT SIGNATURE

2/29/22  
DATE

Abhishek Yerra  
PROPERTY OWNER NAME

*Abhishek Yerra*  
PROPERTY OWNER SIGNATURE

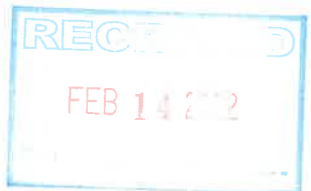
02/09/2022  
DATE

*STAFF USE ONLY*

DOCKET No.	22-0035	FEE PAID	\$300.00
RECEIPT No.	10073499	REQUESTED AGENDA	4-13-22

DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	
--------------	--



Receipt Date: 2/14/2022

### City Of Columbia

700 North Garden Street

Columbia, TN 38401

(931) 560-1500

Receipt Number: 10073499

#### Miscellaneous Receipt

Name: BEAR CREEK NOOKS LLC

Code: 206-ZONING PERMITS AND FEES

Description: REZONING FEES

Amt: \$300.00

Reference:

MR #: 10058242

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	300.00

#### Payment Information

Check	1002	\$300.00	Paid By: BEAR CREEK NOOKS LLC
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Amount Tendered: \$300.00

Total Paid: \$300.00

Change: \$0.00

Voided

Batch: LS - 2/14/2022

2/14/2022 12:21 Page 1 of 1

Collecting Official, City Of Columbia



# 1653 BEAR CREEK PIKE

## REZONING PLAN

Columbia, Maury County, Tennessee  
Tax Map 72, PARCEL 030.02

Developer: ABHISHEK YERRA  
Abhishek.Yerra@Gmail.com  
(517)599-1641

Engineer:  **T-SQUARE ENGINEERING**  
Consulting Civil Engineering  
1329 West Main St., Franklin, TN, 37064  
(615)370-1443 \* Email tim@t2-eng.com



VICINITY MAP  
N.T.S.

### Sheet Schedule

- C-0.0 Cover Sheet
- C-1.0 Land Description
- C-2.0 Concept Plan

REVISIONS

DATE

NO.

DATE:  
02/14/22

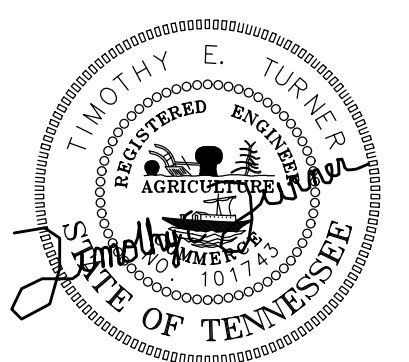
SCALE:  
1"=50'-0"

DRAWN BY:  
T-SQUARE

REVIEWER:  
TET

COVER SHEET  
MAP 72, PARCEL 30.02  
COLUMBIA, TENNESSEE

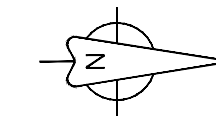
1653 BEAR CREEK PIKE



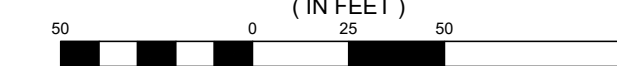
02/14/22

PROJECT  
21-1045

SHEET  
C-0.0



GRAPHIC SCALE  
(IN FEET)



SCALE: 1" = 50'

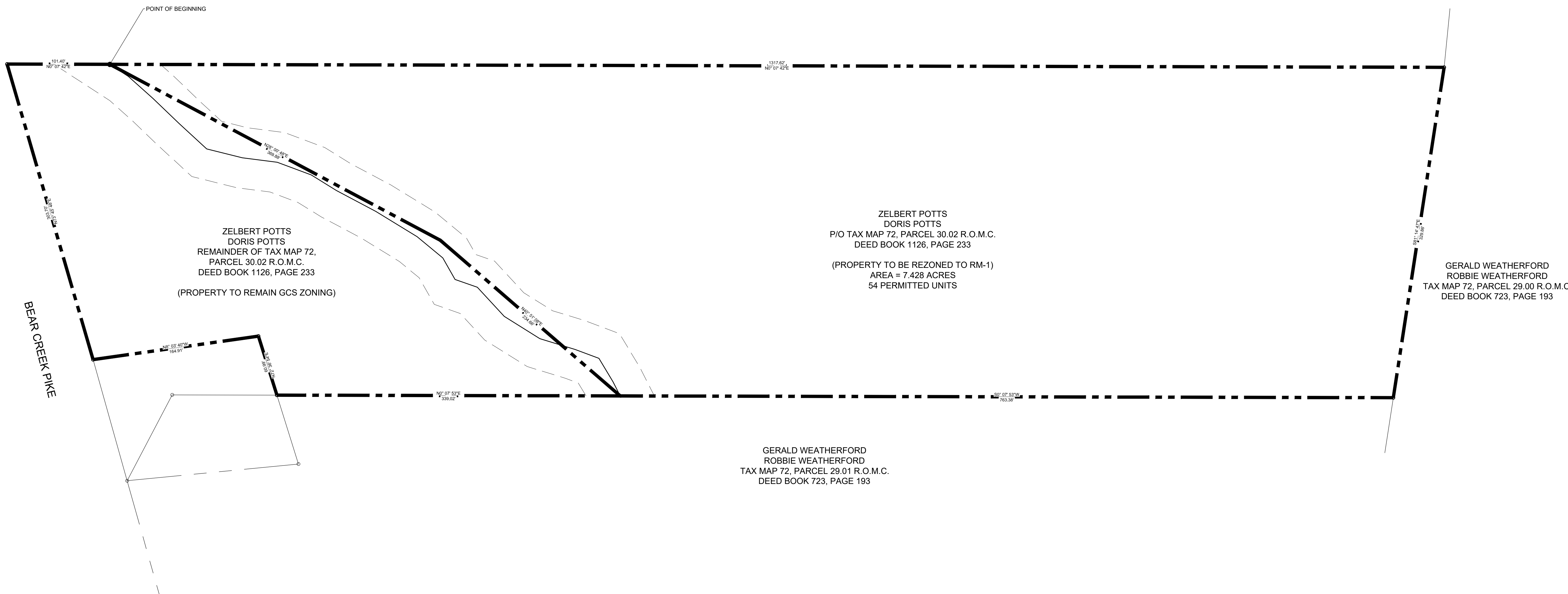
**Exhibit A**  
Land Description for Rezoning

Land being a portion of the property Tax Map 72, Parcel 30.02 as described in Deed Book 1126, Page 233 by the Register's Office of Maury County Tennessee located on the north side of State Highway 99 (Bear Creek Pike) and being more particularly described as follows:

Commencing at an iron pin found on the northern right-of-way of Bear Creek Pike and heading along the property line North 00 degrees, 07 minutes, 42 seconds East 101.40 feet to the **Point of Beginning**;

Thence along the property line North 00 degrees, 07 minutes, 42 seconds East 1317.62 feet to an iron pin found; Thence South 81 degrees, 14 minutes, 47 seconds East 329.86 feet to an iron pin found; Thence South 00 degrees, 07 minutes, 53 seconds West 763.38 feet to a point; Thence South 40 degrees, 51 minutes, 08 seconds West 234.66 feet to a point near the centerline of the creek; Thence South 28 degrees, 00 minutes, 48 seconds West 369.88 feet to the **Point of Beginning**, containing 329668 square feet or 7.57 acres, more or less.

LOVES TRAVEL STOPS & COUNTRY STORES INC  
TAX MAP 72, PARCEL 30.01 R.O.M.C.  
DEED BOOK 723, PAGE 189



ZELBERT POTTS  
DORIS POTTS  
REMAINDER OF TAX MAP 72,  
PARCEL 30.02 R.O.M.C.  
DEED BOOK 1126, PAGE 233  
  
(PROPERTY TO REMAIN GCS ZONING)

ZELBERT POTTS  
DORIS POTTS  
P/O TAX MAP 72, PARCEL 30.02 R.O.M.C.  
DEED BOOK 1126, PAGE 233  
  
(PROPERTY TO BE REZONED TO RM-1)  
AREA = 7.428 ACRES  
54 PERMITTED UNITS

GERALD WEATHERFORD  
ROBBIE WEATHERFORD  
TAX MAP 72, PARCEL 29.00 R.O.M.C.  
DEED BOOK 723, PAGE 193

GERALD WEATHERFORD  
ROBBIE WEATHERFORD  
TAX MAP 72, PARCEL 29.01 R.O.M.C.  
DEED BOOK 723, PAGE 193

REVISIONS

DATE

NO.

DATE: 02/14/22

SCALE: 1"=50'-0"

DRAWN BY:

T-SQUARE

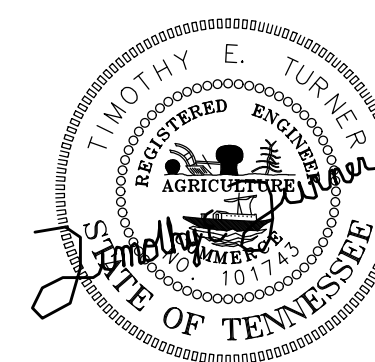
REVIEWER:

TET

LAND DESCRIPTION

MAP 72, PARCEL 30.02  
COLUMBIA, TENNESSEE

1653 BEAR CREEK PIKE



02/14/22

PROJECT  
21-1045

SHEET  
C-1.0





PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

*\* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD  
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	2818 Carter's Creek Station Rd		
	TAX MAP: 42	GROUP:	PARCEL: 3.13
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat 1B approval for 34 single-family homes in the Ridge at Carter's Station		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	<i>Pre-application meetings are scheduled for Wednesdays.</i>
---	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____	<u>Annexations/Rezoning:</u> <ul style="list-style-type: none"> <li><input type="checkbox"/> Written Legal Description copy</li> <li><input type="checkbox"/> Requested Zone Listed</li> <li><input type="checkbox"/> Compliance with Comprehensive Plan</li> <li><input type="checkbox"/> Annexation Permission Form</li> <li><input type="checkbox"/> Plans and/or Plats conforming to City standards</li> </ul> <u>Plats/PUDs:</u> <ul style="list-style-type: none"> <li>• Project Name (include Sections &amp; Phases) <b>Ridge at Carter's Station 1B (Final Plat)</b></li> <li>• Total Number of Lots <b>34 lots</b></li> <li>• Total acreage <b>12.36 ac</b></li> </ul>
<p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i></p> <p><i>Freedom Point Master Plan</i></p> <p><i>Freedom Point Final Plat</i></p> <p><i>Freedom Point Elevations</i></p>	

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

APPLICANT

All communications go to the Applicant's email that is provided.

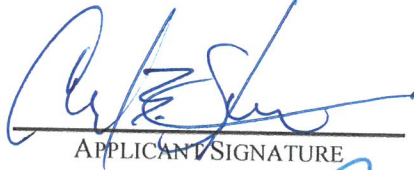
NAME	T-Square Engineering	PHONE	615-678-8212
ADDRESS	1329 W Main St	EMAIL	Nathan.mcvey@t2-eng.com

PROPERTY OWNER NAME	Richmond American Homes of Tennessee, LLC	PHONE	904 445 8310
ADDRESS	391 Malco Way Station Rd Suite 210	EMAIL	MIKE.ZAKRZEWSKI@MACH.COM

In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

T-Square Engineering

APPLICANT NAME

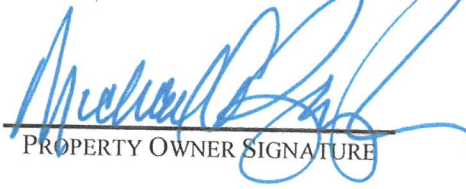


APPLICANT SIGNATURE

2/14/22  
DATE

Richmond American Homes  
OF TENNESSEE, LLC

PROPERTY OWNER NAME



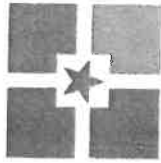
PROPERTY OWNER SIGNATURE

2/18/22  
DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			





PLANNING COMMISSION  
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

*\* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD  
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Frye Road		
	TAX MAP: <b>52</b>	GROUP:	PARCEL: <b>14.00</b>
SUMMARY OF NATURE OF REQUEST AND WORK	Homestead South Subdivision - Preliminary plat approval of 19 single family lots, under RS-6 zoning.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	Pre-application meetings are scheduled for Wednesdays.
---	--

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
<input type="checkbox"/> Annexation <input type="checkbox"/> Rezoning <input type="checkbox"/> Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> <input checked="" type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> PUD Preliminary Master Plan <input type="checkbox"/> PUD Final Site Plan <input type="checkbox"/> Multi-Family Site Plan <input type="checkbox"/> Other: _____	<b>Annexations/Rezoning:</b> <input type="checkbox"/> Written Legal Description copy <input type="checkbox"/> Requested Zone Listed <input type="checkbox"/> Compliance with Comprehensive Plan <input type="checkbox"/> Annexation Permission Form <input type="checkbox"/> Plans and/or Plats conforming to City standards  <b>Plats/PUDs:</b> <ul style="list-style-type: none"> <li>Project Name (include Sections &amp; Phases)  <b>Homestead South Subdivision (1 Phase)</b></li> <li>Total Number of Lots  <b>19</b></li> <li>Total acreage  <b>6.47 ac</b></li> </ul>
<i>*File naming nomenclature examples:</i>  <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

**APPLICANT**

All communications go to the Applicant's email that is provided.

<b>NAME</b>	<b>T-Square Engineering, Inc.</b>	<b>PHONE</b>	<b>615-678-8212</b>
<b>ADDRESS</b>	<b>1329 W Main St, Franklin TN</b>	<b>EMAIL</b>	<b>Nathan.mcvey@t2-eng.com</b>

<b>PROPERTY OWNER NAME</b>	<b>NOMAU Partners LLC</b>	<b>PHONE</b>	<b>615-969-6080</b>
<b>ADDRESS</b>	<b>Frye Road</b>	<b>EMAIL</b>	<b>ncrowe@fortunapartnersllc.com</b>

*In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.*

**T-Square Engineering, Inc**  
 \_\_\_\_\_  
 APPLICANT NAME

  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

**2/10/22**  
 \_\_\_\_\_  
 DATE

**NOMAU PARTNERS LLC**  
 \_\_\_\_\_  
 PROPERTY OWNER NAME

  
 \_\_\_\_\_  
 PROPERTY OWNER SIGNATURE

**2/10/22**  
 \_\_\_\_\_  
 DATE

*STAFF USE ONLY*

<b>DOCKET NO.</b>		<b>FEE PAID</b>	
<b>RECEIPT NO.</b>		<b>REQUESTED AGENDA</b>	
<b>DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS</b>			
<b>DATE OF PUBLIC NOTICES IN DAILY HERALD</b>			
<b>BOARD ACTION</b>			

Receipt Date: 2/14/2022

## City Of Columbia

700 North Garden Street

Columbia, TN 38401

(931) 560-1500

Receipt Number: 10073501

### Miscellaneous Receipt

Name: T SQUARE ENGINEERING

Code: 206-ZONING PERMITS AND FEES

Description: PRELIMINARY PLAT- 19 LOTS

Amt: \$380.00

Reference: FRYE RD

MR #: 10058243

Notes:

GL Account	Description	Amount
110-32660-	Zoning Permits & Fees	380.00

### Payment Information

Check 5913 \$380.00 Paid By: T SQUARE ENGINEERING

Amount Tendered: \$380.00

Total Paid: \$380.00

Change: \$0.00

Voided

Batch: LS - 2/14/2022

Collecting Official, City Of Columbia

2/14/2022 12:22 Page 1 of 1



# PRELIMINARY PLAT FOR TAX MAP 52, PARCEL 14.00 HOMESTEAD SOUTH COLUMBIA, TN 38401 CITY OF COLUMBIA, WARD #5 ZONE R5-6

ENGINEER:  T-SQUARE ENGINEERING  
701 WEST MAIN STREET  
FRANKLIN, TN 37064  
615-678-8212

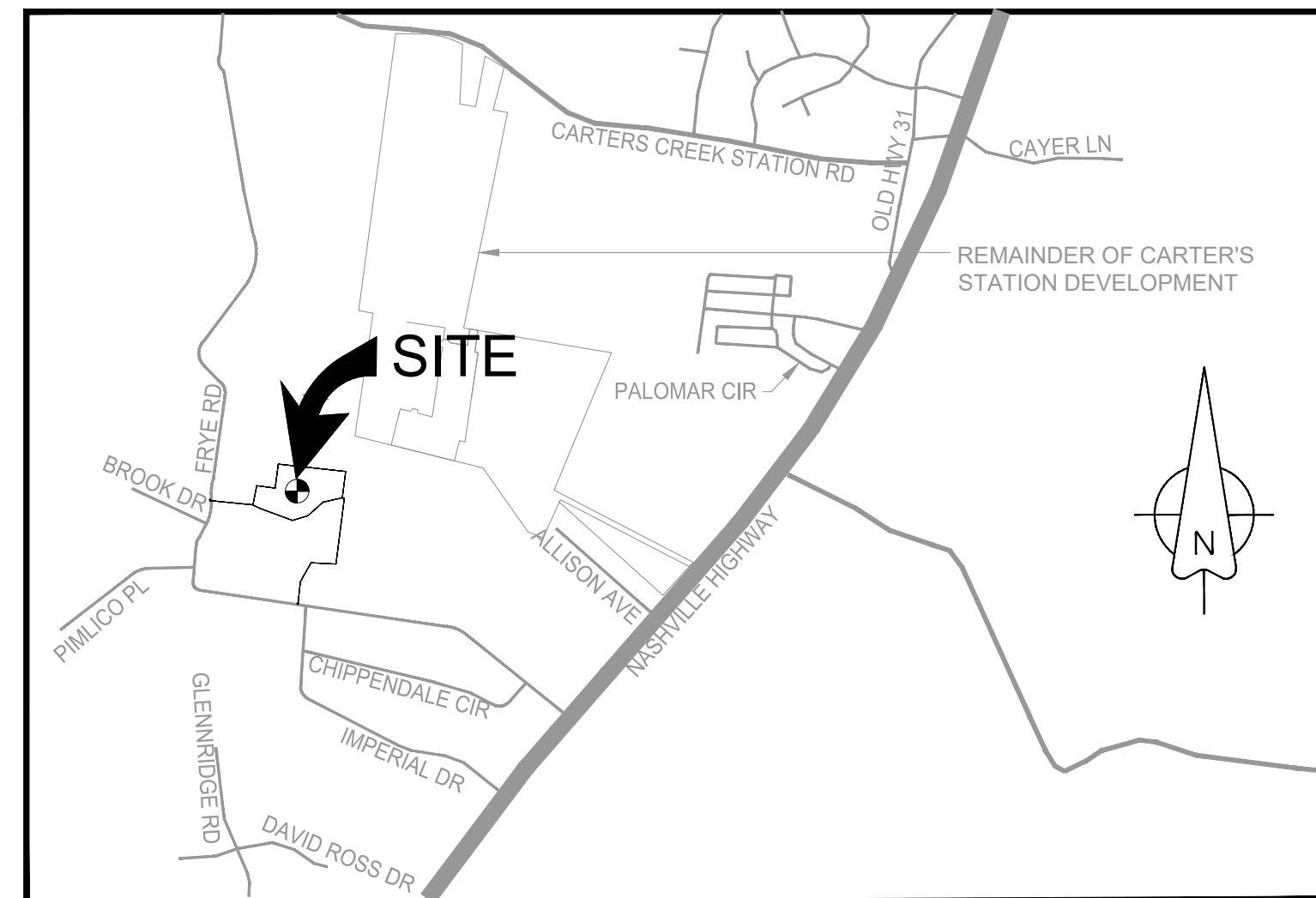
Water: Sloan Delk  
CPWS  
201 Pickens Lane  
PO Box 379  
Columbia, TN 38402  
931-388-4833

Power: Doug Burgess  
CPWS  
201 Pickens Lane  
PO Box 379  
Columbia, TN 38402  
931-388-4833

Surveyor: H & H Land Surveying, Inc.  
612A Fitzhugh Blvd  
Smyrna, TN 37167  
615-831-0756

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the following company:  
H & H Land Surveying, Inc.  
612A Fitzhugh Blvd  
Smyrna, TN 37167  
615-831-0756

Tsquare Engineering and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.



**SITE VICINITY MAP**

**SHEET SCHEDULE**

- C-0.0 COVER
- C-1.0 EXISTING CONDITIONS
- C-2.0 PRELIMINARY PLAT
- C-2.1 PRELIMINARY GRADING PLAN

REVISIONS

DATE

NO.

DATE:  
02/14/22

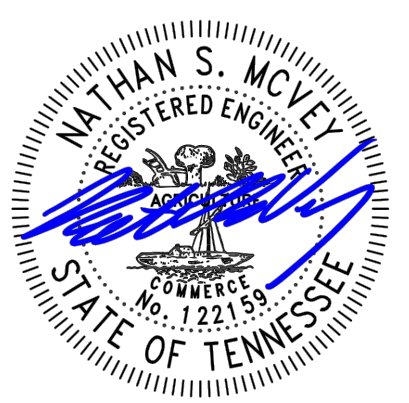
SCALE:  
AS SHOWN

DRAWN BY:  
T-SQUARE

REVIEWER:  
TET

**COVER**  
3RD CIVIL DISTRICT  
MAURY COUNTY, TENNESSEE  
MAP 52, PARCEL 14.00

**HOMESTEAD SOUTH**



2/14/22

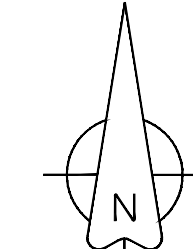
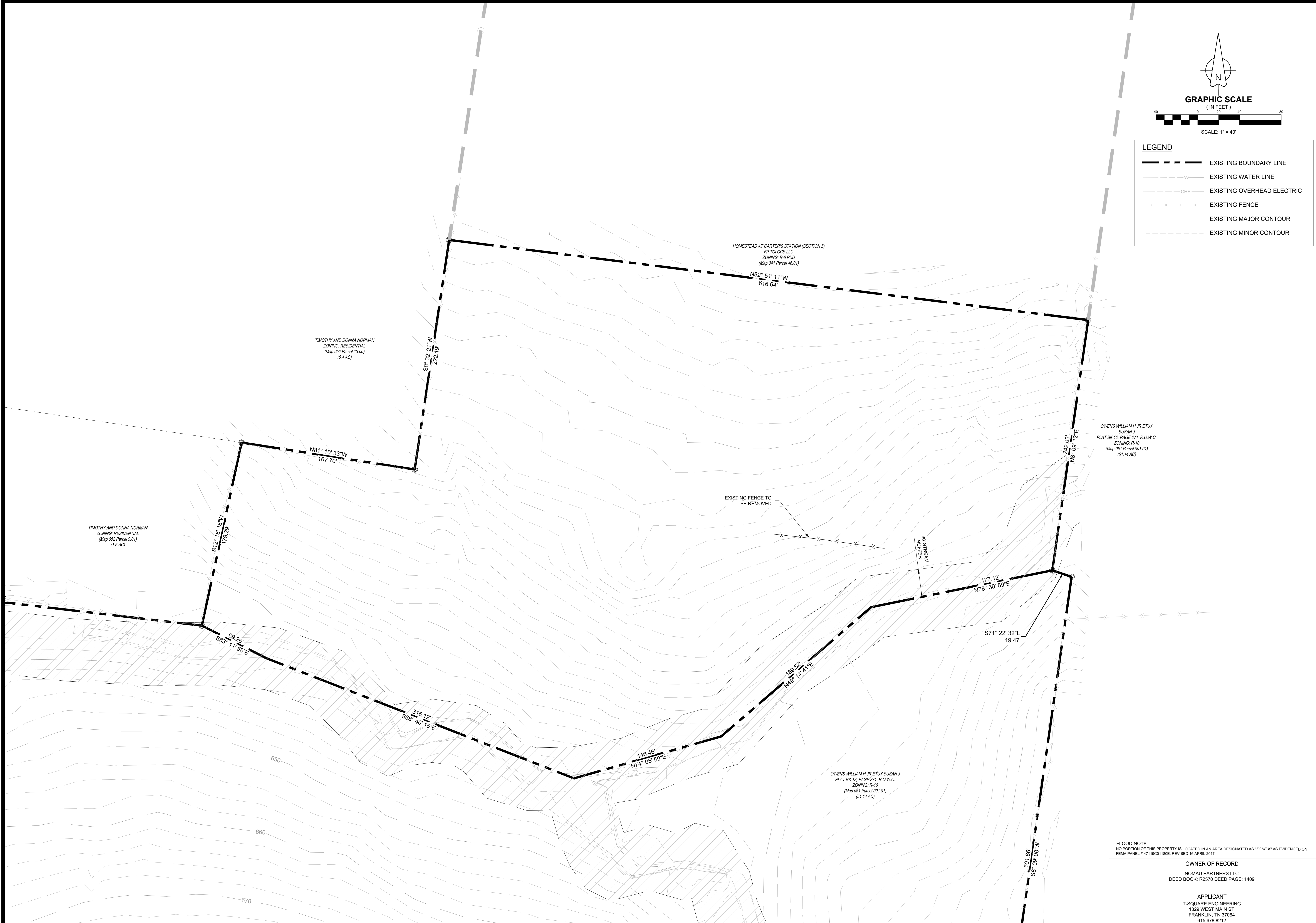
FLOOD NOTE  
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON  
FEMA PANEL # 47119C01190E, REVISED 16 APRIL 2017.

OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615-678-8212

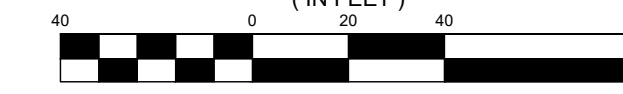
**PROJECT**  
18-0720

**SHEET**  
C-0.0

P:\Projects\2018\18-0720 (Frye Rd - Nelson Crowe)\Production\North\18-0720 North Preliminary Plan.dwg, 2/11/2022 7:25:35 AM



GRAPHIC SCALE  
(IN FEET)



SCALE: 1" = 40'

LEGEND	
	EXISTING BOUNDARY LINE
	EXISTING WATER LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING FENCE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR

REVISIONS

NO.	DATE

DATE: 02/14/22

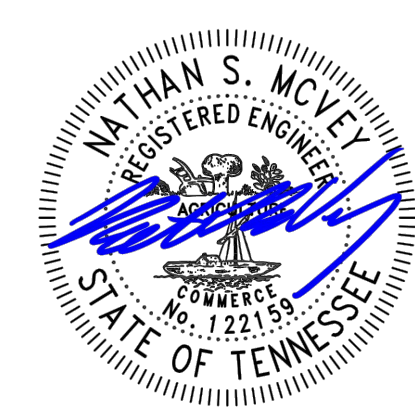
SCALE: AS SHOWN

DRAWN BY: T-SQUARE

REVIEWER: TET

EXISTING CONDITIONS  
3RD CIVIL DISTRICT  
MAURY COUNTY, TENNESSEE  
MAP 52, PARCEL 14.00

HOMESTEAD SOUTH



2/14/22

PROJECT  
18-0720

SHEET  
C-1.0

FLOOD NOTE  
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 4719C01190E, REVISED 16 APRIL 2017.

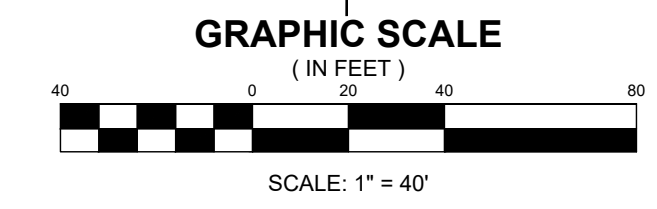
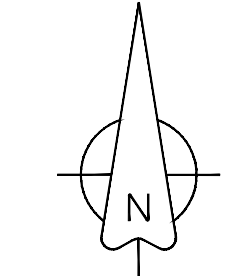
OWNER OF RECORD  
NOMAJ PARTNERS LLC  
DEED BOOK: R2570 DEED PAGE: 1409

APPLICANT  
T-SQUARE ENGINEERING  
1329 WEST MAIN ST  
FRANKLIN, TN 37064  
615.678.8212





P:\Projects\2018\18-0720 (Frye Rd - Nelson Crowe)\Production\North\18-0720 North Preliminary Plan.dwg, 2/11/2022 7:25:49 AM



**LEGEND**

	EXISTING BOUNDARY LINE
	EXISTING MAJOR CONTOUR LINE
	EXISTING MINOR CONTOUR LINE
	PROPOSED LOT LINE
	PROPOSED MAJOR CONTOUR LINE
	PROPOSED MINOR CONTOUR LINE
	PROPOSED CURB INLET
	PROPOSED HEADWALL



FLOOD NOTE  
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C01190E, REVISED 16 APRIL 2017.

OWNER OF RECORD NOMAJ PARTNERS LLC DEED BOOK: R2570 DEED PAGE: 1409
APPLICANT T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8212

REVISIONS	
NO.	DATE

DATE: 02/14/22  
 SCALE: AS SHOWN  
 DRAWN BY: T-SQUARE  
 REVIEWER: TET

**PRELIMINARY GRADING PLAN**  
 3RD CIVIL DISTRICT  
 MAURY COUNTY, TENNESSEE  
 MAP 52, PARCEL 14.00



2/14/22

**PROJECT**  
18-0720

**SHEET**  
C-2.0



**HOMESTEAD SOUTH**