



The Columbia Planning Commission Development Review Committee will meet on Tuesday, July 9, 2024 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. Request from Eric McNeely for Preliminary Plat and Site Development Plan approval of Hampshire Hills Townhomes consisting of 14 units at [1316 Hampshire Pike being Tax Map 89P Group A Parcel 15..](#)

24-0270 - Initial Application - June 2024

Documents:

1. 24-0270_Preliminary Plat_06-17-2024
2. 24-0270_Survey_06-17-2024
3. 24-0270_Water Availability Letter_05-03-2024
4. 24-0270_WW Will Serve_06-17-2024
5. 24-0270_Fire Flow_06-17-2024
6. 24-0270_Application_06-17-2024

2. Request from Abigail Overstreet for Final Plat approval with surety for Hillcrest Village Phase 2 consisting of 24 lots on 6.38 acres at [Tax Map 113 Parcel 80.50 off Morrow Lane.](#)

24-0274 - Initial Application - June 2024

Documents:

1. 24-0274_Final Plat_06-17-2024
2. 24-0274_Development Agreement_06-17-2024
3. 24-0274_Owner Affidavit_06-17-2024

4. 24-0274_Application_06-17-2024
3. Request from Emily Zeller for a Mixed Use Preliminary PUD Master Plan with Architectural Design Review approval to revise 3.97 acres of the Villages at Carters Creek PUD located at [2425 Nashville Highway being Tax Map 51 Parcel 22.03](#).

24-0276 - Initial Application - June 2024

Documents:

1. 24-0276_Preliminary Site Plans_06-17-2024
 2. 24-0276_Elevations_06-17-2024
 3. 24-0276_Photometric Plans_06-17-2024
 4. 24-0276_Traffic Queue Memo_06-17-2024
 5. 24-0276_Survey_06-17-2024
 6. 24-0276_Availability Letters_06-17-2024
 7. 24-0276_Checklist_06-17-2024
 8. 24-0276_Submittal Letter_06-17-2024
 9. 24-0276_Application_06-17-2024
4. Request from Cole Newton to Rezone properties located at [E.13th and E.14th Streets, being Tax Map 100L Group F Parcels 21, 8, 9, 9.01, 10, and 11](#) from SD-LI (Light Industrial Special District) and CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

24-0283 - Initial Application - June 2024

Documents:

1. 24-0283_Application_06-17-2024
 2. 24-0283_Concept Plan_06-17-2024
 3. 24-0283_Legal Description_06-17-2024
 4. 24-0283_Lots 8-12 and 16-18 Survey_06-17-2024
 5. 24-0283_Owner Consent_06-17-2024
 6. 24-0283_Submittal Letter_06-17-2024
 7. 24-0283_Water Availability Letter_06-17-2024
5. Request from Patrick Carroll for Final PUD Master Plan and Preliminary Plat approval of the multifamily portion of Bear Springs PUD consisting of 336 units and an amenity center at [1449 Rock Springs Road being Tax Map 92 Parcels 12 and 12.02](#).

24-0282 - Initial Application - June 2024

Documents:

1. 24-0282_PUD Plan_06-17-2024
2. 24-0282_Architectural Renderings_06-17-2024
3. 24-0282_ALTA Survey_06-17-2024
4. 24-0282_Checklist_06-17-2024
5. 24-0282_Water Availability Letter_05-17-2024
6. 24-0282_WW Will Serve Letter_06-17-2024
7. 24-0282_Application_06-17-2024

6. Request from WES Engineers and Surveyors for a Final PUD Master Plan revision of the single family architectural elevations for the McClure Farms PUD located at [2504 Nashville Highway being Tax Map 51 Parcel 6](#).

24-0275 - Initial Application - June 2024

Documents:

1. 24-0275_Brightland Elevations_06-17-2024
2. 24-0275_Response to PC Comments_06-17-2024
3. 24-0275_Permission Letter_06-17-2024
4. 24-0275_Application_06-17-2024

II. I. Items for Additional Review

1. Request from Gray Harrison for Preliminary PUD Master Plan approval for Honey Farms Subdivision consisting of 174 townhome lots and 9 open space lots at [Tax Map 51 Parcel 58 off Honey Farm Way](#).

24-0230 - Resubmittal - June 2024

Documents:

1. 24-0230 June DRC Comments_06-13-2024

Initial Application - May 2024

Documents:

1. 24-0230_PUD Plan_05-20-2024
2. 24-0230_Plan Set 2_05-20-2024

3. 24-0230_Plan Set 3_05-20-2024
 4. 24-0230_Building Elevations_05-20-2024
 5. 24-0230_Architectural Exhibit_05-20-2024
 6. 24-0230_Traffic Letter of Commitment_05-20-2024
 7. 24-0230_Will Serve Letters_05-20-2024
 8. 24-0230_Checklist_05-20-2024
 9. 24-0230_Submittal Letter_05-20-2024
 10. 24-0230_Application_05-20-2024
2. Request from Allison Corolla for Final Plat approval with surety for Quail Run Meadows Subdivision Phase 5 consisting of 27 lots at [Tax Map 73 Parcel 17.03 off Quail Run Way](#).

24-0234 - Resubmittal - June 2024

Documents:

1. 24-0234_June DRC Comments_06-11-2024

Initial Application - May 2024

Documents:

1. 24-0234_Final Plat_05-20-2024
2. 24-0234_Overall Site Plan_05-20-2024
3. 24-0234_Development Agreement_05-20-2024
4. 24-0234_SWMA LTMP_05-20-2024
5. 24-0234_Application_05-20-2024

3. Request from Crunk Engineering for Final Plat approval with surety for The Landing at Greens Mill Phase 1A consisting of 33 lots with 3 open space lots, dedication of right-of-way and easements at [Tax Map 51 Parcel 55 off Greens Mill Road](#).

24-0247 - Resubmittal - June 2024

Documents:

1. 24-0247_Construction Photo 1_06-13-2024
2. 24-0247_Construction Photo 2_06-13-2024
3. 24-0247_Vulcan Proof Roll Order Document_06-13-2024
4. 24-0247_Application_06-20-2024

Initial Application - May 2024

Documents:

1. 24-0247_Final Plat_05-17-2024
 2. 24-0247_Response to DRC Comments_05-20-2024
4. Request from TKC Architecture & Engineering LLC for Final Plat approval with surety for Bear Creek Overlook Phase 2 consisting of 24 lots at [Tax Map 72 Parcel 53 off Harley Davidson Blvd.](#)

24-0230 - Resubmittal - June 2024

Documents:

1. 24-0230 June DRC Comments_06-13-2024

Initial Application - May 2024

Documents:

1. 24-0235_Final Plat_05-20-2024
2. 24-0235_Development Agreement_05-20-2024
3. 24-0235_Maint Agreement_05-20-2024
4. 24-0235_Application_05-20-2024

PRELIMINARY PLAT

Hampshire Hills Townhomes

DATE:June 17th, 2024

Tax Map 89 P / Parcel 15.00
Maury County, Tennessee

- WATER:

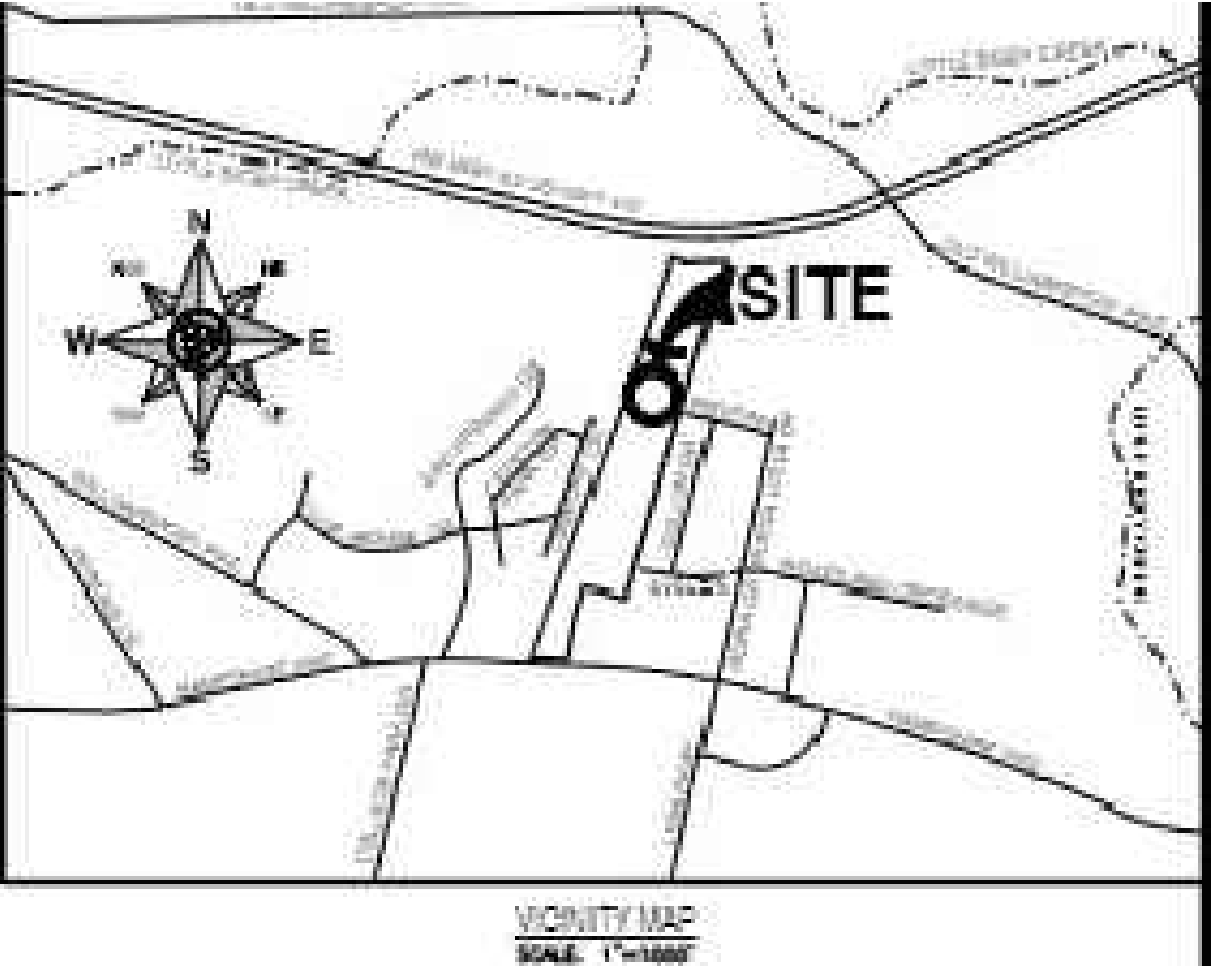
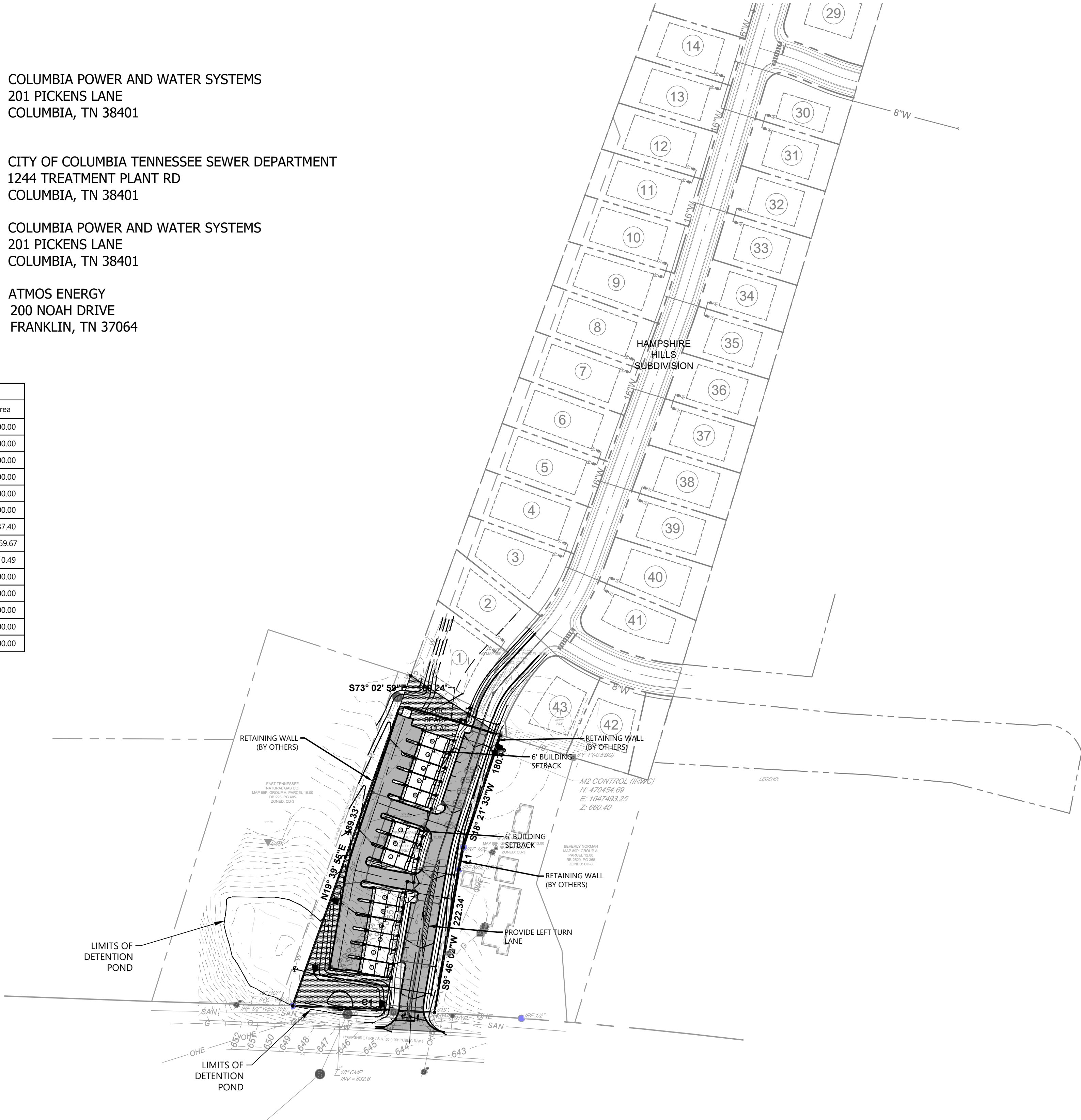
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
- SEWER:

CITY OF COLUMBIA TENNESSEE SEWER DEPARTMENT
1244 TREATMENT PLANT RD
COLUMBIA, TN 38401
- POWER:

COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
- GAS:

ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064

Parcel Table	
Parcel #	Area
01	1100.00
02	1100.00
03	1100.00
04	1100.00
05	1100.00
06	1100.00
07	1237.40
08	1169.67
09	1110.49
10	1100.00
11	1100.00
12	1100.00
13	1100.00
14	1100.00



 NORTH
Vicinity Map
NTS

SHEET INDEX

SHEET	DESCRIPTION
C0.00	COVER SHEET
C1.00	OVERALL SITE PLAN
C2.00	OVERALL SITE UTILITY PLAN
C3.00	OVERALL GRADING AND DRAINAGE PLAN

DEVELOPER:

CYPRESS HOMES

PO BOX 682447
FRANKLIN TN 37068
Tel. 615.497-1511

PROJECT ENGINEER:

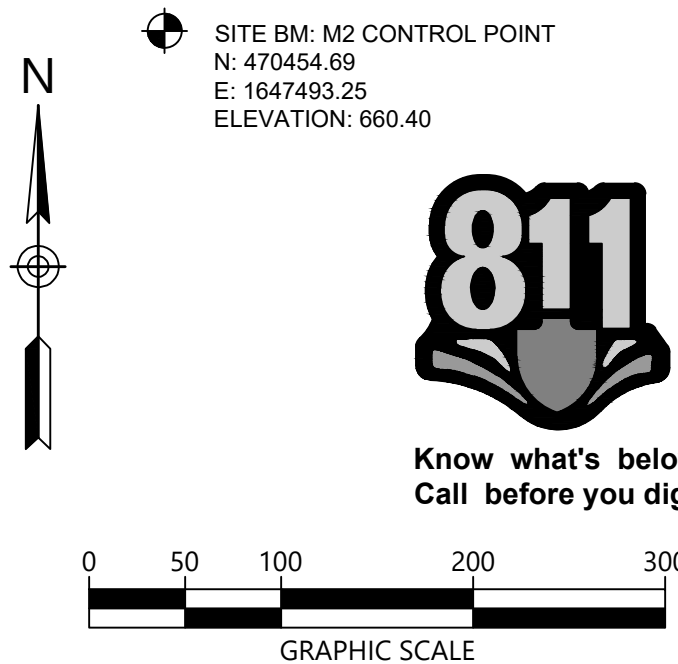
MCNEELY CIVIL ENGINEERING, LLC

254 BELGIAN ROAD
NOLENSVILLE, TN 37135
Tel. 615.335.3172

CURRENT ZONING: CD4C
FRONT SETBACK: 6 FEET
RIGHT OF WAY: VARIES FROM 65 FEET TO 75 FEET
ATTACHED SINGLE FAMILY LOT WIDTH: 22 FEET

SITE USE SUMMARY ATTACHED SINGLE FAMILY		
USE	ACRES	% SITE
LOTS (14)	0.36 ACRES	18.27%
ROAD R.O.W.	0.72 ACRES	36.55%
OPEN SPACE	0.45 ACRES	22.85%
DRIVE AISLES/PARKING PADS/DUMPSTERW RETAINING WALLS	0.44 ACRES	22.33%
TOTAL	1.97 AC	100%

USEABLE CIVIC SPACE REQUIRED: .0989 AC
USEABLE CIVIC SPACE PROVIDED: .12 AC



HAMPSHIRE HILLS
TOWNHOMES
PRELIMINARY
PLAT

COVER

EX CONDITIONS LEGEND:

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING ADJACENT PROPERTY LINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING SILT FENCE
	EXISTING CHAIN-LINK FENCE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING UNDERGROUND COMM. LINE
	EXISTING OVERHEAD ELECTRIC
	EXISTING TREELINE
	SURVEY CONTROL
	IRON REBAR FOUND (IRS)
	IRON REBAR SET W/CAP (IRS)
	IRON PIPE FOUND (IPF)
	EX WATER MANHOLE
	EX FIRE HYDRANT
	EX WATER METER
	EX SANITARY MANHOLE
	EX POWER POLE
	EX GUY WIRE
	EX ELECTRIC METER
	EX AC UNIT
	EX GAS LINE MARKER
	EXISTING GAS METER
	EDGE OF PAVEMENT
	EXISTING HEADWALL

PROPOSED CONDITIONS LEGEND

	LOT NUMBER (SINGLE FAMILY)
	IRON ROD (SET)
	PROPERTY LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	PROPOSED WATER LINE
	ROAD CENTER LINE
	CONCRETE
	PROPOSED SEWER MANHOLE
	PROPOSED CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT
	WATER METER
	WATER VALVE

SITE BM: M2 CONTROL POINT
N: 470454.69
E: 1647493.25
ELEVATION: 660.40



LINE TABLE		
Line #	Length	Direction
L1	34.51	S10° 49' 32" W
L2	18.00	S09° 46' 02" W
L3	10.00	N80° 13' 58" W
L4	3.13	N18° 21' 33" E
L5	7.46	S71° 38' 27" E
L6	12.50	N18° 02' 28" E

Curve Table			
CURVE NUMBER	ARC LENGTH	RADIUS	CHORD BEARING
C1	217.16	1000	N87° 10' 44" W
			CHORD LENGTH: 217.16

EAST TENNESSEE
NATURAL GAS CO.
NAD 83, GROUP A, PARCEL 16.00
MAP 88P, GROUP A, PARCEL 12.00
RB 2529, PG 371
ZONED: CD-3

NOTE:
MAXIMUM HEIGHT OF RETAINING WALLS TO BE 6 FEET MEASURED
FROM TOP OF WALL TO GROUND SURFACE PER CD4C ZONING
REGULATIONS

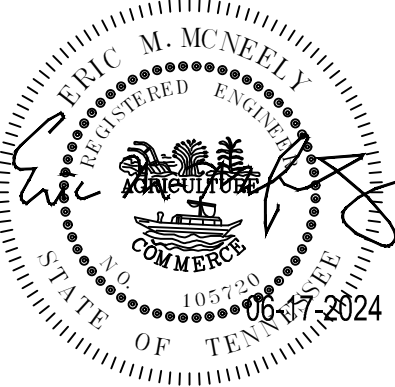
NOTES

- THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 14 ATTACHED SINGLE FAMILY UNITS, CIVIC OPEN SPACE, AND PUBLIC ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS, PUBLIC RIGHT-OF-WAY AND PERMANENT SLOPE 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 89 P. PARCEL NUMBERS SHOWN AS THUS (15.00) REFER TO TAX MAP 089, MAURY COUNTY, TENNESSEE.
- DEED REFERENCE: RECORD BOOK R2957 PAGE 1146, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAPS " MAURY COUNTY, TENNESSEE" PANEL 165 OF 440, MAP NUMBER 47119C0165E, EFFECTIVE APRIL 16, 2007 & PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
- ALL OPEN SPACE AND CIVIC OPEN SPACE AREAS ARE TO BE DESIGNATED AS PUBLIC UTILITIES AND DRAINAGE EASEMENTS AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- OWNER: CYPRESS HOMES
PO BOX 682447
FRANKLIN TN 37068

Parcel Table	
Parcel #	Area
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02	1100.00
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04	1100.00
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07	1237.40
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09	1110.49
10	1100.00
11	1100.00
12	1100.00
13	1100.00
14	1100.00

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

Permit-Seal:



Client/Project:

CYPRESS HOMES

PO BOX 682447

FRANKLIN, TN 37068
615-497-1511

HAMPSHIRE HILLS
TOWNHOMES
PRELIMINARY PLAT

Revisions:

Item: Date:

Project No. : MCE 240004

Designed By:

Drawn By:

Checked By: E. MCNEELY

Date: 06-17-2024

Scale:

Title:

HAMPSHIRE HILLS
TOWNHOMES
PRELIMINARY PLAT
OVERALL
SITE PLAN

Drawing No.

C1.00
Sheet: of

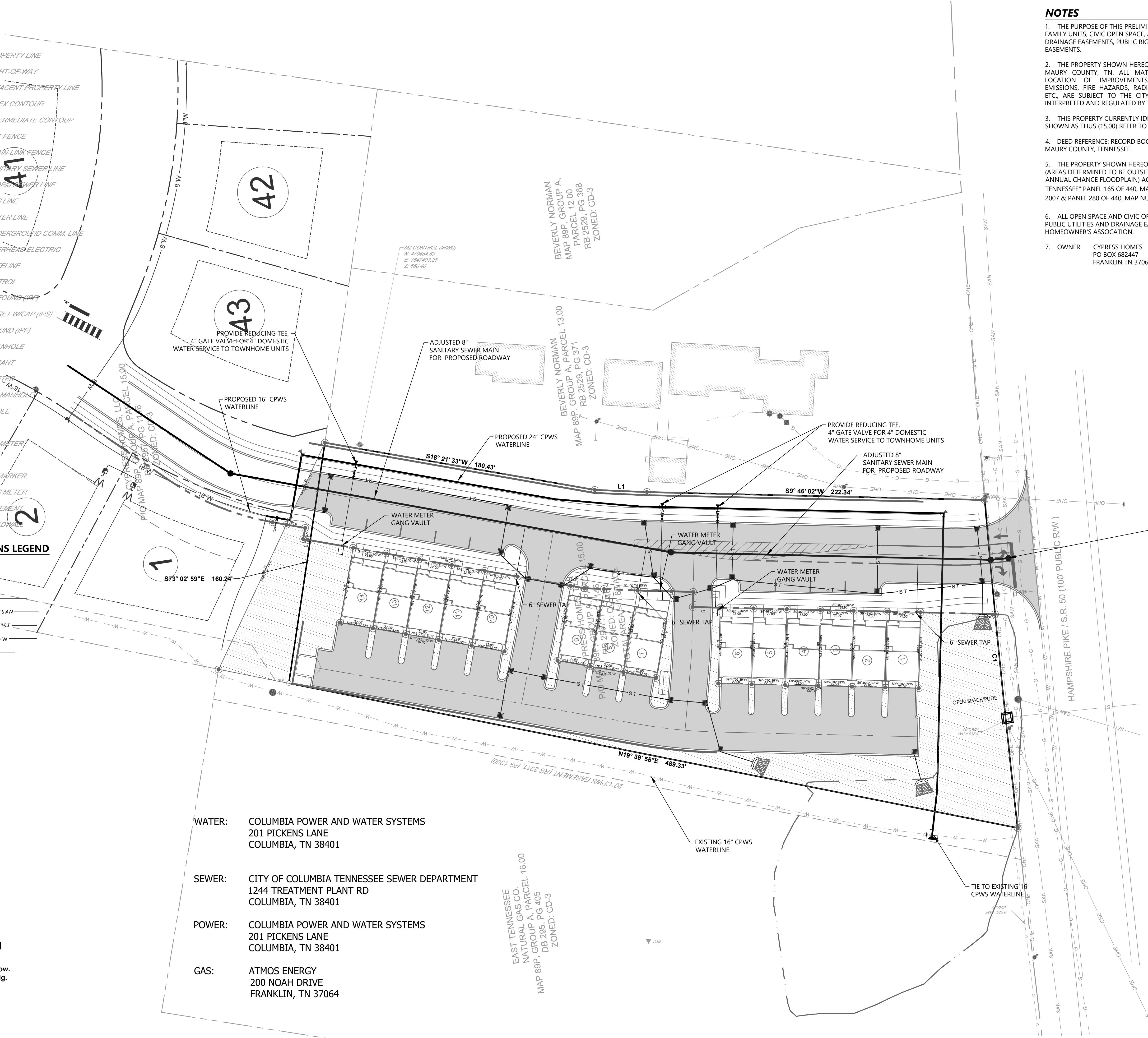
EX CONDITIONS LEGEND:

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING ADJACENT PROPERTY LINE
	EXISTING INDEX CONTOUR
	EXISTING INTERMEDIATE CONTOUR
	EXISTING SILT FENCE
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	IRON REBAR FOUND (IRS)
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	EX WATER MANHOLE
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	EX POWER POLE
	EX GUY WIRE
	EX ELECTRIC METER
	EX AC UNIT
	EX GAS LINE MARKER
	EXISTING GAS METER
	EDGE OF PAVEMENT
	EXISTING HEADWALL

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	PROPOSED SEWER MANHOLE
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	PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT
	WATER METER
	WATER VALVE

SITE BM: M2 CONTROL POINT
N: 470454.69
E: 1647493.25
ELEVATION: 660.40



WATER: COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401

SEWER: CITY OF COLUMBIA TENNESSEE SEWER DEPARTMENT
1244 TREATMENT PLANT RD
COLUMBIA, TN 38401

POWER: COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401

GAS: ATMOS ENERGY
200 NOAH DRIVE
FRANKLIN, TN 37064

EAST TENNESSEE
NATURAL GAS CO.
MAP 88P, GROUP A, PARCEL 16.00
DB 295, PG 405
ZONED: CD-3

BEVERLY NORMAN
MAP 88P, GROUP A, PARCEL 13.00
PARCEL 12.00
RB 2529, PG 368
ZONED: CD-3

BEVERLY NORMAN
MAP 88P, GROUP A, PARCEL 13.00
PARCEL 12.00
RB 2529, PG 371
ZONED: CD-3

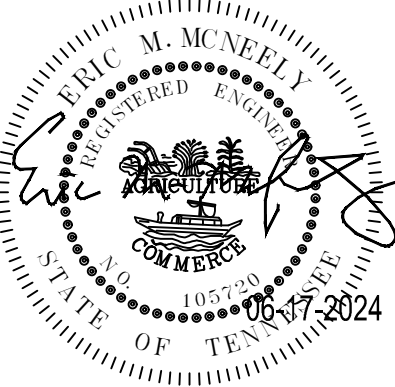
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1. THE PURPOSE OF THIS PRELIMINARY PLAT IS TO CREATE 14 ATTACHED SINGLE FAMILY UNITS, CIVIC OPEN SPACE, AND PUBLIC ACCESS, PUBLIC UTILITY AND DRAINAGE EASEMENTS, PUBLIC RIGHT-OF-WAY AND PERMANENT SLOPE EASEMENTS.
2. THE PROPERTY SHOWN HEREON IS LOCATED 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.
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6. ALL OPEN SPACE AND CIVIC OPEN SPACE AREAS ARE TO BE DESIGNATED AS PUBLIC UTILITIES AND DRAINAGE EASEMENTS AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
7. OWNER: CYPRESS HOMES
PO BOX 682447
FRANKLIN TN 37068

Parcel Table	
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01	1100.00
02	1100.00
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07	1237.40
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09	1110.49
10	1100.00
11	1100.00
12	1100.00
13	1100.00
14	1100.00

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

Permit-Seal:



Client/Project:

CYPRESS HOMES

PO BOX 682447

FRANKLIN, TN 37068
615-497-1511

HAMPSHIRE HILLS
TOWNHOMES
PRELIMINARY PLAT

Revisions:

Item: Date:

Project No. : MCE 240004

Designed By:

Drawn By:

Checked By: E. MCNEELY

Date: 06-17-2024

Scale:

Title:

HAMPSHIRE HILLS
TOWNHOMES
PRELIMINARY PLAT
OVERALL
SITE UTILITY PLAN

Drawing No.

C2.00
Sheet: of

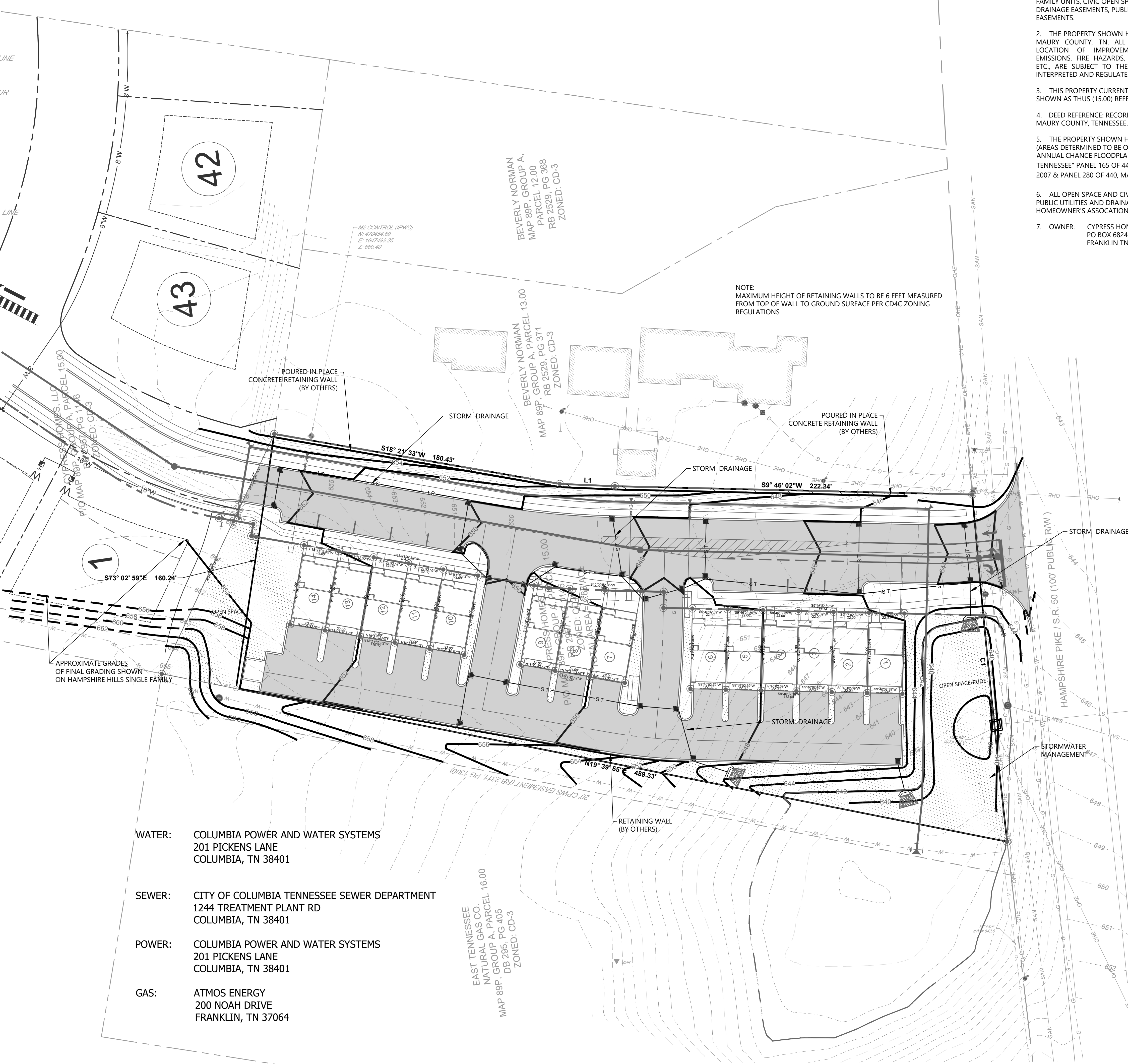
EX CONDITIONS LEGEND:

- EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY
EXISTING ADJACENT PROPERTY LINE
650
EXISTING INDEX CONTOUR
EXISTING INTERMEDIATE CONTOUR
SF
EXISTING SILT FENCE
EXISTING CHAIN-LINK FENCE
SAN
EXISTING SANITARY SEWER LINE
ST
EXISTING STORM SEWER LINE
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EX ELECTRIC METER
EX AC UNIT
EX GAS LINE MARKER
EXISTING GAS METER
EOP
EDGE OF PAVEMENT
HW
EXISTING HEADWALL

PROPOSED CONDITIONS LEGEND

- LOT NUMBER (SINGLE FAMILY)
IRON ROD (SET)
PROPERTY LINE
SANITARY SEWER LINE
STORM SEWER LINE
PROPOSED WATER LINE
ROAD CENTER LINE
CONCRETE
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WATER METER
WATER VALVE

SITE BM: M2 CONTROL POINT
N: 470454.69
E: 1647493.25
ELEVATION: 660.40



- WATER: COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
- SEWER: CITY OF COLUMBIA TENNESSEE SEWER DEPARTMENT
1244 TREATMENT PLANT RD
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201 PICKENS LANE
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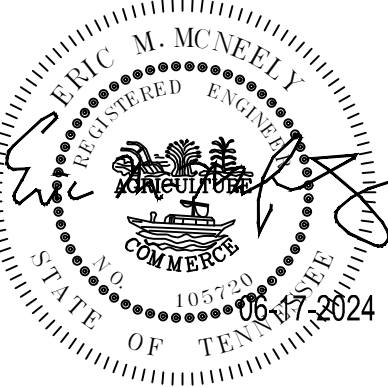
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FRANKLIN TN 37068

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

Permit-Seal:



Client/Project:

CYPRESS HOMES

PO BOX 682447

FRANKLIN, TN 37068
615-497-1511

HAMPSHIRE HILLS
TOWNHOMES
PRELIMINARY PLAT

Revisions:

Item: Date:

Project No. : MCE 240004

Designed By:

Drawn By:

Checked By: E. MCNEELY

Date: 06-17-2024

Scale:

Title:

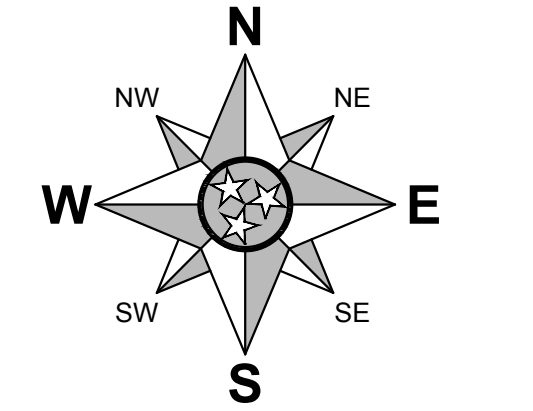
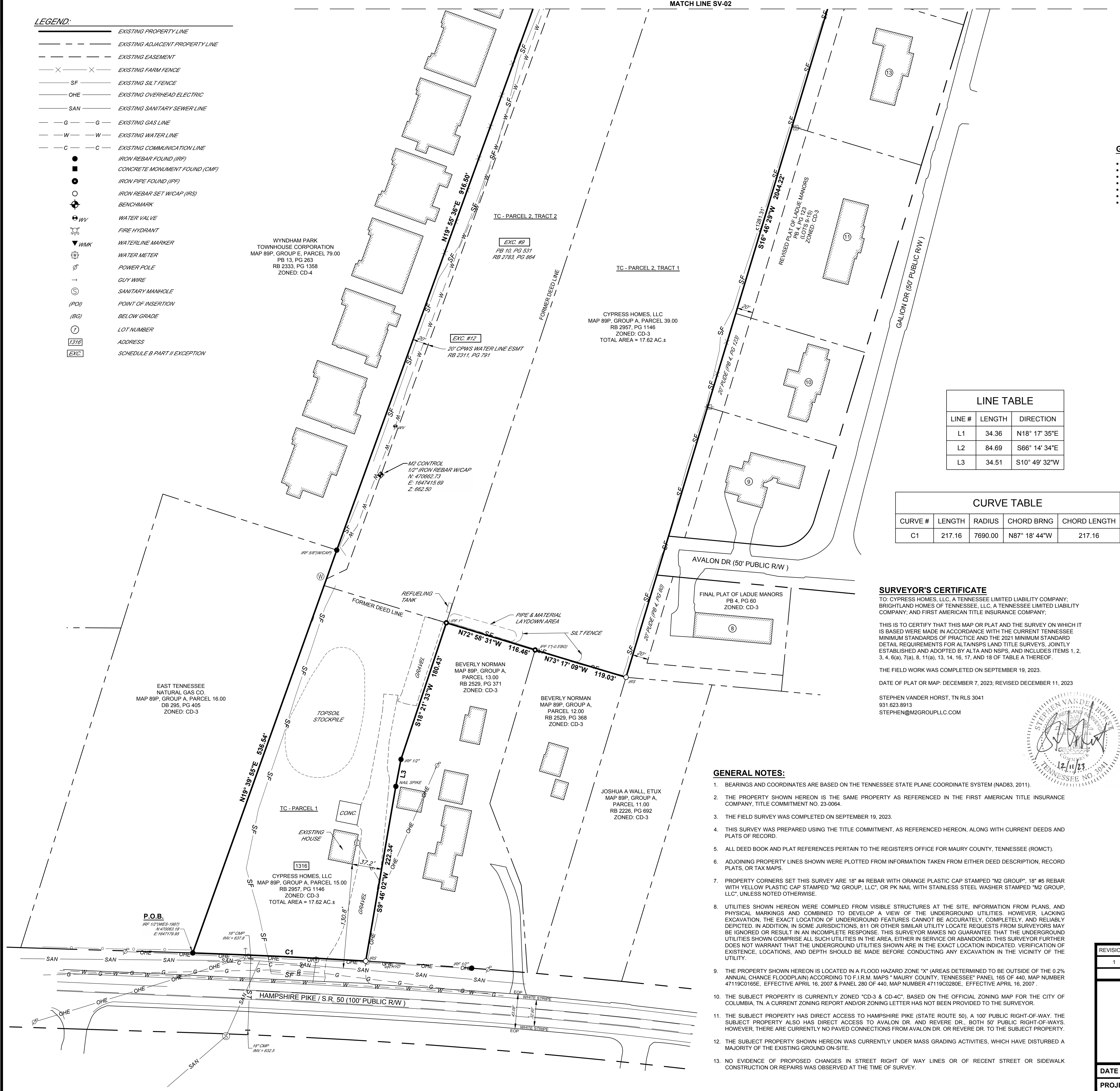
HAMPSHIRE HILLS
TOWNHOMES
PRELIMINARY PLAT
OVERALL
SITE GRADING &
DRAINAGE PLAN

Drawing No.

C3.00
Sheet: of

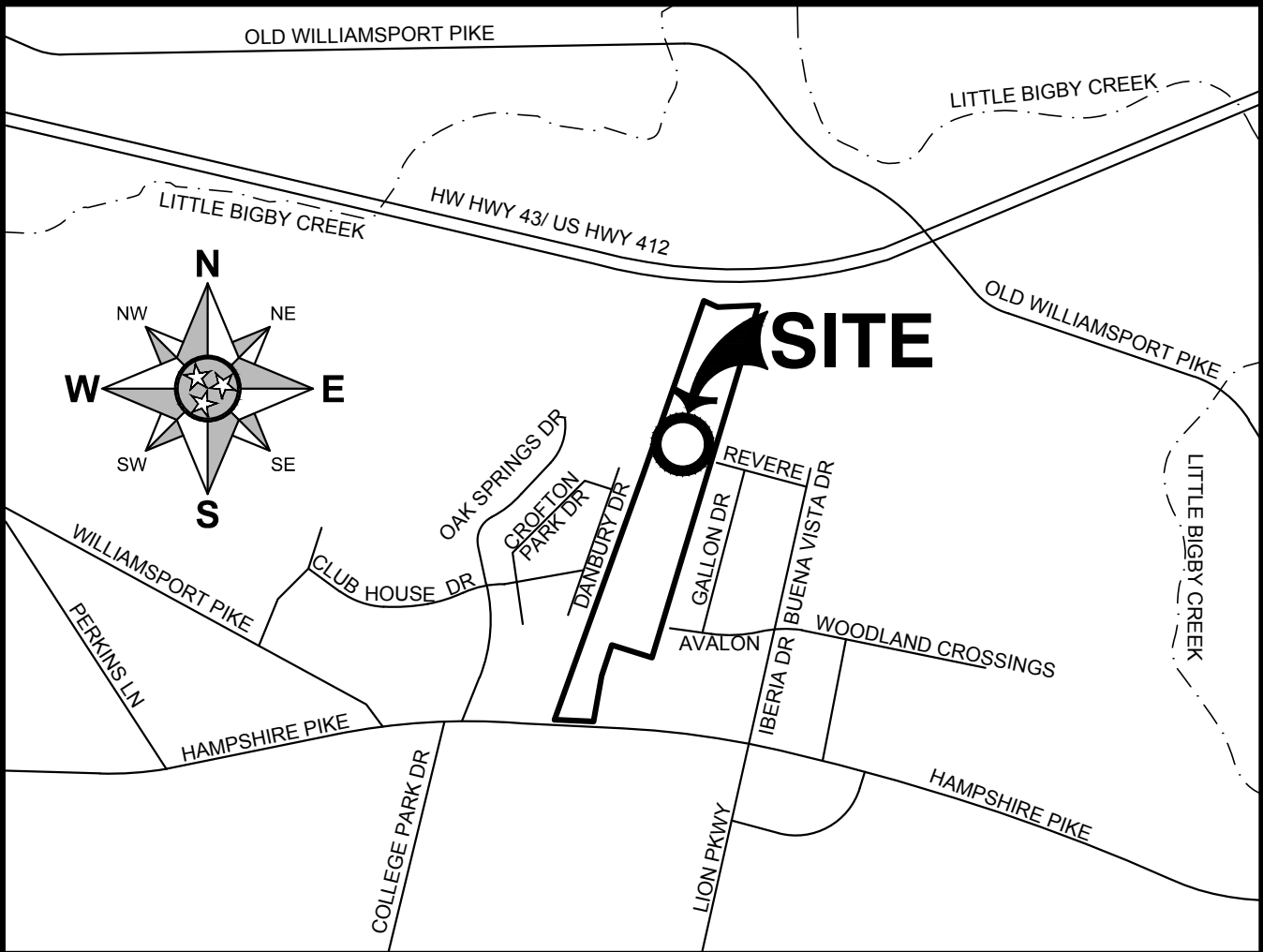
23-081 - HAMPSHIRE HILLS, SRV.DWG (Monday, December 11, 2023 11:05:59 AM)

LEGEND:	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	EXISTING FARM FENCE
	EXISTING SILT FENCE
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING COMMUNICATION LINE
	IRON REBAR FOUND (IRF)
	CONCRETE MONUMENT FOUND (CMF)
	IRON PIPE FOUND (IPF)
	IRON REBAR SET W/ CAP (IRS)
	BENCHMARK
	WATER VALVE
	FIRE HYDRANT
	WATERLINE MARKER
	WATER METER
	POWER POLE
	GUY WIRE
	SANITARY MANHOLE
	POINT OF INSERTION
	BELOW GRADE
	LOT NUMBER
	ADDRESS
	SCHEDULE B PART II EXCEPTION



GPS SURVEY DATA INFORMATION:

- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.05 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOD MODEL: GEOD 18
- COMBINED GRID SCALE FACTOR: 0.99992836
- UNITS: US FEET (GRID)



FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: 23-0064
COMMITMENT DATE: NOVEMBER 15, 2023
SCHEDULE B, PART II EXCEPTIONS

- ANY FACTS, RIGHTS, INTEREST OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND.
- NONE FOUND DURING THE COURSE OF FIELD SURVEY
- EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORD.
- A POTENTIAL EASEMENT TO CPWS FOR WATER INFRASTRUCTURE HAS BEEN REMOVED FROM THE SURVEY AT REVIEWERS REQUEST. OTHER THAN SAID CPWS EASEMENT, THE SURVEYOR IS NOT AWARE OF ANY OTHER EASEMENTS AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN BY PUBLIC RECORD.
- ANY ENCROACHMENT, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
(A) - ENCROACHMENT - WOOD FENCE
(B) - ENCROACHMENT - SILT FENCE ON ADJOINER
(C) - ENCROACHMENT - WATER LINE
- ALL MATTERS APPEARING ON THE FINAL PLAT SUBDIVISION OF PROPERTY FOR BETTIE HIGHT OF RECORD IN PLAT BOOK 10, PAGE 531, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- AFFECTS THE SUBJECT PROPERTY, AS SHOWN AND NOTED HEREON
- ALL MATTERS APPEARING ON THE BOUNDARY SURVEY OF MARY ANN CALLAHAN PROPERTY OF RECORD IN PLAT BOOK P21, PAGE 437, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- DOES NOT AFFECT THE SUBJECT PROPERTY
- RESTRICTIONS OF RECORD AS SET FORTH IN INSTRUMENT OF RECORD IN BOOK R2327, PAGE 1207 AND BOOK R2535, PAGE 1341, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- REVIEW AS TO WHETHER RESTRICTIONS, OR VIOLATION OF RESTRICTIONS, AFFECT THE SUBJECT PROPERTY IS A LEGAL MATTER AND BEYOND THE PURVIEW OF THE SURVEYOR. THE CONVEYANCE OF PROPERTY AS DESCRIBED IN THE DEED REFERENCED ABOVE DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN AND NOTED HEREON
- RIGHT OF WAY EASEMENT GRANTED TO COLUMBIA POWER AND WATER SYSTEMS OF RECORD IN BOOK R2311, PAGE 791, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- AFFECTS THE SUBJECT PROPERTY, AS SHOWN AND NOTED ON SURVEY
- QUITCLAIM DEED OF RECORD IN BOOK 2957, PAGE 1146, REGISTER'S OFFICE OF MAURY COUNTY TENNESSEE.
- LEGAL DESCRIPTION DERIVED FROM A FIELD SURVEY BY M2 GROUP, LLC COMPLETED ON OCTOBER 10, 2023, AS SHOWN AND NOTED ON SURVEY

LEGAL DESCRIPTION (PER SURVEY)

LOCATED IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEING THE HAMPSHIRE HILLS DEVELOPMENT, LLC PROPERTY AS REFERENCED IN RECORD BOOK 2957, PAGE 1146 OF THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE (ROMCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR (FOUND), SAID IRON REBAR BEING IN THE NORTHERLY RIGHT-OF-WAY OF HAMPSHIRE PIKE (STATE ROUTE 50), BEING THE SOUTHEASTERLY CORNER OF THE EAST TENNESSEE NATURAL GAS CO. PROPERTY, DEED BOOK 295, PAGE 405 (ROMCT), AND THE SOUTHWESTERLY CORNER OF SAID HAMPSHIRE HILLS DEVELOPMENT PROPERTY, OF WHICH THIS DESCRIPTION IS A PART, HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTH: 470,063.18 US FEET, EAST: 1,647,179.99 US FEET (NAD83, 2011);

THENCE, CONTINUING WITH EAST TENNESSEE NATURAL GAS CO., NORTH 19°39'55\"/>

GENERAL NOTES:

- BEARINGS AND COORDINATES ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 23-0064.
- THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 19, 2023.
- THIS SURVEY WAS PREPARED USING THE TITLE COMMITMENT, AS REFERENCED HEREON, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
- ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE (ROMCT).
- ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- PROPERTY CORNERS SET THIS SURVEY ARE 18\"/>



REVISION #	DATE	DESCRIPTION
1	12/11/23	REVISIONS PER REVIEW COMMENTS

ALTA/NSPS LAND TITLE SURVEY
TAX MAP 89, GROUP A, PARCELS 15.00 & 39.00

1316 HAMPSHIRE PIKE
CITY OF COLUMBIA
9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE :	DECEMBER 7, 2023	DRAWN BY :	PMK/GO	SHEET NUMBER:	SV-01
PROJECT NUMBER :	23-081	CHECKED BY :	SVH	SHEET 1 OF 2	



P.O. BOX 2543
BRENTWOOD, TN 37024
M2GROUP.LLC.COM

23-081 - HAMPSHIRE HILLS, SRV.DWG (Monday, December 11, 2023, 11:06:17 AM)

LEGEND:

- EXISTING PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
EXISTING EASEMENT
EXISTING FARM FENCE
SF EXISTING SILT FENCE
OHE EXISTING OVERHEAD ELECTRIC
SAN EXISTING SANITARY SEWER LINE
G EXISTING GAS LINE
W EXISTING WATER LINE
C EXISTING COMMUNICATION LINE
IRON REBAR FOUND (IRF)
CONCRETE MONUMENT FOUND (CMF)
IRON PIPE FOUND (IPF)
IRON REBAR SET W/CAP (IRS)
BENCHMARK
WV WATER VALVE
FIRE HYDRANT
W/MK WATERLINE MARKER
WM WATER METER
PP POWER POLE
GW GUY WIRE
SM SANITARY MANHOLE
POI POINT OF INSERTION
BG BELOW GRADE
LOT NUMBER
ADDRESS
EXC. SCHEDULE B PART II EXCEPTION

INDUSTRIAL BOARD OF THE
CITY OF COLUMBIA TN
MAP 89, PARCEL 39.01
PB 20, PG 309
RB 2385, PG 1281
ZONED: MUNIC-CVIC

TC - PARCEL 2, TRACT 1

CYPRESS HOMES, LLC
MAP 89P, GROUP A, PARCEL 39.00
PB 2957, PG 1146
ZONED: CD-3
TOTAL AREA = 17.82 AC.±

IRON REBAR FOUND TO BE OUT OF
CALCULATED POSITION (N=0.4', E=0.6').
NOT HELD THIS SURVEY

TRACY K SEIBER, ETUX
MAP 89, PARCEL 27.07
PB 21, PG 488
RB 2532, PG 1293
ZONED: A-2

SURVEYOR'S CERTIFICATE

TO: CYPRESS HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY;
BRIGHTLAND HOMES OF TENNESSEE, LLC, A TENNESSEE LIMITED LIABILITY
COMPANY; AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT TENNESSEE
MINIMUM STANDARDS OF PRACTICE AND THE 2021 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2,
3, 4, 6(a), 7(a), 8, 11(a), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 19, 2023.

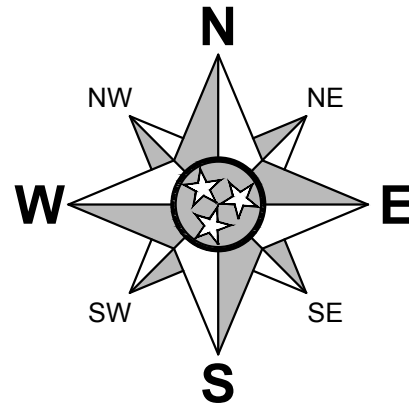
DATE OF PLAT OR MAP: DECEMBER 7, 2023; REVISED DECEMBER 11, 2023

STEPHEN VANDER HORST, TN RLS 3041
931.623.8913
STEPHEN@M2GROUPLLC.COM



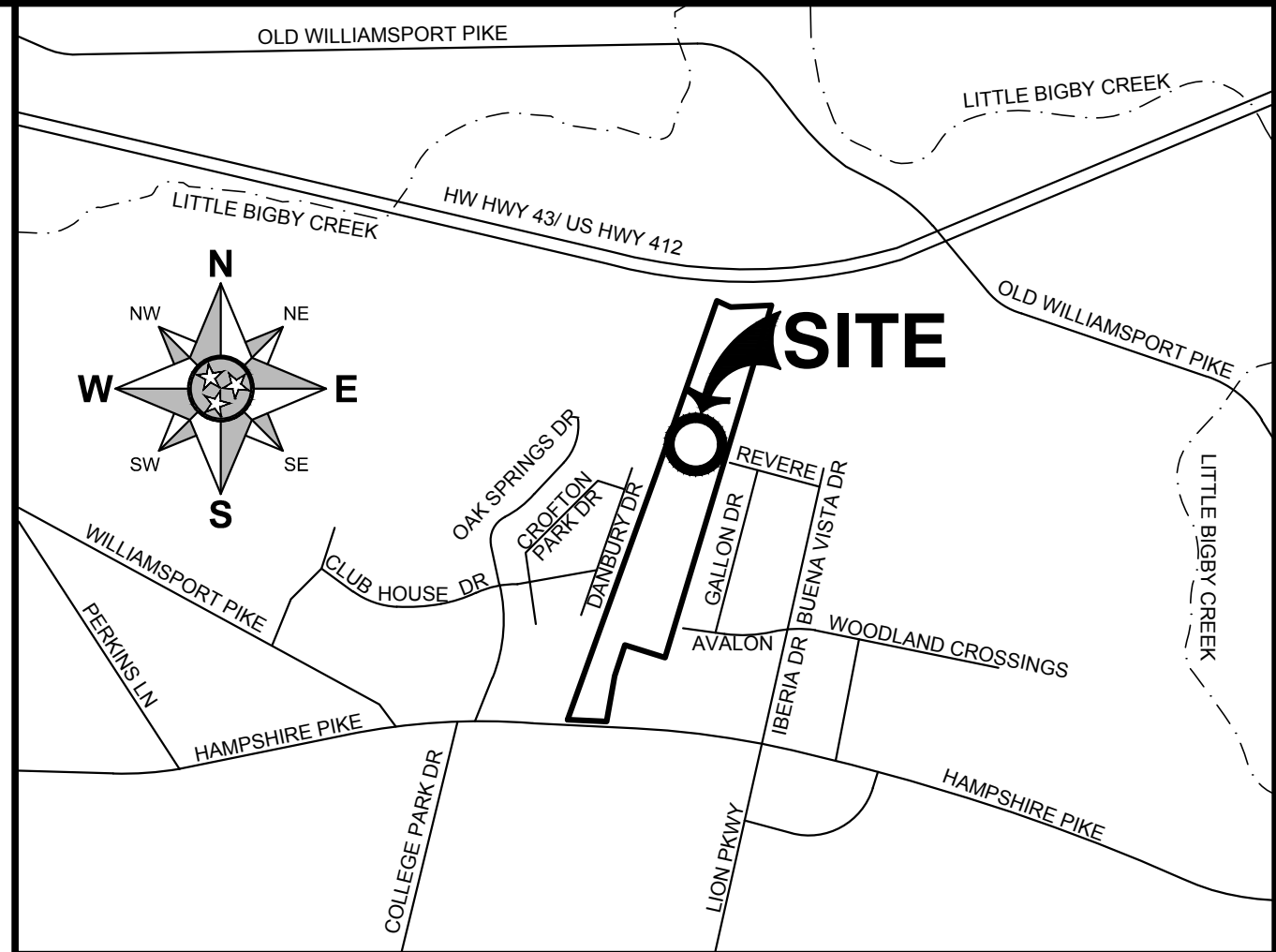
GENERAL NOTES:

- BEARINGS AND COORDINATES ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. 23-0064.
- THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 19, 2023.
- THIS SURVEY WAS PREPARED USING THE TITLE COMMITMENT, AS REFERENCED HEREON, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
- ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE (ROMCT).
- ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
- PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
- UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
- THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAPS "MAURY COUNTY, TENNESSEE" PANEL 165 OF 440, MAP NUMBER 47119C0165E, EFFECTIVE APRIL 16, 2007 & PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED "CD-3 & CD-4C", BASED ON THE OFFICIAL ZONING MAP FOR THE CITY OF COLUMBIA, TN. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR.
- THE SUBJECT PROPERTY HAS DIRECT ACCESS TO HAMPSHIRE PIKE (STATE ROUTE 50), A 100' PUBLIC RIGHT-OF-WAY. THE SUBJECT PROPERTY ALSO HAS DIRECT ACCESS TO AVALON DR. AND REVERE DR., BOTH 50' PUBLIC RIGHT-OF-WAYS. HOWEVER, THERE ARE CURRENTLY NO PAVED CONNECTIONS FROM AVALON DR. OR REVERE DR. TO THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY SHOWN HEREON WAS CURRENTLY UNDER MASS GRADING ACTIVITIES, WHICH HAVE DISTURBED A MAJORITY OF THE EXISTING GROUND ON-SITE.
- NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED AT THE TIME OF SURVEY.



GPS SURVEY DATA INFORMATION:

- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.05 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOD MODEL: GEOD 18
- COMBINED GRID SCALE FACTOR: 0.99992836
- UNITS: US FEET (GRID)



VICINITY MAP
SCALE: 1"=1000'

FIRST AMERICAN TITLE INSURANCE COMPANY

TITLE COMMITMENT NO: 23-0064

COMMITMENT DATE: NOVEMBER 15, 2023

SCHEDULE B, PART II EXCEPTIONS

- ANY FACTS, RIGHTS, INTEREST OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND.
- NONE FOUND DURING THE COURSE OF FIELD SURVEY
- EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORD.
- A POTENTIAL EASEMENT TO CPWS FOR WATER INFRASTRUCTURE HAS BEEN REMOVED FROM THE SURVEY AT REVIEWERS REQUEST. OTHER THAN SAID CPWS EASEMENT, THE SURVEYOR IS NOT AWARE OF ANY OTHER EASEMENTS AFFECTING THE SUBJECT PROPERTY, WHICH ARE NOT SHOWN BY PUBLIC RECORD.
- ANY ENCROACHMENT, ENCUMBRANCES, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
(A) - ENCROACHMENT - WOOD FENCE
(B) - ENCROACHMENT - SILT FENCE ON ADJOINER
(C) - ENCROACHMENT - WATER LINE
- ALL MATTERS APPEARING ON THE FINAL PLAT SUBDIVISION OF PROPERTY FOR BETTIE HIGHT OF RECORD IN PLAT BOOK 10, PAGE 531, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- AFFECTS THE SUBJECT PROPERTY, AS SHOWN AND NOTED HEREON
- ALL MATTERS APPEARING ON THE BOUNDARY SURVEY OF MARY ANN CALLAHAN PROPERTY OF RECORD IN PLAT BOOK P21, PAGE 437, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- DOES NOT AFFECT THE SUBJECT PROPERTY
- RESTRICTIONS OF RECORD AS SET FORTH IN INSTRUMENT OF RECORD IN BOOK R2327, PAGE 1207 AND BOOK R2535, PAGE 1341, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- REVIEW AS TO WHETHER RESTRICTIONS, OR VIOLATION OF RESTRICTIONS, AFFECT THE SUBJECT PROPERTY IS A LEGAL MATTER AND BEYOND THE PURVIEW OF THE SURVEYOR. THE CONVEYANCE OF PROPERTY AS DESCRIBED IN THE DEED REFERENCED ABOVE DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN AND NOTED HEREON
- RIGHT OF WAY EASEMENT GRANTED TO COLUMBIA POWER AND WATER SYSTEMS OF RECORD IN BOOK R2311, PAGE 791, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
- AFFECTS THE SUBJECT PROPERTY, AS SHOWN AND NOTED ON SURVEY
- QUITCLAIM DEED OF RECORD IN BOOK 2957, PAGE 1146, REGISTER'S OFFICE OF MAURY COUNTY TENNESSEE.
- LEGAL DESCRIPTION DERIVED FROM A FIELD SURVEY BY M2 GROUP, LLC COMPLETED ON OCTOBER 10, 2023, AS SHOWN AND NOTED ON SURVEY

LEGAL DESCRIPTION (PER SURVEY)

LOCATED IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEING THE HAMPSHIRE HILLS DEVELOPMENT, LLC PROPERTY AS REFERENCED IN RECORD BOOK 2957, PAGE 1146 OF THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE (ROMCT), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR (FOUND), SAID IRON REBAR BEING IN THE NORTHERLY RIGHT-OF-WAY OF HAMPSHIRE PIKE (STATE ROUTE 50), BEING THE SOUTHEASTERLY CORNER OF THE EAST TENNESSEE NATURAL GAS CO. PROPERTY, DEED BOOK 238, PAGE 405 (ROMCT), AND THE SOUTHWESTERLY CORNER OF SAID HAMPSHIRE HILLS DEVELOPMENT PROPERTY, OF WHICH THIS DESCRIPTION IS A PART, HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTH: 470.063.16 US FEET, EAST: 1.647.179.95 US FEET (NAD83, 2011);

THENCE, CONTINUING WITH EAST TENNESSEE NATURAL GAS CO., NORTH 19°39'55" EAST 536.54 FEET TO AN IRON REBAR (FOUND), SAID IRON REBAR BEING THE SOUTHEASTERLY CORNER OF THE WYNDHAM PARK TOWNHOUSE CORPORATION PROPERTY, RECORD BOOK 2333, PAGE 1358 (ROMCT);

THENCE, CONTINUING WITH WYNDHAM PARK, NORTH 19°59'36" EAST 916.50 FEET TO AN IRON REBAR (FOUND), SAID IRON REBAR BEING THE SOUTHEAST CORNER OF THE INDUSTRIAL BOARD OF THE CITY OF COLUMBIA, TN PROPERTY, RECORD BOOK 2385, PAGE 1281 (ROMCT);

THENCE, CONTINUING WITH THE CITY OF COLUMBIA INDUSTRIAL BOARD, THE FOLLOWING THREE (3) CALLS:

- NORTH 20°15'36" EAST 245.94 FEET TO AN IRON REBAR (SET), SAID IRON REBAR (SET) BEING LOCATED NORTH 0.4 FEET AND WEST 0.6 FEET FROM AN IRON REBAR (FOUND), SAID IRON REBAR (FOUND) NOT HELD THIS SURVEY;
- NORTH 18°52'10" EAST 735.89 FEET TO AN IRON REBAR (FOUND);
- NORTH 18°17'35" EAST 34.36 FEET TO AN IRON REBAR (FOUND), SAID IRON REBAR BEING IN THE SOUTHERLY RIGHT-OF-WAY OF US HIGHWAY 43/412;

THENCE, CONTINUING WITH US HIGHWAY 43/412 RIGHT-OF-WAY THE FOLLOWING TWO (2) CALLS:

- SOUTH 66°14'34" EAST 84.69 FEET TO A CONCRETE MONUMENT (FOUND);
- NORTH 87°21'57" EAST 229.16 FEET TO AN IRON REBAR (FOUND), SAID IRON REBAR BEING THE NORTHWESTERLY CORNER OF THE TRACEY K. SEIBER, ETUX PROPERTY, RECORD BOOK 2532, PAGE 1293 (ROMCT);

THENCE, CONTINUING WITH SEIBER, AND PASSING THE LADUE MANORS SUBDIVISION, PLAT BOOK 4, PAGE 60 AND PLAT BOOK 4, PAGE 123 (ROMCT), SOUTH 16°46'29" WEST A TOTAL DISTANCE OF 2,044.22 FEET TO AN IRON REBAR (SET), SAID IRON REBAR BEING THE NORTHWESTERLY CORNER OF THE JOSHUA A. WALL, ETUX PROPERTY, RECORD BOOK 2226, PAGE 692 (ROMCT), AND THE NORTHEASTERLY CORNER OF THE BEVERLY NORMAN PROPERTY (PARCEL 12.00), RECORD BOOK 2529, PAGE 368 (ROMCT);

THENCE, CONTINUING WITH NORMAN (PARCEL 12.00), NORTH 73°17'09" WEST 119.03 FEET TO AN IRON PIPE (FOUND), SAID IRON PIPE BEING THE NORTHEASTERLY CORNER OF THE BEVERLY NORMAN PROPERTY (PARCEL 13.00), RECORD BOOK 2529, PAGE 371 (ROMCT);

THENCE, CONTINUING WITH NORMAN (PARCEL 13.00), THE FOLLOWING FOUR (4) CALLS:

- NORTH 72°58'31" WEST 116.46 FEET TO AN IRON PIPE (FOUND);
- SOUTH 18°21'33" WEST 180.43 FEET TO AN IRON REBAR (FOUND);
- SOUTH 10°49'32" WEST 34.51 FEET TO A NAIL SPIKE (FOUND);
- SOUTH 09°46'02" WEST 222.34 FEET TO AN IRON REBAR (SET), SAID IRON REBAR BEING IN THE NORTHERLY RIGHT-OF-WAY OF HAMPSHIRE PIKE (STATE ROUTE 50);

THENCE, CONTINUING WITH HAMPSHIRE PIKE RIGHT-OF-WAY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 7,690.00 FEET, AN ARC LENGTH OF 217.16 FEET, AND A CHORD BEARING NORTH 87°18'44" WEST 217.16 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 17.62 ACRES, MORE OR LESS.

THE DESCRIPTION PROVIDED HEREON WAS PREPARED BY STEPHEN VANDER HORST, TN RLS 3041, AND IS DERIVED FROM A FIELD SURVEY BY M2 GROUP, LLC COMPLETED ON OCTOBER 10, 2023.

60 0 60 120
GRAPHIC SCALE

REVISION #	DATE	DESCRIPTION
1	12/11/23	REVISIONS PER REVIEW COMMENTS
ALTA/NSPS LAND TITLE SURVEY TAX MAP 89, GROUP A, PARCELS 15.00 & 39.00 1316 HAMPSHIRE PIKE CITY OF COLUMBIA 9TH CIVIL DISTRICT MAURY COUNTY, TENNESSEE		
DATE :	DECEMBER 7, 2023	DRAWN BY :
PROJECT NUMBER :	23-081	CHECKED BY :
		PMK/GO SVH
SHEET NUMBER:	SV-02	
SHEET 2 OF 2		



May 3, 2024

Mr. Kevin Sturgill

M2 Group, LLC

PO Box 2543

Brentwood, TN 37204

Sent via email: kevins@m2groupllc.com

RE: Water Availability Letter

Hampshire Hills (Townhomes) - 15 Units

1316 Hampshire Pike

Tax Map 89P, Parcel 15

Columbia, Maury County, TN

Dear Mr. Sturgill:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 15 townhome units in 3 buildings. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the proposed 18-inch water main located North of the development.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.



Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (15 SFUs)	\$7,050.00
--	------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per 3/4" meter (15 meters)	\$8,100.00
Impact Fee: \$4,500 per 3/4" meter (15 meters)	\$67,500.00
Total Meter and Impact Fees Due =	\$75,600.00

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first and last names clearly legible.

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-018



WASTEWATER DEPARTMENT

12 June 2024

Benjamin Beasley
Cypress Homes LLC
PO Box 682447
Franklin, TN 37068

RE: Hampshire Hills Townhomes, 1316 Hampshire Pike, Columbia, TN 38401

Benjamin,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

Sewer access will be through the ongoing sanitary sewer of the Hampshire Hills (Single Family) project to the north which at the time of this writing has not yet started construction of sanitary sewer. This may bring about issues with this subject development later on when the road is created and the homes are placed, the locations of which have not yet been recorded on an official plat. Therefore, manholes and services installed for this subject property during the Hampshire Hills SF project may need to be relocated, raised and adjusted. The developer, the contractor and their engineer are responsible for the planning involved to avoid the aforementioned issues.

A handwritten signature in blue ink, appearing to read "Donnie Boshers".

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Something Good Around Every Corner

1244 Treatment Plant Road Columbia, Tennessee 38401 Phone 931.560.1001



Columbia Fire & Rescue

Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: 3/25/2024
Name: Cypress Homes LLC
Phone: 615-497-1511
Email: ben@cypresshomestn.com
Address/Parcel ID: 1316 Hampshire Pike Columbia, TN 38401
Property Type: ☒ Residential
☐ Commercial
☐ Industrial
Construction Type: V-B
Enclosed Area (ft²): 2400

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit *Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 1 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit *Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 500 gpm Duration: 1/2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

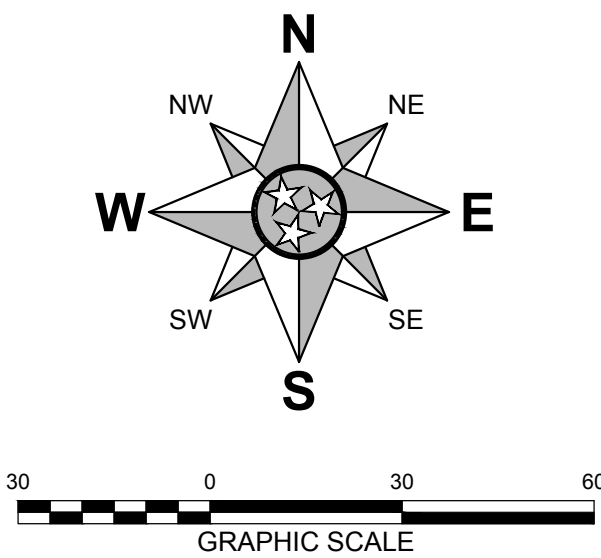
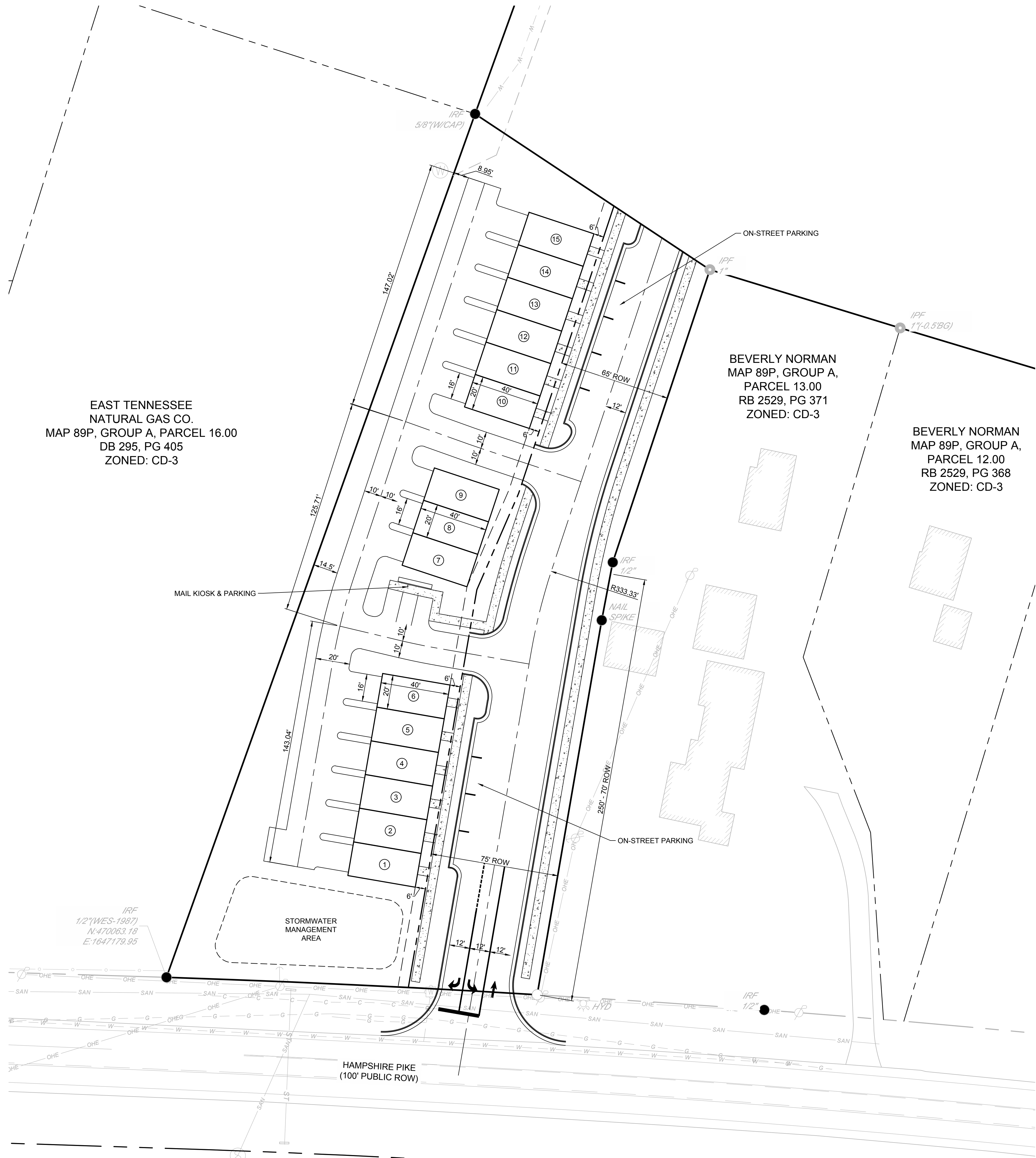
Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 3/25/2024

23-081 - LAYOUT SKETCH.DWG | Wednesday, February 28, 2024 | 01:25 PM



REVISION #	DATE	DESCRIPTION

DRAFT

CONCEPT PLAN FOR:
1316 HAMPSHIRE PIKE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2G GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

DATE:	PROJECT NO.:	DRAWN BY:	CHECKED BY:	ERG	BPH
FEBRUARY 26, 2024	23-081				

SHEET NUMBER:
C2.0





PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)

Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))

ADDRESS/LOCATION	1316 Hampshire Pike Columbia, TN		
	TAX MAP: 89P	GROUP: A	PARCEL: 15.0
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary Plat request for (14) 22'x40' townhome lots. Site is zoned CD4C. This site is located along Hampshire Pike and will also service/connect to the (43) single family lot Hampshire Hills development.		

DATE OF PRE-APPLICATION CONFERENCE	5/8/24	<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	--------	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☒ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☐ 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>	<u>Annexations:</u> ☐ Annexation Permission Form <u>Annexations/Rezoning/Plan Amendments:</u> ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan <u>Preliminary Plats/Site Development Plans:</u> ☒ Plans and/or Plats conforming to City standards with signed and completed check list <u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u> ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

Hampshire Hills Townhomes (14) residential lots 0 sf of non-residential floor space 1.97 acres	Plats/PUDs:
	☒ Project Name (include Sections & Phases)
	☒ Total Number of Lots/Residential Units
	☒ Square Footage of Non-Residential Floor Space
	☒ 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. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	Eric McNeely	PHONE	615-335-3172
ADDRESS	254 Belgian Rd Nolensville, TN 37135	EMAIL	eric@mcneelycivil.com

PROPERTY OWNER NAME	Cypress Homes LLC	PHONE	615-497-1511
ADDRESS	PO Box 682447 Franklin, TN 37068	EMAIL	ben@cypresshomestn.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). 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		6/11/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Benjamin Beasley, Member Cypress Homes LLC		6/11/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

LEGEND

IRON PIN FOUND

IRON PIN SET

CONC. MON. FOUND

CONC. MON. SET

CONTROL POINT FOUND

CONTROL POINT SET

BENCH MARK

WATER METER

WATER VALVE

●

■

□

▲

△

⊙

W

⊗

FIRE HYDRANT

SANITARY SEWER MH

SANITARY SEWER CO

AREA DRAIN

CURB INLET

STORM MH

ELECTRIC METER-BOX

ELECTRIC MH

LIGHT POLE

UTILITY POLE

GUY ANCHOR

COMMUNICATION BOX

COMMUNICATION MH

GAS METER

GAS VALVE

EVERGREEN TREE

SIDEWALK

MIN. BUILDING SETBACK

PUBLIC UTIL. & DRAIN ESMT.

ADDRESSES

HANDICAP SPACE

SANITARY SEWER

WATER

UNDERGROUND ELEC

OVERHEAD ELEC

GAS

COMMUNICATIONS

P.U.D.E.

1234

BOUNDARY

CENTERLINE

BUFFER

WATER FEATURE

TREE LINE

R.O.W.

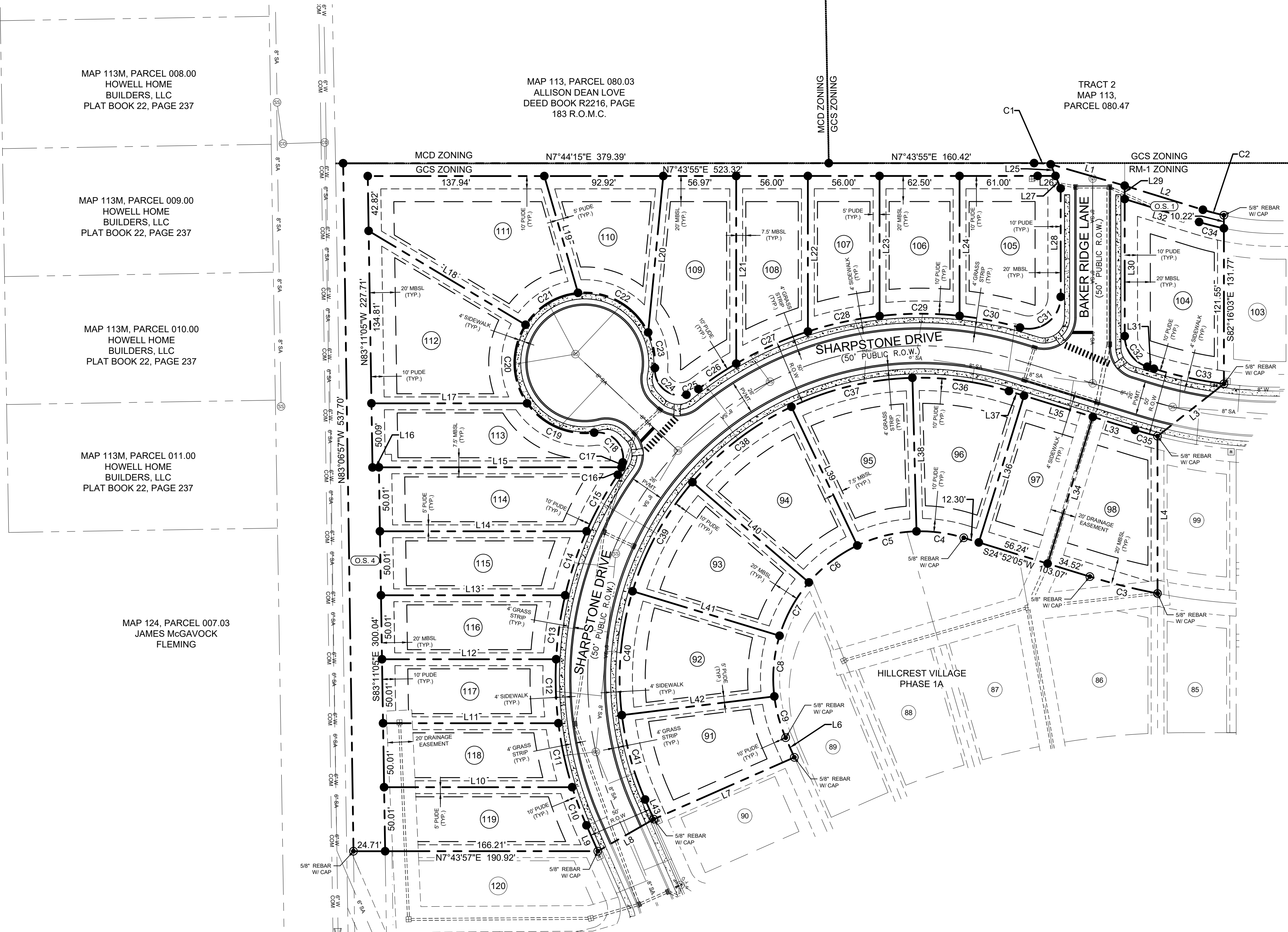
PVMT.

PUDE

G.I.E.

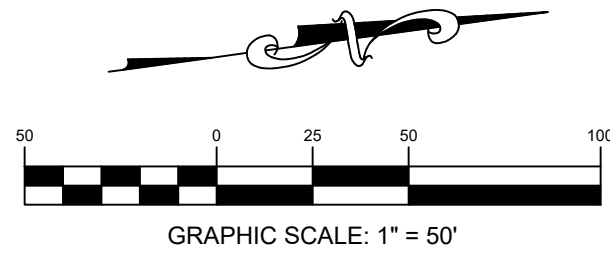


VICINITY MAP
NOT TO SCALE



Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.98'	90.00'	8° 15' 56"	N11° 51' 53"E	12.97'	C22	67.04'	55.00'	69° 50' 03"	S37° 13' 27"W	62.96'
C2	16.95'	195.00'	4° 58' 44"	N22° 22' 43"E	16.94'	C23	28.59'	55.00'	29° 47' 03"	S87° 02' 00"W	28.27'
C3	54.51'	495.00'	6° 18' 33"	S21° 42' 49"W	54.48'	C24	37.58'	20.00'	107° 40' 10"	S48° 05' 27"W	32.29'
C4	37.43'	115.00'	18° 38' 55"	S15° 32' 38"W	37.27'	C25	10.47'	25.00'	23° 59' 31"	S17° 44' 24"E	10.39'
C5	47.91'	115.00'	23° 52' 14"	S5° 42' 57"E	47.57'	C26	35.60'	285.00'	7° 09' 22"	S26° 09' 28"E	35.57'
C6	47.91'	115.00'	23° 52' 14"	S29° 35' 11"E	47.57'	C27	61.48'	285.00'	12° 21' 37"	S16° 23' 59"E	61.36'
C7	47.91'	115.00'	23° 52' 14"	S53° 27' 25"E	47.57'	C28	57.39'	285.00'	11° 32' 13"	S4° 27' 04"E	57.29'
C8	47.91'	115.00'	23° 52' 14"	S77° 19' 39"E	47.57'	C29	62.63'	285.00'	12° 35' 25"	S7° 36' 45"W	62.50'
C9	33.60'	115.00'	16° 44' 32"	N82° 21' 58"E	33.48'	C30	48.11'	285.00'	9° 40' 22"	S18° 44' 39"W	48.06'
C10	31.84'	285.00'	6° 24' 00"	N77° 11' 42"E	31.82'	C31	46.18'	25.00'	105° 50' 53"	S29° 20' 36"E	39.89'
C11	51.22'	285.00'	10° 17' 51"	N85° 32' 38"E	51.15'	C32	31.79'	25.00'	72° 51' 52"	N61° 18' 01"E	29.69'
C12	50.10'	285.00'	10° 04' 16"	S84° 16' 19"E	50.03'	C33	56.02'	325.00'	9° 52' 36"	N19° 55' 47"E	55.95'
C13	50.57'	285.00'	10° 10' 01"	S74° 09' 11"E	50.51'	C34	19.97'	205.00'	5° 34' 49"	S22° 04' 41"W	19.96'
C14	52.80'	285.00'	10° 36' 55"	S63° 45' 43"E	52.73'	C35	18.19'	375.00'	2° 46' 47"	N23° 28' 42"E	18.19'
C15	50.51'	285.00'	10° 09' 18"	S53° 22' 37"E	50.45'	C36	76.49'	235.00'	18° 38' 55"	N15° 32' 38"E	76.15'
C16	6.53'	25.00'	14° 58' 31"	S55° 47' 14"E	6.52'	C37	97.91'	235.00'	23° 52' 14"	N5° 42' 57"W	97.20'
C17	3.93'	25.00'	9° 01' 00"	S67° 46' 59"E	3.93'	C38	97.91'	235.00'	23° 52' 14"	N29° 35' 11"W	97.20'
C18	37.58'	20.00'	107° 40' 10"	N53° 52' 26"E	32.29'	C39	97.91'	235.00'	23° 52' 14"	N53° 27' 25"W	97.20'
C19	60.12'	55.00'	62° 37' 56"	N31° 21' 19"E	57.17'	C40	97.91'	235.00'	23° 52' 14"	N77° 19' 39"W	97.20'
C20	65.13'	55.00'	67° 50' 46"	S83° 24' 20"E	61.39'	C41	68.67'	235.00'	16° 44' 32"	S82° 21' 58"W	68.42'
C21	49.71'	55.00'	51° 47' 23"	S23° 35' 16"E	48.04'						

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	60.16'	N23°50'34"E	L10	146.97'	N7°43'57"E	L18	142.84'	N38°39'45"E	L26	13.97'	N7°43'59"E
L2	63.95'	N24°52'05"E	L11	136.97'	N7°43'57"E	L19	94.98'	N81°38'54"E	L27	10.52'	N75°11'35"E
L3	66.09'	S30°29'48"E	L12	136.02'	N7°43'57"E	L20	122.82'	S76°45'15"E	L28	84.74'	S82°16'03"E
L4	122.90'	S82°16'03"E	L13	143.95'	N7°43'57"E	L21	146.64'	S82°16'03"E	L29	10.46'	S82°16'03"E
L5	16.80'	N73°59'42"E	L14	161.48'	N7°43'57"E	L22	121.55'	S82°16'03"E	L30	107.12'	S82°16'03"E
L6	120.00'	S16°00'18"E	L15	189.56'	N7°43'57"E	L23	109.46'	S82°16'03"E	L31	5.41'	N24°52'05"E
L7	50.28'	S22°01'41"E	L16	5.00'	S6°48'55"W	L24	109.33'	S82°16'03"E	L32	60.87'	S24°52'05"W
L8	22.07'	N73°59'42"E	L17	121.59'	N7°43'57"E	L25	9.82'	S75°11'35"W			



WA WILSON & ASSOCIATES, P.C.
Engineering/Surveying/Environmental

HILLCREST VILLAGE

PHASE 2

RECORDING STAMP HERE		FINAL SUBDIVISION PLAT	
IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY		CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE	
TOTAL ACRES: 6.308		TOTAL NO. OF LOTS: 24	
ACRES NEW RD/ST: 1.279 (ROW)		L.F. OF NEW RD/ST: 57371.45 +/-	
ACRES OPEN SPACE: 0.416		CIVIL DISTRICT: 3RD	
DRAWN BY: AS		CLOSURE ERROR: > 1:10,000	
SCALE: 1" = 50'		DATE: 06/17/2024	
WA PROJECT NO. 22-1861		SHEET 2 OF 2	

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

Fourteenth day of July, 2023,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

M/I Homes of Nashville, LLC., the DEVELOPER (hereinafter the
"DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made
a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter
the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal
Planning Commission (hereinafter the "CMPC") on the

8th day of September, 2021,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of
Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such
development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it
will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and
common areas to be constructed within and to serve the PROJECT including but not be limited to roads,
bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street
lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS");
and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public
infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to
construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances
of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost;
and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements
as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council
approval by resolution, and subject to the applicant's compliance with all requirements in this
agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

- A. The Preliminary Plat has been approved by the CMPC;
- B. The Construction Plans are approved by the CITY;
- C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
- D. The CITY shall have received an appropriately executed Development Agreement; and
- E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

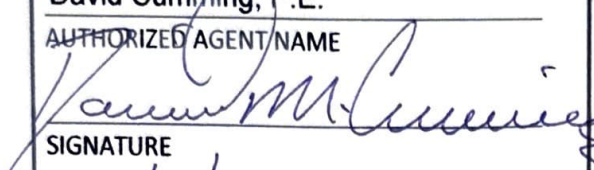
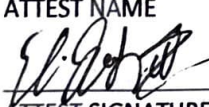
B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

<u>Hillcrest Village (Baker Property)</u>	
PROJECT	
<i>Completed by the Developer</i>	<i>Completed by the City</i>
<u>M/I Homes of Nashville, LLC.</u>	
DEVELOPER NAME	
<u>David Cumming, P.E.</u>	
AUTHORIZED AGENT NAME	<u></u>
<u></u>	CITY ENGINEER
SIGNATURE	<u></u>
<u>7/14/23</u>	SIGNATURE
DATE	<u></u>
<u>3020 Stansberry Ln. St. 202</u>	DATE
STREET	
<u>Franklin, TN 37069</u>	
CITY, STATE, ZIP	
<u>(919) 763-4630</u>	
PHONE	
<u>EJordon@mihomes.com</u>	
EMAIL	
<i>Attest</i>	<i>Attest</i>
<u>Eli Jordon</u>	
ATTEST NAME	<u></u>
<u></u>	ATTEST NAME
ATTEST SIGNATURE	<u></u>
<u>7/14/23</u>	ATTEST SIGNATURE
DATE	<u></u>
	DATE

**OWNER AFFIDAVIT
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE**

I/we, DAVID M. CUMMING
(Print Name(s) in Full)

being duly sworn, depose and say(s) that I/we am/are the owner(s) of the property described as:

Tax Map 113, Parcel 80.50
(Property Parcel/Tax ID Number)

and located at:

2643 Pulaski Hwy, Columbia, TN 38401
(Street Address)

am fully aware of the request for development approval in the City of Columbia, Tennessee.
Furthermore, I/we hereby appoint:

Wilson & Associates - Joey Wilson, Sean McGowan, Abigail Overstreet
(Print Name(s) in Full)

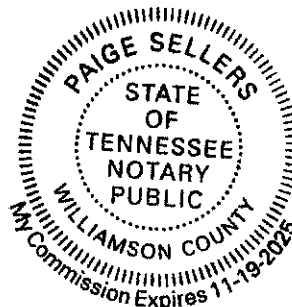
to act as my/our authorized agent on my/our behalf on all matters pertaining to the processing and obtaining the application with the exception of legal documents for recording purposes.

David M. Cumming
Signature
3020 Strawberry Lane, Suite 202
Property Owner Mailing Address
Franklin, TN 37069
City, State, & Zip

Subscribed and sworn to before me this 11 day of July, 2023.

Paige Sellers
Notary Public

My Commission Expires: 11-19-2025





CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

700 NORTH GARDEN STREET

COLUMBIA, TN 38401

PHONE: (931) 560-1560

FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)

Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))

ADDRESS/LOCATION	2643 Pulaski Hwy, Columbia, TN 38401		
	TAX MAP: 113	GROUP:	PARCEL: 80.50
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 24 single-family residential lots and 2 open spaces.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☐ Other:	<u>Annexations:</u> ☐ Annexation Permission Form
	<u>Annexations/Rezoning/Plan Amendments:</u> ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan
	<u>Preliminary Plats/Site Development Plans:</u> ☐ Plans and/or Plats conforming to City standards with signed and completed check list
<i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u> ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

	Plats/PUDs:
	☒ Project Name (include Sections & Phases) Hillcrest Village - Phase 2
	☒ Total Number of Lots/Residential Units 24
	☒ Square Footage of Non-Residential Floor Space 18086.68
	☒ Total acreage 6.308

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. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	Abigail Overstreet	PHONE	615-794-2275
ADDRESS	108 Beasley Dr, Franklin, TN 37064	EMAIL	aoverstreet@wilsonpc.com

PROPERTY OWNER NAME	M/I Homes of Nashville, LLC	PHONE	919-763-4630
ADDRESS	725 Cool Springs Blvd. St 180 Franklin, TN 37067	EMAIL	ejordon@mihomes.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). 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.

Abigail Overstreet
APPLICANT NAME

Abigail Overstreet
APPLICANT SIGNATURE

6/14/2024
DATE

M/I Homes of Nashville, LLC
PROPERTY OWNER NAME

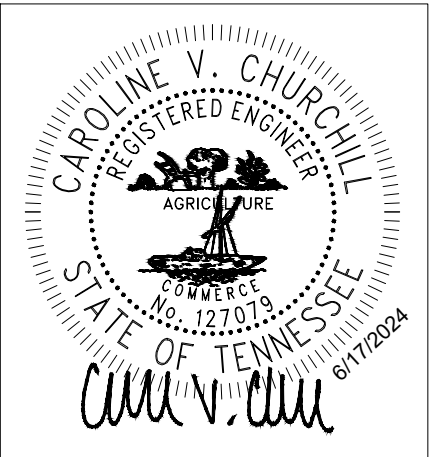
DocuSigned by:
Elias Jordon IV
PROPERTY OWNER SIGNATURE

6/14/2024
DATE



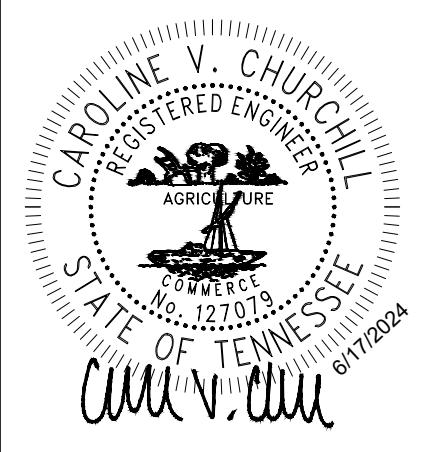
SITE VICINITY MAP

SITE DATA	
JURISDICTION	COLUMBIA
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
WAWA SITE AREA	3.97 AC ± OVERALL 2.21 AC ± WAWA SITE
BUILDING AREA	6,372 S.F.
MIN. PARKING REQUIRED	1 PER 200 SF = 32 SPACES
PARKING PROVIDED	56 SPACES
FRONT SETBACK	20 FT
SIDE (R/W) SETBACK	20 FT
SIDE SETBACK	0 FT (NONRESIDENTIAL)
REAR SETBACK	0 FT
FRONT BUFFER YARD	10 FT
SIDE BUFFER YARD	5 FT
REAR BUFFER YARD	5 FT
BUILDING TYPE	NEXT10
CANOPY CONFIGURATION	STRAIGHT
CANOPY TYPE	SLOPED
# MPD'S	8

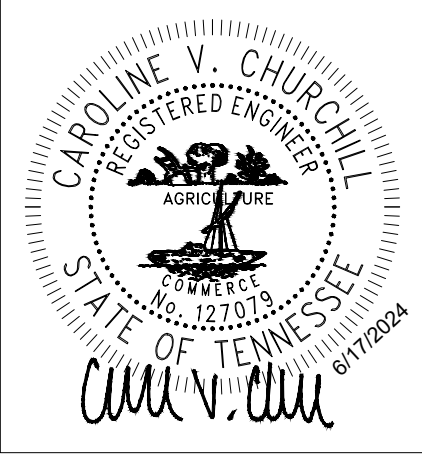


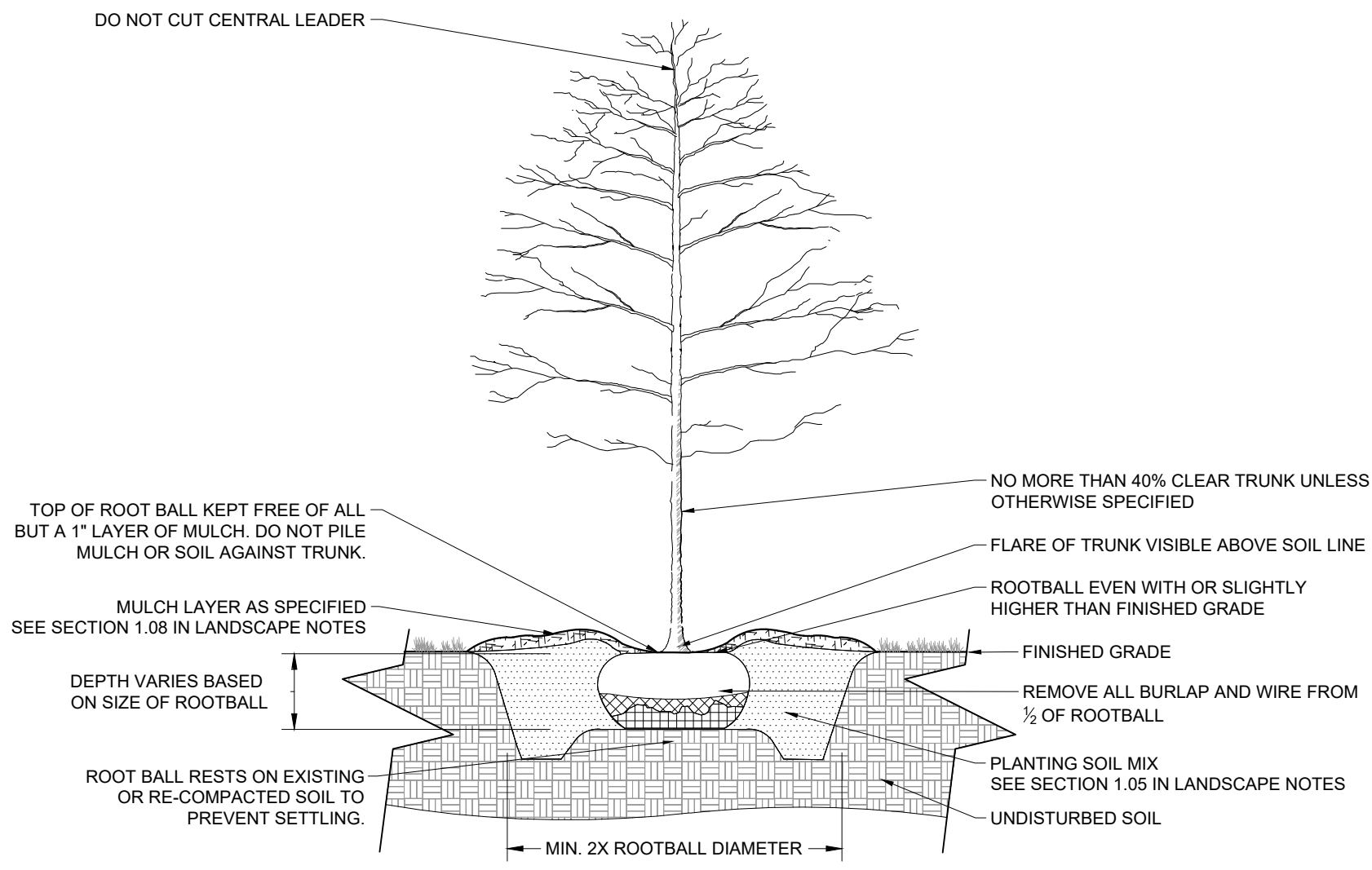


EXISTING CONTOURS ARE BASED ON TN GIS INFORMATION AND GOOGLE AERIAL IMAGERY. ASBUILT TOPO SURVEY IS BEING COMPLETED FOR THE PROJECT SITE TO DETERMINE THE EXACT GRADES NOW THAT THE SITE HAS BEEN MASS GRADED AND TEMPORARY STABILIZED. GRADING PLAN WILL BE UPDATED WITH THAT INFORMATION ONCE RECEIVED.



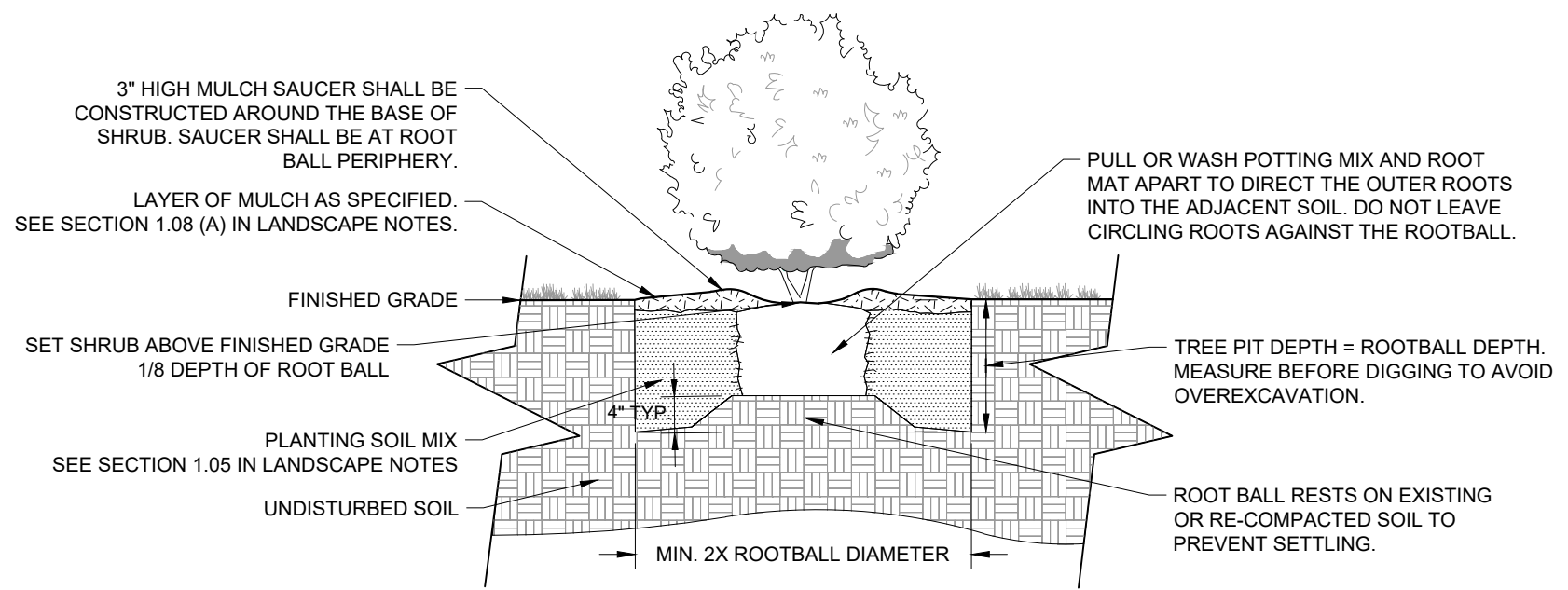
COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.





1 B&B TREE PLANTING

NOT TO SCALE

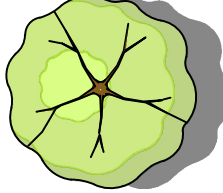


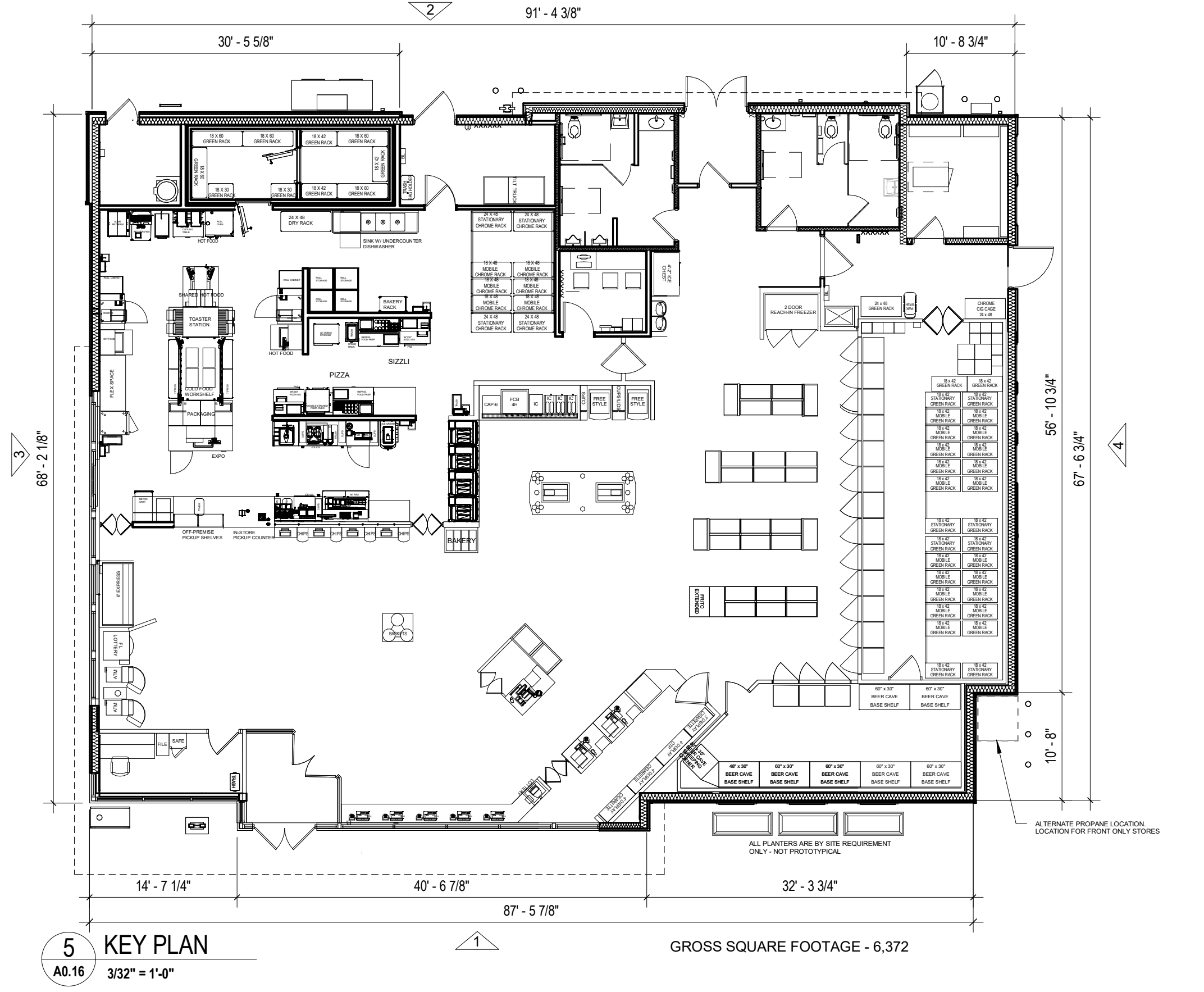
3 CONTAINER SHRUB PLANTING

NOT TO SCALE



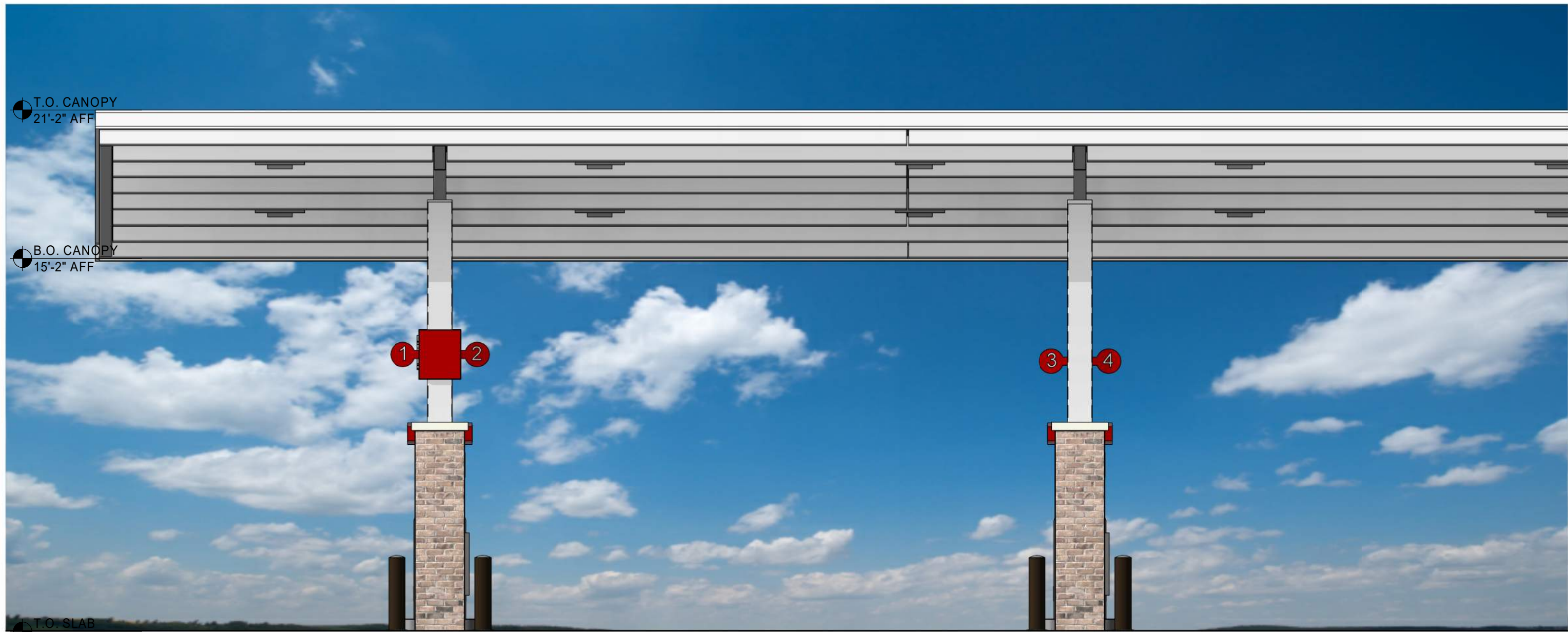
CONCEPT PLANT SCHEDULE

	CANOPY TREES	11
	EVERGREEN SHRUB 1	165
	EVERGREEN SHRUB 2	110
	EVERGREEN SHRUB 3	24
	BERMUDA SEED MIX	19,929 SF





⑦ FUEL CANOPY ELEVATION
1/4" = 1'-0"

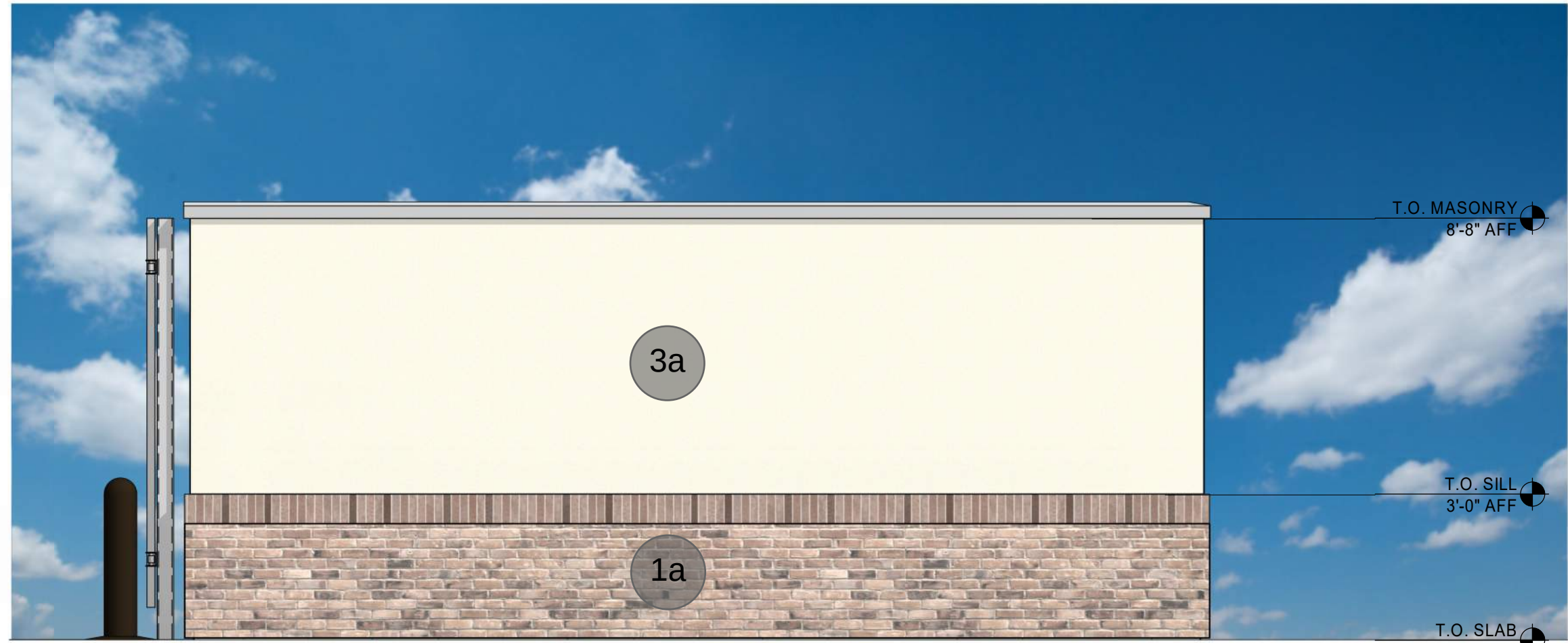
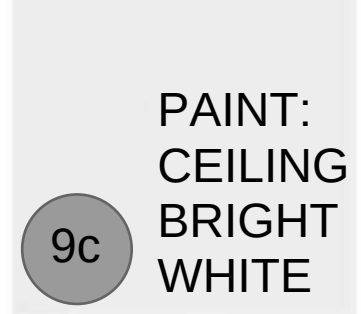
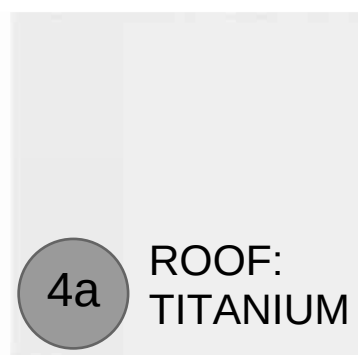
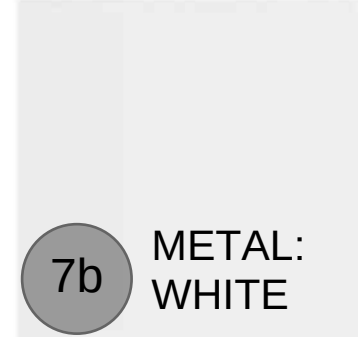


④ FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"

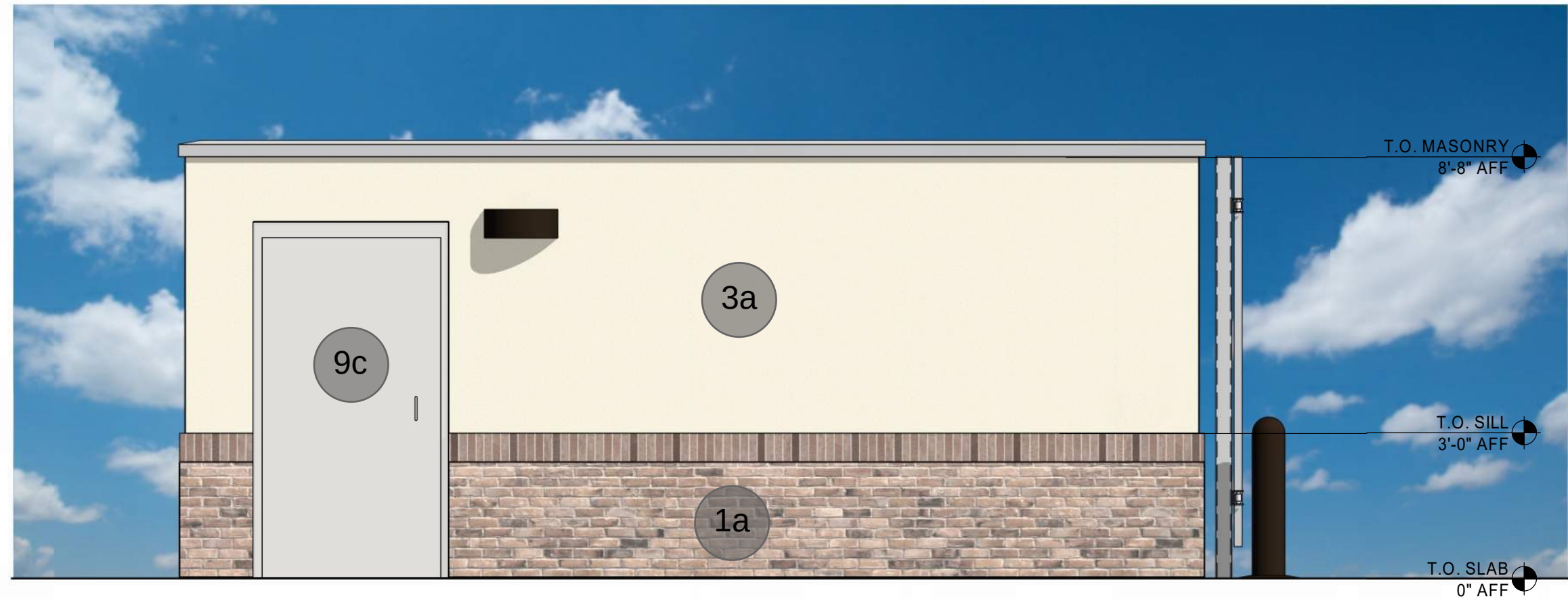


① FUEL CANOPY PERSPECTIVE

MATERIALS:



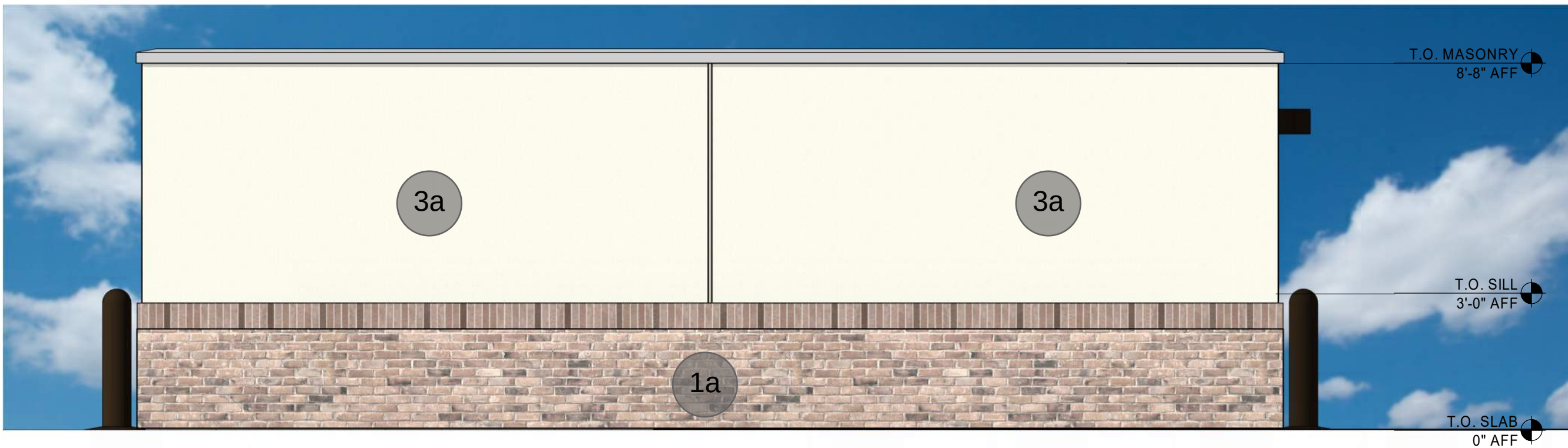
⑦ DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



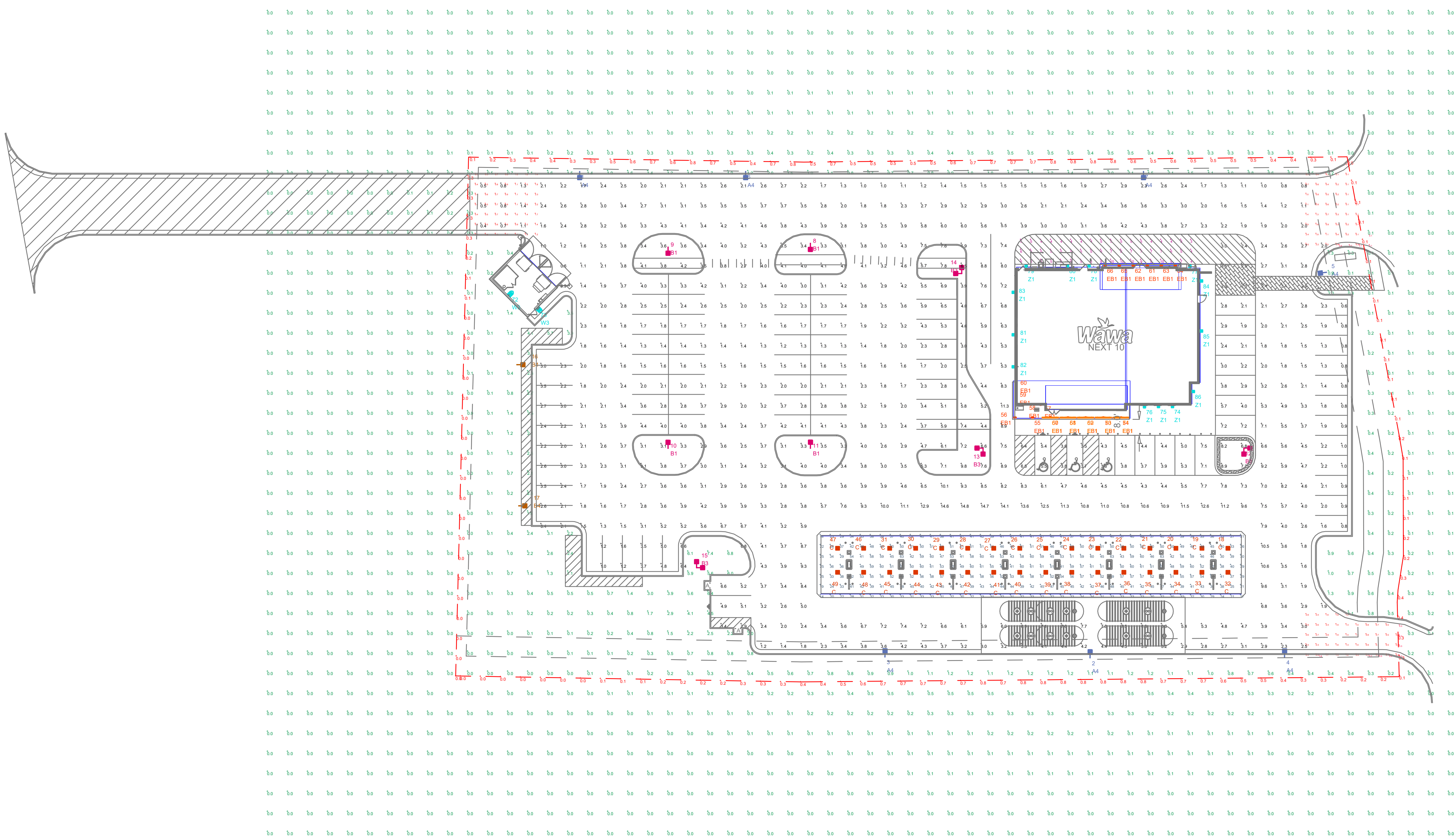
⑥ DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



⑤ DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



④ DUMPSTER REAR ELEVATION
3/8" = 1'-0"



NOTES:
- ALL AREA LIGHTS ARE ON 20 FT. POLES MOUNTED ON 6 IN. CONCRETE BASES.

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER
	32	C	SINGLE	13251	1.030	B3-U0-G1	134	4288	CREE, INC.
	7	A	SINGLE	7220	1.030	B1-U0-G2	134	938	CREE, INC.
	4	B1	SINGLE	12678	1.030	B3-U0-G2	134	536	Cree Inc.
	4	B3	2 @ 90 DEGREES	12678	1.030	B3-U0-G2	134	1072	Cree Inc.
	2	B4	SINGLE	7755	1.030	B1-U0-G2	134	268	CREE, INC.
	17	EB1	Single	1388	1.000	B1-U1-G0	19	323	WAC Lighting
	5	EF1	SSL-4_1	992	1.000	B1-U1-G0	17.444	348.88	FC Lighting
	2	W3	SINGLE	1557	1.030	B0-U0-G1	25	50	CREE, INC.
	13	Z1	Single	2710	1.020	B0-U0-G1	25.31	329.03	COOPER LIGHTING SOLUTIONS - MCGRAW-EDISON (FORMERLY EATON)

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	43.30	63	0	N.A.	N.A.
DELIVERY	5.76	10	3	1.92	3.33
ENTRANCE & EXIT	1.01	2.9	0.1	10.10	29.00
PARKING & DRIVE AISLES	3.72	14.8	0.4	9.30	37.00
PROPERTY LINE	0.34	0.8	0.0	N.A.	N.A.
ENTRANCE & EXIT DRIVES	0.42	1.8	0.1	4.20	18.00
UNDEFINED	0.21	7.4	0.0	N.A.	N.A.

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS
REGULATED BY LOCAL ORDINANCES

LUMINAIRE LOCATION SUMMARY			LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.	LUM NO.	LABEL	MTG. HT.
1	A4	20.5	44	C	16.21
2	A4	20.5	45	C	16.21
3	A4	20.5	46	C	18.21
4	A4	20.5	47	C	18.21
5	A4	20.5	48	C	16.21
6	A4	20.5	49	C	16.21
7	A4	20.5	50	EB1	10.5
8	B1	20.5	51	EB1	10.5
9	B1	20.5	52	EB1	10.5
10	B1	20.5	53	EB1	10.5
11	B1	20.5	54	EB1	10.5
12	B3	20.5	55	EB1	10.5
13	B3	20.5	56	EB1	10.5
14	B3	20.5	57	EB1	10.5
15	B3	20.5	58	EB1	10.5
16	B4	20.5	59	EB1	10.5
17	B4	20.5	60	EB1	10.5
18	C	18.21	61	EB1	10.5
19	C	18.21	62	EB1	10.5
20	C	18.21	63	EB1	10.5
21	C	18.21	64	EB1	10.5
22	C	18.21	65	EB1	10.5
23	C	18.21	66	EB1	10.5
24	C	18.21	67	EF1	12
25	C	18.21	68	EF1	12
26	C	18.21	69	EF1	12
27	C	18.21	70	EF1	12
28	C	18.21	71	EF1	12
29	C	18.21	72	W3	8
30	C	18.21	73	W3	8
31	C	18.21	74	Z1	15
32	C	16.21	75	Z1	15
33	C	16.21	76	Z1	15
34	C	16.21	77	Z1	15
35	C	16.21	78	Z1	15
36	C	16.21	79	Z1	15
37	C	16.21	80	Z1	15
38	C	16.21	81	Z1	15
39	C	16.21	82	Z1	15
40	C	16.21	83	Z1	15
41	C	16.21	84	Z1	15
42	C	16.21	85	Z1	15
43	C	16.21	86	Z1	15

REV.	BY	DATE	DESCRIPTION

DISCLAIMER
ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RENDERATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLES(S), ANCHOR BOLTS(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYNE J. LEONARD IS STRICTLY PROHIBITED.

SCALE:
1" = 30'
DWG SIZE:
D

LAYOUT BY:
JRB
DATE:
06/12/24

PROJECT NAME:
WAWA
COLUMBIA, TN.
DRAWING NUMBER:
RL-9712-S1





Impact Elite LED

 Interactive Menu

- ## Product Certifications



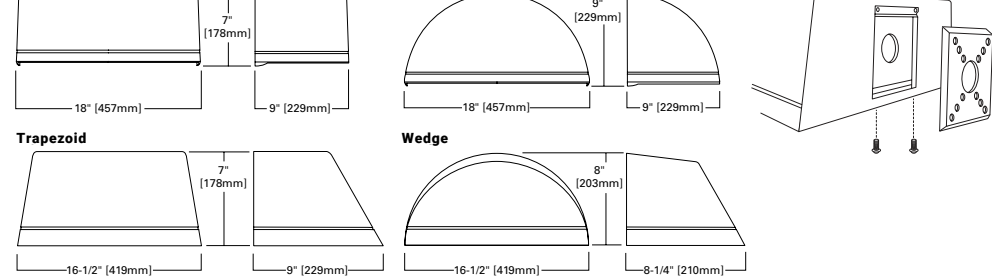
- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

- 10 Optical Distributions
- Lumen packages range from 2,459 to 8,123 (20W - 66W)
- Efficacy up to 143 lumens per watt

Connected Systems

- WaveLinux
- Enlighted

Cylinder



NOTES:
1. IDA Certified for 3000K CCT and warmer only

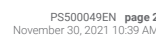


Thruway Back Box

Cylinder	Quarter Sphere	Trapezoid	Wedge

Product Specifications

- | | | |
|---|--|---|
| <p>Construction</p> <ul style="list-style-type: none"> Heavy-wall, duct aluminum housing and extruded, anodized end flanges Optional tamper resistant fasteners offer vandal resistance <p>Optics</p> <ul style="list-style-type: none"> High-efficiency injection-molded AsuLite optics technology 10 general distributions D4 Certified (3000 CRI and warmer only) <p>Electrical</p> <ul style="list-style-type: none"> Standard with 0-10V dimming Standard with Cooper Lighting's Solutions proprietary circuit module designed to withstand 100% of transient life | <ul style="list-style-type: none"> Suitable for operation in 40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration Standard for operation in 40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration <p>Mounting</p> <ul style="list-style-type: none"> Useful "Hook & Loop" mounting mechanism, according to a gasketed and pre-drilled mounting attachment Two hook-and-loop Connect-A-Lex set screws concealed but accessible from below <p>Finish</p> <ul style="list-style-type: none"> Super Stable TiGc polyester powder coat paint, 2.0 mil nominal thickness | <ul style="list-style-type: none"> RAL and custom color matches available Coastal Construction (CCT) option available <p>Warranty</p> <ul style="list-style-type: none"> Five year limited warranty against failure due to www.coolwhite.com/coolwhite |
|---|--|---|



1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

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PROJECT NAME:
WAWA
COLUMBIA, TN.
DRAWING NUMBER:
RL-9712-S1



CANOPY



AREA



WALL MOUNTED



COVELINE

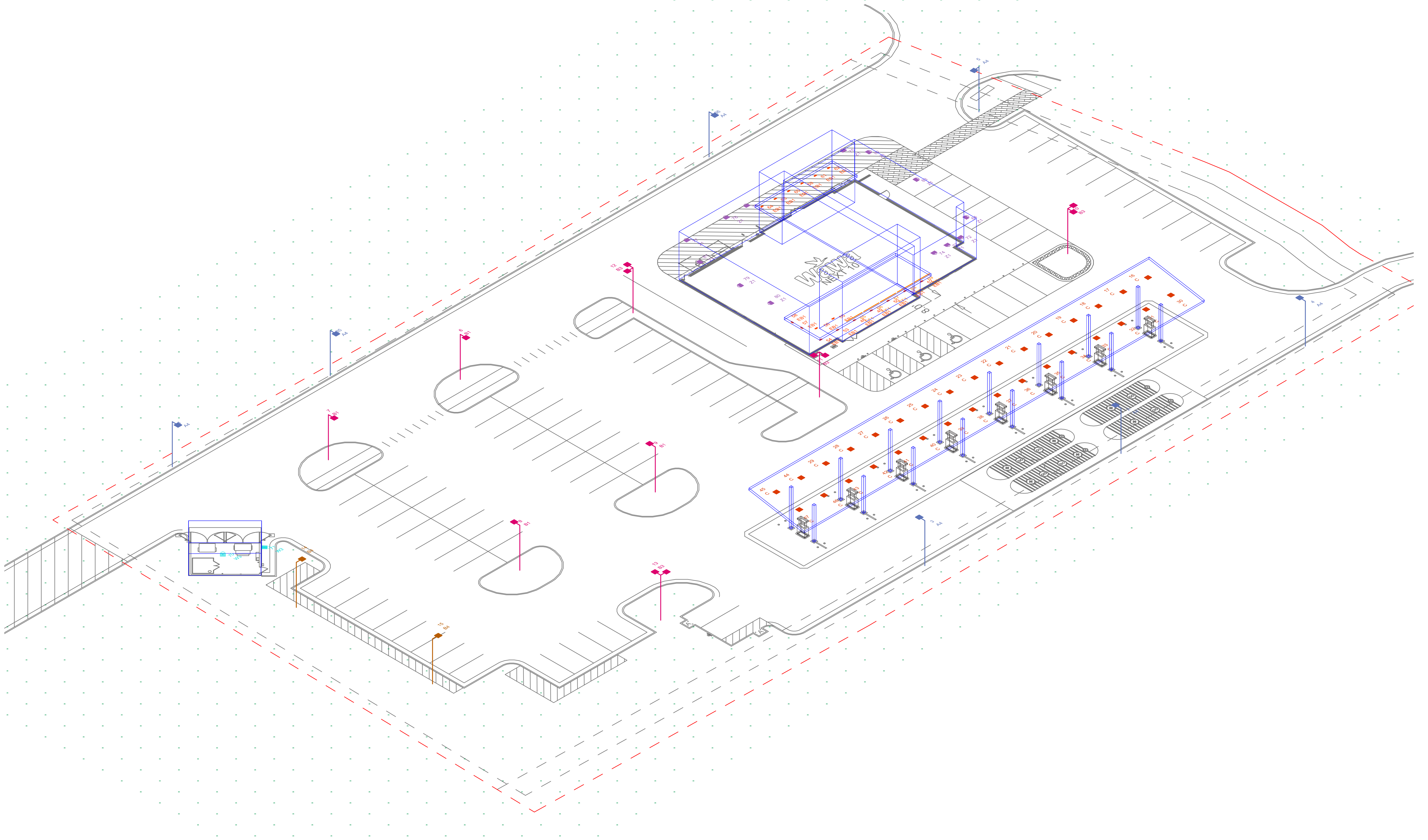


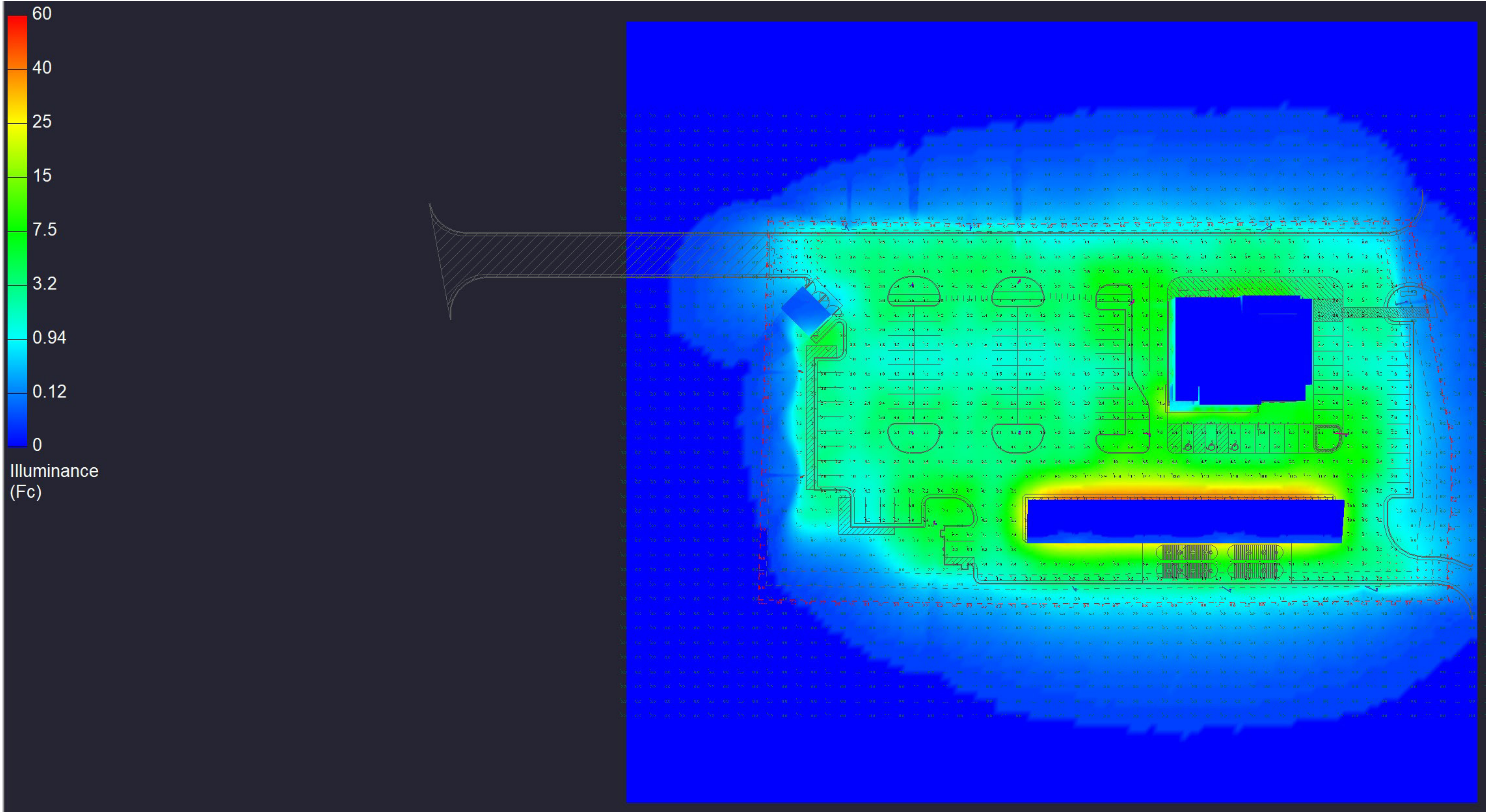
WALL MOUNTED



WALL MOUNTED









MEMORANDUM

To: City of Columbia, TN

From: Kennedy Adams, P.E., *Kimley-Horn and Associates, Inc.*

Date: June 17, 2024

RE: **Wawa Columbia | Nashville Highway – Queue Projections**

PROJECT OVERVIEW

This memorandum summarizes the projected queue lengths at the intersection of Nashville Highway at Greens Mill Road for the final build-out of the *Villages at Carter's Station* development. The development is currently under construction and will consist of 264 multi-family units, a 16 fueling position gas station, and an estimated 5,000 SF fast-food restaurant. The Wawa gas station that is proposed to be developed on the property is currently going through a site plan submittal which will determine the site access points.

The site plan for the Wawa parcel currently shows an access road on the back side (west side) of the property that Wawa will have direct access to. In addition to the access road, Wawa is proposing a right-out only driveway along Greens Mill Road approximately 135' west of the signalized intersection of Nashville Highway at Greens Mill Road.

VOLUME DEVELOPMENT

Kimley-Horn evaluated the projected queues for the eastbound approach at the signal to determine if the driveway would be blocked by the queues at the signal. Traffic volumes from the original traffic impact study (TIS) completed by RPM in 2017 were used as the base volumes and then grown at 3% per year (consistent with the TIS) to an estimated build-out year of 2026. Trip generation for the development was calculated using rates and equations contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*. Internal capture and pass-by reductions to gross trips were calculated using ITE methodology. The projected trips for the development were added to the network based on the distribution and assignment provided in the original TIS.

The trip generation and projected volume calculations are provided in the attachments.

CAPACITY ANALYSES

Capacity analyses were conducted for the weekday AM and PM peak hours for the intersection of Nashville Highway at Greens Mill Road network intersections using *Synchro, Version 12.0*. *Synchro* software uses methodologies contained in the *Highway Capacity Manual, 7th Edition* to determine the operating characteristics of the intersection.

The AM peak hour resulted in the longest queues for the eastbound approach. The projected 95th percentile queue are as follows:

- Eastbound left-turn: 294'
 - Synchro note: the 95th percentile volume exceeds capacity, queue may be longer.
- Eastbound through: 24'
- Eastbound right-turn: 72'

The proposed right-out only driveway is located approximately 135' west of the eastbound stop bar at the signalized intersection. The signal will have three exiting lanes for the eastbound approach: one left, one through, and one right.

Based on the site plan provided in the attachments, the 95th percentile queues for the eastbound left-turn movement are projected to exceed the available storage and will spill back into the adjacent through lane. However, at the proposed right-out only driveway location there are multiple lanes available, and the driveway should not be blocked by the left-turn queue. The through and right-turn queues are not projected to reach the right-out driveway. Additionally, due to the left-turn queue length, the right-out driveway would be beneficial to allow through and right-turning vehicles to exit the site without being blocked by the left-turn queues.

CONCLUSION

The right-out driveway should maintain multiple eastbound lanes at this location to allow the eastbound left-turn spillback to occur west of the driveway. The driveway should have access to enter the through or right-turn lanes without queue concerns.

We hope this information is helpful. Please contact us at 615-564-2701 if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



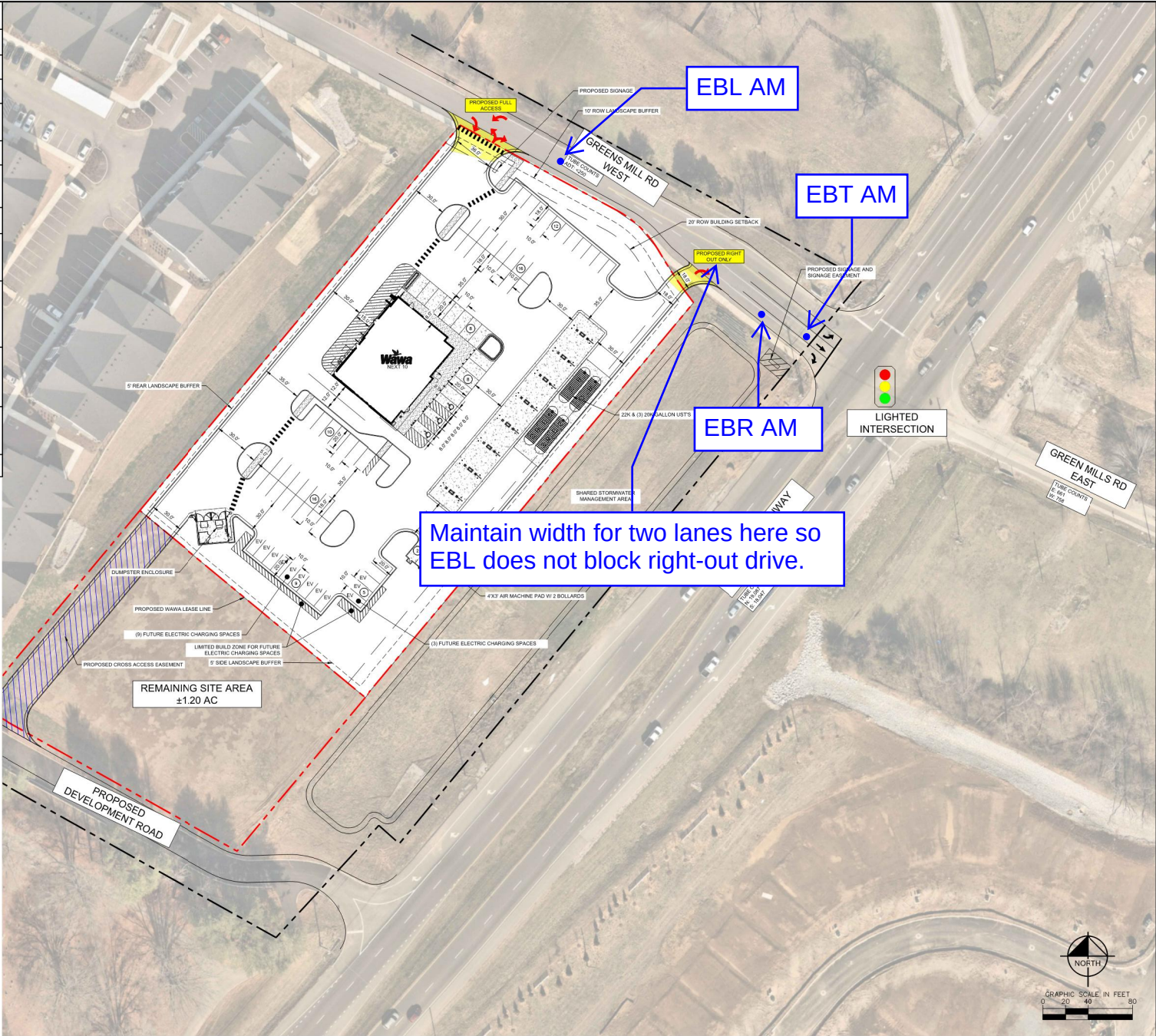
Kennedy Adams, P.E.
Project Manager

Attachments

- Site Plan
- Trip Generation
- Volume Calculations
- Synchro Reports

AM Peak Hour (Worst Case) Projected 95th Percentile Queues from 2024 Site Projected Traffic

SITE DATA	
JURISDICTION	COLUMBIA
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
WAWA SITE AREA	3.97 AC.± OVERALL 2.77 AC ± WAWA SITE
BUILDING AREA	6,200 S.F.
MIN. PARKING REQUIRED	1 PER 300 SF + 1.5 SPACES PER PUMP = 36 SPACES
PARKING PROVIDED	86 SPACES
ZONE A	26 SPACES
ZONE B	16 SPACES
ZONE C	44 SPACES
FRONT SETBACK	20 FT
SIDE (R/W) SETBACK	20 FT
SIDE SETBACK	0 FT (NONRESIDENTIAL)
REAR SETBACK	0 FT
FRONT BUFFER YARD	10 FT
SIDE BUFFER YARD	5 FT (NONRESIDENTIAL)
REAR BUFFER YARD	5 FT
BUILDING TYPE	NEXT10
CANOPY CONFIGURATION	STRAIGHT
CANOPY TYPE	SLOPED
# MPD'S	8



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PROJECT NO.	2024-001	DATE	4/25/2024	SCALE	AS SHOWN	DESIGNED BY	NW	DRAWN BY	NW	CHECKED BY	CVC
GOVERNANCE PLAN NASHVILLE HWY & GREEN MILLS RD											
WAWA COLUMBIA TENNESSEE											
SHEET NUMBER 2 OF 3											

Kimley»Horn
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10 LISA AVENUE, SUITE 400, NASHVILLE, TN 37210
PHONE: 615-554-2701
WWW.KIMLEY-HORN.COM

2024 Site Proposed Trip Generation													
ITE Code	Land Use	Setting/Location	Density		Daily			AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
220	Multifamily Housing (Low-Rise)	General Urban/Suburban	264	d.u.	1,768	884	884	105	25	80	134	84	50
934	Fast-Food Restaurant with Drive-Through Window	General Urban/Suburban	5,000	s.f.	2,338	1,169	1,169	223	114	109	165	86	79
945	Gasoline/Service Station With Convenience Market (5.5-10k SF Store)	General Urban/Suburban	16	f.p.	5,532	2,766	2,766	506	253	253	430	215	215
GROSS TRIPS					9,638	4,819	4,819	834	392	442	729	385	344
Gross Trips - Before Reductions					9,638	4,819	4,819	834	392	442	729	385	344
Residential					1,768	884	884	105	25	80	134	84	50
Retail					5,532	2,766	2,766	506	253	253	430	215	215
Restaurant					2,338	1,169	1,169	223	114	109	165	86	79
Reduction - Internal Capture					-2,918	-1,460	-1,458	-134	-67	-67	-282	-141	-141
Residential					-676	-338	-338	-19	-2	-17	-84	-52	-32
Retail					-1,185	-593	-592	-50	-16	-34	-117	-53	-64
Restaurant					-1,057	-529	-528	-65	-49	-16	-81	-36	-45
Reduction - Pass-By			AM	Daily/PM	-3,074	-1,537	-1,537	-360	-180	-180	-218	-109	-109
934	Fast-Food Restaurant with Drive-Through Window	General Urban/Suburban	49%	50%	-640	-320	-320	-78	-39	-39	-42	-21	-21
945	Gasoline/Service Station With Convenience Market	General Urban/Suburban	62%	56%	-2,434	-1,217	-1,217	-282	-141	-141	-176	-88	-88
NET TRIPS					3,646	1,822	1,824	340	145	195	229	135	94
2017 TIS TRIPS					3,714	1,856	1,858	307	157	150	265	170	95
NET TRIPS (2024 Site - 2017 TIS)					-68	-34	-34	33	-12	45	-36	-35	-1

Notes:

2017 TIS Proposed Trip Generation													
ITE Code	Land Use	Setting/Location	Density		Daily			AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
220	Multifamily Housing (Low-Rise)	General Urban/Suburban	316	d.u.	2,100	1,050	1,050	121	29	92	156	98	58
710	General Office Building	General Urban/Suburban	13,200	s.f.	200	100	100	29	26	3	31	5	26
821	Shopping Plaza (40-150K)	General Urban/Suburban	44,700	s.f.	3,018	1,509	1,509	77	48	29	232	114	118
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	30,100	s.f.	3,226	1,613	1,613	288	158	130	272	166	106
GROSS TRIPS					8,544	4,272	4,272	515	261	254	691	383	308
Gross Trips - Before Reductions					8,544	4,272	4,272	515	261	254	691	383	308
Residential					2,100	1,050	1,050	121	29	92	156	98	58
Office					200	100	100	29	26	3	31	5	26
Retail					3,018	1,509	1,509	77	48	29	232	114	118
Restaurant					3,226	1,613	1,613	288	158	130	272	166	106
Reduction - Internal Capture					-3,332	-1,667	-1,665	-76	-38	-38	-320	-160	-160
Residential					-813	-407	-406	-22	-2	-20	-73	-48	-25
Office					-130	-65	-65	-9	-6	-3	-13	-6	-7
Retail					-1,253	-627	-626	-12	-6	-6	-126	-59	-67
Restaurant					-1,136	-568	-568	-33	-24	-9	-108	-47	-61
Reduction - Pass-By			AM	Daily/PM	-1,498	-749	-749	-132	-66	-66	-106	-53	-53
820	Shopping Center	General Urban/Suburban	34%	34%	-600	-300	-300	-22	-11	-11	-36	-18	-18
932	High-Turnover (Sit-Down) Restaurant	General Urban/Suburban	43%	43%	-898	-449	-449	-110	-55	-55	-70	-35	-35
NET TRIPS					3,714	1,856	1,858	307	157	150	265	170	95

INTERSECTION VOLUME WORKSHEET

INTERSECTION 1

Site Access 1/Greens Mill Road at Nashville Highway

AM PEAK HOUR

	Site Access 1 Eastbound			Greens Mill Road Westbound			Nashville Highway Northbound			Nashville Highway Southbound			Total Intersection
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
Existing Traffic													
Existing 2017 AM Volumes	0	0	0	27	0	71	0	1740	9	31	1341	0	3219
Existing Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
Background Traffic													
Annual Growth Rate (Build-Out)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor (Build-Out)	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	
Growth Trips (Build-Out)	0	0	0	7	0	19	0	465	2	8	358	0	859
No-Build 2025 AM Volumes (Growth Only)	0	0	0	34	0	90	0	2205	11	39	1699	0	4078
Project Traffic													
Trip Distribution IN					5%		30%				30%	35%	
Trip Distribution OUT	(65%)	(5%)	(15%)										
Project Trips	127	10	29	0	7	0	44	0	0	0	44	51	312
Pass-By Distribution IN							50%	-50%			-25%	25%	
Pass-By Distribution OUT	(50%)		(25%)										
Pass-By Trips	90	0	45	0	0	0	90	-90	0	0	-45	45	135
Project Trips	217	10	74	0	7	0	134	-90	0	0	-1	96	447
Build 2025 AM Volumes (Growth Only)	217	10	74	34	7	90	134	2115	11	39	1698	96	4525

6/14/2024

PM PEAK HOUR

	Site Access 1 Eastbound			Greens Mill Road Westbound			Nashville Highway Northbound			Nashville Highway Southbound			Total Intersection
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right	
Existing Traffic													
Existing 2017 PM Volumes	0	0	0	22	0	39	0	1336	29	36	1655	0	3117
Existing Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	
Background Traffic													
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
Growth Factor	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	1.267	
Growth Trips	0	0	0	6	0	10	0	357	8	10	442	0	833
No-Build 2025 PM Volumes (Growth Only)	0	0	0	28	0	49	0	1693	37	46	2097	0	3950
Project Traffic													
Trip Distribution IN					5%		30%				30%	35%	
Trip Distribution OUT	(65%)	(5%)	(15%)										
Project Trips	61	5	14	0	7	0	41	0	0	0	41	47	216
Pass-By Distribution IN							50%	-50%			-25%	25%	0
Pass-By Distribution OUT	(50%)		(25%)										
Pass-By Trips	55	0	27	0	0	0	55	-55	0	0	-27	27	
Project Trips	116	5	41	0	7	0	96	-55	0	0	14	74	298
Build 2025 PM Volumes (Growth Only)	116	5	41	28	7	49	96	1638	37	46	2111	74	4248

6/14/2024

Queues

Wawa Columbia-NSH HWY

1: Nashville Hwy & Site Access 1/Greens Mill Rd

Build AM



Lane Group	EBL	EBT	EBR	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	228	11	78	138	141	2226	12	41	1787	101
v/c Ratio	1.11	0.02	0.15	0.71	0.72	0.93	0.01	0.28	0.80	0.08
Control Delay (s/veh)	141.1	39.6	24.5	48.3	47.8	29.8	0.0	12.3	23.0	1.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	141.1	39.6	24.5	48.3	47.8	29.8	0.0	12.3	23.0	1.3
Queue Length 50th (ft)	~200	8	36	56	62	857	0	8	581	0
Queue Length 95th (ft)	#294	24	72	124	#163	#1192	0	23	752	17
Internal Link Dist (ft)		557		592		555			481	
Turn Bay Length (ft)	115		100		190		230	470		240
Base Capacity (vph)	205	444	512	250	209	2370	1088	199	2218	1195
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	1.11	0.02	0.15	0.55	0.67	0.94	0.01	0.21	0.81	0.08

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

HCM 7th Signalized Intersection Summary

1: Nashville Hwy & Site Access 1/Greens Mill Rd

Wawa Columbia-NSH HWY

Build AM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	217	10	74	34	7	90	134	2115	11	39	1698	96
Future Volume (veh/h)	217	10	74	34	7	90	134	2115	11	39	1698	96
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	228	11	78	36	7	95	141	2226	12	41	1787	101
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	295	410	416	67	18	111	199	2327	1038	121	2279	1145
Arrive On Green	0.08	0.22	0.22	0.10	0.10	0.10	0.04	0.65	0.65	0.03	0.64	0.64
Sat Flow, veh/h	1781	1870	1585	310	172	1064	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	228	11	78	138	0	0	141	2226	12	41	1787	101
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1546	0	0	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	10.5	0.6	5.0	8.5	0.0	0.0	3.5	75.2	0.3	1.0	47.2	2.5
Cycle Q Clear(g_c), s	10.5	0.6	5.0	11.4	0.0	0.0	3.5	75.2	0.3	1.0	47.2	2.5
Prop In Lane	1.00		1.00	0.26		0.69	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	295	410	416	196	0	0	199	2327	1038	121	2279	1145
V/C Ratio(X)	0.77	0.03	0.19	0.71	0.00	0.00	0.71	0.96	0.01	0.34	0.78	0.09
Avail Cap(c_a), veh/h	295	446	446	225	0	0	266	2327	1038	212	2279	1145
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	49.0	39.9	37.2	57.2	0.0	0.0	25.2	20.7	7.8	32.4	16.8	5.4
Incr Delay (d2), s/veh	12.0	0.0	0.2	8.2	0.0	0.0	5.5	10.9	0.0	1.6	1.9	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.6	0.5	3.4	8.4	0.0	0.0	5.4	37.6	0.2	1.5	23.4	1.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	61.0	39.9	37.4	65.4	0.0	0.0	30.7	31.7	7.8	34.0	18.7	5.4
LnGrp LOS	E	D	D	E			C	C	A	C	B	A
Approach Vol, veh/h	317			138			2379			1929		
Approach Delay, s/veh	54.4			65.4			31.5			18.3		
Approach LOS	D			E			C			B		
Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.4	89.1		32.5	10.1	87.4	15.0	17.5				
Change Period (Y+Rc), s	4.5	4.0		4.0	4.5	4.0	4.5	4.0				
Max Green Setting (Gmax), s	10.5	76.0		31.0	10.5	76.0	10.5	16.0				
Max Q Clear Time (g_c+I1), s	3.0	77.2		7.0	5.5	49.2	12.5	13.4				
Green Ext Time (p_c), s	0.0	0.0		0.3	0.1	15.3	0.0	0.1				
Intersection Summary												
HCM 7th Control Delay, s/veh	28.7											
HCM 7th LOS	C											

Queues

Wawa Columbia-NSH HWY

1: Nashville Hwy & Site Access 1/Greens Mill Rd

Build PM



Lane Group	EBL	EBT	EBR	WBT	NBL	NBT	NBR	SBL	SBT	SBR
Lane Group Flow (vph)	122	5	43	88	101	1724	39	48	2222	78
v/c Ratio	0.51	0.01	0.08	0.53	0.51	0.74	0.03	0.26	1.00	0.06
Control Delay (s/veh)	45.1	32.2	19.8	34.6	23.5	17.8	0.0	9.6	44.0	2.0
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	45.1	32.2	19.8	34.6	23.5	17.8	0.0	9.6	44.0	2.0
Queue Length 50th (ft)	74	3	16	25	19	440	0	9	~885	2
Queue Length 95th (ft)	122	12	38	72	75	633	0	23	#1134	19
Internal Link Dist (ft)		557		592		555			481	
Turn Bay Length (ft)	115		100		190		230	470		240
Base Capacity (vph)	244	525	521	265	238	2317	1070	248	2203	1210
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.50	0.01	0.08	0.33	0.42	0.74	0.04	0.19	1.01	0.06

Intersection Summary

~ Volume exceeds capacity, queue is theoretically infinite.

Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

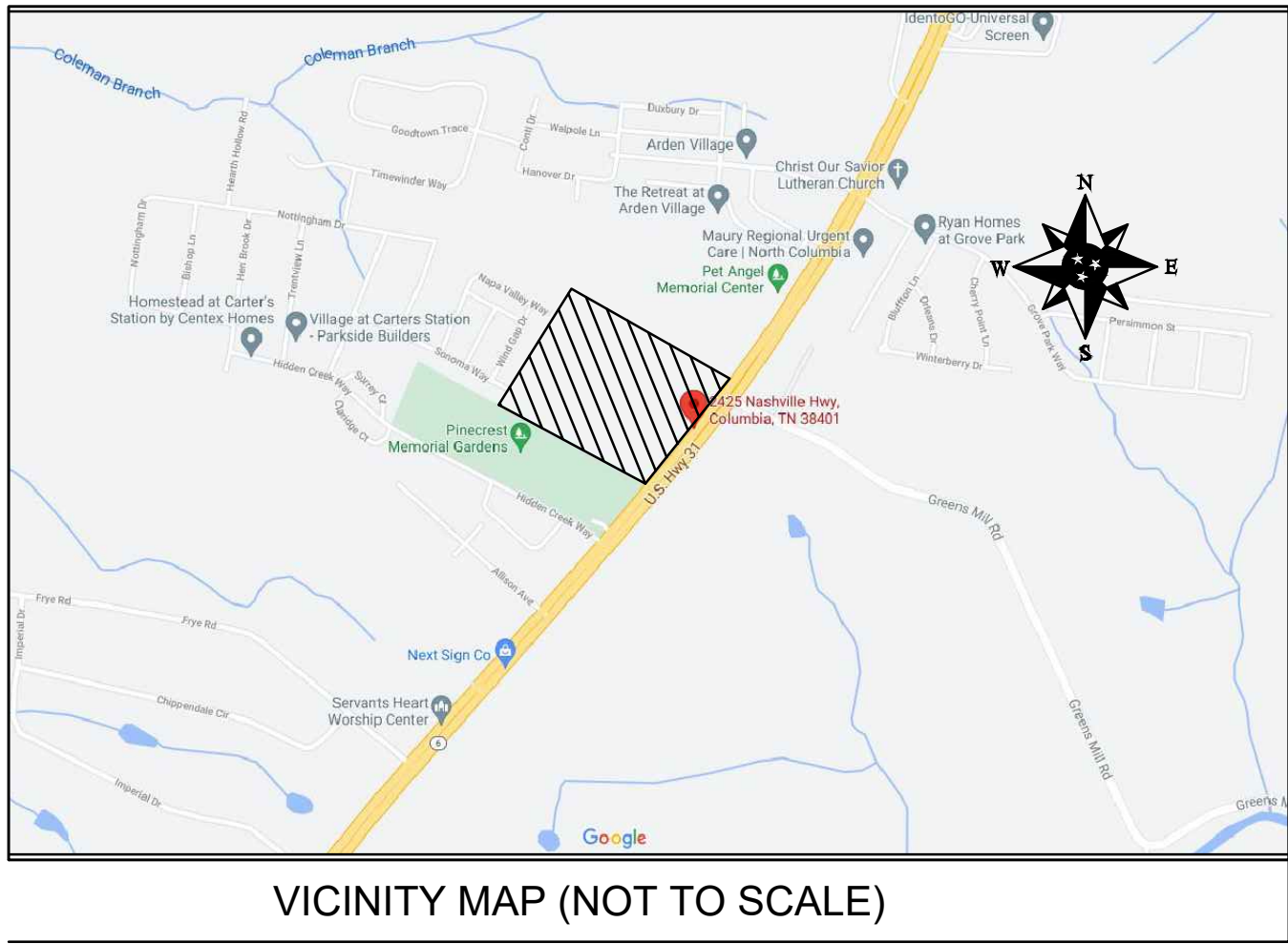
HCM 7th Signalized Intersection Summary

1: Nashville Hwy & Site Access 1/Greens Mill Rd

Wawa Columbia-NSH HWY

Build PM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	116	5	41	28	7	49	96	1638	37	46	2111	74
Future Volume (veh/h)	116	5	41	28	7	49	96	1638	37	46	2111	74
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	122	5	43	29	7	52	101	1724	39	48	2222	78
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	305	360	374	73	18	68	154	2342	1044	219	2312	1154
Arrive On Green	0.08	0.19	0.19	0.07	0.07	0.07	0.04	0.66	0.66	0.03	0.65	0.65
Sat Flow, veh/h	1781	1870	1585	398	237	919	1781	3554	1585	1781	3554	1585
Grp Volume(v), veh/h	122	5	43	88	0	0	101	1724	39	48	2222	78
Grp Sat Flow(s),veh/h/ln	1781	1870	1585	1554	0	0	1781	1777	1585	1781	1777	1585
Q Serve(g_s), s	6.7	0.2	2.3	4.4	0.0	0.0	2.0	35.3	0.9	1.0	64.1	1.5
Cycle Q Clear(g_c), s	6.7	0.2	2.3	6.1	0.0	0.0	2.0	35.3	0.9	1.0	64.1	1.5
Prop In Lane	1.00		1.00	0.33		0.59	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	305	360	374	158	0	0	154	2342	1044	219	2312	1154
V/C Ratio(X)	0.40	0.01	0.12	0.56	0.00	0.00	0.66	0.74	0.04	0.22	0.96	0.07
Avail Cap(c_a), veh/h	337	527	515	267	0	0	246	2342	1044	327	2312	1154
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	0.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	40.7	36.0	33.0	49.9	0.0	0.0	28.3	12.4	6.6	12.1	17.9	4.3
Incr Delay (d2), s/veh	0.8	0.0	0.1	3.0	0.0	0.0	4.7	2.1	0.1	0.5	11.1	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	5.5	0.2	1.6	4.4	0.0	0.0	3.2	17.0	0.5	0.6	31.3	0.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	41.5	36.0	33.1	53.0	0.0	0.0	33.1	14.5	6.6	12.6	29.0	4.3
LnGrp LOS	D	D	C	D			C	B	A	B	C	A
Approach Vol, veh/h	170			88			1864			2348		
Approach Delay, s/veh	39.3			53.0			15.4			27.8		
Approach LOS	D			D			B			C		
Timer - Assigned Phs	1	2		4	5	6	7	8				
Phs Duration (G+Y+Rc), s	8.3	76.5		25.2	9.3	75.6	13.1	12.1				
Change Period (Y+Rc), s	4.5	4.0		4.0	4.5	4.0	4.5	4.0				
Max Green Setting (Gmax), s	10.5	56.0		31.0	10.5	56.0	10.5	16.0				
Max Q Clear Time (g_c+I1), s	3.0	37.3		4.3	4.0	66.1	8.7	8.1				
Green Ext Time (p_c), s	0.0	11.5		0.1	0.1	0.0	0.0	0.2				
Intersection Summary												
HCM 7th Control Delay, s/veh	23.6											
HCM 7th LOS	C											



MAP 051, PARCEL 022.02
VILLAGE AT CARTER'S STATION DEV LLC, SECTION 1
PLAT BOOK P21, PAGE 490
(R.O.M.C.T.)

LAND DESCRIPTION PER TITLE COMMITMENT

LAND IN MAURY COUNTY, TENNESSEE, BEING LOT NO. 1, SHOWN ON "A MAJOR PLAT OF VILLAGES AT CARTER'S CREEK COLUMBIA, MAURY COUNTY, TENNESSEE," ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK P22, PAGE 489, REGISTER OF DEEDS OFFICE OF MAURY COUNTY, TENNESSEE.

TOGETHER WITH THE EASEMENT RIGHTS CONTAINED IN THE RECIPROCAL EASEMENT AGREEMENT OF RECORD IN RECORD BOOK R2805, PAGE 906, SAID REGISTER'S OFFICE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO NOMAU PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM JERRY T. CHURCH, EXECUTOR OF THE ESTATE OF DOROTHY M. CHURCH AND JERRY T. CHURCH AND WANDA CRAIG, AS SOLE BENEFICIARIES OF THE ESTATE, OF RECORD IN RECORD BOOK R2761, PAGE 1138 AND RECORD BOOK R2761, PAGE 1144, DATED AUGUST 9, 2021, SAID REGISTER'S OFFICE.

PURSUANT TO THE CERTIFICATE OF CONVERSION DATED FEBRUARY 8, 2023, FILE NUMBER 804206356, OF RECORD IN THE TEXAS SECRETARY OF STATE'S OFFICE, NASH SPRING HILL JV, LP, A TEXAS LIMITED PARTNERSHIP HAS CONVERTED TO NASH SPRING HILL JV, A TEXAS GENERAL PARTNERSHIP.

SITE INFORMATION

LOT 2 AREA.....18.88 ACRES± OR 822,453 FT²

SETBACK INFORMATION FROM PLAT

STREET.....10'

SIDE.....0'

REAR.....10'

MAX BUILDING HEIGHTS

PRINCIPAL BUILDING 2 STORIES MIN. - 4 STORIES MAX

ACCESSORY BUILDING 2 STORIES MAX

DENSITY / FLOOR AREA RATIO (FAR)

DENSITY / FLOOR AREA RATIO (FAR) APPLICABLE ONLY TO DEVELOPMENT PARCELS

12 DENSITY UNITS PER ACRE MAX

PARKING NOTE:

401 STANDARD PARKING SPACES

23 HANDICAP PARKING SPACES

424 TOTAL PARKING SPACES

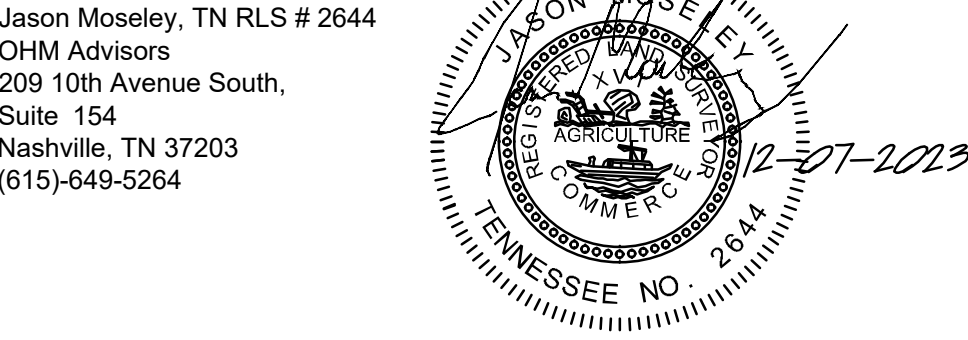
LEGEND

○	 BOLLARD
●	 EV CHARGING POST
✱	 LIGHT POLE/YARD LIGHT
⬠	 ELECTRICAL BOX
⬠	 ELECTRIC METER
⬠	 TRANSFORMER
⬠	 STORM DRAIN INLET
⬠	 YARD DRAIN
⬠	 STORM DRAIN MANHOLE
⬠	 SANITARY SEWER MANHOLE
⬠	 SANITARY SEWER CLEAN OUT
⬠	 SEWER VALVE
⬠	 WATER VALVE
⬠	 WATER METER
⬠	 FIRE HYDRANT
⬠	 IRRIGATION CONTROL VALVE
—X—	FENCE
—	CARPORT OVERHANG
▬	ASPHALT
▬	CONCRETE
▬	BUILDING

To: Nash Spring Hill JV, a Texas general partnership, Southside Bank, its successors and assigns, Old Republic National Title Insurance Company, and its issuing agent, Bradley Arant Boult Cummings LLP:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 8, 9, 10, 11, 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The field work was completed on December 7, 2023.

Date of Plat or Map: March 28, 2024



SPECIAL NOTE:

THE BOUNDARY SHOWN IS BASED ON PLATBOOK 22, PAGE 489 (R.O.M.C.T.) AND NO BOUNDARY SURVEY WAS PERFORMED.

P.O.B.
5/8" IRON PIN SET
CAPPED OHM ADVISORS

AN ALTA/NSPS LAND TITLE SURVEY OF LOT 1 OF THE
VILLAGES AT CARTER'S CREEK PROPERTY
3RD COUNCIL DISTRICT
2425 NASHVILLE HIGHWAY
COLUMBIA, MAURY COUNTY, TN

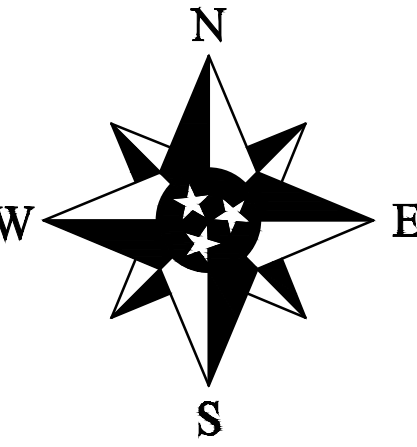
MAP 051, PARCEL 022.01
VILLAGE AT CARTER'S STATION DEV LLC, SECTION 1
PLAT BOOK P21, PAGE 490
(R.O.M.C.T.)

MAP 051, PARCEL 021.00
DAVID A. DANIELS
BOOK 1157, PAGE 404
(R.O.M.C.T.)

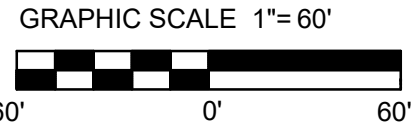
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	528.69'	10169.49	2.98	S38° 37' 35"W	528.63'
C2	24.16'	57.50	24.07	N73° 03' 05"W	23.98'
C7	70.85'	194.00	20.92	S51° 26' 07"E	70.45'
C8	12.32'	52.44	13.46	S45° 18' 56"E	12.29'

OHM ADVISORS
209 10th AVENUE SOUTH
SUITE 154
NASHVILLE, TN 37203
615-649-5264



TENNESSEE GRID NORTH
HORIZONTAL DATUM = NAD83
VERTICAL DATUM = NAVD88



- GENERAL NOTES:
- PER FEMA WEBSITE ON SEPTEMBER 29, 2023 THIS PROPERTY LIES IN ZONE 'X' PER FEMA (FEDERAL EMERGENCY MANAGEMENT AGENCY) MAP 47119C0180E, PANEL NOT PRINTED, EFFECTIVE APRIL 16, 2007.
 - PROPERTY CURRENTLY ZONED: PUD-MU (PLANNED UNIT DEVELOPMENT-MIXED USE)
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THE PARCEL.
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY, IF ANY, NAMED HEREON. THIS DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS WRITTEN CONSENT BY THE SURVEYOR.
 - HEREON PROPERTY IS SUBJECT TO THE RESTRICTIONS AND REGULATIONS SET FORTH BY THE CITY OF COLUMBIA ZONING AND PLANNING DIVISION.
 - NO LIABILITY WILL BE ACCEPTED BEYOND THAT OF THE FOUR (4) YEAR STATUTE OF LIMITATIONS (T.C.A. 28-3-114 & T.C.A. 28-3-202) ORIGINATING FROM THE FIELD DATE SHOWN HEREON.
 - RTK GPS POSITIONAL DATA WAS OBSERVED BETWEEN THE DATES 8/25/2023 AND 9/25/2023 UTILIZING A CARLSON BRX7 MULTI FREQUENCY RECEIVER. THE GRID COORDINATES SHOWN WERE DERIVED USING A VRS NETWORK OF CORS STATIONS REFERENCED TO NAD83 (2011) (EPOCH 2010). GEOID 18. POSITIONAL ACCURACY OF THE GPS VECTORS DOES NOT EXCEED: H 0.04', V 0.06'.

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REVISION TABLE

1.		

SURVEY ORDERED BY: CERCO DEVELOPMENT
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

PROPERTY ADDRESS: 2425 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

PROPERTY OWNER: NASH SPRING HILL JV, LP
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

DEED REFERENCE: BOOK R2805, PAGE 906, R.O.M.C.T.
PLAT REFERENCE: PLAT BOOK P22, PAGE 489, R.O.M.C.T.
MAP: 051 PARCEL ID: 022.00
COLUMBIA, MAURY COUNTY, TENNESSEE

OHM PROJECT#: 1231-23-0010

DRAWN BY: MT/SS/CE DATE: MARCH 29, 2024

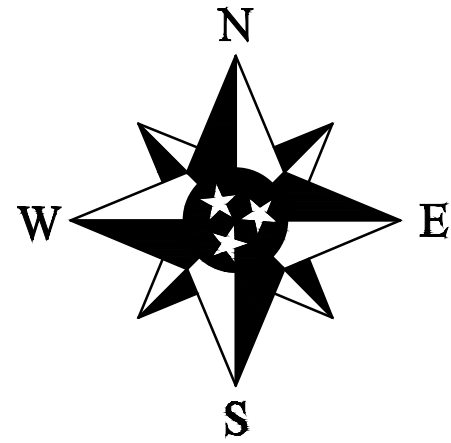
FIELD WORK: SS/MP/SM/JW DATE: DECEMBER 7, 2023

"P:\11000_1999\1231230010_Carters_Creek_AbsolutDrawings\Survey\Carters_Creek_Absolut.dwg"

SHEET 1 OF 3



OHM ADVISORS
209 10th AVENUE SOUTH
SUITE 154
NASHVILLE, TN 37203
615-649-5264



TENNESSEE GRID NORTH
HORIZONTAL DATUM = NAD83
VERTICAL DATUM= NAVD88

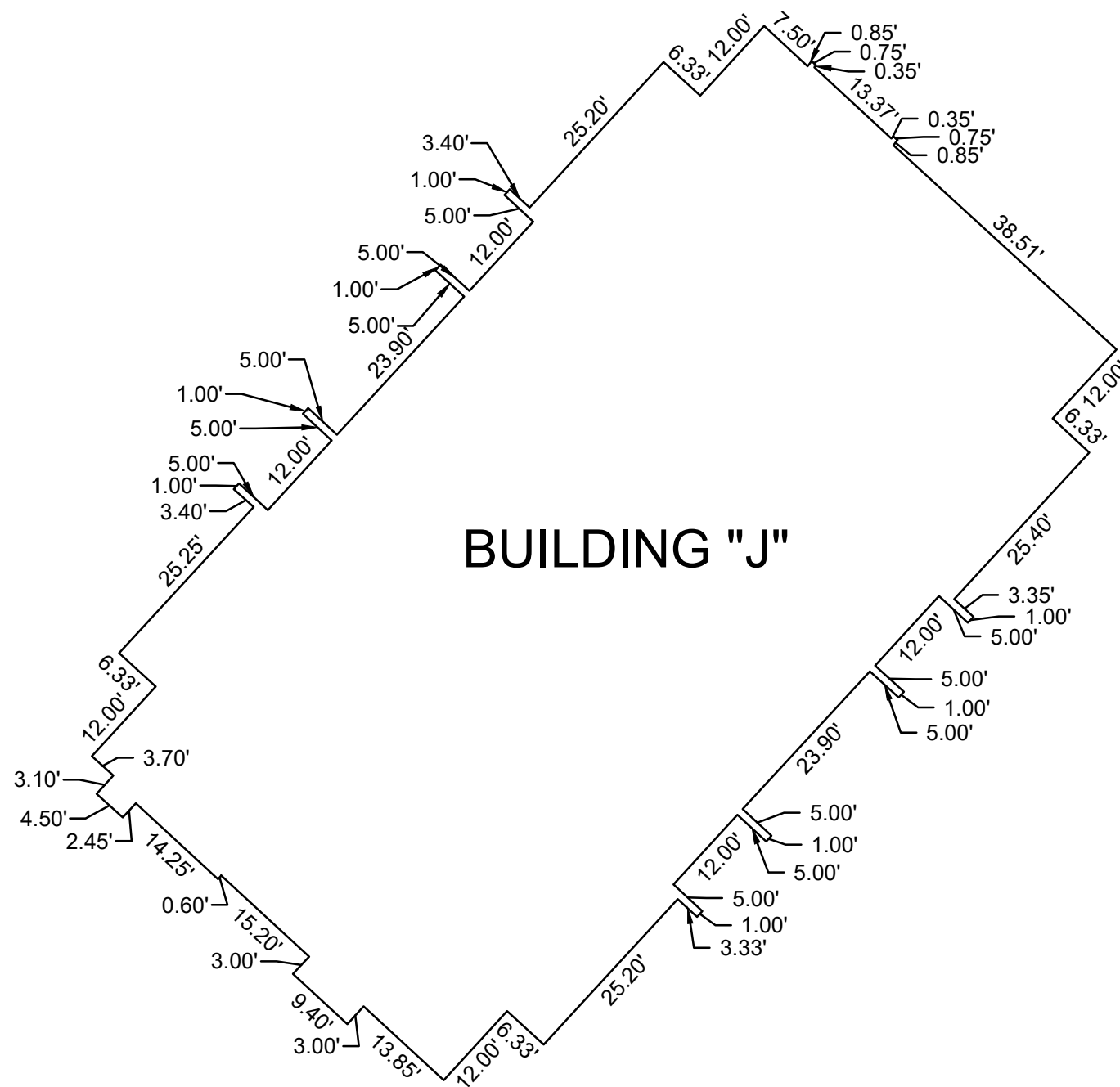
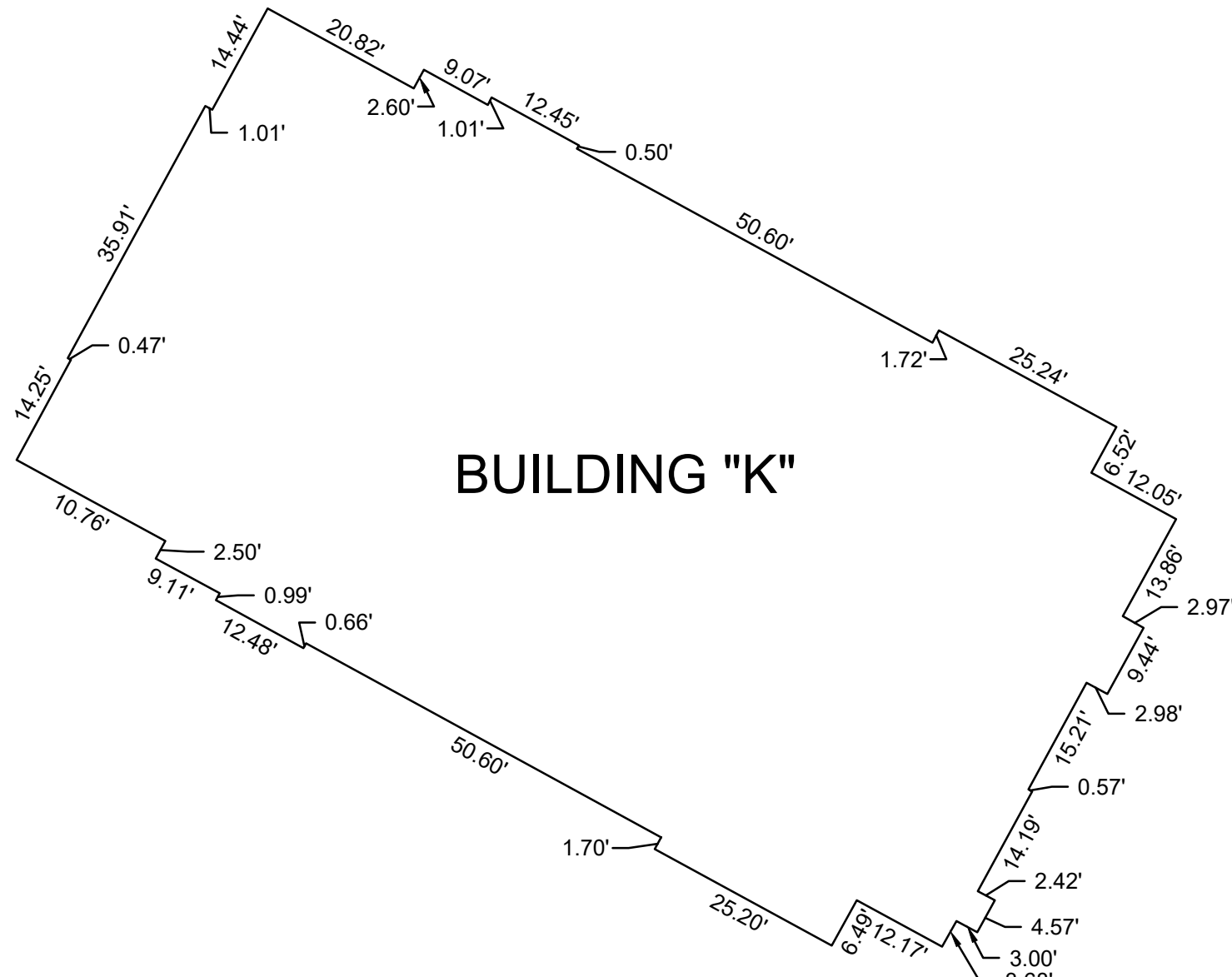
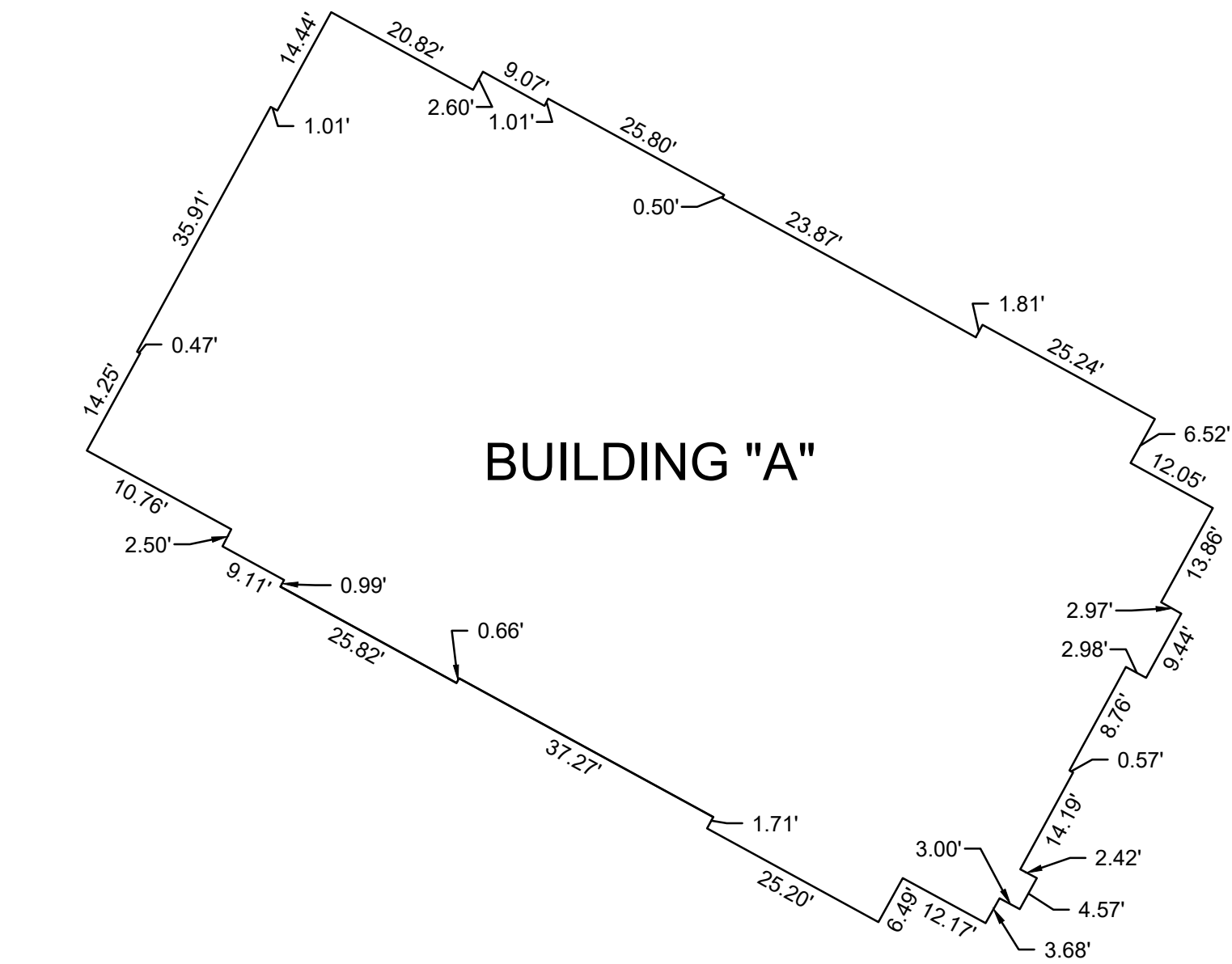
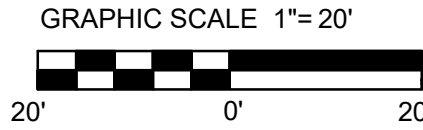


TABLE A

ITEM 9: NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.

ITEM 16: EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

ITEM 17: PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

TITLE COMMITMENT
ISSUED BY: OLD REPUBLIC TITLE INSURANCE COMPANY
ISSUED DATE: OCTOBER 26, 2023 AT 8:00AM
REVISED DATE: NOVEMBER 08, 2023 2:40 PM

COMMITMENT # 234616

SCHEDULE B, PART II, EXCEPTIONS

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. **NOT A MATTER OF SURVEY.**
2. ANY DISCREPANCIES, CONFLICTS, EASEMENTS, BOUNDARY LINE DISPUTES, ANY SHORTAGES IN AREA, ENCROACHMENTS OR PROTRUSIONS, OR OVERLAPPING OF IMPROVEMENTS WHICH WOULD BE DISCLOSED BY AN INSPECTION AND ACCURATE SURVEY OF THE PREMISES. **NOT A MATTER OF SURVEY.**
3. RIGHTS AND CLAIMS OF PARTIES IN POSSESSION. **NOT A MATTER OF SURVEY.**
4. MECHANICS', CONTRACTORS', OR MATERIALMEN'S LIENS AND LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS ON RECORD. **NOT A MATTER OF SURVEY.**
5. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSON(S) IN POSSESSION THEREOF. **NOT A MATTER OF SURVEY.**
6. LIENS, ENCUMBRANCES, OR CLAIMS THEREOF, WHICH ARE NOT SHOWN BY THE PUBLIC RECORD. **NOT A MATTER OF SURVEY.**
7. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2023 AND SUBSEQUENT YEARS FOR MAP-PAR. 051-022.00.

MAURY COUNTY TAXES FOR 2023, MAP-PAR. 051-022.00, \$96,927.00, UNPAID, A LIEN NOW DUE AND PAYABLE, BUT NOT YET DELINQUENT UNTIL MARCH 1, 2024.

CITY OF COLUMBIA TAXES FOR 2023, MAP-PAR. 051-022.00, \$41,872.00, UNPAID, A LIEN NOW DUE AND PAYABLE, BUT NOT YET DELINQUENT UNTIL MARCH 1, 20243.

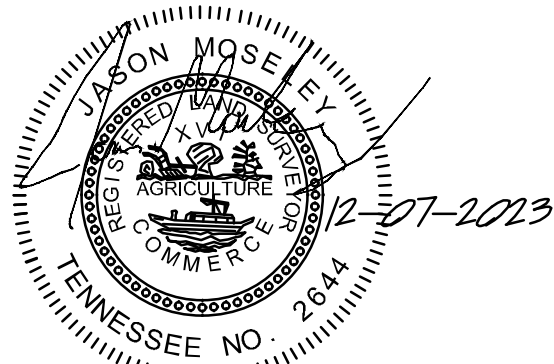
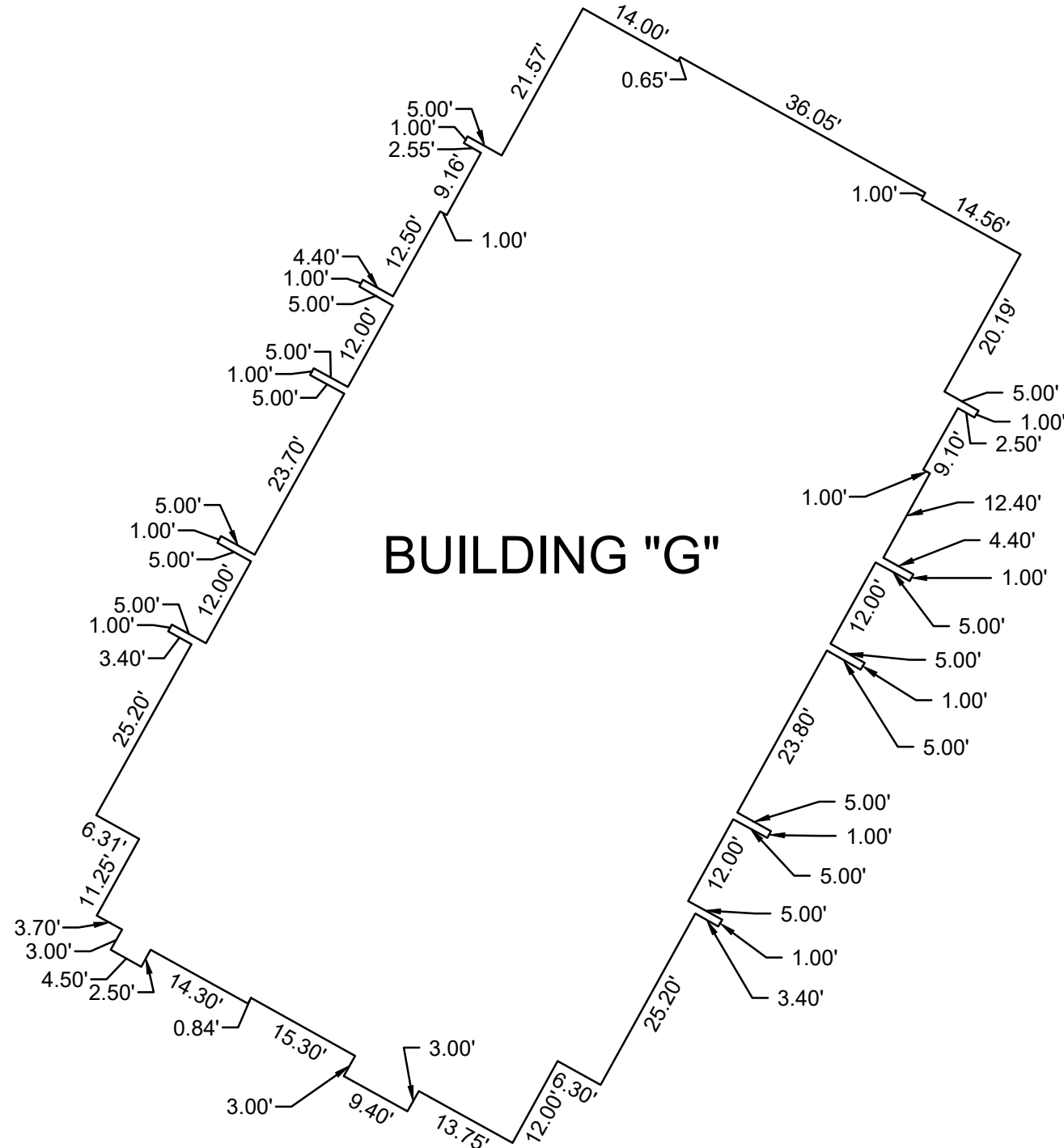
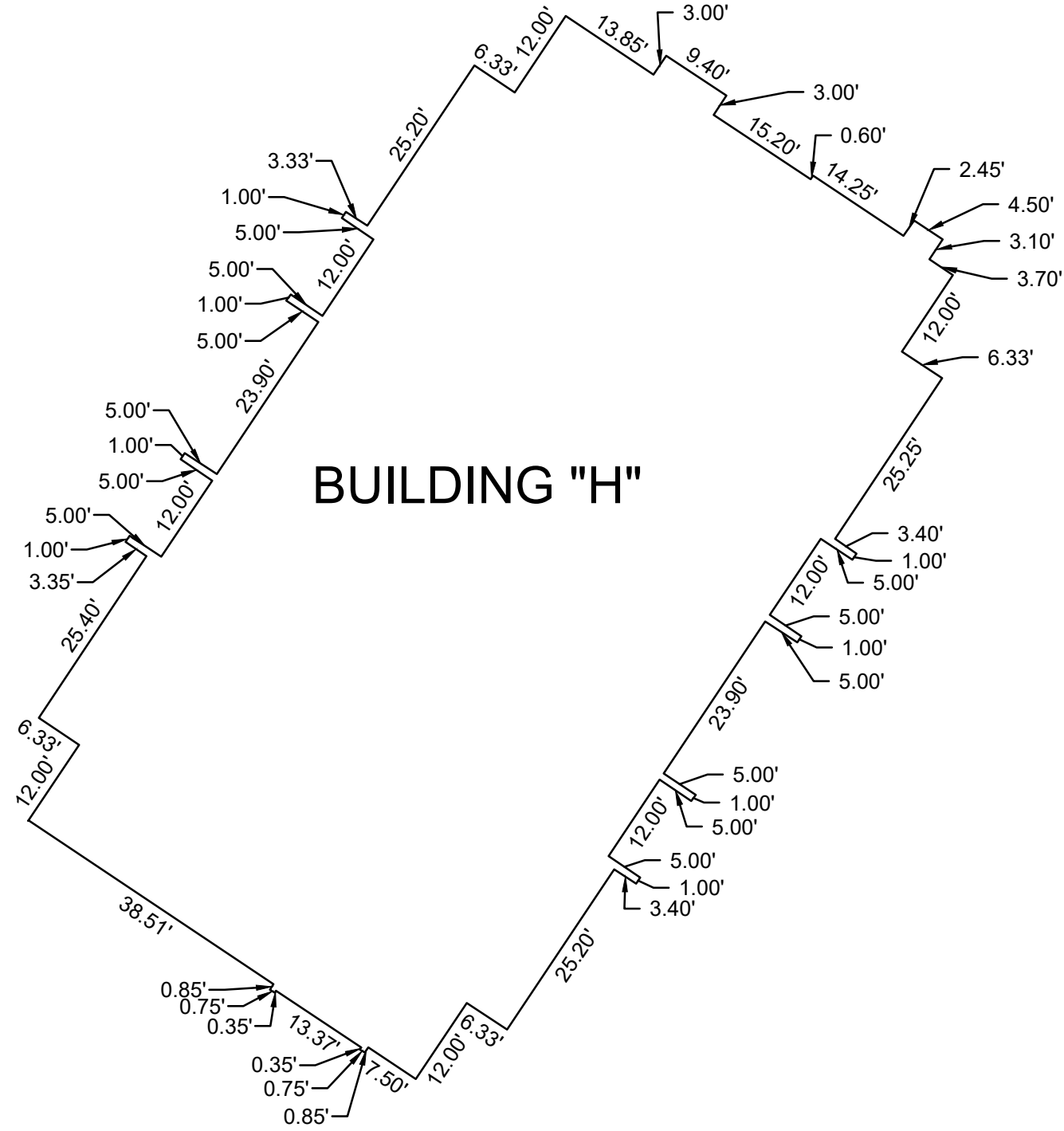
IF IMPROVEMENTS ARE COMPLETED AFTER JANUARY 1 OF ANY YEAR THE LAW REQUIRES SUPPLEMENTAL ASSESSMENTS FOR THE YEAR IN WHICH IMPROVEMENTS ARE COMPLETED, AS DEFINED BY STATUTE. THE COMPANY ASSUMES NO LIABILITY FOR TAXES ASSESSED BY CORRECTION PURSUANT TO THE PROVISIONS OF TENNESSEE CODE ANNOTATED SECTIONS 67-5-603, ET SEQ. **NOT A MATTER OF SURVEY.**

8. LANDSCAPE EASEMENT AGREEMENT AS GRANTED TO VILLAGE AT CARTER'S STATION DEVELOPMENT, LLC BY NOMAU PARTNERS, LLC OF RECORD IN RECORD BOOK R2511, PAGE 1315, SAID REGISTER'S OFFICE. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**

9. MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK P22, PAGE 489, SAID REGISTER'S OFFICE. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**

10. RECIPROCAL EASEMENT AGREEMENT OF RECORD IN RECORD BOOK R2805, PAGE 890, SAID REGISTER'S OFFICE. **AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.**

11. MEMORANDUM OF AGREEMENT OF RECORD IN RECORD BOOK R2922, PAGE 82, SAID REGISTER'S OFFICE. **AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND NOT SPECIFICALLY PLOTTABLE.**



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REVISION TABLE

1.

SURVEY ORDERED BY: CERCO DEVELOPMENT
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

PROPERTY ADDRESS: 2425 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

PROPERTY OWNER: NASH SPRING HILL JV, LP
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

DEED REFERENCE: BOOK R2805, PAGE 906, R.O.M.C.T.
PLAT REFERENCE: PLAT BOOK P22, PAGE 489, R.O.M.C.T.
MAP: 051 PARCEL ID: 022.00
COLUMBIA, MAURY COUNTY, TENNESSEE

OHM PROJECT#: 1231-23-0010

DRAWN BY: MT/SS/CE DATE: MARCH 29, 2024

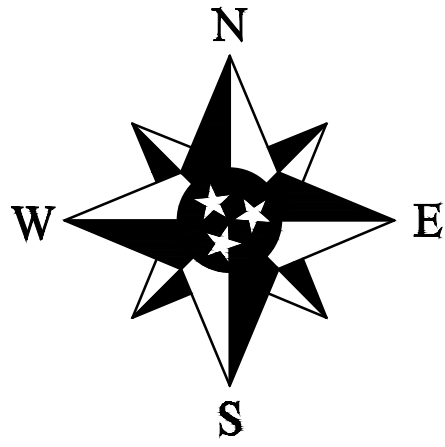
FIELD WORK: SS/MP/SM/UW DATE: DECEMBER 7, 2023

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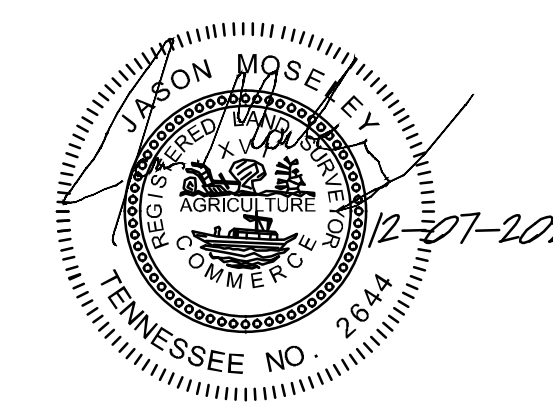
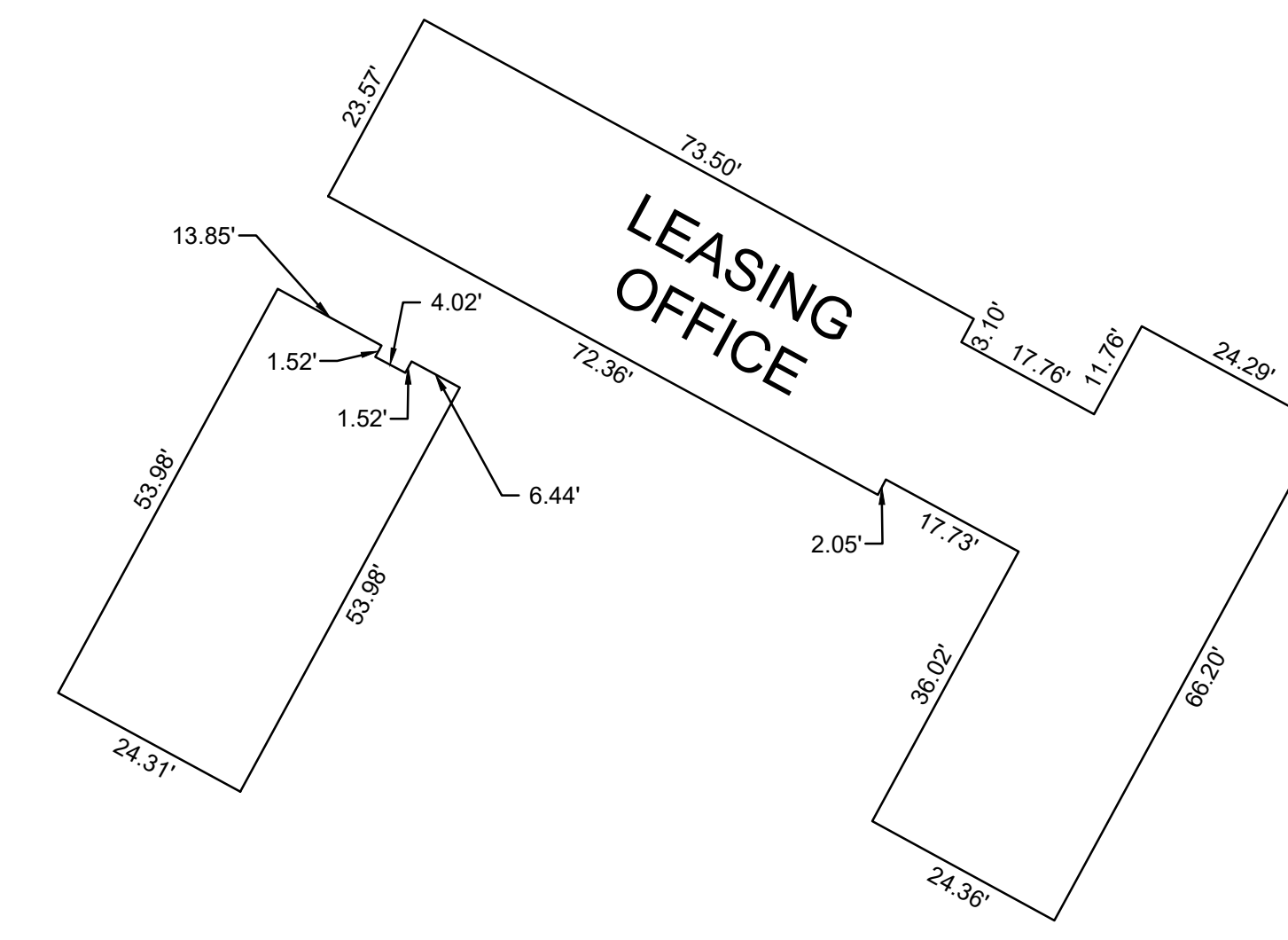
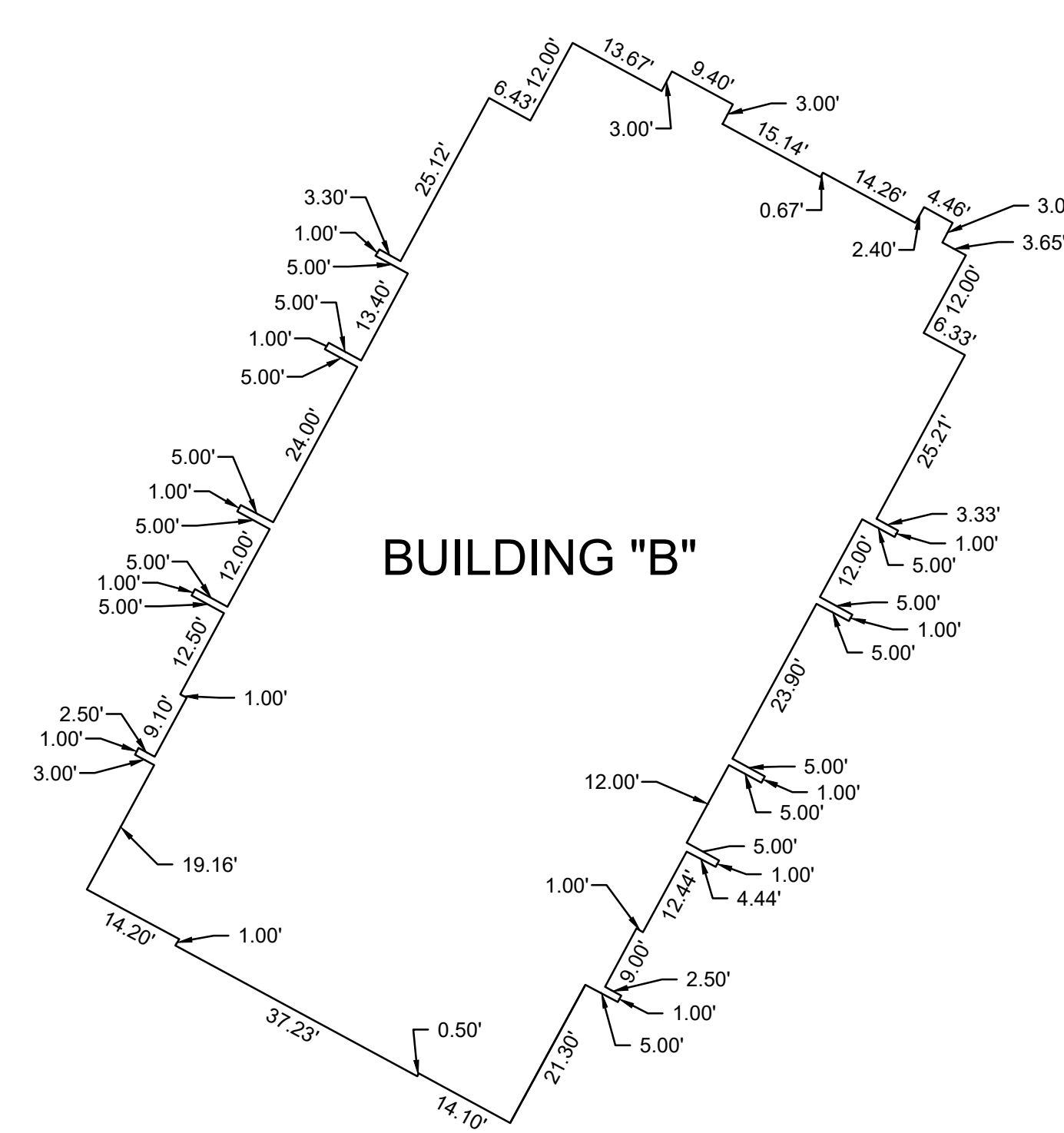
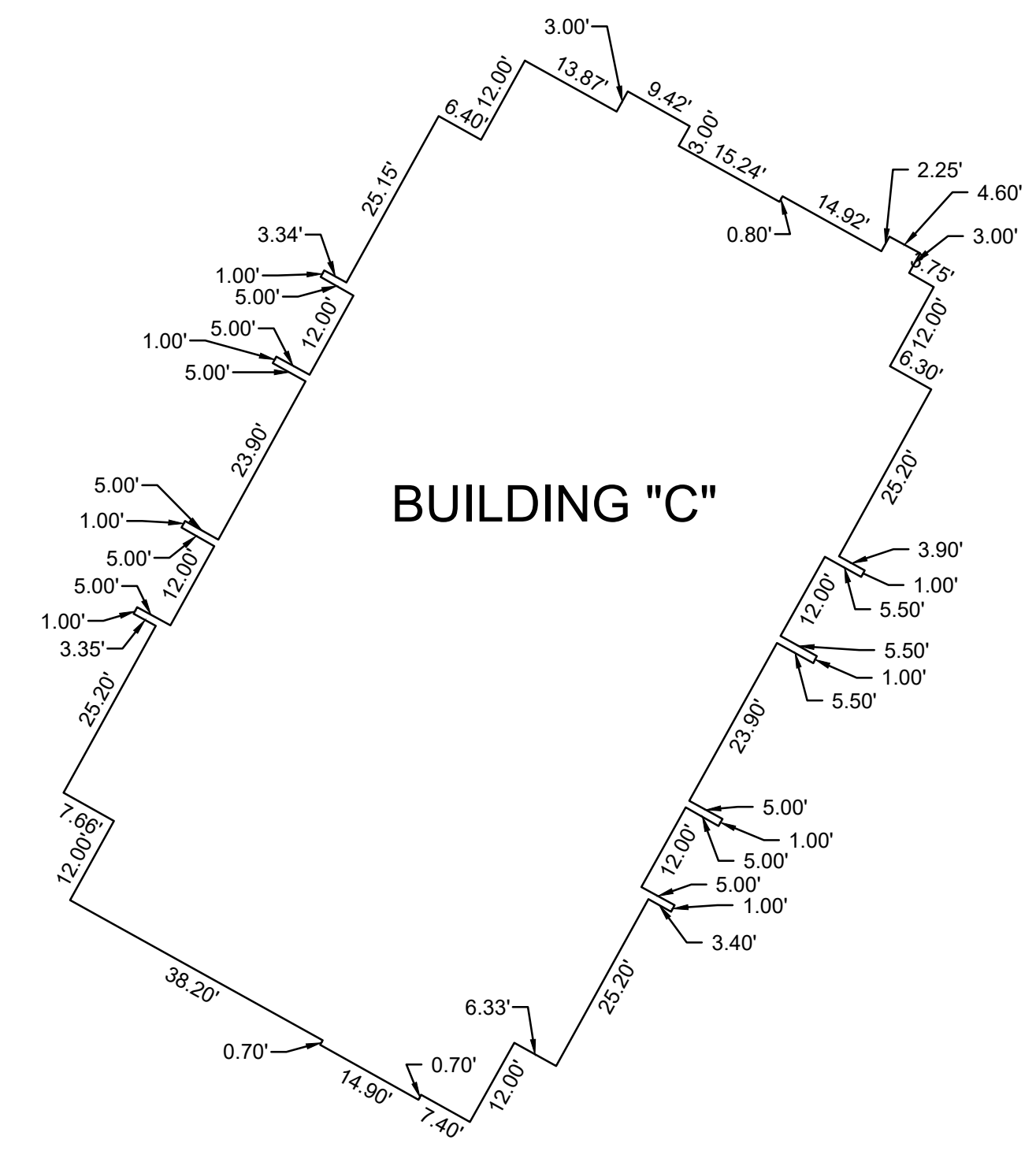
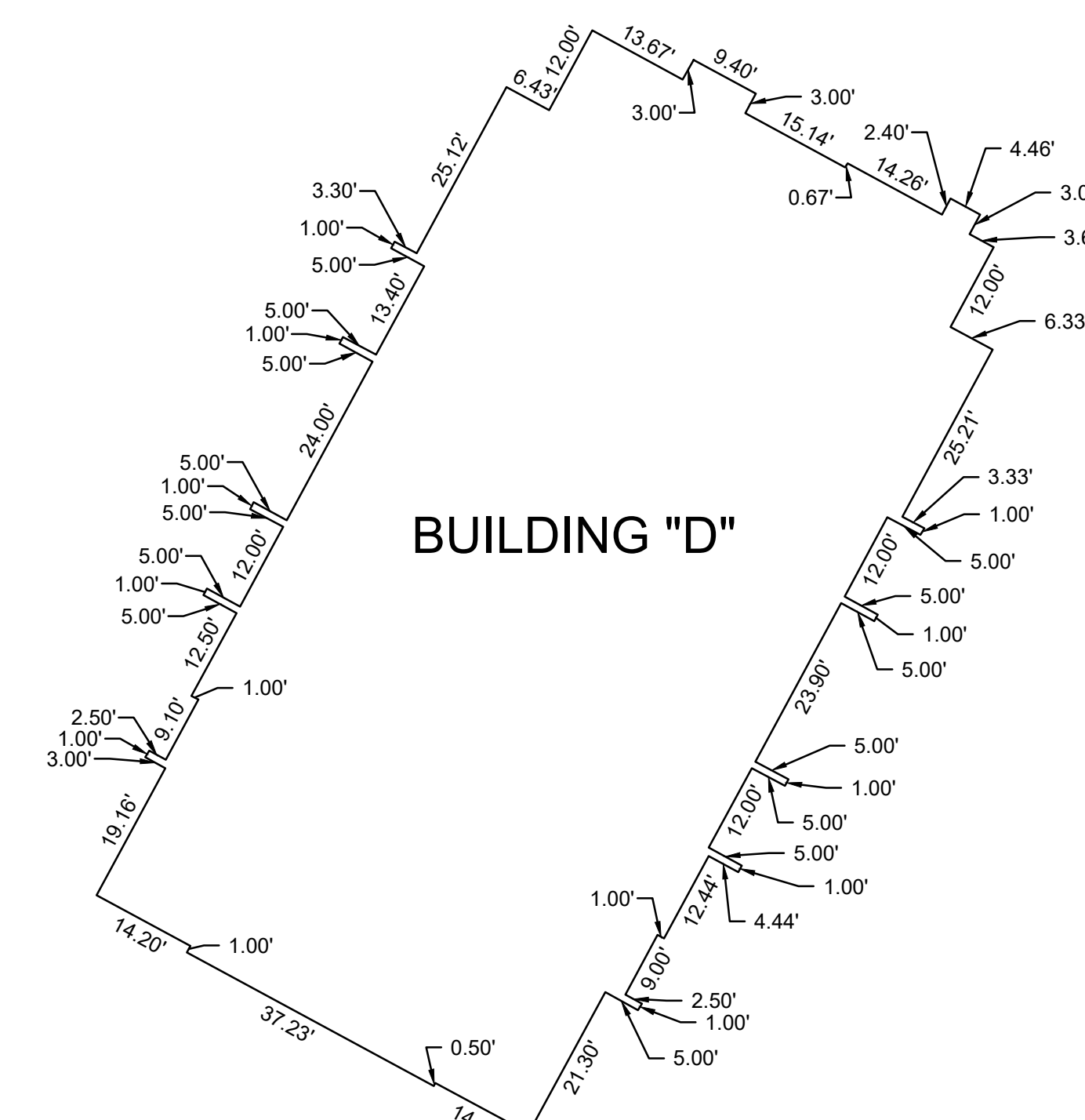
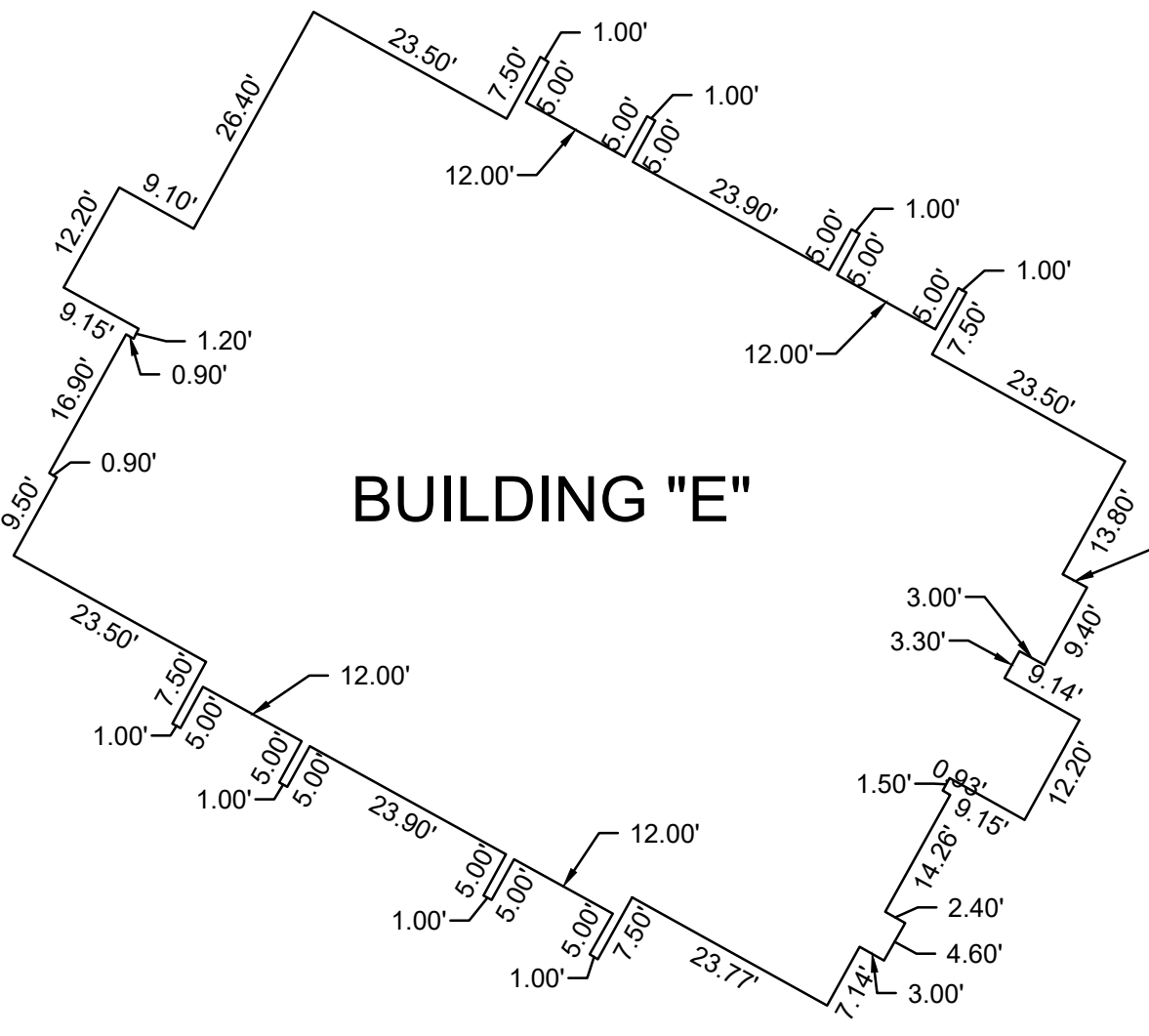
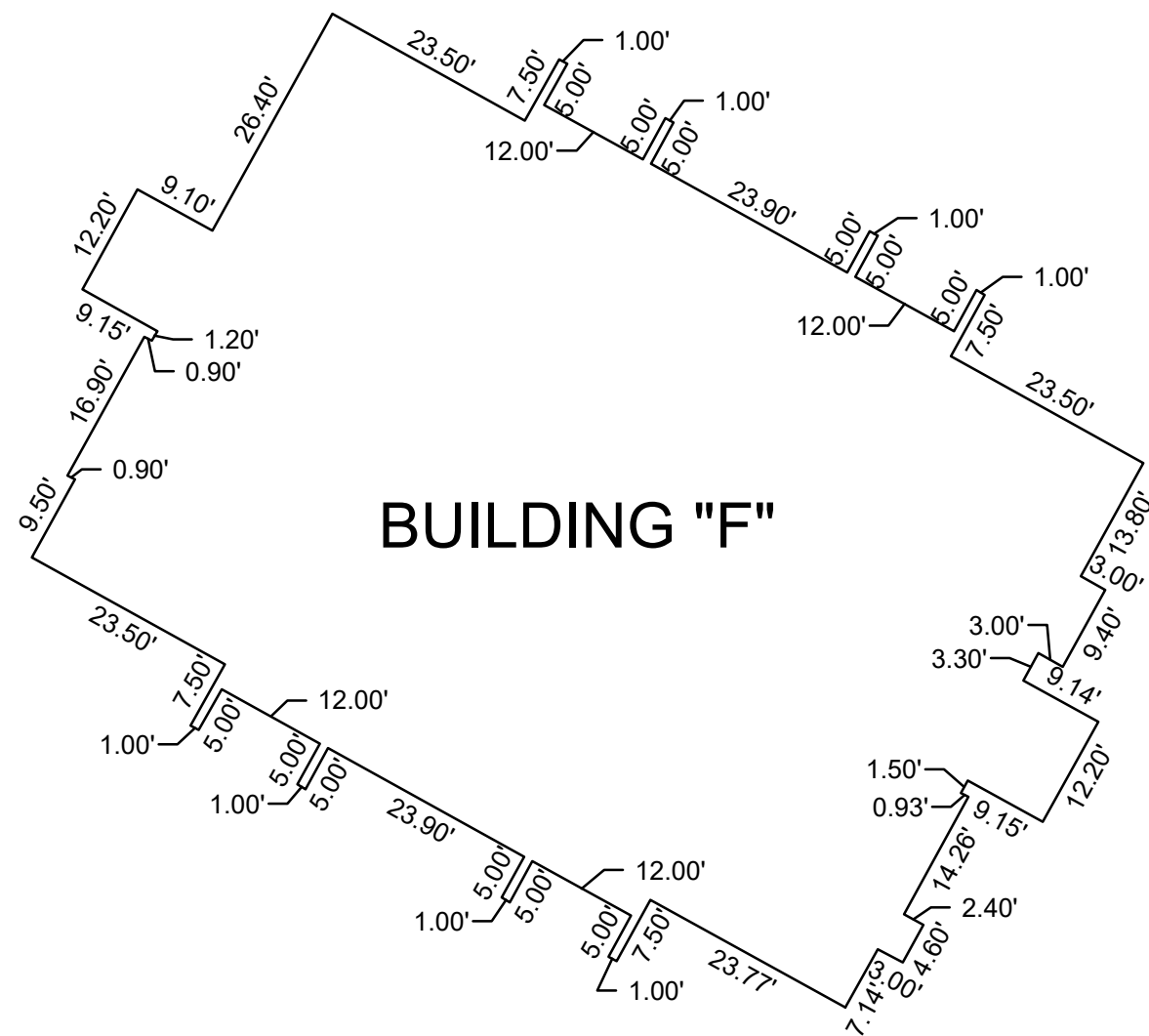
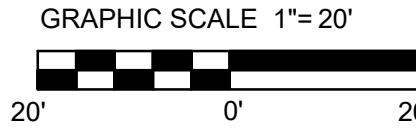
SHEET 2 OF 3



OHM ADVISORS
209 10th AVENUE SOUTH
SUITE 154
NASHVILLE, TN 37203
615-649-5264



TENNESSEE GRID NORTH
HORIZONTAL DATUM = NAD83
VERTICAL DATUM= NAVD88



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REVISION TABLE		
1.		

SURVEY ORDERED BY: CERCO DEVELOPMENT
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

PROPERTY ADDRESS: 2425 NASHVILLE HIGHWAY
COLUMBIA, TENNESSEE 38401

PROPERTY OWNER: NASH SPRING HILL JV, LP
500 W 5TH STREET, SUITE 700
AUSTIN, TEXAS 78701

DEED REFERENCE: BOOK R2805, PAGE 906, R.O.M.C.T.
PLAT REFERENCE: PLAT BOOK P22, PAGE 489, R.O.M.C.T.
MAP: 051 PARCEL ID: 022.00
COLUMBIA, MAURY COUNTY, TENNESSEE

OHM PROJECT#: 1231-23-0010		
DRAWN BY: MT/SS/CE	DATE: MARCH 29, 2024	
FIELD WORK: SS/MP/SM/JW	DATE: DECEMBER 7, 2023	



WASTEWATER DEPARTMENT

12 June 2024

Emily Zeller
10 Lea Ave, Suite 400
Nashville, TN 37210

RE: 2425 Nashville Hwy, Columbia, TN 38401; Wawa #6287

Emily,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

A handwritten signature in blue ink, reading "Donnie Boshers". The signature is fluid and cursive, with the first name "Donnie" being more prominent than the last name "Boshers".

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department



Columbia Fire & Rescue

Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: 6/12/2024
Name: Emily Zeller
Phone: 470-443-0274
Email: emily.zeller@kimley-horn.com
Address/Parcel ID: 2425 Nashville Hwy
Property Type: ☐ Residential
☒ Commercial
☐ Industrial
Construction Type: Wood Frame
Enclosed Area (ft²): 6,372

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit *Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 2,250 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 3

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

Water System Demand with Sprinkler Credit *Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

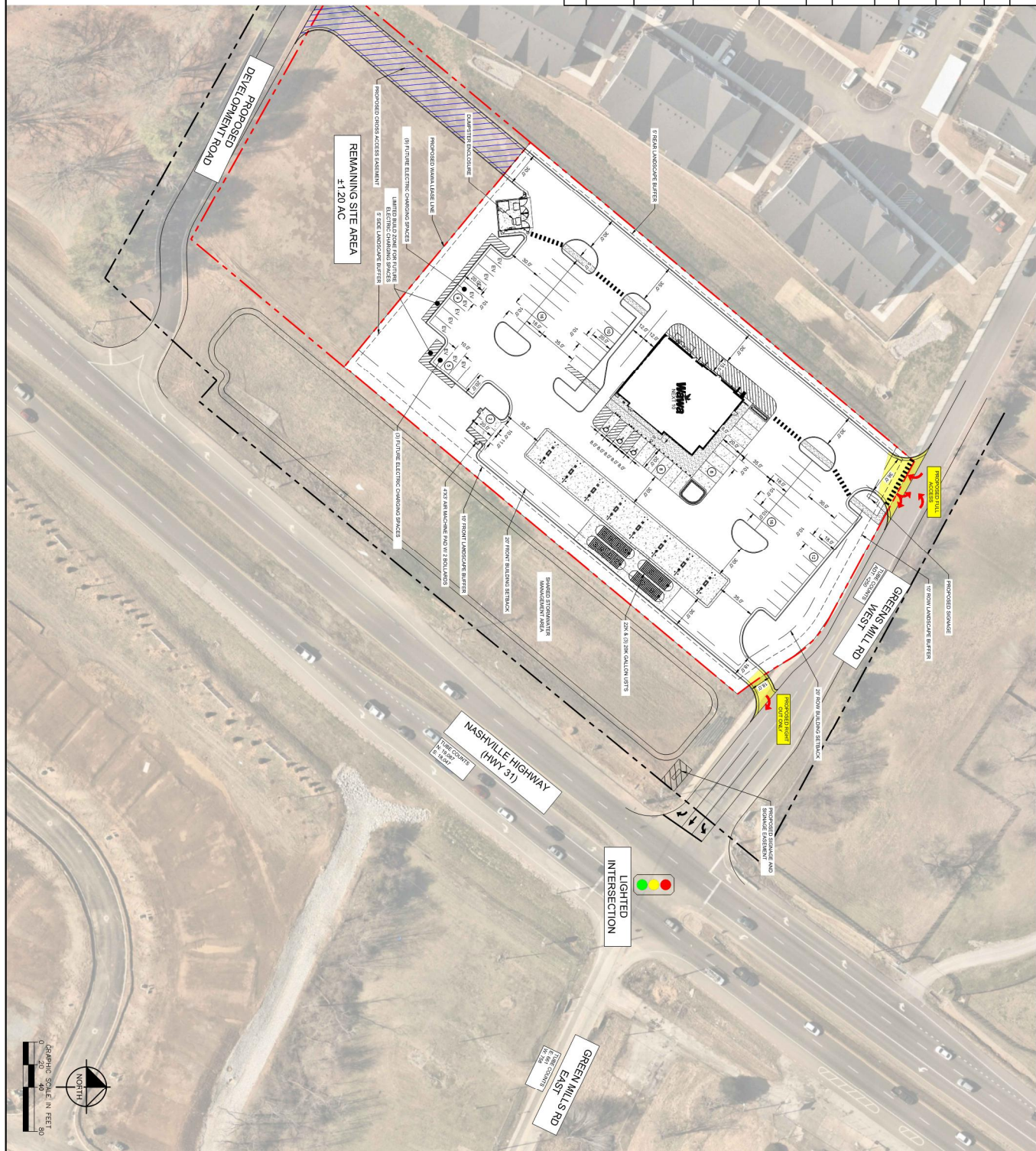
Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 6-13-2024

SITE DATA	
JURISDICTION	COLUMBIA
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
WMVA SITE AREA	3.97 AC + OVERALL 2.77 AC ± WMVA SITE
BUILDING AREA	6,200 S.F.
MIN. PARKING REQUIRED	1 PER 300 SF + 1.5 SPACES PER PUMP = 36 SPACES
PARKING PROVIDED	86 SPACES
ZONE A	26 SPACES
ZONE B	16 SPACES
ZONE C	44 SPACES
FRONT SETBACK	20 FT
SIDE (RW) SETBACK	20 FT
SIDE SETBACK	0 FT (NONRESIDENTIAL)
REAR SETBACK	0 FT
FRONT BUFFER YARD	10 FT
SIDE BUFFER YARD	5 FT
REAR BUFFER YARD	5 FT (NONRESIDENTIAL)
BUILDING TYPE	NEXT10
CANOPY CONFIGURATION	STRAIGHT
CANOPY TYPE	SLOPED
# MPDS	8



June 14, 2024

Kimley-Horn & Associates
Emily Zeller, E.I.
10 Lea Ave., Ste. 400
Nashville, TN 37210
emily.zeller@kimley-horn.com

Re: 2425 Nashville Highway

Dear Sir:

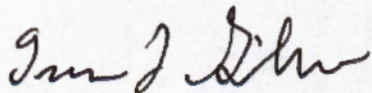
Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

• **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM



Trevor Gilmer
Power Engineering Manager

kw



November 7, 2023
Mr. Andrew Wiseman
Catalyst Design Group
5100 Tennessee Ave
Nashville, TN 37209

Sent via email: awiseman@catalyst-dg.com

**RE: Water Availability Letter
Villages of Carters Creek
2425 Highway 31
Columbia, Maury County, TN**

Dear Mr. Wiseman:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development is a gas station with convenience store and car wash. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow capacity of 2,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 8-inch water mains located on the North and South ends of the property.
- A minimum size 8-inch diameter water main will be installed to loop between the existing 8-inch mains on each end of the property.
- Domestic and fire protection service will be provided through a single fire-rated ultrasonic meter for each lot.
- Since the proposed lane is a private drive, any new hydrants required will be private hydrants on the customer side of the meter.
- Irrigation, if any, was not included in the below fee estimates. If required, it will be provided on a separate meter.



All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (32.6 SFUs)	\$13,562.00
--	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$7,000 per 6" ultra-sonic fire-rate meter (2 meters)	\$14,000.00
Impact Fee: \$25,000 per 2" meter equivalent (2 meters)	\$50,000.00
Total Meter and Impact Fees Due =	\$64,000.00

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first name "Eric" and last name "King" clearly distinguishable.

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 23-054



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Wawa #6287

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☒ Name of development
- ☒ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☒ Plan sealed by a design professional licensed in the State of Tennessee.
- ☒ North Arrow, legend, and site vicinity map
- ☒ Graphic Scale: between 1 in. = 10 ft. and 1 in. = 100 ft.
- ☒ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☒ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☒ All property boundaries, existing easements, and encumbrances
- ☒ Parcel identification, owner, and deed and plat references of adjoining properties
- ☒ Proposed phasing and timetable for all phases of development
- ☒ Traffic Impact Study, as required.
- ☒ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☒ The size of total property to be developed in square feet and acres
- ☒ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- N/A A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☒ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☒ Location and approximate dimensions of all existing and proposed structures.
- ☒ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☒ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☒ Location, type, and size of proposed signs
- N/A Approximate height, bulk, and the utilization of structures including activities and the number of living units.



Grading, Drainage, and Storm

- ☒ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☒ General proposed contours at vertical intervals of not more than two (2) feet
- N/A FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- N/A Location and dimension of aquatic buffer zones
- ☒ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- N/A Identification of all critical lots

The existing grade is from GIS data from before the mass grading of the outparcels. Updated existing contours have been requested.

Streets, Parking, and Pedestrian Elements

- N/A Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☒ Proposed connections to existing and proposed streets (including classification) located outside the development
- N/A Proposed improvements as identified in the Traffic Impact Study, as required
- ☒ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☒ Existing and proposed on-street and off-street parking and loading areas
- ☒ Summary of all provided and required parking

See the Traffic Impact Study provided by the master development. A site-specific Traffic Memo for this site has also been included.

Landscaping, Open Space, and Amenities

- N/A Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☒ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- N/A The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☒ Any amenity features and structures for private or public benefit.
- ☒ Location, dimension, and materials of fences and walls
- N/A Tree Canopy retention

There are no existing trees on this site. The site has already been cleared and mass graded by the master development.

Utilities

- ☒ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☒ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

The sewer and power utility letters of availability are included with this submittal. The water availability letter has been requested. See attached for the water availability letter from the master development.



PUD Specific Items

- ☒ List of all deviations from PUD Standards requested
- ☒ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☒ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☒ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☒ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Emily Zeller

Print Name


Signature

June 17, 2024

Date

Preliminary PUD Submittal

WAWA - #6287
2425 Nashville Hwy
Columbia, TN 38401

Design Professional:
Kimley-Horn and Associates, Inc.
10 Lea Avenue, Suite 400
Nashville, TN 37210
Contact: Caroline Churchill, P.E.
Email: caroline.churchill@kimley-horn.com
Phone: (615) 866-0702

Owner:
OP II NASH 2425 NASHVILLE HWY LAND LP
500 W 5th Street, Suite 700
Austin, TN 78701
Contact: Colin Aufhammer
Email: caufhammer@endeavor-re.com
Phone (512) 761-1848

Parcel Information

Total Area of Site: Site Total – 2.21 AC (96,267 SF)
Parcel ID – 051 02203 000
Plat Book 22, Page 489

Adjacent Properties

Northeast: Greens Mill Road Right of Way

Southeast: The detention pond for the entire master development, including Wawa. Plat Book 22 Page 489.

Southwest: Future commercial development, currently part of the same parcel as Wawa Plat Book 22 Page 489.

Northwest: Citizen House Spring Hill Apartments. Plat Book 22 Page 489.

Statement:

Statement of compliance with the Comprehensive Plan (Connect Columbia)

The plan complies with the Comprehensive Plan in many ways: creation of jobs, encouragement of growth, and supportive of the local community. Additionally, this site is in the “Area of Change” per Map 3 Future Land Use with Areas of Change from Connect Columbia Comprehensive Plan. This designation of Area of Change confirms that changes to the area are likely as infrastructure improvements occur. In the particular case of this site, the infrastructure improvements (construction of Greens Mill road, traffic signal, and master stormwater area) were completed as part of the Citizen House Spring Hill Apartments construction.

The Comprehensive Plan designates this site as “Suburban Corridor.” The Suburban Corridor area is defined as an area whose development pattern is evolving and shall enhance the existing corridors to improve the quality of life in Columbia. It allows for a mix of residential, commercial, hospitality, office, and industrial uses, but an interesting characteristic of the corridor is that the development pattern is site specific, since the corridor goes through both rural and urban settings. This definition of the Suburban Corridor allows for flexibility regarding the site use and plan.

PUD Statement

The goal of the proposed plan is to allow for a commercial use at the major intersection of Hwy 31 and Greens Mill Road. This commercial service will provide benefits to the area, including but not limited to promoting economic growth, creating an economic activity center, providing services to support the automotive public, and providing amenities for the surrounding neighborhood. Wawa is not a traditional C-store. It will be a positive addition to the community and one of the first few locations in the Middle Tennessee area.

- Very focused on fresh food and beverage offerings, whatever is leftover at the end of the day is donated to a local food kitchen
- Not just code compliant landscaping, superb landscaping and consistent maintenance of that landscaping

- Architectural elements include variety of building materials: brick, wood siding, stucco, concrete and glass for better aesthetics
- Philanthropy endeavors are tied to the community and participate with local non-profits
- Employee owned, every employee from day 1 is an owner. This elevates the quality of staff and the level of service
- Wawa chooses store locations in areas that guarantee their employees' and customers' safety

Since we last discussed the site plan with City of Columbia staff at our pre-application meeting, we have made modifications to the site plan that we feel are positive improvements. These changes include:

- Adding a direct pedestrian access from the existing sidewalk along Greens Mill to the proposed building. It is directly adjacent to the full access driveway, as we understand a majority (if not all) pedestrian foot traffic will come from the residential apartments to the northwest of our proposed development via the sidewalk along Greens Mill.
- Pushing the building closer to Greens Mill Road right of way at the direct request of the City, 128' to 90'
- Removing 20 parking stalls on the northwest side of the property, 86 to 56 total parking stalls

We also acknowledge that the proposed site plan contains characteristics that vary from the requirements in the Columbia Zoning Ordinance. These are listed below with justifications for each:

- Gas stations in PUD-MU zoning require that the building must be located in the first layer with the gasoline canopy behind.
 - Wawa asks that the canopy is in front of the building for safety purposes. This allows for a direct line of site for the store employees out to the canopy. This configuration is for the safety of the customers as well as the employees. It also allows for the safest and most efficient pedestrian walking paths to and from the building.
- For a site zoned PUD, both pylon and monument signs are not allowed.
 - Because the site is significantly set back from Nashville Highway, a pylon sign at the intersection would help to direct drivers to the site ahead of the lighted intersection so that they don't pass the site.
 - As we have discussed with the property owner, the proposed sign would be located within a dedicated signage easement at the lighted corner, via re-platting. We will work with them to have the easement language and documents drawn up for approval and recording.
 - We are proposing a smaller monument sign directly adjacent to the full access driveway.

We will work closely with the signage designer and the City to ensure the pylon and monument sign details are acceptable in terms of square footage, height, colors, etc.

- No parking allowed between proposed building and Greens Mill Road
 - After our pre-application meeting with City staff, we pushed the building closer to Greens Mill Road. We also added a dedicated paved, lighted path for pedestrians to enter the site from Greens Mill Road.

- If the building were pushed all the way to the street, the loading zone would be right at the full access driveway. The loading zone cannot be moved to another side of the building because then it would face a public right of way, which would not be allowable. If the building were pushed all the way to the right of way, then the majority of the parking on site would be on the west side of the site, past the fly-thru pick up lanes. This would require that all driving customers cross through the parking lot and fly thru lanes just to enter the store, which is not a safe customer/pedestrian experience. The layout as we currently show it keeps the building closer to centered on the site so that every pedestrian has a safe and efficient path to the store.
- PUD-MU requires minimum of two story structure
 - Wawa standard building is not 2 stories. The entire 2nd story would not be usable by customers or employees. This is a significant added cost and provides no benefit to the City, public, customers, or to the tenant. We feel that the building as proposed is modern, streamlined, clean, and a great representation of the aesthetics that Wawa is willing to contribute to the neighborhood. As discussed during the pre-application meeting, we will work with the architect to make some small modifications to the elevations to closer align with some of the City of Columbia requirements, but a second story will not be apart of those modifications.

How the proposed PUD will provide an innovative plan of harmonious development that respects natural and man-made features of the subject property and adjacent properties

- As discussed at the pre-application meeting with City staff, Wawa will work closely with their architect to utilize local materials where possible, including natural materials, for the design of the exterior facades of the building.
- In regards to stormwater, everything drains to Hwy 31 in the pre-development conditions and we will match that in the post-development conditions, as we will be outfalling to the stormwater pond and leaving it in place undisturbed.
- In regards to landscaping, we will be using native species to this area of Tennessee to ensure healthy growth and maturity of landscaping onsite.

Proposed Phasing:

June 17, 2024	Application for Preliminary PUD Submittal
July 9, 2024	Development Review Committee
August 14, 2024	Planning Commission Meeting
September 12, 2024	City Council Reading #1
October 10, 2024	City Council Reading #2
November 1, 2024	Final PUD, Grading Permit, and TDEC Submittals
April 1, 2025	Begin Construction

*The timeline above is preliminary, based on current submittal schedule, and assumes no deferrals.



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)

Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))

ADDRESS/LOCATION	2425 Nashville Hwy, Columbia, TN		
	TAX MAP: 051	GROUP: 02203	PARCEL: 000
SUMMARY OF NATURE OF REQUEST AND WORK	Proposed gas station and convenience store with parking, a dumpster, sidewalks, utilities, and stormwater system. The proposed gas station and convenience store is in an outparcel of an existing PUD Master Plan.		

DATE OF PRE-APPLICATION CONFERENCE	4/29/2024	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☐ Final Plat ☒ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☐ 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>	<u>Annexations:</u> N/A Annexation Permission Form <u>Annexations/Rezoning/Plan Amendments:</u> N/A Requested Zone Listed ☒ Statement of Compliance with Comprehensive Plan ☒ Concept Plan <u>Preliminary Plats/Site Development Plans:</u> ☒ Plans and/or Plats conforming to City standards with signed and completed check list <u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u> ☒ Receipt of Payment for Pre-Application Meeting ☒ Written Legal Description copy ☒ Columbia Water System Availability Letter ☒ Columbia Waste Water Department Will Serve Letter

	Plats/PUDs:
	☒ Project Name (include Sections & Phases) Wawa #6287
	N/A Total Number of Lots/Residential Units
	☒ Square Footage of Non-Residential Floor Space 6,372 SF
	☒ Total acreage 2.21 AC

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. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

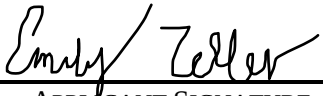
APPLICANT

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

NAME	Emily Zeller	PHONE	(470) 443-0274
ADDRESS	10 Lea Ave, Suite 400, Nashville TN 37210	EMAIL	emily.zeller@kimley-horn.com

PROPERTY OWNER NAME	OP II NASH 2425 NASHVILLE HWY LAND LP	PHONE	(512) 761-1848
ADDRESS	500 W 5th St, Suite 700, Austin, TX 78701	EMAIL	caufhammer@endeavor-re.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). 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.

<u>Emily Zeller</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>6/18/2024</u> DATE
<u>Collin Aufhammer</u> PROPERTY OWNER NAME	 Collin Aufhammer PROPERTY OWNER SIGNATURE	<u>6/18/2024</u> DATE



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)

Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))

ADDRESS/LOCATION	E. 13th and E. 14th Street, Columbia, TN 38401		
	TAX MAP: 100	GROUP: L	PARCEL: 8.00, 9.00, 9.01, 10.00, 11.00, 8.21.00
SUMMARY OF NATURE OF REQUEST AND WORK	Rezoning from SD-LI and CD-3 to CD-4 The project proposes to build townhomes		

DATE OF PRE-APPLICATION CONFERENCE	4/3/2024	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☐ Other:	<u>Annexations:</u> ☐ Annexation Permission Form <u>Annexations/Rezoning/Plan Amendments:</u> ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan <u>Preliminary Plats/Site Development Plans:</u> ☐ Plans and/or Plats conforming to City standards with signed and completed check list <u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u> ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

**File naming nomenclature examples:*

*Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat*

	<u>Plats/PUDs:</u>
	☐ Project Name (include Sections & Phases)
	☐ Total Number of Lots/Residential Units
	☐ Square Footage of Non-Residential Floor Space
	☐ 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. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	Cole Newton	PHONE	615.617.7477
ADDRESS	818 S. Main St., Columbia, TN 38401	EMAIL	cole@tkc-ae.com

PROPERTY OWNER NAME	Noah Burchell	PHONE	931.698.1634
ADDRESS		EMAIL	noahburchell10@gmail.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). 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.

Cole Newton

APPLICANT NAME

Cole Newton

APPLICANT SIGNATURE

6/17/2024

DATE

Aubrey Todd Burchell

PROPERTY OWNER NAME

A.T. Burchell

PROPERTY OWNER SIGNATURE

6/17/2024

DATE

REZONING / CONCEPT PLAN
FOR
E. 14TH & E. 13TH STREET

E. 14TH & 13TH STREET
COLUMBIA, TN 38401

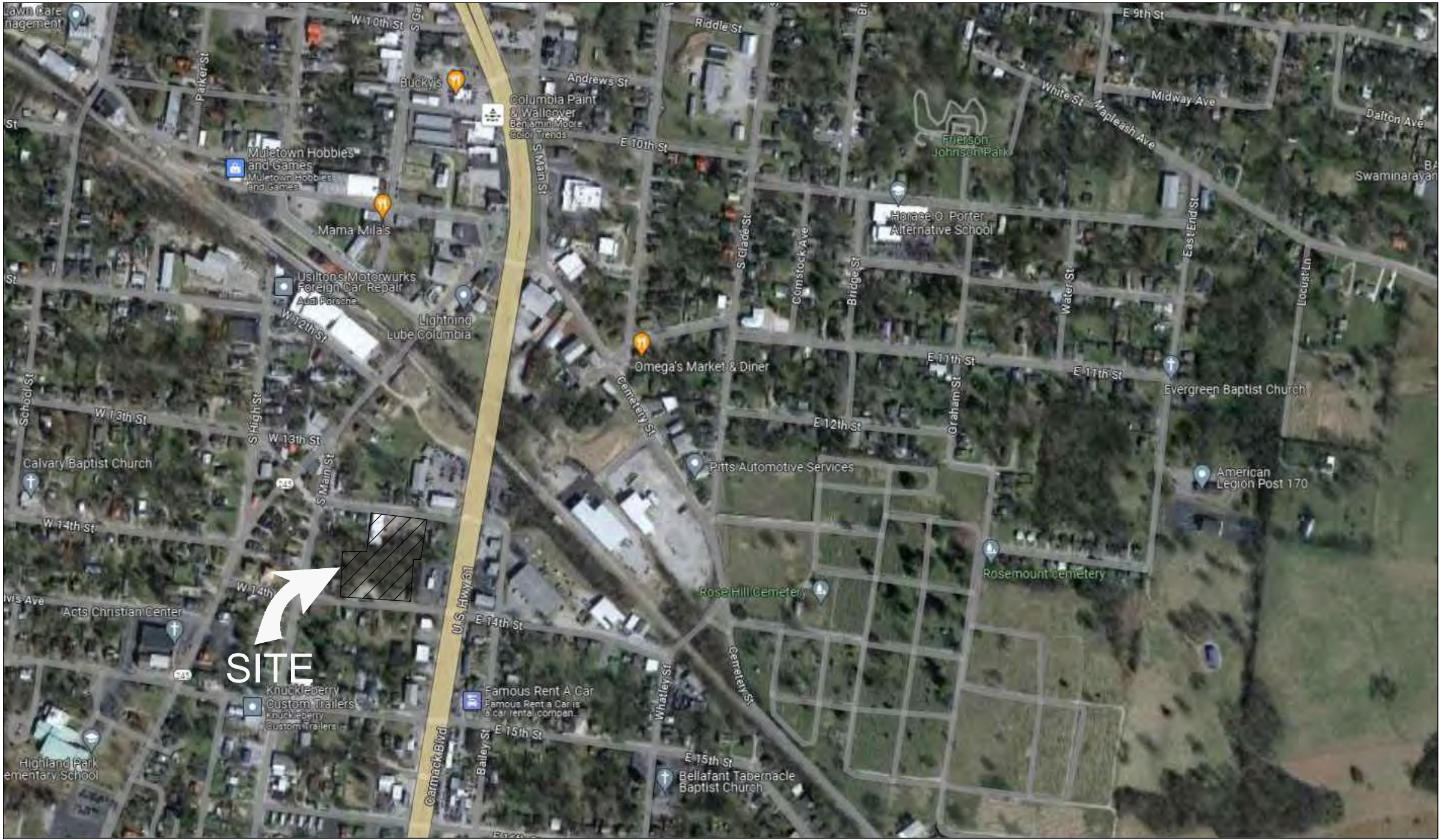
Property Information:
Developer: Burchell Properties LLC
Columbia, Tennessee 38401
Map 100L, Parcel Numbers 8.00, 9.00, 9.01, 10.00, 11.00, & 21.00

Civil Engineer:
TKC ARCHITECTURE AND ENGINEERING LLC
Cole Newton, PE, LEED AP
cole@tkc-ae.com
615.617.7477
www.tkc-ae.com

Surveyor:
CARROLL LAND SURVEYING
Kenneth Carroll
csurvey@bellsouth.net
931.796.1654

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 OWNER / CARROLL LAND SURVEYING. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



LOCATION MAP

Total Site Data			
BASE SITE DATA: 2.21 +/- ACRES			
	EXISTING	PROPOSED (E. 13TH)	PROPOSED (E. 14TH)
TOTAL PROPERTY ACREAGE	2.21 AC (TOTAL)	1.01 +/- AC	1.20 +/- AC
PROPERTY USE	TWO BUILDINGS, GRAVEL PARKING & OPEN SPACE	6,770 SQFT BUILDING WITH GRAVEL PARKING LOT	10 TOWNHOMES
ZONING	SD-LI & CD-3	CD-4	CD-4
SETBACKS			
FRONT	25' (CD-3) & 40' (SD-LI)	6' MIN. 20' MAX	6' MIN. 20' MAX
SIDE	8' (CD-3) & 10' (SD-LI)	6' MIN.	6' MIN.
REAR	25' (CD-3) & 20' (SD-LI)	3' MIN.	3' MIN.

Sheet Schedule

- C-0.0
- Cover Sheet
- C-1.0
- Existing Conditions
- C-2.0
- Concept Plan

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:

EAST 14th & 13th STREET REZONE

13TH & 14TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY
DRAWINGS

Revision		
No.	Date	Description

THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING (TKC A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.

SHEET TITLE:

COVER SHEET

Rezone

DATE: 10/19/2023

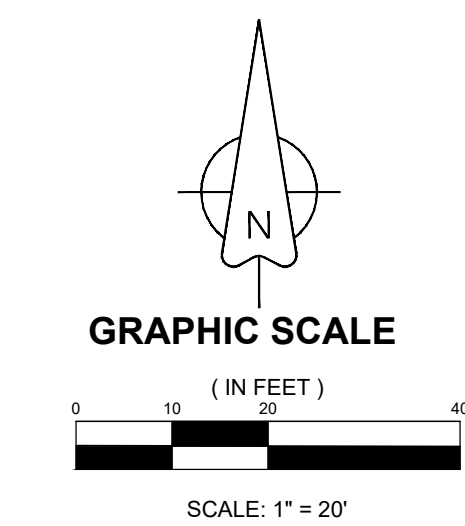
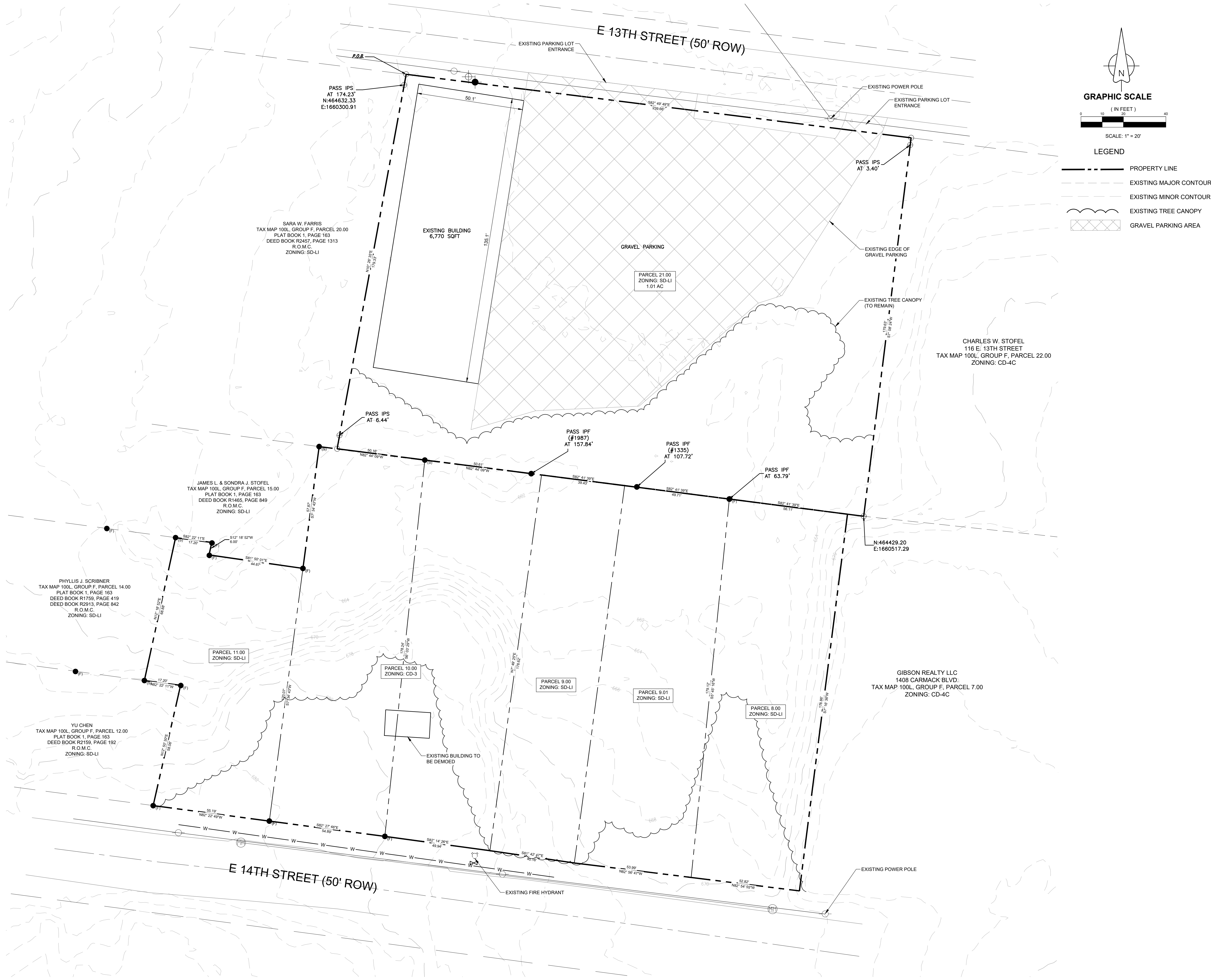
DRAWN BY: RT

PROJECT NO.: 2347

SHEET NO.:

C - 0.0

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR
 - ~~~~~ EXISTING TREE CANOPY
 - XXXXX GRAVEL PARKING AREA

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.477.7277 | WWW.TKC-AECOM.COM

CONSULTANTS:

PROJECT TITLE:
EAST 14th & 13th STREET REZONE

14TH & 13TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY
DRAWINGS

Revision		
No.	Date	Description

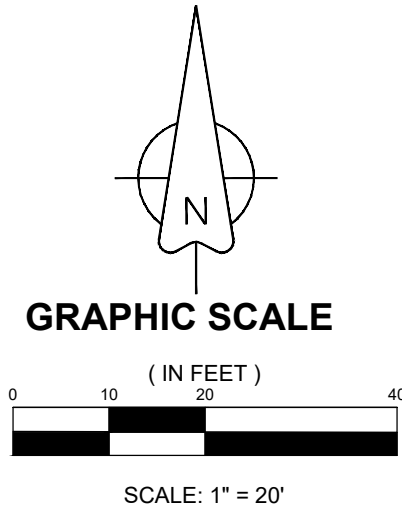
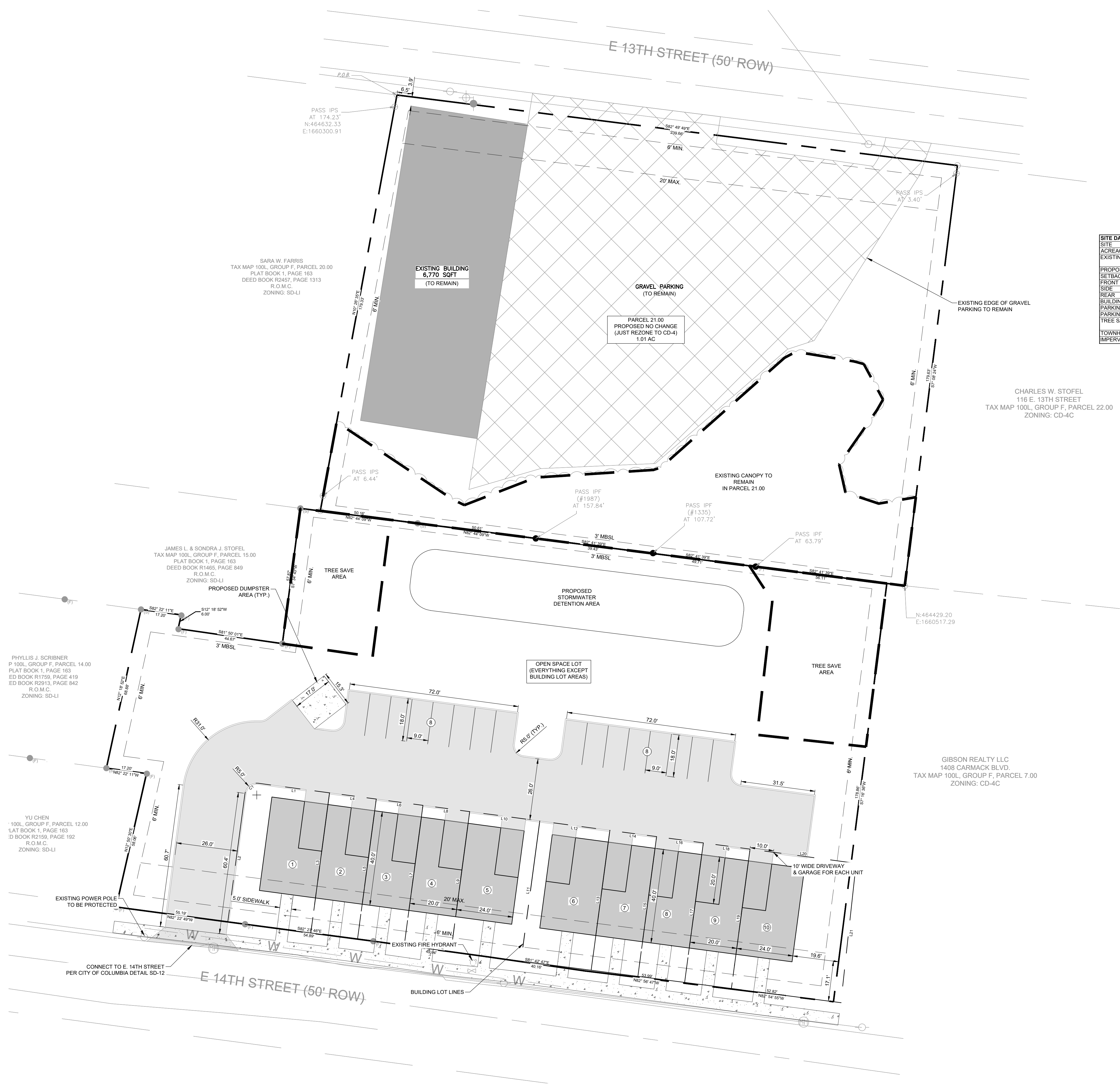
THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING (TKC A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.

SHEET TITLE:
EXISTING CONDITIONS

Rezone
DATE: 10/19/2023
DRAWN BY: RT
PROJECT NO.: 2347

SHEET NO.:
C - 1.0

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - TREE SAVE AREA (MIN. OF 0.093 AC)
 - BUILDING LOT LINES

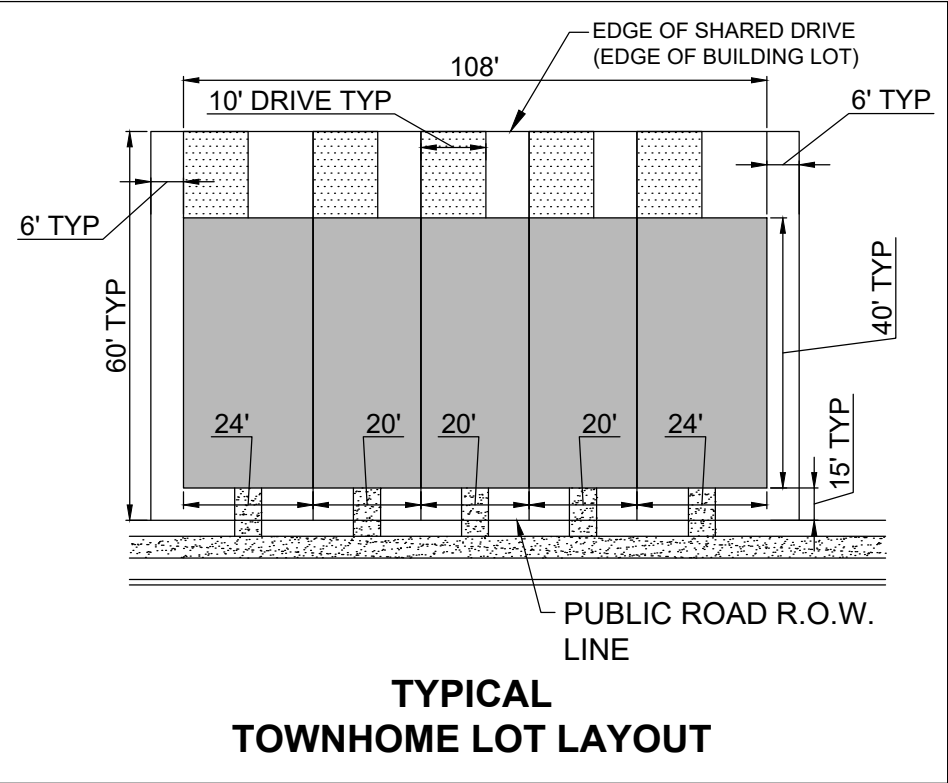
SITE DATA		
SITE	E. 13th STREET	E. 14th STREET
ACREAGE	1.01 ACRES	1.20 ACRES
EXISTING ZONING	SD-LI	SD-LI (PARCEL 11.00, 9.00, 9.01 & 8.00) CD-3 (PARCEL 10.00)
PROPOSED ZONING	CD-4 (GENERAL URBAN CHARACTER DISTRICT)	CD-4 (GENERAL URBAN CHARACTER DISTRICT)
SETBACKS		
FRONT	6' MIN., 20' MAX.	6' MIN., 20' MAX.
SIDE	6' MIN.	6' MIN.
REAR	3' MIN.	3' MIN.
BUILDING HEIGHT	3 STORIES MAX	3 STORIES MAX
PARKING REQUIRED	1 PER 1,000 SQ. FT. OF USABLE SPACE (7 SPACES)	1.5 SPACES PER DWELLING UNIT (15 SPACES)
PARKING PROPOSED	NO CHANGE FROM EXISTING	26 SPACES (10 GARAGE SPACES - 16 NORMAL SPACES)
TREE SAVE	EXISTING 0.25 AC OF TREES (NO CHANGE TO EXISTING CANOPY)	EXISTING 0.93 AC OF TREES 10% TOTAL TO BE SAVED; MIN. OF 0.093 AC
TOWNHOME DENSITY	N/A	8.33 UNITS/AC < 12 UNITS/AC (MAX.)
IMPERVIOUS SURFACE	NO CHANGE	40.5% < 50% (MAX.)

- NOTES:
- UNDER 10 ACRES - NO CIVIC SPACE REQUIRED
 - EACH GARAGE SHALL BE A MIN. OF 10' X 20' (INTERIOR DIMENSIONS)
 - OFF-STREET PARKING SURFACE SHALL BE ASPHALT OR CONCRETE.
 - NO CHANGE TO E. 13TH STREET PROPERTY (PARCEL 21.00) JUST PROPOSING REZONING

Parcel Line Table		
Line #	Length	Direction
L1	30.50	N82° 22' 30.76"W
L2	55.00	S7° 37' 29.24"E
L3	59.96	N7° 37' 29.24"E
L4	20.00	N82° 22' 30.76"W
L5	59.93	N7° 37' 29.24"E
L6	20.00	N82° 22' 30.76"W
L7	59.93	N7° 37' 29.24"E
L8	20.00	N82° 22' 30.76"W
L9	59.97	N7° 37' 29.24"E
L10	30.00	N82° 22' 30.76"W
L11	59.97	N7° 37' 29.24"E

Parcel Line Table		
Line #	Length	Direction
L12	30.00	N82° 22' 30.76"W
L13	59.86	N7° 37' 29.24"E
L14	20.00	N82° 22' 30.76"W
L15	59.78	N7° 37' 29.24"E
L16	20.00	N82° 22' 30.76"W
L17	59.71	N7° 37' 29.24"E
L18	20.00	N82° 22' 30.76"W
L19	59.63	N7° 37' 29.24"E
L20	45.43	S82° 22' 30.76"E
L21	59.45	S6° 15' 22.84"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.85	5.00	90.00	S52° 37' 29"W	7.07



NOT FOR CONSTRUCTION

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

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PROJECT TITLE:
EAST 14th & 13th STREET REZONE

14TH & 13TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY
DRAWINGS

Revision

No.	Date	Description

THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING (TKC A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.

SHEET TITLE:
CONCEPT PLAN

Rezoning

DRAWN BY: RT

PROJECT NO.: 2347

C - 2.0

Page 79 of 285

TRACY SEIBER, RLS 2397

The following is a legal description of lot 16 (105 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 11.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found) in the North margin of E 14th Street (50' ROW), point being the Southeast corner of this described property and the Southwest corner of the LNR Capital LLC (Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 163, Plat Book 1, Page 163, lot 17, R.O.M.C.), point also being 200' East of the intersection of E 14th St. and Main St.; thence with the North N82°22'49"W a distance of 55.19' to an iron pin (found), point being the Southwest corner of this described property and the Southeast corner of the Yu Chen property (Tax Map 100L, Group F, Parcel 12.00, Deed Book R2159, Page 192, Plat Book 1, Page 163, R.O.M.C.); thence leaving the North margin of E 14th St. and following Chen's East line N12°50'30"E a distance of 58.06' to an iron pin (found); thence following Chen's North line N82°22'11"W a distance of 17.20' to an iron pin (set) in the East line of the Phyllis J. Scribner property (Tax Map 100L, Group F, Parcel 14.00, Deed Book R2913, Page 842, Plat Book 1, Page 163, R.O.M.C.); thence leaving Chen's North line and following Scribner's East line N12°18'52"E a distance of 68.88' to an iron pin (set) in the South line of the James I. & Sondra J. Stofel property (Tax Map 100L, Group F, Parcel 15.00, Deed Book R1465, Page 849, Plat Book 1, Page 163, R.O.M.C.), point being the Northwest corner of this described property; thence leaving Scribner's East line and following Stofel's South line S82°22'11"E a distance of 17.20' to an iron pin (found); thence S12°18'52"W a distance of 6.00' to an iron pin (found); thence S81°50'01"E a distance of 44.67' to an iron pin (found) in the West line of the LNR Capital LLC property, point being the Northeast corner of this described property; thence leaving Stofel's South line and following LNR's West line S07°34'43"W a distance of 120.07' to the point of beginning containing 7169.9 square feet, 0.16 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

The following is a legal description of lot 17 (107 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found, WES) in the North margin of E 14th Street (50' ROW), being the Southwest corner of this described property and the Southeast corner of the LNR Capital LLC property (Tax Map 100L, Group F, Parcel 11.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163, R.O.M.C.), point also being 200' East of the intersection of E 14th st. and Main St.; thence with LNR Capital's East line N07°34'43"E a distance of 120.07' to an iron pin (found,WES), point being the LNR Capital's Northeast corner and the Southeast corner of the James L. & Sondra J. Stofel property (Tax Map 100L Group F, Parcel 15.00, Deed Book R1465, Page 849, Plat Book 1, Page 163, R.O.M.C.); thence with Stofel's East line N07°34'43"E a distance of 57.87' to an iron pin (set) in the South line of the Sara W. Farris property (Tax Map 100L, Group F, Parcel 20.00, Deed Book R2457, Page 1313, Plat Book 1, Page 163, R.O.M.C.); thence S82°44'09"E a distance of 50.16' to an iron pin (set) in the South line of the Burchell Properties LLC property (Tax Map 100L, Group F, Parcel 21.00, Deed Book R2897, Page 254, Plat Book 1, Page 163, R.O.M.C.); thence with the West line of lot 18 S06°03'29"W a distance of 178.24' to an iron pin (found,WES) in the North margin of E 14th St.; thence with the North margin of E 14th St. N82°27'46"W a distance of 54.89' to the point of beginning containing 9353.1 square feet, 0.21 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

The following is a legal description of lot 18 (109 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found, WES) in the North margin of E 14th Street (50' ROW), being the Southwest corner of this described property and the Southeast corner of lot 17, point being 254.89' East of the intersection of E 14th St. & Main St.; thence with the east line of lot 17 N06°03'29"E a distance of 178.24' to an iron pin (set) in the South line of the Burchell Properties LLC property (Tax Map 100L, Group F, Parcel 21.00, Deed Book R2897, Page 254, Plat Book 1, Page 163, R.O.M.C.); thence with Burchell's South line S82°44'09"E a distance of 50.61' to an iron pin (found, HFS), said point is the Northeast corner of this described property and the Northwest corner of the James G. Dugger property (Tax Map 100L, Group F, Parcel 9.00, Deed Book R2793, Page 906, Plat Book 1, Page 163, R.O.M.C.); thence with Dugger's West line S06°15'23"W a distance of 178.63' to an iron pin (found) in the North Margin of E 14th St.; thence with the North margin of E 14th St. N82°16'27"W a distance of 50.00' to the point of beginning containing 8974.0 square feet, 0.21 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE LOT 16 OF PLAT BOOK 1 PAGE 163 . THIS SURVEY IS PROVIDED TO LNR CAPITAL LLC.

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- A. TYPE OF SURVEY: RTK
B. POSITIONAL ACCURACY: 0.05'
C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
D. GEOID MODEL: GEOID 18
E. DATUM/EPOCH: NAD83(2011)
F. GPS: CARLSON (BASE/ROVER)
G. DIST: GRID

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0285E DATED 4/16/2007.

4. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

5. PROPERTY ADDRESS:
LOT 16
105 E 14TH ST
COLUMBIA, TN 38401

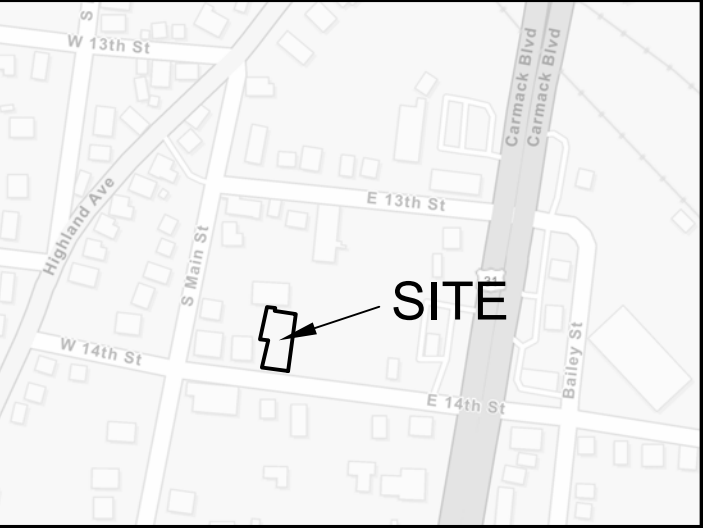
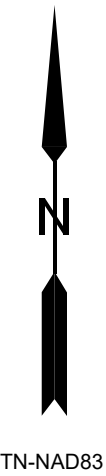
6. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

7. ELECTRIC & WATER PROVIDED BY COLUMBIA POWER AND WATER
201 PICKENS LN
COLUMBIA, TN 38401

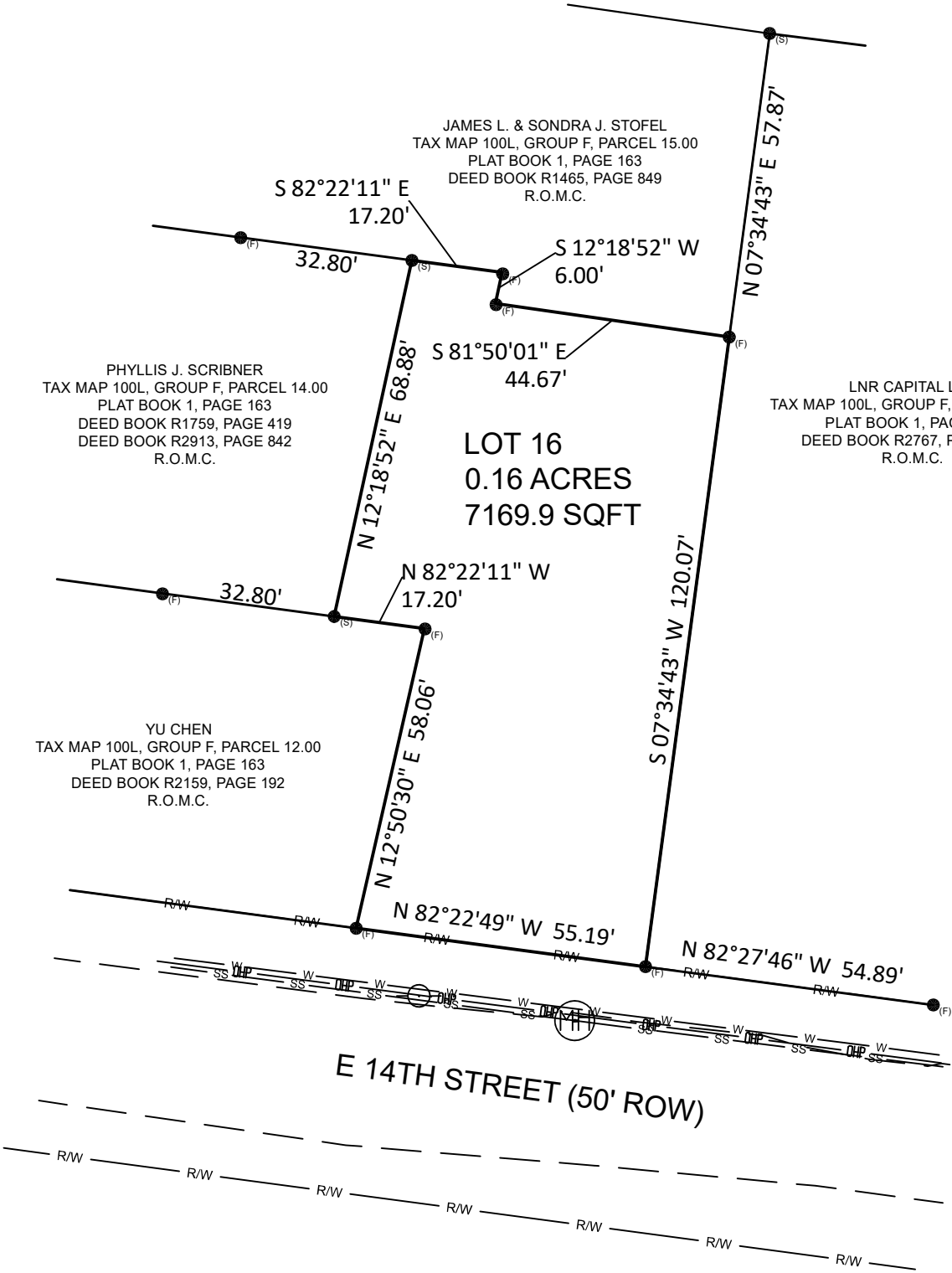
8. OWNER NAME & ADDRESS
LNR CAPITAL LLC.
1708 MAYFLOWER DR
COLUMBIA, TN 38401



SURVEY PLAT
9TH CIVIL DISTRICT OF MAURY COUNTY
105 E 14TH ST, COLUMBIA TN
TAX MAP 100L, GROUP F, PARCEL 11.00
DEED BOOK R2767, PAGE 1346
PLAT BOOK 1, PAGE 163 (LOT 16)
R.O.M.C.

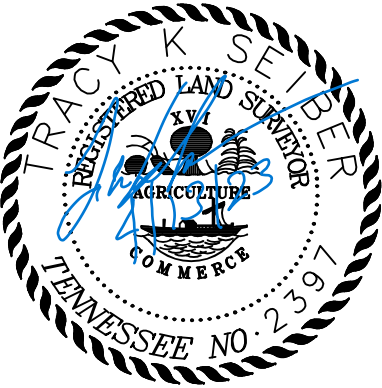


VICINITY MAP
(NOT TO SCALE)



LEGEND

- (S) IRON PIN SET
- (F) IRON PIN FOUND
- ⊕ SEWER MANHOLE
- UTILITY POLE
- — — — — EDGE OF PAVEMNET
- SS — SS — SS — SS — SEWER LINE
- OHP — OHP — OHP — OVERHEAD POWER
- W — W — W — W — WATERLINE
- R/W — R/W — R/W — RIGHT-OF-WAY



CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

Date 4/13/2023
Tracy Seiber, RLS #2397

TRACY SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
EMAIL: SEIBERSURVEYING@GMAIL.COM (931)446-6677
DRAWING BY: T. SEIBER DATE: 03-17-2023
SCALE: 1"=30' JOB NO.: 15-2023
R0

NOTES:
1. THE PURPOSE OF THIS PLAT IS TO ILLUSTRATE LOTS 17 & 18 OF PLAT BOOK 1 PAGE 163 . THIS SURVEY IS PROVIDED TO LNR CAPITAL LLC.

2. I, TRACY SEIBER, HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL GPS SURVEY MADE AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
A. TYPE OF SURVEY: RTK
B. POSITIONAL ACCURACY: 0.05'
C. PUBLISHED/FIXED CONTROL: TDOT CORS NETWORK
D. GEOID MODEL: GEOID 18
E. DATUM/EPOCH: NAD83(2011)
F. GPS: CARLSON (BASE/ROVER)
G. DIST: GRID

3. SUBJECT PARCELS ARE NOT WITHIN A FLOOD ZONE ACCORDING TO FIRM MAP 47119C0285E DATED 4/16/2007.

4. THIS PROPERTY IS SUBJECT TO ANY AND ALL RIGHT-OF-WAYS, EASEMENTS, EXCEPTIONS, AND/OR RESTRICTIONS, RECORDED AND UNRECORDED, WHICH MAY AFFECT THIS PROPERTY.

5. PROPERTY ADDRESS:
LOT 17
107 E 14TH ST
COLUMBIA, TN 38401
LOT 18
109 E 14TH ST
COLUMBIA, TN 38401

6. ALL UNDERGROUND UTILITIES ARE NOT VERIFIED BY UTILITY OWNERS AND BASED ONLY ON FIELD EVIDENCE AND SCALED FROM UTILITY OWNER MAPS. CALL 811 BEFORE ANY EXCAVATION.

7. ELECTRIC & WATER PROVIDED BY COLUMBIA POWER AND WATER
201 PICKENS LN
COLUMBIA, TN 38401

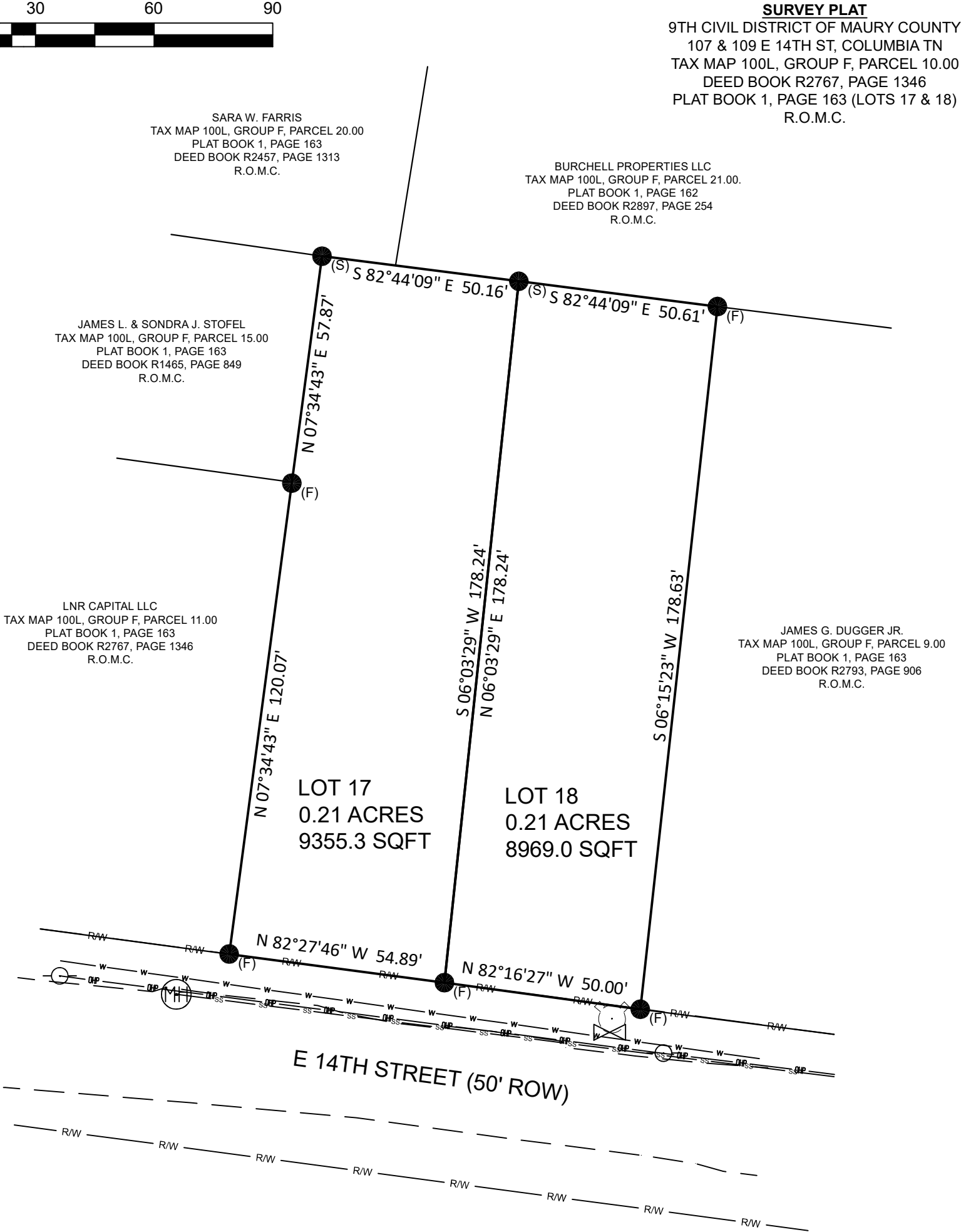
8. OWNER NAME & ADDRESS
LNR CAPITAL LLC.
1708 MAYFLOWER DR
COLUMBIA, TN 38401



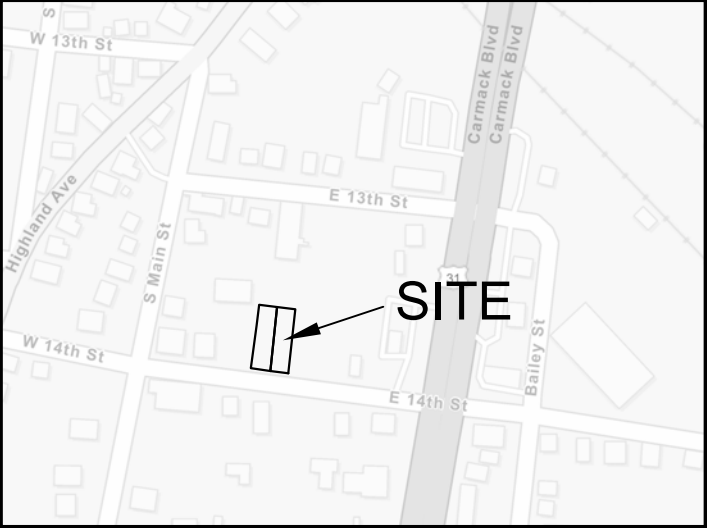
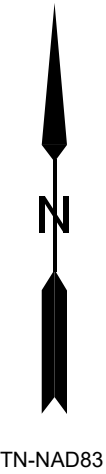
CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown herein; that this is a Class "C" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:10,000.

4/2/2023
Date
TRACY SEIBER, RLS #2397



SURVEY PLAT
9TH CIVIL DISTRICT OF MAURY COUNTY
107 & 109 E 14TH ST, COLUMBIA TN
TAX MAP 100L, GROUP F, PARCEL 10.00
DEED BOOK R2767, PAGE 1346
PLAT BOOK 1, PAGE 163 (LOTS 17 & 18)
R.O.M.C.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- (S) IRON PIN SET
- (F) IRON PIN FOUND
- ⛶ FIRE HYDRANT
- ⊕ SEWER MANHOLE
- UTILITY POLE
- ⋈ WATER VALVE
- — — — — EDGE OF PAVEMNET
- SS — SS — SS — SS — SEWER LINE
- OP — OP — OP — — — OVERHEAD POWER
- W — W — W — W — W — WATERLINE
- RW — RW — RW — — — RIGHT-OF-WAY

TRACY SEIBER

102 AVALON DRIVE
COLUMBIA, TN 38401
EMAIL: SEIBERSURVEYING@GMAIL.COM (931)446-6677
DRAWING BY: T. SEIBER DATE: 03-17-2023
SCALE: 1"=30' JOB NO.: 15-2023
RO

CARROLL LAND SURVEYING
495 EAST MAIN STREET, SUITE 1
HOHENWALD, TN 38462
PHONE: (931)796-1654
FAX: (931)796-1651
EMAIL: csurvey@bellsouth.net

STATE PLANE COORDINATES
11-8-22

SARA FARRIS
RECORD BOOK R2457, PAGE 1313
TAX MAP 100L, GROUP F, PARCEL 20.00

LEGEND

⊕ = FIRE HYDRANT

⊕ = WATER METER

⊗ = UTILITY POLE

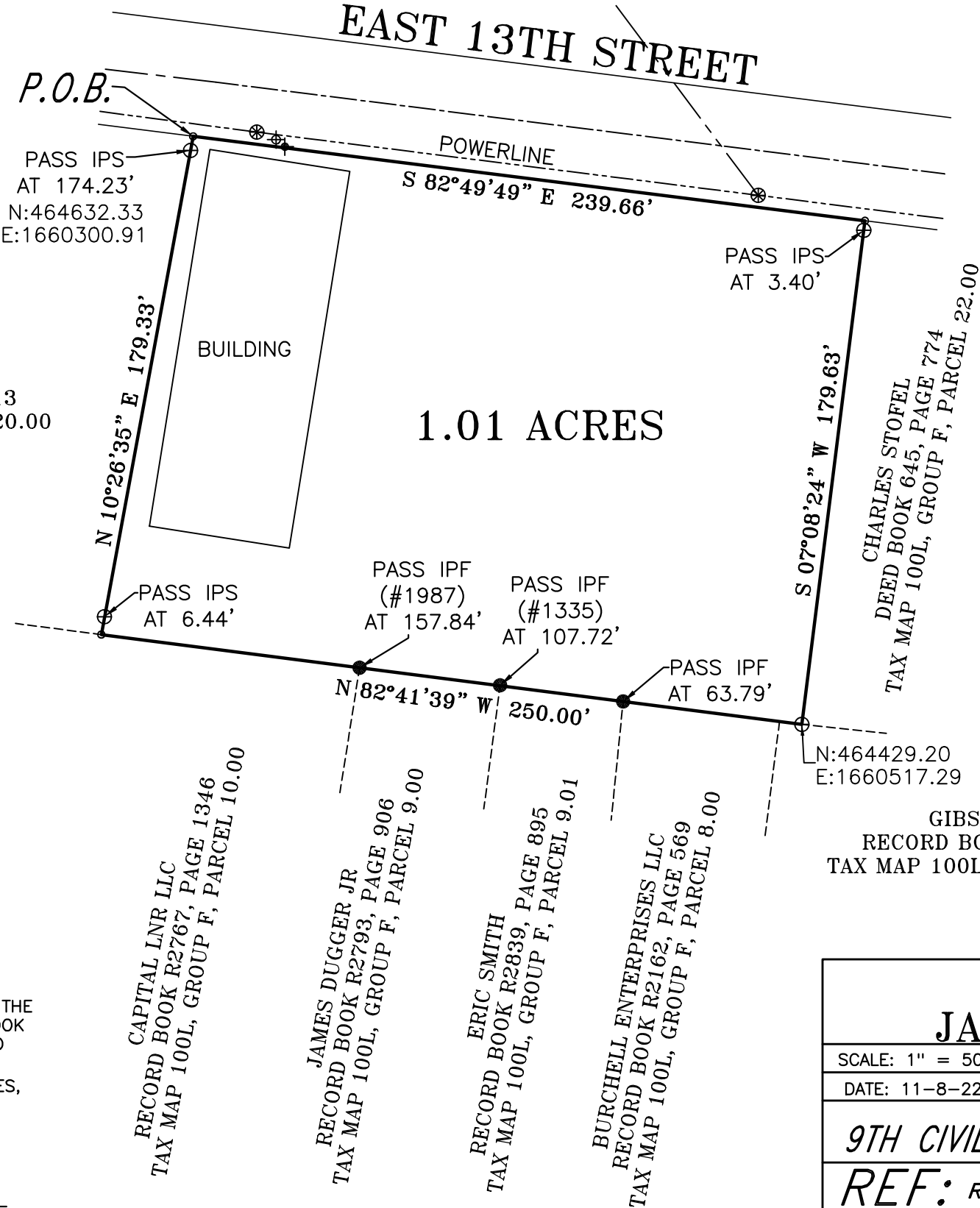
● = IRON PIN FOUND

⊕ = IRON PIN SET

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AN (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2531, PAGE 266, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE JANE ATTKISSON

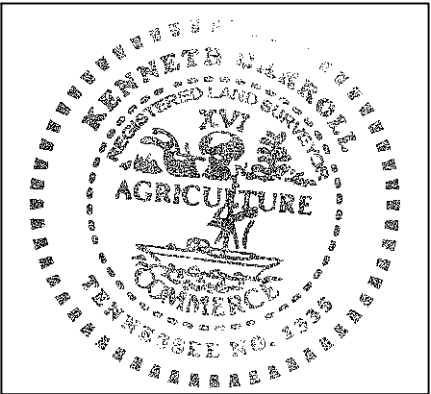


VICINITY MAP
(NOT TO SCALE)

CERTIFICATION

I KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICES FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

Kenneth Carroll
KENNETH CARROLL
TENN. REG NO. 1335



GIBSON REALTY LLC
RECORD BOOK R2059, PAGE 868
TAX MAP 100L, GROUP F, PARCEL 7.00



SURVEY FOR JANE ATTKISSON ETUX		
SCALE: 1" = 50'	APPROVED BY: KENNETH CARROLL	DRAWN BY: <i>LILY CARROLL</i>
DATE: 11-8-22		REVISED: / /
9TH CIVIL DISTRICT - MAURY COUNTY, TN		
REF: RECORD BOOK R2531, PAGE 266 TAX MAP 100L, GROUP F, PARCEL 21.00		JOB NAME: ATTK1122 (GB)



ARCHITECTURE
INTERIORS
CIVIL SITE

818 South Main Street
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

June 17, 2024

Planning Staff
City of Columbia
700 N. Garden Street
Columbia TN 38401

Subject: Owner Consent Form –

Address: Map 100, Parcels 8.00, 9.00, 9.01, 10.00, 11.00, & 21.00

As the property owner of the property located on E. 14th Street in Columbia, TN (Map 100, Parcels 8.00, 9.00, 9.01, 10.00, 11.00, & 21.00), I hereby give consent for TKC Architecture and Engineering LLC to submit a rezoning application for approval on our property and represent that rezoning / annexation to the City at Boards and Commissions.

Sincerely,

Owners Signature

Aubrey Todd Burchell

Owners Printed Name



ARCHITECTURE
INTERIORS
CIVIL SITE

818 SOUTH MAIN STREET
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

June 17th, 2024

Planning Staff
City of Columbia
700 N Garden Street
Columbia, TN 38401

Project: E. 14th Street Residential

Subject: E. 14th Street Residential Rezone

Staff,

We are requesting the acceptance of our Rezone of the properties located on E. 14th and E. 13th Street. We are proposing for Parcels 8.00, 9.00, 9.01, 10.00, 11.00, and 21.00 to be rezoned to CD-4. The current zoning is a mix of SD-LI and CD-3. This submittal follows the City's zoning ordinance and subdivision regulations. The existing conditions consist of two existing buildings, trees, and grass areas. We are proposing 10 townhomes on the E. 13th tract and to keep the existing structure on 13th Street.

The total site is +/- 2.21 acres.

With a Rezone approval we would submit for Site Development Plan and Preliminary Plat approval.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 931.797.3323.

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
931.797.3323 (c)
cole@tkc-ae.com



June 17, 2024

Mr. Cole Newton

TKC Architecture and Engineering LLC

2004 Carmack Blvd Suite C

Columbia, TN 38401

Sent via email: cole@tkc-ae.com

RE: Water Availability Letter

E. 14th Street Residential - 10 Units

Tax Map 100, Parcel 8, 9, 9.01, 10, 11, 21

Columbia, Maury County, TN

Dear Mr. Newton:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 10 single-family units in two townhome buildings. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connections will be made to the existing 6-inch water main located on East 14th.
- Townhome units will be served by gang meter vaults.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.



Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (10 SFUs)	\$5,200.00
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- Provide site utility drawings for review and comment, indicating the proposed location of taps, valves, and gang vaults.
- Upon resolution of all comments and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per 3/4" meter (10 meters)	\$5,400.00
Impact Fee: \$4,500 per 3/4" meter (10 meters)	\$45,000.00
Total Meter and Impact Fees Due =	\$50,400.00

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first and last names clearly legible.

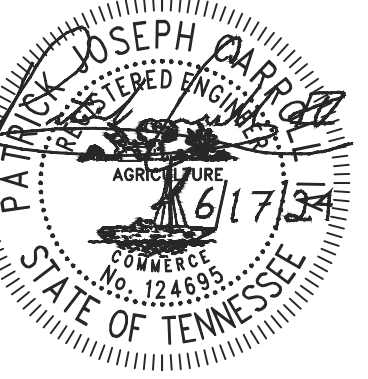
Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-020

A map of the Project Site area. The map shows Bear Creek Pike running horizontally across the middle, with Highway 99 running vertically on the left and Highway 65 running vertically on the right. The Project Site is marked with a dashed circle and an arrow pointing to it. A north arrow is in the bottom left corner. The map also shows several creeks and rivers, including the Laseo Creek and the Bear Creek. The Project Site is located near the intersection of Bear Creek Pike and Highway 65.

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	NOTES
C3.0	INITIAL EROSION & SEDIMENT CONTROL PLAN
C3.1	INTERIM EROSION & SEDIMENT CONTROL PLAN
C3.2	FINAL EROSION & SEDIMENT CONTROL PLAN
C3.3	EROSION & SEDIMENT CONTROL DETAILS
C4.0	DEMOLITION PLAN
C5.0	OVERALL SITE LAYOUT PLAN
C5.1	SITE LAYOUT PLAN
C5.2	SITE LAYOUT PLAN
C5.3	SITE LAYOUT PLAN
C5.4	SITE LAYOUT PLAN
C6.0	OVERALL GRADING & DRAINAGE PLAN
C6.1	GRADING & DRAINAGE PLAN
C6.2	GRADING & DRAINAGE PLAN
C6.3	GRADING & DRAINAGE PLAN
C6.4	GRADING & DRAINAGE PLAN
C7.0	OVERALL UTILITY PLAN
C7.1	UTILITY PLAN
C7.2	UTILITY PLAN
C7.3	UTILITY PLAN
C7.4	UTILITY PLAN
C8.0	DETAILS
C8.1	DETAILS
C8.2	DETAILS

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



JMB BEAR SPRINGS

1449 ROCK SPRINGS ROAD

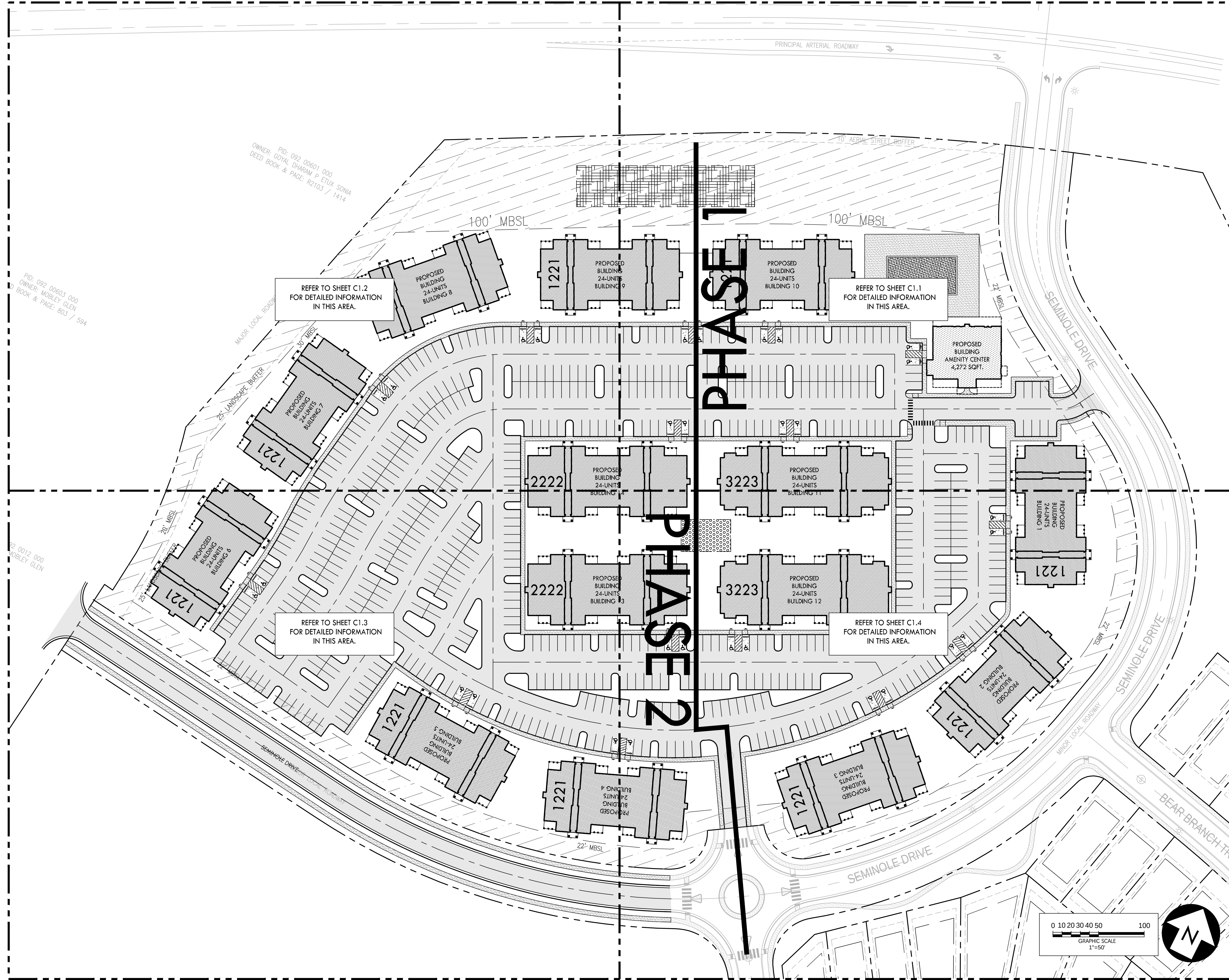
REVISIONS	
No.	DATE

06/17/24	24013
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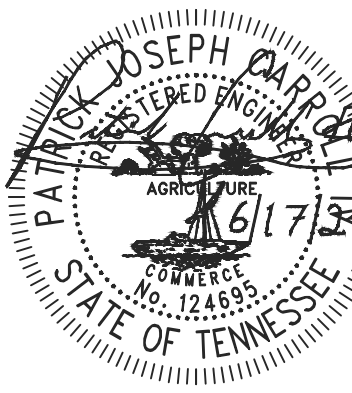
C0.0

COVER SHEET

Crunk Engineering, Inc. 1/20/24/24013 - JMB Bear Springs/Overall Site Layout Plan C1.0.dwg



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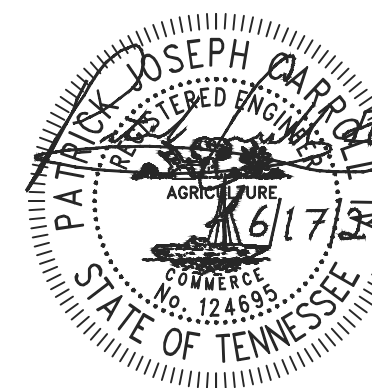


JMB BEAR SPRINGS
1449 ROCK SPRINGS ROAD

REVISIONS	DATE	
	No.	

06/17/24 24013

C1.0
OVERALL SITE
LAYOUT PLAN



1449 ROCK SPRINGS ROAD

[illegible]

C1.1

	PROPOSED BUILDING
	HEAVY DUTY ASPHALT PAVEMENT
	LIGHT DUTY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	PROPERTY LINE
	EDGE OF NEW PAVEMENT

PROJECT: JMB BEAR SPRINGS
ADDRESS: 1449 ROCK SPRINGS ROAD
PARCEL ID: 092 01200 000
SITE ACREAGE: 16.56 ACRES
LAND USE: MULTI-FAMILY

ZONING DISTRICT: PUD
AREA: 16.56 AC
AREA: 721,353.6 SQ-FT

20' SETBACK (10' COLLECTOR STREET BUFFER)
30' SETBACK (0.1 TYPE 6' STREET BUFFER)
100' SETBACK (10' ARTERIAL STREET BUFFER)

24-UNITS PER BUILDING
14 PROPOSED RESIDENTIAL BUILDINGS
336 TOTAL UNITS

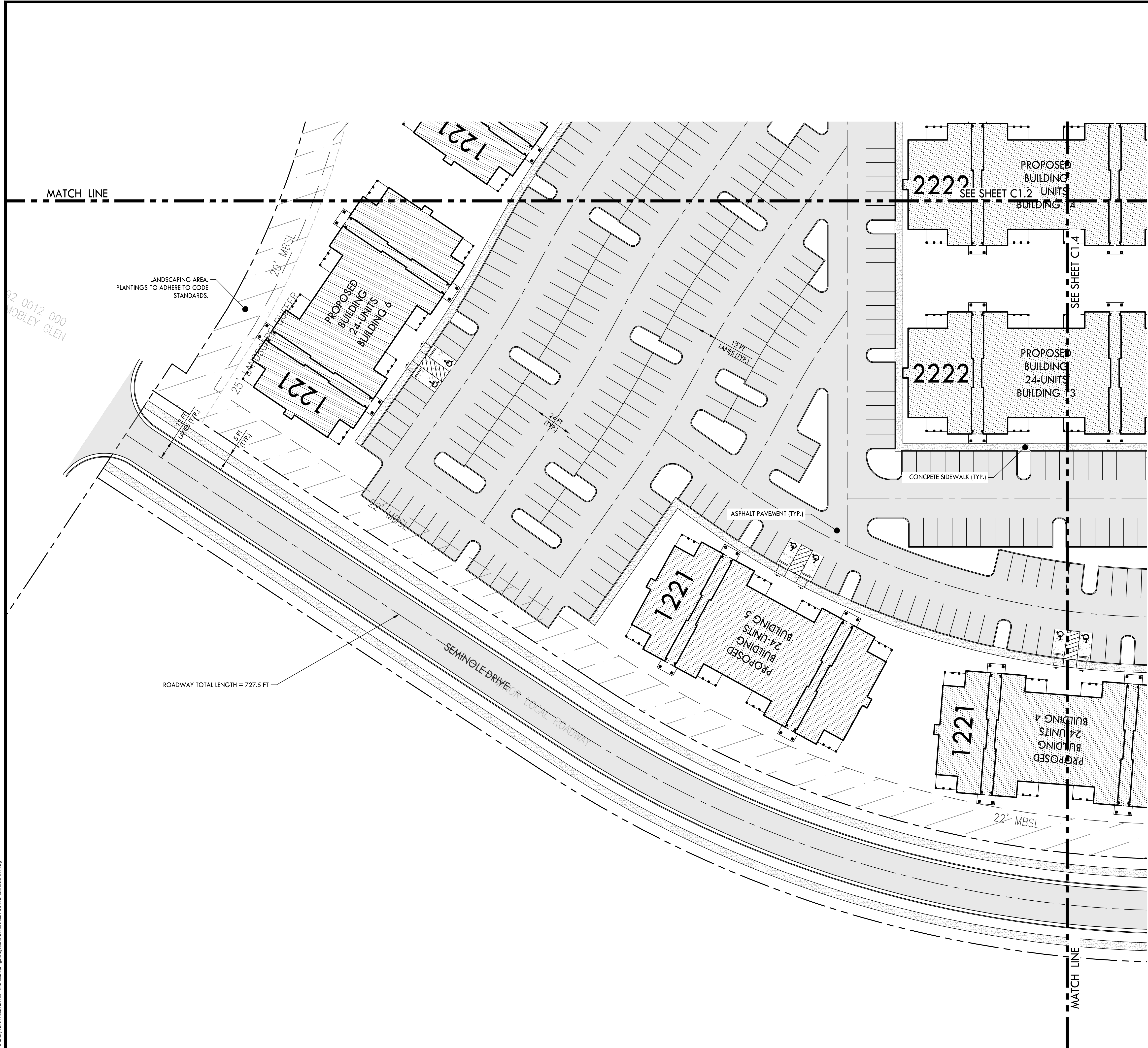
REQUIRED PARKING:
0.75 PARKING SPACES / BEDROOM * 576 BEDROOMS = 432 SPACES

PROVIDED PARKING:
649 PARKING SPACES PROVIDED
1.93 SPACES PER UNIT

THE FLOOD INSURANCE RATE MAP PANEL NUMBER IS 47119C0195E, EFFECTIVE ON 4/16/2007.

NOTES:

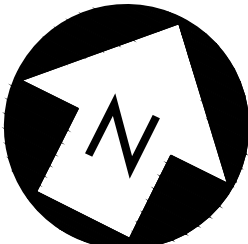
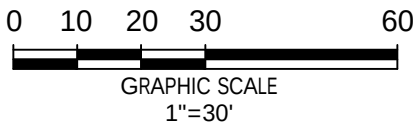
1. COORDINATES BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
2. PUBLIC STREET TO BE DEDICATED.



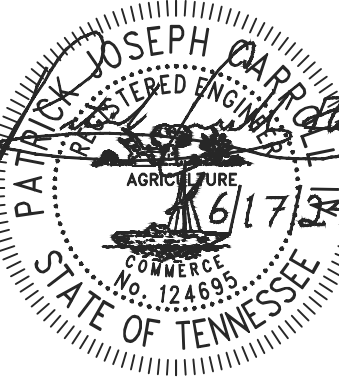
PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

- NOTES:
- COORDINATES BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
 - PUBLIC STREET TO BE DEDICATED.



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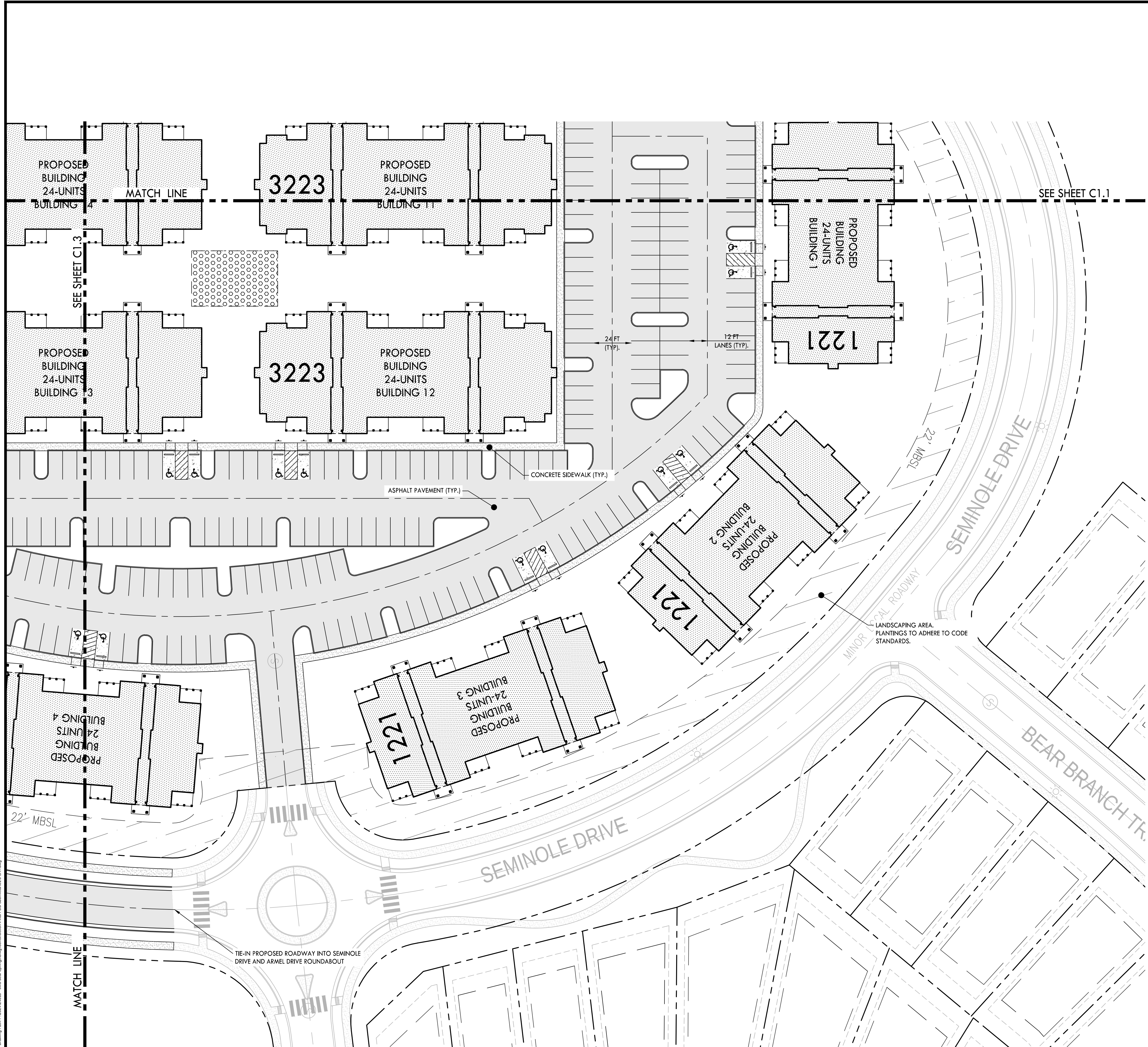


JMB BEAR SPRINGS
1449 ROCK SPRINGS ROAD

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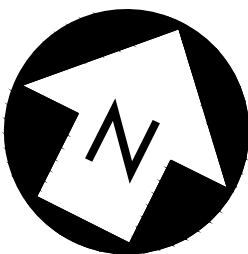
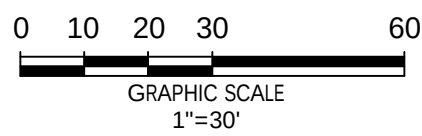
C1.3
SITE LAYOUT PLAN



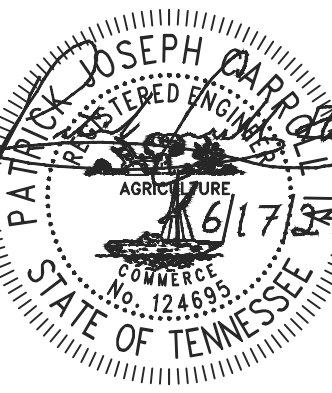
PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

- NOTES:
- COORDINATES BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, NAD 83 DATUM.
 - PUBLIC STREET TO BE DEDICATED.



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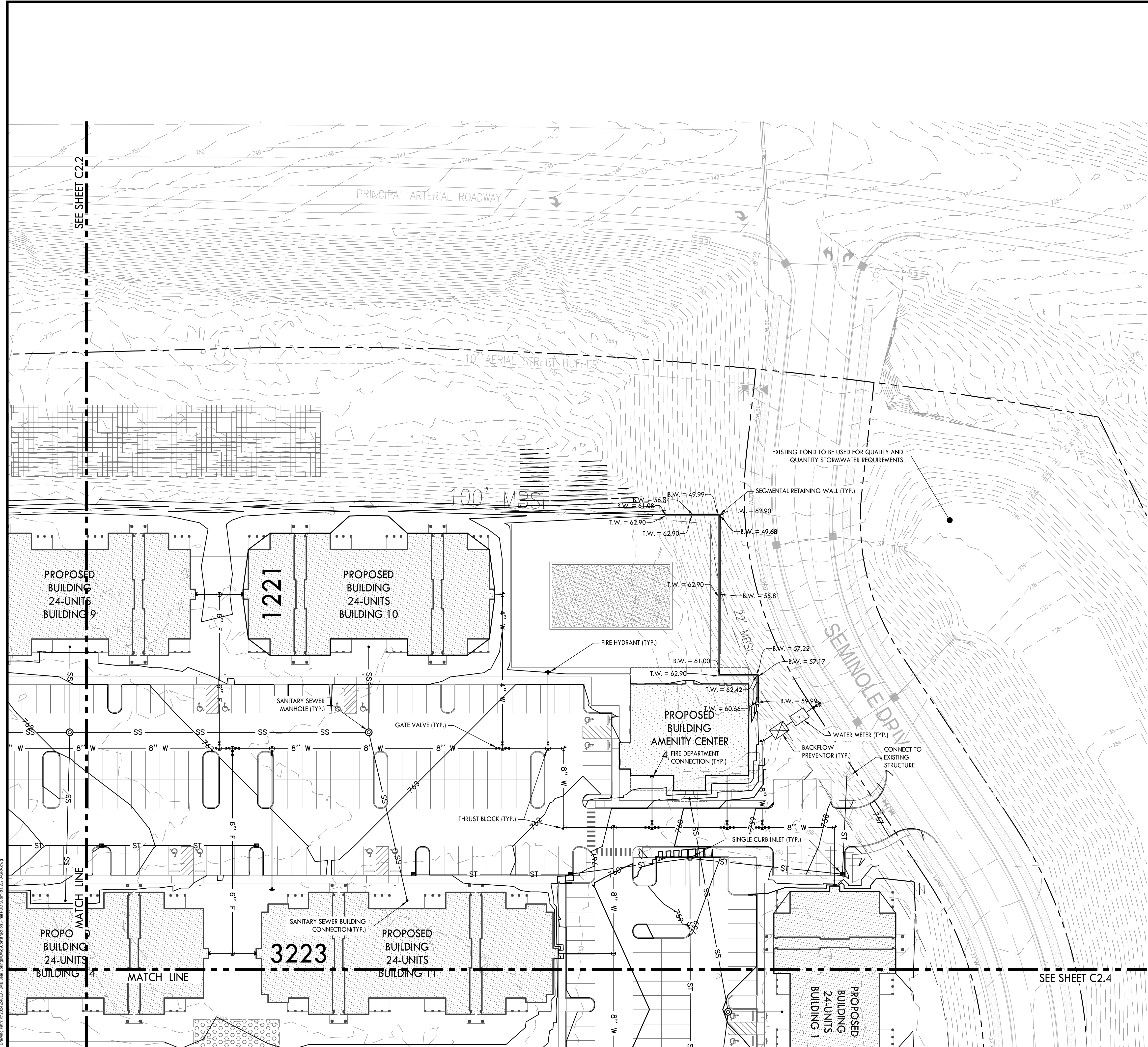


JMB BEAR SPRINGS
 1449 ROCK SPRINGS ROAD

REVISIONS	No.	DATE

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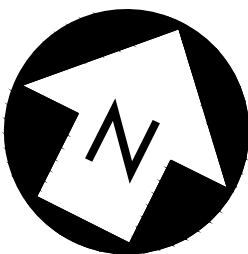
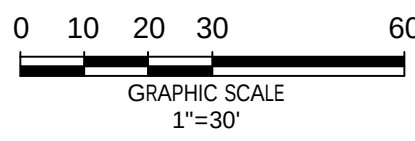
C1.4
 SITE LAYOUT PLAN



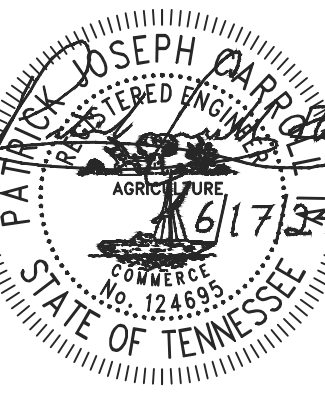
NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

- 55.10 — PROPOSED CONTOUR
- + 55.10 PROPOSED SPOT ELEVATION
- (A1) STORM STRUCTURE LABEL
- ST — STORM PIPE
- [Symbol] SINGLE CURB INLET
- [Symbol] SINGLE CATCH BASIN
- [Symbol] JUNCTION BOX



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JMB BEAR SPRINGS
1449 ROCK SPRINGS ROAD

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06/17/24 24013

C2.1
GRADING,
DRAINAGE, & UTILITY
PLAN

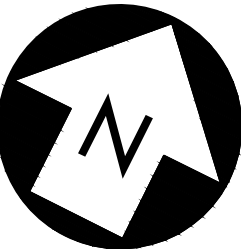
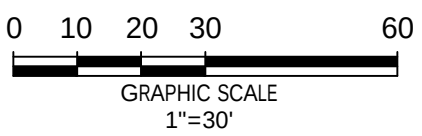
CrunkEng-Plan-170624-04213 - JMB Bear Springs/JMB Crossroads Blvd NTP Submittal C2.1.dwg



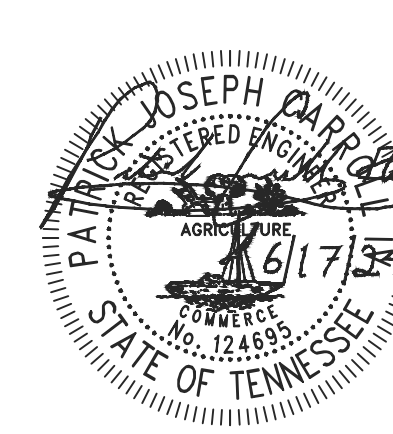
NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX



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JMB BEAR SPRINGS

1449 ROCK SPRINGS ROAD

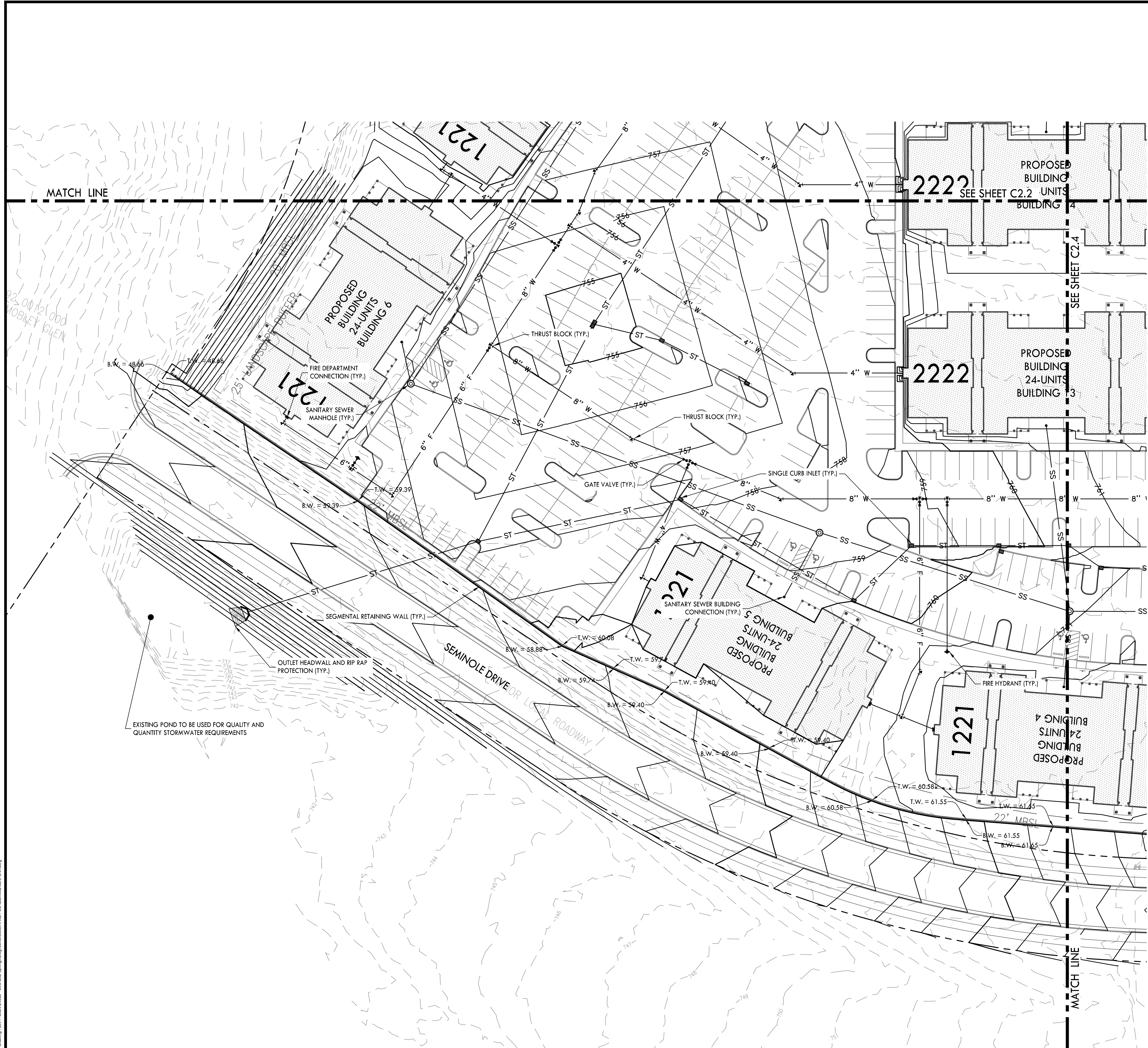
REVISIONS	
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C2.2

GRADING,
DRAINAGE, & UTILITY
PLAN

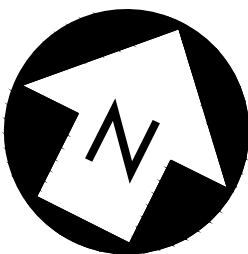
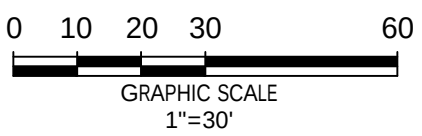
CrunkEng_Plan_17062404023 - JMB Bear Springs/JMB Construction/Plan C2.2/Sheet/C2.2.dwg



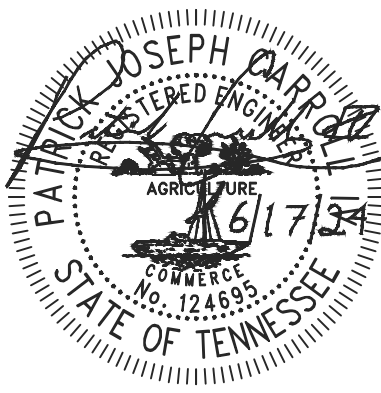
NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING &
DRAINAGE LEGEND

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX



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JMB BEAR SPRINGS

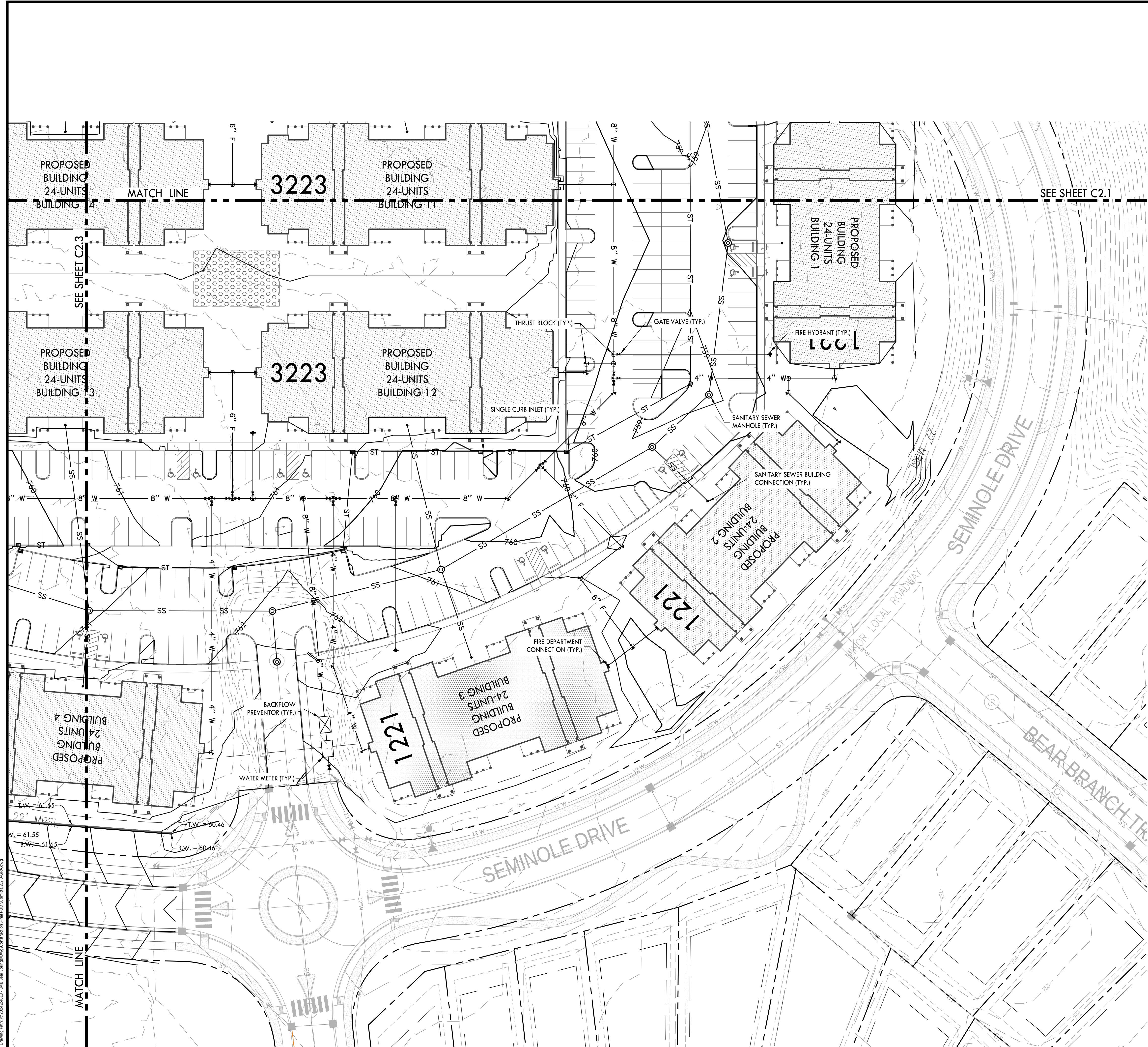
1449 ROCK SPRINGS ROAD

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C2.3

GRADING,
DRAINAGE, & UTILITY
PLAN

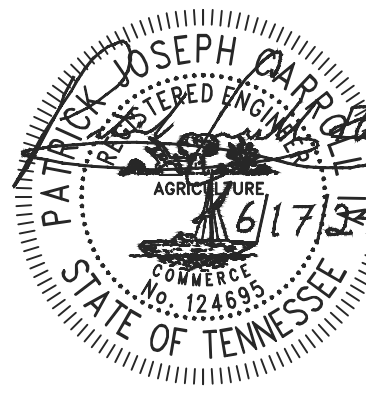


NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

**PROPOSED GRADING &
DRAINAGE LEGEND**

- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- STORM STRUCTURE LABEL
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
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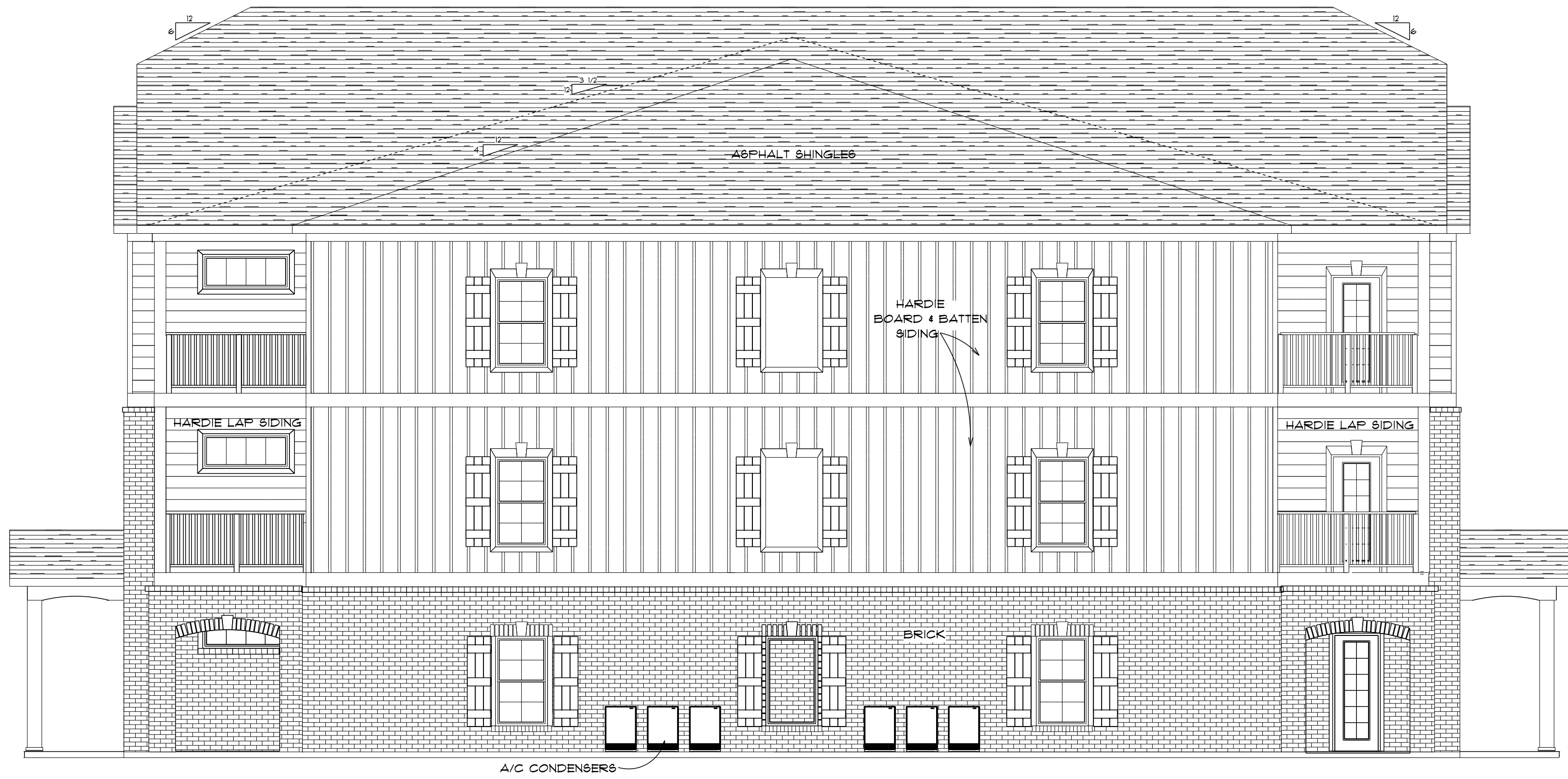
JMB BEAR SPRINGS
1449 ROCK SPRINGS ROAD

REVISIONS	No.	DATE

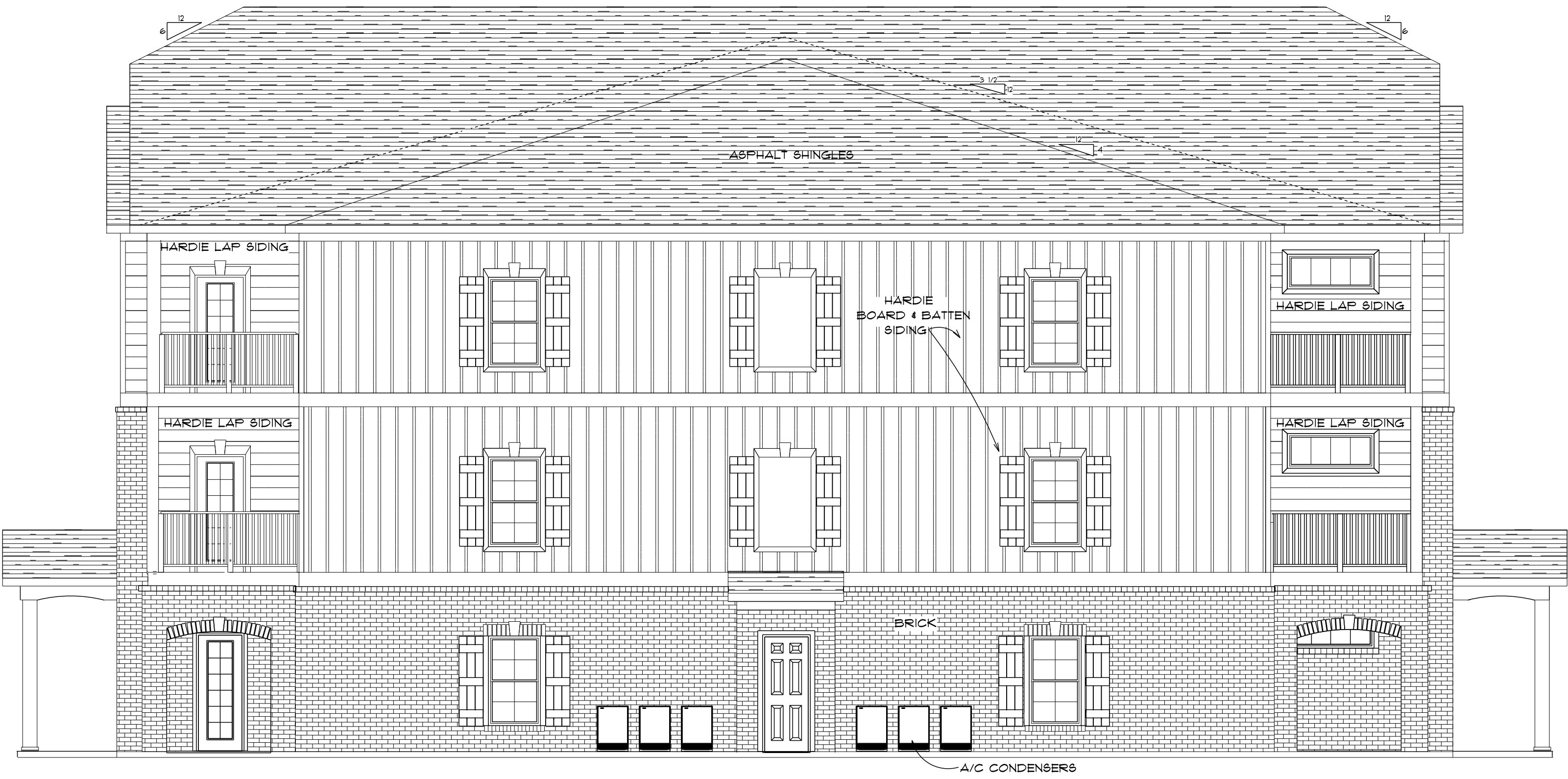
06/17/24 24013

C2.4

GRADING,
DRAINAGE, & UTILITY
PLAN



RIGHT ELEVATION
SCALE: 3/16"=1'-0"

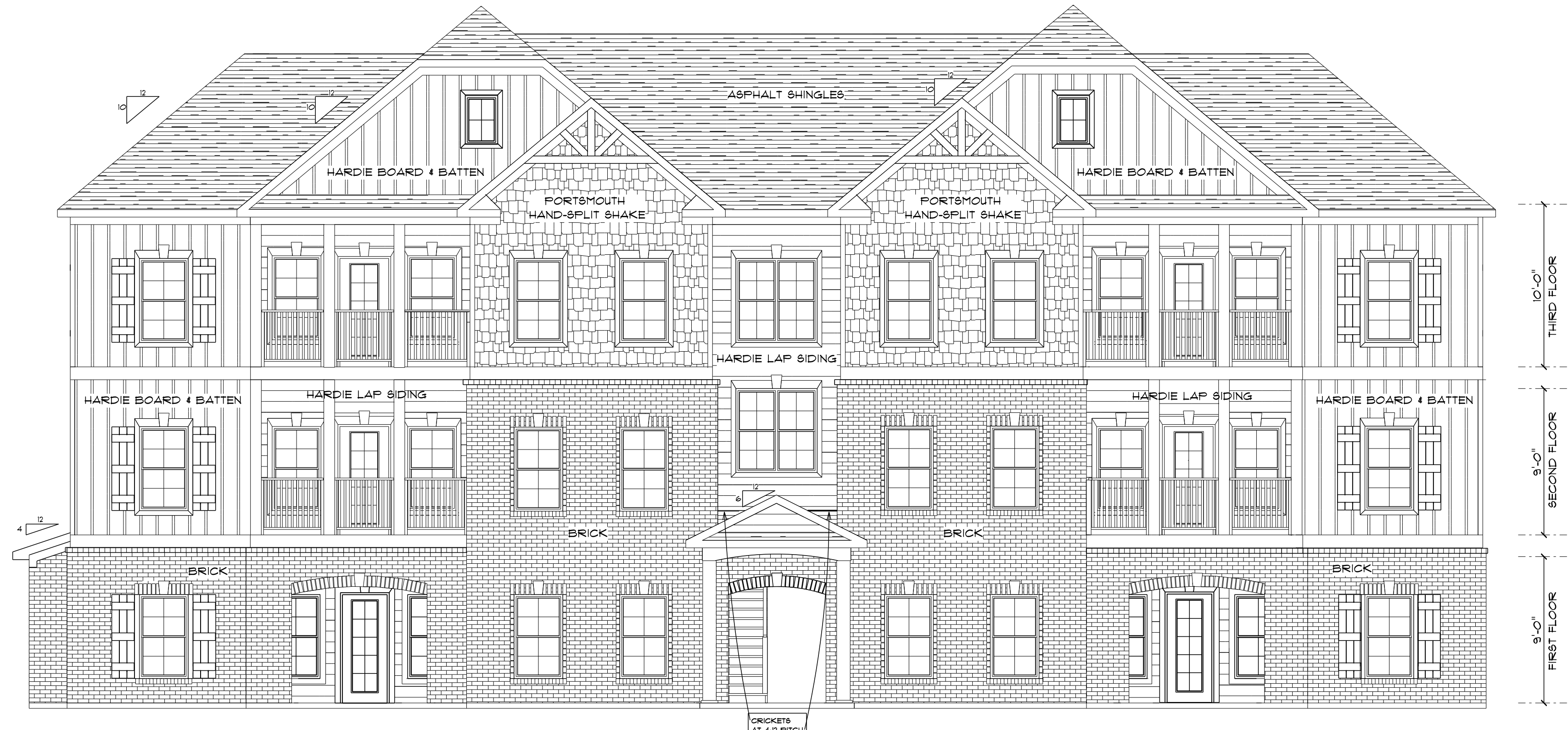


LEFT ELEVATION
SCALE: 3/16"=1'-0"

31% BRICK
55% FIBER CEMENT BOARD, HARDIE, OR EQUIVALENT
8% PORTSMOUTH HAND-SPLIT SHAKE



REAR ELEVATION - 12 UNIT BUILDING
SCALE: 3/16"=1'-0"



FRONT ELEVATION - 12 UNIT BUILDING
SCALE: 3/16"=1'-0"

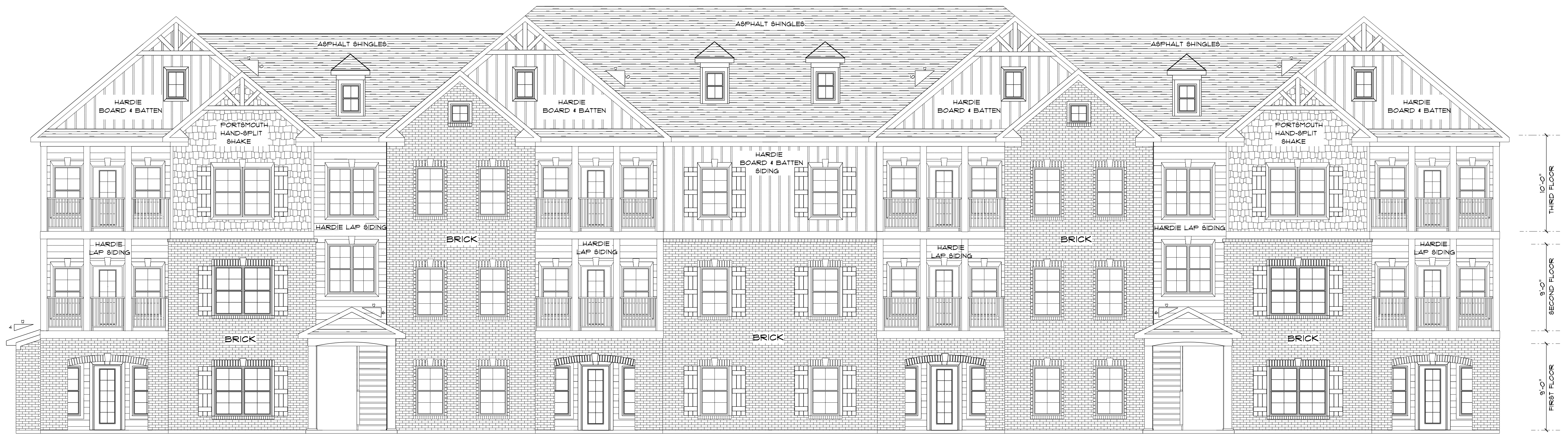


FRONT ELEVATION - 12 UNIT BUILDING

SCALE: 3/16"=1'-0"



Don Johnson



FRONT ELEVATION - 24 UNIT BUILDING

SCALE: 1"=5'-0"



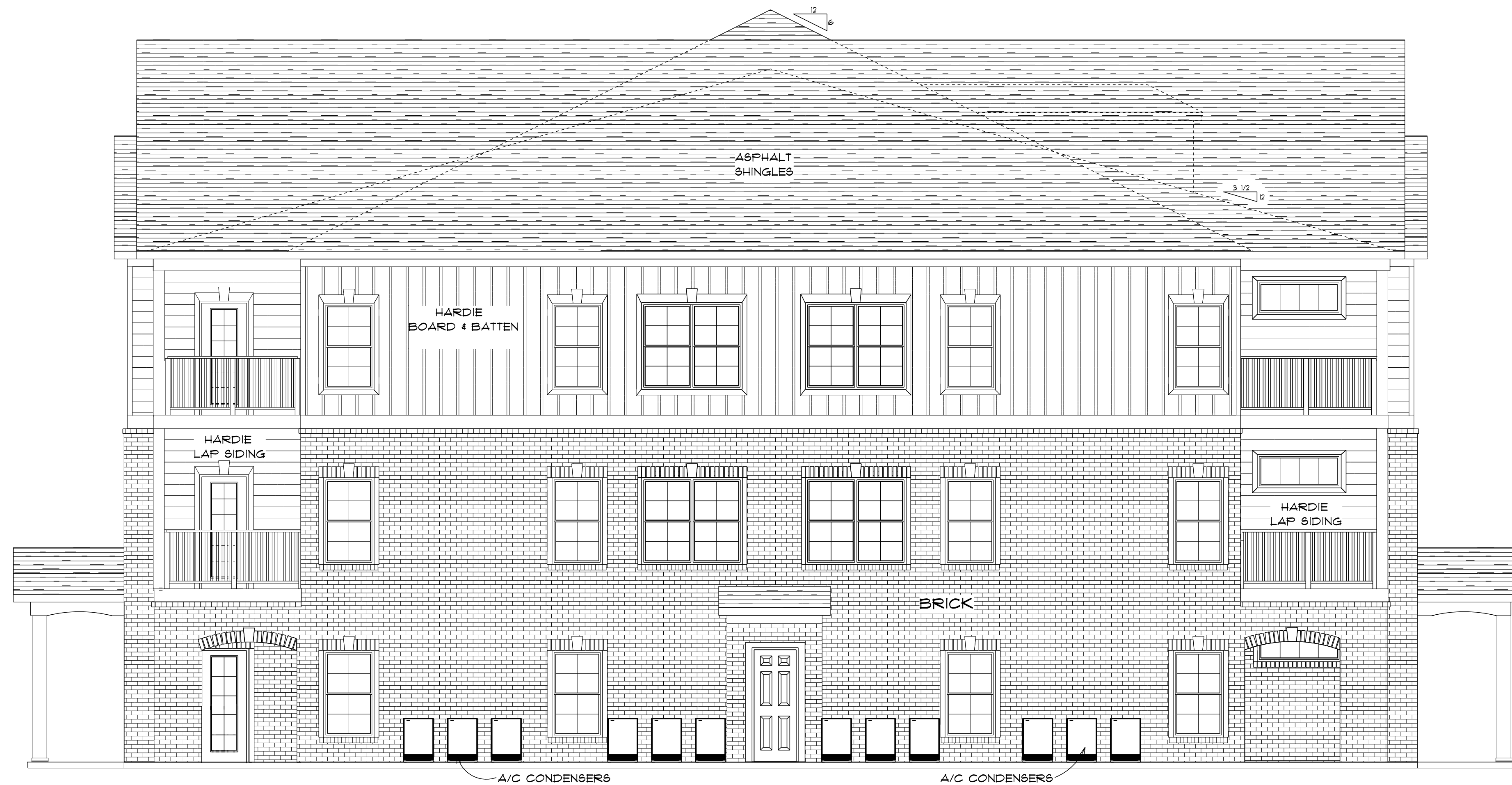
REAR ELEVATION - 24 UNIT BUILDING

SCALE: 1"=5'-0"

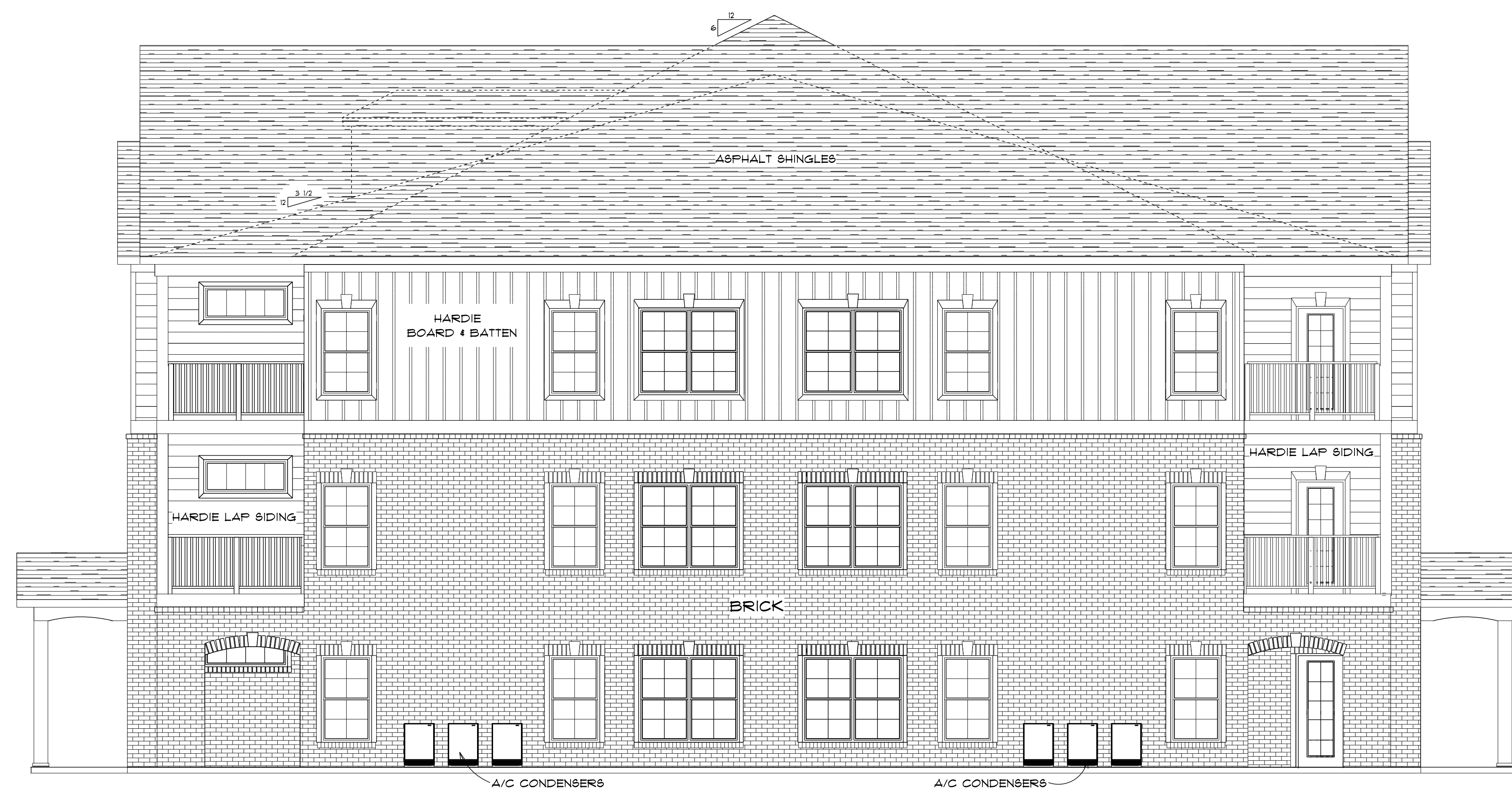
53% BRICK
42% FIBER CEMENT BOARD, HARDIE, OR EQUIVALENT
5% PORTSMOUTH HAND-SPLIT SHAKE



FRONT ELEVATION - 24 UNIT BUILDING
SCALE: 1"=5'-0"



LEFT ELEVATION - 24 UNIT BUILDING
 SCALE: 1"=5'-0"



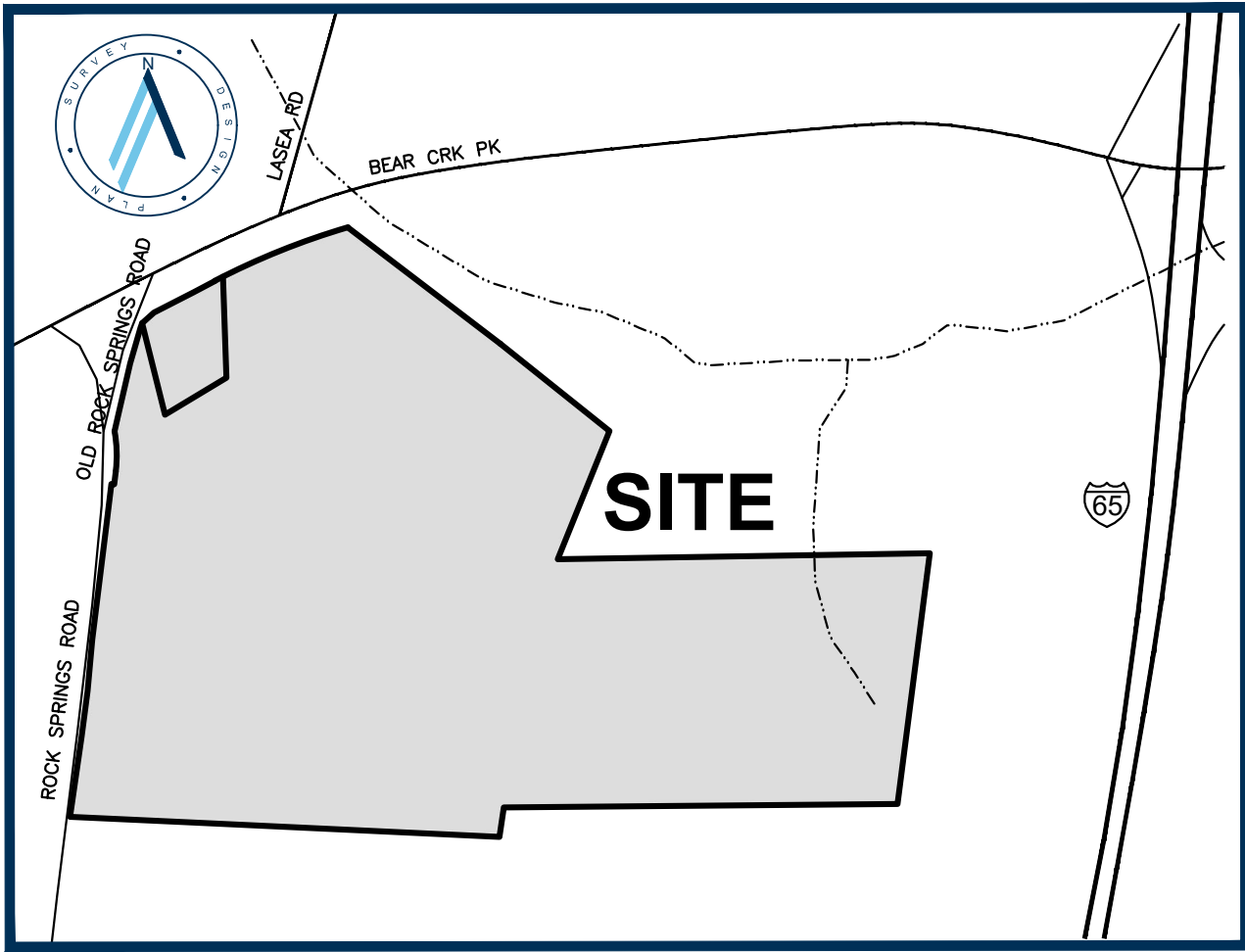
RIGHT ELEVATION - 24 UNIT BUILDING
 SCALE: 1"=5'-0"



Zou Jang



Bow Johnson



GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS H.04" V 0.03'.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4719C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
- THE LOCATION OF THE PROPERTY BOUNDARIES DEPICTED HERON, BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY THE STATE OF TENNESSEE, IN THE OPINION OF THIS SURVEYOR THE MONUMENTS SHOWN REPRESENTS CORNERS OF THE PROPERTY. CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. AS A PROFESSIONAL OPINION, THIS SURVEY CARRIES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED.
- THE DEPICTION OF ANY IMPROVEMENTS ON THIS PLAT DOES NOT CREATE ANY EASEMENT, SETBACK, BUILDING PAD, OR OTHER MATTER AND IS FOR INFORMATIONAL PURPOSES ONLY.
- TABLE A OPTION 1: MONUMENTS SHOWN ON SURVEY
- TABLE A OPTION 2: 1449 ROCK SPRING ROAD
- TABLE A OPTION 4: GROSS LAND AREA SHOWN ON SURVEY-4,571,095.43 SQUARE FEET ± OR 104.93 ACRES ±.
- TABLE A OPTION 6(a) 6(b): ZONING CODE: RESIDENTIAL CASE NUMBER. NO ZONING REPORT PROVIDED.
- TABLE A OPTION 7(a): EXTERIOR DIMENSIONS AT GROUND LEVEL SHOWN ON SURVEY
- TABLE A OPTION 8: SUBSTANTIAL FEATURES FIELD LOCATED SHOWN ON SURVEY
- TABLE A OPTION 9: PARKING SPACES TOTAL 0 INCLUDES 0 HANDICAP.
- TABLE A OPTION 13: ADJOINING PROPERTY OWNERS SHOWN ON SURVEY.
- TABLE A OPTION 14: DISTANCE NEAREST INTERSECTION STREET SHOWN.
- TABLE A OPTION 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION , OR BUILDING ADDITIONS REVISED.
- TABLE A OPTION 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAYS AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NOTED IN THE PROCESS OF CONDUCTING FIELD WORK.
- TABLE A OPTION 18 :NO OFFSITE EASEMENTS - PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1).
- THE PARCEL CONTAINED IN THE LAND DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- THE PROPERTY SHOWN HEREON IS THE SAME AS IS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 6-9292-RL DATED 12/15/2020 AT 8:00 AM.

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 DONE 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) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

SURVEYOR'S STATEMENT

TO: Bear Spring, LLC, Old Republic Title Insurance Company and Tune, Entrekin & White, P.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/SURVEYS, LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 9, 11(b) 14, 16, 17, AND 18 OF TABLE A THERE OF.

THE FIELD WORK WAS COMPLETED ON 10-14-2021.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

RAGAN-SMITH ASSOCIATES, INC.

Kenneth D. Church

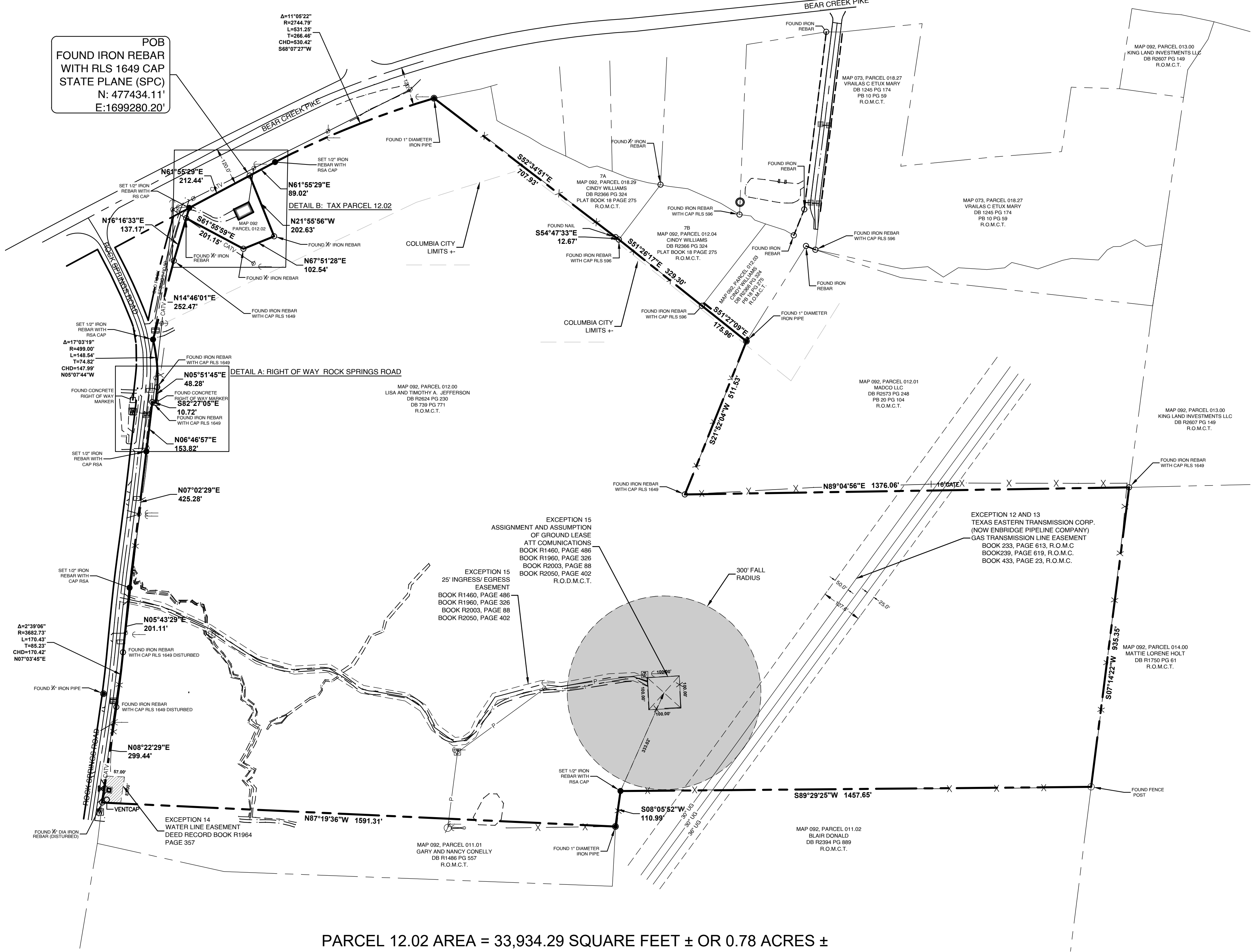
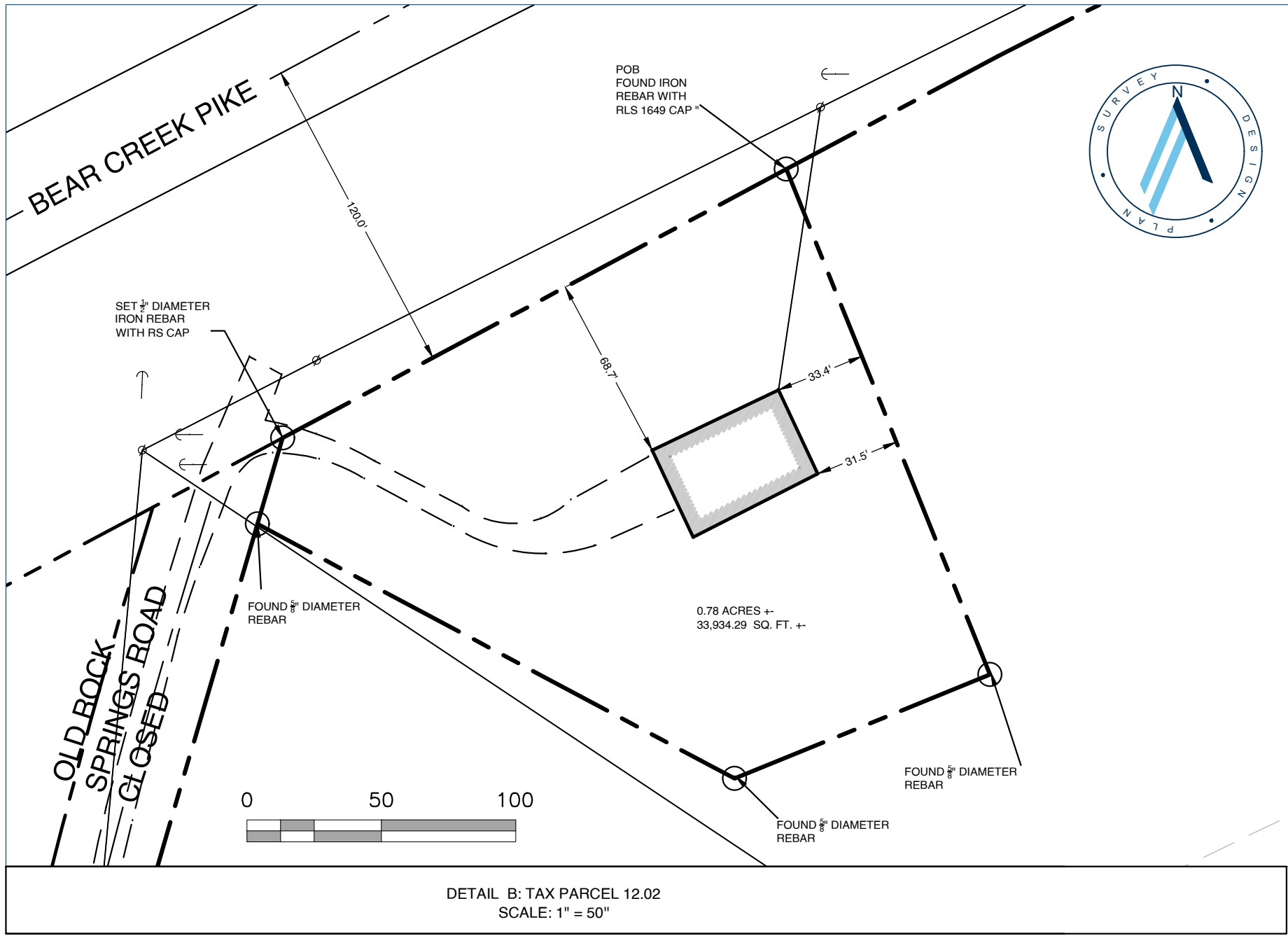
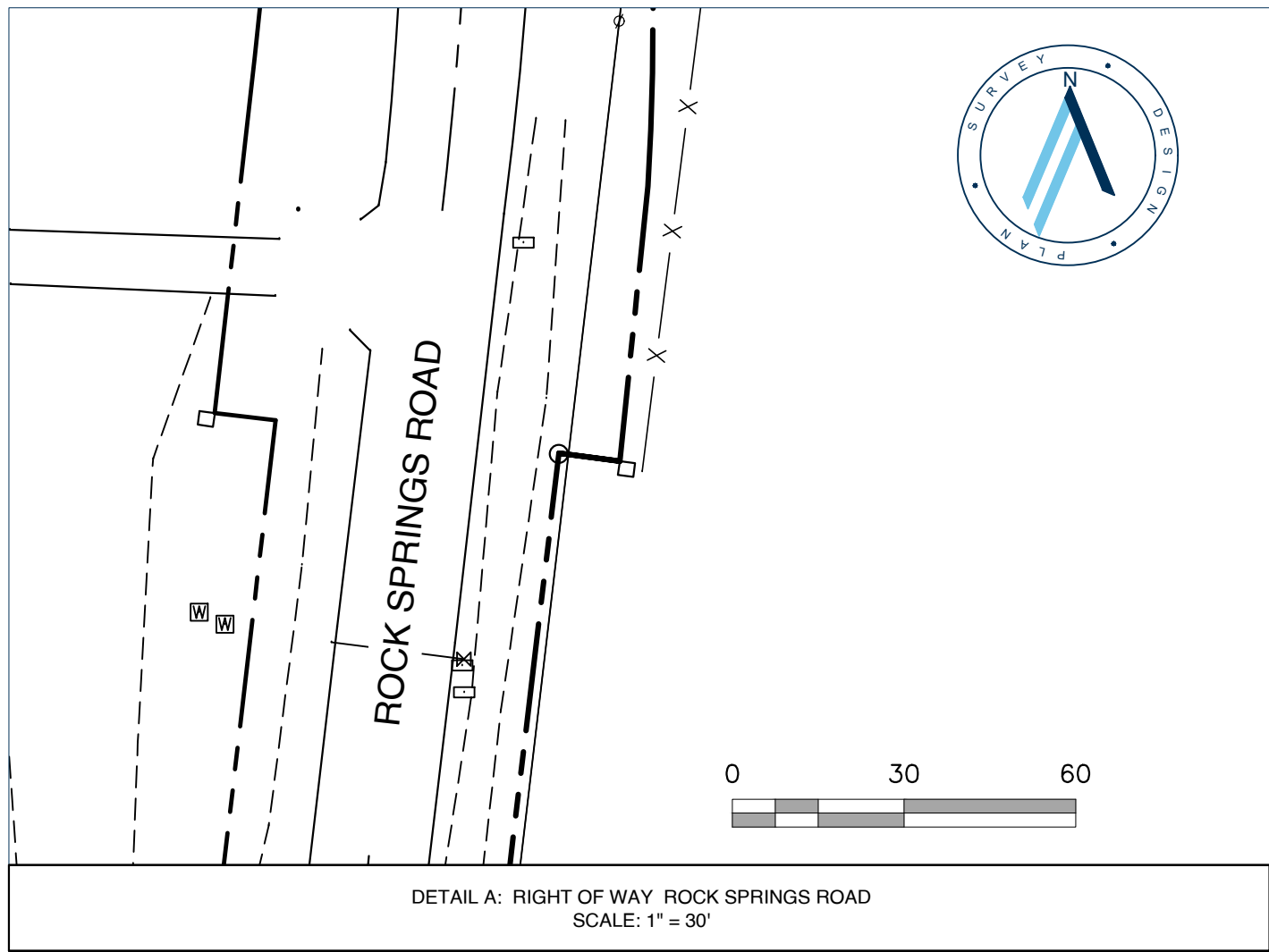
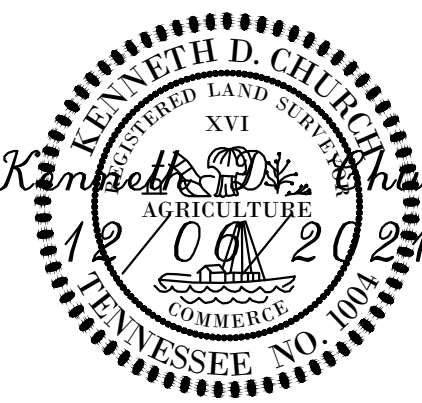
BY: _____ TN, R.L.S. NO.

SURVEYOR'S PRINTED NAME:

DATE: ISSUED

LAND SURVEYOR

KENNETH D. CHURCH TN RLS 1004
RAGAN-SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
CELL PHONE: 615-332-2651
EMAIL: kchurch@ragansmith.com



LEGEND

- P&T- OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- UTILITY POLE W/ LIGHT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- INV INVERT
- SA- SANITARY SEWER LINE
- W- WATER LINE
- RCP- REINFORCED CONCRETE PIPE
- X-X- FENCE
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
- PROPERTY CORNERS AS LABELED

NOTE SHEET 2 OF 2
LAND DESCRIPTIONS
TITLE COMMITMENT



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

1449 ROCK SPRINGS ROAD

LISA ANN AND TIMOTHY JEFFERSON PROPERTY

TAX MAP 92, PARCELS 012.00 AND 012.02

DEED BOOK R2624, PAGE 230 (WILL)

DEED BOOK 739, PAGE 771, R.O.M.C.T.

FOR

ENCOMPASS LAND GROUP

4TH CIVIL DISTRICT, MAURY COUNTY, TENNESSEE

Scale: 1:200

Date: 10-29-2021

Drawn By: DGC

Approved By: KDC

Revisions:

Drawing Title:

ALTA/NSPS SURVEY

Drawing No.

SHEET 1 OF 2

Project No.

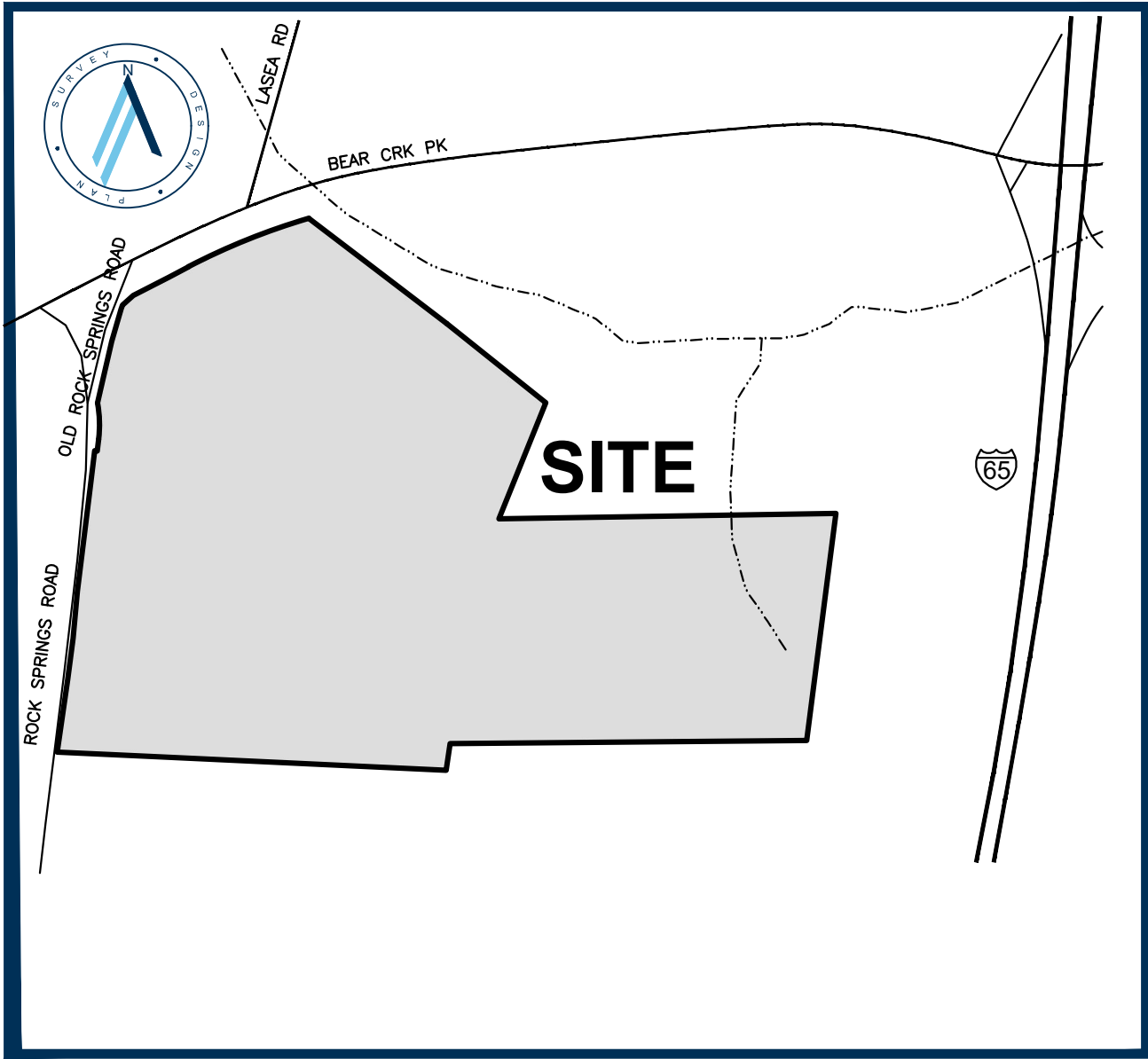
21-0311

PARCEL 12.02 AREA = 33,934.29 SQUARE FEET ± OR 0.78 ACRES ±

PARCEL 12.00 AREA = 4,571,095.43 SQUARE FEET ± OR 104.93 ACRES ±

TOTAL AREA

4,605,029.33 SQUARE FEET ± OR 105.71 ACRES ±



GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE AVERAGE POSITIONAL QUALITY IS H 0.04 V 0.03
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY. THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
- THE LOCATION OF THE PROPERTY BOUNDARIES DEPICTED HERON, BASED ON THE APPROPRIATE BOUNDARY LAW PRINCIPLES GOVERNED BY THE FACTS AND EVIDENCE GATHERED DURING THE COURSE OF THIS SURVEY. PER ACCURACY AND PRECISION REQUIRED BY THE STATE OF TENNESSEE, IN THE OPINION OF THIS SURVEYOR THE MONUMENTS SHOWN REPRESENTS CORNERS OF THE PROPERTY. CORNERS HAVE BEEN FOUND OR SET AS INDICATED HEREON. AS A PROFESSIONAL OPINION, THIS SURVEY CARRIES NO GUARANTEES OR WARRANTIES, EXPRESSED OR IMPLIED.
- THE DEPICTION OF ANY IMPROVEMENTS ON THIS PLAT DOES NOT CREATE ANY EASEMENT, SETBACK, BUILDING PAD, OR OTHER MATTER AND IS FOR INFORMATIONAL PURPOSES ONLY.
- TABLE A OPTION 1: MONUMENTS SHOWN ON SURVEY
- TABLE A OPTION 2: 1449 ROCK SPRING ROAD
- TABLE A OPTION 4: GROSS LAND AREA SHOWN ON SURVEY-4,571,095.43 SQUARE FEET +/- OR 104.93 ACRES +/-
- TABLE A OPTION 6(a) 6(b): ZONING CODE: RESIDENTIAL CASE NUMBER NO ZONING REPORT PROVIDED.
- TABLE A OPTION 7(a) :EXTERIOR DIMENSIONS AT GROUND LEVEL SHOWN ON SURVEY
- TABLE A OPTION 8: SUBSTANTIAL FEATURES FIELD LOCATED SHOWN ON SURVEY
- TABLE A OPTION 9: PARKING SPACES TOTAL 0 INCLUDES 0 HANDICAP.
- TABLE A OPTION 13: ADJOINING PROPERTY OWNERS SHOWN ON SURVEY.
- TABLE A OPTION 14: DISTANCE NEAREST INTERSECTION STREET SHOWN.
- TABLE A OPTION 16: NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION , OR BUILDING ADDITIONS REVEID.
- TABLE A OPTION 17: NO PROPOSED CHANGES IN STREET RIGHT OF WAYS AND NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS NOTED IN THE PROCESS OF CONDUCTING FIELD WORK.
- TABLE A OPTION 18 :NO OFFSITE EASEMENTS - PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1).
- THE PARCEL CONTAINED IN THE LAND DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- THE PROPERTY SHOWN HEREON IS THE SAME AS IS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER 6-9292-RL DATED 12/15/2020 AT 8:00 AM.

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 DONE 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) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.



SURVEYOR'S STATEMENT
TO: Bear Spring, LLC, Old Republic Title Insurance Company and Tune, Entrekin & White, P.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, AND 17, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10-14-2021.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

RAGAN-SMITH ASSOCIATES, INC.

Kenneth D. Church
BY: _____ TN. R.L.S. NO. _____
SURVEYOR'S PRINTED NAME:
DATE: ISSUED



LAND SURVEYOR
KENNETH D. CHURCH TN RLS 1004
RAGAN-SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
CELL PHONE: 615-332-2651
EMAIL: kchurch@ragansmith.com

LAND DESCRIPTION PER SURVEY
TAX MAP 092, PARCEL 012.00

Beginning at a found iron rebar with cap RLS cap 1649 (TN SPC N: 477,434.11, E: 1,699,280.20) the common northeast corner for Tax Map 092 Parcel 12.02 in the southern right of way of Bear Creek Pike;

Thence with said line the following three (2) calls and distances:

- North 61 Degrees 55 Minutes 29 Seconds East, 89.02 feet to a new ½" iron rebar with a RS cap.
- A curve radius of 2744.79 feet, a chord bearing of South 68 Degrees 07 Minutes 27 Seconds West, 530.42 feet to a found 1" diameter iron pipe corner with property of Cindy Williams (Tract 7 recorded in "Minor Plat of Survey, 3 Tracts" recorded in Plat Book 18, Page 275) recorded in Deed Book R2366, Page 324, Maury County Register of Deeds, Tennessee (R.O.M.C.T.) (Map 092, Parcel 018.29);

Thence with said line the following two (2) calls and distances:

- South 62 Degrees 34 Minutes 51 Seconds East, 707.93 to a found nail in a Hackberry Snag;
- South 54 Degrees 47 Minutes 33 Seconds East, 12.67 feet to a found iron rebar with a RLS cap 596 corner with property of Cindy Williams (Tract 7B recorded in "Minor Plat of Survey, 3 Tracts" recorded in Plat Book 18, Page 275) recorded in Deed Book R2366, Page 324, R.O.M.C.T. (Map 092, Parcel 018.29);

Thence with said line in South 51 Degrees 26 Minutes 17 Seconds East, 329.30 feet to a found iron rebar with a RLS cap 596 property of Cindy Williams (Tract 7C recorded in "Minor Plat of Survey, 3 Tracts" recorded in Plat Book 18, Page 275) recorded in Deed Book R2366, Page 324, R.O.M.C.T. (Map 092, Parcel 018.29);

Thence with said line in South 51 Degrees 27 Minutes 09 Seconds East, 175.96 feet to a found 1" diameter iron pipe corner with property of Madco LLC, a Delaware Limited Liability Company (Plat of Survey 20.69 Acres recorded in plat Book 20 Page 104) recorded in Deed Book R2573, Page 248, R.O.M.C.T. (Map 092, Parcel 012.01);

Thence with said line the following two (2) calls and distances;

- South 21 Degrees 52 Minutes 04 Seconds West, 511.53 feet to a found iron rebar with a RLS cap 1649;
- North 89 Degrees 04 Minutes 56 Seconds East, 1376.06 feet to a found iron rebar with a RLS cap 1649 common corner with King Land Investments, LLC recorded in Deed Book R2607, Page 149, R.O.M.C.T. (Map 092, Parcel 013.00) and Mattie Lorene Holt recorded in Deed Book R1750, Page 61 R.O.M.C.T. (Map 092, Parcel 014.00);

Thence with said line South 07 Degrees 14 Minutes 22 Seconds West, 935.35 feet to a found fence post common corner with Blair Donald recorded in Deed Book R2394, Page 889 R.O.M.C.T. (Map 092 Parcel 11.02)

Thence with said line the following two (2) calls and distances:

- South 89 Degrees 29 Minutes 25 Seconds West, 1457.65 feet to a set ½" diameter iron rebar with RS cap;
- South 08 Degrees 05 Minutes 52 Seconds West, 110.99 feet to a found 1" diameter iron pipe old corner with Gary and Nancy Connelly recorded in Deed Book R1486, Page 557 R.O.M.C.T. (Map 092 Parcel 011.01);

Thence with said line North 87 Degrees 19 Minutes 36 Seconds West, 1591.31 feet to a found 5/8" diameter iron rebar (disturbed) in eastern right of way of Rock Springs Road;

Thence with said line the following eight (8) calls and distances:

- North 08 Degrees 22 Minutes 29 Seconds East, 299.44 feet to a found iron rebar with a RLS cap 1649 (disturbed);
- A curve radius of 3682.73 feet, a chord bearing of North 07 Degrees 03 Minutes 45 Seconds West, 170.42 feet to a found iron rebar with a RLS cap 1649 (disturbed);
- North 05 Degrees 43 Minutes 29 Seconds East 201.11 to a set ½" diameter iron rebar with a RS cap;
- North 07 Degrees 02 Minutes 29 seconds East 425.26 to a set ½" diameter iron rebar with a RS cap;
- North 06 Degrees 46 Seconds 57 Seconds East 153.82 to a found iron rebar with a RLS cap 1649 (disturbed);
- South 82 Degrees 27 Minutes 05 Seconds East 10.72 feet to a found concrete Right of Way Marker;
- North 05 Degrees 51 Minutes 45 Seconds East 48.28 feet to a found rebar with a RLS cap 1649;
- A curve radius of 499.00 feet, a chord bearing of North 05 Degrees 07 Minutes 44 Seconds West, 147.99 feet to a set ½" diameter iron rebar with a RS cap corner with the eastern right of way Old Rock Springs Road;

Thence with said line the following two (2) calls and distances:

- North 14 Degrees 46 Minutes 01 Seconds East, 252.47 feet to a found iron rebar with a RLS cap 1649;
- North 16 Degrees 16 Minutes 33 Seconds East, 137.17 feet to a found 5/8" diameter iron rebar with no cap corner with Timothy A. Jefferson and Gerrie Lynn Jefferson recorded in Record Book R2624, Page 230 R.O.M.C.T. (Map 092 Parcel 012.02);

Thence with said line the following three (3) calls and distances

- South 61 Degrees 55 Minutes 59 Seconds East, 201.15 feet to a found 5/8" diameter iron rebar with no cap;
- North 67 Degrees 50 Minutes 55 Seconds East, 102 feet to a found 5/8" diameter iron rebar with no cap;
- North 21 Degrees 56 Minutes 03 Seconds West, 202.61 feet to a to the Point Beginning;

Said parcel containing 4,571,095.43 square feet, more or less or 104.93 acres, more or less

Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004, (SR, Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated November 4, 2021.

LAND DESCRIPTION PER SURVEY
TAX MAP 092, PARCEL 012.02

Beginning at a found iron rebar with cap RLS cap 1649 (TN SPC N: 477,434.11, E: 1,699,280.20) the common in the southern right of way of Bear Creek Pike corner with Tax Map 092 Parcel 12.00;

Thence with said line the following three (3) calls and distances

- South 21 Degrees 56 Minutes 03 Seconds East, 202.61 feet to a found 5/8" diameter iron rebar;
- South 67 Degrees 50 Minutes 55 Seconds West, 102.54 feet to a found 5/8" diameter iron rebar;
- North 61 Degrees 55 Minutes 59 Seconds West, 201.15 feet to a found 5/8" diameter iron rebar in the eastern right of way of Old Rock Springs;

Thence with said line North 16 Degrees 16 Minutes 33 seconds East, 33.33 feet a set ¾" diameter iron rebar with RS cap in the southern right of way of Bear Creek Pike;

Thence with said line North 61 Degrees 55 Minutes 29 seconds East, 212.44 feet the point beginning;

Said parcel containing 33,934.29 square feet, more or less or 0.78 acres, more or less

Source of North per State of Tennessee Coordinate System of 1983.

Land description prepared by Kenneth D. Church TN RLS #1004, (SR, Project Manager, Ragan Smith Associates, 315 Woodland St, Nashville TN 37206) Per General Property Survey dated November 4, 2021.

TITLE INSURANCE CO: COMMONWEALTH
FILE NO:6-9292-RL
COMMITMENT DATE: 08-01-2016

LAND DESCRIPTION PER TITLE COMMITMENT

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MAURY, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS: THE FOLLOWING DESCRIBED TRACTS OR PARCELS OF LAND, LOCATED IN THE FOURTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, TO-WIT:

TRACT I:

A CERTAIN TRACT OR PARCEL OF LAND IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEGINNING AT A SET ROCK FORMERLY MRS. ELIZABETH LOFTINS LINE, THENCE E. 100 POLES, THENCE N. 54 POLES, THENCE E. 6 POLES, THENCE N. 7 POLES, THENCE W. 6 POLES, THENCE N. 18 1/2 DEG. E. 31 POLES AND 23 LINKS, THENCE N. 55 1/4 DEG. W. 53 POLES 19 LINKS; THENCE N. 57 3/4 DEG. W. 40 POLES, THENCE N. 60 DEG. W. 12 LINKS TO A BEECH, THENCE S. 75 DEG. W. 10 POLES 15 LINKS, THENCE S. 33 DEG. W. 28 POLES 6 LINKS, THENCE N. 86 DEG. W. 12 POLES 15 LINKS, THENCE S. 27 POLES 11 LINKS, THENCE E. 19 POLES, THENCE S. 96 POLES TO THE BEGINNING, CONTAINING 80 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO LENIS ANN HARDISON DUVALL BY QUITCLAIM DEED FROM MARSHALL HARDISON AND EMMA LEE HARDISON OF RECORD IN DEED BOOK 739, PAGE 769, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, DATED OCTOBER 8, 1985, AND RECORDED ON OCTOBER 9, 1985.

LENIS ANN HARDISON DUVALL DIED ON FEBRUARY 22, 2003, AND DEVEID ALL OF HER PROPERTY TO HER HUSBAND, WILLIAM GERALD DUVALL, BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-50-03.

WILLIAM GERALD DUVALL DIED ON MAY 6, 2007, AND DEVEID ALL OF HIS PROPERTY TO HIS TWO CHILDREN GERRIE JEFFERSON AND LISA A. DUVALL BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-093-07.

GERRIE L. JEFFERSON DIED ON FEBRUARY 7, 2020, AND DEVEID ALL OF HER PROPERTY TO HER HUSBAND, TIMOTHY JEFFERSON BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-083-20.

TRACT II:

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY BARKER; ON THE EAST BY GALBREATH; ON THE SOUTH BY JOHNNY JONES AND ON THE WEST BY A. P. HARDISON, CONTAINING 30 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO A.P. HARDISON BY WARRANTY DEED FROM W. O. CONNELLY AND WIFE, MAGGIE CONNELLY, OF RECORD IN DEED BOOK 237, PAGE 572, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, DATED MARCH 18, 1944, AND RECORDED ON MARCH 25, 1944.

A.P. HARDISON IS ALSO KNOWN AS ARTHUR P. HARDISON. A.P. HARDISON DIED IN 1946 LEAVING A LAST WILL AND TESTAMENT ADMITTED TO PROBATE IN MAURY COUNTY ON DECEMBER 7, 1946, WHEREIN HE DEVEID THE SUBJECT PROPERTY TO HIS DAUGHTER, LENIS ANN HARDISON.

LENIS ANN HARDISON LATER MARRIED WILLIAM GERALD DUVALL IN 1953.

LENIS ANN HARDISON DUVALL DIED ON FEBRUARY 22, 2003, AND DEVEID ALL OF HER PROPERTY TO HER HUSBAND, WILLIAM GERALD DUVALL, BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-50-03.

PAGE 11 OF 11 ALTA COMMITMENT FOR TITLE INSURANCE (8-1-16)

WILLIAM GERALD DUVALL DIED ON MAY 6, 2007, AND DEVEID ALL OF HIS PROPERTY TO HIS TWO CHILDREN GERRIE JEFFERSON AND LISA A. DUVALL BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-093-07.

GERRIE L. JEFFERSON DIED ON FEBRUARY 7, 2020, AND DEVEID ALL OF HER PROPERTY TO HER HUSBAND, TIMOTHY JEFFERSON BY LAST WILL AND TESTAMENT ADMITTED TO THE PROBATE COURT FOR MAURY COUNTY, TENNESSEE, CASE NO. P-083-20.

TRACT III:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE FOURTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THIS IS A TRACT OR PARCEL OF LAND LOCATED IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE. BOUNDED ON THE NORTH BY NEW STATE HWY. #99, EAST, SOUTH AND WEST BY LENIS ANN HARDISON DUVALL AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN A FENCE ALONG THE SOUTH MARGIN OF STATE HWY. #99, AT THE NORTHEAST CORNER OF THIS TRACT, SAID POINT BEING APPROXIMATELY 600 FEET IN SOUTHWESTERN DIRECTION FROM BARKER'S SOUTHWEST CORNER; THENCE WITH DUVALL AS FOLLOWS: SOUTH 25 DEG. 51 MIN. EAST, 202.82 FEET TO AN IRON PIN BY A 14" HACKBERRY TREE; SOUTH 63 DEG. 54 MIN. WEST, 102.49 FEET TO AN IRON PIN IN A FENCE; NORTH 65 DEG. 51 MIN. WEST, 201.26 FEET TO AN IRON PIN IN A FENCE CORNER; THENCE WITH THE MARGIN OF OLD ROCK SPRINGS ROAD NORTH 14 DEG. 26 MIN. EAST, 17.57 FEET TO AN IRON PIN; THENCE WITH THE MARGIN OF STATE HWY. #99 AND GENERALLY FOLLOWING A FENCE AS FOLLOWS: NORTH 44 DEG. 46 MIN. EAST, 58.80 FEET TO AN IRON PIN; NORTH 58 DEG. 33 MIN. EAST, 185.85 FEET TO THE POINT OF BEGINNING; CONTAINING BY SURVEY 0.78 ACRES MORE OR LESS, ACCORDING TO SURVEY BY JAMES H. BINGHAM, JR., L.S. CERTIFICATE #1251, JULY 1985.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY A. JEFFERSON AND WIFE, GERRIE LYNN JEFFERSON, BY WARRANTY DEED FROM LENIS ANN HARDISON DUVALL AND HUSBAND, WILLIAM G. DUVALL, OF RECORD IN DEED BOOK 739, PAGE 771, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, DATED OCTOBER 8, 1985, AND RECORDED ON OCTOBER 10, 1985. GERRIE LYNN JEFFERSON DIED ON FEBRUARY 7, 2020, LEAVING TIMOTHY A. JEFFERSON AS HER SURVIVING TENANT BY THE ENTIRETY.

TITLE INSURANCE CO: COMMONWEALTH
FILE NO:6-9292-RL
COMMITMENT DATE: 08-01-2016
EXCEPTIONS

- EASEMENT FOR PIPELINES RECORDED IN BOOK 233, PAGE 613.
SHOWN ON SURVEY
- EASEMENT FOR PIPELINES RECORDED IN BOOK 433, PAGE 23.
SHOWN ON SURVEY
- EASEMENT FOR WATER LINE RECORDED IN BOOK R1964, PAGE 1357.
SHOWN ON SURVEY
- ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN THAT CERTAIN LEASE BETWEEN LENIS ANN HARDISON DUVALL, LESSOR, AND SIGNAL ONE, LLC, LESSEE, RECORDED IN BOOK R1460, PAGE 486, AS AMENDED IN BOOK R1690, PAGE 326, AND ASSIGNED IN BOOK R1810, PAGE 954, AND ASSIGNED IN BOOK R2003, PAGE 88, AND FURTHER ASSIGNED TO TELECOM TOWER GROUP, LLC, IN BOOK R2050, PAGE 402.
SHOWN ON SURVEY
- RIGHTS OR CLAIMS OF TENANTS UNDER UNRECORDED LEASES.
NOT SURVEY RELATED
- NO COVERAGE IS PROVIDED AS TO THE AMOUNT OF ACREAGE OR SQUARE FOOTAGE OF THE LAND.
ACREAGE SHOWN AS MORE OR LESS



RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

1449 ROCK SPRINGS ROAD
LISA ANN AND TIMOTHY JEFFERSON PROPERTY
TAX MAP 92, PARCELS 012.00 AND 012.02
DEED BOOK R2624, PAGE 230 (WILL)
DEED BOOK 739, PAGE 771, R.O.M.C.T.
FOR
ENCOMPASS LAND GROUP
4TH CIVIL DISTRICT, MAURY COUNTY, TENNESSEE

Scale: 1:200

Date: 10-29-2021

Drawn By: DGC

Approved By: KDC

Revisions:

Drawing Title:

ALTA/NSPS SURVEY

Drawing No.

SHEET 2 OF 2

Project No.

21-0311



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: JMB Bear Springs

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☒ Name of development
- ☒ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☒ Plan sealed by a design professional licensed in the State of Tennessee.
- ☒ North Arrow, legend, and site vicinity map
- ☒ Graphic Scale: between 1 in. = 10 ft. and 1 in. = 100 ft.
- ☒ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☒ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☒ All property boundaries, existing easements, and encumbrances
- ☒ Parcel identification, owner, and deed and plat references of adjoining properties
- ☒ Proposed phasing and timetable for all phases of development
- n/a ☐ Traffic Impact Study, as required.
- ☒ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☒ The size of total property to be developed in square feet and acres
- ☒ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- n/a ☐ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☒ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☒ Location and approximate dimensions of all existing and proposed structures.
- ☒ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☒ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☒ Location, type, and size of proposed signs
- ☒ Approximate height, bulk, and the utilization of structures including activities and the number of living units.



Grading, Drainage, and Storm

- ☒ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☒ General proposed contours at vertical intervals of not more than two (2) feet
- ☒ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- n/a ☐ Location and dimension of aquatic buffer zones
- ☒ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- n/a ☐ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☒ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☒ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☒ Proposed improvements as identified in the Traffic Impact Study, as required
- ☒ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☒ Existing and proposed on-street and off-street parking and loading areas
- ☒ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☒ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☒ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☒ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☒ Any amenity features and structures for private or public benefit.
- ☒ Location, dimension, and materials of fences and walls
- n/a ☐ Tree Canopy retention

Utilities

- ☒ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☒ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.



PUD Specific Items

- ☒ List of all deviations from PUD Standards requested
- ☒ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☒ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☒ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☒ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Patrick Carroll

Print Name

Signature

6/17/2024

Date



May 17, 2024

Mr. Adam Crunk P.E.

Crunk Engineering, LLC

7112 Crossroads Blvd, Suite 201

Brentwood, TN 37027

Sent via email: adam@crunkeng.com

RE: Water Availability Letter

Multi-Family Bear Springs - 336 Units

1449 Rock Springs Rd.

Tax Map 92, Parcel 12

Columbia, Maury County, TN

Dear Mr. Crunk:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 336 multi-family units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,500 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 12-inch water main installed in Phase 1 of the Bear Springs development.
- An additional 12-inch connection to the existing main on Bear Creek Pike is required, in the vicinity of Rock Springs road and located in a 15-foot easement along the West property boundary. See attached figure.
- The development will be served via redundant master meters. Separate fire and domestic meters will be located at each of the two entrances.



All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees:

New Water Service Fee: \$1,500 + \$370 per SFU (336 SFUs)	\$125,820.00
---	--------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: TBD per 4" domestic meter (2 meters)	TBD
Meter Fee: TBD per 6" fire meter (2 meters)	TBD
Impact Fee: \$150,000 per 4" domestic meter (1 meter)	\$150,000.00
Total Meter and Impact Fees Due =	\$150,000.00

- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



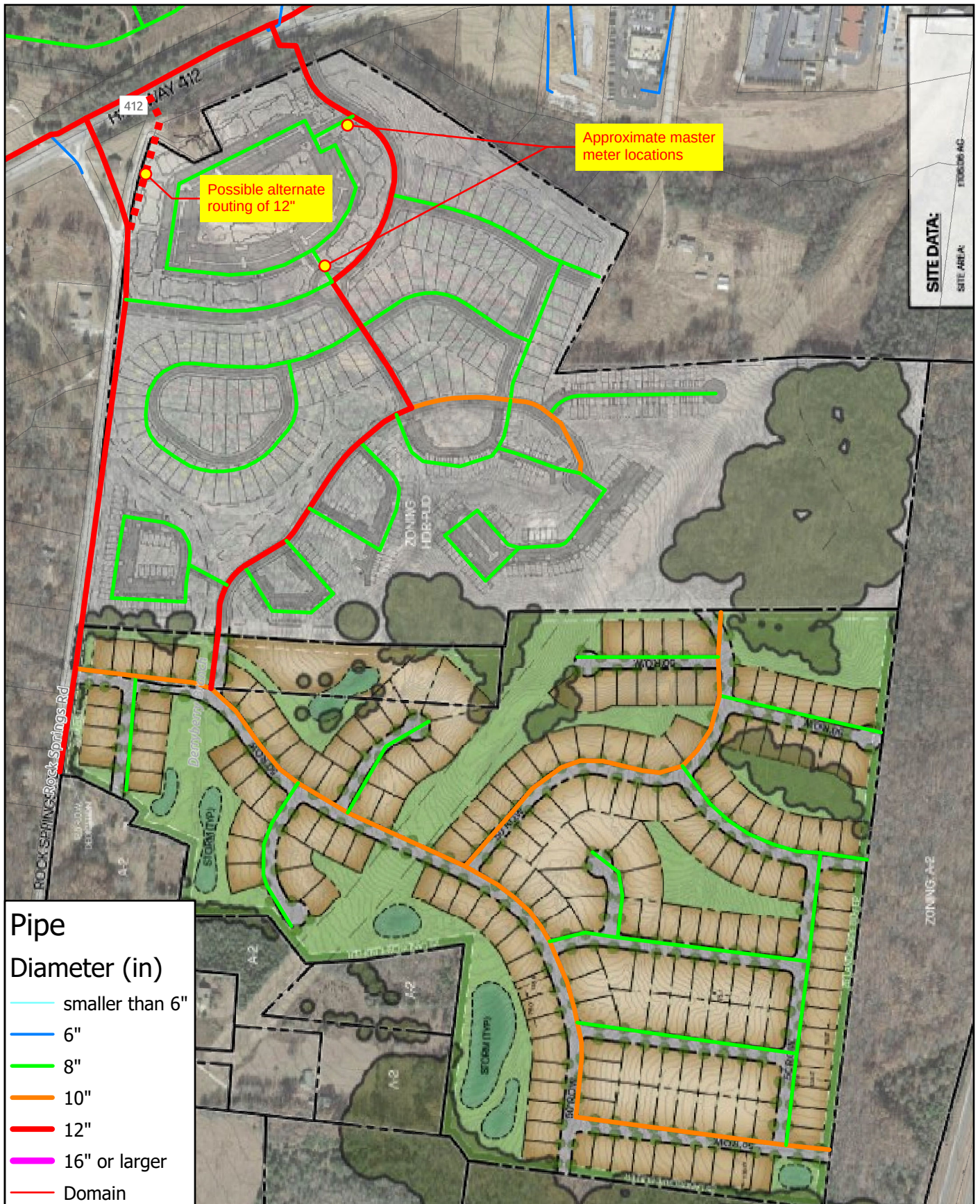
If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first name "Eric" and last name "King" clearly distinguishable.

Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-031



Pipe
Diameter (in)

- smaller than 6"
- 6"
- 8"
- 10"
- 12"
- 16" or larger
- Domain



Required Line Sizes Bear Springs & Rock Springs ...	
Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA	2023
Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet	

N

0 0.05 0.1
Mi

0 312.5 625
Feet



WASTEWATER DEPARTMENT

24 April 2024

Adam Crunk
7112 Crossroads Blvd
Brentwood, TN 37027

RE: Multi-family Bear Springs, Columbia, TN 38401; 092 01200 000

Adam,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Improvements to existing infrastructure may be necessary to satisfactorily convey the additional sanitary sewer flow from the proposed subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time.

All sanitary sewer for multi-family apartments shall remain private except at the tie-in point in Public ROW, or as determined by our Department.

A handwritten signature in black ink, appearing to read "Donnie Boshers". The signature is fluid and cursive, with a large initial "D" and "B".

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Something Good Around Every Corner

1244 Treatment Plant Road Columbia, Tennessee 38401 Phone 931.560.1001



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)

Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))

ADDRESS/LOCATION	1449 Rock Springs Road, Columbia, TN		
	TAX MAP: 92	GROUP: Tax Map 92	PARCEL: 012.00 and 012.02
SUMMARY OF NATURE OF REQUEST AND WORK	Development of the property into 14 multi-family residential buildings with a total of 336 units as well as an amenity center.		

DATE OF PRE-APPLICATION CONFERENCE	05/01/2024	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☒ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☒ PUD Final Site Plan ☐ Site Development Plan ☐ Other:	<u>Annexations:</u> ☐ Annexation Permission Form <u>Annexations/Rezoning/Plan Amendments:</u> ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan <u>Preliminary Plats/Site Development Plans:</u> ☒ Plans and/or Plats conforming to City standards with signed and completed check list <u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u> ☒ Receipt of Payment for Pre-Application Meeting ☒ Written Legal Description copy ☒ Columbia Water System Availability Letter ☒ Columbia Waste Water Department Will Serve Letter

**File naming nomenclature examples:*

*Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat*

	<u>Plats/PUDs:</u>
	☒ Project Name (include Sections & Phases)
	☒ Total Number of Lots/Residential Units
	☒ Square Footage of Non-Residential Floor Space
	☒ 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. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	Patrick Carroll	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd, Suite 201, Brentwood, TN 37067	EMAIL	Patrick@crunkeng.com

PROPERTY OWNER NAME	Bear Springs LLC	PHONE	
ADDRESS		EMAIL	

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). 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.

Patrick Carroll		6/17/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Bear Springs LLC	owner affidavit will be provided at a later date	6/17/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

McClure Farms

Single Family Residential

Proposed PUD Revision (Revised Elevations)

McClure Farms



Brightland Homes
4068 Rural Plains Circle, Suite 170
Franklin, TN 37064
615.981.0900



ELEVATION A

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



ELEVATION B

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	BOARD & BATTEN	100%



ELEVATION D

MASONRY	STONE	12%
NON-MASONRY	BOARD & BATTEN	88%



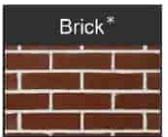
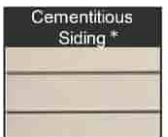
ELEVATION F

MASONRY	BRICK	100%
NON-MASONRY	N/A	0%



ELEVATION I

MASONRY	BRICK + STONE	100%
NON-MASONRY	N/A	0%





ELEVATION - LEFT

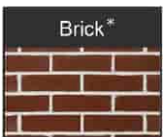


ELEVATION - REAR



ELEVATION - RIGHT

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%

















ELEVATION A

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



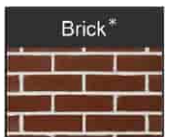
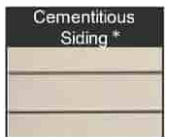
ELEVATION B

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH + B&B	100%



ELEVATION D

MASONRY	STONE	3%
NON-MASONRY	BOARD & BATTEN	97%





ELEVATION - LEFT

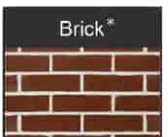


ELEVATION - REAR



ELEVATION - RIGHT

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%

















ELEVATION A
SCALE: 1" = 10'-0"

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



ELEVATION B
SCALE: 1" = 10'-0"

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	BOARD & BATTEN	100%



ELEVATION D
SCALE: 1" = 10'-0"

MASONRY	STONE	14%
NON-MASONRY	BOARD & BATTEN	86 %



ELEVATION F
SCALE: 1" = 10'-0"

MASONRY	BRICK & STONE	90%
NON-MASONRY	SMOOTH SIDING	10%



ELEVATION I
SCALE: 1" = 10'-0"

MASONRY	BRICK & STONE	85%
NON-MASONRY	BOARD & BATTEN	15%





ELEVATION - LEFT

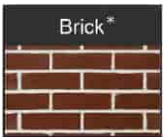


ELEVATION - REAR



ELEVATION - RIGHT

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



















ELEVATION A

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



ELEVATION B

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	BOARD & BATTEN	100%



ELEVATION D

MASONRY	STONE	30%
NON-MASONRY	BOARD & BATTEN	70%



ELEVATION F

MASONRY	BRICK	100%
NON-MASONRY	N/A	0%



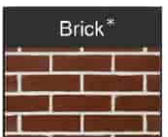
ELEVATION H

MASONRY	BRICK + STONE	100%
NON-MASONRY	N/A	0%



ELEVATION I

MASONRY	BRICK + STONE	100%
NON-MASONRY	N/A	0%





ELEVATION - LEFT

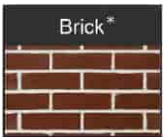


ELEVATION - REAR



ELEVATION - RIGHT

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%









ELEVATION A

MASONRY	BRICK	5%
NON-MASONRY	SMOOTH SIDING	95%



ELEVATION B

MASONRY	BRICK	7%
NON-MASONRY	BOARD & BATTEN	93%



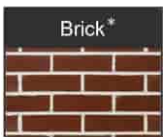
ELEVATION C

MASONRY	BRICK	14%
NON-MASONRY	SMOOTH + B&B	86 %



ELEVATION D

MASONRY	BRICK & STONE	85%
NON-MASONRY	SMOOTH + B&B	15%





ELEVATION - LEFT



ELEVATION - RIGHT



ELEVATION - REAR

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



MATERIAL PERCENTAGES 2460 - HICKORY Rear & Sides

NOTES: ALL UNITS TO HAVE MASONRY FROM TOP OF SLAB TO GRADE, INCLUDING UNITS THAT STATE 0% MASONRY

* DIFFERENT COLORS, CUTS, AND PATTERNS WILL BE ALLOWED.





ELEVATION A

MASONRY	BRICK or STONE	3%
NON-MASONRY	SMOOTH SIDING	97%



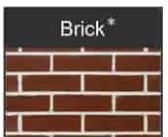
ELEVATION B

MASONRY	BRICK or STONE	10%
NON-MASONRY	BOARD & BATTEN	90%



ELEVATION C

MASONRY	BRICK or STONE	10%
NON-MASONRY	BOARD & BATTEN	90%





ELEVATION - LEFT

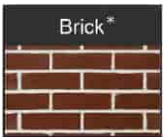


ELEVATION - REAR



ELEVATION - RIGHT

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



MATERIAL PERCENTAGES

2640 - MAGNOLIA Rear & Sides

NOTES: ALL UNITS TO HAVE MASONRY FROM TOP OF SLAB TO GRADE, INCLUDING UNITS THAT STATE 0% MASONRY

* DIFFERENT COLORS, CUTS, AND PATTERNS WILL BE ALLOWED.





ELEVATION A

MASONRY	BRICK or STONE	3%
NON-MASONRY	SMOOTH SIDING	97%



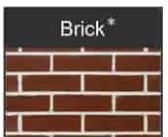
ELEVATION B

MASONRY	BRICK or STONE	5%
NON-MASONRY	BOARD & BATTEN	95%



ELEVATION C

MASONRY	BRICK or STONE	50%
NON-MASONRY	SMOOTH + B&B	50%





ELEVATION - LEFT

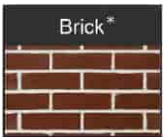


ELEVATION - RIGHT



ELEVATION - REAR

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



MATERIAL PERCENTAGES

2690 - NASHVILLE Rear & Sides

NOTES: ALL UNITS TO HAVE MASONRY FROM TOP OF SLAB TO GRADE, INCLUDING UNITS THAT STATE 0% MASONRY

* DIFFERENT COLORS, CUTS, AND PATTERNS WILL BE ALLOWED.





ELEVATION A

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



ELEVATION B

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	BOARD & BATTEN	100%



ELEVATION D

MASONRY	STONE	12%
NON-MASONRY	BOARD & BATTEN	88%



ELEVATION F

MASONRY	BRICK	100%
NON-MASONRY	N/A	0%



ELEVATION I

MASONRY	BRICK + STONE	100%
NON-MASONRY	N/A	0%





ELEVATION - LEFT

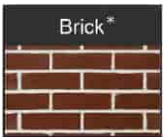


ELEVATION - REAR



ELEVATION - RIGHT

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



MATERIAL PERCENTAGES 2380 - OAKLAND Rear & Sides

NOTES: ALL UNITS TO HAVE MASONRY FROM TOP OF SLAB TO GRADE, INCLUDING UNITS THAT STATE 0% MASONRY

* DIFFERENT COLORS, CUTS, AND PATTERNS WILL BE ALLOWED.















ELEVATION A

MASONRY	N/A	BRICK TO GRADE
NON-MASONRY	SMOOTH SIDING	100%



ELEVATION B

MASONRY	BRICK	2%
NON-MASONRY	BOARD & BATTEN	98%



ELEVATION D

MASONRY	STONE	5%
NON-MASONRY	BOARD & BATTEN	95%



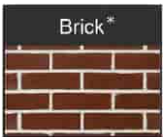
ELEVATION F

MASONRY	BRICK	100%
NON-MASONRY	N/A	0%



ELEVATION I

MASONRY	BRICK & STONE	96%
NON-MASONRY	BOARD & BATTEN	4%

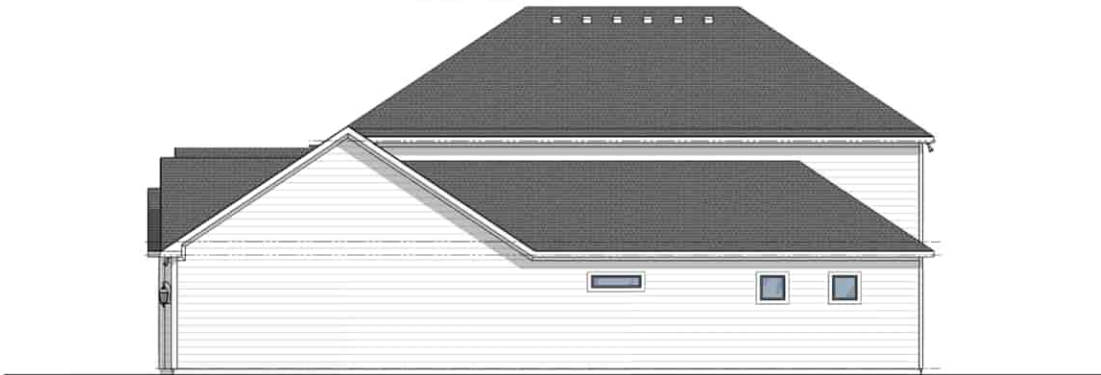




ELEVATION - LEFT

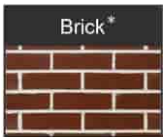


ELEVATION - REAR



ELEVATION - RIGHT

MASONRY	N/A	0%
NON-MASONRY	SMOOTH SIDING	100%



NOTES: ALL UNITS TO HAVE MASONRY FROM TOP OF SLAB TO GRADE, INCLUDING UNITS THAT STATE 0% MASONRY

* DIFFERENT COLORS, CUTS, AND PATTERNS WILL BE ALLOWED.













June 17, 2024

Robert Archibald, Planner II
City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401

RE: McClure Farms PUD Revision – SF Elevations
City of Columbia Planning Commission Comments

Robert:

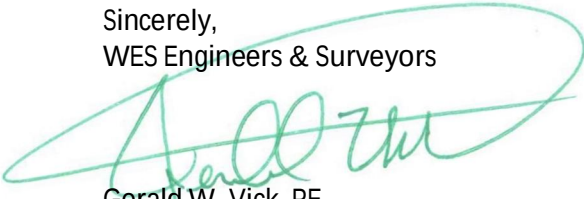
On behalf of Brightland Homes, the developer of the property, WES Engineers & Surveyors would like to resubmit the attached documents to the City of Columbia as response to the Planning Commission Comments received May 8, 2024 for the PC Request. Comments are addressed in **green**.

Planning Commission Comments:

1. The Planning Commission requested various revisions / clarifications to the elevations that have been submitted to be reviewed.
The resubmitted elevations were revised to reflect response to the Planning Commission's request at the May 8 meeting.

If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors



Gerald W. Vick, PE
Principal

WES Engineering,

Brightland Homes LLC grants WES Engineering permission to submit our request to revise the McClure PUD. Brightland Homes LLC has submitted nine elevation changes to WES engineering to compile and apply for Review by the City of Columbia, TN. Planning Commission.

Brightland Homes LLC

A handwritten signature in black ink, appearing to be 'B. Brightland'.

3/15/24



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)

Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))

ADDRESS/LOCATION	2504 Nashville Highway		
	TAX MAP: 051	GROUP:	PARCEL: 006.00
SUMMARY OF NATURE OF REQUEST AND WORK	The developer for the project is asking to revise the approved elevation for the single family units only, to those submitted in this request.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☒ Other: PUD - Revision <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<u>Annexations:</u> ☐ Annexation Permission Form <u>Annexations/Rezoning/Plan Amendments:</u> ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan <u>Preliminary Plats/Site Development Plans:</u> ☐ Plans and/or Plats conforming to City standards with signed and completed check list <u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u> ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

	Plats/PUDs:
	☐ Project Name (include Sections & Phases) <u>McClure Farms Phases 1-4</u>
	☐ Total Number of Lots/Residential Units <u>431</u>
	☐ Square Footage of Non-Residential Floor Space <u>NA</u>
	☐ Total acreage <u>95.29</u>

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. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	W-E-S - Engineers and Surveyors	PHONE	931-388-2329
ADDRESS	2486 Nashville Highway Columbia, TN 38401	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	Brightland Homes	PHONE	615-981-0900
ADDRESS	4068 Rural Plains Circle, Suite 170 Franklin, TN 37064	EMAIL	adavidson@brightlandhomes.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). 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.

<u>Brightland Homes</u> APPLICANT NAME	<u>[Signature]</u> APPLICANT SIGNATURE	<u>3/5/24</u> DATE
<u>Brightland Homes</u> PROPERTY OWNER NAME	<u>[Signature]</u> PROPERTY OWNER SIGNATURE	<u>3/5/24</u> DATE



DEVELOPMENT REVIEW COMMITTEE MEETING Tuesday, June 11, 2024

ITEM NO.

24-0230

DESCRIPTION: PUD Revision for 174 townhomes units and 183 lots with associated infrastructure and amenities areas.

COMMENTS:

Planning

1. The lead staff person for this case is Planner Austin Brass, AICP; he and City Planner Kevin McCarthy will jointly prepare the staff report for this item. Please contact abrass@columbiatn.com with questions about the development review process or technical comments. At least one of the two planners working on this item should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Due to the complex nature of this site and the number of comments to address, this application will be reviewed by the DRC again in July. Please contact the case planner if you need to request additional time to provide revised plans.
4. At resubmittal, please provide a sheet showing the location of all retaining walls greater than 3 feet in height. Other linework should be shown in grey and black. The walls should be shown in a red with a heavier line weight than adjacent features. The Tow and Bow should be labeled at no less than 10' intervals.
5. Retaining walls are fronting units. What will be the height of this wall? and will units have a walk-up stairway? As noted, all units are required to have a principal entrance fronting a thoroughfare. Comment 3 on PDF markup.
6. Note height of retaining wall. Staff has concern with retaining wall enfronting units. Comment 2 on PDF markup.
7. A 75' buffer is required with a minimum of 90% opacity. Evergreens at 3-8 ft at installation. Comment 12 on PDF markup.
8. A PUD-R requires a minimum 10' side setback on buildings that are not attached. Comment 1 on PDF markup.
9. Provide ring analysis to indicate that a playground is at least 800 feet of every lot in the proposed development. Comment 8 on PDF markup.

TECHNICAL
24-0230
Page 1 of 4

10. Indicate Civic Space enfrontment requirement. As noted, section 5.3.3 Civic Space Required indicates at least 50 percent of its perimeter enfronting a thoroughfare. Comment 5 on PDF markup.
11. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5.3.3. See comment 13 on PDF markup.
12. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5.3.3. See comment 7 on PDF markup.
13. Provide percentage calculation of units that enfront a pedestrian path. Note PUD R-20%. See Note 10 on PDF markup. Comment 9 on PDF markup.
14. Alley sections are required to terminate with a street section. See comment 6 on PDF markup.
15. Create parking sheet to indicate units that will be dedicating street parking towards that unit count. In addition, note parking stalls and ratio for civic space parking counts. See comment 11 on PDF markup.
16. Note* Cladding for piers be brick or natural stone per ZO 4400. See comment 14 on PDF markup.
17. Note, Planning Commission serves as Design Review Authority for all projects within a Planned Unit
18. Provide call out of all specific materials e.g., Brick, fiber cement board, board and batten etc. Indicate window trim and solidor course detail for rollock course below window sill for brick elevations. See comment 2 (PDF ARC markup)
19. Indicate window trim, min 4 inches with sill and top plate and window sill height a min of 5'. See comment 3 (PDF ARC markup)
20. Site Development Plan indicates elevations that have retaining walls in front and rear. These elevations do not indicate grade and retaining wall details. For example, elevations that have a retaining wall proposed in front. Will these elevations have a walk-up stairwell and if so, will the retaining wall in front be clad in brick? In all, staff requests that design elevations be site specific to the PUD including variations of grade and indicate retaining wall details when such walls are utilized at principal frontages. See comment 4 (PDF ARC markup)
21. Please provide a sheet updating any deviations from the PUD-R standards.
22. Provide full resubmittal including a response to comment letter by Friday 6-21-24 to stay on track for July DRC

Engineering

23. Subject to construction plans and TIS
24. Alleys cannot tee unless stubbing to adjacent property.
25. Engineering can support a 50' centerline horizontal radius on alleys.
26. Dumpsters shall be located outside of right-of-way.
27. Alley C stub to eastern property line parallel with Road C.
28. Inlet spacing for alleys should be 150 ft.
29. Provide construction and slope/retaining wall easement 50ft each side of Road B for completion of roadway stub to northern property line.
30. Provide TOW and BOW spot shots on retaining walls. Provide coloration or other method that clearly shows retaining walls.

TECHNICAL
24-0230
Page 2 of 4

31. Provide some detail on how lots with retaining walls along the frontages will be accessed from the sidewalk
32. Provide utility sheets separate from grading.
33. Fire hydrant spacing and location to be approved by Fire Marshal and CPWS
34. Alleys shall connect street to street or alley. Alley C.
35. Ribbon curb should extend through the parking area on Alley C to delineate private and public infrastructure.
36. Curb radius for street intersections shall be 15 ft.
37. Provide horizontal curvatures for roadways.
38. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way.
39. Retaining walls with guards (6 ft or greater in height) shall have a landing not to exceed a 10:1 slope at the top of the wall extending forty-eight (48) inches perpendicular from the guard.
40. Provide directionalization island at roundabout/site access
41. Adjust sidewalk to 5' width to allow for 1 foot space between ROW and back of sidewalk to account for construction variances or expand ROW width.

Wastewater

42. Currently there is not enough capacity at the Upper Pump Station such that action is required by the developer. Columbia Wastewater would like to note that the original PUD stipulates that the owner eliminates the lower pump station by tying that lower pump station sewer shed to the Rutherford Creek Line. There is a feasible alternative to this Pump Station elimination, which includes upgrading the Upper Pump Station pumps which this development would utilize, which would require the ultimate flow rate to be 455 GPM.

Columbia Water

43. "A water availability letter was issued on May 17, 2024, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Columbia Power

44. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed

TECHNICAL

24-0230

Page 3 of 4

regarding the availability of meters or transformers appropriate for your development.

Maury County E911

45. Street /Road names go to Maury 911.org for submittal. Any questions contact Crystal Gideon at cgideon@maury911.org

Maury County Schools

46. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9-10 (24/25 SY). 9-11 (25/26 SY) 9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 12 (25/26 SY). The development combined

ATT

47. ATT TO SERVE

CPWS BB

48. Plan to Serve

Attachments: PDF MARKUP (Preliminary Plat/ SD Plan- Elevations)

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Applications which remain incomplete following two resubmittal deadlines will be closed.

24-0205 PLANNED UNIT DEVELOPMENT

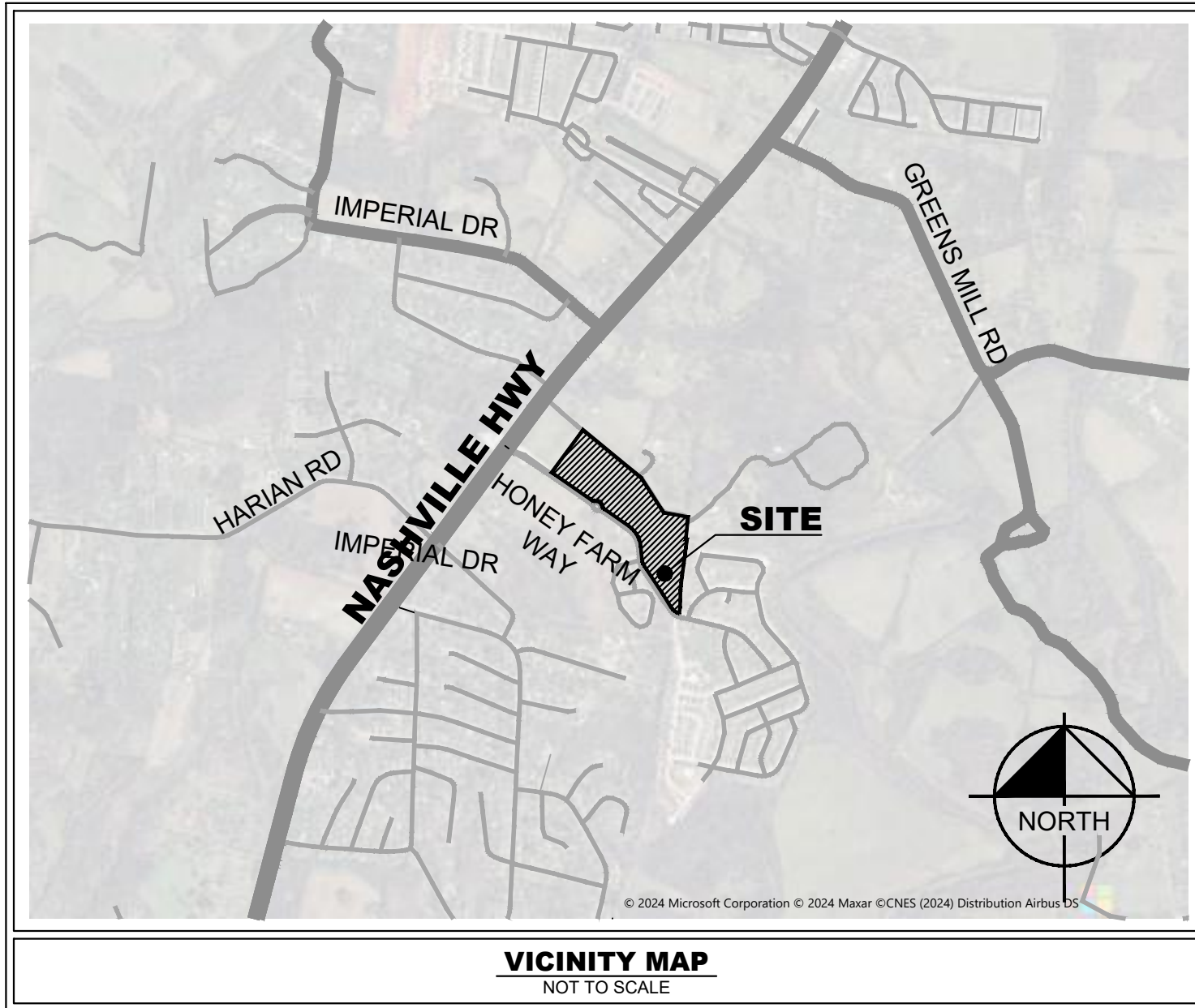
2248 NASHVILLE HIGHWAY
COLUMBIA, TN

INITIAL SUBMITTAL: MAY 20, 2024

SITE DATA TABLE		
SITE ADDRESS	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401	
TAX MAP	MAP 051 PARCEL 058.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	25.9 AC	25.9 AC
DISTURBED AREA	N/A	25.0 AC
DEDICATED R.O.W. AREA	N/A	6.8 AC
IMPERVIOUS AREA	0 AC	18.7 AC
PERVIOUS AREA	25.9 AC	7.2 AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: NORTH	N/A	15 FT
REAR: SOUTH	N/A	20 FT
SIDE: EAST	N/A	7.5 FT
SIDE: WEST	N/A	7.5 FT

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN
MAP AND PARCEL ID:	MAP 051, PARCEL 058 00
U. S. FEMA FIRM PANEL:	471190C180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT

PUD VARIANCE REQUESTS	
4.3.1-K - PUD-R BUILDING STANDARDS	
•	REDUCTION OF PRINCIPAL BUILDING SIDE SETBACKS FROM 10' TO 7'5"
•	FINISHED FLOOR LEVEL TO BE MIN 8" ABOVE FINISHED GRADE AT PAD GRADE RATHER THAN 18".



Sheet Index	
Number	Title
C0-00	COVER
C0-02	SURVEY BY GEOSURVEY
C0-03	SURVEY BY GEOSURVEY
C2-00	SITE LAYOUT - OVERALL
C2-10	SITE LAYOUT - ENLARGEMENT
C2-11	SITE LAYOUT - ENLARGEMENT
C2-12	TABULAR DATA
C4-00	GRADING, DRAINAGE, AND UTILITY PLAN - OVERALL
C4-10	SITE GRADING, DRAINAGE, AND UTILITY PLAN - ENLARGEMENT
C4-11	SITE GRADING, DRAINAGE, AND UTILITY PLAN - ENLARGEMENT
L0-00	TREE CANOPY EXHIBIT
L1-00	LANDSCAPE PLAN
L1-10	LANDSCAPE PLAN - ENLARGEMENT
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-20	FOUNDATION PLANTING PLAN
L1-21	FOUNDATION PLANTING PLAN
L1-50	LANDSCAPE DETAILS
A1-00	ARCHITECTURAL PERSPECTIVE - FRONT
A1-01	ARCHITECTURAL FLOOR PLAN - MITCHELL
A1-02	ARCHITECTURAL FLOOR PLAN - PORTSMOUTH
A1-03	ARCHITECTURAL ELEVATION - FRONT
A1-04	ARCHITECTURAL ELEVATIONS - SIDE & REAR
A1-05	ARCHITECTURAL ELEVATION EXHIBIT

DEVELOPER



FORESTAR

FORESTAR GROUP
402 BNA DRIVE, SUITE 409
NASHVILLE, TN 37217

PLANS PREPARED BY

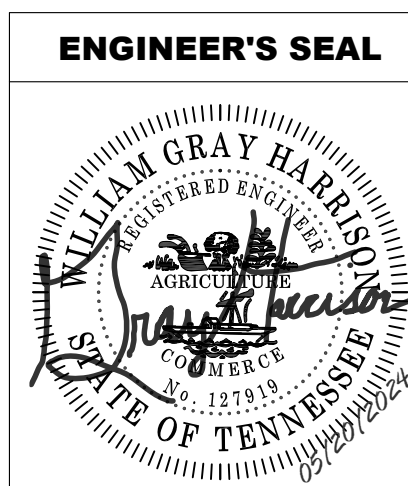
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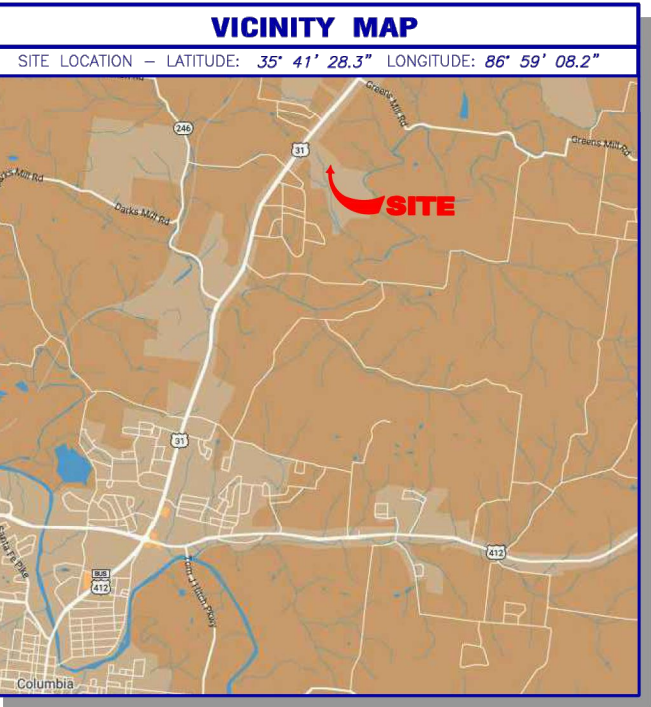
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PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118621000	C0-00	23



**Know what's below.
Call before you dig.**





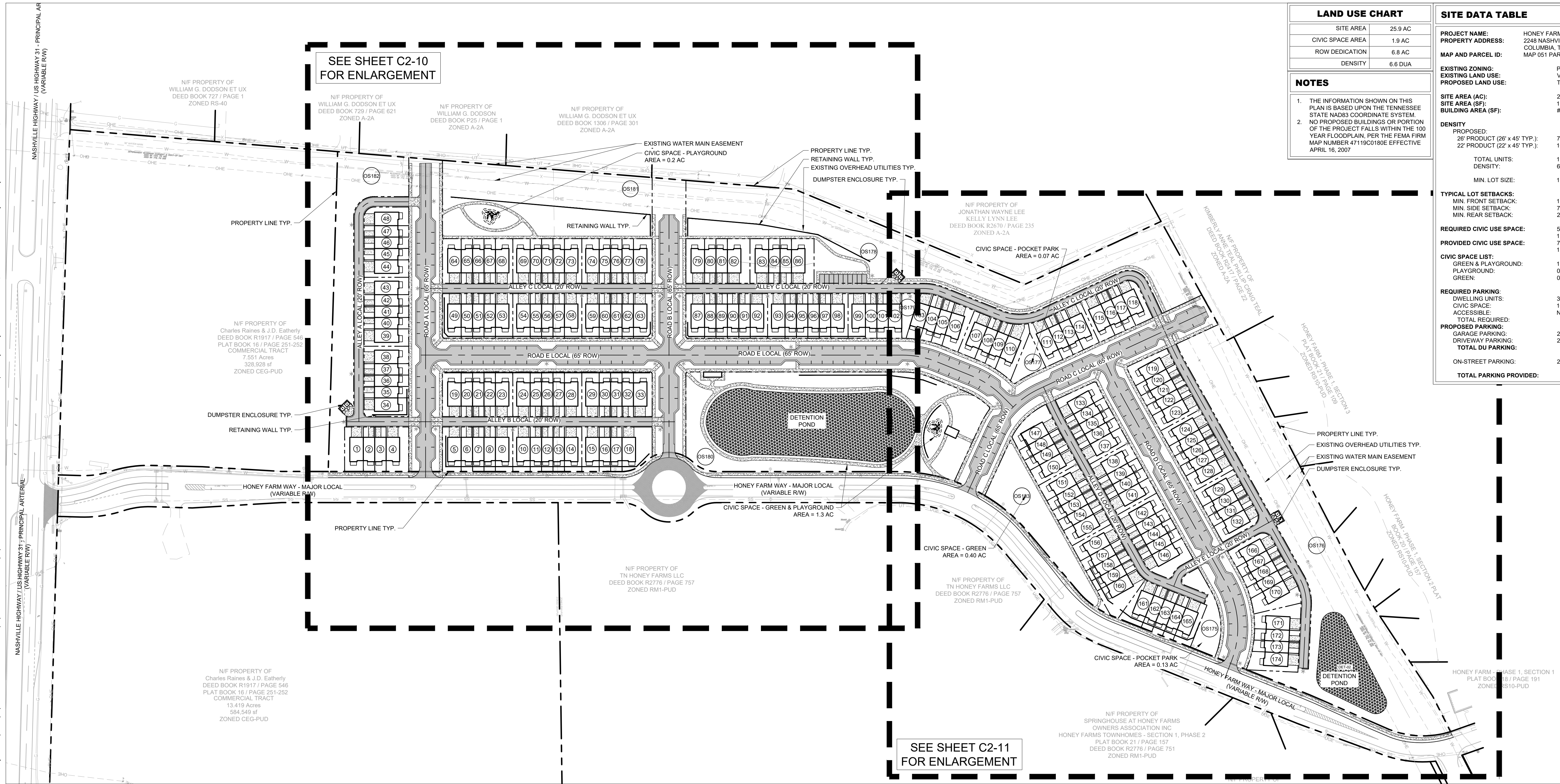
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COLUMBIA, TN

KIMLEY-HORN PROJECT NO.
118621000

C0-03

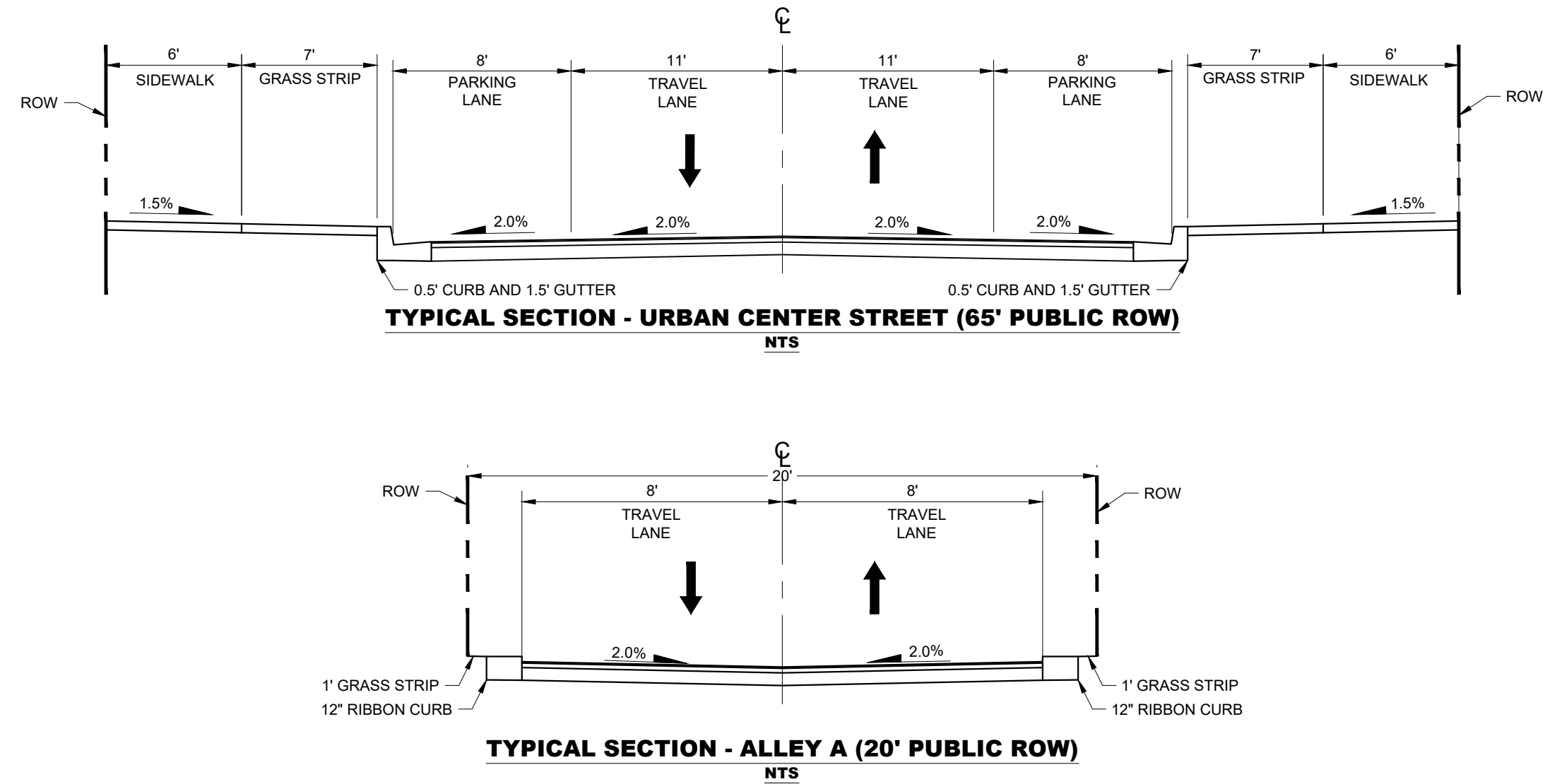
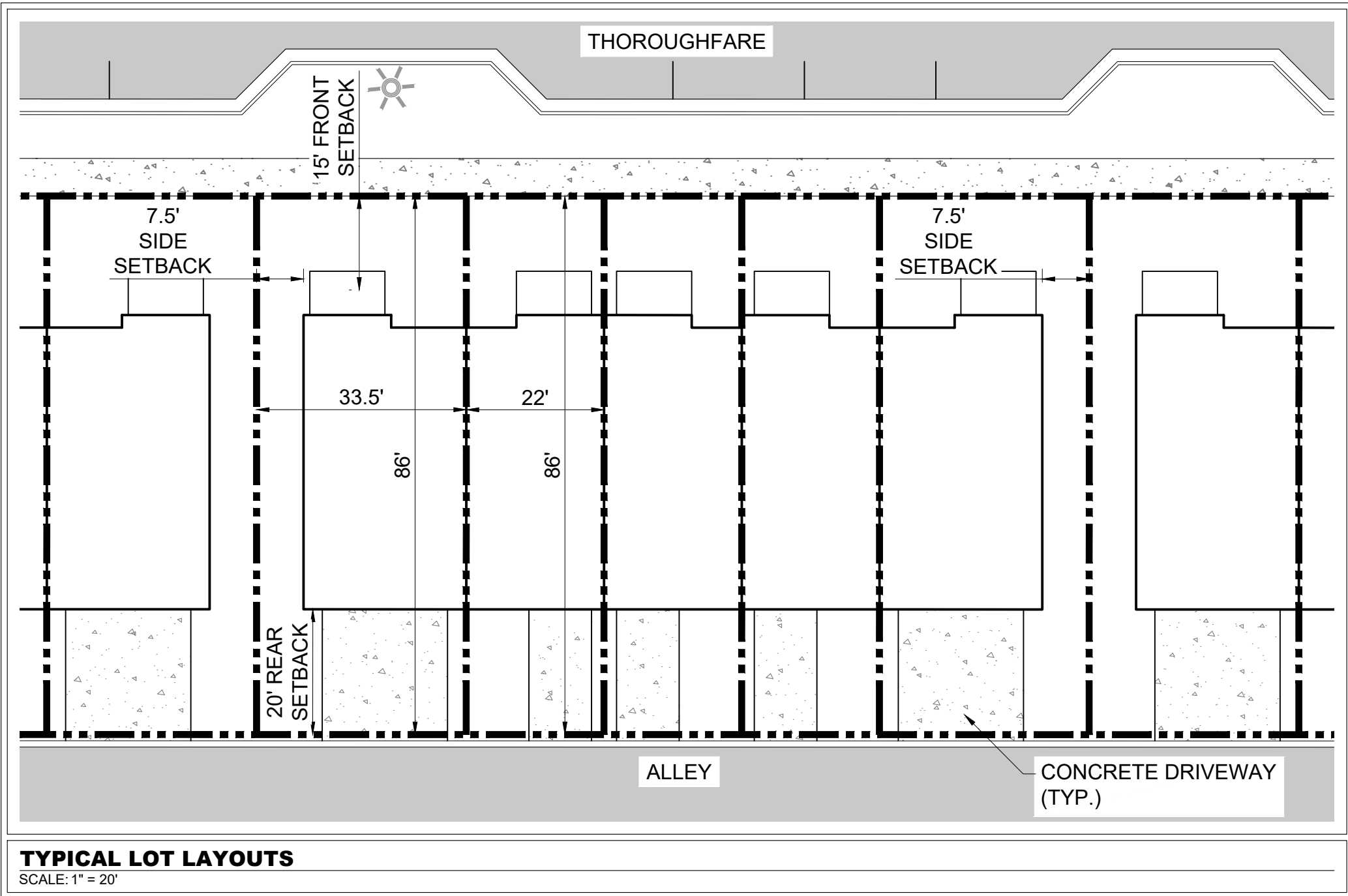
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LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES	
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.	
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007	

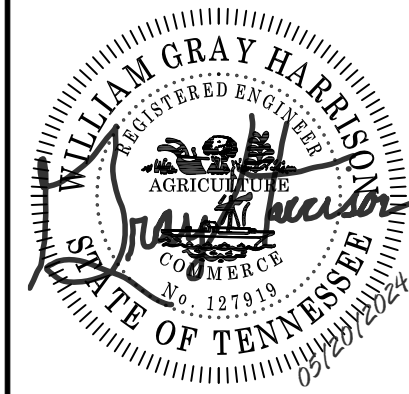
SITE DATA TABLE	
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	26' PRODUCT (26' x 45' TYP.): 74 DU 22' PRODUCT (22' x 45' TYP.): 100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA
PROVIDED CIVIC USE SPACE:	7% OF TOTAL AREA
CIVIC SPACE LIST:	
GREEN & PLAYGROUND:	1.3 AC
PLAYGROUND:	0.2 AC
GREEN:	0.4 AC
REQUIRED PARKING:	
DWELLING UNITS:	344 SPACES
CIVIC SPACE:	16 SPACES
ACCESSIBLE:	N/A
TOTAL REQUIRED:	360 SPACES
PROPOSED PARKING:	
GARAGE PARKING:	244 SPACES
DRIVEWAY PARKING:	244 SPACES
TOTAL DU PARKING:	488 SPACES
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	698 SPACES



Kimley»Horn

10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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**HONEY FARM CROSSING
FORESTAR GROUP, INC.**
COLUMBIA, TN

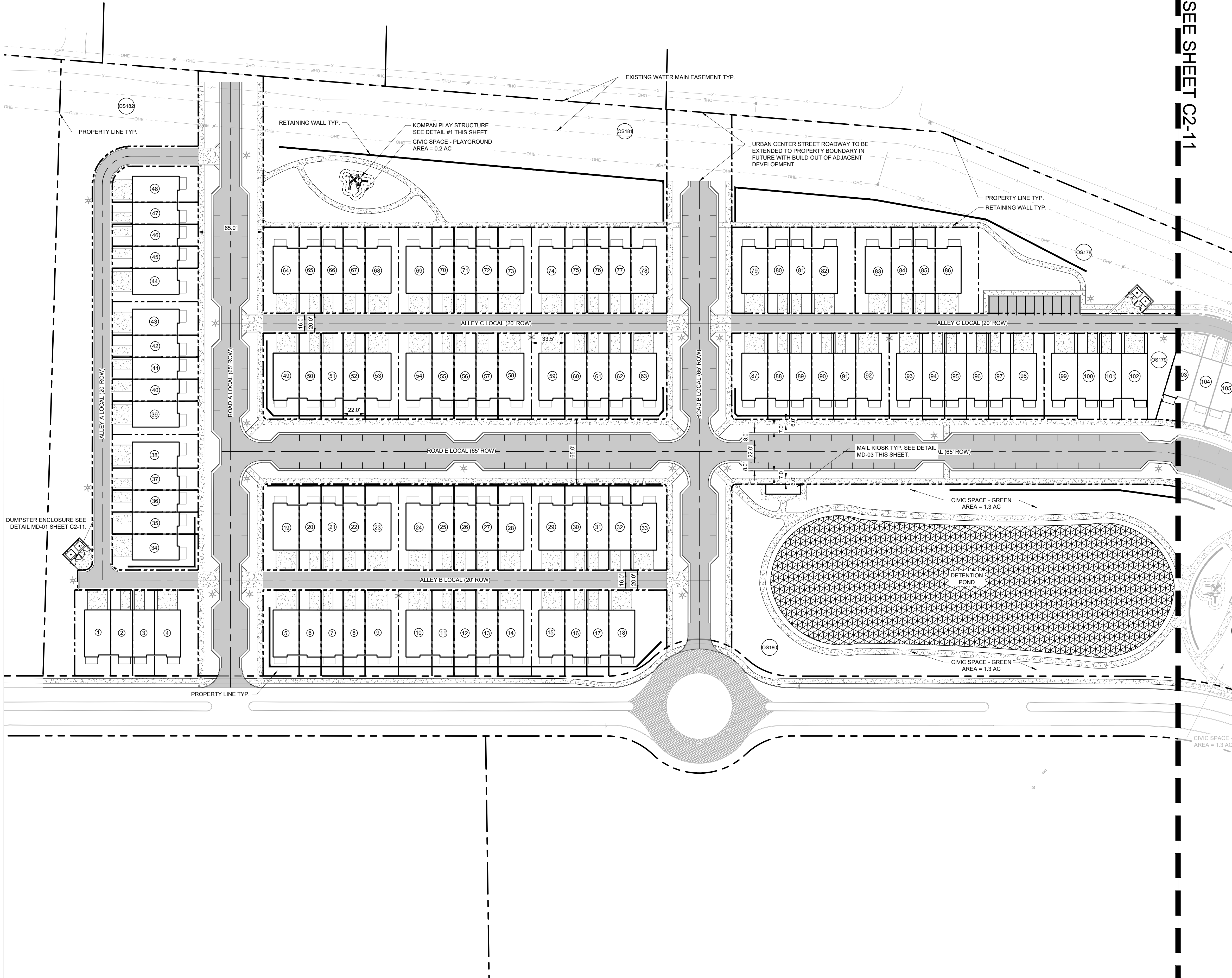


BY	DATE	REVISIONS	No.		
			DESIGNED BY:	JLR	
			1		
			2		
			3		
			4		
			5		
			6		
			7		
			8		
			9		
			10		
			DRAWN BY:		WS
			CHECKED BY:		JLR
			DATE:		05/20/2024
			KIMLEY-HORN PROJECT NO.		
			118621000		

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES	
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SITE DATA TABLE	
PROJECT NAME: HONEY FARM CROSSING	
PROPERTY ADDRESS: 2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401	
MAP AND PARCEL ID: MAP 051 PARCEL 058.00	
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
28' PRODUCT (26' x 45' TYP.):	74 DU
22' PRODUCT (22' x 45' TYP.):	100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA
PROVIDED CIVIC USE SPACE:	1.3 AC
CIVIC SPACE LIST:	
GREEN & PLAYGROUND:	1.3 AC
PLAYGROUND:	0.2 AC
GREEN:	0.4 AC
REQUIRED PARKING:	
DWELLING UNITS:	344 SPACES
CIVIC SPACE:	16 SPACES
ACCESSIBLE:	N/A
TOTAL REQUIRED:	360 SPACES
PROPOSED PARKING:	
GARAGE PARKING:	244 SPACES
DRIVEWAY PARKING:	244 SPACES
TOTAL DU PARKING:	488 SPACES
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	698 SPACES



PRODUCT SPECIFICATIONS
MANUFACTURER: KOMPAN
PRODUCT: YELLOWSTONE WITH SHADE
SIZE: 23'7"X17'10"X15'9"
COLOR: TBD
OPTIONS: N/A
DETAIL NOTE: INSTALL PER MANUFACTURER SPECIFICATIONS
QUANTITY: 1
CONTACT: 615.426.8760
WEBSITE: <https://www.kompan.com/en/us>

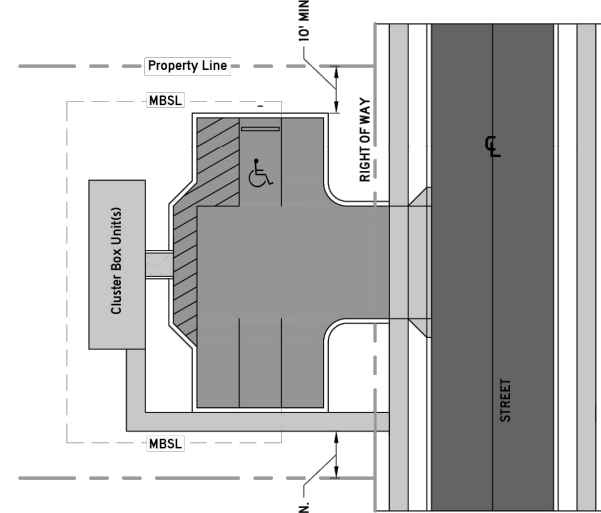
1 PLAY STRUCTURE

NTS

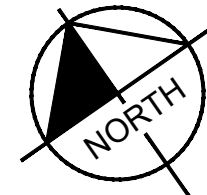
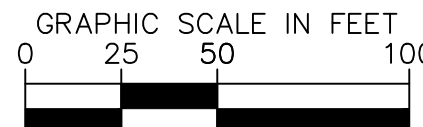
PO-TBH-WIL-29

NOTES:

- FOR 75 OR LESS CUBS AT A SINGLE LOCATION
- CLUSTER BOX UNITS (CBUs) SHALL MEET USPS STANDARDS
- CBUs SHALL BE LOCATED WITHIN THE RIGHT OF WAY
- CBUs SHALL NOT ENCRUMB UPON THE ROADWAY OR SIDEWALK
- CBUs SHOULD BE PLACED ALONG MINOR LOCAL ROADWAYS OR EQUIVALENT, FOR PLACEMENT ALONG COLLECTOR AND ARTERIAL ROADWAYS, FOLLOW THE STANDARDS BELOW, FOR MORE THAN 75 CUBS AT A SINGLE LOCATION
- FOR MORE THAN 75 CUBS AT A SINGLE LOCATION
- CBUs SHALL MEET USPS STANDARDS
- CBUs SHALL BE LOCATED TO THE RIGHT OF WAY WITHIN A COMMON OR OPEN SPACE LOT
- CBUs SHALL NOT BE PLACED WITHIN ANY EASEMENTS
- CBUs AND APPURTENANT BUILDING PARTS SHALL BE CONSIDERED A PRINCIPLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
- ACCESS AND DRIVEWAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
- PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING SPACES PER 25 MAIL UNITS OR PORTION THEREOF ABOVE THE FIRST 25 MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
- PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY PROPERTY LINE
- PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS FOR THE ZONING CODE
- PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
- WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING SPACES
- ADEQUATE LIGHTING SHALL BE PROVIDED
- ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



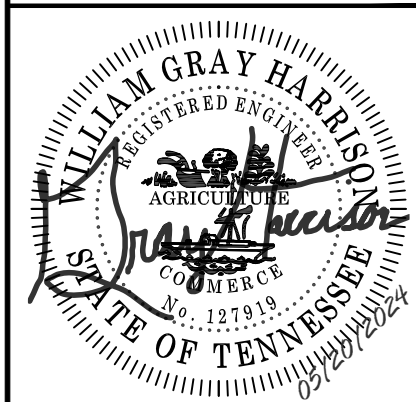
	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	MAIL CLUSTER BOX UNITS	DATE 6/9/2022
			MD-03
STANDARD DETAILS		(INTS)	



Kimley»Horn

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN



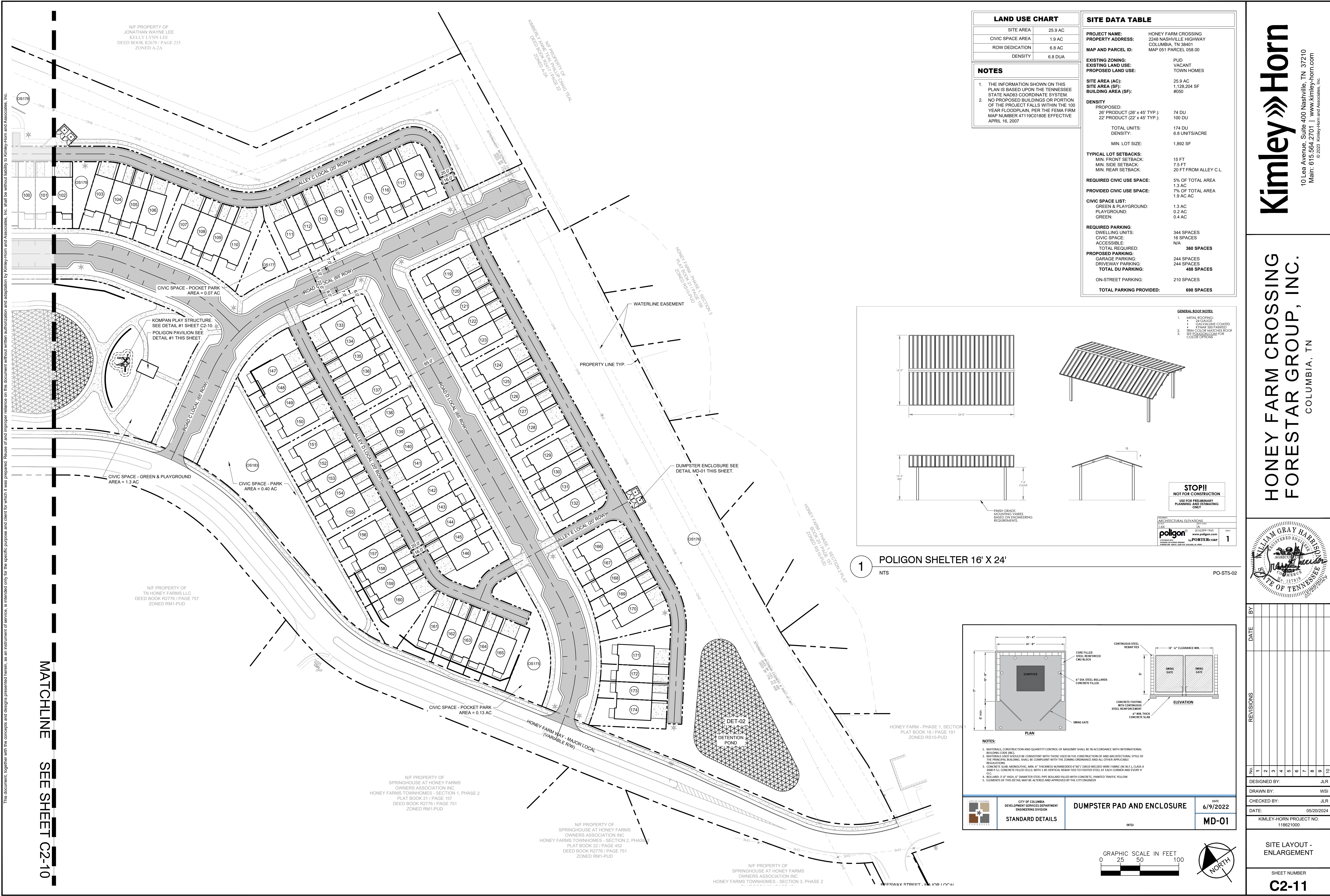
No.	REVISIONS									
	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	JLR									
DRAWN BY:	WSI									
CHECKED BY:	JLR									
DATE:	05/20/2024									
KIMLEY-HORN PROJECT NO. 118621000										

SITE LAYOUT -
ENLARGEMENT

SHEET NUMBER

C2-10

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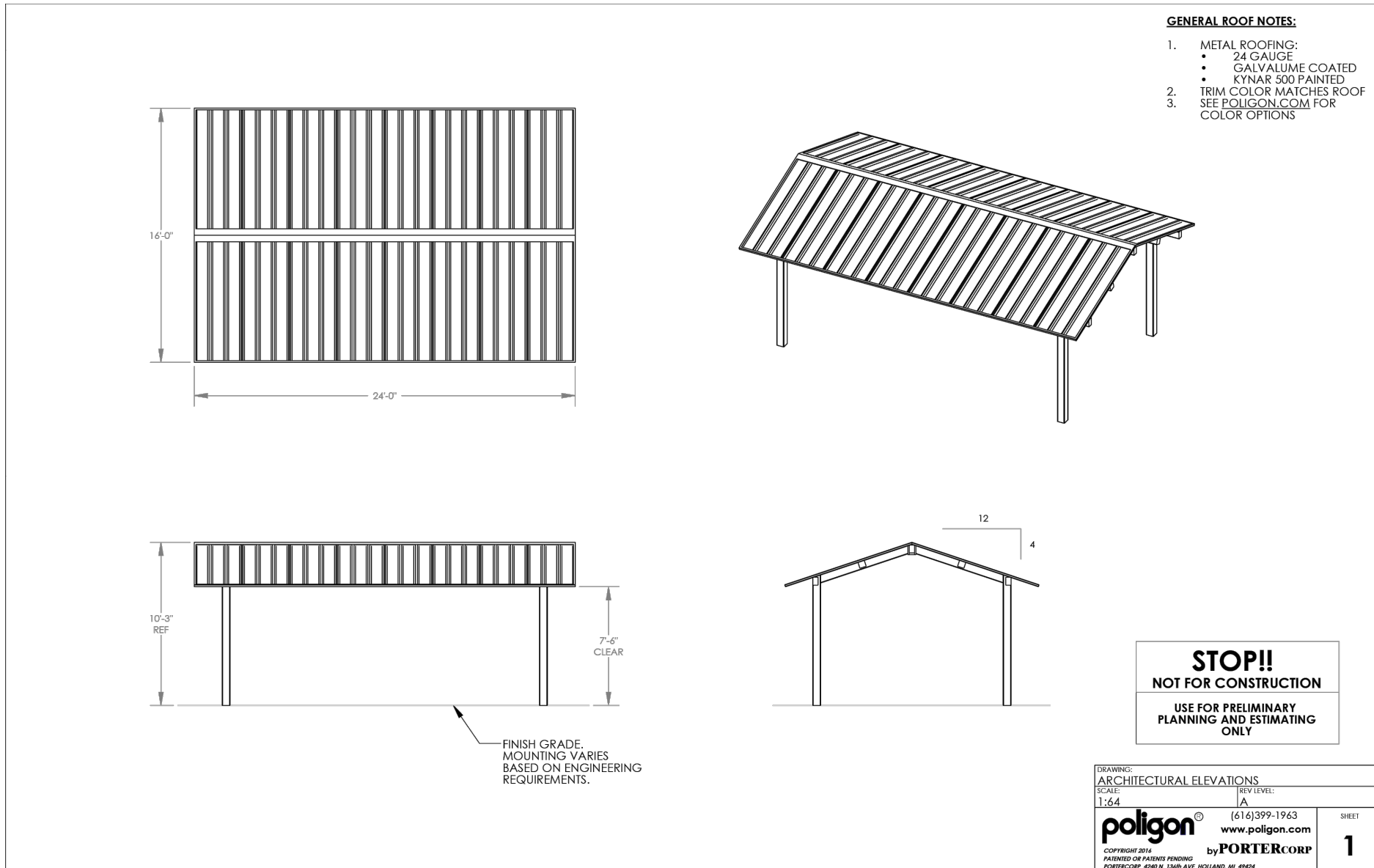


LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

- THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
- NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE	
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	26' PRODUCT (26' x 45' TYP.): 74 DU 22' PRODUCT (22' x 45' TYP.): 100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA
PROVIDED CIVIC USE SPACE:	7% OF TOTAL AREA
CIVIC SPACE LIST:	
GREEN & PLAYGROUND:	1.3 AC
PLAYGROUND:	0.2 AC
GREEN:	0.4 AC
REQUIRED PARKING:	
DWELLING UNITS:	344 SPACES
CIVIC SPACE:	16 SPACES
ACCESSIBLE:	N/A
TOTAL REQUIRED:	360 SPACES
PROPOSED PARKING:	
GARAGE PARKING:	244 SPACES
DRIVEWAY PARKING:	244 SPACES
TOTAL DU PARKING:	488 SPACES
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	698 SPACES



Drawing name: \\kimley-horn.com\iso_fra\FRA_LDEV1118621000 - honey farm crossing\4-CADD\plansheets\C2-12 TABULAR DATA.dwg C2-12 - TABULAR DATA May 20, 2024 3:39pm by: william.irby

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
106	3189.40	0.07
107	2984.61	0.07
108	1895.13	0.04
109	1967.62	0.05
110	3688.06	0.08
111	3118.01	0.07
112	1892.00	0.04
113	1891.99	0.04
114	2881.01	0.07
115	2881.07	0.07
116	1892.00	0.04
117	1891.99	0.04
118	3009.86	0.07
119	3196.17	0.07
120	1892.06	0.04
121	1892.09	0.04
122	1892.09	0.04
123	2880.91	0.07
124	2873.39	0.07
125	1892.00	0.04
126	1892.00	0.04

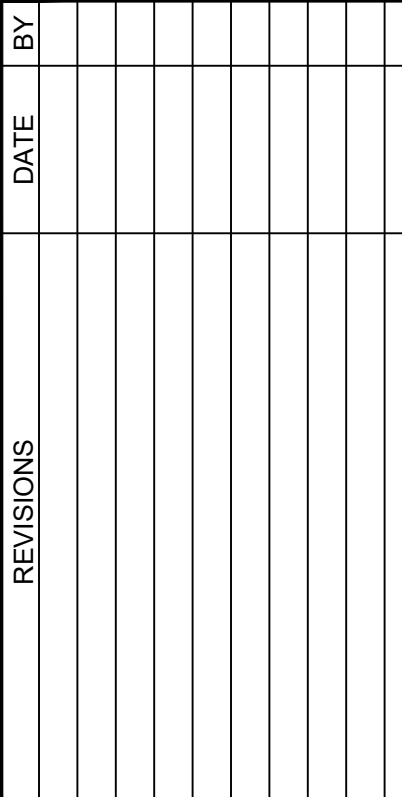
LOT AREA TABLE		
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127	1892.00	0.04
128	2880.92	0.07
129	2880.92	0.07
130	1892.00	0.04
131	1892.00	0.04
132	2940.41	0.07
133	3272.42	0.08
134	1892.24	0.04
135	1892.00	0.04
136	1892.00	0.04
137	2881.10	0.07
138	2881.18	0.07
139	1891.76	0.04
140	1892.00	0.04
141	2881.51	0.07
142	2880.99	0.07
143	1892.00	0.04
144	1892.00	0.04
145	1891.22	0.04
146	3903.98	0.09
147	3952.94	0.09

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
148	1892.03	0.04
149	1892.00	0.04
150	2881.00	0.07
151	2881.00	0.07
152	1892.00	0.04
153	1892.00	0.04
154	1892.00	0.04
155	2881.40	0.07
156	2880.62	0.07
157	1892.42	0.04
158	1892.03	0.04
159	1891.92	0.04
160	4265.98	0.10
161	3254.78	0.07
162	1914.20	0.04
163	1914.20	0.04
164	1914.20	0.04
165	3132.32	0.07
166	2940.47	0.07
167	1892.04	0.04
168	1905.65	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
169	1966.28	0.05
170	4065.51	0.09
171	3632.75	0.08
172	1916.61	0.04
173	1948.44	0.04
174	3395.21	0.08
175	5754.28	0.13
176	103466.53	2.38
177	2904.66	0.07
178	89994.06	2.07
179	1828.56	0.04
180	104602.31	2.40
181	54309.01	1.25
182	31662.04	0.73
183	19730.07	0.45

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COLUMBIA: TN

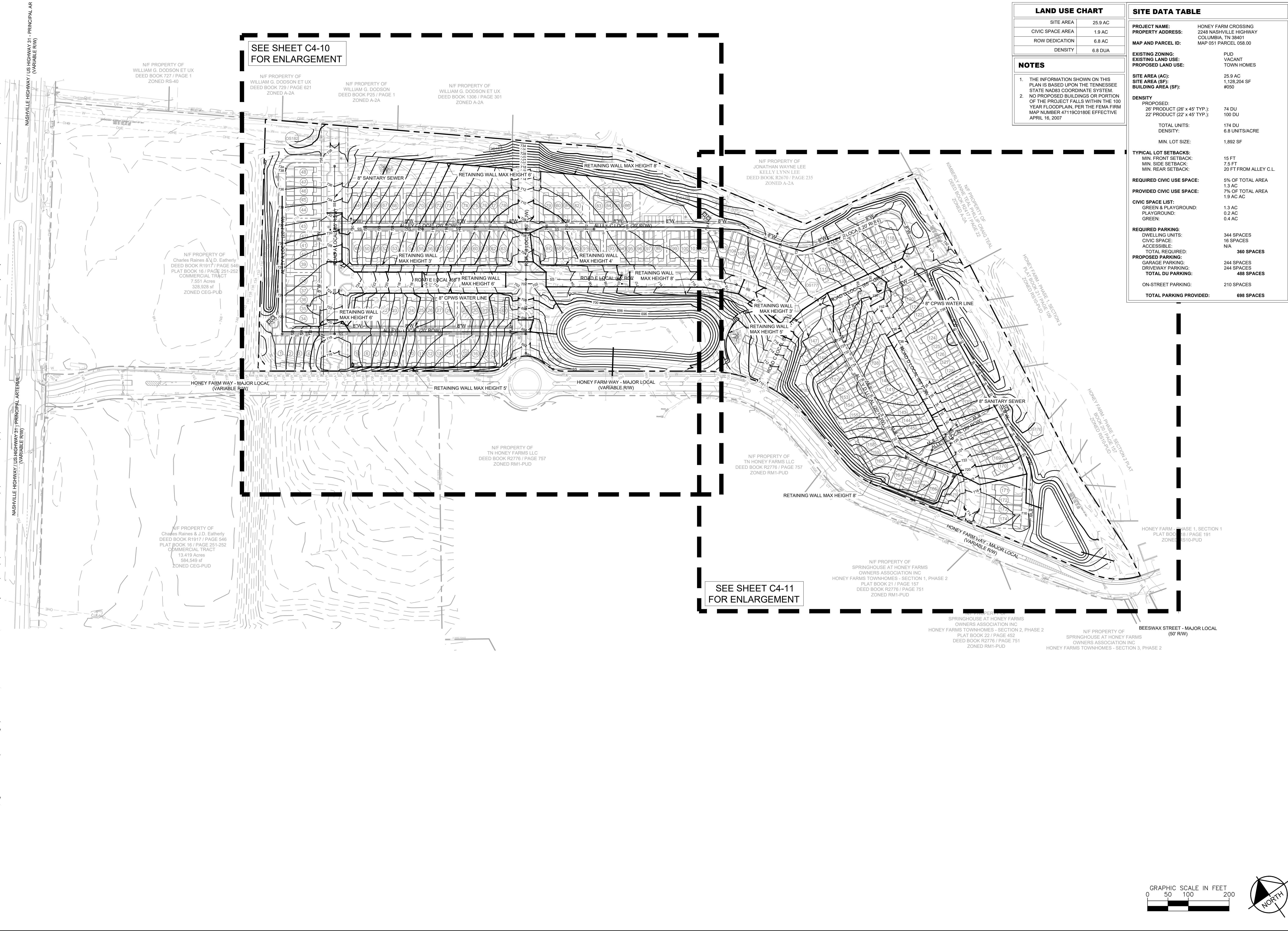


DATE: 05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

C2-12

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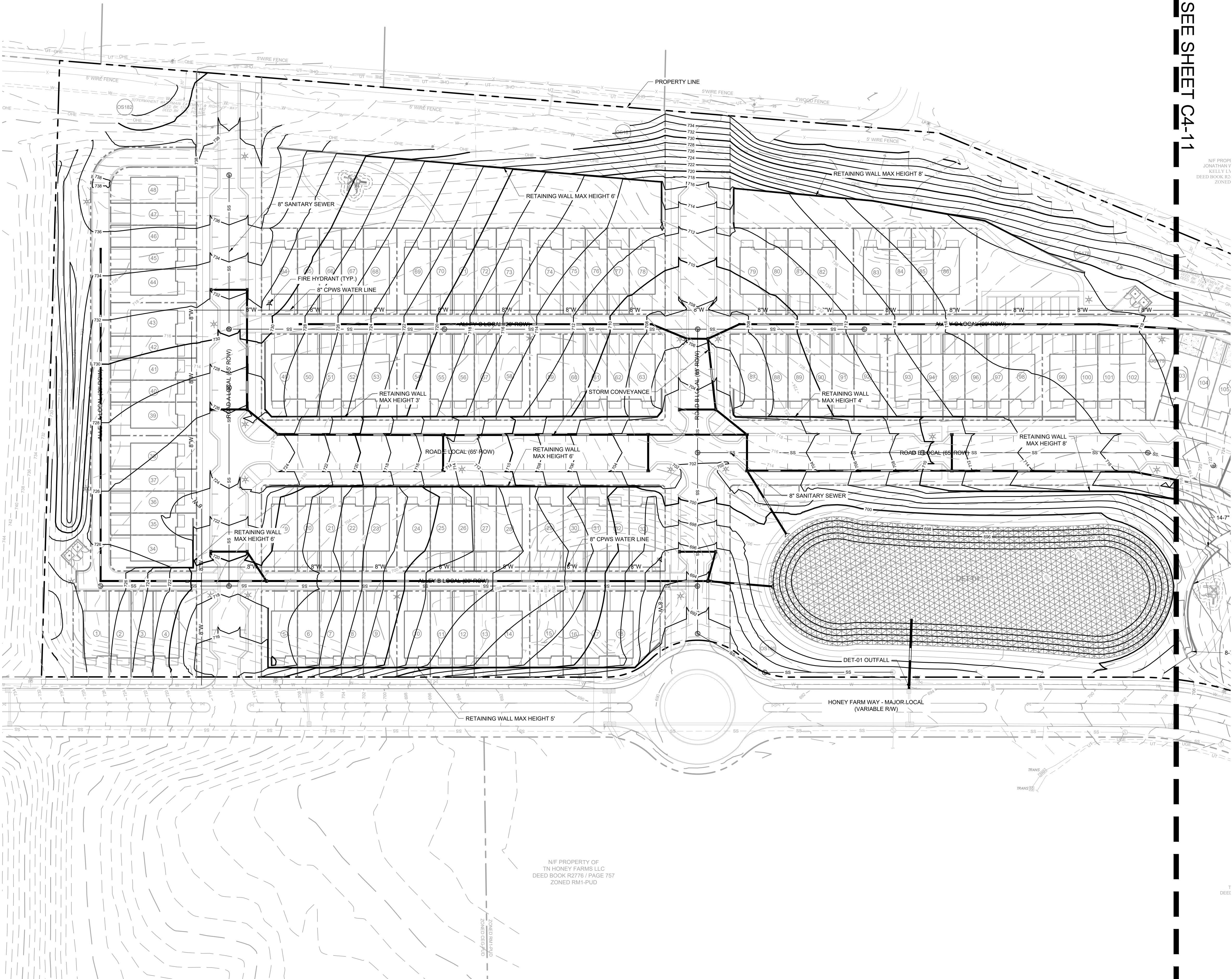
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PROPERTY OF
J. DODSON ET UX
JK 729 / PAGE 621
ZONED A-2A

N/F PROPERTY OF
WILLIAM G. DODSON
DEED BOOK P25 / PAGE 1
ZONED A-2A

N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 1306 / PAGE 301
ZONED A-2A

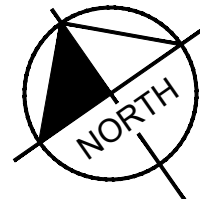
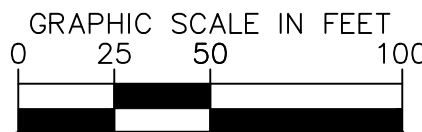
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TN HONEY FARMS LLC
DEED BOOK K2276 / PAGE 757
ZONED RM1-PUD



LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES	
1.	THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2.	NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

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EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	74 DU
22' PRODUCT (22' x 45' TYP.):	100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA
PROVIDED CIVIC USE SPACE:	1.3 AC
CIVIC SPACE LIST:	
GREEN & PLAYGROUND:	1.3 AC
PLAYGROUND:	0.2 AC
GREEN:	0.4 AC
REQUIRED PARKING:	
DWELLING UNITS:	344 SPACES
CIVIC SPACE:	16 SPACES
ACCESSIBLE:	N/A
TOTAL REQUIRED:	360 SPACES
PROPOSED PARKING:	
GARAGE PARKING:	244 SPACES
DRIVEWAY PARKING:	244 SPACES
TOTAL DU PARKING:	488 SPACES
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	698 SPACES



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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN



REVISIONS	DATE	BY

No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:										
DRAWN BY:										
CHECKED BY:										
DATE:	05/20/2024									
KIMLEY-HORN PROJECT NO.	118621000									

SITE GRADING,
DRAINAGE, AND UTILITY
PLAN - ENLARGEMENT

SHEET NUMBER

C4-10

Drawing name: \\kimley-horn.com\so\fra\FRA_LDEVI118621000 - honey farm crossing\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-11 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT May 20, 2024 3:41pm by: william.irby

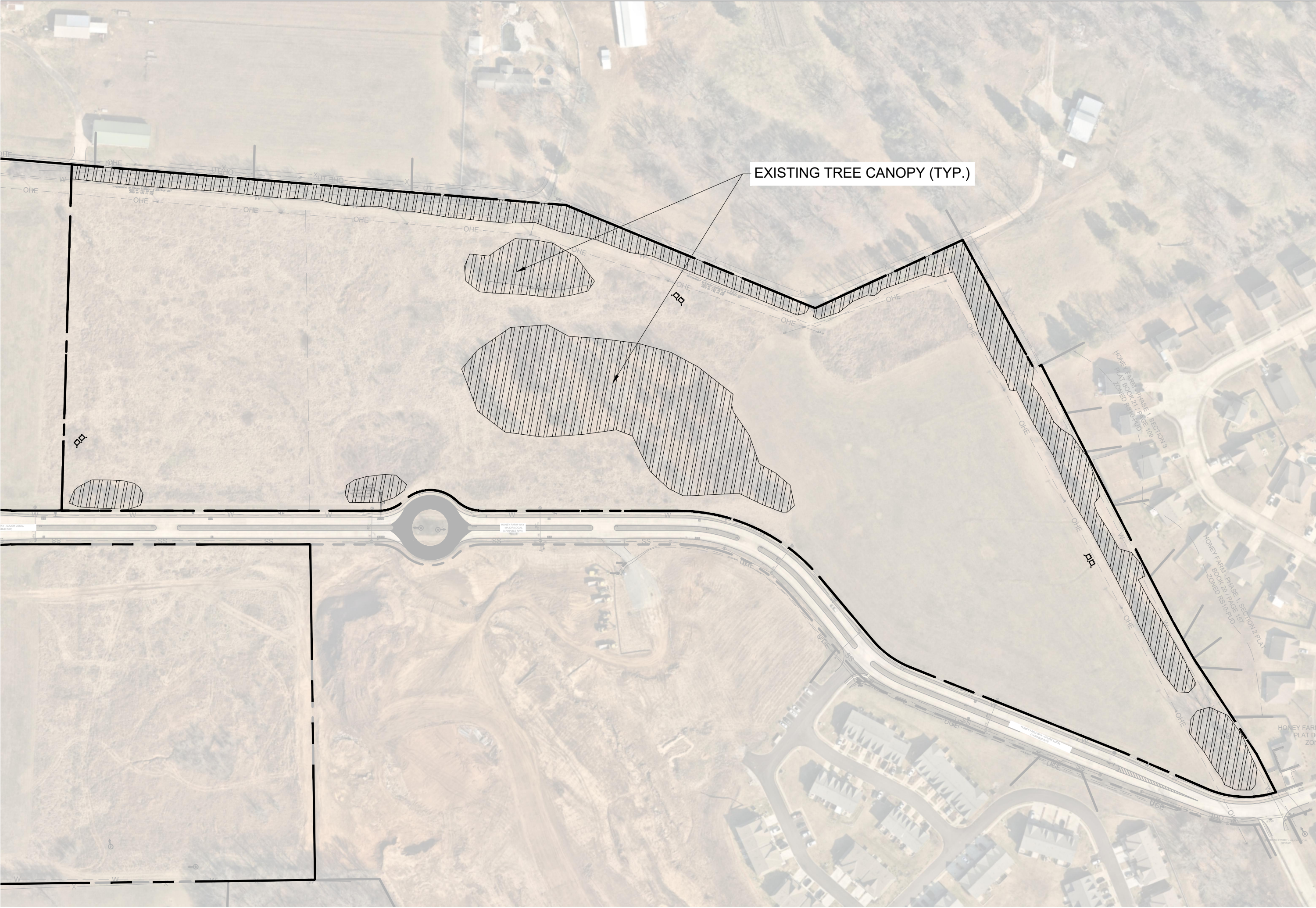


SITE DATA TABLE	
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY
	COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN-HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,126,204 SF
BUILDING AREA (SF):	8050
DENSITY:	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	74 DU
22' PRODUCT (22' x 45' TYP.):	100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA
	1.3 AC
PROVIDED CIVIC USE SPACE:	7% OF TOTAL AREA
	1.9 AC
CIVIC SPACE LIST:	
GREEN & PLAYGROUND:	1.3 AC
PLAYGROUND:	0.2 AC
GREEN:	0.4 AC
REQUIRED PARKING:	
DWELLING UNITS:	344 SPACES
CIVIC SPACE:	16 SPACES
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GARAGE PARKING:	244 SPACES
DRIVEWAY PARKING:	244 SPACES
TOTAL DU PARKING:	488 SPACES
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	698 SPACES

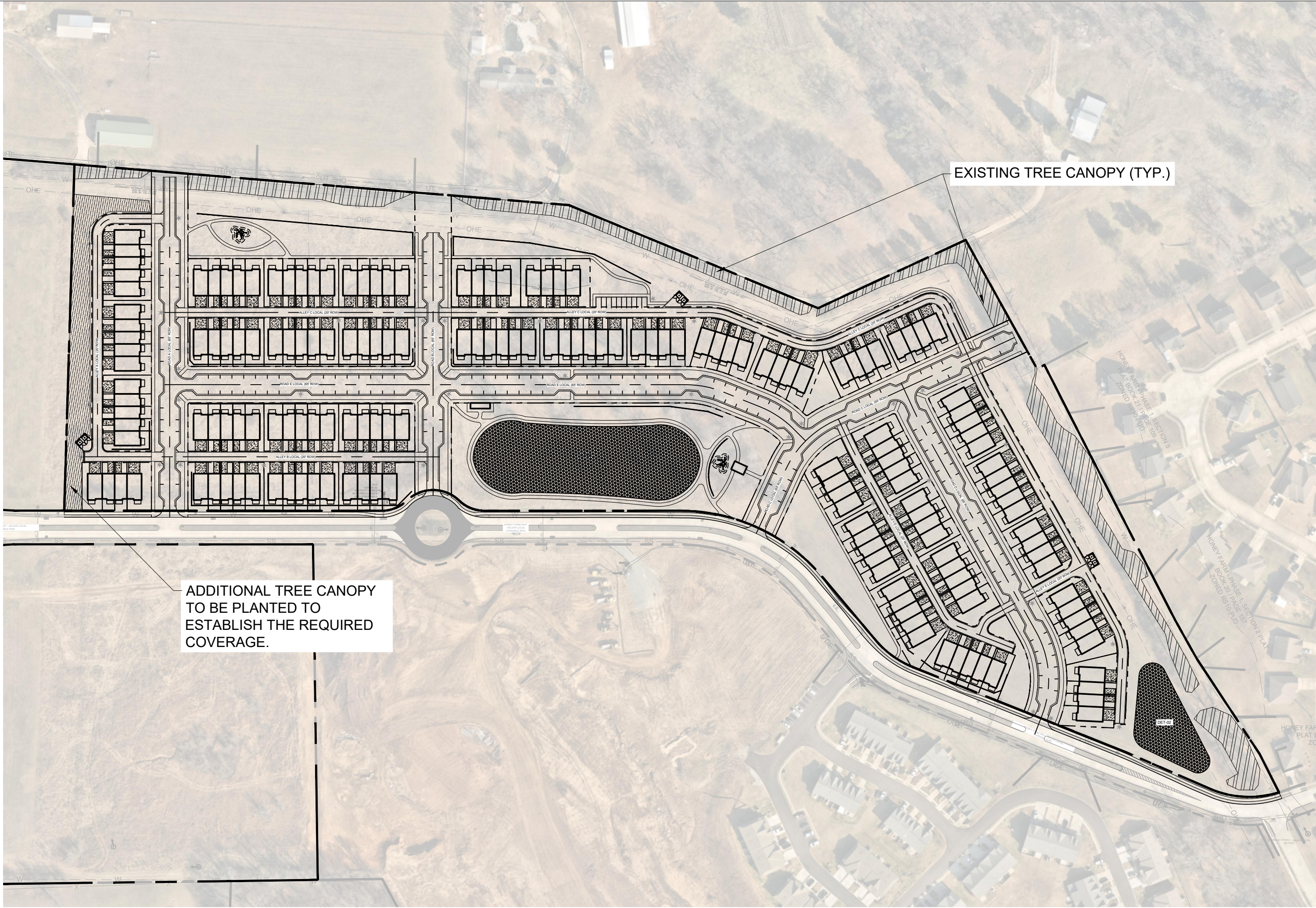


BY	DATE	REVISONS	No.	
			1	DESIGNED BY: JLR
			2	DRAWN BY: WSI
			3	CHECKED BY: JLR
			4	
			5	
			6	
			7	
			8	
			9	
			10	
DATE: 05/20/2024 KIMLEY-HORN PROJECT NO. 118621000				
SITE GRADING, DRAINAGE, AND UTILITY PLAN - ENLARGEMENT				
SHEET NUMBER C4-11				

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EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

PROJECT NAME: HONEY FARM CROSSING
PROPERTY ADDRESS: 2248 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
MAP AND PARCEL ID: MAP 051 PARCEL 058.00
EXISTING ZONING: PUD
EXISTING LAND USE: VACANT
PROPOSED LAND USE: TOWN HOMES
SITE AREA (AC): 25.9
BUILDING AREA (SF): #050
BUILDING PERMIT: #091
GRADING PERMIT: #092

TREE CANOPY REQUIREMENTS

SITE AREA (AC): 25.9
EXISTING TREE CANOPY: 5.08 AC
PERCENTAGE OF SITE AREA: 20%
REQUIRED TREE CANOPY TO REMAIN: 48%
2.44 AC
EXISTING TREE CANOPY TO REMAIN: 1.39 AC
TREE CANOPY TO BE PLANTED: 1.05 AC
TOTAL PROPOSED TREE CANOPY: 2.44 AC
48%

TREE PROTECTION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE EXISTING TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT AND/OR MATERIALS SHALL NOT BE PERMITTED TO OPERATE OR BE STORED WITHIN WITHIN THE DRIP-LINES OF THE TREES, OUT SIDE OF THE GRADING.
- TREE PROTECTION STEPS:
 - INSTALL TREE PROTECTION FENCING
 - PLACE FENCE POST AND FENCING AT THE TREE DRIP LINE OR 10 FEET FROM TRUNK, WHICHEVER IS GREATER
 - POST TEMPORARY SIGNS - TREE ROOT PROTECTION ZONE
- FENCING AND SIGNS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN INSPECTED BY THE URBAN FORESTER FOR USE AND OCCUPANCY. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

TREE REMOVAL NOTE

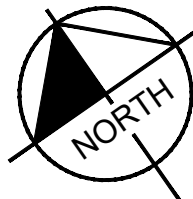
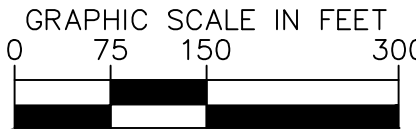
ALL STUMPS FROM TREES REMOVED FROM THE SITE ARE TO BE GRINDED DOWN TO 6 INCHES (MIN.) BELOW GRADE.

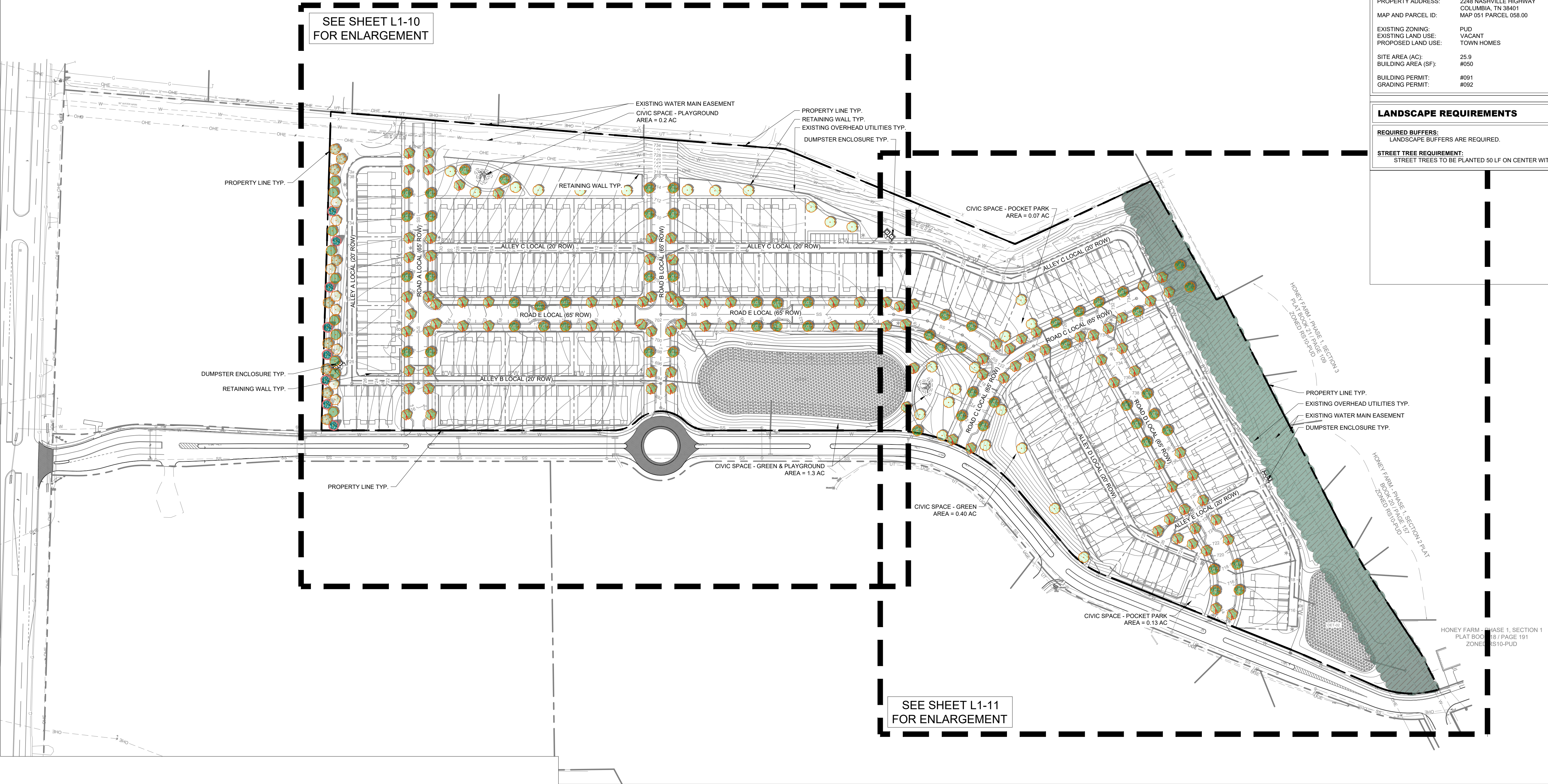
TREE PRESERVATION LEGEND

 EXISTING TREE CANOPY



REVISIONS	DATE	BY



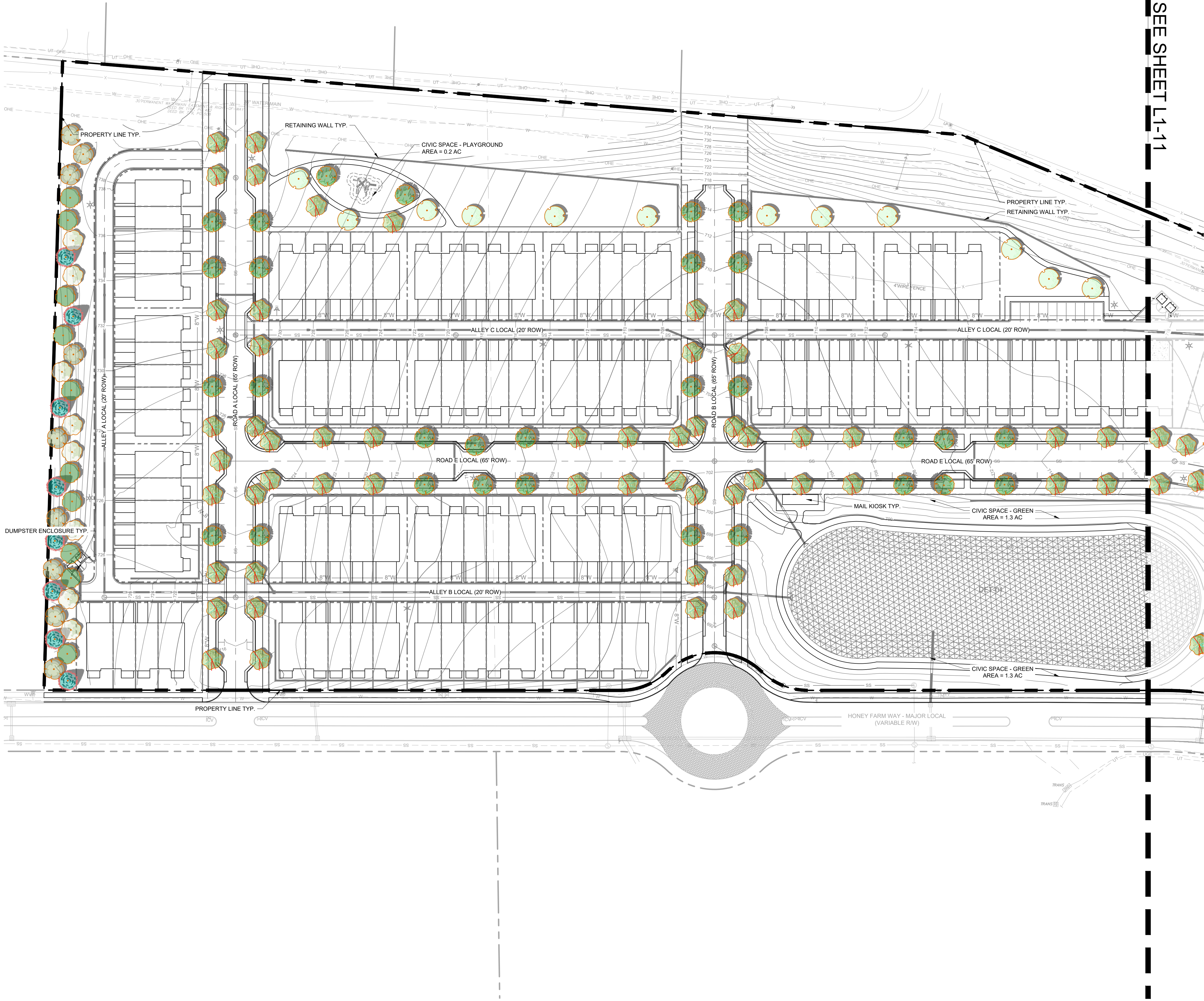


LANDSCAPE DATA TABLE	
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY
	COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9
BUILDING AREA (SF):	#050
BUILDING PERMIT:	#091
GRADING PERMIT:	#092

PLANT SCHEDULE						
SYMBOL	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
<u>CANOPY TREES</u>						
	8 ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	26 CARPINUS CAROLINIANA	AMERICAN HORNBEOAM	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	9 LIRIODENDRON TULIPIFERA	TULIP POPLAR	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	10 QUERCUS SHUMARDII	SHUMARD OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
<u>EVERGREEN CANOPY TREES</u>						
	3 PINUS TAEDA	LOBLOLLY PINE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
<u>STREET TREES</u>						
	102 ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	58 QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED

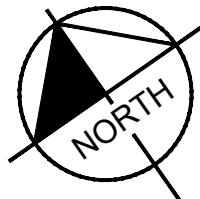
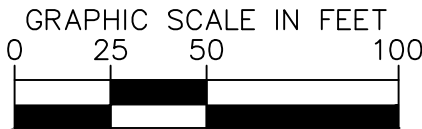


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BUILDING AREA (SF):	#050
BUILDING PERMIT:	#091
GRADING PERMIT:	#092

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
	ACER SACCHARUM	SUGAR MAPLE
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK



Kimley»Horn

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN



REVISIONS	No.	DATE	BY
	1		
	2		
	3		
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	5		
	6		
	7		
	8		
	9		
	10		

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO. 118621000	

LANDSCAPE PLAN -
ENLARGEMENT

SHEET NUMBER

L1-10

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MATCHLINE SEE SHEET L1-10



LANDSCAPE DATA TABLE	
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
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BUILDING PERMIT:	#091
GRADING PERMIT:	#092

PLANT SCHEDULE		
SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
	ACER SACCHARUM	SUGAR MAPLE
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

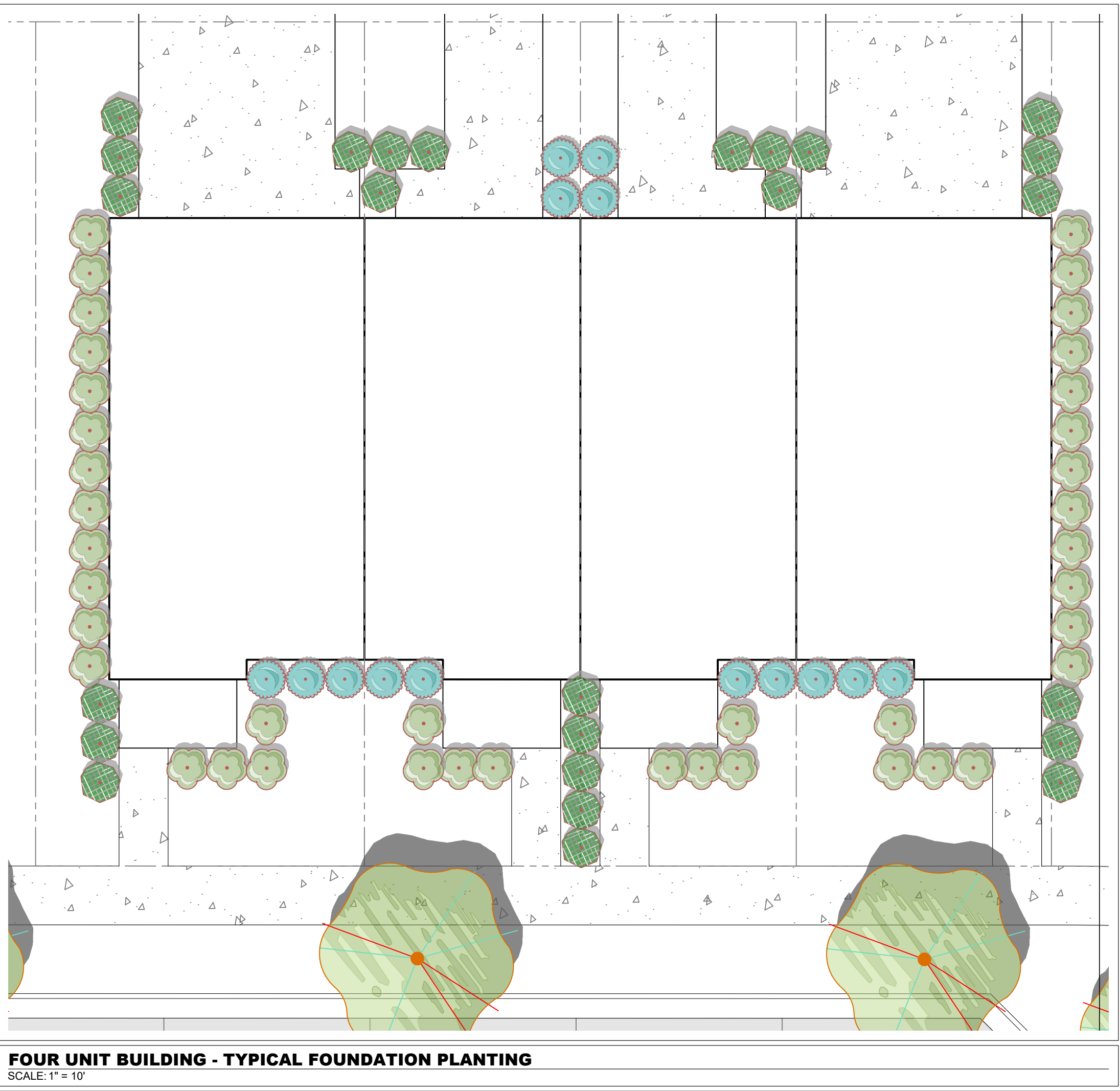
REVISIONS	BY	DATE

No.	1	2	3	4	5	6	7	8	9	10
DESIGNED BY:	JLR									
DRAWN BY:	WSI									
CHECKED BY:	JLR									
DATE:	05/20/2024									
KIMLEY-HORN PROJECT NO.	118621000									

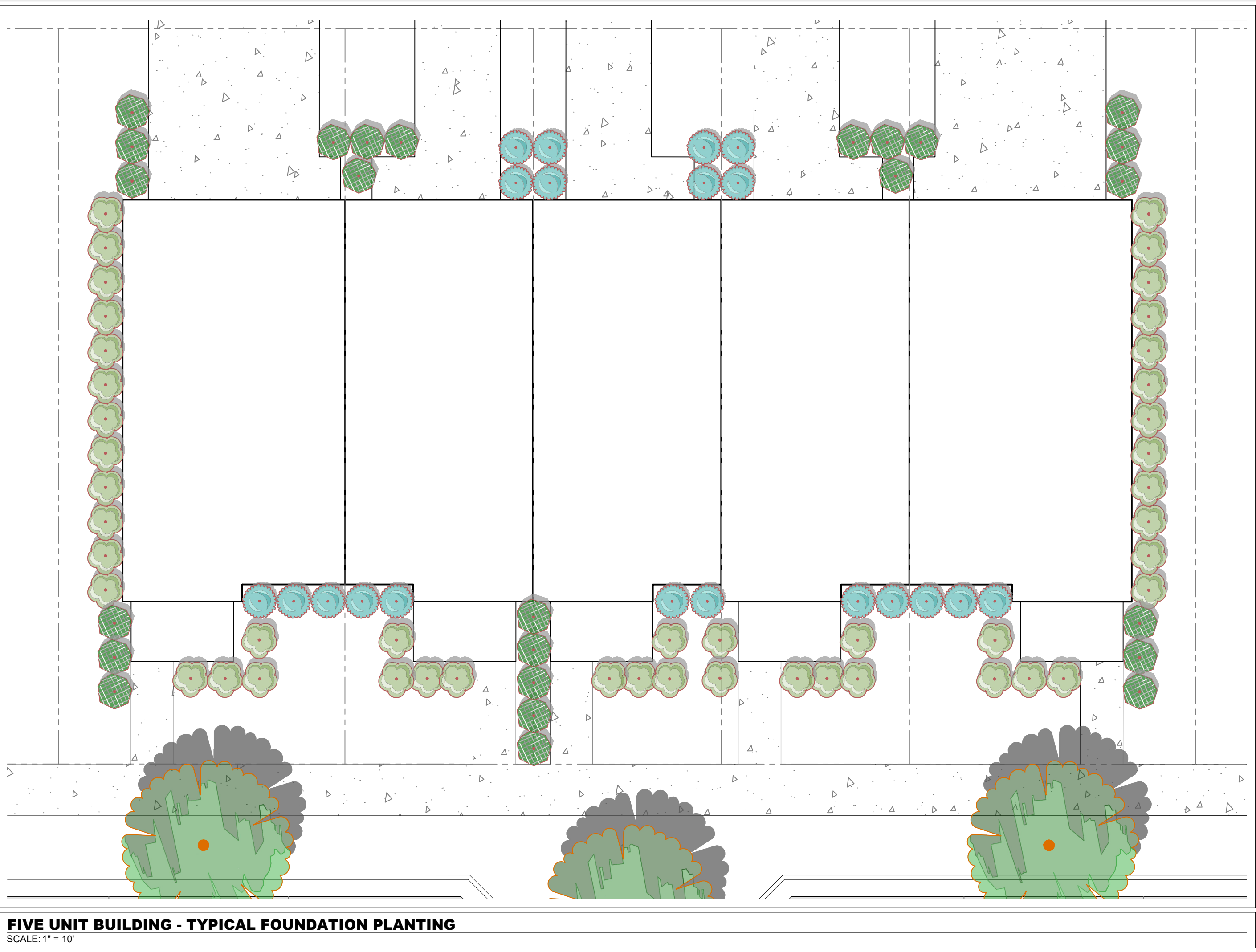
LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

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PLANT SCHEDULE 4 UNIT BUILDING									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING	
EVERGREEN SHRUBS									
	AX	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.	
	BS	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.	
	TD	TAXUS CUSPIDATA 'DENSE'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.	



PLANT SCHEDULE 5 UNIT BUILDING								
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS								
	AX	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	TAXUS CUSPIDATA 'DENSE'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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REVISIONS									
No.	1	2	3	4	5	6	7	8	9
DESIGNED BY:	JLR								
DRAWN BY:	WSI								
CHECKED BY:	JLR								
DATE:	05/20/2024								
KIMLEY-HORN PROJECT NO. 118621000									

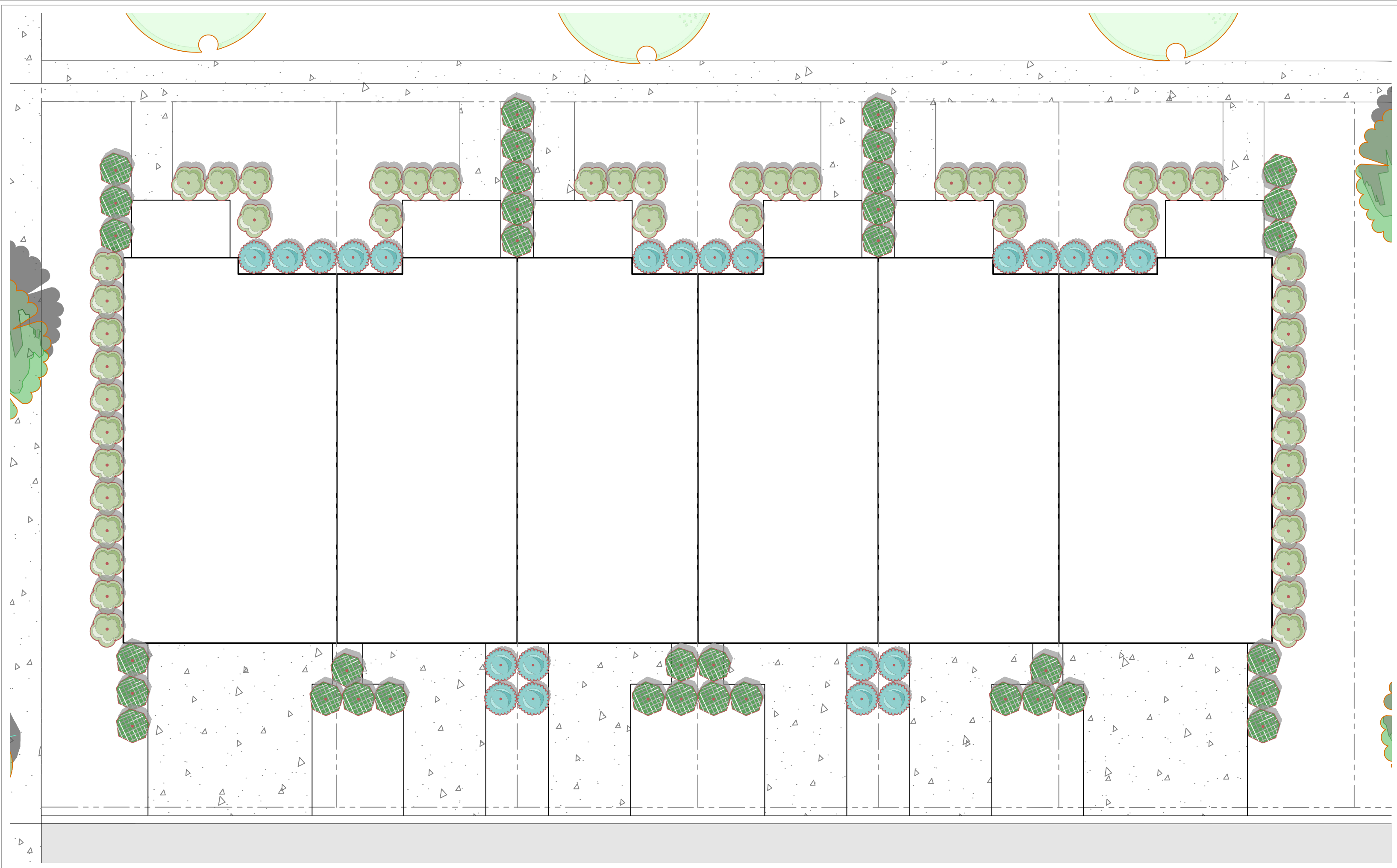
FOUNDATION PLANTING
PLAN

SHEET NUMBER
L1-20

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SIX UNIT BUILDING - TYPICAL FOUNDATION PLANTING
SCALE: 1" = 10'

PLANT SCHEDULE 6 UNIT BUILDING								
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS								
	AX	48 AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	36 BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	22 TAXUS CUSPIDATA 'DENSE'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.



REVISIONS		DATE	BY
No.	1	2	3
DESIGNED BY:	JLR		
DRAWN BY:	WSI		
CHECKED BY:	JLR		
DATE:	05/20/2024		
KIMLEY-HORN PROJECT NO.	118621000		

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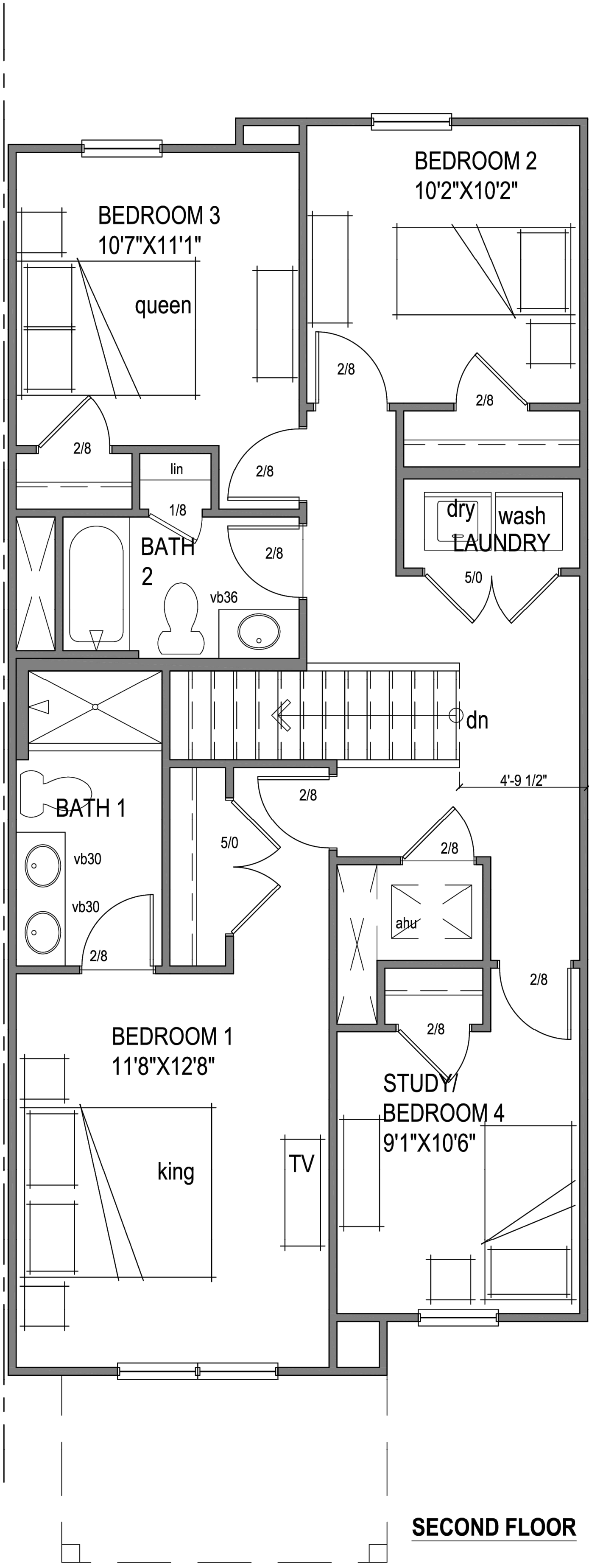
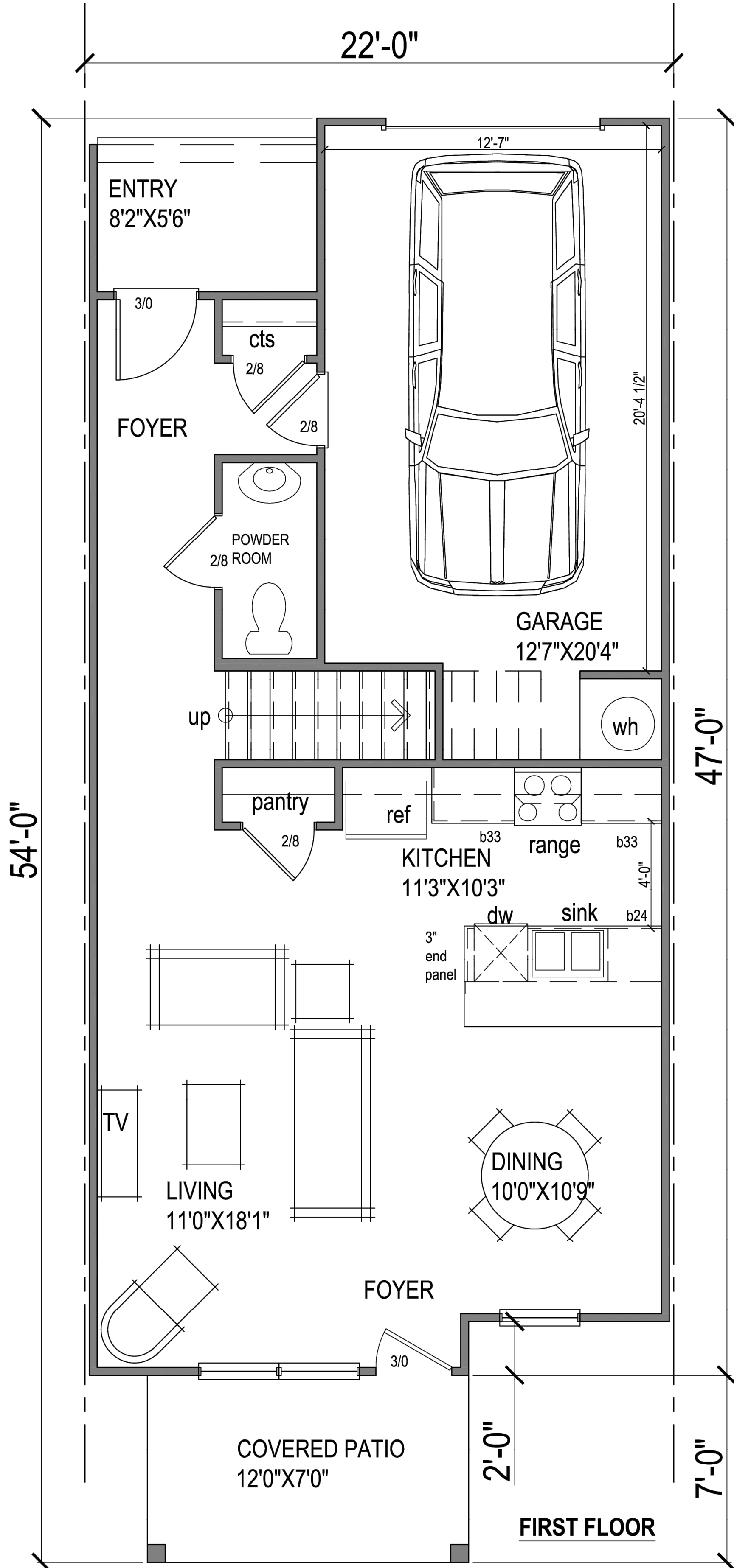
DRAFT
PRELIMINARY
PLANS
FOR REVIEW ONLY

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DESIGNED BY:		JLR	
DRAWN BY:		WSI	
CHECKED BY:		JLR	
DATE:		05/20/2024	
KIMLEY-HORN PROJECT NO.		118621000	
ARCHITECTURAL PERSPECTIVE - FRONT			
SHEET NUMBER		A1-00	

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AREA TABS

1ST FLR	663 SF
2ND FLR	974 SF
LIVING TOTAL	1637 SF
GARAGE	299 SF
REAR ENTRY	48 SF
FRONT PORCH	84 SF
TOTAL	2068 SF

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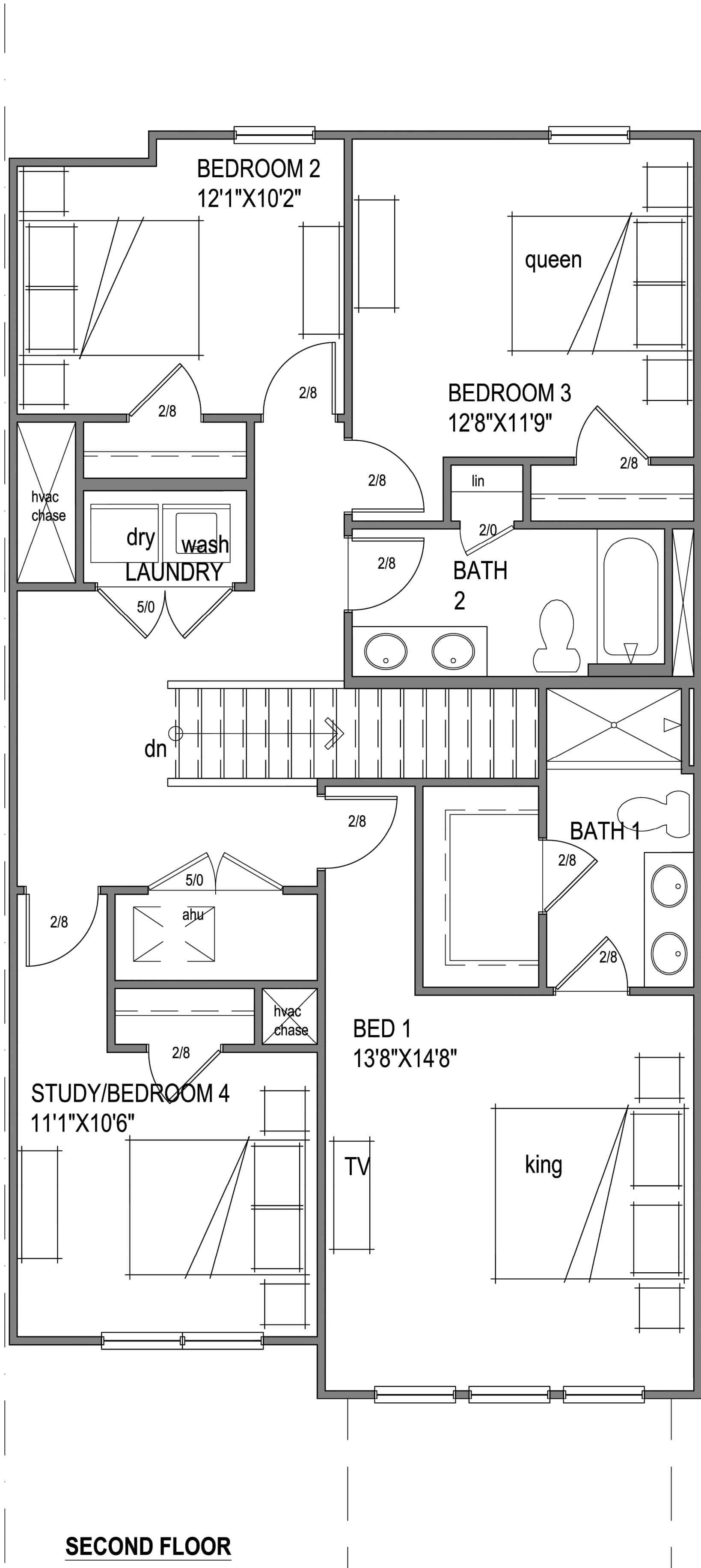
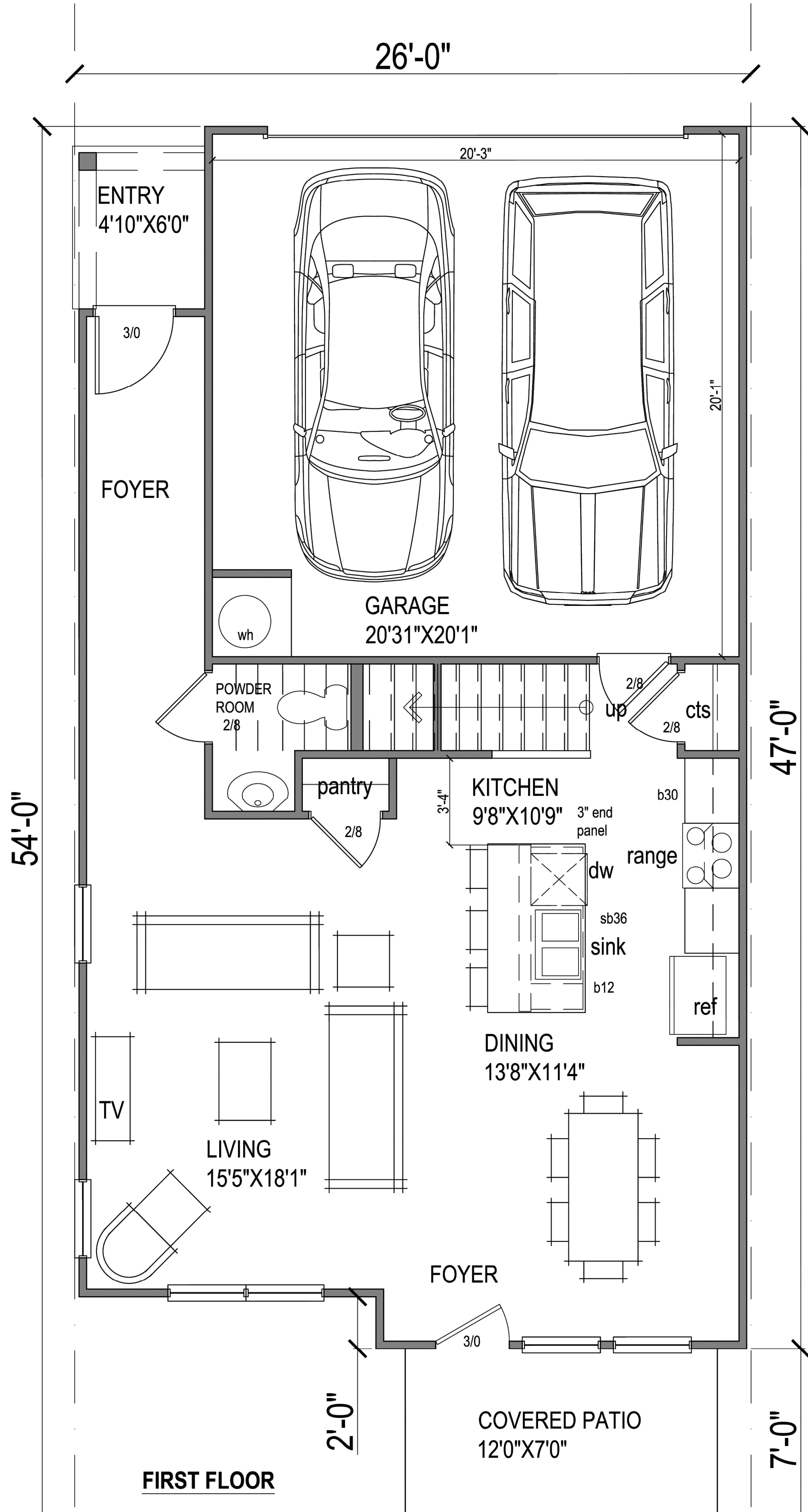
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No.	1	2	3
DESIGNED BY:	JLR		
DRAWN BY:	WSI		
CHECKED BY:	JLR		
DATE:	05/20/2024		
KIMLEY-HORN PROJECT NO. 118621000			
ARCHITECTURAL FLOOR PLAN - MITCHELL			
SHEET NUMBER			
A1-01			

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AREA TABS

1ST FLR	734 SF
2ND FLR	1150 SF
LIVING TOTAL	1884 SF
GARAGE	424 SF
REAR ENTRY	29 SF
FRONT PORCH	84 SF
TOTAL	2421 SF

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DESIGNED BY:		JLR	
DRAWN BY:		WSI	
CHECKED BY:		JLR	
DATE:		05/20/2024	
KIMLEY-HORN PROJECT NO.		118621000	
ARCHITECTURAL FLOOR PLAN - PORTSMOUTH			
SHEET NUMBER			
A1-02			

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ELEVATION A

ELEVATION B

ELEVATION C

ELEVATION D

ELEVATION E

ELEVATION F

ELEVATION G



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DESIGNED BY:	JLR											
DRAWN BY:	WSI											
CHECKED BY:	JLR											
DATE:	05/20/2024											
KIMLEY-HORN PROJECT NO. 118621000												

ARCHITECTURAL
ELEVATION - FRONT

SHEET NUMBER

A1-03

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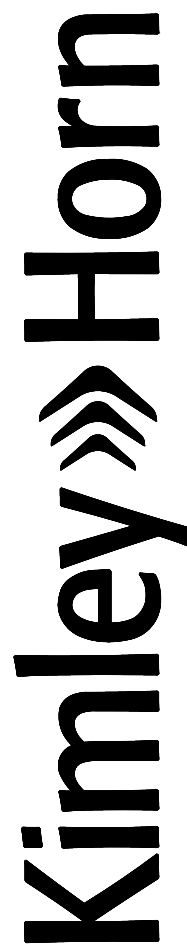
left elevation



right elevation



rear elevation



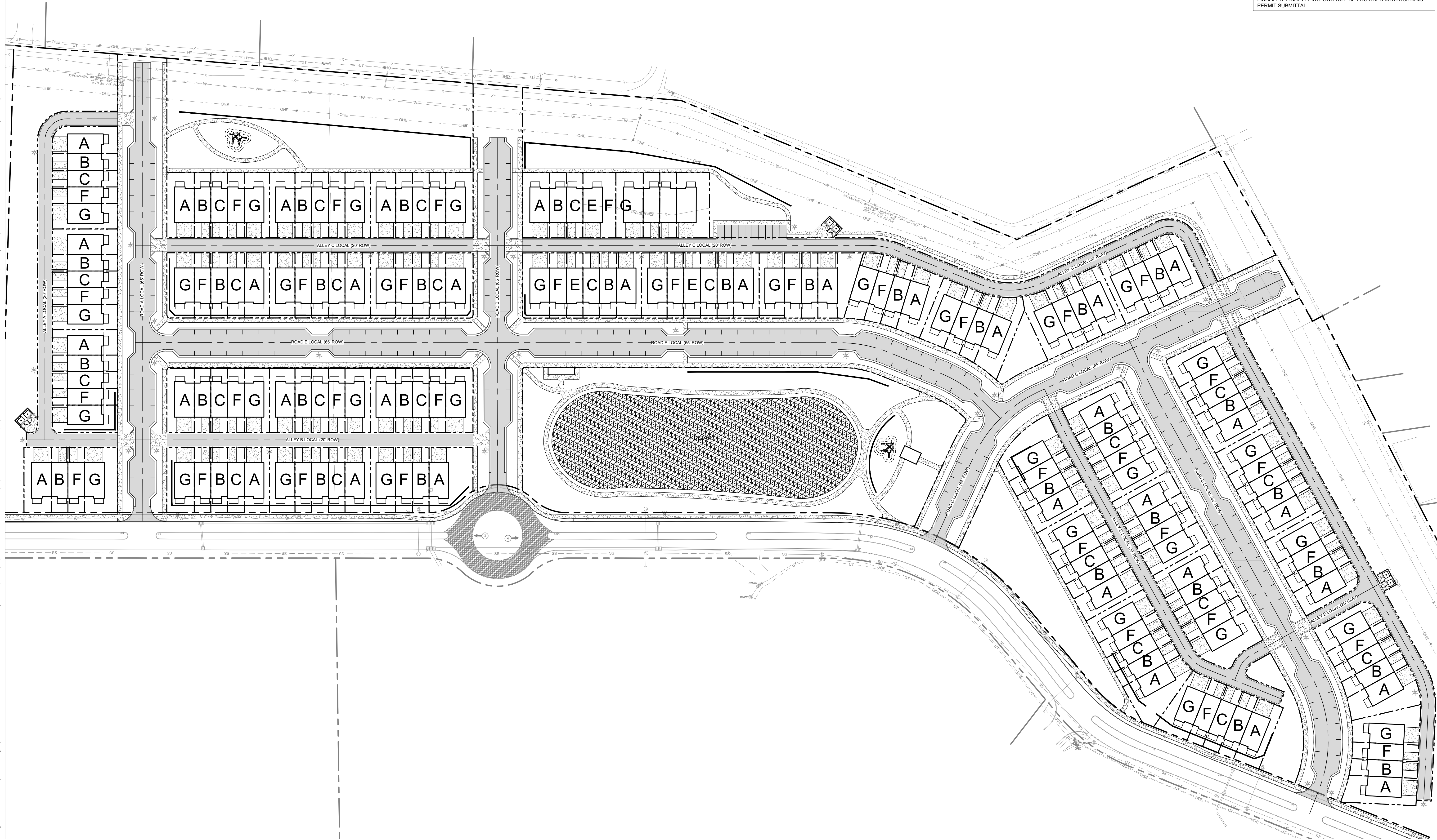
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REVISIONS		DATE	BY
No.	1	2	3
DESIGNED BY:		JLR	
DRAWN BY:		WSI	
CHECKED BY:		JLR	
DATE:		05/20/2024	
KIMLEY-HORN PROJECT NO.		118621000	
ARCHITECTURAL ELEVATIONS - SIDE & REAR		SHEET NUMBER	
A1-04			

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ARCHITECTURAL ELEVATION NOTE

SEE SHEET A1-04 FOR DESIGNATION OF ARCHITECTURAL ELEVATIONS.

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND ARCHITECTURAL BUILDING ELEVATION DESIGN HAS NOT BEEN FINALIZED. FINAL ELEVATIONS WILL BE PROVIDED WITH BUILDING PERMIT SUBMITTAL.

**HONEY FARM CROSSING
FORESTAR GROUP, INC.**

COLUMBIA, TN

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DESIGNED BY:		JLR	
DRAWN BY:		WSI	
CHECKED BY:		JLR	
DATE:		05/20/2024	
KIMLEY-HORN PROJECT NO.		118621000	
ARCHITECTURAL ELEVATION EXHIBIT			
SHEET NUMBER			
A1-05			



September 15, 2022

Mr. Paul Keltner
Director of Development Services
City of Columbia
700 N Garden Street
Columbia, TN 38401

RE: Honey Farm PUD
2248 Nashville Highway

Dear Mr. Keltner:

As requested by the Development Services staff of the City of Columbia, the letter confirms our commitment to the City of Columbia to pay for the design and installation of a traffic signal and all required turn lanes and road modifications associated with the traffic signal at the intersection of Nashville Highway and Honey Farm Way.

The installation of the traffic signal will be completed prior to the completion of Phase II of the Honey Farm townhome development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Drew Smith', written over a light blue horizontal line.

Drew Smith
Senior Vice President



WASTEWATER DEPARTMENT

1 April 2024

Gray Harrison
Kimley-Horn
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067

RE: Honey Farms Parcel ID 051 058.00

Gray,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Improvements to existing infrastructure are necessary to satisfactorily convey the additional sanitary sewer flow from the proposed subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

One legitimate engineering solution involves upgrading the existing Honey Farm Pump Station #2 (Upper Pump Station) with new equipment such that the flow rate of both pumps would increase from 320 GPM to 455 GPM, which is more than enough capacity for the Honey Farm Upper Basin for the foreseeable future.

A handwritten signature in blue ink, appearing to read "Donnie Boshers".

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Something Good Around Every Corner

1244 Treatment Plant Road Columbia, Tennessee 38401 Phone 931.560.1001



May 17, 2024

Mr. Gary Harrison

Kimley-Horn

4031 Aspen Grove Drive Suite 200

Franklin, TN 37067

Sent via email: gary.harrison@kimley-horn.com

RE: Water Availability Letter

Honey Farm Crossing (Res. Townhomes) - 193 Units

2248 Nashville Hwy

Tax Map 51, Parcel 58

Columbia, Maury County, TN

Dear Mr. Harrison:

Columbia Power and Water Systems ("the Utility"/CPWS) is a municipal corporation authorized to provide water services in accordance with State law. CPWS has adopted rules, regulations, and standard operation procedures, prescribing the conditions under which CPWS will furnish water service. In addition, certain State laws delegate authority to the Tennessee Department of Environment and Conservation, various Planning Commissions and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies, water service will be made available on a first-come, first-served basis, subject to availability of all CPWS furnished equipment and materials appropriate for the development and provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

The proposed development consists of 193 townhome units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- This water letter represents a planning-only approval for the support of 193 single family units.
- Each Phase of the development will be considered individually to ensure water infrastructure including all related CPWS furnished equipment and appurtenances are available to support additional homes at the time application is made to proceed to construction for that Phase.



- System capacity for individual Phases of the development is reserved when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be delivered and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single set of drawings. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is complete.
- Domestic waterline connection(s) will be made to the existing 12-inch water main located on Honey Farm Way.
- Townhome buildings will be served via gang-meter vaults with a maximum of 6 meters per vault.

All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed a water service agreement.

Once you have received this Water Availability Letter, next steps in the process to obtain water service from CPWS are as follows:

- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees (total fees are shown, but may be paid by phase when phase boundaries are known):

New Water Service Fee: \$1,500 + \$370 per SFU (193 SFUs)	\$72,910.00
---	-------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

Meter Fee: \$540 per 3/4" meter (193 meters)	\$104,220.00
Impact Fee: \$4,500 per 3/4" meter (193 meters)	\$868,500.00
Total Meter and Impact Fees Due for all Phases =	\$972,720.00



-
- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
 - Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.

If you have any questions, please feel free to contact me at 423-774-0349 or eric.king@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first name "Eric" and last name "King" clearly distinguishable.

Sincerely,
Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 24-026

May 10, 2024

Kimley-Horn
Brayden Gries
4031 Aspen Grove Drive Suite 200
Franklin, TN 37067

Re: Honey Farm Crossing, being Tax Map: 051 Parcel ID: 05800

Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

• **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM



Trevor Gilmer
Power Engineering Manager

SO



Columbia Fire & Rescue

Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: 04/15/2024

Name: Gray Harrison

Phone: 615-823-1272

Email: Gray.Harrison@Kimley-Horn.com

Address/Parcel ID: A portion of parcel ID 051 05800 000

Property Type: ☒ Residential
☐ Commercial
☐ Industrial

Construction Type: Townhomes

Enclosed Area (ft²): 2,000

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

Fire Hydrant Location and Distribution (International Fire Code Appendix C)

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 4/15/2024



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farm Crossing - Preliminary PUD Revision - Townhomes

This checklist shall be completed, and included with the submittal documents. If the submittal does not contain a completed checklist, it shall be deemed incomplete. All below listed items shall be included in the submittal documents and plans, as well as any further information required by the City of Columbia to evaluate compliance and to perform a full and complete review. See Zoning Ordinance Article 8 and Subdivision Regulations.

General

- ☒ Name of development
- ☒ Contact info for the owner and licensed design professional(s) preparing plan: name, address, email, phone
- ☒ Plan sealed by a Design Professional licensed in the State of Tennessee.
- ☒ North Arrow, legend, and site vicinity map
- ☒ Graphic Scale: between 1 in. = 10 ft. and 1 in. =100 ft.
- ☒ Survey stamped by a State of Tennessee Licensed Professional Land Surveyor, with all project boundaries including bearings and angles to the nearest hundredth, utilities, and existing streets and rights-of-way.
- ☒ Note referencing Tennessee State Plane Coordinate System, NAD 83 Datum
- ☒ All property boundaries, existing easements, and encumbrances
- ☒ Parcel identification, owner, and deed and plat references of adjoining properties
- N/A ☐ Proposed phasing and timetable for all phases of development
- N/A ☐ Traffic Impact Study, as required.
- ☒ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☒ The size of total property to be developed in square feet and acres
- ☒ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☒ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☒ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☒ Location and approximate dimensions of all existing and proposed structures.
- ☒ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☒ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☒ Location, type, and size of proposed signs
- ☒ Approximate height, bulk, and the utilization of structures including activities and the number of living units.



Grading, Drainage, and Storm

- ☒ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☒ General proposed contours at vertical intervals of not more than two (2) feet
- ☒ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- N/A ☐ Location and dimension of aquatic buffer zones
- ☒ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ☐ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☒ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☒ Proposed connections to existing and proposed streets (including classification) located outside the development
- N/A ☐ Proposed improvements as identified in the Traffic Impact Study, as required
- ☒ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☒ Existing and proposed on-street and off-street parking and loading areas
- ☒ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☒ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☒ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☒ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☒ Any amenity features and structures for private or public benefit.
- ☒ Location, dimension, and materials of fences and walls
- ☒ Tree Canopy retention

Utilities

- ☒ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☒ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.



PUD Specific Items

- ☒ Legal Description of Property
- ☒ Owner's Affidavit PROVIDED IN APPLICATION
- ☒ List of all variances requested
- ☒ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☒ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☒ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☒ Exterior lighting

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Gray Harrison, P.E.

Print Name

Signature

5/20/2024

Date

MEMORANDUM

To: City of Columbia

From: Gray Harrison, PE
Josh Rowland, PLA
Kimley-Horn and Associates, Inc.

Date: May 20, 2024

Subject: ***Honey Farm Crossing – Preliminary PUD Project Narrative***

This memorandum provides a summary of the landholder's interest in the land proposed to be developed as well as a statement of concurrence from all parties having a beneficial interest in the property.

PROJECT NARRATIVE

The developer (Forestar) is proposing a residential community featuring 174 town home dwelling units. The proposed zoning for the project assumes a base zoning of PUD. The residential units will include a mixture of 22' rear-load townhome units, and 26' rear-load townhome units. The community will incorporate a variety of active and passive amenity spaces for residents including a park and walking paths. This community will offer residents attractive elevations, open floor plans, and will be constructed from cementitious siding.

The community will have ample on-street parallel parking for guests. All driveways within the community will be privately owned and maintained and will be designed to meet the City's minimum parking lot and driveway design criteria. Easements for public utilities will be provided in driveways and alleys to serve each unit. The development proposes a total of 183 lots with 174 single family lots and 9 open space lots.



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	2248 Nashville Highway, Columbia, TN 38401		
	TAX MAP: 051	GROUP:	PARCEL: 051 05800 000
SUMMARY OF NATURE OF REQUEST AND WORK	PUD preliminary master plan for 174 townhomes, associated infrastructure and amenities areas.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	N/A	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> ☐ Preliminary Plat ☐ Final Plat ☒ PUD Preliminary Master Plan + Checklist ☐ PUD Final Site Plan + Checklist ☐ Multi-Family Site Plan ☐ 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> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> • Project Name (include Sections & Phases) Honey Farms Crossing • Total Number of Lots 183 lots • Total acreage 25.9 ac

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	Gray Harrison, P.E.	PHONE	(615) 564-2701
ADDRESS	4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067	EMAIL	Gray.Harrison@Kimley-Horn.com

PROPERTY OWNER NAME	EMG Honey Farm, LLC c/o Equitas Management Group	PHONE	(469) 585-7913
ADDRESS	6148 Lee Highway, Suite 300 Chattanooga, TN 37421	EMAIL	drew.smith@equitasmg.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.

Gray Harrison, P.E.

APPLICANT NAME



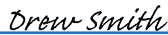
APPLICANT SIGNATURE

05/16/2024

DATE

EMG Honey Farm, LLC

PROPERTY OWNER NAME


Drew Smith (May 17, 2024 10:08 CDT)

PROPERTY OWNER SIGNATURE

05/17/2024

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	
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DEVELOPMENT REVIEW COMMITTEE MEETING

Tuesday, June 11, 2024

ITEM NO.

24-0234

DESCRIPTION: This is a final plat application for phase 5 of Quail Run Meadows Subdivision.

COMMENTS:

Planning

1. The lead staff person for this case is Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. June 17th is the first resubmittal deadline for this application. If the item is not ready to proceed to the Planning Commission agenda (timely and complete resubmittal with all required utilities and infrastructure in place) the item will be placed on the next DRC agenda for additional review and the applicant will until the next deadline to provide timely and complete resubmittal.
4. Please add date of approval of the Preliminary Plat to note 10.
5. Please revise typical to show MBSL of 20'.
6. Please add a prominent note that the PUDE along the front property line of lots 511 – 523 exceeds the MBSL.
7. Please provide an explanation for the 21' PUDE along the front property line.

Engineering

8. Provide surety in the amount of \$210,000 by resubmittal date. Surety calculation should be sent prior to submittal for concurrence
9. Asphalt binder and curbing shall be installed prior to resubmittal date.
10. Grading shall substantially meet construction plans (within 1 ft of proposed grades)
11. Record and reference stormwater maintenance agreement
12. Many of the submitted documents are titled phase 4

Wastewater

13. Sanitary sewer has not been installed for the entire 27 lots. Columbia Wastewater requires all sewer to be installed for final plat.

Maury County E911

14. Quail Run Way is correct. Somersby Trail is correct.

Columbia Water

15. "Complete infrastructure, conduct bacteria and pressure testing by the resubmittal deadline. Be prepared to deed over infrastructure to CPWS at time of plat signing. Water system must be active at the time of Final Plat approval."

Columbia Power

16. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Maury County Schools

17. Howell Elementary, Cox Middle School, Battle Creek High School 24/25 SY 9-10th 9-11 (25/26 SY) 9-12 (26/27 SY). Spring Hill 11-12 (24/25 SY) 12 (25/26 SY). The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

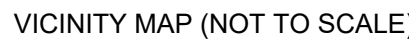
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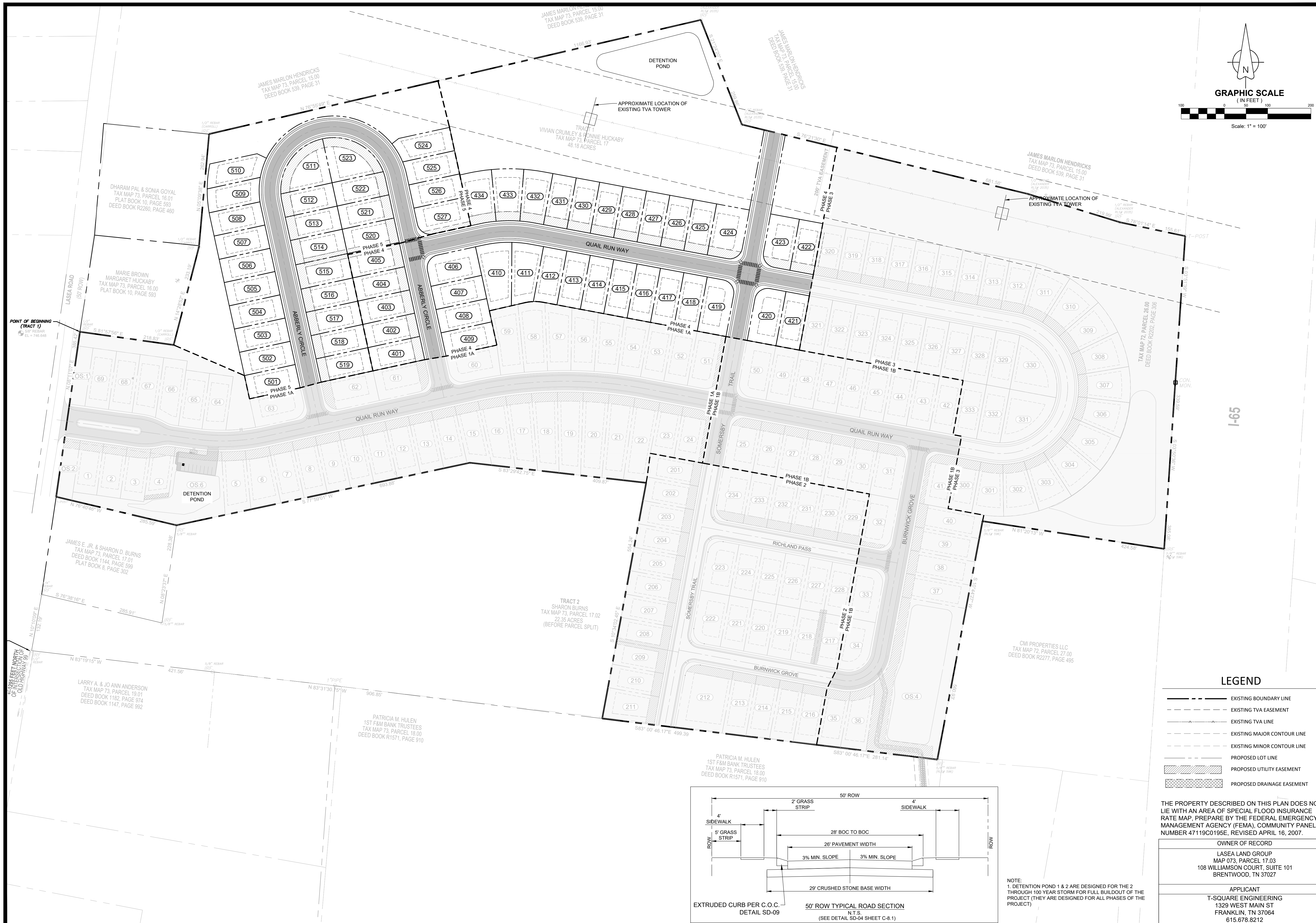
18. PLAN TO SERVE

CPWS BB

19. Do not plan to serve

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Applications which remain incomplete following two resubmittal deadlines will be closed.

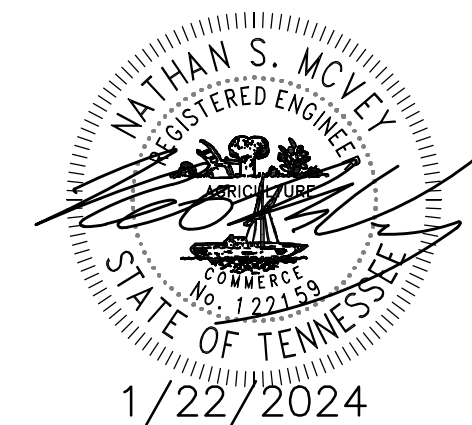




DATE:	12/18/23	NO.	DATE	REVISIONS
SCALE:		1	12/19/23	REVISIONS PER CITY OF COLUMBIA WASTEWATER
AS SHOWN		2	1/22/24	REVISIONS PER CITY OF COLUMBIA WASTEWATER
DRAWN BY:				
T-SQUARE				
REVIEWER:				
NISM				

OVERALL SITE PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION
PHASE 4 & 5



1/22/2024

1 7-0707

SHEET
C-2.0

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • WWW.T2-ENG.COM

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20_____,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Quail Run Development Co. LLC, the DEVELOPER (hereinafter the
"DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made
a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter
the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal
Planning Commission (hereinafter the "CMPC") on the

_____ day of _____, 20_____,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of
Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such
development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it
will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and
common areas to be constructed within and to serve the PROJECT including but not be limited to roads,
bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street
lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS");
and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public
infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to
construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances
of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost;
and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements
as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council
approval by resolution, and subject to the applicant's compliance with all requirements in this
agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

- A. The Preliminary Plat has been approved by the CMPC;
- B. The Construction Plans are approved by the CITY;
- C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
- D. The CITY shall have received an appropriately executed Development Agreement; and
- E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

Quail Run Meadows, Phase 5 PROJECT	
Completed by the Developer	Completed by the City
Quail Run Development Co. LLC	
DEVELOPER NAME	
Joel A. Smith	
AUTHORIZED AGENT NAME	CITY ENGINEER
Joel A. Smith	
SIGNATURE	SIGNATURE
4-4-24	
DATE	DATE
#101	
1804 Williamson Ct	
STREET	
Brentwood TN 37027	
CITY, STATE, ZIP	
615 308 1885	
PHONE	
joey.smith@me.com	
EMAIL	
Attest	Attest
Hudson Smith	
ATTEST NAME	ATTEST NAME
[Signature]	
ATTEST SIGNATURE	ATTEST SIGNATURE
4/4/24	
DATE	DATE

DOCUMENT PREPARED BY:

Name: Allison Corolla
Company: T-Square Engineering
Address: 1329 West Main Street
Franklin, TN 37064

After recording return copy to City of Columbia, Development Services

**INSPECTION AND MAINTENANCE AGREEMENT OF
PRIVATE STORMWATER MANAGEMENT FACILITIES**

Map & Parcel Number: Map 73, Parcel 17.03
Project Name: Quail Run Meadows Subdivision, Phase 4 & 5

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2837, Page(s) 394.

THIS AGREEMENT, made this ____ day of _____, 20____, by and between
Quail Run Development Co. LLC hereinafter referred to as the "OWNER(S)" of the following property
and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.
3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.
4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.
5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.
6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the OWNER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S).
7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.
8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.
9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.
11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.
12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name JOEL A. SMITH
Title Chief Manager
Signature JOEL A. SMITH

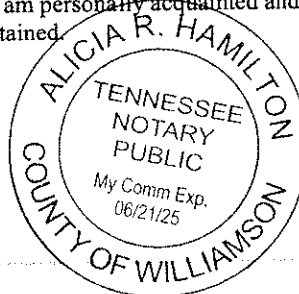
Owner Quail Run Development LLC
Address 1804 Williamson CT.
#101
City, State ZIP Brentwood TN 37027

STATE OF TN
COUNTY OF Williamson

Before me, Alicia R. Hamilton of the state and county mentioned, personally appeared Joel A. Smith, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 4th day of March, 2024.

Alicia R. Hamilton
Notary Public



My Commission Expires: _____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY: _____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20____.

Notary Public
My Commission Expires: _____



2/13/2024

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

PROJECT NAME: QUAIL RUN MEADOWS, PHASE 4 & 5

SYSTEM DESCRIPTION:

The site consists of stormwater conveyances through piped channel and detention ponds.

- There is one (1) pond in Phase 4 that is sized to detain the 100-year peak event.
- 2,569 LF of round concrete pipe and 29 storms inlets.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

A copy of the INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES that has been completed, notarized and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.

MAINTENANCE PROCEDURES

1. STORMWATER DETENTION PONDS

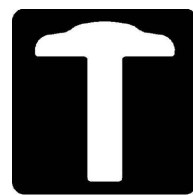
- a. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.
- b. Check banks and bottom surface of basin for erosion and correct as necessary.
- c. Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of the surface pond should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes.
- d. This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.
- e. Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed. Grass should be mowed so that it does not get over 12 inches.



- f. Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.
 - g. Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, Page 2 of 4 Rev. 9/26/2016 fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
 - h. Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.
2. 2,569 LF OF RCP AND 29 STORM DRAINS
- These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

CONSTRUCTION PLANS
FOR
QUAIL RUN MEADOWS SUBDIVISION, PHASE 4 & 5
1628 Lasea Road
Columbia, Tennessee 37174
(Zoned R-6)

Developer: Joey Smith
1804 Williamson Court, Ste 101
Brentwood, TN 37027
Email: joeysmith@me.com
Phone: 615-308-1885

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

Water: Shane Andrews (Water Engineer Technician)
Columbia Power & Water Services
201 Pickens Lane
Columbia, TN 38402
931-375-7649

Electric: Michael Trew (District Manager)
Duck River Electric Membership Corporation
PO BOX 1226
Columbia, TN 38402
931-388-3131



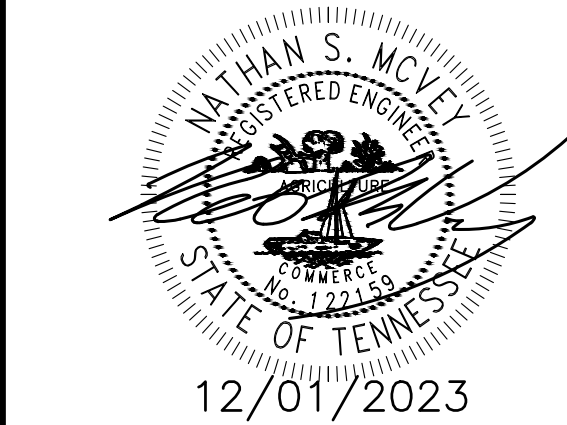
Sheet Schedule

- C-0.0 Cover Sheet
- C-1.0 Existing Conditions and Demolition Plan
- C-2.0 Overall Site Plan
- C-2.1 Detailed Site Plan
- C-2.2 Site Plan Notes
- C-3.0 Initial Erosion Control Plan
- C-3.1 Temporary Erosion Control Plan
- C-3.2 Permanent Erosion Control Plan
- C-4.0 Predevelopment Stormwater Plan
- C-4.1 Post development Stormwater Plan
- C-5.0 Grading Plan
- C-5.1 Drainage Plan
- C-5.2 Drainage Inlet Areas
- C-6.0 Abberly Circle Plan & Profile
- C-6.1 Abberly Circle Plan & Profile
- C-6.2 Quail Run Way Plan & Profile
- C-6.3 Somersby Trail Plan & Profile
- C-7.0 Utility Plan
- C-7.1 Sanitary Plan and Profile
- C-7.2 Sanitary Plan and Profile
- C-7.3 Sanitary Plan and Profile
- C-8.0 - C-8.3 Detail Sheets

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT
LIE WITH AN AREA OF SPECIAL FLOOD INSURANCE
RATE MAP, PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL
NUMBER 47119C0195E, REVISED APRIL 16, 2007.

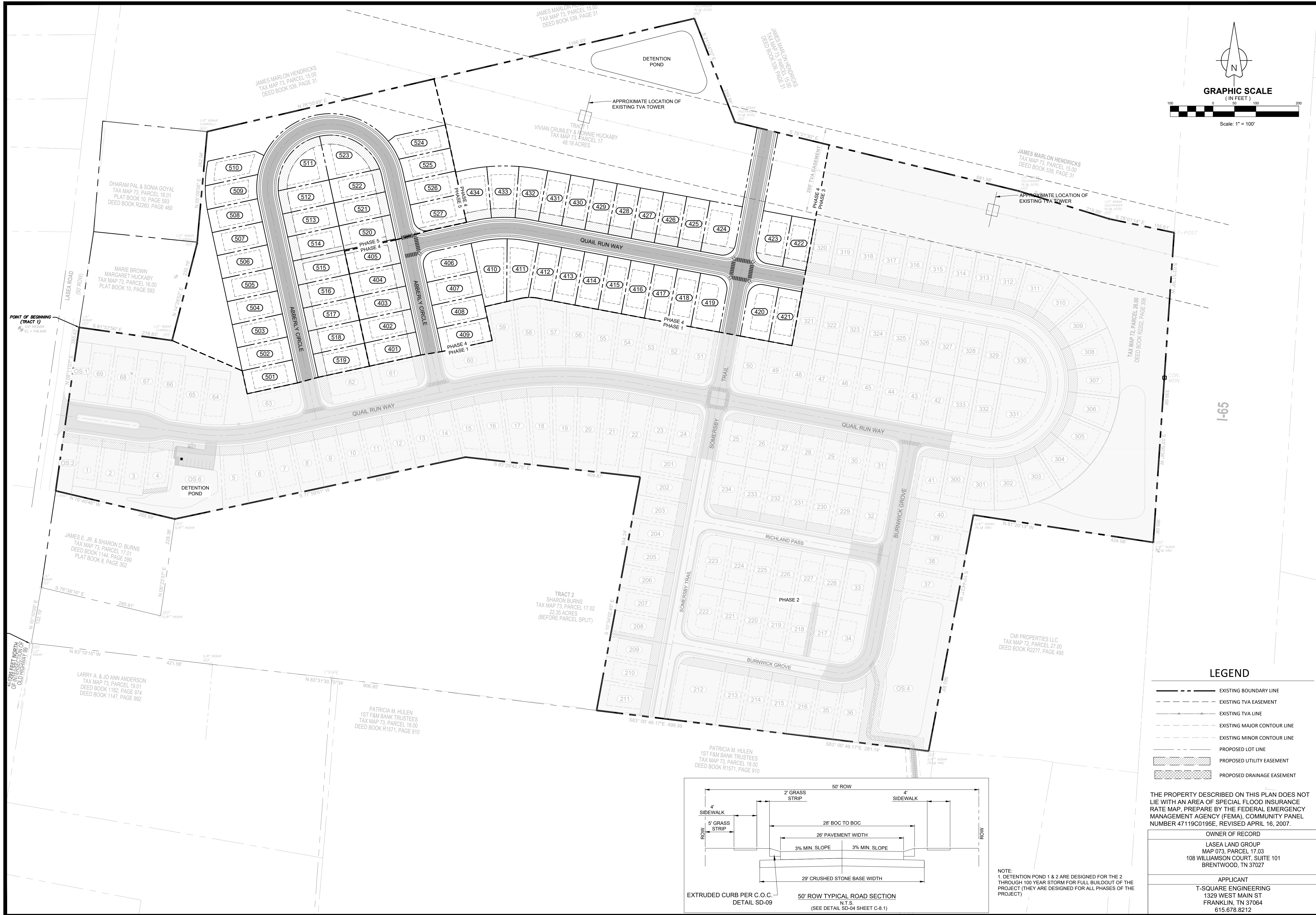
OWNER OF RECORD
LASEA LAND GROUP
MAP 073, PARCEL 17.03
108 WILLIAMSON COURT, SUITE 101
BRENTWOOD, TN 37027

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



17-0707

SHEET
C-0.0



REVISIONS	
NO.	DATE

DATE:	NO.	DATE
12-01-2023		

SCALE:	AS SHOWN

DRAWN BY:	T-SQUARE

REVIEWER:	NSM

OVERALL SITE PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

**QUAIL RUN MEADOWS SUBDIVISION
PHASE 4 & 5**

LEGEND

- EXISTING BOUNDARY LINE
- EXISTING TVA EASEMENT
- EXISTING TVA LINE
- EXISTING MAJOR CONTOUR LINE
- EXISTING MINOR CONTOUR LINE
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED DRAINAGE EASEMENT

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 47119C0195E, REVISED APRIL 16, 2007.

OWNER OF RECORD
LASEA LAND GROUP
MAP 073, PARCEL 17.03
108 WILLIAMSON COURT, SUITE 101
BRENTWOOD, TN 37027

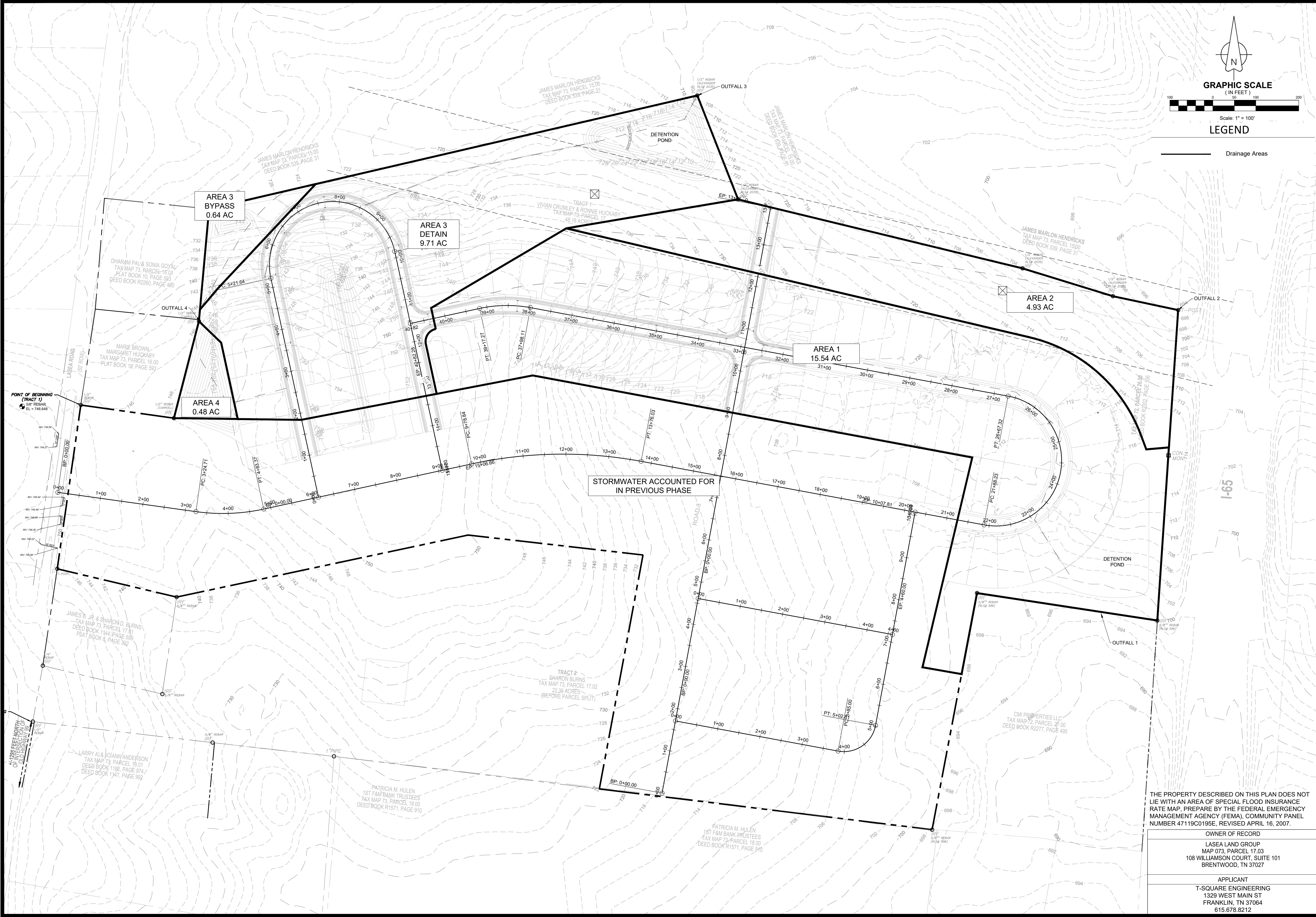
APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

12/01/2023

17-0707

SHEET
C-2.0





DATE:		NO.:		DATE:		REVISIONS:	
12-01-2023							
SCALE:		AS SHOWN					
DRAWN BY:		T-SQUARE					
REVIEWER:		NSM					

POST DEVELOPMENT STORMWATER PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

**QUAIL RUN MEADOWS SUBDIVISION
PHASE 4 & 5**

12/01/2023

OWNER OF RECORD
LASEA LAND GROUP
MAP 073, PARCEL 17.03
108 WILLIAMSON COURT, SUITE 101
BRENTWOOD, TN 37027

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

17-0707

SHEET
C-4.1



REVISIONS	
NO.	DATE

DATE:	NO.	DATE
12-01-2023		

SCALE:	AS SHOWN

DRAWN BY:	T-SQUARE

REVIEWER:	NSM

GRADING PLAN

1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

**QUAIL RUN MEADOWS SUBDIVISION
PHASE 4 & 5**

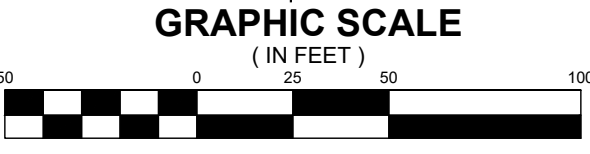
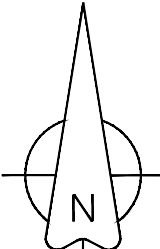
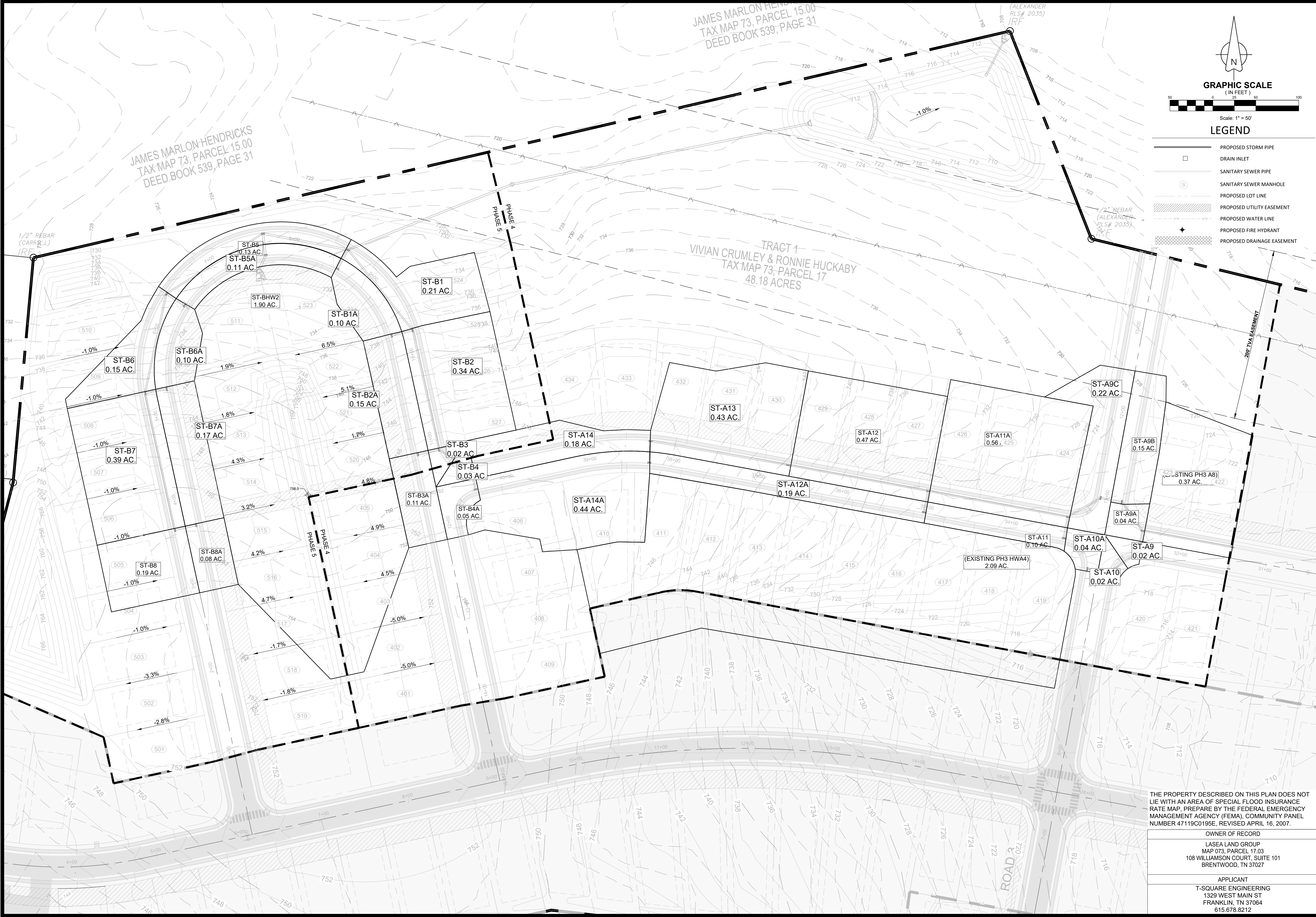
THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITHIN AN AREA OF SPECIAL FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 47119C0195E, REVISED APRIL 16, 2007.

OWNER OF RECORD
LASEA LAND GROUP
MAP 073, PARCEL 17.03
108 WILLIAMSON COURT, SUITE 101
BRENTWOOD, TN 37027

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

17-0707

**SHEET
C-5.0**



LEGEND

- PROPOSED STORM PIPE
- DRAIN INLET
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE EASEMENT

REVISIONS

NO.	DATE	DESCRIPTION
1	12-01-2023	DATE: 12-01-2023
2		SCALE: AS SHOWN
3		DRAWN BY: T-SQUARE
4		REVIEWER: NSM

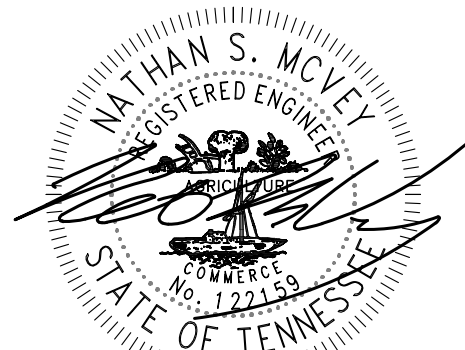
INLET AREAS
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

QUAIL RUN MEADOWS SUBDIVISION
PHASE 4 & 5

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT
LIE WITH AN AREA OF SPECIAL FLOOD INSURANCE
RATE MAP, PREPARED BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL
NUMBER 47119C0195E, REVISED APRIL 16, 2007.

OWNER OF RECORD
LASEA LAND GROUP
MAP 073, PARCEL 17.03
108 WILLIAMSON COURT, SUITE 101
BRENTWOOD, TN 37027

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



12/01/2023

17-0707

SHEET
C-5.2



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Quail Run Meadows Subdivision		
	TAX MAP: 73	GROUP:	PARCEL: P/O 17.03
SUMMARY OF NATURE OF REQUEST AND WORK	This application is to approve the final plat for phase 5 of Quail Run Meadows Subdivision.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Quail Run Meadows Subdivision, Phase 5 ☒ Total Number of Lots 27 ☒ Total acreage 9.74
<i>*File naming nomenclature examples: Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat</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.

Any requests to defer or move the item to future meetings dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	T-Square Engineering	PHONE	615.678.8212
ADDRESS	111 SE PKWY CT, Franklin, TN 37064	EMAIL	Allison.Corolla@T2-Eng.com

PROPERTY OWNER NAME	Quail Run Development Co. LLC	PHONE	615.337.5248
ADDRESS	1804 Williamson Court, Suite 101 Brentwood, TN 37027	EMAIL	Hudsonallensmith@gmail.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.

<u>Allison Corolla</u> APPLICANT NAME	<u><i>Allison Corolla</i></u> APPLICANT SIGNATURE	<u>4/4/2023</u> DATE
<u>Joel A Smith</u> PROPERTY OWNER NAME	<u><i>Joel A Smith</i></u> PROPERTY OWNER SIGNATURE	<u>4-4-24</u> 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	





Vulcan Materials Company

Vulcan Construction Materials, LLC
COLUMBIA
580 THETA PIKE
COLUMBIA, TN 38401
615-928-4750

DANGER



PELIGRO

Do not handle until the safety information presented in the Safety Data Sheet (SDS) has been read and understood. Follow applicable local, state and federal health and safety standards. For further health and safety information regarding this product, please refer to the SDS. An electronic version of the SDS is available at <http://www.vulcanmaterials.com/construction-materials/safety-data-sheets> or by calling 1-866-481-5424

No usar hasta que la información de seguridad presentada en la Ficha de Datos de Seguridad (SDS) haya sido completamente leída y entendida. Sigue las reglas locales, estatales y federales de salud y seguridad. Para mayor información sobre la salud y seguridad de este producto, por favor refiérase al documento de SDS. Una versión de SDS electrónica está disponible en <http://www.vulcanmaterials.com/construction-materials/safety-data-sheets> o llamando al 1-866-481-5424

RECEIVED BY:		CUSTOMER/CONSIGNEE	
X DRIVER	Mike	8652324255	Ticket No 3291682
DATE 6/13/2024	TIME 9:54AM	PLANT 1222-111 COLUMBIA	
Tennessee Certified Weigher - Public weighmaster license TNWM23399 TIFFANY BRYANT			

Tiffany Bryant

LIMITED WARRANTY AND WARRANTY DISCLAIMER: Seller warrants for a period of one (1) year from date of delivery only that the material sold hereunder substantially complies with Seller's specification for said material or the specifications set forth in the Seller's quotation. SELLER HEREBY EXCLUDES ALL WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PURPOSE, AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, OF THE MATERIAL SOLD HEREUNDER, OTHER THAN THE EXPRESS WARRANTY STATED ABOVE. In addition, except to the extent otherwise set forth in the specification described above, Seller makes no warranty whatsoever with respect to specific gravity, absorption, whether the material is innocuous, non-deteriorative, or non-reactive, or whether the material is in conformance with any plans, other specifications, regulations, ordinances, statutes, or other standards applicable to customer's job or to said material as used by customer. SELLER SHALL IN NO EVENT BE RESPONSIBLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGE CAUSED BY NON-COMPLIANCE OF THE MATERIAL WITH SPECIFICATION, OR FOR ANY DEFECTS IN THE MATERIALS SOLD HEREUNDER.

ALL SALES AND DELIVERIES MADE SUBJECT TO SELLER'S GENERAL TERMS AND CONDITIONS.

AS EVIDENCED BY SIGNATURE, ON DEPARTURE FROM SELLER'S FACILITY, CARRIER ACKNOWLEDGES THAT CARRIER IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THIS VEHICLE'S TARE WEIGHT, AXLE WEIGHTS AND GROSS WEIGHT. CARRIER SHALL BE RESPONSIBLE FOR NOTIFYING SELLER WHEN ANY TRUCK OR TRAILER HAS BEEN OVERLOADED SO AS TO RENDER IT OUT OF COMPLIANCE WITH ANY APPLICABLE WEIGHT LIMITS. TO THE MAXIMUM EXTENT ALLOWED BY LAW, CARRIER SHALL INDEMNIFY SELLER FOR ANY LOSS CAUSED BY OVERLOADING.

TRUCK TARE AND GROSS WEIGHTS ARE DETERMINED WITH THE DRIVER IN THE VEHICLE.		CUSTOMER PURCHASE ORDER:		GOVT CONTRACT:	
CUSTOMER: 7428697 CK#		NOPO		DELIVERED	
SAFE HARBOR SITEWORK, LLC		Greens Mill - NT - Storm Drainage & Erosion Control - CEN - 394'		Dispatch: 516986	
ORDER: 3941638		2558 Greens Mill Road		ZONE/MILES	
DESTINATION: PROOFROLL		Greens Mill - NT - Storm Drainage & Erosion Control		2558 Greens Mill Road	
PRODUCT: 15391		GRADE D BASE			
COMMENTS: Proof Roll... Please call dispatch after proof roll is complete and let them know how long it took. Call Mike (865)232-4255 when loaded.					
TRUCK LICENSE: TRUX36366		DWKIMMINGER Inc		CARRIER CE001 TRUX, INC.	
FREIGHT TYPE A		TN Trixle		TRAILER ID NO	
6621H10		AXLES 4		TARE DATE 06/13/2024 TARE EXPIRE 07/14/2024	
GROSS LBS (TARE)	TARE LBS (TARE)	NET LBS	TONS	TONS TODAY	LOADS TODAY
73,640	28,660	44,980	22.49	22.49	1
GROSS KG	TARE KG	NET KG	NET MG	MG TODAY	IN PLANT
33,403	13,000	20,403	20.40	20.40	12:00 am
CASH SALE PER TON	MATERIAL	HAUL	GROSS LEGAL WT 74,000		
			OUT OF PLANT 9:54AM		
TOTAL	MATERIAL	HAUL	TAX	OTHER CHARGES	COO TOTAL
FREIGHT TIME REPORT	ARRIVE JOB	START UNLOAD	FINISH UNLOAD	JOB TIME	DELAY TIME

We make deliveries inside the curb line at the customer's risk only and accept no responsibility whatsoever for damage resulting from such deliveries.

* P. T.



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)

Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))

ADDRESS/LOCATION	2558 Greens Mill Rd., Columbia, TN 38401		
	TAX MAP: 51	GROUP:	PARCEL: 55.00
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 33 build-able lots, 3 open space lots, dedication of Right of Way, and Easements.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☐ 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>	<u>Annexations:</u> ☐ Annexation Permission Form
	<u>Annexations/Rezoning/Plan Amendments:</u> ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan
	<u>Preliminary Plats/Site Development Plans:</u> ☐ Plans and/or Plats conforming to City standards with signed and completed check list
	<u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u> ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

	<u>Plats/PUDs:</u>
	☐ Project Name (include Sections & Phases) The Landing at Greens Mill Rd. - Phase 1A
	☐ Total Number of Lots/Residential Units 33 Lots
	☐ Square Footage of Non-Residential Floor Space
	☐ Total acreage 33 acres

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. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	Crunk Engineering, LLC	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd., #201, Brentwood, TN 37027	EMAIL	alex@crunkeng.com

PROPERTY OWNER NAME	Safe Harbor Residential	PHONE	865-622-1774
ADDRESS	105 Westpark Dr., #365, Brentwood, TN 37027	EMAIL	taylor@safeharborresidential.com

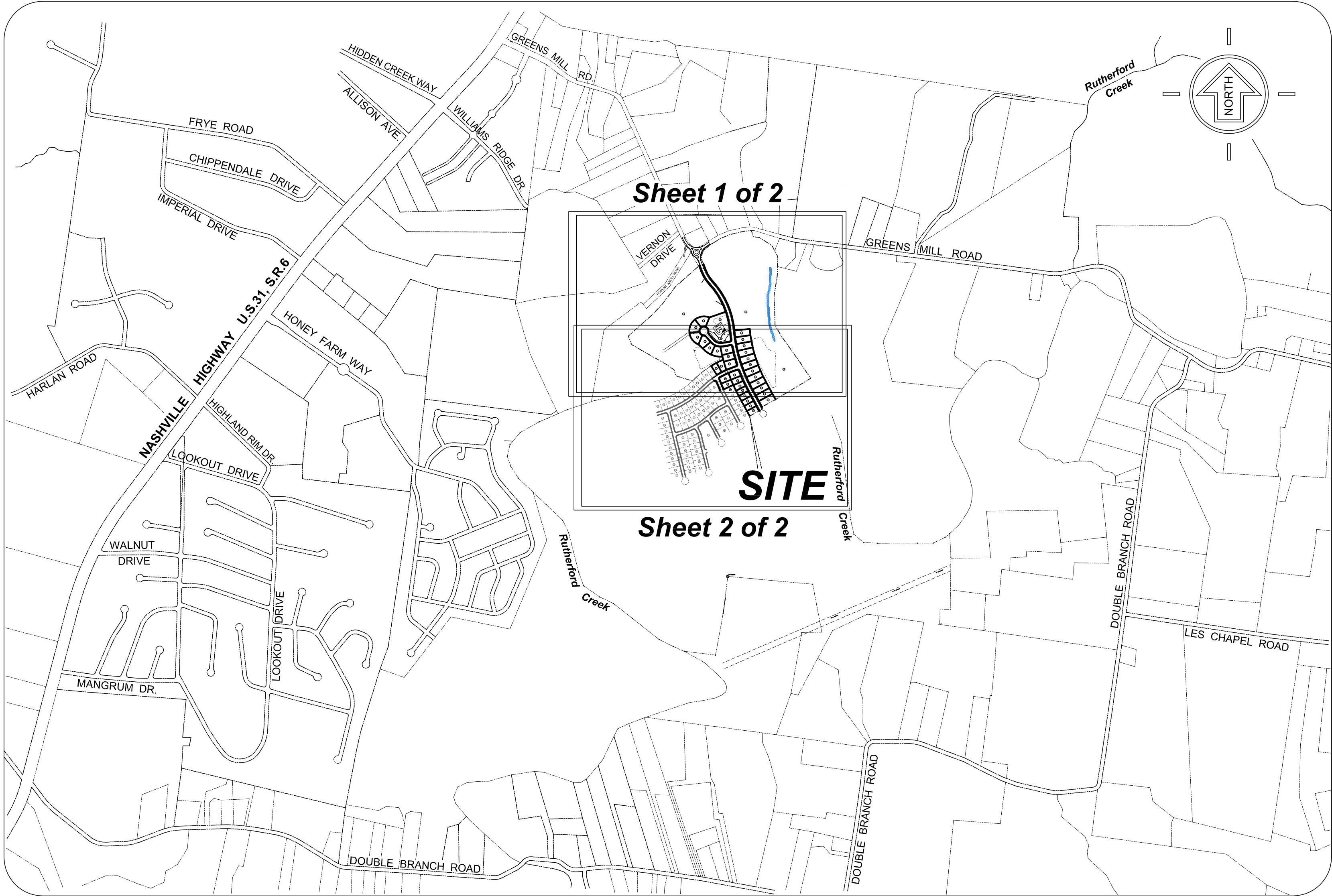
If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). 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.

<u>Adam Crunk, PE</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>06-17-2023</u> DATE
 PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>6/19/24</u> DATE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 100 BUILDABLE LOTS, 4 OPEN SPACE LOTS, DEDICATION OF RIGHT OF WAY AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (55.00) ON MAURY COUNTY PROPERTY MAP 51.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO 2558 GREENS MILL, LLC AS OF RECORD IN BOOK R2799, PAGE 298 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN ON FEMA MAP NUMBER: 47119C0180E, DATED: 4/16/2007. CITY OF COLUMBIA NUMBER 475423 - PANEL 0180 - SUFFIX E FLOOD ZONES "AE" AND "X"
6. THIS PROPERTY IS CURRENTLY ZONED: RS 10.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 20' PUBLIC UTILITY & DRAINAGE EASEMENT ALONG THE REAR PROPERTY LINE AND ALONG ALL STREET R.O.W. UNLESS SHOWN OTHERWISE.
9. [XXX] INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO BE UNDERGROUND.
11. NO MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
14. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
15. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
16. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
17. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE LANDING AT GREENS MILL ROAD HOMEOWNERS ASSOCIATION.
18. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE MAURY COUNTY SUBDIVISION REGULATIONS.
19. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK _____, PAGE _____, R.O.M.C., TN.
20. SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LANDING AT GREENS MILL ROAD, AS RECORDED IN BOOK _____, PAGE _____, REGISTERS' OFFICE FOR MAURY COUNTY, TENNESSEE.
21. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.
23. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
23. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
24. THE AMENITY CENTER AND ASSOCIATED PARKING WILL REQUIRE SEPERATE PERMIT AND SITE PLAN REVIEW.

TOTAL AREA: 2,940,359.84 SQUARE FEET OR 67.50 ACRES ±



LOCATION & KEY MAP
Scale 1" = 1000'

OWNER:

2558 Greens Mill, LLC
308 Letterman Road
Knoxville, TN 37919

DEVELOPER:

Safe Harbor Residential
105 Westpark Drive, Suite 365
Brentwood, TN 37027

SITE DATA:

Property Location / Address:
2558 Greens Mill Road
Columbia, TN 38401

FINAL PLAT
THE LANDING AT
GREENS MILL ROAD
PHASE 1A

2558 GREENS MILL ROAD
Property Map # 51 - P/O Parcel (55.00)
CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE
Scale : 1" = 1000'

(See Revisions)

DATE: DEC. 15, 2023
JOB NUMBER: 2023-507

SHEET 1 OF 3

ZONING: RS10

Dwg.Name: Landing-At-Greens-Mill-Ph1-COVER.dwg

REVISIONS:

- ① By:MTG Date: 2-15-2024. Revise Sewer Easements.
- ② By:MTG Date: 2-19-2024. Revise Phase Lines.
- ③ By:MTG Date: 4-9-2024. Add Street Names.
- ④ By:GT Date: 5-17-2024. Revise Per Planning Comments



CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief the survey shown subdivision plat represents a Category "1" Survey and that the information of precision of 1:10,000 and is true and correct. Any other information has been placed as indicated. All side lot lines are not shown to a fronting lot otherwise noted.

Last Revised: 5-17-2024
42-16-2023-
(Date)

James C. Perry, R.L.S. #1441

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book R2799, Page 298, Maury County Register's Office and I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, public easements, utilities, and other facilities have been filed.

(Date) (Owner)

Title (If Acting for Partnership or Corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

(Date) Name, Title, and Agency or Authorized Approving Agent

E-911 PROGRAM CERTIFICATION OF APPROVAL

This is to certify that this plat has been reviewed and is in compliance with the Maury County E-911 Program.

(Date) E-911 Director

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

(Date) Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby certify: (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Maury County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

(Date) Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

(Date) Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE FOR APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Maury County 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.

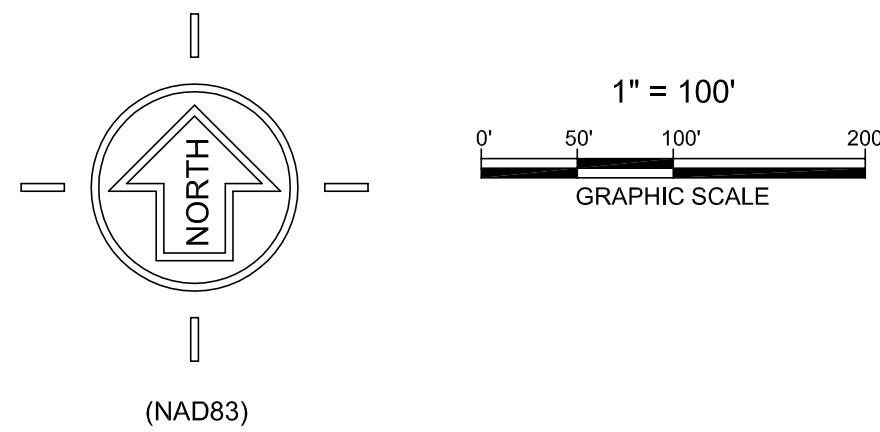
Date Secretary
Maury County Regional Planning Commission

CERTIFICATE OF COMMON AREAS DEDICATION

2558 Greens Mill, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Landing At Greens Mill Road - Phase 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date Owner



TOTAL AREA THIS RECORDING = 2,940,359.84 S.F. or 67.50 Acres ±

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	23°39'02"	115.00'	24.06'	47.47'	S08°21'52"E	47.13'
C2	15°29'22"	115.00'	15.84'	31.09'	S12°07'46"W	30.99'
C3	4°47'41"	77.00'	3.22'	6.44'	N16°50'16"E	6.44'
C4	15°23'18"	115.00'	15.54'	30.89'	S21°56'26"W	30.79'
C5	23°56'55"	115.00'	24.39'	48.07'	S42°31'42"W	47.72'
C6	04°08'59"	2153.00'	76.00'	155.93'	N26°25'09"W	155.90'
C7	03°08'27"	2340.00'	64.15'	128.27'	N22°48'26"W	128.26'
C8	104°27'39"	19.00'	24.52'	34.64'	N73°26'02"W	30.04'
C9	04°14'22"	1025.00'	37.94'	75.84'	N56°27'33"E	75.83'
C10	08°38'50"	1162.00'	87.85'	175.37'	N62°54'09"E	175.20'
C11	2°55'14"	2165.00'	55.19'	110.35'	S11°51'31"E	110.34'
C12	2°22'12"	2165.00'	44.78'	89.56'	S14°30'14"E	89.55'
C13	2°54'34"	2165.00'	54.98'	109.94'	S17°08'37"E	109.92'
C14	3°38'56"	2165.00'	68.96'	137.88'	S16°49'20"E	137.86'
C15	1°03'01"	2165.00'	19.84'	39.69'	S14°25'27"E	39.68'
C16	53°55'09"	305.00'	155.13'	287.03'	S67°11'18"E	276.55'
C17	180°00'00"	190.00'	INFINITE	596.90'	S21°59'11"W	380.00'
C18	23°20'35"	1955.00'	403.85'	796.49'	S16°49'20"E	790.99'
C19	8°04'28"	2015.00'	142.22'	283.96'	S24°27'24"E	283.73'
C20	88°45'38"	19.00'	18.59'	28.43'	N64°47'58"W	26.58'
C21	11°05'28"	975.00'	94.66'	188.73'	S65°16'29"W	188.43'
C22	80°28'12"	19.00'	16.08'	26.88'	S19°29'40"W	24.55'
C23	7°45'11"	2290.00'	155.18'	309.88'	S24°37'02"E	309.64'
C24	1°57'45"	2153.00'	36.87'	73.74'	S27°30'45"E	73.74'
C25	2°04'24"	2153.00'	38.96'	77.91'	S25°29'41"E	77.91'
C26	2°04'24"	2153.00'	38.96'	77.91'	S23°25'17"E	77.91'
C27	2°28'44"	2153.00'	46.58'	93.14'	S21°08'43"E	93.14'
C28	2°28'04"	2153.00'	45.75'	91.46'	S21°07'23"E	91.47'
C29	2°00'14"	2153.00'	37.68'	75.30'	S23°20'32"E	75.30'
C30	12°14'28"	1025.00'	109.91'	218.99'	N64°41'58"E	218.57'
C31	88°45'38"	19.00'	18.59'	28.43'	N26°26'23"E	26.58'
C32	6°52'03"	2015.00'	120.90'	241.52'	S14°30'24"E	241.38'
C33	88°45'38"	19.00'	18.59'	28.43'	N55°27'11"W	26.58'
C34	60°22'34"	175.00'	101.80'	184.41'	S69°38'43"E	175.99'
C35	56°09'15"	19.00'	10.14'	18.62'	N67°32'03"W	17.89'
C36	292°18'29"	60.00'	40.24'	306.10'	S50°32'34"W	66.84'
C37	56°09'15"	19.00'	10.14'	18.62'	S11°22'49"E	17.89'
C38	60°22'34"	125.00'	72.72'	131.72'	S69°38'43"E	125.71'
C39	88°45'38"	19.00'	18.59'	28.43'	N35°47'11"E	26.58'
C40	03°26'35"	2015.00'	60.56'	121.08'	S06°52'20"E	121.07'
C41	23°14'34"	1755.00'	360.93'	711.94'	S16°52'21"E	707.07'

LEGEND:

IP(O) Existing Iron Pipe - IP(O)

IR(O) Existing Iron Rod - IR(O)

IR(N) Iron Rod (New) - IR(N)

SM Sanitary Manhole

FH Fire Hydrant (F.H.)

CB Catch Basin

SM Storm Manhole

CH Concrete Headwall

PUDE Public Utility & Drainage Easement

BSL Minimum Building Setback Line

REG Registers' Office

MAURY County

Prepared By:

JTA

LAND SURVEYING, INC.

2023 Elm Hill Pike, Suite K, Nashville, TN 37214

Phone: 615-480-0925

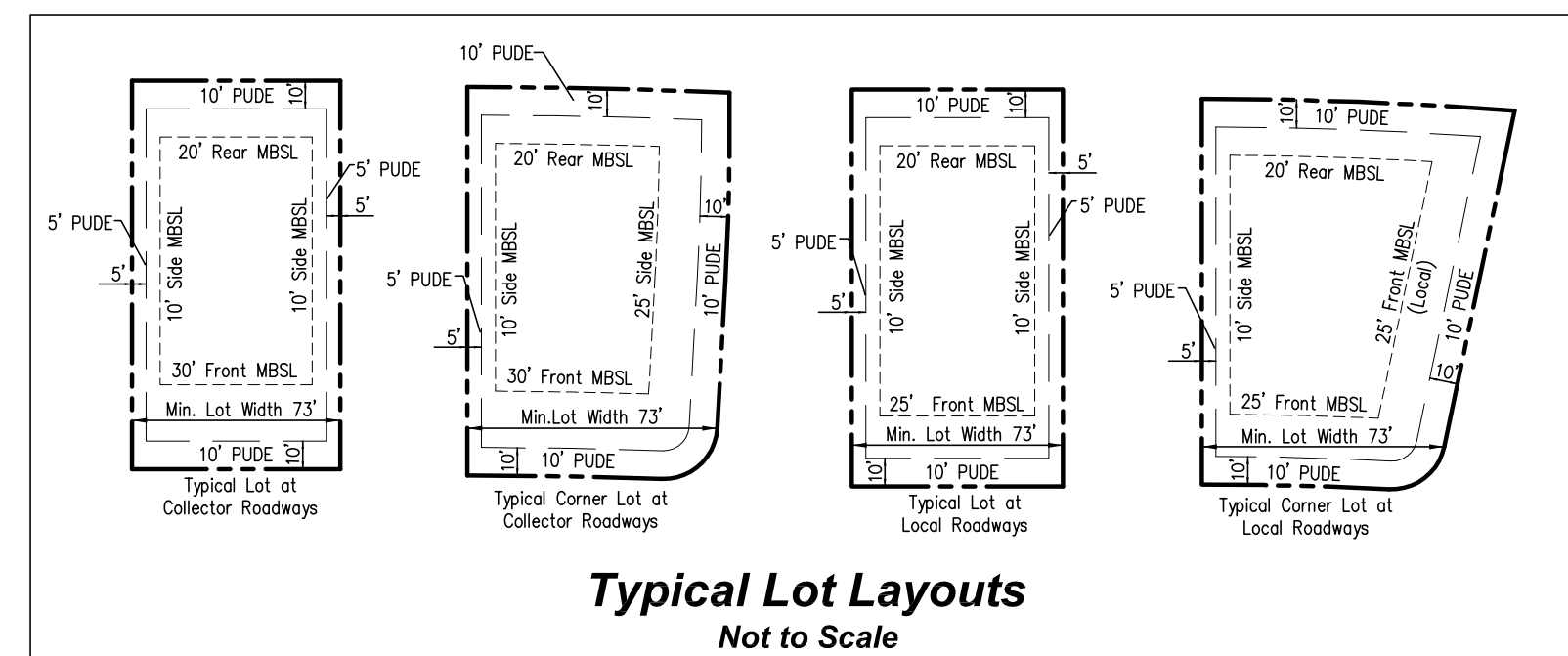
REVISIONS:

① By/MTG Date: 2-15-2024. Revise Sewer Easements.

② By/MTG Date: 2-19-2024. Revise Phase Lines.

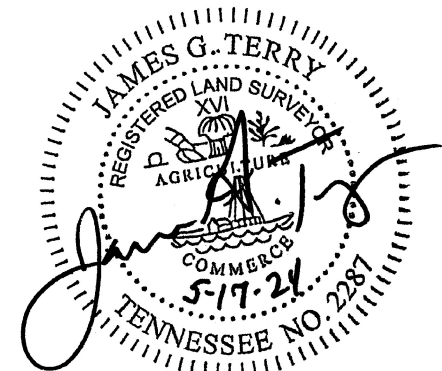
③ By/MTG Date: 4-9-2024. Add Street Names.

④ By/ST Date: 5-17-2024. Revise Per Planning Comments



AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1001	17,017	0.39
1002	17,017	0.39
1003	17,017	0.39
1004	14,912	0.34
1005	13,469	0.31
1006	14,496	0.33
1007	15,290	0.35
1008	12,968	0.30
1009	15,357	0.35
1010	11,104	0.25
1011	10,417	0.24
1027	17,079	0.39
1028	17,079	0.39
1029	17,079	0.39
1030	17,079	0.39
1031	17,079	0.39
1032	17,079	0.39
1033	17,252	0.40
1034	17,000	0.39
1035	17,000	0.39
1036	17,000	0.39
1040	12,511	0.29
1041	10,407	0.24
1042	10,407	0.24
1043	10,397	0.24
1044	10,212	0.23
1045	10,212	0.23
1046	10,212	0.23
1047	10,212	0.23
1051	11,812	0.27
1052	10,645	0.24
3291	17,079	0.39
OS1	883,083	20.27
OS2	93,107	2.14
OS3	1,313,084	30.14

LINE TABLE		
LINE	BEARING	LENGTH
L16	N69°20'56"E	60.00'
L17	N20°39'04"W	26.09'
L18	N01°38'34"W	25.14'
L19	N03°52'22"E	1.85'
L20	N19°53'25"E	2.30'
L21	N13°50'02"E	3.22'
L22	N30°05'40"E	1.85'
L23	N55°12'21"E	36.94'
L24	N80°03'31"E	17.28'
L25	N70°49'12"E	52.74'
L26	S70°49'12"W	52.74'
L30	S80°10'03"W	95.81'
L31	S39°27'26"W	95.39'
L32	S39°27'26"E	95.39'
L33	N60°10'00"E	95.81'
L34	N20°39'04"W	75.86'
L35	N28°29'38"W	74.00'
L36	N28°29'38"W	74.00'
L37	N28°29'38"W	74.00'
L38	N28°29'38"W	74.00'
L39	N28°29'38"W	3.96'



FINAL PLAT

THE LANDING AT

GREENS MILL ROAD

PHASE 1A

GREEN MILLS ROAD

Property Map # 51 - Parcel (55.00)

CITY OF COLUMBIA,

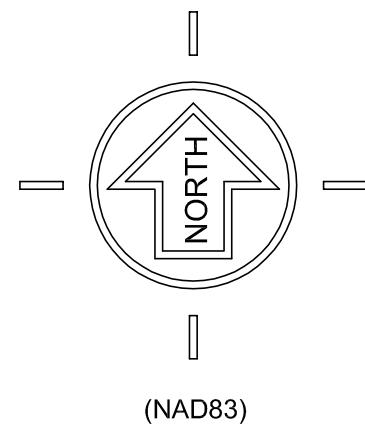
MAURY COUNTY, TENNESSEE

DRAWN BY: MTG, TMF, RR

Scale : 1" = 100'

(See Revisions)

DATE: DECEMBER-15-2023



TOTAL AREA THIS RECORDING = 2,940,359.84 S.F. or 67.50 Acres ±

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING
C1	23°30'22"	115.00'	24.08'	47.47'	S08°21'52"E
C2	15°29'22"	115.00'	15.64'	31.09'	S12°07'46"W
C3	4°47'41"	77.00'	3.22'	6.44'	N16°50'16"E
C4	15°23'18"	115.00'	15.54'	30.89'	S21°56'26"W
C5	23°56'55"	115.00'	24.39'	48.07'	S42°31'42"W
C6	04°08'59"	2153.00'	78.00'	155.93'	N26°25'09"W
C7	03°08'27"	2340.00'	64.15'	128.27'	N22°46'28"W
C8	104°27'39"	19.00'	24.52'	34.84'	N73°26'02"W
C9	04°14'22"	1025.00'	37.94'	75.84'	N56°27'33"E
C10	08°38'50"	1162.00'	87.85'	175.37'	N62°54'09"E
C11	2°11'22"	2165.00'	42.68'	85.35'	S12°11'22"E
C12	2°22'12"	2165.00'	44.78'	89.56'	S14°30'14"E
C13	2°54'34"	2165.00'	54.98'	109.94'	S17°08'37"E
C14	3°38'56"	2165.00'	68.96'	137.88'	S16°46'28"E
C15	1°03'01"	2165.00'	19.84'	39.69'	S14°25'27"E
C16	53°55'09"	305.00'	155.13'	287.03'	S67°11'18"E
C17	180°00'00"	190.00'	INFINITE	596.90'	S21°59'11"W
C18	23°20'35"	1955.00'	403.85'	796.49'	S16°49'20"E
C19	8°04'28"	2015.00'	142.22'	283.96'	S24°27'24"E
C20	88°45'38"	19.00'	18.59'	29.43'	N64°47'58"W
C21	11°09'28"	975.00'	94.66'	188.73'	S65°16'29"W
C22	80°28'12"	19.00'	16.08'	26.68'	S19°29'40"W
C23	7°45'11"	2290.00'	155.18'	309.88'	S24°37'02"E
C24	1°57'45"	2153.00'	36.87'	73.74'	S27°30'45"E
C25	2°04'24"	2153.00'	38.96'	77.91'	S25°29'41"E
C26	2°04'24"	2153.00'	38.96'	77.91'	S23°25'17"E
C27	2°28'44"	2153.00'	46.58'	93.14'	S21°08'43"E
C28	2°28'04"	2153.00'	45.75'	91.48'	S21°07'23"E
C29	2°00'14"	2153.00'	37.66'	75.30'	S23°20'32"E
C30	12°14'28"	1025.00'	109.91'	218.99'	N64°41'58"E
C31	88°45'38"	19.00'	18.59'	29.43'	N26°26'23"E
C32	6°52'03"	2015.00'	120.90'	241.52'	S14°30'24"E
C33	88°45'38"	19.00'	18.59'	29.43'	N55°27'11"W
C34	80°22'34"	175.00'	101.80'	184.41'	S69°38'43"E
C35	56°08'15"	19.00'	10.14'	18.62'	N67°32'03"W
C36	282°18'29"	60.00'	40.24'	306.10'	S50°32'34"W
C37	56°08'15"	19.00'	10.14'	18.62'	S11°22'49"E
C38	60°22'34"	125.00'	72.72'	131.72'	S69°38'43"E
C39	88°45'38"	19.00'	18.59'	29.43'	N35°47'11"E
C40	03°26'35"	2015.00'	60.56'	121.08'	S06°52'20"E
C41	23°14'34"	1755.00'	360.93'	711.94'	S16°52'21"E

LINE TABLE		
LINE	BEARING	LENGTH
L16	N69°20'56"E	80.00'
L17	N20°39'04"W	26.09'
L18	N20°38'34"W	25.14'
L19	N03°55'22"E	1.85'
L20	N19°53'25"E	2.30'
L21	N13°50'52"E	3.22'
L22	N30°05'40"E	1.85'
L23	N55°12'21"E	36.94'
L24	N39°03'31"E	17.26'
L25	N70°49'12"E	52.74'
L26	S70°49'12"W	52.74'
L30	S80°10'00"W	95.81'
L31	N39°27'22"W	95.39'
L32	S39°27'26"E	95.39'
L33	N80°10'00"E	95.81'
L34	N20°39'04"W	75.86'
L35	N28°29'38"W	74.00'
L36	N28°29'38"W	74.00'
L37	N28°29'38"W	74.00'
L38	N28°29'38"W	74.00'
L39	N28°29'38"W	3.96'
L40	S02°42'21"E	24.51'

LEGEND:

IP(O) Existing Iron Pipe - IP(O)

IR(O) Existing Iron Rod - IR(O)

IR(N) Iron Rod (New) - IR(N)

Sanitary Manhole

Fire Hydrant (F.H.)

Catch Basin

Storm Manhole

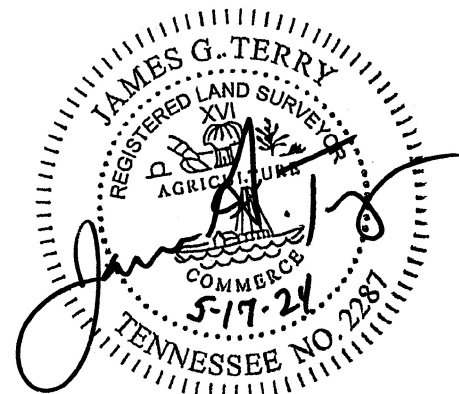
Concrete Headwall

PUDE Public Utility & Drainage Easement

MBSL Minimum Building Setback Line

R.O.M.C. Registers' Office

Moury County



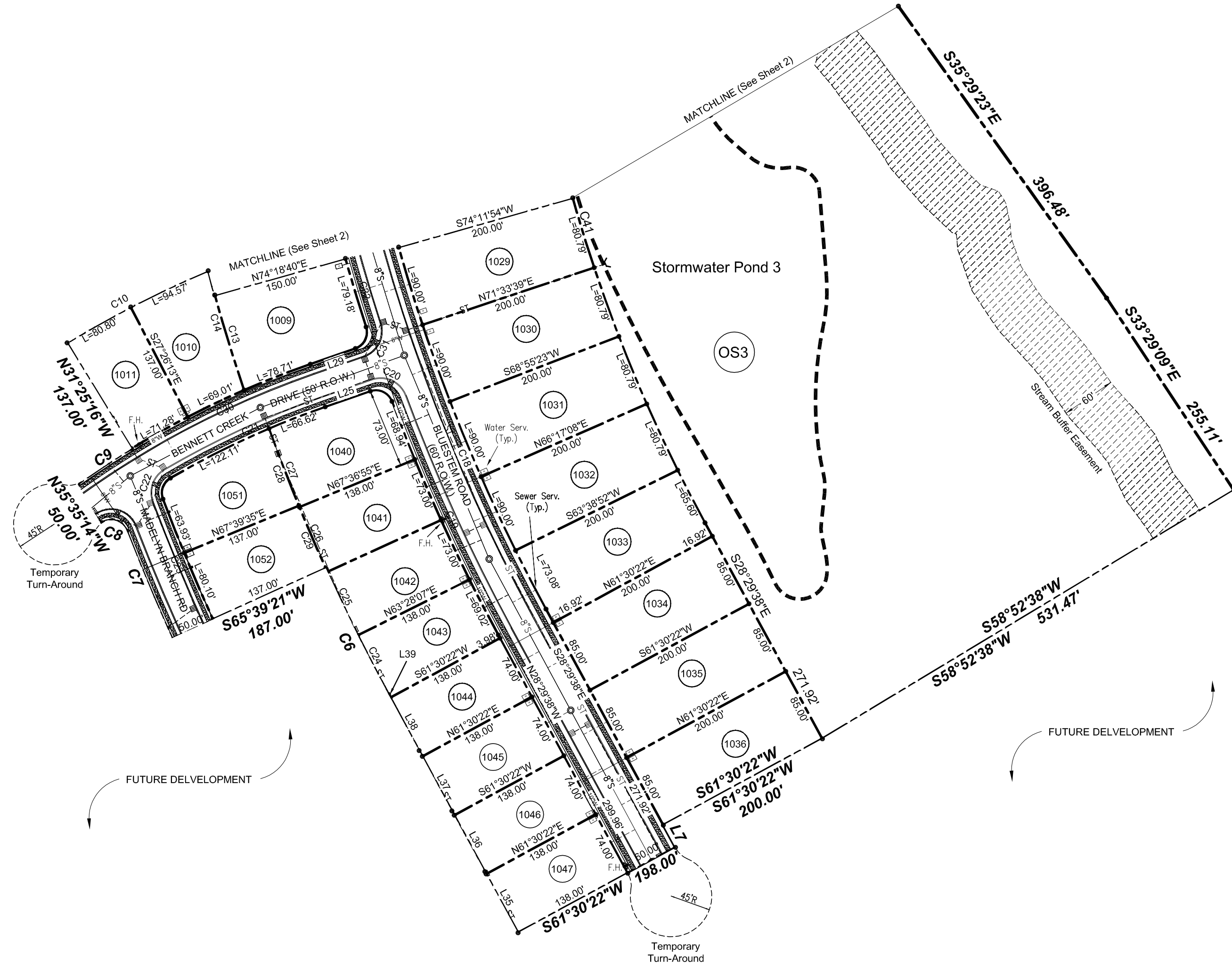
REVISIONS:

① By:MTG Date: 2-15-2024. Revise Sewer Easements.

② By:MTG Date: 2-19-2024. Revise Phase Lines.

③ By:MTG Date: 4-9-2024. Add Street Names.

④ By:GT Date: 5-17-2024. Revise Per Planning Comments



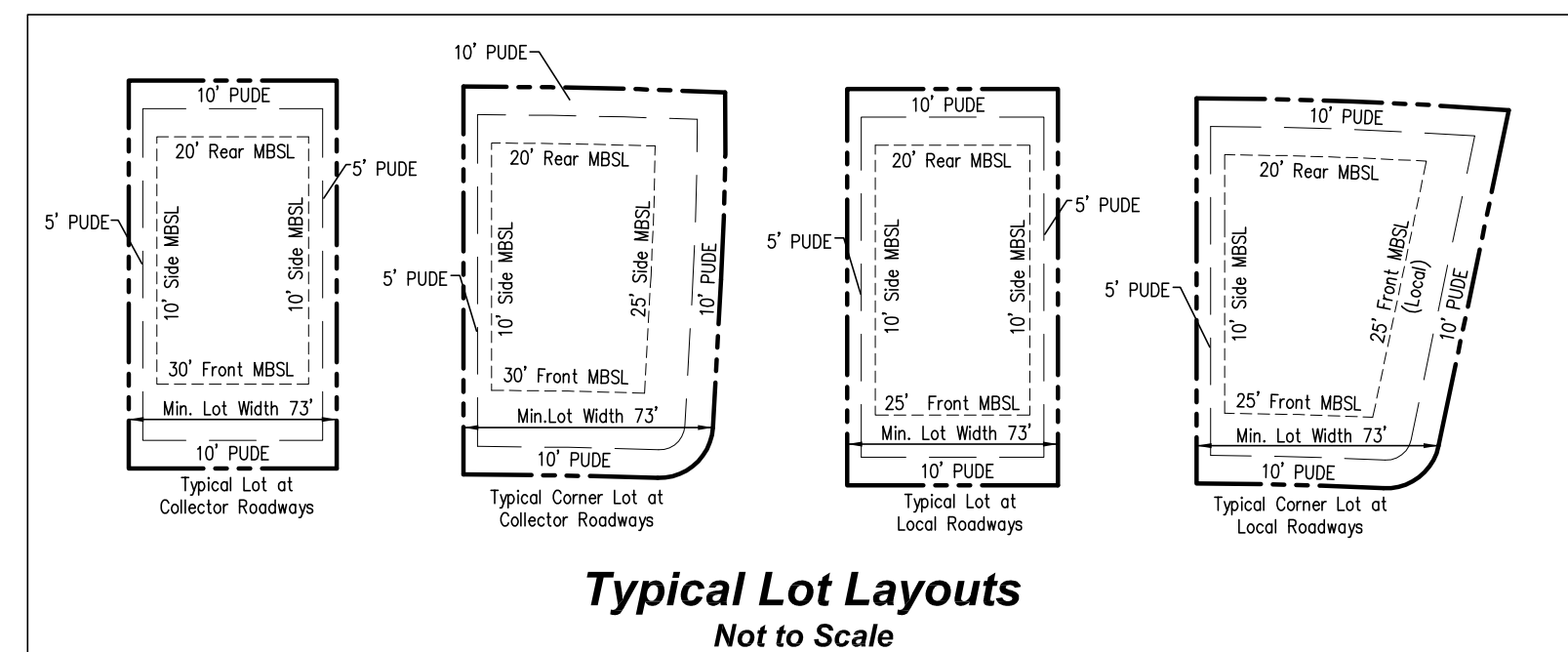
MAP / PARCEL
051 054.01
1000 G. GUSSON, TRUSTEE
TIGER EYE INVESTMENT TRUST
BK. R2697, PG. 399
R.O.M.C., TN

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1001	17,017	0.39
1002	17,017	0.39
1003	17,017	0.39
1004	14,912	0.34
1005	13,469	0.31
1006	14,496	0.33
1007	15,290	0.35
1008	12,968	0.30
1009	15,357	0.35
1010	11,104	0.25
1011	10,417	0.24
1012	10,417	0.24
1013	10,417	0.24
1014	10,417	0.24
1015	10,086	0.23
1016	10,422	0.24
1017	10,422	0.24
1018	10,422	0.24
1019	10,422	0.24
1020	10,422	0.24
1021	10,422	0.24
1022	10,422	0.24
1023	10,415	0.24
1026	17,079	0.39
1027	17,079	0.39
1028	17,079	0.39

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1029	17,079	0.39
1030	17,079	0.39
1031	17,079	0.39
1032	17,079	0.39
1033	17,252	0.40
1034	17,000	0.39
1035	17,000	0.39
1036	17,000	0.39
1040	12,511	0.29
1041	10,407	0.24
1042	10,407	0.24
1043	10,397	0.24
1044	10,212	0.23
1045	10,212	0.23
1046	10,212	0.23
1047	10,212	0.23
1051	11,912	0.27
1052	10,645	0.24
1053	10,645	0.24
1054	10,645	0.24
1055	10,428	0.24
1056	10,412	0.24
1057	10,412	0.24
1058	10,412	0.24
1063	14,209	0.33
1064	10,242	0.24

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1065	10,325	0.24
1066	10,325	0.24
1067	10,325	0.24
1068	10,325	0.24
1069	10,325	0.24
1070	10,325	0.24
1071	13,240	0.30
1072	13,199	0.30
1073	11,412	0.26
1074	11,614	0.27
1075	11,632	0.27
1076	11,468	0.26
1077	11,118	0.26
1078	10,741	0.25
1079	11,609	0.27
1080	19,233	0.44
1081	13,477	0.31
1082	11,692	0.27
1083	14,621	0.34
1084	15,013	0.34
1085	11,805	0.27
1086	14,553	0.33
1104	11,400	0.26
1105	10,001	0.23
1106	10,001	0.23
1107	10,001	0.23

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1108	10,001	0.23
1109	10,001	0.23
1110	12,377	0.28
1111	12,950	0.30
1112	10,138	0.23
1113	10,138	0.23
1114	10,138	0.23
1115	10,138	0.23
1116	10,138	0.23
1117	10,530	0.24
1121	10,575	0.24
1122	10,575	0.24
1123	10,575	0.24
1124	10,575	0.24
1125	10,575	0.24
1126	10,575	0.24
1127	10,575	0.24
1128	10,575	0.24
1129	10,575	0.24
1130	10,575	0.24
1131	14,369	0.33
3291	17,079	0.39
OS1	981,474	22.53
OS2	93,107	2.14
OS3	1,651,664	37.92
OS5	49,797	1.14



FINAL PLAT
THE LANDING AT
GREENS MILL ROAD
PHASE 1A
GREEN MILLS ROAD
Property Map # 51 - Parcel (55.00)

CITY OF COLUMBIA,
MAURY COUNTY, TENNESSEE
DRAWN BY: MTG, TMF, RR
Scale : 1" = 100'
(See Revisions)
DATE: DECEMBER 16, 2023
Job No. 2023-507
SHEET 3 OF 3

May 20, 2024

City of Columbia
Land Disturbance Permit Review
700 N Garden Street
Columbia, TN 38401



RE: Greens Mill Road – Phase 1A – Final Plat

Below are our responses to comments received on January 8, 2024. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

COMMENTS:

Planning

1. Planning staff does not believe that the required infrastructure can be completed prior to the May resubmittal deadline. The applicant may withdraw the request and apply again when the improvements are closer to completion. Doing so will allow the Final PUD Master Plan/Preliminary Plat revisions to precede the first phase Final Plat through the development review process.

Response: The required infrastructure is to be complete within a week of this submittal. The offsite improvements and all required infrastructure will be complete before the 06/12 meeting.

2. The lead staff person for this case is Planner Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.

Response: Noted.

3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. 8.3.7; 8.5.4

Response: This comment response letter will serve as the detailed letter addressing each comment along with the revised plans which will be included with this submittal.

4. If Development Services receives a complete and timely resubmittal responsive to all comments and conditions on or before April 15th, this item will be forwarded to the Planning Commission. If a complete and responsive resubmittal is not received by April 15th, this item will automatically be added to the May Development Review Committee agenda for additional review. If the application remains incomplete on May 20th, the project will be closed.

Response: Noted.

5. Please indicate whether the name of the development is "Landing at Greens Mill" or "Landing at Green Mills" and correct documents accordingly.

Response: The correct name of this development is "Landing at Greens Mill". All plans and documents submitted will have this name.

6. All necessary infrastructure, including the roundabout and water line extensions, must be complete and functional at the time of resubmittal. "Complete and functional" shall be determined by the City Engineer.

Response: See response to comment #1. There are ongoing discussions about the necessary infrastructure including the roundabout and water line extensions being completed within the week of this submittal. This will be completed and functional before the 06/12 meeting.

7. This phase is being submitted in accordance to an approved final PUD master plan and preliminary plat this includes a subsequent item of revision for the entirety of the final PUD master plan on this (April 2024) Planning Commission agenda with case 24-0146.

Response: Noted.

8. This final plat is not within a phase that is being proposed with changes that include roadway exclusions and inclusions and reconfiguration of lots in case 24-0146 within the southern half of the development site.

Response: Noted.

9. Provide note indicating that this final plat is vested under the previous zoning code within Zoning Ordinance 3638 as an RS-10 Planned Unit Development.

Response: This note has been added to the plans.

10. Provide clarity for Lots 1043, 1040, 1006 to indicates lot widths have a minimum of 73' per approved lot standards in the PUD master plan.

Response: Adjustments have been made to these lots to ensure a minimum of 73' lot width.

11. Amenity center and associated parking will require separate permit and site plan review.

Response: Noted.

12. Correct phase lines in the final PUD master plan to reflect this final plat that is dividing phase 1 and phase 2.

Response: Phase lines have been corrected for the Final PUD Master Plan to reflect what is shown in this Final Plat submittal for Phase 1A.

13. Are current roadways installed to provide connectivity and circulation?

Response: Yes, current roadways have been installed.

14. Provide FEMA panel note indicating what zone this subject plat lies within.

Response: This note has been added to the plan set.

15. Provide specific Road names on Plat.

Response: Specific road names have been added to these plans.

16. Clarify 10' PUDE on rears and 5' on sides.

Response: The typical lot layouts have been corrected to clarify 10' PUDE on rears and 5' PUDE on sides.

Engineering

17. Provide MOU with all parties involved in improvements at the Greens Mill/Nashville Hwy intersection.

Response: Noted.

18. Conaway driveway to be relocated per field locations.

Response: Noted.

19. Binder and curbing to be installed by resubmittal date. Roundabout, bridge, and appurtenances to be completed by resubmittal date.

Response: See response to comment #1 and comment #6.

20. Surety provided (\$1,040,000).

Response: Noted.

21. Provide all required testing and reports data.

Response: This information will be provided once offsite improvements are complete.

22. Record stormwater maintenance agreement by resubmittal date.

Response: Stormwater maintenance agreement will be recorded by the resubmittal deadline.

23. Temporary turnarounds shall be installed per ESS.

Response: Temporary turnarounds will be shown in all necessary locations on the plans.

24. E-911 approved road names should be labeled on the final plat.

Response: These road names are labelled on the final plat.

Wastewater

25. The maintenance access easement between lots 1002 and 1003 per email comments has not been added in. There has to be a 10' maintenance access easement for access to the sewer infrastructure behind these lots. There cannot be anything built in this easement, including fencing.

Response: This 10' access easement has been added to the plans.

Fire

26. All dead-end roads over 150' will need an approved temporary turnaround, please show on plans.

Response: A temporary turnaround has been added in every necessary location on the plans.

ATT

27. AT&T plans to serve.

Response: Noted.

Columbia Power

28. Columbia Power System has an existing power line near your proposed development. We are willing to serve this commercial development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Response: Noted.

29. It's our understanding this project will be pushed to next month. Complete any remaining infrastructure, conduct bacteria and pressure testing by the resubmittal deadline. Be prepared to deed over infrastructure to CPWS at time of plat signing. Water system must be active at time of Final Plat approval. Water system must be active.

Response: Noted.

Maury County Schools

30. Contact Maury County 911 for any road names to be reserved.

Response: Noted.

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,

A handwritten signature in blue ink that reads "Adam Crunk". The signature is fluid and cursive, with the first name "Adam" and the last name "Crunk" clearly distinguishable.

Adam Crunk, PE
Crunk Engineering LLC



DEVELOPMENT REVIEW COMMITTEE MEETING Tuesday, June 11, 2024

ITEM NO.

24-0230

DESCRIPTION: PUD Revision for 174 townhomes units and 183 lots with associated infrastructure and amenities areas.

COMMENTS:

Planning

1. The lead staff person for this case is Planner Austin Brass, AICP; he and City Planner Kevin McCarthy will jointly prepare the staff report for this item. Please contact abrass@columbiatn.com with questions about the development review process or technical comments. At least one of the two planners working on this item should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Due to the complex nature of this site and the number of comments to address, this application will be reviewed by the DRC again in July. Please contact the case planner if you need to request additional time to provide revised plans.
4. At resubmittal, please provide a sheet showing the location of all retaining walls greater than 3 feet in height. Other linework should be shown in grey and black. The walls should be shown in a red with a heavier line weight than adjacent features. The Tow and Bow should be labeled at no less than 10' intervals.
5. Retaining walls are fronting units. What will be the height of this wall? and will units have a walk-up stairway? As noted, all units are required to have a principal entrance fronting a thoroughfare. Comment 3 on PDF markup.
6. Note height of retaining wall. Staff has concern with retaining wall enfronting units. Comment 2 on PDF markup.
7. A 75' buffer is required with a minimum of 90% opacity. Evergreens at 3-8 ft at installation. Comment 12 on PDF markup.
8. A PUD-R requires a minimum 10' side setback on buildings that are not attached. Comment 1 on PDF markup.
9. Provide ring analysis to indicate that a playground is at least 800 feet of every lot in the proposed development. Comment 8 on PDF markup.

TECHNICAL
24-0230
Page 1 of 4

10. Indicate Civic Space enfrontment requirement. As noted, section 5.3.3 Civic Space Required indicates at least 50 percent of its perimeter enfronting a thoroughfare. Comment 5 on PDF markup.
11. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5.3.3. See comment 13 on PDF markup.
12. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5.3.3. See comment 7 on PDF markup.
13. Provide percentage calculation of units that enfront a pedestrian path. Note PUD R-20%. See Note 10 on PDF markup. Comment 9 on PDF markup.
14. Alley sections are required to terminate with a street section. See comment 6 on PDF markup.
15. Create parking sheet to indicate units that will be dedicating street parking towards that unit count. In addition, note parking stalls and ratio for civic space parking counts. See comment 11 on PDF markup.
16. Note* Cladding for piers be brick or natural stone per ZO 4400. See comment 14 on PDF markup.
17. Note, Planning Commission serves as Design Review Authority for all projects within a Planned Unit
18. Provide call out of all specific materials e.g., Brick, fiber cement board, board and batten etc. Indicate window trim and soldier course detail for rollock course below window sill for brick elevations. See comment 2 (PDF ARC markup)
19. Indicate window trim, min 4 inches with sill and top plate and window sill height a min of 5'. See comment 3 (PDF ARC markup)
20. Site Development Plan indicates elevations that have retaining walls in front and rear. These elevations do not indicate grade and retaining wall details. For example, elevations that have a retaining wall proposed in front. Will these elevations have a walk-up stairwell and if so, will the retaining wall in front be clad in brick? In all, staff requests that design elevations be site specific to the PUD including variations of grade and indicate retaining wall details when such walls are utilized at principal frontages. See comment 4 (PDF ARC markup)
21. Please provide a sheet updating any deviations from the PUD-R standards.
22. Provide full resubmittal including a response to comment letter by Friday 6-21-24 to stay on track for July DRC

Engineering

23. Subject to construction plans and TIS
24. Alleys cannot tee unless stubbing to adjacent property.
25. Engineering can support a 50' centerline horizontal radius on alleys.
26. Dumpsters shall be located outside of right-of-way.
27. Alley C stub to eastern property line parallel with Road C.
28. Inlet spacing for alleys should be 150 ft.
29. Provide construction and slope/retaining wall easement 50ft each side of Road B for completion of roadway stub to northern property line.
30. Provide TOW and BOW spot shots on retaining walls. Provide coloration or other method that clearly shows retaining walls.

TECHNICAL
24-0230
Page 2 of 4

31. Provide some detail on how lots with retaining walls along the frontages will be accessed from the sidewalk
32. Provide utility sheets separate from grading.
33. Fire hydrant spacing and location to be approved by Fire Marshal and CPWS
34. Alleys shall connect street to street or alley. Alley C.
35. Ribbon curb should extend through the parking area on Alley C to delineate private and public infrastructure.
36. Curb radius for street intersections shall be 15 ft.
37. Provide horizontal curvatures for roadways.
38. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way.
39. Retaining walls with guards (6 ft or greater in height) shall have a landing not to exceed a 10:1 slope at the top of the wall extending forty-eight (48) inches perpendicular from the guard.
40. Provide directionalization island at roundabout/site access
41. Adjust sidewalk to 5' width to allow for 1 foot space between ROW and back of sidewalk to account for construction variances or expand ROW width.

Wastewater

42. Currently there is not enough capacity at the Upper Pump Station such that action is required by the developer. Columbia Wastewater would like to note that the original PUD stipulates that the owner eliminates the lower pump station by tying that lower pump station sewer shed to the Rutherford Creek Line. There is a feasible alternative to this Pump Station elimination, which includes upgrading the Upper Pump Station pumps which this development would utilize, which would require the ultimate flow rate to be 455 GPM.

Columbia Water

43. "A water availability letter was issued on May 17, 2024, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Columbia Power

44. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed

TECHNICAL

24-0230

Page 3 of 4

regarding the availability of meters or transformers appropriate for your development.

Maury County E911

45. Street /Road names go to Maury 911.org for submittal. Any questions contact Crystal Gideon at cgideon@maury911.org

Maury County Schools

46. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9-10 (24/25 SY). 9-11 (25/26 SY) 9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 12 (25/26 SY). The development combined

ATT

47. ATT TO SERVE

CPWS BB

48. Plan to Serve

Attachments: PDF MARKUP (Preliminary Plat/ SD Plan- Elevations)

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Applications which remain incomplete following two resubmittal deadlines will be closed.

PURPOSE NOTE

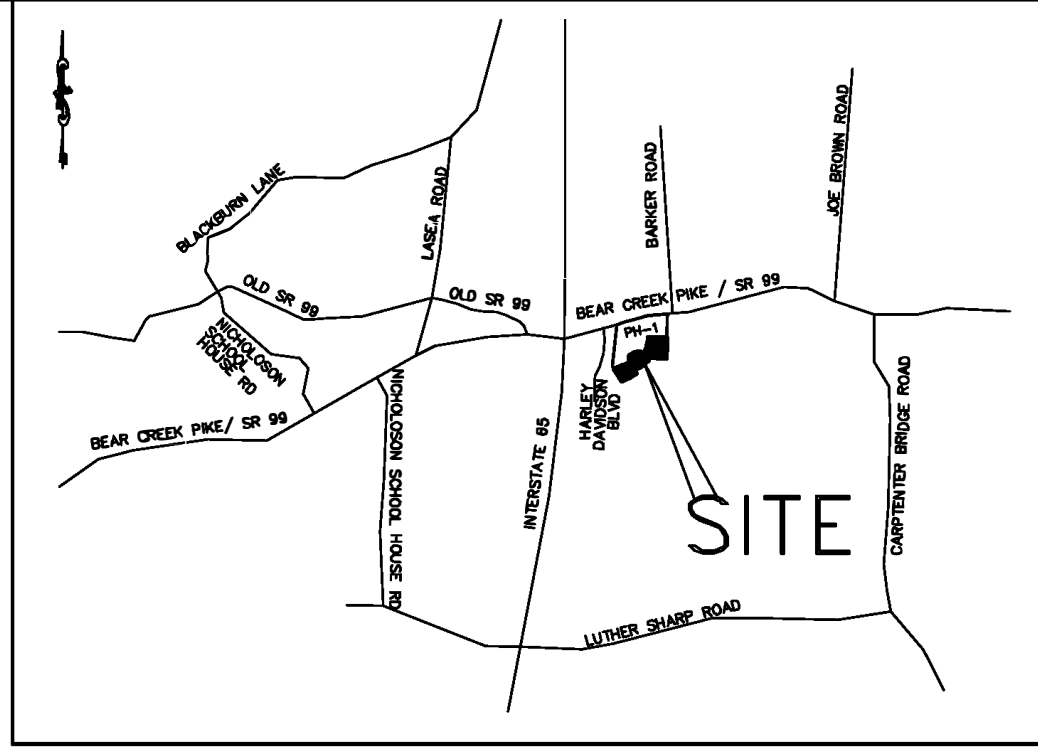
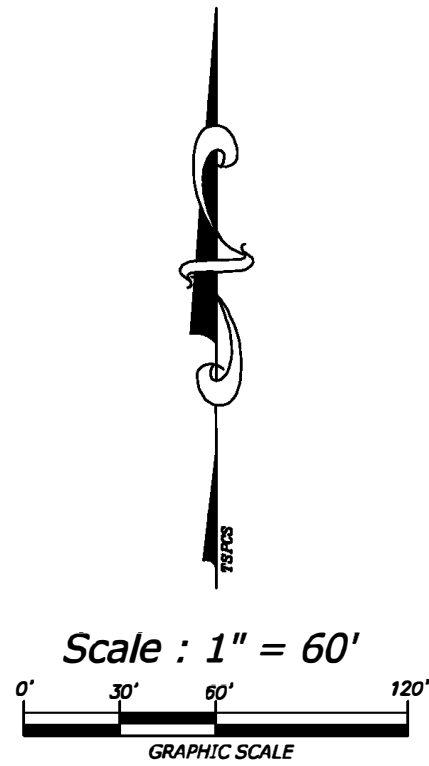
THE PURPOSE OF THIS PLAT IS TO CREATE 24 RESIDENTIAL LOTS, AND TO DEDICATE OPEN SPACE AREAS.

Surveyor's Notes

- 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 a portion of Parcel Number 053.00 per Tax Map No. 72.
- Deed reference: Record Book R2704, Page 868, Register's Office of Maury County, Tennessee.
- Bearings based on: Tennessee State Plane, as determined by GPS observation.
- This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
- This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
- Total area of property surveyed is 6.15 Acres ±.
- New Right-Of-Way dedication: 0.97 Acres ±.
- There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
- Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0195E dated April 16, 2007.
- Unless otherwise noted, all lot corners are marked with iron rods.

Utility Notes

Stormwater appurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book _____, pages _____ in the Register's Office of Maury County, Tennessee.



VICINITY MAP
NOT TO SCALE

Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Record Book 82704, Page 868, 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 lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

5/20/24
Date
Owner
Title (CHR Land, LLC.)

Certificate of Survey Accuracy

I (we) hereby certify that to the best of my (our) knowledge and belief that this is a true and accurate survey of the property shown hereon; that this is a Class "I" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated; and that the ratio of precision is greater than or equal to 1:10,000.

3/6/24
Date
Registered Land Surveyor
DAVID LEE CYPHERS, RLS
TENNESSEE RLS NO. 2779

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat - Bear Creek Overlook - Phase 2" has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

2024
Date
Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Bear Creek Overlook - Phase 2 have been installed in accordance with City specifications, or a performance bond in the amount of \$_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

2024
Date
City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

I hereby certify that the subdivision plat shown hereon has been found to comply with the Columbia Subdivision Regulations, with the exceptions of such variances, if any, as noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Secretary, Planning Commission
Columbia, Tennessee
Date

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911,
2024
Date
Maury County E-911

Certificate of Approval for Sewer System

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

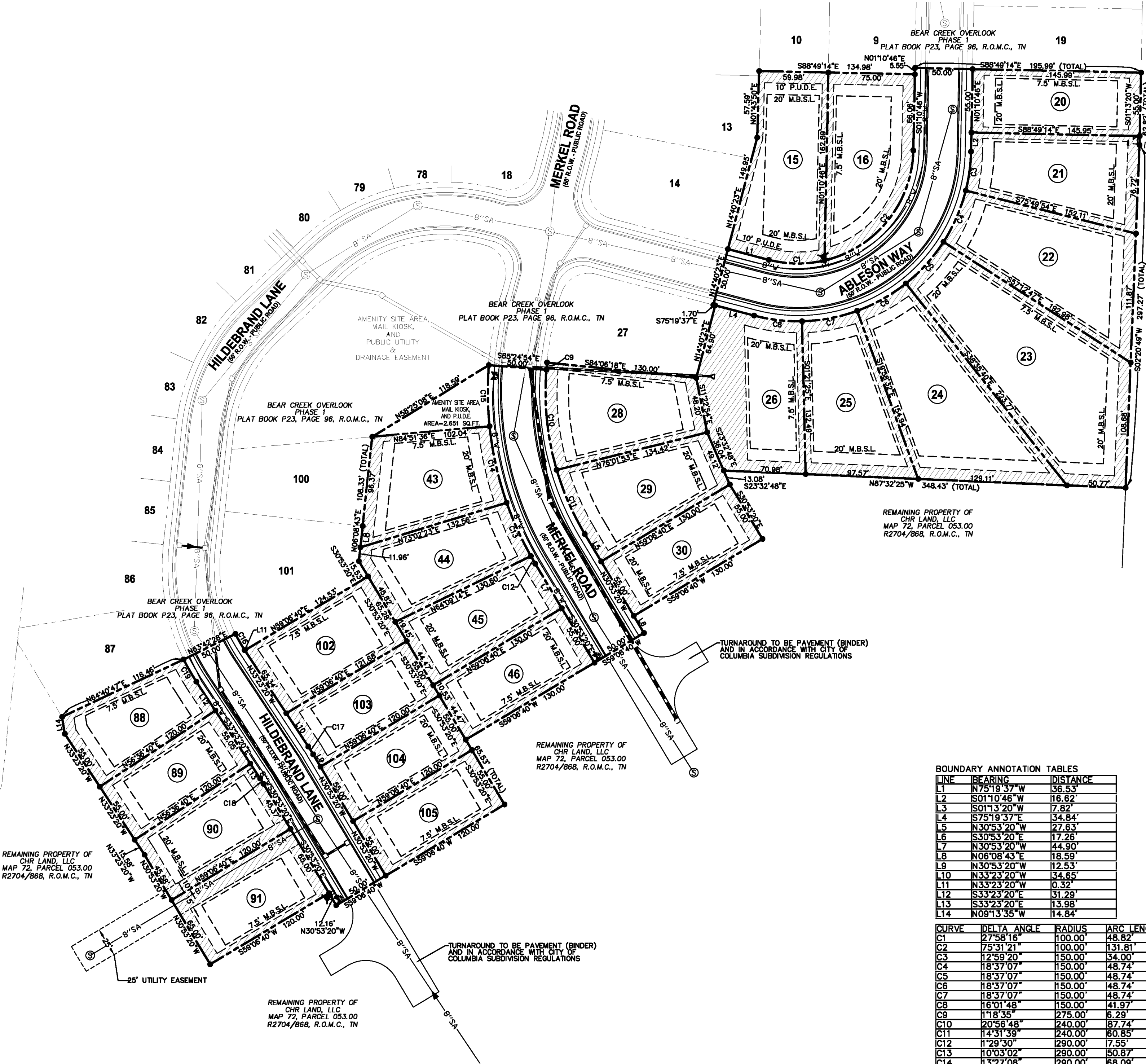
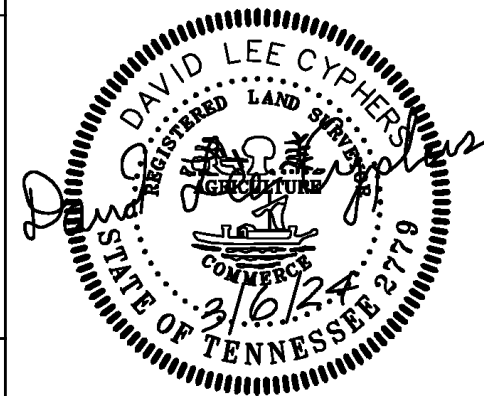
2024
Date
Superintendent, Columbia Wastewater System

Certificate of Compliance

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.

City Engineer
Columbia, Tennessee
Date

Owner:
CHR LAND, LLC
1081 CRANFORD HOLLOW ROAD
COLUMBIA, TN 38401

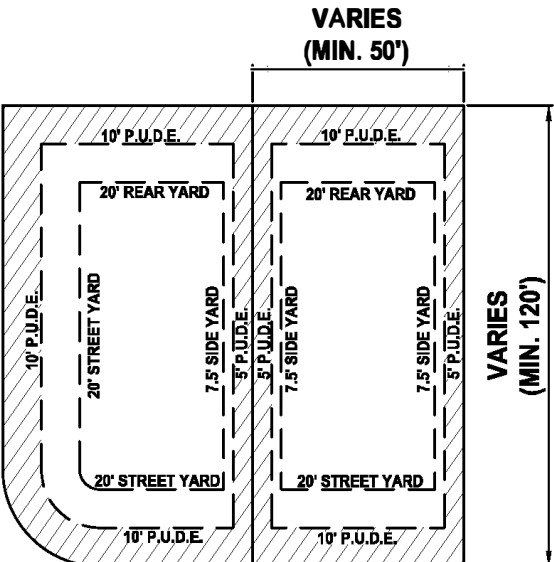


DMG INVESTMENTS, LLC
MAP 13, PARCEL 03.00
R2805/775, R.O.M.C., TN
ZONED A-2 (MAURY COUNTY)

BOUNDARY ANNOTATION TABLES		
LINE	BEARING	DISTANCE
L1	N75°19'37"W	35.53'
L2	S01°10'46"W	16.62'
L3	S01°13'20"W	7.82'
L4	S75°19'37"E	34.84'
L5	N30°53'20"W	27.63'
L6	S30°53'20"E	17.26'
L7	N30°53'20"W	44.90'
L8	N06°08'43"E	18.59'
L9	N30°53'20"W	12.63'
L10	N33°23'20"W	34.65'
L11	N33°23'20"W	0.32'
L12	S33°23'20"E	31.29'
L13	S33°23'20"E	13.98'
L14	N09°13'35"W	14.84'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	27°58'16"	100.00'	48.82'	S89°18'45"E	48.34'
C2	7°51'21"	100.00'	131.51'	N39°58'28"E	122.47'
C3	1°25'59"20"	150.00'	34.00'	S07°40'26"W	133.63'
C4	18°37'07"	150.00'	48.74'	S23°28'59"W	48.53'
C5	18°37'07"	150.00'	48.74'	S42°05'47"W	48.53'
C6	18°37'07"	150.00'	48.74'	S60°42'54"W	48.53'
C7	18°37'07"	150.00'	48.74'	S79°20'01"W	48.53'
C8	16°01'48"	150.00'	41.97'	N83°20'31"W	41.83'
C9	1°18'38"	275.00'	6.29'	N05°14'24"E	6.29'
C10	20°00'00"	240.00'	87.74'	N05°33'18"W	87.25'
C11	14°31'39"	240.00'	80.85'	N23°37'31"W	80.69'
C12	1°29'30"	280.00'	7.55'	S30°08'35"E	7.55'
C13	10°03'02"	280.00'	50.87'	S24°22'19"E	50.81'
C14	13°27'08"	280.00'	68.09'	S12°57'14"E	67.93'
C15	10°28'47"	280.00'	53.04'	S00°39'17"E	52.97'
C16	7°05'17"	130.14'	16.10'	S29°50'20"E	16.09'
C17	2°30'00"	180.00'	7.85'	S32°08'20"E	7.85'
C18	2°30'00"	130.00'	5.67'	S32°08'20"E	5.67'
C19	7°05'49"	180.00'	22.30'	S29°50'27"E	22.28'

LOT TABLE	
LOT NO.	AREA (SF)
15	11,137
16	10,335
20	8,028
21	9,916
22	12,885
23	19,567
24	14,539
25	10,095
26	11,475
28	9,483
29	9,149
30	7,150
43	9,221
44	8,176
45	7,565
46	7,150
88	7,274
89	6,600
90	7,654
91	7,800
102	8,036
103	6,633
104	6,600
105	6,600



TYPICAL LOT CONFIGURATION FOR LOTS 15-16, 20-28, 29-30, 43-46, 86-91, & 102-105
P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT

10' P.U.E.
20' REAR YARD
10' P.U.E.
20' STREET YARD
10' P.U.E.
20' REAR YARD
10' P.U.E.
20' STREET YARD
10' P.U.E.
20' REAR YARD
10' P.U.E.
20' STREET YARD

LEGEND

These standard symbols will be found in the drawing.

- STORM LINE
- SA SANITARY SEWER LINE
- W WATER LINE
- FIRE HYDRANT COMPLETE ASSEMBLY
- WATER VALVE
- BUILDING SETBACK
- EASEMENT
- PROPERTY LINE
- IRON ROD (SET) (UNLESS OTHERWISE NOTED)
- IRF IRON ROD (FOUND)
- CMF CONCRETE MONUMENT (FOUND)

Final Plat
Bear Creek Overlook - Phase 2

3rd CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 72, P/O PARCEL 53.00
ZONED: MRC

SCALE: 1"= 60'
AREA: 6.15 ACRES±

DATE: MARCH 6, 2024

H & H LAND
SURVEYING, INC.

612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928

H & H Project No. 2023-0437

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

18 day of March, 2024,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

CHRLand LLC, the DEVELOPER (hereinafter the
"DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made
a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

WHEREAS, the DEVELOPER desires to develop the property described on the ADDENDUM (hereinafter
the "PROJECT"); and,

WHEREAS, the Development Plan of the PROJECT has been approved by the Columbia Municipal
Planning Commission (hereinafter the "CMPC") on the

_____ day of _____, 20_____,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of
Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

WHEREAS, the DEVELOPER is the owner of the PROJECT and has authority to engage in such
development; and,

WHEREAS, the DEVELOPER desires to develop and improve said PROJECT; and,

WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it
will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and
common areas to be constructed within and to serve the PROJECT including but not be limited to roads,
bridges, sidewalks, pedestrian facilities, stormwater facilities, street signs, markings, signals, street
lighting, recreation and park facilities, landscaping, and the like (hereinafter the "IMPROVEMENTS");
and,

WHEREAS, in order for the IMPROVEMENTS to be fully integrated with the utility systems and public
infrastructure of the CITY and to function in a satisfactory manner, the DEVELOPER has agreed to
construct, in accordance with the Subdivision Regulations and other rules, regulations, and ordinances
of the CITY, the IMPROVEMENTS in said PROJECT and extend utilities to the PROJECT at their own cost;
and,

WHEREAS, the CITY is willing to accept the dedication of the streets, utilities, and other improvements
as determined in the Development Plan of the PROJECT, subject to the City of Columbia City Council
approval by resolution, and subject to the applicant's compliance with all requirements in this
agreement and applicable existing laws of the CITY of Columbia and the State of Tennessee,

NOW, THEREFORE, it is agreed and understood as follows:

B1 General Conditions

B1.1 Construction Costs

The DEVELOPER shall pay for all material and labor necessary to install and complete the roads, sidewalks, sewers, utilities, and other facilities in accordance with this agreement.

B1.2 City Ordinances, Rules and Regulations

All currently existing CITY ordinances, rules and regulations, and the Subdivision Regulations adopted by the CMPC are made a part of this agreement. In the event of a conflict between the terms of this agreement and a CITY ordinance, the ordinance shall prevail. In the event of a conflict between the terms of this agreement and the Subdivision Regulations, the Subdivision Regulations shall prevail. All work done under this agreement is to be performed in accordance with plans and specifications approved by the City and made a part, hereof.

B1.3 Fees

Review fees, inspection fees, and other amounts established by the CITY shall be paid prior to any review of the plans. If the DEVELOPER fails to install the facilities in accordance with the terms of this Agreement, no portion of the review fees, inspection fees, or other amounts paid to the CITY shall be refundable to the DEVELOPER.

B1.4 Inspection

The CITY shall have a continuous right to inspect the work and facilities to assure that the work and facilities are in accordance with the Subdivision Regulations, approved Construction Plans, and other rules, regulations, and ordinances of the CITY.

B1.5 Right of Entry

The CITY shall have the right, in case of breach of the Performance Agreement, to enter upon any property of the DEVELOPER and take all necessary actions to complete the work and obligations not completed.

B1.6 Easements

The DEVELOPER shall obtain and dedicate to the CITY or cause to be dedicated to the CITY, either by dedication on the plat or by easement deed, in either case in a form acceptable to the CITY, permanent easements of such widths as required by the CITY and noted on the Plans. The DEVELOPER further agrees to grant the necessary easements and rights-of-way across the DEVELOPER's properties without expense to the CITY and waive any claim for damages.

B1.7 Stormwater Maintenance Agreement

If the PROJECT includes any detention or retention ponds, common drainage ditches, water quality facilities, or stormwater facilities outside of the CITY rights-of-way, the DEVELOPER will submit a Stormwater Maintenance Agreement, to be filed with and recorded with the Final Plat.

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELOPER's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

- A. The Preliminary Plat has been approved by the CMPC;
- B. The Construction Plans are approved by the CITY;
- C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
- D. The CITY shall have received an appropriately executed Development Agreement; and
- E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in multiple originals by persons properly authorized so, to do on or as of the day and year first given.

<u>Bear Creek Overlook Phase 2</u> PROJECT	
<i>Completed by the Developer</i>	<i>Completed by the City</i>
<u>CHR Land LLC</u> DEVELOPER NAME	
<u>Gary Martin</u> AUTHORIZED AGENT NAME	
<u></u> SIGNATURE	
<u>March 18, 2024</u> DATE	
<u>818 S. Main Street</u> STREET	
<u>Columbia, TN 38401</u> CITY, STATE, ZIP	
<u>615-812-2147</u> PHONE	
<u>gary@martinenqrq.com</u> EMAIL	
<i>Attest</i>	<i>Attest</i>
<u>ATTEST NAME</u>	<u>ATTEST NAME</u>
<u>ATTEST SIGNATURE</u>	<u>ATTEST SIGNATURE</u>
<u>DATE</u>	<u>DATE</u>

DOCUMENT PREPARED BY:

Name: Gary Martin
Company: Martin Engineering & Surveying, LLC
Address: 818 S. Main Street
Columbia, TN 38401

After recording return copy to City of Columbia, Development Services

**INSPECTION AND MAINTENANCE AGREEMENT OF
PRIVATE STORMWATER MANAGEMENT FACILITIES**

Map & Parcel Number: Map 72 Parcel 53.00
Project Name: Bear Creek Overlook Phase 2 and 3

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book _____, Page(s) _____.

THIS AGREEMENT, made this _____ day of _____, 20____, by and between _____ hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.
3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.
4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.
5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.
6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the OWNER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S).
7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.
8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.
9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.
11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.
12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name	Gary Martin	Owner	CHR Land, LLC
Title		Address	808 S. Main Street
Signature		City, State ZIP	Columbia, TN 38401

STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

Notary Public

My Commission Expires: _____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY : _____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

Notary Public
My Commission Expires: _____

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

BEAR CREEK OVERLOOK PHASE 2 AND 3

**SOUTH OF BEAR CREEK PIKE & EAST OF HARLEY
DAVIDSON BOULEVARD
COLUMBIA, TENNESSEE**

**PREPARED FOR:
CHR LAND, LLC
818 S. MAIN STREET
COLUMBIA, TENNESSEE 38401**

MARCH 2024

Martin Engineering and Surveying, LLC.
818 S. Main Street, Columbia, TN 38401, 615-812-2147
gary@martinengrg.com

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SECTION 1: INTRODUCTION

The project is to construct 46 single-family residential lots for Phases 2 and 3 of the proposed Bear Creek Overlook development in Columbia, Maury County, Tennessee. This post construction long term maintenance plans addresses Phases 2 and 3 of the development which consist of 11.80 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction for Phases 2 and 3 consists primarily of site grading related to the installation of roadway pavements, curbs sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

Phases 2 and 3 construction consists of stormwater conveyance inlets and pipes.

1. 574 lf 18" pipe, 244 lf 24" pipe, 336 lf of 30" pipe, and 8 storm inlets.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

SECTION 3: MAINTENANCE PROCEDURES

3.1 Storm Pipes and Storm Inlets:

These structures to be inspected annually and cleaned monthly of accumulated debris and sediment. All sediment to be disposed of per TDEC disposal procedures. All debris (paper products, floatables) to be disposed of per Maury County Waste Management requirements.

Grass Channel Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Site conditions: _____

Inspection Frequency Key: A=annual (required); M=monthly (recommended); S=after major storms (recommended)

Inspection Items	Inspection	Inspected?	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	A/M			
Inlets and outlets free of debris?	A/M			
Any dumping of yard wastes into facility?	A/M			
Litter (branches) removed?	A/M			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	A/M			
Grass mowed?	A/M			
Grass height not less than 3 to 4 inches?	A/M			
Fertilized per specifications?	A/M			
Grasses planted according to approved plan?	A/M			
Unauthorized or inappropriate plantings?	A			
Grasses healthy? (no diseased or dying vegetation)	A/M			
Evidence of grasses stressed from inadequate watering?	A/M			
Filtration Capacity				
Clogging from oil or grease?	A/M			
Facility dewatered between storms?	A/M			
Check dams and energy dissipaters/sumps				
Any evidence of sedimentation buildup?	A/S			
Are sumps greater than 50% full of sediment?	A/S			
Any evidence of erosion and downstream	A/S			

Inspection Items	Inspected	Inspected ?	Maintenance Needed? (Yes/No)	Comments/Description
toe of drop structures?				
Any trash or blockages at weep holes?	A/S			
Sediment Deposition				
Swale clean of sediments?	A			
Sediment not > 25% of swale design depth?	A			
Outlet/Overflow Spillway				
In good condition?	A			
Any evidence of erosion?	A			
Any evidence of blockages?	A			
Has facility been filled or blocked inappropriately?	A			
Hazards				
Have there been complaints from residents?	A/M			
Public hazards noted?	A/M			
Maintenance accesses free of hazards and fully operational?	A/M			

Inspector Comments: _____

Overall Condition of Facility: ☐ Acceptable ☐ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date
---------------------------	----------

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

Storm Sewer Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Site conditions: _____

Indicate Features Present: Catch Basins ☐ Storm Pipe ☐ Headwalls ☐ Outfalls ☐ Catch Basin Inlets ☐

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

Inspection Items	Inspection Frequency	Inspected?	Maintenance Needed?	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition ensure all are set properly in place over inlets	A/S			
Check for sediment, leaf, or debris clogging grates and remove	A/S			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	A/S			
Pipes				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater.	A/S			
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	A/S			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	A/S			
Inspect for blockage or sediment	A/S			
Check for erosion or scouring around headwall inlets and repair	A/S			
Evidence of staining?	A/S			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	A/S			
Hazards				
Have there been complaints from residents?	A/S			

Inspector Comments: _____

Overall Condition of Facility: [] Acceptable [] Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____
 (date)

Inspected by: (signature) _____

Inspected by: (printed) _____

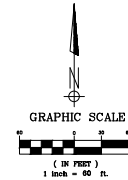


EXISTING STORMWATER
DETENTION POND 1
TOP OF BEAM ELEV=680.50
BOTTOM OF POND ELEV=681.00

CONNECT NEW STORM
PIPES TO EXISTING
STORM INLET

EXISTING
PHASE 1

MAURY COUNTY, TN
ZONED A-2 (MAURY COUNTY)

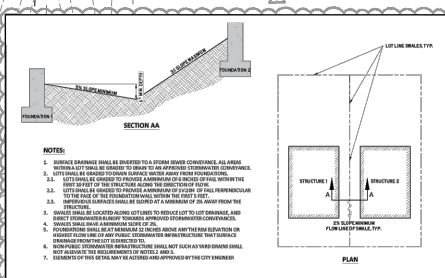


LEGEND

- STORM SEWER
- CURB INLET/CATCH BASIN
- JUNCTION BOX
- CLEAN OUT
- HEADWALL
- RIP-RAP
- SPOT ELEVATION

38 LF OF 18" DIA. RCP AT 3.31% SLOPE
CONNECT TO EXISTING STORM PIPE
TO MATCH INVERT

PROPOSED GRASS LINED DITCH
1" WIDE BOTTOM, 1:1 DEEP, 2:1 SIDE SLOPES



CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION		RESIDENTIAL LOT GRADING AND DRAINAGE		DATE 6/9/2022
STANDARD DETAILS		DD-04		

STORM SEWER STRUCTURE AND PIPE DATA									
ITEM NO.	DESCRIPTION	TOP OF STRUCTURE E (ft)	IE (IN) (ft)	IE (OUT) (ft)	PIPE SIZE (in)	LENGT H (ft)	PIPE SLOPE (%)	MATERIAL	
H1	EX. INLET	695.10	690.80	690.80					
H1 TO H2	PIPE				30	116	1.64	RCP	
H2	SINGLE INLET	696.80	692.70	692.70					
H2 TO H3	PIPE				30	220	1.95	RCP	
H3	SINGLE INLET	701.00	697.00	697.00					
H3 TO H4	PIPE				24	244	2.95	RCP	
H4	SINGLE INLET	707.90	704.20	704.20					
H1	EX. INLET	695.10	690.80	690.80					
H1 TO H1A	PIPE				18	158	5.19	RCP	
H1A	HEADWALL	702.00	699.00						
H3	SINGLE INLET	701.00	697.00	697.00					
H3 TO H3A	PIPE				18	26	2.09	RCP	
H3A	SINGLE INLET	701.00	697.70						
H4	SINGLE INLET	707.90	704.20	704.20					
H4 TO H4A	PIPE				18	26	1.54	RCP	
H4A	SINGLE INLET	707.90	704.60						
C3	SINGLE INLET	701.70	698.20	698.20					
C3 TO C4	PIPE				18	170	3.18	RCP	
C4	SINGLE INLET	704.00	703.60	703.60					
C4 TO C5	PIPE				18	26	1.15	RCP	
C5	SINGLE INLET	707.40	703.90						

- GENERAL DRAINAGE NOTES:**
- THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
 - WARRANTY OBLIGATIONS:** THE DESIGN REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH THE DESIGN PRACTICES OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE WORK. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK.
 - SAFETY NOTICES TO CONTRACTOR:** IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK.
 - ALL SLOPES TO BE GRADDED TO 0.1% FLATTER UNLESS OTHERWISE INDICATED IN THESE PLANS.
 - ALL SLOPES AND ANGLES DETERMINED BY CONSTRUCTION SHALL BE GRADERS SMOOTH AND FOUR-ARCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL MAINTAIN GRASS GROWTH IS ESTABLISHED IN ALL AREAS DETERMINED.
 - ENGINEER'S NOTICE TO CONTRACTOR: THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE WORK.
 - BEFORE THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OF THE OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND RECORD MATCH ENGINEERING AND THE DEVELOPER OF ANY COMPLETE OR REQUIRED DETAIL FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. MARTIN ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

MARTIN ENGINEERING & SURVEYING, LLC
518 S. Main Street
Columbia, TN 38401
615.817.2147
gary@martinengr.com



GRADING AND DRAINAGE PLAN BEAR CREEK OVERLOOK PHASE 2 AND 3 COLUMBIA, TENNESSEE MAURY COUNTY

General Notes		
	Revised per City comments	3/29/23
No.	Revision/Issue	Date
DATE: 4/29/22 SCALE: 1"= 60'		
C3.0		



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)

Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at [City of Columbia | Permitting \(onlana.com\)](http://City of Columbia | Permitting (onlana.com))

ADDRESS/LOCATION	Bear Creek Overlook Phase II		
	TAX MAP: 72	GROUP:	PARCEL: 53.00
SUMMARY OF NATURE OF REQUEST AND WORK	To obtain Final Plat approval for Phase 2 of Bear Creek Overlook development consisting of 24 single-family lots		

DATE OF PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Comprehensive Plan Amendment ☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Site Development Plan ☐ Other:	<u>Annexations:</u> ☐ Annexation Permission Form <u>Annexations/Rezoning/Plan Amendments:</u> ☐ Requested Zone Listed ☐ Statement of Compliance with Comprehensive Plan ☐ Concept Plan <u>Preliminary Plats/Site Development Plans:</u> ☐ Plans and/or Plats conforming to City standards with signed and completed check list <u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u> ☐ Receipt of Payment for Pre-Application Meeting ☐ Written Legal Description copy ☐ Columbia Water System Availability Letter ☐ Columbia Waste Water Department Will Serve Letter

**File naming nomenclature examples:*

*Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat*

	Plats/PUDs:
	☒ Project Name (include Sections & Phases) Bear Creek Overlook Phase 2
	☒ Total Number of Lots/Residential Units 24 single-family lots
	☐ Square Footage of Non-Residential Floor Space
	☒ Total acreage 6.15 acres

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. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	TKC Architecture & Engineering LLC	PHONE	615-617-7477
ADDRESS	818 S. Main Street, Columbia, TN 38401	EMAIL	cole@tkc-ae.com

PROPERTY OWNER NAME	CHR Land LLC	PHONE	615-812-2147
ADDRESS	818 S. Main St., Columbia, TN 38401	EMAIL	gary@martinengrg.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). 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.

Cole Newton APPLICANT NAME	 APPLICANT SIGNATURE	3/18/24 DATE
CHR Land LLC Gary Martin PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	3/18/24 DATE