



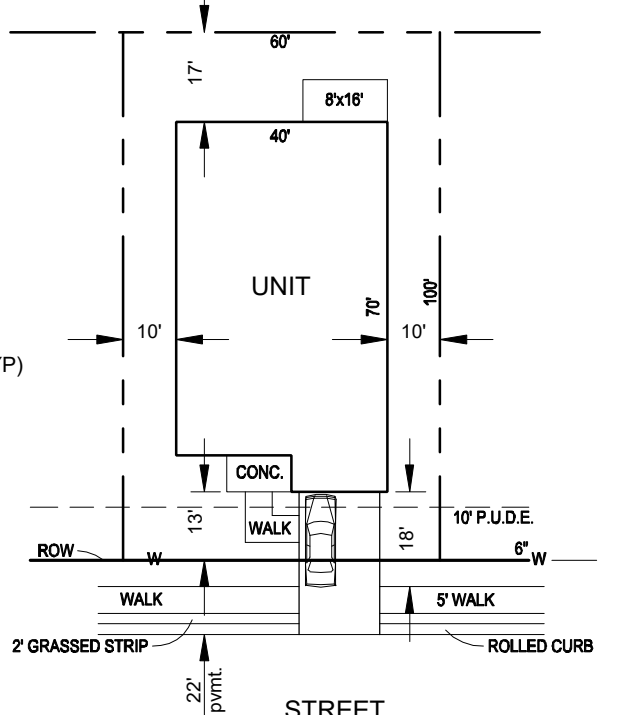
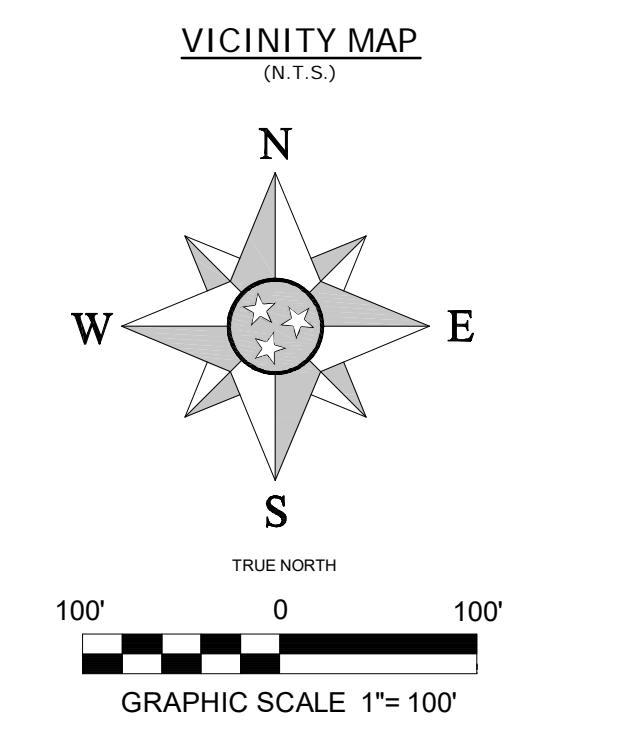
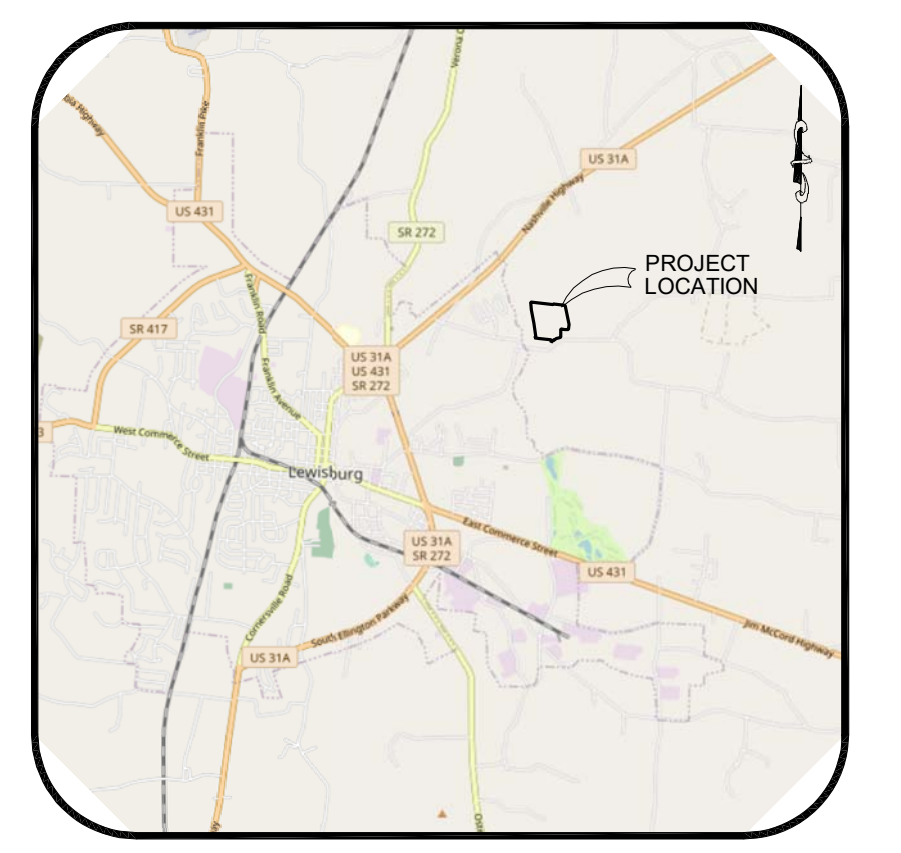
UTILITY NOTES AND OWNERS:

The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility locations shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth, and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

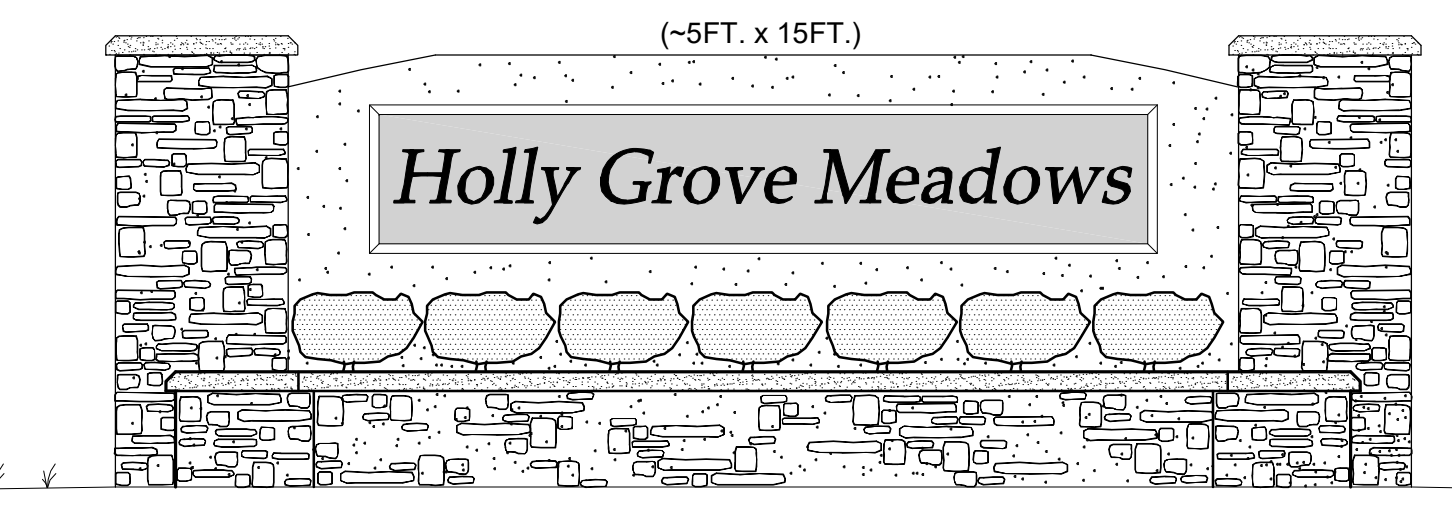
- | | |
|---|---|
| WATER AND SEWER
LEWISBURG WATER AND WASTEWATER
100 WATER STREET
LEWISBURG, TN 37091
(931) 359-6831 | ELECTRIC
LEWISBURG ELECTRICAL SYSTEM
599 WEST ELLINGTON PARKWAY
LEWISBURG, TN 37091
(931) 359-2544 |
| CABLE
CHARTER COMMUNICATIONS
2008 SOUTH MAIN STREET
COLUMBIA, TN 38401
(931) 388-1326 | TELEPHONE
AT&T
2501 PARK PLAZA
NASHVILLE, TN 37203
(615) 344-5288 |

COMMON SPACE TABLE:	AMENITIES:	AREA:
TOTAL SITE AREA:		3,065,623 SF
DEDICATED ROW:		549,013 SF
REMAINING SITE AREA:		2,516,610 SF
TOTAL PROVIDED COMMON SPACE:	(PICNIC TABLES / GRILLS, TRAILS)	768,050 SF
MINIMUM REQUIRED COMMON SPACE (25%):		766,406 SF

GENERAL SITE DATA:	
TAX MAP:	57
PARCEL:	105.00
LOCATION:	1438 HOLLY GROVE ROAD LEWISBURG, MARSHALL CO., TN
ACREAGE:	70.38 +/- ACRES
ZONING:	AG-1 (MARSHALL COUNTY) P.U.D. (HIGH DENSITY, 6 UNITS/AC) (ANNEXATION REQUESTED)
PROPOSED:	282 SINGLE FAMILY LOTS (6,000 S.F. / 60'x100', typ)



TYPICAL LOT LAYOUT
NOT TO SCALE



SIGN DETAIL
NOT TO SCALE

SITE DATA TABLE:		(Anticipated)	PROPOSED
		Start Date: February 30, 2023	
		End Date: February 30, 2025	
CURRENT OWNER (1):	Blake Arnold		
MAILING ADDRESS:	1438 Holly Grove Road		
MAP AND PARCEL:	MAP 057, PARCEL 105.00 R.O.M.C. D.B. 630, PG. 371 R.O.M.C.		
CITY:	LEWISBURG		
COUNTY:	MARSHALL COUNTY		
STATE:	TENNESSEE		
FEMA COMMUNITY PANEL:	47117C0169 D (Property IS NOT in special flood hazard area)		
PROPERTY ZONING:	Currently zoning (AG) Agricultural		PUD
TOTAL SITE ACREAGE:	70.38 ± Acres		3,065,623 SF
FRONT YARD:	na		
SIDE YARD:	na		
REAR YARD:	na		
BUILDING AREA:	Max. Bldg. Coverage (6 units per acre / HD/PUD)		283 LOTS
BUILDING HEIGHT:	Max. Height: ___ft. (-2,800 sq footprint)		36 FT
SITE ADDRESS:	1438 Holly Grove Road Lewisburg, TN (Marshall County)		
PROPOSED PARKING:	REGULAR SPACES: 23 HANDICAP SPACES: 4 TOTAL PROVIDED PARKING SPACES: 27		
OPEN SPACE:	Minimum 25%		25%

Developer:
Digital World Solutions
1438 Holly Grove Road
Lewisburg, TN 37091
Contact: Blake Arnold
land-development@digitalworldinc.com
ph: 615.715.0614

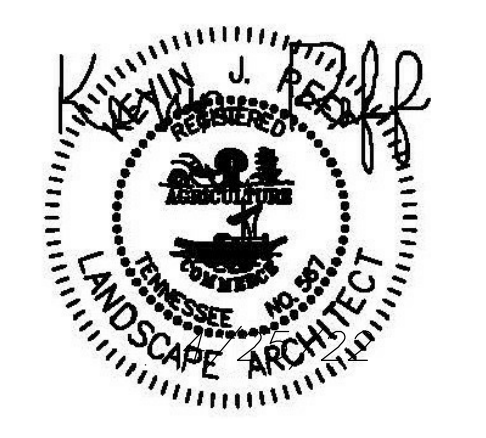
Consultant:
Ferlisi Civil Design
P.O. Box 5
Cornersville, TN 37047
Contact: Dave Ferlisi
ferlisivil@att.net
ph: 615.957.2338

Landscape Architect:
Kita Designs
2101 Masters Drive
Springfield, TN 37172
Contact: Kevin Reff, RLA
kreff@kitadesign.biz
ph: 615.469.1222

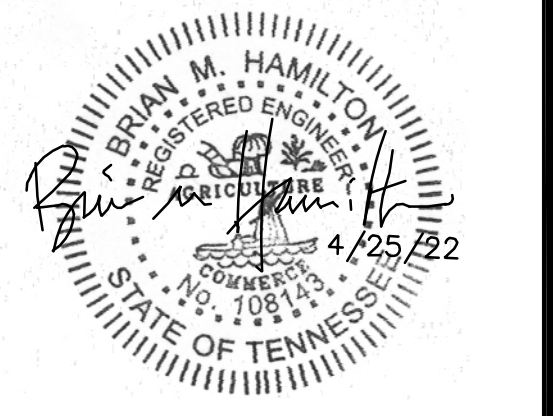
Surveyor:
Azimuth Land Surveying
1851 Holly Grove Road
Lewisburg, TN 37091
Contact: Cliff McGill, PLS
azimuthlandsurveying@hotmail.com
ph: 931.637.8017

In cooperation with:

Nashville Civil LLC
Site Design • Engineering
6215 Howard Blvd., Nashville, TN 37228
ph: 615.353.9032 | Email: Nashville@nashvillecivil.com



Permit-Seal:



Client/Project:

Digital World Solutions
1438 Holly Grove Road
Lewisburg, TN

Holly Grove Meadows
1438 Holly Grove Road
3rd Civil District
Lewisburg, Marshall County, TN

Revisions:

Item: Date:

Project No.:

Designed By: DPF
Drawn By: DPF
Checked By:
Date: 4/25/22

Scale: AS NOTED

Title:
**PRELIMINARY MASTER
DEVELOPMENT PLAN**

Drawing No.

MP0.1

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