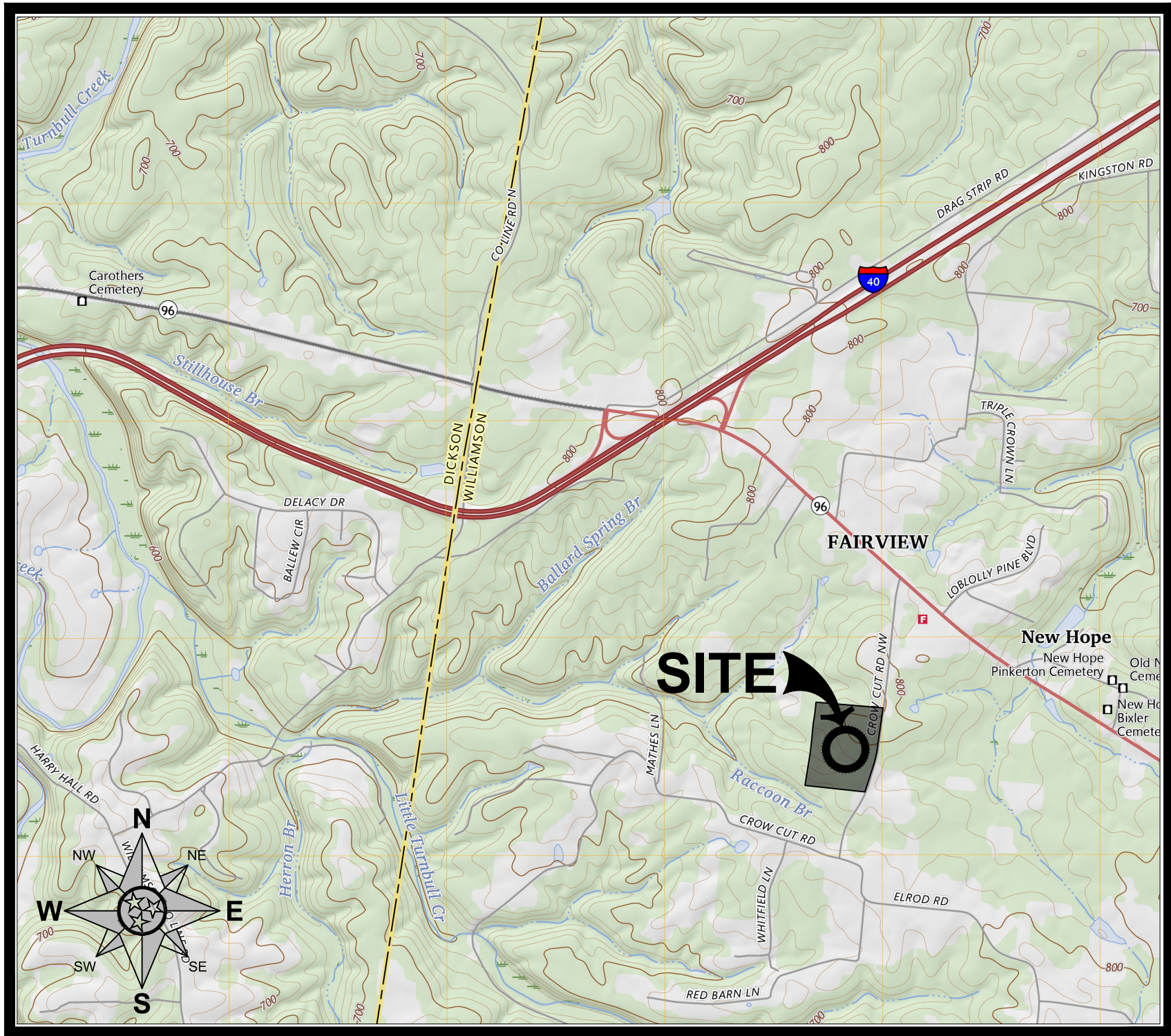


CONCEPT PLAN FOR: THE COVE

NORTHCUTT CUSTOM HOMES
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE



VICINITY MAP

SCALE: 1" = 2,000'
SOURCE: USGS

CONTACT LIST

OWNER/DEVELOPER

NORTHCUTT CUSTOM HOMES, LLC
599 WILLIAMSON COUNTY LINE RD.
FAIRVIEW, TN 37062
PHONE: 615-412-4334
CONTACT: VADEN NORTHCUTT
E-MAIL: northcus@realtracs.com

CIVIL ENGINEER

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: 615-656-0257 (EXT. 1000)
CONTACT: MICHAEL CAMPBELL, P.E.
E-MAIL: mike@m2groupllc.com

SURVEYOR

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: 615-656-0257 (EXT. 2000)
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.com

UTILITY CONTACTS:

WATER & SANITARY SEWER SUPPLY

WATER AUTHORITY OF DICKSON COUNTY
MICHAEL W. ROGERS, P.E.
615-441-5403
101 COWAN RD.
DICKSON, TN 37055
mrogers@wadc.us

ELECTRIC SERVICE

MIDDLE TENNESSEE ELECTRIC MEMBERSHIP CORP. (MTEMCO)
2156 EDWARD CURD LANE
FRANKLIN, TN 37067

GAS SERVICE

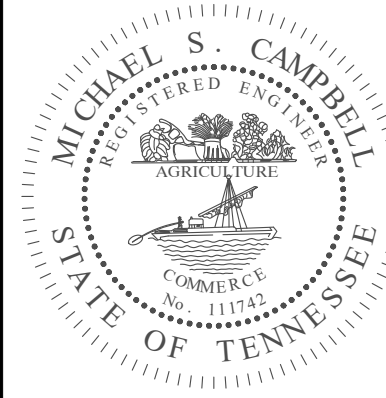
PIEDMONT NATURAL GAS
665 MAINSTREAM DR.
NASHVILLE, TN 37228

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C1.1	AERIAL IMAGERY
C2.0	SITE LAYOUT PLAN
C2.1	LOT SUMMARY
C2.2	SOUTH ENTRANCE SIGHT DISTANCE PLAN & PROFILE
C2.3	ROAD PROFILES
C3.0	OVERALL GRADING & DRAINAGE PLAN
C5.0	PROPOSED UTILITY PLAN
C5.5	FIRE PROTECTION PLAN

SITE DATA TABLE

TOTAL PROJECT SITE AREA	=	28.75 ACRES
TOTAL NUMBER OF LOTS	=	50
TOTAL LOT AREA	=	22.51 ACRES
MAXIMUM LOT SIZE	=	37,635 SQ. FT.
MINIMUM LOT SIZE	=	15,000 SQ. FT.
AVERAGE LOT SIZE	=	19,611 SQ. FT.
DENSITY	=	1.74 D. U. / ACRE
TOTAL OPEN SPACE	=	2.18 ACRES
% OF OPEN SPACE	=	7.60 %
TOTAL R.O.W.	=	4.06 ACRES



CONCEPT PLAN FOR:
THE COVE
CROW CUT RD. NW
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE



COVER SHEET

DATE:	SEPTEMBER 24, 2025	DRAWN BY:	TGT
PROJECT NO.:	25-111	CHECKED BY:	MSC

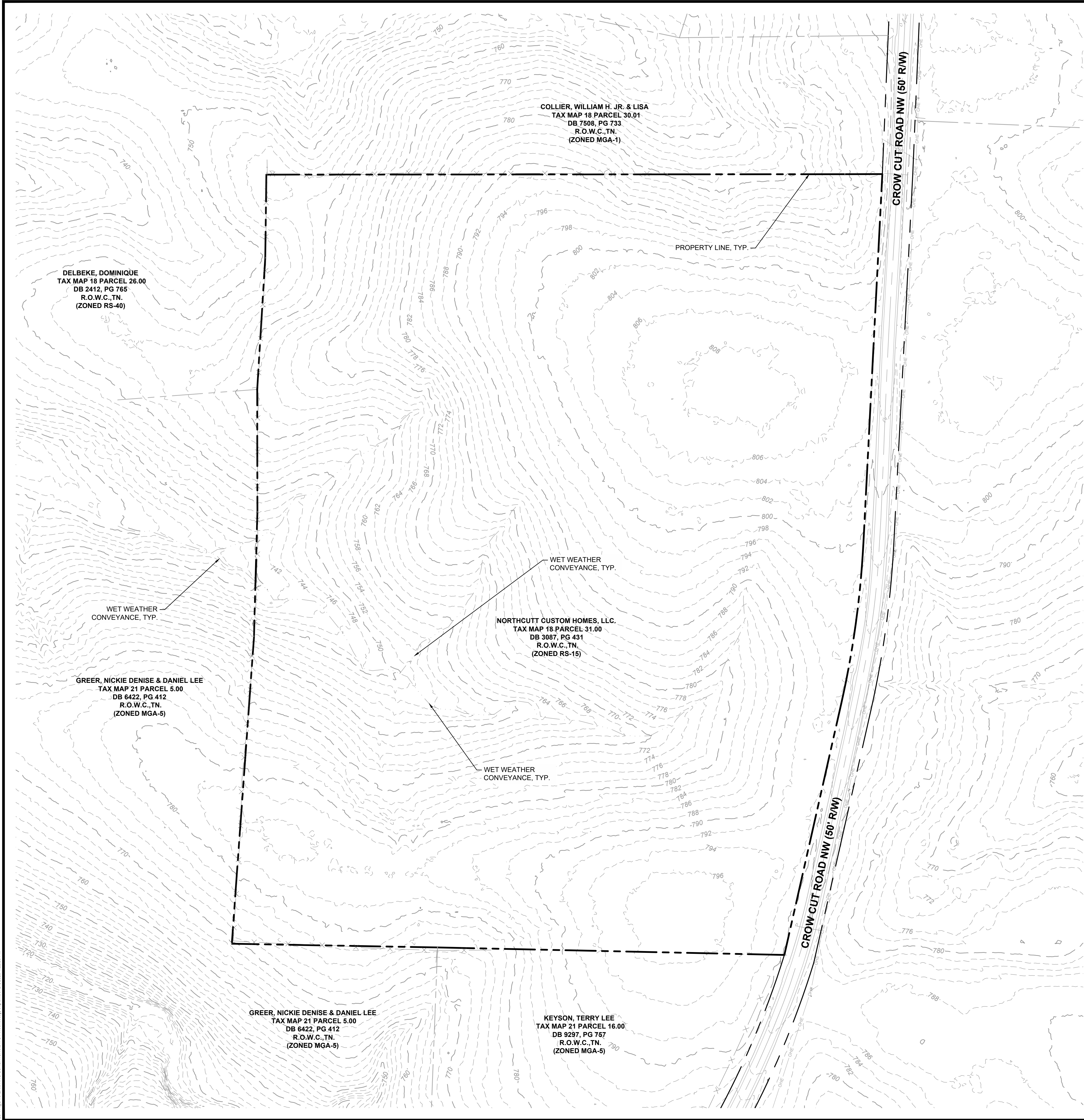
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C0.0



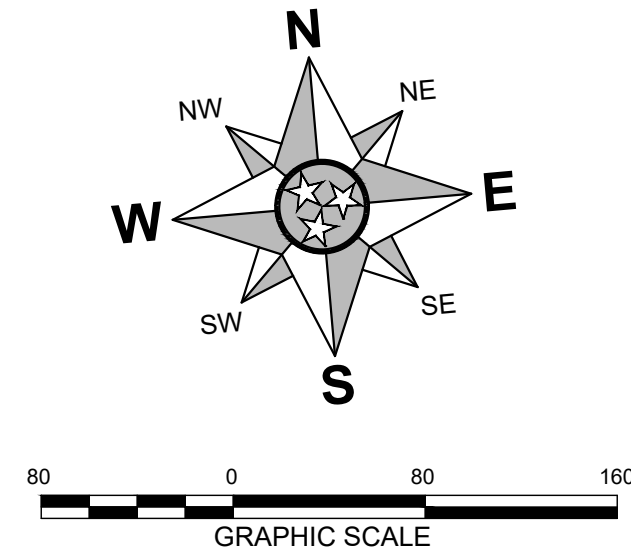
Know what's below.
Call before you dig.

25-111_C1-EXISTING CONDITIONS EWS - Williamson, September 24, 2025 4:22:56 PM



PARCEL INFORMATION:

OWNER: NORTH CUTT CUSTOM HOMES, LLC
TOTAL AREA: 28.75± ACRES
ADDRESS: 0 CROW CUT RD. NW. FAIRVIEW, TN 37062
ZONING: RS-15
EXISTING USE: VACANT



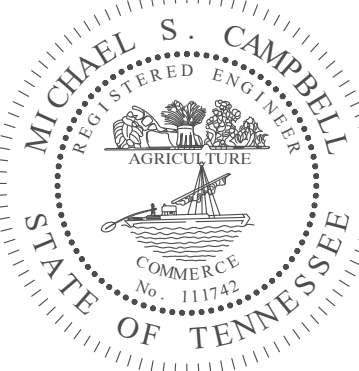
GENERAL NOTES:

1. DEVELOPMENT BOUNDARY SHOWN HEREON IS BASED ON THE CURRENT DEEDS OF RECORD FOR THE SUBJECT PROPERTY AND A FIELD SURVEY COMPLETED BY M2 GROUP, LLC ON JULY 14, 2025
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE DERIVED FROM PUBLICLY AVAILABLE STATE LIDAR AND HAVE BEEN SHOWN HEREON AT 2-FOOT INTERVALS.
3. A HYDROLOGIC DETERMINATION WAS PERFORMED BY THE BARN GROUP, LLC. THE AFOREMENTIONED STUDY HAS BEEN SUBMITTED TO THE U.S. ACOE AND THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). ENVIRONMENTAL STUDY CONCURRENCE(S) IS/ARE PENDING AND MAY AFFECT THE LAYOUT OF IMPROVEMENTS SHOWN ON THIS PLAN.

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING ADJACENT PROPERTY LINE
- EXISTING EASEMENT
- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- EXISTING CONVEYANCE
- SAN EXISTING SANITARY SEWER LINE
- ST EXISTING STORM SEWER LINE
- G EXISTING GAS LINE
- W EXISTING WATER LINE
- OHE EXISTING OVERHEAD ELECTRIC
- WATER METER
- WATER MANHOLE
- WATER VALVE
- SEWER BOX
- COMMUNICATION PEDESTAL
- POWER POLE
- GUY WIRE
- MAILBOX

DESCRIPTION	REVISED PER CITY STAFF COMMENTS
DATE	09/24/25
REVISION #	1



CONCEPT PLAN FOR:
THE COVE
CROW CUT RD. NW
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE



M2 GROUP
P.O. BOX 2543
BENTLEY, TN 37024-2543
615-656-0257 / M2GROUP.LLC.COM

EXISTING CONDITIONS	TGT	MSC
DATE: SEPTEMBER 24, 2025	DRAWN BY: 25-111	CHECKED BY:
PROJECT NO.:		



Know what's below.
Call before you dig.

SHEET NUMBER:

C1.0

25-111_C1-AS-BUILDING CONSTRUCTION BWS - Williamson, September 24, 2025, 4:22:29 PM



PARCEL INFORMATION:

OWNER: NORTH CUTT CUSTOM HOMES, LLC

TOTAL AREA: 28.75± ACRES

ADDRESS: 0 CROW CUT RD. NW. FAIRVIEW, TN 37062

ZONING: RS-15

EXISTING USE: VACANT

GENERAL NOTES:

1. DEVELOPMENT BOUNDARY SHOWN HEREON IS BASED ON THE CURRENT DEEDS OF RECORD FOR THE SUBJECT PROPERTY AND A FIELD SURVEY COMPLETED BY M2 GROUP, LLC ON JULY 14, 2025

2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE DERIVED FROM PUBLICLY AVAILABLE STATE LIDAR AND HAVE BEEN SHOWN HEREON AT 2-FOOT INTERVALS.

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LEGEND:

--- EXISTING PROPERTY LINE

--- EXISTING RIGHT-OF-WAY

--- EXISTING ADJACENT PROPERTY LINE

--- EXISTING EASEMENT

---XXX--- EXISTING INDEX CONTOUR

--- EXISTING INTERMEDIATE CONTOUR

--- EXISTING CONVEYANCE

---SAN--- EXISTING SANITARY SEWER LINE

---ST--- EXISTING STORM SEWER LINE

---G---G--- EXISTING GAS LINE

---W---W--- EXISTING WATER LINE

---OHE--- EXISTING OVERHEAD ELECTRIC

WATER METER

WATER MANHOLE

WATER VALVE

SEWER BOX

COMMUNICATION PEDESTAL

POWER POLE

GUY WIRE

MAILBOX

811

Know what's below.
Call before you dig.

800 0 80 160

GRAPHIC SCALE

N

NE

E

SE

S

SW

W

NW

DESCRIPTION

REVISED PER CITY STAFF COMMENTS

DATE

08/24/25

REVISION #

1

CONCEPT PLAN FOR:
THE COVE
CROW CUT RD. NW
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP

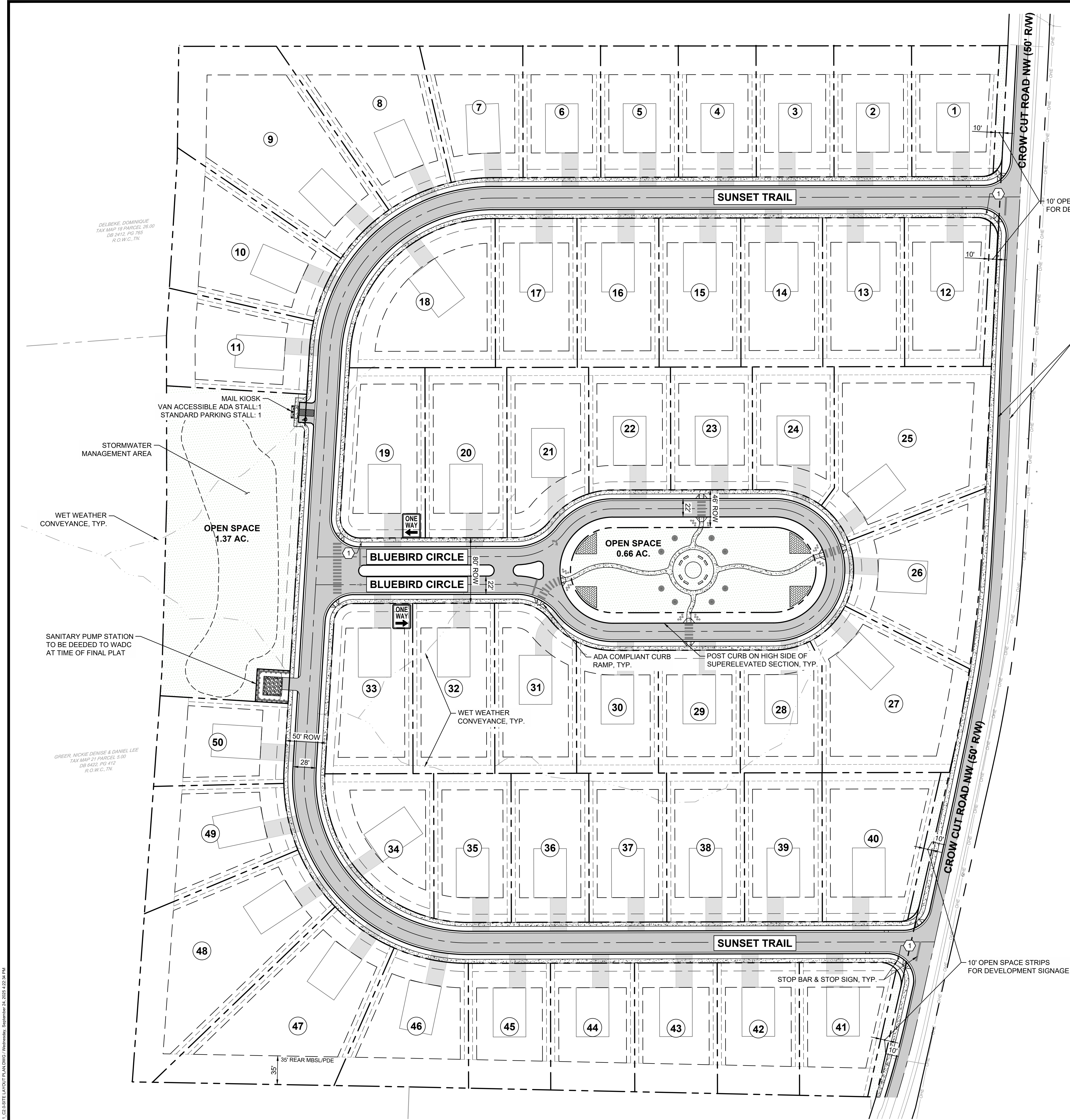
P.O. BOX 2543
BENTON, TN 37624-3543
615-656-0257 / M2GROUP1LLC.COM

AERIAL IMAGERY

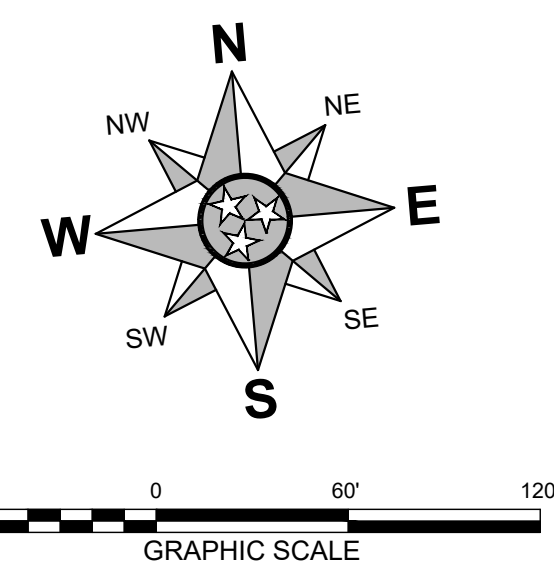
DATE: SEPTEMBER 24, 2025
DRAWN BY: TGT
PROJECT NO.: 25-111
CHECKED BY: MSC

SHEET NUMBER:

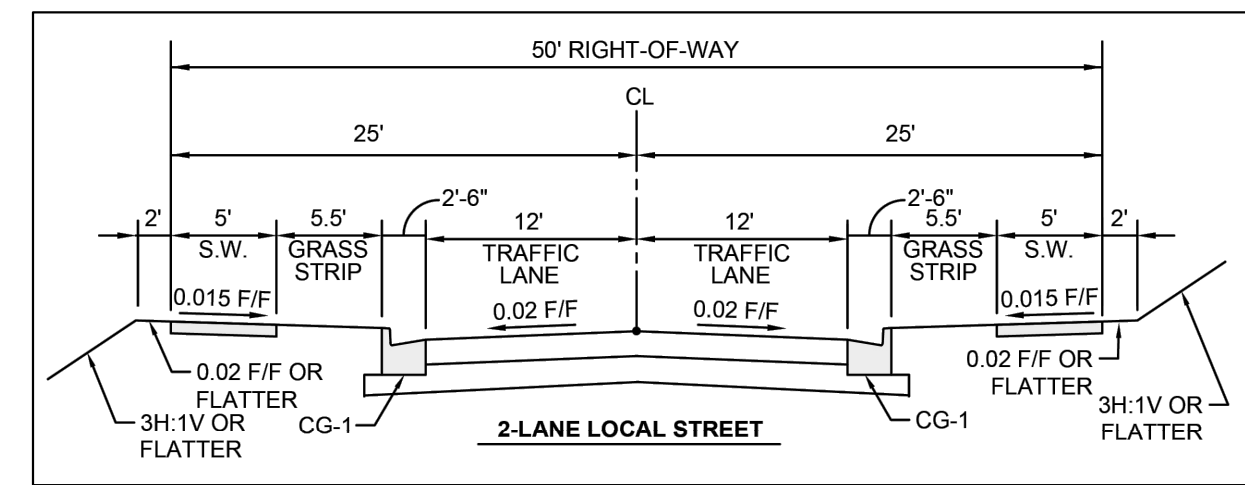
C1.1



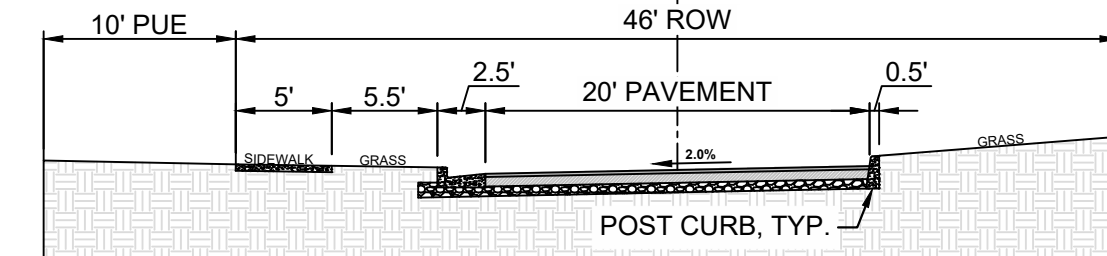
STANDARD MAIL KIOSK
NOT TO SCALE



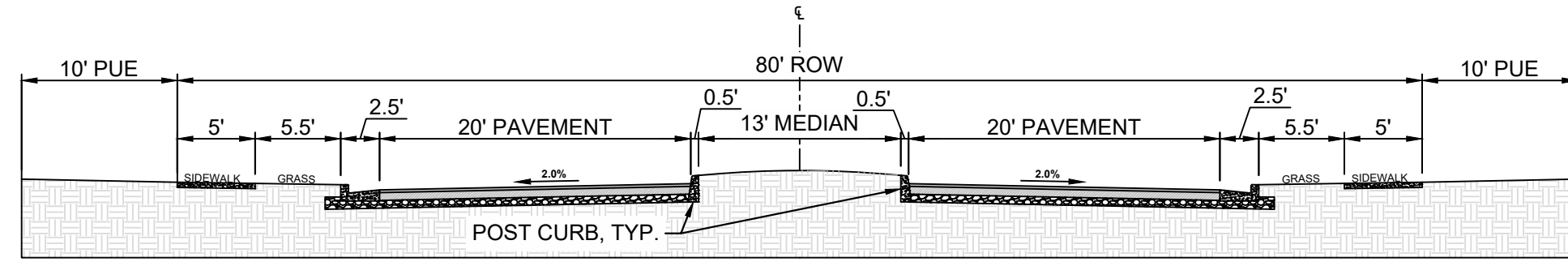
- LEGEND**
- HEAVY DUTY CONCRETE
 - LIGHT DUTY CONCRETE
 - HEAVY DUTY ASPHALT
 - LIGHT DUTY ASPHALT
- CODED NOTES**
- 1 STOP SIGN (MUTCD R1-1)



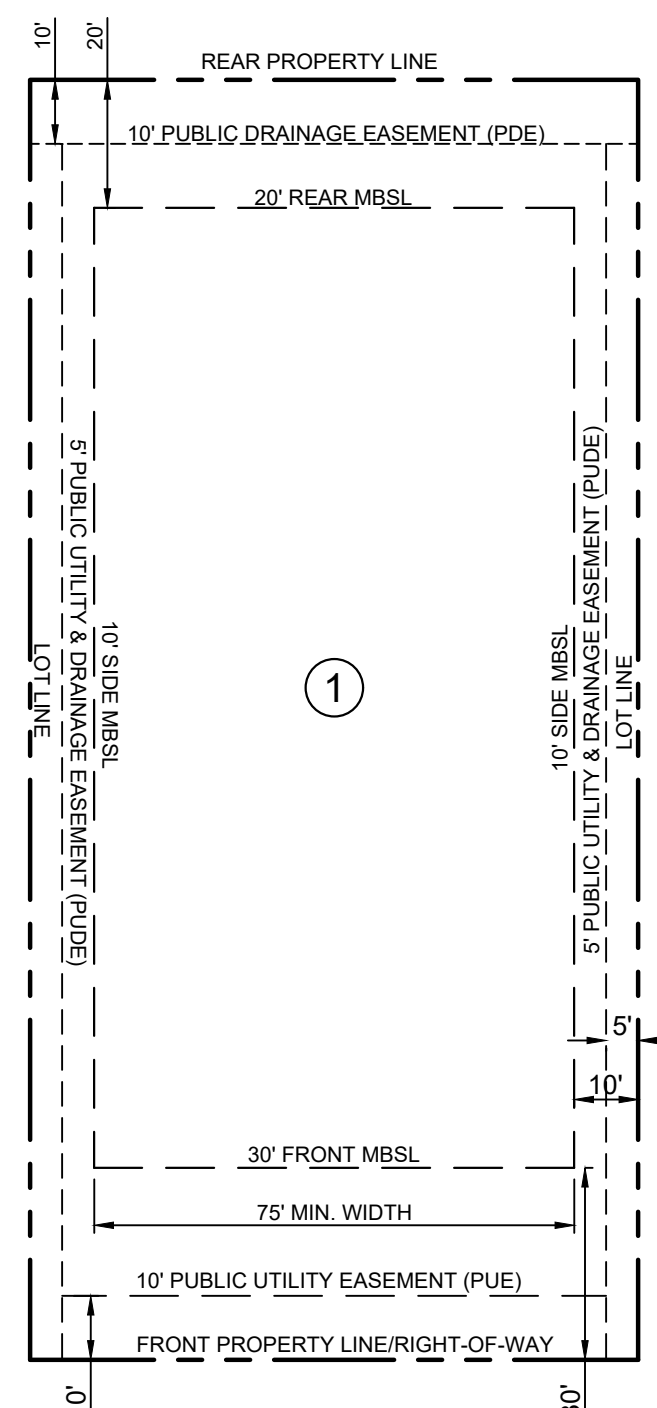
COF DETAIL SD-02
NOT TO SCALE



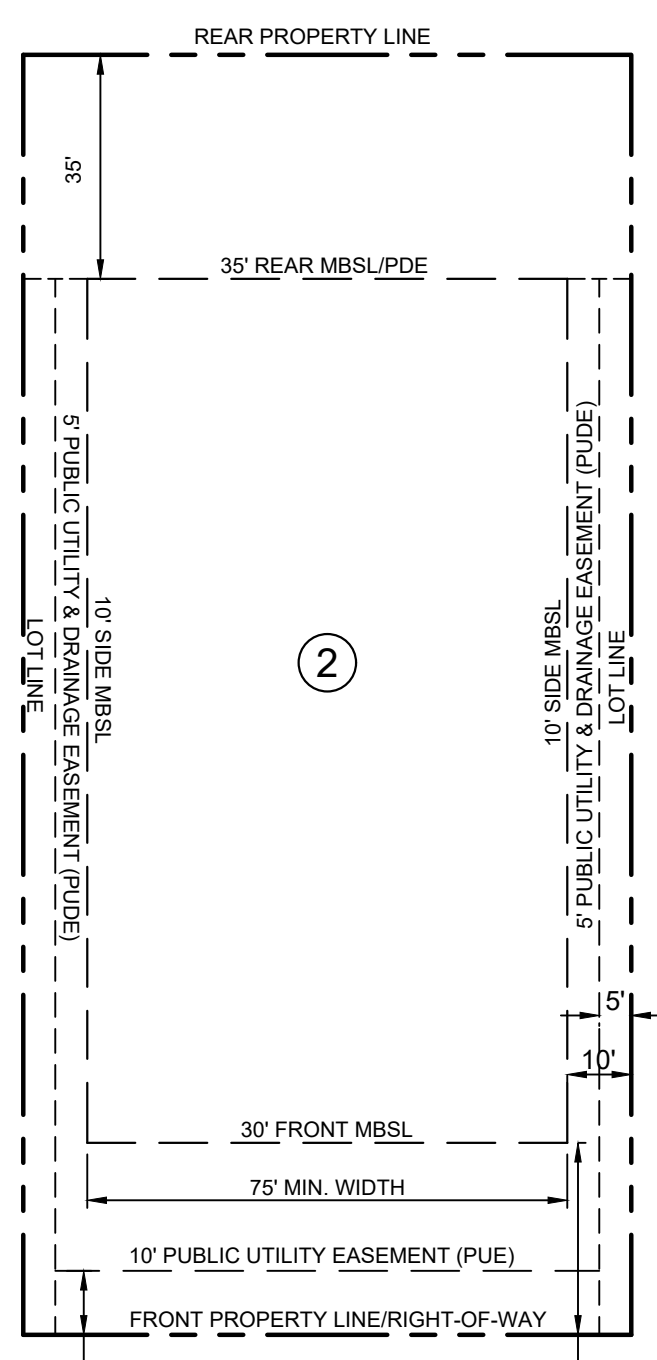
PROPOSED 46' ROW
SCALE: 1" = 10'



PROPOSED 80' ROW
SCALE: 1" = 10'



TYPICAL INTERIOR LOT
SCALE: N.T.S.



TYPICAL PERIMETER LOT
SCALE: N.T.S.

- NOTES:**
- ALL PROPOSED RIGHT-OF-WAY SHOWN ON THIS PLAN IS TO BE PUBLIC.
 - STREET TREES ARE **NOT** TO BE PLACED WITHIN THE PUBLIC R.O.W. OR PUBLIC UTILITY EASEMENT. PLACEMENT AND MAINTENANCE OF SAID TREES SHALL BE DESCRIBED WITHIN THE COMMUNITY ASSOCIATION DOCUMENTS. SUCH DESCRIPTION SHALL COMPLY WITH FAIRVIEW SUBDIVISION REGULATIONS ARTICLE 4 SECTION 4-106.3

DESCRIPTION	
REVISION #	DATE
1	09/24/25

DATE:	PROJECT NO.:
SEPTEMBER 24, 2025	25-111

DRAWN BY:	CHECKED BY:
TGT	MSC

SITE LAYOUT PLAN

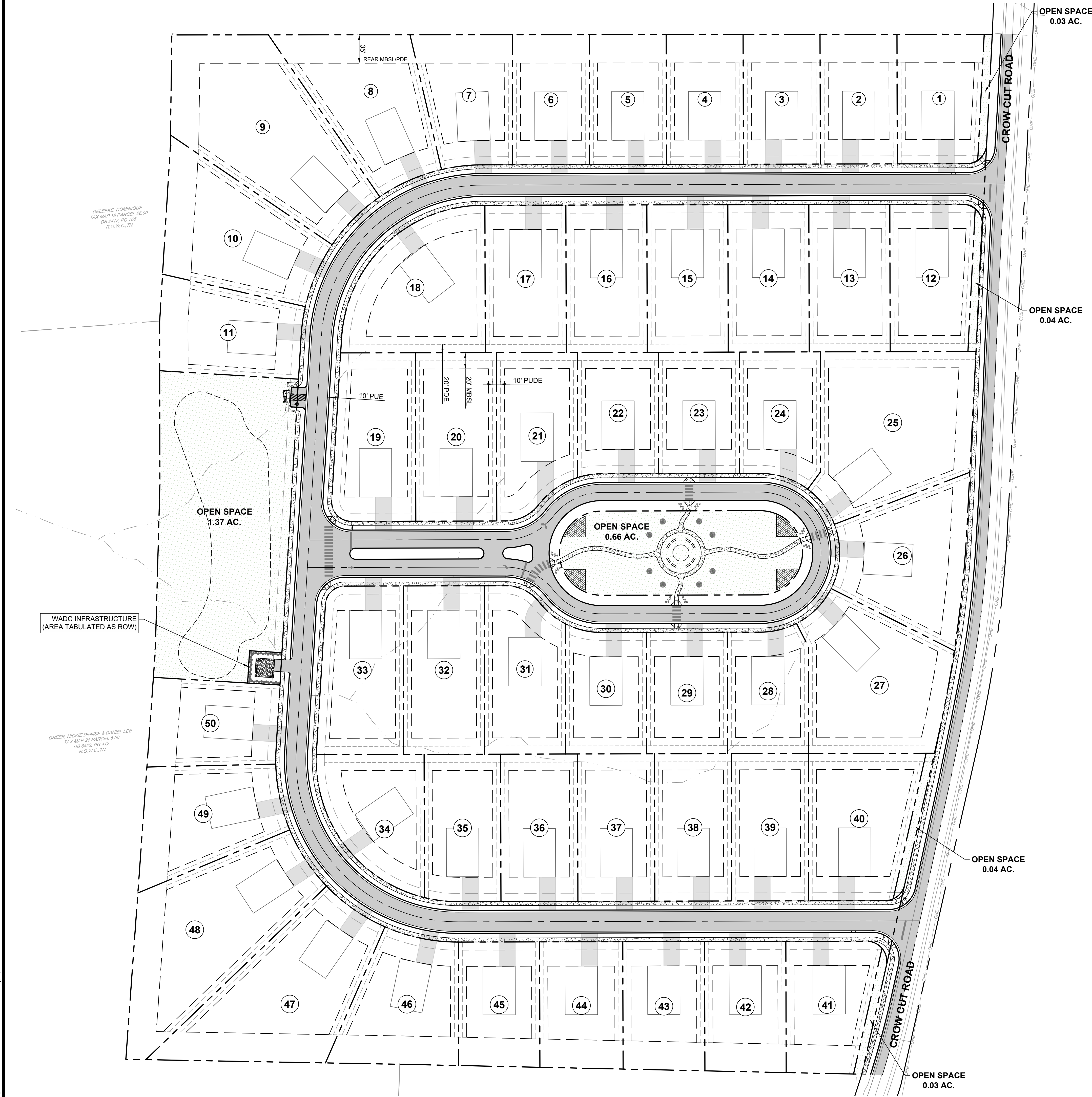
**CONCEPT PLAN FOR:
THE COVE**
CROW CUT RD. NW
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BENTON, TENNESSEE 37624-2543
615-656-0257 / M2GROUP@GMAIL.COM

SHEET NUMBER:
C2.0

25-111_C2 SITE LAYOUT PLAN WITH AERIAL SHOTS - Williamson, September 24, 2025 4:22:39 PM

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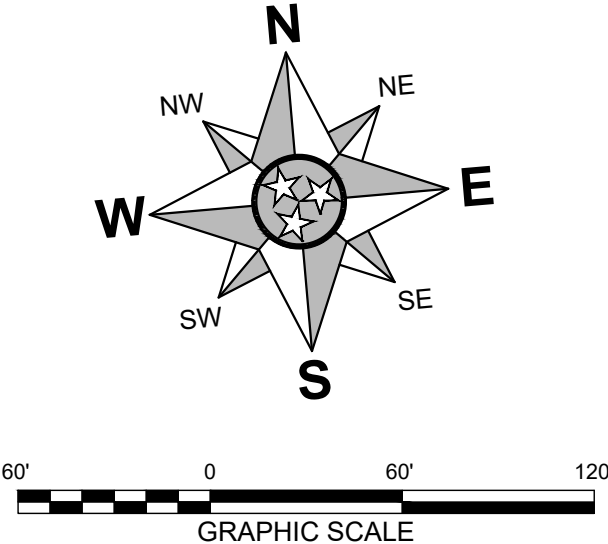
SITE DATA TABLE		
TOTAL PROJECT SITE AREA	=	28.75 ACRES
TOTAL NUMBER OF LOTS	=	50
TOTAL LOT AREA	=	22.51 ACRES
MAXIMUM LOT SIZE	=	37,635 SQ. FT.
MINIMUM LOT SIZE	=	15,000 SQ. FT.
AVERAGE LOT SIZE	=	19,611 SQ. FT.
DENSITY	=	1.74 D. U. / ACRE
TOTAL OPEN SPACE	=	2.18 ACRES
% OF OPEN SPACE	=	7.60 %
TOTAL R.O.W.	=	4.06 ACRES

- BULK REGULATIONS**
1. MINIMUM ZONE LOT REQUIREMENTS
 - 1.1. AREA – 15,000 SQUARE FEET
 - 1.2. WIDTH – 75 FEET (IN FEET MEASURED AT THE BUILDING LINE)
 2. MAX LOT COVERAGE (BY ALL BUILDINGS)
 - 2.1. 25 PERCENT OF LOT AREA
 3. DEVELOPMENT AREA PER DWELLING OR ROOMING UNIT
 - 3.1. 15,000 SQUARE FEET
 4. MAXIMUM HEIGHT
 - 4.1. 35 FEET
 5. MINIMUM YARD REQUIREMENTS
 - 5.1. RESIDENTIAL BUILDINGS
 - 5.1.1. FRONT YARD – 30 FEET
 - 5.1.2. SIDE YARD – 10 FEET
 - 5.1.3. REAR YARD – 20 FEET

- GENERAL NOTES:**
1. THIS DEVELOPMENT PLAN IS INTENDED FOR REVIEW BY STAFF AND PLANNING COMMISSION OF THE CITY OF FAIRVIEW AND SHALL NOT BE USED FOR CONSTRUCTION. LAYOUT OF ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO CHANGE THROUGHOUT THE REVIEW CYCLE OF THIS DEVELOPMENT PLAN.
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 3. NO GEOTECHNICAL TESTING OR ANALYSIS HAS BEEN PERFORMED. SUITABILITY OF SOILS FOR GRADING, FOUNDATIONS, OR STORMWATER MANAGEMENT FACILITIES MUST BE CONFIRMED THROUGH SUBSURFACE INVESTIGATION.

LOT AREA TABLE		
LOT #	AREA (S.F.)	AREA (AC.)
1	16,515	0.38
2	15,198	0.35
3	15,211	0.35
4	15,224	0.35
5	15,238	0.35
6	15,251	0.35
7	17,406	0.40
8	24,284	0.56
9	37,635	0.86
10	24,951	0.57
11	18,317	0.42
12	18,326	0.42
13	18,200	0.42
14	18,200	0.42
15	18,200	0.42
16	18,200	0.42
17	18,200	0.42
18	25,779	0.59
19	20,428	0.47
20	20,800	0.48
21	18,601	0.43
22	15,043	0.35
23	15,000	0.34
24	15,506	0.36
25	34,494	0.79

LOT AREA TABLE		
LOT #	AREA (S.F.)	AREA (AC.)
26	24,008	0.55
27	29,107	0.67
28	15,103	0.35
29	15,000	0.34
30	15,160	0.35
31	19,396	0.45
32	20,800	0.48
33	20,963	0.48
34	17,738	0.41
35	17,137	0.39
36	17,290	0.40
37	17,290	0.40
38	17,290	0.40
39	17,290	0.40
40	22,668	0.52
41	16,585	0.38
42	16,141	0.37
43	16,017	0.37
44	16,026	0.37
45	15,427	0.35
46	20,534	0.47
47	31,884	0.73
48	34,634	0.80
49	20,429	0.47
50	16,420	0.38



DESCRIPTION

REVISED PER CITY STAFF COMMENTS

DATE

09/24/25

REVISION #

1

CONCEPT PLAN FOR:
THE COVE
CROW CUT RD. NW
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE

LOT SUMMARY

DATE: SEPTEMBER 24, 2025
PROJECT NO.: 25-111

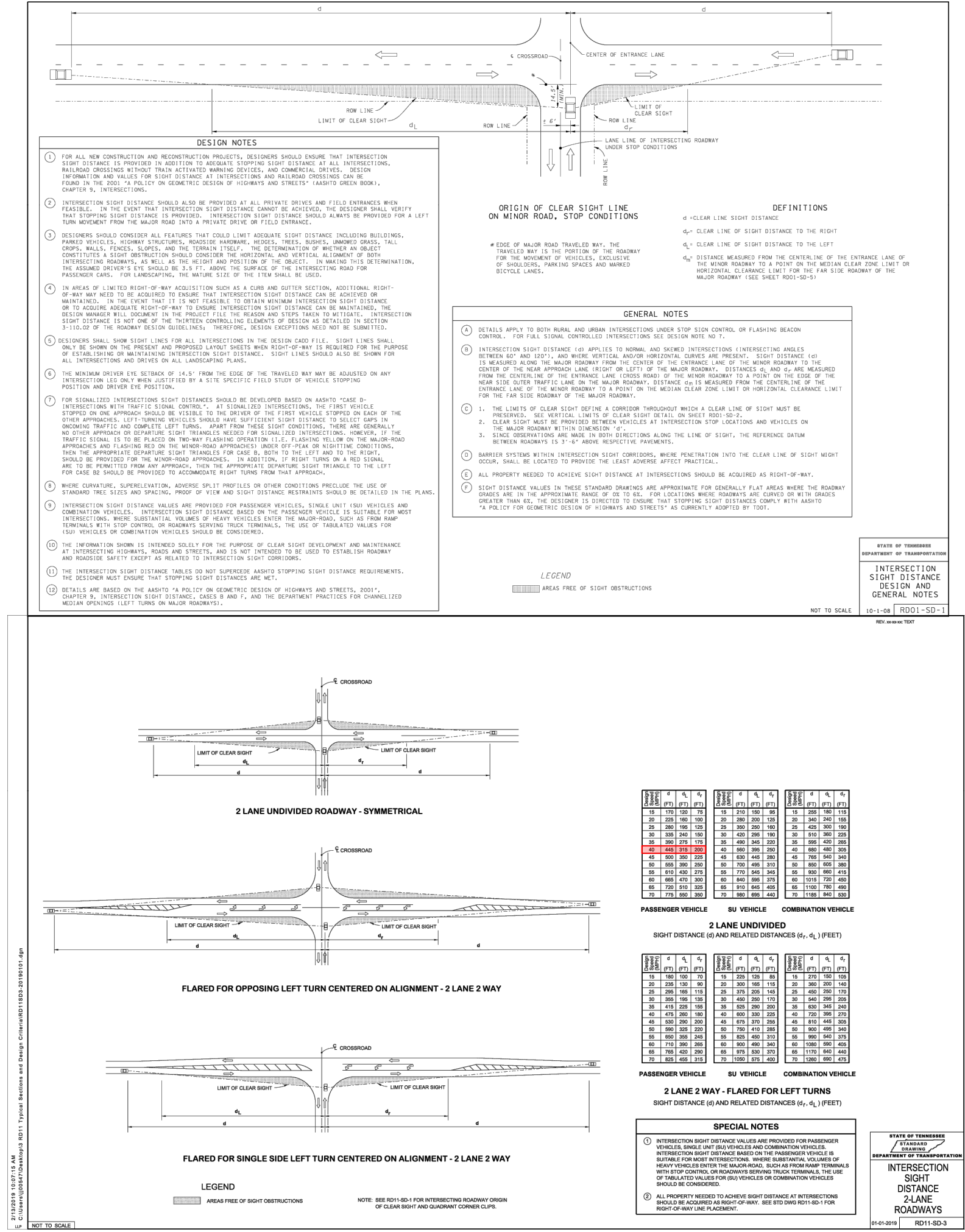
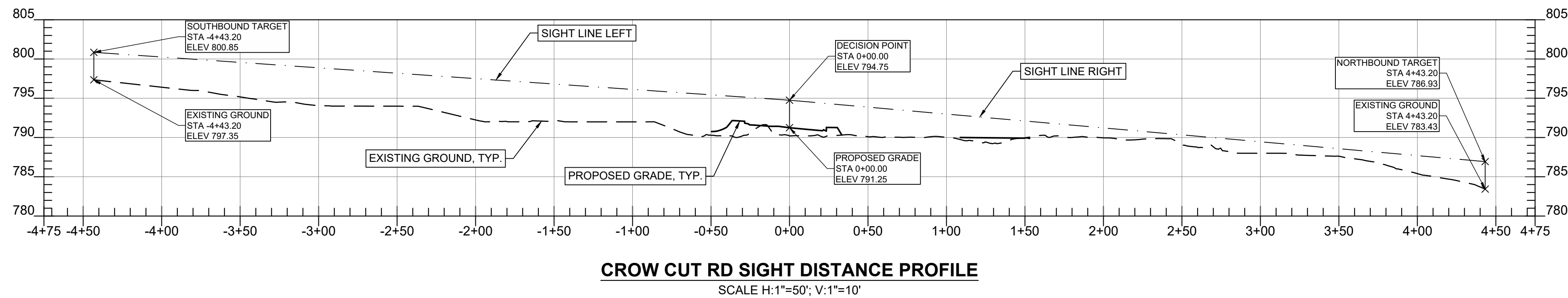
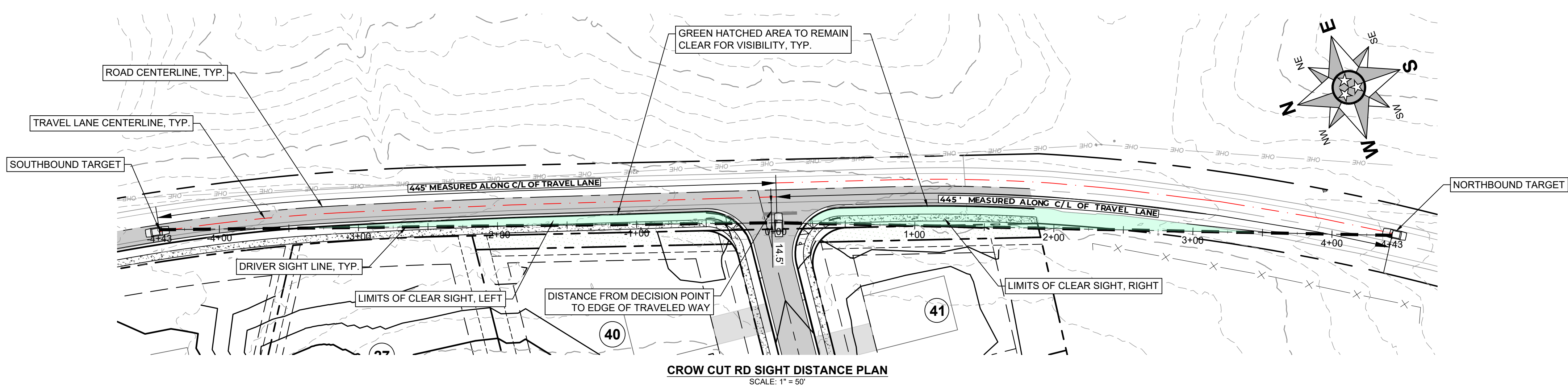
DRAWN BY: TGT
CHECKED BY: MSC

811

Know what's below.
Call before you dig.

SHEET NUMBER:

C2.1



Know what's below.
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REVISION #

DATE

DESCRIPTION

1

09/24/25

REVISED PER CITY STAFF COMMENTS

STATE OF TENNESSEE

AGRICULTURE

COMMERCE

NOV. 17, 1795

MICHAEL S. CAMPBELL

CONCEPT PLAN FOR:
THE COVE
CROW CUT RD. NW
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE

SOUTH ENTRANCE SIGHT DISTANCE PLAN
& PROFILE

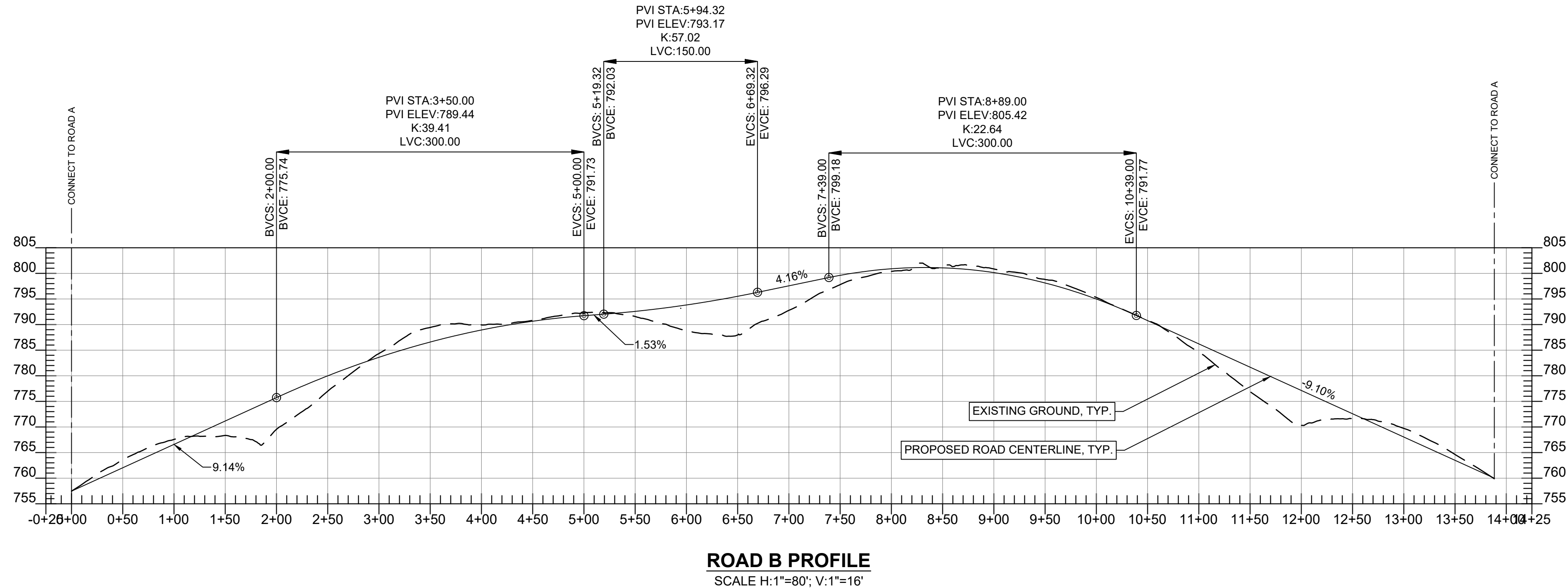
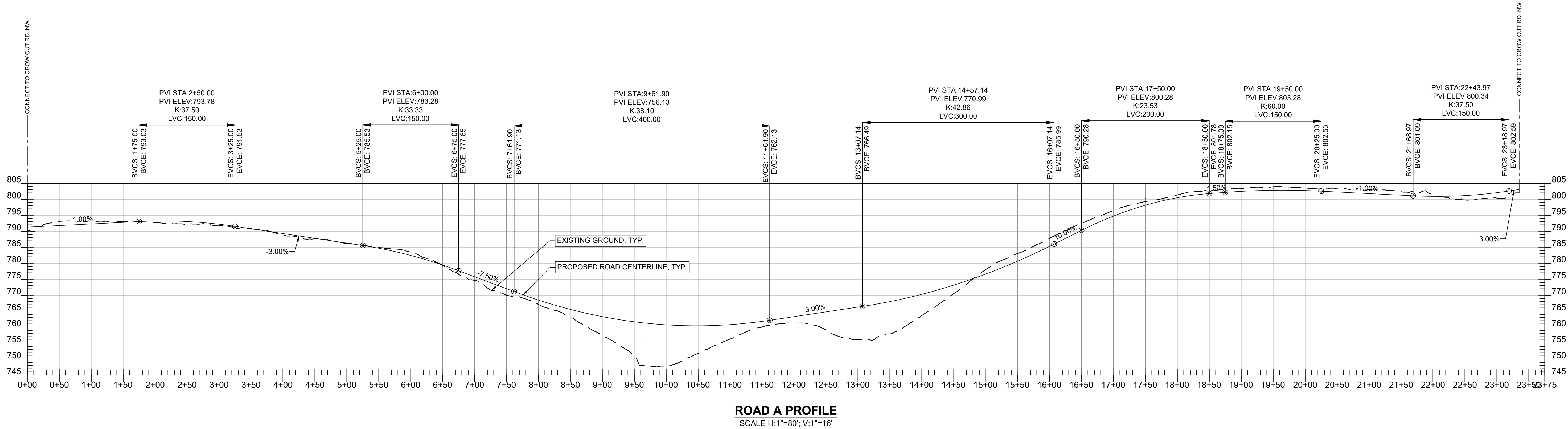
DATE: SEPTEMBER 24, 2025
PROJECT NO.: 25-111

DRAWN BY: TGT
CHECKED BY: MSC

SHEET NUMBER:
C2.2

25-111_C2-ROAD PROFILES.DWG (Wednesday, September 24, 2025 4:22:27 PM)

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REVISION #		DATE		DESCRIPTION	
		09/24/25		REVISED PER CITY STAFF COMMENTS	
1					

**CONCEPT PLAN FOR:
THE COVE**
CROW CUT RD. NW
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE

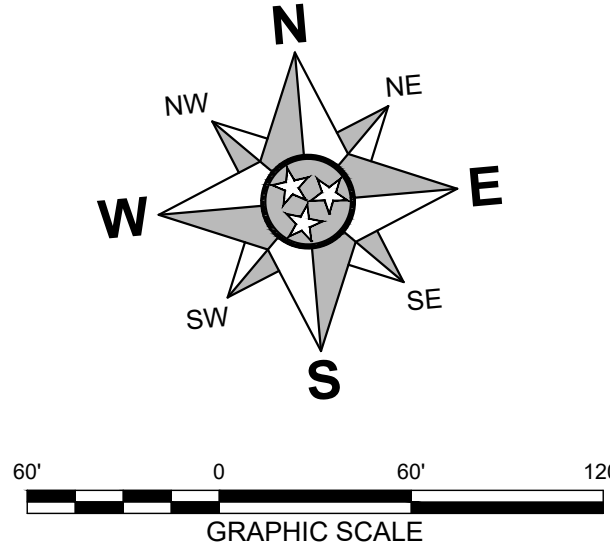
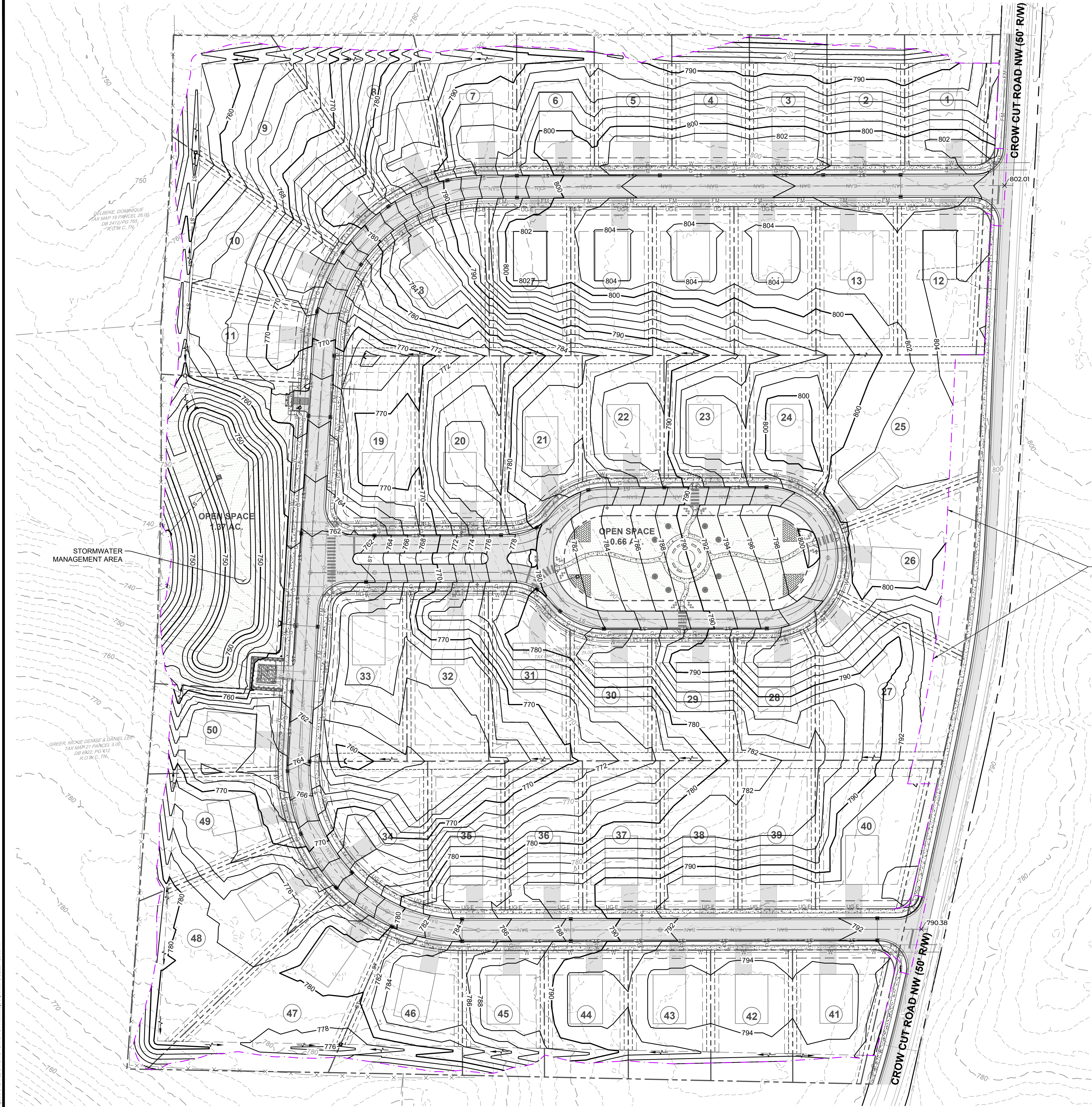
ROAD PROFILES		TGT	
		MSC	
DATE: SEPTEMBER 24, 2025		DRAWN BY :	
PROJECT NO. :		CHECKED BY :	

SHEET NUMBER:

C2.3

25-111_C3-0-Overall Grading Plan NW (50' RW) (Wednesday, September 24, 2025 4:23:03 PM)

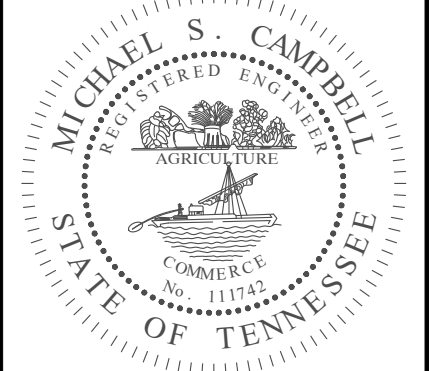
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GENERAL NOTES:

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DESCRIPTION	
REVISED PER CITY STAFF COMMENTS	
DATE	09/24/25
REVISION #	1



CONCEPT PLAN FOR:
THE COVE
CROW CUT RD. NW
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE



M2 GROUP
P.O. BOX 2543
BENTON, TN 37624-2543
615-656-0257 / M2GROUP.LLC.COM

OVERALL GRADING & DRAINAGE PLAN	
DATE: SEPTEMBER 24, 2025	DRAWN BY: TGT
PROJECT NO.: 25-111	CHECKED BY: MSC



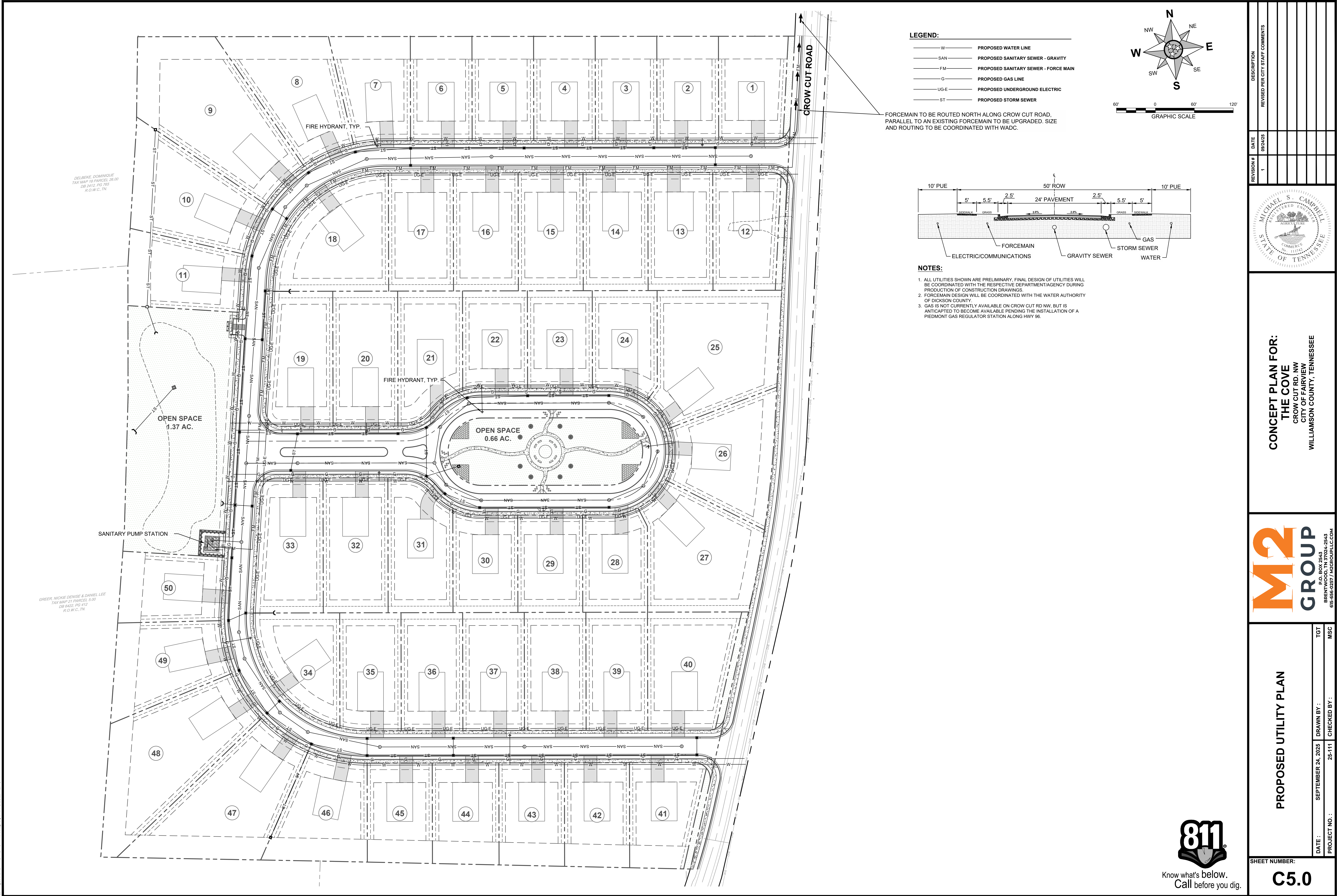
Know what's below.
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SHEET NUMBER:

C3.0

25-111, C5 UTILITY PLAN.DWG / Wednesday, September 24, 2025 2:21:27 PM

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DEL BEKE, DOMINIQUE
TAX MAP 18 PARCEL 26.00
DB 2412, PG 785
P.O.W.C., TN.

OPEN SPACE
1.37 AC.

SANITARY PUMP STATION

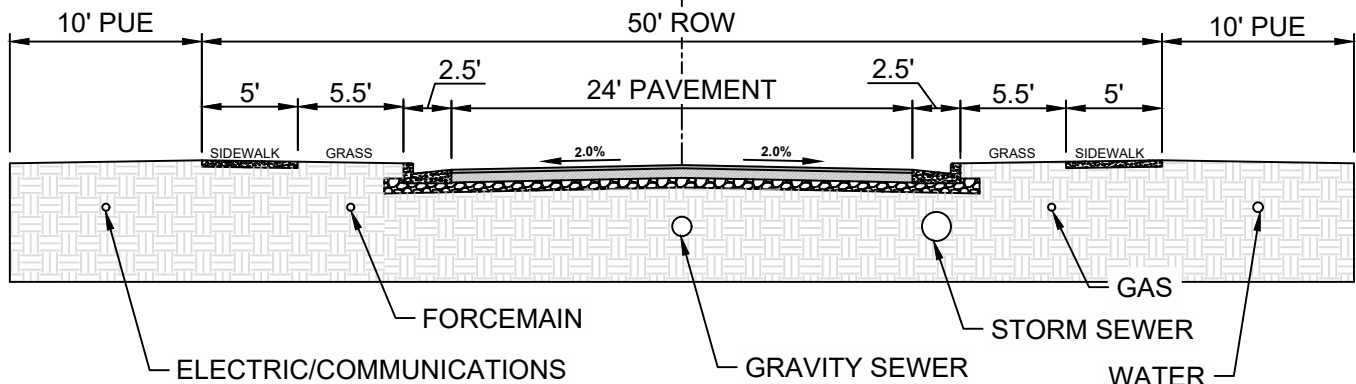
GREER, NICKIE DENISE & DANIEL LEE
TAX MAP 21 PARCEL 5.00
DB 6423, PG 412
P.O.W.C., TN.

OPEN SPACE
0.66 AC.

FIRE HYDRANT, TYP.

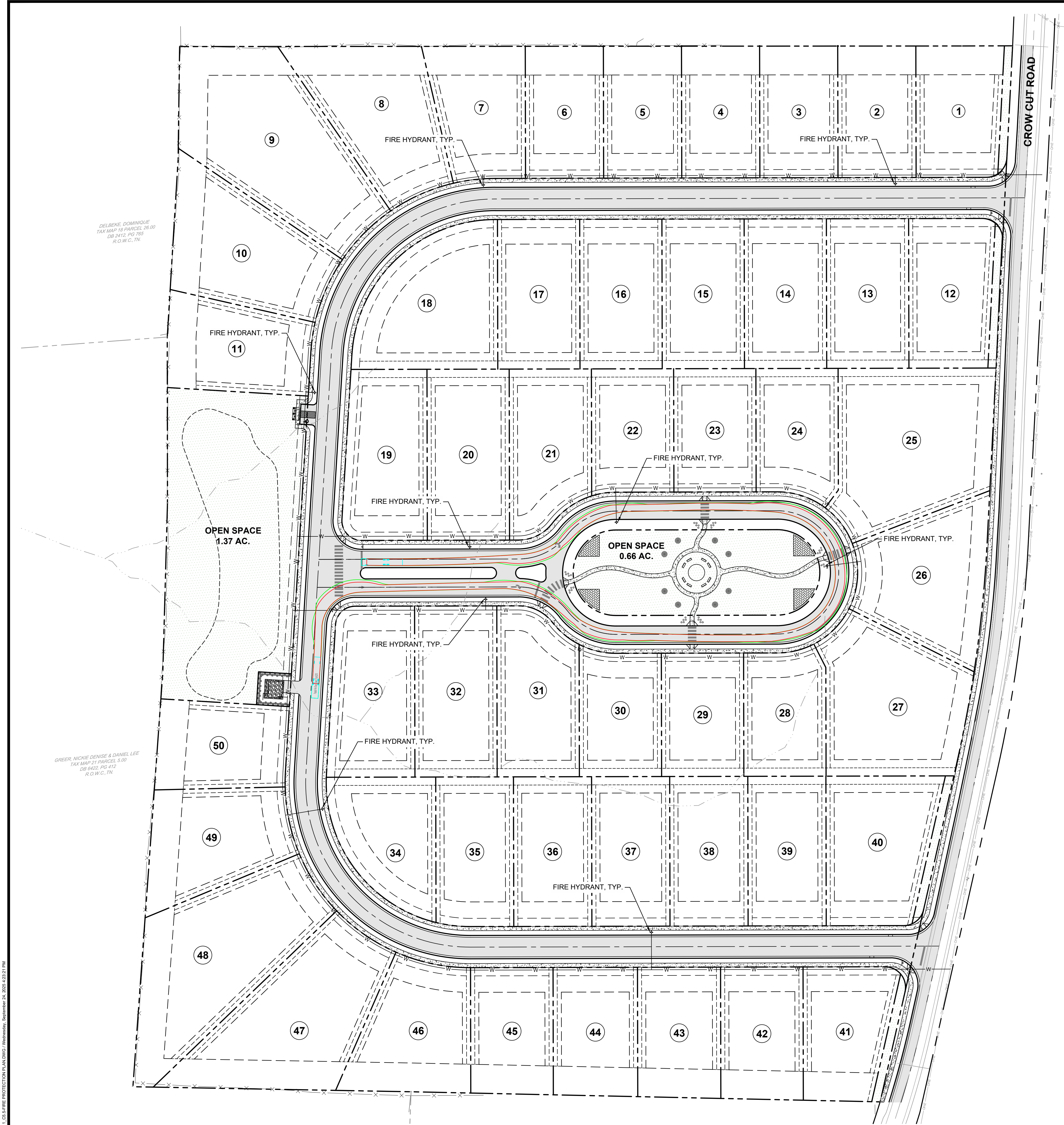
FIRE HYDRANT, TYP.

FORCEMAIN TO BE ROUTED NORTH ALONG CROW CUT ROAD.
PARALLEL TO AN EXISTING FORCEMAIN TO BE UPGRADED. SIZE
AND ROUTING TO BE COORDINATED WITH WADC.



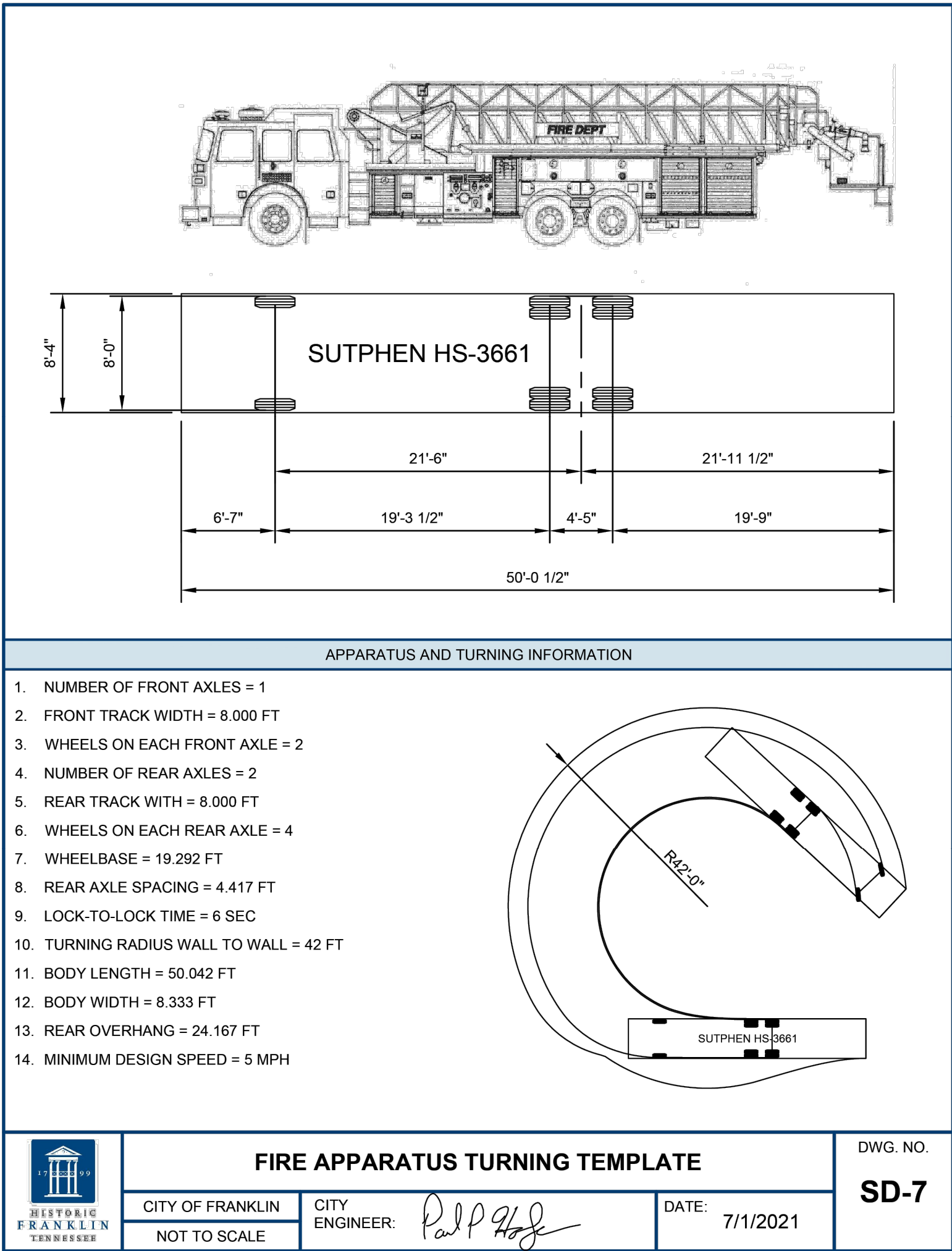
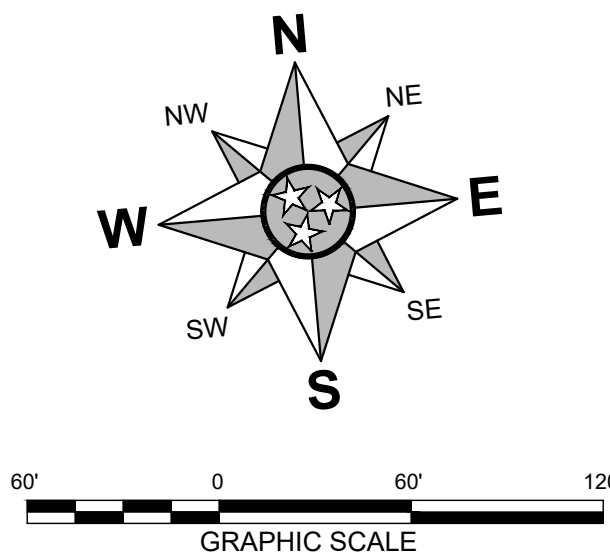
25-111_C5-FIRE PROTECTION PLAN.DWG Wednesday, September 24, 2025 4:22:21 PM

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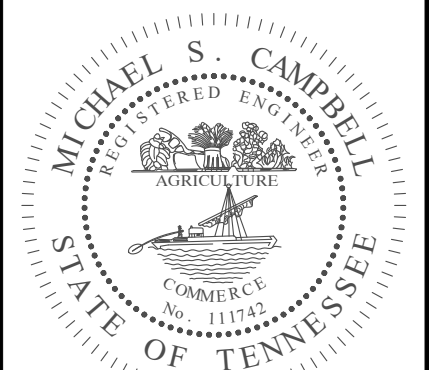
DELEBE, DOMINIQUE
TAX MAP 18 PARCEL 26.00
DB 2412, PG 705
P.O.W.C., TN.

GREER, NICKIE DENISE & DANIEL LEE
TAX MAP 21 PARCELS 5.00
DB 6423, PG 413
P.O.W.C., TN.



Know what's below.
Call before you dig.

DESCRIPTION	
REVISION #	DATE
1	09/24/25
REVISED PER CITY STAFF COMMENTS	



**CONCEPT PLAN FOR:
THE COVE**
CROW CUT RD. NW
CITY OF FAIRVIEW
WILLIAMSON COUNTY, TENNESSEE



M2 GROUP
P.O. BOX 2543
BENTLEY, TENNESSEE 37624-2543
615-656-0257 / M2GROUP@GMAIL.COM

FIRE PROTECTION PLAN	
DATE:	TGT
SEPTEMBER 24, 2025	25-111
DRAWN BY:	CHECKED BY:
SEPTEMBER 24, 2025	25-111
PROJECT NO.:	MSC

SHEET NUMBER:

C5.5