



AGENDA

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](#)

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"> • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____

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;

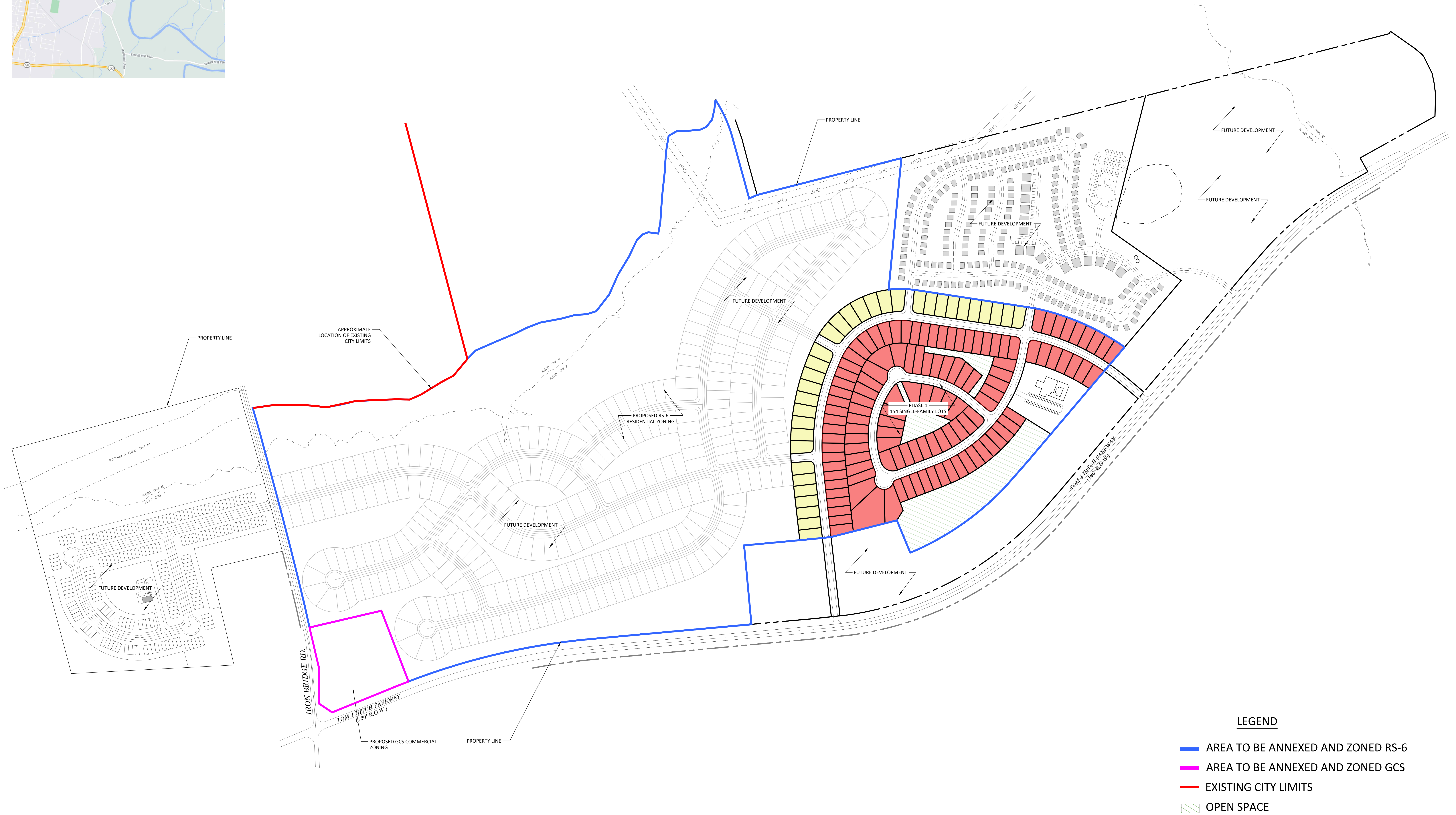
THENCE (67) South 73°28'09" East, 453.89 feet to a point of non-tangency;

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;

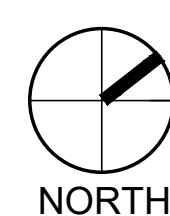
THENCE (70) southerly along said curve through a central angle of 15°49'57" an arc distance of 1,072.07 feet to the point of beginning, containing 182.78 acres, more or less.

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

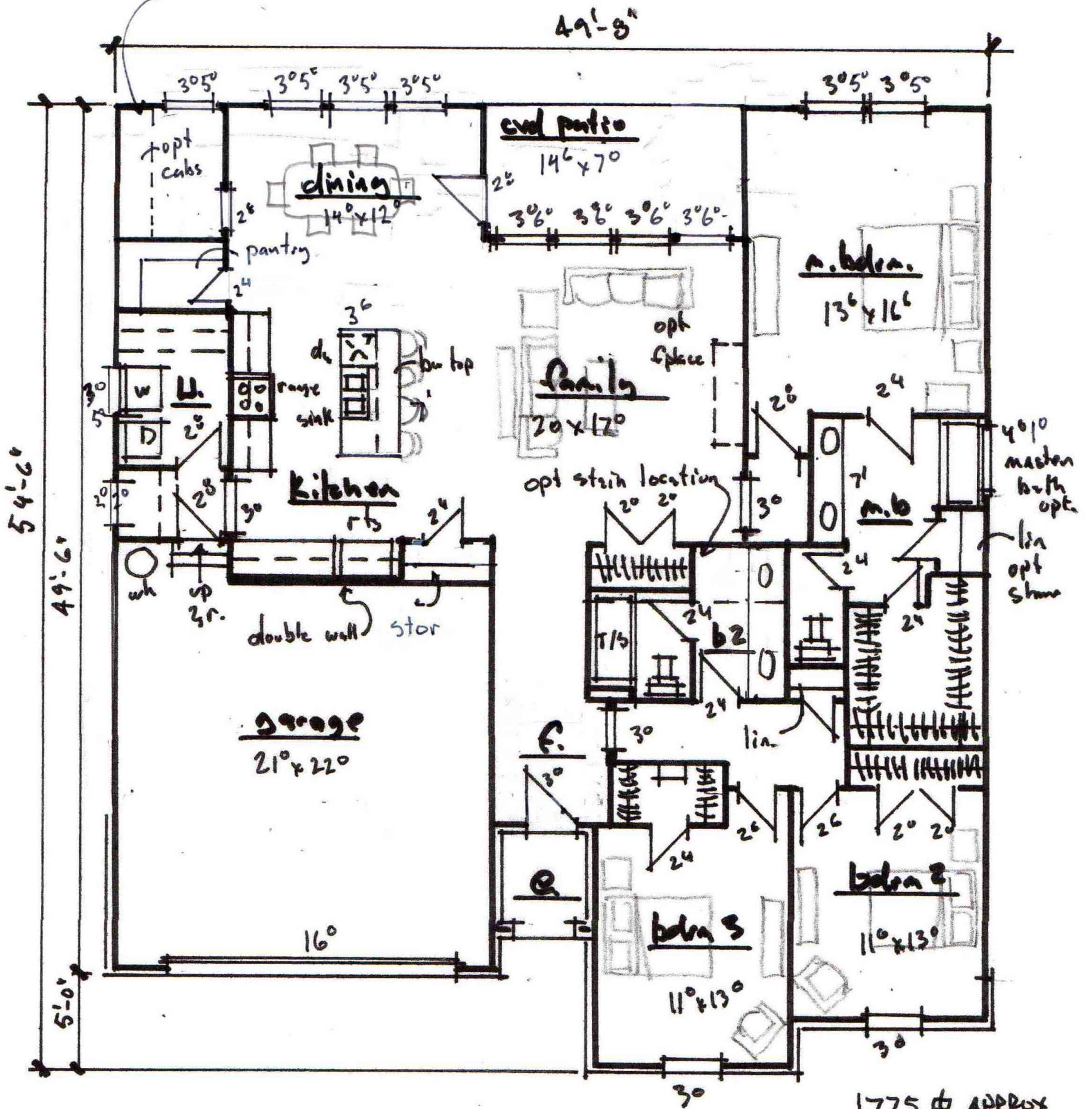


Craftsman 2

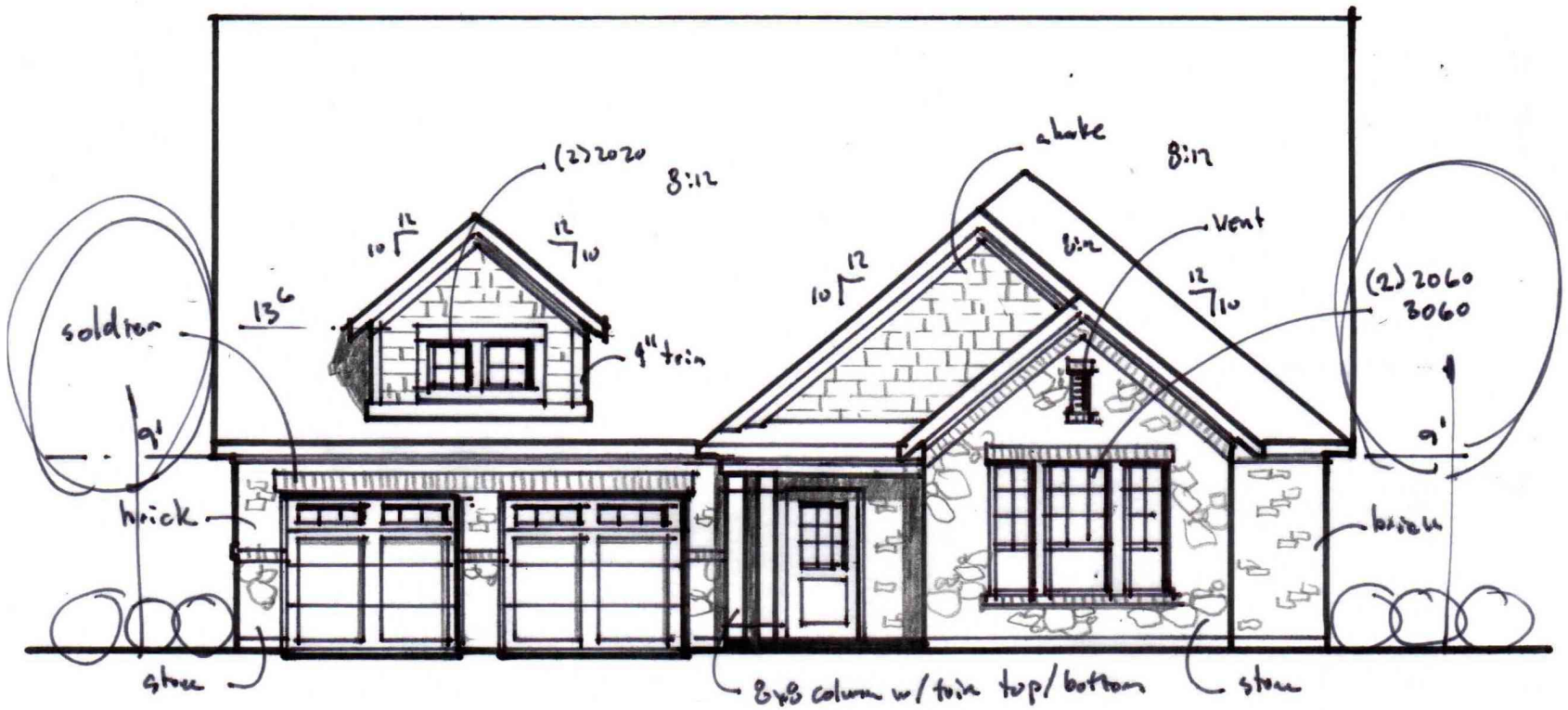


Traditional

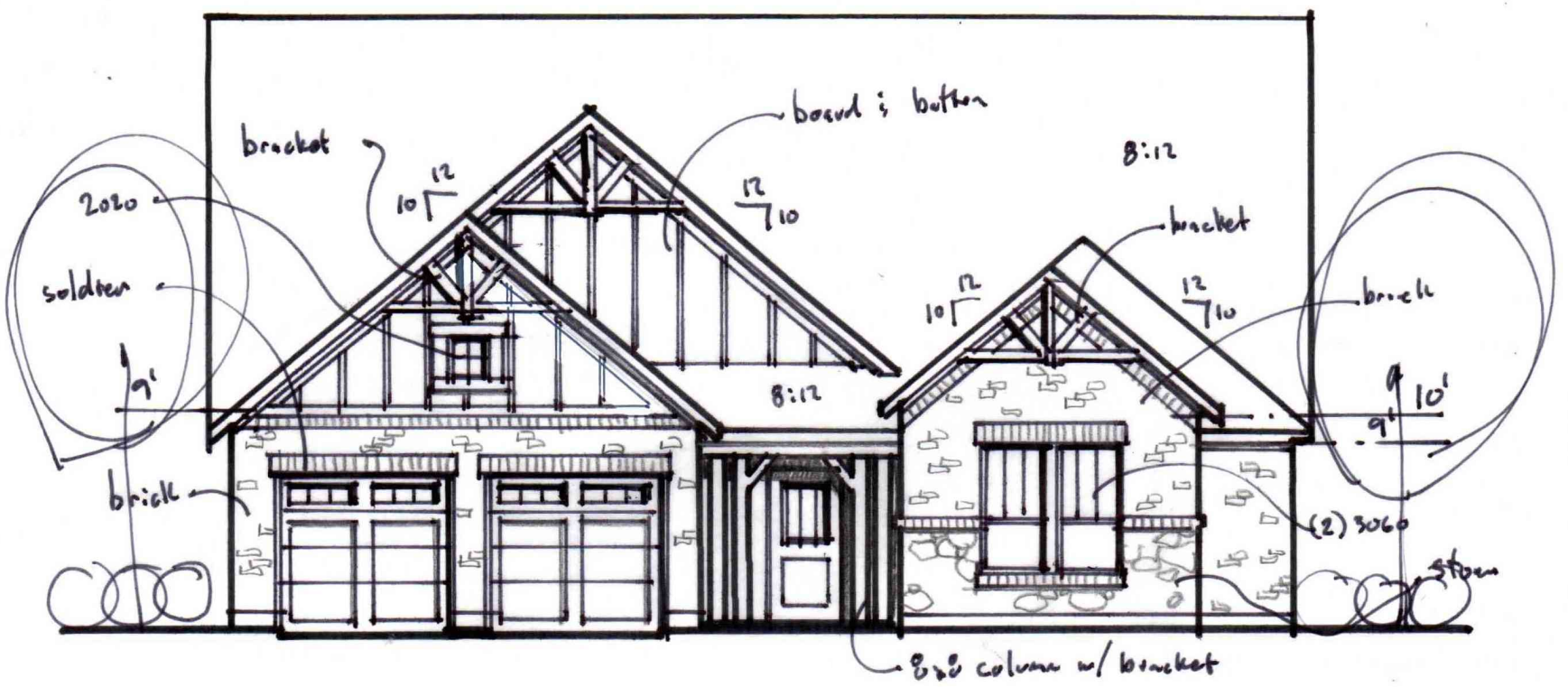
- FLEX SPACE
- EXPAND UTILITY
- EXPAND PANTRY
- POCKET OFFICE



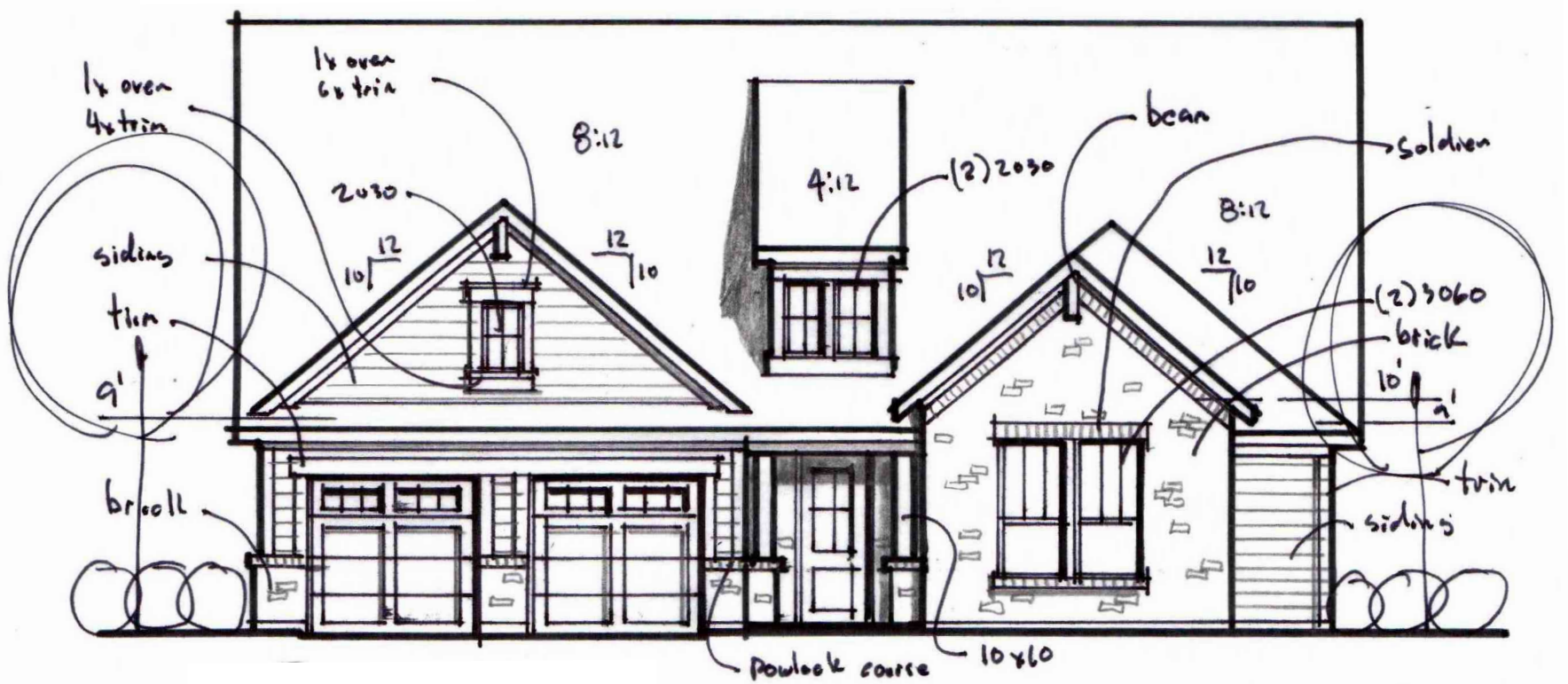
1775 # APPROX
Donekson



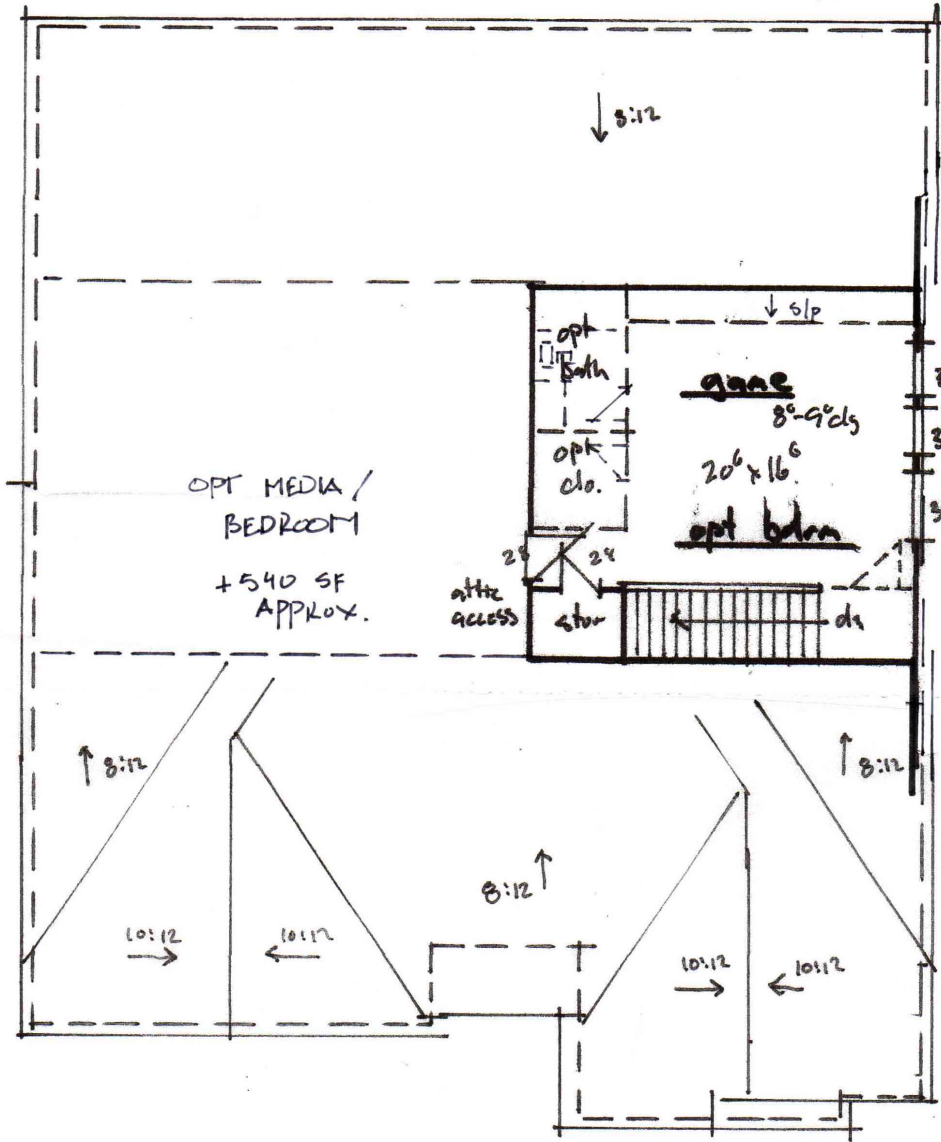
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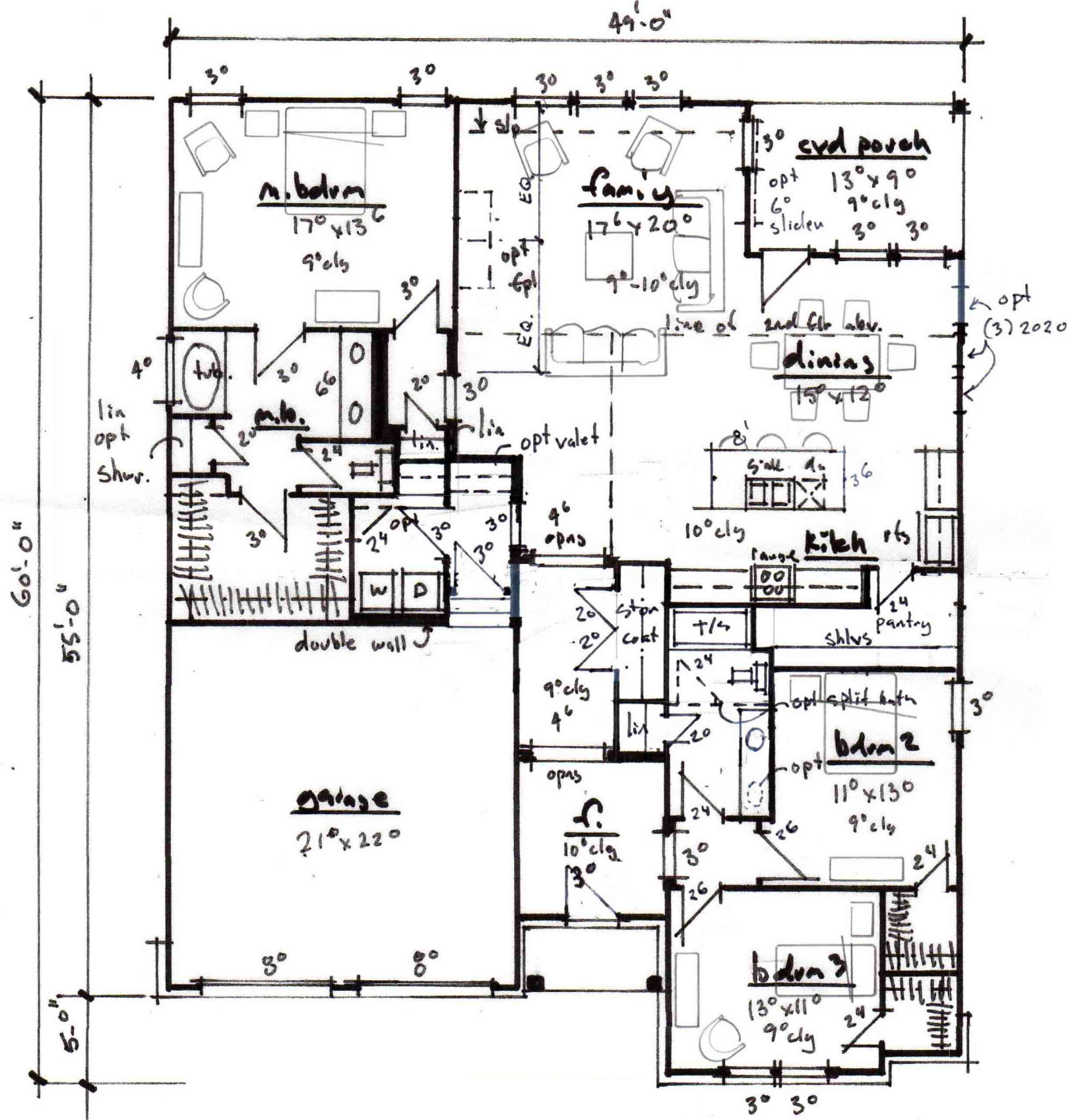
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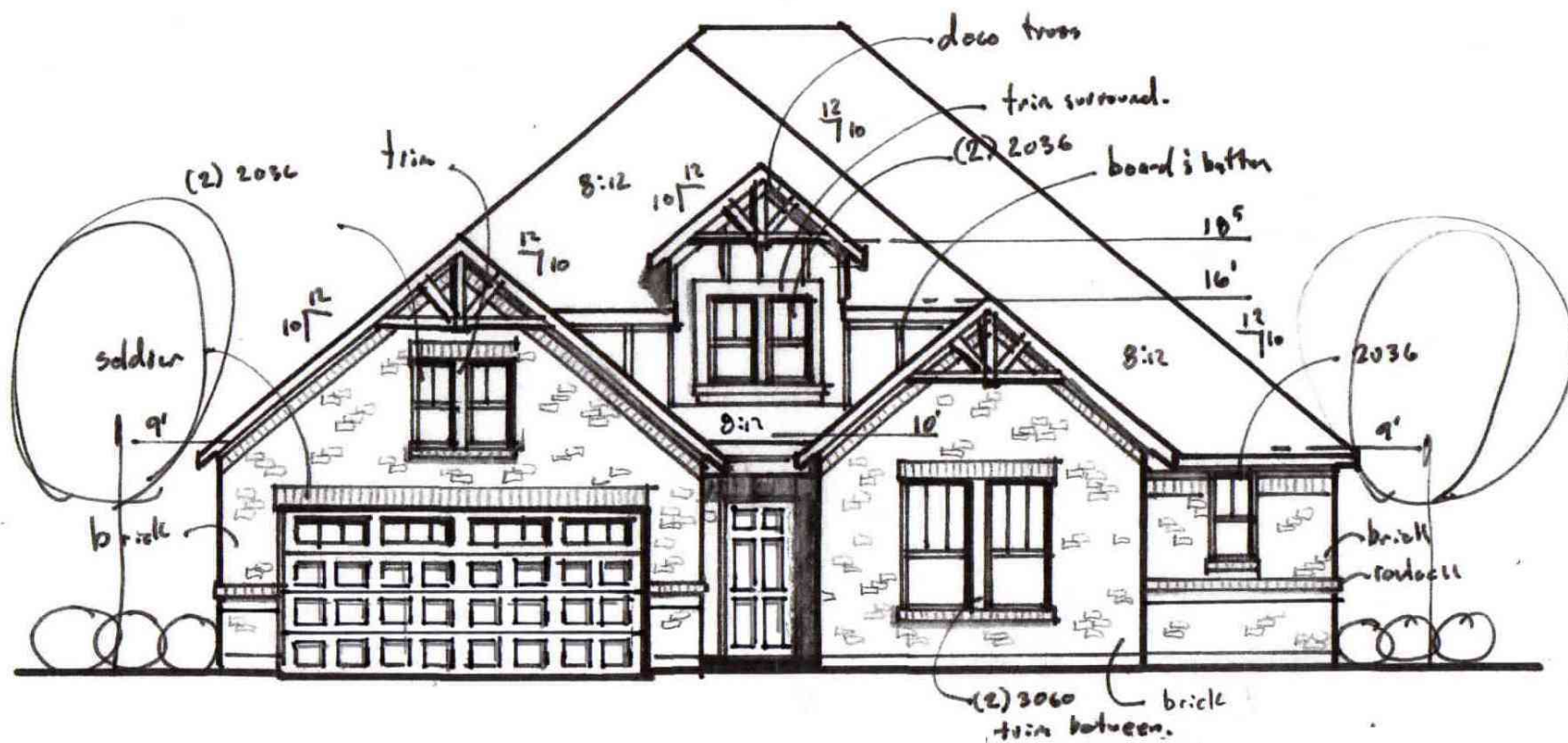
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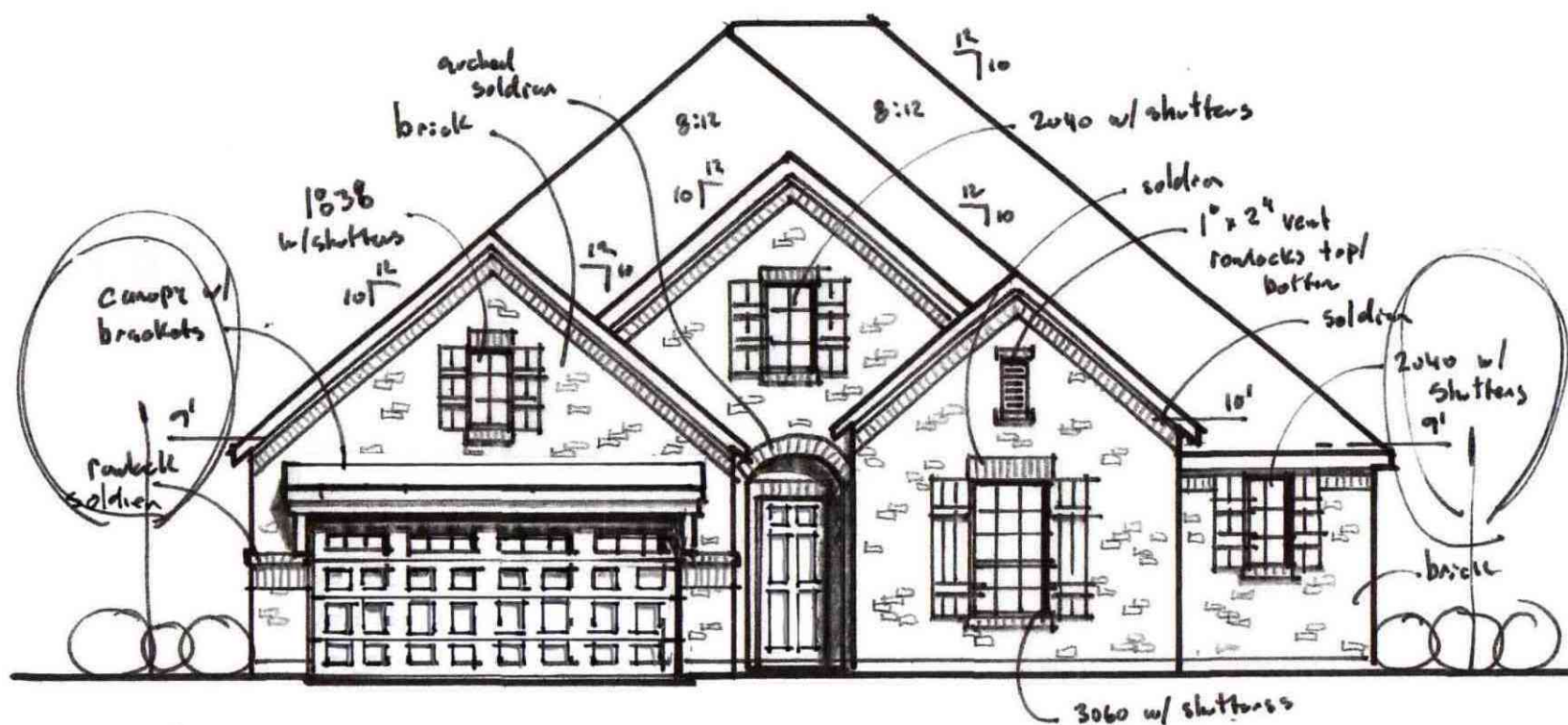
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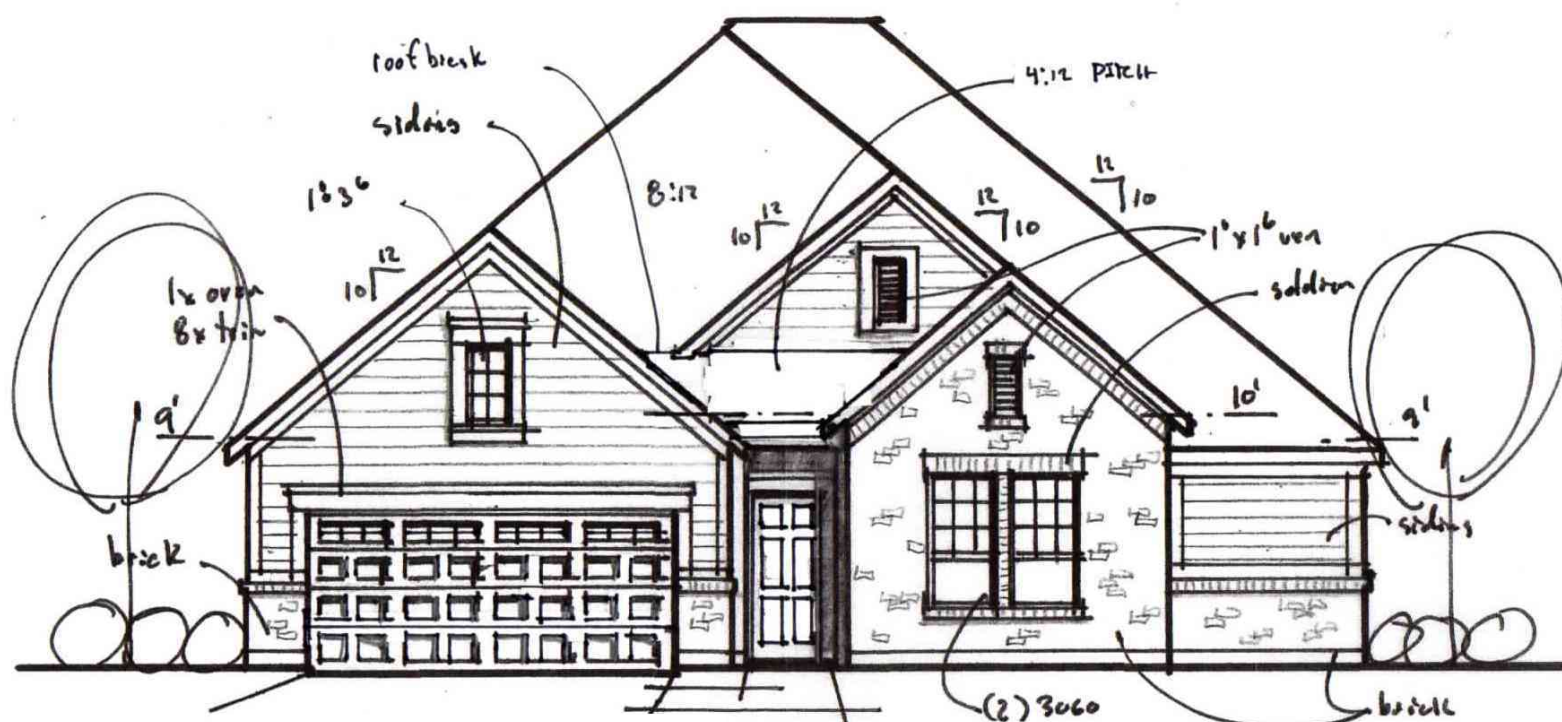
2030 SF APPROX
Acadia



Loudon

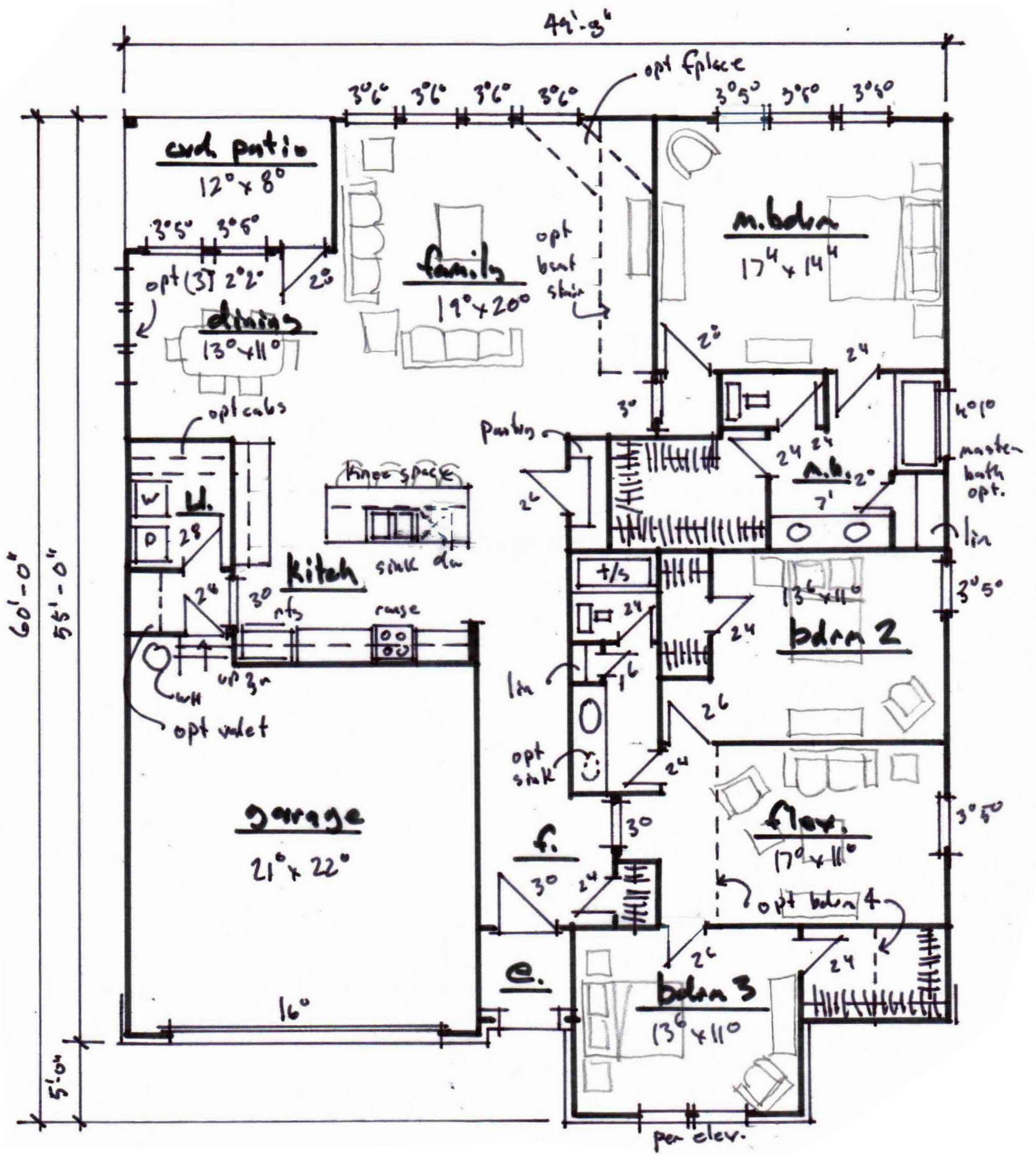


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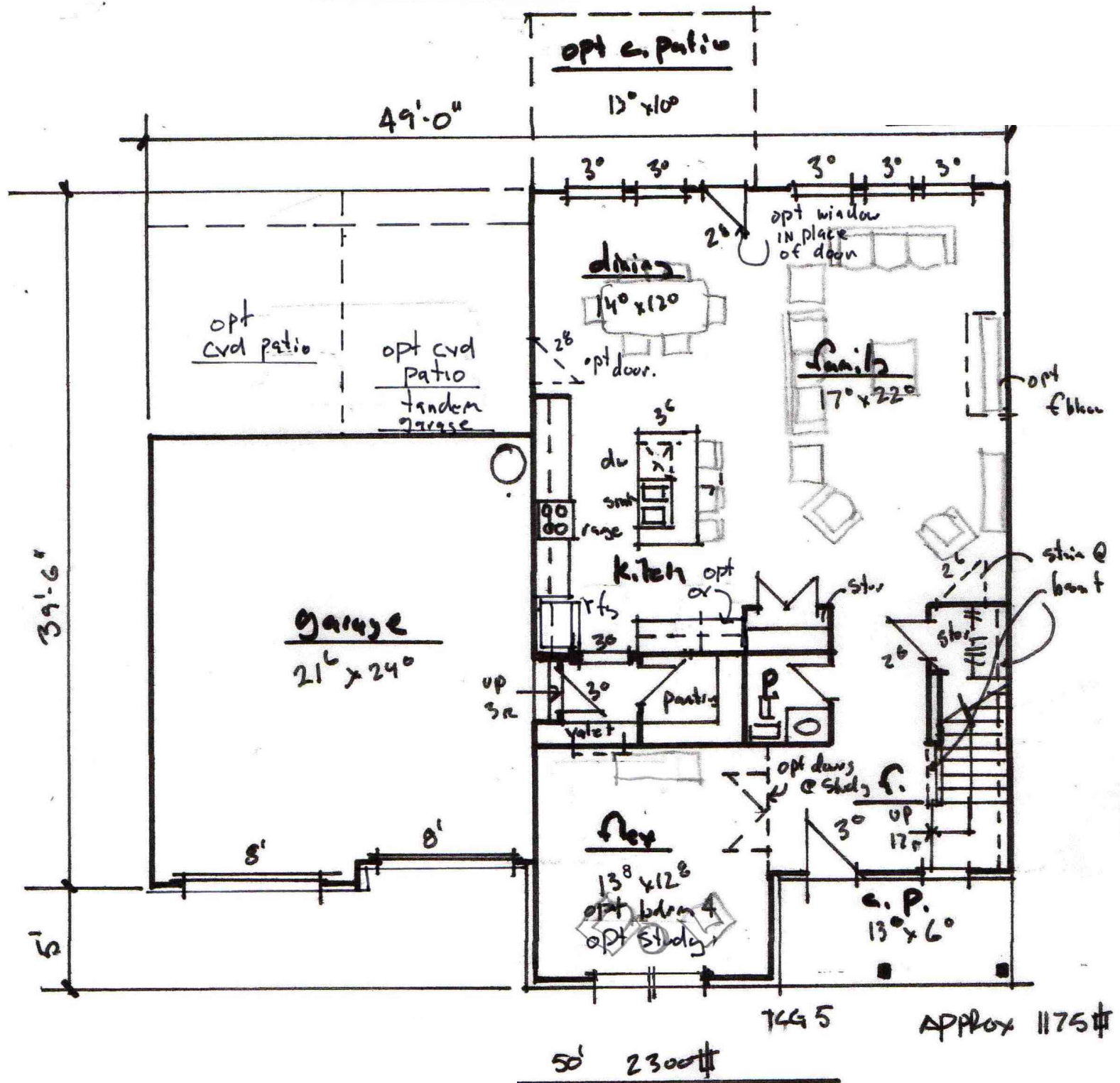
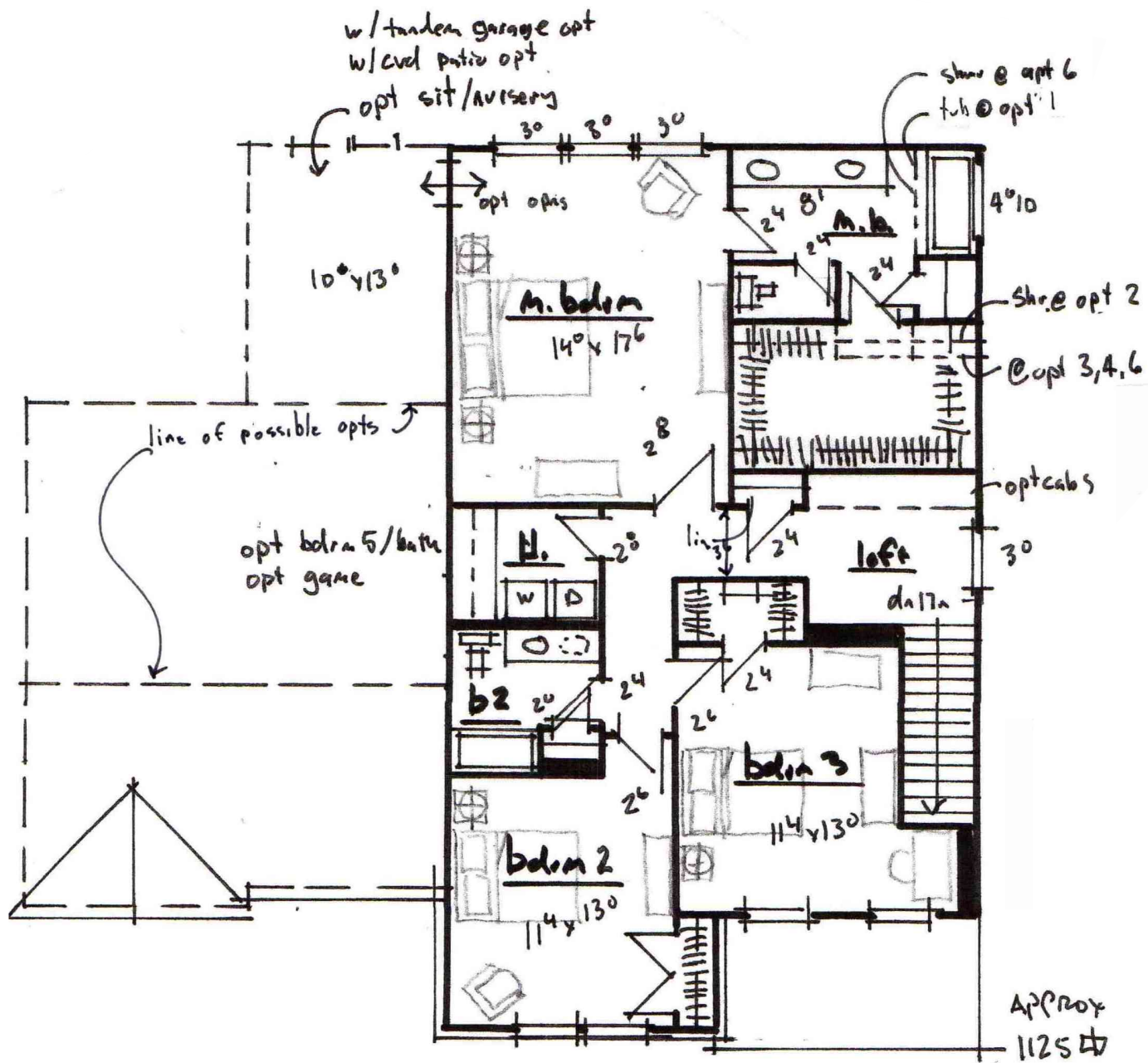


Loudon

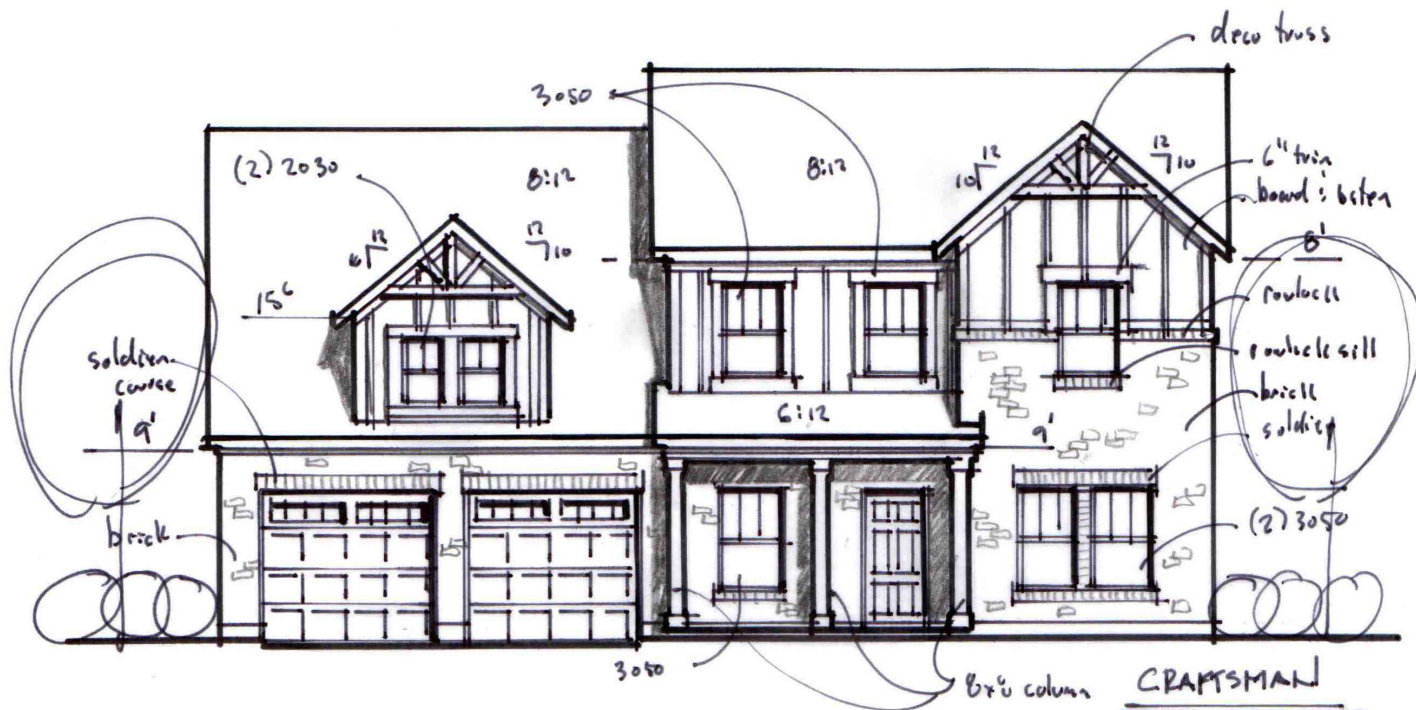
50' 2200 SF



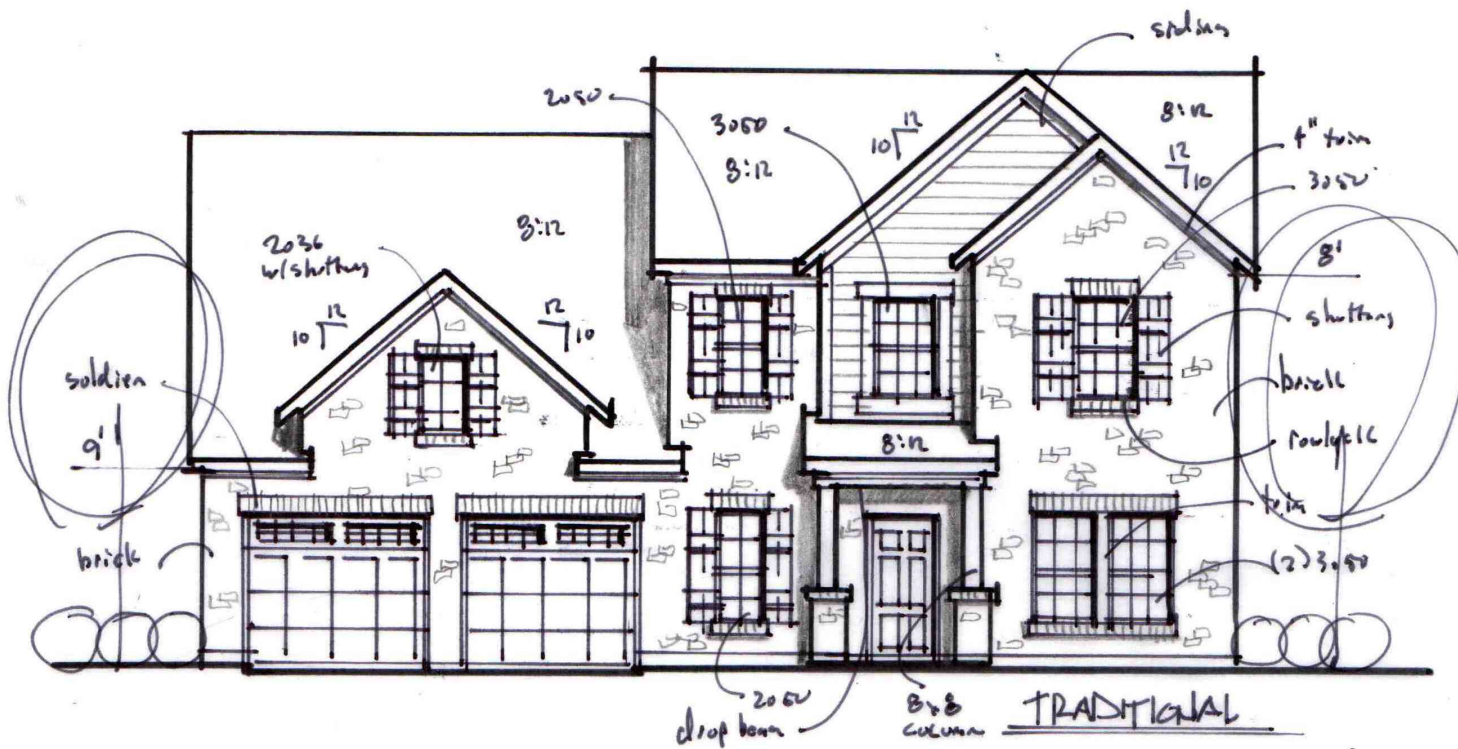
Loudon
 2,150 sq ft



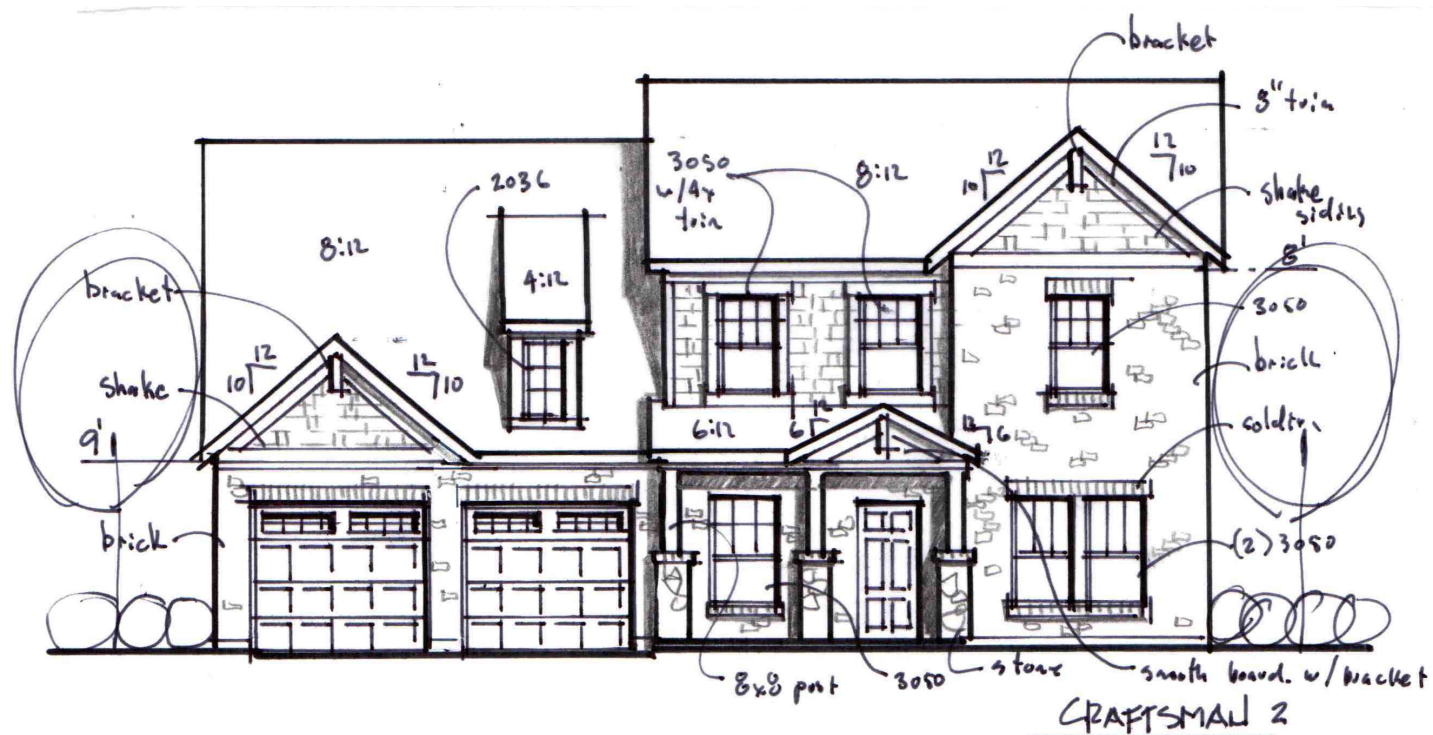
Stapleton



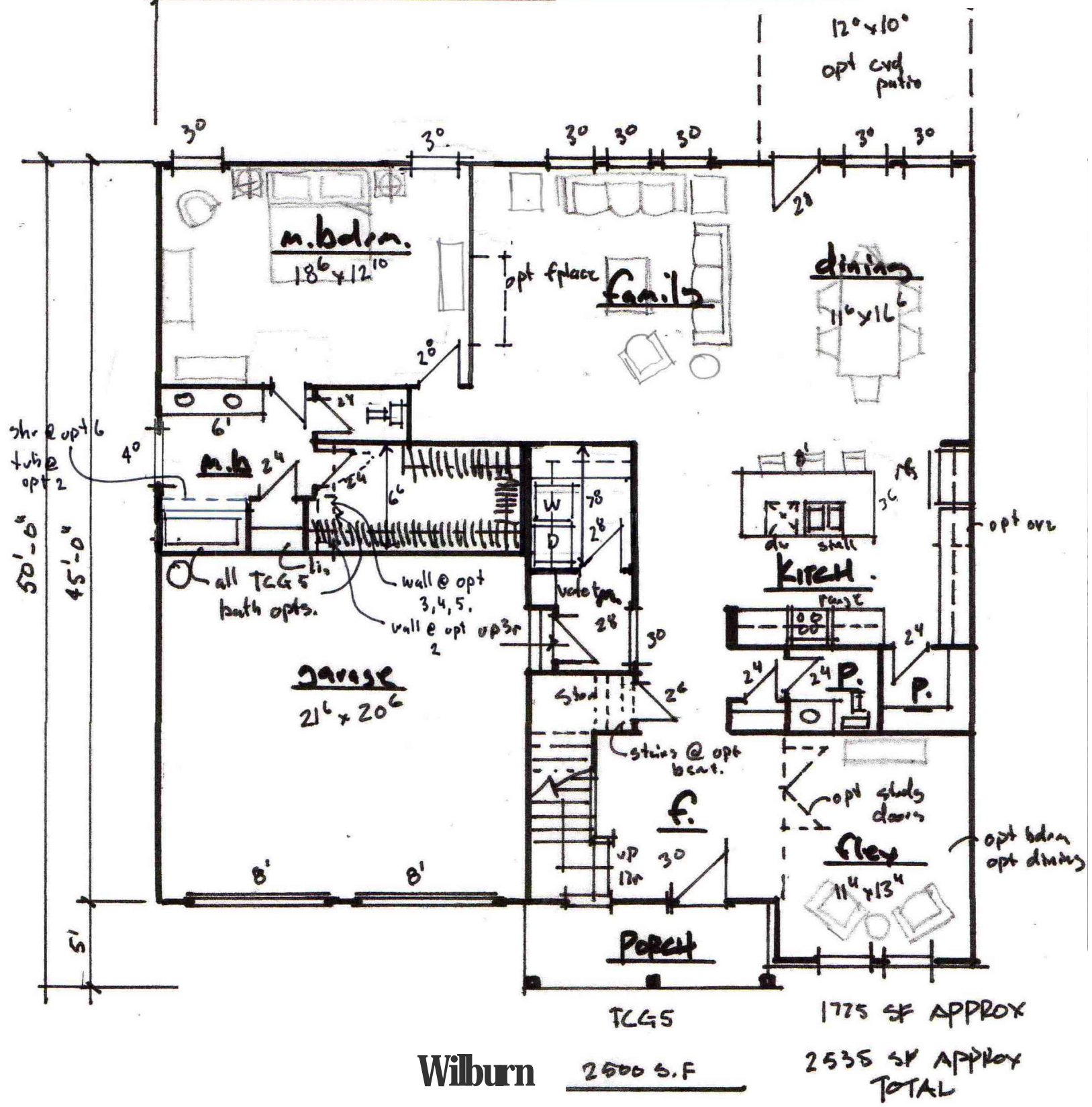
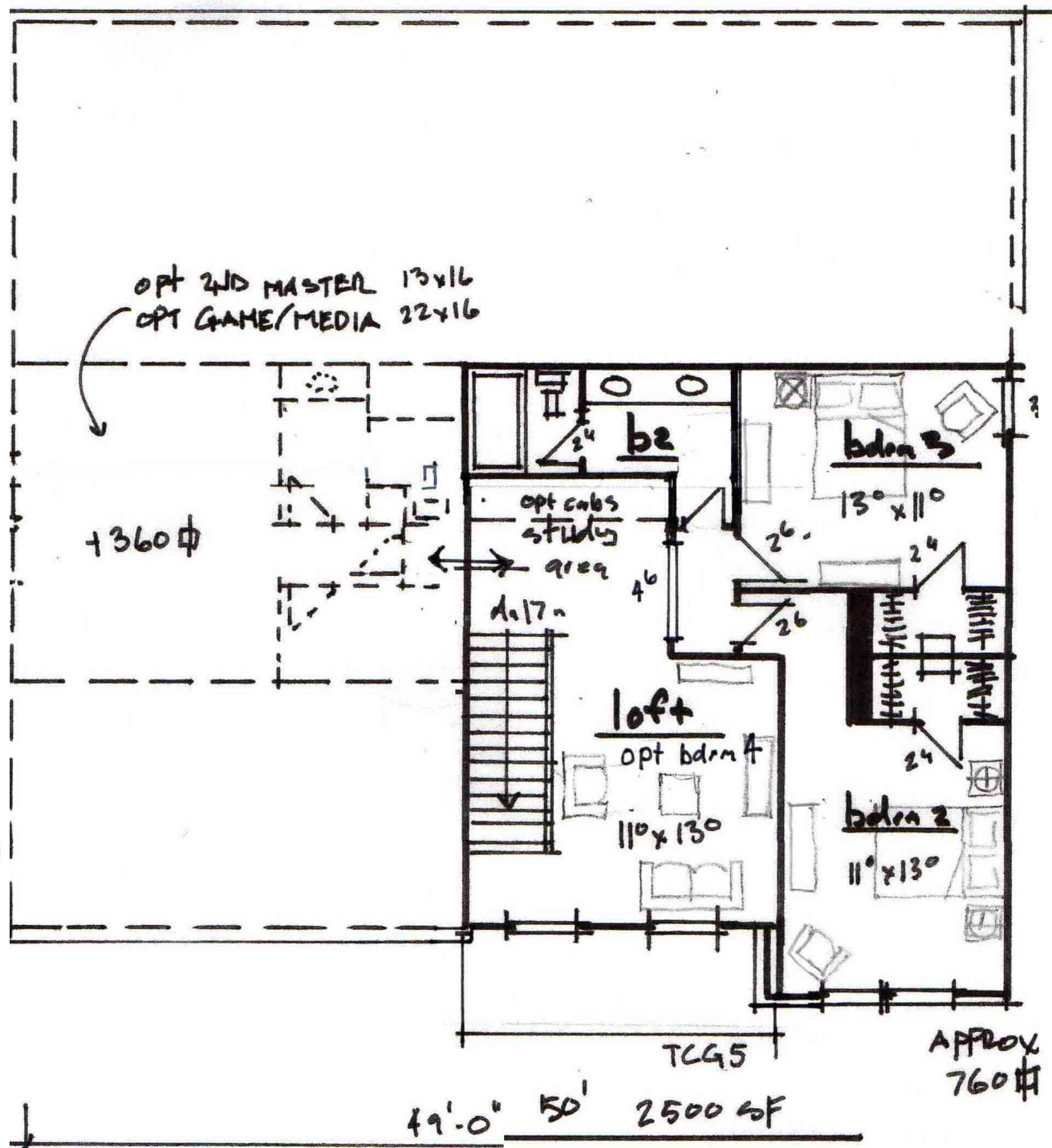
Wilburn

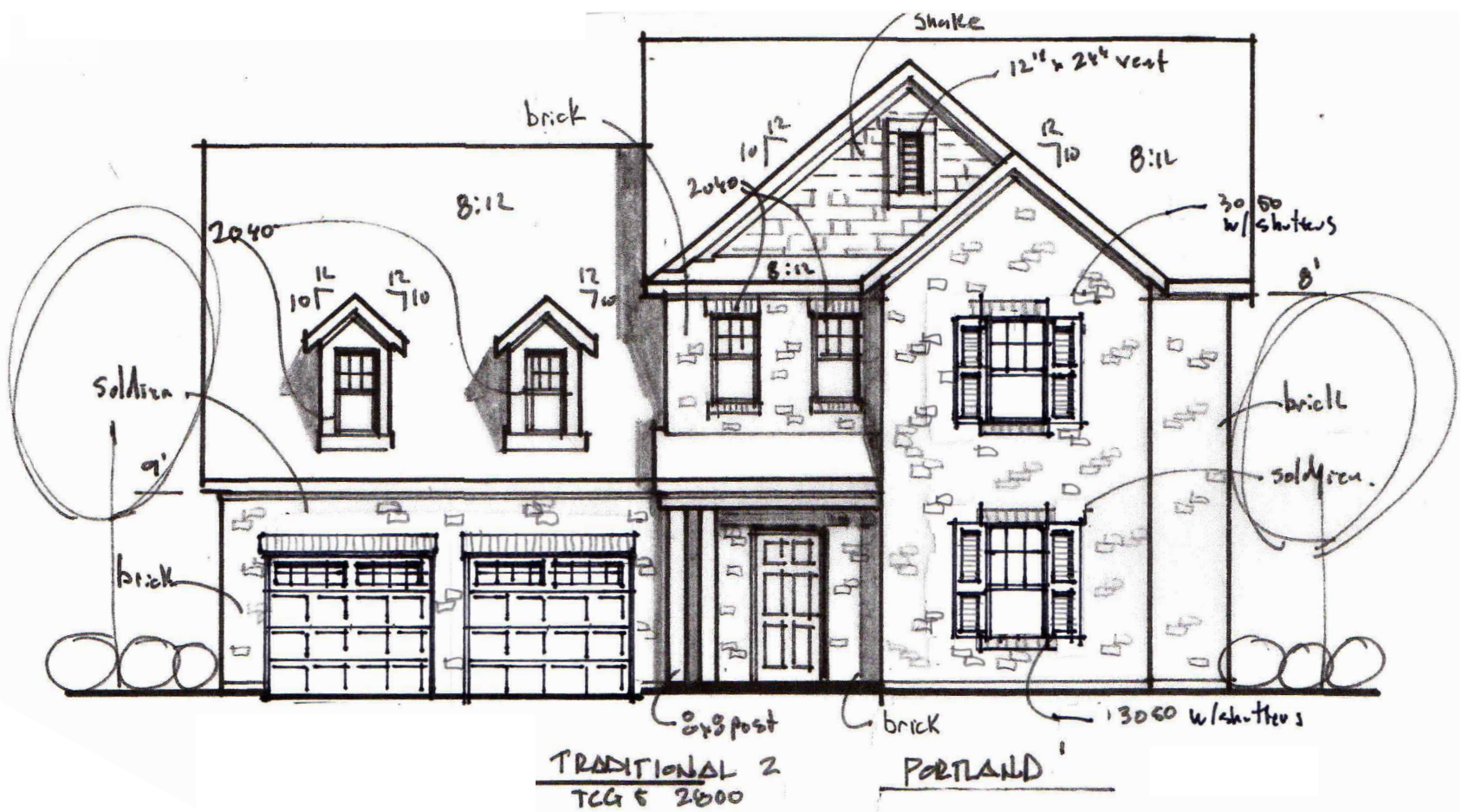
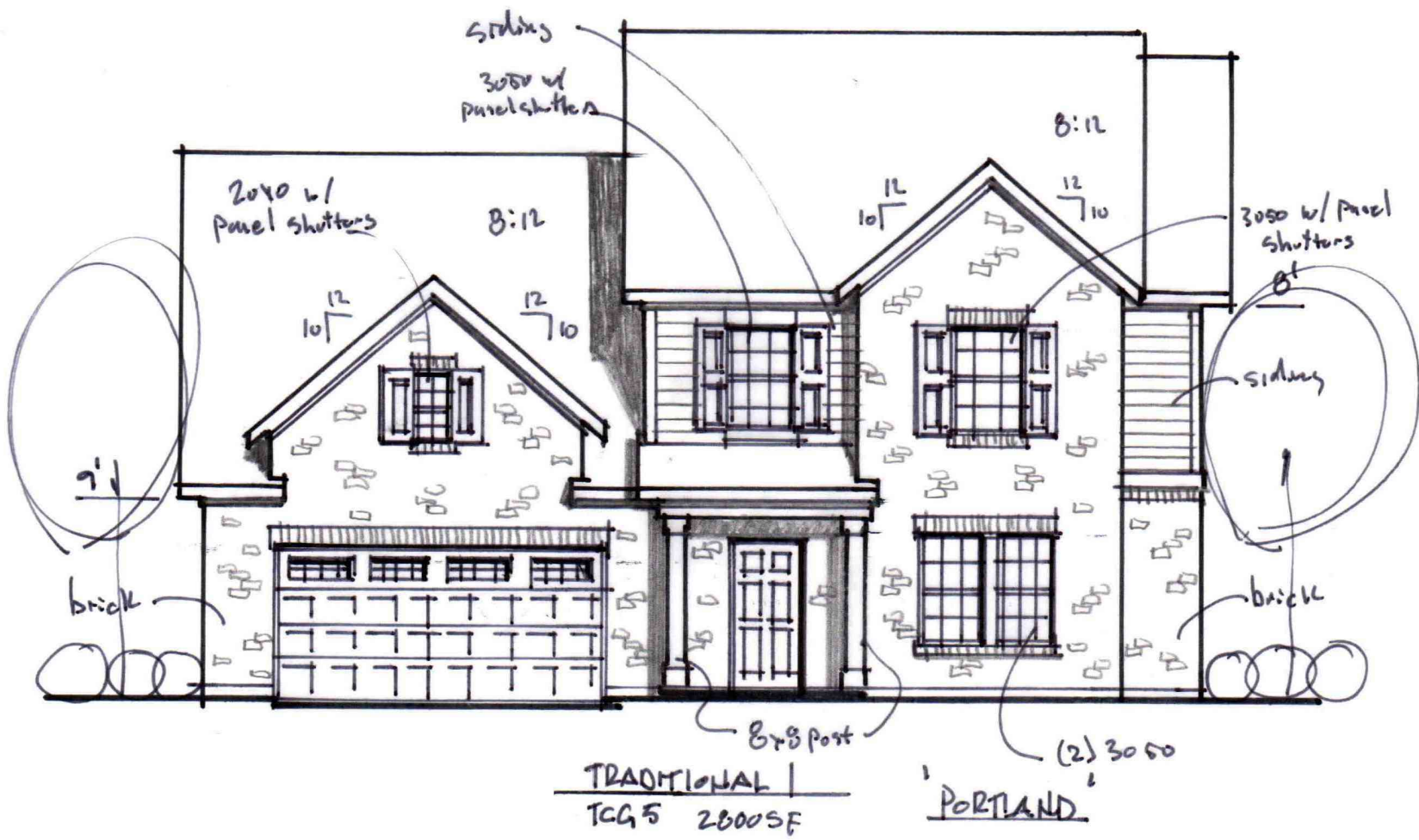
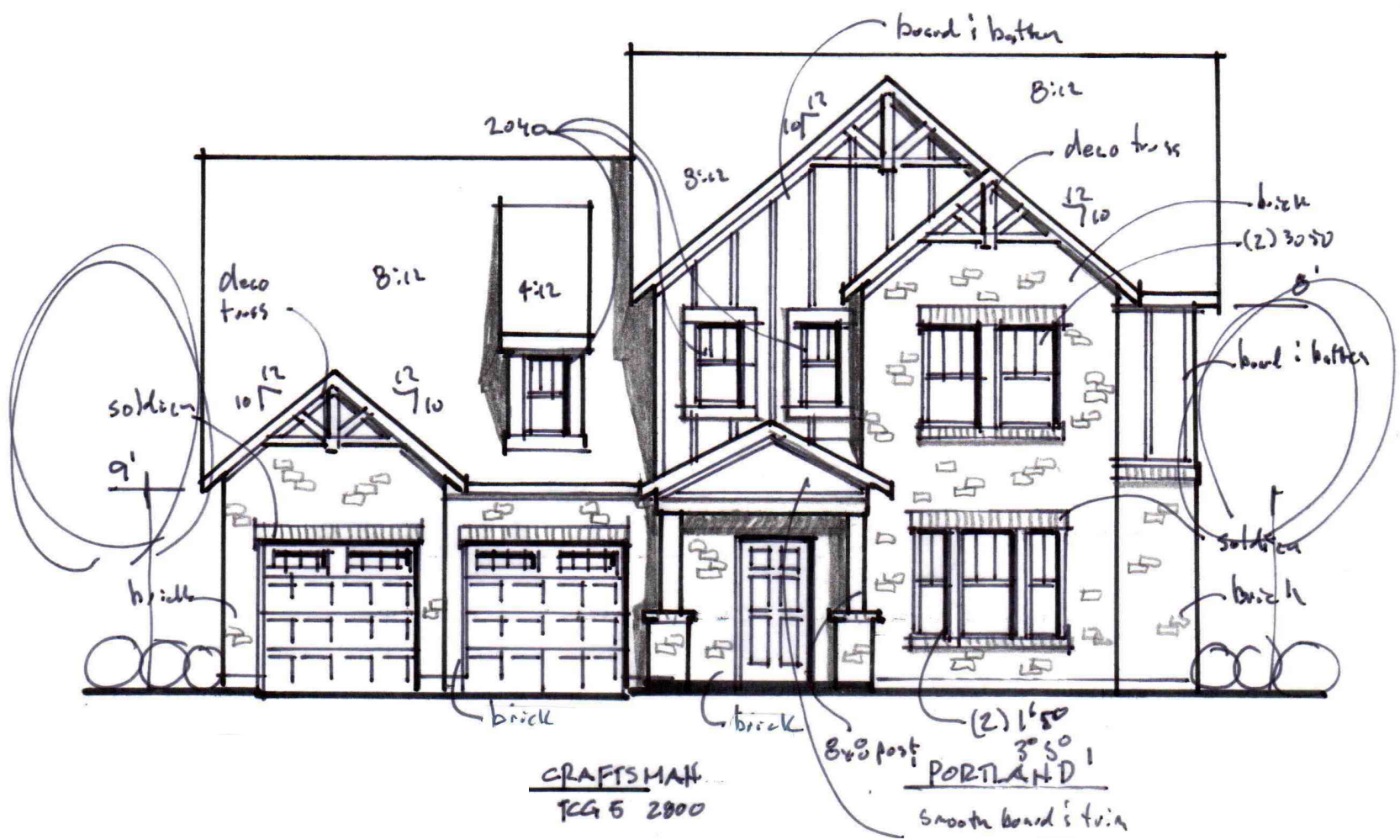


Wilburn



Wilburn







PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

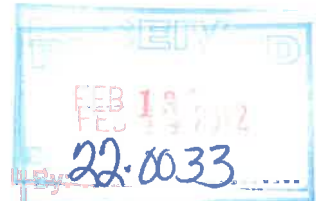
* 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8 1/2" x 11"

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: _____	Annexations/Rezoning: <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 Plats/PUDs: <ul style="list-style-type: none"> Project Name (include Sections & Phases) Honey Farms Townhomes Phase 1A, 1B, 3 Total Number of Lots 174 Total acreage 29.86 acres
<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.

NAME	McNeely Civil Engineering	PHONE	615.335.3172
ADDRESS	254 Belgian Rd Nolensville TN 37135	EMAIL	eric@mcneelycivil.com

PROPERTY OWNER NAME	TN Honey Farms, LLC	PHONE	616-402-2518
ADDRESS	909 N. Pacific Coast Highway Su. 12840 El Segundo, CA 90245	EMAIL	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.

Eric McNeely
APPLICANT NAME

E. McNeely
APPLICANT SIGNATURE

2/14/2022
DATE

Sudhakar Reddy,
Managing Principal

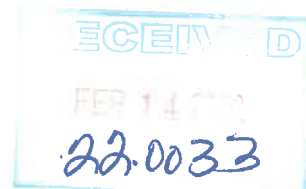
TN Honey Farms, LLC
PROPERTY OWNER NAME

Sudhakar Reddy
PROPERTY OWNER SIGNATURE

2/9/2022
DATE

STAFF USE ONLY

DOCKET NO.	22-0633	FEE PAID	\$3,480.00
RECEIPT NO.	10073.502	REQUESTED AGENDA	
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: 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
-------	------	------------	------------------------------

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



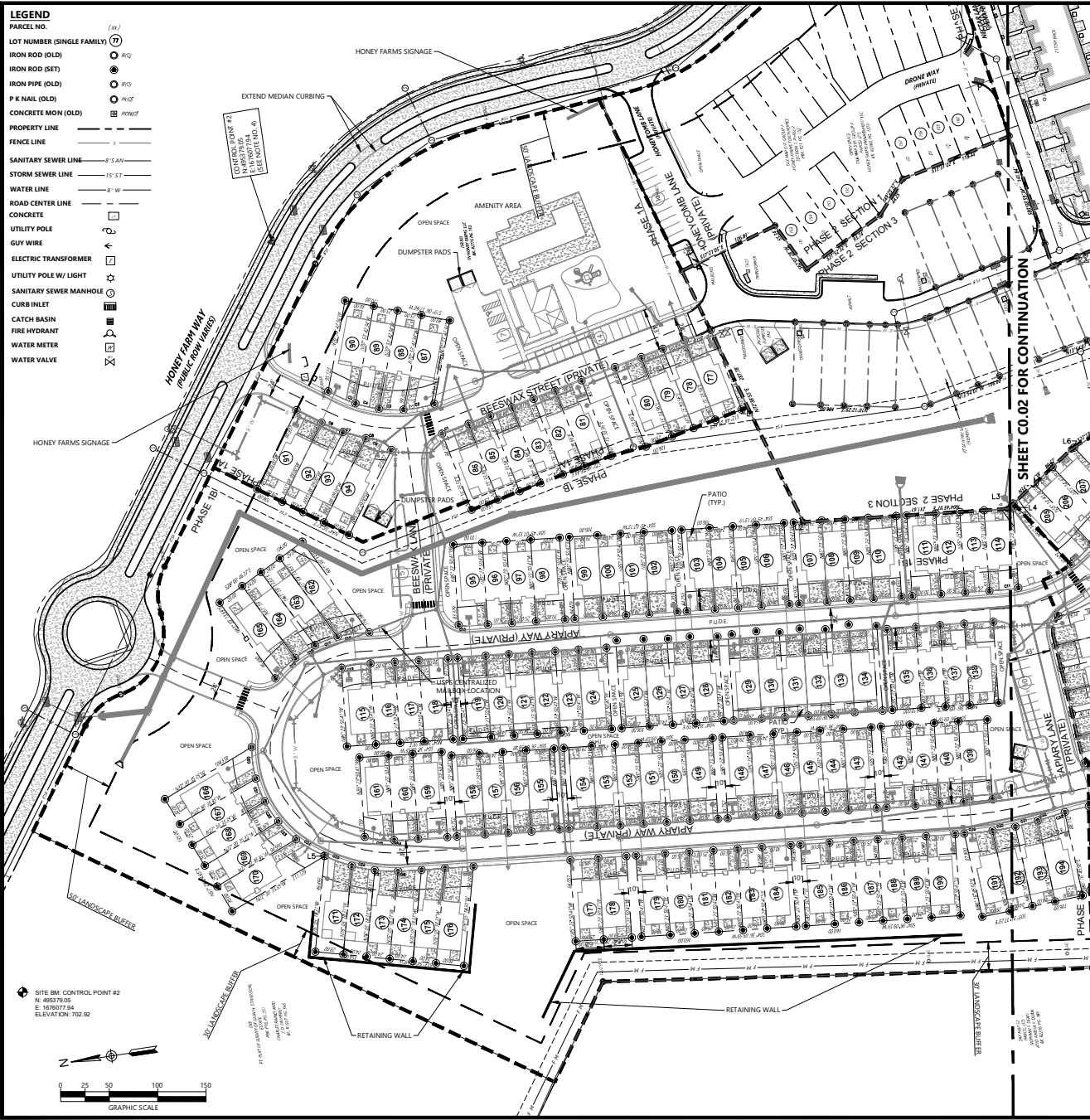


LINE NUMBER	START POINT	END POINT	LENGTH	BEARING	ADJACENT PARCELS	ADJACENT LOTS
L1	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L2	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L3	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L4	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L5	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L6	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L7	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L8	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L9	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L10	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L11	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L12	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L13	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L14	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L15	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L16	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L17	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L18	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L19	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L20	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L21	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L22	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L23	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L24	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L25	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L26	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L27	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L28	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L29	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L30	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L31	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L32	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L33	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L34	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L35	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L36	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L37	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L38	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L39	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L40	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L41	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L42	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
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L47	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
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L61	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
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L65	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L66	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L67	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L68	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L69	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L70	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L71	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L72	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L73	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L74	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L75	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L76	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L77	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
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L82	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L83	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L84	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
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L94	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L95	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
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L98	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L99	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000
L100	1000	1000	1000	N 00° 00' 00" E	1000-1000	1000

Line #	Length	Direction
L1	6.917	S12° 48' 26.41" E
L2	9.815	N04° 48' 03.13" E
L3	5.410	S04° 48' 03.53" W
L4	5.222	S79° 41' 33.53" E
L5	0.292	S79° 05' 18.31" W
L6	3.597	N02° 18' 53.13" W
L7	3.369	N02° 49' 09.94" W
L8	34.389	N02° 44' 53.79" W
L9	29.051	N02° 13' 03.79" W
L10	7.462	N02° 13' 03.79" W
L11	15.751	N02° 12' 31.99" W
L12	8.228	N02° 51' 19.32" E
L13	14.628	N05° 46' 34.71" E

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
77	2528.39	137	2099.80	197	2153.36	257	2153.36
78	2106.14	138	2512.57	198	2512.57	258	2512.57
79	2106.14	139	2502.96	199	2502.96	259	2502.96
80	2547.24	140	2095.89	200	2095.89	260	2095.89
81	2428.81	141	2095.89	201	2095.89	261	2095.89
82	2010.05	142	2515.06	202	2515.06	262	2515.06
83	2010.05	143	2428.81	203	2428.81	263	2428.81
84	2010.05	144	2010.05	204	2415.96	264	2415.96
85	2010.05	145	2010.05	205	2589.58	265	2589.58
86	2430.24	146	2010.05	206	2105.95	266	2105.95
87	2823.98	147	2010.05	207	2559.17	267	2559.17
88	2541.59	148	2428.81	208	2773.63	268	2773.63
89	2572.82	149	2428.81	209	2157.20	269	2157.20
90	2972.44	150	2010.05	210	2138.39	270	2138.39
91	2637.80	151	2010.05	211	2139.63	271	2139.63
92	2192.21	152	2010.05	212	2569.20	272	2569.20
93	2586.96	153	2010.05	213	2511.59	273	2511.59
94	2699.51	154	2428.81	214	2169.92	274	2169.92
95	2539.21	155	2428.81	215	2337.98	275	2337.98
96	2156.37	156	2010.05	216	2470.16	276	2470.16
97	2114.74	157	2010.05	217	3270.59	277	3270.59
98	2535.54	158	2428.81	218	3017.44	278	3017.44
99	2448.79	159	2638.83	219	2276.48	279	2276.48
100	2024.93	160	2198.01	220	2089.30	280	2089.30
101	2023.43	161	2564.41	221	2014.71	281	2014.71
102	2442.97	162	3124.35	222	2010.05	282	2010.05
103	2442.23	163	2319.46	223	2428.81	283	2428.81
104	2019.50	164	2221.32	224	2472.44	284	2472.44
105	2010.00	165	2722.29	225	2015.44	285	2015.44
106	2436.41	166	2914.75	226	2102.78	286	2102.78
107	2450.46	167	2221.44	227	2466.21	287	2466.21
108	2099.79	168	3183.12	228	2463.00	288	2463.00
109	2026.25	169	2378.78	229	2016.92	289	2016.92
110	2426.68	170	3072.26	230	2014.40	290	2014.40
111	2503.97	171	2762.00	231	2704.11	291	2704.11
112	2085.01	172	2171.34	232	2452.44	292	2452.44
113	2083.38	173	2197.36	233	2525.31	293	2525.31
114	2492.44	174	2221.34	234	2111.45	294	2111.45
115	2495.57	175	2315.34	235	2698.28	295	2698.28
116	2093.80	176	2923.67	236	2771.59	296	

- 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 Table

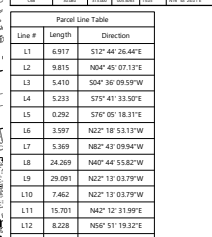
Parcel #	Area	Parcel #	Area	Parcel #	Area
67	2528.39	137	2099.80	197	2151.55
68	2308.14	138	2512.57	198	2517.70
69	2708.14	139	2503.96	199	2469.21
70	2547.34	140	2095.89	200	2043.48
81	2428.81	141	2095.89	201	2043.48
82	2010.05	142	2515.06	202	2043.48
83	2010.05	143	2428.81	203	2043.48
84	2010.05	144	2010.05	204	2415.96
85	2010.05	145	2010.05	205	2189.58
86	2430.24	146	2010.05	206	2105.95
87	2823.98	147	2010.05	207	2539.17
88	2541.59	148	2428.81	208	2773.61
89	2577.82	149	2428.81	209	2152.20
90	2973.44	150	2010.05	210	2159.29
91	2673.80	151	2010.05	211	2159.29
92	2792.21	152	2010.05	212	2569.20
93	2264.96	153	2010.05	213	2511.52
94	2889.51	154	2428.81	214	2149.52
95	2538.01	155	2428.81	215	2337.08
96	2116.37	156	2010.05	216	2470.16
97	2114.74	157	2010.05	217	3270.59
98	2535.54	158	2428.81	218	3017.44
99	2448.79	159	2638.83	219	2275.48
100	2024.93	160	2198.01	220	2089.30
101	2023.43	161	2564.41	221	2014.71
102	2442.97	162	3124.35	222	2010.05
103	2442.23	163	2319.46	223	2428.81
104	2019.50	164	2221.52	224	2472.44
105	2019.50	165	2322.28	225	2019.48
106	2425.41	166	2014.75	226	2102.78
107	2430.48	167	3227.44	227	2546.21
108	2009.79	168	2183.12	228	2463.00
109	2008.25	169	2278.78	229	2016.51
110	2426.68	170	3072.26	230	2074.40
111	2503.97	171	2762.00	231	2704.31
112	2085.01	172	2171.34	232	2452.46
113	2083.18	173	2137.36	233	2025.51
114	2492.44	174	2221.34	234	2111.43
115	2495.57	175	2315.34	235	2498.28
116	2095.80	176	2923.67	236	2771.59
117	2095.80	177	2439.57	237	2425.63
118	2512.57	178	2439.57	238	2428.81
119	2428.81	179	2522.66	239	2914.65
120	2010.05	180	2102.21	240	3234.85
121	2010.05	181	2102.21	241	2955.65
122	2010.05	182	3102.21	242	2652.27
123	2010.05	183	3102.21	243	2812.22
124	2428.81	184	2522.66	244	2705.96
125	2428.81	185	2522.66	245	2463.53
126	2010.05	186	2102.21	246	2465.20
127	2010.05	187	2102.21	247	2719.91
128	2428.81	188	2102.21	248	2454.88
129	2428.81	189	2102.21	249	2046.50
130	2010.05	190	2522.66	250	2480.86
131	2010.05	191	2496.71		
132	2010.05	192	2021.32		
133	2010.05	193	2027.13		
134	2428.81	194	2514.52		
135	2512.57	195	2562.97		
136	2098.80	196	2167.18		

Parcel Table

Parcel #	Area	Parcel #	Area	Parcel #	Area
137	2099.80	197	2151.55		
138	2512.57	198	2517.70		
139	2503.96	199	2469.21		
140	2095.89	200	2043.48		
141	2095.89	201	2043.48		
142	2515.06	202	2043.48		
143	2428.81	203	2043.48		
144	2010.05	204	2415.96		
145	2010.05	205	2189.58		
146	2010.05	206	2105.95		
147	2010.05	207	2539.17		
148	2428.81	208	2773.61		
149	2428.81	209	2152.20		
150	2010.05	210	2159.29		
151	2010.05	211	2159.29		
152	2010.05	212	2569.20		
153	2010.05	213	2511.52		
154	2428.81	214	2149.52		
155	2428.81	215	2337.08		
156	2010.05	216	2470.16		
157	2010.05	217	3270.59		
158	2428.81	218	3017.44		
159	2638.83	219	2275.48		
160	2198.01	220	2089.30		
161	2564.41	221	2014.71		
162	3124.35	222	2010.05		
163	2319.46	223	2428.81		
164	2221.52	224	2472.44		
165	2322.28	225	2019.48		
166	2014.75	226	2102.78		
167	3227.44	227	2546.21		
168	2183.12	228	2463.00		
169	2278.78	229	2016.51		
170	3072.26	230	2074.40		
171	2762.00	231	2704.31		
172	2171.34	232	2452.46		
173	2137.36	233	2025.51		
174	2221.34	234	2111.43		
175	2315.34	235	2498.28		
176	2923.67	236	2771.59		
177	2439.57	237	2425.63		
178	2439.57	238	2428.81		
179	2522.66	239	2914.65		
180	2102.21	240	3234.85		
181	2102.21	241	2955.65		
182	3102.21	242	2652.27		
183	3102.21	243	2812.22		
184	2522.66	244	2705.96		
185	2522.66	245	2463.53		
186	2102.21	246	2465.20		
187	2102.21	247	2719.91		
188	2102.21	248	2454.88		
189	2102.21	249	2046.50		
190	2522.66	250	2480.86		
191	2496.71				
192	2021.32				
193	2027.13				
194	2514.52				
195	2562.97				
196	2167.18				

Parcel Line Table

Line #	Length	Direction
L1	6.917	S12°44'26.44"E
L2	9.815	N04°45'07.13"E
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 PLAT 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

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

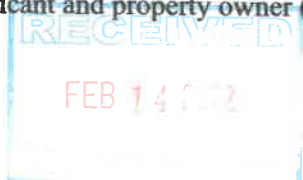
** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8½"x11"*

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>
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<p>SELECT REQUEST</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>SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:</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"> • Project Name (include Sections & Phases) _____ • Total Number of Lots _____ • Total acreage _____
---	---

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

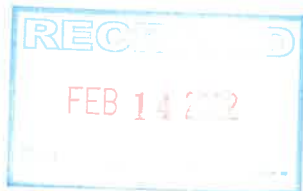
02/09/2022
DATE

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
-------	------	----------	-------------------------------

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

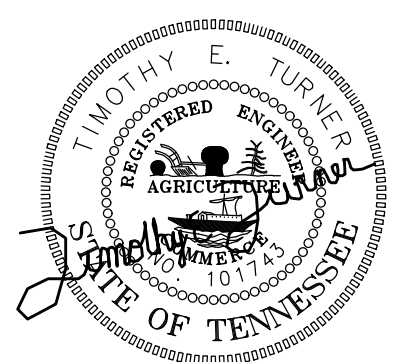
SCALE:
1"=50'-0"

DRAWN BY:
T-SQUARE

REVIEWER:
TET

COVER SHEET
MAP 72, PARCEL 30.02
COLUMBIA, TENNESSEE

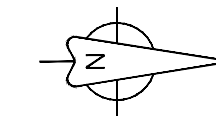
1653 BEAR CREEK PIKE



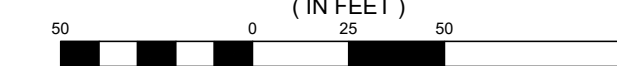
02/14/22

PROJECT
21-1045

SHEET
C-0.0



GRAPHIC SCALE
(IN FEET)



SCALE: 1" = 50'

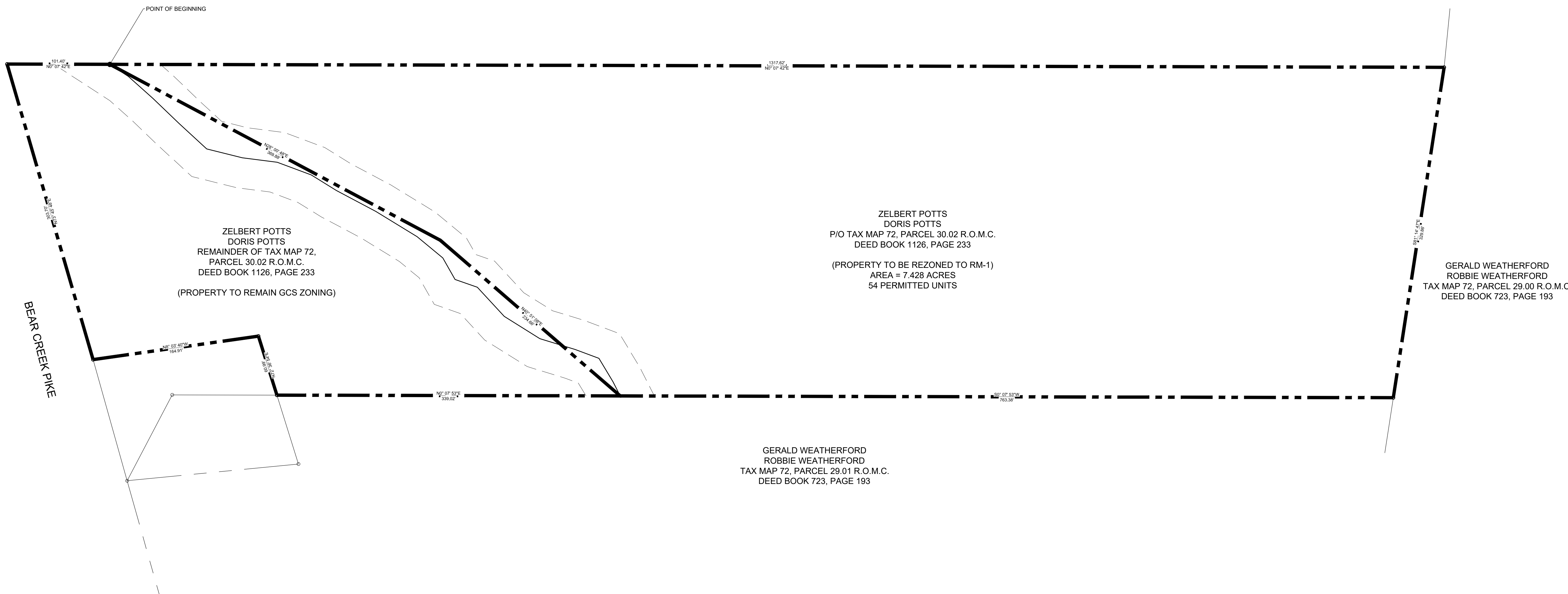
Exhibit A
Land Description for Rezoning

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"

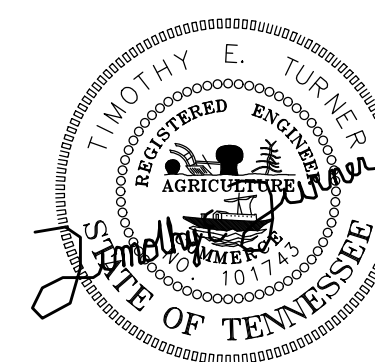
DRAWN BY: T-SQUARE

REVIEWER: TET

LAND DESCRIPTION

MAP 72, PARCEL 30.02
COLUMBIA, TENNESSEE

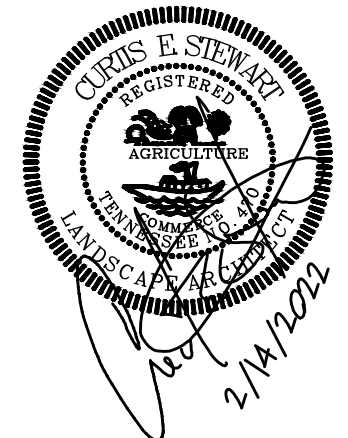
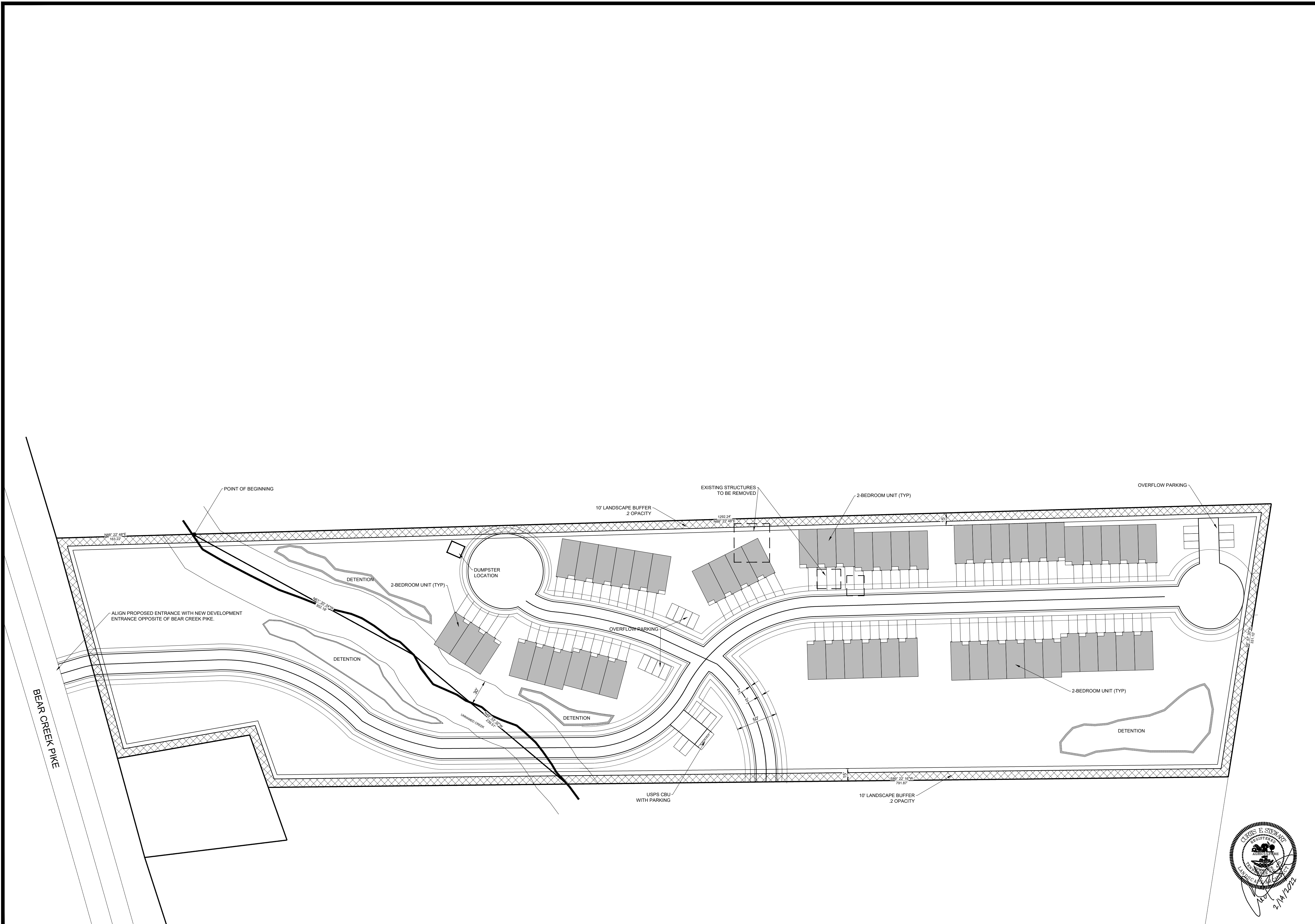
1653 BEAR CREEK PIKE



02/14/22

PROJECT
21-1045

SHEET
C-1.0

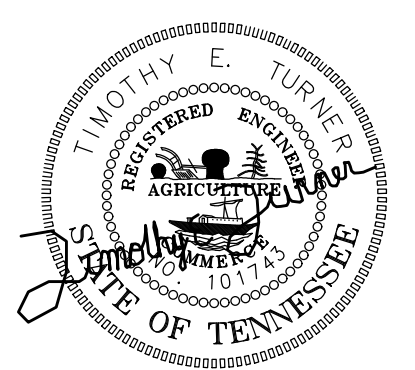


NO.	DATE	REVISIONS

DATE: 02/14/22
 SCALE: 1"=50'-0"
 DRAWN BY: T-SQUARE
 REVIEWER: TET

CONCEPT PLAN
 MAP 72, PARCEL 30.02
 COLUMBIA, TENNESSEE

1653 BEAR CREEK PIKE



02/14/22

PROJECT
 21-1045

SHEET
 C-2.0



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"> <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 <u>Plats/PUDs:</u> <ul style="list-style-type: none"> • Project Name (include Sections & Phases) Ridge at Carter's Station 1B (Final Plat) • Total Number of Lots 34 lots • Total acreage 12.36 ac
<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.

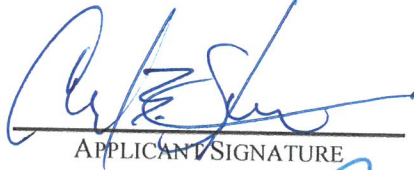
NAME	T-Square Engineering	PHONE	615-678-8212
ADDRESS	1329 W Main St	EMAIL	Nathan.mcvey@t2-eng.com

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

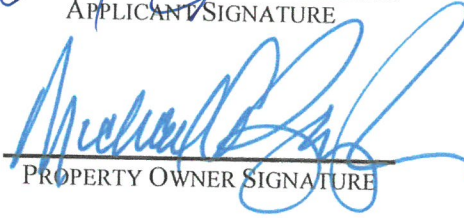


APPLICANT SIGNATURE

2/14/22
DATE

Richmond American Homes
OF TENNESSEE, LLC

PROPERTY OWNER NAME

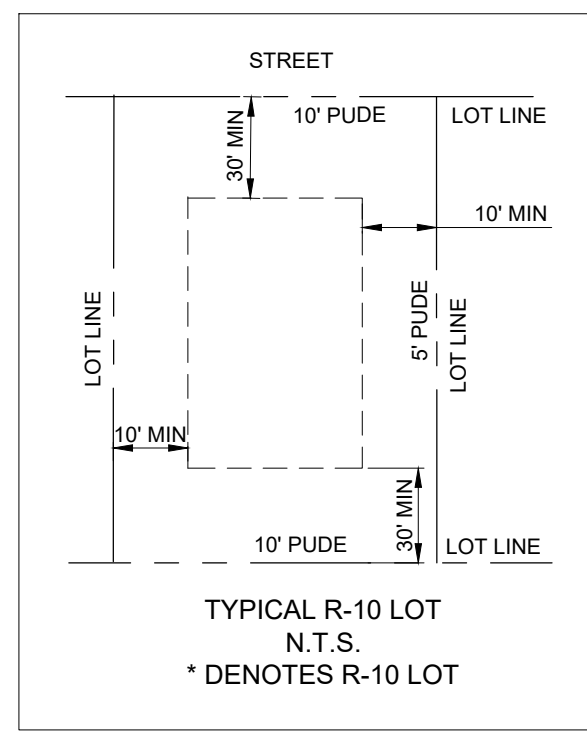
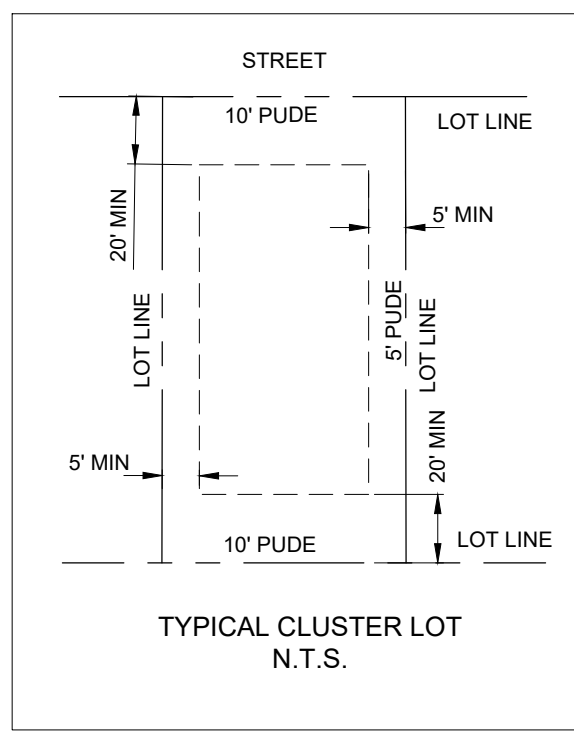


PROPERTY OWNER SIGNATURE

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			



LEGEND

---	EXISTING PROPERTY LINE
- - - -	PROPOSED PROPERTY LINE
- - - -	PROPOSED BUILDING SETBACK
W	WATER LINE
+	FIRE HYDRANT
+	STORM SEWER
+	STORM INLET
S	SANITARY SEWER
+	SANITARY MANHOLE
•	IRON PIN FOUND
•	IRON PIN SET
○	PHASE 1B LIMITS

SITE DATA

	EXISTING	REQUIRED	PROPOSED OVERALL	PHASE 1B
TOTAL PROPERTY ACREAGE	42.43 ACRES	N/A	42.43 ACRES	12.36 ACRES
ZONING	R-10 (CLUSTER)	R-10 (CLUSTER)	R-10 (CLUSTER)	R-10 (CLUSTER)
MAX DENSITY	146 LOTS	N/A	124 LOTS	34 LOTS
MINIMUM LOT SIZE	N/A	10,000 SF +	10,000 SF +	10,000 SF +
MINIMUM CLUSTER LOT SIZE	N/A	5,000 SF +	5,000 SF +	5,000 SF +

PROPERTY AREA USE:

	EXISTING	REQUIRED	PROPOSED OVERALL	PHASE 1B
RESIDENTIAL LOT AREA	N/A	N/A	25.28 ACRES	6.10 ACRES
R.O.W. AREA	N/A	N/A	7.30 ACRES	2.42 ACRES
OPEN SPACE AREA	42.43 ACRES	3.20 ACRES	6.62 ACRES	3.84 ACRES
EXISTING UTILITY EASEMENT	1.73 ACRES	N/A	1.73 ACRES	.73 ACRES
PERVIOUS AREA	N/A	N/A	27.77 ACRES	10.65 ACRES
IMPERVIOUS AREA	N/A	N/A	14.66 ACRES	1.71 ACRES

BUILDING SETBACKS:

	EXISTING	REQUIRED	R-10	CLUSTER	R-10	CLUSTER
FRONT	N/A	N/A	30'	25'	30'	25'
REAR	N/A	N/A	30'	15'	30'	15'
SIDE	N/A	N/A	10'	5'	10'	5'
ERROR OF CLOSURE	N/A	N/A	1/10,000		1/10,000	

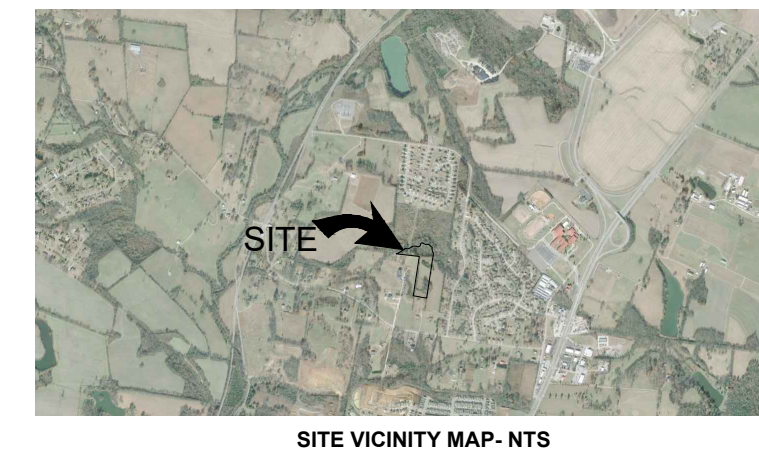
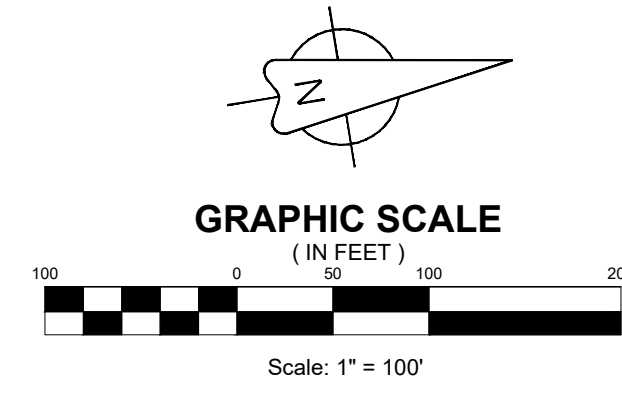
Parcel Area Table

PARCEL	SQ. FT.	ACRES	PARCEL	SQ. FT.	ACRES
9	10014.86	0.23	66	5237.60	0.12
10	10015.78	0.23	67	5237.98	0.12
11	10014.00	0.23	68	5238.35	0.12
12	10012.04	0.23	69	5238.73	0.12
13	10010.09	0.23	70	5239.11	0.12
14	10008.13	0.23	71	5239.48	0.12
15	10006.18	0.23	72	5239.86	0.12
16	10004.22	0.23	73	5240.24	0.12
17	10002.27	0.23	74	5240.61	0.12
18	10000.31	0.23	75	5240.99	0.12
19	10312.69	0.24	76	5241.36	0.12
20	10000.19	0.23	77	5241.74	0.12
21	10180.19	0.23	78	8600.85	0.20
22	10001.18	0.23	79	6617.86	0.15
23	10000.39	0.23	80	8007.22	0.18
24	10633.89	0.24	81	6758.48	0.16
65	5237.22	0.12	82	6256.30	0.14

* DENOTES R-10 LOT

Parcel Area Table

PARCEL	SQ. FT.	ACRES
OS-2	158945.02	3.65
OS-9	8403.07	0.19

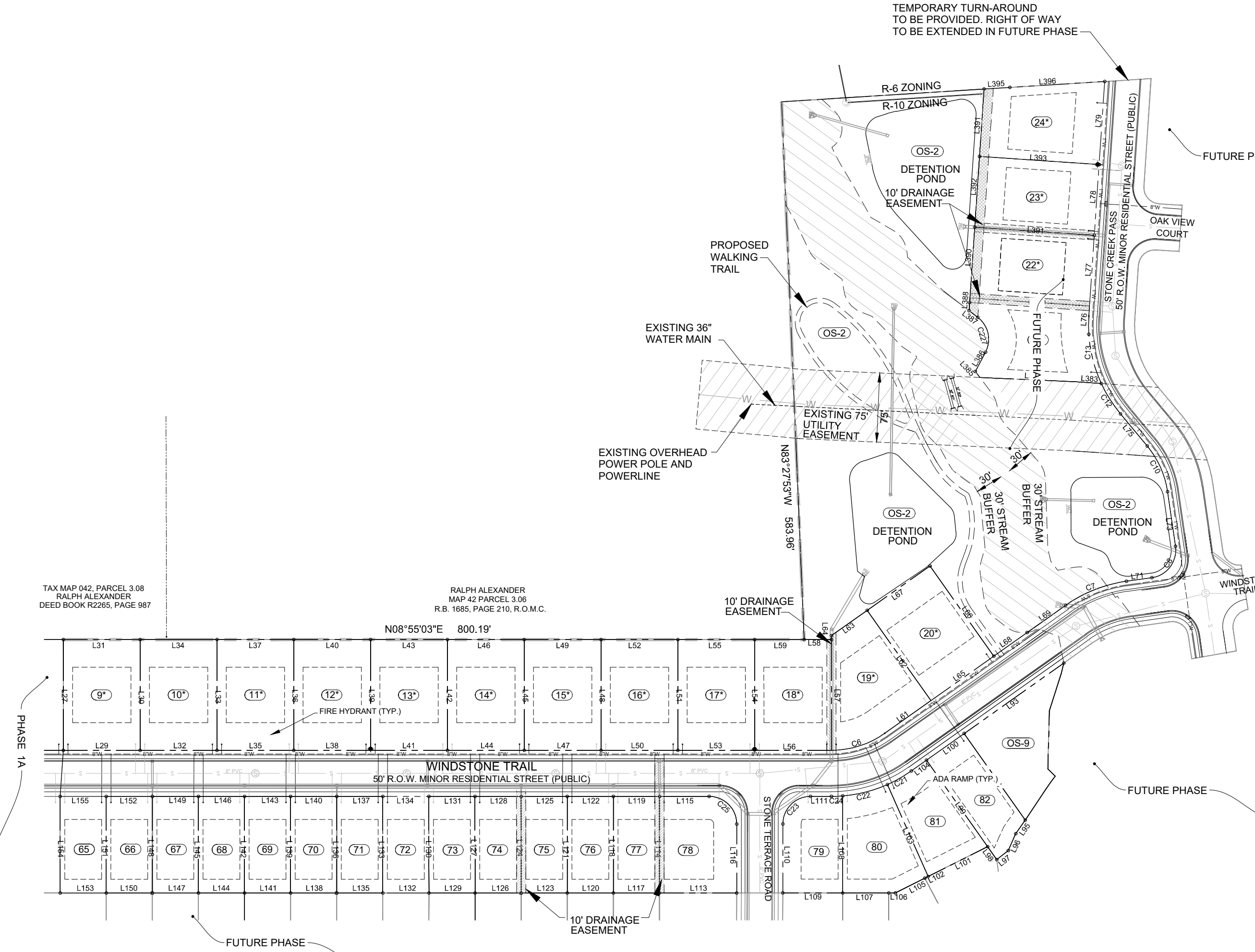


Parcel Line Table

Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L27	120.19	N81° 04' 02.21"W	L71	28.03	S0° 55' 10.40"W	L129	50.00	N8° 56' 28.84"E
L29	83.32	S8° 55' 57.79"W	L73	59.86	S89° 20' 27.86"E	L130	104.80	N81° 04' 02.20"W
L30	120.21	N81° 04' 02.21"W	L75	45.40	S59° 11' 54.84"W	L131	50.00	N8° 55' 57.79"E
L31	83.32	N8° 55' 03.32"E	L76	10.91	S77° 10' 38.16"E	L132	50.00	N8° 56' 28.84"E
L32	83.32	S8° 55' 57.79"W	L77	76.93	S77° 11' 57.16"E	L135	50.00	N8° 56' 28.84"E
L33	120.20	N81° 04' 02.21"W	L78	76.93	S77° 11' 57.16"E	L136	104.79	N81° 04' 02.21"W
L34	58.01	N8° 56' 55.88"E	L79	90.29	S77° 11' 55.18"E	L137	50.00	N8° 55' 57.79"E
L35	83.32	S8° 55' 57.79"W	L83	132.37	N26° 20' 36.73"W	L138	50.00	N8° 56' 28.84"E
L36	120.18	N81° 04' 02.21"W	L84	114.95	S63° 43' 01.33"W	L139	104.78	N81° 04' 02.21"W
L37	83.32	N8° 56' 55.88"E	L85	17.97	S46° 02' 27.18"E	L140	50.00	N8° 55' 57.79"E
L38	83.32	S8° 55' 57.79"W	L86	20.08	S57° 05' 56.80"E	L141	50.00	N8° 56' 28.84"E
L39	120.15	N81° 04' 02.21"W	L87	15.86	S28° 59' 34.48"E	L142	104.77	N81° 04' 02.21"W
L40	83.32	N8° 56' 55.88"E	L88	17.11	S63° 43' 01.33"W	L143	50.00	N8° 55' 57.79"E
L41	83.32	S8° 55' 57.79"W	L89	114.90	S63° 43' 01.33"W	L144	50.00	N8° 56' 28.84"E
L42	120.13	N81° 04' 02.21"W	L100	50.00	N26° 20' 36.73"W	L145	104.76	N81° 04' 02.21"W
L43	83.32	N8° 56' 55.88"E	L101	72.21	S17° 40' 43.62"E	L146	50.00	N8° 55' 57.79"E
L44	83.32	S8° 55' 57.79"W	L102	39.82	S17° 40' 43.62"E	L147	50.00	N8° 56' 28.84"E
L45	120.11	N81° 04' 02.21"W	L103	109.11	S75° 04' 30.26"W	L148	104.76	N81° 04' 02.21"W
L46	83.32	N8° 56' 55.88"E	L104	20.27	N26° 20' 36.73"W	L149	50.00	N8° 55' 57.79"E
L47	83.32	S8° 55' 57.79"W	L105	35.80	S17° 40' 43.62"E	L150	50.00	N8° 56' 28.84"E
L48	120.08	N81° 04' 02.21"W	L106	7.07	S8° 56' 41.04"E	L151	104.75	N81° 04' 02.21"W
L49	83.32	N8° 56' 55.88"E	L107	50.00	N8° 56' 41.04"E	L152	50.00	N8° 55' 57.79"E
L50	83.32	S8° 55' 57.79"W	L108	105.29	N81° 01' 22.27"W	L153	50.00	S8° 56' 28.84"W
L51	120.06	S81° 04' 02.21"E	L109	65.01	N8° 56' 41.04"E	L154	104.74	S81° 04' 02.21"E
L52	83.32	N8° 56' 55.88"E	L110	74.82	N80° 59' 13.79"W	L155	50.00	N8° 55' 57.79"E
L53	83.32	S8° 55' 57.79"W	L111	22.70	N8° 55' 57.79"E	L383	27.26	S12° 48' 59.40"W
L54	120.03	N81° 04' 02.21"W	L116	74.81	S80° 59' 13.79"E	L384	104.59	S11° 30' 01.47"W
L55	83.32	N8° 56' 55.88"E	L117	50.00	N8° 56' 28.84"E	L385	8.19	S61° 48' 02.31"W
L56	83.32	S8° 55' 57.79"W	L118	104.83	N81° 04' 02.21"W	L386	23.54	N53° 13' 32.01"W
L57	120.01	S81° 04' 02.21"E	L119	50.00	N8° 55' 57.79"E	L387	11.95	S46° 24' 46.98"W
L58	29.59	N8° 56' 55.88"E	L120	50.00	N8° 56' 28.84"E	L388	13.84	N77° 11' 53.06"W
L61	61.46	S26° 20' 36.73"E	L121	104.82	N81° 04' 02.21"W	L389	130.00	S12° 48' 29.45"W
L62	119.89	S63° 43' 01.33"W	L122	50.00	N8° 55' 57.79"E	L390	76.93	N77° 11' 57.16"W
L63	47.44	N26° 16' 58.67"W	L123	50.00	N8° 56' 28.84"E	L391	130.00	S12° 48' 29.45"W
L65	83.44	S26° 20' 36.73"E	L124	104.82	N81° 04' 02.21"W	L392	76.93	N77° 11' 57.16"W
L66	119.80	N63° 43' 01.33"E	L125	50.00	N8° 55' 57.79"E	L393	130.00	S12° 48' 29.45"W
L67	83.44	N26° 16' 58.67"W	L126	50.00	N8° 56' 28.84"E	L394	73.31	N77° 11' 57.16"W
L68	44.47	S26° 20' 36.73"E	L127	104.81	N81° 04' 02.20"W	L395	28.06	N5° 21' 48.28"E
L69	51.07	N26° 20' 36.73"W	L128	50.00	N8° 55' 57.79"E	L396	103.05	N5° 21' 48.28"E

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C6	61.54	99.56	35.42	S8° 42' 56"E	60.57
C7	49.77	148.41	19.22	N16° 48' 32"W	49.54
C8	47.26	30.00	90.26	S44° 12' 39"E	42.52
C9	40.97	100.00	23.47	N78° 55' 22"E	40.68
C10	13.94	100.00	7.99	S63° 11' 34"W	13.93
C12	39.01	150.00	14.90	S66° 38' 55"W	38.90
C13	75.20	150.00	28.72	N88° 27' 39"E	74.41
C21	29.83	153.32	11.15	N20° 42' 12"W	29.78
C22	50.23	151.29	19.02	N5° 19' 51"W	50.00
C23	47.08	30.00	89.92	N36° 01' 38"W	42.40
C24	12.30	151.79	4.64	N6° 36' 42"E	12.29
C25	47.17	30.00	90.08	N53° 58' 22"E	42.46
C27	42.19	30.00	80.58	S86° 33' 33"W	38.80



- GENERAL NOTES**
- THE PURPOSE OF THIS PLAT IS TO CREATE 34 LOTS AND DEDICATE OPEN SPACE AREAS AND RIGHT-OF-WAY AND 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.
 - SUBJECT PROPERTY IS PARCEL 3.13 AS SHOWN ON MAURY COUNTY TAX MAP 42, 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.
 - THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS USING THE TDOT NETWORK, TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
 - NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
 - THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
 - ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
 - THIS SURVEY HAS BEEN SIGNED AND SEALED DIGITALLY.
 - COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
 - STORM PIPES TO BE 18" RCP, UNLESS OTHERWISE NOTED.

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DOWN SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.

<p>CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION AND STREET NAMES ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND MAURY COUNTY E911.</p> <p>DATE: 20____ MAURY E911</p>	<p>CERTIFICATE OF OWNERSHIP AND DEDICATION</p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN IN BOOK R2744, PAGE 763, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT. ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.</p> <p>DATE: 20____ OWNER</p>	<p>CERTIFICATE OF APPROVAL OF WATER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.</p> <p>DATE: 20____ NAME, TITLE, AGENCY OF AUTHORIZED AGENT</p>	<p>CERTIFICATE OF COMPLIANCE</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.</p> <p>DATE: 20____ CITY ENGINEER</p>
<p>CERTIFICATE OF APPROVAL OF SEWER SYSTEM</p> <p>I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.</p> <p>DATE: 20____ DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT</p>	<p>CERTIFICATE OF SURVEY ACCURACY</p> <p>I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY 1 LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS LESS THAN OR EQUAL TO 1:10,000.</p> <p>11-18-2022 DATE: 11-18-2022 J. MARK CANTRELL, P.L.S.</p>	<p>CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES</p> <p>I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN THE RIDGE AT CARTER'S STATION PHASE 1B 1) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF \$_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.</p> <p>DATE: 20____ CITY ENGINEER</p>	<p>CERTIFICATE OF APPROVAL FOR RECORDING</p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.</p> <p>DATE: 20____ NAME, TITLE, AGENCY OF AUTHORIZED AGENT</p>

FLOOD NOTE

NO PORTION PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS INDICATED ON FEMA PANEL #413100100E OF MAURY COUNTY, TN, DATED 04/16/2017.

OWNER OF RECORD:
RICHMOND AMERICAN HOMES OF TENNESSEE, INC
DEED BOOK R2744, PAGE 763
MAP 42, PARCEL 3.13

APPLICANT:
T-SQUARE ENGINEERING
1320 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

FINAL PLAT

THE RIDGE AT CARTER'S STATION
CITY OF COLUMBIA, TENNESSEE

THE RIDGE AT CARTER'S STATION PHASE 1 B

REVISIONS

DATE: 11-18-2022
SCALE: 1"=100'
DRAWN BY:
REVIEWER:

PROJECT
20-0728

SHEET
1 OF 1

T-SQUARE ENGINEERING