



The Columbia Planning Commission Development Review Committee will meet on Tuesday, September 10, 2024 at 10:00 AM in Conference Room **B** to consider the following:

I. Items For Review

1. 24-0373 - Request from Steven Saenz for Alternative Compliance approval for property at [115 S. James M. Campbell Blvd., being Tax Map 113E Group B Parcel 4](#) regarding architectural design standards listed in Table 4.3.1.E of the Zoning Ordinance.

Documents:

1. 24-0373\_Color Elevations\_08-19-2024
  2. 24-0373\_Floor Plans\_08-19-2024
  3. 24-0373\_Site Plan\_08-19-2024
  4. 24-0373\_Submittal Letter\_08-19-2024
  5. 24-0373\_Application\_08-19-2024
2. 24-0369 - Request from Ashley Hughes for Preliminary and Final Plat approval with surety for a two lot subdivision at [Walters Street and Eighth Avenue, being Tax Map 90I Group C Parcel 4.03](#).

Documents:

1. 24-0369\_Final Plat w/ topography\_08-19-2024
2. 24-0369\_Preliminary Plat\_08-19-2024
3. 24-0369\_Sewer Availability Letter\_08-19-2024
4. 24-0369\_Water Availability Email\_8-23-2024
5. 24-0369\_Fire Flow\_08-19-2024
6. 24-0369\_Submittal Letter\_08-19-2024

7. 24-0369\_Application\_08-19-2024
3. 24-0361 - Request from WES Engineers & Surveyors for Final Plat approval with surety for Honey Farm PUD Phase 1B consisting of 100 townhome lots, easements and open space at [Tax Map 51 Parcel 58.02 off Honey Farm Way and Wildflower Road](#).

Documents:

1. 24-0361\_Final Plat\_08-19-24
2. 24-0361\_Development Agreement\_08-19-2024
3. 24-0361\_Submittal Letter\_08-19-2024
4. 24-0361\_Application\_08-19-2024
4. 24-0363 - Request from WES Engineers & Surveyors for Preliminary and Final Plat approval for three lots at [408 and 410 Hatcher Lane, being Tax Map 100L Group M Parcels 26 and 27](#).

Documents:

1. 24-0363\_Final Plat\_08-19-2024
2. 24-0363\_Preliminary Plat\_08-19-2024
3. 24-0363\_Development Agreement\_08-19-2024
4. 24-0363\_Application\_08-19-2024
5. 24-0363\_Checklist\_08-19-2024
5. 24-0365 - Request from Allen O'Leary for Preliminary and Final Plat approval with surety for a commercial three lot subdivision at [Tax Map 89 Parcel 41.14 off N. James M. Campbell Blvd](#).

Documents:

1. 24-0365\_Final Plat\_08-19-2024
2. 24-0365\_Development Agreement\_08-19-2024
3. 24-0365\_Application\_08-19-2024
6. 24-0362 - Request from Allen O'Leary for revision to a previously approved Final Plat for Preserve at Drumwright PUD Phase 1 Open Space 7 off Greens Mill Road [at Tax Map 51J Group A Parcel 74](#).

Documents:



1. 24-0362\_Final\_Plat\_08-19-2024
  2. 24-0362\_Development Agreement\_08-19-2024
  3. 24-0362\_Submittal Letter\_08-19-2024
  4. 24-0362\_Application\_08-19-2024
7. 24-0370 - Request from Gerald Vick for Preliminary Plat and Site Development Plan approval of Woodward Estates consisting of 12 lots on 12.55 acres off [Rutherford Lane at Tax Map 101 Parcel 36.06](#).

Documents:

1. 24-0370\_Preliminary Plat\_08-19-2024
  2. 24-0370\_Survey\_08-19-2024
  3. 24-0370\_Water Availability Letter\_08-19-2024
  4. 24-0370\_Fire Flow\_08-19-2024
  5. 24-0370\_PP Checklist\_08-19-2024
  6. 24-0370\_SD Checklist\_08-19-2024
  7. 24-0370\_Cover Letter\_08-19-2024
  8. 24-0370\_Application\_08-19-2024
8. 24-0376 - Request from City of Columbia Wastewater Department for Preliminary and Final Plat subdividing property at [200 and 236 Bear Creek Pike being Tax Map 90 Parcels 17.06 and 19](#).

Documents:

1. 24-0376\_Final Plat\_08-19-2024
  2. 24-0376\_Preliminary Plat\_08-19-2024
  3. 24-0376\_CPWS Electrical Service Letter\_08-19-2024
  4. 24-0376\_CPWS Water Availability and Fire Requirement Email\_08-19-2024
  5. 24-0376\_Pump Station Checklist\_08-19-2024
  6. 24-0376\_Application\_08-19-2024
9. 24-0357 - Request from TKC Architecture & Engineering LLC for Final Plat approval with surety for a revision to open space in Bear Creek Overlook Phase 1 off Bear Creek Pike.

Documents:

1. 24-0357\_Final Plat\_08-19-2024
2. 24-0357\_Development Agreement\_08-19-2024
3. 24-0357\_LTMP Agreement Recorded\_08-19-2024
4. 24-0357\_Project Letter\_08-19-2024

5. 24-0357\_Application\_08-19-2024
- 10 24-0359 - Request from TKC Architecture & Engineering LLC for Final Plat approval with surety for Horizon Park Subdivision consisting of 15 lots on 7.97 acres off [Mooresville Pike at Tax Map 114 Parcel 18](#). This development is subject to a vested right established under a previous zoning ordinance.

Documents:

1. 24-0359\_Final Plat\_08-19-2024
  2. 24-0359\_LTMP\_08-19-2024
  3. 24-0359\_Development Agreement\_08-19-2024
  4. 24-0359\_Owners Consent\_08-19-2024
  5. 24-0359\_Submittal Letter\_08-19-2024
  6. 24-0359\_Application\_08-19-2024
- 11 24-0372 - Request from Abigail Overstreet for Final Plat approval with surety of Hillcrest Village Townhomes, formerly known as Waterford Townhomes, located at [Tax Map 113 Parcel 80.51 off Pulaski Highway](#) consisting of 55 lots with five open spaces.

Documents:

1. 24-0372\_Final Plat\_08-19-2024
  2. 24-0372-Development Agreement\_08-19-2024
  3. 24-0372\_Owner Affidavit\_08-19-2024
  4. 24-0372\_Application\_08-19-2024
- 12 24-0371 - Request from Abigail Overstreet for Final Plat approval with surety for Hillcrest Village Phase 2 consisting of 24 lots on a 6.38 acre portion of property at [Tax Map 113 Parcel 80.54 off Morrow Lane](#).

Documents:

1. 24-0371\_Final Plat\_08-19-2024
  2. 24-0371\_Owner Affidavit\_08-19-2024
  3. 24-0371\_Application\_08-19-2024
  4. 24-0371\_Response to 24-0274 July Comments\_07-15-2024
  5. 24-0371\_Stormwater Management Agreement\_08-19-2024
  6. 24-0371\_Waterford Developer Agreement\_08-19-2024
- 13 24-0377 - Request from Adam Crunk for Preliminary Plat and Site Development Plan of Carters Station West, formerly known as Carters Station North,

consisting of 399 lots off [Cleburne Road, as well as a 6.93 acre commercial property. The parent parcel of the subject property is Tax Map 41 Parcel 15.](#)

Documents:

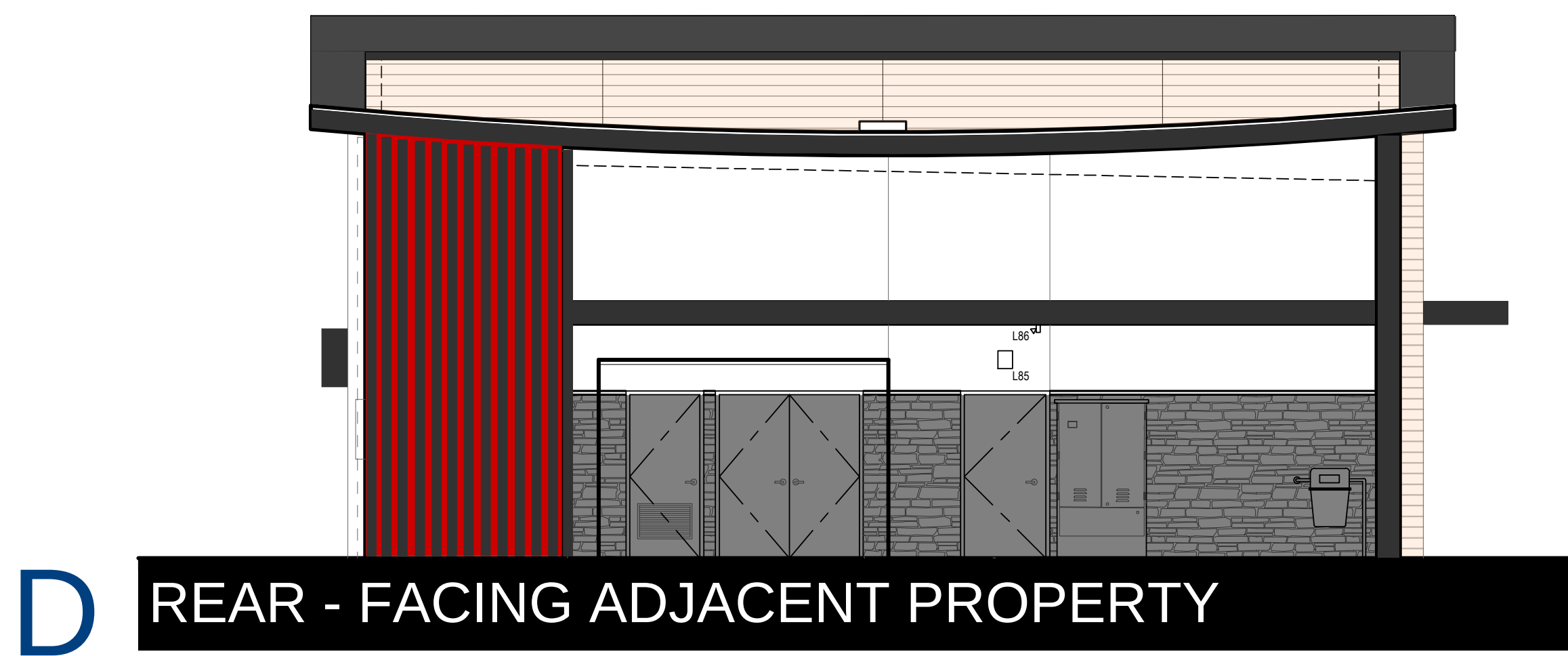
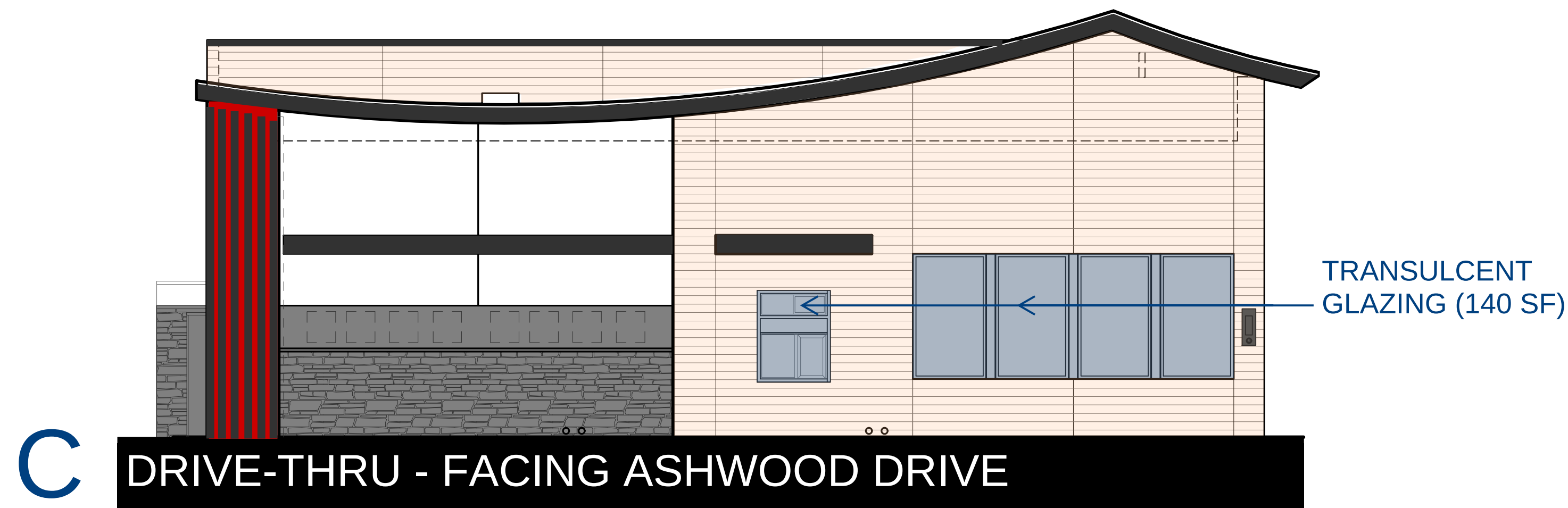
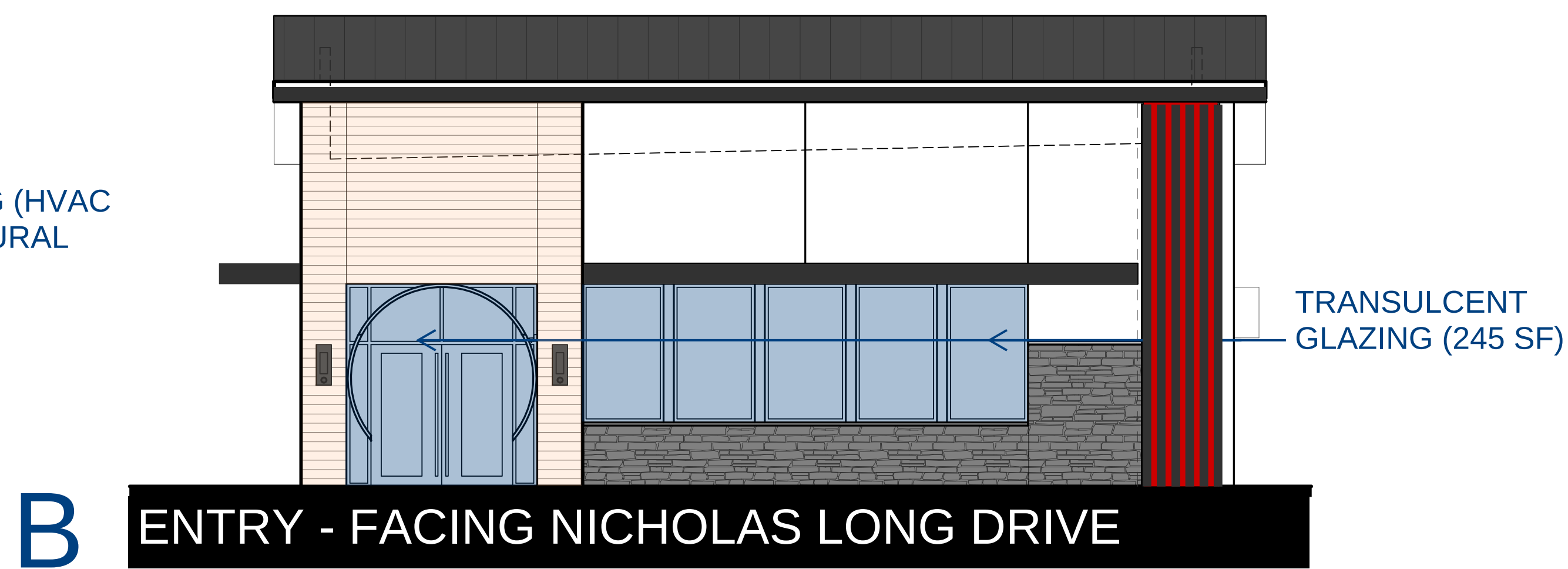
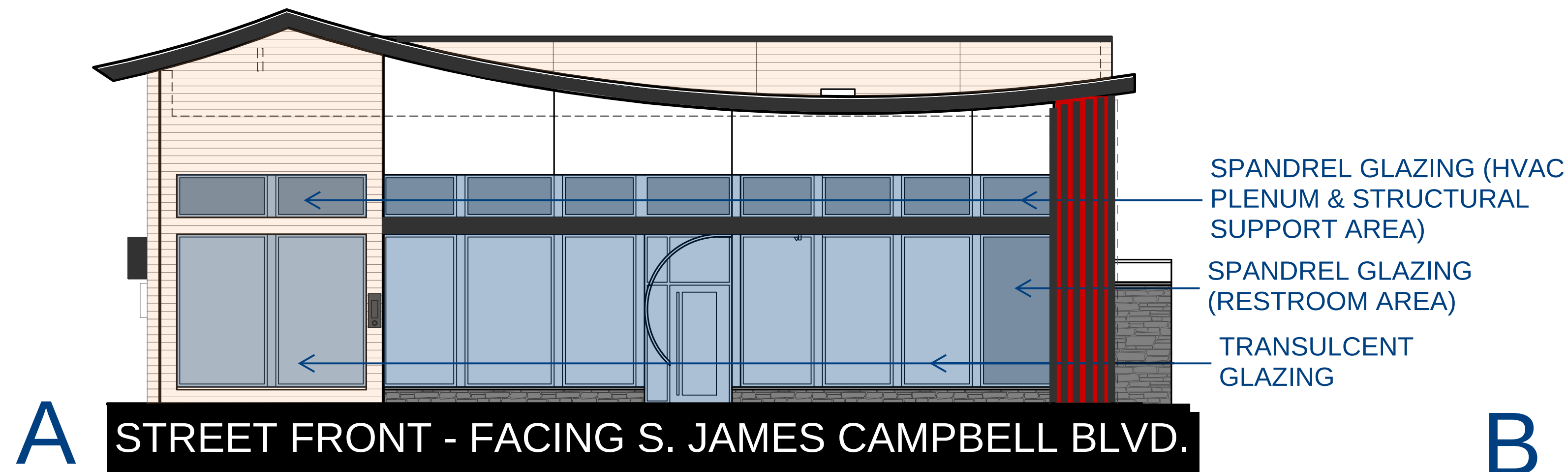
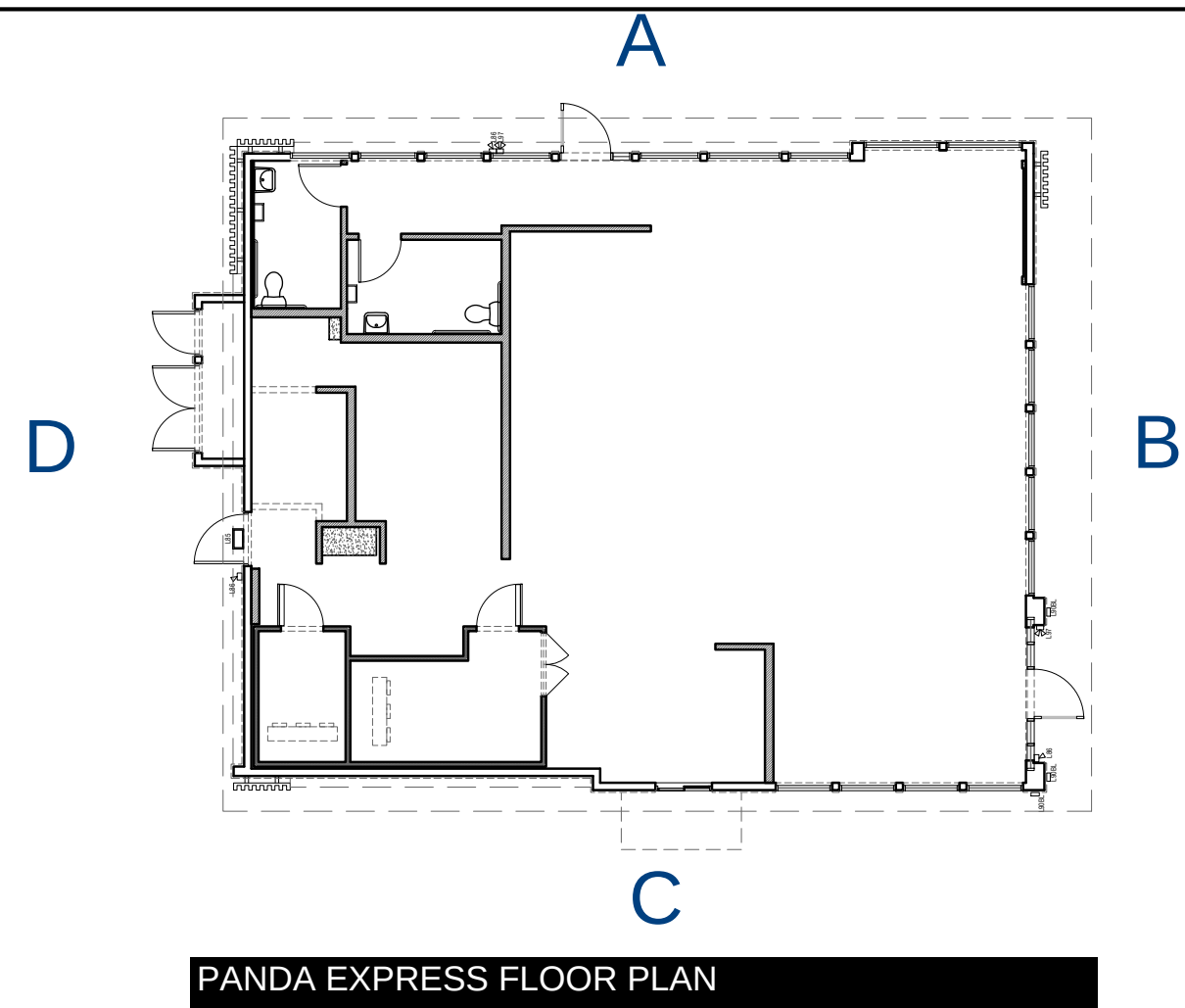
1. 24-0377\_Preliminary Plat\_08-19-2024
2. 24-0377\_Checklist\_08-19-2024
3. 24-0377\_Application\_08-19-2024

1,212 SF  
848 SF

STREET FRONT TOTAL FACADE AREA  
REQUIRED GLAZING (70%)

606 SF  
586.4 SF

STAFF REDUCTION (-20%)  
PROVIDED (49.2%)



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

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ISSUE DATE:

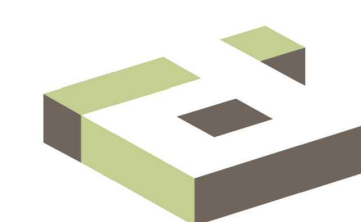
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DRAWN BY: SS

PANDA PROJECT #: D32343

PANDA STORE #:

ARCH PROJECT #: 261-563



idGROUP

PANDA EXPRESS

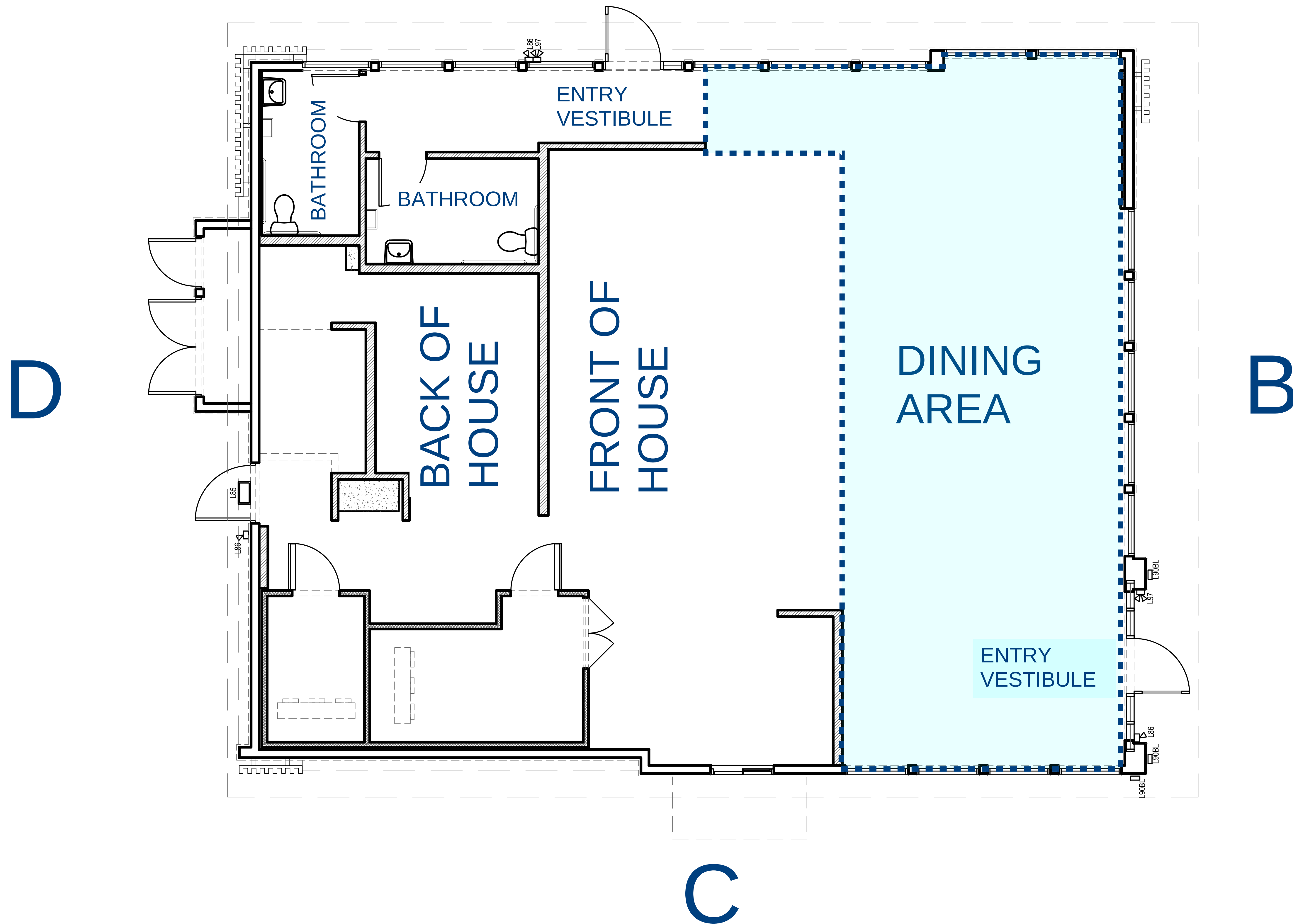
PANDA HOME NEW URBANISM  
115 S JAMES CAMPBELL BLVD  
COLUMBIA, TN 38401

A-200

EXTERIOR ELEVATIONS



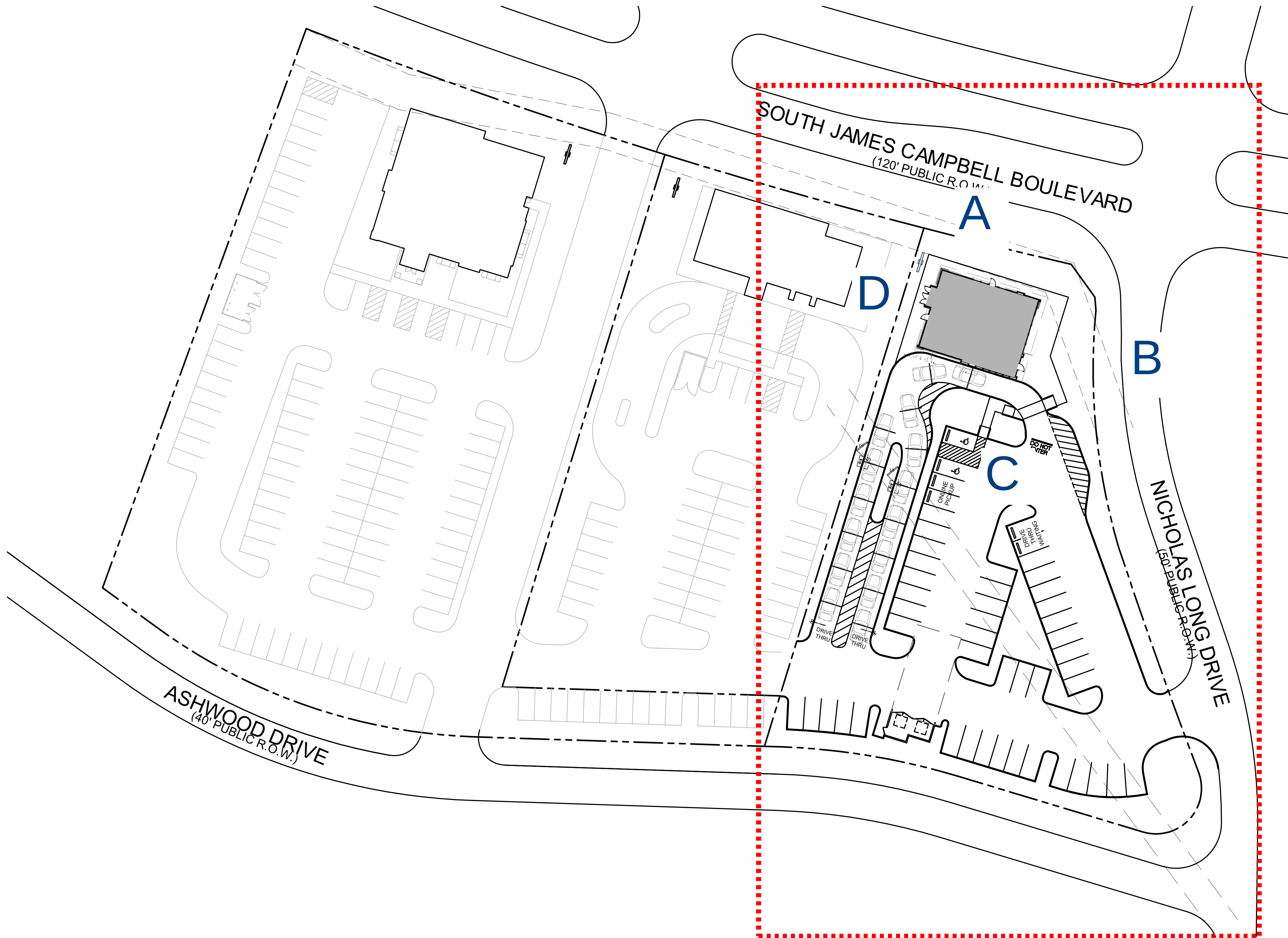
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PANDA EXPRESS SITE PLAN



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

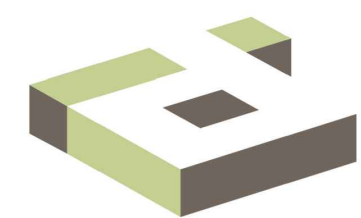
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Table with 2 columns: Description, Date. Header: REVISIONS:

Table with 2 columns: Description, Date. Header: ISSUE DATE:

DRAWN BY: SS

PANDA PROJECT #: D32343  
PANDA STORE #:  
ARCH PROJECT #: 261-563



idGROUP

PANDA EXPRESS  
PANDA HOME NEW URBANISM  
115 S JAMES CAMPBELL BLVD  
COLUMBIA, TN 38401

A-100

SITE PLAN  
ARCHITECTURAL



08.19.24

Steven Saenz  
idGROUP  
2641 Irving Blvd.  
Dallas, TX 75207

RE: Columbia, TN  
Alternative Compliance Request

Dear Staff,

Panda Express is proposing a free-standing drive-through restaurant of approximately 2,600 square feet. Panda Express is introducing a brand-new national prototype called New Urbanism for the site at 115 South James Campbell Boulevard. Panda Express has made diligent efforts to meet the Street Front glazing requirement of 70 percent the total Street Front façade.

Panda Express is seeking alternative compliance from the 70 percent requirement of Street Front glazing. Panda Express is also seeking additional consideration to allow the use of spandrel glass (non-transparent) in some areas on the Street Front façade. Spandrel glass is used in areas along the façade that house HVAC duct work and structural trusses. The proposed Street Front glazing meets nearly 50 percent of the overall requirement, of which approximately 16 percent is spandrel glazing.

The New Urbanism design employs additional glazing that face all rights-of-way, which is a plus given the buildings position on a corner lot. Approximately 245 square feet of glazing face Nicholas Long Drive and approximately 140 square feet face Ashwood Drive. The glazing is generously proposed in public areas such as the Dining room and restroom vestibule. The rear of the building (back of house) faces the adjacent property to the West and does not include glazing, but houses fenestration via hollow metal doors.

Panda Express is excited to introduce the New Urbanism prototype with the City of Columbia – thank you for your consideration.

Sincerely,

Steven Saenz  
Project Manager



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                      | EXISTING: 201 JAMES M CAMPBELL BLVD (FUTURE REPLAT)                                                                                                                                          |          |                |
|                                       | TAX MAP: 113E                                                                                                                                                                                | GROUP: B | PARCEL: 004.00 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Seeking alternate compliance with a reduction of 20% of the required 70% shopfront elevation requirement and use of spandrel glass toward meeting the reduced requirement in CD-4C district. |          |                |

|                                    |          |                                                               |
|------------------------------------|----------|---------------------------------------------------------------|
| DATE OF PRE-APPLICATION CONFERENCE | 07-23-24 | <i>Pre-application meetings are scheduled for Wednesdays.</i> |
|------------------------------------|----------|---------------------------------------------------------------|

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

*\*File naming nomenclature examples:*

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



|  |                                                                        |
|--|------------------------------------------------------------------------|
|  | <b><u>Plats/PUDs:</u></b>                                              |
|  | <input type="checkbox"/> Project Name (include Sections & Phases)      |
|  | <input type="checkbox"/> Total Number of Lots/Residential Units        |
|  | <input type="checkbox"/> Square Footage of Non-Residential Floor Space |
|  | <input type="checkbox"/> 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    | Steven Saenz                       | PHONE | 956.202.3814            |
| ADDRESS | 2641 Irving Blvd. Dallas, TX 75207 | EMAIL | Steven. Saenz@gmail.com |

|                     |                                                                |       |                             |
|---------------------|----------------------------------------------------------------|-------|-----------------------------|
| PROPERTY OWNER NAME | Oldacre McDonald                                               | PHONE | 615.269.5444                |
| ADDRESS             | 3841 Green Hills Village Drive, Suite 400, Nashville, TN 37215 | EMAIL | oldacre@oldacremcdonald.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.*

|                                                                                     |                                                                                     |                                                                                       |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Steven Saenz                                                                        |  | 08.08.24                                                                              |
| _____<br>APPLICANT NAME                                                             | _____<br>APPLICANT SIGNATURE                                                        | _____<br>DATE                                                                         |
|  |  |  |
| _____<br>PROPERTY OWNER NAME                                                        | _____<br>PROPERTY OWNER SIGNATURE                                                   | _____<br>DATE                                                                         |



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 BOOK E-2666, PAGE 1061 AND BOOK E-2664 PAGE 985, MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUAL TO 1:10,000.

*Randolph L. Chapdelaine* 8/16/2024  
RANDOLPH L. CHAPDELAINE, R.L.S. # 1444

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT 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.

NAME \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_ AUTHORIZING AGENCY \_\_\_\_\_

CERTIFICATE OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DIRECTOR OF WASTE WATER DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_  
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E-911 \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

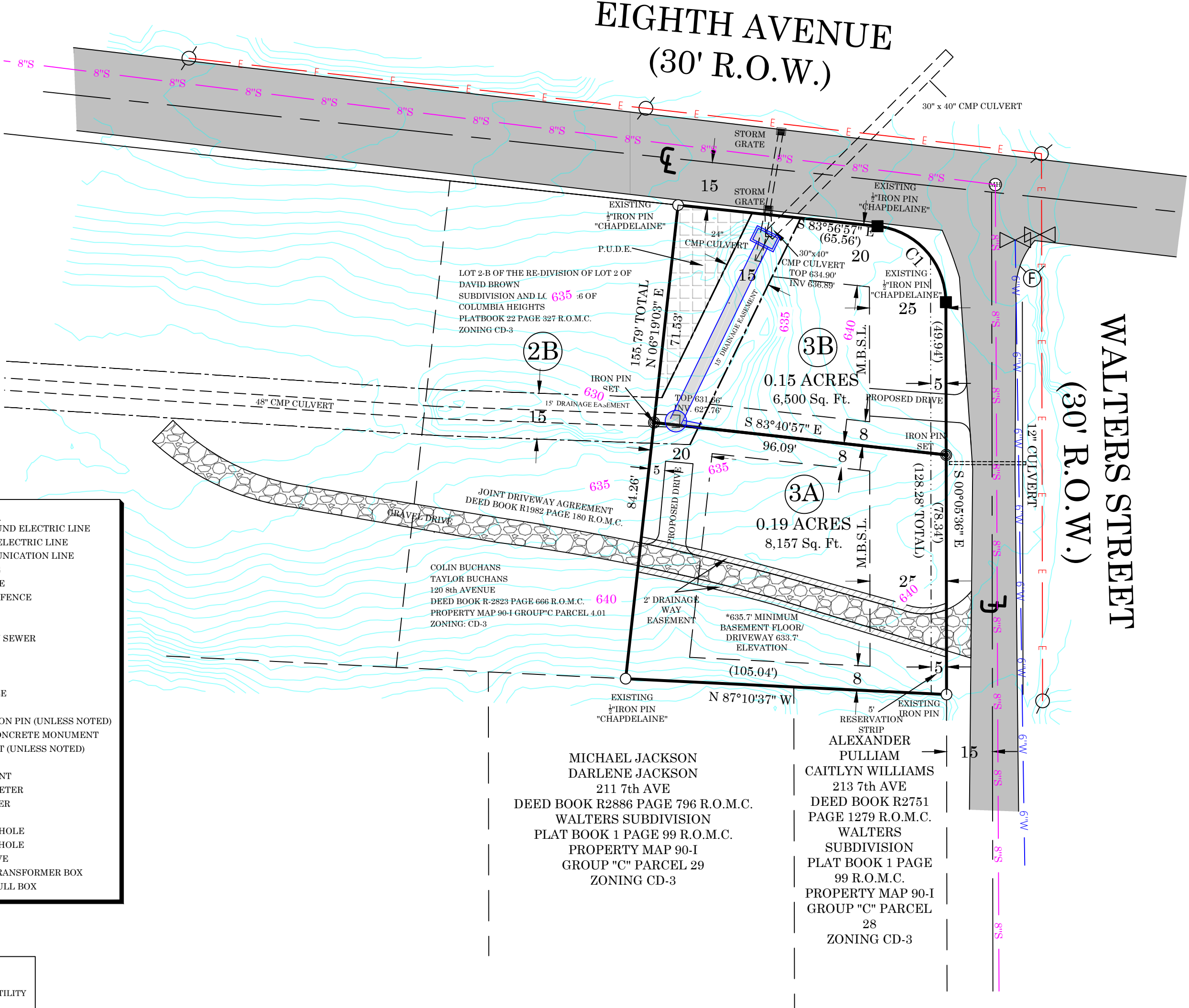
I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_  
COLUMBIA, TENNESSEE

LEGEND

- UE— UNDERGROUND ELECTRIC LINE
- E— OVERHEAD ELECTRIC LINE
- T— TELECOMMUNICATION LINE
- X— WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- W— WATER LINE
- S— SEWER LINE
- FM— FORCE MAIN SEWER
- G— GAS LINE
- SF— SILT FENCE
- ⊕ WELL
- ⊕ UTILITY POLE
- ⊕ GRID STAKE
- ⊕ EXISTING IRON PIN (UNLESS NOTED)
- ⊕ EXISTING CONCRETE MONUMENT
- ⊕ IRON PIN SET (UNLESS NOTED)
- ⊕ POINT
- ⊕ FIRE HYDRANT
- ⊕ ELECTRIC METER
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ SEWER MANHOLE
- ⊕ STORM MANHOLE
- ⊕ WATER VALVE
- ⊕ ELECTRIC TRANSFORMER BOX
- ⊕ ELECTRIC PULL BOX

- GENERAL NOTES
- THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 3 TO CREATE A 2 LOT SUBDIVISION.
  - POTABLE WATER AND SANITARY SEWER FOR PROPERTY SERVED BY CITY OF COLUMBIA UTILITY DISTRICT.
  - THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 4719C01708 DATED 4/10/2007.
  - ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.
  - UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.
  - THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.
  - THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.
  - PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.
  - TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.
  - PROPERTY ZONED CD-3. SETBACKS: FRONT-25'; SIDE-8'; REAR-20'.
  - THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 3 OF THE PREVIOUSLY RECORDED PLAT OF THE MINOR SUBDIVISION FINAL PLAT FOR THE RE-DIVISION OF LOT 2 OF THE DAVID BROWN SUBDIVISION AND LOTS 4,5, & 6 OF COLUMBIA HEIGHTS BLOCK B AS RECORDED IN PLAT BOOK P22 PAGE 327 R.O.M.C.



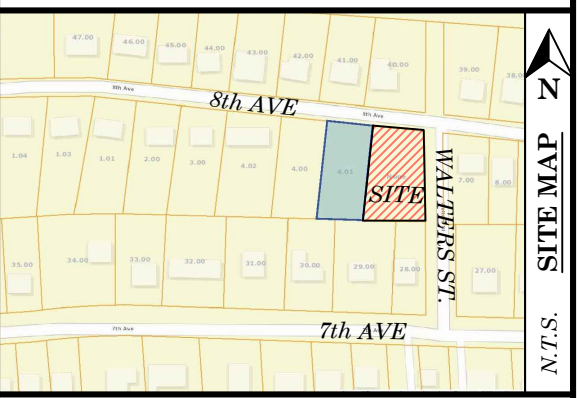
LOT 3A 0.19 ACRES 8,157 SQ.FT.  
LOT 3B 0.15 ACRES 6,500 SQ.FT.

SPECIAL NOTE:  
LOTS 3A & 3B REQUIRE STAMPED ENGINEERED STORMWATER DESIGN PRIOR TO THE ISSUANCE OF BUILDING PERMIT (ACCESS AND CIRCULATION)

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 25.00' | 36.59'     | 33.41'       | S 42°01'16" E | 83°51'21"   |

CHAPDELAINE & ASSOCIATES  
LAND SURVEYING

7376 WALKER ROAD,  
FAIRVIEW, TENNESSEE 37062  
(615) 799-8104  
chapsurveyors@msn.com  
Randolph L. Chapdelaine  
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

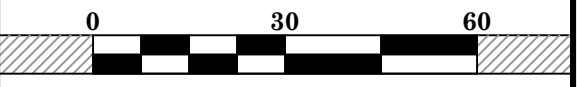
- a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3
- b. POSITIONAL ACCURACY: 0.05 FEET
- c. DATE OF SURVEY: 10/01/2020
- d. DATUM / EPOCH: NAD83 (2011) EPOCH
- e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK
- f. GEIOD MODEL: GEOID 12B
- g. COMBINED GRID FACTOR: 0.99992807

*Randolph L. Chapdelaine* 8/16/2024  
RANDOLPH L. CHAPDELAINE, R.L.S. # 1444 DATE \_\_\_\_\_

OWNER: WILLIAM DAVID AND REBECCA HOLLADAY  
WALTERS STREET  
DEED BOOK R-2666 PAGE 1061 R.O.W.C.  
9th CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE  
PROPERTY MAP 90-1 GROUP "C" PARCEL 4.03

| REVISION #   | DATE      |
|--------------|-----------|
|              |           |
|              |           |
|              |           |
| REVISION # 2 | 8/16/2024 |
| REVISION # 1 | 4/10/2023 |

DATE: MARCH 22, 2023  
DRAWN BY: NAB  
JOB #: 7416  
SCALE: 1" = 30'



V-1.1

REVISION OF THE RE-DIVISION OF LOT 2 OF DAVID BROWN SUBDIVISION  
(AND LOTS 4,5&6 COLUMBIA HEIGHTS) LOT 3  
4-10-2023



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 BOOK E-2666, PAGE 1061 AND BOOK R-2664 PAGE 985, MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT

OWNER

DATE

OWNER

DATE

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN OR EQUAL TO 1:10,000.

Randolph L. Chapdelaine

8/16/2024

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT 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.

NAME

DATE

TITLE

AUTHORIZING AGENCY

CERTIFICATE OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DIRECTOR OF WASTE WATER DEPARTMENT

DATE

COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E-911

DATE

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

CITY ENGINEER

DATE

COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

PLANNING DIRECTOR

DATE

COLUMBIA, TENNESSEE

LEGEND

—UE—

UNDERGROUND ELECTRIC LINE

—E—

OVERHEAD ELECTRIC LINE

—T—

TELECOMMUNICATION LINE

—X—

WIRE FENCE

—□—

WOOD FENCE

—○—

CHAIN LINK FENCE

—W—

WATER LINE

—S—

SEWER LINE

—FM—

FORCE MAIN SEWER

—G—

GAS LINE

—SF—

SILT FENCE

⊕

WELL

⊕

UTILITY POLE

⊕

GRID STAKE

⊕

EXISTING IRON PIN (UNLESS NOTED)

⊕

EXISTING CONCRETE MONUMENT

⊕

IRON PIN SET (UNLESS NOTED)

⊕

POINT

⊕

FIRE HYDRANT

⊕

ELECTRIC METER

⊕

WATER METER

⊕

GAS METER

⊕

SEWER MANHOLE

⊕

STORM MANHOLE

⊕

WATER VALVE

⊕

ELECTRIC TRANSFORMER BOX

⊕

ELECTRIC PULL BOX

- GENERAL NOTES
1. THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 3 TO CREATE A 2 LOT SUBDIVISION.

2. POTABLE WATER AND SANITARY SEWER FOR PROPERTY SERVED BY CITY OF COLUMBIA UTILITY DISTRICT.

3. THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM MAP 47119C01708 DATED 4/10/2007.

4. ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD-RUN SURVEY USING GPS EQUIPMENT TIED TO TDOT CORS.

5. UTILITIES, IF SHOWN, WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE. VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH, SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.

6. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT, IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.

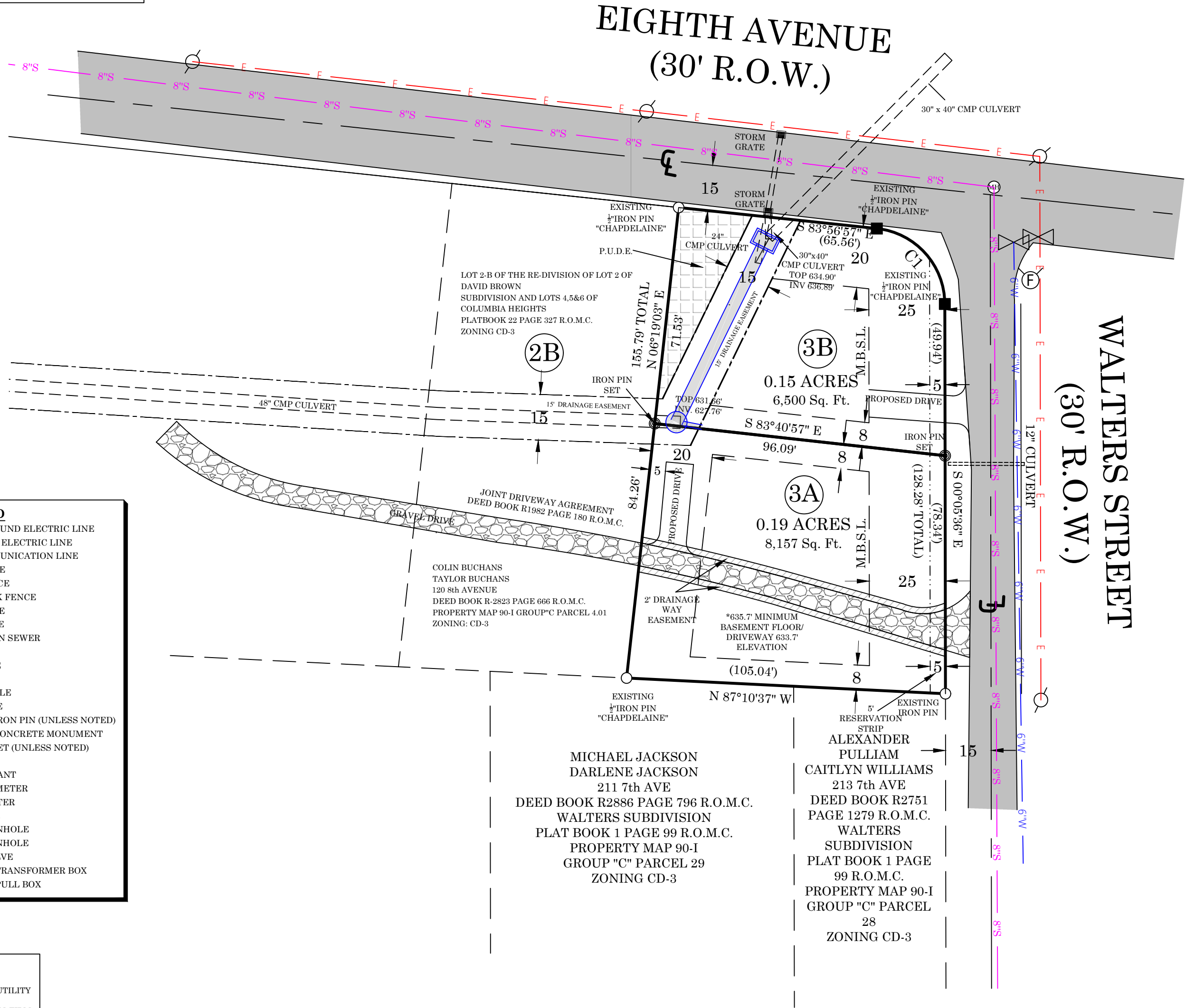
7. THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.

8. PROBABLE WETLAND AREAS, AS IDENTIFIED EITHER BY THE NATIONAL WETLANDS INVENTORY OR FOUND AT THE TIME OF THE SURVEY, ARE SHOWN ON THIS PLAT. VERIFICATION AND DELINEATION OF THE PERIMETER LOCATION OF THESE OR ANY OTHER SUCH AREAS WHICH MAY EXIST ON THE PROPERTY SHOULD BE MADE BY THE OWNER OR DEVELOPER THROUGH THE RELEVANT GOVERNMENT AGENCY AND A WETLAND DELINEATION CONSULTANT PRIOR TO IMPROVEMENT, DESIGN, OR DEVELOPMENT OF THE PROPERTY. AT LEAST SIX GOVERNMENT AGENCIES HAVE REGULATION AUTHORITY OVER THE USE OR ALTERATION OF WETLAND AREAS, AND INCLUDE THE FOLLOWING: U.S. ARMY CORPS OF ENGINEERS; U.S. ENVIRONMENTAL PROTECTION AGENCY; U.S. FISH AND WILDLIFE SERVICE; TENNESSEE WILDLIFE RESOURCES AGENCY; TENNESSEE DIVISION OF WATER POLLUTION CONTROL; TENNESSEE NATURAL RESOURCES CONSERVATION SERVICE.

9. TOPOGRAPHY DATUM BASED ON NAVD 1988 TAKEN FROM TENNESSEE LIDAR MAPPING AND FIELD CHECKED.

10. PROPERTY ZONED CD-3. SETBACKS: FRONT-25'; SIDE-8'; REAR-20'.

11. THE RECORDING OF THIS PLAT VOIDS, VACATES AND SUPERSEDES LOT 3 OF THE PREVIOUSLY RECORDED PLAT OF THE MINOR SUBDIVISION FINAL PLAT FOR THE RE-DIVISION OF LOT 2 OF THE DAVID BROWN SUBDIVISION AND LOTS 4,5, & 6 OF COLUMBIA HEIGHTS BLOCK B AS RECORDED IN PLAT BOOK P22 PAGE 327 R.O.M.C.



LOT 3A 0.19 ACRES 8,157 SQ.FT.  
LOT 3B 0.15 ACRES 6,500 SQ.FT.

SPECIAL NOTE:  
LOTS 3A & 3B REQUIRE STAMPED ENGINEERED STORMWATER DESIGN PRIOR TO THE ISSUANCE OF BUILDING PERMIT (ACCESS AND CIRCULATION)

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 25.00' | 36.59'     | 33.41'       | S 42°01'16" E | 83°51'21"   |

CHAPDELAINE & ASSOCIATES  
LAND SURVEYING

N

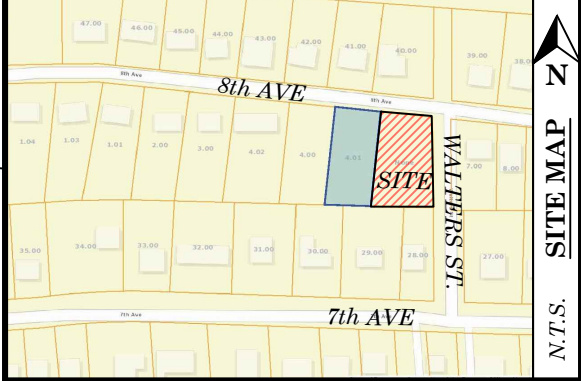
W

E

S

STATE PLANE NORTH  
(NAD83 NAVD88)

7376 WALKER ROAD,  
FAIRVIEW, TENNESSEE 37062  
(615) 799-8104  
chapsurveyors@msn.com  
Randolph L. Chapdelaine  
TN R.L.S. #1444



CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE, AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3

b. POSITIONAL ACCURACY: 0.05 FEET

c. DATE OF SURVEY: 10/01/2020

d. DATUM / EPOCH: NAD83 (2011) EPOCH

e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK

f. GEIOD MODEL: GEOID 12B

g. COMBINED GRID FACTOR: 0.99992807

Randolph L. Chapdelaine

8/16/2024

RANDOLPH L. CHAPDELAINE, R.L.S. # 1444

DATE

OWNER: WILLIAM DAVID AND REBECCA HOLLADAY  
WALTERS STREET  
DEED BOOK R-2666 PAGE 1061 R.O.W.C.  
9th CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE  
PROPERTY MAP 90-I GROUP "C" PARCEL 4.03

REVISION #

DATE

REVISION # 2

8/16/2024

REVISION # 1

4/10/2023

DATE:

MARCH 22, 2023

DRAWN BY:

NAB

JOB #:

7416

SCALE:

1" = 30'

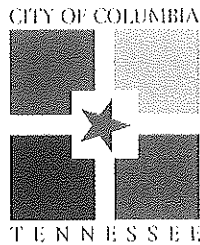
0

30

60

V-1.1

REVISION OF THE RE-DIVISION OF LOT 2 OF DAVID BROWN SUBDIVISION  
(AND LOTS 4,5&6 COLUMBIA HEIGHTS) LOT 3  
4-10-2023



## WASTEWATER DEPARTMENT

10 August 2023

Zack Harvill  
Chapdelaine and Associates Land Surveying  
7376 Walker Road  
Fairview, TN 37062

RE: Map 090I, Group C, Parcel 004.03, Riverside, Columbia, TN 38401

Zack,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced 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.

A handwritten signature in black 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



**From:** [Mike Harris](#)  
**To:** [Kevin McCarthy](#)  
**Cc:** [Eric King](#); [Sandra Richardson](#); [Melissa Sanders](#); [Austin Brass](#); [Paul Keltner](#)  
**Subject:** [Caution External Email] - RE: 8th Avenue & Walters Street (24-0369)  
**Date:** Friday, August 23, 2024 6:21:09 AM

---

Assuming this would be for single family I don't see the need for an availability. I would not anticipate any concerns, Eric can chime in if he is aware of problems in this area.

---

**From:** Kevin McCarthy <KMccCarthy@Columbiatn.gov>  
**Sent:** Thursday, August 22, 2024 1:47 PM  
**To:** Mike Harris <mike.harris@inflodesign.com>  
**Cc:** Eric King <eric.king@inflodesign.com>; Sandra Richardson <SRichardson@Columbiatn.gov>; Melissa Sanders <MSanders@Columbiatn.gov>; Austin Brass <ABrass@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>  
**Subject:** 8th Avenue & Walters Street (24-0369)

Mike,

We have received an application to further subdivide the property at 8<sup>th</sup> and Walters. Is this property too small for a water availability letter? If so, do you have any concerns about the availability of water for fire and domestic at this site?

Thanks!

*\*\*Please note that our email addresses have changed from a ".com" to ".gov" domain. My email is now [kmccarthy@columbiatn.gov](mailto:kmccarthy@columbiatn.gov)\*\**

Kevin C. McCarthy, AICP  
City Planner  
[700 N. Garden Street](#)  
[Columbia, TN 38401](#)  
[kmccarthy@columbiatn.gov](mailto:kmccarthy@columbiatn.gov)



**Disclaimer**

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# Columbia Fire & Rescue

## Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: 8/8/2023

Name: Zack Harvill

Phone: 615-799-8104 \_\_\_\_\_

Email:

zharvill@chapsurveyor.com

Address/Parcel ID: Map 090I, Group C, Parcel 004.03

Property Type: ☐ Residential  
☐ Commercial  
☐ Industrial

Construction Type: Residential

Enclosed Area (ft<sup>2</sup>): Less than 3,600sqft

---

### 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: 8/9/2023



OWNERS CERTIFICATE

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK R-2666 PAGE 1061 AND R-2664 PAGE 985, MAURY COUNTY REGISTERS OFFICE, AND THAT 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, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

OWNER

DATE

OWNER

DATE

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:10,000.

08/08/2023 12:42:45 PM

DATE

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT ENTITLED "MINOR SUBDIVISION OF LOT 3 FOR THE RE-SUBDIVISION OF LOT 2 OF DAVID BROWN SUBDIVISION AND LOTS 4,5&6 OF COLUMBIA HEIGHTS" 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

CERTIFICATE OF SANITARY SEWER SYSTEM

I HEREBY CERTIFY THAT THE SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DATE

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.

DATE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.

MAURY COUNTY E-911

DATE

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.

DATE

GENERAL NOTES

1.) THE PURPOSE OF THIS PLAT IS TO DIVIDE LOT 3 TO CREATE A 2 LOT SUBDIVISION.  
2.) ALL DISTANCES SHOWN HEREON ARE BASED UPON A FIELD--RUN SURVEY USING E.D.M. EQUIPMENT, AND ARE ADJUSTED FOR TEMPERATURE.  
3.) UTILITIES, IF SHOWN WERE TAKEN FROM VISIBLE STRUCTURES AT THE SITE, VERIFICATION OF THEIR EXISTENCE, LOCATION, SIZE, AND DEPTH SHOULD BE MADE BEFORE MAKING DECISIONS REGARDING THEM. AVAILABILITY OF SERVICE SHOULD BE CONFIRMED WITH APPROPRIATE LOCAL UTILITY COMPANY. TENNESSEE ONE CALL (811) SHOULD BE CALLED BEFORE ANY CONSTRUCTION OR DIGGING.  
4.) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. IT IS THEREFORE SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE REPORT.  
5.) THIS PROPERTY IS SUBJECT TO BOTH RECORDED EASEMENTS, AND TO THOSE UNKNOWN TO THIS SURVEYOR.  
6.) THE SUBJECT PROPERTY LIES IN A ZONE "X" (AREAS OUTSIDE OF THE 100 YEAR FLOOD PLAIN) AS SHOWN ON FIRM MAP 47119C0170E DATED 04/16/2007.  
7.) PROPERTY ZONED CD-3 SETBACKS ARE: FRONT-25'; SIDE-8'; REAR-20'  
8.) THERE IS A 10' P.U.D.E. ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS AND 5' P.U.D.E. ALONG ALL INTERIOR LOT LINES.  
9.) WATER AND SEWER IS SERVED BY CITY OF COLUMBIA UTILITY DISTRICT.  
10.) THE RECORDING OF THIS PLAT, VOIDS, VACATES AND SUPERCEDES LOT 3 OF THE PREVIOUSLY RECORDED PLAT OF THE MINOR SUBDIVISION FINAL PLAT FOR THE RE-DIVISION OF LOT 2 OF THE DAVID BROWN SUBDIVISION AND LOTS 4,5 & 6 OF COLUMBIA HEIGHTS BLOCK B AS RECORDED IN PLATBOOK P22 PAGE 327 R.O.M.C.

LEGEND

—UE—

UNDERGROUND ELECTRIC LINE

—E—

OVERHEAD ELECTRIC LINE

—T—

TELECOMMUNICATION LINE

—X—

WIRE FENCE

□

WOOD FENCE

○

CHAIN LINK FENCE

—W—

WATER LINE

—S—

SEWER LINE

—FM—

FORCE MAIN SEWER

—G—

GAS LINE

—SF—

SILT FENCE

⊕

WELL

⊗

UTILITY POLE

⊙

GRID STAKE

●

EXISTING IRON PIN (UNLESS NOTED)

■

EXISTING CONCRETE MONUMENT

⊙

IRON PIN SET (UNLESS NOTED)

●

POINT

⊕

FIRE HYDRANT

⊗

ELECTRIC METER

⊙

WATER METER

⊕

GAS METER

⊗

SEWER MANHOLE

⊙

STORM MANHOLE

⊕

WATER VALVE

⊗

ELECTRIC TRANSFORMER BOX

⊙

ELECTRIC PULL BOX

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|--------|------------|--------------|---------------|-------------|
| C1    | 25.00' | 36.59'     | 33.41'       | S 42°01'16" E | 83°51'21"   |

**SPECIAL NOTE:**  
LOTS 3A & 3B REQUIRE STAMPED ENGINEERED STORMWATER DESIGN PRIOR TO THE ISSUANCE OF BUILDING PERMIT (ACCESS AND CIRCULATION)

**LOT 3A:** 0.19 ACRES 8,157 SQ.FT.  
**LOT 3B:** 0.15 ACRES 6,500 SQ.FT.

CHAPDELAINES & ASSOCIATES  
LAND SURVEYING

7376 WALKER ROAD,  
FAIRVIEW, TENNESSEE 37062  
(615) 799-8104  
chapsurveyors@msn.com  
Randolph L. Chapdelaine  
TN R.L.S. #1444

Preliminary

08/08/2023 12:42:45 PM

DATE

RANDOLPH L. CHAPDELAINES  
REGISTERED LAND SURVEYOR  
AGRICULTURE  
TENNESSEE NO. 1444

CERTIFICATE OF ACCURACY

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a. REAL TIME KINEMATIC & BASE SOKKIA GRX 3

b. POSITIONAL ACCURACY: 0.05 FEET

c. DATE OF SURVEY: 10/01/2020

d. DATUM / EPOCH: NAD83 (2011) EPOCH

e. PUBLISHED / FIXED CONTROL: TDOT CORS NETWORK

f. GEOID MODEL: GEOID 12B

g. COMBINED GRID FACTOR: 0.99992807

Preliminary

08/08/2023 12:42:32 PM

DATE

RANDOLPH L. CHAPDELAINES, R.L.S. # 1444

DATE

OWNER: WILLIAM DAVID AND REBECCA HOLLADAY  
WALTERS STREET  
DEED BOOK R-2666 PAGE 1061 R.O.W.C.  
9th CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE  
PROPERTY MAP 90-1 GROUP "C" PARCEL 4.03

| REVISION #   | DATE           |
|--------------|----------------|
|              |                |
|              |                |
|              |                |
|              |                |
| REVISION # 1 | 4/10/2023      |
| DATE:        | MARCH 22, 2023 |
| DRAWN BY:    | RLC            |
| JOB #:       | 7416           |
| SCALE:       | 1" = 30'       |
|              |                |

V-1.1

REVISION OF THE RE-DIVISION OF LOT 2 OF DAVID BROWN SUBDIVISION (AND LOTS 4,5&6 COLUMBIA HEIGHTS) LOT 3

4-10-2023

Page 18 of 204

To the zoning administrator,

Our client is attempting to subdivide their property at 8th Ave, Columbia, TN 38401. We are requesting an administrative adjustment for the M.B.S.L and the reservation strip for this project. The reservation strip will significantly reduce the M.B.S.L. and make the subdivision non-feasible for our client.

Sincerely,

Alan Brawner



## DEVELOPMENT SERVICES

June 26, 2024

Mr. Zack Harville  
Chapdelaine & Associates  
7376 Walker Rd.  
Fairview, TN 37062  
Mr. Doc Holladay

*email:surveying@chapsurveyor.com*

RE: 8<sup>th</sup> Ave & Walters St.  
TM 90I Group C Parcel 4.03

Dear Mr. Harville:

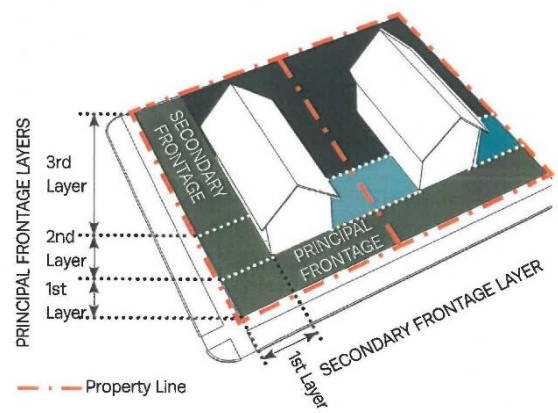
As a follow up to the meeting with staff concerning the proposed development of the property referenced above, this letter summarizes staff comments. The property is currently zoned CD-3 (Neighborhood Character District).

### Planning – Zoning Processes

- The pre-application conference required under §8.5.4.B and other sections of Article 8 of the Zoning Ordinance occurred on **Wednesday, June 26, 2024**. Please note this date application fee. If no application for development review is received before **December 25, 2024**, a new pre-application meeting will be required.
- Austin Brass, AICP, [abrass@columbiatn.com](mailto:abrass@columbiatn.com), will be lead planner on this project.
- Preliminary and Final Plat is required for DRC review and **approval by Planning Commission**. The preliminary and final plat must be submitted for review by Planning Commission including a site development plan that would run concurrently.

### Planning – Zoning Ordinance Standards

- FLU: AoC Activate, City Center Urban Village (CCUV); Special Area: Riverside
- Zoning: CD-3
- District Standards: Table 4.3.1-C
- Comply with Use Table: 4.3.9.1-A.
- Parking: Table 4.3.12.B-1
- Frontage Types Table 4.3.7
- Building Types Table 4.3.8



*Something Good Around Every Corner*

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



- Submit Plat Checklist
- 65' frontage required as the property is Zoned CD-3. This frontage is where the home is placed in which the principal entrance enfronts.
- Clarify C1 information
- Driveway will need to be brought into conformance with development and creation of Lot. This driveway would be required to be a paved surface and would not permit gravel. Discussions with the applicant delved into the possible improvement of the driveway section for additional lots that have two single-family home built on them enfronting 8<sup>th</sup> street.
- No structure can be developed on an easement. The zoning code has an 8' side yard setback.
- Add note to plat for conformance to CD-3 standards.
- Garage width limitation on front loaded product. Only 33 percent of a front-loaded garage door can enfront a street section. This in sum requires the home to have a building width that is sufficient to support this if proposing a front-loaded garage door. The zoning code recommends that all garage units are rear loaded.

#### **Engineering:**

- Culvert under Walters Street and culvert from 8<sup>th</sup> Avenue as well.
- Forward the engineering information.
- Engineering information will be required at permit stage.
- Is the shared drive plan to relocate or keep? Owner stated it may be adjusted south toward 7<sup>th</sup> Ave. depending on envelope.
- Lot 3A may need the easement set to the west to provide a larger building site.
- Provide a reservation of right-of-way. Measured 25' from center of Row.

#### **Fire & Rescue:**

- Contact Fire Marshal, Brad Massey at [bmassey@columbiatn.com](mailto:bmassey@columbiatn.com) with questions.
- Fire Flow requirements must submitted to the office of the Fire Marshal in order to start the process of water availability modeling. To request a flow analysis, visit <https://www.columbiatn.com/713/Fire-Flow-Requirement-Letter>.

#### **Wastewater:**

- Contact Ryan Filipkowski at [rfilipkowski@columbiatn.com](mailto:rfilipkowski@columbiatn.com) with questions. A Wastewater Will Serve Letter is required at the time of application. Please visit <https://www.columbiatn.com/FormCenter/Development-Services-12/Wastewater-WillServeLetter-Request-80>.

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- Contact Travis Howell, [thowell2@columbiatn.com](mailto:thowell2@columbiatn.com), at the Wastewater Department to confirm requirements for FOG requirements: <https://www.columbiatn.com/391/FOG-Program>.

### **CPWS/Inflo**

- Contact CPWS for utility requirements and information.
- A water availability letter is required at the time of application. CPWS charges a significant fee for the letter. There can be a significant lead time. After obtaining the fire flow analysis from the Fire Marshal, you can request the availability letter from CPWS by visiting <https://cpws.com/application-for-water-service/>.

### **Building**

- Contact Building Official, Travis Neas, at [tneas@columbiatn.com](mailto:tneas@columbiatn.com) with questions.

### **Others**

- Contact Tara Thompson at Public Works, [tthompson@columbiatn.com](mailto:tthompson@columbiatn.com) concerning sanitation requirements and services.

These comments are based on the concept plan presented, and do not suggest an approval. A formal review will be provided for upon application. Alteration to the concept prior to application may trigger additional requirements. Site development involves the application of several overlapping regulatory documents. It is not possible to identify every possible variation of the process during a short meeting. Please review all applicable codes and checklists while preparing an application. Please let us know if you have any questions.

Sincerely,

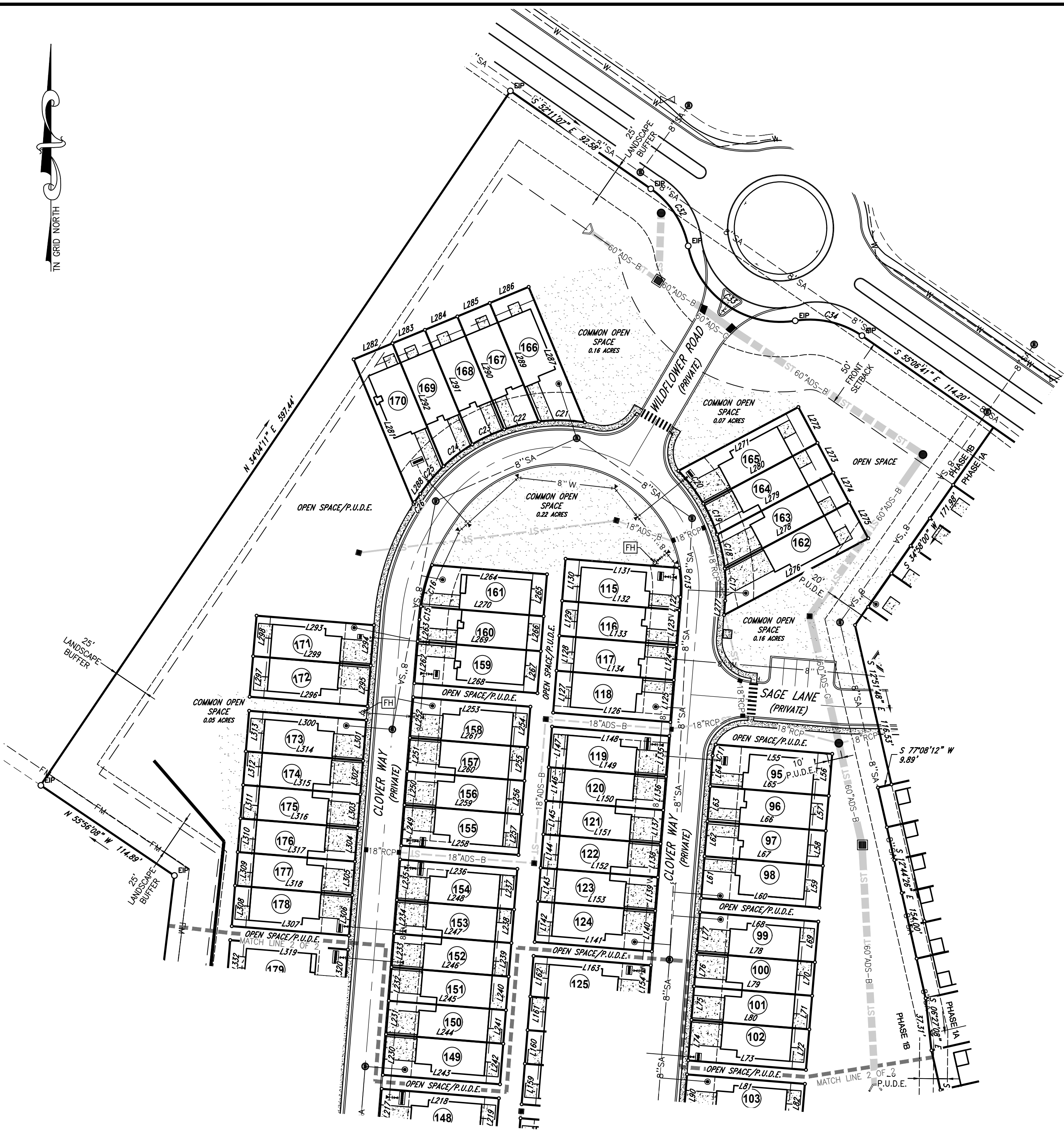
*Austin Brass*

Austin Brass, AICP  
Principal Planner

*Something Good Around Every Corner*

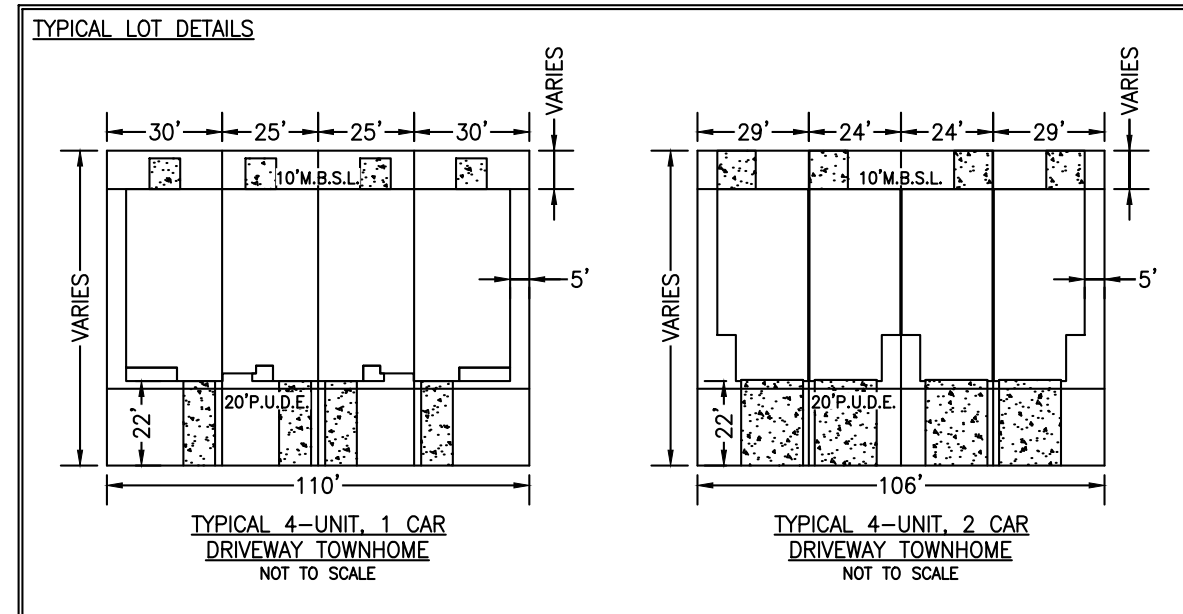
City Hall    700 North Garden Street    Columbia, Tennessee 38401    Phone 931.560.1560

FILE: J:\WES\_Engineers\_Surveyors\2022\22522 - Honey Farm - Lennar\Drawings\Survey\01 - Final Plat\22522 HONEY FARM P1B FINAL PLAT.dwg



#### OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.



#### Legend

- |                                                                                                    |                                                                                                                                                                                                         |                                                                                                                                                                          |                                                                                                                                                                                                                              |                                                                                                                                                |                                                                                                                                       |                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                        |                                                                          |                                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ● EIP<br>● IPS<br>● L.P.F.<br>● L.V.L.<br>● E.C.M.<br>● P.K.F.<br>● P.K.S.<br>● R.R.S.<br>● R.R.S. | Iron Rod Found<br>Iron Rod Set<br>Iron Pipe Found<br>Able Found<br>Fence Post<br>Concrete Monument Existing<br>PK Nail Found<br>PK Nail Set<br>R.R.S. Railroad Spike Found<br>R.R.S. Railroad Spike Set | ▲ Bench Mark<br>▲ Stake Found<br>▲ Fire Hydrant<br>▲ Water Valve<br>▲ Water Meter<br>▲ Water Reducer<br>▲ Clean Out<br>▲ Sanitary Sewer Manhole<br>▲ Storm Sewer Manhole | ○ Catch Basin<br>○ Curb Inlet<br>○ Storm Pipe<br>○ Cable Manhole<br>○ Electric Manhole<br>○ Telephone Manhole<br>○ Light Pole<br>○ Satellite Dish<br>○ Handicap Parking<br>○ Power Pole<br>○ Electric Meter<br>○ Cable Riser | □ Electric Riser<br>□ Telephone Pole<br>□ Telephone Booth<br>□ Gas Valve<br>□ Light Pole<br>□ Telephone Pole<br>□ Telephone Pole<br>□ Guy Pole | ○ Power Pole<br>○ Flag Pole<br>○ Guy Wire<br>○ Mailbox<br>○ Parking Block<br>○ Sign<br>○ Evergreen Tree<br>○ Deciduous Tree<br>○ Sign | --- Adjoining Property Line<br>--- Subject Property Line<br>--- Easement Line<br>--- Index Contour Line<br>--- Centerline<br>--- Edge of Pavement<br>--- Edge of Gravel<br>--- Fence Line<br>--- Woods / Tree Line | --- Edge of Water<br>--- Ditch / Creek Centerline<br>--- Minor Contour Line<br>--- Underground Cable Line<br>--- Gas Line<br>--- Sanitary Sewer Line<br>--- Water Line<br>--- Storm Sewer Line<br>--- Overhead Utility Line<br>--- Overhead Cable Line | --- OHE<br>--- OHT<br>--- UOC<br>--- UGC<br>--- UGC<br>--- UGC<br>--- FM | Overhead Electric Line<br>Overhead Telephone Line<br>Underground Utility Line<br>Underground Cable Line<br>Underground Electric Line<br>Underground Telephone Line<br>Forced Main Line |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L25  | S 85°23'50" E | 83.33    |
| L56  | S 04°45'07" W | 30.00    |
| L57  | S 04°45'07" W | 25.00    |
| L58  | S 04°45'07" W | 25.00    |
| L59  | S 04°45'07" W | 30.00    |
| L60  | N 85°23'50" W | 84.48    |
| L61  | N 04°36'10" E | 30.00    |
| L62  | N 04°36'10" E | 25.00    |
| L63  | N 04°36'10" E | 25.00    |
| L64  | N 04°36'10" E | 22.00    |
| L65  | N 85°23'50" W | 84.69    |
| L66  | N 85°23'50" W | 84.62    |
| L67  | N 85°23'50" W | 84.56    |
| L68  | N 85°23'50" E | 84.48    |
| L69  | S 04°45'07" W | 28.00    |
| L70  | S 04°45'07" W | 24.00    |
| L71  | S 04°45'07" W | 24.00    |
| L72  | S 04°45'07" W | 28.00    |
| L73  | N 85°23'50" W | 84.20    |
| L74  | N 04°36'10" E | 29.00    |
| L75  | N 04°36'10" E | 24.00    |
| L76  | N 04°36'10" E | 24.00    |
| L77  | N 04°36'10" E | 29.00    |
| L78  | N 85°23'50" W | 84.40    |
| L79  | N 85°23'50" W | 84.34    |
| L80  | N 85°23'50" W | 84.28    |
| L122 | S 04°36'10" W | 9.36     |
| L123 | S 04°36'10" W | 25.00    |
| L124 | S 04°36'10" W | 25.00    |
| L125 | S 04°36'10" W | 30.00    |
| L126 | N 85°23'50" W | 83.75    |
| L127 | N 04°36'10" E | 30.00    |
| L128 | N 04°36'10" E | 25.00    |
| L129 | N 04°36'10" E | 25.00    |
| L130 | N 04°36'10" E | 30.00    |
| L131 | S 85°23'50" W | 81.27    |
| L132 | S 85°23'50" E | 83.75    |
| L133 | S 85°23'50" E | 83.75    |
| L134 | S 85°23'50" E | 83.75    |
| L135 | S 04°36'10" W | 29.00    |
| L136 | S 04°36'10" W | 24.00    |
| L137 | S 04°36'10" W | 24.00    |
| L138 | S 04°36'10" W | 24.00    |
| L139 | S 04°36'10" W | 24.00    |
| L140 | S 04°36'10" W | 29.00    |
| L141 | N 85°23'50" W | 83.75    |
| L142 | N 04°36'10" E | 29.00    |
| L143 | N 04°36'10" E | 24.00    |
| L144 | N 04°36'10" E | 24.00    |
| L145 | N 04°36'10" E | 24.00    |
| L146 | N 04°36'10" E | 24.00    |
| L147 | N 04°36'10" E | 29.00    |
| L148 | N 85°23'50" E | 83.75    |
| L149 | S 85°23'50" E | 83.75    |
| L150 | S 85°23'50" E | 83.75    |
| L151 | S 85°23'50" E | 83.75    |
| L152 | S 85°23'50" E | 83.75    |
| L153 | S 85°23'50" E | 83.75    |
| L154 | S 85°23'50" E | 83.75    |
| L155 | S 85°23'50" E | 83.75    |
| L156 | S 85°23'50" E | 83.75    |
| L157 | S 85°23'50" E | 83.75    |
| L158 | S 85°23'50" E | 83.75    |
| L159 | S 85°23'50" E | 83.75    |
| L160 | S 85°23'50" E | 83.75    |
| L161 | S 85°23'50" E | 83.75    |
| L162 | S 85°23'50" E | 83.75    |
| L163 | S 85°23'50" E | 83.75    |
| L164 | S 85°23'50" E | 83.75    |
| L165 | S 85°23'50" E | 83.75    |
| L166 | S 85°23'50" E | 83.75    |
| L167 | S 85°23'50" E | 83.75    |
| L168 | S 85°23'50" E | 83.75    |
| L169 | S 85°23'50" E | 83.75    |
| L170 | S 85°23'50" E | 83.75    |
| L171 | S 85°23'50" E | 83.75    |
| L172 | S 85°23'50" E | 83.75    |
| L173 | S 85°23'50" E | 83.75    |
| L174 | S 85°23'50" E | 83.75    |
| L175 | S 85°23'50" E | 83.75    |
| L176 | S 85°23'50" E | 83.75    |
| L177 | S 85°23'50" E | 83.75    |
| L178 | S 85°23'50" E | 83.75    |
| L179 | S 85°23'50" E | 83.75    |
| L180 | S 85°23'50" E | 83.75    |
| L181 | S 85°23'50" E | 83.75    |
| L182 | S 85°23'50" E | 83.75    |
| L183 | S 85°23'50" E | 83.75    |
| L184 | S 85°23'50" E | 83.75    |
| L185 | S 85°23'50" E | 83.75    |
| L186 | S 85°23'50" E | 83.75    |
| L187 | S 85°23'50" E | 83.75    |
| L188 | S 85°23'50" E | 83.75    |
| L189 | S 85°23'50" E | 83.75    |
| L190 | S 85°23'50" E | 83.75    |
| L191 | S 85°23'50" E | 83.75    |
| L192 | S 85°23'50" E | 83.75    |
| L193 | S 85°23'50" E | 83.75    |
| L194 | S 85°23'50" E | 83.75    |
| L195 | S 85°23'50" E | 83.75    |
| L196 | S 85°23'50" E | 83.75    |
| L197 | S 85°23'50" E | 83.75    |
| L198 | S 85°23'50" E | 83.75    |
| L199 | S 85°23'50" E | 83.75    |
| L200 | S 85°23'50" E | 83.75    |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L270 | N 85°23'50" W | 87.64    |
| L271 | N 61°59'14" E | 96.83    |
| L272 | S 28°00'46" E | 29.00    |
| L273 | S 28°00'46" E | 24.00    |
| L274 | S 28°00'46" E | 24.00    |
| L275 | S 28°00'46" E | 29.00    |
| L276 | S 61°59'14" W | 116.39   |
| L277 | N 04°36'10" E | 10.25    |
| L278 | S 61°59'14" W | 100.44   |
| L279 | S 61°59'14" W | 93.75    |
| L280 | S 61°59'14" W | 92.17    |
| L281 | N 22°30'35" W | 111.46   |
| L282 | N 67°29'25" E | 30.00    |
| L283 | N 67°29'25" E | 25.00    |
| L284 | N 67°29'25" E | 25.00    |
| L285 | N 67°29'25" E | 25.00    |
| L286 | N 67°29'25" E | 30.00    |
| L287 | S 22°30'35" E | 104.54   |
| L288 | S 34°04'00" W | 7.18     |
| L289 | S 22°30'35" E | 91.43    |
| L290 | S 22°30'35" E | 87.21    |
| L291 | S 22°30'35" E | 88.53    |
| L292 | S 22°30'35" E | 94.95    |
| L293 | S 85°23'50" E | 83.91    |
| L294 | S 04°36'10" W | 29.00    |
| L295 | S 04°36'10" W | 29.00    |
| L296 | N 85°23'50" W | 84.20    |
| L297 | N 04°36'10" E | 29.00    |
| L298 | N 04°36'10" E | 29.00    |
| L299 | S 85°23'50" E | 84.05    |
| L300 | S 85°23'50" E | 83.75    |
| L301 | S 04°36'10" W | 29.00    |
| L302 | S 04°36'10" W | 24.00    |
| L303 | S 04°36'10" W | 24.00    |
| L304 | S 04°36'10" W | 24.00    |
| L305 | S 04°36'10" W | 24.00    |
| L306 | S 04°36'10" W | 29.00    |
| L307 | N 85°23'50" W | 83.75    |
| L308 | N 04°36'10" E | 29.00    |
| L309 | N 04°36'10" E | 24.00    |
| L310 | N 04°36'10" E | 24.00    |
| L311 | N 04°36'10" E | 24.00    |
| L312 | N 04°36'10" E | 24.00    |
| L313 | N 04°36'10" E | 29.00    |
| L314 | S 85°23'50" E | 83.75    |
| L315 | S 85°23'50" E | 83.75    |
| L316 | S 85°23'50" E | 83.75    |
| L317 | S 85°23'50" E | 83.75    |
| L318 | S 85°23'50" E | 83.75    |
| L319 | S 85°23'50" E | 84.09    |
| L320 | S 04°36'10" W | 30.00    |
| L321 | S 04°36'10" W | 25.00    |
| L322 | S 04°36'10" W | 25.00    |
| L323 | S 04°36'10" W | 25.00    |
| L324 | S 04°36'10" W | 25.00    |
| L325 | S 04°36'10" W | 30.00    |
| L326 | N 85°23'50" W | 84.09    |
| L327 | N 04°36'10" E | 30.00    |
| L328 | N 04°36'10" E | 25.00    |
| L329 | N 04°36'10" E | 25.00    |
| L330 | N 04°36'10" E | 25.00    |
| L331 | N 04°36'10" E | 25.00    |
| L332 | N 04°36'10" E | 30.00    |
| L333 | S 85°23'50" E | 84.09    |
| L334 | S 85°23'50" E | 84.09    |
| L335 | S 85°23'50" E | 84.09    |
| L336 | S 85°23'50" E | 84.09    |
| L337 | S 85°23'50" E | 84.09    |
| L338 | S 85°23'50" E | 84.09    |
| L339 | S 04°36'10" W | 30.00    |
| L340 | S 04°36'10" W | 25.00    |
| L341 | S 04°36'10" W | 25.00    |
| L342 | S 04°36'10" W | 25.00    |
| L343 | S 04°36'10" W | 25.00    |
| L344 | S 04°36'10" W | 30.00    |
| L345 | S 85°23'50" W | 84.09    |
| L346 | N 04°36'10" E | 30.00    |
| L347 | N 04°36'10" E | 25.00    |
| L348 | N 04°36'10" E | 25.00    |
| L349 | N 04°36'10" E | 25.00    |
| L350 | N 04°36'10" E | 25.00    |
| L351 | N 04°36'10" E | 30.00    |
| L352 | S 85°23'50" W | 84.09    |
| L353 | S 85°23'50" E | 84.09    |
| L354 | S 85°23'50" E | 84.09    |
| L355 | S 85°23'50" E | 84.09    |
| L356 | S 85°23'50" E | 84.09    |
| L357 | N 86°16'46" E | 87.90    |
| L358 | S 04°36'10" W | 4.77     |
| L359 | S 86°16'46" W | 88.11    |
| L360 | N 03°31'17" W | 29.00    |
| L361 | N 03°31'17" W | 24.00    |
| L362 | N 03°31'17" W | 24.00    |
| L363 | N 03°31'17" W | 29.00    |
| L364 | N 86°16'46" E | 84.70    |
| L365 | N 86°16'46" E | 84.04    |
| L366 | N 86°16'46" E | 85.19    |

| LOT | SQ. FT. ACRES |
|-----|---------------|
| 95  | 2,536.00 0.06 |
| 96  | 2,116.40 0.05 |
| 97  | 2,114.70 0.05 |
| 98  | 2,535.50 0.06 |
| 99  | 2,448.80 0.06 |
| 100 | 2,024.90 0.05 |
| 101 | 2,023.40 0.05 |
| 102 | 2,443.30 0.06 |
| 103 | 2,024.90 0.05 |
| 104 | 2,023.40 0.05 |
| 105 | 2,023.40 0.05 |
| 106 | 2,023.40 0.05 |
| 107 | 2,023.40 0.05 |
| 108 | 2,023.40 0.05 |
| 109 | 2,023.40 0.05 |
| 110 | 2,023.40 0.05 |
| 111 | 2,023.40 0.05 |
| 112 | 2,023.40 0.05 |
| 113 | 2,023.40 0.05 |
| 114 | 2,023.40 0.05 |
| 115 | 2,023.40 0.05 |
| 116 | 2,023.40 0.05 |
| 117 | 2,023.40 0.05 |
| 118 | 2,023.40 0.05 |
| 119 | 2,023.40 0.05 |
| 120 | 2,023.40 0.05 |
| 121 | 2,023.40 0.05 |
| 122 | 2,023.40 0.05 |
| 123 | 2,023.40 0.05 |
| 124 | 2,023.40 0.05 |
| 125 | 2,023.40 0.05 |
| 126 | 2,023.40 0.05 |
| 127 | 2,023.40 0.05 |
| 128 | 2,023.40 0.05 |
| 129 | 2,023.40 0.05 |
| 130 | 2,023.40 0.05 |
| 131 | 2,023.40 0.05 |
| 132 | 2,023.40 0.05 |
| 133 | 2,023.40 0.05 |
| 134 | 2,023.40 0.05 |
| 135 | 2,023.40 0.05 |
| 136 | 2,023.40 0.05 |
| 137 | 2,023.40 0.05 |
| 138 | 2,023.40 0.05 |
| 139 | 2,023.40 0.05 |
| 140 | 2,023.40 0.05 |
| 141 | 2,023.40 0.05 |
| 142 | 2,023.40 0.05 |
| 143 | 2,023.40 0.05 |
| 144 | 2,023.40 0.05 |
| 145 | 2,023.40 0.05 |
| 146 | 2,023.40 0.05 |
| 147 | 2,023.40 0.05 |
| 148 | 2,023.40 0.05 |
| 149 | 2,023.40 0.05 |
| 150 | 2,023.40 0.05 |
| 151 | 2,023.40 0.05 |
| 152 | 2,023.40 0.05 |
| 153 | 2,023.40 0.05 |
| 154 | 2,023.40 0.05 |
| 155 | 2,023.40 0.05 |
| 156 | 2,023.40 0.05 |
| 157 | 2,023.40 0.05 |
| 158 | 2,023.40 0.05 |
| 159 | 2,023.40 0.05 |
| 160 | 2,023.40 0.05 |
| 161 | 2,023.40 0.05 |
| 162 | 2,023.40 0.05 |
| 163 | 2,023.40 0.05 |
| 164 | 2,023.40 0.05 |
| 165 | 2,023.40 0.05 |
| 166 | 2,023.40 0.05 |
| 167 | 2,023.40 0.05 |
| 168 | 2,023.40 0.05 |
| 169 | 2,023.40 0.05 |
| 170 | 2,023.40 0.05 |
| 171 | 2,023.40 0.05 |
| 172 | 2,023.40 0.05 |
| 173 | 2,023.40 0.05 |
| 174 | 2,023.40 0.05 |
| 175 | 2,023.40 0.05 |
| 176 | 2,023.40 0.05 |
| 177 | 2,023.40 0.05 |
| 178 | 2,023.40 0.05 |
| 179 | 2,023.40 0.05 |
| 180 | 2,023.40 0.05 |
| 181 | 2,023.40 0.05 |
| 182 | 2,023.40 0.05 |
| 183 | 2,023.40 0.05 |
| 184 | 2,023.40 0.05 |
| 185 | 2,023.40 0.05 |
| 186 | 2,023.40 0.05 |
| 187 | 2,023.40 0.05 |
| 188 | 2,023.40 0.05 |
| 189 | 2,023.40 0.05 |
| 190 | 2,023.40 0.05 |
| 191 | 2,023.40 0.05 |
| 192 | 2,023.40 0.05 |
| 193 | 2,023.40 0.05 |
| 194 | 2,023.40 0.05 |

**PURPOSE NOTE:**  
The purpose of this plat is to create 100 townhome lots, easements, and common open space.

**DRIVEWAY NOTE:**  
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

**STORMWATER MANAGEMENT AGREEMENT:**  
RECORDED: \_\_\_\_\_ PAGE: \_\_\_\_\_  
DEED BOOK: \_\_\_\_\_

PARCEL NUMBER:  
TAX MAP 051, PARCEL 058.02

DEED BOOK:  
R2971, PAGE 216

PARCEL ADDRESS:  
HONEY FARM WAY  
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:  
Other PUD

BUILDING SETBACKS:  
SEE LOT DETAIL

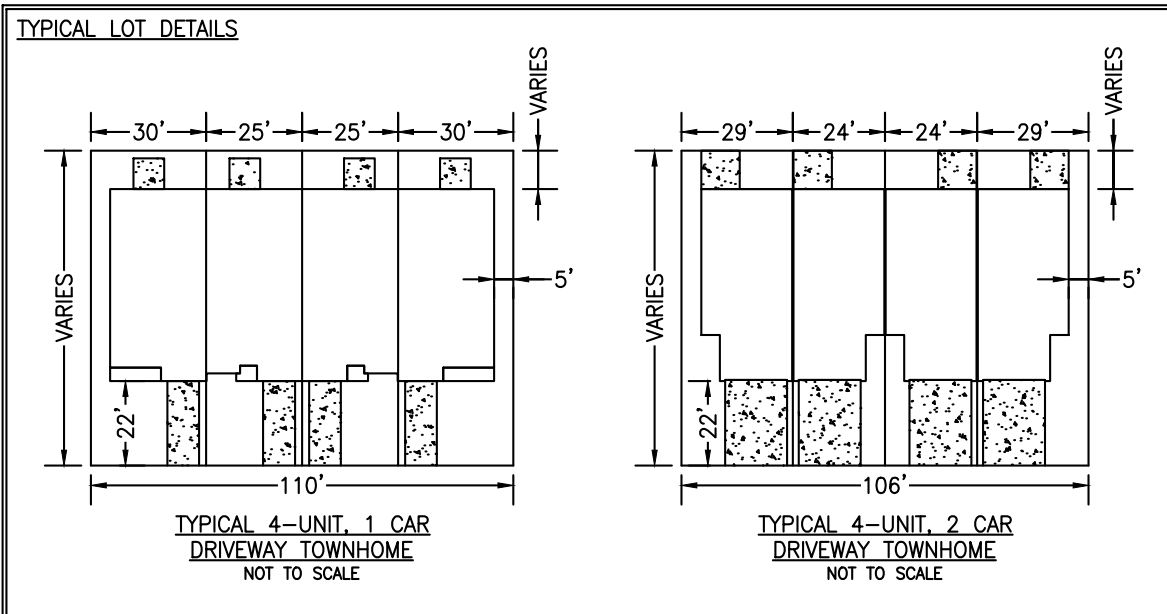
ACREAGE OF PARCEL:  
PHASE 1A: 83.45 ACRES - 150,266.5 S.F.  
COMMON OPEN SPACE: 22.45 ACRES - 1,071,793.2 S.F.  
TOTAL: 105.90 ACRES - 4,620,064.7 S.F.



FILE: J:\WES\_Engineers\_Surveyors 2022\22522 - Honey Farm - Lemar (Dwg) Survey\01 - Final Plat\22522 HONEY FARM P1B FINAL PLAT.dwg

#### OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT. ALL OPEN SPACE AREA IS CONSIDERED A PUBLIC UTILITY, AND DRAINAGE EASEMENT.



#### Legend

|            |                              |                          |                     |                    |                         |
|------------|------------------------------|--------------------------|---------------------|--------------------|-------------------------|
| ● EIP      | ● Iron Rod Found             | ● Bench Mark             | ● Catch Basin       | ● Electric Riser   | ● Power Pole            |
| ● L.P.F.   | ● Iron Rod Set               | ● Stake Found            | ● Curb Inlet        | ● Telephone Riser  | ● Flag Pole             |
| ● L.V.E.   | ● Iron Pipe Found            | ● Fire Hydrant           | ● Storm Pipe        | ● Telephone Booth  | ● Guy Wire              |
| ● L.V.E.   | ● Aisle Found                | ● Water Valve            | ● Gas Meter         | ● Gas Valve        | ● Mailbox               |
| ● E.C.M.   | ● Fence Post                 | ● Water Reducer          | ● Electric Manhole  | ● Light Pole       | ● Parking Block         |
| ● P.K.F.   | ● Concrete Monument Existing | ● Clean Out              | ● Telephone Manhole | ● Handicap Parking | ● Satellite Dish        |
| ● P.K.S.   | ● PK Nail Found              | ● Sanitary Sewer Manhole | ● Electric Meter    | ● Power Pole       | ● Water Line            |
| ● R.R.S.F. | ● Railroad Spike Found       | ● Storm Sewer Manhole    | ● Cable Riser       | ● Telephone Pole   | ● Overhead Utility Line |
| ● R.R.S.S. | ● Railroad Spike Set         |                          |                     | ● Guy Pole         | ● Storm Sewer Line      |
|            |                              |                          |                     |                    | ● Overhead Cable Line   |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L81  | S 85°23'50" E | 84.25    |
| L82  | S 04°45'07" W | 29.00    |
| L83  | S 04°45'07" W | 24.00    |
| L84  | S 04°45'07" W | 24.00    |
| L85  | S 04°45'07" W | 29.00    |
| L86  | N 85°23'50" W | 83.98    |
| L87  | N 04°36'10" E | 29.00    |
| L88  | N 04°36'10" E | 24.00    |
| L89  | N 04°36'10" E | 24.00    |
| L90  | N 04°36'10" E | 29.00    |
| L91  | N 85°23'50" W | 84.17    |
| L92  | N 85°23'50" W | 84.11    |
| L93  | N 85°23'50" W | 84.05    |
| L94  | S 85°23'50" E | 84.85    |
| L95  | S 04°45'07" W | 9.82     |
| L96  | S 04°45'07" W | 19.18    |
| L97  | S 04°45'07" W | 24.00    |
| L98  | S 04°45'07" W | 24.00    |
| L99  | S 04°45'07" W | 29.00    |
| L100 | N 85°23'50" W | 83.57    |
| L101 | N 04°36'10" E | 29.00    |
| L102 | N 04°36'10" E | 24.00    |
| L103 | N 04°36'10" E | 24.00    |
| L104 | N 04°36'10" E | 29.00    |
| L105 | N 85°23'50" W | 83.77    |
| L106 | N 85°23'50" W | 83.71    |
| L107 | N 85°23'50" W | 83.65    |
| L108 | N 85°23'50" W | 83.54    |
| L109 | S 04°45'07" W | 30.00    |
| L110 | S 04°45'07" W | 25.00    |
| L111 | S 04°45'07" W | 25.00    |
| L112 | S 04°45'07" W | 24.59    |
| L113 | S 04°45'19" E | 7.00     |
| L114 | N 85°23'50" W | 86.57    |
| L115 | N 04°36'10" E | 12.81    |
| L116 | N 04°36'10" E | 25.00    |
| L117 | N 04°36'10" E | 25.00    |
| L118 | N 04°36'10" E | 30.00    |
| L119 | N 85°23'50" W | 83.47    |
| L120 | N 85°23'50" W | 83.40    |
| L121 | N 85°23'50" W | 83.34    |
| L122 | S 04°36'10" W | 29.00    |
| L123 | S 04°36'10" W | 24.00    |
| L124 | S 04°36'10" W | 24.00    |
| L125 | S 04°36'10" W | 24.00    |
| L126 | S 04°36'10" W | 24.00    |
| L127 | S 04°36'10" W | 24.00    |
| L128 | S 04°36'10" W | 24.00    |
| L129 | S 04°36'10" W | 24.00    |
| L130 | S 04°36'10" W | 24.00    |
| L131 | S 04°36'10" W | 24.00    |
| L132 | S 04°36'10" W | 24.00    |
| L133 | S 04°36'10" W | 24.00    |
| L134 | S 04°36'10" W | 24.00    |
| L135 | S 04°36'10" W | 24.00    |
| L136 | S 04°36'10" W | 24.00    |
| L137 | S 04°36'10" W | 24.00    |
| L138 | S 04°36'10" W | 24.00    |
| L139 | S 04°36'10" W | 24.00    |
| L140 | S 04°36'10" W | 24.00    |
| L141 | S 04°36'10" W | 24.00    |
| L142 | S 04°36'10" W | 24.00    |
| L143 | S 04°36'10" W | 24.00    |
| L144 | S 04°36'10" W | 24.00    |
| L145 | S 04°36'10" W | 24.00    |
| L146 | S 04°36'10" W | 24.00    |
| L147 | S 04°36'10" W | 24.00    |
| L148 | S 04°36'10" W | 24.00    |
| L149 | S 04°36'10" W | 24.00    |
| L150 | S 04°36'10" W | 24.00    |
| L151 | S 04°36'10" W | 24.00    |
| L152 | S 04°36'10" W | 24.00    |
| L153 | S 04°36'10" W | 24.00    |
| L154 | S 04°36'10" W | 24.00    |
| L155 | S 04°36'10" W | 24.00    |
| L156 | S 04°36'10" W | 24.00    |
| L157 | S 04°36'10" W | 24.00    |
| L158 | S 04°36'10" W | 24.00    |
| L159 | S 04°36'10" W | 24.00    |
| L160 | S 04°36'10" W | 24.00    |
| L161 | S 04°36'10" W | 24.00    |
| L162 | S 04°36'10" W | 24.00    |
| L163 | S 04°36'10" W | 24.00    |
| L164 | S 04°36'10" W | 24.00    |
| L165 | S 04°36'10" W | 24.00    |
| L166 | S 04°36'10" W | 24.00    |
| L167 | S 04°36'10" W | 24.00    |
| L168 | S 04°36'10" W | 24.00    |
| L169 | S 04°36'10" W | 24.00    |
| L170 | S 04°36'10" W | 24.00    |
| L171 | S 04°36'10" W | 24.00    |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L172 | S 04°36'10" W | 29.00    |
| L173 | N 85°23'50" W | 83.75    |
| L174 | N 04°36'10" E | 29.00    |
| L175 | N 04°36'10" E | 24.00    |
| L176 | N 04°36'10" E | 24.00    |
| L177 | N 04°36'10" E | 24.00    |
| L178 | N 04°36'10" E | 24.00    |
| L179 | N 04°36'10" E | 29.00    |
| L180 | S 85°23'50" E | 83.75    |
| L181 | S 85°23'50" E | 83.75    |
| L182 | S 85°23'50" E | 83.75    |
| L183 | S 85°23'50" E | 83.75    |
| L184 | S 85°23'50" E | 83.75    |
| L185 | S 85°23'50" E | 83.75    |
| L186 | S 04°36'10" W | 30.00    |
| L187 | S 04°36'10" W | 25.00    |
| L188 | S 04°36'10" W | 25.00    |
| L189 | S 04°36'10" W | 30.00    |
| L190 | N 85°23'50" W | 83.75    |
| L191 | N 04°36'10" E | 30.00    |
| L192 | N 04°36'10" E | 25.00    |
| L193 | N 04°36'10" E | 25.00    |
| L194 | N 04°36'10" E | 30.00    |
| L195 | S 85°23'50" E | 83.75    |
| L196 | S 85°23'50" E | 83.75    |
| L197 | S 85°23'50" E | 83.75    |
| L198 | S 85°23'50" E | 83.75    |
| L199 | N 04°36'10" E | 32.77    |
| L200 | N 04°36'10" E | 25.00    |
| L201 | N 04°36'10" E | 25.00    |
| L202 | N 04°36'10" E | 30.00    |
| L203 | S 85°23'50" E | 83.84    |
| L204 | S 04°36'10" W | 30.00    |
| L205 | S 04°36'10" W | 25.00    |
| L206 | S 04°36'10" W | 25.00    |
| L207 | S 04°36'10" W | 30.00    |
| L208 | N 85°23'50" W | 82.59    |
| L209 | N 85°23'50" W | 83.84    |
| L210 | N 85°23'50" W | 83.84    |
| L211 | N 85°23'50" W | 83.84    |
| L212 | N 04°36'10" E | 29.00    |
| L213 | N 04°36'10" E | 24.00    |
| L214 | N 04°36'10" E | 24.00    |
| L215 | N 04°36'10" E | 24.00    |
| L216 | N 04°36'10" E | 24.00    |
| L217 | N 04°36'10" E | 24.00    |
| L218 | S 85°23'50" E | 83.75    |
| L219 | S 04°36'10" W | 29.00    |
| L220 | S 04°36'10" W | 24.00    |
| L221 | S 04°36'10" W | 24.00    |
| L222 | S 04°36'10" W | 24.00    |
| L223 | S 04°36'10" W | 24.00    |
| L224 | S 04°36'10" W | 29.00    |
| L225 | S 85°23'50" E | 83.75    |
| L226 | N 85°23'50" W | 83.75    |
| L227 | N 85°23'50" W | 83.75    |
| L228 | N 85°23'50" W | 83.75    |
| L229 | N 85°23'50" W | 83.75    |

| LOT | SQ. FT. | ACRES |
|-----|---------|-------|
| 101 | 2,442.2 | 0.06  |
| 102 | 2,019.5 | 0.05  |
| 103 | 2,018.0 | 0.05  |
| 104 | 2,436.4 | 0.06  |
| 105 | 2,430.5 | 0.06  |
| 106 | 2,009.8 | 0.05  |
| 107 | 2,008.3 | 0.05  |
| 108 | 2,428.8 | 0.06  |
| 109 | 2,428.8 | 0.06  |
| 110 | 2,505.1 | 0.06  |
| 111 | 2,085.8 | 0.05  |
| 112 | 2,085.8 | 0.05  |
| 113 | 2,085.8 | 0.05  |
| 114 | 2,504.4 | 0.06  |
| 115 | 2,428.8 | 0.06  |
| 116 | 2,010.1 | 0.05  |
| 117 | 2,010.1 | 0.05  |
| 118 | 2,428.8 | 0.06  |
| 119 | 2,010.1 | 0.05  |
| 120 | 2,010.1 | 0.05  |
| 121 | 2,010.1 | 0.05  |
| 122 | 2,010.1 | 0.05  |
| 123 | 2,010.1 | 0.05  |
| 124 | 2,010.1 | 0.05  |
| 125 | 2,010.1 | 0.05  |
| 126 | 2,010.1 | 0.05  |
| 127 | 2,010.1 | 0.05  |
| 128 | 2,010.1 | 0.05  |
| 129 | 2,010.1 | 0.05  |
| 130 | 2,010.1 | 0.05  |
| 131 | 2,010.1 | 0.05  |
| 132 | 2,010.1 | 0.05  |
| 133 | 2,010.1 | 0.05  |
| 134 | 2,010.1 | 0.05  |
| 135 | 2,010.1 | 0.05  |
| 136 | 2,010.1 | 0.05  |
| 137 | 2,010.1 | 0.05  |
| 138 | 2,010.1 | 0.05  |
| 139 | 2,010.1 | 0.05  |
| 140 | 2,010.1 | 0.05  |
| 141 | 2,010.1 | 0.05  |
| 142 | 2,010.1 | 0.05  |
| 143 | 2,010.1 | 0.05  |
| 144 | 2,010.1 | 0.05  |
| 145 | 2,010.1 | 0.05  |
| 146 | 2,010.1 | 0.05  |
| 147 | 2,010.1 | 0.05  |
| 148 | 2,010.1 | 0.05  |

**PURPOSE NOTE:**  
The purpose of this plat is to create 100 townhome lots, easements, and common open space.

**DRIVEWAY NOTE:**  
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

**STORMWATER MANAGEMENT AGREEMENT:**  
RECORDED: \_\_\_\_\_ PAGE: \_\_\_\_\_

DEED BOOK: \_\_\_\_\_

PARCEL NUMBER:  
TAX MAP 051, PARCEL 058.02

DEED BOOK:  
R2971, Page 216

PARCEL ADDRESS:  
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:  
Other PUD

BUILDING SETBACKS:  
SEE LOT DETAIL

ACREAGE OF PARCEL:  
PHASE 1A: 1.337 ACRES - 150,266.5 S.F.  
COMMON OPEN SPACE: 1.337 ACRES - 150,266.5 S.F.  
TOTAL: 2.674 ACRES - 300,533.0 S.F.

PROPERTY OWNER:  
AG EHC II (LEN) MULTI STATE 4, LLC  
181 MALLORY STATION ROAD, SUITE 200  
FRANKLIN, TN 37067

#### 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 Book Number R2971, Page 216. Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that all of the irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date: \_\_\_\_\_  
AG EHC II (LEN) Multi State 4, LLC,  
a Delaware limited liability company

By: \_\_\_\_\_  
Steven S. Benson, its Manager

#### CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, STREET SIGNS, AND UTILITIES

I hereby certify that the streets, drainage, and utilities designated in HONEY FARMS PUD - PHASE 1B have been installed in accordance with City Specifications, or a performance surety in the amount of \$ \_\_\_\_\_ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date: \_\_\_\_\_  
City Engineer  
Columbia, Tennessee

#### CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

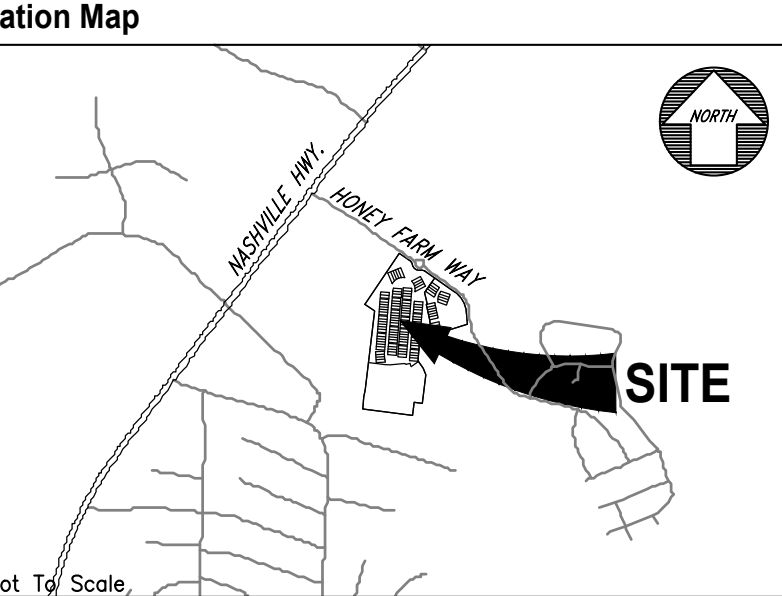
Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date: \_\_\_\_\_  
Maury County E-911  
Columbia, Tennessee

#### CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date: \_\_\_\_\_  
Director of Wastewater Department  
Columbia, Tennessee



#### Surveyor's Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- 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 Regulation as interpreted and regulated by the Department of Planning and Codes.
- The area of the parcels as shown hereon.
- This property currently identified as Tax Map No. 051 Parcel No. 058.02, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
- Plat reference: N/A
- Deed reference: Book R2971, Page 216
- Bearings based on: Tennessee State Plane, NAD 83.
- 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.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0180E, dated April 16, 2007, and shown hereon graphically.
- All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
- All property corners are 3" rebar with cap reading "WES 1987" unless otherwise noted.

#### CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled HONEY FARMS PUD - PHASE 1B 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: \_\_\_\_\_  
Columbia Power & Water Systems  
Columbia, Tennessee

#### CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

Date: \_\_\_\_\_  
City Engineer  
Columbia, Tennessee

#### CERTIFICATE OF APPROVAL FOR RECORDING

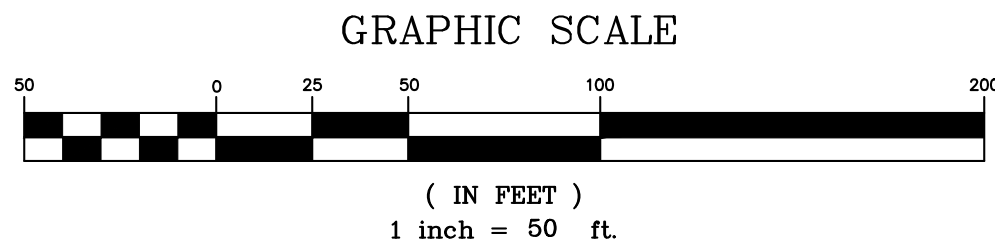
I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register.

Date: \_\_\_\_\_  
Secretary, Planning Commission  
Columbia, Tennessee

#### SURVEYOR'S CERTIFICATION (TENNESSEE)

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 category "T" 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: 8/19/24  
Allen B. O'Leary  
TN RLS #1987  
Number



Register of Deed Recording Stamp



WES E ENGINEERS & SURVEYORS  
CIVIL ENGINEERS & LAND SURVEYORS  
2466 NASHVILLE HIGHWAY  
COLUMBIA, TN 38401  
PHONE: (601) 388-2929  
www.wesengineers.com

ENGINEERS & SURVEYORS

Client  
Lemar Homes of Tennessee, LLC.  
381 Mallory Station Road, Suite 200  
Franklin, TN 37067  
615-716-7188

DATE

REVISIONS

FINAL PLAT  
HONEY FARMS PUD - PHASE 1B  
HONEY FARM WAY, COLUMBIA, TN

Drawn: EP  
Checked: AO  
Approved: AO  
Date: 08-19-2024

Scale  
Vertical: 1"=50'  
Horizontal:

2 of 2

## Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

13th day of August, 2024,  
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Lennar Homes of Tennessee, 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**

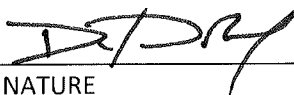
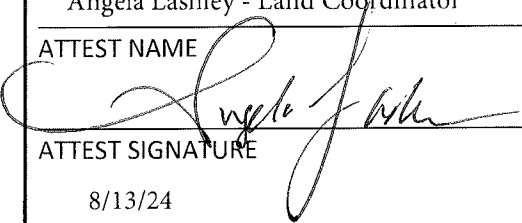
Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed 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.

| <b>SIGN HERE</b>                                                                    |                              |
|-------------------------------------------------------------------------------------|------------------------------|
| HONEY FARMS 1B<br>PROJECT                                                           |                              |
| <i>Completed by the Developer</i>                                                   | <i>Completed by the City</i> |
| Lennar Homes of Tennessee, LLC                                                      |                              |
| DEVELOPER NAME                                                                      |                              |
| Dylan Ray, V.P. of Land Development                                                 |                              |
| AUTHORIZED AGENT NAME                                                               | CITY ENGINEER                |
|    |                              |
| SIGNATURE                                                                           | SIGNATURE                    |
| 8/13/24                                                                             |                              |
| DATE                                                                                | DATE                         |
| 381 Mallory Station RD #200                                                         |                              |
| STREET                                                                              |                              |
| Franklin, TN 37067                                                                  |                              |
| CITY, STATE, ZIP                                                                    |                              |
| 615-483-8067                                                                        |                              |
| PHONE                                                                               |                              |
| Dylan.Ray@Lennar.com                                                                |                              |
| EMAIL                                                                               |                              |
| <i>Attest</i>                                                                       | <i>Attest</i>                |
| Angela Lashley - Land Coordinator                                                   |                              |
| ATTEST NAME                                                                         | ATTEST NAME                  |
|  |                              |
| ATTEST SIGNATURE                                                                    | ATTEST SIGNATURE             |
| 8/13/24                                                                             |                              |
| DATE                                                                                | DATE                         |



August 19, 2024

City of Columbia  
Development Services  
700 North Garden Street  
Columbia, TN 38401

**RE: Project Name: Honey Farm PUD Phase 1B, Final Plat**  
City of Columbia Staff Review Submittal

On behalf of AG EHC II (LEN) Multi State 4, LLC, a Delaware limited liability company, the owner of these 100 proposed townhome lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

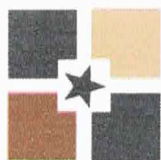
If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,

**WES Engineers & Surveyors**

A handwritten signature in black ink that reads "Allen B. O'Leary". The signature is written in a cursive, flowing style.

Allen B. O'Leary, RLS  
Principal



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

*\* 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                      | HONEY FARMS 1B                                         |        |                |
|                                       | TAX MAP: 051                                           | GROUP: | PARCEL: 058.02 |
| SUMMARY OF NATURE OF REQUEST AND WORK | To create 100 townhome lots, easements and open space. |        |                |

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

| SELECT REQUEST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Annexation<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Sketch Plat –<br><i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i><br><input type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat<br><input type="checkbox"/> PUD Preliminary Master Plan + Checklist<br><input type="checkbox"/> PUD Final Site Plan + Checklist<br><input type="checkbox"/> Multi-Family Site Plan<br><input type="checkbox"/> Other:<br><br><i>*File naming nomenclature examples:</i><br><br><i>Freedom Point Site Plan</i><br><i>Freedom Point Master Plan</i><br><i>Freedom Point Final Plat</i><br><i>Freedom Point Elevations</i> | <u>Annexations/Rezoning:</u><br><input type="checkbox"/> Written Legal Description copy<br><input type="checkbox"/> Requested Zone Listed<br><input type="checkbox"/> Compliance with Comprehensive Plan<br><input type="checkbox"/> Annexation Permission Form<br><input type="checkbox"/> Plans and/or Plats conforming to City standards<br><br><u>Plats/PUDs:</u><br>• Project Name (include Sections & Phases)<br><b>Honey Farms PUD - Phase 1B</b><br><br>• Total Number of Lots<br><b>100</b><br><br>• Total acreage<br><b>11.33</b> |

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

|                     |                                                          |       |  |
|---------------------|----------------------------------------------------------|-------|--|
| PROPERTY OWNER NAME | AG EHC II (LEN) Multi State 4, LLC                       | PHONE |  |
| ADDRESS             | 8585 E. Hartford Drive, Suite 188<br>Scottsdale AZ 85255 | EMAIL |  |

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

Allen O'Leary

APPLICANT NAME

  
APPLICANT SIGNATURE

8/12/24  
DATE

Steven S. Benson, Manager of Essential  
Housing Asset Management, LLC, an Arizona  
limited liability company, the Authorized Agent of  
AG EHC II (LEN) Multi State 4, LLC

PROPERTY OWNER NAME

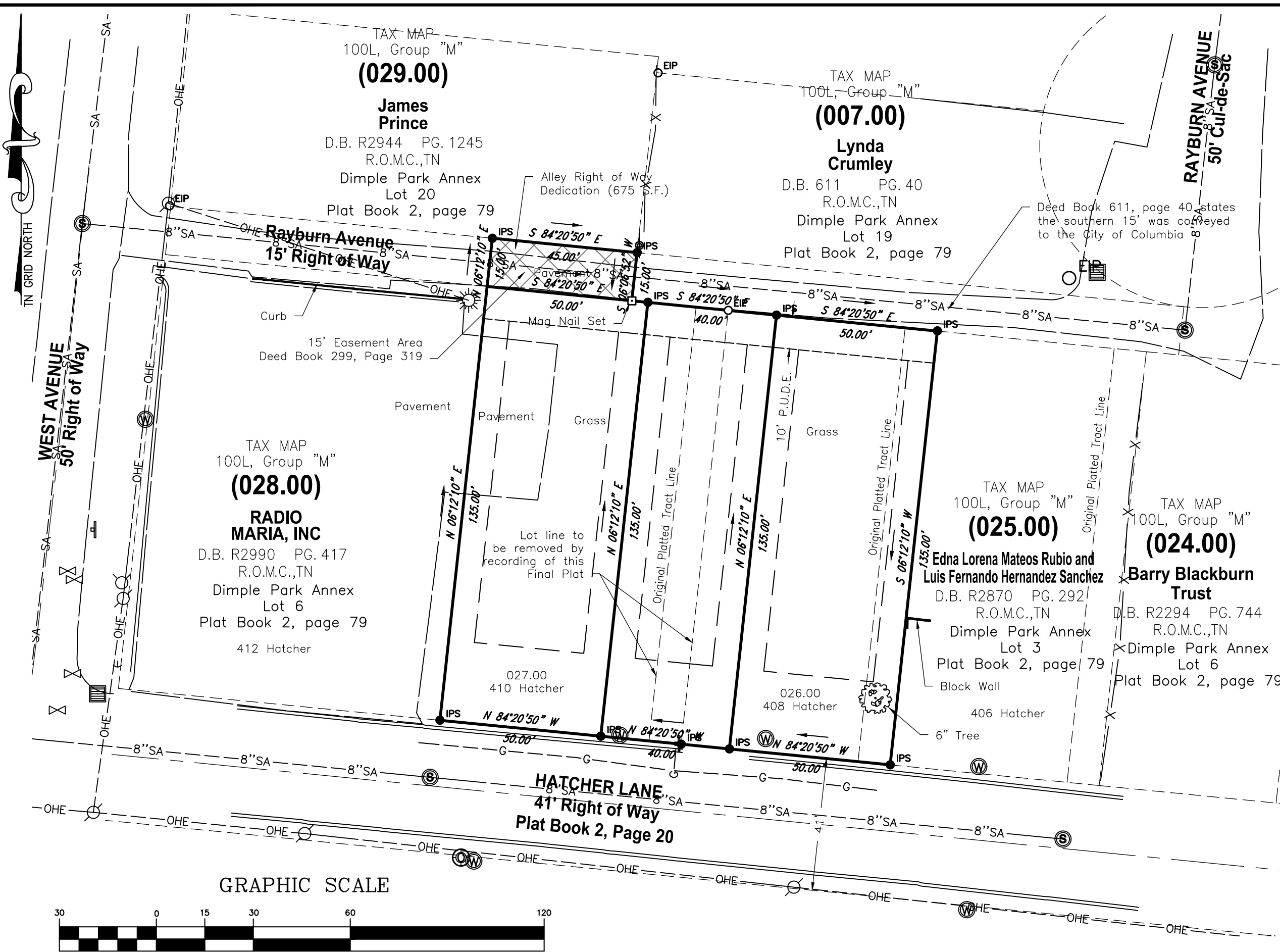
  
PROPERTY OWNER SIGNATURE

8/12/24  
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                                  |  |                  |  |





#### Surveyor's Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, portions of the survey were done utilizing a Carlson BRX7, utilizing Base and Rover.
- The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
- Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
- Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
- 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 City of Columbia's Zoning Regulation as interpreted and regulated by the Development Services.
- The area of the parcel is as shown hereon.
- This property currently identified as Tax Map No. 100E, Group "E", Parcel No. 029.00 & 030.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
- Plat reference: n/a
- Deed reference: Book R2960, Book 735.
- Bearings based on: Tennessee State Plane (NAD83).
- 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 title search as provided by others and noted hereon.
- This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
- The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
- The certification is not an expressed or implied warranty or guarantee.
- The property as shown hereon is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0285E, dated April 16, 2007, as scaled graphically.
- There is a 10' Public Utility and Drainage Easement along the front and rear property lines and 5' on all interior side property lines.

#### Legend

- |            |                            |                          |                     |                   |                     |
|------------|----------------------------|--------------------------|---------------------|-------------------|---------------------|
| ○ EIP      | Iron Rod Found             | ⊕ Bench Mark             | ■ Catch Basin       | ⚡ Electric Riser  | ⚡ Power Pole        |
| ○ IPS      | Iron Rod Set               | ⊕ Stake Found            | ■ Curb Inlet        | ⚡ Telephone Riser | ⚡ Flag Pole         |
| ● I.P.F.   | Iron Pipe Found            | ⊕ Fire Hydrant           | ⊕ Storm Pipe        | ⚡ Telephone Booth | ⚡ Guy Wire          |
| ⊙ AXLE     | Axle Found                 | ⊕ Water Meter            | ⊕ Cable Manhole     | ⊕ Gas Meter       | ⊕ Mailbox           |
| ⊙ FENCE    | Fence Post                 | ⊕ Water Valve            | ⊕ Electric Manhole  | ⊕ Gas Valve       | ⊕ Parking Block     |
| ⊙ C.M.     | Concrete Monument Existing | ⊕ Water Reducer          | ⊕ Telephone Manhole | ⊕ Light Pole      | ⊕ Satellite Dish    |
| ⊙ P.K.F.   | PK Nail Found              | ⊕ Clean Out              | ⊕ Water Manhole     | ⊕ Power Pole      | ⊕ Handicap Parking  |
| ⊙ P.K.S.   | PK Nail Set                | ⊕ Sanitary Sewer Manhole | ⊕ Electric Meter    | ⊕ Telephone Pole  | ⊕ Bush              |
| ⊙ R.R.S.F. | Railroad Spike Found       | ⊕ Storm Sewer Manhole    | ⊕ Cable Riser       | ⊕ Guy Pole        | ⊕ Landscape         |
| ⊙ R.R.S.S. | Railroad Spike Set         |                          |                     |                   | ⊕ Woods / Tree line |

**PURPOSE NOTE:**  
The purpose of this final plat is to subdivide 2 lots into 3 lots with alley access at the rear of the lot.

**DRIVEWAY NOTE:**  
All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

**ALLEY NOTE:**  
The alley as shown hereon is owned by the City of Columbia and will continue to be maintained by the City of Columbia.

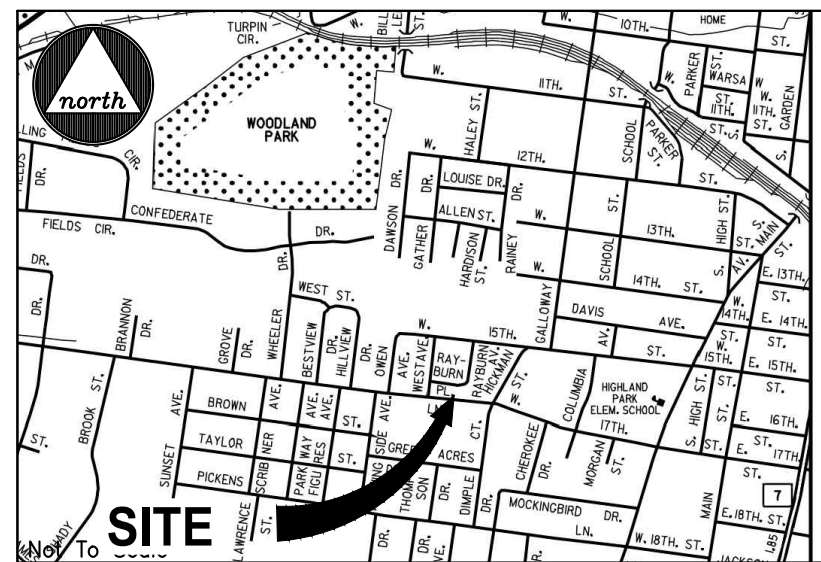
**GENERAL PLAT NOTE:**  
The recording of this final plat voids, vacates, and supercedes the previous plat of record in Plat Book 2, page 79, for the property shown hereon.

#### Register of Deed Recording Stamp

Edge of Water  
Ditch / Creek Centerline  
Minor Contour Line  
Index Contour Line  
Gas Line  
Sanitary Sewer Line  
Water Line  
Storm Sewer Line  
Overhead Utility Line  
Overhead Cable Line

OHE— Overhead Electric Line  
OHT— Overhead Telephone Line  
UG— Underground Utility Line  
UGC— Underground Cable Line  
UGE— Underground Electric Line  
UGT— Underground Telephone Line  
FM— Forced Main Line

#### Location Map



#### 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 Book Number R2994, Page 914, Maury County Registers 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.

Date \_\_\_\_\_  
McBroom Investments  
Nathan McBroom

#### CERTIFICATE OF APPROVAL OF SEWER SYSTEM

I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other has been filed to guarantee said installation.

Date \_\_\_\_\_  
Director of Wastewater Department  
Columbia, Tennessee

#### CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled McBroom-408 and 410 Hatcher Lane 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 \_\_\_\_\_  
Columbia Power & Water Systems  
Columbia, Tennessee

#### CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Date \_\_\_\_\_  
Maury County E-911  
Columbia, Tennessee

#### CERTIFICATE OF COMPLIANCE

I hereby certify that the subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

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 City of Columbia Subdivision Regulations, with the exception of such variances, if any, as are noted in the minutes of the Planning Commission, and that it has been approved for recording in the Office of the County Register:

Date \_\_\_\_\_  
Secretary, Planning Commission  
Columbia, Tennessee

#### SURVEYOR'S CERTIFICATION (TENNESSEE)

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 category "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.

Date 8-7-24 Allen B. O'Leary TN RLS #1987  
Number



WES E ENGINEERS & S SURVEYORS  
CIVIL ENGINEERS & LAND SURVEYORS  
2486 NASHVILLE HIGHWAY  
COLUMBIA, TN 38401  
PHONE: (931) 388-2329  
www.wesengineers.com

Client  
McBroom Investments  
Nathan McBroom  
P.O. Box 277  
Columbia, TN 38402

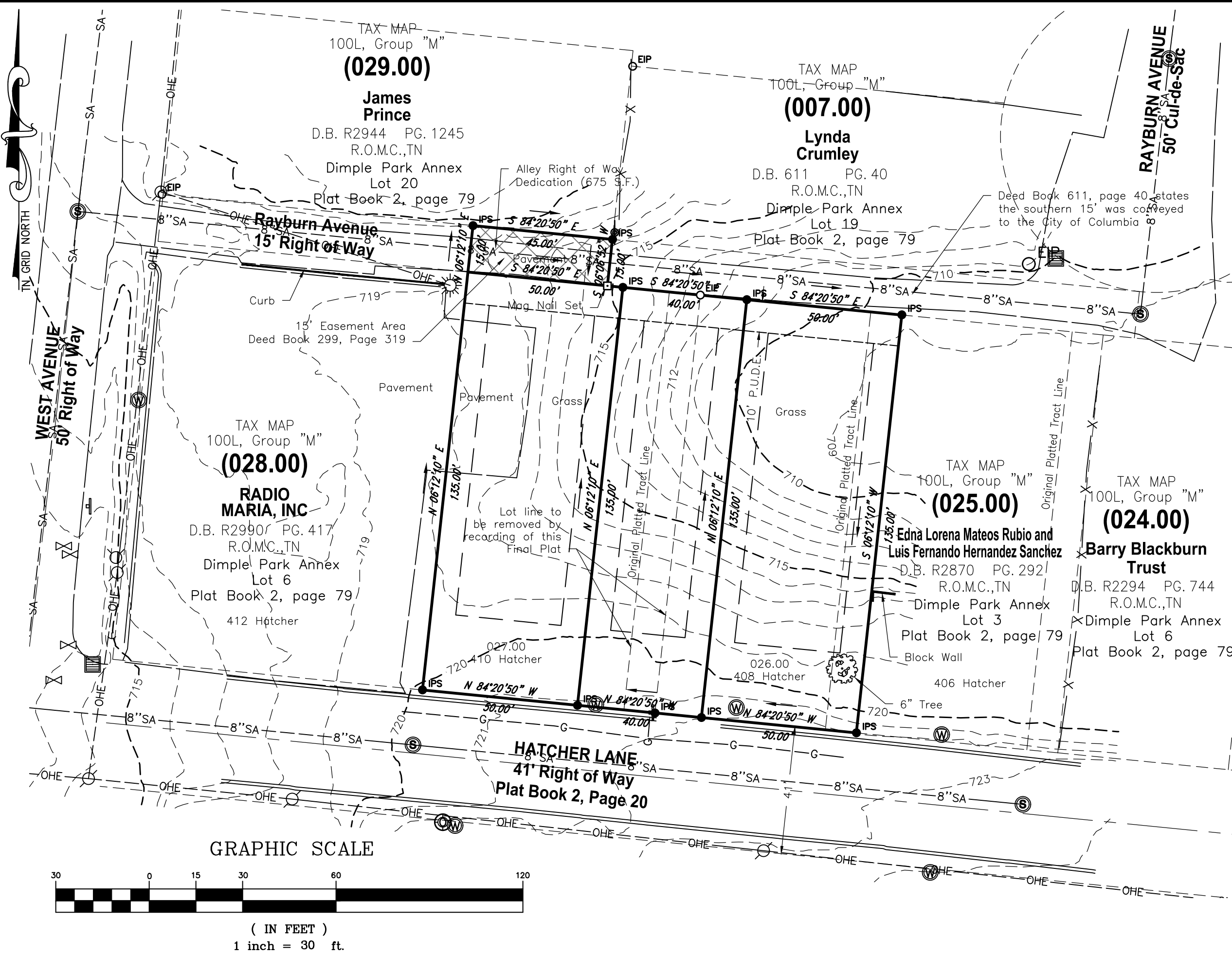
FINAL PLAT  
McBroom - 408 & 410 HATCHER LANE  
COLUMBIA, TN 38401

DATE  
REVISIONS  
Drawn: EB  
Checked: AG  
Approved: AG  
Date: 8-7-24

Scale: 1"=30'  
Verify:  
Recheck:

Job no. 24545

FILE: \\WES\_Engineers\_Surveyors 2024\\24545 - 408 & 410 Hatcher Lane - McBroom\\Dwg\\Survey\\02 - Final Plat\\24545 - Hatcher Final Plat - Survey.dwg



#### Surveyor's Notes

- All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure, portions of the survey were done utilizing a Carlson BRX7, utilizing Base and Rover.
  - The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category IV as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
  - Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
  - Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
  - 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 City of Columbia's Zoning Regulation as interpreted and regulated by the Development Services.
- The area of the parcel is as shown hereon.
  - This property currently identified as Tax Map No. 100E, Group "E", Parcel No. 029.00 & 030.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
  - Plat reference: n/a
  - Deed reference: Book R2960, Book 735.
  - Bearings based on: Tennessee State Plane (NAD83).
  - 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 title search as provided by others and noted hereon.
  - This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
  - The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
  - The certification is not an expressed or implied warranty or guarantee.
  - The property as shown hereon is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0285E, dated April 16, 2007, as scaled graphically.
  - There is a 10' Public Utility and Drainage Easement along the front and rear property lines and 5' on all interior side property lines.

#### Legend

- |            |                            |                          |                     |                   |                    |
|------------|----------------------------|--------------------------|---------------------|-------------------|--------------------|
| ○ EIP      | Iron Rod Found             | ⊕ Bench Mark             | ■ Catch Basin       | ⬮ Electric Riser  | ⚡ Power Pole       |
| ○ IPS      | Iron Rod Set               | ⊕ Stake Found            | ■ Curb Inlet        | ⬮ Telephone Riser | ⚡ Flag Pole        |
| ● I.P.F.   | Iron Pipe Found            | ⊕ Fire Hydrant           | ⊕ Storm Pipe        | ⬮ Telephone Booth | ⚡ Guy Wire         |
| ⊙ AXLE     | Axle Found                 | ⊕ Water Meter            | ⊕ Cable Manhole     | ⬮ Gas Meter       | ⚡ Mailbox          |
| ⊙          | Fence Post                 | ⊕ Water Valve            | ⊕ Electric Manhole  | ⬮ Gas Valve       | ⚡ Parking Block    |
| ⊙          | Concrete Monument Existing | ⊕ Water Reducer          | ⊕ Telephone Manhole | ⬮ Light Pole      | ⚡ Satellite Dish   |
| ⊙ P.K.F.   | PK Nail Found              | ⊕ Clean Out              | ⊕ Water Manhole     | ⬮ Power Pole      | ⚡ Handicap Parking |
| ⊙ P.K.S.   | PK Nail Set                | ⊕ Sanitary Sewer Manhole | ⊕ Electric Meter    | ⬮ Telephone Pole  | ⚡ Water Spigot     |
| ⊙ R.R.S.F. | Railroad Spike Found       | ⊕ Storm Sewer Manhole    | ⊕ Cable Riser       | ⬮ Guy Pole        | ⚡ Ballard          |
| ⊙ R.R.S.S. | Railroad Spike Set         |                          |                     |                   |                    |
- |     |                         |     |                          |
|-----|-------------------------|-----|--------------------------|
| --- | Adjoining Property Line | --- | Edge of Water            |
| --- | Subject Property Line   | --- | Ditch / Creek Centerline |
| --- | Easement Line           | --- | Minor Contour Line       |
| --- | Building Setback Line   | --- | Index Contour Line       |
| --- | Centerline              | --- | Gas Line                 |
| --- | Edge of Pavement        | --- | SA Sanitary Sewer Line   |
| --- | Edge of Gravel          | --- | W Water Line             |
| --- | Fence Line              | --- | ST Storm Sewer Line      |
| --- | Landscape               | --- | OH Overhead Utility Line |
| --- | Woods / Tree line       | --- | OHC Overhead Cable Line  |
- |     |                                 |
|-----|---------------------------------|
| --- | OHE Overhead Electric Line      |
| --- | OHT Overhead Telephone Line     |
| --- | UG Undergrround Utility Line    |
| --- | UGC Undergrround Cable Line     |
| --- | UGE Undergrround Electric Line  |
| --- | UGT Undergrround Telephone Line |
| --- | FM Forced Main Line             |
- |   |                |
|---|----------------|
| ⌘ | Evergreen Tree |
| ⌘ | Deciduous Tree |
| ⌘ | Sign           |

#### PURPOSE NOTE:

The purpose of this preliminary plat is to subdivide 2 lots into 3 lots with alley access at the rear of the lot.

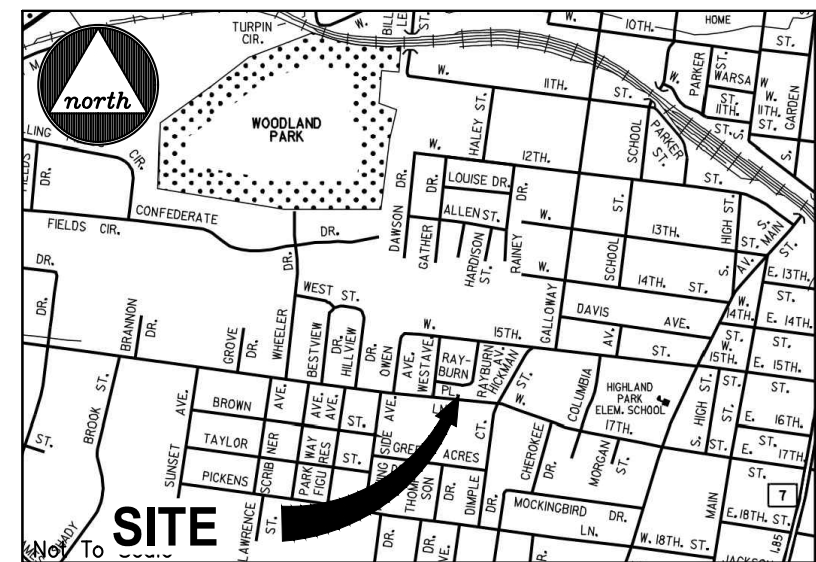
#### DRIVEWAY NOTE:

All driveways shall be constructed to contain gutter flow within the street and right-of-way, particularly lots that do not have a sidewalk.

#### ALLEY NOTE:

The alley as shown hereon is owned by the City of Columbia and will continue to be maintained by the City of Columbia.

#### Location Map



©2024

WES E ENGINEERS & SURVEYORS  
CIVIL ENGINEERS & LAND SURVEYORS  
7286 NASHVILLE HIGHWAY  
COLUMBIA, TN 38401  
PHONE: (931) 388-2329  
www.wesengineers.com

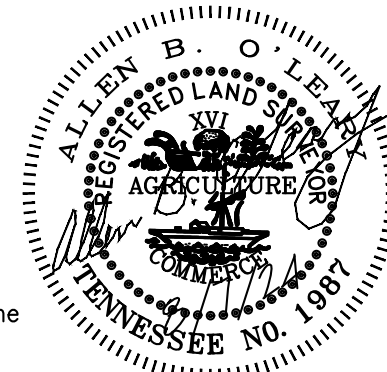
Client  
McBroom Investments  
Nathan McBroom  
P.O. Box 277  
Columbia, TN 38402

PRELIMINARY PLAT  
McBroom - 408 & 410 HATCHER LANE  
COLUMBIA, TN 38401

#### SURVEYOR'S CERTIFICATION (TENNESSEE)

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 category "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.

Date 8-7-24 Allen B. O'Leary TN RLS #1987  
Number



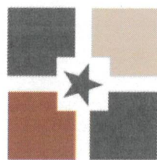
allen@wesengineers.com

Job no. 24545

Scale: Vertical: Horizontal: 1"=30'

none





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                      | 408 & 410 Hatcher Lane, Columbia, TN 38401                    |          |                 |
|                                       | TAX MAP: 100L                                                 | GROUP: M | PARCEL: 26 & 27 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Subdivide 2 parcels of land into 3 parcels with alley access. |          |                 |

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

| SELECT REQUEST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Comprehensive Plan Amendment</li><li><input type="checkbox"/> Annexation</li><li><input type="checkbox"/> Rezoning</li><li><input checked="" type="checkbox"/> Preliminary Plat</li><li><input type="checkbox"/> Final Plat</li><li><input type="checkbox"/> PUD Preliminary Master Plan</li><li><input type="checkbox"/> PUD Final Site Plan</li><li><input type="checkbox"/> Site Development Plan</li><li><input type="checkbox"/> Other:</li></ul> | <p><b><u>Annexations:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Annexation Permission Form</li></ul> <p><b><u>Annexations/Rezoning/Plan Amendments:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Requested Zone Listed</li><li><input type="checkbox"/> Statement of Compliance with Comprehensive Plan</li><li><input type="checkbox"/> Concept Plan</li></ul> <p><b><u>Preliminary Plats/Site Development Plans:</u></b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Plans and/or Plats conforming to City standards with signed and completed check list</li></ul> <p><b><u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Receipt of Payment for Pre-Application Meeting</li><li><input type="checkbox"/> Written Legal Description copy</li><li><input type="checkbox"/> Columbia Water System Availability Letter</li><li><input type="checkbox"/> Columbia Waste Water Department Will Serve Letter</li></ul> |

*\*File naming nomenclature examples:*

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



|  |                                                                                                          |
|--|----------------------------------------------------------------------------------------------------------|
|  | <b>Plats/PUDs:</b>                                                                                       |
|  | <input checked="" type="checkbox"/> Project Name (include Sections & Phases)<br>408 and 410 Hatcher Lane |
|  | <input checked="" type="checkbox"/> Total Number of Lots/Residential Units<br>3                          |
|  | <input type="checkbox"/> Square Footage of Non-Residential Floor Space                                   |
|  | <input checked="" type="checkbox"/> Total acreage<br>0.428                                               |

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<br>Columbia, TN 38401 | EMAIL | allen@wesengineers.com |

|                     |                                    |       |                          |
|---------------------|------------------------------------|-------|--------------------------|
| PROPERTY OWNER NAME | Nathan McBroom                     | PHONE | 931-698-7163             |
| ADDRESS             | P.O. Box 277<br>Columbia, TN 38402 | EMAIL | mcbroom.invest@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.*

Allen B. O'Leary  
APPLICANT NAME

Allen B. O'Leary  
APPLICANT SIGNATURE

8/16/24  
DATE

Nathan McBroom  
PROPERTY OWNER NAME

Nathan McBroom  
PROPERTY OWNER SIGNATURE

8/14/24  
DATE



## **Preliminary Plat, Site Development Plan, and PUD Checklist**

Development: \_\_\_\_\_

*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
- ☐ 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
- ☐ 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
- ☐ 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**

- ☐ 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:**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date





none



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**

*\* 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                      | North James M Campbell Boulevard                                                                                   |        |                |
|                                       | TAX MAP: 089                                                                                                       | GROUP: | PARCEL: 041.14 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Request Preliminary Plat approval for subdividing the current tract into 2 commercial lots and 1 private road lot. |        |                |

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

|                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SELECT REQUEST</b>                                                                                                                                                                                                                                                                                                                                                 | <b>SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <input type="checkbox"/> Annexation<br><input type="checkbox"/> Rezoning<br><input checked="" type="checkbox"/> Preliminary Plat<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> PUD Preliminary Master Plan<br><input type="checkbox"/> PUD Final Site Plan<br><input type="checkbox"/> Multi-Family Site Plan<br><input type="checkbox"/> Other: | <b><u>Annexations/Rezoning/PUD's:</u></b><br><input type="checkbox"/> Written Legal Description copy<br><input type="checkbox"/> Requested Zone Listed<br><input type="checkbox"/> Compliance with Comprehensive Plan<br><input type="checkbox"/> Annexation Permission Form<br><input type="checkbox"/> Plans and/or Plats conforming to City standards with check list completed<br><input type="checkbox"/> Columbia Water System Availability Letter<br><br><b><u>Plats/PUDs:</u></b><br><input checked="" type="checkbox"/> Project Name (include Sections & Phases)<br>3 Lots - N James M Campbell Boulevard<br><br><input checked="" type="checkbox"/> Total Number of Lots<br>3<br><br><input checked="" type="checkbox"/> Total acreage<br>±5.40 |
| <i>*File naming nomenclature examples:</i><br><br><i>Freedom Point Site Plan</i><br><i>Freedom Point Master Plan</i><br><i>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    | Allen B. O'Leary                 | PHONE | 931-388-2329           |
| ADDRESS | 2486 Nashville Hwy, Columbia, TN | EMAIL | allen@wesengineers.com |

Roger Witherow, Daniel Family Partnership

|                     |                                    |       |  |
|---------------------|------------------------------------|-------|--|
| PROPERTY OWNER NAME | White, Kilgore and White, G.P.     | PHONE |  |
| ADDRESS             | P.O. Box 375<br>Columbia, TN 38402 | EMAIL |  |

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

|                                                                                     |                                                                                      |         |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------|
| APPLICANT NAME                                                                      | APPLICANT SIGNATURE                                                                  | DATE    |
|  |  | 8.15.24 |
| PROPERTY OWNER NAME                                                                 | PROPERTY OWNER SIGNATURE                                                             | 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                                  |  |                  |  |





## 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

LENNAR HOMES OF TENNESSEE, 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>The Preserve @ Dramwright</u><br>PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Completed by the Developer</p> <p><u>Lennar Homes of Tennessee LLC</u><br/>DEVELOPER NAME</p> <p><u>Nick Branum</u><br/>AUTHORIZED AGENT NAME</p> <p><u>NB Branum</u><br/>SIGNATURE</p> <p><u>10-05-2023</u><br/>DATE</p> <p><u>381 Mallory Station Rd Suite #200</u><br/>STREET</p> <p><u>Franklin, TN 37067</u><br/>CITY, STATE, ZIP</p> <p><u>(615) 305-8321</u><br/>PHONE</p> <p><u>Nick.Branum@lennar.com</u><br/>EMAIL</p> <p>Attest</p> <p><u>Kenneth E. Zimmstein</u><br/>ATTEST NAME</p> <p><u>Kenneth E. Zimmstein</u><br/>ATTEST SIGNATURE</p> <p><u>10-5-2023</u><br/>DATE</p> | <p>Completed by the City</p> <p>_____<br/>CITY ENGINEER</p> <p>_____<br/>SIGNATURE</p> <p>_____<br/>DATE</p> <p>Attest</p> <p>_____<br/>ATTEST NAME</p> <p>_____<br/>ATTEST SIGNATURE</p> <p>_____<br/>DATE</p> |



August 19, 2024

City of Columbia  
Development Services  
700 North Garden Street  
Columbia, TN 38401

**RE: Project Name: Preserve at Drumwright, Phase 1, Revision to Open Space 7, Final Plat**  
City of Columbia Staff Review Submittal

On behalf of Lennar Homes of Tennessee LLC, the owner of the Open Space 7 lot, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,

**WES Engineers & Surveyors**

A handwritten signature in black ink that reads "Allen B. O'Leary". The signature is written in a cursive style with a large, looping "O" and a long, sweeping "y".

Allen B. O'Leary, RLS  
Principal



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                      | Augusta Trace Drive, Columbia, TN                                                                                                                                          |          |                |
|                                       | TAX MAP: 051J                                                                                                                                                              | GROUP: A | PARCEL: 074.00 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Request Final Plat approval for the relocation of the ingress/egress easement for the adjoining property that is located on Preserve at Drumwright, Phase 1, Open Space 7. |          |                |

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

| SELECT REQUEST                                                                                                                                                                                                                                                                                                                                                                                                                                           | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Annexation</li><li><input type="checkbox"/> Rezoning</li><li><input type="checkbox"/> Preliminary Plat</li><li><input checked="" type="checkbox"/> Final Plat</li><li><input type="checkbox"/> PUD Preliminary Master Plan</li><li><input type="checkbox"/> PUD Final Site Plan</li><li><input type="checkbox"/> Multi-Family Site Plan</li><li><input type="checkbox"/> Other:</li></ul> | <p><b><u>Annexations/Rezoning/PUD's:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Written Legal Description copy</li><li><input type="checkbox"/> Requested Zone Listed</li><li><input type="checkbox"/> Compliance with Comprehensive Plan</li><li><input type="checkbox"/> Annexation Permission Form</li><li><input type="checkbox"/> Plans and/or Plats conforming to City standards with check list completed</li><li><input type="checkbox"/> Columbia Water System Availability Letter</li></ul> <p><b><u>Plats/PUDs:</u></b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Project Name (include Sections &amp; Phases)<br/>Preserve at Drumwright, Phase 1, Revision to Open Space 7</li><li><input checked="" type="checkbox"/> Total Number of Lots<br/>1</li><li><input checked="" type="checkbox"/> Total acreage<br/>±27.09</li></ul> |

*\*File naming nomenclature examples:*

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

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    | Allen B. O'Leary                 | PHONE | 931-388-2329           |
| ADDRESS | 2486 Nashville Hwy, Columbia, TN | EMAIL | allen@wesengineers.com |

|                     |                                                         |       |  |
|---------------------|---------------------------------------------------------|-------|--|
| PROPERTY OWNER NAME | Lennar Homes of Tennessee LLC                           | PHONE |  |
| ADDRESS             | 381 Mallory Station Rd, Suite 200<br>Franklin, TN 37067 | EMAIL |  |

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

Allen B. O'Leary

APPLICANT NAME



APPLICANT SIGNATURE

8/16/24

DATE

Lennar Homes of Tennessee LLC

PROPERTY OWNER NAME



PROPERTY OWNER SIGNATURE

8/16/24

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                                  |  |                  |  |



PRELIMINARY PLAT

SITE DATA:

OWNER: KLF INVESTMENTS, LLC.  
2000 MALLORY LANE #130-83  
FRANKLIN, TN 37067

PARCEL NUMBER: TAX MAP 101 PARCEL 036.06  
DEED BOOK: R2913, PG 479

SUBJECT PARCEL ZONING: CD-2

ACREAGE OF SITE: 12.55 ACRES  
(PROPOSED 52,613.7 S.F. - 1.21 Ac.  
RIGHT OF WAY DEDICATION)

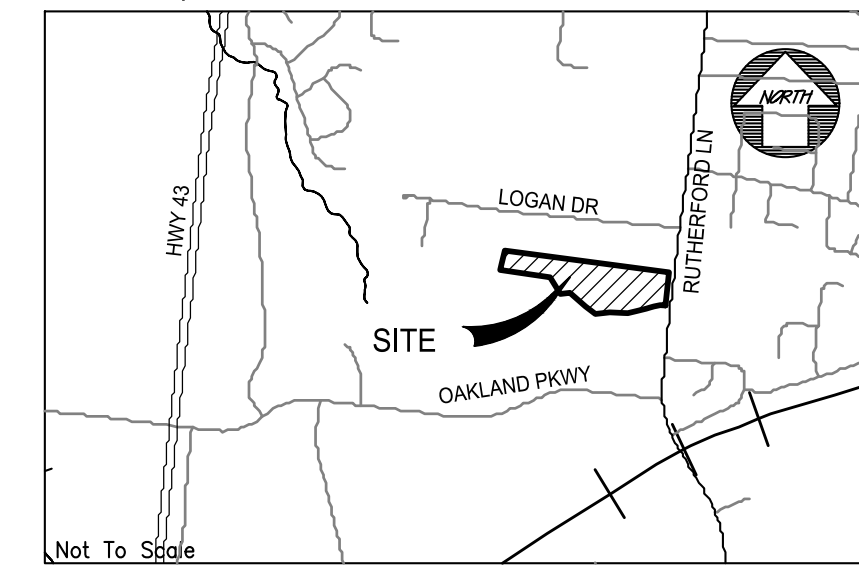
MINIMUM REQUIRED BUILDING SETBACKS:  
30' FRONT  
30' REAR  
20' SIDE

UTILITY SERVICES: WATER SERVICE  
COLUMBIA POWER & WATER SYSTEMS  
201 PICKENS LANE  
COLUMBIA, TENNESSEE 38401  
(931) 388-4833

ELECTRIC SERVICE  
COLUMBIA POWER & WATER SYSTEMS  
201 PICKENS LANE  
COLUMBIA, TENNESSEE 38401  
(931) 388-4833

PURPOSE NOTE: CONSTRUCT 1,188 L.F. OF ROADWAY AND  
PROVIDE 12 RESIDENTIAL LOTS WITH RELATED  
APPURTENANCES

Location Map



DENSITY:

TOTAL ACRES: 12.55 ACRES  
ALLOWED: 1 UNIT PER ACRE  
TOTAL ALLOWED: 12 UNITS  
TOTAL SHOWN: 12 UNITS  
DENSITY SHOWN: 1 UNIT PER ACRE

TREE CANOPY PRESERVATION:

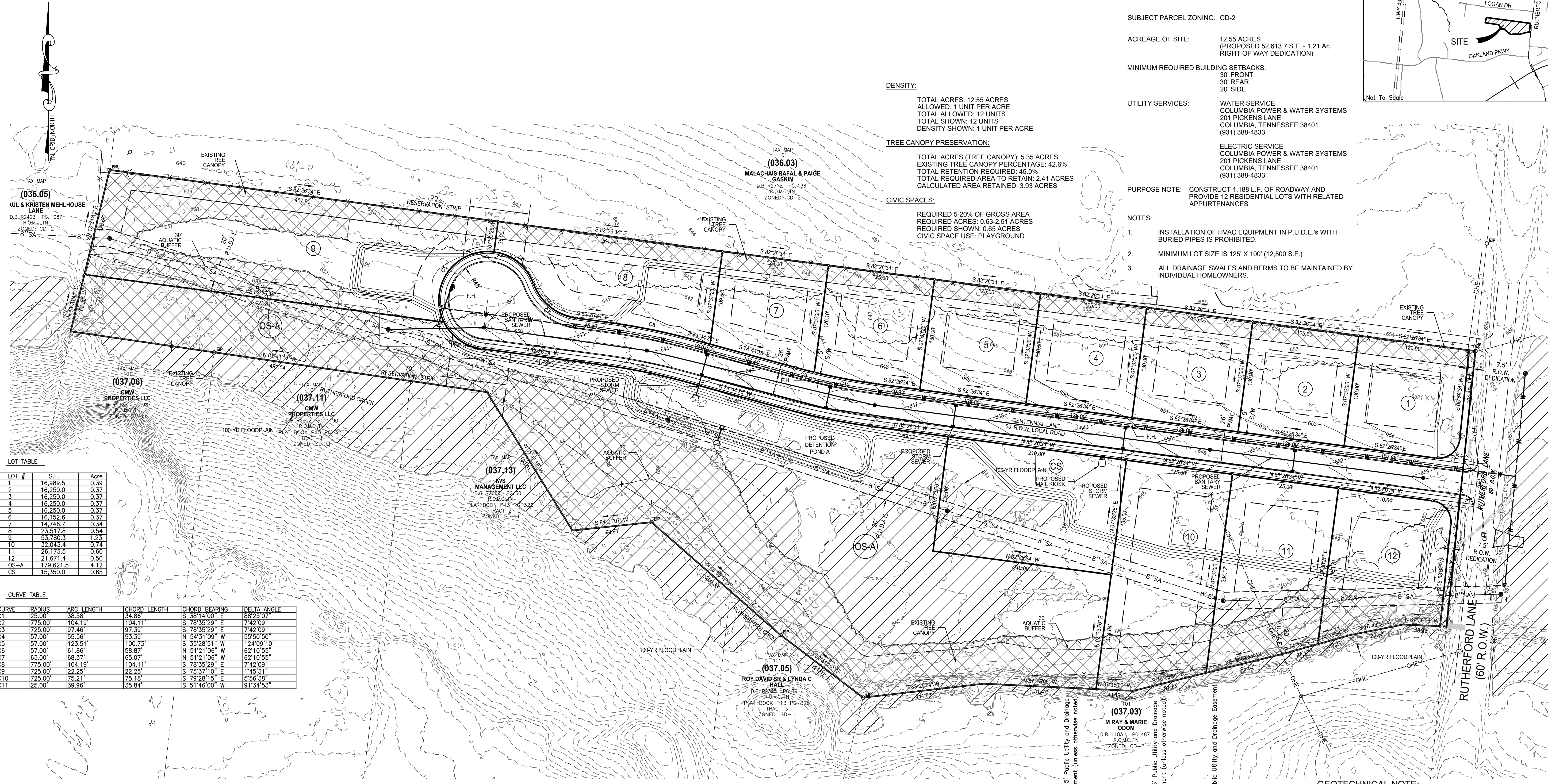
TOTAL ACRES (TREE CANOPY): 5.35 ACRES  
EXISTING TREE CANOPY PERCENTAGE: 42.6%  
TOTAL RETENTION REQUIRED: 45.0%  
TOTAL REQUIRED AREA TO RETAIN: 2.41 ACRES  
CALCULATED AREA RETAINED: 3.93 ACRES

CIVIC SPACES:

REQUIRED 5-20% OF GROSS AREA  
REQUIRED ACRES: 0.63-2.51 ACRES  
REQUIRED SHOWN: 0.65 ACRES  
CIVIC SPACE USE: PLAYGROUND

NOTES:

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'S WITH  
BURIED PIPES IS PROHIBITED.
- MINIMUM LOT SIZE IS 125' X 100' (12,500 S.F.)
- ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY  
INDIVIDUAL HOMEOWNERS.



| LOT # | S.F.      | Acres |
|-------|-----------|-------|
| 1     | 16,899.5  | 0.39  |
| 2     | 16,850.0  | 0.37  |
| 3     | 16,250.0  | 0.37  |
| 4     | 16,250.0  | 0.37  |
| 5     | 16,250.0  | 0.37  |
| 6     | 16,152.6  | 0.37  |
| 7     | 14,746.7  | 0.34  |
| 8     | 23,577.8  | 0.54  |
| 9     | 53,780.3  | 1.23  |
| 10    | 32,043.4  | 0.74  |
| 11    | 26,173.5  | 0.60  |
| 12    | 21,971.4  | 0.50  |
| OS-A  | 179,821.5 | 4.12  |
| CS    | 15,350.0  | 0.65  |

| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 725.00' | 104.19'    | 104.11'      | S 38°14'00\"  | 58°25'07\"  |
| C2    | 725.00' | 97.46'     | 97.39'       | S 78°35'29\"  | 74°42'09\"  |
| C3    | 725.00' | 97.46'     | 97.39'       | S 78°35'29\"  | 74°42'09\"  |
| C4    | 67.00'  | 55.58'     | 53.39'       | N 4°31'09\"   | 35°30'50\"  |
| C5    | 57.00'  | 123.51'    | 100.73'      | S 35°28'51\"  | 124°09'10\" |
| C6    | 57.00'  | 61.86'     | 58.87'       | N 51°21'06\"  | 62°10'55\"  |
| C7    | 63.00'  | 68.37'     | 65.07'       | N 51°21'06\"  | 62°10'55\"  |
| C8    | 725.00' | 104.19'    | 104.11'      | S 78°35'29\"  | 74°42'09\"  |
| C9    | 725.00' | 22.25'     | 22.25'       | S 75°37'10\"  | 145°31'41\" |
| C10   | 725.00' | 75.21'     | 75.18'       | S 79°28'15\"  | 5°56'38\"   |
| C11   | 25.00'  | 39.96'     | 35.84'       | S 51°46'00\"  | 91°34'53\"  |

**OPEN SPACE NOTE:**  
ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE  
HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF  
MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS  
INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2023

| ACTIVITY                      | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEP |
|-------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|------|-----|-----|
| TEMPORARY SEDIMENT STRUCTURES |     |     |     |     |     |     |     |     |      |      |     |     |
| SEDIMENT BASINS               |     |     |     |     |     |     |     |     |      |      |     |     |
| DIVERSION DITCHES             |     |     |     |     |     |     |     |     |      |      |     |     |
| CLEARING & CHIPPING           |     |     |     |     |     |     |     |     |      |      |     |     |
| TOPSOIL STRIPPING AND STORAGE |     |     |     |     |     |     |     |     |      |      |     |     |
| ROADWAY GRADING               |     |     |     |     |     |     |     |     |      |      |     |     |
| PERMANENT STORM SEWER         |     |     |     |     |     |     |     |     |      |      |     |     |
| UTILITIES                     |     |     |     |     |     |     |     |     |      |      |     |     |
| TEMPORARY VEGETATION          |     |     |     |     |     |     |     |     |      |      |     |     |
| PAVING                        |     |     |     |     |     |     |     |     |      |      |     |     |
| PERMANENT VEGETATION          |     |     |     |     |     |     |     |     |      |      |     |     |
| REMOVE TEMPORARY STRUCTURES   |     |     |     |     |     |     |     |     |      |      |     |     |

**WARNING! UTILITY LINES!**

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN  
AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT  
ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE  
PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES. THE UTILITY COMPANY  
SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES  
TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT  
AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF  
CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS  
CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE  
SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO  
BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND  
TYPE OF THEIR SERVICES.

**LEGEND**

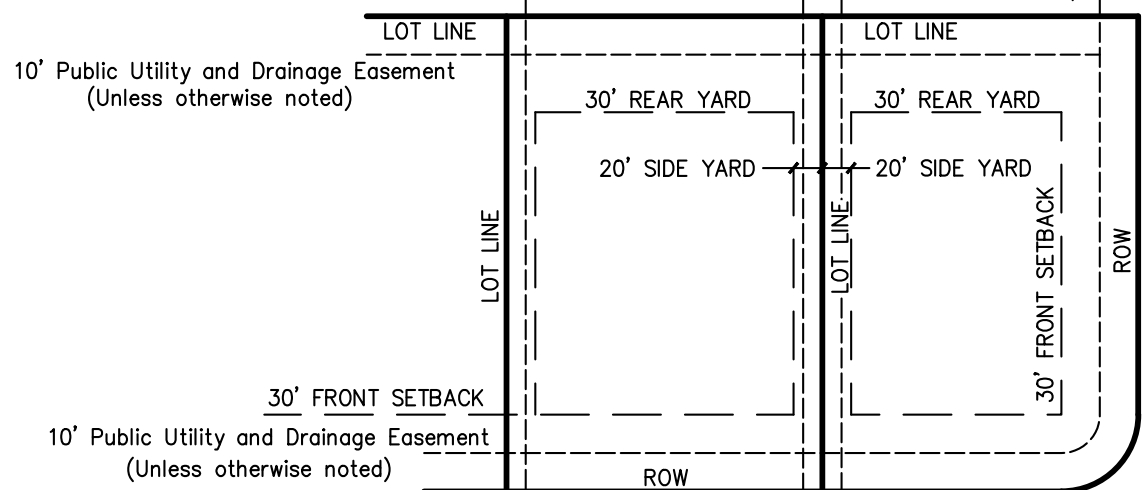
EXISTING  
PROPOSED

WATER MAIN  
SANITARY SEWER  
STORM SEWER  
OVERHEAD  
FENCE  
GAS  
DRAINAGE DITCH  
TREE PROTECTION FENCE  
SIGN  
UTILITY POLE  
IRON PIN SET  
EXISTING IRON PIN  
CONCRETE MONUMENT  
DECIDUOUS TREE  
GATE VALVE IN BOX  
LIGHT POLE  
BENCHMARK

EXISTING  
PROPOSED

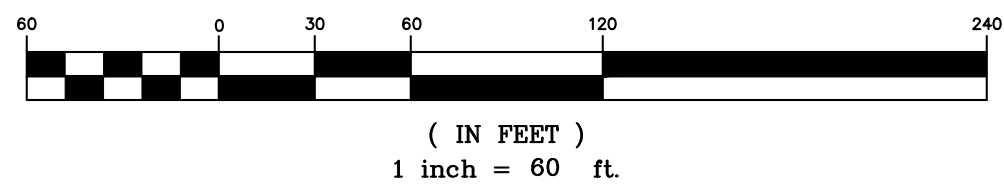
TREE LINE  
STORM STRUCTURE LABEL  
ASPHALT  
CONCRETE  
PARKING SPACES

14



SUBDIVISION  
TYPICAL LOT LAYOUT

GRAPHIC SCALE



GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF  
CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL  
INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE  
CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED  
IN THESE PLANS OR TO THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY  
NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY  
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SITE BENCHMARK NOTE:

CONTRACTOR SHALL ESTABLISH A BENCHMARK PRIOR TO CONSTRUCTION. EXISTING BENCHMARK MUST BE  
RE-VERIFIED AND APPROVED BY THE ENGINEER/SURVEYOR PRIOR TO USE.

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:  
**WES E**  
ENGINEERS & SURVEYORS  
2486 NASHVILLE HWY  
COLUMBIA, TENNESSEE 38401  
(931) 388-2329

**FLOOD STUDY NOTE:**  
A PORTION OF THE PROPERTY IS NOT LOCATED WITHIN A  
FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY  
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS  
(FIRM's) MAP NUMBER 47119C0280E DATED APRIL 16, 2007.



gerald@wesengineers.com  
SUBMITTED FOR MUNICIPAL APPROVAL  
NOT FOR CONSTRUCTION

© 2024

**WES E**  
ENGINEERS & SURVEYORS  
CIVIL ENGINEERS & LAND SURVEYORS  
2486 NASHVILLE HIGHWAY  
COLUMBIA, TN 38401  
PHONE: (931) 388-2329  
www.wesengineers.com

**WES E**  
ENGINEERS & SURVEYORS

Client  
KLF INVESTMENTS LLC  
2000 MALLORY LANE #130-83  
FRANKLIN, TN 37067

DATE  
REVISED

**WOODWARD ESTATES**  
RUTHERFORD LANE  
COLUMBIA, MAURY COUNTY, TENNESSEE  
PRELIMINARY PLAT

Drawn: JG  
Checked: JG  
Approved: CV  
Date: 08/19/2024  
Job no. 24538  
Scale: Vertical: 1"=50'  
Horizontal: 1"=60'

1 OF 1



SITE DEVELOPMENT PLAN

SITE DATA:

OWNER: KLF INVESTMENTS, LLC.  
2000 MALLORY LANE #130-83  
FRANKLIN, TN 37067

PARCEL NUMBER: TAX MAP 101 PARCEL 036.06  
DEED BOOK: R2913, PG 479

SUBJECT PARCEL ZONING: CD-2

ACREAGE OF SITE: 12.55 ACRES  
(PROPOSED 52,613.7 S.F. - 1.21 Ac.  
RIGHT OF WAY DEDICATION)

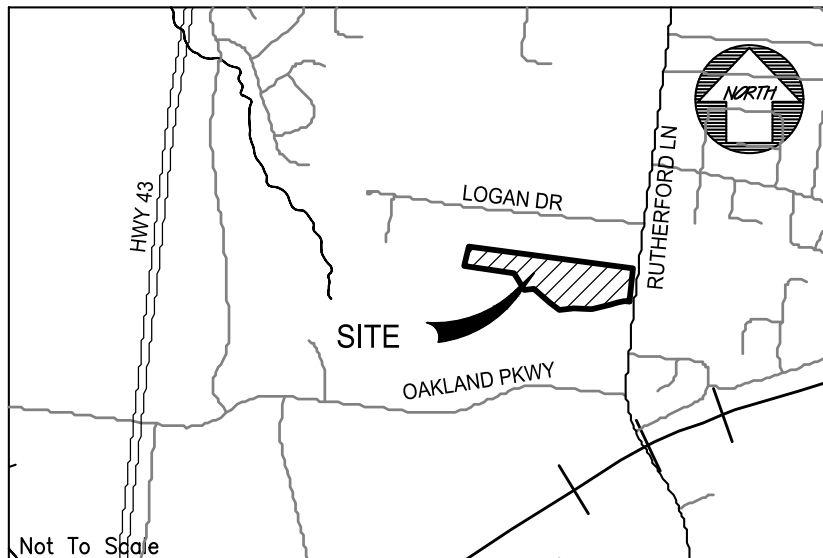
MINIMUM REQUIRED BUILDING SETBACKS:  
30' FRONT  
30' REAR  
20' SIDE

UTILITY SERVICES: WATER SERVICE  
COLUMBIA POWER & WATER SYSTEMS  
201 PICKENS LANE  
COLUMBIA, TENNESSEE 38401  
(931) 388-4833

ELECTRIC SERVICE  
COLUMBIA POWER & WATER SYSTEMS  
201 PICKENS LANE  
COLUMBIA, TENNESSEE 38401  
(931) 388-4833

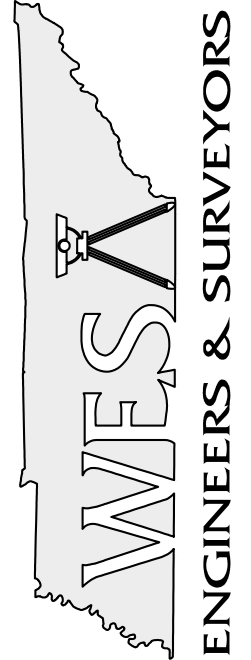
PURPOSE NOTE: CONSTRUCT 1,188 L.F. OF ROADWAY AND  
PROVIDE 12 RESIDENTIAL LOTS WITH RELATED  
APPURTENANCES

Location Map



© 2024

WES E ENGINEERS & SURVEYORS  
CIVIL ENGINEERS & LAND SURVEYORS  
2486 NASHVILLE HIGHWAY  
COLUMBIA, TN 38401  
PHONE: (931) 388-2329  
www.wesengineers.com



Client  
KLF INVESTMENTS LLC  
2000 MALLORY LANE #130-83  
FRANKLIN, TN 37067

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
|           |      |             |
|           |      |             |
|           |      |             |

WOODWARD ESTATES  
RUTHERFORD LANE  
COLUMBIA, MAURY COUNTY, TENNESSEE  
SITE DEVELOPMENT PLAN

Drawn: JG  
Checked: JG  
Approved: CV  
Date: 08/19/2024

Job no. 24538  
Scale: Vertical: 1"=50'  
Horizontal: 1"=50'

1 OF 1

DENSITY:

TOTAL ACRES: 12.55 ACRES  
ALLOWED: 1 UNIT PER ACRE  
TOTAL ALLOWED: 12 UNITS  
TOTAL SHOWN: 12 UNITS  
DENSITY SHOWN: 1 UNIT PER ACRE

TREE CANOPY PRESERVATION:

TOTAL ACRES (TREE CANOPY): 5.35 ACRES  
EXISTING TREE CANOPY PERCENTAGE: 42.6%  
TOTAL RETENTION REQUIRED: 45.0%  
TOTAL REQUIRED AREA TO RETAIN: 2.41 ACRES  
CALCULATED AREA RETAINED: 3.93 ACRES

CIVIC SPACES:

REQUIRED 5-20% OF GROSS AREA  
REQUIRED ACRES: 0.63-2.51 ACRES  
REQUIRED SHOWN: 0.65 ACRES  
CIVIC SPACE USE: PLAYGROUND

NOTES:

- INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH  
BURIED PIPES IS PROHIBITED.
- MINIMUM LOT SIZE IS 125' X 100' (12,500 S.F.)
- ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY  
INDIVIDUAL HOMEOWNERS.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF  
CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL  
INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE  
CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED  
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MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS  
(FIRM's) MAP NUMBER 47119C0286D DATED APRIL 16, 2007.

gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL  
NOT FOR CONSTRUCTION

| LOT # | S.F.      | Acres |
|-------|-----------|-------|
| 1     | 18,899.5  | 0.39  |
| 2     | 18,450.0  | 0.37  |
| 3     | 16,250.0  | 0.37  |
| 4     | 16,250.0  | 0.37  |
| 5     | 16,250.0  | 0.37  |
| 6     | 16,152.6  | 0.37  |
| 7     | 14,746.7  | 0.34  |
| 8     | 23,577.8  | 0.54  |
| 9     | 53,780.3  | 1.23  |
| 10    | 32,043.4  | 0.74  |
| 11    | 26,723.5  | 0.60  |
| 12    | 21,971.4  | 0.50  |
| OS-A  | 179,821.5 | 4.12  |
| CS    | 15,350.0  | 0.65  |

CURVE TABLE

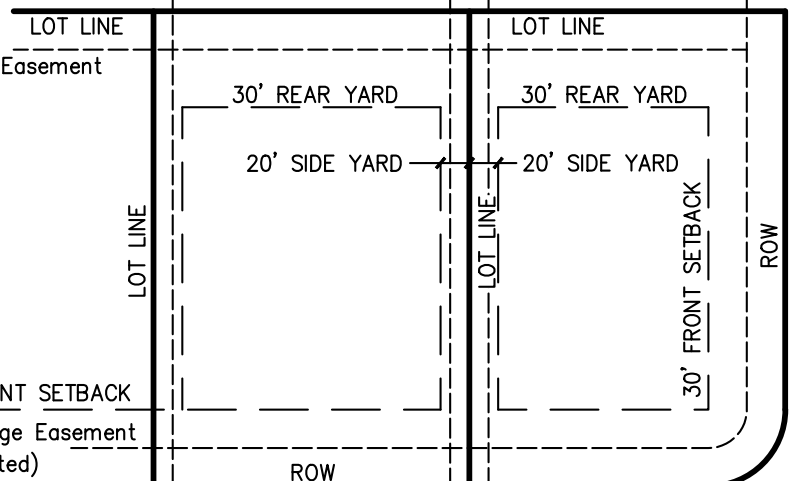
| CURVE | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1    | 25.00'  | 38.58'     | 38.14'       | S 38°14'00" E | 58°25'07"   |
| C2    | 775.00' | 104.19'    | 104.11'      | S 78°35'29" E | 74°42'09"   |
| C3    | 725.00' | 97.46'     | 97.39'       | S 78°35'29" E | 74°42'09"   |
| C4    | 67.00'  | 55.58'     | 53.39'       | N 4°31'09" W  | 35°30'50"   |
| C5    | 57.00'  | 123.51'    | 100.73'      | S 35°28'51" W | 124°09'10"  |
| C6    | 57.00'  | 61.86'     | 58.87'       | N 51°21'06" W | 62°10'55"   |
| C7    | 63.00'  | 68.37'     | 65.07'       | N 51°21'06" W | 62°10'55"   |
| C8    | 775.00' | 104.19'    | 104.11'      | S 78°35'29" E | 74°42'09"   |
| C9    | 725.00' | 22.25'     | 22.25'       | S 75°37'10" E | 145°31'41"  |
| C10   | 725.00' | 75.21'     | 75.18'       | S 79°28'15" E | 5°56'38"    |
| C11   | 25.00'  | 39.96'     | 35.84'       | S 51°46'00" W | 91°34'53"   |

OPEN SPACE NOTE:

ALL OPEN SPACE AREA IS TO BE MAINTAINED BY THE  
HOMEOWNERS ASSOCIATION, CREATED FOR THE PURPOSE OF  
MAINTAINING ALL COMMON OPEN SPACE AND GROUNDS  
INCLUDING THE DETENTION AREAS SHOWN ON THIS PLAT.

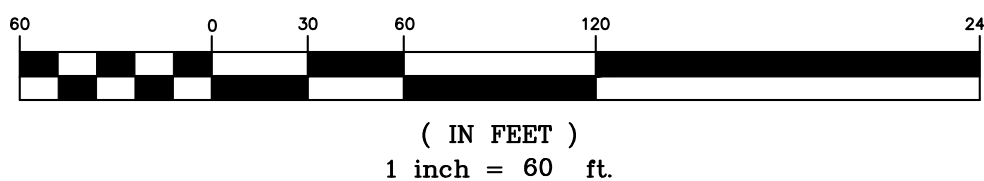
PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2023

| ACTIVITY                      | OCT | NOV | DEC | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEP |
|-------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|------|------|-----|-----|
| TEMPORARY SEDIMENT STRUCTURES |     |     |     |     |     |     |     |     |      |      |     |     |
| SEDIMENT BASINS               |     |     |     |     |     |     |     |     |      |      |     |     |
| DIVERSION DITCHES             |     |     |     |     |     |     |     |     |      |      |     |     |
| CLEARING & CHIPPING           |     |     |     |     |     |     |     |     |      |      |     |     |
| TOPSOIL STRIPPING AND STORAGE |     |     |     |     |     |     |     |     |      |      |     |     |
| ROADWAY GRADING               |     |     |     |     |     |     |     |     |      |      |     |     |
| PERMANENT STORM SEWER         |     |     |     |     |     |     |     |     |      |      |     |     |
| UTILITIES                     |     |     |     |     |     |     |     |     |      |      |     |     |
| TEMPORARY VEGETATION          |     |     |     |     |     |     |     |     |      |      |     |     |
| PAVING                        |     |     |     |     |     |     |     |     |      |      |     |     |
| PERMANENT VEGETATION          |     |     |     |     |     |     |     |     |      |      |     |     |
| REMOVE TEMPORARY STRUCTURES   |     |     |     |     |     |     |     |     |      |      |     |     |



SUBDIVISION  
TYPICAL LOT LAYOUT

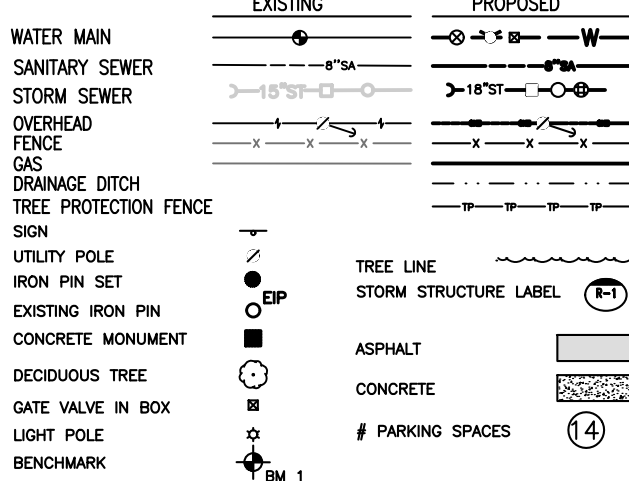
GRAPHIC SCALE



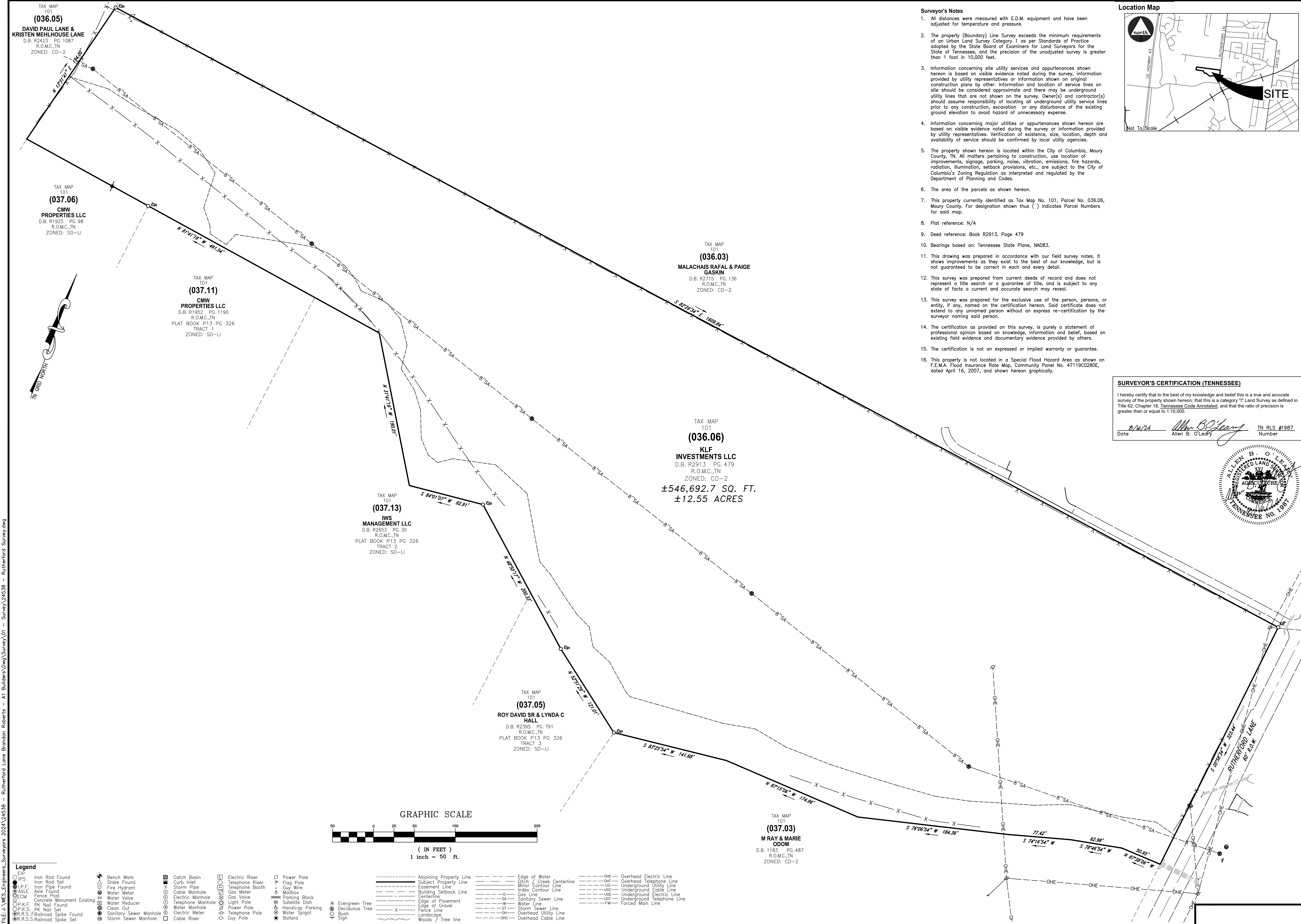
WARNING! UTILITY LINES!

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AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT  
ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE  
PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES. THE UTILITY COMPANY  
SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES  
TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT  
AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF  
CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS  
CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE  
SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO  
BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND  
TYPE OF THEIR SERVICES.

LEGEND









August 16, 2024

Mr. Gerald W. Vick P.E.

WES Engineers & Surveyors

2486 Nashville Hwy

Columbia, TN 38401

**Sent via email: [gerald@wesengineers.com](mailto:gerald@wesengineers.com)**

**RE: Water Availability Letter**

**415 Rutherford Lane - 12 Units**

**Rutherford Lane**

**Tax Map 101, Parcel 36.06**

**Columbia, Maury County, TN**

Dear Mr. Vick:

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 12 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:

- Domestic waterline connection will be made to the existing 6-inch water main located on Rutherford.
- Minimum size 8-inch water mains will be required throughout 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 (12 SFUs) | \$5,940.00 |
|----------------------------------------------------------|------------|

- 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 (12 meters)    | \$6,480.00         |
| Impact Fee: \$4,500 per 3/4" meter (12 meters) | \$54,000.00        |
| <b>Total Meter and Impact Fees Due =</b>       | <b>\$60,480.00</b> |

- 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](mailto: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 24-051



# Columbia Fire & Rescue

## Fire Flow Requirements



Water Purveyor: Columbia Power & Water System

Date: 7/24/2024  
Name: Gerald W. Vick, PE  
Phone: 931-388-2329  
Email: gerald@wesengineers.com  
Address/Parcel ID: Rutherford Lane Map 101 Parcel 36.06  
Property Type: ☒ Residential  
☐ Commercial  
☐ Industrial  
Construction Type: V-B - Wood Frame  
Enclosed Area (ft<sup>2</sup>): +/- 3,000 SF per home

### 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)*

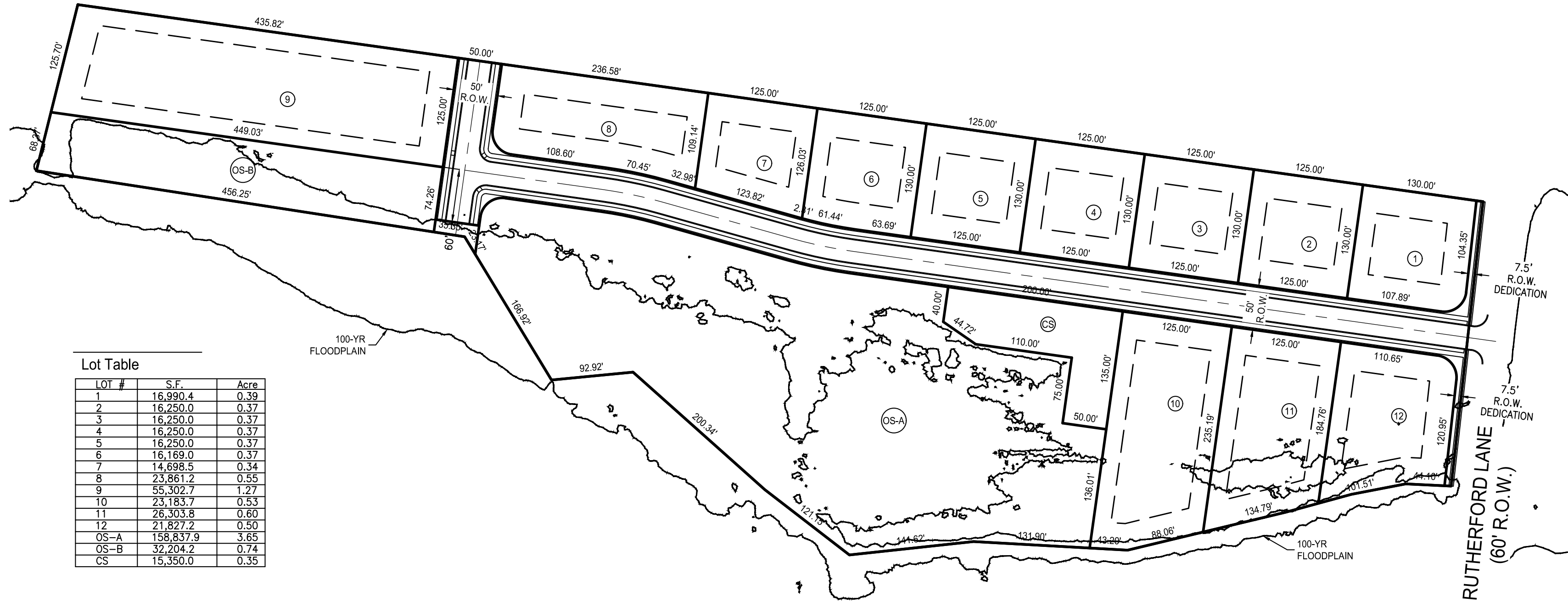
Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

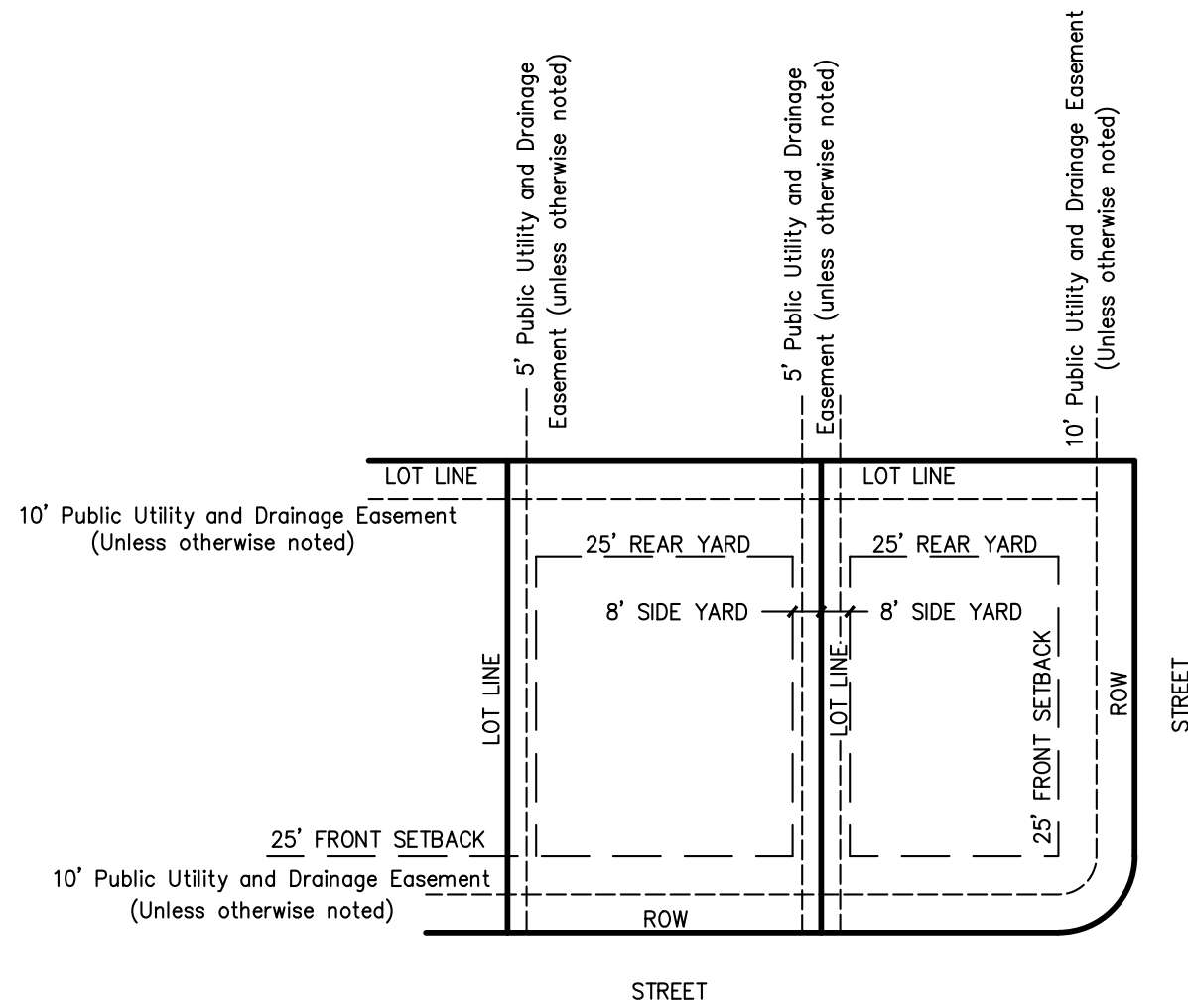
Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 7/25/2024

CONCEPT PLAN



| Lot Table |           |       |
|-----------|-----------|-------|
| LOT #     | S.F.      | Acres |
| 1         | 16,920.4  | 0.39  |
| 2         | 16,250.0  | 0.37  |
| 3         | 16,250.0  | 0.37  |
| 4         | 16,250.0  | 0.37  |
| 5         | 16,250.0  | 0.37  |
| 6         | 16,169.0  | 0.37  |
| 7         | 14,695.5  | 0.34  |
| 8         | 23,861.2  | 0.55  |
| 9         | 55,302.7  | 1.27  |
| 10        | 23,183.7  | 0.53  |
| 11        | 26,303.8  | 0.60  |
| 12        | 21,827.2  | 0.50  |
| OS-A      | 158,837.9 | 3.65  |
| OS-B      | 32,204.2  | 0.74  |
| CS        | 15,350.0  | 0.35  |



SUBDIVISION  
TYPICAL LOT LAYOUT

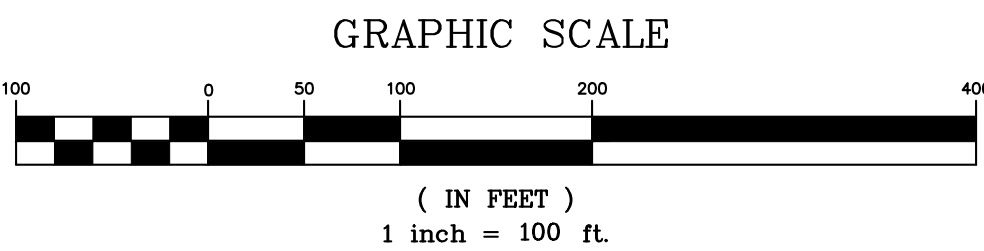
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**GEOTECHNICAL NOTE:**  
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gerald@wesengineers.com  
SUBMITTED FOR MUNICIPAL APPROVAL  
NOT FOR CONSTRUCTION

**BENCHMARK**  
BENCHMARK #1  
XXXXXX  
ELEV = XXX.XX'  
N = XXX.XXX.X  
E = X.XXX.XXX.X  
TENNESSEE COORDINATE  
SYSTEM OF 1983  
NAVD 88

**WARNING! UTILITY LINES!**  
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| LEGEND                |          |
|-----------------------|----------|
| EXISTING              | PROPOSED |
| WATER MAIN            | W        |
| SANITARY SEWER        | S        |
| STORM SEWER           | SS       |
| OVERHEAD              | O        |
| FENCE                 | F        |
| GAS                   | G        |
| DRAINAGE DITCH        | D        |
| TREE PROTECTION FENCE | TPF      |
| UTILITY POLE          | UP       |
| IRON PIN SET          | IPS      |
| EXISTING IRON PIN     | EIP      |
| CONCRETE MONUMENT     | CM       |
| DECIDUOUS TREE        | DT       |
| GATE VALVE IN BOX     | GVB      |
| LIGHT POLE            | LP       |
| BENCHMARK             | BM       |
| TREE LINE             | TL       |
| STORM STRUCTURE LABEL | SSL      |
| ASPHALT               | A        |
| CONCRETE              | C        |
| # PARKING SPACES      | 14       |



Client

DATE

REVISIONS

**CONCEPT PLAN**  
RUTHERFORD LANE  
COLUMBIA, MAURY COUNTY, TENNESSEE  
SITE LAYOUT & UTILITY PLAN

Drawn: BD  
Checked:  
Approved:  
Date: 5/16/2024

Job no. 24538  
Scale: Vertical: 1"=100'  
Horizontal:



## **Preliminary Plat, Site Development Plan, and PUD Checklist**

Development: Woodward Estates

*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
- ☒ 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
- ☐ 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
- ☐ 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**

- ☐ 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:**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## **Preliminary Plat, Site Development Plan, and PUD Checklist**

Development: Woodward Estates

*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
- ☒ A tabulation of the land area to be devoted to various uses and activities and overall densities.
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- ☐ 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
- ☐ 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
- ☐ 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

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- ☐ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
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- ☒ 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
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### **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.
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**Checklist Completed By:**

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

August 19, 2024

Paul Keltner, AICP, Director  
Development Services – City of Columbia  
700 North Garden Street  
Columbia, Tennessee 38401

RE: Rutherford Lane – Woodward Estates – Preliminary Plat / Site Development Plan

On behalf of the owner for the proposed development, WES Engineers & Surveyors would like to present the documents attached to the City of Columbia for the Preliminary Plat / Site Development Plan.

The development consists of 12 proposed residential lots. The configuration with existing conditions and the width of the existing lot limits the development to one proposed public access. The original concept design was to have a T intersection towards the rear of the property. This would have allowed a connection to the north that would give the ability of access to Rutherford Estates in the future. The Planning Commission voted to abandon this right of way connection. Therefore, with the feasible other connections points, we elected the proposed roadway to be a cul-de-sac approximately 1,190' in length from Rutherford Lane.

ATTACHMENTS: Preliminary Plat, Site Development Plan

I hope you find the attached information helpful in your review. If you have any questions or comments regarding this and the associated documentation, please do not hesitate to contact me directly.

Sincerely,  
WES Engineers & Surveyors



Gerald W. Vick, PE  
Principal



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                      | Rutherford Lane, approximately 800' north of Oakland Pkwy                              |        |                |
|                                       | TAX MAP: 101                                                                           | GROUP: | PARCEL: 036.06 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Seeking preliminary plat approval for a 12 lot subdivision with related appurtenances. |        |                |

|                                    |          |                                                               |
|------------------------------------|----------|---------------------------------------------------------------|
| DATE OF PRE-APPLICATION CONFERENCE | 07-24-24 | <i>Pre-application meetings are scheduled for Wednesdays.</i> |
|------------------------------------|----------|---------------------------------------------------------------|

| SELECT REQUEST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Comprehensive Plan Amendment</li><li><input type="checkbox"/> Annexation</li><li><input type="checkbox"/> Rezoning</li><li><input checked="" type="checkbox"/> Preliminary Plat</li><li><input type="checkbox"/> Final Plat</li><li><input type="checkbox"/> PUD Preliminary Master Plan</li><li><input type="checkbox"/> PUD Final Site Plan</li><li><input checked="" type="checkbox"/> Site Development Plan</li><li><input type="checkbox"/> Other:</li></ul> <p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i><br/><i>Freedom Point Master Plan</i><br/><i>Freedom Point Final Plat</i></p> | <p><b><u>Annexations:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Annexation Permission Form</li></ul> <p><b><u>Annexations/Rezoning/Plan Amendments:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Requested Zone Listed</li><li><input type="checkbox"/> Statement of Compliance with Comprehensive Plan</li><li><input type="checkbox"/> Concept Plan</li></ul> <p><b><u>Preliminary Plats/Site Development Plans:</u></b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Plans and/or Plats conforming to City standards with signed and completed check list</li></ul> <p><b><u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u></b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Receipt of Payment for Pre-Application Meeting</li><li><input checked="" type="checkbox"/> Written Legal Description copy</li><li><input checked="" type="checkbox"/> Columbia Water System Availability Letter</li><li><input checked="" type="checkbox"/> Columbia Waste Water Department Will Serve Letter</li></ul> |

|  |                                                                                                  |
|--|--------------------------------------------------------------------------------------------------|
|  | <b><u>Plats/PUDs:</u></b>                                                                        |
|  | <input checked="" type="checkbox"/> Project Name (include Sections & Phases)<br>Woodward Estates |
|  | <input checked="" type="checkbox"/> Total Number of Lots/Residential Units<br>12                 |
|  | <input checked="" type="checkbox"/> Square Footage of Non-Residential Floor Space<br>N/A         |
|  | <input checked="" type="checkbox"/> Total acreage<br>12.55                                       |

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.

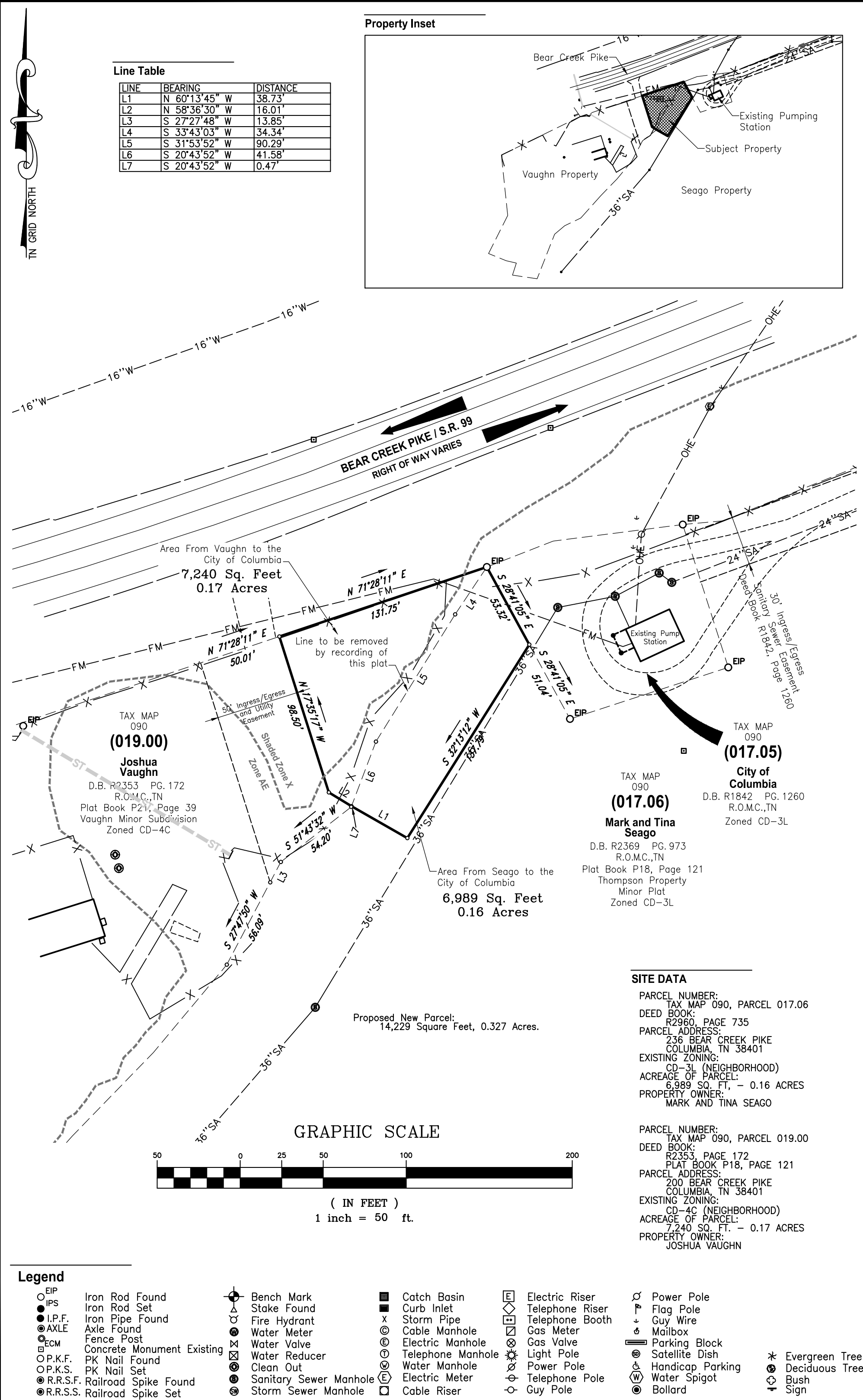
|         |                                          |       |                         |
|---------|------------------------------------------|-------|-------------------------|
| NAME    | Gerald Vick                              | PHONE | 931-388-2329            |
| ADDRESS | 2486 Nashville Hwy<br>Columbia, TN 38401 | EMAIL | Gerald@wesengineers.com |

|                     |                                                 |       |                   |
|---------------------|-------------------------------------------------|-------|-------------------|
| PROPERTY OWNER NAME | KLF Investments LLC                             | PHONE |                   |
| ADDRESS             | 2000 Mallory Lane #130-83<br>Franklin, TN 37067 | EMAIL | brandon@a1hbs.com |

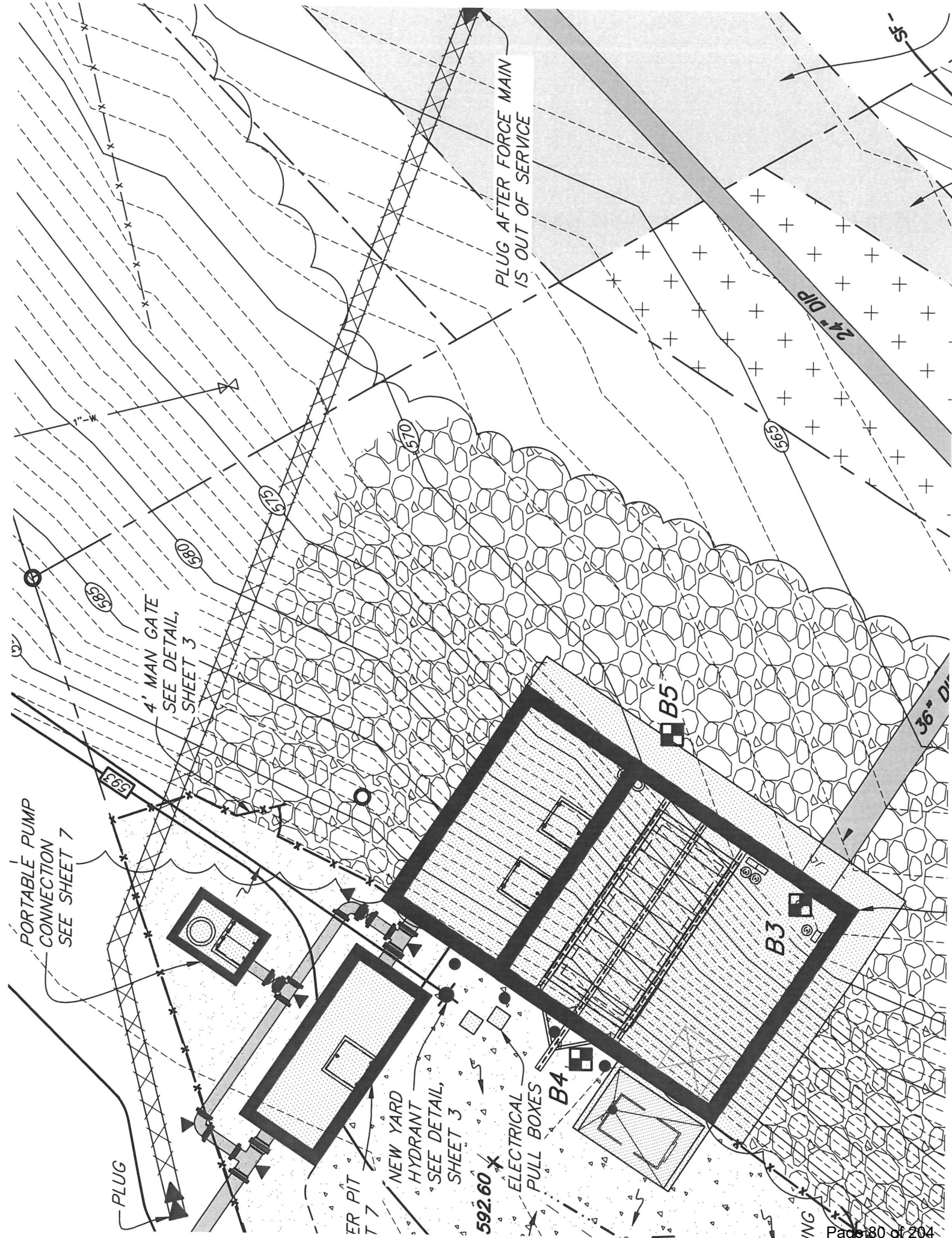
*If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of 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>Gerald Vick</u><br>APPLICANT NAME            | <br>APPLICANT SIGNATURE | <u>8/19/24</u><br>DATE   |
| <u>Brandon Robertson</u><br>PROPERTY OWNER NAME | <u>Brandon Robertson</u><br>PROPERTY OWNER SIGNATURE                                                        | <u>8/14/2024</u><br>DATE |









August 13, 2024

Wauford  
Daniel Tribble, P.E.  
Manager of Engineering Services  
2835 Lebanon Pike  
Nashville, TN 37214  
[danielt@jrwauford.com](mailto:danielt@jrwauford.com)

Re: Bear Creek SPS, located near 200 Bear Creek Pike

Dear Sir:

Columbia Power System has an existing power line near your proposed 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 regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

**COLUMBIA POWER SYSTEM**

Trevor Gilmer  
Power Engineering Manager

kw

## Pump Station building on Bear Creek

Brad Massey <BMassey@Columbiatn.gov>

Thu 8/15/2024 3:52 PM

To: Ryan Filipkowski <RFilipkowski@Columbiatn.gov>

Cc: Kevin McCarthy <KMcCarthy@Columbiatn.gov>

📎 1 attachments (489 KB)

oledata.mso;

No, required water letter or water availability letter will be required for the pump house build.

Thank you,



Brad Massey  
Fire Marshal  
Columbia Fire & Rescue  
bmassey@columbiatn.gov  
700 N Garden Street  
Columbia, TN 38401  
Office (931) 560-1740  
Direct Line (931) 560-1534  
Mobile (931) 626-1236

-

**Any emailed plans questions is not an official review, all official comments will be done at the time of the plan review.**

-

**\*\*Please note that my email has changed to [bmassey@columbiatn.gov](mailto:bmassey@columbiatn.gov) \*\***





## Preliminary Plat, Site Development Plan, and PUD Checklist

Development: BEAR CREEK PUMP STATION

*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
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### Structures

- ☒ Location and approximate dimensions of all existing and proposed structures.
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### **Grading, Drainage, and Storm**

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- ☒ 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
- ☒ Location and dimension of aquatic buffer zones
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### **Landscaping, Open Space, and Amenities**

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- ☒ Tree Canopy retention

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CITY OF  
**COLUMBIA**  
TENNESSEE

DEVELOPMENT SERVICES  
700 NORTH GARDEN STREET  
COLUMBIA, TN 38401  
PHONE: (931) 560-1560  
FAX: (931) 560-1541

**PUD Specific Items**

- N/A
- ☒ 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.
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**Checklist Completed By:**

Allen O'Leary  
Print Name

Allen O'Leary  
Signature

8/23/24  
Date





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                      | 236 Bear Creek Pike, Columbia, TN 38401                                                                      |        |                |
|                                       | TAX MAP: 090                                                                                                 | GROUP: | PARCEL: 017.06 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Proposed subdivision of land for construction of new sanitary sewer pumping station for the City of Columbia |        |                |

|                                    |           |                                                               |
|------------------------------------|-----------|---------------------------------------------------------------|
| DATE OF PRE-APPLICATION CONFERENCE | 7/31/2024 | <i>Pre-application meetings are scheduled for Wednesdays.</i> |
|------------------------------------|-----------|---------------------------------------------------------------|

| SELECT REQUEST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Comprehensive Plan Amendment</li><li><input type="checkbox"/> Annexation</li><li><input type="checkbox"/> Rezoning</li><li><input checked="" type="checkbox"/> Preliminary Plat</li><li><input type="checkbox"/> Final Plat</li><li><input type="checkbox"/> PUD Preliminary Master Plan</li><li><input type="checkbox"/> PUD Final Site Plan</li><li><input type="checkbox"/> Site Development Plan</li><li><input type="checkbox"/> Other:</li></ul> | <p><b><u>Annexations:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Annexation Permission Form</li></ul> <p><b><u>Annexations/Rezoning/Plan Amendments:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Requested Zone Listed</li><li><input type="checkbox"/> Statement of Compliance with Comprehensive Plan</li><li><input type="checkbox"/> Concept Plan</li></ul> <p><b><u>Preliminary Plats/Site Development Plans:</u></b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Plans and/or Plats conforming to City standards with signed and completed check list</li></ul> <p><b><u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Receipt of Payment for Pre-Application Meeting</li><li><input type="checkbox"/> Written Legal Description copy</li><li><input type="checkbox"/> Columbia Water System Availability Letter</li><li><input type="checkbox"/> Columbia Waste Water Department Will Serve Letter</li></ul> |

*\*File naming nomenclature examples:*

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



|                                        |                                                                                              |
|----------------------------------------|----------------------------------------------------------------------------------------------|
|                                        | <b>Plats/PUDs:</b>                                                                           |
|                                        | <input type="checkbox"/> Project Name (include Sections & Phases)<br>Bear Creek Pump Station |
|                                        | <input type="checkbox"/> Total Number of Lots/Residential Units<br>1 LOT                     |
|                                        | <input type="checkbox"/> Square Footage of Non-Residential Floor Space                       |
| <input type="checkbox"/> 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    | City of Columbia Waterwater Dept.              | PHONE | 931-560-1001            |
| ADDRESS | 1244 Treatment Plan Road<br>Columbia, TN 38401 | EMAIL | dboshers@columbiatn.gov |

|                     |                                           |       |                    |
|---------------------|-------------------------------------------|-------|--------------------|
| PROPERTY OWNER NAME | Mark and Tina Seago                       | PHONE | 931-698-7964       |
| ADDRESS             | 236 Bear Creek Pike<br>Columbia, TN 38401 | EMAIL | tkyseago@yahoo.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.*

Donald T. Boshers  
APPLICANT NAME

Donald T. Boshers  
APPLICANT SIGNATURE

08/19/2024  
DATE

Mark & Tina Seago  
PROPERTY OWNER NAME

Mark & Tina Seago  
PROPERTY OWNER SIGNATURE

8/19/24  
DATE

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE THE FINAL PLAT ENTITLED "BEAR CREEK OVERLOOK – PHASE 1" AS OF RECORD IN PLAT BOOK P23, PAGE 96, (R.O.M.C., TN). THE REVISIONS ARE AS FOLLOWS:

- TO RENAME THE 0.62 ACRE PUBLIC UTILITY & DRAINAGE EASEMENT SOUTH OF AND ADJACENT TO HILDEBRAND LANE TO INCLUDE "AMENITY SITE AREA AND MAIL KIOSK"
- TO RENAME "HILDEBRAND LANE" JUST EAST OF MERKEL ROAD TO IT'S CORRECT NAME OF "ABLESON WAY".

VOID & VACATE NOTE

THE RECORDING OF THIS PLAT VOIDS, VACATES, AND SUPERSEDES THE RECORDING OF "BEAR CREEK OVERLOOK – PHASE 1" AS OF RECORD IN PLAT BOOK P23, PAGE 96, (R.O.M.C., TN).

PRELIMINARY PLAT PASSED PLANNING COMMISSION DEC. 9TH, 2020

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 12.49 Acres ±.
- New Right-Of-Way dedication: 2.10 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.

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 Book Number: 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.

Date: 7/18/2024

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.

Date: 7/18/2024 Registered Land Surveyor Number: 1039  
BOBBY G. MOORE, RLS  
TENNESSEE RLS NO. 1039

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "FIRST REVISION to Final Plat – Bear Creek Overlook – 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: 7/18/2024 Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainages, and utilities designated in "FIRST REVISION to Bear Creek Overlook – Phase 1" 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.

Date: 7/18/2024 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 Date  
Columbia, Tennessee

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911,  
Date: 7/18/2024 Maury County E-911

Certificate of Approval for Sewer System

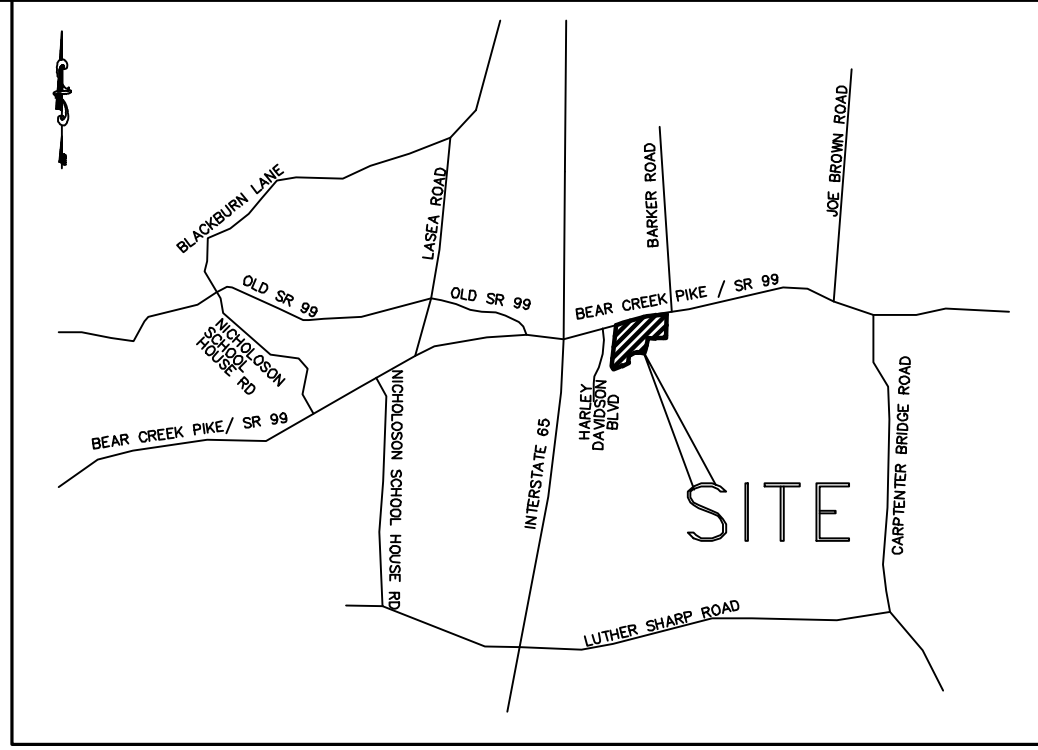
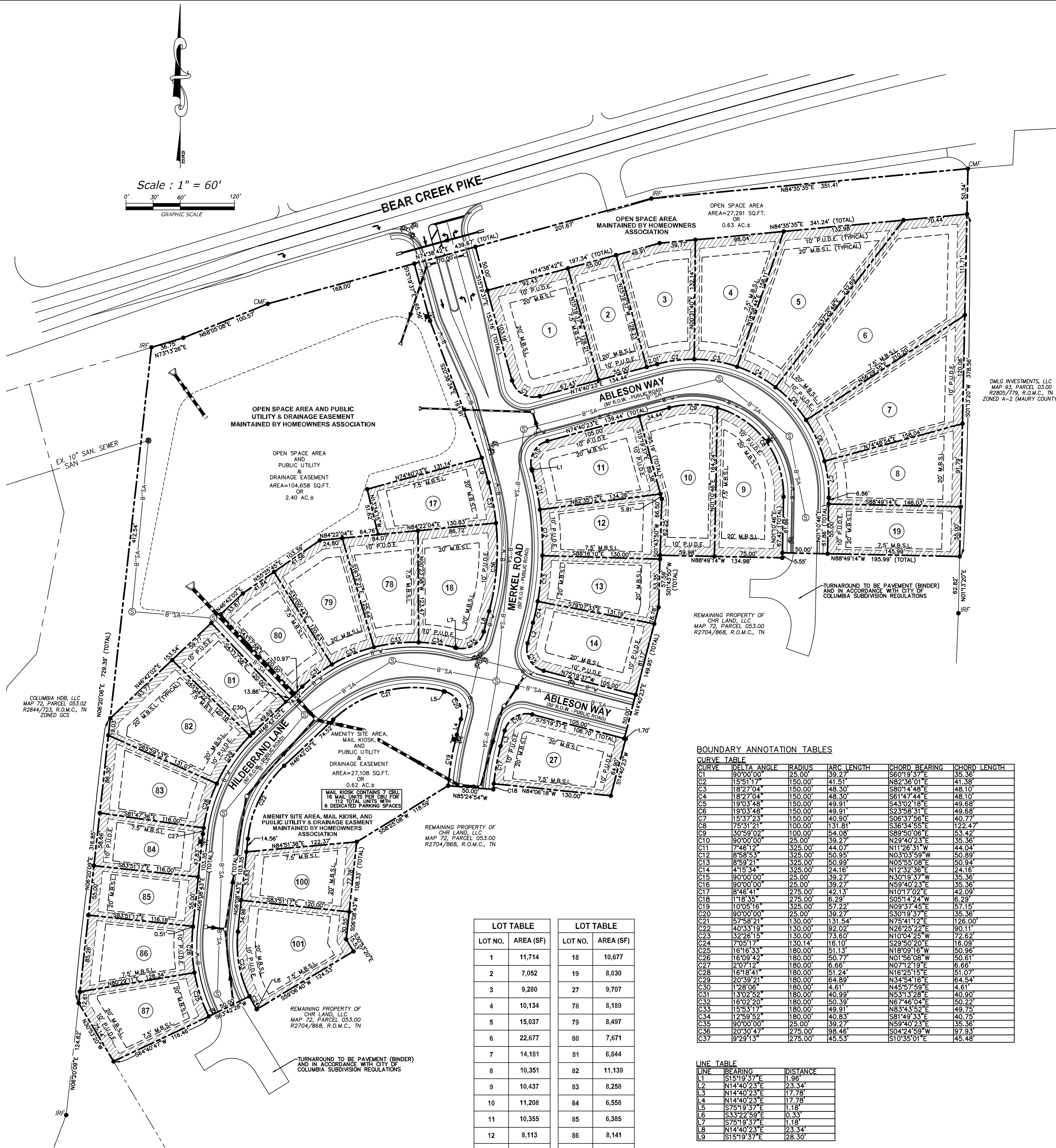
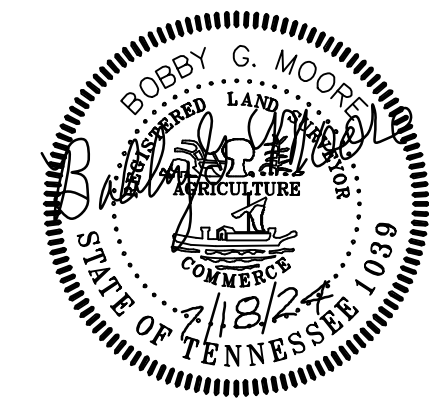
I hereby certify that the sewer system outlined or indicated on this final subdivision plat has been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date: 7/18/2024 Superintendent, Columbia Wastewater System

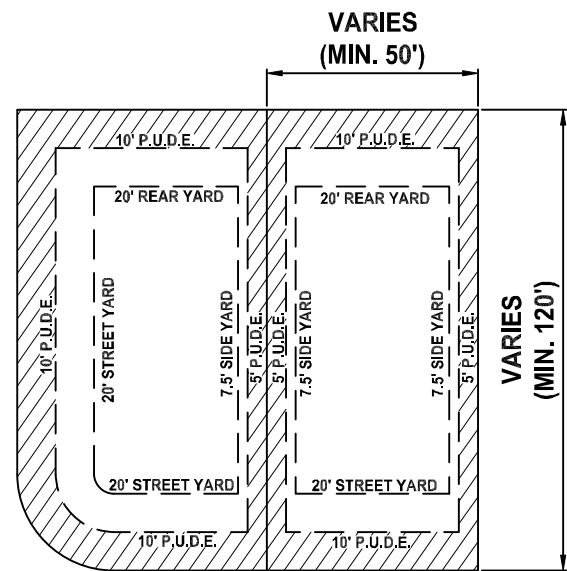
Certificate of Compliance

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 Date  
Columbia, Tennessee



VICINITY MAP  
NOT TO SCALE



TYPICAL LOT CONFIGURATION  
FOR LOTS 1-14, 17-19, 27, 78-87, & 100-101  
P.U.D.E.=PUBLIC UTILITY AND  
DRAINAGE EASEMENT  
P=P.U.D.E.

LEGEND

These standard symbols will be found in the drawing.

- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- FIRE HYDRANT COMPLETE ASSEMBLY
- WATER VALVE
- BUILDING SETBACK EASEMENT
- PROPERTY LINE
- IRON ROD (SET) (UNLESS OTHERWISE NOTED)
- IRON ROD (FOUND)
- CONCRETE MONUMENT (FOUND)

BOUNDARY ANNOTATION TABLES

| CURVE | DELTA ANGLE | RADIUS  | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-------------|---------|------------|---------------|--------------|
| C1    | 90°00'00"   | 25.00'  | 39.27'     | S60°19'37"E   | 35.36'       |
| C2    | 15°51'17"   | 150.00' | 41.51'     | N82°36'01"E   | 41.38'       |
| C3    | 18°27'04"   | 150.00' | 48.30'     | S60°14'48"E   | 48.10'       |
| C4    | 18°27'04"   | 150.00' | 48.30'     | S61°47'44"E   | 48.10'       |
| C5    | 19°03'48"   | 150.00' | 49.91'     | S43°02'18"E   | 49.68'       |
| C6    | 19°03'48"   | 150.00' | 49.91'     | S23°58'31"E   | 49.68'       |
| C7    | 15°51'21"   | 100.00' | 40.90'     | S06°37'56"E   | 40.77'       |
| C8    | 75°51'21"   | 100.00' | 131.81'    | S36°34'55"E   | 122.47'      |
| C9    | 30°59'02"   | 100.00' | 64.08'     | S89°50'06"E   | 53.42'       |
| C10   | 90°00'00"   | 25.00'  | 39.27'     | N29°40'23"E   | 35.36'       |
| C11   | 7°46'12"    | 325.00' | 44.07'     | N11°26'51"W   | 44.04'       |
| C12   | 8°58'53"    | 325.00' | 50.95'     | N03°03'59"W   | 50.89'       |
| C13   | 8°59'21"    | 325.00' | 50.99'     | N05°55'08"E   | 50.94'       |
| C14   | 4°15'54"    | 325.00' | 24.16'     | N12°32'36"E   | 24.16'       |
| C15   | 90°00'00"   | 25.00'  | 39.27'     | N30°19'37"W   | 35.36'       |
| C16   | 90°00'00"   | 25.00'  | 39.27'     | N59°40'23"E   | 35.36'       |
| C17   | 8°46'41"    | 275.00' | 42.13'     | N10°17'02"E   | 42.09'       |
| C18   | 1°18'35"    | 275.00' | 6.29'      | S05°14'24"W   | 6.29'        |
| C19   | 10°05'16"   | 325.00' | 57.22'     | N09°37'45"E   | 57.15'       |
| C20   | 90°00'00"   | 25.00'  | 39.27'     | S30°19'37"E   | 35.36'       |
| C21   | 57°58'21"   | 130.00' | 131.54'    | N75°41'12"E   | 126.00'      |
| C22   | 40°33'19"   | 130.00' | 92.02'     | N26°28'22"E   | 90.11'       |
| C23   | 32°26'15"   | 130.00' | 73.60'     | N10°04'25"W   | 72.62'       |
| C24   | 7°05'17"    | 130.14' | 16.10'     | S29°50'20"E   | 16.09'       |
| C25   | 16°10'33"   | 180.00' | 51.13'     | N18°09'16"W   | 50.96'       |
| C26   | 16°09'42"   | 180.00' | 50.77'     | N01°56'08"W   | 50.61'       |
| C27   | 2°07'12"    | 180.00' | 6.66'      | N07°12'19"E   | 6.66'        |
| C28   | 16°18'41"   | 180.00' | 51.24'     | N16°25'15"E   | 51.07'       |
| C29   | 20°59'21"   | 180.00' | 64.89'     | N34°54'16"E   | 64.54'       |
| C30   | 1°28'06"    | 180.00' | 4.61'      | N45°57'59"E   | 4.61'        |
| C31   | 13°02'52"   | 180.00' | 40.99'     | N53°13'28"E   | 40.90'       |
| C32   | 16°52'22"   | 180.00' | 50.39'     | N67°46'04"E   | 50.22'       |
| C33   | 15°51'17"   | 180.00' | 48.91'     | N87°43'52"E   | 48.75'       |
| C34   | 12°59'52"   | 180.00' | 40.83'     | S81°49'33"E   | 40.75'       |
| C35   | 90°00'00"   | 25.00'  | 39.27'     | N59°40'23"E   | 35.36'       |
| C36   | 20°59'42"   | 275.00' | 50.44'     | S04°24'59"W   | 50.39'       |
| C37   | 9°29'13"    | 275.00' | 45.53'     | S10°35'01"E   | 45.48'       |

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | S15°19'37"E | 1.96'    |
| L2   | N14°40'23"E | 23.34'   |
| L3   | N14°40'23"E | 17.78'   |
| L4   | N14°40'23"E | 17.78'   |
| L5   | S75°19'37"E | 1.18'    |
| L6   | S33°22'59"E | 0.33'    |
| L7   | S75°19'37"E | 1.18'    |
| L8   | N14°40'23"E | 23.34'   |
| L9   | S15°19'37"E | 28.30'   |

| LOT NO. | AREA (SF) | LOT NO. | AREA (SF) |
|---------|-----------|---------|-----------|
| 1       | 11,714    | 18      | 10,677    |
| 2       | 7,052     | 19      | 8,030     |
| 3       | 9,280     | 27      | 9,707     |
| 4       | 10,134    | 78      | 8,189     |
| 5       | 15,037    | 79      | 8,497     |
| 6       | 22,677    | 80      | 7,671     |
| 7       | 14,181    | 81      | 6,844     |
| 8       | 10,351    | 82      | 11,139    |
| 9       | 10,437    | 83      | 8,258     |
| 10      | 11,208    | 84      | 6,558     |
| 11      | 10,355    | 85      | 6,385     |
| 12      | 8,113     | 86      | 8,141     |
| 13      | 8,064     | 87      | 8,438     |
| 14      | 9,864     | 100     | 7,897     |
| 17      | 8,254     | 101     | 10,401    |

H & H LAND  
SURVEYING, INC.

612A FITZHUGH BOULEVARD  
SMYRNA, TENNESSEE 37167  
(615) 831-0756 (FAX) 355-6928  
H & H Project No. 2022-0379

FIRST REVISION  
to  
Final Plat  
Bear Creek Overlook - Phase 1

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: 12.49 ACRES±

DATE: ~~MARCH 5, 2024~~  
REVISED: JULY 18, 2024



## Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

15 day of August, 2022,  
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

CHR Land 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 I</u><br>PROJECT                                                                  |                                                                     |
|----------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|
| <b>Completed by the Developer</b>                                                                              | <b>Completed by the City</b>                                        |
| <u>CHR Land LLC</u><br>DEVELOPER NAME                                                                          |                                                                     |
| <u>Gary W. Martin</u><br>AUTHORIZED AGENT NAME                                                                 |                                                                     |
| <u></u><br>SIGNATURE          |                                                                     |
| <u>August 15, 2022</u><br>DATE                                                                                 |                                                                     |
| <u>818 S. Main Street</u><br>STREET                                                                            |                                                                     |
| <u>Columbia, TN 38401</u><br>CITY, STATE, ZIP                                                                  |                                                                     |
| <u>615-812-2147</u><br>PHONE                                                                                   |                                                                     |
| <u>gary@martinengr.com</u><br>EMAIL                                                                            |                                                                     |
| <p style="text-align: center;">Attest</p><br><u>Cole Newton</u><br>ATTEST NAME                                 |                                                                     |
| <u></u><br>ATTEST SIGNATURE |                                                                     |
| <u>8/15/22</u><br>DATE                                                                                         |                                                                     |
|                                                                                                                | <u></u><br>CITY ENGINEER                                            |
|                                                                                                                | <u></u><br>SIGNATURE                                                |
|                                                                                                                | <u></u><br>DATE                                                     |
|                                                                                                                | <p style="text-align: center;">Attest</p><br><u></u><br>ATTEST NAME |
|                                                                                                                | <u></u><br>ATTEST SIGNATURE                                         |
|                                                                                                                | <u></u><br>DATE                                                     |

Pickup: LINDSAY CHELETTE

DOCUMENT PREPARED BY:

Name: Gary Martin

Company: Martin Engineering & Surveying, LLC

Address: 808 S. Main Street  
Columbia, TN 38401

After recording return copy to City of Columbia, Development Services

BK/PG: R2989/670-682

24005838

13 PGS:AL-AGREEMENT

NANCY BATCH: 326663 05/10/2024 - 02:19 PM

VALUE 0.00

MORTGAGE TAX 0.00

TRANSFER TAX 0.00

RECORDING FEE 65.00

ARCHIVE FEE 0.00

DP FEE 2.00

REGISTER'S FEE 0.00

TOTAL AMOUNT 67.00

STATE OF TENNESSEE, MAURY COUNTY

JOHN FLEMING

REGISTER OF DEEDS

**INSPECTION AND MAINTENANCE AGREEMENT OF  
PRIVATE STORMWATER MANAGEMENT FACILITIES**

Map & Parcel Number:

Map 72 Parcel 53.00

Project Name:

Bear Creek Overlook Phase 1

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2704, Page(s) 868.

THIS AGREEMENT, made this 9th day of May, 2024, by and between  
CHR Land, 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 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,

Regina Connelly

of the state and county mentioned, personally appeared

he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the

13<sup>th</sup>

day of

March

, 20 24.

Notary Public



My Commission Expires:

8-29-2027

CITY OF COLUMBIA, TENNESSEE  
ENGINEERING DEPARTMENT

APPROVED BY :

[Signature]

STATE OF TENNESSEE  
COUNTY OF MAURY

Before me,

Kim Dale  
Douglas Toney

of the state and county mentioned, personally appeared

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

9<sup>th</sup>

day of

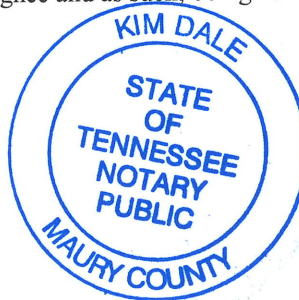
May

, 20 24.

Notary Public

My Commission Expires:

5/1/2026



# **POST CONSTRUCTION LONG TERM MAINTENANCE PLAN**

## **BEAR CREEK OVERLOOK PHASE 1**

**SOUTH OF BEAR CREEK PIKE & EAST OF HARLEY  
DAVIDSON BOULEVARD  
COLUMBIA, TENNESSEE**

**PREPARED FOR:  
CHR LAND, LLC  
818 S. MAIN STREET  
COLUMBIA, TENNESSEE 38401**

**FEBRUARY 2021**

**Martin Engineering and Surveying, LLC.**  
808 S. Main Street, Columbia, TN 38401, 615-812-2147  
gary@martinengrg.com

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## **SECTION 1: INTRODUCTION**

The project is to construct 32 single-family residential lots for Phase 1 of the proposed Bear Creek Overlook development in Columbia, Maury County, Tennessee. This post construction long term maintenance plans addresses Phase 1 of the development which consist of 13.71 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction for Phase 1 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**

The site consists of a stormwater detention basin, stormwater conveyance inlets and pipes.

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak event, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 839 lf 18" pipe, 26 lf 30" pipe, 261 lf of 36" pipe, 180 lf of 42" pipe, and 14 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 Stormwater Detention Basin:***

1. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary. The outlet structure shall be checked on a monthly basis until the detention basin side slopes and grass lined ditches have stabilized and no heavy sediment laden runoff enters the detention basin. Then it shall be checked on a quarterly basis and after a large rain event.
2. Check detention basin side slopes and bottom for erosion and correct necessary at least on a quarterly basis.
3. At least quarterly and after each large rain event, the facility should be cleaned of accumulated debris. Remove nuisance wetland species and take appropriate measures to control mosquitos.
4. At least quarterly and after each large rain event, the retention basin outfall structure shall be cleaned of sediment, floatables, and debris.
5. Remove sediment within retention basin outfall structure and headwalls when sediment accumulation reaches 6" or if resuspension is observed or probable. This sediment may contain contaminants and should be disposed of using the Tennessee Department of Environment and Conservation (TDEC) 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.

6. Some sediment collected may be innocuous (free from pollutants) and can be used as fill material, cover or land spreading. It is important that the material not be placed in a way that may promote or allow re-suspension in storm runoff.

***3.2 Storm drains 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.

## Stormwater Pond 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: \_\_\_\_\_

Stormwater Pond Type: Wet Pond fl      Wet ED Pond fl      Micropool Pond fl      Multiple Pond System fl  
Dry Pond fl

*Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)*

| Inspection Items                                               | Inspection Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description                                        |
|----------------------------------------------------------------|----------------------|---------------------|------------------------------|-------------------------------------------------------------|
| <b>Embankment and Emergency Spillway</b>                       |                      |                     |                              |                                                             |
| Vegetation healthy?                                            | A/S                  |                     |                              |                                                             |
| Erosion on embankment?                                         | A/S                  |                     |                              |                                                             |
| Animal burrows in embankment?                                  | A/S                  |                     |                              |                                                             |
| Cracking, sliding, bulging of dam?                             | A/S                  |                     |                              |                                                             |
| Drains blocked or not functioning?                             | A/S                  |                     |                              |                                                             |
| Leaks or seeps on embankment?                                  | A/S                  |                     |                              |                                                             |
| Slope protection failure functional?                           | A/S                  |                     |                              |                                                             |
| Emergency spillway obstructed?                                 | A/S                  |                     |                              |                                                             |
| Erosion in/around emergency spillway?                          | A/S                  |                     |                              |                                                             |
| Other (describe)                                               | A/S                  |                     |                              |                                                             |
| <b>Riser and Principal Spillway</b>                            |                      |                     |                              | (describe type: concrete pipe, slotted weir, channel, etc.) |
| Low-flow orifice functional?                                   | A/S                  |                     |                              |                                                             |
| Trash rack<br>(Debris removal needed?<br>Corrosion noted?)     | A/S                  |                     |                              |                                                             |
| Sediment buildup in riser?                                     | A                    |                     |                              |                                                             |
| Concrete/masonry condition (Cracks or displacement? Spalling?) | A                    |                     |                              |                                                             |
| Metal pipe in good condition?                                  | A                    |                     |                              |                                                             |
| Control valve operation?                                       | A                    |                     |                              |                                                             |
| Pond drain valve operation?                                    | A                    |                     |                              |                                                             |
| Outfall channels function, not eroding?                        | A                    |                     |                              |                                                             |
| Other (describe)                                               | A                    |                     |                              |                                                             |
| <b>Sediment Forebays</b>                                       |                      |                     |                              |                                                             |
| Sedimentation description                                      |                      |                     |                              |                                                             |
| Sediment cleanout needed (over 50                              | A/S                  |                     |                              |                                                             |

Bear Creek Overlook Phase 1  
Columbia, TN

| Inspection Items                                             | Inspection Frequency | Inspected?<br>(Yes/No) | Maintenance Needed?<br>(Yes/No) | Comments/Description |
|--------------------------------------------------------------|----------------------|------------------------|---------------------------------|----------------------|
| percent full)?                                               |                      |                        |                                 |                      |
| <b>Permanent Pool Areas (if applicable)</b>                  |                      |                        |                                 |                      |
| Undesirable vegetation growth?                               | A/M                  |                        |                                 |                      |
| Visible pollution?                                           | A/M                  |                        |                                 |                      |
| Shoreline erosion?                                           | A/M                  |                        |                                 |                      |
| Erosion at outfalls into pond?                               | A/M                  |                        |                                 |                      |
| Headwalls and endwalls in good condition?                    | A/M                  |                        |                                 |                      |
| Encroachment into pond or easement area by other activities? | A/M                  |                        |                                 |                      |
| Evidence of sediment accumulation?                           | A                    |                        |                                 |                      |
| <b>Dry Pond Areas (if applicable)</b>                        |                      |                        |                                 |                      |
| Vegetation adequate?                                         | A/M                  |                        |                                 |                      |
| Undesirable vegetation or woody plant growth?                | A/M                  |                        |                                 |                      |
| Excessive sedimentation?                                     | A                    |                        |                                 |                      |
| <b>Hazards</b>                                               |                      |                        |                                 |                      |
| Have there been complaints from residents?                   | A/M                  |                        |                                 |                      |
| Public hazards noted?                                        | 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) \_\_\_\_\_



## 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 |
|----------------------------------------------------------------------------------------------------------|------------|-----------|------------------------------|----------------------|
| <b>Debris Removal</b>                                                                                    |            |           |                              |                      |
| 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        |           |                              |                      |
| <b>Vegetation</b>                                                                                        |            |           |                              |                      |
| 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        |           |                              |                      |
| <b>Filtration Capacity</b>                                                                               |            |           |                              |                      |
| Clogging from oil or grease?                                                                             | A/M        |           |                              |                      |
| Facility dewaterers between storms?                                                                      | A/M        |           |                              |                      |
| <b>Check dams and energy dissipaters/sumps</b>                                                           |            |           |                              |                      |
| 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                                            | Inspection | Inspected? | Maintenance Needed? (Yes/No) | Comments/Description |
|-------------------------------------------------------------|------------|------------|------------------------------|----------------------|
| toe of drop structures?                                     |            |            |                              |                      |
| Any trash or blockages at weep holes?                       | A/S        |            |                              |                      |
| <b>Sediment Deposition</b>                                  |            |            |                              |                      |
| Swale clean of sediments?                                   | A          |            |                              |                      |
| Sediment not > 25% of swale design depth?                   | A          |            |                              |                      |
| <b>Outlet/Overflow Spillway</b>                             |            |            |                              |                      |
| In good condition?                                          | A          |            |                              |                      |
| Any evidence of erosion?                                    | A          |            |                              |                      |
| Any evidence of blockages?                                  | A          |            |                              |                      |
| Has facility been filled or blocked inappropriately?        | A          |            |                              |                      |
| <b>Hazards</b>                                              |            |            |                              |                      |
| 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 fl Storm Pipe fl Headwalls fl Outfalls fl Catch Basin Inlets fl

Inspection Frequency Key: A=annual; M=monthly; S=after major storms

| Inspection Items                                                                                                                                                       | Inspection Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|------------------------------|----------------------|
| <b>Catch Basins</b>                                                                                                                                                    |                      |                     |                              |                      |
| 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                  |                     |                              |                      |
| <b>Catch Basin Inlets</b>                                                                                                                                              |                      |                     |                              |                      |
| 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                  |                     |                              |                      |
| <b>Pipes</b>                                                                                                                                                           |                      |                     |                              |                      |
| 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                  |                     |                              |                      |

*Bear Creek Overlook Phase 1*  
*Columbia, TN*

| Inspection Items                                                                                                                                          | Inspection Frequency | Inspected?<br>(Yes/No) | Maintenance Needed?<br>(Yes/No) | Comments/Description |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|------------------------|---------------------------------|----------------------|
| <b>Headwalls and Endwalls</b>                                                                                                                             |                      |                        |                                 |                      |
| 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                  |                        |                                 |                      |
| <b>Hazards</b>                                                                                                                                            |                      |                        |                                 |                      |
| 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) \_\_\_\_\_

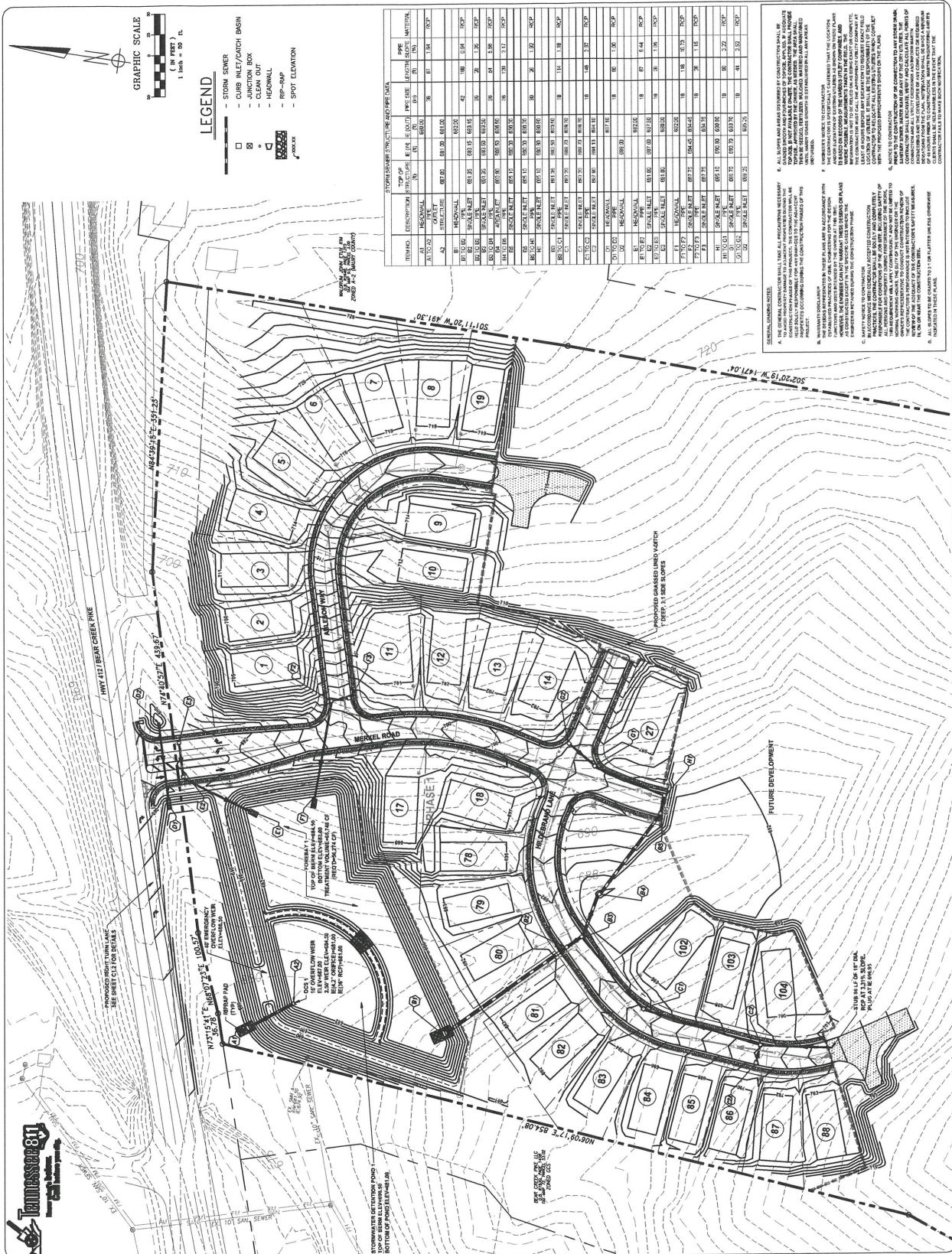
Inspected by: (printed) \_\_\_\_\_



|               |  |  |  |  |     |                |      |
|---------------|--|--|--|--|-----|----------------|------|
| General Notes |  |  |  |  | No. | Revision/Issue | Date |
|               |  |  |  |  |     |                |      |
|               |  |  |  |  |     |                |      |
|               |  |  |  |  |     |                |      |
|               |  |  |  |  |     |                |      |
|               |  |  |  |  |     |                |      |

DATE: 2/15/21 SCALE: 1"= 50'

# C3.0





August 15<sup>th</sup>, 2024

Development Service  
City of Columbia

Project: Overlook Subdivision Phase 1 Section 1

Subject: Revision to Recorded Final Plat for Phase 1

Mr. Archibald,

We are proposing a change to the approved and recorded final plat for Phase I of the Overlook Subdivision to allow for a neighborhood amenity site. The proposed change is between lot 100 and the intersection of Hilderbrand Lane and Merkel Road. The area of change was originally called an open space lot (Open Space Area and Public Utility and Drainage Easement) on the approved and recorded plat and we are now proposing to change the lot to an amenity area (Amenity Site Area, Mail Kiosk and Public Utility and Drainage Easement). The size of the area is remaining the same at 0.62 acres.

I believe this plat has been updated per our discussions. We will address any additional comments from the Tech meeting for resubmittal.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at [cole@tkc-ae.com](mailto:cole@tkc-ae.com) or 615.617.7477

Thank you,

Cole Newton, PE  
TKC Architecture and Engineering LLC  
615.617.7477 (o)  
931.797.3323 (c)  
[cole@tkc-ae.com](mailto:cole@tkc-ae.com)



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                      |                                                                                                          |        |               |
|                                       | TAX MAP: 88                                                                                              | GROUP: | PARCEL: 51.03 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Revision to the approved Final Plat to include notes on the Amenity area and mailkiosk and parking area. |        |               |

|                                    |                       |                                                             |
|------------------------------------|-----------------------|-------------------------------------------------------------|
| DATE OF PRE-APPLICATION CONFERENCE | several conversations | <i>Pre-application meetings are scheduled for Tuesdays.</i> |
|------------------------------------|-----------------------|-------------------------------------------------------------|

| SELECT REQUEST                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Annexation</li><li><input type="checkbox"/> Rezoning</li><li><input type="checkbox"/> Preliminary Plat</li><li><input type="checkbox"/> Final Plat</li><li><input type="checkbox"/> PUD Preliminary Master Plan</li><li><input type="checkbox"/> PUD Final Site Plan</li><li><input type="checkbox"/> Multi-Family Site Plan</li><li><input checked="" type="checkbox"/> Other: Final Plat revision</li></ul> | <p><b><u>Annexations/Rezoning/PUD's:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Written Legal Description copy</li><li><input type="checkbox"/> Requested Zone Listed</li><li><input type="checkbox"/> Compliance with Comprehensive Plan</li><li><input type="checkbox"/> Annexation Permission Form</li><li><input type="checkbox"/> Plans and/or Plats conforming to City standards with check list completed</li><li><input type="checkbox"/> Columbia Water System Availability Letter</li></ul> <p><b><u>Plats/PUDs:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Project Name (include Sections &amp; Phases)<br/>Bear Creek Overlook Phase 1</li><li><input type="checkbox"/> Total Number of Lots<br/>30 single-family lots</li><li><input type="checkbox"/> Total acreage<br/>12.49 acres</li></ul> |

*\*File naming nomenclature examples:*

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

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    | TKC Architecture & Engineering LLC       | PHONE | 615-617-7477    |
| ADDRESS | 818 S. Main Street<br>Columbia, TN 38401 | EMAIL | cole@tkc-ae.com |

|                     |                                           |       |                      |
|---------------------|-------------------------------------------|-------|----------------------|
| PROPERTY OWNER NAME | CHR Land LLC                              | PHONE | 615-812-2147         |
| ADDRESS             | 818 S. Main Street, Columbia, TN<br>38401 | EMAIL | gary@martinengrg.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.*

Cole Newton, TKC A&E

APPLICANT NAME

*Cole Newton*

APPLICANT SIGNATURE

8/15/24

DATE

CHR Land LLC

PROPERTY OWNER NAME

*Gary M.*

PROPERTY OWNER SIGNATURE

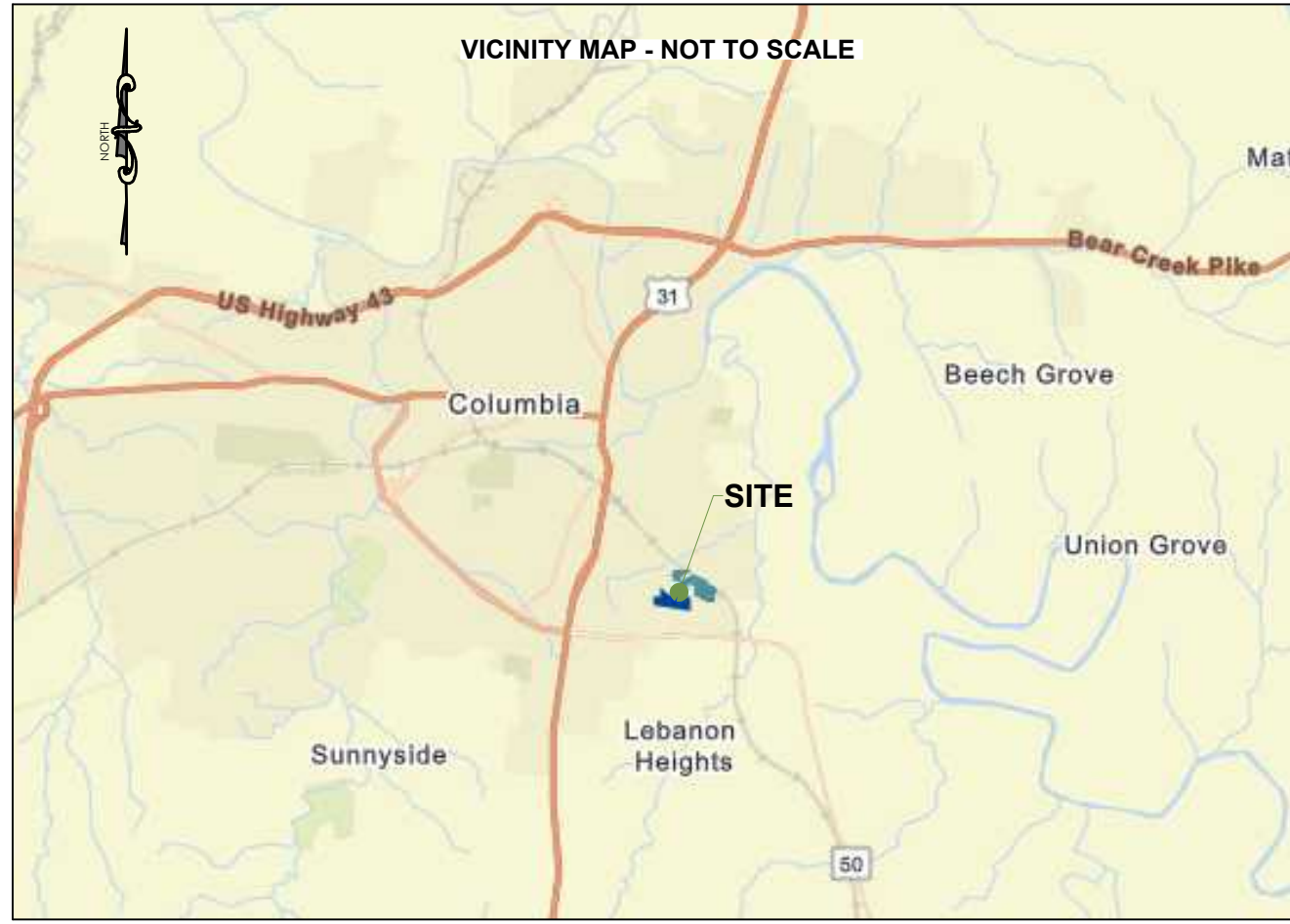
8/15/24

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                                  |  |                  |  |

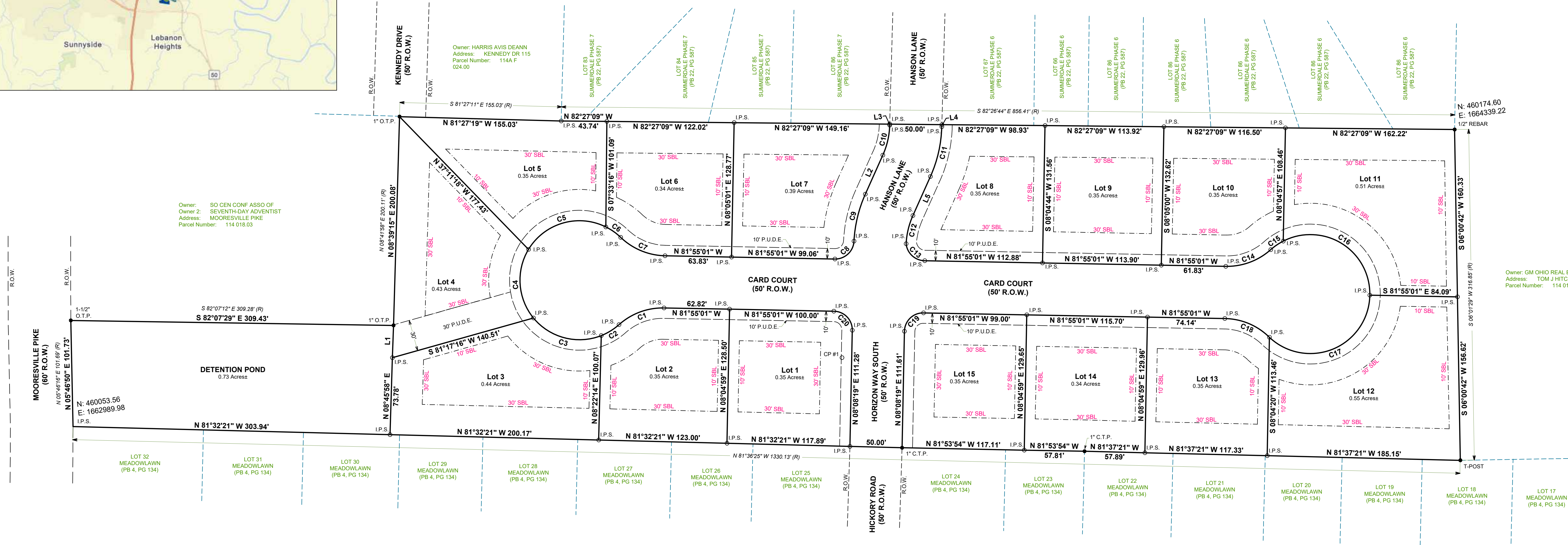




# HORIZON PARK SUBDIVISION

## FINAL PLAT

CONTROL MAP 114, PARCEL 018.00  
9TH CIVIL DISTRICT  
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE



| Curve Table |            |         |            |         |                 |             |
|-------------|------------|---------|------------|---------|-----------------|-------------|
| Curve #     | Delta      | Radius  | Arc Length | Tangent | Chord Direction | Chord Dist. |
| C1          | 42°00'00"  | 63.00'  | 47.10'     | 24.71'  | S 78°39'59" W   | 46.01'      |
| C2          | 20°13'40"  | 57.00'  | 20.12'     | 10.17'  | N 65°21'49" E   | 20.02'      |
| C3          | 72°08'21"  | 57.00'  | 71.77'     | 41.52'  | S 68°27'11" E   | 67.12'      |
| C4          | 70°35'15"  | 57.00'  | 70.22'     | 40.35'  | S 2°54'37" W    | 65.87'      |
| C5          | 85°09'08"  | 57.00'  | 84.71'     | 52.37'  | S 80°46'49" W   | 77.13'      |
| C6          | 17°33'37"  | 57.00'  | 17.47'     | 8.80'   | N 47°51'49" W   | 17.40'      |
| C7          | 42°00'00"  | 63.00'  | 47.10'     | 24.71'  | S 60°30'01" E   | 46.01'      |
| C8          | 88°13'09"  | 18.00'  | 27.71'     | 17.45'  | N 53°58'27" E   | 25.06'      |
| C9          | 21°19'43"  | 125.00' | 46.53'     | 23.54'  | S 20°31'44" W   | 46.26'      |
| C10         | 22°35'48"  | 75.00'  | 29.58'     | 14.98'  | N 19°53'42" E   | 29.39'      |
| C11         | 22°33'38"  | 125.00' | 49.22'     | 24.93'  | N 19°54'47" E   | 48.90'      |
| C12         | 21°19'43"  | 75.00'  | 27.92'     | 14.12'  | S 20°31'44" W   | 27.76'      |
| C13         | 84°16'13"  | 18.00'  | 26.47'     | 16.28'  | S 40°47'04" E   | 24.15'      |
| C14         | 42°00'00"  | 63.00'  | 47.10'     | 24.71'  | N 76°39'59" E   | 46.01'      |
| C15         | 14°39'34"  | 57.00'  | 14.58'     | 7.33'   | S 62°34'46" W   | 14.54'      |
| C16         | 118°10'27" | 57.00'  | 117.56'    | 95.19'  | N 51°00'14" W   | 97.81'      |
| C17         | 132°22'28" | 57.00'  | 131.69'    | 129.16' | N 74°16'13" E   | 104.30'     |
| C18         | 43°15'00"  | 63.00'  | 47.56'     | 24.98'  | N 60°17'48" W   | 46.43'      |
| C19         | 90°00'00"  | 18.00'  | 28.27'     | 18.00'  | S 53°04'59" W   | 25.46'      |
| C20         | 90°00'00"  | 18.00'  | 28.27'     | 18.00'  | N 36°55'01" W   | 25.46'      |

| Line Table |               |        |
|------------|---------------|--------|
| Line #     | Direction     | Length |
| L1         | N 09°03'28" E | 31.00' |
| L2         | N 31°11'36" E | 41.02' |
| L3         | N 08°45'23" E | 1.05'  |
| L4         | N 08°45'23" E | 2.04'  |
| L5         | N 31°11'36" E | 41.02' |

### 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 Book R2666, Page 497, Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Representative \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with City specifications, or a performance surety in the amount of \$\_\_\_\_\_ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Name \_\_\_\_\_ Date \_\_\_\_\_

Title \_\_\_\_\_ Authorizing Agency \_\_\_\_\_

### CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I hereby certify that the streets, drainage, and utilities outlined or indicated on this final subdivision plat have been installed in accordance with City specifications, or a performance surety in the amount of \$\_\_\_\_\_ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Columbia, Tennessee

### CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations, with the exception of such variances, if any, as noted in the minutes of the Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

Planning Director \_\_\_\_\_ Date \_\_\_\_\_  
Columbia, Tennessee

### CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

Subdivision name and street names approved by the City Engineering Department and by E-911 Maury County.

Maury County E-911 \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF SANITARY SEWER SYSTEM

I hereby certify that the sanitary sewer system outlined or indicated on this final subdivision plat has been installed in accordance with the current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Director of Wastewater Department \_\_\_\_\_ Date \_\_\_\_\_  
Columbia, Tennessee

### CERTIFICATE OF COMPLIANCE

I hereby certify that the final subdivision plat shown hereon has been found to comply with the City of Columbia Subdivision Regulations and other adopted ordinances and policies.

City Engineer \_\_\_\_\_ Date \_\_\_\_\_  
Columbia, Tennessee

ALEXANDER  
LAND SURVEYING, INC.



2923 North Jackson Highway, P.O. Box 140,  
Sheffield, Alabama 35660  
Phone: (256) 881-7726  
Email: jmay@alexandersurveying.com  
www.alexandersurveying.com

### Legend:

- XCALC Calculated Corner
- CPFF Capped Iron Pin Found
- CMF Concrete Monument Found
- CMC Concrete Monument Set
- CONC Concrete
- C.T.P. Comp Top Pipe
- E.O.P. Edge of Pavement
- ESMT Easement
- IP.F. Iron Pin Found
- O.P.S. Iron Pin Set
- MNF Mag Nail & Washer Found
- MNWV Mag Nail & Washer Set
- OE Overhead Electric
- O.T.P. Open Top Pipe
- P.O.C. Point of Commencement
- P.O.B. Point of Beginning
- PPES Present
- RECD Required
- R.O.W. Right of Way
- SBL Building Setback Line
- SS - Sanitary Sewer
- U & D Utility & Drainage
- (R) Record
- (H) Measured
- DB Deed Book
- PS Page
- Light Pole
- Power Pole
- Guy Anchor
- Monotile
- Buried
- Telephone
- Fence Line
- Fiber Optic
- Gas Line
- CE Line
- SS Line

### Survey Information:

Class of Survey: Category 1  
Type of Survey: Boundary

### Source of Information:

DB R2666, PG 497-498

|           |                     |                  |                  |
|-----------|---------------------|------------------|------------------|
| Revision: | Drawing By:         | Surveyed By:     | Approved By:     |
| Revision: | Project No.:        | Campbell D. Cook | Campbell D. Cook |
| Revision: | 24-310              | 07/15/2024       | 07/15/2024       |
| Revision: | Location:           | Client:          | Code:            |
| Revision: | Maury Co, Tennessee | Code:            | Revision:        |

SHEET

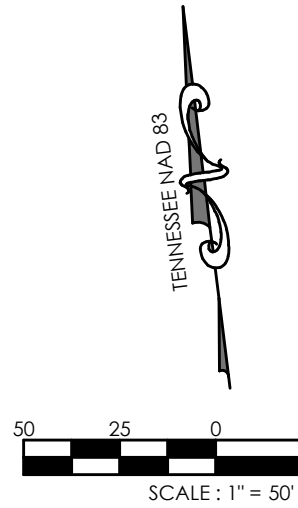
1 of 1

Registered Surveyor Of Record On This Project:

Campbell D. Cook  
T.R.L.S. #3440  
2923 N. Jackson Highway,  
Sheffield, AL 35660  
Phone: 256.381.7009

I hereby certify that this is a Category 1 Survey, that this survey was done in compliance with the current Tennessee Minimum Standards of Practice and the ratio of precision of the unadjusted survey is 1:10,000 feet as shown hereon.

Campbell D. Cook, R.L.S., Registered Land Surveyor  
Tennessee Registration No. 3440





DOCUMENT PREPARED BY:

Name: Cole Newton  
Company: TKC Architecture & Engineering 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 114, Parcel 18.00  
Project Name: Horizon Park

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 | <u>Benjamin Noah Burchell</u>                                                              | Owner           | <u>Burchell Properties, LLC</u> |
| Title      | <u>Manager</u>                                                                             | Address         | <u>PO Box 454</u>               |
| Signature  | <u></u> | City, State ZIP | <u>Columbia, TN 38402</u>       |

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

HORIZON PARK  
153 HALLMARK DRIVE  
COLUMBIA, TN 38401

Prepared by:

**TKC** ARCHITECTURE  
INTERIORS  
CIVIL SITE

TKC ARCHITECTURE AND ENGINEERING LLC

July 22, 2024

## CONTENTS

|                                           |          |
|-------------------------------------------|----------|
| <b>SECTION 1 : INTRODUCTION</b>           | <b>3</b> |
| <b>SECTION 2 : SYSTEM DESCRIPTION</b>     | <b>3</b> |
| <b>SECTION 3 : MAINTENANCE PROCEDURES</b> | <b>3</b> |
| 3.1 Stormwater Retention Basin            | 3        |
| 3.2 Stormwater Pipe and Storm Inlets      | 4        |



## SECTION 1: INTRODUCTION

The project is to construct 15 housing lots for the proposed Horizon Park development in Columbia, Maury County, Tennessee. This post construction long term maintenance plan addresses the development which consists of 7.97 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction 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

The site consists of a stormwater detention basin, stormwater conveyance inlets and pipes.

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak events, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 341 LF OF 18" pipe, 763 LF of 24" pipe, 14 storm inlets, and 2 headwalls.

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 Stormwater Detention Basin:*

1. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary. The outlet structure shall be checked on a monthly basis until the detention basin side slopes and grass lines ditches have stabilized and no heavy sediment laden runoff enters the detention basin. Then it shall be checked on a quarterly basis and after a large rain event.
2. Check detention basin side slopes and bottom for erosion and correct necessary at least on a quarterly basis.
3. At least quarterly and after each large rain event, the facility should be cleaned of accumulated debris. Remove nuisance wetland species and take appropriate measures to control mosquitos.
4. At least quarterly and after each large rain event, the retention basin outfall structure shall be cleaned of sediment, floatables, and debris.
5. Remove sediment within retention basin outfall structure and headwalls when sediment accumulation reaches 6" or if resuspension is observed or probable. This sediment may contain contaminants and should be disposed of using the Tennessee Department of Environment and Conservation (TDEC) 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.
6. Some sediment collected may be innocuous (free from pollutants) and can be used as



ARCHITECTURE  
INTERIORS  
CIVIL SITE

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

fill material, cover or land spreading. It is important that the material not be placed in a way that may promote or allow re-suspension in storm runoff.

### *3.2 Storm Drains 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.



### Stormwater Pond Inspection and Maintenance Checklist

Site Name: \_\_\_\_\_ Owner Change since last inspection? Y N

Location: \_\_\_\_\_

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone Number \_\_\_\_\_

Site Status: \_\_\_\_\_

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Site conditions:

Stormwater Pond Type:      Wet Pond fl    Wet ED Pond fl    Micropool Pond fl    Multiple Pond System fl  
Dry Pond fl

*Inspection Frequency Key: A=annual(required); M=monthly(recommended); S=after major storms(recommended)*

| Inspection Items                                                                                | Inspection Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|-------------------------------------------------------------------------------------------------|----------------------|---------------------|------------------------------|----------------------|
| <b>Embankment and Emergency Spillway</b>                                                        |                      |                     |                              |                      |
| Vegetation Healthy?                                                                             | A/S                  |                     |                              |                      |
| Erosion on embankment?                                                                          | A/S                  |                     |                              |                      |
| Animal burrows in embankment?                                                                   | A/S                  |                     |                              |                      |
| Cracking, sliding, bulging of dam?                                                              | A/S                  |                     |                              |                      |
| Drains blocked or not functioning?                                                              | A/S                  |                     |                              |                      |
| Leaks or seeps on embankment?                                                                   | A/S                  |                     |                              |                      |
| Slope protection failure functional?                                                            | A/S                  |                     |                              |                      |
| Emergency spillway obstructed?                                                                  | A/S                  |                     |                              |                      |
| Erosion in/around emergency spillway?                                                           | A/S                  |                     |                              |                      |
| Other (describe)                                                                                | A/S                  |                     |                              |                      |
| <b>Riser and Principal Spillway</b> (described type: concrete pipe, slotted weir, channel etc.) |                      |                     |                              |                      |
| Low-flow orifice functional?                                                                    | A/S                  |                     |                              |                      |
| Trash rack<br>(Debris removal needed?<br>Corrosion noted?)                                      | A/S                  |                     |                              |                      |
| Sediment buildup in riser?                                                                      | A                    |                     |                              |                      |
| Concrete/masonry condition<br>(Cracks or displacement? Spalling?)                               | A                    |                     |                              |                      |
| Metal pipe in good condition?                                                                   | A                    |                     |                              |                      |
| Control valve operation?                                                                        | A                    |                     |                              |                      |



|                                                              |     |  |  |  |
|--------------------------------------------------------------|-----|--|--|--|
| Pond drain valve operation?                                  | A   |  |  |  |
| Outfall channels function, not eroding?                      | A   |  |  |  |
| Other (describe)                                             | A   |  |  |  |
| <b>Sediment Forebays</b>                                     |     |  |  |  |
| Sedimentation description                                    |     |  |  |  |
| Sediment cleanout needed (over 50 percent full?)             | A/S |  |  |  |
| <b>Permanent Pool Areas (if applicable)</b>                  |     |  |  |  |
| Undesirable vegetation growth?                               | A/M |  |  |  |
| Visible pollution?                                           | A/M |  |  |  |
| Shoreline erosion?                                           | A/M |  |  |  |
| Erosion at outfalls into pond?                               | A/M |  |  |  |
| Headwalls and endwalls in good condition?                    | A/M |  |  |  |
| Encroachment into pond or easement area by other activities? | A/M |  |  |  |
| Evidence of sediment accumulation?                           | A   |  |  |  |
| <b>Dry Pond Area (if applicable)</b>                         |     |  |  |  |
| Vegetation adequate?                                         | A/M |  |  |  |
| Undesirable vegetation or woody plant growth?                | A/M |  |  |  |
| Excessive sedimentation?                                     | A   |  |  |  |
| <b>Hazards</b>                                               |     |  |  |  |
| Have there ben complaints from residents?                    | A/M |  |  |  |
| Public hazards noted?                                        | A/M |  |  |  |

Inspector Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Overall Condition of Facility: ☐ Acceptable

☐ Unacceptable





If any of the above Inspection Items are checked "Yes" for "Maintenance Need," 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) \_\_\_\_\_



### 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 Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|----------------------------------------------------------------------------------------------------------|----------------------|---------------------|------------------------------|----------------------|
| <b>Debris Removal</b>                                                                                    |                      |                     |                              |                      |
| 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                  |                     |                              |                      |
| <b>Vegetation</b>                                                                                        |                      |                     |                              |                      |
| 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                  |                     |                              |                      |



|                                                                |     |  |  |  |
|----------------------------------------------------------------|-----|--|--|--|
| <b>Filtration Capacity</b>                                     |     |  |  |  |
| Clogging from oil or grease?                                   | A/M |  |  |  |
| Facility dewaterers between storms?                            | A/M |  |  |  |
| <b>Check dams and energy dissipater/sumps</b>                  |     |  |  |  |
| Any evidence of sedimentation buildup?                         | A/S |  |  |  |
| Are sumps greater than 50% full of sediment?                   | A/S |  |  |  |
| Any evidence of erosion and downstream toe of drop structures? | A/S |  |  |  |
| Any trash or blockages at weep holes?                          | A/S |  |  |  |
| <b>Sediment Deposition</b>                                     |     |  |  |  |
| Swale clean of sediments?                                      | A   |  |  |  |
| Sediment not > 25% of swale design?                            | A   |  |  |  |
| <b>Outlet/Overflow Spillway</b>                                |     |  |  |  |
| In good condition?                                             | A   |  |  |  |
| Any evidence of erosion?                                       | A   |  |  |  |
| Any evidence of blockages?                                     | A   |  |  |  |
| Has facility been filled or blocked inappropriately?           | A   |  |  |  |
| <b>Hazards</b>                                                 |     |  |  |  |
| 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 Need,” 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:

Stormwater Pond Type: \_\_\_\_\_ Catch Basins fl \_\_\_\_\_ Storm Pipe fl \_\_\_\_\_ Headwalls fl \_\_\_\_\_ Outfalls fl \_\_\_\_\_ Catch Basin Inlets fl \_\_\_\_\_

*Inspection Frequency Key: A=annual; M=monthly; S=after major storms*

| Inspection Items                                                                                                                                                          | Inspection Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|---------------------|------------------------------|----------------------|
| <b>Catch Basins</b>                                                                                                                                                       |                      |                     |                              |                      |
| Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition to ensure all are set properly in place over inlets | A/S                  |                     |                              |                      |
| Check for sediment, leaf, or debris clogging grates and remove                                                                                                            | A/S                  |                     |                              |                      |
| <b>Catch Basin Inlets</b>                                                                                                                                                 |                      |                     |                              |                      |
| 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                  |                     |                              |                      |
| <b>Pipes</b>                                                                                                                                                              |                      |                     |                              |                      |
| 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                  |                     |                              |                      |



|                                                                                                                                                           |     |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|--|--|
| accumulation and remove when capacity is diminished by 20% or greater                                                                                     |     |  |  |  |
| Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)                                                                       | A/S |  |  |  |
| <b>Headwalls and Endwalls</b>                                                                                                                             |     |  |  |  |
| 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 headwalls 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 |  |  |  |
| <b>Hazards</b>                                                                                                                                            |     |  |  |  |
| 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 Need," list Maintenance actions and their completion dates below:

| Maintenance Action Needed | Due Date |
|---------------------------|----------|
|                           |          |
|                           |          |
|                           |          |
|                           |          |



ARCHITECTURE

INTERIORS

CIVIL SITE

818 South Main Street

COLUMBIA, TN 38401

TKC-AE.COM

615.617.7477

The next routine inspection is scheduled for approximately: \_\_\_\_\_

(date)

Inspected by: (signature) \_\_\_\_\_

Inspected by: (printed) \_\_\_\_\_

## Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

22 day of July, 2024,  
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Burchell Properties 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 and referred to as \_\_\_\_\_ (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.

| Horizon Park                                                                        |                              |
|-------------------------------------------------------------------------------------|------------------------------|
| PROJECT                                                                             |                              |
| <i>Completed by the Developer</i>                                                   | <i>Completed by the City</i> |
| Burchell Properties LLC.                                                            |                              |
| DEVELOPER NAME                                                                      |                              |
| Noah Burchell                                                                       |                              |
| AUTHORIZED AGENT NAME                                                               |                              |
|    |                              |
| SIGNATURE                                                                           |                              |
| 8/16/24                                                                             |                              |
| DATE                                                                                |                              |
| PO Box 454                                                                          |                              |
| STREET                                                                              |                              |
| Columbia, TN 38402                                                                  |                              |
| CITY, STATE, ZIP                                                                    |                              |
| 931 698 1634                                                                        |                              |
| PHONE                                                                               |                              |
| noahburchell10@gmail.com                                                            |                              |
| EMAIL                                                                               |                              |
| Attest                                                                              | Attest                       |
| Cole Newton                                                                         |                              |
| ATTEST NAME                                                                         |                              |
|  |                              |
| ATTEST SIGNATURE                                                                    |                              |
| 8/16/24                                                                             |                              |
| DATE                                                                                |                              |





ARCHITECTURE  
INTERIORS  
CIVIL SITE

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

July 22, 2024

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

Subject: Owner Consent Form –

Address: Map 114, Parcel 18.00

As the property owner of the property located at 153 Hallmark Drive in Columbia, TN (Map 114, Parcel 18.00), I hereby give consent for TKC Architecture and Engineering LLC to submit a Final Plat application for approval on our property and represent that Final Plat to the City at Boards and Commissions.

Sincerely,

---

Owners Signature

Benjamin Noah Burchell

---

Owners Printed Name



ARCHITECTURE  
INTERIORS  
CIVIL SITE

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

July 22nd, 2024

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

Project: Horizon Park

Subject: Final Plat at 153 Hallmark Dr.

Staff,

We are proposing a Final Plat for the proposed development of Horizon Park at 153 Hallmark Drive in Columbia, TN 38401 (Map 114, Parcel 18.00). This submittal follows the City's zoning ordinance and subdivision regulations. The Final Plat proposes 15 single-family or duplex residential lots. The total site is +/-7.97 acres.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at [cole@tkc-ae.com](mailto: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](mailto:cole@tkc-ae.com)



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                      | Horizon Park                                                                                                                                                                           |          |               |
|                                       | TAX MAP: 114                                                                                                                                                                           | GROUP: C | PARCEL: 18.00 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Submittal of the Final Plat for the property located at 153 Hallmark Drive in Columbia, TN. The property consists of 7.97 acres. The Final Plat shows 15 single-family or duplex lots. |          |               |

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

| SELECT REQUEST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Comprehensive Plan Amendment</li><li><input type="checkbox"/> Annexation</li><li><input type="checkbox"/> Rezoning</li><li><input type="checkbox"/> Preliminary Plat</li><li><input checked="" type="checkbox"/> Final Plat</li><li><input type="checkbox"/> PUD Preliminary Master Plan</li><li><input type="checkbox"/> PUD Final Site Plan</li><li><input type="checkbox"/> Site Development Plan</li><li><input type="checkbox"/> Other:</li></ul> <p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i><br/><i>Freedom Point Master Plan</i><br/><i>Freedom Point Final Plat</i></p> | <p><b><u>Annexations:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Annexation Permission Form</li></ul> <p><b><u>Annexations/Rezoning/Plan Amendments:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Requested Zone Listed</li><li><input type="checkbox"/> Statement of Compliance with Comprehensive Plan</li><li><input type="checkbox"/> Concept Plan</li></ul> <p><b><u>Preliminary Plats/Site Development Plans:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Plans and/or Plats conforming to City standards with signed and completed check list</li></ul> <p><b><u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Receipt of Payment for Pre-Application Meeting</li><li><input type="checkbox"/> Written Legal Description copy</li><li><input type="checkbox"/> Columbia Water System Availability Letter</li><li><input type="checkbox"/> Columbia Waste Water Department Will Serve Letter</li></ul> |

|  |                                                                              |
|--|------------------------------------------------------------------------------|
|  | <b><u>Plats/PUDs:</u></b>                                                    |
|  | <input checked="" type="checkbox"/> Project Name (include Sections & Phases) |
|  | <input checked="" type="checkbox"/> Total Number of Lots/Residential Units   |
|  | <input type="checkbox"/> Square Footage of Non-Residential Floor Space       |
|  | <input checked="" type="checkbox"/> 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    | TKC Architecture & Engineering LLC | PHONE | 615.617.7477    |
| ADDRESS | 818 S. Main St. Columbia, TN       | EMAIL | cole@tkc-ae.com |

|                     |                          |       |                          |
|---------------------|--------------------------|-------|--------------------------|
| PROPERTY OWNER NAME | Burchell Properties, LLC | PHONE | 931.698. 1634            |
| ADDRESS             | PO Box 454 Columbia, TN  | 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.*

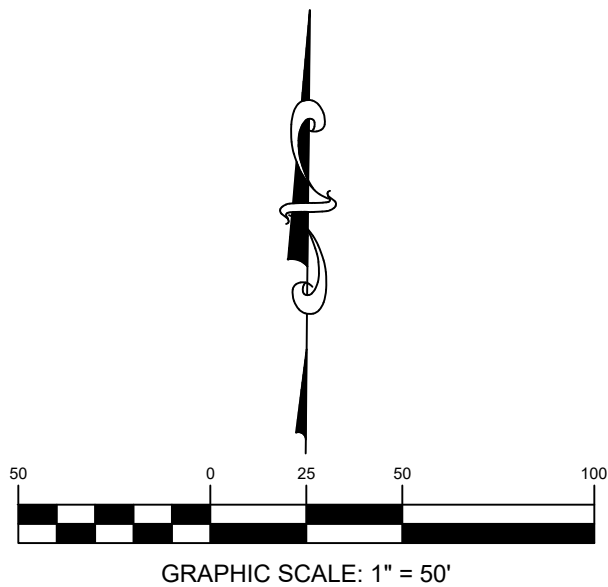
|                                  |                                                                                     |         |
|----------------------------------|-------------------------------------------------------------------------------------|---------|
| TKC Architecture and Engineering |  | 8/16/24 |
| APPLICANT NAME                   | APPLICANT SIGNATURE                                                                 | DATE    |
| Burchell Properties, LLC         |  | 8/16/24 |
| PROPERTY OWNER NAME              | PROPERTY OWNER SIGNATURE                                                            | DATE    |



A schematic diagram of a two-unit building layout. The building is situated between a 'ROAD' on the left and an 'ALLEY' on the top. The building has two units, 301 and 302, each with a 'FRONT' entrance. Dimensions are indicated: 2' MBSL (Main Building Side Length) for the top wall, 6' MBSL (Main Building Side Length) for the side walls, and 6' MBSL (Main Building Side Length) for the bottom wall. A 2' PLUCE (Plumbing) dimension is shown for the bottom wall. The building is labeled 'ROW' on the right side.

| Parcel Line Table |        |             | Curve Table |         |         |             |                 |              |
|-------------------|--------|-------------|-------------|---------|---------|-------------|-----------------|--------------|
| Line #            | Length | Direction   | Curve #     | Length  | Radius  | Delta       | Chord Direction | Chord Length |
| L1                | 70.00' | S82°16'03"E | C1          | 125.66' | 80.00'  | 90° 00' 00" | S37° 16' 03"E   | 113.14'      |
| L2                | 38.01' | S7°43'57"W  | C2          | 58.32'  | 195.00' | 17° 08' 08" | S16° 18' 01"W   | 58.10'       |
| L3                | 10.00' | S82°16'03"E |             |         |         |             |                 |              |
| L4                | 60.00' | S7°43'57"W  |             |         |         |             |                 |              |
| L5                | 10.00' | N82°16'03"W |             |         |         |             |                 |              |
| L6                | 17.63' | N82°16'03"W |             |         |         |             |                 |              |
| L9                | 20.00' | N83°21'16"W |             |         |         |             |                 |              |
| L10               | 70.01' | N83°21'16"W |             |         |         |             |                 |              |

SURVEYOR: JOEY C. WILSON II, PE, RLS  
WILSON & ASSOCIATES, P.C.  
108 BEASLEY DRIVE  
FRANKLIN, TN 37064  
(615)794-2275  
JWILSON@WILSONPC.COM



**WILSON & ASSOCIATES, P.C.**  
Environmental Remediation/Investigation

THE CITY OF COLUMBIA WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER MAINS AND SEWER LINES AND TO ANY AND ALL IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER IMPROVEMENTS ARE LOCATED WITHIN A CITY OF COLUMBIA EASEMENT, THE CITY OF COLUMBIA SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF COLUMBIA TO REPAIR OR REPLACE ANY SUCH WATER INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR OWNER'S AGENT. THE CITY OF COLUMBIA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA TO ALLOW FOR THE REPAIR OR REPLACEMENT OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF COLUMBIA. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA ON AN EASEMENT ON THE HOMEOWNER LOT AT THE HOMEOWNER'S EXPENSE.

21. ALL LOTS WITHIN TOWNHOMES REQUIRE A FIRE SPRINKLER SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. A HORN AND STROBE WILL BE REQUIRED ON THE FRONT OF THE HOUSE. IT WILL ACTIVATE WHEN THE FIRE DEPARTMENT IS CALLED.

22. PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) SHALL BE REQUIRED AND BE TEN (10) FEET IN WIDTH ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS OR HIGHWAYS, AND BE TEN (10) FEET IN WIDTH ON ALL INTERIOR LOT LINES, EXCEPT FOR INTERIOR LOT LINES WITH A ZERO LOT LINE OR A COMMON WALL ALONG A LOT LINE.

| Parcel Area Table |           |           | Parcel Area Table |           |           | Parcel Area Table |           |           |
|-------------------|-----------|-----------|-------------------|-----------|-----------|-------------------|-----------|-----------|
| Parcel #          | Area (SF) | Area (AC) | Parcel #          | Area (SF) | Area (AC) | Parcel #          | Area (SF) | Area (AC) |
| 1                 | 2744.34'  | 0.063     | 20                | 2604.00'  | 0.060     | 40                | 2288.04'  | 0.053     |
| 2                 | 2156.28'  | 0.050     | 21                | 2604.00'  | 0.060     | 41                | 2143.45'  | 0.049     |
| 3                 | 2156.30'  | 0.050     | 22                | 3191.38'  | 0.073     | 42                | 2369.10'  | 0.054     |
| 4                 | 2148.16'  | 0.049     | 23                | 1738.00'  | 0.040     | 43                | 2217.90'  | 0.051     |
| 5                 | 2523.32'  | 0.058     | 24                | 1738.00'  | 0.040     | 44                | 1738.00'  | 0.040     |
| 6                 | 2567.73'  | 0.059     | 25                | 1738.00'  | 0.040     | 45                | 1738.00'  | 0.040     |
| 7                 | 2046.00'  | 0.047     | 26                | 2212.00'  | 0.051     | 46                | 1738.00'  | 0.040     |
| 8                 | 2046.00'  | 0.047     | 27                | 2212.00'  | 0.051     | 47                | 2212.00'  | 0.051     |
| 9                 | 2046.00'  | 0.047     | 28                | 1738.00'  | 0.040     | 48                | 2212.00'  | 0.051     |
| 10                | 2604.00'  | 0.060     | 29                | 1738.00'  | 0.040     | 49                | 1738.00'  | 0.040     |
| 11                | 2604.00'  | 0.060     | 30                | 1738.00'  | 0.040     | 50                | 1738.00'  | 0.040     |
| 12                | 2046.00'  | 0.047     | 31                | 2212.00'  | 0.051     | 51                | 1738.00'  | 0.040     |
| 13                | 2046.00'  | 0.047     | 32                | 2212.00'  | 0.051     | 52                | 2709.51'  | 0.062     |
| 14                | 2046.00'  | 0.047     | 33                | 1738.00'  | 0.040     | 53                | 2567.73'  | 0.059     |
| 15                | 2604.00'  | 0.060     | 34                | 1738.00'  | 0.040     | 54                | 2046.00'  | 0.047     |
| 16                | 2604.00'  | 0.060     | 35                | 1738.00'  | 0.040     | 55                | 2678.64'  | 0.061     |
| 17                | 2046.00'  | 0.047     | 36                | 2212.00'  | 0.051     | 79                | 2604.00'  | 0.060     |
| 18                | 2046.00'  | 0.047     | 38                | 2696.25'  | 0.062     |                   |           |           |
| 19                | 2046.00'  | 0.047     | 39                | 2242.50'  | 0.051     |                   |           |           |

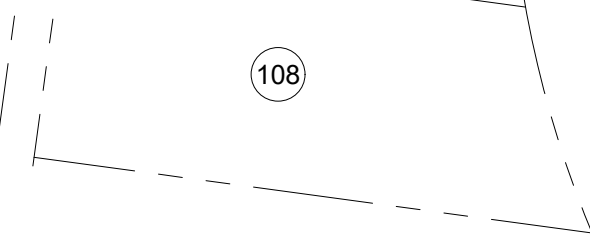
| Parcel # | Area (SF) | Area (AC) |
|----------|-----------|-----------|
| O.S. 1   | 3751.56'  | 0.086     |
| O.S. 2   | 1193.83'  | 0.027     |
| O.S. 3   | 2172.20'  | 0.050     |
| O.S. 4   | 2281.42'  | 0.052     |
| O.S. 5   | 17168.62' | 0.394     |

REMAINING PORTION OF  
MAP 113, PARCEL 80.51  
M/I HOMES OF NASHVILLE, LLC  
DEED BOOK R2976, PAGE 625

REMAINING PORTION OF  
MAP 113, PARCEL 80.47  
M/I HOMES OF NASHVILLE, LLC  
DEED BOOK R2976, PAGE 625

REMAINING PORTION OF  
MAP 113, PARCEL 80.51  
M/I HOMES OF NASHVILLE, LLC  
DEED BOOK R2976, PAGE 625

MAP 113, PARCEL 080.03  
ALLISON DEAN LOVE  
DEED BOOK R2216, PAGE 183  
R.O.M.C.

|                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p align="center"><b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b></p> <p>HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT 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.</p>                                                                         |  | <p align="center"><b>CERTIFICATE OF COMPLIANCE</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.</p>                                                                                                                                                                                                                      |  | <p align="center"><b>CERTIFICATE OF SURVEY ACCURACY</b></p> <p>I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "IV" 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.</p> |  | <p align="center">LOVE<br/>DEED BOOK R2216, PAGE 183<br/>R.O.M.C.</p>                                                                                                                                                                                                                                                                          |  |
| <p>NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT _____ DATE _____</p>                                                                                                                                                                                                                                                                                                                                                        |  | <p>CITY ENGINEER _____ DATE _____<br/>COLUMBIA, TENNESSEE</p>                                                                                                                                                                                                                                                                                                                                                                                            |  | <p>DATE _____<br/>JOEY C. WILSON II, TENNESSEE RLS NO. 2089<br/>WILSON &amp; ASSOCIATES, P.C.<br/>ENGINEERING/SURVEYING/ENVIRONMENTAL<br/>108 BEASLEY DRIVE, FRANKLIN, TN 37064<br/>OFFICE: 615.794.2275 FAX 615.794.2176<br/>JWILSON@WILSONPC.COM</p>                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <p align="center"><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>(WE) HEREBY CERTIFY THAT I (AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2976, PAGE 625, MAURY COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.</p> |  | <p align="center"><b>CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE &amp; UTILITIES</b></p> <p>I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF \$ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.</p> |  | <p align="center"><b>CERTIFICATE OF APPROVAL FOR SANITARY SEWER SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.</p>             |  | <p align="center"><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.</p> |  |
| <p>OWNER _____ DATE _____</p>                                                                                                                                                                                                                                                                                                                                                                                                    |  | <p>CITY ENGINEER _____ DATE _____<br/>COLUMBIA, TENNESSEE</p>                                                                                                                                                                                                                                                                                                                                                                                            |  | <p>DIRECTOR OF WASTEWATER DEPARTMENT _____ DATE _____<br/>COLUMBIA, TENNESSEE</p>                                                                                                                                                                                                                                                                                                     |  | <p>SECRETARY, PLANNING COMMISSION _____ DATE _____<br/>COLUMBIA, TENNESSEE</p>                                                                                                                                                                                                                                                                                                                                                      |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <p align="center">MAURY COUNTY E911</p>                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                                                                                                                       |  | <p align="center">NAME &amp; STREET NAMES</p> <p>SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.</p>                                                                                                                                                                                                                                                                       |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                                                                                                                                                                                       |  | <p align="center">DATE _____</p>                                                                                                                                                                                                                                                                                                                                                                                                    |  |



The diagram illustrates a two-unit building layout. A central vertical 'ALLEY' separates two units, 301 and 302. Unit 302 is on the left and Unit 301 is on the right. Both units have a 'FRONT' entrance facing a 'ROAD' at the bottom. A 'ROW' (Right-of-Way) line is shown at the bottom. The building is bounded by an '8' MBRL' (8-foot main building line) on the top and sides. A dashed line indicates an '8' PLDGE' (8-foot private driveway) area. Arrows indicate directions: 'ROAD' (vertical), 'ALLEY' (horizontal), 'ROW' (horizontal), and 'FRONT' (horizontal for each unit). A 'Rear' label with an arrow points towards the top of the units.

REMAINING PORTION OF  
MAP 113, PARCEL 80.47  
M/I HOMES OF NASHVILLE, LLC  
DEED BOOK R2976, PAGE 625

REMAINING PORTION OF  
MAP 113, PARCEL 80.51  
M/I HOMES OF NASHVILLE, LLC  
DEED BOOK R2976, PAGE 625

MAP 113, PARCEL 080.03  
ALLISON DEAN LOVE  
DEED BOOK R2976, PAGE 625

ALLEY A (20' R.O.W.)

ROAD H (70' R.O.W.)

PEACEFUL VALLEY DRIVE (60' PUBLIC R.O.W.)

ALLEY B (20' R.O.W.)

BAKER RIDGE LANE (70' R.O.W.)

BAKER RIDGE LANE (50' PUBLIC R.O.W.)

SHARPSTONE DRIVE (50' PUBLIC R.O.W.)

ROAD I (70' R.O.W.)

HILLCREST VILLAGE SUBDIVISION PHASE 1A

HILLCREST VILLAGE SUBDIVISION PHASE 2

LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31, LOT 32, LOT 33, LOT 34, LOT 35, LOT 36, LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 52, LOT 53, LOT 54, LOT 55, LOT 56, LOT 57, LOT 58, LOT 59, LOT 60, LOT 61, LOT 62, LOT 63, LOT 64, LOT 65, LOT 66, LOT 67, LOT 68, LOT 69, LOT 70, LOT 71, LOT 72, LOT 73, LOT 74, LOT 75, LOT 76, LOT 77, LOT 78, LOT 79, LOT 80, LOT 81, LOT 82, LOT 83, LOT 84, LOT 85, LOT 86, LOT 87, LOT 88, LOT 89, LOT 90, LOT 91, LOT 92, LOT 93, LOT 94, LOT 95, LOT 96, LOT 97, LOT 98, LOT 99, LOT 100, LOT 101, LOT 102, LOT 103, LOT 104, LOT 105, LOT 106, LOT 107, LOT 108, LOT 109, LOT 110, LOT 111, LOT 112, LOT 113, LOT 114, LOT 115, LOT 116, LOT 117, LOT 118, LOT 119, LOT 120, LOT 121, LOT 122, LOT 123, LOT 124, LOT 125, LOT 126, LOT 127, LOT 128, LOT 129, LOT 130, LOT 131, LOT 132, LOT 133, LOT 134, LOT 135, LOT 136, LOT 137, LOT 138, LOT 139, LOT 140, LOT 141, LOT 142, LOT 143, LOT 144, LOT 145, LOT 146, LOT 147, LOT 148, LOT 149, LOT 150, LOT 151, LOT 152, LOT 153, LOT 154, LOT 155, LOT 156, LOT 157, LOT 158, LOT 159, LOT 160, LOT 161, LOT 162, LOT 163, LOT 164, LOT 165, LOT 166, LOT 167, LOT 168, LOT 169, LOT 170, LOT 171, LOT 172, LOT 173, LOT 174, LOT 175, LOT 176, LOT 177, LOT 178, LOT 179, LOT 180, LOT 181, LOT 182, LOT 183, LOT 184, LOT 185, LOT 186, LOT 187, LOT 188, LOT 189, LOT 190, LOT 191, LOT 192, LOT 193, LOT 194, LOT 195, LOT 196, LOT 197, LOT 198, LOT 199, LOT 200, LOT 201, LOT 202, LOT 203, LOT 204, LOT 205, LOT 206, LOT 207, LOT 208, LOT 209, LOT 210, LOT 211, LOT 212, LOT 213, LOT 214, LOT 215, LOT 216, LOT 217, LOT 218, LOT 219, LOT 220, LOT 221, LOT 222, LOT 223, LOT 224, LOT 225, LOT 226, LOT 227, LOT 228, LOT 229, LOT 230, LOT 231, LOT 232, LOT 233, LOT 234, LOT 235, LOT 236, LOT 237, LOT 238, LOT 239, LOT 240, LOT 241, LOT 242, LOT 243, LOT 244, LOT 245, LOT 246, LOT 247, LOT 248, LOT 249, LOT 250, LOT 251, LOT 252, LOT 253, LOT 254, LOT 255, LOT 256, LOT 257, LOT 258, LOT 259, LOT 260, LOT 261, LOT 262, LOT 263, LOT 264, LOT 265, LOT 266, LOT 267, LOT 268, LOT 269, LOT 270, LOT 271, LOT 272, LOT 273, LOT 274, LOT 275, LOT 276, LOT 277, LOT 278, LOT 279, LOT 280, LOT 281, LOT 282, LOT 283, LOT 284, LOT 285, LOT 286, LOT 287, LOT 288, LOT 289, LOT 290, LOT 291, LOT 292, LOT 293, LOT 294, LOT 295, LOT 296, LOT 297, LOT 298, LOT 299, LOT 300, LOT 301, LOT 302, LOT 303, LOT 304, LOT 305, LOT 306, LOT 307, LOT 308, LOT 309, LOT 310, LOT 311, LOT 312, LOT 313, LOT 314, LOT 315, LOT 316, LOT 317, LOT 318, LOT 319, LOT 320, LOT 321, LOT 322, LOT 323, LOT 324, LOT 325, LOT 326, LOT 327, LOT 328, LOT 329, LOT 330, LOT 331, LOT 332, LOT 333, LOT 334, LOT 335, LOT 336, LOT 337, LOT 338, LOT 339, LOT 340, LOT 341, LOT 342, LOT 343, LOT 344, LOT 345, LOT 346, LOT 347, LOT 348, LOT 349, LOT 350, LOT 351, LOT 352, LOT 353, LOT 354, LOT 355, LOT 356, LOT 357, LOT 358, LOT 359, LOT 360, LOT 361, LOT 362, LOT 363, LOT 364, LOT 365, LOT 366, LOT 367, LOT 368, LOT 369, LOT 370, LOT 371, LOT 372, LOT 373, LOT 374, LOT 375, LOT 376, LOT 377, LOT 378, LOT 379, LOT 380, LOT 381, LOT 382, LOT 383, LOT 384, LOT 385, LOT 386, LOT 387, LOT 388, LOT 389, LOT 390, LOT 391, LOT 392, LOT 393, LOT 394, LOT 395, LOT 396, LOT 397, LOT 398, LOT 399, LOT 400, LOT 401, LOT 402, LOT 403, LOT 404, LOT 405, LOT 406, LOT 407, LOT 408, LOT 409, LOT 410, LOT 411, LOT 412, LOT 413, LOT 414, LOT 415, LOT 416, LOT 417, LOT 418, LOT 419, LOT 420, LOT 421, LOT 422, LOT 423, LOT 424, LOT 425, LOT 426, LOT 427, LOT 428, LOT 429, LOT 430, LOT 431, LOT 432, LOT 433, LOT 434, LOT 435, LOT 436, LOT 437, LOT 438, LOT 439, LOT 440, LOT 441, LOT 442, LOT 443, LOT 444, LOT 445, LOT 446, LOT 447, LOT 448, LOT 449, LOT 450, LOT 451, LOT 452, LOT 453, LOT 454, LOT 455, LOT 456, LOT 457, LOT 458, LOT 459, LOT 460, LOT 461, LOT 462, LOT 463, LOT 464, LOT 465, LOT 466, LOT 467, LOT 468, LOT 469, LOT 470, LOT 471, LOT 472, LOT 473, LOT 474, LOT 475, LOT 476, LOT 477, LOT 478, LOT 479, LOT 480, LOT 481, LOT 482, LOT 483, LOT 484, LOT 485, LOT 486, LOT 487, LOT 488, LOT 489, LOT 490, LOT 491, LOT 492, LOT 493, LOT 494, LOT 495, LOT 496, LOT 497, LOT 498, LOT 499, LOT 500, LOT 501, LOT 502, LOT 503, LOT 504, LOT 505, LOT 506, LOT 507, LOT 508, LOT 509, LOT 510, LOT 511, LOT 512, LOT 513, LOT 514, LOT 515, LOT 516, LOT 517, LOT 518, LOT 519, LOT 520, LOT 521, LOT 522, LOT 523, LOT 524, LOT 525, LOT 526, LOT 527, LOT 528, LOT 529, LOT 530, LOT 531, LOT 532, LOT 533, LOT 534, LOT 535, LOT 536, LOT 537, LOT 538, LOT 539, LOT 540, LOT 541, LOT 542, LOT 543, LOT 544, LOT 545, LOT 546, LOT 547, LOT 548, LOT 549, LOT 550, LOT 551, LOT 552, LOT 553, LOT 554, LOT 555, LOT 556, LOT 557, LOT 558, LOT 559, LOT 560, LOT 561, LOT 562, LOT 563, LOT 564, LOT 565, LOT 566, LOT 567, LOT 568, LOT 569, LOT 570, LOT 571, LOT 572, LOT 573, LOT 574, LOT 575, LOT 576, LOT 577, LOT 578, LOT 579, LOT 580, LOT 581, LOT 582, LOT 583, LOT 584, LOT 585, LOT 586, LOT 587, LOT 588, LOT 589, LOT 590, LOT 591, LOT 592, LOT 593, LOT 594, LOT 595, LOT 596, LOT 597, LOT 598, LOT 599, LOT 600, LOT 601, LOT 602, LOT 603, LOT 604, LOT 605, LOT 606, LOT 607, LOT 608, LOT 609, LOT 610, LOT 611, LOT 612, LOT 613, LOT 614, LOT 615, LOT 616, LOT 617, LOT 618, LOT 619, LOT 620, LOT 621, LOT 622, LOT 623, LOT 624, LOT 625, LOT 626, LOT 627, LOT 628, LOT 629, LOT 630, LOT 631, LOT 632, LOT 633, LOT 63

| Parcel Line Table |        |             |
|-------------------|--------|-------------|
| Line #            | Length | Direction   |
| L1                | 70.00  | S82°16'03"E |
| L2                | 38.01  | S7°43'57"W  |
| L3                | 10.00  | S82°16'03"E |
| L4                | 60.00  | S7°43'57"W  |
| L5                | 10.00  | N82°16'03"W |
| L6                | 17.63  | N82°16'03"W |
| L7                | 58.18  | S7°43'55"W  |
| L8                | 46.42  | S7°43'55"W  |
| L9                | 20.01  | N83°21'16"W |
| L10               | 70.01  | N83°21'16"W |
| L11               | 38.28  | N82°15'58"W |
| L12               | 38.81  | N7°43'57"E  |
| L13               | 38.28  | S82°16'03"E |
| L14               | 28.00  | N82°15'58"W |
| L15               | 98.01  | S7°43'57"W  |
| L16               | 28.00  | S82°16'03"E |
| L17               | 22.00  | N82°15'57"W |
| L18               | 98.01  | S7°43'57"W  |
| L19               | 22.00  | S82°16'03"E |
| L20               | 22.00  | N82°15'57"W |
| L21               | 98.01  | S7°43'57"W  |
| L22               | 22.00  | S82°16'03"E |
| L23               | 22.00  | N82°15'57"W |
| L24               | 98.01  | S7°43'57"W  |
| L25               | 7.72   | S82°15'58"E |
| L26               | 28.00  | N82°16'03"W |
| L27               | 96.29  | S7°43'57"W  |
| L28               | 17.72  | S82°15'58"E |
| L29               | 80.59  | S7°43'57"W  |
| L30               | 38.02  | N7°43'57"E  |

| Parcel Line Table |        |             |
|-------------------|--------|-------------|
| Line #            | Length | Direction   |
| L.31              | 15.00' | S82°16'03"E |
| L.32              | 80.00' | N74°35'57"E |
| L.33              | 28.00' | N82°16'03"W |
| L.34              | 93.00' | S7°43'57"W  |
| L.35              | 22.00' | S82°16'03"E |
| L.36              | 93.00' | S7°43'57"W  |
| L.37              | 22.00' | N82°16'03"W |
| L.38              | 22.00' | S82°16'03"E |
| L.39              | 22.00' | N7°45'57"E  |
| L.40              | 22.00' | N82°16'03"W |
| L.41              | 22.00' | S82°16'03"E |
| L.42              | 93.00' | S7°43'57"W  |
| L.43              | 22.00' | N82°16'03"W |
| L.44              | 22.00' | S82°16'03"E |
| L.45              | 93.00' | N7°45'57"E  |
| L.46              | 28.00' | N82°16'03"W |
| L.47              | 28.00' | S82°16'03"E |
| L.48              | 93.00' | S7°43'57"W  |
| L.49              | 28.00' | N82°16'03"W |
| L.50              | 22.00' | S82°16'03"E |
| L.51              | 93.00' | S7°43'57"W  |
| L.52              | 22.00' | N82°16'03"W |
| L.53              | 22.00' | S82°16'03"E |
| L.54              | 93.00' | S7°43'57"W  |
| L.55              | 22.00' | N82°16'03"W |
| L.56              | 22.00' | S82°16'03"E |
| L.57              | 93.00' | S7°43'57"W  |
| L.58              | 22.00' | N82°16'03"W |
| L.59              | 22.00' | S82°16'03"E |
| L.60              | 93.00' | S7°43'57"W  |

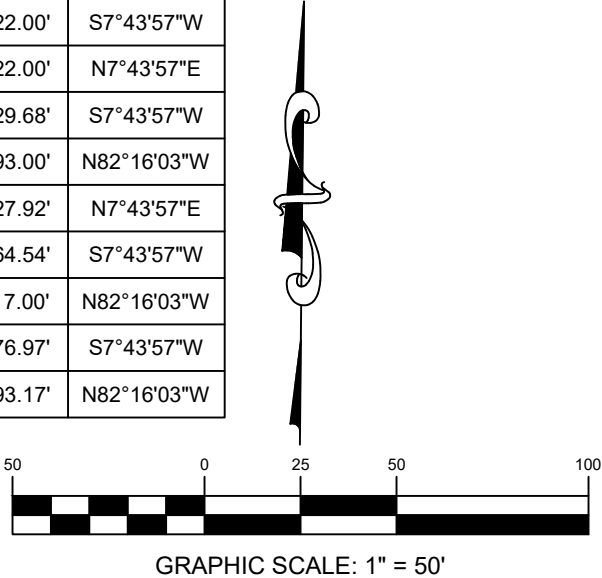
| Parcel Line Table |        |             |
|-------------------|--------|-------------|
| #                 | Length | Bearing     |
| 61                | 28.00' | S21°19'37"W |
| 62                | 28.00' | S82°16'03"E |
| 63                | 93.00' | S7°43'57"W  |
| 64                | 4.00'  | N82°16'03"W |
| 65                | 22.00' | S82°16'03"E |
| 66                | 93.00' | S7°43'57"W  |
| 67                | 22.00' | S82°16'03"E |
| 68                | 93.00' | S7°43'57"W  |
| 69                | 22.00' | S82°16'03"E |
| 70                | 93.00' | S7°43'57"W  |
| 71                | 28.00' | S82°16'03"E |
| 72                | 93.00' | S7°43'57"W  |
| 73                | 28.00' | S82°16'03"E |
| 74                | 93.00' | S7°43'57"W  |
| 75                | 28.00' | S82°16'03"E |
| 76                | 93.00' | S7°43'57"W  |
| 77                | 4.00'  | N82°16'03"W |
| 78                | 79.00' | N4°43'57"E  |
| 79                | 40.40' | S82°16'03"E |
| 80                | 22.00' | N82°16'03"W |
| 81                | 79.00' | S7°43'57"W  |
| 82                | 22.00' | S82°16'03"E |
| 83                | 22.00' | N82°16'03"W |
| 84                | 79.00' | S7°43'57"W  |
| 85                | 22.00' | S82°16'03"E |
| 86                | 22.00' | N82°16'03"W |
| 87                | 79.00' | S7°43'57"W  |
| 88                | 22.00' | S82°16'03"E |
| 89                | 28.00' | N82°16'03"W |
| 90                | 79.00' | S7°43'57"W  |

| Parcel Line Table |        |             |  |      |  |
|-------------------|--------|-------------|--|------|--|
| #                 | Length | Direction   |  | Line |  |
| 1                 | 28.00' | S82°16'03"W |  | L    |  |
| 2                 | 28.00' | N82°16'03"W |  | L    |  |
| 3                 | 79.00' | ST 4357'W   |  | L    |  |
| 4                 | 28.00' | S82°16'03"E |  | L    |  |
| 5                 | 22.00' | N82°16'03"W |  | L    |  |
| 6                 | 79.00' | ST 4357'W   |  | L    |  |
| 7                 | 22.00' | S82°16'03"E |  | L    |  |
| 8                 | 22.00' | N82°16'03"W |  | L    |  |
| 9                 | 79.00' | ST 4357'W   |  | L    |  |
| 10                | 22.00' | S82°16'03"E |  | L    |  |
| 11                | 22.00' | N82°16'03"W |  | L    |  |
| 12                | 28.00' | ST 4357'W   |  | L    |  |
| 13                | 28.00' | S82°16'03"E |  | L    |  |
| 14                | 28.00' | N82°16'03"W |  | L    |  |
| 15                | 22.00' | ST 4357'W   |  | L    |  |
| 16                | 22.00' | S82°16'03"E |  | L    |  |
| 17                | 79.00' | ST 4357'W   |  | L    |  |
| 18                | 22.00' | S82°16'03"E |  | L    |  |
| 19                | 28.00' | N82°16'03"W |  | L    |  |
| 20                | 79.00' | ST 4357'W   |  | L    |  |

| Parcel Line Table |             |    |
|-------------------|-------------|----|
| Length            | Direction   | Ln |
| 28.00             | N82°16'03"E | L1 |
| 18.03             | N82°16'03"W | L1 |
| 19.00             | S7°43'57"W  | L1 |
| 18.56             | S82°16'03"E | L1 |
| 22.81             | S31°58'26"E | L1 |
| 63.32             | S25°04'46"W | L1 |
| 30.10             | N82°16'03"W | L1 |
| 33.87             | N7°43'55"E  | L1 |
| 97.97             | S7°43'57"W  | L1 |
| 22.00             | N82°16'03"W | L1 |
| 104.36            | S7°43'57"W  | L1 |
| 22.00             | N82°16'03"W | L1 |
| 102.27            | S7°43'57"W  | L1 |
| 90.99             | S7°43'57"W  | L1 |
| 28.00             | N82°16'03"W | L1 |
| 80.26             | S7°43'57"W  | L1 |
| 28.00             | N82°16'03"W | L1 |
| 79.00             | S7°43'57"W  | L1 |
| 13.87             | S82°16'03"E | L1 |
| 22.00             | N82°16'03"W | L1 |
| 79.00             | N7°43'55"E  | L1 |
| 22.00             | S82°16'03"E | L1 |
| 22.00             | N82°16'03"W | L1 |
| 79.00             | S7°43'57"W  | L1 |
| 22.00             | S82°16'03"E | L1 |
| 22.00             | N82°16'03"W | L1 |
| 79.00             | S7°43'57"W  | L1 |
| 22.00             | S82°16'03"E | L1 |
| 28.00             | N82°16'03"W | L1 |

| Length | Direction   |
|--------|-------------|
| 79.00  | S74°35'57"W |
| 28.00  | S82°16'03"E |
| 28.00  | N82°16'03"W |
| 79.00  | S74°35'57"W |
| 28.00  | S82°16'03"E |
| 22.00  | N82°16'03"W |
| 79.00  | S74°35'57"W |
| 22.00  | S82°16'03"E |
| 22.00  | N82°16'03"W |
| 22.00  | N82°16'03"E |
| 34.30  | N82°16'03"W |
| 34.30  | S74°35'57"W |
| 79.00  | S82°16'03"E |
| 79.00  | S74°35'57"W |
| 80.00  | N82°16'03"W |
| 15.00  | N74°35'57"E |
| 93.00  | N82°16'03"W |
| 22.00  | S74°35'57"W |
| 22.00  | N74°35'57"E |
| 28.68  | S74°35'57"W |
| 93.00  | N82°16'03"W |
| 67.92  | N74°35'57"E |
| 74.54  | S74°35'57"W |
| 17.00  | N82°16'03"W |
| 76.97  | S74°35'57"W |
| 93.17  | N82°16'03"W |

| Curve Table |         |        |              |                 |              |
|-------------|---------|--------|--------------|-----------------|--------------|
| Curve #     | Length  | Delta  |              | Chord Direction | Chord Length |
| C11         | 23.05'  | 60.00" | 22° 00' 40"  | N81° 32' 30"E   | 22.91'       |
| C12         | 22.23'  | 60.00" | 21° 13' 27"  | S76° 50' 26"E   | 22.10'       |
| C13         | 20.07'  | 60.00" | 19° 09' 51"  | S56° 38' 47"E   | 19.98'       |
| C14         | 4.78'   | 80.00" | 3° 25' 33"   | S48° 46' 39"E   | 4.78'        |
| C15         | 30.17'  | 80.00" | 21° 36' 16"  | S61° 17' 33"E   | 29.99'       |
| C16         | 14.20'  | 80.00" | 10° 10' 22"  | S77° 10' 62"E   | 14.18'       |
| C17         | 20.42'  | 90.00" | 90° 00' 00"  | N37° 16' 03"E   | 18.39'       |
| C18         | 20.42'  | 90.00" | 90° 00' 00"  | S52° 43' 57"W   | 18.38'       |
| C19         | 36.86'  | 60.00" | 12° 55' 11"  | N64° 39' 57"W   | 36.29'       |
| C20         | 174.82' | 80.00" | 125° 12' 12" | S70° 20' 02"W   | 142.05'      |



RECORDING STAMP  
HERE

IF YOU CAN READ THIS  
YOU ARE HOLDING AN  
UNRECORDED COPY

| CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE |             |                    |            |
|---------------------------------------------|-------------|--------------------|------------|
| TOTAL ACRES:                                | 5.948       | TOTAL NO. OF LOTS: | 55         |
| ACRES NEW RD/ST:                            | 2.591 (ROW) | L.F. OF NEW RD/ST: | 481021.    |
| ACRES OPEN SPACE:                           | 0.609       | CIVIL DISTRICT:    | 3RD        |
| DRAWN BY:                                   | AS          | CLOSURE ERROR:     | > 1/10,00' |
| SCALE:                                      | 1" = 50'    | DATE:              | 08/19/2008 |
| WA PROJECT NO. 21-1861                      |             |                    | SHEET 2 OF |



## 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.

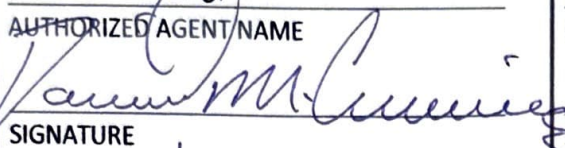
### **B4.3 Acceptance of Facilities**

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

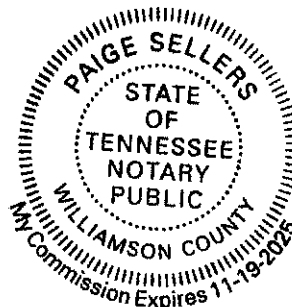
Property Owner Mailing Address

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 55single-family residential lots and 5 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:                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> Comprehensive Plan Amendment<br><input type="checkbox"/> Annexation<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat<br><input type="checkbox"/> PUD Preliminary Master Plan<br><input type="checkbox"/> PUD Final Site Plan<br><input type="checkbox"/> Site Development Plan<br><input type="checkbox"/> Other: | <p><b><u>Annexations:</u></b></p> <input type="checkbox"/> Annexation Permission Form                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b><u>Annexations/Rezoning/Plan Amendments:</u></b></p> <input type="checkbox"/> Requested Zone Listed<br><input type="checkbox"/> Statement of Compliance with Comprehensive Plan<br><input type="checkbox"/> Concept Plan                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b><u>Preliminary Plats/Site Development Plans:</u></b></p> <input type="checkbox"/> Plans and/or Plats conforming to City standards with signed and completed check list                                                                                                                                                                                                            |
| <p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i><br/> <i>Freedom Point Master Plan</i><br/> <i>Freedom Point Final Plat</i></p>                                                                                                                                                                                                                                                            | <p><b><u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u></b></p> <input type="checkbox"/> Receipt of Payment for Pre-Application Meeting<br><input type="checkbox"/> Written Legal Description copy<br><input type="checkbox"/> Columbia Water System Availability Letter<br><input type="checkbox"/> Columbia Waste Water Department Will Serve Letter |



|  |                                                                                                               |
|--|---------------------------------------------------------------------------------------------------------------|
|  | <b>Plats/PUDs:</b>                                                                                            |
|  | <input checked="" type="checkbox"/> Project Name (include Sections & Phases)<br>Hillcrest Village - Townhomes |
|  | <input type="checkbox"/> Total Number of Lots/Residential Units<br>55                                         |
|  | <input type="checkbox"/> Square Footage of Non-Residential Floor Space<br>0                                   |
|  | <input type="checkbox"/> Total acreage<br>0.609                                                               |

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 |  | 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.*

|                                               |                                                                                  |                          |
|-----------------------------------------------|----------------------------------------------------------------------------------|--------------------------|
| <u>Abigail Overstreet</u><br>APPLICANT NAME   | <u>Abigail Overstreet</u><br>APPLICANT SIGNATURE                                 | <u>8/16/2024</u><br>DATE |
| <u>Elias Jordon IV</u><br>PROPERTY OWNER NAME | <div>DocuSigned by:<br/><u>Elias Jordon IV</u></div><br>PROPERTY OWNER SIGNATURE | <u>8/19/2024</u><br>DATE |

| LEGEND              |  |                    |  |                       |  |                            |             |               |  |
|---------------------|--|--------------------|--|-----------------------|--|----------------------------|-------------|---------------|--|
| IRON PIN FOUND      |  | FIRE HYDRANT       |  | UTILITY POLE          |  | PUBLIC UTIL. & DRAIN ESMT. | P.U.D.E.    | BOUNDARY      |  |
| IRON PIN SET        |  | SANITARY SEWER MH  |  | GUY ANCHOR            |  | ADDRESSES                  |             | CENTERLINE    |  |
| CONC. MON. FOUND    |  | SANITARY SEWER CO  |  | COMMUNICATION BOX     |  | HANDICAP SPACE             |             | BUFFER        |  |
| CONC. MON. SET      |  | AREA DRAIN         |  | COMMUNICATION MH      |  | SANITARY SEWER             | 4" SA 8" SA | WATER FEATURE |  |
| CONTROL POINT FOUND |  | CURB INLET         |  | GAS METER             |  | WATER                      | 4" W 4" W   | TREE LINE     |  |
| CONTROL POINT SET   |  | STORM MH           |  | GAS VALVE             |  | UNDERGROUND ELEC           | UGE UGE     | R.O.W.        |  |
| BENCH MARK          |  | ELECTRIC METER-BOX |  | EVERGREEN TREE        |  | OVERHEAD ELEC              | OHE OHE     | PVMT.         |  |
| WATER METER         |  | ELECTRIC MH        |  | SIDEWALK              |  | GAS                        | 4" G 4" G   | PUDE          |  |
| WATER VALVE         |  | LIGHT POLE         |  | MIN. BUILDING SETBACK |  | COMMUNICATIONS             | COM COM     | G.I.E.        |  |
|                     |  |                    |  | M.B.S.L.              |  |                            |             |               |  |

1. THE PURPOSE OF THIS PLAT IS TO CREATE 24 SINGLE-FAMILY RESIDENTIAL LOTS AND 2 OPEN SPACES.
2. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS PARCEL 80.54, ON MAURY COUNTY TAX MAP 113. SAID PARCEL IS FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN BOOK R2874, PAGE 1163, REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS RELATING TO CD OR ZONING REGULATIONS, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SEBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA ZONING REGULATIONS, AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
4. THE ZONING: CD-4 & RS-40.
5. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE SURVEYING CONSENSUS ACT, CHAPTER 10, SECTION 10-101, AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE. THE GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
6. a. POSITIONAL ACCURACY: 0.07
7. b. DATE OF SURVEY: 3/16/2023
8. c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83)
9. d. REGULATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
10. e. GEOID 3, ZONE 7 REVISION
11. 6. NO COMBINED GRID FACTORS WERE USED.
12. 7. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
13. 8. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS SURVEY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4719C0288KE, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE FLOOD ZONING MAP. IT IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP OF THE CITY OF COLUMBIA. IF YOU CANNOT FIND THE LOCATION ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON THE FLOOD INSURANCE MAP.
14. 9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE IDENTIFIED BY A SIGN ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
15. 10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
16. 11. STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK.
17. 12. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHTS-OF-WAY. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY OF COLUMBIA'S EASEMENT RIGHT-OF-WAY.
18. 13. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF COLUMBIA. DETENTION PONDS AND OUTLET STRUCTURES WITHIN DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
19. 14. STORMWATER PLANT SHALL BE ADDRESSED WITH EACH SITE PLAN.
20. 15. OTHER SITE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKI PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
21. 16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES OF SIGHT, AS WELL AS A PART OF THE CITY'S RESPONSE TO THE NEW DEVELOPMENT, ALL UTILITIES, INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
22. 17. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF COLUMBIA".
23. 18. THE CITY OF COLUMBIA'S STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
24. 19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER OR REMOVAL OF STORMWATER FROM DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT OBSTRUCT OR IMPAIR THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.

21. ALL LOTS WITHIN PHASE 2 REQUIRE A FIRE SPRINKLER SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. A HORN AND STROBE WILL BE REQUIRED ON THE FRONT OF THE HOUSE. IT WILL ACTIVATE WHEN THE SPRINKLER SYSTEM IS ACTIVATED.
22. PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) SHALL BE REQUIRED AND BE TEN (10) FEET IN WIDTH ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS OR RIGHTS-OF-WAY, AND FIVE (5) FEET IN WIDTH ON ALL INTERIOR LOT LINES. EXCEPT FOR INTERIOR LOT LINES WITH A ZERO LOT LINE OR A COMMON WALL ALONG A LOT LINE.

OWNER: M/I OMES OF NASHVILLE LLC  
4131 WORTH AVE STE 500  
COLUMBUS OH 43219

ENGINEER: CHONK ENGINEERING, LLC  
7112 CROSSROADS BLVD STE 201  
BRENTWOOD, TN 37027  
615-873-1795

SURVEYOR: JOEY C. WILSON II, PE, RLS  
WILSON & ASSOCIATES, P.C.  
108 BEASLEY DRIVE  
FRANKLIN, TN 37064  
(615)794-2275

|                                                                                   |                       |
|-----------------------------------------------------------------------------------|-----------------------|
|  | 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.

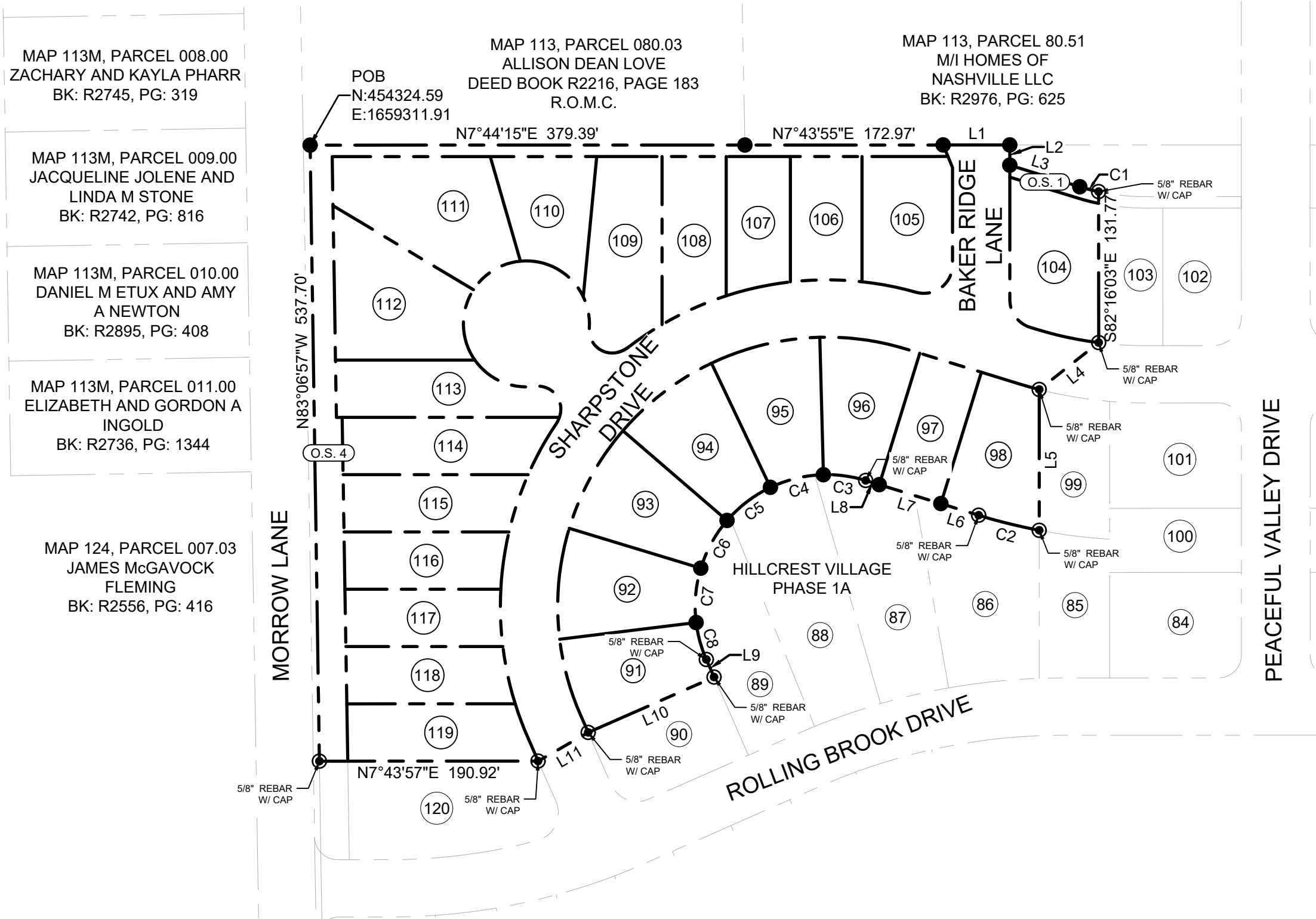
1234



|             |             |
|-------------|-------------|
| 5" SA _____ | 8" SA _____ |
| 4" W _____  | 4" W _____  |
| UGE _____   | UGE _____   |
| OHE _____   | OHE _____   |
| 4" G _____  | 4" G _____  |
| COM _____   | COM _____   |

|               |                                                                                     |
|---------------|-------------------------------------------------------------------------------------|
| BOUNDARY      |  |
| CENTERLINE    |  |
| BUFFER        |  |
| WATER FEATURE |  |
| TREE LINE     |  |
| R.O.W.        | RIGHT OF WAY                                                                        |
| PVMT.         | EDGE OF PAVEMENT                                                                    |
| PUDE          | PUBLIC UTILITY AND DRAINAGE                                                         |
| G.I.E.        | GREEN INFRASTRUCTURE ELEMENT                                                        |

GE EASEMENT  
EASEMENT



**OWNER:** M/I OMES OF NASHVILLE LLC  
4131 WORTH AVE STE 500  
COLUMBUS OH 43219

**ENGINEER:** CRUNK ENGINEERING, LLC  
7112 CROSSROADS BLVD STE 201  
BRENTWOOD, TN 37027  
615-873-1795

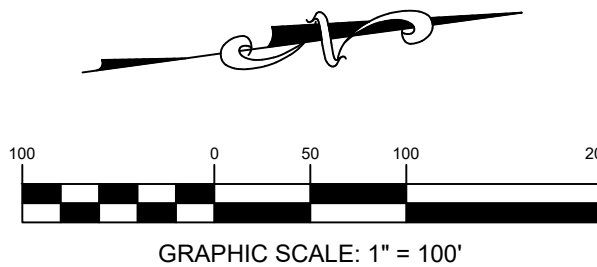
**SURVEYOR:** JOEY C. WILSON II, PE, RLS  
WILSON & ASSOCIATES, P.C.  
108 BEASLEY DRIVE  
FRANKLIN, TN 37064  
(615)794-2275  
JWILSON@WILSONPC.COM

| Parcel Area Table |           |           | Parcel Area Table |           |           |
|-------------------|-----------|-----------|-------------------|-----------|-----------|
| Parcel #          | Area (SF) | Area (AC) | Parcel #          | Area (SF) | Area (AC) |
| 91                | 8151.84'  | 0.187     | 108               | 7441.65'  | 0.171     |
| 92                | 8749.01'  | 0.201     | 109               | 10289.34' | 0.236     |
| 93                | 8749.01'  | 0.201     | 110               | 7349.02'  | 0.169     |
| 94                | 8749.01'  | 0.201     | 111               | 12636.20' | 0.290     |
| 95                | 8749.01'  | 0.201     | 112               | 11519.94' | 0.264     |
| 96                | 8311.55'  | 0.191     | 113               | 8297.76'  | 0.190     |
| 97                | 6749.24'  | 0.155     | 114               | 8746.33'  | 0.201     |
| 98                | 8508.34'  | 0.195     | 115               | 7592.80'  | 0.174     |
| 104               | 9581.86'  | 0.220     | 116               | 6961.38'  | 0.160     |
| 105               | 8987.85'  | 0.206     | 117               | 6787.93'  | 0.156     |
| 106               | 6765.74'  | 0.155     | 118               | 7059.12'  | 0.162     |
| 107               | 6413.32'  | 0.147     | 119               | 7800.48'  | 0.179     |

| Parcel # | Area (SF) | Area (AC) |
|----------|-----------|-----------|
| O.S. 1   | 808.64'   | 0.019     |
| O.S. 4   | 17281.89' | 0.397     |

| Parcel Line Table |         |             | Parcel Line Table |         |             |
|-------------------|---------|-------------|-------------------|---------|-------------|
| Line #            | Length  | Direction   | Line #            | Length  | Direction   |
| L1                | 58.18'  | S87°43'55"E | L7                | 56.24'  | S24°52'05"W |
| L2                | 17.63'  | N82°16'03"E | L8                | 12.30'  | S24°52'05"W |
| L3                | 63.95'  | N24°52'05"E | L9                | 16.80'  | N73°59'42"E |
| L4                | 66.09'  | S30°29'48"E | L10               | 120.00' | S16°00'18"E |
| L5                | 122.90' | S82°16'03"E | L11               | 50.28'  | S22°01'41"E |
| L6                | 34.52'  | S24°52'05"W |                   |         |             |

| Curve Table |        |         |             |                 |              |
|-------------|--------|---------|-------------|-----------------|--------------|
| Curve #     | Length | Radius  | Delta       | Chord Direction | Chord Length |
| C1          | 16.95' | 195.00' | 4° 58' 34"  | N22° 22' 43"E   | 16.94'       |
| C2          | 54.51' | 495.00' | 6° 18' 31"  | S21° 42' 49"W   | 54.48'       |
| C3          | 37.43' | 115.00' | 18° 38' 55" | S15° 32' 38"W   | 37.27'       |
| C4          | 47.91' | 115.00' | 23° 52' 14" | S5° 42' 57"E    | 47.57'       |
| C5          | 47.91' | 115.00' | 23° 52' 14" | S29° 35' 11"E   | 47.57'       |
| C6          | 47.91' | 115.00' | 23° 52' 14" | S53° 27' 25"E   | 47.57'       |
| C7          | 47.91' | 115.00' | 23° 52' 14" | S77° 19' 39"E   | 47.57'       |
| C8          | 33.60' | 115.00' | 16° 44' 32" | N82° 21' 58"E   | 33.48'       |

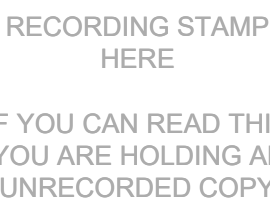


**HILLCREST  
VILLAGE**  
*PHASE 2*



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

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p align="center"><b>CERTIFICATE OF APPROVAL OF WATER SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT 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.</p> <p>NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT _____ DATE _____</p>                             | <p align="center"><b>CERTIFICATE OF COMPLIANCE</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE COLUMBIA SUBDIVISION REGULATIONS AND OTHER ADOPTED ORDINANCES AND POLICIES.</p> <p>CITY ENGINEER _____ DATE _____<br/>COLUMBIA, TENNESSEE</p>                                                                                                                                                                                                                      | <p align="center"><b>CERTIFICATE OF SURVEY ACCURACY</b></p> <p>I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "1V" 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.</p> <p>DATE _____ JOEY C. WILSON II, TENNESSEE RLS NO. 2089<br/>WILSON &amp; ASSOCIATES, P.C.<br/>ENGINEERING/SURVEYING/ENVIRONMENTAL<br/>108 BEASLEY DRIVE, FRANKLIN, TN 37064<br/>OFFICE: 615.794.2275 FAX 615.794.2176<br/>J.WILSON@WILSONPC.COM</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                       |
| <p align="center"><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2874, PAGE 1163, MAURY COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.</p> <p>OWNER _____ DATE _____</p> | <p align="center"><b>CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE &amp; UTILITIES</b></p> <p>I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF \$ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.</p> <p>CITY ENGINEER _____ DATE _____<br/>COLUMBIA, TENNESSEE</p> | <p align="center"><b>CERTIFICATE OF APPROVAL FOR SANITARY SEWER SYSTEM</b></p> <p>I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.</p> <p>DIRECTOR OF WASTEWATER DEPARTMENT _____ DATE _____<br/>COLUMBIA, TENNESSEE</p>                                                                                                                                                                               | <p align="center"><b>CERTIFICATE OF APPROVAL FOR RECORDING</b></p> <p>I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS.</p> <p>SECRETARY, PLANNING COMMISSION _____ DATE _____<br/>COLUMBIA, TENNESSEE</p> | <p align="center"><b>CERTIFICATE OF APPROVAL OF SUBDIVISION NAME &amp; STREET NAMES</b></p> <p>SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY.</p> <p>MAURY COUNTY E911 _____ DATE _____</p> |



| FINAL SUBDIVISION PLAT                      |             |                    |              |
|---------------------------------------------|-------------|--------------------|--------------|
| CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE |             |                    |              |
| TOTAL ACRES:                                | 6.320       | 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:                                   | AAS         | CLOSURE ERROR:     | > 1:10,000   |
| SCALE:                                      | 1" = 100'   | DATE:              | 07/12/2024   |
| WA PROJECT NO. 22-1861                      |             | SHEET 1 OF 2       |              |

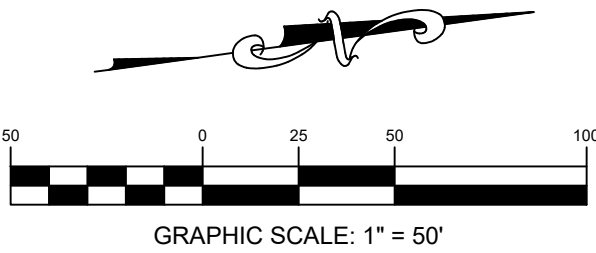


The diagram illustrates a two-unit residential building layout. Unit 301 is on the right and Unit 302 is on the left. Both units have a front door labeled 'FRONT'. Unit 301 has a 7.5' MBRL and a 6' PLCE. Unit 302 has a 7.5' MBRL and a 10' PLCE. The building is situated between a ROAD on the left and a ROW (Right of Way) on the right. Dimensions for the building footprint are 20' MBRL and 10' PLCE. The overall building width is 20' MBRL and the depth is 10' PLCE.

| Parcel Line Table |         |             | Parcel Line Table |         |             |
|-------------------|---------|-------------|-------------------|---------|-------------|
| Line #            | Length  | Direction   | Line #            | Length  | Direction   |
| L1                | 58.18'  | S71°45'5"E  | L24               | 146.64' | S82°16'03"E |
| L2                | 17.63'  | S82°16'03"E | L25               | 121.55' | S82°16'03"E |
| L3                | 63.95'  | N24°52'05"E | L26               | 109.46' | S82°16'03"E |
| L4                | 66.09'  | S30°23'48"E | L27               | 109.33' | S82°16'03"E |
| L5                | 122.90' | S82°16'03"E | L28               | 10.83'  | W75°11'35"E |
| L6                | 34.52'  | S24°52'05"W | L29               | 13.97'  | N7°43'59"E  |
| L7                | 56.24'  | S24°52'05"W | L30               | 10.52'  | N75°11'35"E |
| L8                | 12.30'  | S24°52'05"W | L31               | 84.74'  | S82°16'03"E |
| L9                | 16.80'  | N73°59'42"E | L32               | 10.46'  | S82°16'03"E |
| L10               | 120.00' | S16°00'16"E | L33               | 60.87'  | S24°52'05"W |
| L11               | 50.28'  | S22°01'14"E | L34               | 107.12' | S82°16'03"E |
| L12               | 22.07'  | N73°59'42"E | L35               | 5.41'   | N24°52'05"E |
| L13               | 146.97' | N7°43'57"E  | L36               | 34.52'  | N24°52'05"E |
| L14               | 136.97' | N7°43'57"E  | L37               | 120.00' | S65°07'55"E |
| L15               | 136.02' | N7°43'57"E  | L38               | 56.24'  | N24°52'05"E |
| L16               | 143.95' | N7°43'57"E  | L39               | 120.00' | S65°07'55"E |
| L17               | 161.48' | N7°43'57"E  | L40               | 12.30'  | N24°52'05"E |
| L18               | 189.56' | N7°43'57"E  | L41               | 120.00' | S83°46'50"E |
| L19               | 5.00'   | S6°48'55"W  | L42               | 120.00' | N27°28'56"E |
| L20               | 121.59' | N7°43'57"E  | L43               | 120.00' | N46°28'24"E |
| L21               | 142.84' | N38°39'45"E | L44               | 120.00' | N24°36'28"E |
| L22               | 94.98'  | N81°38'54"E | L45               | 120.00' | N0°44'14"E  |
| L23               | 122.82' | S76°45'15"E | L46               | 16.80'  | S73°59'42"W |

| Curve Table |        |         |             |                 |
|-------------|--------|---------|-------------|-----------------|
| Curve #     | Length | Radius  | Delta       | Chord Direction |
| C1          | 16.95' | 195.00' | 4° 58' 44"  | N22° 22' 43"E   |
| C2          | 54.51' | 495.00' | 8° 18' 33"  | S21° 42' 49"W   |
| C3          | 37.43' | 115.00' | 18° 38' 55" | S15° 32' 38"W   |
| C4          | 47.91' | 115.00' | 23° 52' 14" | S5° 42' 57"E    |
| C5          | 47.91' | 115.00' | 23° 52' 14" | S29° 35' 11"E   |
| C6          | 47.91' | 115.00' | 23° 52' 14" | S53° 27' 25"E   |
| C7          | 47.91' | 115.00' | 23° 52' 14" | S77° 19' 39"E   |
| C8          | 33.60' | 115.00' | 16° 44' 34" | N22° 21' 58"E   |
| C9          | 31.84' | 285.00' | 8° 24' 00"  | N77° 11' 42"E   |
| C10         | 51.22' | 285.00' | 10° 17' 51" | S32° 32' 38"E   |
| C11         | 50.10' | 285.00' | 10° 04' 16" | S84° 16' 19"E   |
| C12         | 50.57' | 285.00' | 10° 10' 07" | S10° 11' 05"E   |
| C13         | 52.80' | 285.00' | 10° 36' 55" | S63° 45' 43"E   |
| C14         | 50.51' | 285.00' | 10° 08' 18" | S53° 22' 37"E   |
| C15         | 65.53' | 25.00'  | 14° 59' 31" | S55° 47' 14"E   |
| C16         | 3.93'  | 25.00'  | 9° 01' 00"  | S67° 46' 59"E   |
| C17         | 37.58' | 25.00'  | 10° 47' 10" | N63° 52' 26"E   |
| C18         | 60.12' | 55.00'  | 62° 37' 56" | N31° 21' 19"E   |
| C19         | 65.13' | 55.00'  | 67° 50' 46" | S23° 34' 20"E   |
| C20         | 49.71' | 55.00'  | 51° 47' 23" | S83° 35' 16"E   |
| C21         | 67.04' | 55.00'  | 69° 50' 03" | S37° 13' 27"W   |

| Curve Table |        |         |               |                   |              |
|-------------|--------|---------|---------------|-------------------|--------------|
| Curve #     | Length | Radius  | Delta / Chord | Sight / Dist 00'W | Chord Length |
| C22         | 28.59' | 55.00'  | 29° 47' 03"   | S87° 02' 00"W     | 28.27'       |
| C23         | 37.58' | 20.00'  | 107° 40' 10"  | S48° 05' 27"W     | 32.29'       |
| C24         | 10.47' | 25.00'  | 23° 59' 31"   | S17° 44' 24"E     | 10.39'       |
| C25         | 35.60' | 285.00' | 7° 09' 22"    | S26° 09' 28"E     | 35.57'       |
| C26         | 61.48' | 285.00' | 12° 21' 37"   | S16° 23' 59"E     | 61.36'       |
| C27         | 57.39' | 285.00' | 11° 12' 31"   | S4° 27' 04"E      | 57.29'       |
| C28         | 62.63' | 285.00' | 12° 35' 25"   | S7° 36' 45"E      | 62.50'       |
| C29         | 48.11' | 285.00' | 9° 40' 22"    | S18° 44' 39"W     | 48.06'       |
| C30         | 48.18' | 25.00'  | 105° 55' 53"  | S29° 20' 36"E     | 39.89'       |
| C31         | 31.79' | 25.00'  | 72° 51' 52"   | N61° 18' 01"E     | 29.69'       |
| C32         | 56.02' | 325.00' | 9° 52' 36"    | N19° 55' 47"E     | 55.95'       |
| C33         | 19.97' | 305.00' | 5° 34' 49"    | S22° 04' 41"W     | 19.86'       |
| C34         | 18.19' | 375.00' | 2° 46' 47"    | N23° 28' 42"E     | 18.19'       |
| C35         | 76.49' | 235.00' | 18° 38' 55"   | N15° 32' 38"E     | 76.15'       |
| C36         | 97.91' | 235.00' | 23° 52' 14"   | N5° 42' 57"W      | 97.20'       |
| C37         | 97.91' | 235.00' | 23° 52' 14"   | N29° 35' 11"W     | 97.20'       |
| C38         | 97.91' | 235.00' | 23° 52' 14"   | N53° 27' 25"W     | 97.20'       |
| C39         | 97.91' | 235.00' | 23° 52' 14"   | N77° 19' 39"W     | 97.20'       |
| C40         | 68.67' | 235.00' | 16° 44' 32"   | S82° 21' 58"W     | 68.42'       |



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

RECORDING STAMP  
HERE

IF YOU CAN READ THIS  
YOU ARE HOLDING AN  
UNRECORDED COPY

# FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

|                   |             |                    |              |
|-------------------|-------------|--------------------|--------------|
| TOTAL ACRES:      | 6.320       | 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:              | 07/12/2024   |

WA PROJECT NO. 22-1861

SHEET 2 OF 2

**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:                                                                                                                                                                                                                                                                                                                                            |
| <input type="checkbox"/> Comprehensive Plan Amendment<br><input type="checkbox"/> Annexation<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Preliminary Plat<br><input checked="" type="checkbox"/> Final Plat<br><input type="checkbox"/> PUD Preliminary Master Plan<br><input type="checkbox"/> PUD Final Site Plan<br><input type="checkbox"/> Site Development Plan<br><input type="checkbox"/> Other: | <p><b><u>Annexations:</u></b></p> <input type="checkbox"/> Annexation Permission Form                                                                                                                                                                                                                                                                                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b><u>Annexations/Rezoning/Plan Amendments:</u></b></p> <input type="checkbox"/> Requested Zone Listed<br><input type="checkbox"/> Statement of Compliance with Comprehensive Plan<br><input type="checkbox"/> Concept Plan                                                                                                                                                          |
|                                                                                                                                                                                                                                                                                                                                                                                                                               | <p><b><u>Preliminary Plats/Site Development Plans:</u></b></p> <input type="checkbox"/> Plans and/or Plats conforming to City standards with signed and completed check list                                                                                                                                                                                                            |
| <p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i><br/> <i>Freedom Point Master Plan</i><br/> <i>Freedom Point Final Plat</i></p>                                                                                                                                                                                                                                                            | <p><b><u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u></b></p> <input type="checkbox"/> Receipt of Payment for Pre-Application Meeting<br><input type="checkbox"/> Written Legal Description copy<br><input type="checkbox"/> Columbia Water System Availability Letter<br><input type="checkbox"/> Columbia Waste Water Department Will Serve Letter |

|  |                                                                                                             |
|--|-------------------------------------------------------------------------------------------------------------|
|  | <b>Plats/PUDs:</b>                                                                                          |
|  | <input checked="" type="checkbox"/> Project Name (include Sections & Phases)<br>Hillcrest Village - Phase 2 |
|  | <input checked="" type="checkbox"/> Total Number of Lots/Residential Units<br>24                            |
|  | <input checked="" type="checkbox"/> Square Footage of Non-Residential Floor Space<br>18086.68               |
|  | <input checked="" type="checkbox"/> Total acreage<br>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<br>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

## Hillcrest Village Phase 2 Resubmittal Letter

### **ITEM NO.**

24-0274

**DESCRIPTION:** Morrow Ln – Hillcrest Village Ph 2

### **COMMENTS (Responses in RED)**

#### **Planning**

1. The lead staff person for this case is Planner II Robert Archibald; he will prepare the staff report for this item. Please contact [rarchibald@columbiatn.gov](mailto:rarchibald@columbiatn.gov) with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff. **Acknowledged.**
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. **Acknowledged.**
3. Include a typical lot layout inset on the plat. **Completed.**
4. It appears that the lot configuration in the area of Lots #104, #105, #106, and Baker Ridge Ln has changed and is not in line with the Construction Documents or the Preliminary Plat. Please provide an explanation of the change. **This has been corrected to match preliminary plans.**
5. Please provide an explanation for the open space reduction in OS 1 and OS 4. **These are not reduced, but were split with future plats. The total area should remain unchanged.**
6. Please add the required buffers for both the south and the west side of the development as shown on the Preliminary Plat: (South side, Option 1, 30-ft. buffer at 0.6 opacity) (West side, Option 1, 10-ft. buffer at 0.2 capacity). **Completed.**

#### **Engineering**

7. Provide LOC in the amount of \$370,000 by resubmittal date. **Completed.**
8. Binder and curbing are to be installed by the resubmittal date. **Completed.**
9. Record/reference a stormwater maintenance agreement by the resubmittal date. **This is included in the submittal.**
10. Grading shall substantially meet the construction plants (within 1-ft. of proposed grades). **Acknowledged.**
11. Clearly delineate the lots that are not part of this plat on sheet 2 of 2. **Completed.**
12. Fire sprinkler note references phase 1A. **Completed.**
13. Confirm storm drain layout at Sharpston Dr and Baker Ridge Ln. Final Plat does not match the Construction Documents. **This has been updated to match CDs.**

TECHNICAL  
24-0240  
Page 1 of 2

## **Fire**

14. Please clarify if this is phase 1A or phase 2. Sprinkler should notate correct phase. **Completed.**

## **Wastewater**

15. Pump station is not in operation. **Acknowledged.**

## **Columbia Water**

16. Conduct pressure testing by resubmittal deadline and be prepared to deed over infrastructure to CPWS at the time of plat signing. Water system must be active at the time of Final Plat approval. **Acknowledged.**
17. Show all water system infrastructure on the final plat, up to and including, the meter box. **Acknowledged.**

## **Columbia Power**

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

## **Maury County Schools**

20. This development combined with current neighborhoods and additionally approved developments may require either; new construction or realignment of Brown Elementary, Whitthorne Middle, and Central High School zones to accommodate new students. **Acknowledged.**

## **ATT**

21. ATT to serve. **Acknowledged.**

## **CPWS BB**

22. Plan to Serve. **Acknowledged.**



DOCUMENT PREPARED BY:

Name: Alexander Mollica  
Company: Crunk Engineering  
Address: 7112 Crossroads Blvd.  
Brentwood, TN 37027

*After recording return copy to City of Columbia, Development Services*

INSPECTION AND MAINTENANCE AGREEMENT OF  
PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 113, Parcel 87.40  
Project Name: Jim Baker Property, Phase 1

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2874, Page(s) 1163 - 1170

THIS AGREEMENT, made this 8 day of August, 2023, by and between  
M/I Homes of Nashville 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

DAVID M. CUMMING

Owner

M/I Homes of Nashville, LLC

Title

VP of Land

Address

3020 Stansberry Ln.

Suite 202

Signature

[Signature]

City, State ZIP

Franklin, TN 37069

STATE OF

Tennessee

COUNTY OF

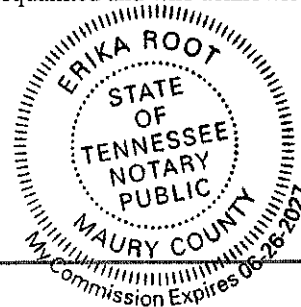
Maury

Before me, ERIKA ROOT of the state and county mentioned, personally appeared DAVID M. CUMMING, 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 14<sup>th</sup> day of August, 2023.

Notary Public

My Commission Expires: 6-26-2027



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**

**Project Name: Jim Baker Property**

**Columbia, TN**

**August 7, 2023**

**Table of Contents**

**Section Name**

System Description  
Maintenance Procedures



## System Description

The site consists of a series of stormwater conveyances both open channel and piped, detention / retention and water quality ponds.

- There are two stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 2,925 feet of grass lined open channel.
- 67 feet of 36 in ADS pipe, 1658 feet 30 in ADS pipe, 670 feet of 24 in ADS pipe, 5,617 feet of 18 in ADS pipe and 72 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.

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 structures 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 basins 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 surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitos.
- d. This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.
- e. Pond vegetation to be trimmed or harvested as appropriate, grassy areas, frequently mowed. Grass should be mowed so that it does not get over 12.
- 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. 67 LF OF 36" ADS, 1658 LF OF 30" ADS, 670 LF OF 24" ADS, 5617 LF OF 18" ADS AND 72 STORM INLETS

- a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

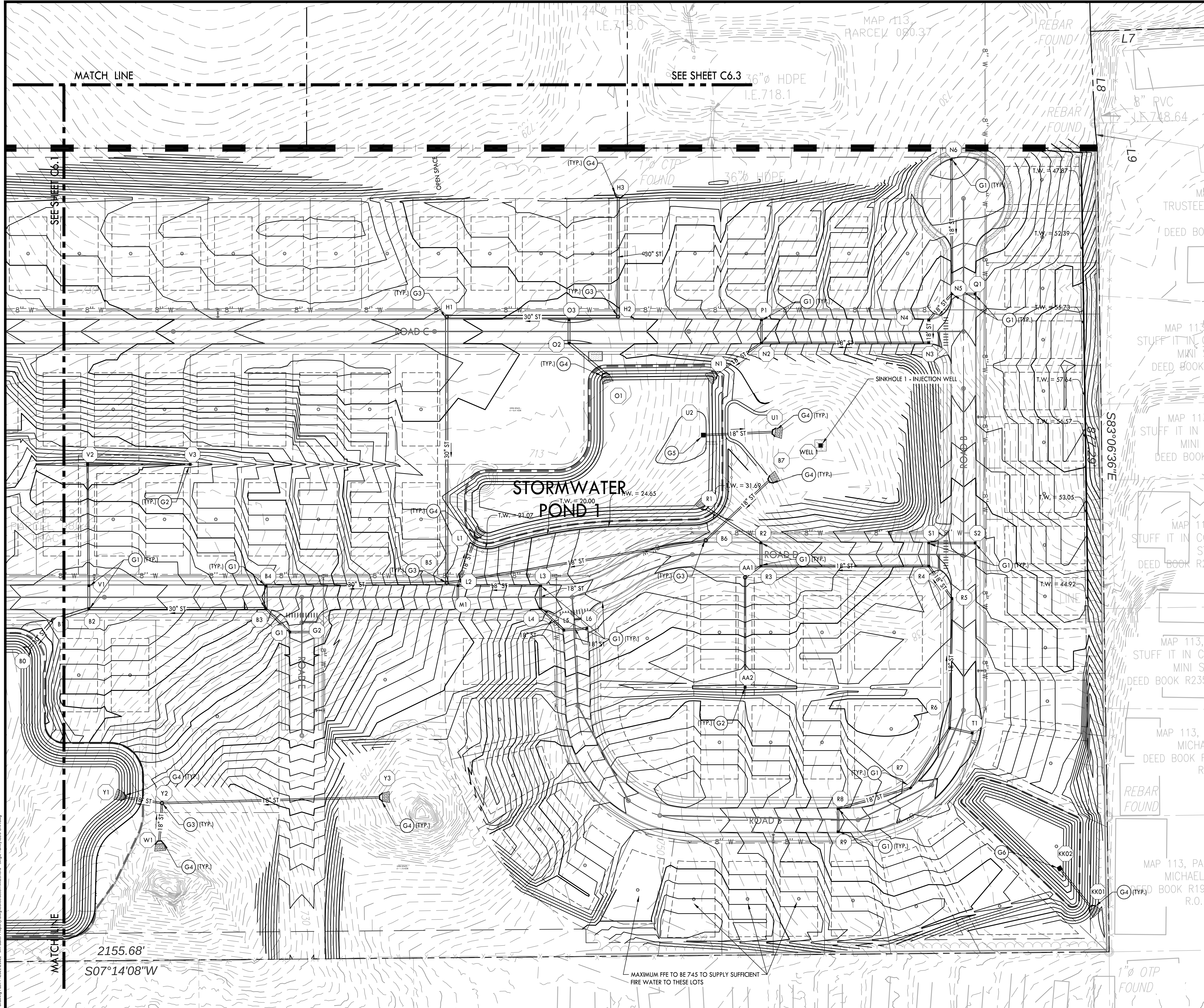












GRADING & DRAINAGE PLAN  
KEYNOTES

| CODE | DESCRIPTION             | DETAIL LOCATION |
|------|-------------------------|-----------------|
| G1   | SINGLE CURB INLET       | C8.1 - 3        |
| G2   | SINGLE CATCH BASIN      | C8.1 - 4        |
| G3   | JUNCTION BOX            | C8.1 - 2        |
| G4   | CONCRETE HEADWALL       | C8.1 - 6        |
| G5   | POND 1 OUTLET STRUCTURE | C8.1 - 9        |
| G6   | POND 3 OUTLET STRUCTURE | C8.4 - 1        |

- NOTES:
- REFER TO SHEET C6.0 FOR NOTES.
  - ADS PIPE TO BE BACKFILLED WITH #57 STONE TO A DEPTH OF 18" ABOVE RIM ELEVATION.
  - LOTS 15-22, CRITICAL LOTS, WILL REQUIRE INDIVIDUAL GRADING PLAN WITH BUILDING PERMIT AND ELEVATION CERTIFICATION.
  - LOTS WITH OVER 2 FT OF GRADE DIFFERENCE BETWEEN SIDE LOT SETBACKS WILL REQUIRE A CRITICAL LOT GRADING PLAN.

PROPOSED GRADING &  
DRAINAGE LEGEND

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

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

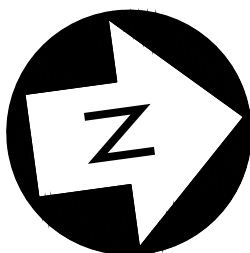
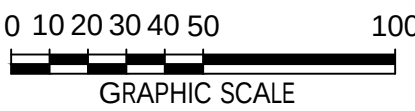


JIM BAKER PROPERTY  
COLUMBIA, TENNESSEE

| REVISIONS | No. | DATE     |
|-----------|-----|----------|
|           | 1   | 08/29/22 |
|           | 2   | 09/13/22 |
|           | 3   | 03/16/23 |

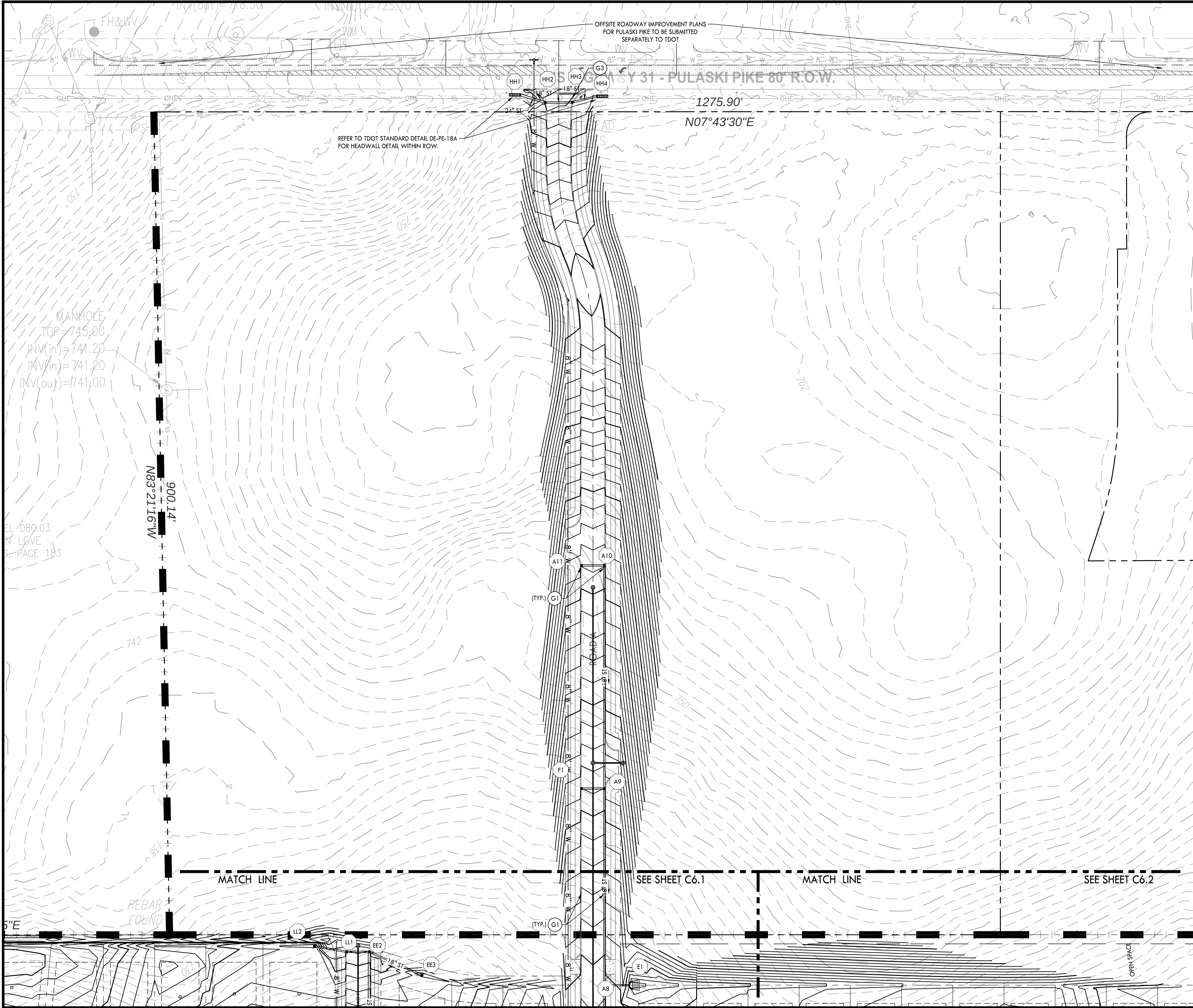
04/04/23 21022

C6.2  
GRADING &  
DRAINAGE PLAN



Crunk Eng. Plan: 17000101020 - Jim Baker Property/Columbia/Tennessee/04/04/23 - Single Family/RES/04/04/23





## GRADING & DRAINAGE PLAN KEYNOTES

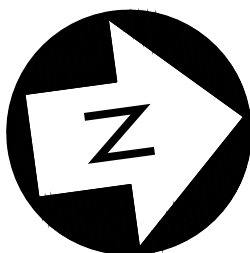
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|------|-------------------------|-----------------|
| G1   | SINGLE CURB INLET       | C8.1 - 3        |
| G2   | SINGLE CATCH BASIN      | C8.1 - 4        |
| G3   | JUNCTION BOX            | C8.1 - 2        |
| G4   | CONCRETE HEADWALL       | C8.1 - 6        |
| G5   | POND 1 OUTLET STRUCTURE | C8.1 - 9        |
| G6   | POND 3 OUTLET STRUCTURE | C8.4 - 1        |

- NOTES:
- REFER TO SHEET C6.0 FOR NOTES.
  - ADS PIPE TO BE BACKFILLED WITH #57 STONE TO A DEPTH OF 18" ABOVE RIM ELEVATION.
  - LOTS 15-22, CRITICAL LOTS, WILL REQUIRE INDIVIDUAL GRADING PLAN WITH BUILDING PERMIT AND ELEVATION CERTIFICATION.
  - LOTS WITH OVER 2 FT OF GRADE DIFFERENCE BETWEEN SIDE LOT SETBACKS WILL REQUIRE A CRITICAL LOT GRADING PLAN.

## PROPOSED GRADING & DRAINAGE LEGEND

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

0 10 20 30 40 50 100  
GRAPHIC SCALE



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



JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

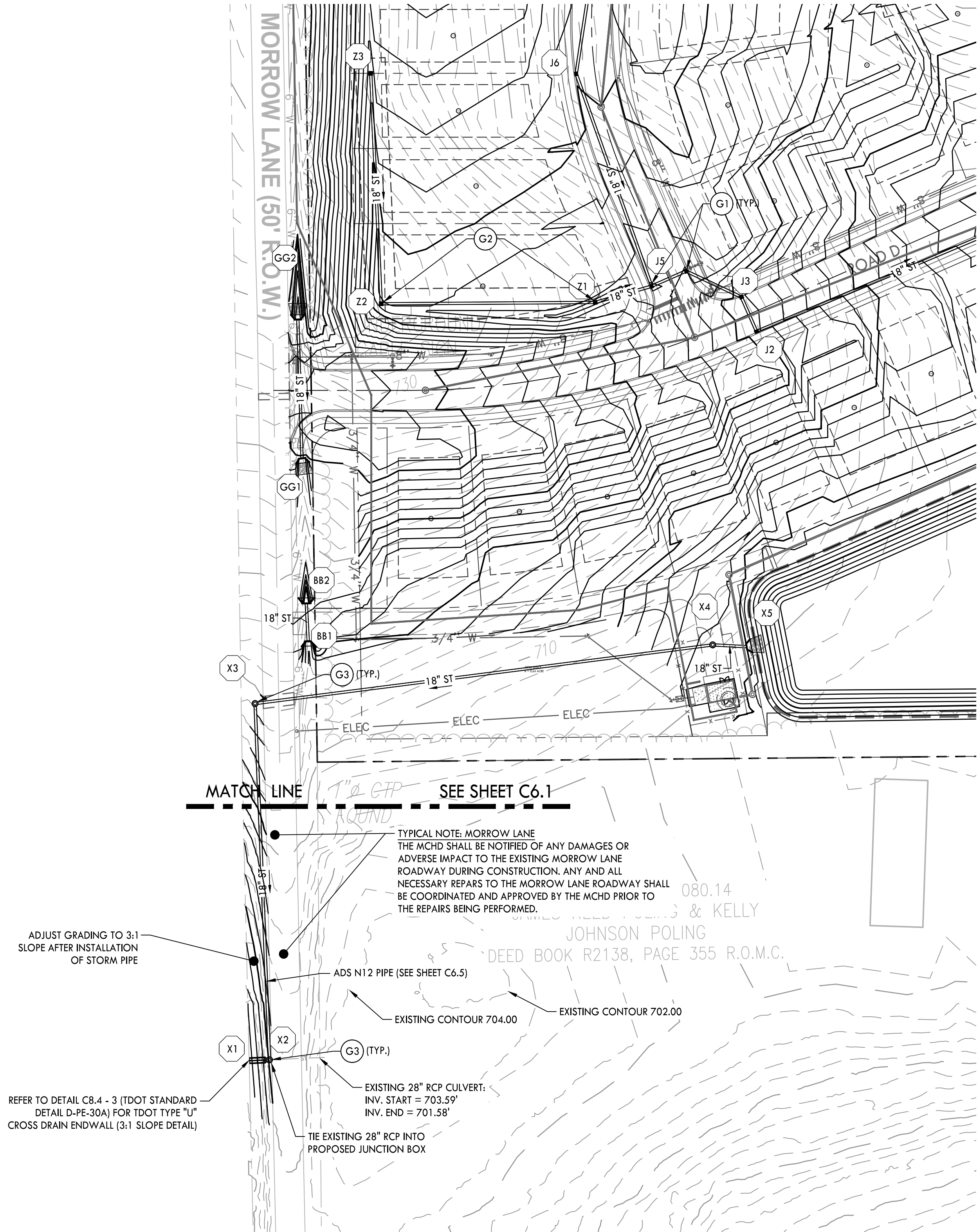
| REVISIONS |  | DATE     |
|-----------|--|----------|
| No.       |  |          |
| 1         |  | 08/29/22 |
| 2         |  | 09/13/22 |
| 3         |  | 03/16/23 |
|           |  |          |
|           |  |          |

04/04/23 21022

C6.3  
GRADING &  
DRAINAGE PLAN



C:\working\2102\210222 - Jim Baker Property\Drawings\Construction\Waterford - Single Family\210222.dwg



## GRADING & DRAINAGE PLAN KEYNOTES

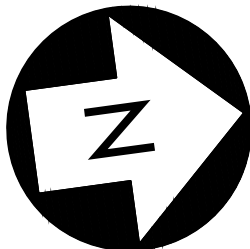
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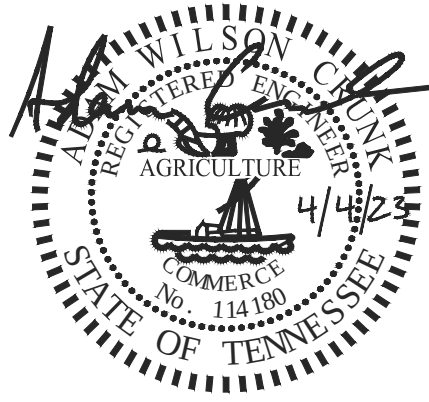
## PROPOSED GRADING & DRAINAGE LEGEND

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

0 10 20 30 40 50 100  
GRAPHIC SCALE



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JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

| REVISIONS | No. | DATE     |
|-----------|-----|----------|
|           | 1   | 08/29/22 |
|           | 2   | 09/13/22 |
|           | 3   | 03/16/23 |
|           |     |          |
|           |     |          |

04/04/23 21022

# C6.4

GRADING &  
DRAINAGE PLAN



Crunk Engineering, LLC 1/20/2022 2:00 PM Jim Baker Property/Columbia/Tennessee/Storm Structure & Pipe Tables.dwg

| STORM STRUCTURE TABLE |        |        |                    |
|-----------------------|--------|--------|--------------------|
| ID                    | RIM    | INVERT | TYPE               |
| A1                    | 698.90 | 696.00 | CONCRETE HEADWALL  |
| A3                    | 709.66 | 700.00 | SINGLE CURB INLET  |
| A4                    | 710.58 | 706.60 | SINGLE CURB INLET  |
| A5                    | 720.54 | 714.90 | SINGLE CURB INLET  |
| A6                    | 722.59 | 717.40 | SINGLE CURB INLET  |
| A7                    | 722.59 | 717.90 | SINGLE CURB INLET  |
| A8                    | 724.29 | 719.40 | SINGLE CURB INLET  |
| A9                    | 730.99 | 727.00 | SINGLE CURB INLET  |
| A10                   | 741.06 | 737.00 | SINGLE CURB INLET  |
| A11                   | 741.06 | 737.50 | SINGLE CURB INLET  |
| AA1                   | 731.80 | 726.20 | JUNCTION MANHOLE   |
| AA2                   | 734.59 | 731.60 | SINGLE CATCH BASIN |
| B0                    | 699.46 | 696.00 | CONCRETE HEADWALL  |
| B1                    | 705.94 | 698.40 | JUNCTION MANHOLE   |
| B2                    | 705.03 | 699.50 | SINGLE CURB INLET  |
| B3                    | 709.97 | 704.40 | SINGLE CURB INLET  |
| B4                    | 709.97 | 705.00 | SINGLE CURB INLET  |
| B5                    | 723.86 | 710.00 | JUNCTION MANHOLE   |
| B6                    | 731.86 | 722.10 | JUNCTION MANHOLE   |
| B7                    | 725.32 | 723.18 | CONCRETE HEADWALL  |
| BB1                   | 717.33 | 714.00 | CONCRETE HEADWALL  |
| BB2                   | 718.33 | 715.00 | CONCRETE HEADWALL  |
| C1                    | 710.58 | 707.00 | SINGLE CURB INLET  |
| CC01                  | 711.02 | 706.90 | SINGLE CATCH BASIN |
| D1                    | 721.80 | 716.70 | SINGLE CURB INLET  |
| D2                    | 721.80 | 717.60 | SINGLE CURB INLET  |

| STORM STRUCTURE TABLE |        |        |                    |
|-----------------------|--------|--------|--------------------|
| ID                    | RIM    | INVERT | TYPE               |
| DD01                  | 710.90 | 706.90 | SINGLE CATCH BASIN |
| E1                    | 723.72 | 721.50 | CONCRETE HEADWALL  |
| EE1                   | 713.33 | 708.11 | SINGLE CURB INLET  |
| EE2                   | 720.91 | 711.90 | SINGLE CURB INLET  |
| EE3                   | 716.40 | 713.10 | SINGLE CATCH BASIN |
| F1                    | 730.99 | 727.50 | SINGLE CURB INLET  |
| G1                    | 713.68 | 708.80 | SINGLE CURB INLET  |
| G2                    | 713.67 | 710.40 | SINGLE CURB INLET  |
| GG1                   | 723.65 | 721.50 | CONCRETE HEADWALL  |
| GG2                   | 728.15 | 726.00 | CONCRETE HEADWALL  |
| H1                    | 725.75 | 711.50 | JUNCTION MANHOLE   |
| H2                    | 724.79 | 714.70 | JUNCTION MANHOLE   |
| H3                    | 721.13 | 716.80 | CONCRETE HEADWALL  |
| HH1                   | 746.24 | 743.50 | CONCRETE HEADWALL  |
| HH2                   | 747.39 | 743.80 | SINGLE CURB INLET  |
| HH3                   | 748.11 | 744.50 | SINGLE CURB INLET  |
| HH4                   | 748.22 | 746.00 | CONCRETE HEADWALL  |
| I1                    | 699.80 | 696.00 | CONCRETE HEADWALL  |
| I2                    | 703.87 | 696.90 | SINGLE CURB INLET  |
| I3                    | 703.87 | 699.10 | SINGLE CURB INLET  |
| I4                    | 707.18 | 702.50 | SINGLE CATCH BASIN |
| I5                    | 708.84 | 703.10 | JUNCTION MANHOLE   |
| I6                    | 712.88 | 707.40 | SINGLE CURB INLET  |
| I7                    | 712.49 | 708.80 | SINGLE CURB INLET  |
| I8                    | 712.49 | 709.20 | SINGLE CURB INLET  |
| J1                    | 704.54 | 700.60 | SINGLE CURB INLET  |

| STORM STRUCTURE TABLE |        |        |                    |
|-----------------------|--------|--------|--------------------|
| ID                    | RIM    | INVERT | TYPE               |
| J2                    | 714.16 | 709.90 | SINGLE CURB INLET  |
| J3                    | 714.16 | 710.50 | SINGLE CURB INLET  |
| J4                    | 716.94 | 711.70 | SINGLE CURB INLET  |
| J5                    | 716.94 | 712.10 | SINGLE CURB INLET  |
| J6                    | 720.12 | 713.90 | SINGLE CURB INLET  |
| J7                    | 720.02 | 715.60 | SINGLE CURB INLET  |
| J8                    | 719.50 | 716.70 | SINGLE CURB INLET  |
| J9                    | 719.33 | 717.10 | SINGLE CURB INLET  |
| K1                    | 720.02 | 717.00 | SINGLE CURB INLET  |
| KK01                  | 733.56 | 731.18 | CONCRETE HEADWALL  |
| KK02                  | 736.32 | 732.00 | OUTLET STRUCTURE   |
| L1                    | 722.33 | 719.00 | CONCRETE HEADWALL  |
| L2                    | 724.21 | 719.40 | SINGLE CURB INLET  |
| L3                    | 730.06 | 726.10 | SINGLE CURB INLET  |
| L4                    | 730.06 | 726.70 | SINGLE CURB INLET  |
| L5                    | 732.26 | 727.80 | SINGLE CURB INLET  |
| L6                    | 732.26 | 728.80 | SINGLE CURB INLET  |
| LL1                   | 720.91 | 713.60 | SINGLE CURB INLET  |
| LL2                   | 717.62 | 714.20 | SINGLE CATCH BASIN |
| M1                    | 724.21 | 720.80 | SINGLE CURB INLET  |
| N1                    | 721.76 | 719.30 | CONCRETE HEADWALL  |
| N2                    | 729.00 | 723.10 | SINGLE CURB INLET  |
| N3                    | 740.29 | 731.10 | SINGLE CURB INLET  |
| N4                    | 740.29 | 731.60 | SINGLE CURB INLET  |
| N5                    | 740.82 | 732.00 | SINGLE CURB INLET  |
| N6                    | 736.88 | 733.70 | SINGLE CURB INLET  |

| STORM STRUCTURE TABLE |        |        |                       |
|-----------------------|--------|--------|-----------------------|
| ID                    | RIM    | INVERT | TYPE                  |
| O1                    | 722.17 | 719.00 | CONCRETE HEADWALL     |
| O2                    | 723.94 | 719.20 | SINGLE CURB INLET     |
| O3                    | 723.94 | 720.00 | SINGLE CURB INLET     |
| P1                    | 729.00 | 724.60 | SINGLE CURB INLET     |
| Q1                    | 740.83 | 735.80 | SINGLE CURB INLET     |
| R1                    | 722.17 | 719.00 | CONCRETE HEADWALL     |
| R2                    | 731.13 | 720.00 | SINGLE CURB INLET     |
| R3                    | 731.13 | 724.90 | SINGLE CURB INLET     |
| R4                    | 736.34 | 728.30 | SINGLE CURB INLET     |
| R5                    | 736.60 | 728.90 | SINGLE CURB INLET     |
| R6                    | 734.36 | 730.40 | SINGLE CURB INLET     |
| R7                    | 735.24 | 732.20 | SINGLE CURB INLET     |
| R8                    | 738.04 | 734.20 | SINGLE CURB INLET     |
| R9                    | 738.04 | 734.70 | SINGLE CURB INLET     |
| S1                    | 736.34 | 731.00 | SINGLE CURB INLET     |
| S2                    | 738.17 | 732.00 | SINGLE CURB INLET     |
| T1                    | 734.36 | 731.00 | SINGLE CURB INLET     |
| U1                    | 722.88 | 717.36 | CONCRETE HEADWALL     |
| U2                    | 720.78 | 716.34 | OUTLET STRUCTURE      |
| V1                    | 705.03 | 701.40 | SINGLE CURB INLET     |
| V2                    | 708.51 | 704.90 | SINGLE CATCH BASIN    |
| V3                    | 710.13 | 706.83 | SINGLE CATCH BASIN    |
| W1                    | 712.00 | 709.50 | CONCRETE HEADWALL     |
| X1                    | 704.30 | 700.79 | TDOT ENDWALL D-PE-30A |
| X2                    | 705.14 | 701.10 | JUNCTION MANHOLE      |
| X3                    | 714.25 | 701.50 | JUNCTION MANHOLE      |

| STORM STRUCTURE TABLE |        |        |                    |
|-----------------------|--------|--------|--------------------|
| ID                    | RIM    | INVERT | TYPE               |
| X4                    | 705.77 | 702.60 | JUNCTION MANHOLE   |
| X5                    | 705.44 | 703.00 | CONCRETE HEADWALL  |
| Y1                    | 698.51 | 696.00 | CONCRETE HEADWALL  |
| Y2                    | 717.26 | 698.00 | JUNCTION MANHOLE   |
| Y3                    | 722.00 | 719.50 | CONCRETE HEADWALL  |
| Z1                    | 716.64 | 712.90 | SINGLE CATCH BASIN |
| Z2                    | 718.42 | 714.50 | SINGLE CATCH BASIN |
| Z3                    | 721.50 | 718.30 | SINGLE CATCH BASIN |

| STORM PIPE TABLE |        |        |        |             |           |          |               |
|------------------|--------|--------|--------|-------------|-----------|----------|---------------|
| INLET            | INVERT | OUTLET | INVERT | LENGTH (FT) | SLOPE (%) | SHAPE    | DIAMETER (IN) |
| A3               | 700.00 | A1     | 696.00 | 34.27       | 11.67%    | CIRCULAR | 24            |
| A4               | 706.60 | A3     | 702.70 | 51.43       | 7.58%     | CIRCULAR | 24            |
| A4               | 706.70 | C1     | 707.00 | 25.00       | 1.20%     | CIRCULAR | 18            |
| A5               | 714.90 | A4     | 706.70 | 211.83      | 3.87%     | CIRCULAR | 24            |
| A6               | 717.40 | A5     | 715.00 | 77.25       | 3.11%     | CIRCULAR | 24            |
| A7               | 717.90 | A6     | 717.50 | 25.00       | 1.60%     | CIRCULAR | 24            |
| A8               | 719.40 | A7     | 718.00 | 107.00      | 1.31%     | CIRCULAR | 24            |
| A9               | 727.00 | A8     | 719.50 | 215.00      | 3.49%     | CIRCULAR | 18            |
| A10              | 737.00 | A9     | 727.10 | 244.00      | 4.06%     | CIRCULAR | 18            |
| A11              | 737.50 | A10    | 737.10 | 25.00       | 1.60%     | CIRCULAR | 18            |
| AA1              | 726.20 | R3     | 725.00 | 21.36       | 5.62%     | CIRCULAR | 18            |
| AA2              | 731.60 | AA1    | 726.30 | 120.00      | 4.42%     | CIRCULAR | 18            |
| B1               | 698.40 | B0     | 696.00 | 40.69       | 5.90%     | CIRCULAR | 30            |
| B2               | 699.50 | B1     | 698.50 | 40.93       | 2.44%     | CIRCULAR | 30            |
| B3               | 704.40 | B2     | 699.60 | 193.28      | 2.48%     | CIRCULAR | 30            |
| B4               | 705.00 | B3     | 704.50 | 25.00       | 2.00%     | CIRCULAR | 30            |
| B5               | 710.00 | B4     | 705.10 | 197.44      | 2.48%     | CIRCULAR | 30            |
| B6               | 722.10 | B5     | 715.40 | 286.59      | 2.34%     | CIRCULAR | 18            |
| B7               | 723.18 | B6     | 722.20 | 94.64       | 1.03%     | CIRCULAR | 18            |
| BB2              | 715.00 | BB1    | 714.00 | 25.29       | 3.95%     | CIRCULAR | 18            |
| CC01             | 706.90 | I4     | 703.50 | 149.12      | 2.28%     | CIRCULAR | 18            |
| D1               | 716.70 | A5     | 715.90 | 58.25       | 1.37%     | CIRCULAR | 18            |
| D2               | 717.60 | D1     | 716.80 | 25.00       | 3.20%     | CIRCULAR | 18            |
| DD01             | 706.90 | I4     | 703.50 | 101.97      | 3.33%     | CIRCULAR | 18            |
| E1               | 721.50 | A8     | 719.50 | 27.49       | 7.28%     | CIRCULAR | 18            |
| EE1              | 708.11 | I6     | 707.85 | 45.63       | 0.57%     | CIRCULAR | 30            |
| EE2              | 711.90 | EE1    | 708.11 | 122.92      | 3.08%     | CIRCULAR | 30            |
| EE3              | 713.10 | EE2    | 712.00 | 62.77       | 1.75%     | CIRCULAR | 18            |
| F1               | 727.50 | A9     | 727.10 | 25.00       | 1.60%     | CIRCULAR | 18            |
| G1               | 708.80 | B3     | 706.60 | 36.60       | 6.01%     | CIRCULAR | 18            |
| G2               | 710.40 | G1     | 708.90 | 25.50       | 5.88%     | CIRCULAR | 18            |
| GG2              | 726.00 | GG1    | 721.50 | 92.47       | 4.87%     | CIRCULAR | 18            |
| H1               | 711.50 | B5     | 710.00 | 290.47      | 0.52%     | CIRCULAR | 30            |
| H2               | 714.70 | H1     | 711.60 | 187.09      | 1.66%     | CIRCULAR | 30            |
| H3               | 716.80 | H2     | 714.80 | 130.44      | 1.53%     | CIRCULAR | 30            |

| STORM PIPE TABLE |        |        |        |             |           |          |               |
|------------------|--------|--------|--------|-------------|-----------|----------|---------------|
| INLET            | INVERT | OUTLET | INVERT | LENGTH (FT) | SLOPE (%) | SHAPE    | DIAMETER (IN) |
| HH2              | 743.80 | HH1    | 743.50 | 28.40       | 1.06%     | CIRCULAR | 24            |
| HH3              | 744.50 | HH2    | 743.90 | 29.21       | 2.05%     | CIRCULAR | 18            |
| HH4              | 746.00 | HH3    | 744.60 | 27.53       | 5.09%     | CIRCULAR | 18            |
| I2               | 696.90 | I1     | 696.00 | 41.05       | 2.19%     | CIRCULAR | 36            |
| I3               | 699.10 | I2     | 698.80 | 25.00       | 1.20%     | CIRCULAR | 36            |
| I4               | 702.50 | I3     | 699.20 | 140.91      | 2.34%     | CIRCULAR | 30            |
| I5               | 703.10 | I4     | 702.60 | 37.66       | 1.33%     | CIRCULAR | 30            |
| I6               | 707.40 | I5     | 703.20 | 132.50      | 3.17%     | CIRCULAR | 30            |
| I7               | 708.80 | I6     | 707.50 | 59.52       | 2.18%     | CIRCULAR | 24            |
| I8               | 709.20 | I7     | 708.90 | 25.00       | 1.20%     | CIRCULAR | 18            |
| J1               | 700.60 | I2     | 698.60 | 68.59       | 2.92%     | CIRCULAR | 18            |
| J2               | 709.90 | J1     | 700.70 | 212.86      | 4.32%     | CIRCULAR | 18            |
| J3               | 710.50 | J2     | 710.00 | 25.00       | 2.00%     | CIRCULAR | 18            |
| J4               | 711.70 | J3     | 710.60 | 40.72       | 2.70%     | CIRCULAR | 18            |
| J5               | 712.10 | J4     | 711.80 | 24.99       | 1.20%     | CIRCULAR | 18            |
| J6               | 713.90 | J5     | 712.10 | 149.95      | 1.20%     | CIRCULAR | 18            |
| J7               | 715.60 | J6     | 714.00 | 151.24      | 1.06%     | CIRCULAR | 18            |
| J8               | 716.70 | J7     | 715.70 | 81.86       | 1.22%     | CIRCULAR | 18            |
| J9               | 717.10 | J8     | 716.80 | 25.35       | 1.18%     | CIRCULAR | 18            |
| K1               | 717.00 | J7     | 716.60 | 25.00       | 1.60%     | CIRCULAR | 18            |
| KK02             | 732.00 | KK01   | 731.18 | 53.59       | 1.53%     | CIRCULAR | 18            |
| L2               | 719.40 | L1     | 719.00 | 56.59       | 0.71%     | CIRCULAR | 18            |
| L3               | 726.10 | L2     | 719.50 | 90.37       | 7.30%     | CIRCULAR | 18            |
| L4               | 726.70 | L3     | 726.20 | 25.00       | 2.00%     | CIRCULAR | 18            |
| L5               | 727.80 | L4     | 726.80 | 34.62       | 2.89%     | CIRCULAR | 18            |
| L6               | 728.80 | L5     | 727.90 | 25.00       | 3.60%     | CIRCULAR | 18            |
| LL1              | 713.60 | EE2    | 713.00 | 25.00       | 2.40%     | CIRCULAR | 18            |
| LL2              | 714.20 | LL1    | 713.70 | 35.60       | 1.40%     | CIRCULAR | 18            |
| M1               | 720.80 | I2     | 720.10 | 25.00       | 2.80%     | CIRCULAR | 18            |
| N2               | 723.10 | N1     | 719.30 | 59.51       | 6.39%     | CIRCULAR | 18            |
| N3               | 731.10 | N2     | 723.20 | 182.58      | 4.33%     | CIRCULAR | 18            |
| N4               | 731.60 | N3     | 731.20 | 25.00       | 1.60%     | CIRCULAR | 18            |
| N5               | 732.00 | N4     | 731.70 | 38.33       | 0.78%     | CIRCULAR | 18            |
| N6               | 733.70 | N5     | 732.60 | 146.43      | 0.75%     | CIRCULAR | 18            |
| O2               | 719.20 | O1     | 719.00 | 50.99       | 0.39%     | CIRCULAR | 30            |

| STORM PIPE TABLE |        |        |        |             |           |          |               |          |
|------------------|--------|--------|--------|-------------|-----------|----------|---------------|----------|
| INLET            | INVERT | OUTLET | INVERT | LENGTH (FT) | SLOPE (%) | SHAPE    | DIAMETER (IN) | MATERIAL |
| O3               | 720.00 | O2     | 719.70 | 25.00       | 1.20%     | CIRCULAR | 24            | ADS      |
| P1               | 724.60 | N2     | 724.10 | 25.00       | 2.00%     | CIRCULAR | 18            |          |
| Q1               | 735.80 | N5     | 734.40 | 25.00       | 5.60%     | CIRCULAR | 18            | ADS      |
| R2               | 720.00 | R1     | 719.00 | 70.12       | 1.43%     | CIRCULAR | 30            | HDPE     |
| R3               | 724.90 | R2     | 724.20 | 25.00       | 2.80%     | CIRCULAR | 24            | ADS      |
| R4               | 728.30 | R3     | 725.00 | 183.18      | 1.80%     | CIRCULAR | 18            | ADS      |
| R5               | 728.90 | R4     | 728.40 | 43.89       | 1.14%     | CIRCULAR | 18            | ADS      |
| R6               | 730.40 | R5     | 729.00 | 141.18      | 0.99%     | CIRCULAR | 18            | ADS      |
| R7               | 732.20 | R6     | 730.50 | 78.04       | 2.18%     | CIRCULAR | 18            | ADS      |
| R8               | 734.20 | R7     | 732.30 | 82.34       | 2.31%     | CIRCULAR | 18            | ADS      |
| R9               | 734.70 | R8     | 734.30 | 25.00       | 1.60%     | CIRCULAR | 18            | ADS      |
| S1               | 731.00 | R4     | 730.00 | 25.00       | 4.00%     | CIRCULAR | 18            | ADS      |
| S2               | 732.00 | S1     | 731.10 | 50.50       | 1.78%     | CIRCULAR | 18            | ADS      |
| T1               | 731.00 | R6     | 730.50 | 25.00       | 2.00%     | CIRCULAR | 18            | ADS      |
| U2               | 717.66 | U1     | 717.36 | 75.35       | 0.40%     | CIRCULAR | 18            | ADS      |
| V1               | 701.40 | B2     | 701.00 | 25.00       | 1.60%     | CIRCULAR | 24            | ADS      |
| V2               | 704.90 | V1     | 701.50 | 132.51      | 2.57%     | CIRCULAR | 18            | HDPE     |
| V3               | 706.83 | V2     | 705.00 | 112.00      | 1.63%     | CIRCULAR | 18            | HDPE     |
| W1               | 709.50 | Y2     | 707.00 | 41.48       | 6.03%     | CIRCULAR | 18            | ADS      |
| X2               | 701.10 | X1     | 701.00 | 2.99        | 3.35%     | CIRCULAR | 30            | ADS N12  |
| X3               | 701.50 | X2     | 701.10 | 237.29      | 0.17%     | CIRCULAR | 18            | ADS N12  |
| X4               | 702.60 | X3     | 701.50 | 306.91      | 0.36%     | CIRCULAR | 18            | HDPE     |
| X5               | 703.00 | X4     | 702.60 | 22.61       | 1.77%     | CIRCULAR | 18            | HDPE     |
| Y2               | 698.00 | Y1     | 696.00 | 40.80       | 4.90%     | CIRCULAR | 18            | ADS      |
| Y3               | 719.50 | Y2     | 710.00 | 237.61      | 4.00%     | CIRCULAR | 18            | ADS      |
| Z1               | 712.90 | J5     | 712.10 | 39.06       | 2.05%     | CIRCULAR | 18            | ADS      |
| Z2               | 714.50 | Z1     | 713.00 | 142.37      | 1.05%     | CIRCULAR | 18            | HDPE     |
| Z3               | 718.30 | Z2     | 714.60 | 153.52      | 2.41%     | CIRCULAR | 18            | HDPE     |

## 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.

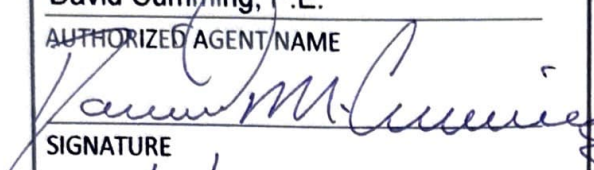
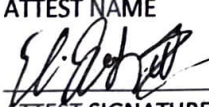
### **B4.3 Acceptance of Facilities**

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.

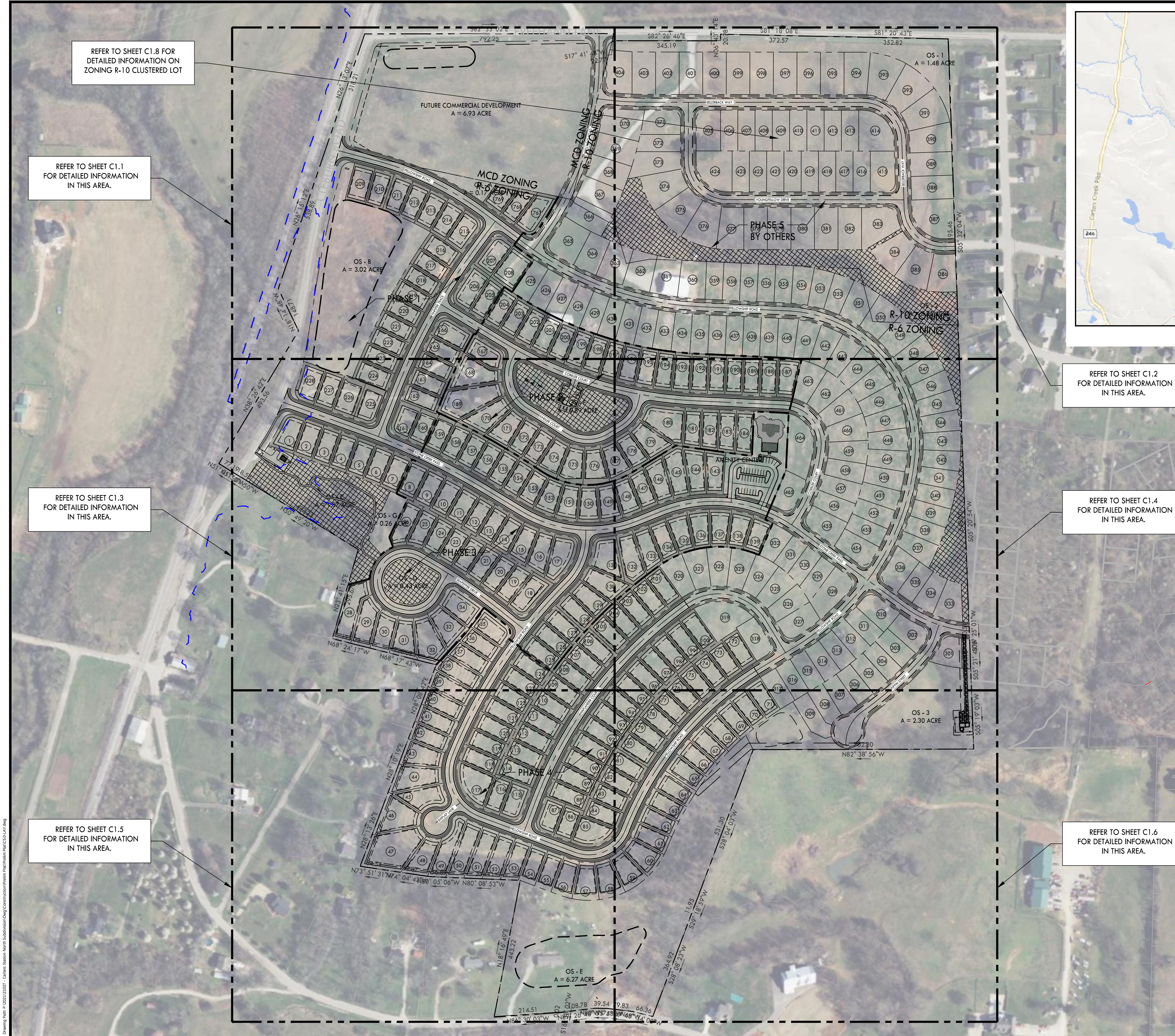
### **B4.4 Failure to Install**

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





REFER TO SHEET C1.8 FOR  
DETAILED INFORMATION ON  
ZONING R-10 CLUSTERED LOT

REFER TO SHEET C1.1  
FOR DETAILED INFORMATION  
IN THIS AREA.

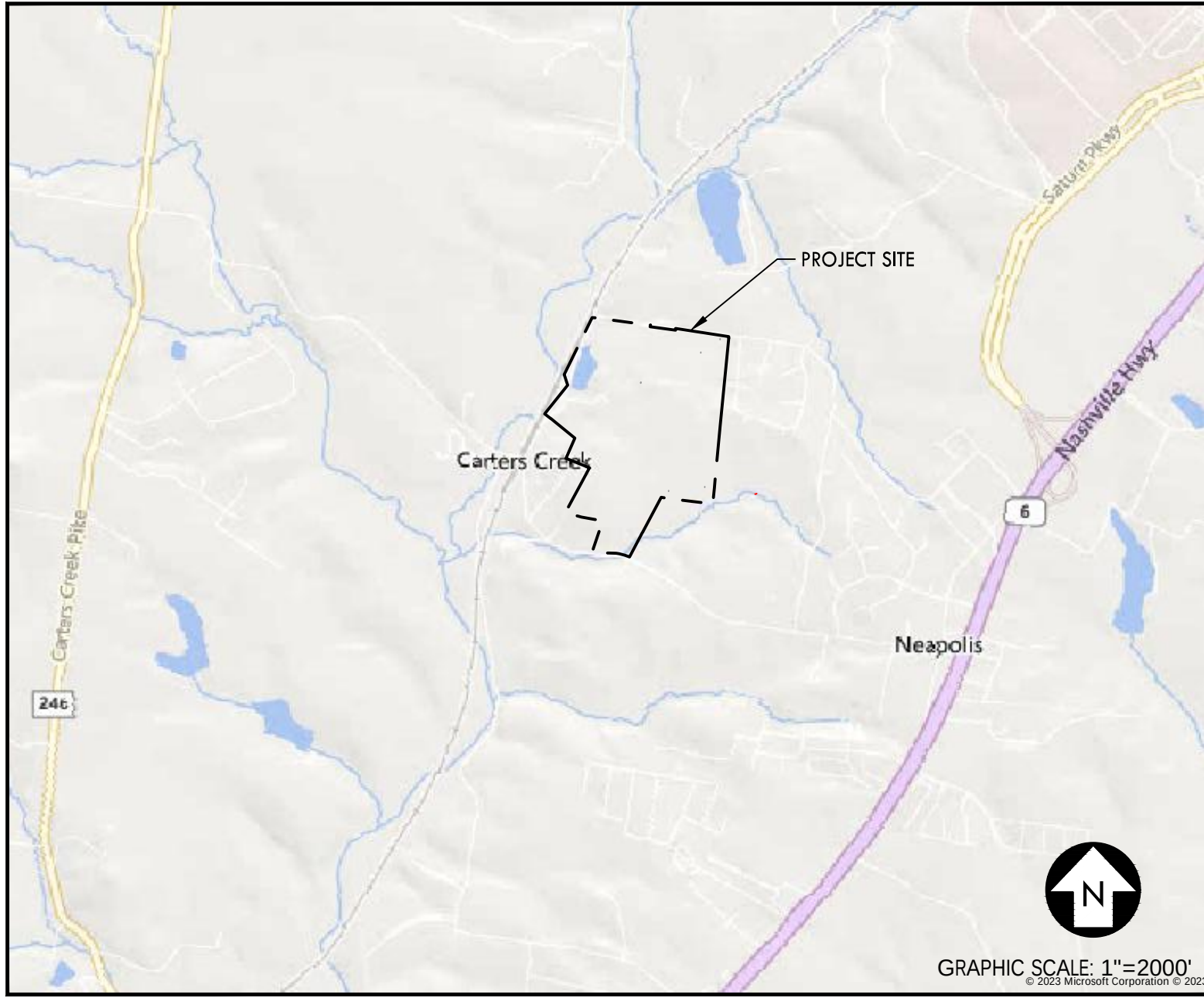
REFER TO SHEET C1.3  
FOR DETAILED INFORMATION  
IN THIS AREA.

REFER TO SHEET C1.5  
FOR DETAILED INFORMATION  
IN THIS AREA.

REFER TO SHEET C1.2  
FOR DETAILED INFORMATION  
IN THIS AREA.

REFER TO SHEET C1.4  
FOR DETAILED INFORMATION  
IN THIS AREA.

REFER TO SHEET C1.6  
FOR DETAILED INFORMATION  
IN THIS AREA.



SITE VICINITY MAP

FLOOD HAZARD NOTE:

1. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 4/16/2007

SITE DATA TABLE

PROJECT: CARTERS STATION NORTH  
ADDRESS: 3040 CLEBURNE ROAD  
PARCEL ID: 060041 0 1500  
SITE ACREAGE: 113.55 ACRES  
IMPERVIOUS AREA: 234,050 SF

EXISTING ZONING: MCD & R-6 & R-10  
PROPOSED ZONING: MCD & R-6 & R-10

| ZONING DISTRICT:            | R-6                   | R-10                          | MCO     |
|-----------------------------|-----------------------|-------------------------------|---------|
| AREA:                       | 91.72 AC              | 19.64 AC                      | 0.48 AC |
| PROPOSED LOTS:              | 399                   | 68                            | N/A     |
| BUILDING HEIGHT:            | 35 FT                 | 35 FT                         | N/A     |
| MIN. LOT SIZE:              | 6,000 SF              | 5,000 SF                      | N/A     |
| MIN. LOT WIDTH:             | 50 FT                 | 50 FT                         | N/A     |
| FRONT YARD:                 | 20 FT                 | 30 FT                         | N/A     |
| SIDE SETBACK:               | 15 FT TOTAL           | 15 FT TOTAL                   | N/A     |
| REAR SETBACK:               | 20 FT                 | 30 FT                         | N/A     |
| OPEN SPACE REQ'D:           | 10% OF TOTAL          | 7% OF TOTAL                   | N/A     |
|                             | 9.17 AC               | 1.37 AC                       |         |
| TOTAL FOR DEVELOPMENT:      | 10.55 AC <sup>1</sup> | 10.55 AC <sup>1</sup>         | N/A     |
| OPEN SPACE PROVIDED:        | 19.94 AC (17.9%)      | 19.94 AC (17.9%) <sup>2</sup> | N/A     |
| USABLE OPEN SPACE REQ'D:    | 33% OF REQUIRED       | 33% OF REQUIRED               | N/A     |
| USABLE OPEN SPACE PROVIDED: | 6.86 (65.0%)          | 6.86 (65.0%)                  | N/A     |

PROJECT PHASING:  
PHASE I: 41 LOTS  
PHASE II: 36 LOTS  
PHASE III: 58 LOTS  
PHASE IV: 90 LOTS

1 - SINCE THE SITE IS CONSIDERED 1 NEIGHBORHOOD, THE REQUIRED OPEN SPACE FOR BOTH ZONINGS IS COMBINED.  
2 - ADDITIONAL OPEN SPACE IS REQUIRED FOR ZONING R-10 CLUSTER LOTS

R-10 REQUIRED OPEN SPACE CALCULATIONS FOR CLUSTERED LOTS:

REQUIREMENT: REQUIRED OPEN SPACE EQUAL TO THE REDUCTION IN AGGREGATE LOT AREA IF THE PROJECT WERE DEVELOPED UNDER CONVENTIONAL DEVELOPMENT STANDARDS.

TOTAL LOTS ZONED R-10, LESS THAN 10,000 SQ-FT: 24 LOTS  
TOTAL AREA OF LOTS ZONED, R-10 LESS THAN 10,000 SQ-FT: 4.22 AC  
TOTAL AREA OF LOTS, IF DEVELOPED UNDER CONVENTIONAL STANDARDS: 5.51 AC  
REQUIRED OPEN SPACE: 1.29 AC

TOTAL REQUIRED OPEN SPACE: 1.29 + 10.55 AC = 11.84 AC  
TOTAL REQUIRED USABLE OPEN SPACE: 3.86 AC

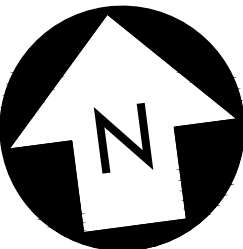
3 - THE REQUIRED AND PROVIDED OPEN SPACE MUST BE PROVIDED IN ADDITION TO THE REQUIRED OPEN SPACE CALCULATED FOR THE TOTAL DEVELOPMENT.

NOTES:

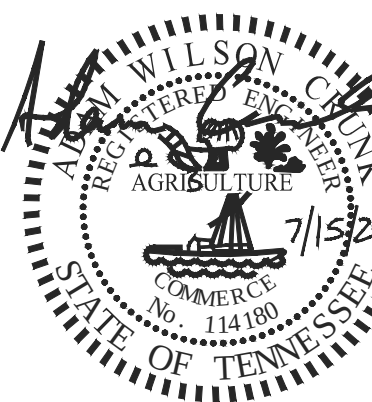
1. REFER TO SHEET C1.7 FOR PARCEL AREA TABLES.  
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.

USABLE OPEN SPACE

0 50 100 150 300  
GRAPHIC SCALE



CRUNK ENGINEERING LLC  
7112 CROSSROADS BOULEVARD  
SUITE 201  
BRENTWOOD, TN 37027  
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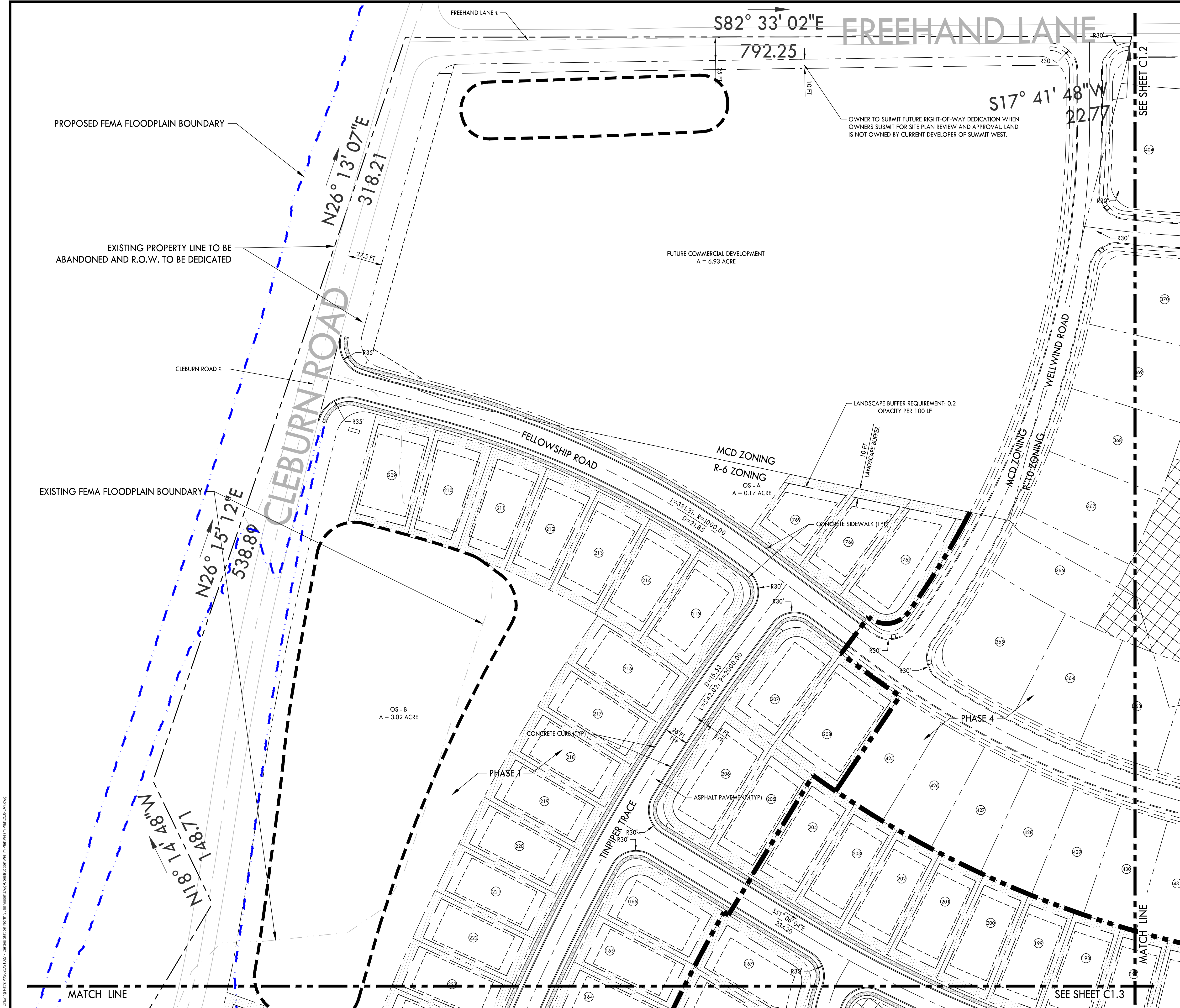
CARTERS STATION NORTH  
PRELIMINARY PLAT  
CARTERS CREEK STATION ROAD  
MAURY COUNTY, TENNESSEE

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C1.0  
PRELIMINARY PLAT

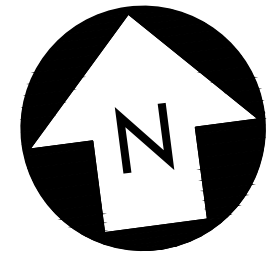
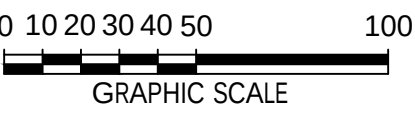




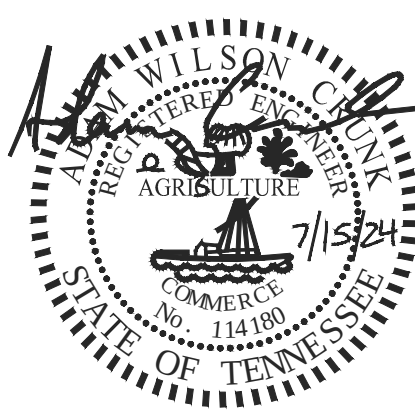
NOTES:  
1. REFER TO SHEET C1.7 FOR PARCEL AREA TABLES.  
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.

PROPOSED LAYOUT LEGEND

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



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CARTERS STATION NORTH  
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MAURY COUNTY, TENNESSEE

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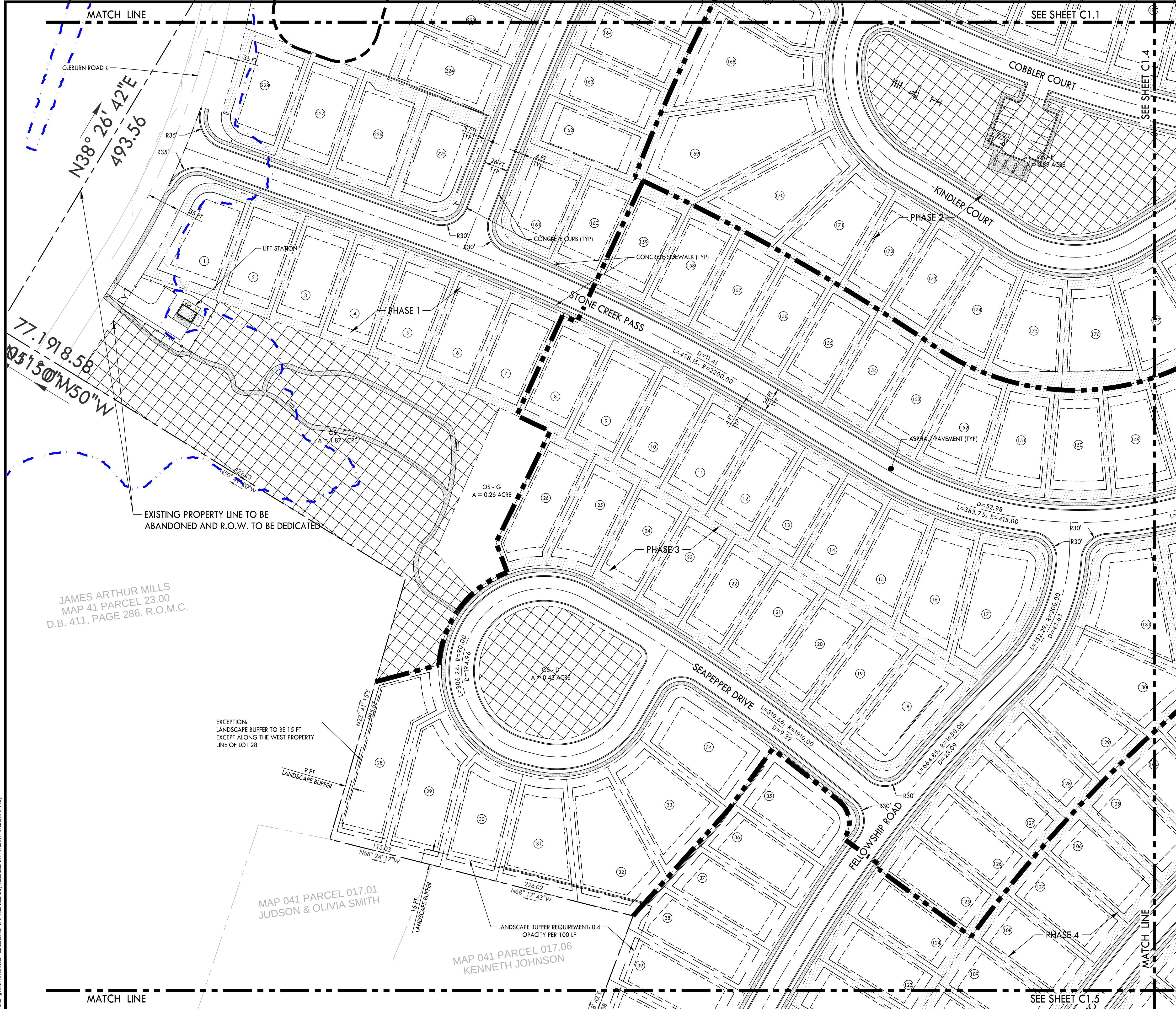
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C1.1  
SITE LAYOUT PLAN





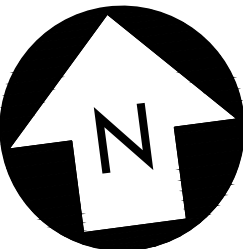




NOTES:  
1. REFER TO SHEET C1.7 FOR PARCEL AREA TABLES.  
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
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CARTERS STATION NORTH  
PRELIMINARY PLAT  
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MAURY COUNTY, TENNESSEE

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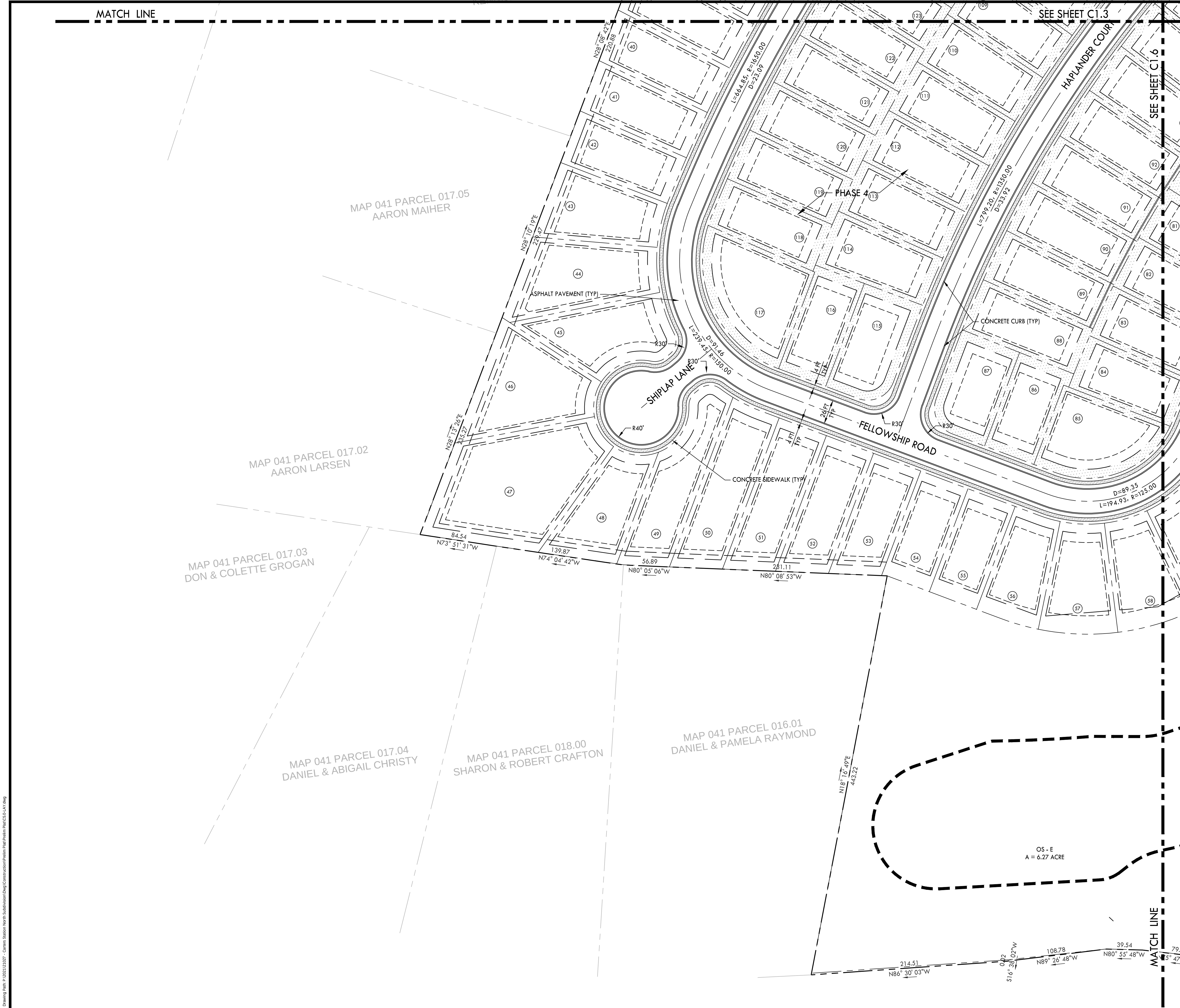
C1.3  
SITE LAYOUT PLAN







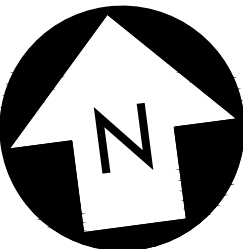
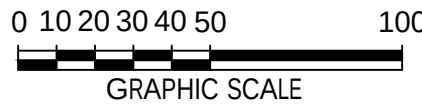
Crunk Engineering, Inc. 7/15/2024 12:07 - Carters Station North Subdivision (C:\Projects\Carters Station North\Map 041.dwg)



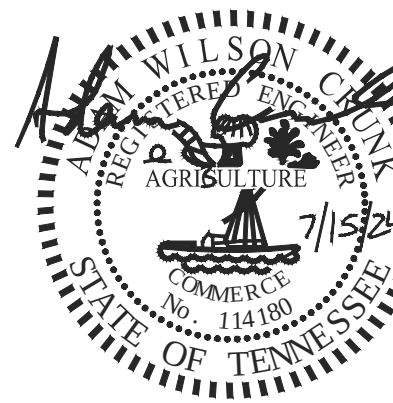
NOTES:  
1. REFER TO SHEET C1.7 FOR PARCEL AREA TABLES.  
2. REFER TO SHEET C1.7 FOR TYPICAL LOT LAYOUT.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
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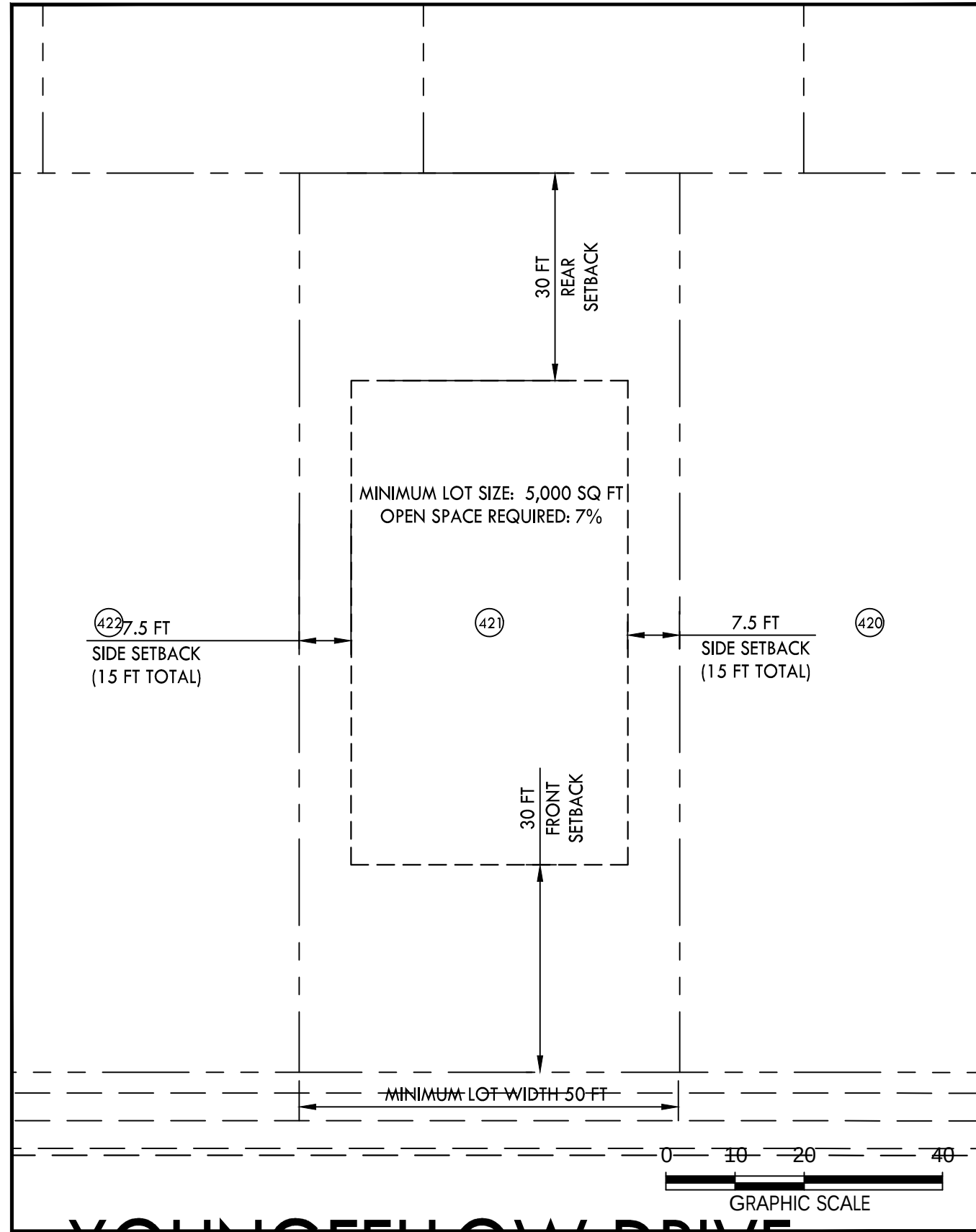
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C1.5  
SITE LAYOUT PLAN

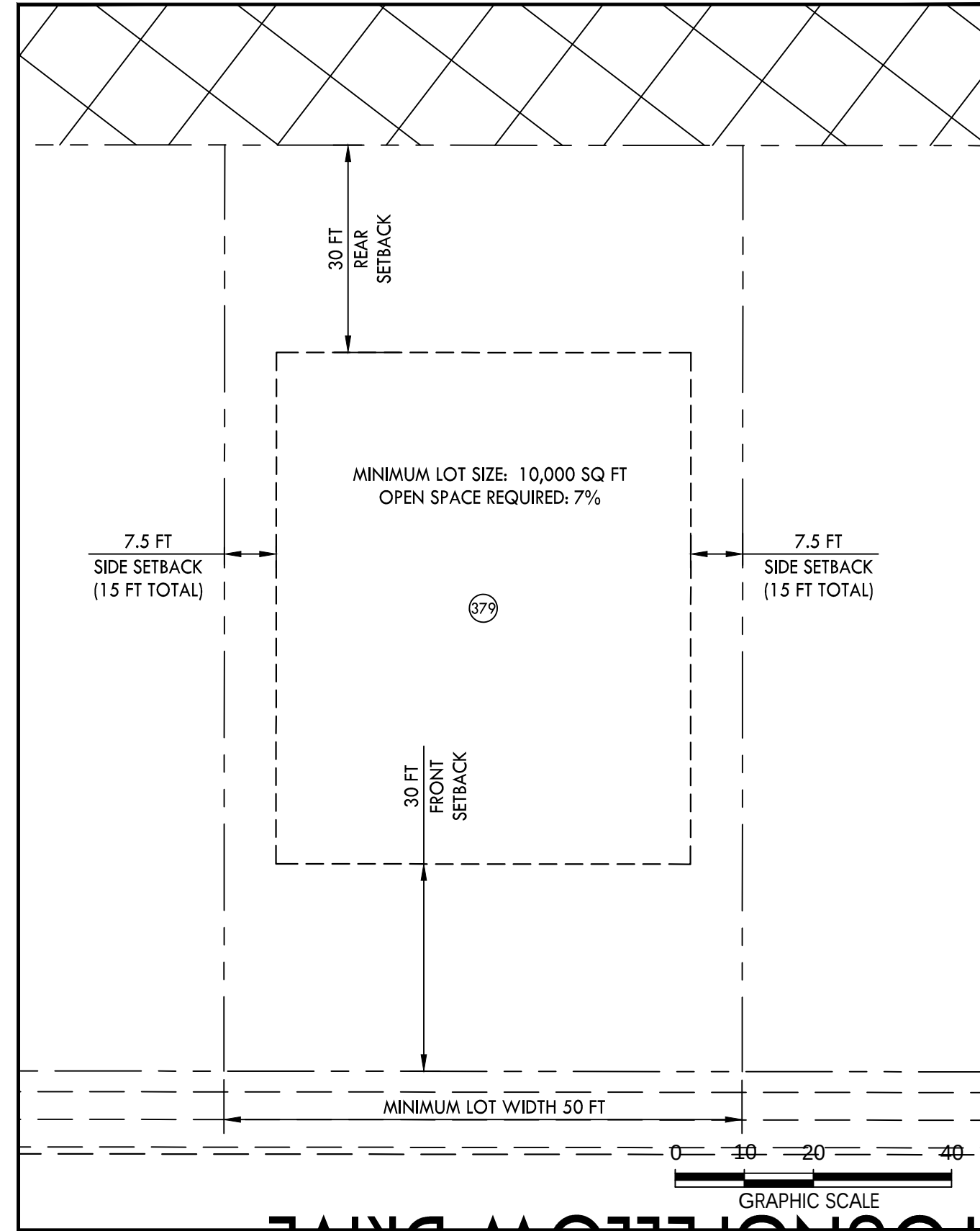




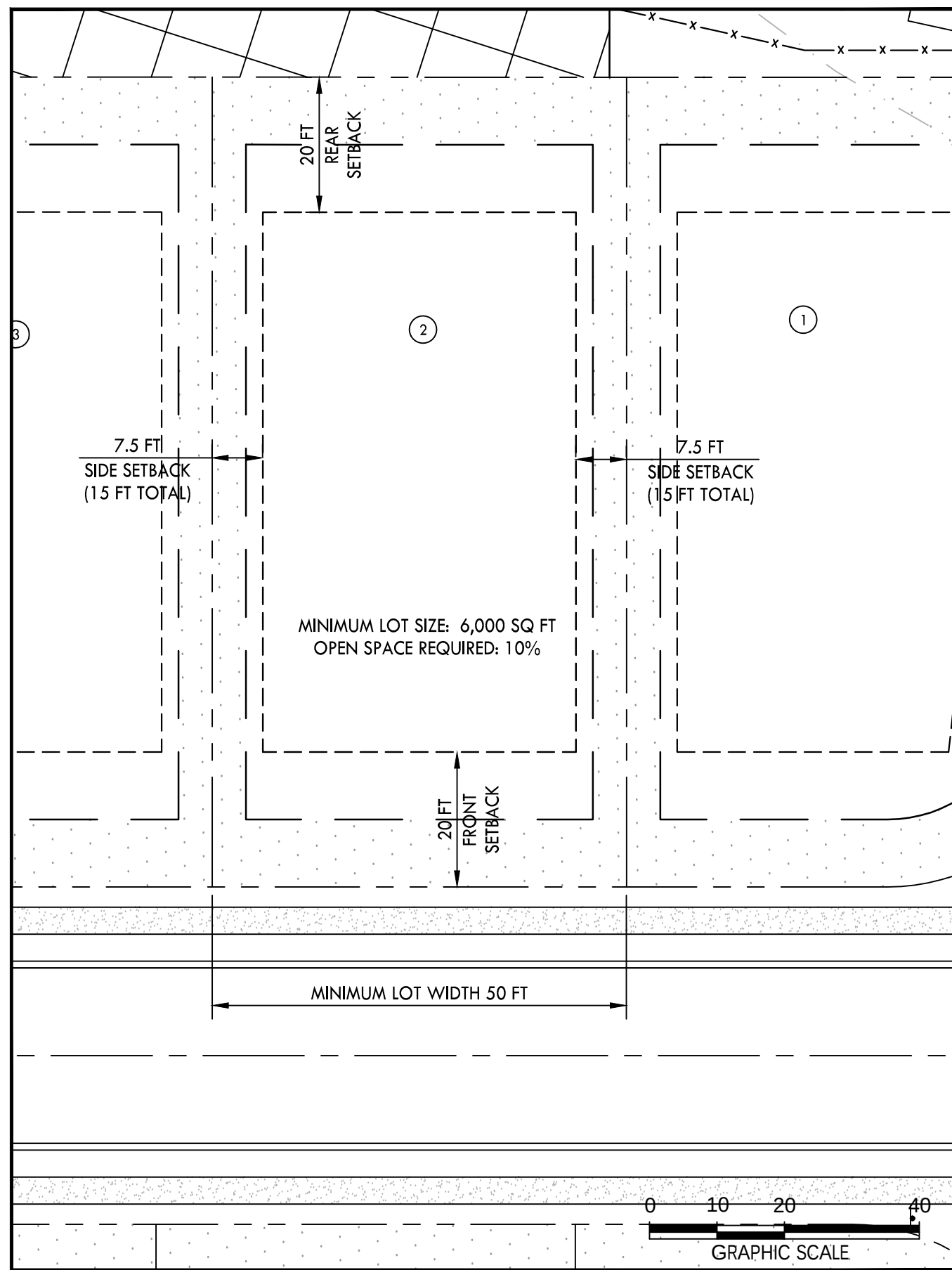




TYPICAL LOT LAYOUT - R-10 CLUSTER ZONING



TYPICAL LOT LAYOUT - R-10 ZONING



TYPICAL LOT LAYOUT - R-6 ZONING

ZONING R-6 - LOT TABLE

| Parcel Table |       |
|--------------|-------|
| Lot #        | Area  |
| 1            | 8680  |
| 2            | 7370  |
| 3            | 7083  |
| 4            | 6802  |
| 5            | 7186  |
| 6            | 7186  |
| 7            | 7186  |
| 8            | 7186  |
| 9            | 7186  |
| 10           | 7186  |
| 11           | 7186  |
| 12           | 6600  |
| 13           | 6600  |
| 14           | 6877  |
| 15           | 7450  |
| 16           | 8278  |
| 17           | 10231 |
| 18           | 9771  |
| 19           | 7544  |
| 20           | 7216  |
| 21           | 6962  |
| 22           | 6804  |
| 23           | 6740  |
| 24           | 6919  |
| 25           | 6967  |
| 26           | 8113  |
| 28           | 12187 |
| 29           | 9585  |
| 30           | 7781  |
| 31           | 8587  |
| 32           | 11288 |
| 33           | 9199  |
| 34           | 9763  |
| 35           | 8270  |
| 36           | 6989  |
| 37           | 7519  |
| 38           | 8134  |
| 39           | 7971  |
| 40           | 7556  |
| 41           | 7255  |
| 42           | 7155  |
| 43           | 8653  |
| 44           | 10946 |
| 45           | 9578  |
| 46           | 11900 |
| 47           | 19631 |
| 48           | 8378  |
| 49           | 10295 |
| 50           | 10227 |
| 51           | 9195  |
| 52           | 8200  |
| 53           | 7204  |
| 54           | 6606  |
| 55           | 6600  |
| 56           | 7360  |
| 57           | 8153  |
| 58           | 8153  |
| 59           | 8153  |
| 60           | 8153  |
| 61           | 6938  |

| Parcel Table |       |
|--------------|-------|
| Lot #        | Area  |
| 62           | 6814  |
| 63           | 6814  |
| 64           | 7371  |
| 65           | 7371  |
| 66           | 6814  |
| 67           | 6814  |
| 68           | 6814  |
| 69           | 6814  |
| 70           | 6814  |
| 71           | 6814  |
| 72           | 6774  |
| 73           | 6781  |
| 74           | 6781  |
| 75           | 6781  |
| 76           | 6781  |
| 77           | 6781  |
| 78           | 6781  |
| 79           | 6781  |
| 80           | 7095  |
| 81           | 7089  |
| 82           | 6781  |
| 83           | 6781  |
| 84           | 6875  |
| 85           | 9351  |
| 86           | 6324  |
| 87           | 7210  |
| 88           | 7384  |
| 89           | 7384  |
| 90           | 7384  |
| 91           | 7384  |
| 92           | 7384  |
| 93           | 7384  |
| 94           | 7384  |
| 95           | 7384  |
| 96           | 7384  |
| 97           | 7384  |
| 98           | 7384  |
| 99           | 7384  |
| 100          | 7379  |
| 101          | 7085  |
| 102          | 7085  |
| 103          | 7086  |
| 104          | 7087  |
| 105          | 7414  |
| 106          | 7406  |
| 107          | 7365  |
| 108          | 7365  |
| 109          | 7365  |
| 110          | 7365  |
| 111          | 7365  |
| 112          | 7365  |
| 113          | 7365  |
| 114          | 7492  |
| 115          | 7911  |
| 116          | 6616  |
| 117          | 11387 |
| 118          | 6876  |
| 119          | 7037  |
| 120          | 7037  |
| 121          | 7037  |

| Parcel Table |       |
|--------------|-------|
| Lot #        | Area  |
| 122          | 7037  |
| 123          | 7037  |
| 124          | 7037  |
| 125          | 7037  |
| 126          | 7037  |
| 127          | 7357  |
| 128          | 7228  |
| 129          | 7826  |
| 130          | 9617  |
| 131          | 10512 |
| 132          | 10189 |
| 133          | 7979  |
| 134          | 7225  |
| 135          | 7589  |
| 136          | 7495  |
| 137          | 7370  |
| 138          | 7217  |
| 139          | 6695  |
| 141          | 40701 |
| 143          | 8198  |
| 144          | 9083  |
| 145          | 9655  |
| 146          | 8399  |
| 147          | 6991  |
| 148          | 7156  |
| 149          | 7511  |
| 150          | 7461  |
| 151          | 7412  |
| 152          | 7366  |
| 153          | 6736  |
| 154          | 6714  |
| 155          | 6799  |
| 156          | 6905  |
| 157          | 6905  |
| 158          | 6905  |
| 159          | 6905  |
| 160          | 6473  |
| 161          | 7352  |
| 162          | 6689  |
| 163          | 6706  |
| 164          | 6706  |
| 165          | 6706  |
| 166          | 8213  |
| 167          | 8136  |
| 168          | 11557 |
| 169          | 15743 |
| 170          | 10125 |
| 171          | 8181  |
| 172          | 6683  |
| 173          | 6683  |
| 174          | 7593  |
| 175          | 8153  |
| 176          | 8153  |
| 177          | 7964  |
| 178          | 7018  |
| 179          | 9037  |
| 180          | 12561 |
| 181          | 6986  |
| 182          | 7143  |
| 183          | 7418  |

| Parcel Table |       |
|--------------|-------|
| Lot #        | Area  |
| 184          | 7692  |
| 187          | 7832  |
| 188          | 6875  |
| 189          | 6875  |
| 190          | 6875  |
| 191          | 6875  |
| 192          | 6923  |
| 193          | 7038  |
| 194          | 7038  |
| 195          | 7038  |
| 196          | 7038  |
| 197          | 7038  |
| 198          | 7038  |
| 199          | 7038  |
| 200          | 7038  |
| 201          | 7038  |
| 202          | 7038  |
| 203          | 6957  |
| 204          | 6956  |
| 205          | 7171  |
| 206          | 9299  |
| 207          | 8303  |
| 208          | 10252 |
| 209          | 8050  |
| 210          | 7217  |
| 211          | 7217  |
| 212          | 6904  |
| 213          | 7217  |
| 214          | 7217  |
| 215          | 8227  |
| 216          | 7413  |
| 217          | 6713  |
| 218          | 6713  |
| 219          | 6713  |
| 220          | 6713  |
| 221          | 6713  |
| 222          | 6713  |
| 223          | 6713  |
| 224          | 7601  |
| 225          | 8396  |
| 226          | 8657  |
| 227          | 7457  |
| 228          | 8520  |
| 301          | 7229  |
| 302          | 8246  |
| 303          | 7294  |
| 304          | 6875  |
| 305          | 6875  |
| 306          | 6996  |
| 307          | 6851  |
| 308          | 6706  |
| 309          | 8076  |
| 310          | 8458  |
| 311          | 6914  |
| 312          | 6914  |
| 313          | 6914  |
| 314          | 6914  |
| 315          | 6694  |
| 316          | 6600  |
| 317          | 6674  |

| Parcel Table |       |
|--------------|-------|
| Lot #        | Area  |
| 318          | 8220  |
| 319          | 13706 |
| 320          | 8210  |
| 321          | 8225  |
| 322          | 8225  |
| 323          | 8225  |
| 324          | 8225  |
| 325          | 8225  |
| 326          | 7621  |
| 327          | 8609  |
| 328          | 11323 |
| 329          | 7099  |
| 330          | 6216  |
| 331          | 6090  |
| 332          | 6958  |
| 333          | 8732  |
| 334          | 7606  |
| 335          | 6701  |
| 336          | 9282  |
| 337          | 7749  |
| 338          | 6914  |
| 339          | 6914  |
| 340          | 6914  |
| 341          | 6914  |
| 342          | 7050  |
| 343          | 7166  |
| 344          | 7166  |
| 345          | 7166  |
| 346          | 7166  |
| 347          | 7166  |
| 348          | 7166  |
| 349          | 10038 |
| 350          | 10038 |
| 351          | 10038 |
| 352          | 7166  |
| 353          | 7166  |
| 354          | 7166  |
| 355          | 6682  |
| 356          | 6600  |
| 357          | 6600  |
| 358          | 6600  |
| 359          | 6600  |
| 360          | 10058 |
| 361          | 10112 |
| 362          | 10112 |
| 363          | 10112 |
| 364          | 8836  |
| 365          | 11721 |
| 366          | 10003 |
| 425          | 7155  |
| 426          | 7155  |
| 427          | 7155  |
| 428          | 7155  |
| 429          | 7155  |
| 430          | 7155  |
| 431          | 7155  |
| 432          | 7155  |
| 433          | 7155  |
| 434          | 7155  |
| 435          | 6984  |

| Parcel Table |       |
|--------------|-------|
| Lot #        | Area  |
| 436          | 6875  |
| 437          | 6875  |
| 438          | 6875  |
| 439          | 6875  |
| 440          | 7329  |
| 441          | 7877  |
| 442          | 7877  |
| 443          | 7877  |
| 444          | 7877  |
| 445          | 7877  |
| 446          | 7877  |
| 447          | 7877  |
| 448          | 7877  |
| 449          | 7456  |
| 450          | 7313  |
| 451          | 7313  |
| 452          | 7313  |
| 453          | 7313  |
| 454          | 8954  |
| 455          | 9186  |
| 456          | 7414  |
| 457          | 7414  |
| 458          | 7414  |
| 459          | 7964  |
| 460          | 8632  |
| 461          | 8632  |
| 462          | 8632  |
| 463          | 8632  |
| 464          | 13761 |
| 465          | 8265  |

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CARTERS STATION NORTH  
PRELIMINARY PLAT  
CARTERS CREEK STATION ROAD  
MAURY COUNTY, TENNESSEE

| REVISIONS |      |
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C1.7  
TYPICAL LOT  
LAYOUT



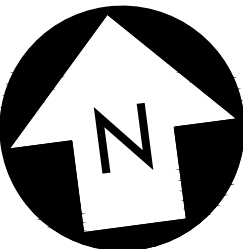


ZONING R-10 (CLUSTERED LOTS):

|                             |                                                   |
|-----------------------------|---------------------------------------------------|
| BASE ZONING:                | R-10                                              |
| MINIMUM LOT AREA:           | 5,000 SQ-FT                                       |
| GROSS ACREAGE:              | 855,211 SQ-FT                                     |
| RIGHT-OF-WAY/EASEMENT AREA: | 139,462 SQ-FT                                     |
| NET ACREAGE:                | 715,748 SQ-FT                                     |
| PERMITTED NET DENSITY:      | 715,748/10,000 = 71.57 UNITS<br>(4.36 UNITS/ACRE) |
| TOTAL LOTS ZONED R-10:      | 68 UNITS                                          |
| REQUIRED OPEN SPACE:        | SEE SHEET C1.0                                    |

ZONING R-10 LOTS:

| Parcel Table |       | Parcel Table |       |
|--------------|-------|--------------|-------|
| Lot #        | Area  | Lot #        | Area  |
| 349          | 10038 | 392          | 12325 |
| 350          | 10038 | 393          | 12325 |
| 351          | 10038 | 394          | 10571 |
| 358          | 6600  | 395          | 10125 |
| 359          | 6600  | 396          | 10125 |
| 360          | 10058 | 397          | 10125 |
| 361          | 10112 | 398          | 10125 |
| 362          | 10112 | 399          | 10125 |
| 363          | 10112 | 400          | 10125 |
| 366          | 10003 | 401          | 10125 |
| 367          | 10092 | 402          | 10125 |
| 368          | 10092 | 403          | 10127 |
| 369          | 10092 | 404          | 10615 |
| 370          | 11490 | 405          | 9882  |
| 371          | 9173  | 406          | 7150  |
| 372          | 7391  | 407          | 7150  |
| 373          | 10738 | 408          | 7150  |
| 374          | 12205 | 409          | 7150  |
| 375          | 12205 | 410          | 7150  |
| 376          | 12205 | 411          | 7150  |
| 377          | 10689 | 412          | 7150  |
| 378          | 10050 | 413          | 7150  |
| 379          | 10050 | 414          | 12484 |
| 380          | 10050 | 415          | 10028 |
| 381          | 10050 | 416          | 7150  |
| 382          | 10050 | 417          | 7150  |
| 383          | 12191 | 418          | 7150  |
| 384          | 10577 | 419          | 7150  |
| 385          | 10577 | 420          | 7150  |
| 386          | 9859  | 421          | 7150  |
| 387          | 14711 | 422          | 7150  |
| 388          | 9964  | 423          | 7150  |
| 389          | 9963  | 424          | 12747 |
| 390          | 10957 |              |       |
| 391          | 12325 |              |       |



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MAURY COUNTY, TENNESSEE

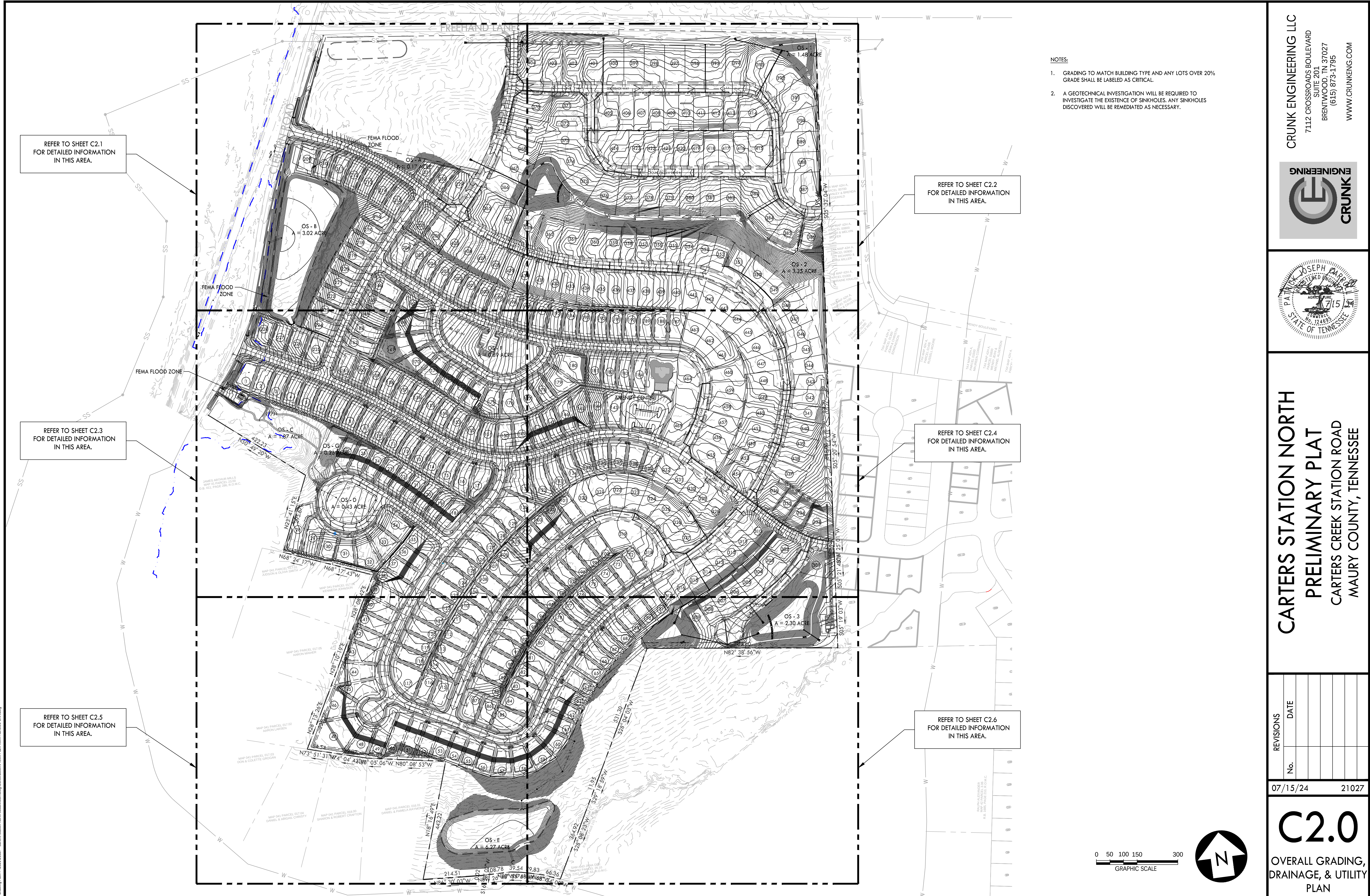
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C1.8

CLUSTER LOT SITE  
LAYOUT PLAN

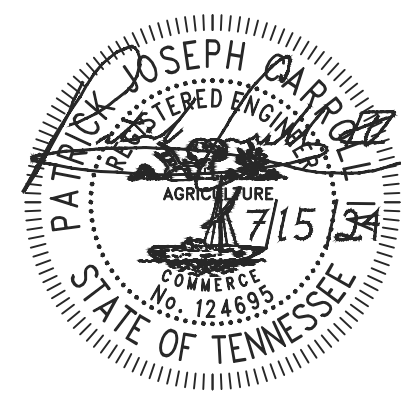




NOTES:

1. GRADING TO MATCH BUILDING TYPE AND ANY LOTS OVER 20% GRADE SHALL BE LABELED AS CRITICAL.
2. A GEOTECHNICAL INVESTIGATION WILL BE REQUIRED TO INVESTIGATE THE EXISTENCE OF SINKHOLES. ANY SINKHOLES DISCOVERED WILL BE REMEDIATED AS NECESSARY.

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MAURY COUNTY, TENNESSEE

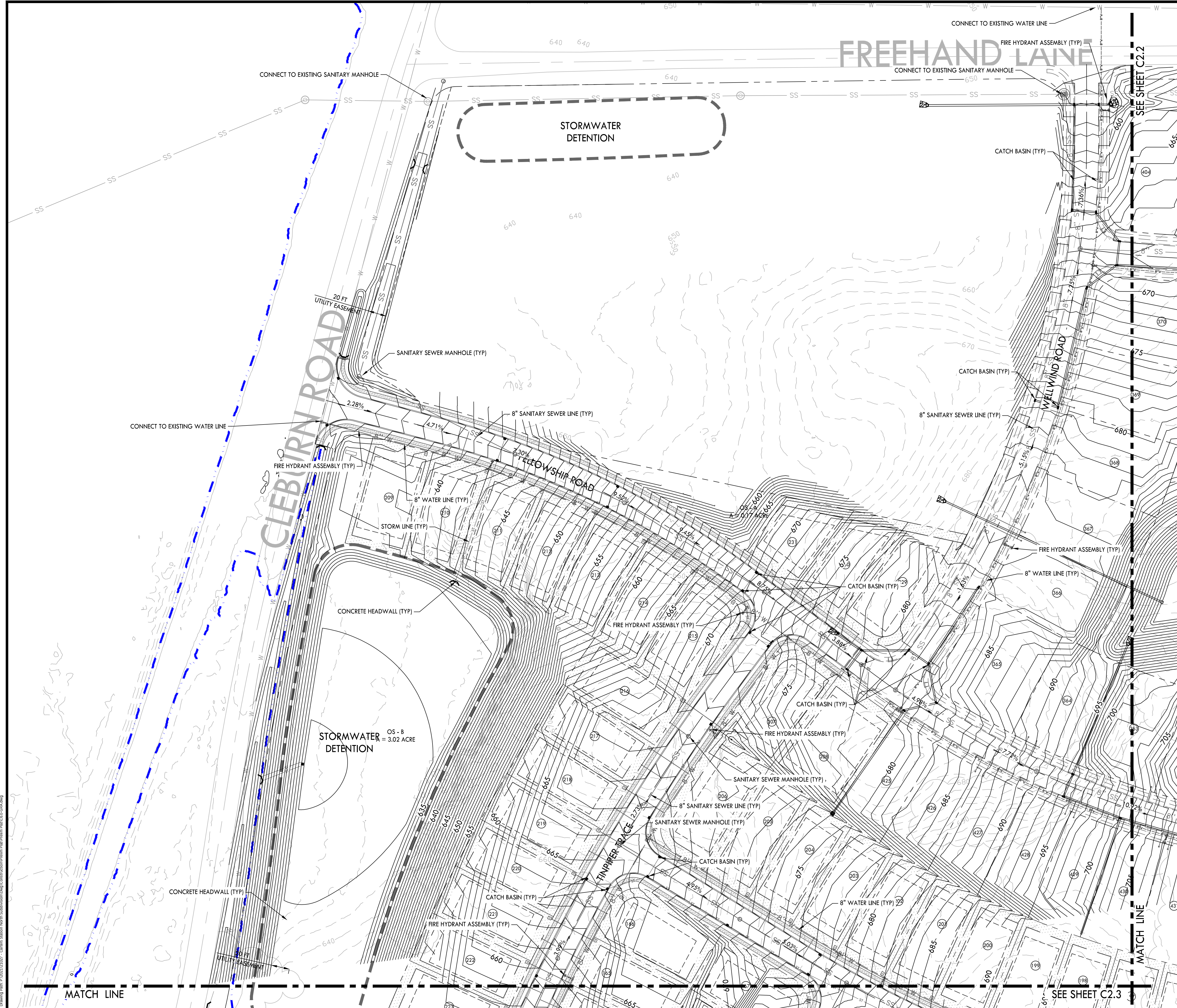
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C2.0

OVERALL GRADING,  
DRAINAGE, & UTILITY  
PLAN



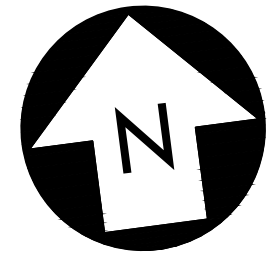
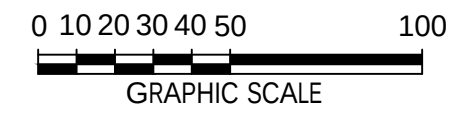


PROPOSED GRADING & DRAINAGE LEGEND

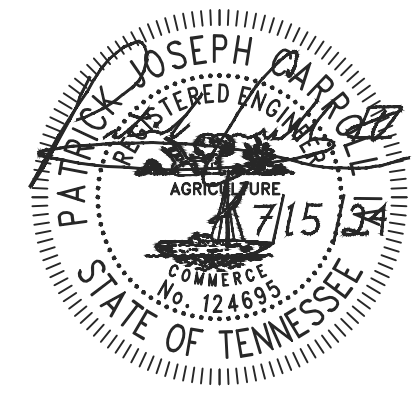
- SS — PROPOSED CONTOUR
- ST — STORM PIPE
- [Symbol] SINGLE CURB INLET
- [Symbol] SINGLE CATCH BASIN
- [Symbol] JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE



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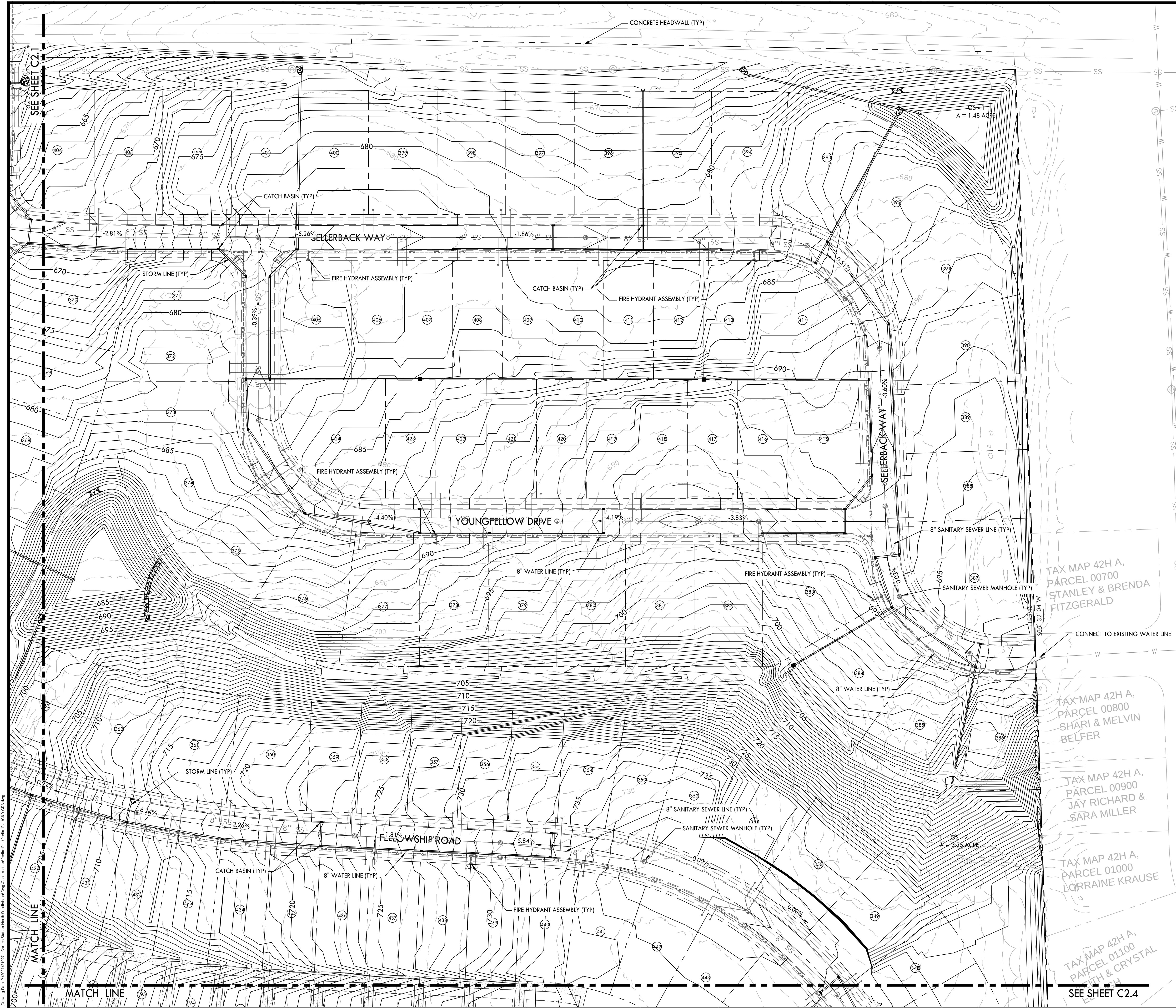
CARTERS STATION NORTH  
PRELIMINARY PLAT  
CARTERS CREEK STATION ROAD  
MAURY COUNTY, TENNESSEE

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C2.1  
GRADING,  
DRAINAGE, & UTILITY  
PLAN



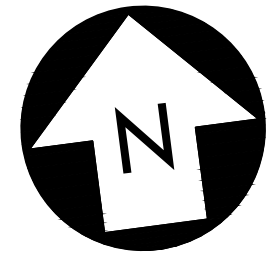
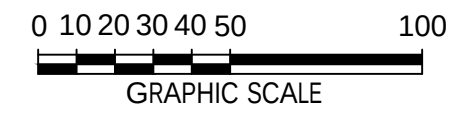


PROPOSED GRADING & DRAINAGE LEGEND

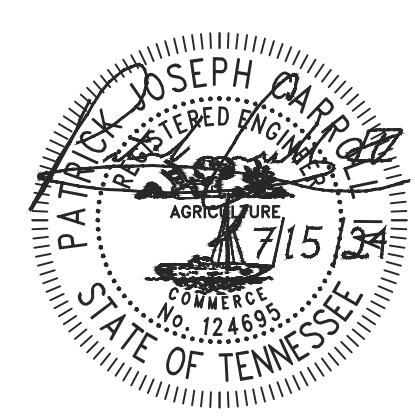
- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE



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C2.2  
GRADING,  
DRAINAGE, & UTILITY  
PLAN

TAX MAP 42H A,  
PARCEL 00700  
STANLEY & BRENDA  
FITZGERALD

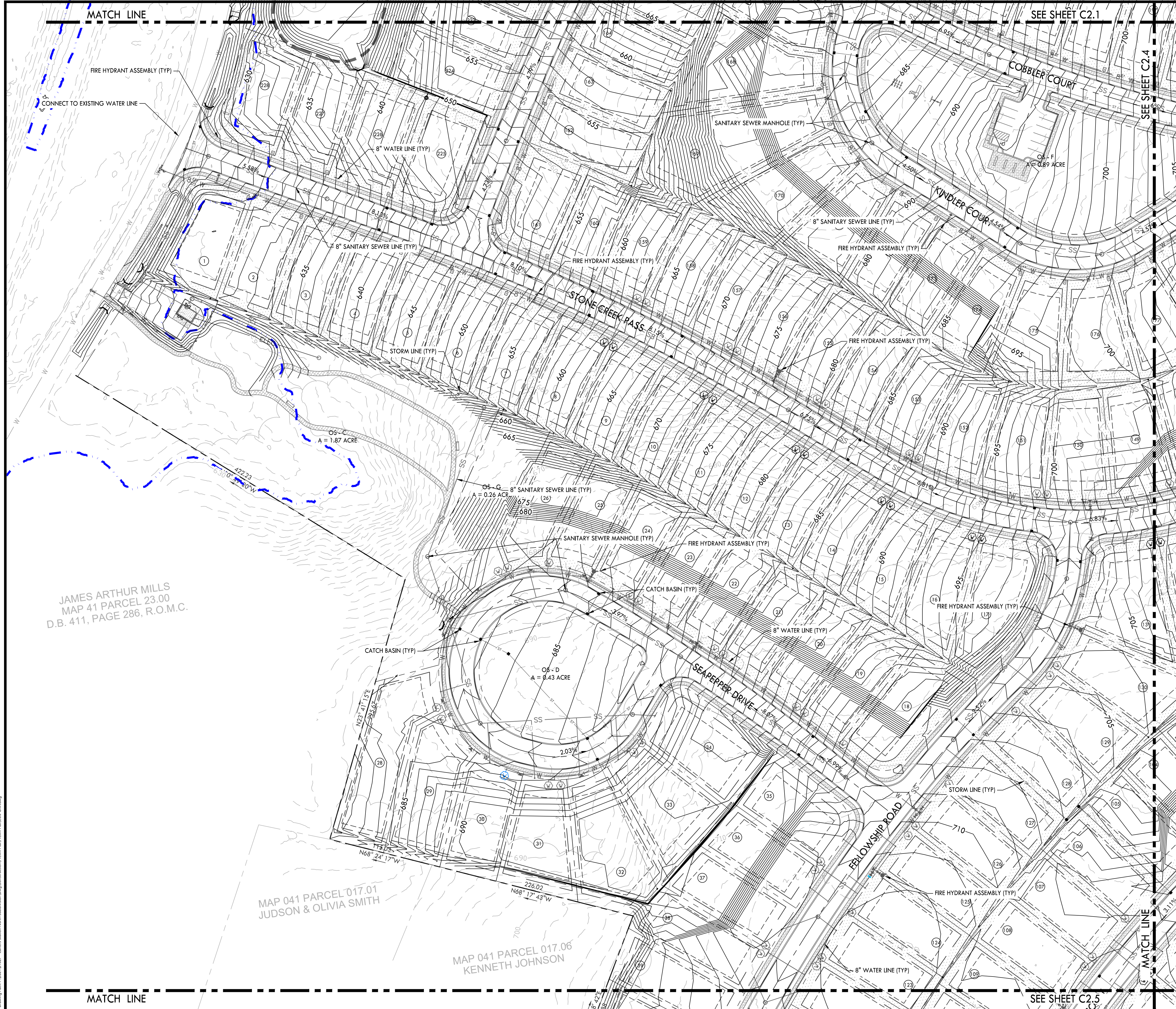
TAX MAP 42H A,  
PARCEL 00800  
SHARI & MELVIN  
BELFER

TAX MAP 42H A,  
PARCEL 00900  
JAY RICHARD &  
SARA MILLER

TAX MAP 42H A,  
PARCEL 01000  
LORRAINE KRAUSE

TAX MAP 42H A,  
PARCEL 01100  
JAY & CRYSTAL  
MILLER



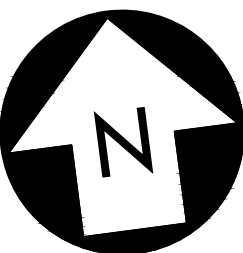


PROPOSED GRADING & DRAINAGE LEGEND

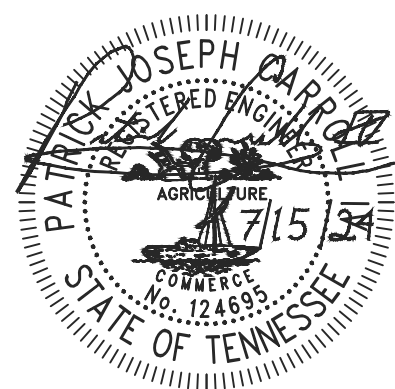
- PROPOSED CONTOUR
- STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
- W WATER LINE



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MAURY COUNTY, TENNESSEE

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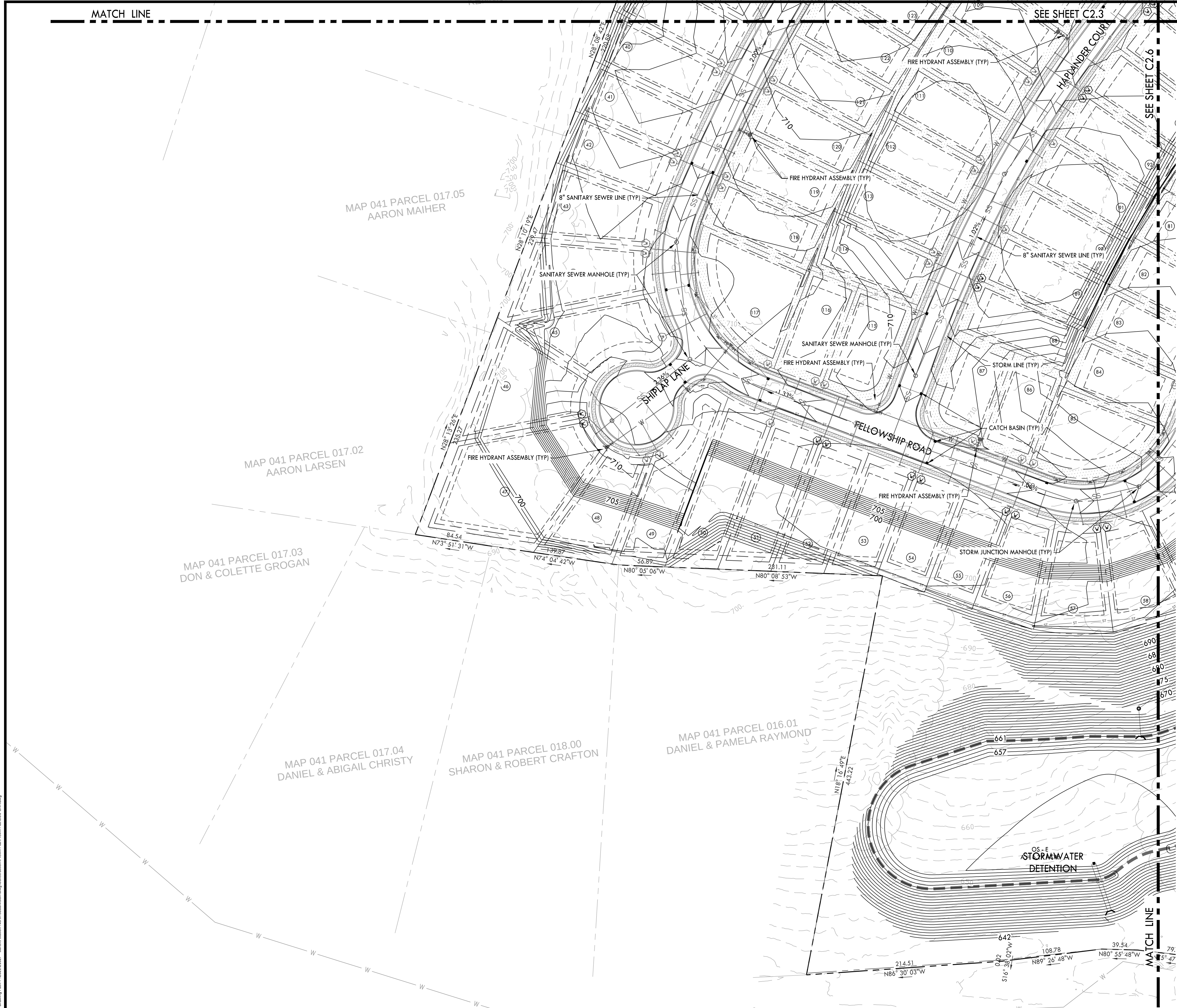
C2.3

GRADING,  
DRAINAGE, & UTILITY  
PLAN







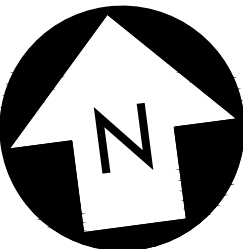
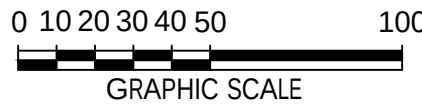


PROPOSED GRADING & DRAINAGE LEGEND

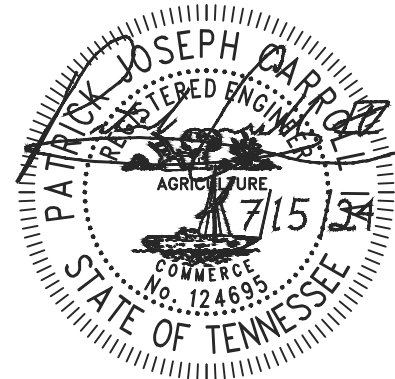
- PROPOSED CONTOUR
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- SINGLE CATCH BASIN
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PROPOSED UTILITY LEGEND

- SS SANITARY SEWER LINE
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MAURY COUNTY, TENNESSEE

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C2.5  
GRADING,  
DRAINAGE, & UTILITY  
PLAN









## **Preliminary Plat, Site Development Plan, and PUD Checklist**

Development: Summit at Carter's Station - West

*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
- ☒ 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
- ☒ 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
- ☒ 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**

- ☐ 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, PE

Print Name

Signature

07/15/2024

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                      | 3040 Cleburne Rd., Columbia, TN 38401                                                |        |               |
|                                       | TAX MAP: 41                                                                          | GROUP: | PARCEL: 15.00 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Preliminary Plat for 399 residential units and 0.48 ac undeveloped commercial tract. |        |               |

|                                    |            |                                                               |
|------------------------------------|------------|---------------------------------------------------------------|
| DATE OF PRE-APPLICATION CONFERENCE | 03-13-2024 | <i>Pre-application meetings are scheduled for Wednesdays.</i> |
|------------------------------------|------------|---------------------------------------------------------------|

| SELECT REQUEST                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Comprehensive Plan Amendment</li><li><input type="checkbox"/> Annexation</li><li><input type="checkbox"/> Rezoning</li><li><input checked="" type="checkbox"/> Preliminary Plat</li><li><input type="checkbox"/> Final Plat</li><li><input type="checkbox"/> PUD Preliminary Master Plan</li><li><input type="checkbox"/> PUD Final Site Plan</li><li><input type="checkbox"/> Site Development Plan</li><li><input type="checkbox"/> Other:</li></ul> <p><i>*File naming nomenclature examples:</i></p> <p><i>Freedom Point Site Plan</i></p> <p><i>Freedom Point Master Plan</i></p> <p><i>Freedom Point Final Plat</i></p> | <p><b><u>Annexations:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Annexation Permission Form</li></ul> <p><b><u>Annexations/Rezoning/Plan Amendments:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Requested Zone Listed</li><li><input type="checkbox"/> Statement of Compliance with Comprehensive Plan</li><li><input type="checkbox"/> Concept Plan</li></ul> <p><b><u>Preliminary Plats/Site Development Plans:</u></b></p> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Plans and/or Plats conforming to City standards with signed and completed check list</li></ul> <p><b><u>All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS:</u></b></p> <ul style="list-style-type: none"><li><input type="checkbox"/> Receipt of Payment for Pre-Application Meeting</li><li><input type="checkbox"/> Written Legal Description copy</li><li><input type="checkbox"/> Columbia Water System Availability Letter</li><li><input type="checkbox"/> Columbia Waste Water Department Will Serve Letter</li></ul> |

|  |                                                                        |
|--|------------------------------------------------------------------------|
|  | <b>Plats/PUDs:</b>                                                     |
|  | <input type="checkbox"/> Project Name (include Sections & Phases)      |
|  | <input type="checkbox"/> Total Number of Lots/Residential Units        |
|  | <input type="checkbox"/> Square Footage of Non-Residential Floor Space |
|  | <input type="checkbox"/> 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    | Crunk Engineering - Adam Crunk, PE                     | PHONE | 615-873-1795      |
| ADDRESS | 7112 Crossroads Blvd. Suite 201<br>Brentwood, TN 37027 | EMAIL | adam@crunkeng.com |

|                     |                                                      |       |                            |
|---------------------|------------------------------------------------------|-------|----------------------------|
| PROPERTY OWNER NAME | Pulte Homes TN Limited Partnership                   | PHONE | (627) 867-8449             |
| ADDRESS             | 100 Westwood Place, Suite 100<br>Brentwood, TN 37027 | EMAIL | Kim.Maynard@pultegroup.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</u><br>APPLICANT NAME                       | <br>APPLICANT SIGNATURE                       | <u>7/11/2024</u><br>DATE |
| Pulte Homes TN Limited Partnership<br>PROPERTY OWNER NAME | DocuSigned by:<br><br>PROPERTY OWNER SIGNATURE | <u>7/13/2024</u><br>DATE |