CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Planning Commission Development Review Committee will meet on Tuesday, October 8, 2024 at 10:00 AM in Conference Room B to consider the following:

I. Items For Review

1. 24-0419 - Request from Jim Gilliam for Site Development Plan approval at 1224 Trotwood Avenue, being Tax Map 100J Group D Parcel 37.

   Documents:

   1. 24-0419_Site Plan_09-16-2024
   2. 24-0419_Building Elevations_09-16-2024
   3. 24-0419_Traffic Signal Study_09-16-2024
   4. 24-0419_Location Map 100J Parcel 37.00_09-16-2024
   5. 24-0419_Deed 647-671-674_09-16-2024
   6. 24-0419_Submittal Letter_09-19-2024
   7. 24-0419_Checklist_09-16-2024
   8. 24-0419_Application_09-16-2024

2. 24-0417 - Request from T-Square Engineering for Final Plat approval with surety for Carter's Station West Phase 3 consisting of 60 lots on a 14.88 acre portion of Tax Map 41 Parcel 15.05 off Fellowship Road.

   Documents:
   None

3. 24-0415 - Request from Allison Corolla for Site Development Plan approval at 1400 Hampshire Pike, being Tax Map 88M Group B Parcels 7 and 7.01.

Documents:
None

4. 24-0418 - Request from Greg Gamble to Rezone property at Tax Map 90 Parcel 7.12, being a five acre tract at River Road and Taylor Bend, from PUD (Planned Unit Development) to CD-5 (Urban Center Character District) with revocation of the Water's Edge at Taylor Bend PUD.

Documents:
None

5. 24-0304 - Request from Jose Baldoceda to Rezone property at 1801 Morningside Avenue, being Tax Map 100M Group A Parcel 101, from CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Documents:

1. 24-0304_Concept Plan_09-16-2024
2. 24-0304_Legal Description_09-16-2024
3. 24-0304_Water Availability Letter_09-16-2024
4. 24-0304_Fire Flow Requirements_09-16-2024
5. 24-0304_WW Will Serve Letter_09-16-2024
6. 24-0304_Application_09-16-2024

6. 24-0423 - Request from Russell Contracting for Architectural Design Review of proposed Alternative Compliance at Tax Map 72 Parcel 27.00 off Halifax Drive in relation to a previously approved self-storage facility.

Documents:
None

7. 24-0401 - Request from Michael Williams for Final Plat approval with surety for Heritage Village Subdivision consisting of 1.67 acres at Santa Fe Pike and River Heights Drive, being Tax Map 89E Group B Parcels 17-20.

Documents:
None

8. 24-0422 - Request from Crunk Engineering, LLC for Final Plat approval with surety for The Landings at Greens Mill PUD Subdivision Phase 1B located off Greens Mill Road and consisting of 40 lots, one open space, and including right-of-way dedication and easements on 10.50 acres at Tax Map 51 Parcel 55.

Documents:

1. 24-0422_Final Plat_09-16-2024
2. 24-0422_Development Agreement_09-16-2024
3. 24-0422_LTMP_09-16-2024
4. 24-0422_Stormwater Maintenance Agreement_09-16-2024
5. 24-0422_Application_09-16-2024

9. 24-0421 - Request from Crunk Engineering, LLC for Final Plat approval with surety for The Landings at Greens Mill PUD Subdivision Phase 1C located off Greens Mill Road and consisting of 27 lots, right-of-way and easements on a 6.67 acre portion of Tax Map 51 Parcel 55.

Documents:

1. 24-0421_Final Plat_09-16-2024
2. 24-0421_Development Agreement_09-16-2024
3. 24-0421_LTMP_09-16-2024
4. 24-0421_Stormwater Maintenance Agreement_09-16-2024
5. 24-0421_Application_09-16-2024

II. Items for Additional Review

1. 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_DRC Comments_09-10-2024
2. 24-0376_Final Plat_08-19-2024
3. 24-0376_Preliminary Plat_08-19-2024
4. 24-0376_CPWS Electrical Service Letter_08-19-2024
5. 24-0376_CPWS Water Availability and Fire Requirement Email_08-19-2024
6. 24-0376_Pump Station Checklist_08-19-2024
7. 24-0376_Application_08-19-2024

2. 24-0230 - Request from Gray Harrison for Preliminary PUD Master Plan approval for Honey Farms Subdivision consisting of 174 townhome lots and 9 open space lots at Tax Map 51 Parcel 58 off Honey Farm Way.
THIS ITEM WAS REFERRED FROM CITY COUNCIL.

Documents:

1. 24-0230_Honey Farms Preliminary PUD Master Plan_Staff Report_08-13-2024
2. 24-0230_Revised PUD Master Plan_07-26-2024
3. 24-0230_Preliminary Plans_Combined_07-15-2024
4. 24-0230_Response to DRC Comments_07-15-2024
5. 24-0230_July DRC Comments_07-09-2024
6. 24-0230_Preliminary Plans_06-21-2024
7. 24-0230_Response to June DRC Comments_06-21-2024
8. 24-0230_June DRC Comments_06-13-2024
9. 24-0230_Zone Map
10. 24-0230_Plan Set 3_05-20-2024
11. 24-0230_Plan Set 2_05-20-2024
12. 24-0230_PUD Plan_05-20-2024
13. 24-0230_Building Elevations_05-20-2024
14. 24-0230_Traffic Letter of Commitment_05-20-2024
15. 24-0230_Architectural Exhibit_05-20-2024
16. 24-0230_Will Serve Letters_05-20-2024
17. 24-0230_Submittal Letter_05-20-2024
18. 24-0230_Checklist_05-20-2024
19. 24-0230_Application_05-20-2024

3. 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.
   THE APPLICANT HAS WITHDRAWN THIS REQUEST

Documents:

1. 24-0372_Withdrawal Email
2. 24-0372_DRC Comments_09-10-2024
3. 24-0372_Final Plat_08-19-2024
4. 24-0372-Development Agreement_08-19-2024
5. 24-0372_Owner Affidavit_08-19-2024
6. 24-0372_Application_08-19-2024

4. 24-0371 - Request from Abigail Overstreet for Final Plat approval with surety for Hillcrest Village Phase 2 consisting of 24 lots on 6.38 acres being a portion of property at Tax Map 113 Parcel 80.54 off Morrow Lane.

Documents:

1. 24-0371_DRC Comments_09-10-2024
2. 24-0371_Final Plat_08-19-2024
3. 24-0371_Owner Affidavit_08-19-2024
4. 24-0371_Application_08-19-2024
5. 24-0371_Response to 24-0274 July Comments_07-15-2024
6. 24-0371_Stormwater Management Agreement_08-19-2024
7. 24-0371_Waterford Developer Agreement_08-19-2024

MAURY REGIONAL MEDICAL CENTER
FRONT ENTRY AND LOBBY

CITY OF COLUMBIA PLANNING COMMISSION

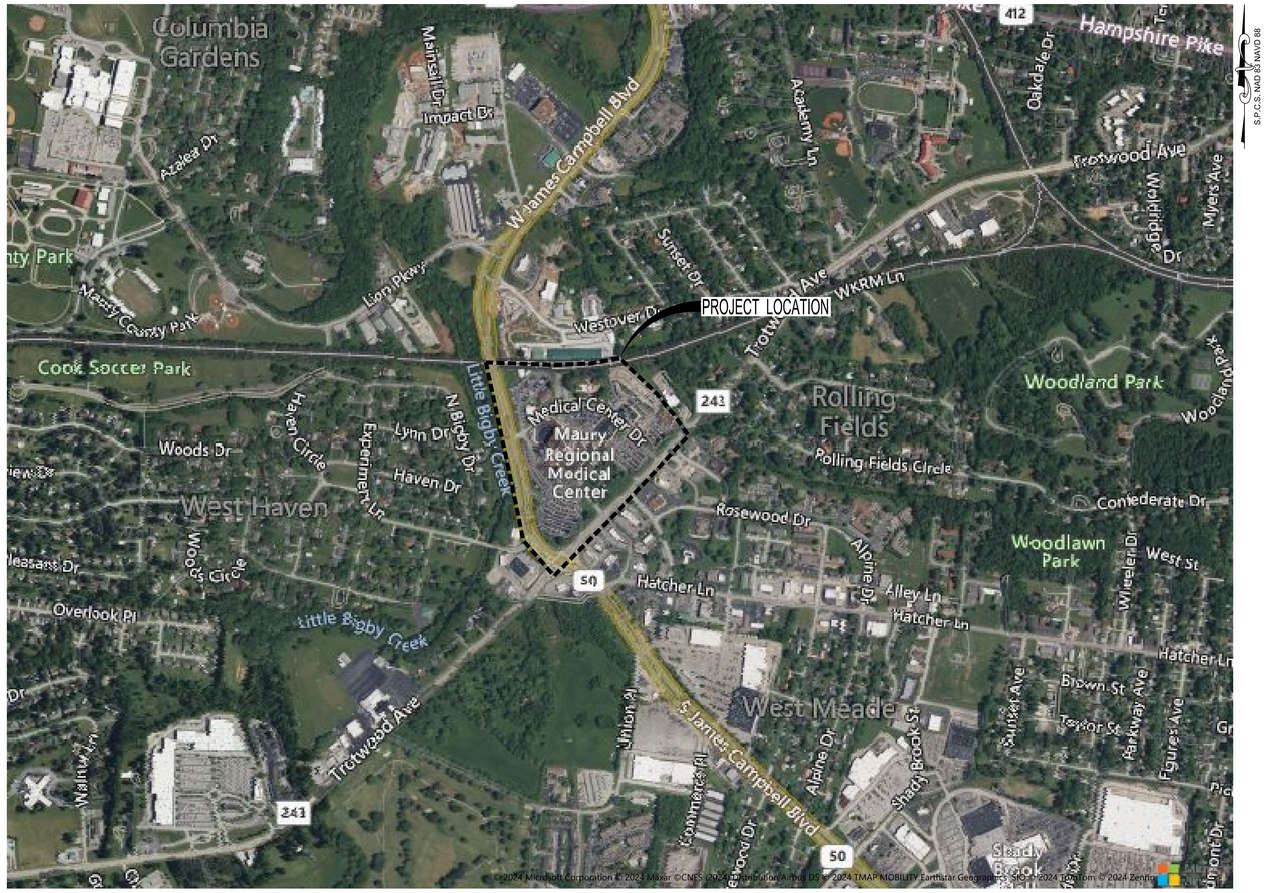
09.16.2024 PLANNING COMMISION

PROJECT CONTACTS

OWNER:	**MAURY REGIONAL HOSPITAL**	
	CONTACT PERSON:	MIKE SHORT
	EMAIL:	mshort@mauryregional.com
	ADDRESS:	1224 TROTWOOD AVENUE
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	PHONE:	931.380.4049
	WEB:	www.mauryregional.com
ARCHITECT:	**WOLD ARCHITECTS AND ENGINEERS**	
	PROJ. ARCHITECT:	MARTIN FRANKS, AIA
	EMAIL:	mfranks@woldae.com
	PROJ. MANAGER:	HEATHER YAPLE
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	ADDRESS:	214 CENTERVIEW DRIVE, STE 300
	CITY/STATE/ZIP:	BRENTWOOD, TN 37027
	PHONE:	615.370.8500
	FAX:	615.370.8530
	WEB:	www.woldae.com
	PROJECT NUMBER:	247005
CIVIL DESIGNER:	**WOLD ARCHITECTS AND ENGINEERS**	
	DESIGNER:	JIM GILLIAM
	EMAIL:	jgilliam@woldae.com
	ADDRESS:	214 CENTERVIEW DRIVE, STE 300
	CITY/STATE/ZIP:	BRENTWOOD, TN 37027
	PHONE:	615.370.8500
	FAX:	615.370.8530
	WEB:	www.woldae.com
LANDSCAPE DESIGN SERVICES:	**STUDIO TOPOGRAPHY**	
	CONTACT PERSON:	ROBERT WAITS
	EMAIL:	robertwaits@studiotopography.com
	ADDRESS:	1108 MCKENNIE AVENUE SUITE 214
	CITY/STATE/ZIP:	NASHVILLE, TN 37206
	PHONE:	615.370.8500
	FAX:	615.370.8530

Sheet List Table

SHEET NUMBER	SHEET TITLE
C0.00	TITLE SHEET
C0.02	CIVIL NOTES
C0.02	EXISTING CONDITIONS
C0.03	DEMOLITION PLAN
C1.04	SITE DEVELOPMENT PLAN
C1.05	SITE PHASING PLAN
C1.00	OVERALL SITE PLAN
C1.01	ENLARGED SITE PLAN
C1.02	ENLARGED SITE PLAN
C1.03	ENLARGED SITE PLAN
C5.11	SITE DETAILS
C5.12	SITE DETAILS
C5.13	SITE DETAILS
L100	LANDSCAPE SITE PLAN
L500	PLANTING PLAN



S.P.C.S.: NAD 83 NAVD 88

SITE VICINITY MAP
1"=500'

ARCHITECTS / INTERIORS / CIVIL / STRUCTURAL
WOLD ARCHITECTS AND ENGINEERS

LANDSCAPE ARCHITECT
STUDIO TOPOGRAPHY

30X42

TN

C

GENERAL NOTES

1. EXISTING INFORMATION/TOPOGRAPHIC SURVEY WAS PREPARED BY WOLD ARCHITECTS AND ENGINEERS.
2. PARCEL ID: 100J D 03700 000
3. PROPERTY IS ZONED CIVIL DISTRICT
4. ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 47119C0280E, EFFECTIVE DATE APRIL 16, 2007 THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA
5. BIDDER HAS VISITED THE SITE, BECOME FAMILIAR WITH LOCAL CONDITIONS UNDER WHICH WORK IS TO BE DONE, AND HAS CORRELATED THE BIDDER'S PERSONAL OBSERVATIONS WITH REQUIREMENTS OF CONTRACT DOCUMENTS. CONTRACTOR WILL NOT BE GIVEN EXTRA PAYMENT FOR DIFFERENCES BETWEEN SURVEY AND SITE CONDITIONS THAT MAY BE ENCOUNTERED.
6. CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL CODES, OBTAIN, AT ITS OWN EXPENSE, ALL PERMITS AND PAY ALL FEES REQUIRED PRIOR TO BEGINNING WORK.
7. THE CONTRACTOR SHALL CALL 811 OR VISIT call811.com/811-your-state AT LEAST 3 WORKING DAYS PRIOR TO ALL EXCAVATION AND/OR DEMOLITION.
8. THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAYBE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATION BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY ESTABLISH THE POSITIONS OF UNDERGROUND UTILITY LINES.
9. ALL DAMAGE TO EXISTING ASPHALT PAVEMENT TO REMAIN WHICH RESULTS FROM NEW CONSTRUCTION SHALL BE REPLACED WITH LIKE MATERIALS AT CONTRACTOR'S EXPENSE.
10. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL FLAG AND PROTECT ALL TREES TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE OR STORE MATERIALS, WITHIN THE DRIPLINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.
11. IT IS THE OWNER'S INTENT TO PRESERVE ALL OF THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
12. ALL TREES ARE TO BE PROTECTED AND SAVED IF THEY FALL OUTSIDE THE LIMITS OF GRADING, EVEN IF THEY ARE NOT LOCATED OR IDENTIFIED ON THE SURVEY.
13. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, REPAIR ALL DAMAGE CAUSED BY CONSTRUCTION OR THE CONSTRUCTION PROCESS. ALL DAMAGE SHALL BE REPAIRED ACCORDING TO CURRENT LOCAL STANDARDS AND SPECIFICATIONS. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE COMPANY.
14. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR OFF THE OWNER'S PROPERTY AT NO ADDITIONAL COST, IN A LEGAL MANNER.
15. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ALL DISCREPANCIES TO THE ARCHITECT/ENGINEER PRIOR TO BEGINNING WORK.
16. IN THE EVENT OF ANY DISCREPANCIES FOUND IN THE DRAWINGS OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
17. PROVIDE AS-BUILT DRAWINGS AND DOCUMENTS OF ALL UTILITIES INSTALLED FOR THE PROJECT. DRAWINGS SHALL INCLUDE VERTICAL AND HORIZONTAL INFORMATION ON ALL NEW UTILITIES AS WELL AS EXISTING UTILITIES ENCOUNTERED.
18. GUARD REFERENCE POINTS STAKED IN THE FIELD. ALL REFERENCE POINTS THAT ARE DESTROYED OR LOST SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

DEMOLITION NOTES

1. VERIFY THE CLEARING LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE.
2. DEMOLITION AND REMOVAL OPERATIONS SHALL COMMENCE ONLY AFTER ALL EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.
3. PROVIDE NEAT AND STRAIGHT SAW CUTS OF EXISTING PAVEMENT ALONG ALL LIMITS OF PAVEMENT DEMOLITION.
4. ALL DEMOLISHED MATERIALS BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED. DISPOSE OF OFF THE OWNER'S PROPERTY IN A LEGAL MANNER.
5. ALL PAVEMENT BASE COURSES, SIDEWALK, CURBS, BUILDINGS, FOUNDATIONS, ETC. IN THE AREA TO BE REMOVED SHALL BE REMOVED TO FULL DEPTH. EXISTING BASE COURSE MATERIALS MAY BE WORKED INTO THE NEW PAVEMENT OR BUILDING SUBGRADE PROVIDED THAT THE GRADATION, CONSISTENCY, COMPACTION, SUBGRADE CONDITION, ETC. ARE IN ACCORDANCE WITH THE SPECIFICATIONS. BASE COURSE MATERIALS SHALL NOT BE WORKED INTO THE SUBGRADE OF AREAS TO RECEIVE PLANTING.
6. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY THE DEMOLITION WORK.
7. ALL ITEMS OF CONSTRUCTION REMAINING AND SPECIFICALLY MENTIONED THAT INTERFERE WITH THE NEW CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER.
8. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE BACKFILLED WITH SATISFACTORY MATERIAL AND COMPACTED TO 98% OF MAXIMUM DENSITY PER ASTM D698.
9. EXCEPT AS SHOWN, NO TREES SHALL BE REMOVED AND/OR VEGETATION DISTURBED WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

SITE NOTES

1. THE FOLLOWING IS A MINIMUM CONSTRUCTION SEQUENCE FOR SITE WORK. IF FURTHER MEASURES ARE NEEDED, THE CONTRACTOR SHALL FURNISH AT NO ADDITIONAL COST TO THE PROJECT:
   A. PROVIDE ADEQUATE TREE PROTECTION MEASURES.
   B. INSTALL EROSION/SILTATION CONTROLS AS DESIGNATED ON PLANS.
   C. GRADE THE BUILDING AND PARKING AREAS.
2. CONSTRUCT STORM DRAINS AND DRAINAGE STRUCTURES. INSTALL SILTATION CONTROL MEASURES TO PREVENT SOIL FROM WASHING INTO STORM DRAINAGE STRUCTURES. PROVIDE INLET PROTECTION FOR ALL STRUCTURES IN THE CONTRACTOR'S LAYDOWN AREA.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF PAVEMENT.
4. DIMENSIONS AND RADII ARE TO THE FACE OF CURB, EDGE OF CONCRETE, OR TO THE FACE OF BUILDING UNLESS OTHERWISE NOTED.
5. COORDINATES ARE FOR FACE OF BUILDING, CENTER LINES OF DRIVEWAYS, CENTER OF SANITARY SEWER MANHOLES, AND CENTER AT FACE OF CURB ON CURB INLETS, UNLESS OTHERWISE NOTED.
6. VERIFY THE CLEARING LIMITS AND FIELD CONDITIONS BEFORE BIDDING THIS PROJECT. NO EXTRAS WILL BE ALLOWED DUE TO THE IRREGULAR SURFACE CONDITIONS THAT MAY BE ENCOUNTERED ON THIS SITE.

GRADING AND DRAINAGE NOTES

1. STRIP AVAILABLE TOPSOIL AND STORE ON SITE. INSTALL SILTATION CONTROL (SILT FENCE) AROUND SOIL STOCKPILES, AS NEEDED. CONTRACTOR TO FURNISH ADDITIONAL TOPSOIL OR REMOVE EXCESS TOPSOIL AT NO ADDITIONAL EXPENSE TO THE OWNER.
2. PROVIDED TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
3. PLACE TOPSOIL AND APPLY SEED AND MULCH TO ALL DISTURBED AREAS. PLACE AND RAKE TOPSOIL TO A MINIMUM DEPTH OF SIX (6) INCHES IN AREAS TO RECEIVE LANDSCAPING.
4. IT IS THE OWNER'S INTENT TO PRESERVE ALL OF THE EXISTING SITE VEGETATION OUTSIDE THE LIMITS OF GRADING.
5. ALL GRADED AREAS SHALL BE SEEDED AND MULCHED WITHIN 15 DAYS AFTER GRADING IS COMPLETED.
6. ALL DRAINAGE STRUCTURES AND PIPES WITHIN THE LIMITS OF CONSTRUCTION SHALL HAVE SEDIMENT REMOVED PRIOR TO FINAL ACCEPTANCE.
7. TOP OF GRATE ELEVATIONS FOR CURB INLETS ARE GIVEN TO THE CENTER OF THE INLETS AT THE FACE OF CURB. THE GRATES SHALL SLOPE LONGITUDINALLY WITH THE PAVEMENT GRADE. ADJUST THE CASTING TO FALL ALONG THE CURB LINE.
8. SPOT ELEVATIONS AND CONTOURS REPRESENT PROPOSED FINISHED GRADE AND TOP OF FINISHED PAVEMENT.
9. CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS AND INVERTS PRIOR TO BEGINNING WORK.
10. CONTOUR LINES AND SPOT ELEVATIONS ARE THE RESULT OF A DETAILED ENGINEERING GRADING DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE. SHOULD THE CONTRACTOR HAVE QUESTIONS OF THIS INTENT OR PROBLEMS WITH CONTINUITY OF GRADES, THE ARCHITECT/ENGINEER SHALL BE CONTACTED PRIOR TO BEGINNING WORK.
11. ALL CURBS AND SIDEWALKS SHALL BE BACKFILLED WITH TOPSOIL, SEEDED AND MULCHED, UNLESS OTHERWISE NOTED.

EROSION PREVENTION AND SEDIMENT CONTROL

1. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE EXPOSURE TIME OF CLEARED SURFACE AREA. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND FUNCTIONAL PRIOR TO EARTH MOVING OPERATIONS. ALL CONTROL MEASURES SHALL BE CHECKED AND REPAIRED AS NECESSARY, AT MAXIMUM 14 CALENDAR DAYS IN DRY PERIODS, AND WITHIN 24 HOURS OF ALL RAINFALL EXCEEDING 0.25 INCH PER 24 HOUR PERIOD.
2. THE CONTRACTOR SHALL DESIGNATE IN WRITING THE NAME AND PHONE NUMBER OF THE INDIVIDUAL RESPONSIBLE FOR EROSION AND SEDIMENT CONTROLS.
3. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE REMOVED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING. ALL GRADED AREAS EXPECTED TO REMAIN UNFINISHED AND UNWORKED FOR MORE THAN 7 CALENDAR DAYS SHALL BE COVERED WITH TEMPORARY GRASS, SOD, STRAW, MULCH OR FABRIC MATERIAL. PERMANENT SOIL STABILIZATION SHALL BE INSTALLED WITHIN 15 CALENDAR DAYS OF FINAL GRADING.
4. TEMPORARY SEEDING FOR TENNESSEE PROJECTS INCLUDE THE FOLLOWING OPTIONS;
   A. JAN 1-MAY 1 ITALIAN RYE/KOREAN LESPEDEZA/SUMMER OATS
   B. MAY 1-JULY 15 SUDAN OR STARR MILLET
   C. JULY 15-JAN 1 BALBOA RYE/ITALIAN RYE
5. SILT BARRIERS AND SEDIMENT TRAPS SHALL BE CLEANED OF ACCUMULATED SEDIMENT WHEN APPROXIMATELY 50% FILLED.
6. STOCKPILES SHALL BE STABILIZED AND PROTECTED FROM EROSION.
7. COMPLY WITH ALL LOCAL AND STATE SOIL EROSION AND SEDIMENT CONTROL REQUIREMENTS. PREVENT ALL SOIL EROSION ONTO PUBLIC ROADS OR INTO EXISTING DRAINAGE DITCHES OR WATERWAYS. ALL SOIL EROSION AND SEDIMENT CONTROL COSTS, AS WELL AS REGULAR INSPECTIONS BY A STATE CERTIFIED INSPECTOR, SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE INCLUDED IN THE PROJECT BID.
8. MAINTAIN CRUSHED STONE AT THE SITE ACCESS. CONSTRUCTION VEHICLES SHALL NOT TRACK SOIL ONTO PUBLIC STREETS.
9. INSTALL AND MAINTAIN EROSION/SILTATION CONTROL DEVICES, AS DESIGNATED ON THE PLAN, UNTIL ADEQUATE VEGETATION IS PRESENT TO PREVENT EROSION.
10. ALL LOCATIONS OF TEMPORARY EROSION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT.
11. WHEN THE TEMPORARY EROSION CONTROL DEVICES ARE NO LONGER REQUIRED THEY SHALL BE REMOVED.
12. REPLACE DAMAGED AND WORN OUT SILT BARRIERS.

UTILITY NOTES

1. WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL CODES AND SPECIFICATIONS.
2. MAINTAIN HORIZONTAL AND VERTICAL SEPARATION BETWEEN SANITARY SEWER AND WATER SUPPLY LINES ACCORDING TO LOCAL CODES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO FINAL PAVEMENT CONSTRUCTION.
4. ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL AND STATE SPECIFICATIONS, AND THE PROJECT SPECIFICATIONS. CONTRACTOR TO VERIFY WITH LOCAL UTILITY PROVIDER(S) FOR COMPLIANCE PRIOR TO PURCHASE OF MATERIAL.
5. COORDINATE WITH LOCAL UTILITY AND/OR FIRE DEPARTMENT ON APPROVED FIRE HYDRANT, REDUCED PRESSURE BACK FLOW PREVENTOR, DOUBLE DETECTOR CHECK VALVE ASSEMBLY AND VAULT MANUFACTURERS.
6. ALL PIPING FROM THE "POINT OF SERVICE", INCLUDING UNDERGROUND, USED FOR SPRINKLER OR STANDPIPE SYSTEM SHALL BE INSTALLED BY A LICENSED SPRINKLER CONTRACTOR.
7. ADJUST ALL EXISTING CASTINGS TO PROPOSED FINISH GRADE.

MRMC FRONT ENTRY AND LOBBY
1224 TROTWOOD AVENUE
COLUMBIA TENNESSEE 38401

MAURY REGIONAL HEALTH
1224 TROTWOOD AVENUE
COLUMBIA TN, 38401

WOLD ARCHITECTS AND ENGINEERS
214 Centerview Drive Suite 300
Brentwood, TN 37027
woldae.com | 615.370.8500

PLANNING COMMISSION CONCEPT PLANS NOT FOR CONSTRUCTION

Revisions		
Description	Date	Num

Proj. #: 247005
Date: 09.16.2024
Drawn: ALR
Check: JG

CIVIL NOTES

C0.02

PLOT DATE: 9/16/2024 1:52:25 PM | ARHODES | LOCATION: C:\USERS\ARHODES\DC\ACCDOCS\WOLD ARCHITECTS\MAURY REGIONAL HEALTH - MASTER\PROJECT FILES\01_CIVIL\247005 - MRMC PHASE PACKAGE\C-NOTES 247005.DWG
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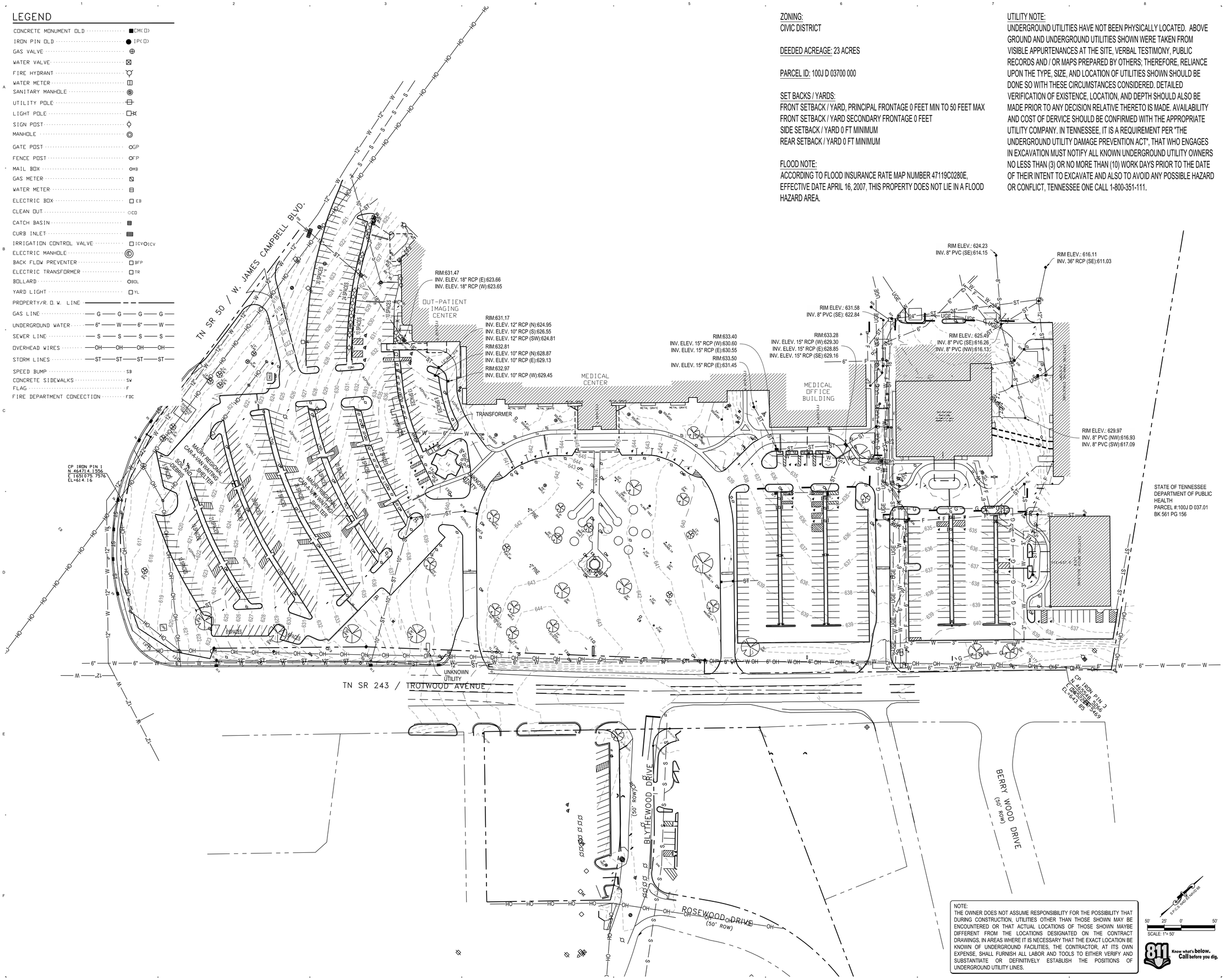
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LEGEND

CONCRETE MONUMENT OLD	■CM(□)
IRON PIN OLD	●IP(□)
GAS VALVE	⊕
WATER VALVE	⊠
FIRE HYDRANT	
WATER METER	
SANITARY MANHOLE	
UTILITY POLE	
LIGHT POLE	
SIGN POST	
MANHOLE	
GATE POST	GP
FENCE POST	FP
MAIL BOX	MB
GAS METER	
WATER METER	
ELECTRIC BOX	EB
CLEAN OUT	CO
CATCH BASIN	
CURB INLET	
IRRIGATION CONTROL VALVE	ICV ICV
ELECTRIC MANHOLE	E
BACK FLOW PREVENTER	BFP
ELECTRIC TRANSFORMER	TR
BOLLARD	BOL
YARD LIGHT	YL
PROPERTY/R.O.W. LINE	
GAS LINE	G G G G
UNDERGROUND WATER	6" W 6" W
SEWER LINE	S S S S
OVERHEAD WIRES	OH OH OH OH
STORM LINES	ST ST ST ST
SPEED BUMP	SB
CONCRETE SIDEWALKS	SW
FLAG	F
FIRE DEPARTMENT CONNECTION	FDC



ZONING:
CIVIC DISTRICT

DEEDED ACREAGE: 23 ACRES

PARCEL ID: 100J D 03700 000

SET BACKS / YARDS:
FRONT SETBACK / YARD, PRINCIPAL FRONTAGE 0 FEET MIN TO 50 FEET MAX
FRONT SETBACK / YARD SECONDARY FRONTAGE 0 FEET
SIDE SETBACK / YARD 0 FT MINIMUM
REAR SETBACK / YARD 0 FT MINIMUM

FLOOD NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP NUMBER 47119C0280E, EFFECTIVE DATE APRIL 16, 2007, THIS PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA.

UTILITY NOTE:
UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, VERBAL TESTIMONY, PUBLIC RECORDS AND / OR MAPS PREPARED BY OTHERS; THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THESE CIRCUMSTANCES CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF DERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS NO LESS THAN (3) OR NO MORE THAN (10) WORK DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-111.

NOTE:
THE OWNER DOES NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAYBE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATION BE KNOWN OF UNDERGROUND FACILITIES, THE CONTRACTOR, AT ITS OWN EXPENSE, SHALL FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITIVELY ESTABLISH THE POSITIONS OF UNDERGROUND UTILITY LINES.

NAD 83 TENNESSEE STATE PLANE
50' 25' 0' 50'
SCALE: 1"= 50'

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

MRMC FRONT ENTRY AND LOBBY
1224 TROTWOOD AVENUE
COLUMBIA TENNESSEE 38401

MAURY REGIONAL HEALTH
1224 TROTWOOD AVENUE
COLUMBIA TN, 38401

Wold

WOLD ARCHITECTS AND ENGINEERS
214 Centerview Drive Suite 300
Brentwood, TN 37027
woldae.com | 615.370.8500

PLANNING COMMISSION
CONCEPT PLANS
NOT FOR CONSTRUCTION

Revisions		
Description	Date	Num

Proj. #: 247005
Date: 09.16.2024
Drawn: ALR
Check: JG

EXISTING CONDITIONS

C0.02

PLOT DATE: 9/16/2024 1:52:29 PM | ARHODES | LOCATION: C:\USERS\ARHODES\DOCUMENTS\WOLD ARCHITECTS\MAURY REGIONAL HEALTH - MASTER\PROJECT FILES\01_CIVIL\247005 - MRMC PHASE PACKAGE\C-BASE 247005.DWG
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TN

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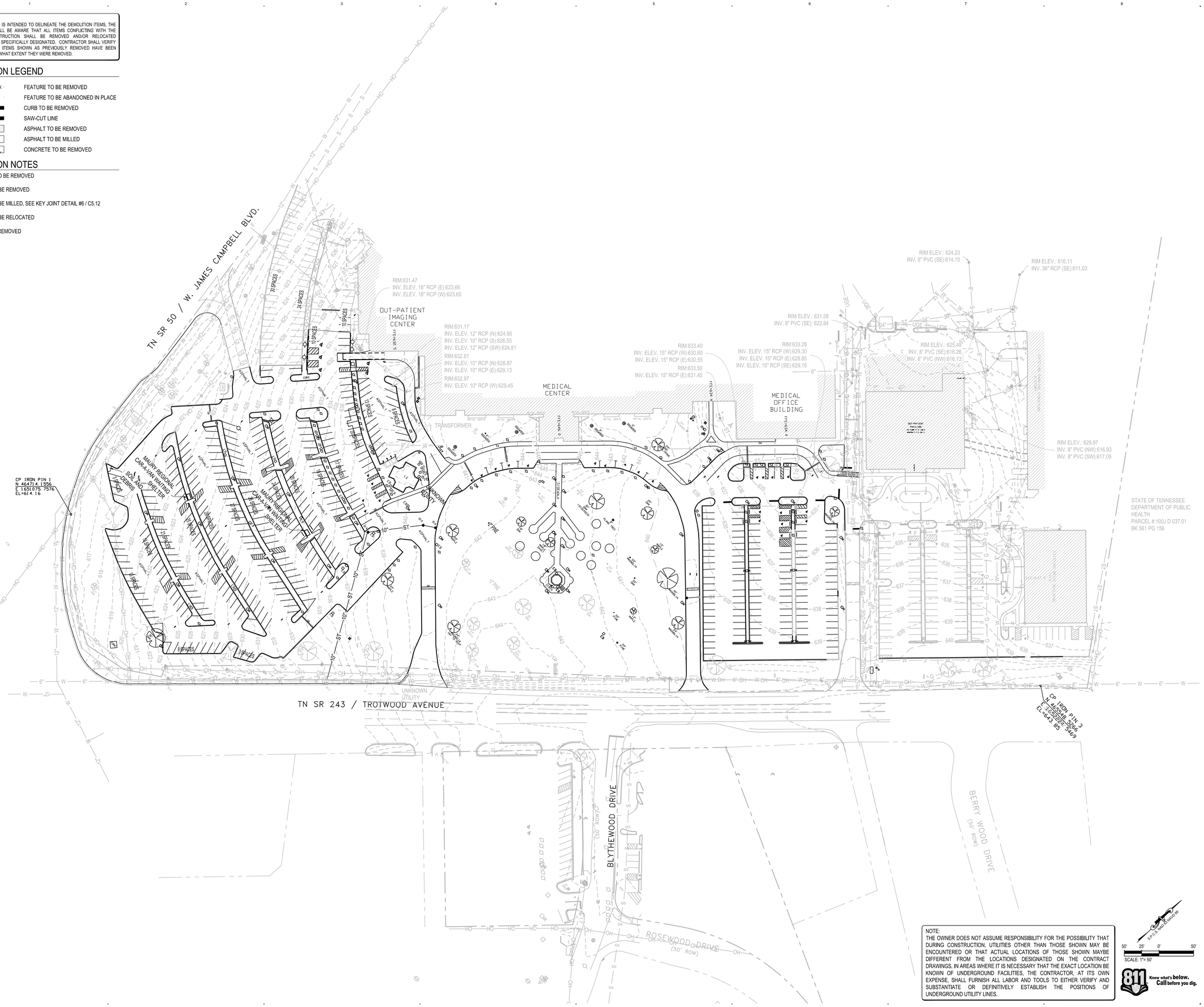
DEMOLITION NOTE:
WHILE THIS SHEET IS INTENDED TO DELINEATE THE DEMOLITION ITEMS, THE CONTRACTOR SHALL BE AWARE THAT ALL ITEMS CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE REMOVED AND/OR RELOCATED WHETHER OR NOT SPECIFICALLY DESIGNATED. CONTRACTOR SHALL VERIFY THAT ALL UTILITY ITEMS SHOWN AS PREVIOUSLY REMOVED HAVE BEEN REMOVED AND TO WHAT EXTENT THEY WERE REMOVED.

DEMOLITION LEGEND

- X X X X X X X X — FEATURE TO BE REMOVED
- / / / / / / / / / / — FEATURE TO BE ABANDONED IN PLACE
- CURB TO BE REMOVED
- SAW-CUT LINE
- ASPHALT TO BE REMOVED
- ASPHALT TO BE MILLED
- CONCRETE TO BE REMOVED

DEMOLITION NOTES

1. CONCRETE TO BE REMOVED
2. ASPHALT TO BE REMOVED
3. ASPHALT TO BE MILLED, SEE KEY JOINT DETAIL #6 / C5.12
4. GAS LINE TO BE RELOCATED
5. CURB TO BE REMOVED



NOTE:
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50' 25' 0' 50'
SCALE: 1"= 50'

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COLUMBIA TENNESSEE 38401

MAURY REGIONAL HEALTH
1224 TROTWOOD AVENUE
COLUMBIA TN, 38401

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DEMOLITION PLAN

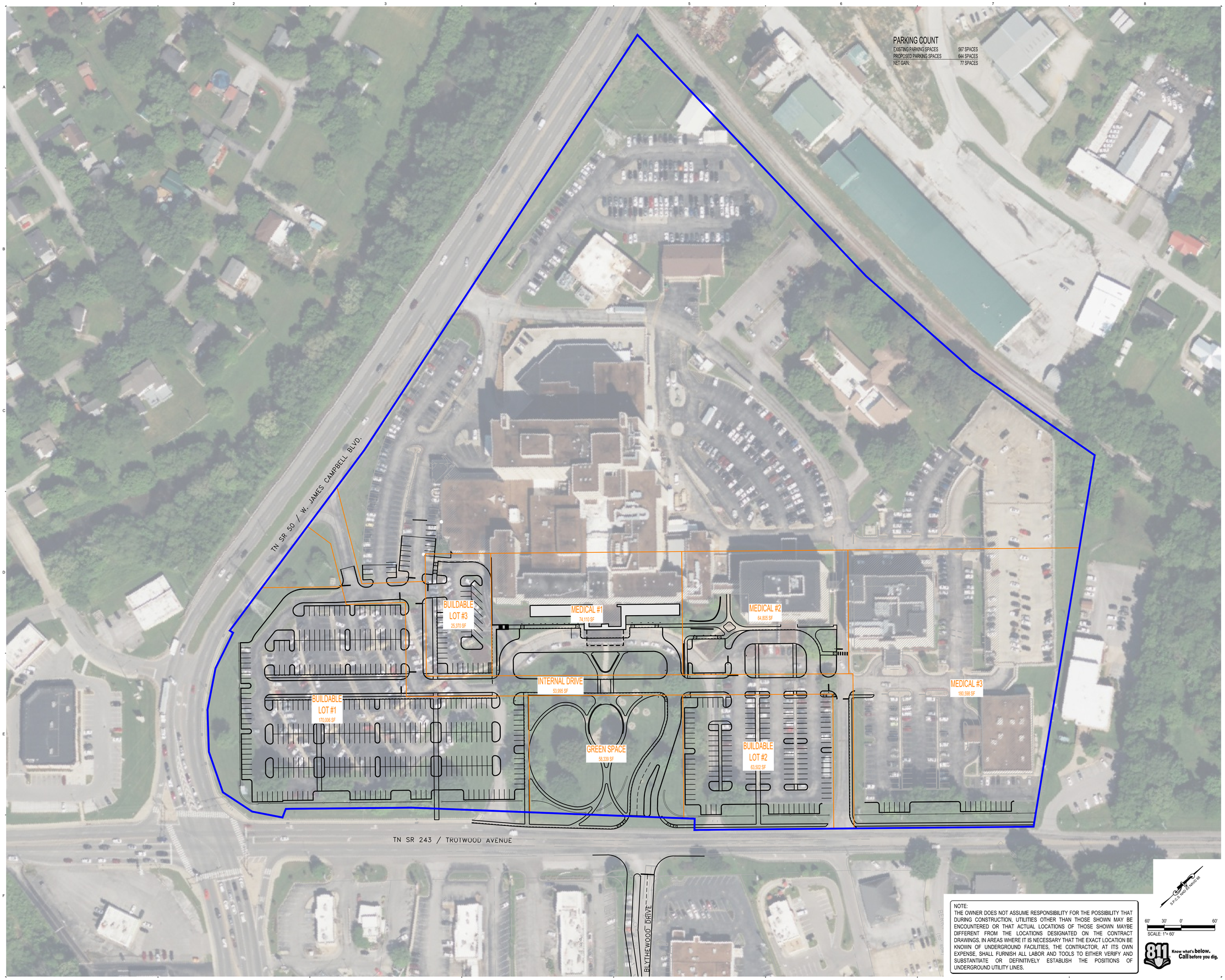
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60' 30' 0' 60'
SCALE: 1"= 60'

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SITE DEVELOPMENT PLAN

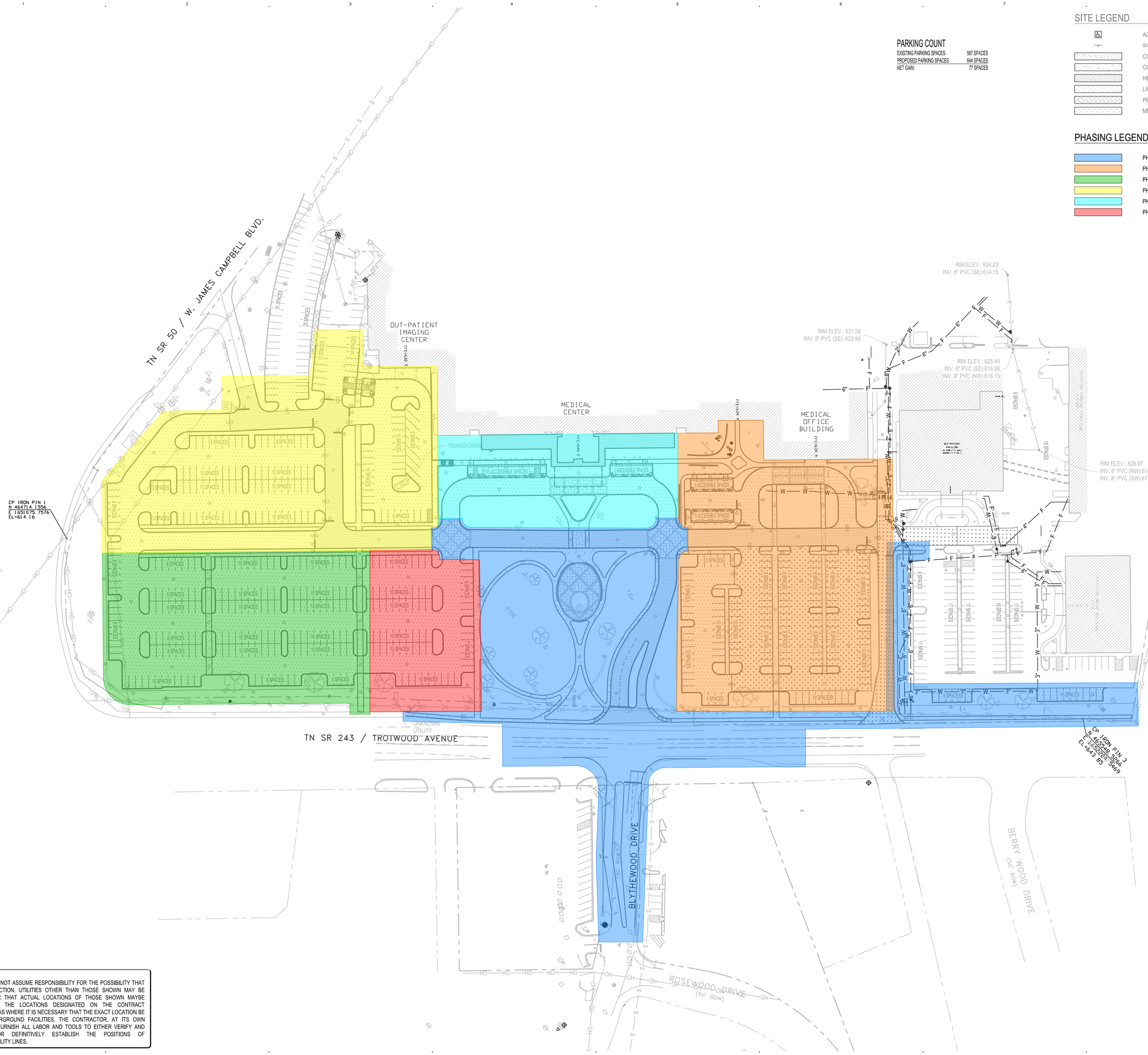
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PARKING COUNT

EXISTING PARKING SPACES	567 SPACES
PROPOSED PARKING SPACES	644 SPACES
NET GAIN:	77 SPACES

SITE LEGEND

- ACCESSIBLE MARKING SYMBOL
- SIGN
- CONCRETE PAVING
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- PERVIOUS PAVERS
- MILL AND OVERLAY

PHASING LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

NOTE:
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SITE PHASING PLAN

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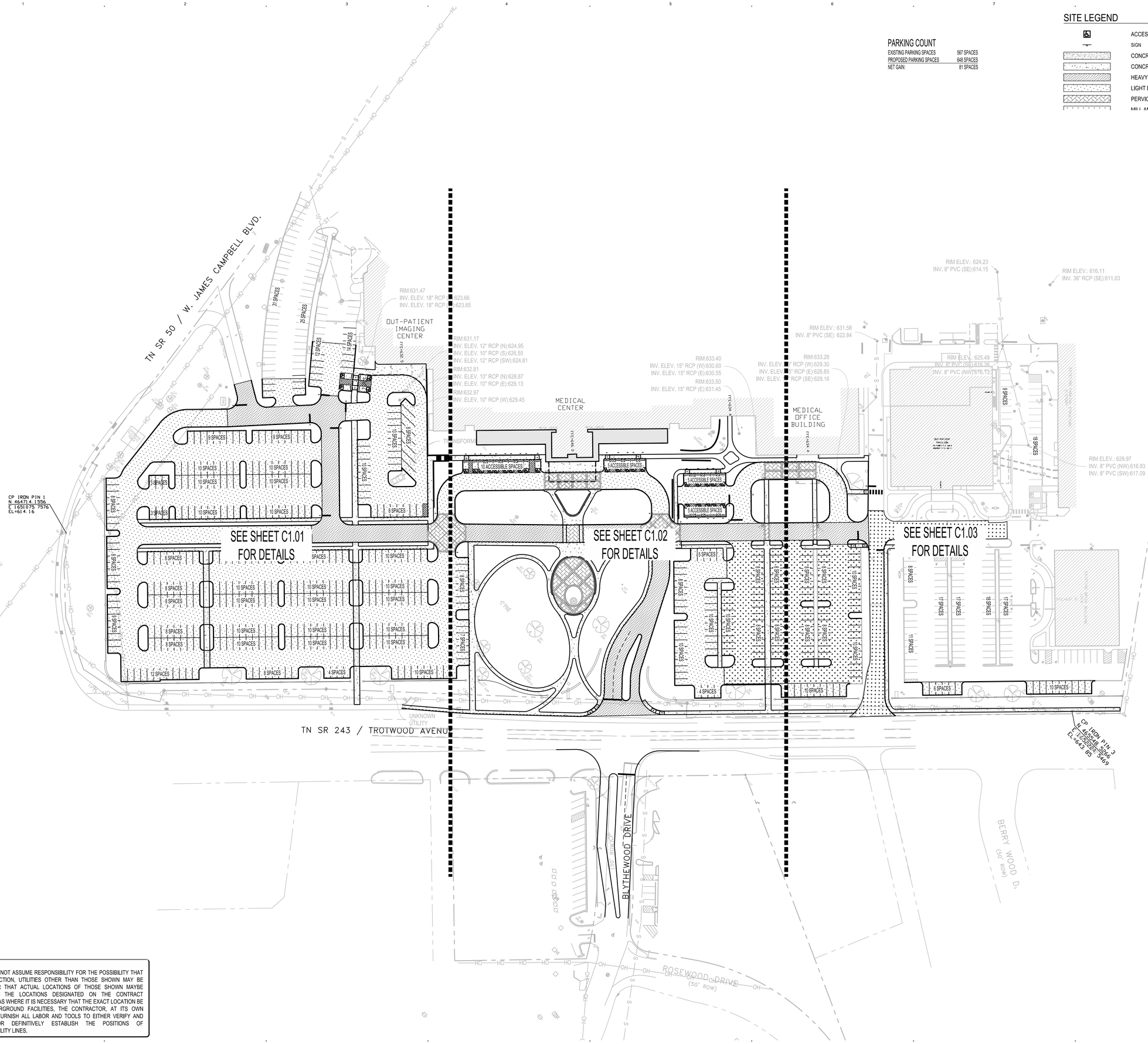
TN

PARKING COUNT

EXISTING PARKING SPACES	567 SPACES
PROPOSED PARKING SPACES	648 SPACES
NET GAIN:	81 SPACES

SITE LEGEND

- ACCESSIBLE MARKING SYMBOL
- SIGN
- CONCRETE PAVING
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- PERVIOUS PAVERS
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OVERALL SITE PLAN

SCALE: 1"= 50'

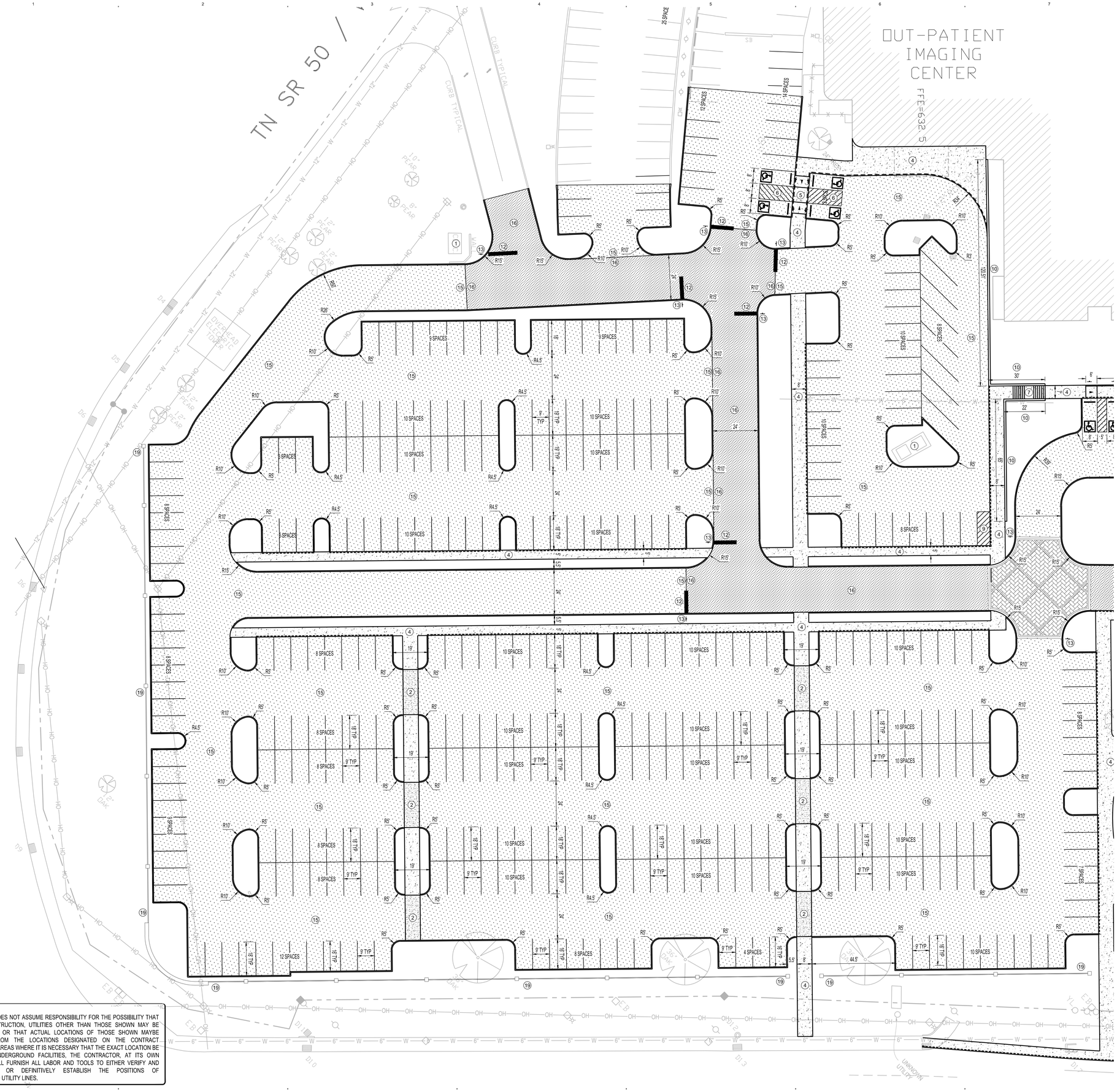
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SITE LEGEND

- ACCESSIBLE MARKING SYMBOL
- SIGN
- CONCRETE PAVING
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- PERVIOUS PAVERS
- MILL AND OVERLAY

SITE NOTES

1. EXISTING TRANSFORMERS, DO NOT DISTURB
2. LIGHT DUTY CONCRETE PAVING, SEE DETAIL #8 / C5.12
3. HEAVY DUTY CONCRETE PAVING, SEE DETAIL #8 / C5.12
4. CONCRETE SIDEWALK, SEE DETAIL #6 / C5.11
5. ACCESSIBLE RAMP, SEE DETAIL #9 / C5.11
6. ACCESSIBLE PARKING, SEE DETAIL #2 / C5.11
7. CONCRETE STEPS, SEE DETAIL #4 / C5.12
8. ACCESSIBLE RAMP, SEE DETAIL #5 / C5.11
9. PARKING STRIPING, SEE DETAIL #3 / C5.12
10. RETAINING WALL, SEE DETAIL #6 / C5.12
11. CROSS WALK, SEE DETAIL #7 / C5.12
12. STOP BAR, SEE DETAIL #9 / C5.12
13. STOP SIGN, SEE DETAIL #5 / C5.12
14. ONE WAY SIGN, SEE DETAIL #1 / C5.13
15. LIGHT DUTY ASPHALT PAVING, SEE DETAIL #8 / C5.11
16. HEAVY DUTY ASPHALT PAVING, SEE DETAIL #8 / C5.11
17. ACCESSIBLE RAMP, SEE DETAIL #1 / C5.12
18. MILL AND OVERLAY, SEE DETAIL #2 / C5.13
19. DECORATIVE FENCE, SEE LANDSCAPING PLANS FOR DETAILS

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ENLARGED SITE PLAN

SCALE: 1"= 20'

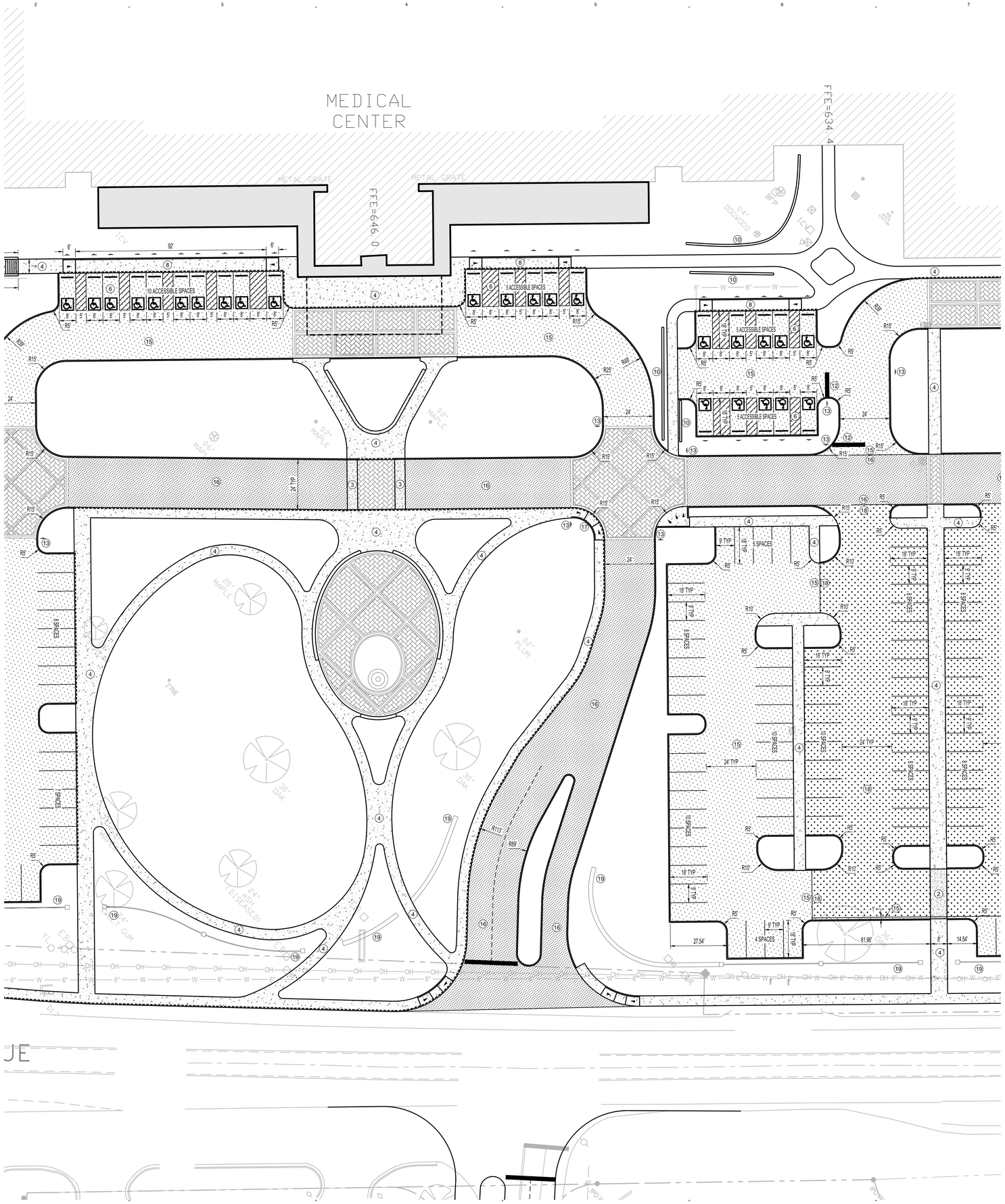
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SITE LEGEND

- ACCESSIBLE MARKING SYMBOL
- SIGN
- CONCRETE PAVING
- CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
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SITE NOTES

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ENLARGED SITE PLAN

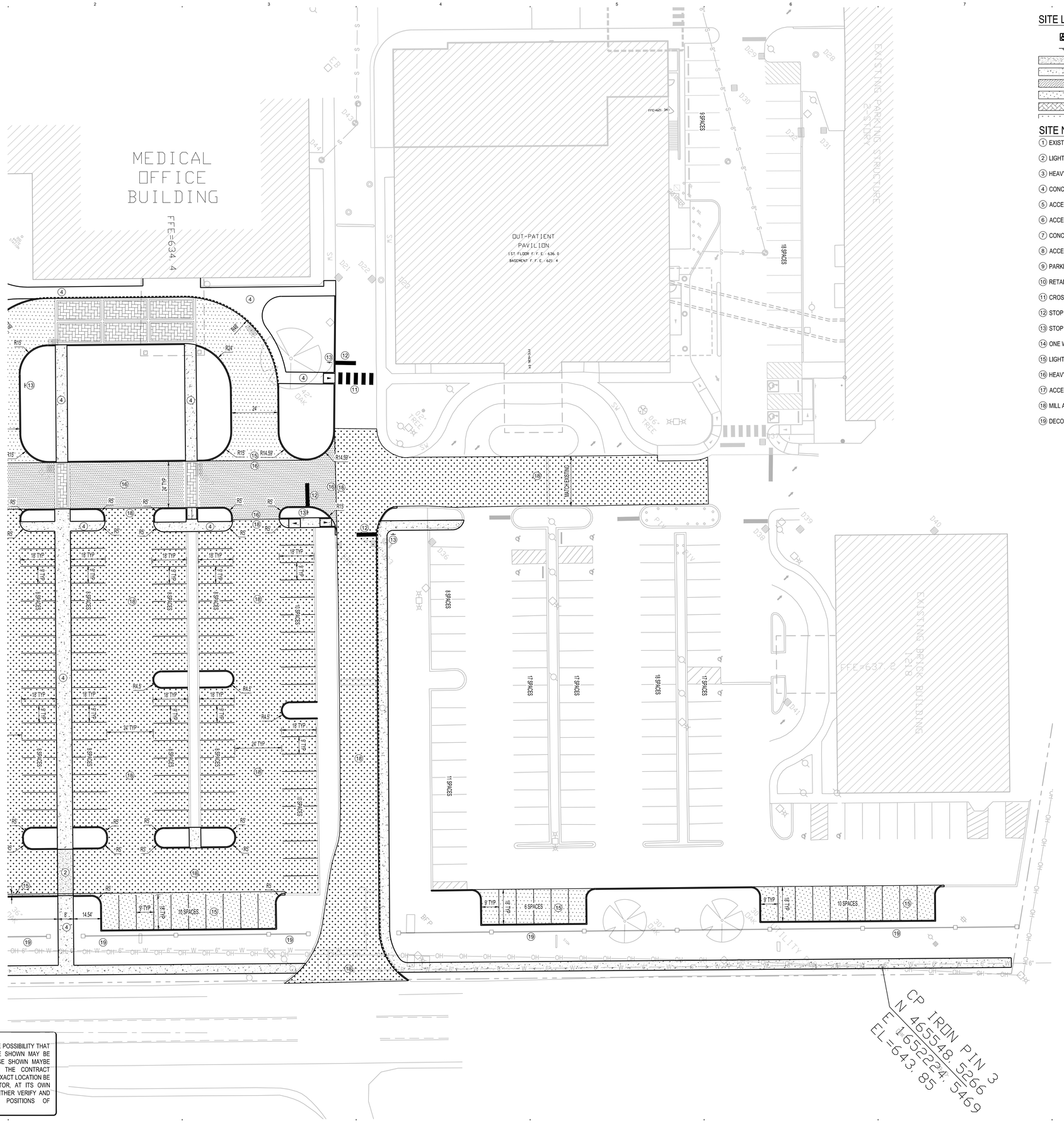
SCALE: 1"= 20'

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SITE LEGEND

- ACCESSIBLE MARKING SYMBOL
- SIGN
- CONCRETE PAVING
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ENLARGED SITE PLAN

SCALE: 1" = 20'

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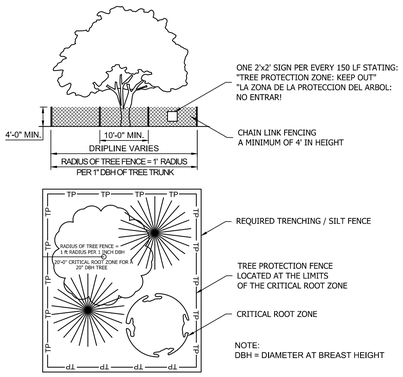
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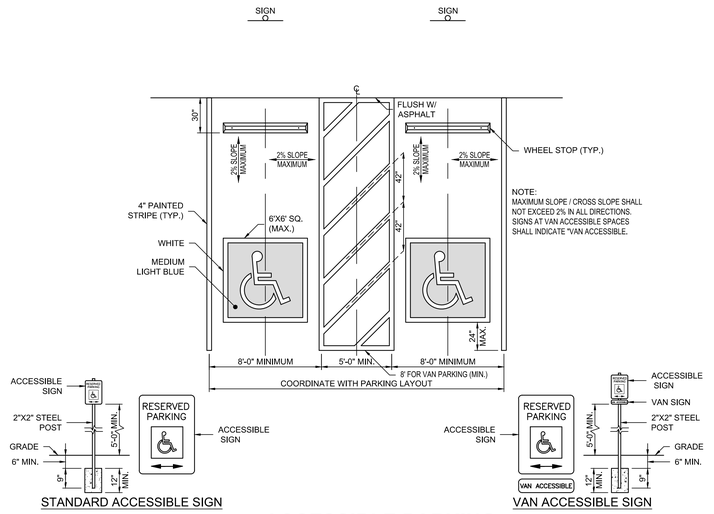
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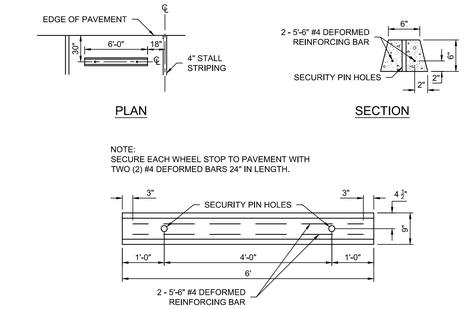
1 TREE PROTECTION
NOT TO SCALE



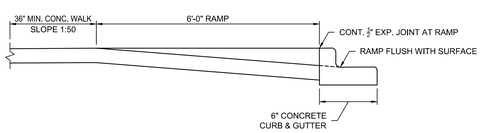
STANDARD ACCESSIBLE SIGN

VAN ACCESSIBLE SIGN

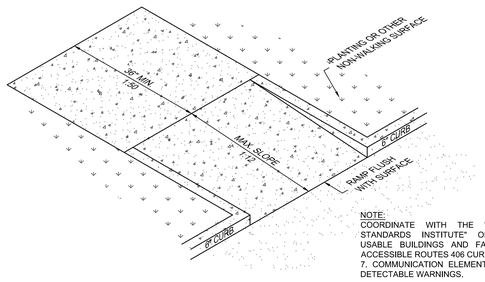
2 ACCESSIBLE PARKING
NOT TO SCALE



3 WHEEL STOP
NOT TO SCALE

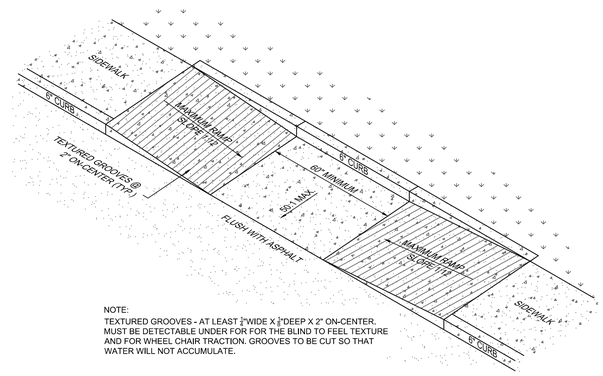


TYPICAL RAMP SECTION



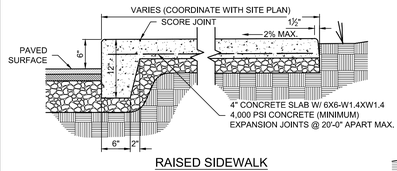
NOTE:
COORDINATE WITH THE "AMERICAN NATIONAL STANDARDS INSTITUTE" OF "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES" CHAPTER 4, ACCESSIBLE ROUTES 406 CURB RAMPS AND CHAPTER 7, COMMUNICATION ELEMENTS AND FEATURES 705 DETECTABLE WARNINGS.

4 RETURNED CURB ACCESSIBLE RAMP
NOT TO SCALE

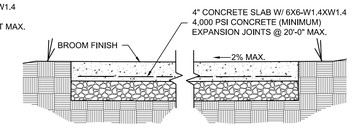


NOTE:
TEXTURED GROOVES - AT LEAST ¼"WIDE X ¼"DEEP X 2" ON-CENTER.
MUST BE DETECTABLE UNDER FOR FOR THE BLIND TO FEEL TEXTURE
AND FOR WHEEL CHAIR TRACTION. GROOVES TO BE CUT SO THAT
WATER WILL NOT ACCUMULATE.

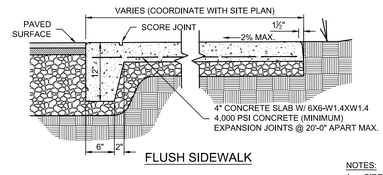
5 ACCESSIBLE RAMP
NOT TO SCALE



RAISED SIDEWALK



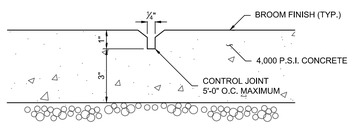
SIDEWALK



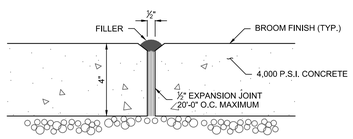
FLUSH SIDEWALK

NOTES:
1. SIDEWALKS SHALL BE 4" MINIMUM THICKNESS WITH 4" CRUSHED STONE BASE.
2. WHERE ADJACENT TO A FIXED STRUCTURE, A ½" EXPANSION JOINT W/ FILLER SHALL BE INSTALLED.
3. COORDINATE WITH FINISH DETAIL AND JOINT DETAIL.
4. EXPANSION BOARD SHALL BE PROCESSED BOARD PRODUCT MADE FROM GRANULAR CRUMB RUBBER DERIVED FROM DISCARDED TRUCK TIRES AND VARIOUS LOW DENSITY POLYMER PRODUCTS.

6 SIDEWALK DETAILS
NOT TO SCALE

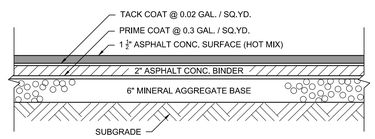


CONTROL JOINT

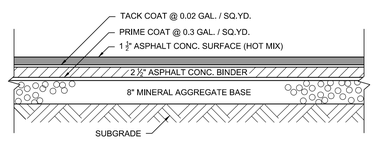


EXPANSION JOINT

7 SIDEWALK JOINTS
NOT TO SCALE

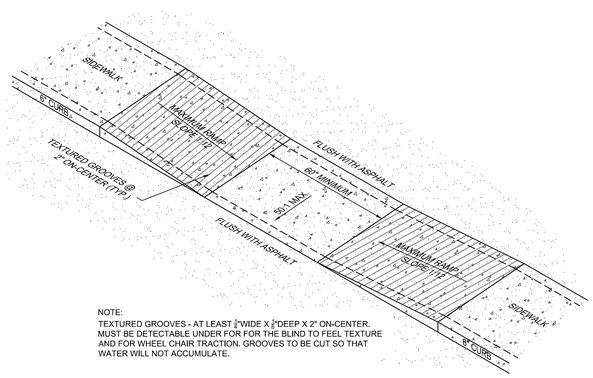


LIGHT - DUTY PAVING



HEAVY - DUTY PAVING

8 ASPHALT PAVING SECTION DETAIL
NOT TO SCALE



NOTE:
TEXTURED GROOVES - AT LEAST ¼"WIDE X ¼"DEEP X 2" ON-CENTER.
MUST BE DETECTABLE UNDER FOR FOR THE BLIND TO FEEL TEXTURE
AND FOR WHEEL CHAIR TRACTION. GROOVES TO BE CUT SO THAT
WATER WILL NOT ACCUMULATE.

9 ACCESSIBLE RAMP
NOT TO SCALE

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Description	Date	Num

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Date: 09.16.2024
Drawn: ALR
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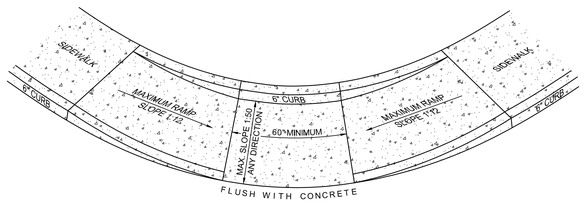
SITE DETAILS

C5.11

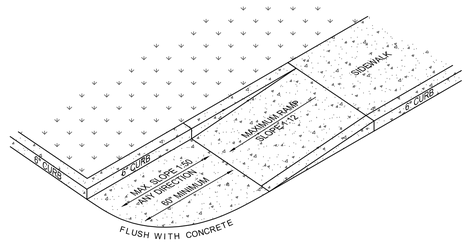
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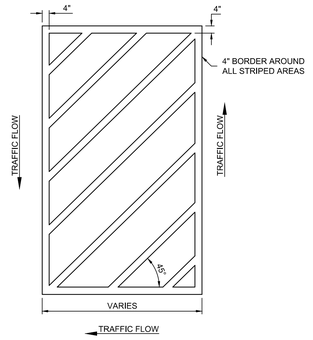
TN



1 CURB RADIUS ACCESSIBLE RAMP
NOT TO SCALE

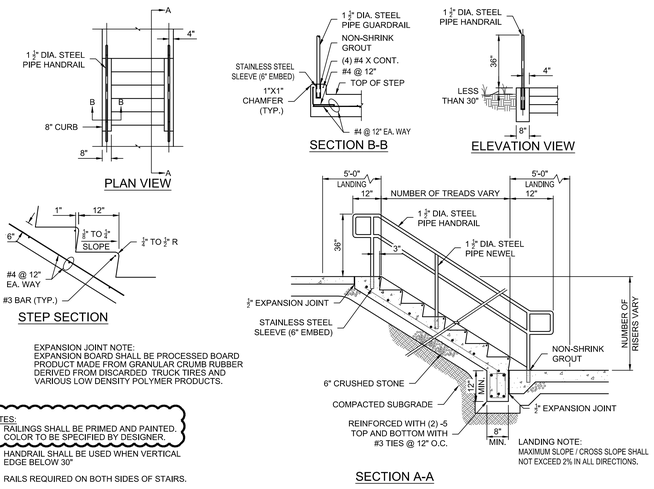


2 CURB RADIUS ACCESSIBLE RAMP
NOT TO SCALE



NOTE:
COORDINATE WITH SITE PLAN FOR CORNER / RADIUS DIMENSIONS.

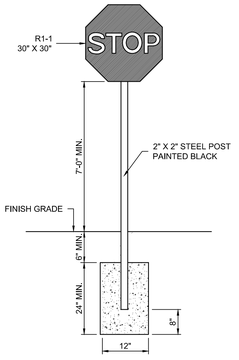
3 STRIPING DETAIL
NOT TO SCALE



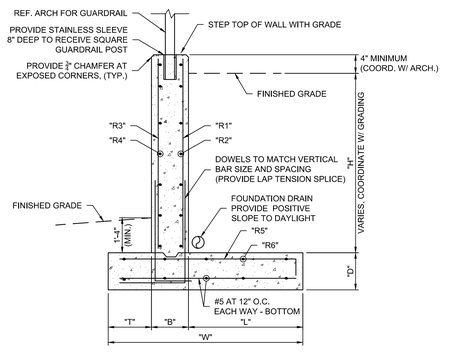
EXPANSION JOINT NOTE:
EXPANSION BOARD SHALL BE PROCESSED BOARD PRODUCT MADE FROM GRANULAR CRUMB RUBBER DERIVED FROM DISCARDED TRUCK TIRES AND VARIOUS LOW DENSITY POLYMER PRODUCTS.

NOTES:
1. RAILINGS SHALL BE PRIMED AND PAINTED. COLOR TO BE SPECIFIED BY DESIGNER.
2. HANDRAIL SHALL BE USED WHEN VERTICAL EDGE BELOW 30"
3. RAILS REQUIRED ON BOTH SIDES OF STAIRS.
4. LANDINGS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

4 STEP DETAIL W/ HANDRAIL
NOT TO SCALE

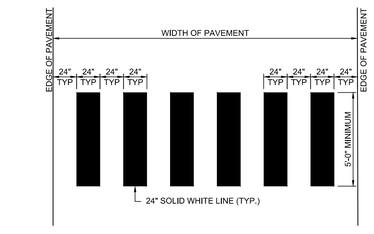


5 STOP SIGN
NOT TO SCALE



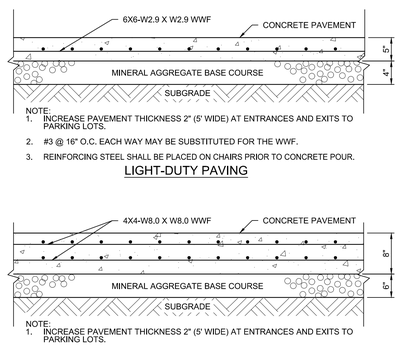
12" - RETAINING WALL SCHEDULE											
"H"	"L"	"B"	"T"	"D"	"W"	"R1"	"R2"	"R3"	"R4"	"R5"	"R6"
H <!= 4'	2'-0"	12"	1'-0"	1'-0"	4'-0"	#5@12"	#5@12"	#5@12"	#5@12"	#5@12"	#5@12"
4' < H <!= 6'	3'-6"	12"	2'-0"	1'-3"	6'-6"	#6@12"	#5@12"	#5@12"	#5@12"	#5@12"	#5@12"
6' < H <!= 8'	5'-0"	12"	2'-0"	1'-3"	8'-0"	#7@12"	#5@12"	#5@12"	#5@12"	#5@12"	#5@12"
8' < H <!= 10'	5'-4"	12"	3'-0"	1'-8"	9'-4"	#9@12"	#5@12"	#5@12"	#5@12"	#6@12"	#5@12"
10' < H <!= 15'	7'-0"	12"	4'-0"	1'-9"	12'-0"	#9@9"	#5@12"	#5@12"	#5@12"	#7@12"	#6@12"

6 12" CONCRETE RETAINING WALL
NOT TO SCALE



NOTE:
ALL STOP BARS, CROSS WALKS, AND DIRECTIONAL ARROWS SHALL BE THERMOPLASTIC PAVEMENT MARKING MATERIAL MEETING TDOT 919.01. APPLY GLASS SPHERES TO THE SURFACE OF THE COMPLETED STRIPE BY AND AUTOMATIC BEAD DISPENSER.

7 CROSSWALK MARKING
NOT TO SCALE



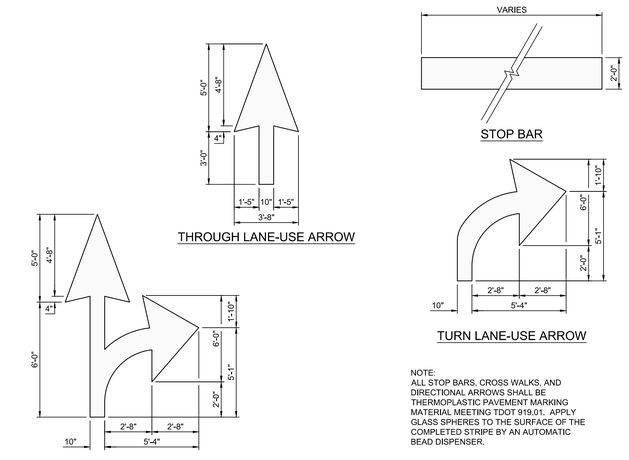
NOTE:
1. INCREASE PAVEMENT THICKNESS 2" (5' WIDE) AT ENTRANCES AND EXITS TO PARKING LOTS.
2. #3 @ 16" O.C. EACH WAY MAY BE SUBSTITUTED FOR THE WWF.
3. REINFORCING STEEL SHALL BE PLACED ON CHAIRS PRIOR TO CONCRETE POUR.

LIGHT-DUTY PAVING

NOTE:
1. INCREASE PAVEMENT THICKNESS 2" (5' WIDE) AT ENTRANCES AND EXITS TO PARKING LOTS.
2. #4 @ 12" O.C. EACH WAY MAY BE SUBSTITUTED FOR THE WWF.
3. REINFORCING STEEL SHALL BE PLACED ON CHAIRS PRIOR TO CONCRETE POUR.

HEAVY-DUTY PAVING

8 CONCRETE PAVING SECTION DETAIL
NOT TO SCALE



NOTE:
ALL STOP BARS, CROSS WALKS, AND DIRECTIONAL ARROWS SHALL BE THERMOPLASTIC PAVEMENT MARKING MATERIAL MEETING TDOT 919.01. APPLY GLASS SPHERES TO THE SURFACE OF THE COMPLETED STRIPE BY AN AUTOMATIC BEAD DISPENSER.

9 PAVEMENT MARKING DETAIL
NOT TO SCALE

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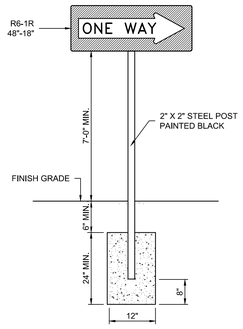
SITE DETAILS

C5.12

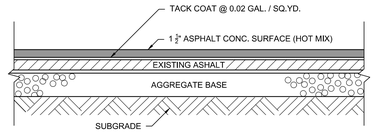
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1 ONE WAY SIGN
NOT TO SCALE



NOTE:
PLACE ASPHALT OVERLAY TO PROPOSED GRADES INDICATED USING THE ABOVE SECTION AS THE MAXIMUM THICKNESS FOR EACH CLASSIFICATION OF ASPHALT.

2 ASPHALT OVERLAY
NOT TO SCALE

3 DETAIL NOT USED
NOT TO SCALE

4 DETAIL NOT USED
NOT TO SCALE

5 DETAIL NOT USED
NOT TO SCALE

6 DETAIL NOT USED
NOT TO SCALE

7 DETAIL NOT USED
NOT TO SCALE

8 DETAIL NOT USED
NOT TO SCALE

9 DETAIL NOT USED
NOT TO SCALE

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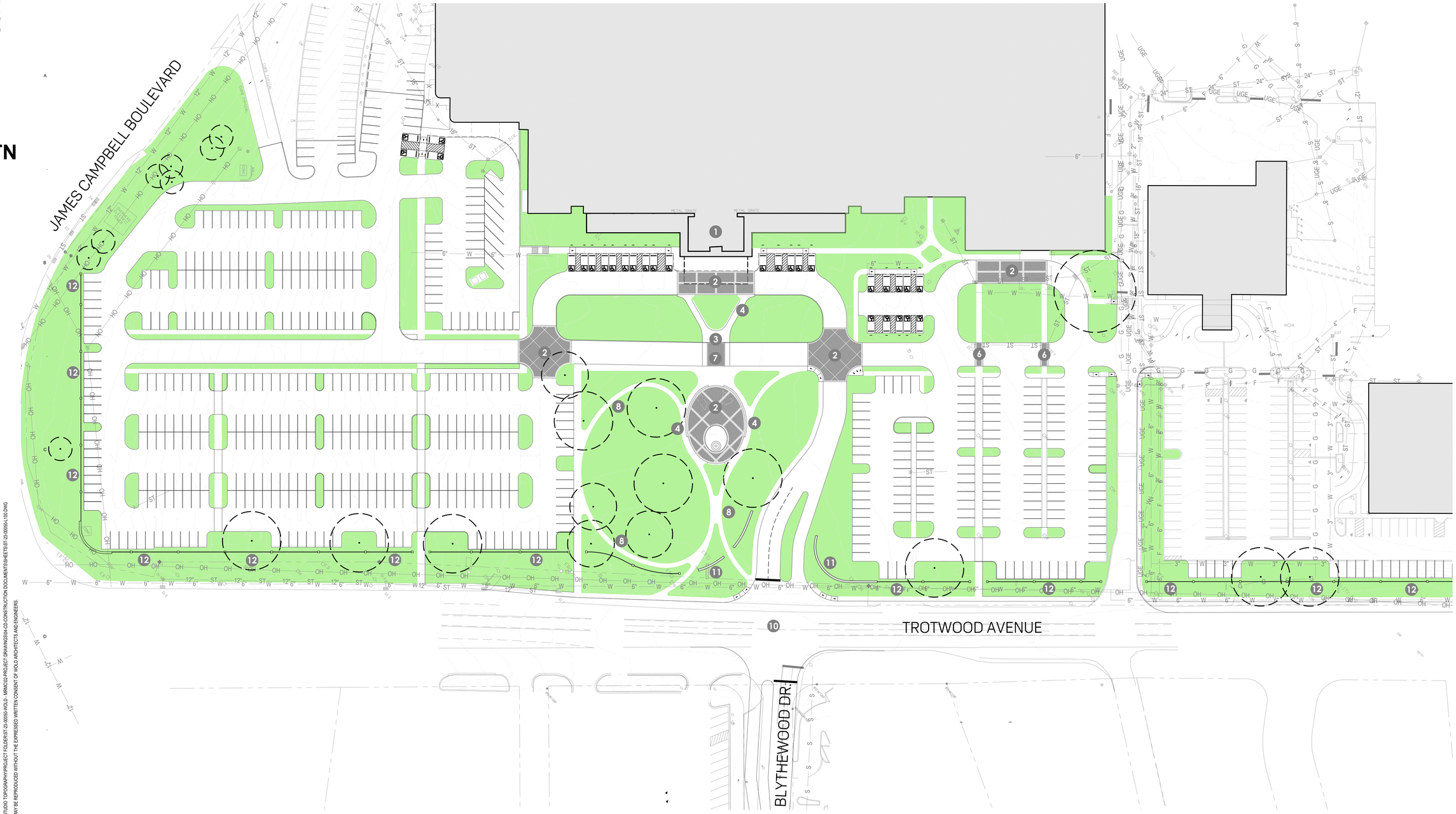
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SITE DETAILS

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0' 20' 40' 80' 120'

LEGEND:

1. PROPOSED BUILDING RENOVATION
2. SPECIALTY PAVING PLAZA - CONCRETE PAVERS
3. CONCRETE PAVING
4. BRICK SITE WALL
5. OPEN LAWN
6. PROPOSED CROSSWALK
7. RAISED TABLE CONCRETE PAVER CROSSWALK
8. CONCRETE MULTI USE PATH
9. CONCRETE SIDEWALKS
10. PROPOSED INTERSECTION - SEE CIVIL ALIGNMENT
11. PROPOSED ENTRANCE SIGN
12. PARKING BOUNDARY 40" METAL FENCE WITH MASONRY PIERS

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COLUMBIA TENNESSEE 38401

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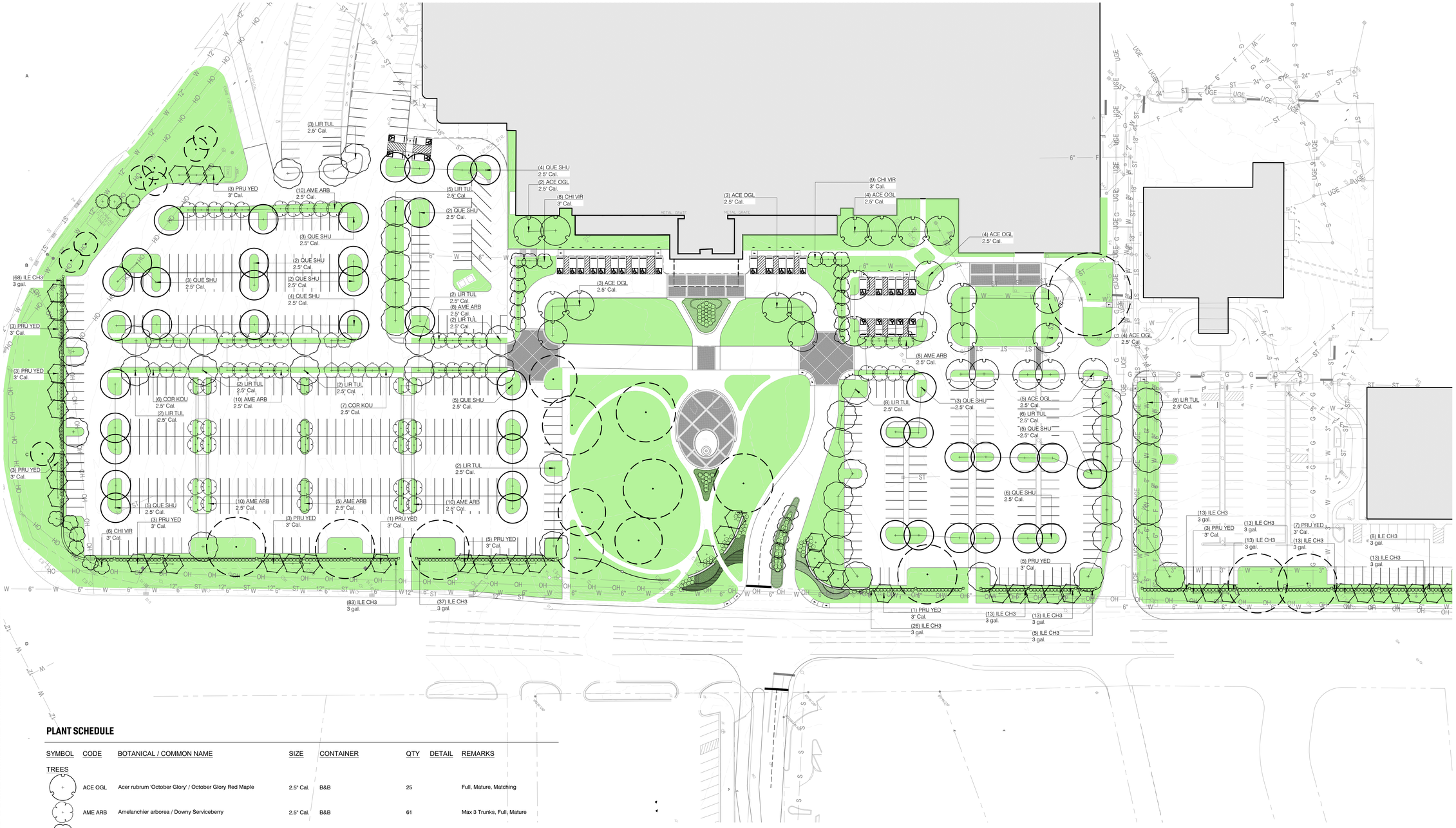
LANDSCAPE SITE PLAN

L100

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES							
	ACE OGL	Acer rubrum 'October Glory' / October Glory Red Maple	2.5" Cal.	B&B	25		Full, Mature, Matching
	AME ARB	Amelanchier arborea / Downy Serviceberry	2.5" Cal.	B&B	61		Max 3 Trunks, Full, Mature
	CHI VIR	Chionanthus virginicus / White Fringetree	3" Cal.	B&B	28		Full, Clear below 5', Mature, Matching
	COR KOU	Cornus kousa / Kousa Dogwood	2.5" Cal.	B&B	13		Mature, Full, Matching
	LIR TUL	Liriodendron tulipifera / Tulip Poplar	2.5" Cal.	B&B	45		Full, Mature, Matching
	PRU YED	Prunus x yedoensis / Yoshino Cherry	3" Cal.	B&B	49		Matchin, Full, Mature, Clear Under 5'
	QUE SHU	Quercus shumardii / Shumard Oak	2.5" Cal.	B&B	44		Full, Matching, Mature
		SUBTOTAL:			265		
SHRUBS							
	HYD J23	Hydrangea paniculata 'Jane' / Little Lime® Panicle Hydrangea	3 gal.	Pot	24		Full, Mature, 30" Height
	ILE CH3	Ilex x meserveae 'China Girl' / China Girl® Holly	3 gal.	Pot	331		Full, Mature, 30" Min Height
	TAX DE2	Taxus cuspidata 'Densiformis' / Dense Japanese Yew	3 gal.		100		Full, Mature, Matching, Min 30" Height
		SUBTOTAL:			455		
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
	CEN PEB	Cenchrus alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 gal.	Pot	18" o.c.	293		
	LIR BIG	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 gal.	Pot	12" o.c.	2,697		Full, Mature, 12" Height
		SUBTOTAL:				2,990		

PLANT CALCULATIONS

PROPERTY ZONING - CIVIC

MINIMAL LANDSCAPING - The City of Columbia does not regulate landscaping for Civic zoning per Table 4.3.1-U

TREE CANOPY COVER RETENTION - CV do not have a minimum tree canopy retention requirement per Table 4.3.16.L

4.3.16.D

NUMBER OF TREES	COLUMBIA TREE MIX % MAX	MAX % PROVIDED
200-500	30%	25% MAX

TREE GENERA REQUIRED	GENERA PROVIDED
5	7

4.3.16.L.5.(1)
SPECIMEN TREE (Over 24" DBH Trees - Replaced 2:1)

TREES REMOVED
- A - 24" MAGNOLIA
- B - 40" MAGNOLIA
- C - 24" OAK
- D - 24" MAPLE
- E - 24" MAGNOLIA
- F - 36" OAK

TOTAL 172" REMOVED - 344" of Replacement Required - 382.5" of Trees Provided

PARKING ISLANDS - 1 Required per single island, 2 Required per double island

PARKING AREA (1 Tree per 2,000 sq. ft.)

PARKING AREA	REQUIRED TREES	TREES PROVIDED
203,000 sq. ft.	101	130

LANDSCAPE AREA - SOD AND IRRIGATE ALL DISTURBED AREA

0' 20' 40' 80' 120'

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C

MRMC FRONT ENTRY AND LOBBY
1224 TROTWOOD AVENUE
COLUMBIA TENNESSEE 38401

MAURY REGIONAL HEALTH
1224 TROTWOOD AVENUE
COLUMBIA TN, 38401

WOLD ARCHITECTS AND ENGINEERS
214 Centerview Drive Suite 300
Brentwood, TN 37027
woldae.com | 615.370.8500

PLANNING COMMISSION
CONCEPT PLANS
NOT FOR CONSTRUCTION

Revisions		
Description	Date	Num

Proj. #: ST-23-00050
Date: 09.16.2024
Drawn: RLW
Check:

PLANTING CONCEPT

L500

MEMORANDUM

To: City of Columbia Development Services

From: Jim Gilliam

Date: September 16, 2024

Comm. No: 247005

Subject: **Front Entry Project**
Maury Regional Medical Center

The front entry project is a site access and parking redevelopment project. With this submittal we are not proposing floor plan or building alterations.

Signature:

Date: September 16, 2024

Wold | HFR DESIGN
214 Centerview Drive, Suite 300
Brentwood, TN 37027
woldhfr.com | 615 370 8500

PLANNERS
ARCHITECTS
ENGINEERS

TRAFFIC SIGNAL WARRANT STUDY

TROTWOOD AVENUE &
BLYTHEWOOD DRIVE / PROPOSED HOSPITAL ACCESS
COLUMBIA, TENNESSEE

PREPARED ON BEHALF OF:

Wold ARCHITECTS & ENGINEERS

MAURY REGIONAL HEALTH

PREPARED BY:

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

SEPTEMBER 2024

TRAFFIC SIGNAL WARRANT STUDY

TROTWOOD AVENUE &
BLYTHEWOOD DRIVE / PROPOSED HOSPITAL ACCESS
COLUMBIA, TENNESSEE



9/16/24

PREPARED BY:

RG Phillips Consulting, LLC

Richard G. Phillips, P.E.

106 Mission Court, Suite 301

Franklin, TN 37067

RGPHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

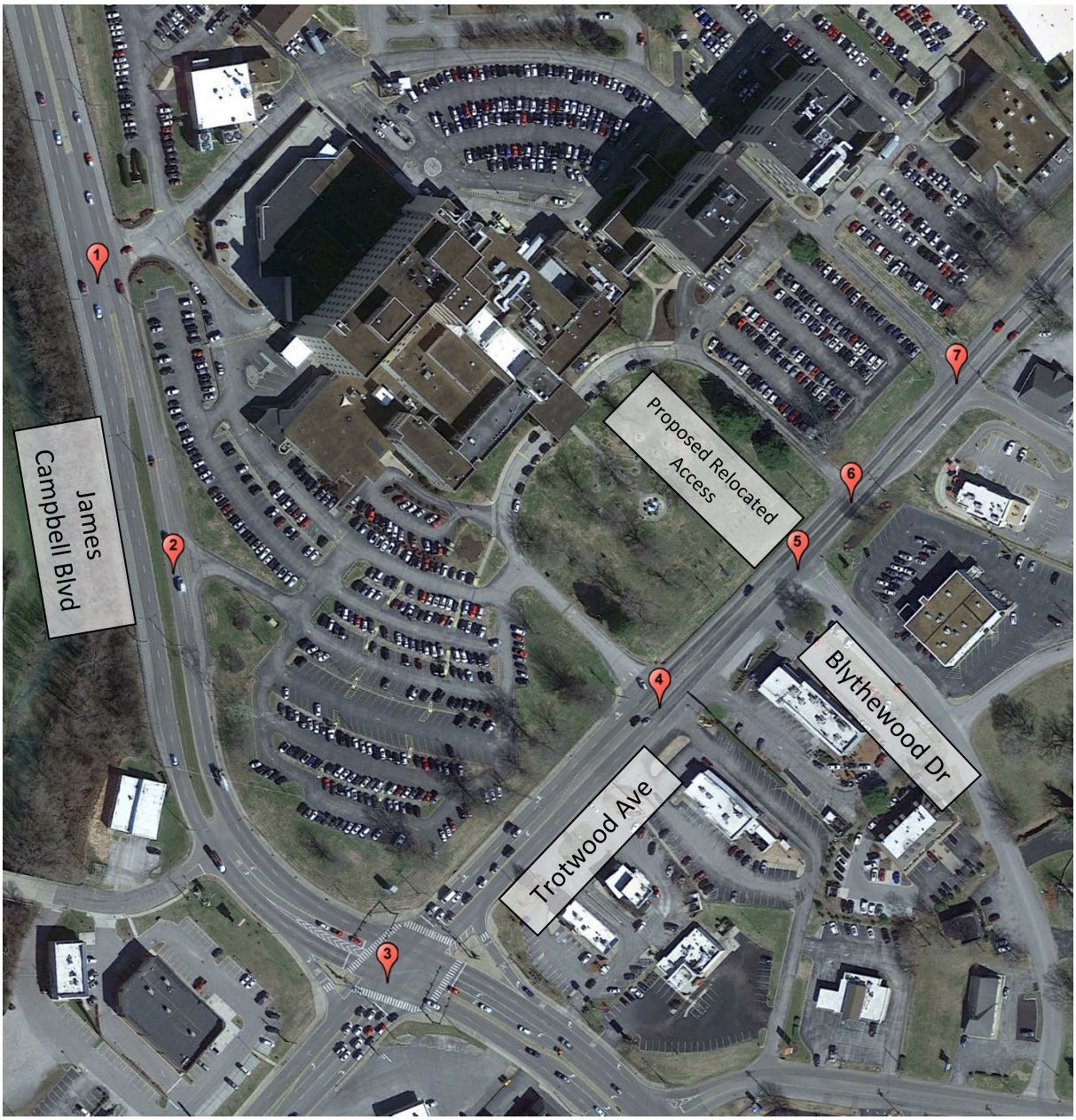
1. INTRODUCTION

The purpose of this study is to evaluate the need for a traffic signal at a proposed relocated access drive for Maury Regional Medical Center in Columbia, Tennessee.

Maury Regional Medical Center is a hospital located at 1224 Trotwood Avenue in Columbia, Tennessee. Currently, the hospital has one full access drive and one right-only access drive on James Campbell Boulevard, as well as three full access drives on Trotwood Avenue. The existing west and middle access drives on Trotwood Avenue are proposed to be combined into a single access, located opposite Blythewood Drive. Figure 1 shows an aerial view of the hospital site, as well as the existing access drives and the proposed location for the newly consolidated access drive.

In anticipation of this planned change in access, RG Phillips Consulting was asked to prepare a report detailing a traffic reassignment for the hospital and an analysis that determined whether a traffic signal would be warranted at this new access drive. *(Additionally, an upcoming revision of this report will include queuing and capacity analyses for the intersection of Trotwood Avenue and Blythewood Drive / Relocated Hospital Access.)*

In this report, traffic count data, which were collected to establish the 2024 existing traffic conditions at the hospital accesses, will be presented first. Next, a 2026 future traffic reassignment will be detailed to demonstrate the anticipated traffic conditions at the hospital access points in conjunction with the opening of the consolidated access on Trotwood Avenue. Various traffic signal warrant requirements will then be described, followed by determinations of whether any of the signal warrants are met based on the 2026 future traffic volumes. Finally, a summary of the findings will be presented.



RG PHILLIPS CONSULTING
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

Figure 1.
Study Location

Project Description

As previously mentioned, this report focuses on the existing and proposed access drives for Maury Regional Medical Center, located in Columbia, Tennessee. It is bordered on the south and west by James Campbell Boulevard and on the north and on the east by Trotwood Avenue. James Campbell Boulevard is functionally classified as a minor arterial roadway and has a four-lane cross-section in the vicinity of the hospital. Trotwood Avenue is classified as a minor collector roadway and has a posted speed limit of 35 mph in the vicinity of the hospital. Currently, the westernmost of the three hospital accesses on Trotwood Avenue is located opposite access drives for McDonald's and Burger King, while the middle of these three hospital accesses is located about 125' to the northeast of Blythewood Drive. The proposed consolidation and relocation of these two access drives plans to provide a single access to the hospital, located opposite Blythewood Drive. The easternmost of the three hospital access drives on Trotwood Avenue, Medical Center Drive, will remain unchanged.

Of note, Trotwood Avenue is a four-lane roadway, with two travel lanes in each direction, on its approach to James Campbell Boulevard. However, just east of its intersection with the existing west hospital access / commercial driveways, Trotwood Avenue becomes a two-lane roadway, with a center left turn lane and one travel lane in each direction. For the purposes of this report, the signal warrant analyses were performed for the conditions where the major roadway has a single travel lane in each direction.

2. TRAFFIC DATA COLLECTION

To provide data for the traffic signal warrant analysis at the relocated hospital access, manual turning movement traffic counts were collected at intersection #5, Trotwood Avenue and Blythewood Drive, for the 15-hour period of 6:00 AM to 9:00 PM. Based on study requirements identified at the scoping meeting, peak hour counts were collected at intersection #3, James Campbell Boulevard & Trotwood Avenue, from 7:00 AM to 9:00 AM, 11:00 AM to 1:00 PM, and 4:00 PM to 6:00 PM.

In addition, traffic counts were performed for a 24-hour period to determine the existing entering and exiting traffic volumes for each hospital access:

- #1 – James Campbell Boulevard & North Hospital Access
- #2 – James Campbell Boulevard & South Hospital Access
- #4 – Trotwood Avenue & West Hospital Access / Commercial Driveway
- #6 – Trotwood Avenue & Middle Hospital Access
- #7 – Trotwood Avenue & East Hospital Access / Commercial Drive

The total entering and exiting volumes counted at the hospital driveways over this 24-hour period are summarized in Table 1. As shown in Table 1, Maury Regional Medical Center generated a total of 8,615 trips in 24 hours.

Table 1

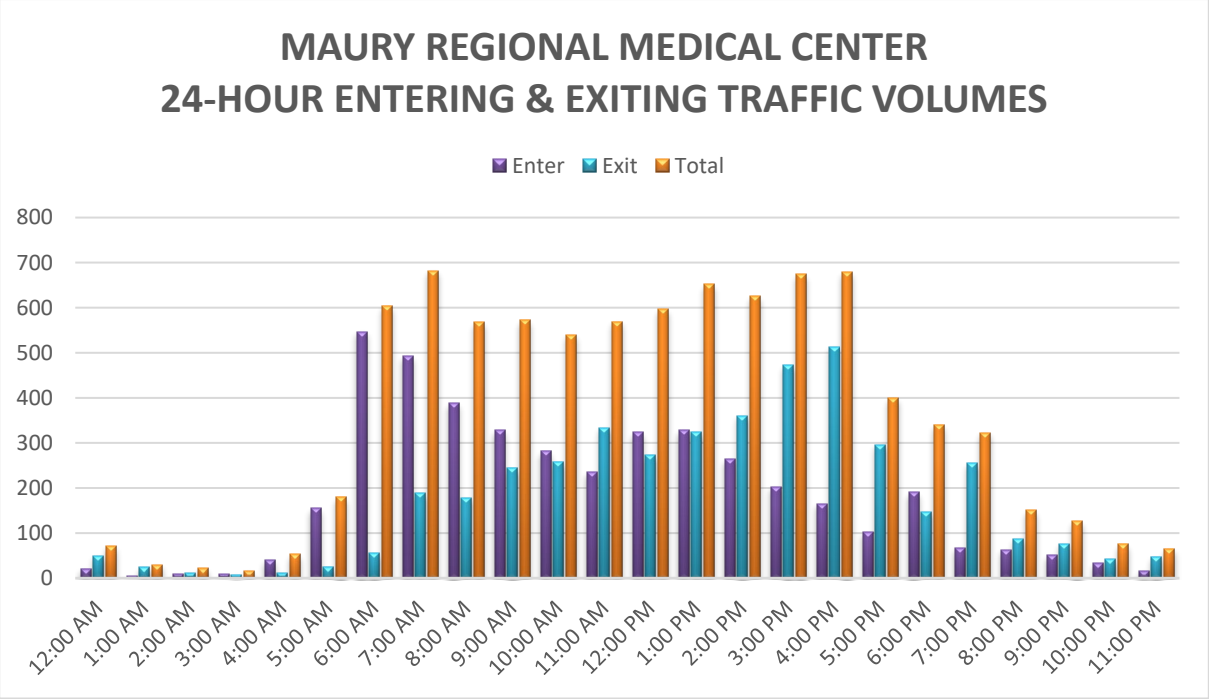
2024 Existing Hourly Traffic Volumes

Maury Regional Medical Center Driveway Counts

Hourly Totals	Existing Trips Generated by Maury Regional Medical Center			
Start Time	**Enter**	**Exit**	**Total**	**% of Daily**
12:00 AM	21	50	71	0.8%
1:00 AM	6	24	30	0.3%
2:00 AM	10	12	22	0.3%
3:00 AM	9	8	17	0.2%
4:00 AM	41	12	53	0.6%
5:00 AM	155	25	180	2.1%
6:00 AM	547	56	603	7.0%
7:00 AM	493	189	682	7.9%
8:00 AM	389	179	568	6.6%
9:00 AM	328	244	572	6.6%
10:00 AM	282	258	540	6.3%
11:00 AM	235	334	569	6.6%
12:00 PM	324	273	597	6.9%
1:00 PM	328	325	653	7.6%
2:00 PM	264	361	625	7.3%
3:00 PM	203	472	675	7.8%
4:00 PM	165	514	679	7.9%
5:00 PM	103	296	399	4.6%
6:00 PM	191	148	339	3.9%
7:00 PM	68	255	323	3.7%
8:00 PM	63	88	151	1.8%
9:00 PM	51	76	127	1.5%
10:00 PM	33	42	75	0.9%
11:00 PM	17	48	65	0.8%
Totals	**4,326**	**4,289**	**8,615**	**100.0%**

The traffic counts collected for this study are included in Appendix A.

As shown below, the total hospital traffic is heaviest from 6:00 AM to 5:00 PM. The entering traffic for the hospital peaks between 6:00 AM and 7:00 AM, while the exiting traffic peaks between 4:00 PM and 5:00 PM.

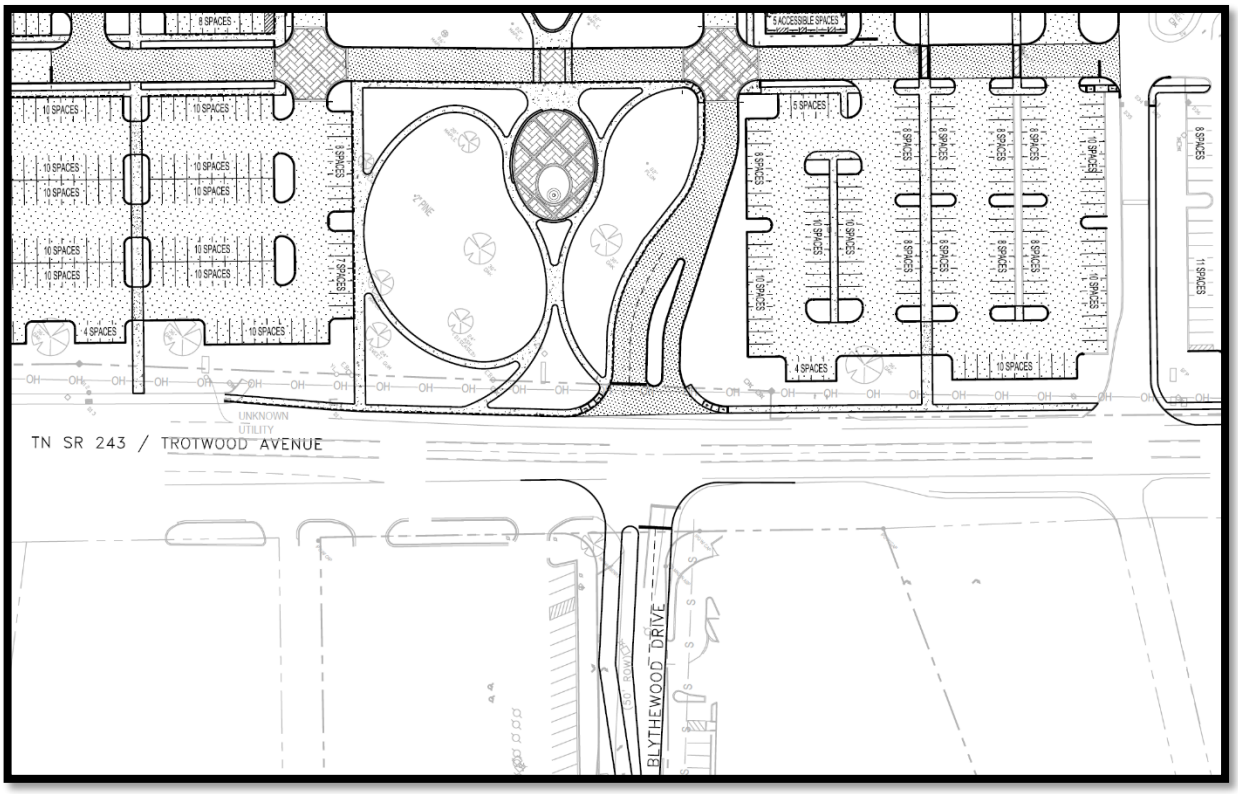


3. PROJECTED TRAFFIC CONDITIONS

For the purposes of this report, it was assumed that the project would be completed within two years, with a buildout year of 2026. From an analysis of nearby TDOT count stations on James Campbell Boulevard and Trotwood Avenue, it was determined that traffic over the last ten-year period, from 2013 to 2023, has grown at an average rate of 1.2% per year. In view of this, the 2024 existing traffic volumes on Trotwood Avenue and Blythewood Drive were increased by a 2.0% growth rate per year for the expected two-year buildout.

Traffic Reassignment

As previously described, two of the hospital access drives on Trotwood Avenue are proposed to be consolidated into one access. The image below illustrates the planned combined access, to be located opposite Blythewood Drive.



Proposed Combined Hospital Access Opposite Blythewood Drive

For the 2026 projected traffic conditions, the traffic volumes from the two access drives to be combined (locations #4 and #6) were reassigned to location #5. In addition, the presence of a signal at Blythewood Drive would likely attract additional traffic to this location. The following reassignment of existing hospital traffic to the proposed signalized location was therefore made as follows:

#1 – James Campbell Boulevard & North Hospital Access

- 25% of westbound left-turning exiting traffic was reassigned to the proposed combined access as a southbound through movement onto Blythewood Drive.
- 10% of northbound right-turning entering traffic was reassigned to northbound Blythewood Drive.

#2 – James Campbell Boulevard & South Hospital Access

- 10% of northbound right-turning entering traffic was reassigned to northbound Blythewood Drive.

#7 – Trotwood Avenue & East Hospital Access

- 25% of southbound left-turning exiting traffic was reassigned to the proposed combined access.

4. TRAFFIC SIGNAL WARRANT ANALYSES

Traffic signals are typically justified by using certain "Traffic Signal Warrants", which are based primarily on traffic volumes but can also involve a variety of other factors. These warrants are contained in *The Manual on Uniform Traffic Control Devices* (MUTCD), which is produced by the Federal Highway Administration (FHWA). The *MUTCD* has been adopted on federal and state levels. These warrants detail the minimum conditions that indicate when a traffic signal can be justified, and are listed as follows:

- Warrant 1, Eight-Hour Vehicular Volume
- Warrant 2, Four-Hour Vehicular Volume
- Warrant 3, Peak Hour
- Warrant 4, Pedestrian Volume
- Warrant 5, School Crossing
- Warrant 6, Coordinated Signal System
- Warrant 7, Crash Experience
- Warrant 8, Roadway Network
- Warrant 9, Intersection Near a Grade Crossing

Of the nine separate traffic signal warrants, only Warrants 1 – 3 were particularly applicable to the intersection under consideration in this study. Descriptions of Warrants 1 – 3 are included in the following pages. Additional information regarding signal warrants can be found in Appendix C.

Warrant 1 – Eight-Hour Vehicular Volume

The primary signal warrant generally considered by many agencies is Warrant 1, which is called the Eight-Hour Vehicular Volume warrant. Warrant 1 is divided into two parts, conditions A and B. Since the speed limit on Trotwood Avenue is 35 mph, the required volume thresholds were not reduced from their normal values.

- Condition A: Minimum Vehicular Volume is based on a combination of traffic volumes between the major street and highest minor street approach, with an emphasis on the minor street traffic. For a major street with one travel lane per direction, 500 vehicles per hour are required. For the minor street with a two-lane approach, 200 vehicles per hour are needed. Volumes on both roadways must meet or exceed these levels for a minimum of 8 hours to satisfy Condition A of the warrant.

- Condition B: Interruption of Continuous Traffic is also based on a combination of traffic volumes between the major street and highest minor street. However, in Condition B the emphasis is on the major street traffic, and lower thresholds are required for the minor street approach. For a major street with one travel lane per direction, 750 vehicles per hour are required. For the minor street with a two-lane approach, 100 vehicles per hour are needed. Volumes on both roadways must meet or exceed these levels for a minimum of 8 hours to satisfy Condition B of the warrant.

Warrant 2 – Four-Hour Vehicular Volume

The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal. As the name suggests, to satisfy the warrant, traffic volumes must meet the conditions for a minimum of four hours. To evaluate Warrant 2, the existing traffic volumes were compared to Figure 4C-1 as contained in the MUTCD.

Warrant 3 – Peak-Hour

The Peak-Hour Vehicular Volume signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor street traffic suffers undue delay when entering or crossing the major street. To evaluate Warrant 3, the existing traffic volumes were compared to Figure 4C-3 as contained in the MUTCD.

Signal Warrant Analyses

As previously mentioned, only Warrants 1 – 3 were particularly applicable to the intersection under consideration in this study, as these warrants are solely based on traffic volumes.

The results of the signal warrant analyses for Warrant 1 are shown below in Table 2, which indicates that Condition A, Minimum Vehicular Volumes, is satisfied for none of the required eight hours when compared to 2026 projected traffic volumes. Condition B, Interruption of Continuous Traffic, is satisfied for nine of the required eight hours.

Table 2

Warrant 1: Eight - Hour Vehicular Volume
2026 Projected Traffic Volumes
Trotwood Avenue & Blythewood Drive / Relocated Hospital Access

Condition A: Minimum Vehicular Volume	
Volume Level	100%
Major Rd. Req	500
Minor Rd. Req	200
# of Hours Met (8 Required)	**0**
Warrant 1A Satisfied? **No**	

Condition B: Interruption of Continuous Traffic	
Volume Level	100%
Major Rd. Req	750
Minor Rd. Req	100
# of Hours Met (8 Required)	**9**
Warrant 1B Satisfied? **Yes**	

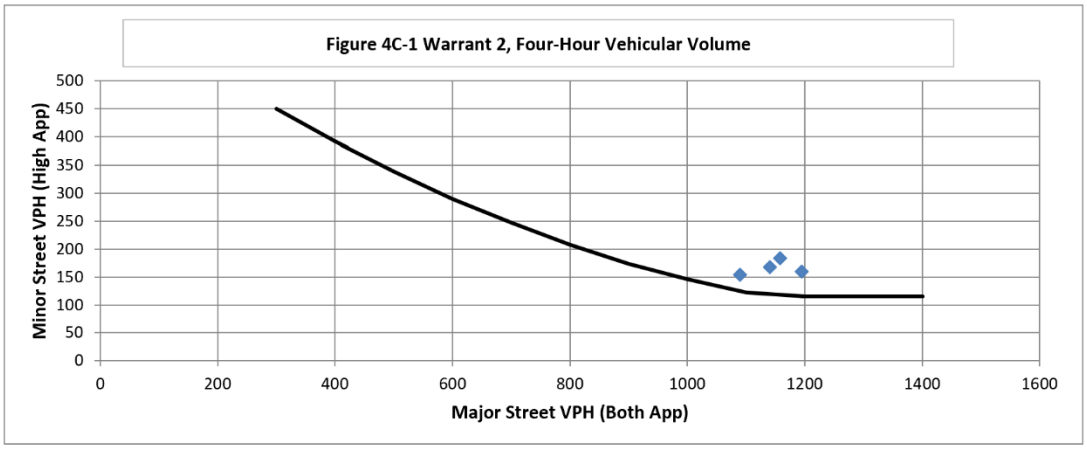
From	**To**	**Major Road Volume**	**Minor Road Highest Approach**
7:00	8:00	935	64
8:00	9:00	950	76
9:00	10:00	977	106
10:00	11:00	1,002	110
11:00	12:00	1,139	140
12:00	13:00	1,184	111
13:00	14:00	1,141	168
14:00	15:00	1,090	154
15:00	16:00	1,158	183
16:00	17:00	1,195	160
17:00	18:00	995	104
18:00	19:00	747	62

The results of the signal warrant analyses for Warrant 2, Four-Hour Vehicular Volumes, are shown below in Table 3. As shown, each of the four highest traffic hours for the 2026 projected traffic volumes meets the threshold for Warrant 2.

Table 3

Warrant 2: Four-Hour Vehicular Volume
2026 Projected Traffic Volumes
Trotwood Avenue & Blythewood Drive / Relocated Hospital Access

Hour Start	15:00	13:00	16:00	14:00
Major Road Vol.	1158	1141	1195	1090
Minor Road Vol.	183	168	160	154



Warrant Satisfied? Yes

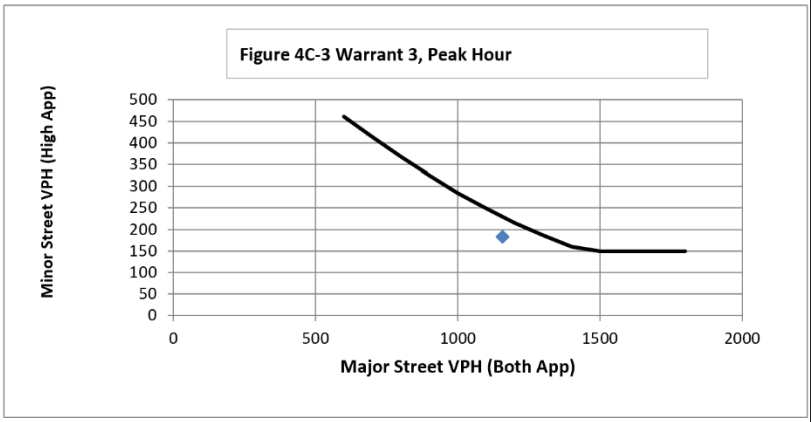
The results of the signal warrant analyses for Warrant 3, Peak Hour Vehicular Volume, are shown below in Table 4. As shown, the peak traffic hour for the 2026 projected traffic volumes does not meet the threshold required for Warrant 3.

Table 4

Warrant 3: Peak Hour Vehicular Volume
2026 Projected Traffic Volumes
Trotwood Avenue & Blythewood Drive / Relocated Hospital Access

Condition justifying use of warrant:

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
7:00 - 8:00 AM	1158	183



Warrant Satisfied? No

Additional details regarding the signal warrant analyses for the 2026 projected traffic conditions are included in Appendix C.

5. CONCLUSIONS AND RECOMMENDATIONS

Based on the 2026 projected traffic conditions in this report, which include a traffic reassignment to account for the proposed relocation of Maury Regional Medical Center's access on Trotwood Avenue, a traffic signal is shown to be warranted at the intersection of Trotwood Avenue and Blythewood Drive / proposed relocated hospital access.

The traffic volume requirements are satisfied for Warrant 1B (Eight-Hour Vehicular Volume: Interruption of Continuous Traffic) and for Warrant 2 (Four-Hour Vehicular Volume).

In view of these results, it is recommended that the City of Columbia consider approving the installation of a traffic signal at the intersection of Trotwood Avenue and Blythewood Drive / proposed relocated hospital access.

APPENDIX A

TRAFFIC COUNT DATA

24-HOUR COUNTS

FOR

ENTERING & EXITING

HOSPTIAL TRAFFIC

Hourly Totals	Existing Trips Generated by Maury Regional Medical Center			
Start Time	**Enter**	**Exit**	**Total**	**% of Daily**
12:00 AM	21	50	71	0.8%
1:00 AM	6	24	30	0.3%
2:00 AM	10	12	22	0.3%
3:00 AM	9	8	17	0.2%
4:00 AM	41	12	53	0.6%
5:00 AM	155	25	180	2.1%
6:00 AM	547	56	603	7.0%
7:00 AM	493	189	682	7.9%
8:00 AM	389	179	568	6.6%
9:00 AM	328	244	572	6.6%
10:00 AM	282	258	540	6.3%
11:00 AM	235	334	569	6.6%
12:00 PM	324	273	597	6.9%
1:00 PM	328	325	653	7.6%
2:00 PM	264	361	625	7.3%
3:00 PM	203	472	675	7.8%
4:00 PM	165	514	679	7.9%
5:00 PM	103	296	399	4.6%
6:00 PM	191	148	339	3.9%
7:00 PM	68	255	323	3.7%
8:00 PM	63	88	151	1.8%
9:00 PM	51	76	127	1.5%
10:00 PM	33	42	75	0.9%
11:00 PM	17	48	65	0.8%
Totals	**4,326**	**4,289**	**8,615**	**100.0%**

INTERSECTION TURNING

MOVEMENT COUNTS

VEHICULAR TURNING MOVEMENT COUNTS - 24-HOUR VOLUMES

LOCATION: #1 - James Campbell Boulevard & North Hospital Access
PROJECT: Maury Regional Medical Center Traffic Signal Warrant Study
DATE: Tuesday, July 9, 2024

HOURLY TOTALS	Northbound			Southbound			Eastbound			Westbound		
	James Campbell Boulevard			James Campbell Boulevard						North Hospital Access		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
12:00 AM			6	7						11		7
1:00 AM			1	2						3		6
2:00 AM			4	3						2		2
3:00 AM			3	4						5		1
4:00 AM			6	11						3		4
5:00 AM			26	37						5		4
6:00 AM			63	176						5		11
7:00 AM			44	147						27		44
8:00 AM			32	86						7		28
9:00 AM			26	58						2		34
10:00 AM			18	54						7		42
11:00 AM			14	39						11		39
12:00 PM			19	68						14		49
1:00 PM			32	61						19		38
2:00 PM			13	59						28		42
3:00 PM			13	37						21		73
4:00 PM			8	27						20		114
5:00 PM			11	26						13		70
6:00 PM			45	41						9		25
7:00 PM			10	15						37		53
8:00 PM			10	12						8		14
9:00 PM			16	13						10		14
10:00 PM			10	9						11		11
11:00 PM			5	6						4		21

Midday												
11:45 AM - 12:45 PM			21	66						13		55

VEHICULAR TURNING MOVEMENT COUNTS - 24-HOUR VOLUMES

LOCATION: #2 - James Campbell Boulevard & South Hospital Access
PROJECT: Maury Regional Medical Center Traffic Signal Warrant Study
DATE: Tuesday, July 9, 2024

HOURLY TOTALS	Northbound			Southbound			Eastbound			Westbound		
	James Campbell Boulevard			James Campbell Boulevard						South Hospital Access		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
12:00 AM			1									0
1:00 AM			0									3
2:00 AM			0									0
3:00 AM			0									0
4:00 AM			0									1
5:00 AM			1									0
6:00 AM			20									4
7:00 AM			16									7
8:00 AM			4									10
9:00 AM			7									6
10:00 AM			9									7
11:00 AM			6									12
12:00 PM			11									21
1:00 PM			12									23
2:00 PM			4									17
3:00 PM			8									32
4:00 PM			7									30
5:00 PM			3									17
6:00 PM			11									14
7:00 PM			1									12
8:00 PM			4									5
9:00 PM			2									6
10:00 PM			1									2
11:00 PM			2									1

Midday												
11:45 AM - 12:45 PM			7									20

VEHICULAR TURNING MOVEMENT COUNTS - 24-HOUR VOLUMES

LOCATION: #4 - Trotwood Avenue & West Hospital Access / Commercial Driveway
PROJECT: Maury Regional Medical Center Traffic Signal Warrant Study
DATE: Tuesday, July 9, 2024

HOURLY TOTALS	Northbound			Southbound			Eastbound			Westbound		
	Commercial Driveway			West Hospital Access			Trotwood Avenue			Trotwood Avenue		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
12:00 AM		1		2	0	9	3					0
1:00 AM		0		2	1	3	1					2
2:00 AM		0		1	0	2	1					1
3:00 AM		0		0	0	1	1					1
4:00 AM		0		0	0	1	4					2
5:00 AM		1		3	1	1	11					3
6:00 AM		0		1	1	13	64					7
7:00 AM		0		5	3	30	41					17
8:00 AM		1		5	3	33	44					26
9:00 AM		1		12	6	32	41					27
10:00 AM		0		13	2	29	35					15
11:00 AM		2		13	2	43	42					9
12:00 PM		0		9	3	38	60					15
1:00 PM		0		21	3	57	46					19
2:00 PM		0		12	1	50	28					12
3:00 PM		0		14	7	51	32					10
4:00 PM		3		12	3	65	39					16
5:00 PM		0		16	1	59	21					8
6:00 PM		3		4	2	37	28					12
7:00 PM		2		8	2	46	17					5
8:00 PM		1		3	2	27	18					5
9:00 PM		0		5	1	13	7					5
10:00 PM		1		3	1	7	3					1
11:00 PM		0		4	0	8	1					0

Midday												
11:45 AM - 12:45 PM		0		11	3	39	53					15

VEHICULAR TURNING MOVEMENT COUNTS - 24-HOUR VOLUMES

LOCATION: #5 - Trotwood Avenue & Blythewood Drive
PROJECT: Maury Regional Medical Center Traffic Signal Warrant Study
DATE: Tuesday, July 9, 2024

HOURLY TOTALS	Northbound			Southbound			Eastbound			Westbound		
	Blythewood Drive						Trotwood Avenue			Trotwood Avenue		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
12:00 AM												
1:00 AM												
2:00 AM												
3:00 AM												
4:00 AM												
5:00 AM												
6:00 AM	9	0	15	0	0	0	0	351	29	20	108	0
7:00 AM	10	0	29	0	0	0	0	512	96	51	257	0
8:00 AM	28	0	35	0	0	0	0	517	103	49	272	0
9:00 AM	32	0	62	0	0	0	0	452	114	63	361	0
10:00 AM	35	0	68	0	0	0	0	457	101	59	403	0
11:00 AM	31	0	72	0	0	0	0	443	125	86	511	0
12:00 PM	37	0	66	0	0	0	0	535	146	79	430	0
1:00 PM	25	0	87	0	0	0	0	515	134	77	457	0
2:00 PM	35	0	78	0	0	0	0	470	103	81	469	0
3:00 PM	35	0	71	0	0	0	0	441	104	109	551	0
4:00 PM	50	0	68	0	0	0	0	394	106	107	605	0
5:00 PM	34	0	49	0	0	0	0	393	78	65	448	0
6:00 PM	21	0	33	0	0	0	0	298	53	59	318	0
7:00 PM	11	0	25	0	0	0	0	227	36	40	268	0
8:00 PM	12	0	23	0	0	0	0	164	40	17	210	0
9:00 PM												
10:00 PM												
11:00 PM												

Midday												
11:45 AM - 12:45 PM	44	0	71	0	0	0	0	516	138	86	478	0

VEHICULAR TURNING MOVEMENT COUNTS - 24-HOUR VOLUMES

LOCATION: #6 - Trotwood Avenue & Middle Hospital Access
PROJECT: Maury Regional Medical Center Traffic Signal Warrant Study
DATE: Tuesday, July 9, 2024

HOURLY TOTALS	Northbound			Southbound			Eastbound			Westbound		
				Middle Hospital Access			Trotwood Avenue			Trotwood Avenue		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
12:00 AM				0		6	0					0
1:00 AM				1		3	0					0
2:00 AM				0		2	0					0
3:00 AM				0		1	0					0
4:00 AM				0		2	1					0
5:00 AM				0		3	4					2
6:00 AM				2		8	13					3
7:00 AM				2		12	20					4
8:00 AM				5		24	45					8
9:00 AM				8		41	52					6
10:00 AM				1		45	47					7
11:00 AM				11		59	26					12
12:00 PM				8		44	43					7
1:00 PM				9		68	49					8
2:00 PM				13		66	42					13
3:00 PM				15		81	28					5
4:00 PM				8		53	17					4
5:00 PM				5		13	8					0
6:00 PM				2		6	7					2
7:00 PM				4		13	8					1
8:00 PM				2		6	7					0
9:00 PM				2		11	1					0
10:00 PM				0		3	2					0
11:00 PM				2		1	0					0

Midday												
11:45 AM - 12:45 PM				5		47	40					7

VEHICULAR TURNING MOVEMENT COUNTS - 24-HOUR VOLUMES

LOCATION: #7 - Trotwood Avenue & East Hospital Access (Medical Center Drive) / Commercial Driveway
PROJECT: Maury Regional Medical Center Traffic Signal Warrant Study
DATE: Tuesday, July 9, 2024

HOURLY TOTALS	Northbound			Southbound			Eastbound			Westbound		
	Commercial Driveway			East Hospital Access (Medical Center Drive)			Trotwood Avenue			Trotwood Avenue		
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
12:00 AM		0		3	0	12	3					0
1:00 AM		0		0	0	2	0					0
2:00 AM		0		1	0	2	0					1
3:00 AM		0		0	0	0	0					0
4:00 AM		1		0	0	1	11					5
5:00 AM		1		2	0	6	46					23
6:00 AM		0		2	0	9	151					50
7:00 AM		1		19	0	40	134					69
8:00 AM		2		16	3	45	85					56
9:00 AM		0		22	5	76	74					36
10:00 AM		5		27	6	79	61					31
11:00 AM		1		35	4	105	55					29
12:00 PM		3		18	8	61	70					28
1:00 PM		1		20	9	58	75					25
2:00 PM		1		21	6	105	63					29
3:00 PM		2		41	4	133	44					24
4:00 PM		2		55	6	148	22					20
5:00 PM		1		26	6	70	16					9
6:00 PM		1		13	0	36	31					10
7:00 PM		3		14	3	63	4					2
8:00 PM		1		6	0	15	1					4
9:00 PM		0		2	0	12	6					1
10:00 PM		0		0	0	4	3					3
11:00 PM		0		0	0	7	3					0
Midday												
11:45 AM - 12:45 PM		3		19	7	79	68					26

QUALITY COUNTS

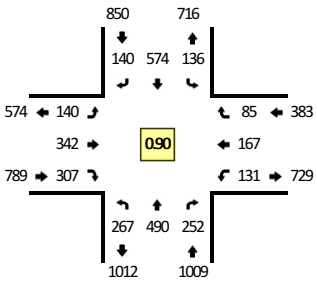
TMC REPORTS

Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

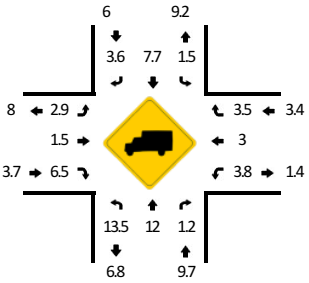
LOCATION: Columbia Byp -- Trotwood Ave
CITY/STATE: Columbia, TN

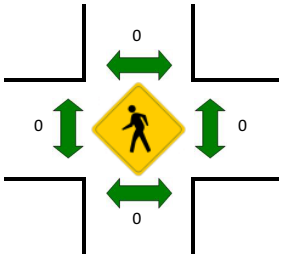
QC JOB #: 16573001
DATE: Tue, Jul 9 2024

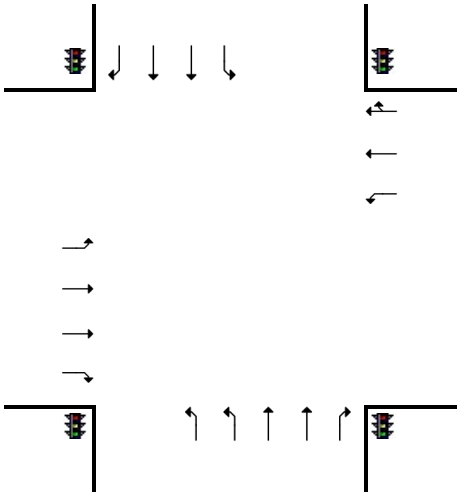
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:45 AM -- 9:00 AM

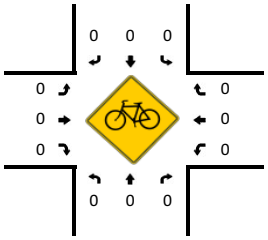


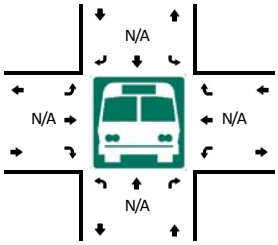


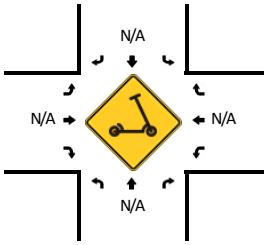












15-Min Count Period Beginning At	Columbia Byp (Northbound)				Columbia Byp (Southbound)				Trotwood Ave (Eastbound)				Trotwood Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	41	81	48	0	22	95	22	0	50	77	80	0	24	31	15	0	586	
7:15 AM	59	129	38	0	18	131	24	0	58	80	76	0	38	26	21	0	698	
7:30 AM	57	128	60	0	36	140	22	0	43	78	78	0	28	38	20	0	728	
7:45 AM	62	132	68	0	49	149	23	0	38	106	98	0	30	40	17	0	812	2824
8:00 AM	68	120	70	0	37	150	34	1	33	84	61	0	32	41	22	0	753	2991
8:15 AM	60	119	44	0	36	138	32	0	31	77	64	0	25	34	15	0	675	2968
8:30 AM	61	112	65	0	29	146	41	0	45	87	80	0	38	35	23	0	762	3002
8:45 AM	78	139	73	0	33	140	33	0	31	94	102	0	36	57	25	0	841	3031

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	312	556	292	0	132	560	132	0	124	376	408	0	144	228	100	0	3364
Heavy Trucks	36	72	4		0	36	4		0	8	16		4	16	8		204
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/15/2024 7:20 AM

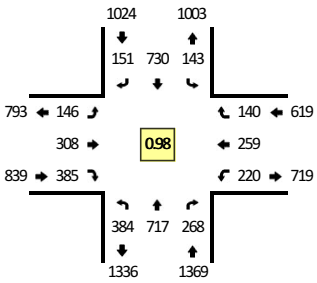
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

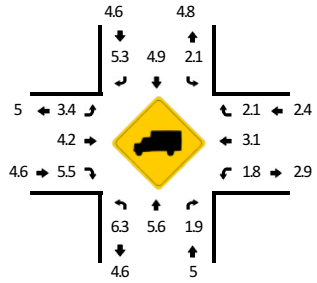
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

LOCATION: Columbia Byp -- Trotwood Ave
CITY/STATE: Columbia, TN

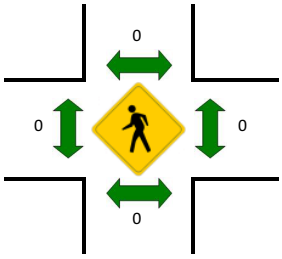
QC JOB #: 16573002
DATE: Tue, Jul 9 2024

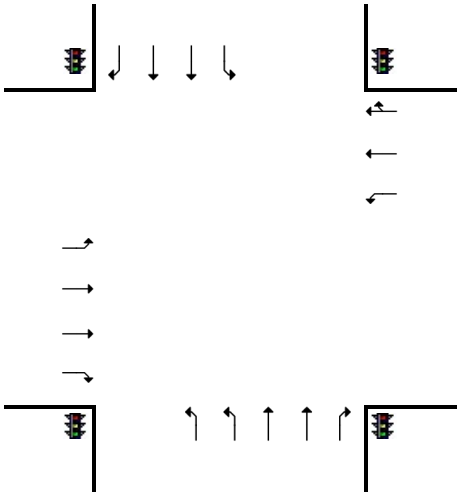
Peak-Hour: 11:45 AM -- 12:45 PM
Peak 15-Min: 12:00 PM -- 12:15 PM

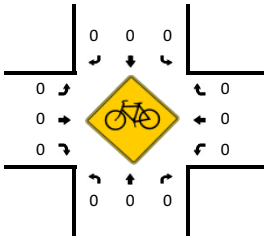


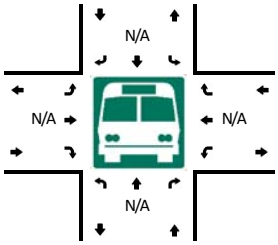


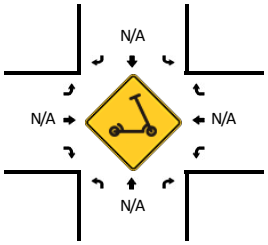
TRUE DATA TO IMPROVE MOBILITY











15-Min Count Period Beginning At	Columbia Byp (Northbound)				Columbia Byp (Southbound)				Trotwood Ave (Eastbound)				Trotwood Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	87	169	60	0	36	191	25	0	21	61	93	0	68	69	34	0	914	
11:15 AM	88	140	53	0	28	196	27	0	34	68	92	0	55	70	29	0	880	
11:30 AM	113	166	68	0	34	175	36	0	18	58	91	0	52	61	29	0	901	
11:45 AM	86	179	59	0	38	230	37	0	29	71	91	0	57	63	31	0	971	3666
12:00 PM	101	170	65	0	46	162	44	0	40	89	100	0	51	77	40	0	985	3737
12:15 PM	102	184	70	0	28	188	34	0	33	73	94	0	56	61	38	0	961	3818
12:30 PM	94	184	74	1	31	150	36	0	44	75	100	0	56	58	31	0	934	3851
12:45 PM	108	215	77	0	37	150	26	0	41	76	84	0	38	36	30	0	918	3798

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	404	680	260	0	184	648	176	0	160	356	400	0	204	308	160	0	3940
Heavy Trucks	28	12	4		4	36	12		8	20	12		4	8	4		152
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/15/2024 7:20 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

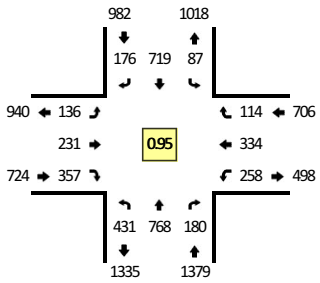
Type of peak hour being reported: Intersection Peak

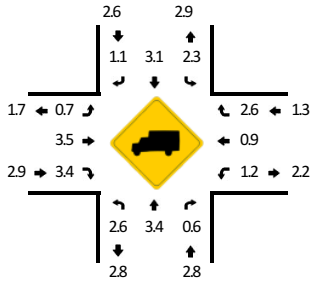
Method for determining peak hour: Total Entering Volume

LOCATION: Columbia Byp -- Trotwood Ave
CITY/STATE: Columbia, TN

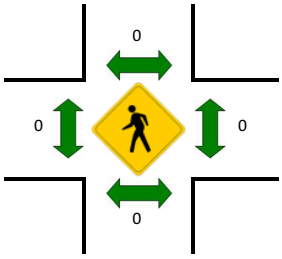
QC JOB #: 16573003
DATE: Tue, Jul 9 2024

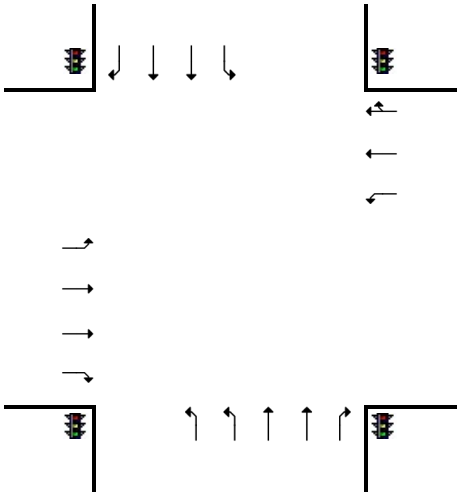
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:30 PM -- 4:45 PM

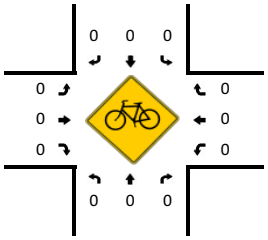


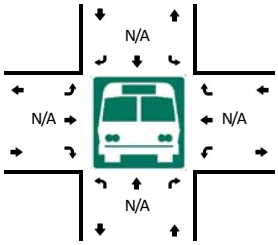


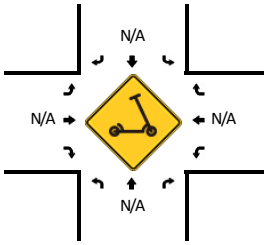
TRUE DATA TO IMPROVE MOBILITY











15-Min Count Period Beginning At	Columbia Byp (Northbound)				Columbia Byp (Southbound)				Trotwood Ave (Eastbound)				Trotwood Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	113	204	48	0	21	183	50	0	23	59	86	0	59	80	28	0	954	
4:15 PM	111	173	55	1	22	168	40	0	44	51	92	0	75	96	27	0	955	
4:30 PM	104	188	45	0	21	203	43	0	40	61	89	0	72	98	29	0	993	
4:45 PM	102	203	32	0	23	165	43	0	29	60	90	0	52	60	30	0	889	3791
5:00 PM	105	186	51	0	24	161	38	0	41	68	88	0	66	81	17	0	926	3763
5:15 PM	89	195	58	0	19	170	43	0	46	51	93	0	60	79	33	0	936	3744
5:30 PM	103	207	41	0	17	140	46	0	34	47	93	0	44	57	22	0	851	3602
5:45 PM	101	186	46	0	19	122	30	0	42	52	82	0	37	61	29	0	807	3520

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	416	752	180	0	84	812	172	0	160	244	356	0	288	392	116	0	3972
Heavy Trucks	8	20	0		4	28	4		0	12	12		0	0	0		88
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/15/2024 7:20 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

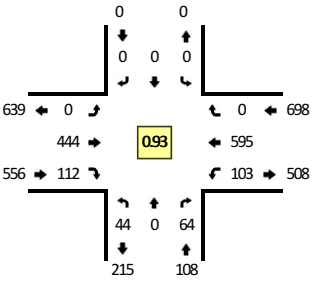
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

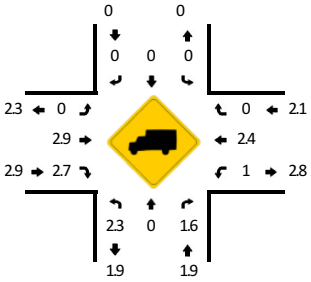
LOCATION: Blythewood Dr -- Trotwood Ave
CITY/STATE: Columbia, TN

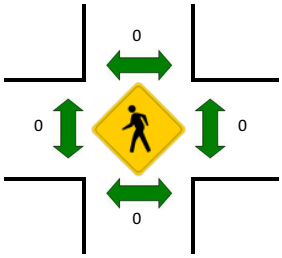
QC JOB #: 16573004
DATE: Tue, Jul 9 2024

Peak-Hour: 3:15 PM -- 4:15 PM
Peak 15-Min: 3:15 PM -- 3:30 PM

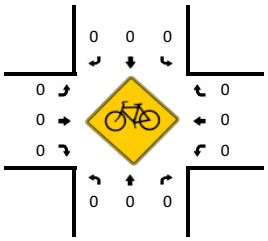


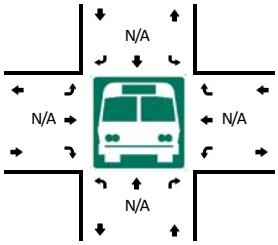




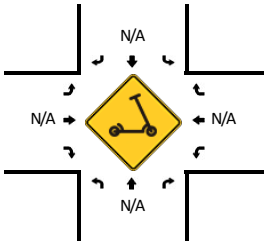












15-Min Count Period Beginning At	Blythewood Dr (Northbound)				Blythewood Dr (Southbound)				Trotwood Ave (Eastbound)				Trotwood Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
6:00 AM	0	0	5	0	0	0	0	0	0	63	4	0	5	19	0	0	96	
6:15 AM	4	0	2	0	0	0	0	0	0	81	3	0	1	22	0	0	113	
6:30 AM	3	0	2	0	0	0	0	0	0	99	9	0	6	32	0	0	151	
6:45 AM	2	0	6	0	0	0	0	0	0	108	13	0	8	35	0	0	172	532
7:00 AM	2	0	7	0	0	0	0	0	0	100	23	0	8	56	0	0	196	632
7:15 AM	2	0	6	0	0	0	0	0	0	118	16	0	8	64	0	0	214	733
7:30 AM	2	0	4	0	0	0	0	0	0	125	23	0	12	65	0	0	231	813
7:45 AM	4	0	12	0	0	0	0	0	0	169	34	0	23	72	0	0	314	955
8:00 AM	5	0	7	0	0	0	0	0	0	141	23	0	11	66	0	0	253	1012
8:15 AM	6	0	7	0	0	0	0	0	0	111	28	0	13	62	0	0	227	1025
8:30 AM	8	0	9	0	0	0	0	0	0	123	27	0	12	69	0	0	248	1042
8:45 AM	9	0	12	0	0	0	0	0	0	142	25	0	13	75	0	0	276	1004
9:00 AM	10	0	12	0	0	0	0	0	0	113	18	0	16	88	0	0	257	1008
9:15 AM	7	0	15	0	0	0	0	0	0	122	29	0	14	98	0	0	285	1066
9:30 AM	6	0	13	0	0	0	0	0	0	103	31	0	20	72	0	0	245	1063
9:45 AM	9	0	22	0	0	0	0	0	0	114	36	0	13	103	0	0	297	1084
10:00 AM	7	0	14	0	0	0	0	0	0	107	25	0	18	97	0	0	268	1095
10:15 AM	11	0	12	0	0	0	0	0	0	92	23	0	16	96	0	0	250	1060
10:30 AM	10	0	24	0	0	0	0	0	0	135	28	0	14	104	0	0	315	1130
10:45 AM	7	0	18	0	0	0	0	0	0	123	25	0	11	106	0	0	290	1123
11:00 AM	4	0	19	0	0	0	0	0	0	95	34	0	20	131	0	0	303	1158
11:15 AM	5	0	15	0	0	0	0	0	0	111	28	0	25	133	0	0	317	1225
11:30 AM	10	0	17	0	0	0	0	0	0	111	32	0	17	116	0	0	303	1213
11:45 AM	12	0	21	0	0	0	0	0	0	126	31	0	24	131	0	0	345	1268
12:00 PM	9	0	21	0	0	0	0	0	0	139	27	0	28	126	0	0	350	1315
12:15 PM	16	0	13	0	0	0	0	0	0	115	39	0	13	126	0	0	322	1320
12:30 PM	7	0	16	0	0	0	0	0	0	136	41	0	21	95	0	0	316	1333
12:45 PM	5	0	16	0	0	0	0	0	0	145	39	0	17	83	0	0	305	1293
1:00 PM	4	0	22	0	0	0	0	0	0	143	32	0	16	101	0	0	318	1261
1:15 PM	5	0	17	0	0	0	0	0	0	134	30	0	16	114	0	0	316	1255
1:30 PM	10	0	21	0	0	0	0	0	0	119	32	0	18	111	0	0	311	1250
1:45 PM	6	0	27	0	0	0	0	0	0	119	40	0	27	131	0	0	350	1295
2:00 PM	11	0	22	0	0	0	0	0	0	133	31	0	24	131	0	0	352	1329
2:15 PM	7	0	19	0	0	0	0	0	0	115	28	0	23	104	0	0	296	1309
2:30 PM	8	0	20	0	0	0	0	0	0	113	17	0	17	114	0	0	289	1287
2:45 PM	9	0	17	0	0	0	0	0	0	109	27	0	17	120	0	0	299	1236
3:00 PM	5	0	23	0	0	0	0	0	0	109	17	0	26	118	0	0	298	1182
3:15 PM	10	0	20	0	0	0	0	0	0	122	28	0	30	155	0	0	365	1251

15-Min Count Period Beginning At	Blythewood Dr (Northbound)				Blythewood Dr (Southbound)				Trotwood Ave (Eastbound)				Trotwood Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
3:30 PM	14	0	9	0	0	0	0	0	0	99	26	0	27	159	0	0	334	1296
3:45 PM	6	0	19	0	0	0	0	0	0	111	33	0	26	119	0	0	314	1311
4:00 PM	14	0	16	0	0	0	0	0	0	112	25	0	20	162	0	0	349	1362
4:15 PM	12	0	18	0	0	0	0	0	0	98	25	0	23	161	0	0	337	1334
4:30 PM	11	0	17	0	0	0	0	0	0	89	32	0	35	153	0	0	337	1337
4:45 PM	13	0	17	0	0	0	0	0	0	95	24	0	29	129	0	0	307	1330
5:00 PM	13	0	17	0	0	0	0	0	0	110	18	0	20	122	0	0	300	1281
5:15 PM	8	0	8	0	0	0	0	0	0	96	22	0	19	116	0	0	269	1213
5:30 PM	7	0	12	0	0	0	0	0	0	94	19	0	13	105	0	0	250	1126
5:45 PM	6	0	12	0	0	0	0	0	0	93	19	0	13	105	0	0	248	1067
6:00 PM	7	0	10	0	0	0	0	0	0	85	18	0	14	96	0	0	230	997
6:15 PM	8	0	6	0	0	0	0	0	0	80	14	0	17	86	0	0	211	939
6:30 PM	2	0	10	0	0	0	0	0	0	72	12	0	16	61	0	0	173	862
6:45 PM	4	0	7	0	0	0	0	0	0	61	9	0	12	75	0	0	168	782
7:00 PM	3	0	4	0	0	0	0	0	0	59	10	0	10	67	0	0	153	705
7:15 PM	4	0	7	0	0	0	0	0	0	53	8	0	10	84	0	0	166	660
7:30 PM	1	0	5	0	0	0	0	0	0	61	9	0	10	71	0	0	157	644
7:45 PM	3	0	9	0	0	0	0	0	0	54	9	0	10	46	0	0	131	607
8:00 PM	7	0	4	0	0	0	0	0	0	45	16	0	3	59	0	0	134	588
8:15 PM	3	0	6	0	0	0	0	0	0	47	8	0	4	53	0	0	121	543
8:30 PM	1	0	7	0	0	0	0	0	0	29	10	0	3	60	0	0	110	496
8:45 PM	1	0	6	0	0	0	0	0	0	43	6	0	7	38	0	0	101	466

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	40	0	80	0	0	0	0	0	0	488	112	0	120	620	0	0	1460
Heavy Trucks	4	0	0		0	0	0		0	16	4		4	8	0		36
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 7/15/2024 7:20 AM

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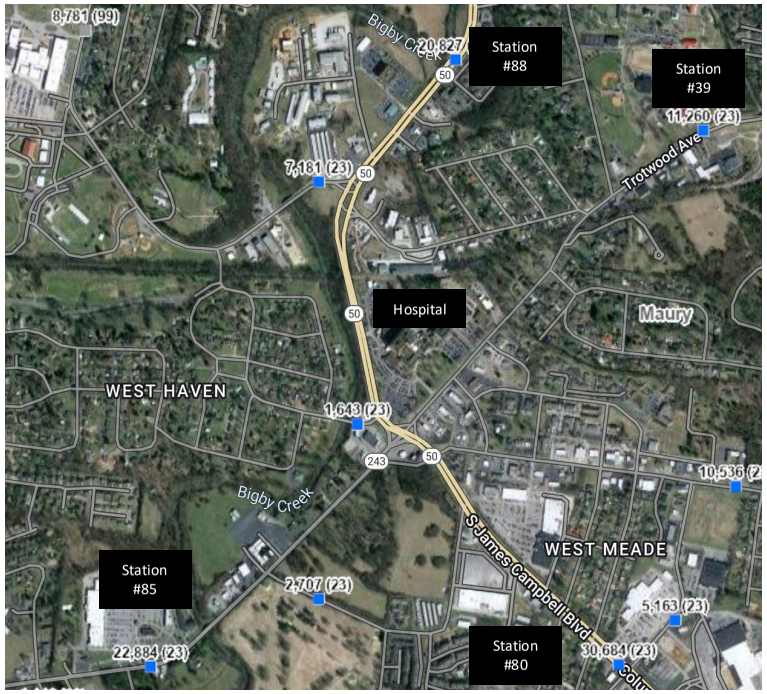
TDOT TRAFFIC DATA

TDOT Traffic Count Historical Data

Maury County Stations #35, 80, 85 & 88

Average Annual Growth, 2013-2023: 1.2% Per Year

	Station #39	Station #80	Station #85	Station #88	Total	Average Per Year
2023	11,260	30,684	22,884	20,827	85,655	
						5.9%
2022	10,363	30,292	20,718	19,501	80,874	
						3.4%
2021	8,734	28,997	20,827	19,661	78,219	
						9.1%
2020	7,885	27,125	17,770	18,906	71,686	
						-10.0%
2019	10,182	29,474	18,750	21,205	79,611	
						-2.0%
2018	11,491	29,337	21,170	19,254	81,252	
						0.7%
2017	11,820	28,924	21,039	18,899	80,682	
						-2.0%
2016	11,357	30,249	21,440	19,285	82,331	
						10.9%
2015	10,756	26,954	20,411	16,104	74,225	
						-1.0%
2014	12,179	26,760	20,140	15,919	74,998	
						-1.6%
2013	12,163	27,339	19,842	16,876	76,220	



APPENDIX B

TRAFFIC

ASSIGNMENT

WORKSHEETS

APPENDIX C

TRAFFIC SIGNAL WARRANT ANALYSES

MUTCD REQUIREMENTS

PART 4
HIGHWAY TRAFFIC SIGNALS

CHAPTER 4A. GENERAL

Section 4A.01 Types

Support:

01 The following types and uses of highway traffic signals are discussed in Part 4: traffic control signals; pedestrian signals; hybrid beacons; emergency-vehicle signals; traffic control signals for one-lane, two-way facilities; traffic control signals for freeway entrance ramps; traffic control signals for movable bridges; toll plaza traffic signals; flashing beacons; lane-use control signals; and in-roadway lights.

Section 4A.02 Definitions Relating to Highway Traffic Signals

Support:

01 Definitions and acronyms pertaining to Part 4 are provided in Sections 1A.13 and 1A.14.

CHAPTER 4B. TRAFFIC CONTROL SIGNALS—GENERAL

Section 4B.01 General

Support:

01 Words such as pedestrians and bicyclists are used redundantly in selected Sections of Part 4 to encourage sensitivity to these elements of "traffic."

02 Standards for traffic control signals are important because traffic control signals need to attract the attention of a variety of road users, including those who are older, those with impaired vision, as well as those who are fatigued or distracted, or who are not expecting to encounter a signal at a particular location.

Section 4B.02 Basis of Installation or Removal of Traffic Control Signals

Guidance:

01 *The selection and use of traffic control signals should be based on an engineering study of roadway, traffic, and other conditions.*

Support:

02 A careful analysis of traffic operations, pedestrian and bicyclist needs, and other factors at a large number of signalized and unsignalized locations, coupled with engineering judgment, has provided a series of signal warrants, described in Chapter 4C, that define the minimum conditions under which installing traffic control signals might be justified.

Guidance:

03 *Engineering judgment should be applied in the review of operating traffic control signals to determine whether the type of installation and the timing program meet the current requirements of all forms of traffic.*

04 *If changes in traffic patterns eliminate the need for a traffic control signal, consideration should be given to removing it and replacing it with appropriate alternative traffic control devices, if any are needed.*

05 *If the engineering study indicates that the traffic control signal is no longer justified, and a decision is made to remove the signal, removal should be accomplished using the following steps:*

A. Determine the appropriate traffic control to be used after removal of the signal.
B. Remove any sight-distance restrictions as necessary.
C. Inform the public of the removal study.
D. Flash or cover the signal heads for a minimum of 90 days, and install the appropriate stop control or other traffic control devices.
E. Remove the signal if the engineering data collected during the removal study period confirms that the signal is no longer needed.

Option:

06 Because Items C, D, and E in Paragraph 5 are not relevant when a temporary traffic control signal (see Section 4D.32) is removed, a temporary traffic control signal may be removed immediately after Items A and B are completed.

07 Instead of total removal of a traffic control signal, the poles, controller cabinet, and cables may remain in place after removal of the signal heads for continued analysis.

Section 4B.03 Advantages and Disadvantages of Traffic Control Signals

Support:

01 When properly used, traffic control signals are valuable devices for the control of vehicular and pedestrian traffic. They assign the right-of-way to the various traffic movements and thereby profoundly influence traffic flow.

02 Traffic control signals that are properly designed, located, operated, and maintained will have one or more of the following advantages:

A. They provide for the orderly movement of traffic.
B. They increase the traffic-handling capacity of the intersection if:
   1. Proper physical layouts and control measures are used, and
   2. The signal operational parameters are reviewed and updated (if needed) on a regular basis (as engineering judgment determines that significant traffic flow and/or land use changes have occurred) to maximize the ability of the traffic control signal to satisfy current traffic demands.
C. They reduce the frequency and severity of certain types of crashes, especially right-angle collisions.
D. They are coordinated to provide for continuous or nearly continuous movement of traffic at a definite speed along a given route under favorable conditions.
E. They are used to interrupt heavy traffic at intervals to permit other traffic, vehicular or pedestrian, to cross.

03 Traffic control signals are often considered a panacea for all traffic problems at intersections. This belief has led to traffic control signals being installed at many locations where they are not needed, adversely affecting the safety and efficiency of vehicular, bicycle, and pedestrian traffic.

04 Traffic control signals, even when justified by traffic and roadway conditions, can be ill-designed, ineffectively placed, improperly operated, or poorly maintained. Improper or unjustified traffic control signals can result in one or more of the following disadvantages:

A. Excessive delay,
B. Excessive disobedience of the signal indications,
C. Increased use of less adequate routes as road users attempt to avoid the traffic control signals, and
D. Significant increases in the frequency of collisions (especially rear-end collisions).

Section 4B.04 Alternatives to Traffic Control Signals

Guidance:

01 *Since vehicular delay and the frequency of some types of crashes are sometimes greater under traffic signal control than under STOP sign control, consideration should be given to providing alternatives to traffic control signals even if one or more of the signal warrants has been satisfied.*

Option:

02 These alternatives may include, but are not limited to, the following:

A. Installing signs along the major street to warn road users approaching the intersection;
B. Relocating the stop line(s) and making other changes to improve the sight distance at the intersection;
C. Installing measures designed to reduce speeds on the approaches;
D. Installing a flashing beacon at the intersection to supplement STOP sign control;
E. Installing flashing beacons on warning signs in advance of a STOP sign controlled intersection on major- and/or minor-street approaches;
F. Adding one or more lanes on a minor-street approach to reduce the number of vehicles per lane on the approach;
G. Revising the geometrics at the intersection to channelize vehicular movements and reduce the time required for a vehicle to complete a movement, which could also assist pedestrians;
H. Revising the geometrics at the intersection to add pedestrian median refuge islands and/or curb extensions;
I. Installing roadway lighting if a disproportionate number of crashes occur at night;
J. Restricting one or more turning movements, perhaps on a time-of-day basis, if alternate routes are available;
K. If the warrant is satisfied, installing multi-way STOP sign control;
L. Installing a pedestrian hybrid beacon (see Chapter 4F) or In-Roadway Warning Lights (see Chapter 4N) if pedestrian safety is the major concern;
M. Installing a roundabout; and
N. Employing other alternatives, depending on conditions at the intersection.

Section 4B.05 Adequate Roadway Capacity

Support:

01 The delays inherent in the alternating assignment of right-of-way at intersections controlled by traffic control signals can frequently be reduced by widening the major roadway, the minor roadway, or both roadways. Widening the minor roadway often benefits the operations on the major roadway, because it reduces the green time that must be assigned to minor-roadway traffic. In urban areas, the effect of widening can be achieved by eliminating parking on intersection approaches. It is desirable to have at least two lanes for moving traffic on each approach to a signalized location. Additional width on the departure side of the intersection, as well as on the approach side, will sometimes be needed to clear traffic through the intersection effectively.

Guidance:

02 *Adequate roadway capacity should be provided at a signalized location. Before an intersection is widened, the additional green time pedestrians need to cross the widened roadways should be considered to determine if it will exceed the green time saved through improved vehicular flow.*

03 *Other methods of increasing the roadway capacity at signalized locations that do not involve roadway widening, such as revisions to the pavement markings and the careful evaluation of proper lane-use assignments (including varying the lane use by time of day), should be considered where appropriate. Such consideration should include evaluation of any impacts that changes to pavement markings and lane assignments will have on bicycle travel.*

CHAPTER 4C. TRAFFIC CONTROL SIGNAL NEEDS STUDIES

Section 4C.01 Studies and Factors for Justifying Traffic Control Signals

Standard:

01 **An engineering study of traffic conditions, pedestrian characteristics, and physical characteristics of the location shall be performed to determine whether installation of a traffic control signal is justified at a particular location.**

02 **The investigation of the need for a traffic control signal shall include an analysis of factors related to the existing operation and safety at the study location and the potential to improve these conditions, and the applicable factors contained in the following traffic signal warrants:**

Warrant 1, Eight-Hour Vehicular Volume
Warrant 2, Four-Hour Vehicular Volume
Warrant 3, Peak Hour
Warrant 4, Pedestrian Volume
Warrant 5, School Crossing
Warrant 6, Coordinated Signal System
Warrant 7, Crash Experience
Warrant 8, Roadway Network
Warrant 9, Intersection Near a Grade Crossing

03 **The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.**

Support:

04 Sections 8C.09 and 8C.10 contain information regarding the use of traffic control signals instead of gates and/or flashing-light signals at highway-rail grade crossings and highway-light rail transit grade crossings, respectively.

Guidance:

05 *A traffic control signal should not be installed unless one or more of the factors described in this Chapter are met.*

06 *A traffic control signal should not be installed unless an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.*

07 *A traffic control signal should not be installed if it will seriously disrupt progressive traffic flow.*

08 *The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count when evaluating the count against the signal warrants listed in Paragraph 2.*

09 *Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. The site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left-turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles.*

10 *Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.*

11 *At a location that is under development or construction and where it is not possible to obtain a traffic count that would represent future traffic conditions, hourly volumes should be estimated as part of an engineering study for comparison with traffic signal warrants. Except for locations where the engineering study uses the satisfaction of Warrant 8 to justify a signal, a traffic control signal installed under projected conditions should have an engineering study done within 1 year of putting the signal into stop-and-go operation to determine if the signal is justified. If not justified, the signal should be taken out of stop-and-go operation or removed.*

12 *For signal warrant analysis, a location with a wide median, even if the median width is greater than 30 feet, should be considered as one intersection.*

Option:

13 At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher of the major-street left-turn volumes as the "minor-street" volume and the corresponding single direction of opposing traffic on the major street as the "major-street" volume.

14 For signal warrants requiring conditions to be present for a certain number of hours in order to be satisfied, any four sequential 15-minute periods may be considered as 1 hour if the separate 1-hour periods used in the warrant analysis do not overlap each other and both the major-street volume and the minor-street volume are for the same specific one-hour periods.

15 For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians.

Support:

16 When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians.

Option:

17 Engineering study data may include the following:

A. The number of vehicles entering the intersection in each hour from each approach during 12 hours of an average day. It is desirable that the hours selected contain the greatest percentage of the 24-hour traffic volume.
B. Vehicular volumes for each traffic movement from each approach, classified by vehicle type (heavy trucks, passenger cars and light trucks, public-transit vehicles, and, in some locations, bicycles), during each 15-minute period of the 2 hours in the morning and 2 hours in the afternoon during which total traffic entering the intersection is greatest.
C. Pedestrian volume counts on each crosswalk during the same periods as the vehicular counts in Item B and during hours of highest pedestrian volume. Where young, elderly, and/or persons with physical or visual disabilities need special consideration, the pedestrians and their crossing times may be classified by general observation.
D. Information about nearby facilities and activity centers that serve the young, elderly, and/or persons with disabilities, including requests from persons with disabilities for accessible crossing improvements at the location under study. These persons might not be adequately reflected in the pedestrian volume count if the absence of a signal restrains their mobility.
E. The posted or statutory speed limit or the 85th-percentile speed on the uncontrolled approaches to the location.
F. A condition diagram showing details of the physical layout, including such features as intersection geometrics, channelization, grades, sight-distance restrictions, transit stops and routes, parking conditions, pavement markings, roadway lighting, driveways, nearby railroad crossings, distance to nearest traffic control signals, utility poles and fixtures, and adjacent land use.
G. A collision diagram showing crash experience by type, location, direction of movement, severity, weather, time of day, date, and day of week for at least 1 year.

18 The following data, which are desirable for a more precise understanding of the operation of the intersection, may be obtained during the periods described in Item B of Paragraph 17:

A. Vehicle-hours of stopped time delay determined separately for each approach.
B. The number and distribution of acceptable gaps in vehicular traffic on the major street for entrance from the minor street.
C. The posted or statutory speed limit or the 85th-percentile speed on controlled approaches at a point near to the intersection but unaffected by the control.
D. Pedestrian delay time for at least two 30-minute peak pedestrian delay periods of an average weekday or like periods of a Saturday or Sunday.
E. Queue length on stop-controlled approaches.

Section 4C.02 Warrant 1, Eight-Hour Vehicular Volume

Support:

01 The Minimum Vehicular Volume, Condition A, is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

02 The Interruption of Continuous Traffic, Condition B, is intended for application at locations where Condition A is not satisfied and where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.

03 It is intended that Warrant 1 be treated as a single warrant. If Condition A is satisfied, then Warrant 1 is satisfied and analyses of Condition B and the combination of Conditions A and B are not needed. Similarly, if Condition B is satisfied, then Warrant 1 is satisfied and an analysis of the combination of Conditions A and B is not needed.

Standard:

04 **The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:**

A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or

B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

In applying each condition the major-street and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of these 8 hours.

Option:

05 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 70 percent columns in Table 4C-1 may be used in place of the 100 percent columns.

Guidance:

06 *The combination of Conditions A and B is intended for application at locations where Condition A is not satisfied and Condition B is not satisfied and should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.*

Standard:

07 **The need for a traffic control signal shall be considered if an engineering study finds that both of the following conditions exist for each of any 8 hours of an average day:**

A. The vehicles per hour given in both of the 80 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; and

B. The vehicles per hour given in both of the 80 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

These major-street and minor-street volumes shall be for the same 8 hours for each condition; however, the 8 hours satisfied in Condition A shall not be required to be the same 8 hours satisfied in Condition B. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.

Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume

Condition A—Minimum Vehicular Volume

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

Condition B—Interruption of Continuous Traffic

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100%[a]	80%[b]	70%[c]	56%[d]	100%[a]	80%[b]	70%[c]	56%[d]
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

[a] Basic minimum hourly volume

[b] Used for combination of Conditions A and B after adequate trial of other remedial measures

[c] May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

[d] May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Option:

08 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

Section 4C.03 Warrant 2, Four-Hour Vehicular Volume

Support:

01 The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

Standard:

02 **The need for a traffic control signal shall be considered if an engineering study finds that, for each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) all fall above the applicable curve in Figure 4C-1 for the existing combination of approach lanes. On the minor street, the higher volume shall not be required to be on the same approach during each of these 4 hours.**

Option:

03 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-2 may be used in place of Figure 4C-1.

Section 4C.04 Warrant 3, Peak Hour

Support:

01 The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street.

Standard:

02 **This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.**

03 **The need for a traffic control signal shall be considered if an engineering study finds that the criteria in either of the following two categories are met:**

A. If all three of the following conditions exist for the same 1 hour (any four consecutive 15-minute periods) of an average day:

1. The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equals or exceeds: 4 vehicle-hours for a one-lane approach or 5 vehicle-hours for a two-lane approach; and

2. The volume on the same minor-street approach (one direction only) equals or exceeds 100 vehicles per hour for one moving lane of traffic or 150 vehicles per hour for two moving lanes; and

3. The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.

B. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in Figure 4C-3 for the existing combination of approach lanes.

Option:

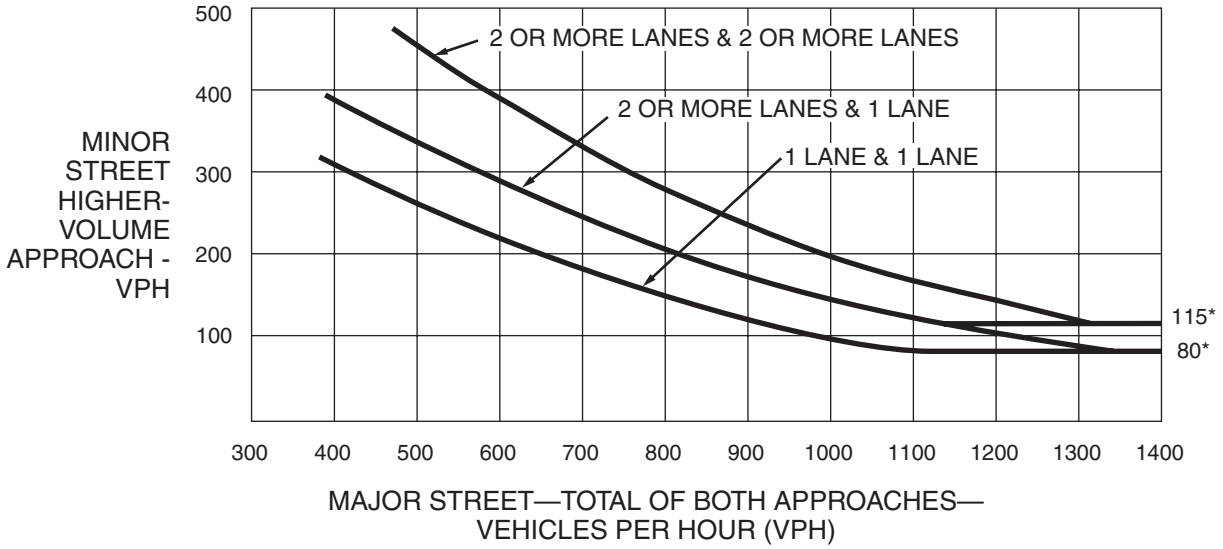
04 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-4 may be used in place of Figure 4C-3 to evaluate the criteria in the second category of the Standard.

05 If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal may be operated in the flashing mode during the hours that the volume criteria of this warrant are not met.

Guidance:

06 *If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal should be traffic-actuated.*

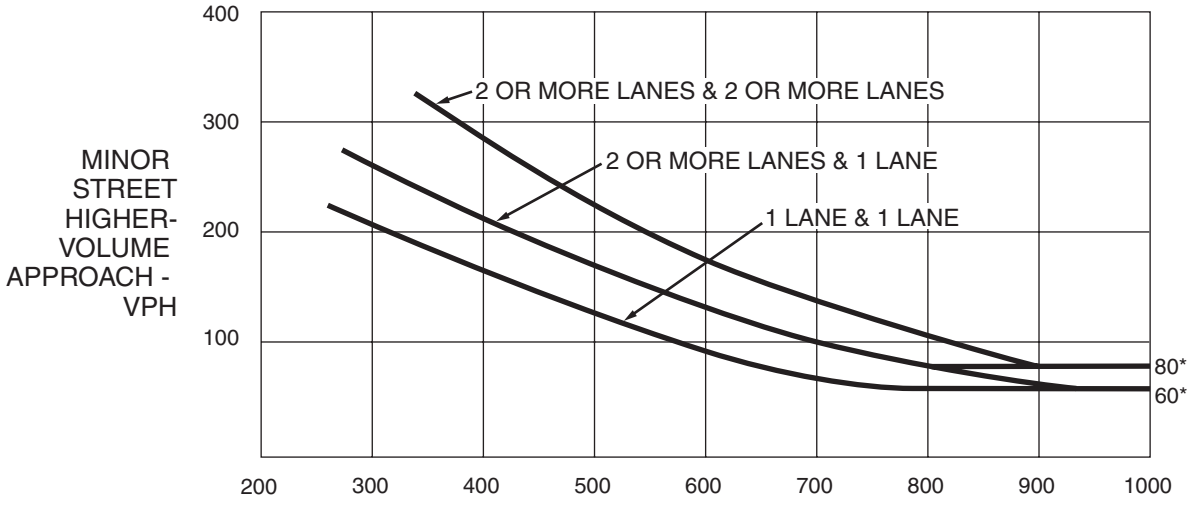
Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume



*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

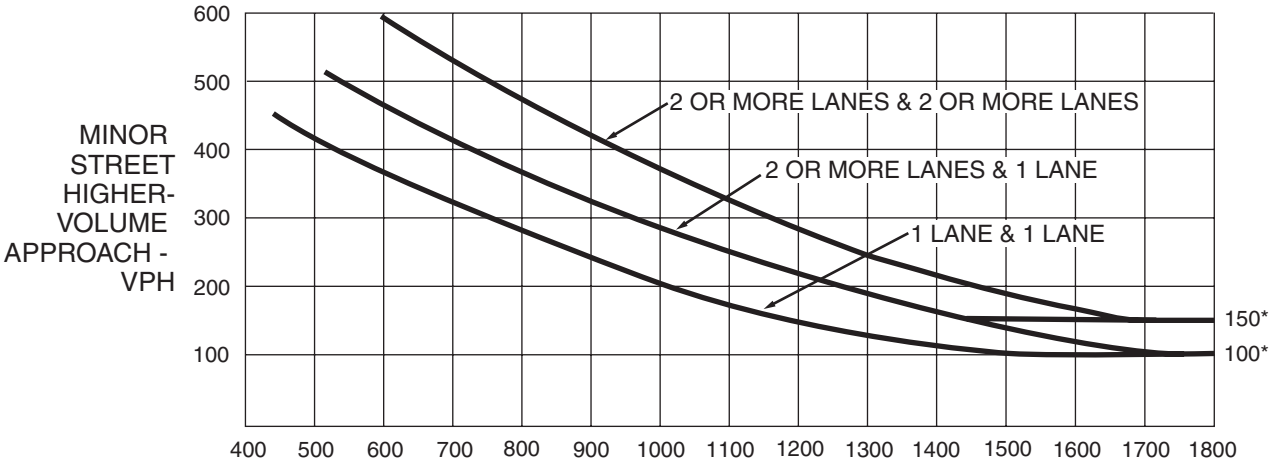
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

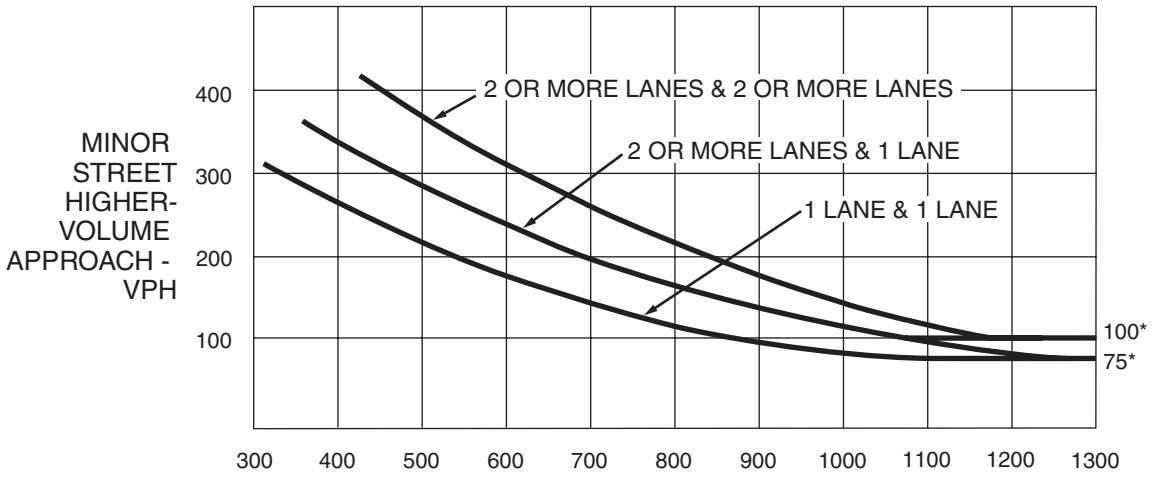
Figure 4C-3. Warrant 3, Peak Hour



*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

SIGNAL WARRANT ANALYSES

2026 PROJECTED

TRAFFIC VOLUMES

Traffic Signal Warrant Analysis

2026 Projected Traffic Volumes

Trotwood Avenue & Blythewood Dr / Proposed Hospital Combined Access

Warrant 1: Eight-Hour Vehicular Volume

Condition A : Min. Veh. Volume	
Volume Level	100%
Major Rd. Req	500
Minor Rd. Req	200
Number of Hours Met	0

Warrant 1A Satisfied? No

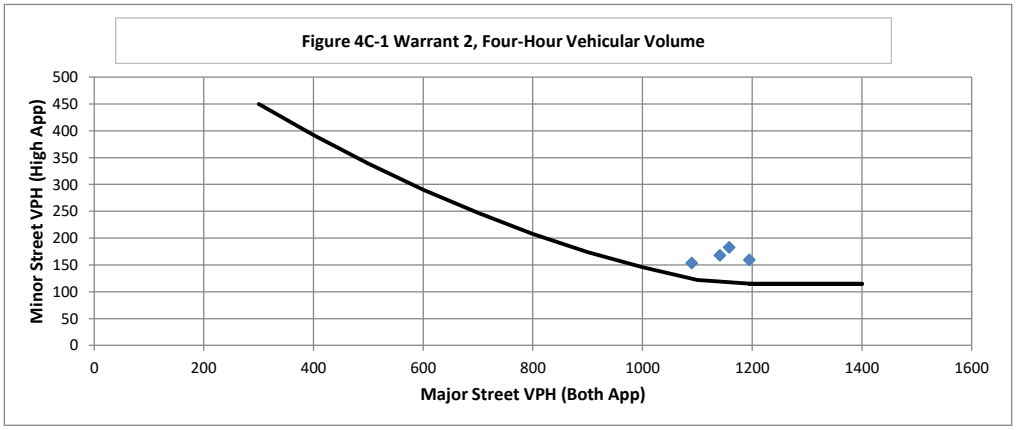
Condition B: Interruption of Continuous Traffic	
Volume Level	100%
Major Rd. Req	750
Minor Rd. Req	100
Number of Hours Met	9

Warrant 1B Satisfied? Yes

Time Period	From	To	Major Road: Both App. (VPH)	Minor Road: Highest App. (VPH)	Total
1	7:00	8:00	935	64	999
2	8:00	9:00	950	76	1026
3	9:00	10:00	977	106	1083
4	10:00	11:00	1002	110	1112
5	11:00	12:00	1139	140	1279
6	12:00	13:00	1184	111	1295
7	13:00	14:00	1141	168	1309
8	14:00	15:00	1090	154	1244
9	15:00	16:00	1158	183	1341
10	16:00	17:00	1195	160	1355
11	17:00	18:00	995	104	1099
12	18:00	19:00	747	62	809

Warrant 2: Four-Hour Vehicular Volume

Hour Start	15:00	13:00	16:00	14:00
Major Road Vol.	1158	1141	1195	1090
Minor Road Vol.	183	168	160	154

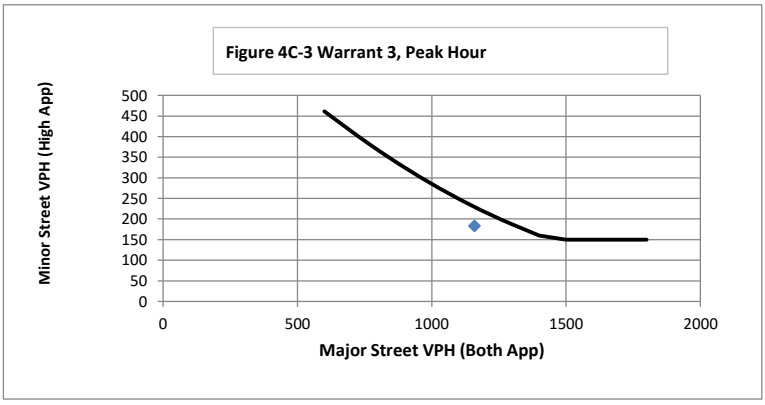


Warrant Satisfied? Yes

Warrant 3: Peak Hour Vehicular Volume

Condition justifying use of warrant:

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
7:00 - 8:00 AM	1158	183



Warrant Satisfied? No

Traffic Volumes for Signal Warrant Analysis
2026 Projected Traffic Volumes
Trotwood Avenue & Blythewood Dr / Proposed Hospital Combined Access

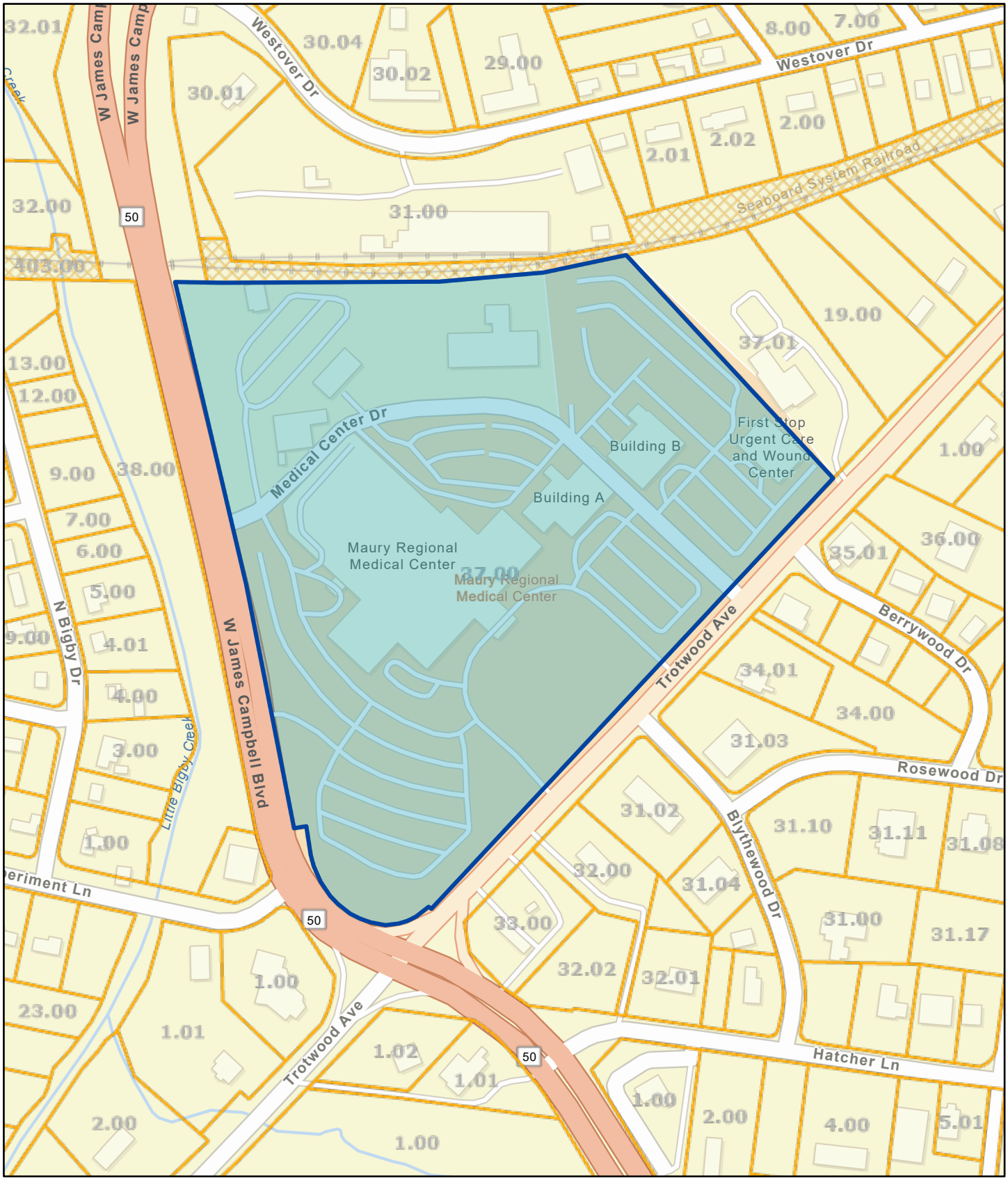
2024 Existing Traffic Volumes												
	Northbound			Southbound			Eastbound			Westbound		
LOCATION	Blythewood Drive			Proposed Combined Hospital Access			Trotwood Avenue			Trotwood Avenue		
TIME	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7 AM-8 AM	10	0	29	0	0	0	0	512	96	51	257	0
8 AM-9 AM	28	0	35	0	0	0	0	517	103	49	272	0
9 AM-10 AM	32	0	62	0	0	0	0	452	114	63	361	0
10 AM-11 AM	35	0	68	0	0	0	0	457	101	59	403	0
11 AM-12 PM	31	0	72	0	0	0	0	443	125	86	511	0
12 PM-1 PM	37	0	66	0	0	0	0	535	146	79	430	0
1 PM-2 PM	25	0	87	0	0	0	0	515	134	77	457	0
2 PM-3 PM	35	0	78	0	0	0	0	470	103	81	469	0
3 PM-4 PM	35	0	71	0	0	0	0	441	104	109	551	0
4 PM-5 PM	50	0	68	0	0	0	0	394	106	107	605	0
5 PM-6 PM	34	0	49	0	0	0	0	393	78	65	448	0
6 PM-7 PM	21	0	33	0	0	0	0	298	53	59	318	0

2026 Background Traffic - Historical Growth (2 Years @ 2.0% per year)												
	Northbound			Southbound			Eastbound			Westbound		
LOCATION	Blythewood Drive			Proposed Combined Hospital Access			Trotwood Avenue			Trotwood Avenue		
TIME	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7 AM-8 AM	10	0	30	0	0	0	0	532	100	53	267	0
8 AM-9 AM	29	0	36	0	0	0	0	538	107	51	283	0
9 AM-10 AM	33	0	64	0	0	0	0	470	119	66	375	0
10 AM-11 AM	36	0	71	0	0	0	0	475	105	61	419	0
11 AM-12 PM	32	0	75	0	0	0	0	461	130	89	531	0
12 PM-1 PM	38	0	69	0	0	0	0	556	152	82	447	0
1 PM-2 PM	26	0	90	0	0	0	0	536	139	80	475	0
2 PM-3 PM	36	0	81	0	0	0	0	489	107	84	488	0
3 PM-4 PM	36	0	74	0	0	0	0	459	108	113	573	0
4 PM-5 PM	52	0	71	0	0	0	0	410	110	111	629	0
5 PM-6 PM	35	0	51	0	0	0	0	409	81	68	466	0
6 PM-7 PM	22	0	34	0	0	0	0	310	55	61	331	0

Reassigned Trips for Combined Hospital Access Opposite Blythewood Drive												
	Northbound			Southbound			Eastbound			Westbound		
LOCATION	Blythewood Drive			Proposed Combined Hospital Access			Trotwood Avenue			Trotwood Avenue		
TIME	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7 AM-8 AM		6		15	7	42		-5			-12	
8 AM-9 AM		3		17	2	57		-5			-24	
9 AM-10 AM		4		32	1	73		-12			-41	
10 AM-11 AM		3		23	2	74		-13			-45	
11 AM-12 PM		2		35	3	102		-13			-59	
12 PM-1 PM		3		25	4	82		-9			-44	
1 PM-2 PM		4		38	5	125		-21			-68	
2 PM-3 PM		1		31	7	116		-12			-66	
3 PM-4 PM		2		46	5	132		-14			-81	
4 PM-5 PM		2		37	5	118		-12			-53	
5 PM-6 PM		1		29	3	72		-16			-13	
6 PM-7 PM		6		11	2	43		-4			-6	

2026 Projected Traffic												
	Northbound			Southbound			Eastbound			Westbound		
LOCATION	Blythewood Drive			Proposed Combined Hospital Access			Trotwood Avenue			Trotwood Avenue		
TIME	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
7 AM-8 AM	10	6	30	15	7	42	0	527	100	53	255	0
8 AM-9 AM	29	3	36	17	2	57	0	533	107	51	259	0
9 AM-10 AM	33	4	64	32	1	73	0	458	119	66	334	0
10 AM-11 AM	36	3	71	23	2	74	0	462	105	61	374	0
11 AM-12 PM	32	2	75	35	3	102	0	448	130	89	472	0
12 PM-1 PM	38	3	69	25	4	82	0	547	152	82	403	0
1 PM-2 PM	26	4	90	38	5	125	0	515	139	80	407	0
2 PM-3 PM	36	1	81	31	7	116	0	477	107	84	422	0
3 PM-4 PM	36	2	74	46	5	132	0	445	108	113	492	0
4 PM-5 PM	52	2	71	37	5	118	0	398	110	111	576	0
5 PM-6 PM	35	1	51	29	3	72	0	393	81	68	453	0
6 PM-7 PM	22	6	34	11	2	43	0	306	55	61	325	0

Maury County - Parcel: 100J D 037.00



Date: September 13, 2024

County: Maury
Owner: MAURY REGIONAL HOSPITAL
Address: TROTWOOD AVE 1218 -1220-1222
Parcel Number: 100J D 037.00
Deeded Acreage: 23
Calculated Acreage: 23
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

State of Tennessee, Comptroller of the Treasury, Division of Property Assessments (DPA), Esri Community Maps Contributors, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

Maury (060)

Tax Year 2024 | Reappraisal 2022

Jan 1 Owner
MAURY REGIONAL HOSPITAL
1224 TROTWOOD AVE
COLUMBIA TN 38401

Current Owner

TROTWOOD AVE 1218

Ctrl Map:	Group:	Parcel:	PI:	SI:
100J	D	037.00		000

Value Information

Land Market Value:	$354,800
Improvement Value:	$0
Total Market Appraisal:	$354,800
Assessment Percentage:	0%
Assessment:	$0

Additional Information

ALSO INCLUDES 1224 & 1226 TROTWOOD AVE

General Information

Class: 01 - County
City #: 156
Special Service District 1: 000
District: 09
Number of Buildings: 0
Utilities - Water/Sewer: 01 - PUBLIC / PUBLIC
Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL GAS
City: COLUMBIA
Special Service District 2: 000
Neighborhood: C99
Number of Mobile Homes: 0
Utilities - Electricity: 01 - PUBLIC
Zoning:

Outbuildings & Yard Items

Building #	Type	Description	Units

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
5/25/1979	$0	647	671		-	-
1/1/1000	$0	283	359		-	-

Land Information

Deed Acres: 23 **Calculated Acres:** 23 **Total Land Units:** 23

Land Code	Soil Class	Units
70 - EXEMPT		23.00

Prepared by M. H. Smith
Attorney
968 W. Broadway
Louisville, Ky.

FOR AND IN CONSIDERATION of the sum of Five Hundred Dollars ($500.00), cash in hand paid, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a Kentucky corporation, hereinafter sometimes called Grantor, does hereby remise, release and forever quit claim unto MAURY COUNTY, TENNESSEE, for the use and benefit of COLUMBIA AREA MENTAL HEALTH CENTER, said County being hereinafter called the Grantee, subject to the conditions hereinafter stated, all of the Grantor's right, title and interest in and to a tract or parcel of land at Columbia, Maury County, Tennessee, being more particularly described as follows:

Beginning at a point in the southeast right of way line of L&N RR Co., one hundred (100.0) feet measured southeastwardly along a radial line from a point in the centerline of the main track of the Birmingham Division formerly the Nashville, Florence & Sheffield Division of the L&N railroad, at Valuation Station 51+84.27, which point is nine hundred sixty-seven and seventy-three hundredths (967.73) feet measured eastwardly along the centerline of said main track from Mile Post 234 from Louisville, Kentucky; thence northwestwardly a distance of fifty (50.0) feet, more or less, to a point fifty (50.0) feet measured southeastwardly along a radial line from a point in the centerline of said main track at Valuation Station 51+86.82; thence northeastwardly along a line fifty (50.0) feet southeastwardly from and parallel to the centerline of said main track a distance of four hundred sixty-three and sixty-seven hundredths (463.67) feet to a point opposite Valuation Station 47+23.15; thence southeastwardly a distance of fifty (50.0) feet, more or less to a point measured southeastwardly along a radial line from a point in the centerline of said main track at Valuation Station 47+27.80; thence southwestwardly along the

southeast right of way line of the L&N RR, a distance of four hundred sixty (460.0) feet, more or less, to the point of beginning, containing 0.53 acre, more or less, and being a part of the same property conveyed to the L&N RR from H. M. Doak, Special Master by deed dated May 31, 1900, recorded in Book 97, Volume 4, Page 377, and from Nashville, Florence & Sheffield Railway Company by deed dated May 31, 1900, recorded in Book 97, Volume 4, Page 380, both in the Register's Office of Maurey County, Tennessee.

The Grantee agrees to assume and be bound by all obligations assumed by the Grantor in deeds or contracts of record affecting the above-described premises, and to recognize all easements to which the above-described premises are servient, except those of the Grantor, whether such easements be apparent, or created by instruments of record or otherwise.

The Grantor shall pay all taxes on the property hereinabove described for the year 1979, and the Grantee agrees to assume all taxes for the year 1980, and thereafter.

As a part of the consideration for the herein conveyance, the Grantee for itself, its successors and assigns, agrees to construct, and to thereafter maintain, along the entire property line between the Grantor and Grantee, which includes both the property line along the parcel above described and the property line of other adjoining lands owned by the Grantee, a six (6) foot woven wire cyclone type fence, sufficient to keep persons from passing from the Grantee's land onto the Grantor's right of way. The obligation of the Grantor to construct and maintain the fence shall be a covenant running with the lands and estates of the parties and shall be binding on the successors in title, for so long as a railroad shall be operated upon the Grantor's adjoining property.

IN WITNESS WHEREOF, the Louisville and Nashville Railroad Company, Grantor herein, has caused these presents to be signed by its duly authorized officers and its corporate seal, duly attested, to be hereunto affixed, this 25th day of May, 1979.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest:

By K C Duffy
VICE PRESIDENT-OPERATIONS

I hereby certify that I registered the above Instrument the 20 day of July 1979
Raymond L. Burton Reg.
Laurie A. Andrews D.C.

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

Before me, a Notary Public of the Commonwealth and County aforesaid, personally appeared K. C. Duffy, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President-Operations of the Louisville and Nashville Railroad Company, the within named bargainor, a corporation, and that he as such K. C. Duffy, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President-Operations.

My commission expires NOTARY PUBLIC, STATE AT LARGE My Commission Expires April 12, 1981.

Witness my hand and seal, at office in Louisville, Jefferson County, Kentucky this 25th day of May, 1979.

Laurie A. Andrews
Notary Public

MAURY COUNTY REGISTER, STATE OF TENNESSEE

I or we hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred whichever is greater is $500.00 which amount is equal to greater than the amount which the property transferred would command at a fair voluntary sale.

William H. Daley Jr. Affiant

Subscribed and sworn before me this 19 day of July 1979

Raymond L. Burton
By Laurie A. Andrews D.C.

REGISTER OFFICE MAURY COUNTY, TENNESSEE

Received for record this 19 day of July 1979 at 3:10 o'clock P.M. and entered in Note Book 11 page 89 Registered in Book ____ Page ____ Fee 12.00

Raymond L. Burton Register
Laurie A. Andrews D.C.

STATE OF TENNESSEE, MAURY COUNTY
Transfer Tax $ Exempt Mortgage Tax
Probate Fee $ Total Paid $
Receipt No. 18688 Received By BW
19 Day Of July 1979

Reb William H. Daley Jr.
Box 424
Cal.

IN WITNESS WHEREOF, the Louisville and Nashville Railroad Company, Grantor herein, has caused these presents to be signed by its duly authorized officers and its corporate seal, duly attested, to be hereunto affixed, this 25th day of May, 1979.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest:

By K C Duffy
VICE PRESIDENT-OPERATIONS

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Raymond L. Burton Reg.
Laurie A. Andrews D.R.

COMMONWEALTH OF KENTUCKY

COUNTY OF JEFFERSON

Before me, a Notary Public of the Commonwealth and County aforesaid, personally appeared K. C. Duffy, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President-Operations of the Louisville and Nashville Railroad Company, the within named bargainor, a corporation, and that he as such K. C. Duffy, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President-Operations.

My commission expires NOTARY PUBLIC, STATE AT LARGE My Commission Expires April 12, 1981.

Witness my hand and seal, at office in Louisville, Jefferson County, Kentucky this 25th day of May, 1979.

Laurie A. Andrews
Notary Public

MAURY COUNTY REGISTER, STATE OF TENNESSEE
I or we hereby swear or affirm that the actual Consideration for this transfer or value of the property transferred whichever is greater is $500.00 which amount is equal to greater than the amount which the property transferred would command at a fair voluntary sale.

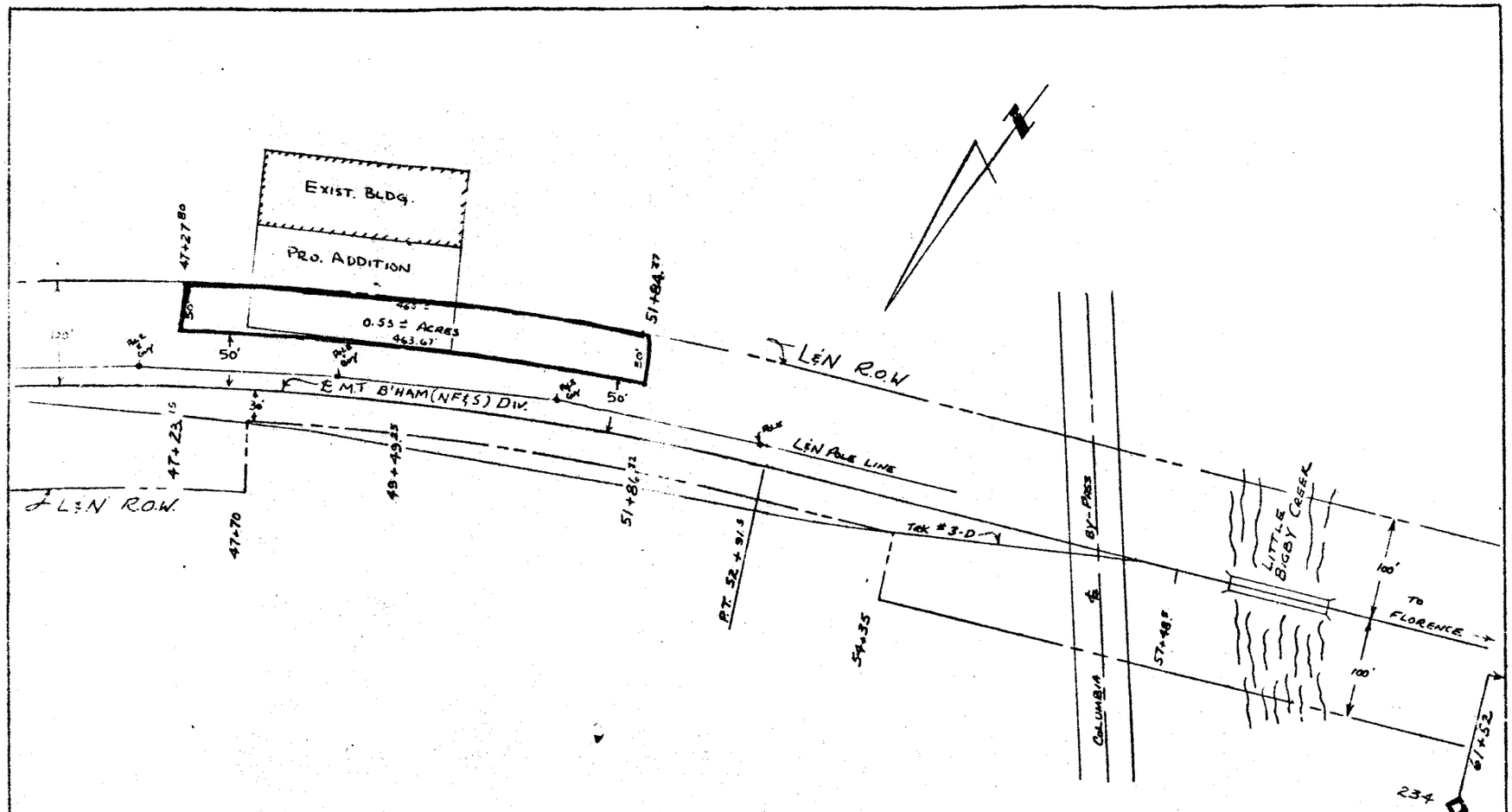
William H. Daley Jr. Affiant

Subscribed and sworn before me this 19 day of July 1979
Raymond L. Burton
By Laurie A. Andrews D.R.

REGISTER OFFICE MAURY COUNTY, TENNESSEE
Received for record this 19 day of July 1979
at 3:10 o'clock P.M. and noted in
Note Book 11 page 89 Registered in
Book ____ Page ____ Fee 12.00
Raymond L. Burton Register
Laurie A. Andrews D.R.

STATE OF TENNESSEE, MAURY COUNT
Transfer Tax $ Exempt Mortgage Tax
Probate Fee $ Total Paid $
Receipt No. 18688 Received By BW
19 Day Of July 1979

Reb c/o William H. Daley Jr.
Box 424
Cal.



SKETCH OF PROPOSED SALE OF R.O.W. TO COLUMBIA MENTAL HEALTH CTR. LOCATED AT COLUMBIA, TENN.

COLUMBIA, TENNESSEE
MAURY COUNTY

V-19
1

L&N	DIRECTOR OF REAL ESTATE
REVISIONS	BIRMINGHAM
DRAWN BY MFH	SCALE NONE
CHECKED BY	DATE 2-2-79
LETTER FILE	SHEET 1
DRAWING NO.	

MEMORANDUM

To: City of Columbia Development Services

From: Jim Gilliam

Date: September 16, 2024

Comm. No: 247005

Subject: **Front Entry Project**
Maury Regional Medical Center

Maury Regional Medical Center proposes to rework the front entry and parking lots to better serve the hospital. The redesign revolves around reducing the number of driveway entrances connecting to Trotwood Ave. from 3 to 2. The new entrance drive would form a 4 way intersection with Trotwood Ave. and Blythewood Dr. while eliminating the two western entrances. The new intersection is proposed to be signalized. The redesign of the parking lots will make for safer and more direct access to the front hospital entrance as well as increase the overall number of spaces.

Signature:

Date: September 16, 2024

Wold | HFR DESIGN
214 Centerview Drive, Suite 300
Brentwood, TN 37027
woldhfr.com | 615 370 8500

PLANNERS
ARCHITECTS
ENGINEERS

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Maury Regional Medical Center Front Entry

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.
- NA ☐ 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.

CITY OF COLUMBIA TENNESSEE

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

Grading, Drainage, and Storm

- ☒ Existing conditions and contours at vertical intervals of not more than two (2) feet
- NA ☐ 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
- NA ☐ Location and dimension of aquatic buffer zones
- NA ☐ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- NA ☐ Identification of all critical lots

As understood at the pre-app conference, grading and drainage would not be required with this submittal.

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.
- NA ☐ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

The proposed project is the redevelopment of the existing parking and entrance drives, there will be no new demand for water or sewer. As part of the project the existing parking lot lighting will be replaced with LED lights, resulting in an overall reduction of power usage.

CITY OF
COLUMBIA
TENNESSEE

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

PUD Specific Items

NA ❑ List of all deviations from PUD Standards requested

NA ❑ 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.

NA ❑ 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.

NA ❑ 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.

NA ❑ 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:

Jim Gilliam		9/16/2024
Print Name		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 (onlama.com)

ADDRESS/LOCATION	1224 Trotwood Ave, Columbia, TN 38401		
	TAX MAP: 100 J	GROUP: D	PARCEL: 37.00
SUMMARY OF NATURE OF REQUEST AND WORK	Maury Regional Medical Center proposes to rework the front entry and parking lots to better serve the hospital. The redesign revolves around reducing the number of driveway entrances connecting to Trotwood Ave. from 3 to 2. The new entrance drive would form a 4 way intersection with Trotwood Ave. and Blythewood Dr. while eliminating the two western entrances. The new intersection is proposed to be signalized. The redesign of the parking lots will make for safer and more direct access to the front hospital entrance as well as increase the overall number of spaces.		

DATE OF PRE-APPLICATION CONFERENCE	Aug 7, 2024	*Pre-application meetings are scheduled for Wednesdays.*

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

The proposed redevelopment of the front parking and driveways do not alter the current water and sewer usage

	Plats/PUDs: ❑ Project Name (include Sections & Phases) ❑ Total Number of Lots/Residential Units ❑ Square Footage of Non-Residential Floor Space ❑ Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	Jim Gilliam	PHONE	615.370.8500
ADDRESS	214 Centerview Drive, Suite 300 Brentwood, TN 37027	EMAIL	jgilliam@woldae.com

PROPERTY OWNER NAME	Mike Short	PHONE	931-381-1111
ADDRESS	1224 Trotwood Ave, Columbia, TN 38401	EMAIL	mshort@mauryregional.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.

Jim Gilliam APPLICANT NAME	 APPLICANT SIGNATURE	Sept 16, 2024 DATE
Michael Short PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	September 16,2024 DATE

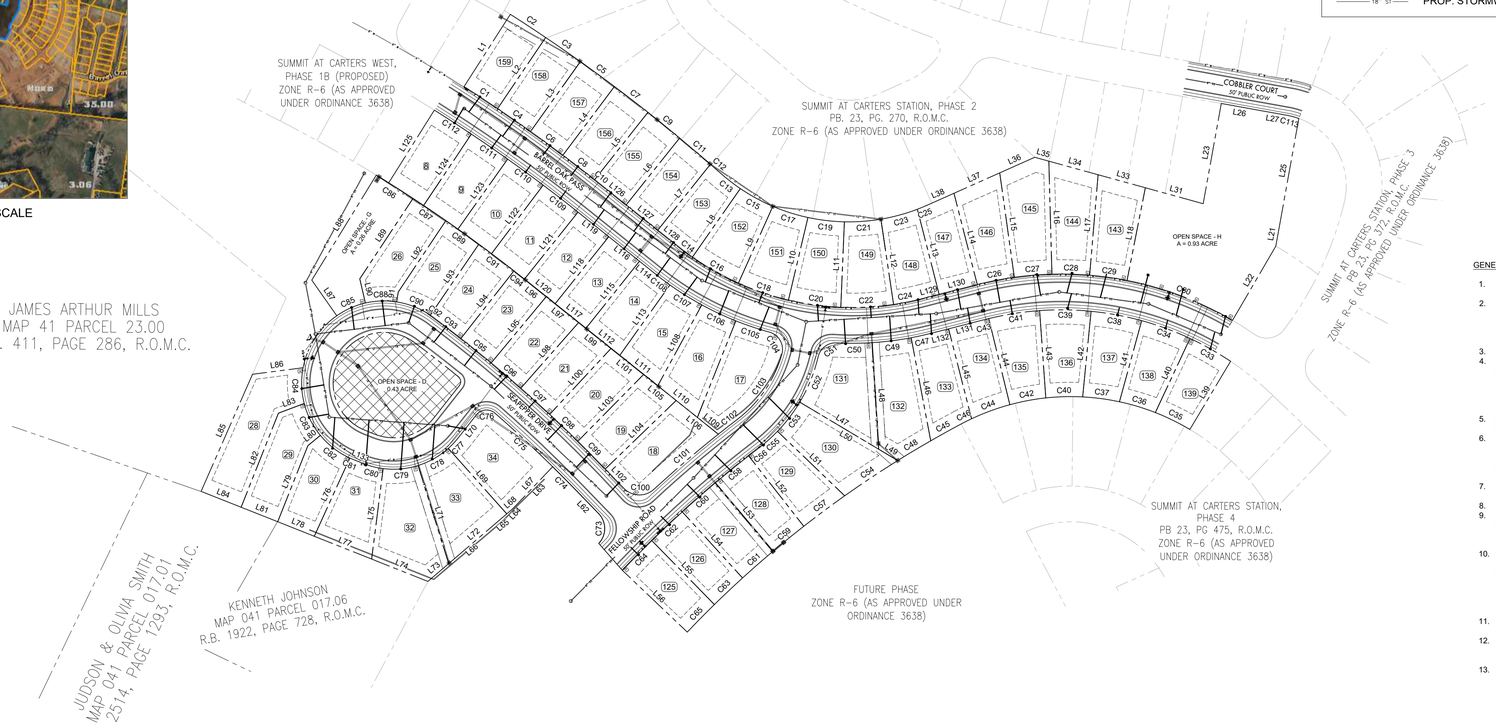
Rev. 2/7/2024

Mike Short
Administrative Director of Facility Support Services
Maury Regional Medical Center,
1224 Trotwood Avenue, Columbia, Tennessee 38401
O – 931-380-4049 C – 931-797-2467
mshort@mauryregional.com





VICINITY MAP - NOT TO SCALE



LEGEND

- FIRE HYDRANT
- WATER METER
- SEWER SERVICE
- SEWER MANHOLE
- CURB INLET
- AREA DRAIN
- 8" W — PROP. WATER LINE (TYP.)
- 8" SS — PROP. SEWER LINE (TYP.)
- 18" ST — PROP. STORMWATER LINE (TYP.)

TN SPCS NAD 83

SCALE 1" = 100'

100 0 50 100 200

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 64 LOTS AND DEDICATE RIGHT-OF-WAY AND OPEN SPACES.
2. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
3. SUBJECT PROPERTY IS PARCEL 15.05 AS SHOWN ON MAURY COUNTY TAX MAP 41.
4. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS) USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
5. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH
6. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
7. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
8. COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
9. STORMWATER MANAGEMENT OPERATION & MAINTENANCE WILL BE GOVERNED BY THE INSPECTION & MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, DATED _____, RECORDED IN DEED BOOK _____, PAGE ___, REGISTER'S OFFICE OF MAURY COUNTY, TN.
10. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0180E WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 119C, PANEL NO. 0180 SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
11. ACCORDING TO THE TYPICAL LOT DETAIL, ALL LOTS ARE TO HAVE A 10' PUDE IN THE FRONT AND REAR OF THE LOTS, AS WELL AS A 5' PUDE IN THE SIDE OF THE LOTS.
12. CURRENT ZONING OF THE SUBJECT PROPERTY IS CD-3, THE SUBJECT PROPERTY AS SHOWN IS BASED ON A PRELIMINARY PLAT APPROVED UNDER ZONING ORDINANCE 3638 AND IS SUBJECT TO ALL VESTING OF THAT APPROVAL UNDER THE PREVIOUS ZONING OF R-6.
13. PRIOR TO CERTIFICATE OF OCCUPANCY, ALL GRADING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBIA CODES FOR SWALES AND SLOPES. THIS WILL BE UNDERTAKEN DURING VERTICAL CONSTRUCTION AFTER BUILDING PERMITS ARE RELEASED

LOT	SQ. FT.
8	7186.1
9	7186.1
10	7186.1
11	7186.1
12	6600.0
13	6600.0
14	6877.1
15	7450.4
16	8278.1
17	10230.9
18	9771.0
19	7544.1
20	7215.7
21	6962.1
22	6804.0
23	6739.9
24	6919.0
25	6967.4
26	8112.8
28	12071.3
29	8588.7
30	7250.1
31	8175.5
32	11640.1
33	9881.3
34	10781.4
125	7037.1
126	7037.1
127	7357.0
128	7228.4

LOT	SQ. FT.
129	7826.5
130	9617.4
131	10511.6
132	10189.4
133	7979.2
134	7225.1
135	7589.1
136	7495.1
137	7370.4
138	7217.2
139	6695.4
143	8197.5
144	9083.3
145	9655.4
146	8399.3
147	6990.7
148	7156.1
149	7511.4
150	7460.7
151	7411.6
152	7365.7
153	6736.2
154	6714.3
155	6799.5
156	6905.3
157	6905.3
158	6905.3
159	6905.3

LINE	BEARING	DISTANCE
L1	N 32°35'59" E	120.00'
L2	N 34°02'33" E	120.00'
L3	N 35°29'08" E	120.00'
L4	N 36°55'42" E	120.00'
L5	N 38°22'17" E	120.00'
L6	N 38°38'07" E	119.54'
L7	N 38°38'07" E	117.75'
L8	N 34°59'29" E	116.76'
L9	N 24°07'30" E	117.62'
L10	N 13°15'31" E	118.55'
L11	N 02°23'32" E	119.52'
L12	N 08°28'28" W	120.52'
L13	N 14°20'46" W	122.72'
L14	N 14°18'12" W	131.69'
L15	N 07°56'14" W	147.37'
L16	N 01°34'16" W	158.03'
L17	N 04°47'43" E	140.97'
L18	N 11°08'41" E	132.09'
L21	S 10°13'29" W	30.41'
L22	S 30°15'36" W	120.00'
L23	N 10°13'29" E	142.36'
L25	N 10°13'29" E	151.01'
L26	S 79°46'31" E	55.00'
L27	S 79°46'31" E	38.87'
L31	S 74°35'15" E	83.87'
L32	N 74°35'15" W	67.36'
L33	N 74°35'15" W	68.49'
L34	N 74°35'15" W	71.41'
L35	N 74°35'15" W	20.42'
L36	S 65°57'42" W	53.54'

LINE	BEARING	DISTANCE
L37	S 65°57'42" W	70.02'
L38	S 65°57'42" W	40.63'
L39	S 30°50'05" W	110.96'
L40	S 25°03'08" W	114.40'
L41	S 15°20'28" W	117.58'
L42	S 05°37'48" W	120.27'
L43	S 04°04'52" E	122.40'
L44	S 13°47'33" E	123.93'
L45	S 14°20'46" E	129.75'
L46	S 10°44'33" E	146.62'
L47	N 59°11'42" W	128.42'
L48	S 03°33'59" E	149.25'
L49	N 59°11'42" W	30.91'
L50	S 59°11'42" E	159.33'
L51	S 46°07'34" E	130.10'
L52	S 38°02'28" E	125.00'
L53	S 40°09'42" E	125.00'
L54	S 42°19'12" E	125.00'
L55	S 44°23'03" E	125.00'
L56	S 46°26'55" E	125.00'
L62	N 44°03'54" W	45.18'
L63	S 43°28'14" W	73.24'
L64	S 43°28'14" W	7.64'
L65	S 49°24'46" W	51.25'
L66	S 49°24'46" W	59.54'
L67	S 43°28'14" W	80.88'
L68	S 49°24'46" W	11.19'
L69	N 41°43'48" W	122.66'
L70	S 38°15'50" W	41.11'
L71	N 17°19'35" W	143.63'
L72	S 49°24'46" W	106.88'

LINE	BEARING	DISTANCE
L73	S 49°24'46" W	38.24'
L74	N 68°18'42" W	84.62'
L75	N 07°15'43" E	127.45'
L76	N 24°27'29" E	120.08'
L77	N 68°18'42" W	86.24'
L78	N 68°18'42" W	55.00'
L79	N 21°37'48" E	114.39'
L80	N 50°35'13" E	22.55'
L81	N 68°23'01" W	55.00'
L82	N 21°37'48" E	141.42'
L83	N 69°24'06" E	38.46'
L84	N 68°23'01" W	60.12'
L85	N 23°41'15" E	178.74'
L86	N 82°37'53" E	71.27'
L87	N 34°58'42" W	60.87'
L88	N 31°34'35" E	172.19'
L89	S 33°28'46" W	134.81'
L90	S 13°01'47" E	34.64'
L91	N 08°55'09" E	13.89'
L92	N 33°42'15" E	120.02'
L93	S 34°18'37" W	120.18'
L94	S 38°06'43" W	120.00'
L95	S 39°43'26" W	120.37'
L96	S 51°21'53" E	39.07'
L97	S 51°21'53" E	57.88'
L98	S 41°20'09" W	122.28'
L99	S 51°21'53" E	58.03'
L100	S 42°56'52" W	125.83'
L101	S 51°21'53" E	58.28'
L102	S 44°01'06" E	37.72'
L103	S 44°33'34" W	131.03'
L104	S 45°58'54" W	137.84'
L105	S 51°21'53" E	58.23'
L106	S 51°21'53" E	75.45'
L108	S 28°35'08" W	128.75'
L109	N 51°21'53" W	37.49'

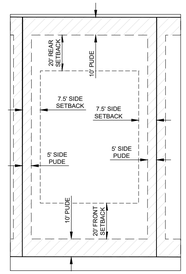
LINE	BEARING	DISTANCE
L110	N 51°21'53" W	70.90'
L111	N 51°21'53" W	67.94'
L112	N 51°21'53" W	60.62'
L113	S 35°26'10" W	120.87'
L114	N 51°21'53" W	29.32'
L115	S 38°38'07" W	120.00'
L116	N 51°21'53" W	55.00'
L117	N 51°21'53" W	55.00'
L118	S 38°38'07" W	120.00'
L119	N 51°21'53" W	55.00'
L120	N 51°21'53" W	55.00'
L121	N 38°38'04" E	120.00'
L122	S 37°00'44" W	120.00'
L123	S 35°23'24" W	120.00'
L124	S 33°46'04" W	120.00'
L125	S 32°08'44" W	120.00'
L126	N 51°21'53" W	46.20'
L127	N 51°21'53" W	56.54'
L128	N 51°21'53" W	36.56'
L129	S 75°39'14" W	25.28'
L130	S 75°39'14" W	54.99'
L131	S 75°39'14" W	53.84'
L132	S 75°39'14" W	26.07'
L133	N 68°17'43" W	14.48'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2225.00'	56.03'	56.03'	N 56°40'44" W
C2	2345.00'	59.06'	59.05'	S 56°40'44" E
C3	2345.00'	59.06'	59.05'	S 55°14'09" E
C4	2225.00'	56.03'	56.03'	N 55°14'09" W
C5	2345.00'	59.06'	59.05'	S 53°47'35" E
C6	2225.00'	56.03'	56.03'	N 53°47'35" W
C7	2345.00'	59.06'	59.05'	S 52°21'00" E
C8	2225.00'	56.03'	56.03'	N 52°21'00" W
C9	2345.00'	57.00'	57.00'	S 50°55'56" E
C10	2225.00'	10.25'	10.25'	S 51°29'48" E
C11	2345.00'	56.57'	56.57'	S 49°32'42" E
C12	2345.00'	18.70'	18.70'	S 48°37'31" E
C13	270.00'	35.27'	35.24'	S 52°08'20" E
C14	390.00'	24.80'	24.80'	N 53°11'12" W
C15	270.00'	51.75'	51.67'	S 61°22'17" E
C16	390.00'	73.97'	73.85'	N 60°26'30" W
C17	270.00'	51.58'	51.50'	S 72°20'05" E
C18	390.00'	73.97'	73.85'	N 71°19'30" W
C19	270.00'	51.40'	51.32'	S 83°15'40" E
C20	390.00'	73.97'	73.85'	N 82°10'29" W
C21	270.00'	51.21'	51.14'	N 85°51'05" E
C22	390.00'	73.97'	73.85'	S 86°57'32" W
C23	270.00'	52.94'	52.85'	N 74°48'02" E
C24	390.00'	39.97'	39.95'	S 78°35'23" W
C25	270.00'	15.18'	15.18'	N 67°34'21" E
C26	475.00'	52.78'	52.75'	N 78°52'47" E
C27	475.00'	52.78'	52.75'	S 85°14'45" W
C28	475.00'	52.78'	52.75'	N 88°23'16" W
C29	475.00'	52.78'	52.75'	N 82°01'18" W
C30	475.00'	158.33'	157.60'	S 69°17'21" E
C33	425.00'	65.14'	65.07'	S 60°33'26" E
C34	425.00'	72.03'	71.95'	S 69°48'12" E
C35	325.00'	53.77'	53.71'	N 63°54'18" W
C36	325.00'	52.46'	52.41'	N 73°16'10" W

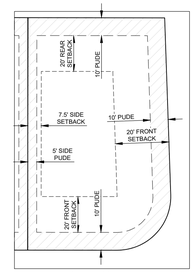
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C37	325.00'	51.94'	51.88'	N 82°28'20" W
C38	425.00'	72.03'	71.95'	S 79°30'52" E
C39	425.00'	72.03'	71.95'	S 89°13'32" E
C40	325.00'	51.50'	51.45'	S 88°24'34" W
C41	425.00'	72.03'	71.95'	N 81°03'47" E
C42	325.00'	51.17'	51.12'	S 79°21'31" W
C43	425.00'	4.11'	4.11'	N 75°50'51" E
C44	325.00'	57.12'	57.05'	S 69°48'46" W
C45	1500.00'	49.22'	49.22'	S 61°04'34" W
C46	325.00'	15.66'	15.66'	S 63°23'49" W
C47	440.00'	27.67'	27.67'	N 77°27'20" E
C48	1500.00'	53.77'	53.76'	S 59°09'34" W
C49	440.00'	55.11'	55.07'	N 82°50'44" E
C50	440.00'	49.69'	49.66'	N 89°40'07" E
C51	25.00'	34.76'	32.02'	N 53°04'31" E
C52	225.00'	68.95'	68.68'	N 22°01'33" E
C53	225.00'	51.32'	51.21'	N 37°20'22" E
C54	1500.00'	89.03'	89.02'	S 56°22'55" W
C55	225.00'	34.34'	34.31'	N 48°14'47" E
C56	1625.00'	18.72'	18.72'	N 52°17'20" E
C57	1500.00'	71.29'	71.28'	S 53°19'13" W
C58	1625.00'	60.14'	60.14'	N 50°53'55" E
C59	1500.00'	55.51'	55.51'	S 50°53'55" W
C60	1625.00'	61.21'	61.21'	N 48°45'33" E
C61	1500.00'	56.50'	56.50'	S 48°45'33" W
C62	1625.00'	58.55'	58.55'	N 46°38'52" E
C63	1500.00'	54.05'	54.04'	S 46°38'52" W
C64	1625.00'	58.55'	58.55'	N 44°35'01" E
C65	1500.00'	54.05'	54.04'	S 44°35'01" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C73	30.00'	45.77'	41.46'	S 00°00'05" W
C74	1885.00'	46.93'	46.92'	N 44°44'11" W
C75	1885.00'	109.99'	109.98'	N 47°06'52" W
C76	18.00'	29.20'	26.10'	S 84°44'17" W
C77	115.00'	20.08'	20.06'	S 43°16'01" W
C78	115.00'	48.98'	48.61'	S 60°28'19" W
C79	115.00'	49.35'	48.97'	S 84°58'04" W
C80	115.00'	28.99'	28.91'	N 75°31'00" W
C81	115.00'	5.53'	5.53'	N 66°55'07" W
C82	115.00'	52.44'	51.99'	N 52°28'39" W
C83	115.00'	50.40'	50.00'	N 26°51'26" W
C84	115.00'	50.40'	50.00'	N 01°44'43" W
C85	115.00'	44.05'	43.78'	S 65°59'46" W
C86	2055.00'	60.75'	60.75'	S 57°34'36" E
C87	2055.00'	55.46'	55.46'	S 55°57'24" E
C88	115.00'	44.05'	43.78'	S 87°56'41" W
C89	2055.00'	56.55'	56.55'	S 54°23'42" E
C90	115.00'	50.96'	50.55'	N 68°23'07" W
C91	2055.00'	61.64'	61.64'	S 52°44'50" E
C92	115.00'	4.72'	4.72'	N 54°30'49" W
C93	1935.00'	48.95'	48.95'	N 52°36'46" W
C94	2055.00'	18.74'	18.74'	S 51°37'36" E
C95	1935.00'	54.44'	54.44'	N 51°04'56" W
C96	1935.00'	54.44'	54.44'	N 49°28'13" W
C97	1935.00'	54.44'	54.44'	N 47°51'30" W
C98	1935.00'	54.44'	54.44'	N 46°14'47" W
C99	1935.00'	48.02'	48.02'	N 44°43'46" W
C100	30.00'	46.38'	41.90'	N 88°18'26" W
C101	1675.00'	118.48'	118.45'	S 49°25'49" W
C102	1675.00'	33.98'	33.98'	S 52°02'16" W
C103	175.00'	111.79'	109.90'	S 34°19'10" W
C104	25.00'	39.58'	35.58'	S 29°20'18" E
C105	440.00'	49.39'	49.36'	S 71°28'51" E
C106	440.00'	52.61'	52.58'	S 64°50'23" E
C107	440.00'	52.61'	52.58'	S 57°59'21" E
C108	440.00'	24.57'	24.56'	S 52°57'52" E
C109	2175.00'	61.58'	61.58'	S 52°10'36" E
C110	2175.00'	61.58'	61.58'	S 53°47'56" E
C111	2175.00'	61.58'	61.58'	S 55°25'16" E
C112	2175.00'	61.58'	61.58'	S 57°02'36" E
C113	100.00'	16.60'	16.58'	S 75°01'06" E

SITE DATA	
CURRENT ZONING:	R6
MINIMUM BUILDING SETBACKS:	
FRONT:	20'
REAR:	20'
SIDE:	7.5'
TOTAL PHASE AREA:	14.88 ACRES
OPEN SPACE:	1.62 ACRES
NEW ROW:	2.80 ACRES



TYPICAL R-6 LOT
N.T.S.



TYPICAL R-6 CORNER LOT
N.T.S.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBERS R2806, PAGE 535, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

_____, 20____
DATE OWNER

_____, 20____
DATE OWNER

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.

_____, 20____
DATE CITY ENGINEER

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND MAURY COUNTY E911.

_____, 20____
DATE MAURY E911

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 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.

_____, 20____
DATE NAME, TITLE, AGENCY OF AUTHORIZED AGENT

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 ANNOTATED, AND THAT THE RATIO OF PRECISION IS LESS THAN OR EQUAL TO 1:10,000.

_____, 20____
DATE MARK CANTRELL, R.L.S

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER 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.

_____, 20____
DATE DIRECTOR OF COLUMBIA WATER DEPARTMENT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

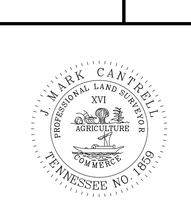
I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN SUMMIT AT CARTER'S WEST, PHASE 3 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____, 20____
DATE CITY ENGINEER

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 SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____, 20____
DATE DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT



OWNER OF RECORD
PULTE HOMES TENNESSEE LIMITED PARTNERSHIP DEED BK. R2806 PG. 535, MAP 041 PARCEL 015.05
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT FRANKLIN, TN 37064 615.678.8212

REVISIONS		
NO.	DATE	

DATE: 9-16-2024
SCALE: 1" = 100'
DRAWN BY: DSW
REVIEWER:

SUMMIT AT CARTER'S WEST

PHASE 3 FINAL PLAT

MAP 041, P/O PARCEL 015.05
MAURY COUNTY, TENNESSEE

PROJECT
21-0515

SHEET
1 OF 1

T-SQUARE ENGINEERING
111 SOUTHEAST PKWY CT • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

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 041, Parcel 15.50
Project Name: Summit at Carter's West - Phase 3

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

THIS AGREEMENT, made this 12 day of September, 2024 , by and between Pulte Group 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 ONWER(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 Jason Demuth

Title Division President

Signature _____

Owner PulteGroup

Address 100 Westwood Place

City, State ZIP Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson

Before me, Farrah Burgett of the state and county mentioned, personally appeared Jason Demuth, 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 12 day of September, 2024.

Farrah Burgett
Notary Public

My Commission Expires: 4/10/2027

FARRAH BURGETT NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

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: Summit at Carter's Station North – Phase 3

Columbia, TN

September 12, 2024

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. There are no detention/retention ponds associated with this Phase.

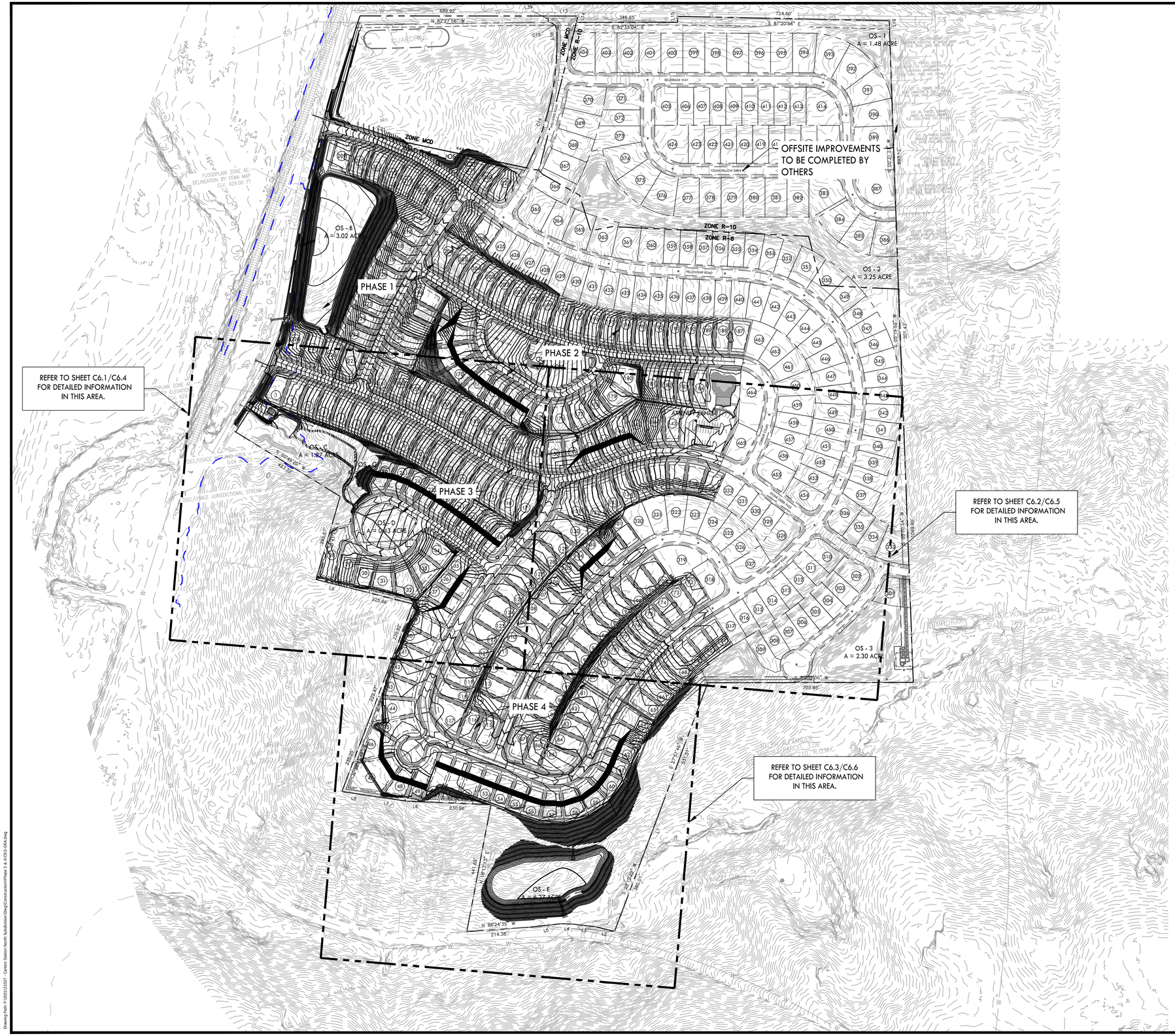
- 1,907 feet of grass lined open channel.
- 1,970 feet of 18 in ADS pipe, 89 feet of 15 in ADS pipe 1,526 feet of 12 in HDPE pipe and 45 storm inlets.

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. **1,970 feet of 18 in ADS pipe, 89 feet of 15 in ADS pipe 1,526 feet of 12 in HDPE pipe and 45 storm inlets.**
    a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.



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.

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

ENGINEERING CRUNK

WILSON COUNTY TENNESSEE AGRICULTURE COMMERCE 114-1091 STATE OF TENNESSEE 6/4/24

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4

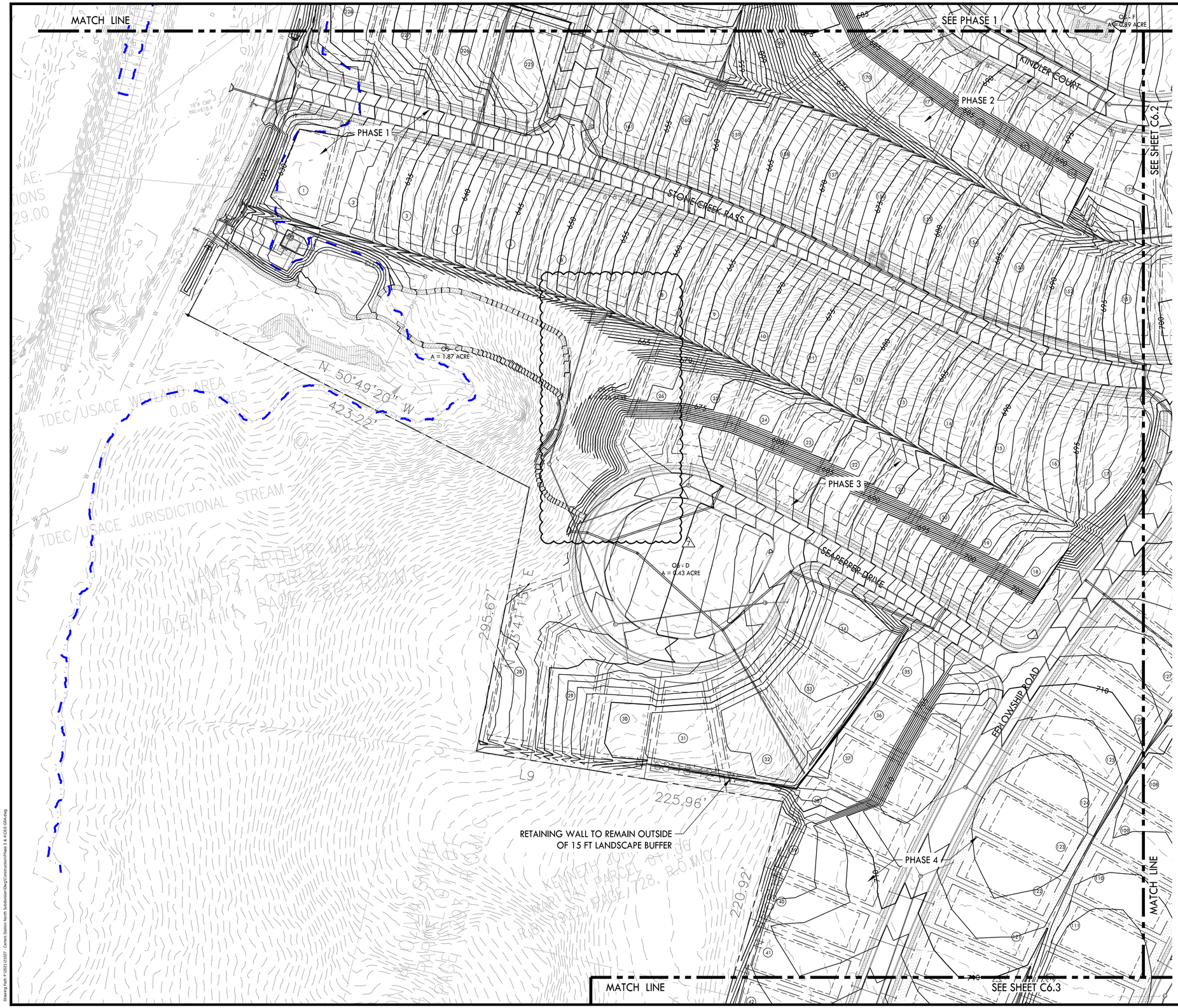
CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS	
No.	DATE
2	11/17/23
3	01/18/24
4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24

07/12/23 21027

C6.0
OVERALL GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\21027 - Carters Station North Subdivision\Dwg\Construction\Phase 3 & 4\C6.0-GRA.dwg



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	RIPRAP OUTLET	C8.2 - 3
G6	SOUTH POND OUTLET STRUCTURE	C8.2 - 1
G7	12" NYOPLAST DRAIN	-
G8	PRECAST HEADWALL WITH ENERGY DISSIPATORS	C8.2 - 2

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

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

ENGINEERING CRUNK

WILSON, JAMES ARTHUR, 114189, LICENSED PROFESSIONAL ENGINEER, AGRICULTURE, COMMERCE, STATE OF TENNESSEE, 6/4/24

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4

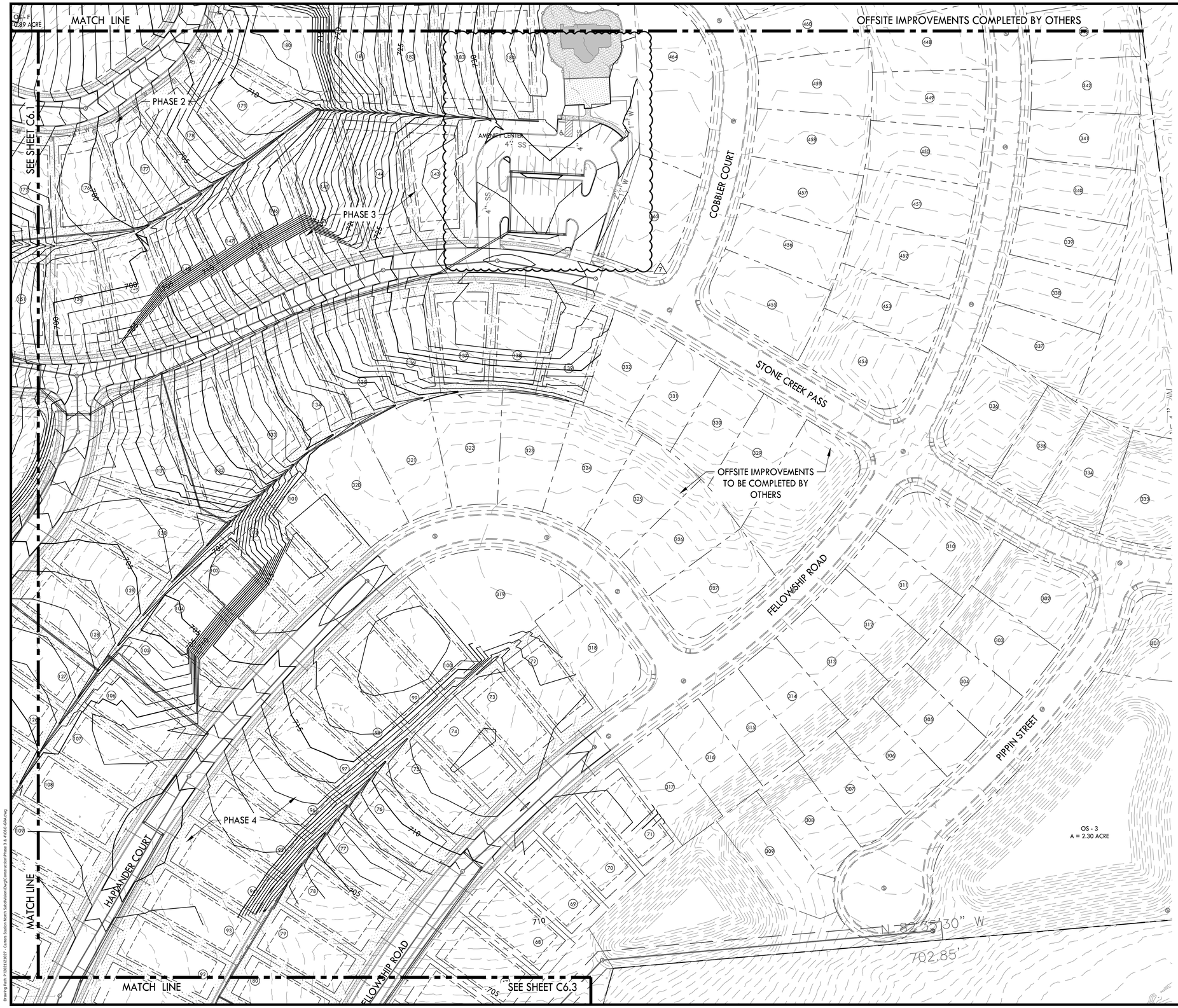
CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

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3	01/18/24
4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24

07/12/23 21027

C6.1
GRADING PLAN

Drawing Path: P:\2021\21027 - Carters Station North Subdivision\Dwgs\Construction\Phase 3 & 4\C6.0 -GRA.dwg



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
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G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
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NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED GRADING & DRAINAGE LEGEND

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- 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

ENGINEERING CRUNK

TENNESSEE LICENSED PROFESSIONAL ENGINEER ANDREW WILSON CRUNK 6/4/24 AGRICULTURE COMMERCE No. 114189 STATE OF TENNESSEE

SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4

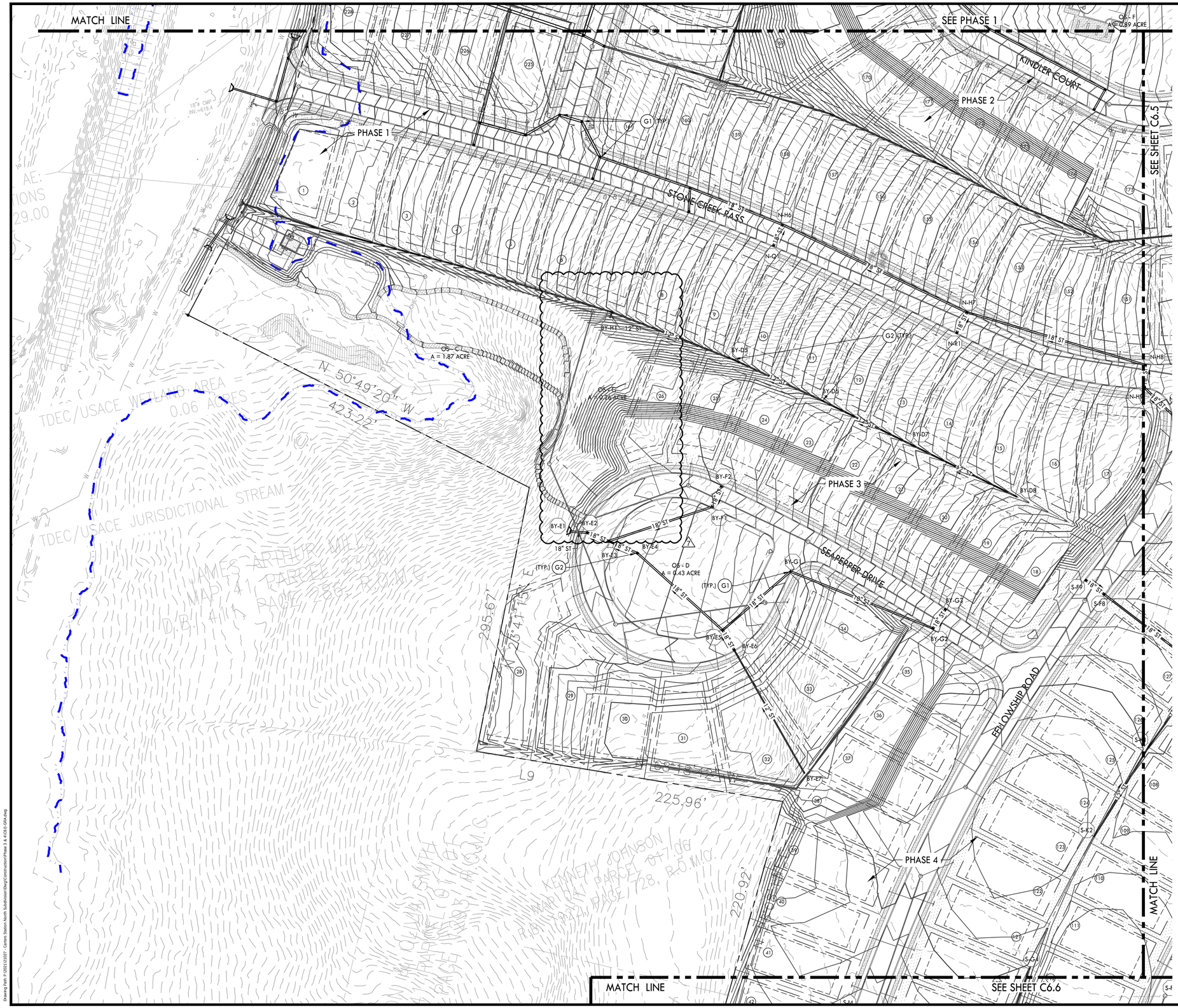
CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS		
No.	DATE	
2	11/17/23	
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4	03/01/24	
5	04/12/24	
6	05/24/24	
7	06/04/24	

07/12/23 21027

C6.2
GRADING PLAN

Drawing Path: P:\2021\21027 - Carters Station North Subdivision\Dwg\Construction\Phase 3 & 4\C6.0-GRA.dwg



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

PROPOSED GRADING & DRAINAGE LEGEND

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- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 40 50 100
GRAPHIC SCALE

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SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4

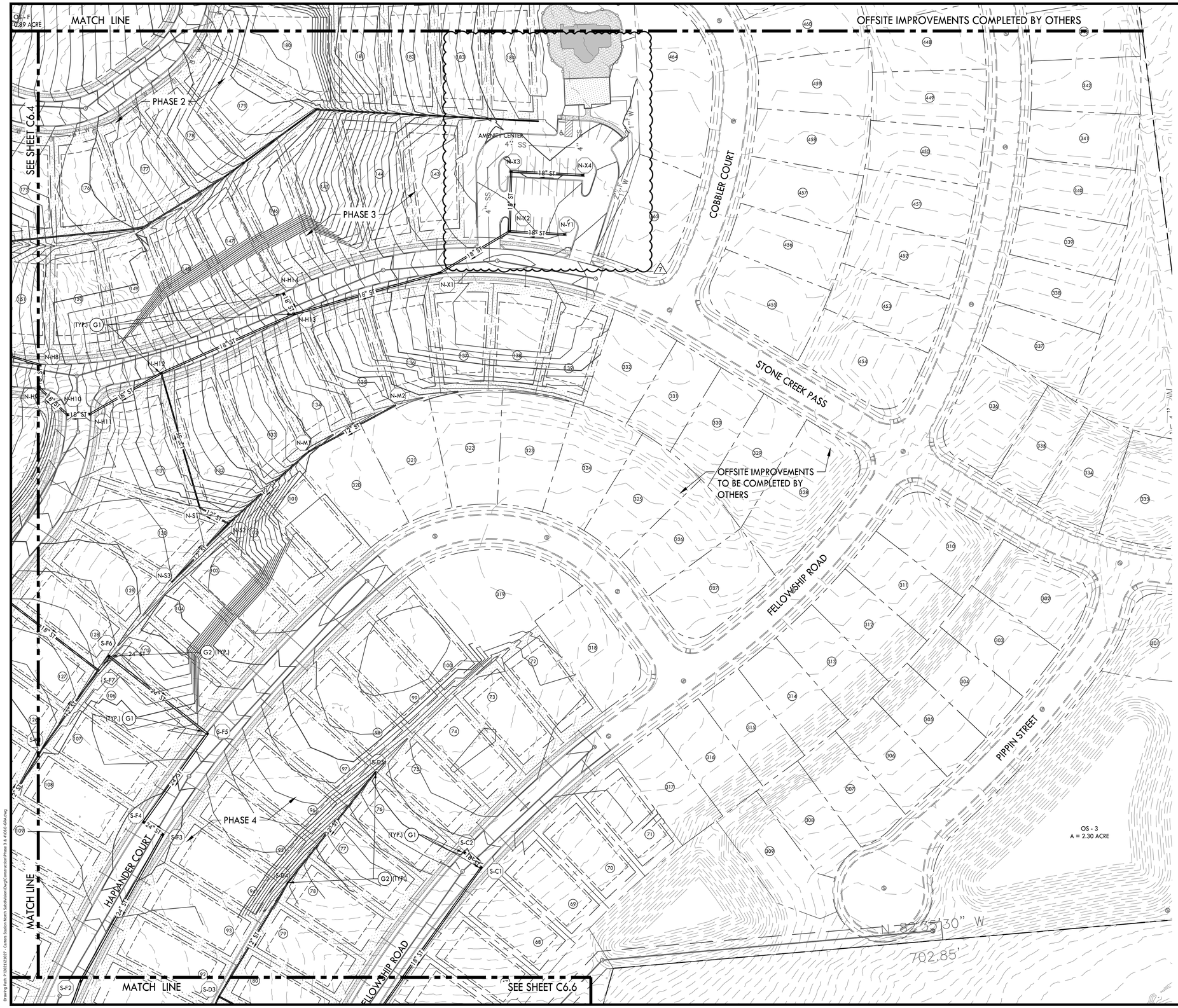
CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS	
No.	DATE
2	11/17/23
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4	03/01/24
5	04/12/24
6	05/24/24
7	06/04/24

07/12/23 21027

C6.4
DRAINAGE PLAN

Drawing Path: P:\2021\21027 - Carters Station North Subdivision\Civil\Construction\Phase 3 & 4\C6.5-GRA.dwg



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	RIPRAP OUTLET	C8.2 - 3
G6	SOUTH POND OUTLET STRUCTURE	C8.2 - 1
G7	12" NYOPLAST DRAIN	-
G8	PRECAST HEADWALL WITH ENERGY DISSIPATORS	C8.2 - 2

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

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

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

ENGINEERING CRUNK



SUMMIT AT CARTERS STATION NORTH
PHASE 3 & 4

CARTERS CREEK STATION ROAD
MAURY COUNTY, TENNESSEE

REVISIONS		
No.	DATE	
2	11/17/23	
3	01/18/24	
4	03/01/24	
5	04/12/24	
6	05/24/24	
7	06/04/24	

07/12/23 — 21027

C6.5
DRAINAGE PLAN

Drawing Path: P:\2021\21027 - Carters Station North Subdivision\Dwg\Construction\Phase 3 & 4\C6.5-DRA.dwg

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

Pulte Homes Tennessee Limited Partnership, 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 DEVELEPOR'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.

Summit at Carter's West, Phase 3
PROJECT

Completed by the Developer	*Completed by the City*
Pulte Homes Tennessee Limited Partnership DEVELOPER NAME	
BRAD GARETO AUTHORIZED AGENT NAME	_____ CITY ENGINEER
Brad Garreto SIGNATURE	_____ SIGNATURE
9/16/2024 DATE	_____ DATE
100 Westwood Place Suite 100 STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
615-435-2297 PHONE	
Kim.storch@pultegroup.com EMAIL	
Attest	*Attest*
Kimberly Storch ATTEST NAME	_____ ATTEST NAME
Kimberly Storch ATTEST SIGNATURE	_____ ATTEST SIGNATURE
9/16/2024 DATE	_____ 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

** 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	Carter's Creek Station Road, Columbia, TN		
	TAX MAP: 41	GROUP:	PARCEL: 15.05
SUMMARY OF NATURE OF REQUEST AND WORK	This application is to approve the final plat for phases of Summit at Carter's West, Phase 3.		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter **Plats/PUDs:** ☒ Project Name (include Sections & Phases) Summit at Carter's West, Phase 3 ☒ Total Number of Lots 64 ☒ Total acreage 14.88

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

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

APPLICANT

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

NAME	T-Square Engineering	PHONE	615.678.8212
ADDRESS	111 SE Pkwy. Ct., Franklin, TN 37064	EMAIL	daniel.wolterman@T2-Eng.com

PROPERTY OWNER NAME	Pulte Homes Tennessee Limited Partnership	PHONE	615.435.2297
ADDRESS	100 Westwood Place, Suite 100 Brentwood, TN 37027	EMAIL	Kim.Storch@PulteGroup.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.

Daniel Wolterman	Daniel Wolterman	9/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Brad Garnto	Brad Garnto	9/16/2024
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	

1400 HAMPSHIRE PIKE

SITE DEVELOPMENT PLAN

MAURY COUNTY, TENNESSEE
MAP 88M, GROUP 8, PARCEL 7.00 & 7.01

ENGINEER: T-SQUARE ENGINEERING
ALLISON B. COROLLA, P.E.
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
(615) 678-8212

SURVEYOR: T-SQUARE SURVEYING
111 SOUTHEAST PARKWAY COURT
FRANKLIN, TN 37064
(615) 678-8212

WATER: COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

POWER: COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

SEWER: COLUMBIA WASTEWATER DEPARTMENT
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 560-1001



VICINITY MAP
N.T.S.

N

SHEET SCHEDULE

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-2.1	CIVIC SPACE PLAN
C-2.2	SITE DETAILS
C-3.0	INITIAL EROSION CONTROL PLAN
C-3.1	TEMPORARY EROSION CONTROL PLAN
C-3.2	FINAL EROSION CONTROL PLAN
C-3.3	EROSION CONTROL DETAILS
C-3.4	EROSION CONTROL DETAILS
C-5.0	GRADING PLAN
C-5.1	DRAINAGE PLAN
C-7.0	UTILITY PLAN
C-7.1	UTILITY PLAN DETAILS

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON PEMA PANEL #47119C0280E OF MAURY COUNTY, TN, DATED 04/16/2007.
OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

COVER SHEET
MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 117399
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-0.0

T-SQUARE ENGINEERING

P:\Projects\2023\23-0333 (1400 Hampshire Pike - Roy Dale)\Production\23-0333 1 Site Plan.dwg, 9/16/2024 8:03:54 AM

CINDY SHAW
MAP 88M, PARCEL 9.00
ZONING: CD-3

JONATHON SHAW
MAP 88M, PARCEL 8.00
ZONING: CD-3

ZACH BOGARD
MAP 88M, PARCEL 7.00
ZONING: CD-3

TIMOTHY SCOTT
MAP 88M, PARCEL 6.00
ZONING: CD-3

WILLIAM & CATHERINE PENCE
MAP 88M, PARCEL 5.00
ZONING: CD-3

REY DEL JACKSON
MAP 88M, PARCEL 8.00
ZONING: CD-3

W & M LLC
MAP 88M, PARCEL 7.00
ZONING: CD-4C

W & M LLC
MAP 88M, PARCEL 7.01
ZONING: CD-4C

REALCO-TN LLC
MAP 101D, PARCEL 6.00
ZONING: CD-3

WILLIAMSPORT PIKE
(MINOR ARTERIAL: 90' R.O.W.)

HAMPSHIRE PIKE
(PRINCIPLE ARTERIAL: 125' R.O.W.)

R.O.W. RESERVATION (VARIES)

45' FROM CENTERLINE

RIM:686.6
INV(SE):680.1
INV(NW):680.1

RIM:679.6
INV(SE):670.9
INV(NW):671.6

LOTS TO BE CONSOLIDATED;
PROPERTY LINE TO BE REMOVED

EXISTING CONCRETE
PAD TO BE REMOVED

EXISTING TREE CANOPY
(0.10 ACRES TOTAL)

EXISTING STORM
NETWORK

EXISTING
PAVEMENT TO
BE REMOVED

EX-INLET
RIM:676.4
INV:673.5

EX-INLET
RIM:676.8
INV:672.7

EX-INLET
RIM:676.9
INV:674.3

36" PIPE
INV:671.2

18" PIPE
INV:679.0

24" PIPE
INV:676.1

BENCHMARK
HOR. NAD 83
VERT. NAVD 88
RIM:685.2
INV(W):672.9
INV(E):672.8

18" PIPE
INV:679.7

RIM:699.5
INV(W):691.3
INV(E):690.7

EXISTING UTILITY POLE

EXISTING OVERHEAD ELECTRIC

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
SCALE: 1" = 20'

LEGEND
- 500 — EXISTING MAJOR CONTOURS
- 499 — EXISTING MINOR CONTOURS
- EXISTING PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- ROW RESERVATION
- EXISTING UTILITY POLE
- OE — EXISTING OVERHEAD POWER
- SS — EXISTING SANITARY
- STM — EXISTING STORM
- EXISTING TREE CANOPY

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APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

EXISTING CONDITIONS
MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

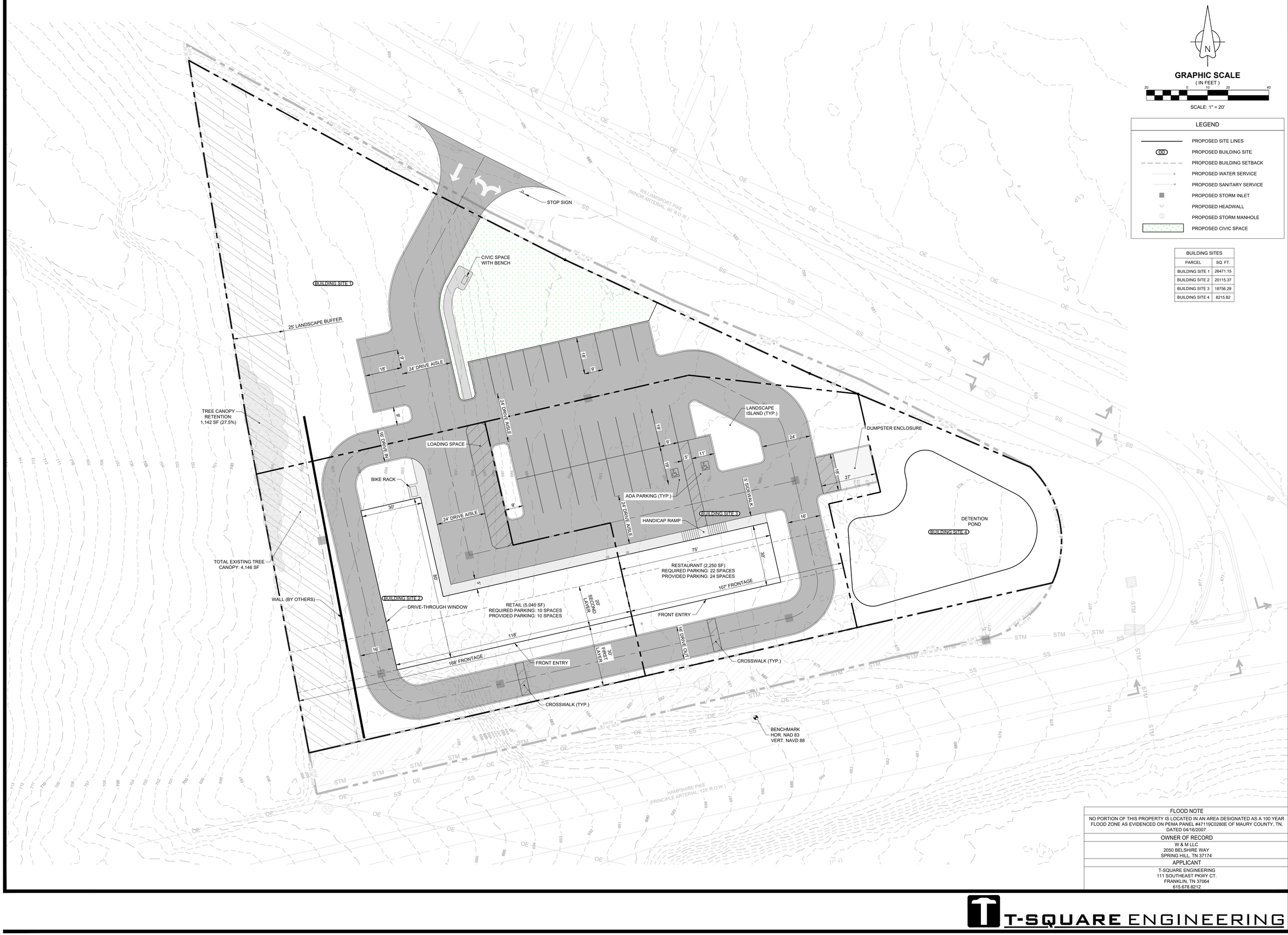
ALLISON B. CORDELL
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-1.0

T-SQUARE ENGINEERING

P:\Projects\2023\23-0333 | 1400 Hampshire Pike - Rezy Date\Production\23-0333 | Site Plan.dwg, 9/16/2024 8:04:00 AM



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OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

SITE DEVELOPMENT PLAN

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

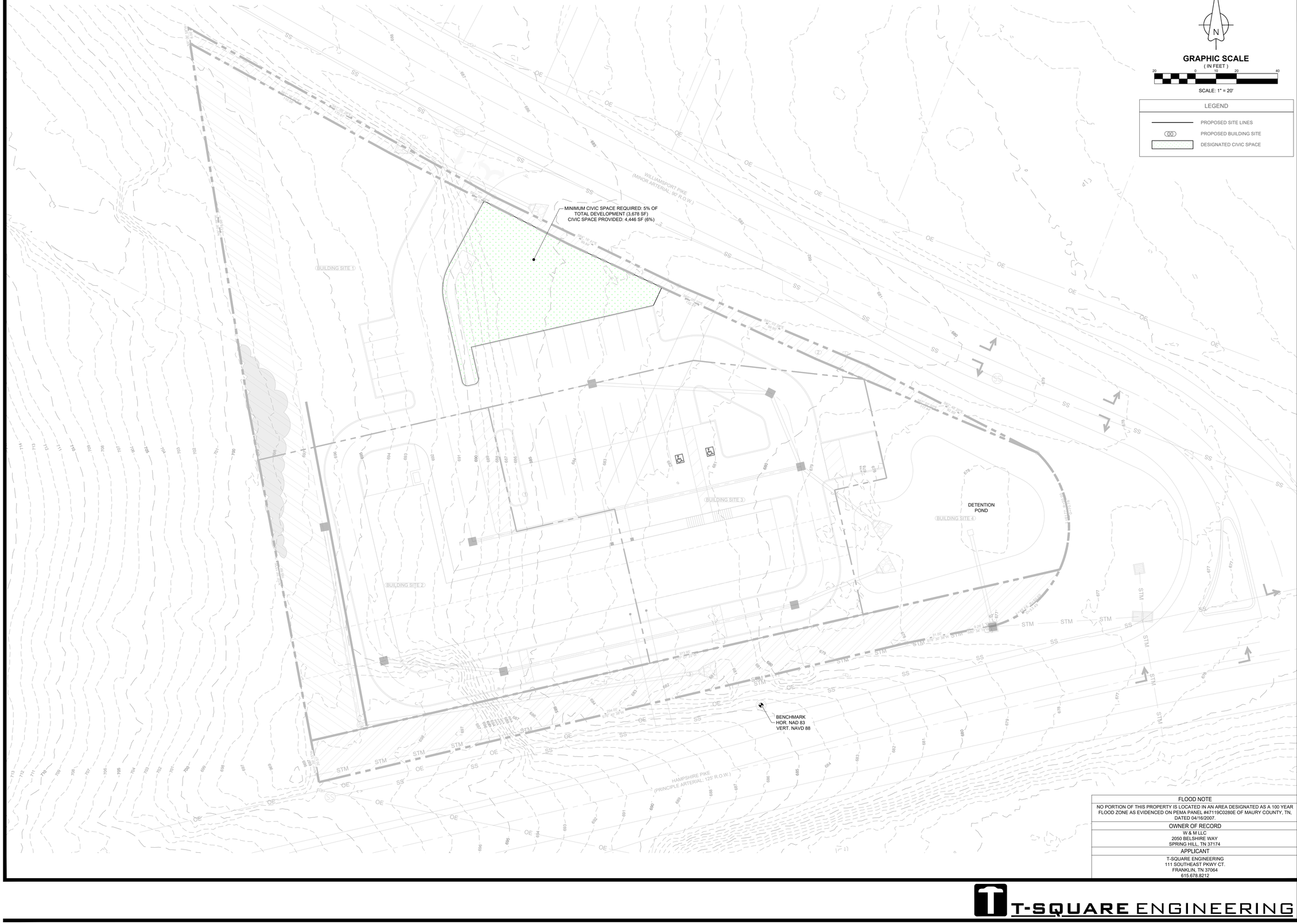
ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-2.0

T-SQUARE ENGINEERING

P:\Projects\2023\23-0333 | 1400 Hampshire Pike - Roy Dale\Production\23-0333 | Site Plan.dwg, 9/16/2024 8:04:05 AM



FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON PEMA PANEL #47119C0280E OF MAURY COUNTY, TN, DATED 04/16/2007.
OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

CIVIC SPACE PLAN

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

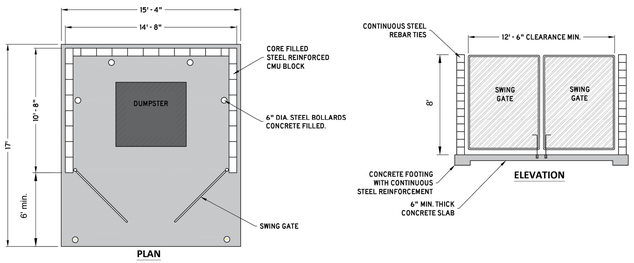
ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127739
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-2.1

T-SQUARE ENGINEERING

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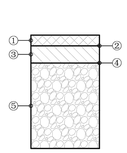


NOTES:

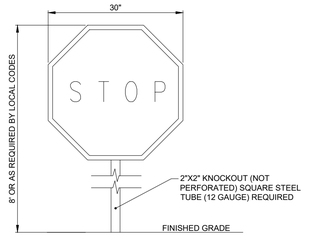
1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6"/ 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION		DATE
STANDARD DETAILS	**DUMPSTER PAD AND ENCLOSURE** (NTS)	6/9/2022
		MD-01

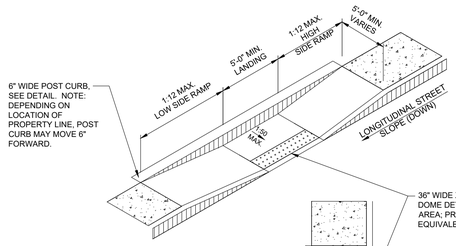
PAVEMENT SCHEDULE	
①	**SURFACE @ 1.5" THICK** 411-01.0 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
②	**TACK COAL (GENERAL USE)** 402-03 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④	**PRIME COAT** 402-03 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (#10 LEED)
⑤	**MINERAL AGGREGATE BASE @ 6" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION		DATE
STANDARD DETAILS	**PARKING LOT PAVEMENT SECTION** (NTS)	6/9/2022
		MD-02



MUTCD R1-1 STOP SIGN DETAIL
N.T.S



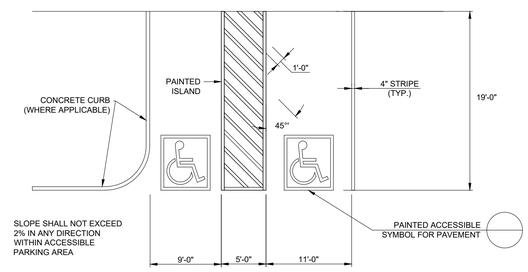
PARALLEL CURB RAMP
ISOMETRIC VIEW

STREET SLOPE	REQUIRED MINIMUM RAMP LENGTH	
	LOW SIDE	HIGH SIDE
1%	5'-6"	7'-2"
2%	5'-0"	8'-4"
3%	4'-6"	10'-0"
4%	4'-2"	12'-6"
5%	3'10"	16-8"

NOTE: SLOPE ON LANDING SHALL NOT EXCEED 2.0% IN ANY DIRECTION.

DIAGONAL VARIATION
ISOMETRIC VIEW

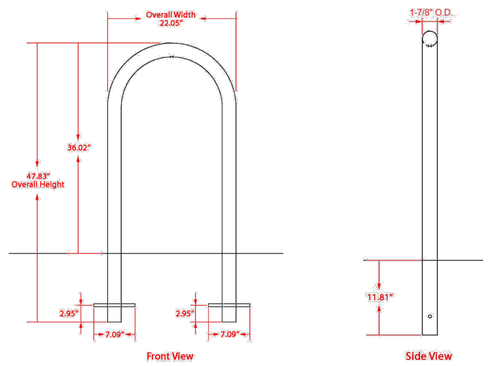
ADA CURB RAMP
N.T.S



TYPICAL ACCESSIBLE PARKING SPACE
N.T.S

Specification Sheet

Park-It 2 Bike Rack, Inground



Material	Finish	Dimensions	Weight
Steel tubing	Powder-coated black	22.05" w x 47.83" h Above ground: 22.05" w x 36.02" h	24 lbs.

Type of Mount: Inground mount

Size of Tubing: 1-7/8" O.D. x 11-gauge

NO.	DATE	REVISIONS

DATE: 09/16/2024
SCALE: AS SHOWN
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REVIEWER: ABC

SITE DETAILS

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COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

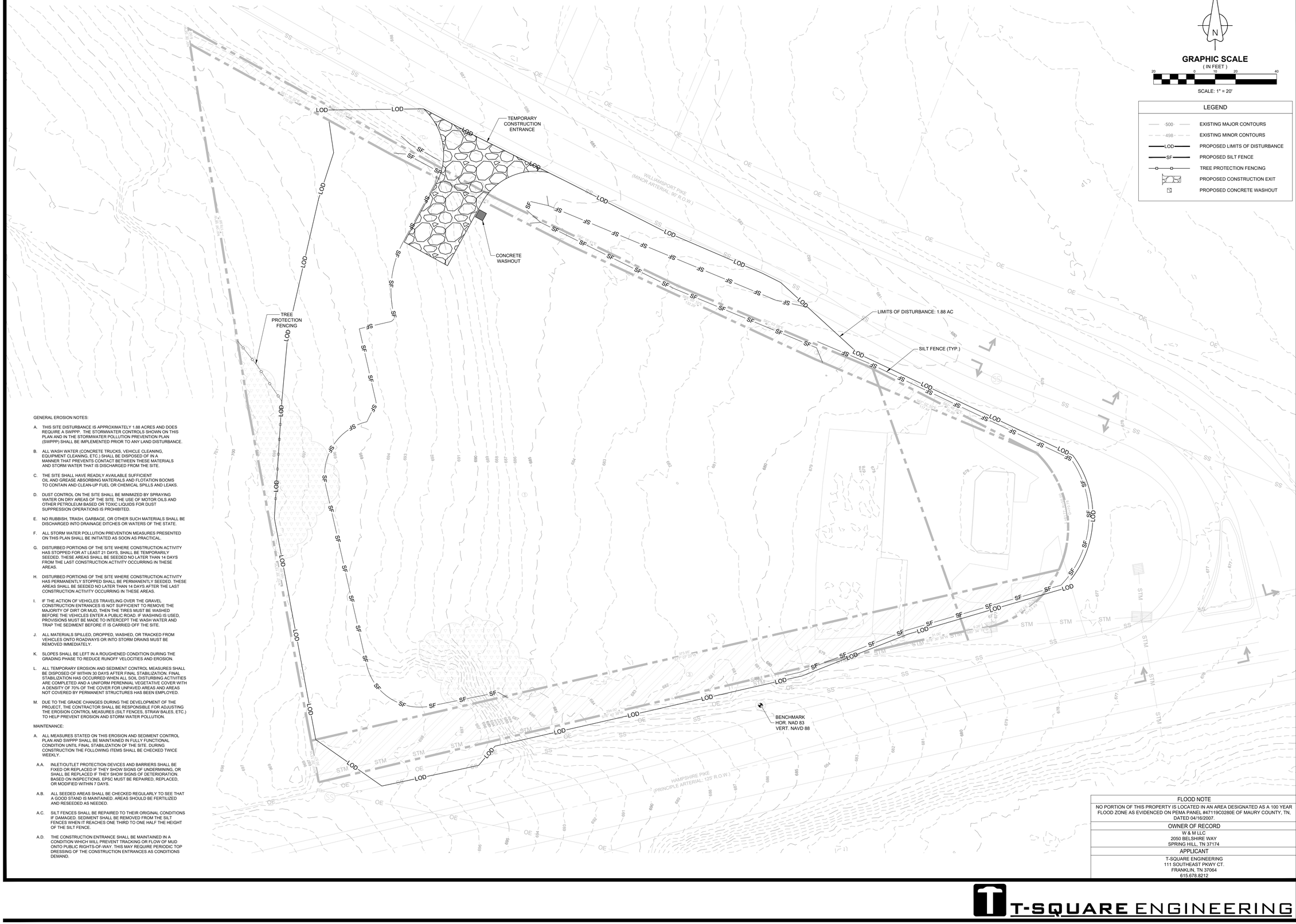
ALLISON B. CORCORAN
REGISTERED ENGINEER
AGRICULTURE
No. 127399
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-2.2

T-SQUARE ENGINEERING

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GENERAL EROSION NOTES:

A. THIS SITE DISTURBANCE IS APPROXIMATELY 1.88 ACRES AND DOES REQUIRE A SWPPP. THE STORMWATER CONTROLS SHOWN ON THIS PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE.

B. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

C. THE SITE SHALL HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

D. DUST CONTROL ON THE SITE SHALL BE MINIMIZED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICAL.

G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

I. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

J. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

K. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

M. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO HELP PREVENT EROSION AND STORM WATER POLLUTION.

MAINTENANCE:

A. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN AND SWPPP SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. DURING CONSTRUCTION THE FOLLOWING ITEMS SHALL BE CHECKED TWICE WEEKLY.

A.A. INLET/OUTLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION. BASED ON INSPECTIONS, EPSC MUST BE REPAIRED, REPLACED, OR MODIFIED WITHIN 7 DAYS.

A.B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEEDED AS NEEDED.

A.C. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE THIRD TO ONE HALF THE HEIGHT OF THE SILT FENCE.

A.D. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON PEMA PANEL #47119C0280E OF MAURY COUNTY, TN, DATED 04/16/2007.
OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
09/16/2024

T-SQUARE ENGINEERING

NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

INITIAL EROSION CONTROL PLAN

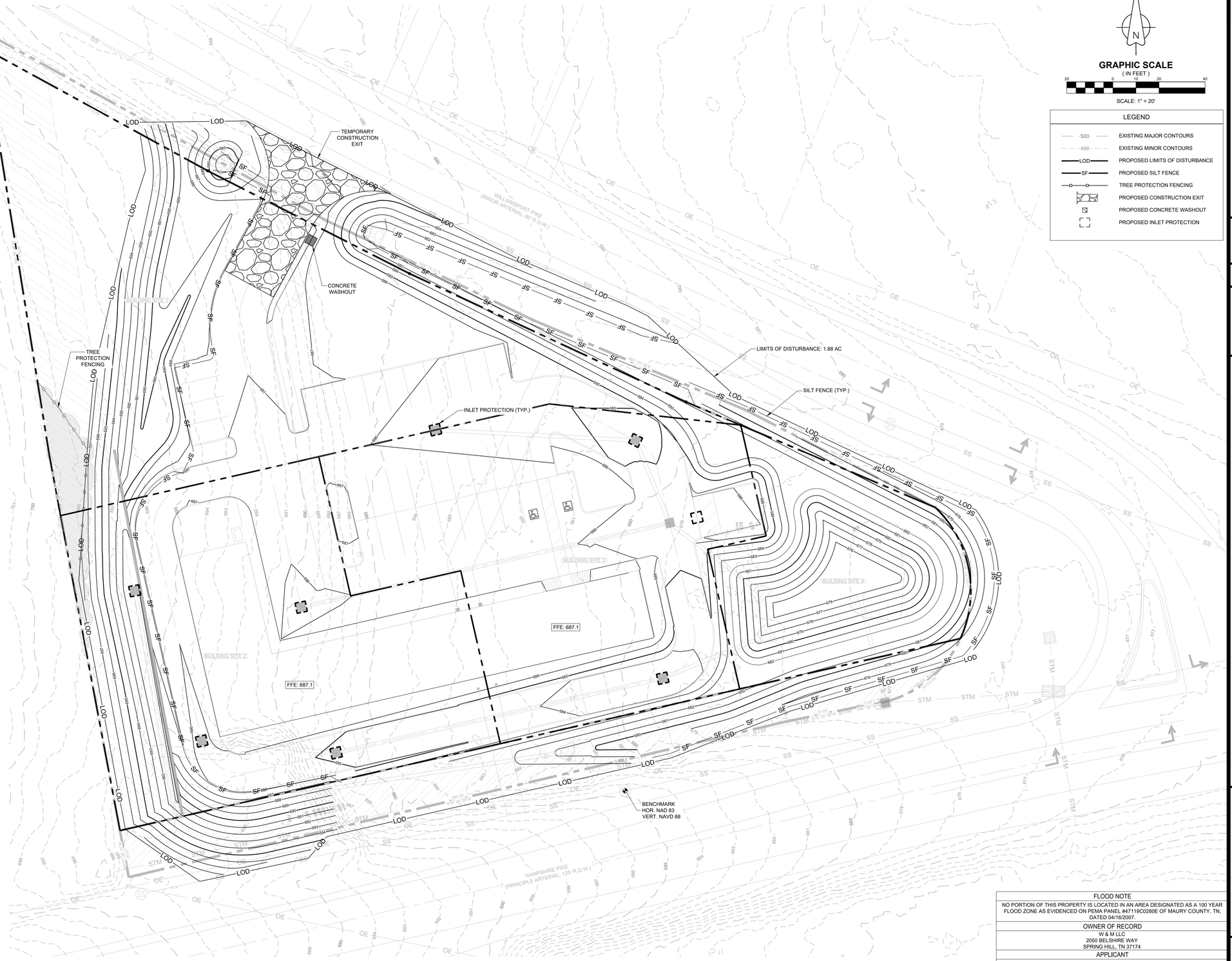
MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

PROJECT
23-0333

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GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
SCALE: 1" = 20'

LEGEND

- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED SILT FENCE
- TREE PROTECTION FENCING
- PROPOSED CONSTRUCTION EXIT
- PROPOSED CONCRETE WASHOUT
- PROPOSED INLET PROTECTION

GENERAL EROSION NOTES:

A. THIS SITE DISTURBANCE IS APPROXIMATELY 1.88 ACRES AND DOES REQUIRE A SWPPP. THE STORMWATER CONTROLS SHOWN ON THIS PLAN AND IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE IMPLEMENTED PRIOR TO ANY LAND DISTURBANCE.

B. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.

C. THE SITE SHALL HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

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E. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

F. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN SHALL BE INITIATED AS SOON AS PRACTICAL.

G. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

H. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

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L. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

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OWNER OF RECORD
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APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/16/2024
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DRAWN BY: T-SQUARE
REVIEWER: ABC

TEMPORARY EROSION CONTROL PLAN

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127390
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-3.1

T-SQUARE ENGINEERING

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GENERAL EROSION NOTES:

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N

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
SCALE: 1" = 20'

LEGEND	
500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
498	PROPOSED MINOR CONTOURS
	PROPOSED PERMANENT SEEDING
	PROPOSED EROSION CONTROL MAT

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON PEMA PANEL #47119C0280E OF MAURY COUNTY, TN, DATED 04/16/2007.
OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

PERMANENT EROSION CONTROL PLAN

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

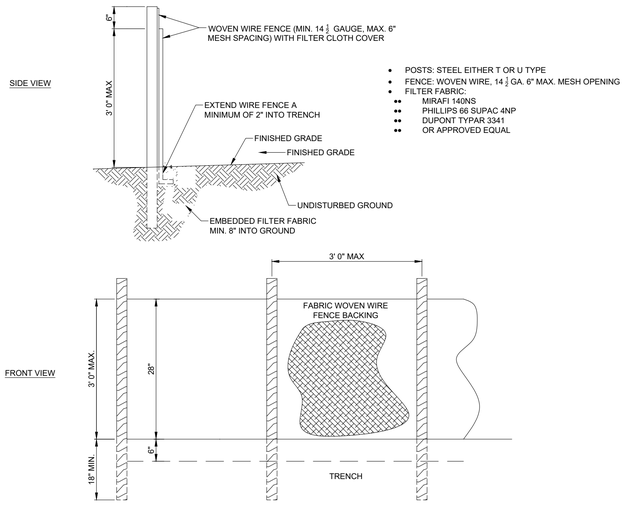
ALLISON B. CORDELL
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-3.2

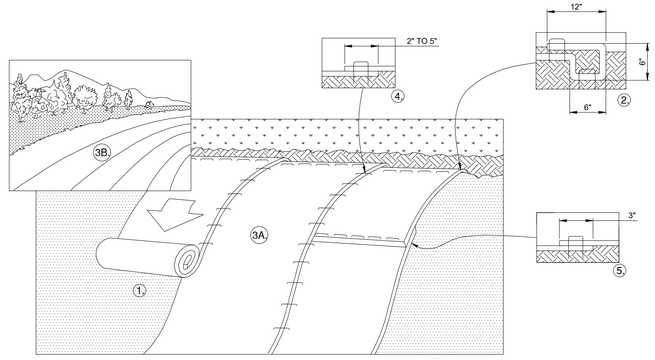
T-SQUARE ENGINEERING

P:\Projects\2023\23-0333 I 1400 Hampshire Pike - Roy Dale\Production\23-0333 3 Erosion Control Plan.dwg, 9/16/2024 8:04:45 AM



1. WOVEN WIRE CE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE EROSION CONTROL PLAN. COLLECTED MATERIAL SHALL BE REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR WHEN TOP LINE IS NOT VISIBLE.
5. J-HOOK METHOD IS REQUIRED WHEN CROSSING CONTOURS PERPENDICULARLY.

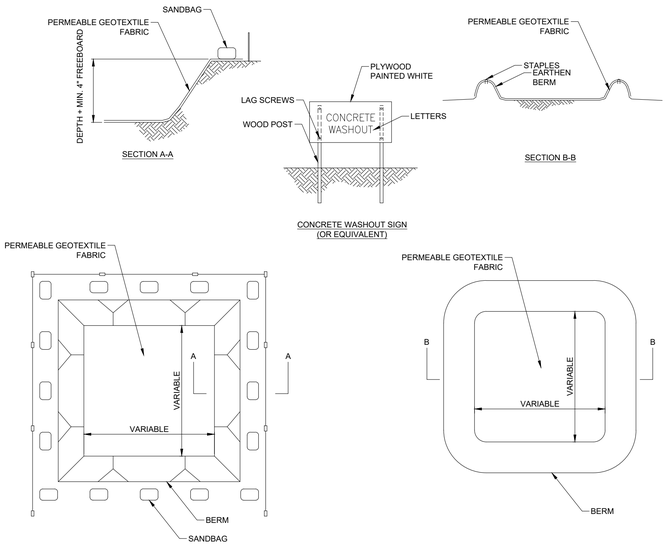
TYPE "C" SEDIMENT/SILT FENCE
N.T.S



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
   1.1. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30cm) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING OPTIONAL DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE COLORED SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BEE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION CONTROL MATTING DETAIL
N.T.S



NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT.OF THE WASHOUT FACILITY.

CONCRETE WASHOUT
N.T.S

Manufactured by:
Agri Drain CORPORATION

PO Box 458 · 1462 340th Street · Adair, Iowa 50002
Phone: 1-800-232-4742 · Fax: 1-800-282-3353
www.agridrain.com · email: info@agridrain.com

Anti-Seep Collars

Keep your pipe from being washed out.

- The Anti-Seep Collar works with any smoothwall pipe or corrugated plastic tubing.
- 1/16" gum rubber.
- Easy to install.
- Tan floating stock has superior resilience, elongation, and tear strength.
- Resistant to water, most salts, mild acids, and many other chemicals.
- Wood frame.
- Economical to buy.

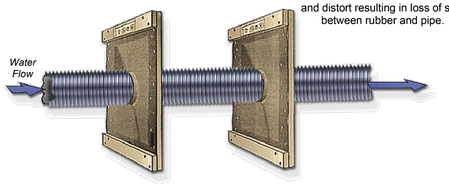
Anti-Seep Flanges—
1/16" Gum Rubber
with Wood Frame

ASC02 .....2' x 2'
ASC03 .....3' x 3'
ASC04 .....4' x 4'
ASC05 .....5' x 5'
ASC06 .....6' x 6'



Recommended Anti-Seep Collar

Pipe Size	Item#
3"	ASC02
4", 5", 6", 8", 10", 12"	ASC03
15", 18", 24"	ASC04
30", 36"	ASC05
42", 48", 60"	ASC06



Backfill material to be structure soil; gravel is not required

Directions for Using The Anti-Seep Collar

1. Unroll the Anti-Seep Collar and align the boards to form a square. Attach metal brackets to the corner of the boards with the screws provided. Attach the rubber to the frame with the nails provided.
2. ***IMPORTANT—Cut a round hole** in the center of the rubber that is smaller than the pipe size (approx. 33% smaller). This will allow the rubber to stretch over the pipe when the Anti-Seep Collar is installed on the pipe. This will provide a tight seal between the pipe and the Anti-Seep Collar.

   ***Cutting an "X" or slit will cause the rubber to tear.**
3. Slip the pipe through the Anti-Seep Collar, inspect the seal between the pipe and the Anti-Seep Collar, carefully backfill, and compact with suitable soil.

CAUTION: Excessive compaction or downward pressure on wooden frame will cause rubber to stretch and distort resulting in loss of seal between rubber and pipe.

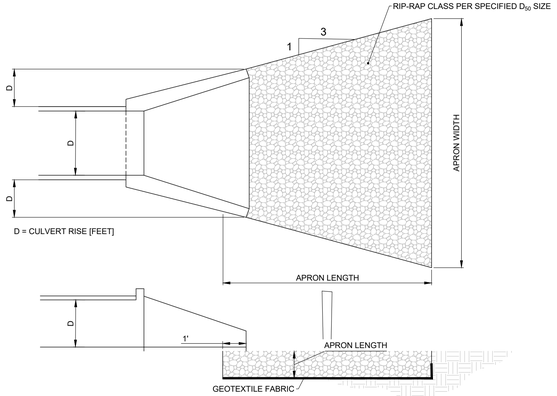


Table 10.1. Example Riprap Classes and Apron Dimensions

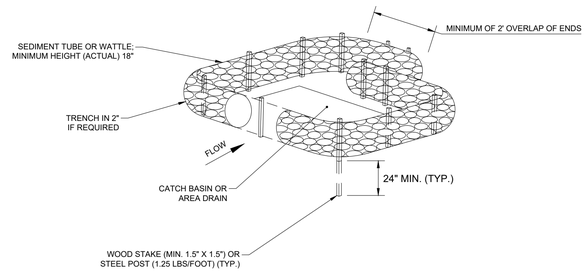
Class	D_{50} (mm)	D_{50} (in)	Apron Length[1]	Apron Depth
1	125	5	4D	$3.5D_{50}$
2	150	6	4D	$3.3D_{50}$
3	250	10	5D	$2.4D_{50}$
4	350	14	6D	$2.2D_{50}$
5	500	20	7D	$2.0D_{50}$
6	550	22	8D	$2.0D_{50}$

[1]D is the culvert rise.

RIP-RAP APRON DIMENSIONS (per HEC-14, SECTION 10)

STRUCTURE	D_{50} [inches]	APRON LENGTH [feet]	APRON DEPTH [inches]	APRON WIDTH [feet]
HW-A1	3.7	6	11	9
HW-A2	3.7	6	11	9
HW-B1	1	6	3	9
HW-C1	1	6	3	9
HW-C2	1	6	3	9

OUTLET PROTECTION
N.T.S



INLET PROTECTION
N.T.S

FLOOD NOTE
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OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

EROSION CONTROL DETAILS

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

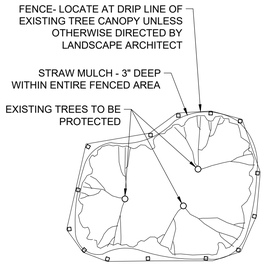
ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-3.3

T-SQUARE ENGINEERING

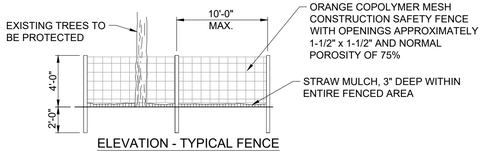
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PLAN - TYPICAL FENCE

NOTES:

1. INSTALL TREE PROTECTION PRIOR TO CLEARING AND GRUBBING.
2. ALL TREES DESIGNATED TO BE SAVED SHALL BE PROTECTED.
3. REMOVE ALL EXISTING CONCRETE OR ASPHALT PAVEMENT WITHIN THE LIMITS OF THE FENCED AREA. IF REMOVAL CREATES A POTENTIAL FOR STANDING WATER, AREA SHALL BE FILLED TO PROVIDE POSITIVE DRAINAGE, OR AREA OUTSIDE FENCE SHALL BE GRADED TO PROVIDE FOR POSITIVE DRAINAGE.
4. REMOVE ALL VINES FROM PROTECTED TREES.
5. DEAD OR DAMAGED LIMBS SHALL BE REMOVED BY AN ARBORIST.
6. NO GRADING SHALL TAKE PLACE WITHIN THE DRIP LINE OF PROTECTED TREES.
7. CONTRACTOR SHALL MAINTAIN TREE PROTECTION THROUGHOUT CONSTRUCTION.



ELEVATION - TYPICAL FENCE

TREE PROTECTION

N.T.S.

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OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

EROSION CONTROL DETAILS

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-3.4

T-SQUARE ENGINEERING

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FLOOD NOTE
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APPLICANT
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NO.	DATE	REVISIONS

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DRAWN BY: T-SQUARE
REVIEWER: ABC

GRADING PLAN

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127389
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-5.0

T-SQUARE ENGINEERING

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STRUCTURE TABLE

STRUCTURE NAME	DESCRIPTION	DETAILS	PIPES IN	PIPES OUT
RISER-1	RISER			INV. OUT =674.60
ST-A1	AREA DRAIN	RIM = 685.59 FG = 685.59	INV. IN = 680.29 INV. IN = 680.29	INV. OUT =680.29
ST-A1A	AREA DRAIN	RIM = 684.69 FG = 684.69	INV. IN = 680.72	INV. OUT =680.72
ST-A1B	AREA DRAIN	RIM = 685.67 FG = 685.67		INV. OUT =681.62
ST-A2	AREA DRAIN	RIM = 685.77 FG = 685.77		INV. OUT =681.77
ST-A3	AREA DRAIN	RIM = 683.45 FG = 683.45	INV. IN = 679.43	INV. OUT =679.43
ST-A3A	AREA DRAIN	RIM = 684.91 FG = 684.91	INV. IN = 680.88	INV. OUT =680.88
ST-A3B	AREA DRAIN	RIM = 685.57 FG = 685.57		INV. OUT =681.47
ST-B1A	MANHOLE	RIM = 692.41 FG = 692.41	INV. IN = 683.59	INV. OUT =683.59
ST-B1B	AREA DRAIN	RIM = 691.21 FG = 691.00		INV. OUT =688.00
ST-HW-A1	HEADWALL		INV. IN = 678.00	
ST-HW-A2	HEADWALL		INV. IN = 679.00	
ST-HW-B1	HEADWALL		INV. IN = 681.25	
ST-HW-C1	HEADWALL			INV. OUT =684.50
ST-HW-C2	HEADWALL		INV. IN = 682.00	

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
RISER-1 TO EX-DROP INLET	18" RCP	45.60	0.64%
ST-A1 TO ST-HW-A1	18" RCP	43.45	5.18%
ST-A1A TO ST-A1	18" RCP	37.25	1.10%
ST-A1B TO ST-A1A	18" RCP	85.61	1.04%
ST-A2 TO ST-A1	18" RCP	162.77	0.90%
ST-A3 TO ST-HW-A2	18" RCP	42.48	1.00%
ST-A3A TO ST-A3	18" RCP	144.09	1.00%
ST-A3B TO ST-A3A	18" RCP	57.21	1.00%
ST-B1A TO ST-HW-B1	18" RCP	165.08	1.40%
ST-B1B TO ST-B1A	18" RCP	95.54	4.50%
ST-HW-C1 TO ST-HW-C2	18" RCP	62.32	4.01%

GRAPHIC SCALE
(IN FEET)
20 0 10 20 40
SCALE: 1" = 20'

LEGEND	
500	EXISTING MAJOR CONTOURS
498	EXISTING MINOR CONTOURS
	PROPOSED MAJOR CONTOURS
498	PROPOSED MINOR CONTOURS
	PROPOSED HEADWALL
	PROPOSED AREA DRAIN
	PROPOSED STORM PIPE

FLOOD NOTE
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OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

DRAINAGE PLAN

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-5.1

T-SQUARE ENGINEERING

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UTILITY PLAN

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

REVISIONS	DATE	NO.

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

ALLISON B. COROLLA
REGISTERED ENGINEER
No. 127369
STATE OF TENNESSEE
09/16/2024

PROJECT
23-0333

SHEET
C-7.0

T-SQUARE ENGINEERING

N

GRAPHIC SCALE
(IN FEET)
20 10 0 10 20 40
SCALE: 1" = 20'

LEGEND

- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- OE — EXISTING OVERHEAD ELECTRIC
- SS — EXISTING SANITARY SEWER
- (SS) EXISTING SANITARY MANHOLE
- STM — EXISTING STORM NETWORK

RIM:686.6
INV(SE):680.1
INV(NW):680.1

WILLIAMSPORT PIKE
(MINOR ARTERIAL: 90' R.O.W.)

WATER LINE TO BE LOCATED AND VERIFIED BY CONTRACTOR

RIM:679.6
INV(SE):670.9
INV(NW):671.6

BUILDING SITE 1
BUILDING SITE 2
BUILDING SITE 3
BUILDING SITE 4

WATER SERVICE (TYP.)

SEWER SERVICE (TYP.)

FFE: 687.1

BENCHMARK
HOR. NAD 83
VERT. NAVD 88
RIM:685.2
INV(W):672.9
INV(E):672.8

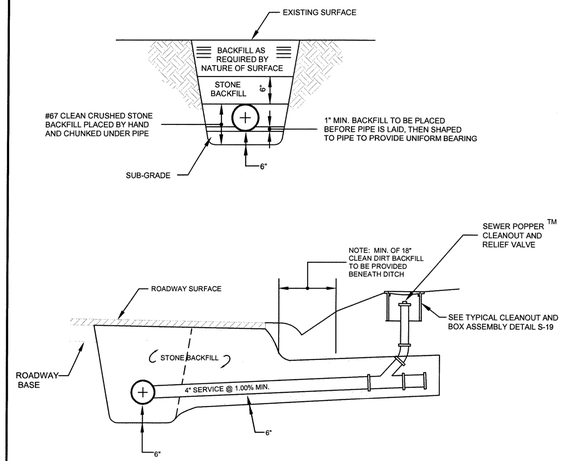
RIM:699.5
INV(W):691.3
INV(E):690.7

HAMPSHIRE PIKE
(PRINCIPLE ARTERIAL: 125' R.O.W.)

FLOOD NOTE
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APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

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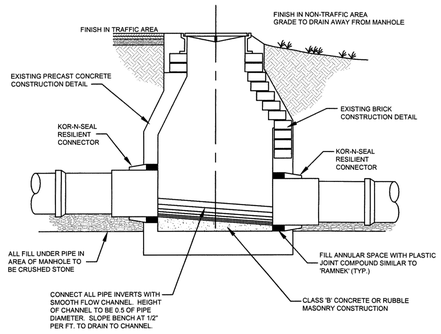
SERVICE LINE

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S4



CONNECTION TO EXISTING MANHOLE

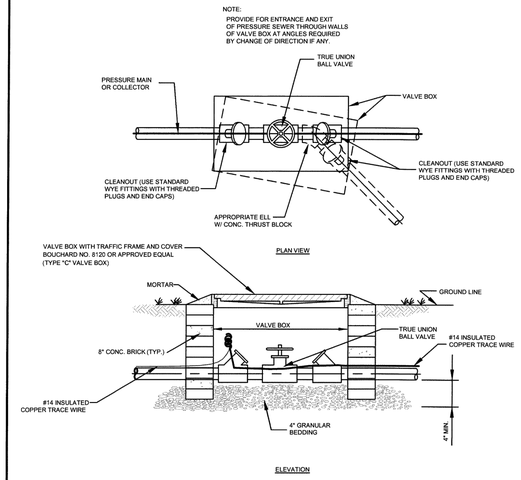
NOT TO SCALE

NOTE: THE CONTRACTOR SHALL NOT CONNECT TO EXISTING MANHOLE UNTIL ALL NEW SEWAGE FACILITIES HAVE BEEN INSTALLED, TESTED AND RELEASED FOR SERVICE.

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S5



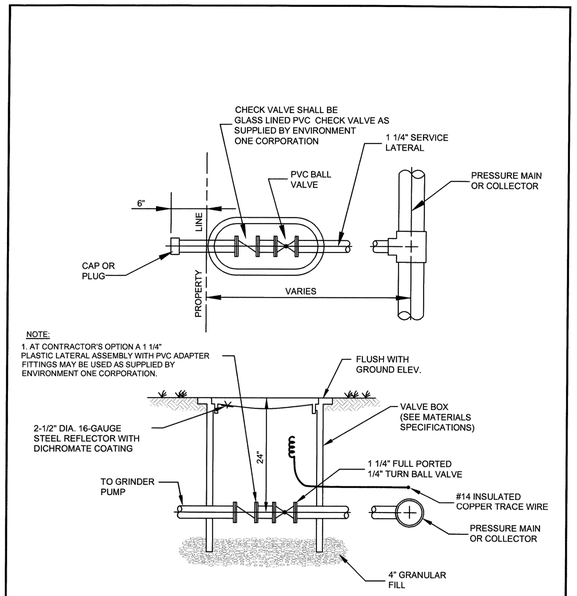
TYPICAL VALVE BOX AND CLEANOUT ARRANGEMENT ALONG STRAIGHT RUNS AND AT CHANGES IN DIRECTION

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S6



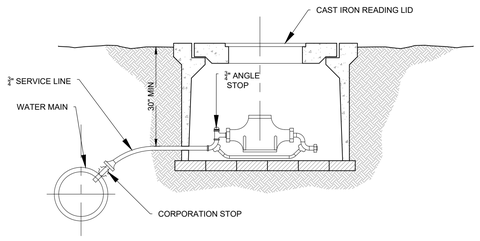
TYPICAL SERVICE LINE CONNECTION (1 1/4")

NOT TO SCALE

CITY OF COLUMBIA, TENNESSEE

WMS# 21101

STANDARD SEWER DETAIL NO: S7



MANUFACTURERS AND MODELS:

- CORPORATION VALVE (MUELLER H-15008)
- MANETIC DRIVE METER (ROCKWELL OR EQUAL)
- METER YOKE (MUELLER H-1418 w/ H-14227 INLET)
- METER BOX (BROOKS PRODUCTS NO 36 METER BOX, 16" DEEP w/ NO.36 COVER, OR EQUAL.)
- SERVICE SADDLE (MUELLER H-13400)

NOTES:

1. USE SADDLE FOR TAPS IN METAL PIPE LESS THAN 4" IN DIAMETER.
2. PLACE CLEAN CRUSHED STONE 3" DEEP IN BOTTOM OF METER BOX.

COLUMBIA WATER SYSTEM	REVISED: JUNE 1997	WATER SERVICE ASSEMBLY 5/8" X 3/4" METER	DRAWING NO. WSA 1

REVISIONS	NO.	DATE

DATE: 09/16/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: ABC

1400 HAMPSHIRE PIKE

UTILITY PLAN

MAP 88M, GROUP B, PARCEL 7.00 & 7.01
COLUMBIA, TENNESSEE

ALLISON B. CORDELL
REGISTERED ENGINEER
No. 127309
STATE OF TENNESSEE
09/16/2024

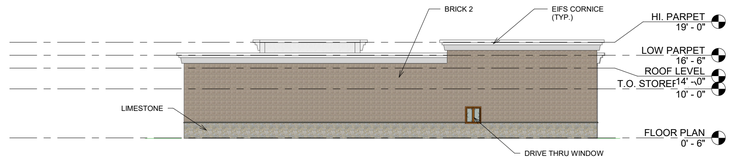
FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON PEMA PANEL #47119C0280E OF MAURY COUNTY, TN. DATED 04/16/2007.
OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

PROJECT
23-0333

SHEET
C-7.1

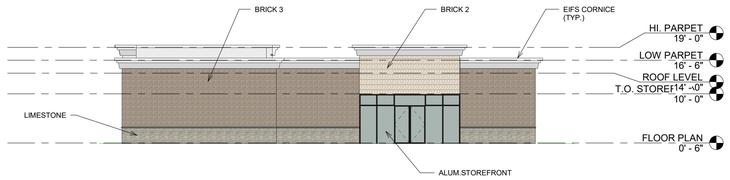
T-SQUARE ENGINEERING

P:\Projects\2023\23-0333 (1400 Hampshire Pike - Roy Dale)\Production\23-0333 7 Utility Plan.dwg, 9/16/2024 8:05:40 AM



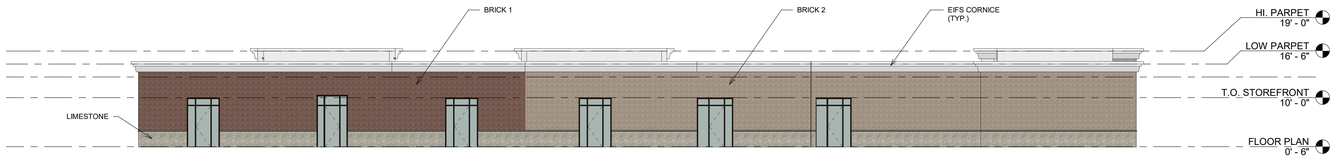
GLAZING AREA 12 SF 1%
BASE AREA LIMESTONE 240 SF 20 %
WALL AREA BRICK 941 SF 79 %

4 West
3/32" = 1'-0"



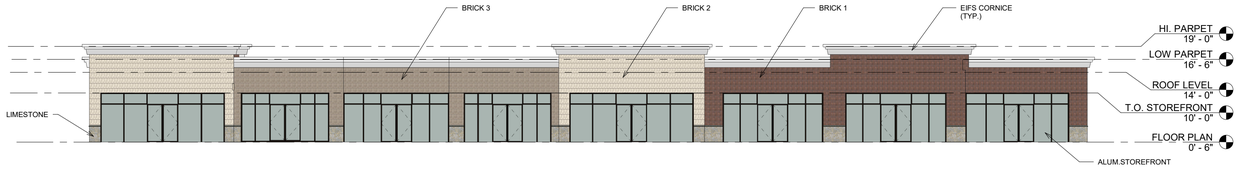
GLAZING AREA 190 SF 16%
BASE AREA LIMESTONE 183 SF 16 %
WALL AREA BRICK 795 SF 68 %

3 East
3/32" = 1'-0"



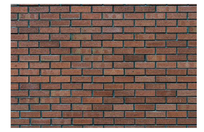
GLAZING AREA 420 SF 15.5%
BASE AREA LIMESTONE SF 13.5 %
WALL AREA BRICK SF 71 %

1 North Facing Parking
3/32" = 1'-0"



GLAZING AREA 1570 SF 57%
BASE AREA LIMESTONE 108 SF 4 %
WALL AREA BRICK 1202 SF 39 %

2 South Facing Hampshire pike
3/32" = 1'-0"



BRICK 1



BRICK 2



BRICK 3



LIMESTONE BASE

Vision Design Build LLC.
15 Missionary Drive
Brentwood, Tn. 37027
615-414-3245
visiondesignbuild@yahoo.com

No.	Description	Date
1	REVISION	2/3/2022
2	REVISION	3/3/2022

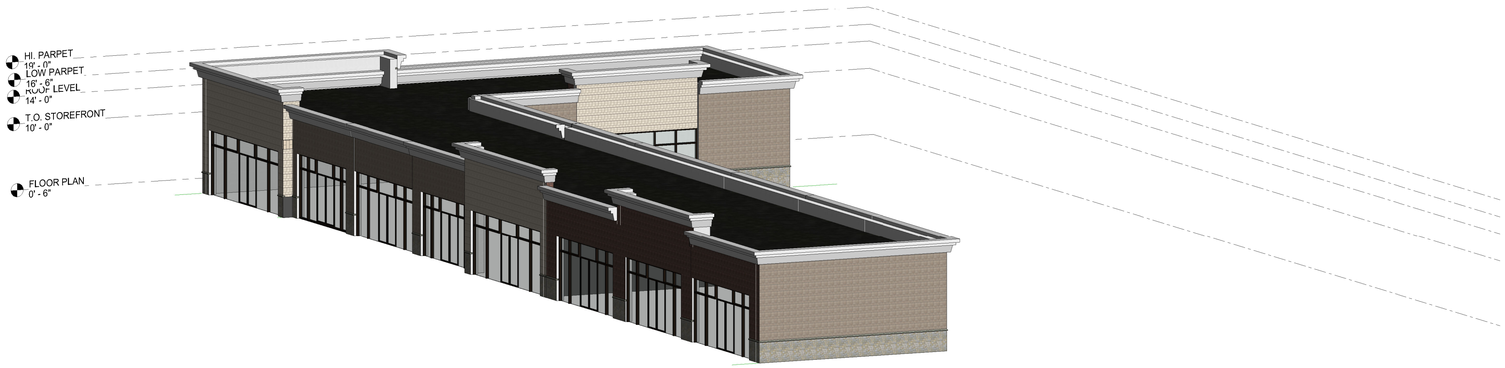
1400 Hampshire pike Colombia TN

Project Number	Project Number
Date	3/03/2022
Drawn By	Author
Checked By	Checker

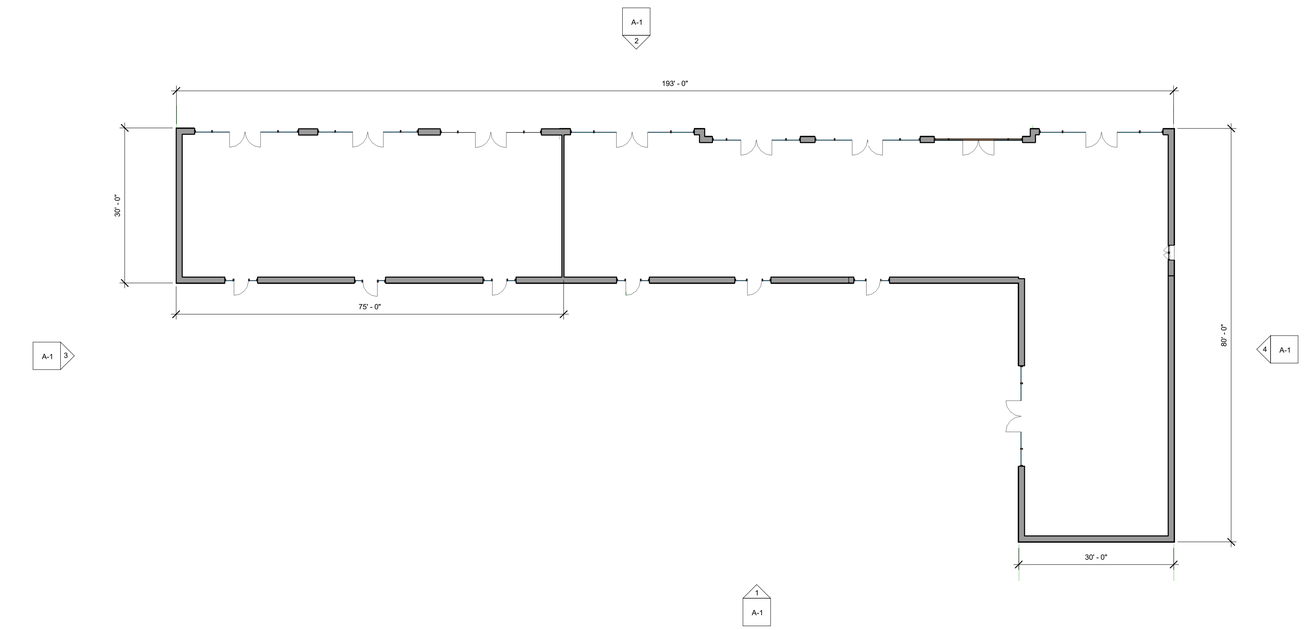
A-1

Scale 3/32" = 1'-0"

8/26/2024 10:15:40 AM



2 {3D}



1 FLOOR LEVEL
3/32" = 1'-0"

Vision Design Build LLC.
15 Missionary Drive
Brentwood, Tn. 37027
615-414-3245
visiondesignbuild@yahoo.com

No.	Description	Date

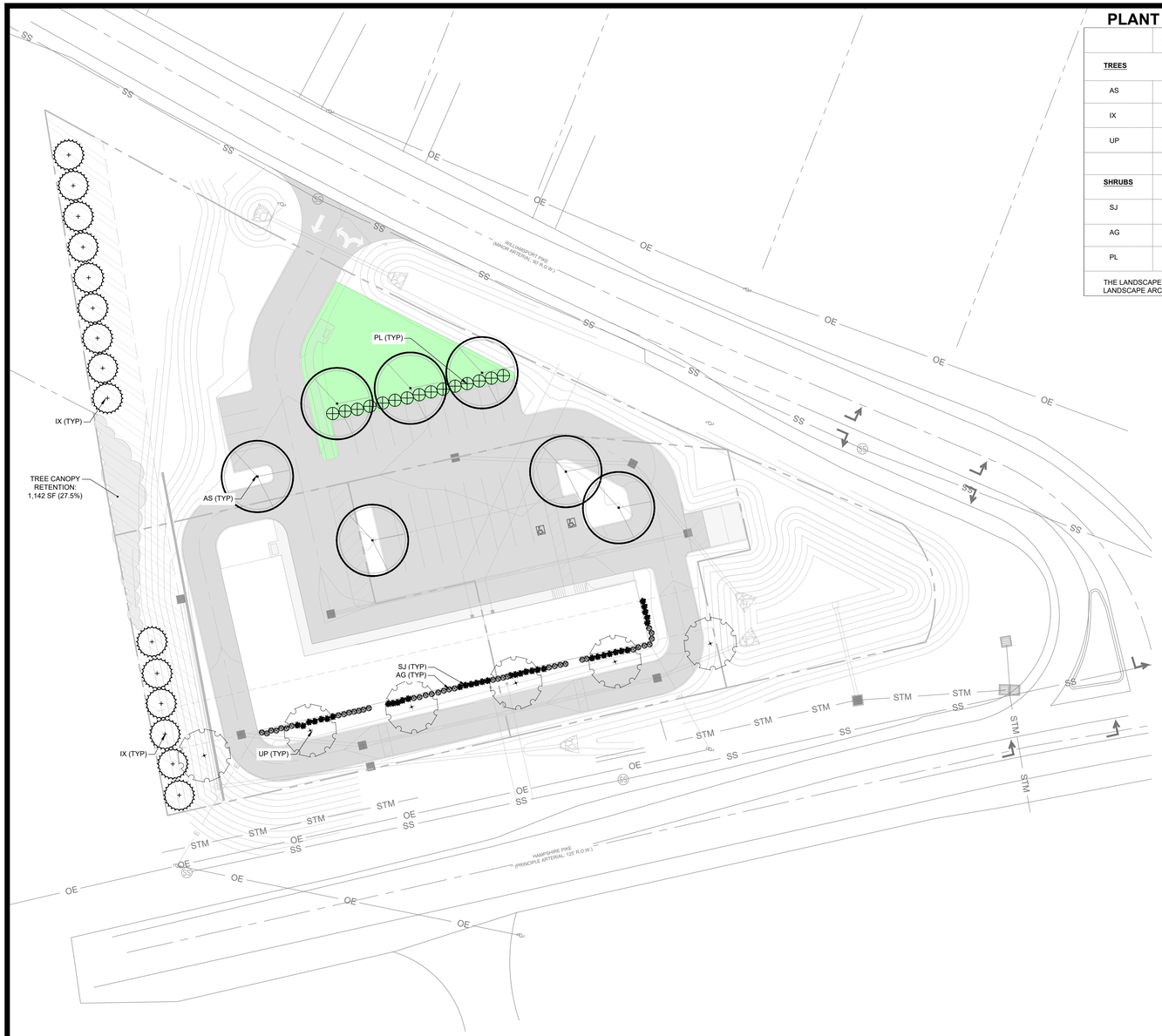
1400 Hampshire pike Colombia TN

Project Number	Project Number
Date	3/03/2022
Drawn By	Author
Checked By	Checker

A-2

Scale 3/32" = 1'-0"

8/21/2024 10:38:48 AM



PLANT LIST

	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING HEIGHT	MATURE HEIGHT	NOTES
TREES							
AS	7	Acer saccharum 'Commemoration'	'COMMEMORATION' SUGAR MAPLE	3" CAL	AS SHOWN	50'	B&B
IX	15	Ilex x 'Nellie R. Stevens	'NELLIE R. STEVENS' HOLLY	2.5" CAL	AS SHOWN	10'-20'	B&B
UP	6	Ulmus parvifolia	LACE BARK ELM	2.5" CAL	AS SHOWN	30'-50'	B&B
SHRUBS							
SJ	37	Spiraea japonica 'Goldmound'	GOLDMOUND SPIREA	3 GAL	AS SHOWN	2'-4'	
AG	35	Abelia x grandiflora 'Rose Creek'	'ROSE CREEK' ABELIA	3 GAL	AS SHOWN	2'-4'	
PL	15	Prunus laurocerasus 'Otto Luyken'	OTTO LUYKEN ENGLISH LAUREL	3 GAL	AS SHOWN	4'-6'	

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT

N

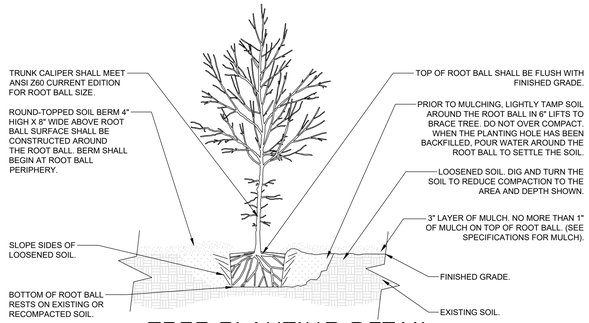
GRAPHIC SCALE
(IN FEET)
30 0 15 30 60
SCALE: 1" = 30'

GENERAL NOTES:

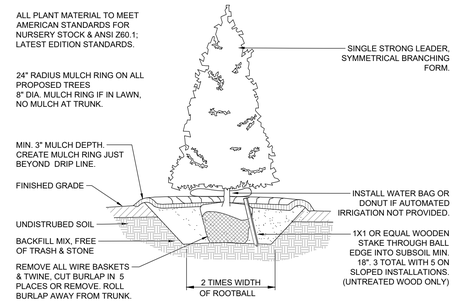
1. UTILITY SERVICES MAY EXIST ON SITE. THE LOCATION OF ALL SURFACE AND UNDERGROUND UTILITIES, RIGHT-OF-WAYS, EASEMENTS, ETC., SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND UTILITY COMPANIES. COMMENCEMENT OF PROJECT INSTALLATION INDICATES ACKNOWLEDGMENT OF AND ACCEPTANCE BY THE CONTRACTOR OF EXISTING CONDITIONS.
2. ACTUAL AS-BUILT AND/OR EXISTING SITE CONDITIONS MAY VARY AS SHOWN ON THIS PLAN.
3. DAMAGE BY CONTRACTOR TO UNDISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY CONTRACTOR TO THE SATISFACTION OF THE OWNER.
4. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE INSPECTION PRIOR TO BIDDING WORK, TO DETERMINE SITE CONDITIONS AND AREAS TO BE IMPROVED. SUBMISSION OF BID INDICATES CONTRACTOR HAS VERIFIED SITE CONDITIONS AND PLANT MATERIAL QUANTITIES.
5. FINAL ACCEPTANCE: THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE WILL PROVIDE THE FINAL INSPECTION. SHOULD THE INSPECTION FIND WORK INCOMPLETE, THE CONTRACTOR SHALL REMEDY THE DEFICIENCIES.
6. IF THE SUBSTANTIAL COMPLETION OR FINAL INSPECTION REQUIRE REINSPECTION BY LANDSCAPE ARCHITECT DUE TO FAILURE OF WORK TO COMPLY WITH CONTRACTOR'S CLAIMS ON INITIAL INSPECTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPENSATING THE LANDSCAPE ARCHITECT FOR REINSPECTION SERVICES AT THE RATE OF TWO HUNDRED TWENTY FIVE DOLLARS ($225) PER HOUR PER PERSON PLUS ALL RELATED TRAVEL EXPENSES FOR EACH REQUESTED REINSPECTION TRIP.
7. AFTER FINAL ACCEPTANCE AND PRIOR TO END OF WARRANTY PERIOD, CONTRACTOR SHALL REPLACE ALL PLANT MATERIAL THAT HAS DIED OR HAS DEFECTS, INCLUDING UNSATISFACTORY GROWTH, IN THE OPINION OF THE OWNER.
8. DURING LANDSCAPE INSTALLATION KEEP PAVEMENTS CLEAN AND WORK AREA IN ORDERLY CONDITION. THE PROJECT SITE SHALL BE LEFT IN A CLEAN CONDITION AT THE END OF EVERY WORK DAY.
9. CONTRACTOR TO REPAIR ANY PAVEMENTS, CURBS, AND OTHER IMPROVEMENTS DAMAGED AS A RESULT OF LANDSCAPE INSTALLATION ACTIVITY
10. THE LOCATION OF ALL PLANT MATERIALS SHOWN ON THE PLAN SHALL BE FIELD LOCATED AND STAKED/FLAGGED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE THE DIGGING OF PLANTING HOLES. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY THE LANDSCAPE ARCHITECT.
11. PROVIDE ONLY PLANTS THAT ARE FREE FROM DISEASES AND PESTS, AND THAT COMPLY WITH THE LATEST EDITION OF PUBLICATION ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMEN. DIMENSIONS FOR HEIGHTS, SPREAD, AND TRUNK SPECIFIED ON THE MATERIAL SCHEDULE IS A GENERAL GUIDE FOR THE MINIMUM DESIRED SIZE OF EACH PLANT.
12. DO NOT MAKE SUBSTITUTIONS REGARDING PLANT SIZES OR SPECIES WITHOUT WRITTEN PERMISSION FROM THE OWNER OR LANDSCAPE ARCHITECT.
13. REMOVE ALL METAL BASKETS, STRINGS AND OTHER TIES FROM TREES.
14. FERTILIZE ALL PLANTS WITH 16-16-16 SLOW RELEASE FERTILIZER AT THE RATE OF: 3 POUNDS PER CUBIC YARD OF SOIL MIX. 3 POUNDS PER 100 SF OF BED FOR SHRUBS
15. PLANTS DESIGNATED "B&B" IN THE PLANT LIST SHALL BE BALLED AND BURLAPPED. THEY SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH TO ENCOMPASS THE FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF THE PLANT. BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP OR SIMILAR MATERIAL AND BOUND WITH TWINE OR CORD.
16. ONLY "HEMP" BURLAP AND TWINE SHALL BE USED. NO TREATED OR PRESERVED BURLAP OR TWINE IS ALLOWED. ALL HEMP TWINE ATTACHED TO THE TREE TRUNK IS TO BE REMOVED AFTER PLANTING. AT A MINIMUM THE TOP ONE-THIRD OF THE ROOT BALL IS TO HAVE ALL BURLAP AND TWINE REMOVED. IF ROOTS ARE GIRDLING OR CIRCLING THEY MUST BE LOOSENED OR CUT.
17. THE BALLS OF "B&B" PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE COVERED WITH MOIST SOIL OR MULCH, OR OTHER PROTECTION FROM DRYING WINDS AND SUN. ALL PLANTS INSTALLED OR STORED SHALL BE WATERED BY CONTRACTOR AS NECESSARY UNTIL FINAL ACCEPTANCE.
18. FOLD DOWN OR CUT THE BURLAP FROM THE TOP 1/3 OF THE BALL OR TO THE WIDEST TOP EDGE OF THE BALL IN ORDER TO EXPOSE THE TOP PLANE OF THE BALL. REMOVE ALL NAILS, STAPLES, ETC USED TO HOLD THE BALL TOGETHER.
19. TREE BALLS SHALL HAVE A MINIMUM DIAMETER IN FEET EQUAL TO 10" FOR EACH CALIPER INCH OF THE TREE.
20. ALL PLANTS SHALL BE HANDLED SO THAT ROOTS ARE ADEQUATELY PROTECTED AT ALL TIMES. DURING SHIPMENT, THE ENTIRE PLANT SHALL BE PROTECTED BY TARPAULINS OR OTHER SUITABLE COVERING. PLANT MATERIAL SUFFERING FROM WIND BURN OR OTHER WIND DAMAGE IS NOT ACCEPTABLE.
21. NO PLANT SHALL BE BOUND WITH ROPE OR WIRE IN A MANNER THAT DAMAGES THE BARK, BREAKS BRANCHES, OR DESTROYS ITS NATURAL SHAPE. NO PLANT MATERIAL REQUIRED TO BE BALLED AND BURLAPPED SHALL BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING, OR WHEN REQUIRED BURLAP, STAVES, ROPES OR PLATFORM HAVE BEEN REMOVED.
22. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY BY THE OWNER. ANY PLANTS INCORRECTLY ARRANGED SHALL BE RELOCATED WITH THE OWNER'S APPROVAL.
23. PRE-EMERGENT HERBICIDE (TREFLAN OR EQUIVALENT) SHALL BE APPLIED (ACCORDING TO MANUFACTURER'S INSTRUCTIONS) TO ALL PLANT BEDS, PRIOR TO PLANTING, FOR NOXIOUS WEED CONTROL.
24. ALL PLANTING BEDS AND TREE AND SHRUB PLANTINGS SHALL RECEIVE A MINIMUM 3" DEEP SHREDDED HARDWOOD MULCH LAYER.
25. CONTRACTOR IS RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL, INCLUDING GRASS AREAS, UNTIL FINAL ACCEPTANCE BY OWNER. WATER ALL PLANT MATERIAL AT TIME OF PLANTING.
26. ALL PLANT MATERIAL IS TO BE GUARANTEED FOR ONE (1) YEAR. GUARANTEE PERIOD STARTS FROM DATE OF FINAL ACCEPTANCE.
27. OWNER RETAINS THE RIGHT TO INSPECT TREES AND SHRUBS FOR SIZE AND CONDITION OR ROOT BALL, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED MATERIAL IMMEDIATELY FROM THE PROJECT SITE.
28. REPLACEMENTS SHALL CLOSELY MATCH ADJACENT SPECIMENS OF THE SAME SPECIES AND SHALL CONFORM TO THE STANDARDS FOR PLANT MATERIALS SPECIFIED. ALL REPLACED MATERIAL SHALL IMMEDIATELY BE REMOVED FROM THE SITE AND ALL NECESSARY REPAIRS TO PLANTS, GRADES, LAWN AREAS, PAVING, AND OTHER AREAS DAMAGED DURING REPLACEMENT SHALL BE MADE AT NO COST TO THE OWNER.
29. ONLY ONE REPLACEMENT PER TREE, SHRUB, OR PLANT WILL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.

SEEDING NOTES:

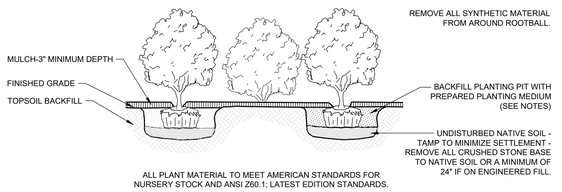
1. SEEDBED PREPARATION: LOOSEN SUBGRADE OF TURF AREAS TO A MINIMUM DEPTH OF 2 INCHES. REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION. REMOVE STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER. ADD TOPSOIL AND MIX THOROUGHLY INTO UPPER 3 INCHES OF TOPSOIL. IF SUBGRADE HAS BECOME COMPACTED DURING CONSTRUCTION, SCARIFY OR OTHERWISE BREAKUP THE COMPACTED SURFACE BEFORE SEEDBED PREPARATION.
2. MIN 1/2" OF TOPSOIL (IMPORTED OR SITE GENERATED) SHALL BE PROVIDED ON ALL AREAS TO BE SEEDED, INSTALLED AND STABILIZED PRIOR TO SEEDING. TOPSOIL SHALL BE CLEAN, FRIABLE SOIL WITH LANDSCAPE INDUSTRY ACCEPTABLE LEVELS OF ORGANIC MATERIAL. UNDER NO CIRCUMSTANCES SHALL SUBGRADE OR "B"-HORIZON SOIL BE USED AS TOPSOIL. CONTRACTOR IS ADVISED TO VERIFY WITH THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE ACCEPTABILITY OF TOPSOIL PRIOR TO PLACEMENT. UNACCEPTABLE SOILS USED AS TOPSOIL SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE.
3. FERTILIZER: APPLY AGRICULTURAL LIME AT THE RATE OF 50 POUNDS PER 1000 SF. APPLY 10 POUNDS 10-10-10 ANALYSIS FERTILIZER (OR EQUIVALENT) PER 1000 SF. SPREAD LIME AND FERTILIZER UNIFORMLY OVER ALL AREAS AND MIX THOROUGHLY WITH THE SOIL.
4. FINE GRADE ALL DISTURBED LAWN AREAS TO SMOOTH, EVEN SURFACE WITH LOOSE, UNIFORMLY FINE TEXTURE, ROLL, RAKE, AND DRAG LAWN AREAS, REMOVE RIDGES AND FILL DEPRESSIONS, AS REQUIRED TO MEET FINISH GRADES.
5. GRASS SEED: PROVIDE FRESH, CLEAN, NEW-CROP SEED COMPLYING WITH TOLERANCE FOR PURITY AND GERMINATION ESTABLISHED BY OFFICIAL SEED ANALYSIS OF NORTH AMERICA.
6. SEED ALL DISTURBED AREAS. PRIOR TO INSTALLATION, CONTRACTOR SHOULD CONSULT WITH OWNER TO DETERMINE EXTENT OF SEEDING OPERATIONS.
7. REPAIR AND RESEED ALL ERODED OR DISTURBED SEEDED AREAS WHERE VEGETATIVE COVER HAS NOT BEEN ESTABLISHED.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF SEEDED AREAS UNTIL 95% GRASS COVER IS ESTABLISHED.



TREE PLANTING DETAIL
NOT TO SCALE



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



ALL PLANT MATERIAL TO MEET AMERICAN STANDARDS FOR NURSERY STOCK AND ANSI Z60.1; LATEST EDITION STANDARDS.

SHRUB PLANTING IN GROUP DETAIL
NOT TO SCALE

NOTE:

DUE TO SPACE CONSTRAINTS, REQUIRED FIRST LAYER LANDSCAPING IS USING A NON-APPROVED PLANT MATERIAL TO ALLOW FOR THE INSTALLATION OF REQUIRED TREES

FLOOD NOTE
NO PORTION OF THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A 100 YEAR FLOOD ZONE AS EVIDENCED ON PEMA PANEL #47119C0280E OF MAURY COUNTY, TN; DATED 04/16/2007.
OWNER OF RECORD
W & M LLC 2050 BELSHIRE WAY SPRING HILL, TN 37174
APPLICANT
T-SQUARE ENGINEERING 111 SOUTHEAST PKWY CT. FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE

DATE: 08/13/2024
SCALE: AS SHOWN
DRAWN BY: SGL
REVIEWER: CES

LANDSCAPE PLAN

MAP 88M, GROUP B, PARCEL 7.00
COLUMBIA, TENNESSEE

1400 HAMPSHIRE PIKE

CHRIS E. SIEMER
REGISTERED
LANDSCAPE ARCHITECT
No. 1997
STATE OF TENNESSEE
LANDSCAPE ARCHITECT

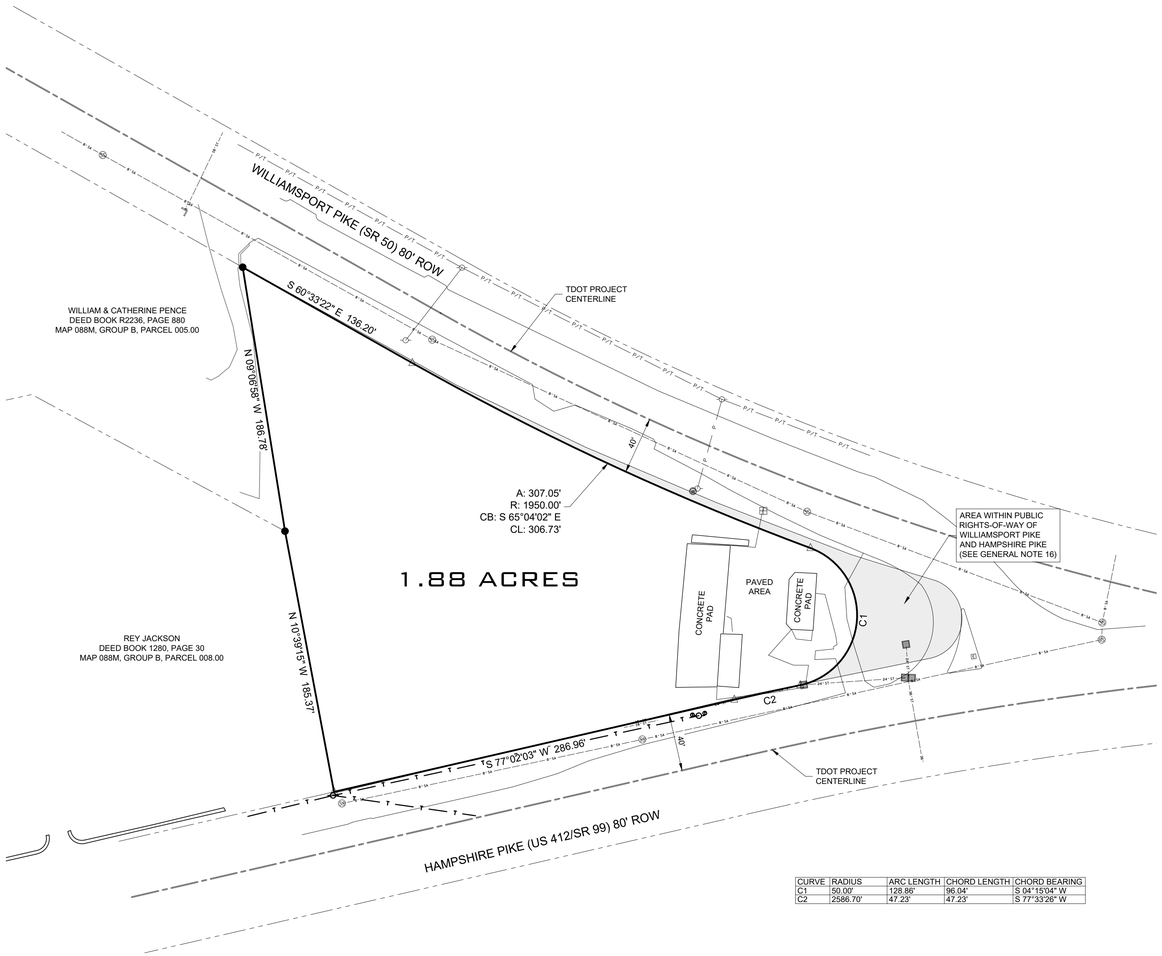
PROJECT
23-0333

SHEET
L-1.0

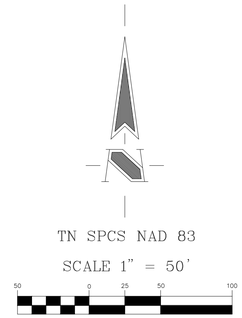
T-SQUARE ENGINEERING



VICINITY MAP - NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	128.86'	96.04'	S 04°15'04" W
C2	2586.70'	47.23'	47.23'	S 77°33'26" W



LEGEND

- CALCULATED POINT
- IRON PIN FOUND
- UTILITY POLE
- WATER METER
- MISCELLANEOUS UTILITY BOX
- ELECTRIC ACCESS BOX
- SEWER MANHOLE
- DROP INLET
- OVERHEAD COMMUNICATION LINE
- OVERHEAD ELEC./COMM. LINE
- OVERHEAD ELECTRIC LINE
- SANITARY SEWER LINE
- STORMWATER PIPE

GENERAL NOTES

1. THIS SURVEY WAS PREPARED USING THE CURRENT DEED OF RECORD FOR THE SUBJECT PROPERTY.
2. ALL DEED BOOK REFERENCES PERTAIN TO THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
3. UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS. ADDITIONAL UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.
4. THE SUBJECT PROPERTY IS ZONED CD-4C.
5. THIS IS A GROUND RUN SURVEY; NO RECTIFIED ORTHOPHOTOGRAPHY, PHTOGRAMMETRIC MAPPING, OR LASER SCANNING DEVICES WERE USED IN THE COURSE OF THIS SURVEY.
6. THERE IS NO EVIDENCE OF THIS SITE AS A SOLID WASTE DUMP.
7. THE SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING DESIGNATIONS OF ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FOR COMMUNITY PANEL NO. 47119C0280E, DATED 04-16-2007, IN CITY OF COLUMBIA, MAURY COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES ARE SITUATED.
8. TITLE COMMITMENT NO. B-22-4072 WAS FURNISHED TO THIS SURVEYOR. THIS SURVEYOR DID NOT PERFORM A TITLE SEARCH.
9. THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN COMMITMENT NO. B-22-4072, WITH AN EFFECTIVE DATE OF OCTOBER 20, 2022 AT 8:00 A.M., AND ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
10. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON, AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.
11. THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN HEREON ARE ACCURATE.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN CONDUCTING THE FIELDWORK.
13. SITE HAS DIRECT PHYSICAL ACCESS TO WILLIAMSPORT PIKE (SR 50), BEING AN 80 ft PUBLIC RIGHT-OF-WAY; AND HAMPSHIRE PIKE (US 412/SR 99), BEING AN 80 ft PUBLIC RIGHT-OF-WAY.
14. THERE IS NO EVIDENCE OF CEMETERIES AND BURIAL GROUNDS ON THE PROPERTY.
15. THE LANDS SHOWN HEREON AND THE ADJACENT PARCELS OF LAND, WHERE THEY SHARE A COMMON BOUNDARY LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS, OR OVERLAPS.
16. A PORTION OF THE SUBJECT PROPERTY AS DESCRIBED IN THE CURRENT DEED OF RECORD LIES WITHIN AN AREA RESERVED FOR THE PUBLIC RIGHTS-OF-WAY OF WILLIAMSPORT PIKE (SR 50) AND HAMPSHIRE PIKE (US 412/SR 99) AS THEY ARE SHOWN ON THEIR RESPECTIVE TENNESSEE DEPARTMENT OF TRANSPORTATION HIGHWAY PLANS. SAID AREA IS AS SHOWN HEREON.

TO W&M LLC, A TENNESSEE LIMITED LIABILITY COMPANY, TENNESSEE TITLE SERVICES LLC-BRENTWOOD, CHICAGO TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

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

THE FIELD WORK WAS COMPLETED ON JUNE 10, 2024

J. MARK CANTRELL TN PLS#1859

SCHEDULE B, PART II - EXCEPTIONS

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THE FORM. ***NOT A SURVEY MATTER***
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. ***NOT A SURVEY MATTER***
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. ***NOT A SURVEY MATTER***
4. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. ***NOT A SURVEY MATTER***
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCES AFFECTS THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. ***DOES NOT AFFECT THE SUBJECT PROPERTY***
6. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. ***DOES NOT AFFECT THE SUBJECT PROPERTY***
7. IF IMPROVEMENTS ARE COMPLETED AFTER JANUARY 1 OF ANY YEAR, AND THE LAW, PURSUANT TO TCA 67-5-509 AND TCA 67-5-603, REQUIRES SUPPLEMENTAL ASSESSMENT FOR THE YEAR IN WHICH IMPROVEMENTS ARE COMPLETED, THE COMPANY ASSUMES NO LIABILITY FOR TAXES ASSESSED BY CORRECTION OR SUPPLEMENTAL ASSESSMENT. ***NOT A SURVEY MATTER***
8. TAXES FOR THE YEAR 2022, A LIEN NOT YET DUE AND PAYABLE. ***NOT A SURVEY MATTER***
9. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 2, PAGE 31, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. ***DOES NOT AFFECT THE SUBJECT PROPERTY.***
10. RIGHT OF WAY FOR HAMPSHIRE PIKE AND WILLIAMSPORT PIKE. ***AFFECTS THE SUBJECT PROPERTY AS IT PERTAINS TO THE RIGHTS-OF-WAY OF HAMPSHIRE PIKE AND WILLIAMSPORT PIKE SHOWN HEREON.***
11. SUMMARY OF TRUST OF RECORD IN BOOK 1281, PAGE 488 AND AMENDED IN BOOK R1797, PAGE 889. ALSO, SEE COURT ORDER ATTACHED TO DEED AT BOOK R1835, PAGE 711, IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. ***NOT A SURVEY MATTER.***

LEGAL DESCRIPTION - 1.88 ACRES

Being a tract of land lying in Maury County, Tennessee, generally bounded on the north and east by Williamsport Pike (SR 50, 80 ft. right-of-way), on the south by Hampshire Pike (US 412/SR 99, 80 ft. right-of-way), and on the west by Rey Jackson (DB 1280, pg. 30) and William & Catherine Pence (DB R2236, pg. 880), and being more particularly described as follows:

Beginning at an iron pin found in the south margin of Williamsport Pike, being the northeast corner of Pence and the northwest corner of the property herein described; thence along the margin of Wilamsport Pike, the following calls: S 60°33'22" E , 136.20'; thence with a curve turning to the left with a radius of 1950.00', an arc length of 307.05', with a chord bearing of S 65°04'02" E , and a chord length of 306.73'; thence with a curve turning to the right with a radius of 50.00', an arc length of 128.86', with a chord bearing of S 04°15'04" W , and a chord length of 96.04' to a point in the north margin of Hampshire Pike; thence along the margin of Hampshire Pike, the following calls: with a curve turning to the left with a radius of 2586.70', an arc length of 47.23', with a chord bearing of S 77°33'26" W , and a chord length of 47.23'; thence S 77°02'03" W , 286.96' to a point, being the southeast corner of Jackson; thence leaving the Hampshire Pike and with the east line of Jackson, N 10°39'15" W , 185.37' to an iron pin found, being the northeast corner of Jackson and the southeast corner of Pence; thence with the east line of Pence N 09°06'58" W , 186.78' to the Point of Beginning. Containing 1.88 Acres, as surveyed by T-Square Surveying, J. Mark Cantrell, RLS #1859, dated 7-29-2024.

T-SQUARE ENGINEERING
SURVEY DIVISION
111 SOUTHEAST PKWY CT. FRANKLIN, TN. 37064

MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
TENNESSEE NO. 1859
1-29-2024

ALTA/NSPS LAND TITLE SURVEY

1400 HAMPSHIRE PIKE
W & M LLC, OWNERS
DEED BOOK R2991, PG. 1036
MAP 088M, GROUP B, PARCEL 007.00
MAURY COUNTY, TENNESSEE

PROJECT:
23-0333

REVISIONS

NO.	DATE

DATE:
29 JULY 2024

SCALE:
1" = 50'

DRAWN BY:
DSW

REVIEWER:

SHEET:
1 OF 1

August 29, 2024
Ms. Allison Corolla El
T-Square Engineering
1329 West Main Street
Franklin, TN 37064
Sent via email: allison.corolla@t2-eng.com
RE: Water Availability Letter
Hampshire Pike Liquor / Tobacco Store
1400 Hampshire Pike
Tax Map 88, Parcel 7.00 & 7.01
Columbia, Maury County, TN

Dear Ms. Corolla:

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 as submitted by the applicant includes a 2,250 square-foot restaurant and 5,040 square feet of retail space. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow capacity of 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:

- ***Sprinklers are mandatory, based on the available system flow and the requirements provided by the applicant.***
- Domestic waterline connection will be made to the existing 8-inch water main located on Williamsport Pike.
- CPWS may opt to provide a single domestic master meter to serve all units in the development. Separate fire and domestic meters will be required.

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:

- Prior to expiration of this letter in 120 days, remit to CPWS new water service fees:

New Water Service Fee: $1,500 + $370 per SFU (11.9 SFUs)	$5,903.00

- Provide for review and comment site utility drawings indicating the proposed location of all taps, meters, backflow devices, and hydrants.
- Upon resolution of all comments, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will be canceled and re-scheduled unless all meter and impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and the prevailing Board approved rates at time of payment. If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.

Meter Fee: TBD per 4" fire meter (1 meter)	TBD
Meter Fee: $710 per 1" meter (1 meter, restaurant)	$710.00
Meter Fee: $540 per ¾" meter (1 meter, retail)	$540.00
Impact Fee: $7,500 per 1" meter (1 meter)	$7,500.00
Impact Fee: $4,500 per 3/4" meter (11.9 meters)	$4,500.00
Total Meter and Impact Fees Due =	**$13,250.00**

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

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

Sincerely,



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

cc: Jonathan Hardin, CPWS
File 24-050

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

19 July 2024

Allison Corolla
111 Southeast Parkway Court
Franklin, TN 37064

RE: 1400 Hampshire Pike, Columbia, TN 38401

Allison,

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: 1400 Hampshire Pike

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

General

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

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TENNESSEE

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Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- ❑ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones — N/A
- ❑ Location and dimension of aquatic buffer zones — N/A
- ☑ 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 — N/A

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 — N/A
- ☑ 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. — N/A
- ☑ 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.

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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.

N/A

- ❑ 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:

Allison Corolla	*Allison Corolla*	9/16/2024
Print Name	Signature	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 (onlama.com)

ADDRESS/LOCATION	1400 HAMPSHIRE PIKE		
	TAX MAP: 88	GROUP:	PARCEL: 7.00 & 7.01
SUMMARY OF NATURE OF REQUEST AND WORK	THIS IS A SITE DEVELOPMENT PLAN APPLICATION FOR TWO CONNECTED COMMERCIAL BUILDINGS.		

DATE OF PRE-APPLICATION CONFERENCE	6/7/23	*Pre-application meetings are scheduled for Wednesdays.*

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

	Plats/PUDs: ❑ Project Name (include Sections & Phases) ❑ Total Number of Lots/Residential Units ❑ Square Footage of Non-Residential Floor Space ❑ Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

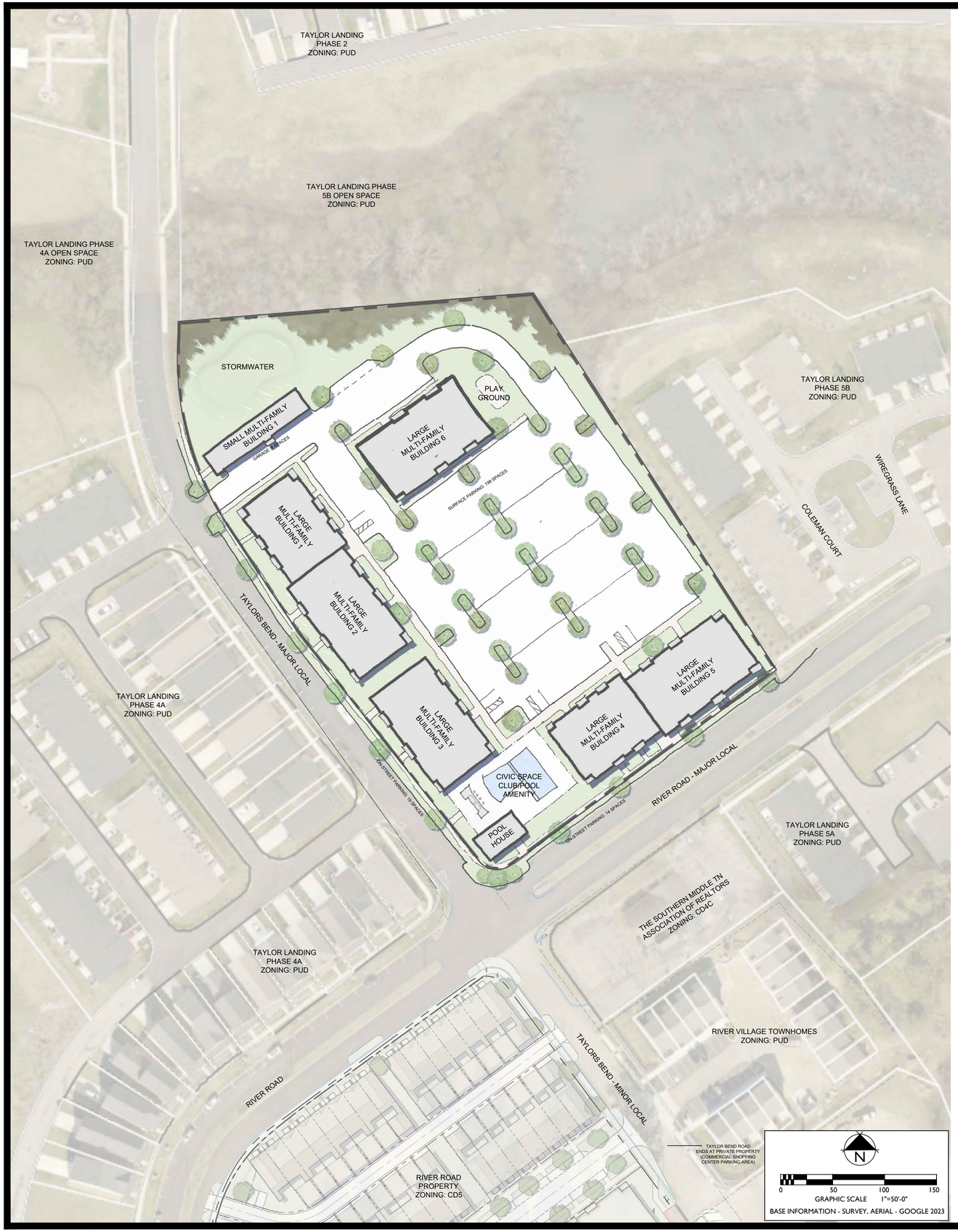
APPLICANT
All communications go to the Applicant's email that is provided.

NAME	ALLISON COROLLA	PHONE	615.678.8212
ADDRESS	111 SE PWKY CT, FRANKLIN	EMAIL	ALLISON.COROLLA@T2-ENG.COM

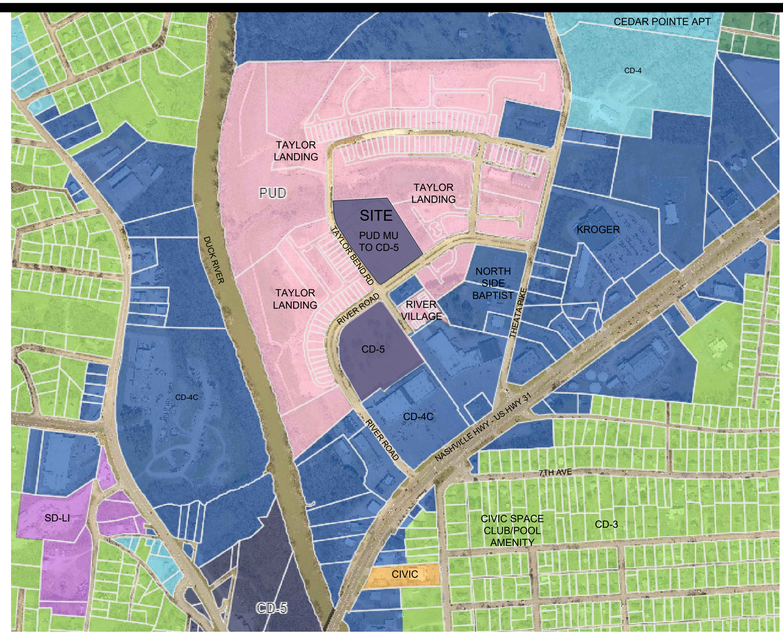
PROPERTY OWNER NAME	W & M LLC	PHONE	
ADDRESS	2050 BELSHIRE WY, SPRING HILL	EMAIL	MALAKSALAMA34@GMAIL.COM

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.

ALLISON COROLLA	*Allison Corolla*	9/11/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Malak Salama	MALAK SALAMA	9/11/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE



BASE INFORMATION - SURVEY, AERIAL - GOOGLE 2023



LOCATION MAP - ZONING MAP

PROJECT INFORMATION:

PARCEL: MAP 90 PARCEL 7.12
ADDRESS: RIVER ROAD
AREA: +/-5.0 AC

APPLICANT/LANDSCAPE ARCHITECT:
GREG GAMBLE OR KELI FRYMIRE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com
keli@gdc-tn.com

DEVELOPER:
CLIFF SMITH
CPS LAND
213 OVERLOOK CIRCLE, SUITE B2
BRENTWOOD, TN 37027
615.477.3186

LEGAL DESCRIPTION OF PROPERTY:

WATERS EDGE AT TAYLOR BEND
PROPERTY MAP 090, PARCEL 007.03
RIVER ROAD
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Being a certain tract or parcel of land lying and being in the Ninth (9th) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

Being Tract 24, a 5.026-acre tract as shown on the final plat entitled “Waters Edge at Taylor Bend” of record in Plat Book P17, page 319, Register's Office for Maury County, Tennessee to which plat reference is hereby made for a more complete description of the subject property.

No field work has been performed by Kimley-Horn Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.

REZONING REQUEST:

EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
REQUESTED ZONING: CD-5

THE SITE IS CURRENTLY ZONED PUD. HOWEVER, THE PUD PLAN HAS EXPIRED. THE APPLICANT SEEKS TO REZONE THE PROPERTY TO A CHARACTER AREA SUPPORTED BY THE CCUV LAND USE POLICY AND CREATE A RESIDENTIAL INFILL DEVELOPMENT. THE LAND USE POLICY REQUESTS "URBAN NODES", "NEW RESIDENTIAL WITHIN WALKING DISTANCE TO COMMERCIAL AND CIVIC SPACES", "INFILL WITH MEDIUM AND HIGH DENSITY", AND "INFILL THAT SUPPORTS AND EXTENDS THE FORMATION OF BLOCKS AND ELIMINATES GAPS IN THE BUILDING ENVIRONMENT. THE APPLICANTS PROPOSAL WILL SATISFY THESE LAND USE POLICY REQUESTS.

HISTORY: THE APPROVED/EXPIRED PUD WAS APPROVED ON NOV. 14, 2019 AND CALLED WATERS EDGE. THIS PROJECT WAS A MULTI-FAMILY DEVELOPMENT THAT CONSISTED OF 5 BUILDINGS WITH 27 UNITS PER BUILDING, FOR A TOTAL OF 135 DWELLING UNITS.

THE PROPOSED CONCEPT PLAN SEEKS TO USE THE SAME USE AND DENSITY AS THE PREVIOUSLY APPROVED PUD AND DEVELOP IT WITHIN THE GUIDELINES OF THE CD-5 CHARACTER DISTRICT. THE APPLICANT PROPOSES TO USE SIMILAR BUILDINGS TO THE RIVER ROAD DEVELOPMENT ON THE SOUTHWEST CORNER OF THIS SAME INTERSECTION PUSHED UP TO THE STREET FRONTAGES WITH ALL PARKING ON-STREET OR BEHIND THE BUILDINGS. THIS PLAN ARRANGEMENT LEAVES NATURAL AREA/STORMWATER AREA TO THE NORTH OF THE SITE, ADJACENT TO THE TAYLOR LANDING OPEN SPACE. PARKING AND LANDSCAPE AREA ARE PROPOSED TO THE BOUNDARY WITH THE TOWNHOMES TO THE EAST.

THIS PROPERTY IS IN AN AREA OF CHANGE, AS DESIGNATED BY CONNECT COLUMBIA. THIS AREA IS ENCOURAGED TO USE CITY POLICIES TO FOSTER PROACTIVE CHANGE AND CREATE SIGNIFICANT AND BENEFICIAL CHANGE. DEVELOPING WITH THE FUNCTIONAL AND AESTHETIC REQUIREMENTS OF THE CD-5 DISTRICT, THIS PROPERTY WILL COMPLETE THE NEIGHBORHOOD DEVELOPMENT FOR THIS AREA. IT COMPLIMENTS THE RANGE OF HOUSING OPTIONS AVAILABLE FOR THIS AREA AND PLACES RESIDENTIAL DEVELOPMENT WITHIN WALKING DISTANCE OF THE CIVIC SPACE PARK AT THE RIVER ROAD PROPERTY TO THE SOUTHWEST AND THE COMMERCIAL DEVELOPMENT TO THE SOUTH ALONG NASHVILLE HIGHWAY.

ROADWAYS: THE FRONTAGE OF THE PROPERTY IS ON RIVER ROAD (MAJOR LOCAL) AND TAYLOR BEND ROAD (MAJOR LOCAL).

SKETCH PLAN CD-5 DESIGN CRITERIA:

GROSS SITE AREA: +/-5.0 AC
GROSS DENSITY: 27 DUA
TOTAL UNITS: 135 UNITS

PROVIDED CIVIC SPACE: 0.25 AC MIN (5% GROSS AREA)

CONCEPT PLAN LOT DIMENSIONS:

MULTI-FAMILY BUILDING
- FRONT SETBACK: 0-15'
- SIDE SETBACK: 0-24'
- REAR SETBACK: NOT REGULATED
- MAXIMUM BUILDING WIDTH: 120'
- MAXIMUM UNITS PER BUILDING: 24
- PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER), OR ON STREET

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

RIVER ROAD PARCEL
REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE — REGISTERED — AGRICULTURE — LANDSCAPE ARCHITECT — TENNESSEE

Date: September 9, 2024

Revision Date
1.
2.
3.

REZONING REQUEST
SHEET
L1.0

WATERS EDGE AT TAYLOR BEND
PROPERTY MAP 090, PARCEL 007.03
RIVER ROAD
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Being a certain tract or parcel of land lying and being in the Ninth (9^{th}) Civil District of Maury County, city of Columbia, Tennessee and being more particularly described as follows:

Being Tract 24, a 5.026-acre tract as shown on the final plat entitled "Waters Edge at Taylor Bend" of record in Plat Book P17, page 319, Register's Office for Maury County, Tennessee to which plat reference is hereby made for a more complete description of the subject property.

No field work has been performed by Kimley-Horn Associates to verify the accuracy of the property lines, corners or areas shown on said recorded plats.

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

30 August 2024

Keyshawn Gallon
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067

RE: Waters Edge, 090 007.12; Intersection of Taylor Bend Rd and River Road, Columbia, TN 38401

Keyshawn,

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

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 (onlama.com)

ADDRESS/LOCATION	corner of River Rd & Taylors Bend		
	TAX MAP: 90	GROUP:	PARCEL: 7.12
SUMMARY OF NATURE OF REQUEST AND WORK	The applicant is seeking a rezoning from PUD to CD-5 for a 5 acre vacant parcel located at the NE corner of River Rd and Taylors Bend and identified as parcel 090-00712-000. The PUD plan associated with the existing zoning is expired. The applicant would like to proposed CD-5 zoning to match the parcel at the SW of this same intersection and develop per the existing Zoning Code.		

DATE OF PRE-APPLICATION CONFERENCE	8/21/2024	*Pre-application meetings are scheduled for Wednesdays.*

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

	Plats/PUDs: ☐ Project Name (include Sections & Phases) ☐ Total Number of Lots/Residential Units ☐ Square Footage of Non-Residential Floor Space ☐ Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

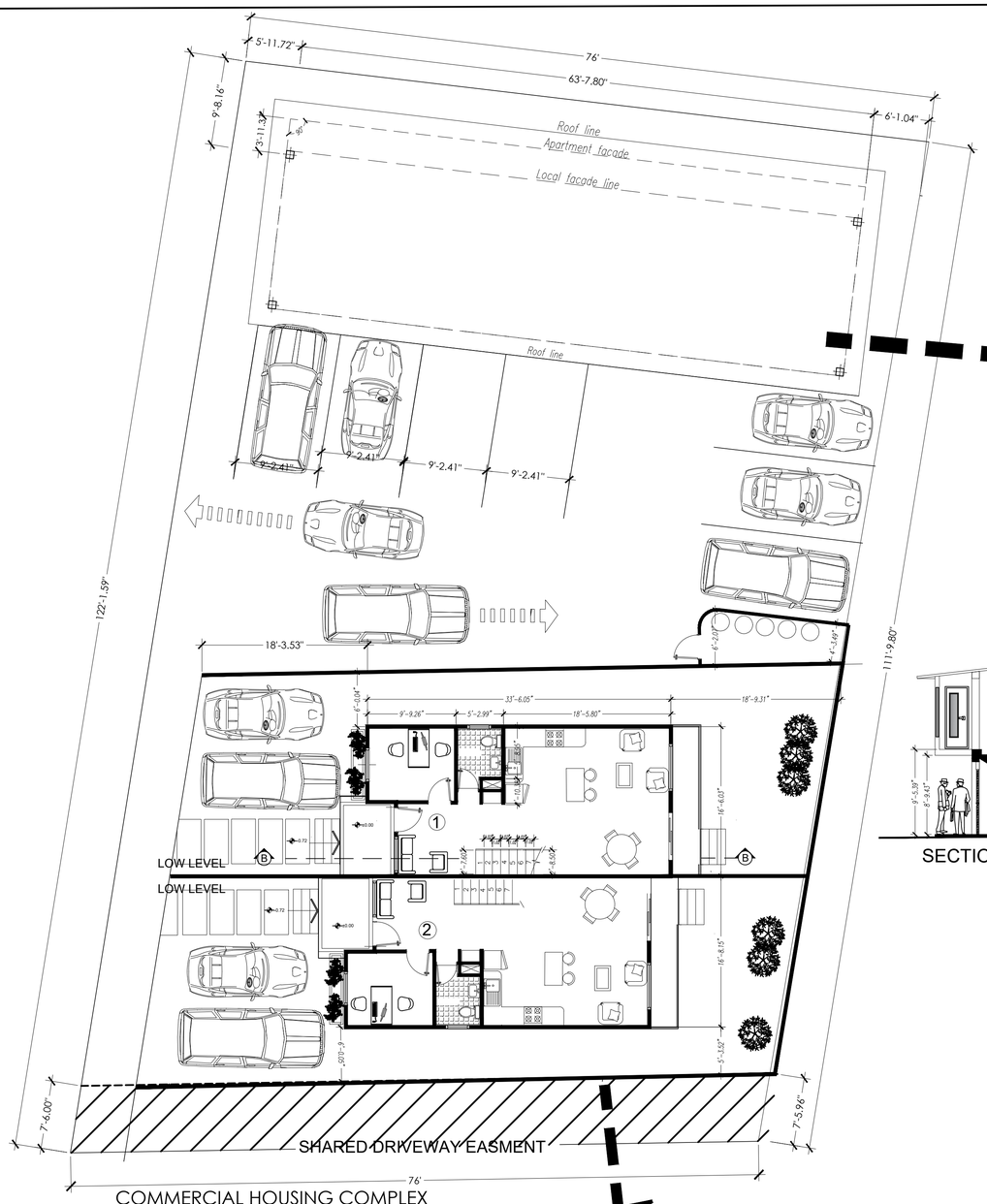
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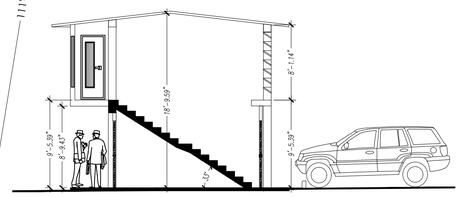
NAME	Greg Gamble - Gamble Design Collaborative	PHONE	615-975-5765
ADDRESS	3020 Stansberry Lane, Ste 201, Franklin TN	EMAIL	info@gdc-tn.com

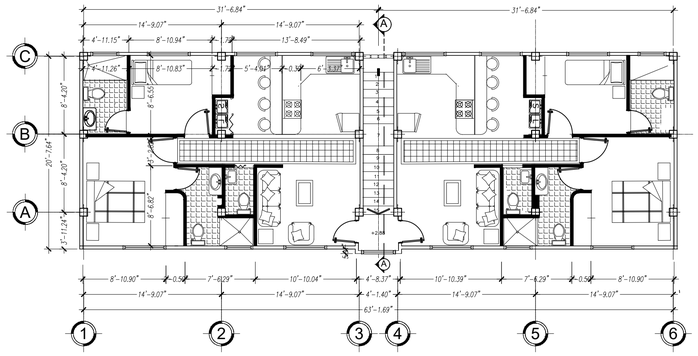
PROPERTY OWNER NAME	Brent Campbell	PHONE	615-476-8000
ADDRESS	211 Great Park, 37067	EMAIL	Nashbrent@gmail.com

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.

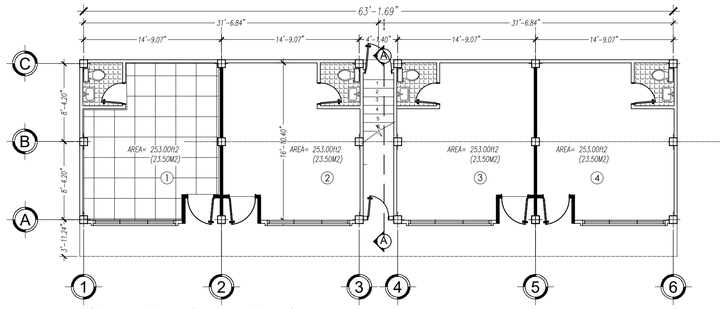
Greg Gamble		9/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Brent Campbell		9-4-'24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE



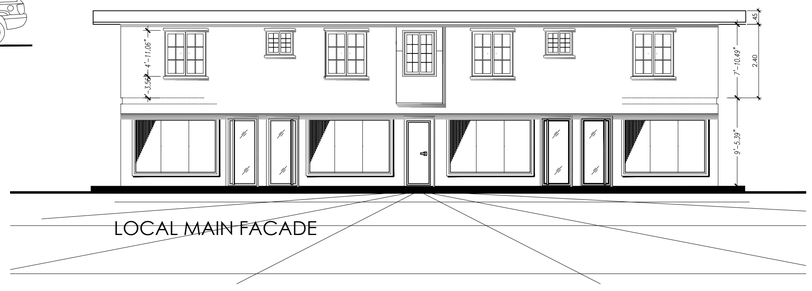




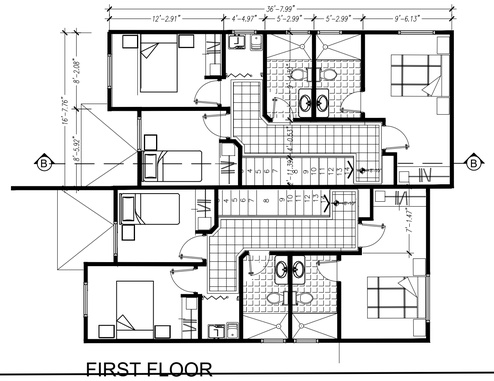
FIRST FLOOR (Apartments)



LOW LEVEL (Local Plant)



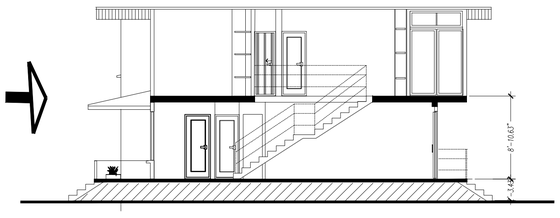
LOCAL MAIN FACADE



FIRST FLOOR



TWO-FAMILY
HOUSING FACADE



SECTION B-B

Propietary(s):

Name and surname

signature

Name and surname

signature

Approved

Firma

Professional Responsible

Nombre

Firma

PROJECT:

ANTE-PROJECT
APARTMENTS
BUSINESS PREMISES

CONTENT:

GOUND-FLOOR
TOP FLOOR
FACADE
SECTION

ADDRESS:

ESCALE(S): Indicadas
FORMAT: A-1 (32.3"X21.8")
PLOT: 1:1
DATE: Enero, 2021
DRAWING.CAD : J.C.B

Mapo N°

02

ARCHITECTURE.

Description of Requesting Zone

1801 Morningside Ave Lot 1

Actual Zone: CD-3

Requesting zone to be change to: CD-4

Address: 1801 MORNINGSIDE AVE

Lot: 1

Deed Bk & Pg: R2948/244

Plat Book: 22

Plat Page: 313

CPWS

September 16, 2024
Mr. Jose Baldoceda
8006 Brightwater Way
Spring Hill, TN 37174
Sent via email: jbaldoceda@hotmail.com
RE: Water Availability Letter
1801 Morningside Ave
Tax Map 100, Parcel 101
Spring Hill, Maury County, TN

Dear Mr. Baldoceda:

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 as submitted by the applicant includes 2 townhomes, 2 condos, and approximately 1,050 square-feet of commercial space. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic service 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:

- The existing fire hydrant #0417, located across the intersection of Hatcher Ln and Morningside, can provide up to 1,500 gpm at 20 psi. If a hydrant is required closer to the structure, main extensions on Morningside will be required.

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, structure footprints, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Prior to expiration of this letter in 120 days, remit to CPWS new water service fees:

New Water Service Fee: $1,500 + $370 per SFU (6 SFUs)	$3,720.00

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will be canceled and re-scheduled unless all meter and impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and the prevailing Board-approved rates at time of payment. If surety is provided in lieu of payment, meters are not ordered until fees are paid and may result in extended lead-times.

Meter Fee: $540 per 3/4" meter (6 meters)	$3,240.00
Impact Fee: $5,000 per 3/4" meter (6 meters)	$30,000.00
Total Meter and Impact Fees Due =	**$33,240.00**

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

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

Sincerely,



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

cc: Jonathan Hardin, CPWS
File 24-055

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 06/07/2024
Name: JOSE BALDOCEDA
Phone: 615-513-7770
Email: jbaldocedaus@hotmail.com
Address/Parcel ID: 1801 Morningside Ave Spring Hill TN 38401
Property Type: ○ Residential
◉ Commercial
○ Industrial
Construction Type: Concrete, wood, and brick
Enclosed Area (ft²): 9364.6

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13/13R

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,500 gpm Duration: 2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,500 gpm Duration: 2 hours

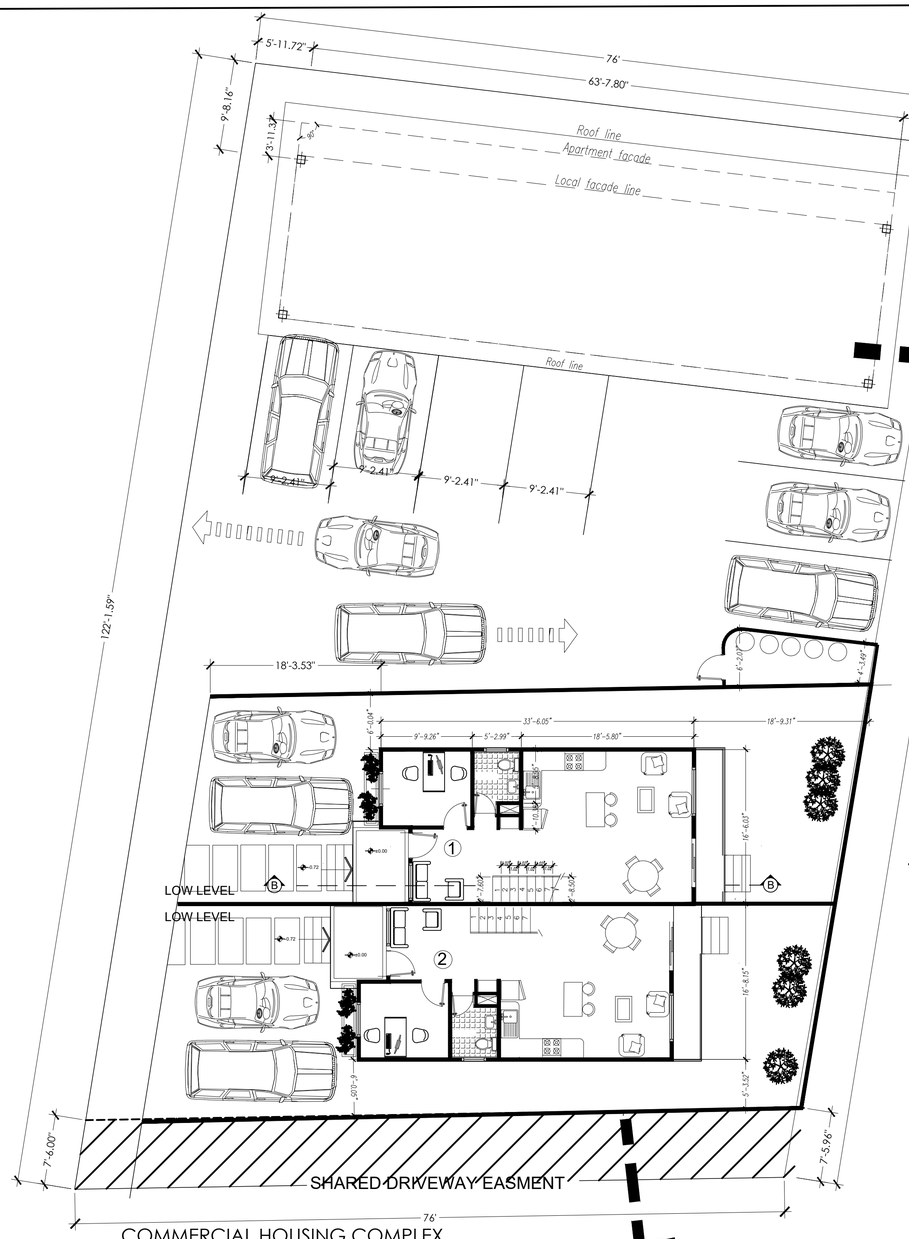
Fire Hydrant Location and Distribution (International Fire Code Appendix C)

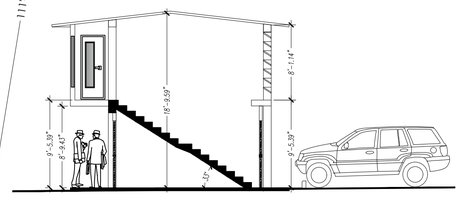
Minimum number of hydrants: 1

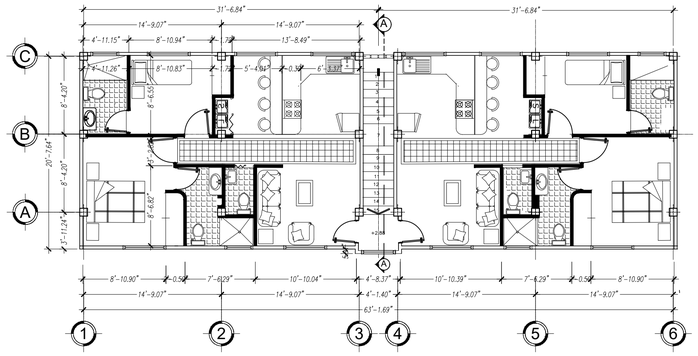
Average spacing between hydrants: 500 ft.

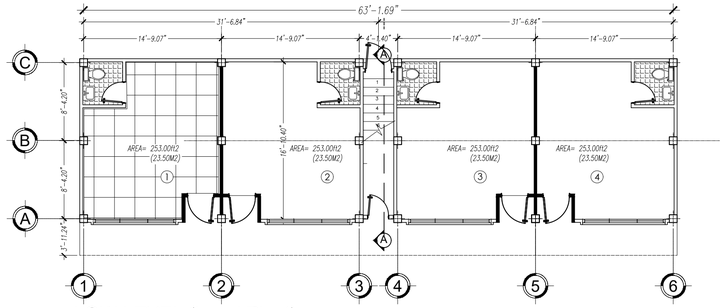
Maximum distance from frontage to hydrant: 250 ft.

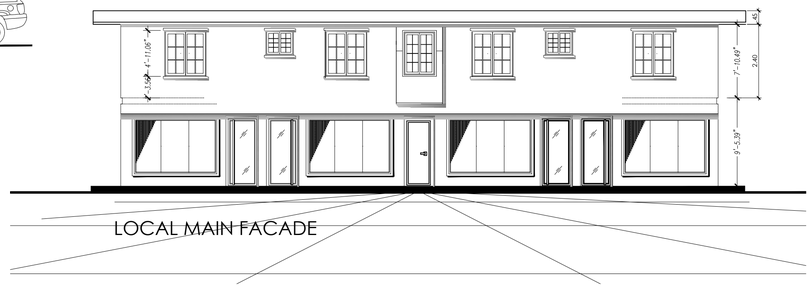
Fire Plan Reviewer: Brad Massey Date: 7/26/2024

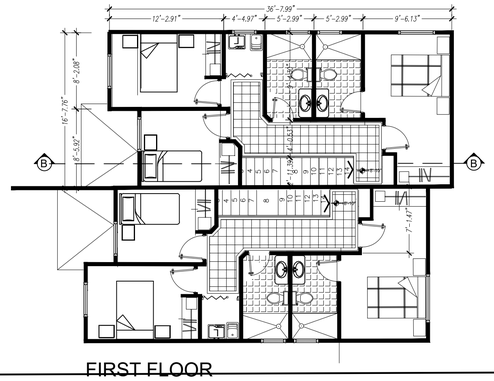




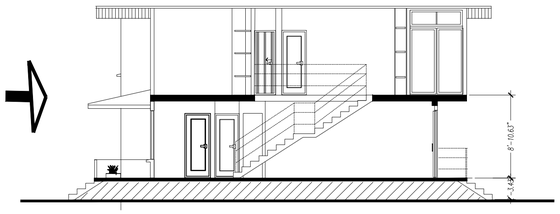












Propietary(s):

Name and surname

signature

Name and surname

signature

Approved

Firma

Professional Responsible

Nombre

Firma

PROJECT:

ANTE-PROJECT
APARTMENTS
BUSINESS PREMISES

CONTENT:

GOUND-FLOOR
TOP FLOOR
FACADE
SECTION

ADDRESS:

ESCALE(S): Indicadas
FORMAT: A-1 (32.3"X21.8")
PLOT: 1:1
DATE: Enero, 2021
DRAWING.CAD : J.C.B

Mapo N°

02

ARCHITECTURE.

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

1 August 2024

Jose Baldoceda
1801 Morningside Ave
Columbia, TN 38401

RE: 1801 Morningside Ave, Columbia, TN 38401

Jose,

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

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 (onlama.com)

ADDRESS/LOCATION	1801 MORNINGSIDE AVE		
	TAX MAP:	GROUP:	PARCEL: 100M A 00101 000
SUMMARY OF NATURE OF REQUEST AND WORK	REZONING, FROM CD-3 TO CD-4.		

DATE OF PRE-APPLICATION CONFERENCE	07/08/2024	*Pre-application meetings are scheduled for Wednesdays.*

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

	Plats/PUDs: ☑ Project Name (include Sections & Phases) 1801 HORNINGSIDE AVE ☑ Total Number of Lots/Residential Units 2 COMMERCIAL SPACES, 2 CONDOS, 2 TOWNHOMES ☑ Square Footage of Non-Residential Floor Space 1070 SQF. ☐ 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.

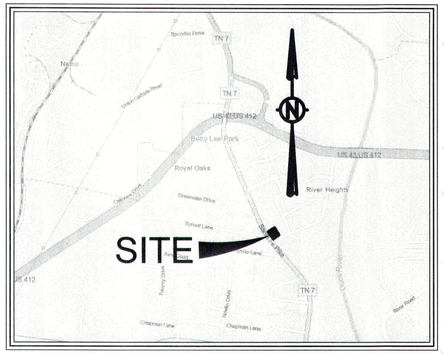
NAME	JOSE BALDOCEDA	PHONE	(615) 513-7770
ADDRESS	8006 BRIGHTWATER WAY SPRING HILL TN 37174	EMAIL	JBALDOCEDA@JBACCTAXSOLUTIONS.COM

PROPERTY OWNER NAME	JOSE BALDOCEDA	PHONE	(615)513-7770
ADDRESS	1801 HORNINGSIDE AVE LOT 1	EMAIL	JBC@JBACCTAXSOLUTIONS.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.

JOSE BALDOCEDA APPLICANT NAME	 APPLICANT SIGNATURE	07/08/24 DATE
JOSE BALDOCEDA PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	07/08/24 DATE

Rev. 2/7/2024



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHD BRG
C1	756.89'	134.72'	10°11'53"	67.54	134.54'	S61°11'39"W
C2	12.00'	18.04'	86°09'12"	11.22	16.39'	N80°49'41"W
C3	1909.40'	330.82'	9°55'37"	165.82	330.41'	N32°47'16"W

LOT 1 TOTAL AREA: 68,565.45 SQ. FT. OR (1.574 + OR - ACRES)
DEDICATION FOR SANTA FE PIKE
TOTAL AREA: 4,057.92 SQ. FT. OR (0.093 + OR - ACRES)

KENNETH CARROLL
LICENSED LAND SURVEYOR
9-9-2024
TENNESSEE NO. 1335

NOTES

1. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE 4 PARCELS INTO ONE LOT/PARCEL AND DEDICATE RIGHT-OF-WAY ALONG SANTA FE PIKE AND DEDICATE EASEMENTS.
2. UTILITIES HAVE BEEN PLOTTED FROM SURFACE FEATURES FOUND AT THE TIME OF SURVEY AND AVAILABLE MAPS AND RECORDS. THERE MAY BE OTHER UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN TO THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED BY THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
3. BY GRAPHIC PLOTTING AND SCALED MAP LOCATION SUBJECT SITE LIES WITHIN ZONE "X" AREAS OUTSIDE THE 100 YEAR FLOOD PLAIN AS EVIDENCED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 47119C0170E, DATED 04-16-2007.
4. SUBJECT PROPERTIES ARE CURRENTLY ZONED CD-4.
5. ALL DEED AND PLAT REFERENCES ARE MADE TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
6. TOPOGRAPHIC INFORMATION SHOWN HAS BEEN DERIVED FROM TENNESSEE STATE LIDAR DATA.
7. THIS PLAT WAS REQUESTED BY THE OWNER AS SHOWN HEREON.
8. ⅝" IRON RODS WILL BE PLACED AT ALL NEW PROPERTY CORNERS FOR THIS SURVEY UNLESS OTHERWISE SHOWN.
9. ALL PARCEL INFORMATION REFERS TO MAURY COUNTY TAX MAP 89E.
10. A PUBLIC UTILITY AND DRAINAGE EASEMENT IS PROVIDED FIFTHEEN (15) FEET IN WIDTH AS SHOWN ON FINAL PLAT.

LEGEND

- PROPERTY LINE
- X — X — EXISTING FENCE
- OHE — OHE — EXISTING OVERHEAD POWER LINE
- SA — SA — EXISTING SANITARY SEWER
- ST — ST — EXISTING STORM SEWER
- W — W — EXISTING WATER LINE

TENNESSEE STATE PLANE
COORDINATE SYSTEM - NAD 1983
VERTICAL DATUM - NAVD 1988

0 20 40 80 Feet
GRAPHIC SCALE

A.1 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 2, Page 259, 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(s) — Date: 9-10-24

Title (if action for corporation or partnership)

A.2 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 "A" 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

Kenneth Carroll — 1335 — 9-9-2024
Registered Land Surveyor — Number — Date

A.3 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

A.4 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, Columbia, Tennessee — Date

A.5 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, Columbia, Tennessee — Date

A.6 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

A.7 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, Columbia, Tennessee — Date

A.8 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, Columbia, Tennessee — Date

FINAL PLAT
CONSOLIDATION OF PARCELS 17.00, 18.00, 19.00, & 20.00 SANTA FE PIKE
9TH CIVIL DISTRICT
COLUMBIA-MAURY COUNTY-TENNESSEE

Williams Engineering
Plan - Design - Build
Nashville: 865.679.5992 | mwilliams@civ-design.com

HERITAGE VILLAGE
FOR
HIVE NASHVILLE
SANTA FE PIKE & RIVER HEIGHTS DR COLUMBIA, TN 38401

REVISIONS	DATE
–	–
–	–
–	–
–	–
–	–
–	–

DEISGNED BY: MLW
DATE: 8/19/2024
SCALE: 1"=20'
JOB #: 20230412-1

FINAL PLAT

FP1.0

C:\USERS\MICHAEL\WILLIAMSDRIVE - MICHAEL WILLIAMS\PROJECTS\000 SANTE FE PIKE COLUMBIA, TN_DOMESTIC_PLAN SHEETS.DWG
PLOTTED BY MICHAEL WILLIAMS ON 9/10/2024 4:49 PM | LAST UPDATED BY MICHAEL WILLIAMS ON 9/10/2024 4:49 PM

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

19th day of August, 20 24,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Michael Gomez, 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

16 day of January, 20 24,
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 DEVELEPOR'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.

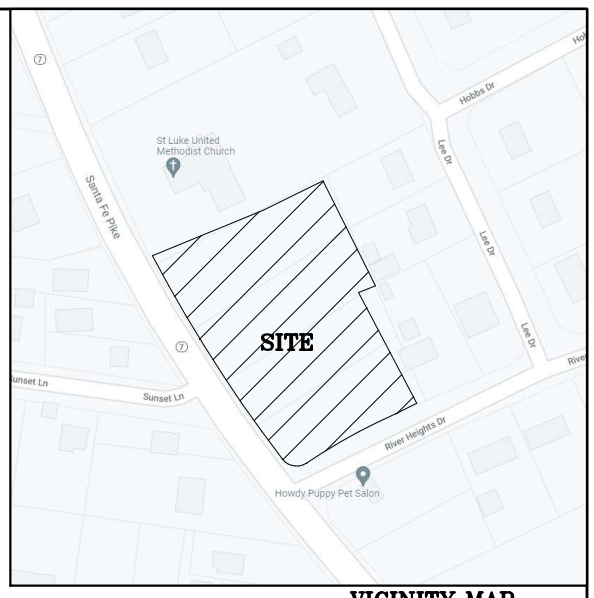
B4.4 Failure to Install

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.

Heritage Village PROJECT	
Completed by the Developer	*Completed by the City*
Michael Gomez DEVELOPER NAME	
Michael Gomez AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
8/19/24 DATE	DATE
376-2 Herron Dr STREET	
Nashville, TN 37210 CITY, STATE, ZIP	
615.613.4461 PHONE	
michael@hivenashville.com EMAIL	
Attest	*Attest*
Carolyn Hepp ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
8/19/24 DATE	DATE

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



VICINITY MAP
(NOT TO SCALE)

LEGEND

- ⌀ = GAS VALVE
- ⌀ = WATER VALVE
- ⊠ = SEWER MAN HOLE
- ⊠ = WOOD FENCE POST
- ⊛ = UTILITY POLE
- ◔ = IRON PIPE FOUND
- ● = IRON PIN FOUND
- ⊕ = IRON PIN SET
- ◉ = CULVERT

1-2-23 MAGNETIC

ST. LUKE UNITED METHODIST CHURCH
DEED BOOK 473, PAGE 462
TAX MAP 89E, GROUP B, PARCEL 12.00

JAMES REYNOLDS ETUX
RECORD BOOK R2512, PAGE 21
TAX MAP 89E, GROUP B, PARCEL 12.01

SHIRLEY KUHN
RECORD BOOK R1858, PAGE 523
TAX MAP 89E, GROUP B, PARCEL 13.00

DONALD HURST AND
KATHRYN EARL
DEED BOOK 1224, PAGE 11
TAX MAP 89E, GROUP B, PARCEL 14.00

JANICE NEAL
DEED BOOK R2359, PAGE 510
TAX MAP 89E, GROUP B, PARCEL 15.00

POWER LINE

P.O.B.

18" METAL CULVERT
INVERT IN 638.33'
INVERT OUT 637.78'

L1 N 63°51'30" E 89.10'
159.30'
N 67°49'37" E
S 26°31'25" E 156.22'
L2 S 68°34'03" W 23.99'
S 27°39'18" E 166.51'
L3 S 62°54'07" W 31.45'

635 630 625 620 615

1.67 ACRES

C1
C2
C3

SEWER LINE

SANTA FE PIKE

RIVER HEIGHTS DRIVE-50' R.O.W.

18" CONCRETE CULVERT
INVERT IN 627.34'
INVERT OUT 621.39'

18" CONCRETE CULVERT
INVERT IN 625.63'
INVERT OUT 621.50'

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	1921.47'	N 32°35'35" W	321.69'
C2	756.89'	S 61°07'59" W	136.16'
C3	23.87'	N 79°50'34" W	32.20'

LINE	BEARING	DISTANCE
L1	N 63°51'30" E	89.10'
L2	S 68°34'03" W	23.99'
L3	S 62°54'07" W	31.45'

KENNETH CARROLL
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1335

CERTIFICATION

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

Kenneth Carroll
KENNETH CARROLL
TENN. REG NO. 1335

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AN (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2359, PAGE 508, COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT; ESTABLISH THE MINIMUM RESTRICTION LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

DATE _____ JANICE ANNETTE NEAL _____

0 100 200 300

SURVEY FOR SANTA FE HOLDINGS LLC

SCALE: 1" = 100'	APPROVED BY: KENNETH CARROLL	DRAWN BY: BR
DATE: 1-2-23		REVISED: / /

9TH CIVIL DISTRICT - MAURY COUNTY, TN

REF: RECORD BOOK R2853, PAGE 1443
PLAT BOOK 2, PAGE 268, BLOCK A, LOTS 1-4
PLAT BOOK 3, PAGE 8, BLOCK A, LOTS 3A, 4A
TAX MAP 89E, GROUP B, P/O PARCELS 17.00, 18.00, 19.00, 20.00

JOB NAME: NEAJ222 (JC)

dotloop signature verification: dtlp.us/qp3o-ZF5w-XB9v

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	0 Santa Fe Pike, Columbia, TN 38401		
	TAX MAP: see below	GROUP: see below	PARCEL: see below
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this submittal is to obtain approval by City of of Columbia for a Final Plat. Project site does not have address. 4 subject parcels are directly south, adjacent to 606 Sante Fe Pike; Subject Parcel IDs: 089EB01700000, 089EB01800000, 089EB01900000, & 089EB02000000.		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Preliminary Plat ☑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards with check list completed ❑ Columbia Water System Availability Letter **Plats/PUDs:** ❑ Project Name (include Sections & Phases) Heritage Village ☑ Total Number of Lots 4 (to be consolidated into 1) ☑ Total acreage 1.67 ac

dotloop signature verification: dtlp.us/qp3o-ZF5w-XB9v

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	Michael Williams, P.E.	PHONE	(865) 679-5992
ADDRESS	818 18th Ave S, FL 10 Nashville, TN 37203	EMAIL	mwilliams@civ-design.com

PROPERTY OWNER NAME	Michael Gomez	PHONE	(615) 613-4461
ADDRESS	376 Herron Dr, STE 2 Nashville, TN 37210	EMAIL	michael@hivenashville.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.

Michael Williams, P.E.	Michael Williams	08/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE

Michael Gomez	Michael Gomez dotloop verified 08/16/24 10:54 AM CDT 5LLG-SLNG-AYCI-FFOL	08/16/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

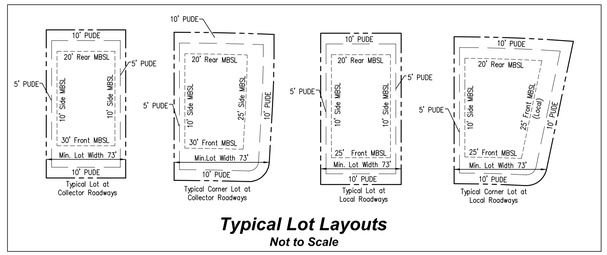
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS	
DATE OF PUBLIC NOTICES IN DAILY HERALD	

BOARD ACTION	

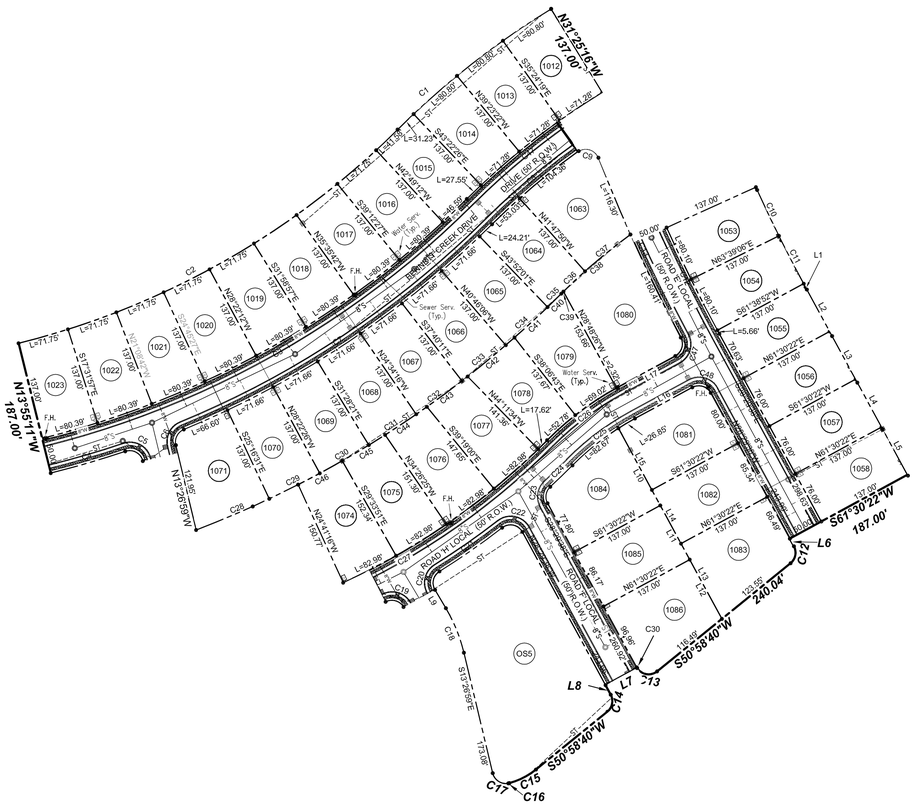
TOTAL AREA THIS RECORDING = 457,380 S.F. or 10.50 Acres ±

Curve Table						
Curve #	DELTA	RADIUS	TANGENT	LENGTH	CDH BEARING	CHORD
C1	022°08'22"	1162.00'	227.34	449.006	S56°09'23"W	446.218
C2	030°59'37"	1138.00'	315.53	615.591	N60°35'00"E	608.113
C3	030°59'37"	1275.00'	353.51	689.700	S60°35'00"W	681.322
C4	004°41'40"	1325.00'	54.31	108.563	S73°43'58"W	108.533
C5	095°09'53"	19.00'	20.79	31.558	N61°01'55"W	28.053
C6	081°03'16"	19.00'	16.24	26.879	S27°04'39"W	24.693
C7	022°31'06"	1325.00'	263.78	520.750	S56°20'44"W	517.405
C8	009°14'57"	975.00'	78.87	157.392	S49°42'40"W	157.221
C9	104°27'39"	19.00'	24.52	34.641	N73°26'02"W	30.038
C10	002°00'14"	2153.00'	37.66	75.304	S25°20'46"E	75.301
C11	002°00'14"	2153.00'	37.66	75.304	S27°21'01"E	75.301
C12	079°28'18"	19.00'	15.79	26.354	S11°14'31"W	24.291
C13	096°53'54"	19.00'	21.44	32.133	N80°34'23"W	28.438
C14	079°28'18"	19.00'	15.79	26.354	S11°14'31"W	24.291
C15	024°03'37"	100.00'	21.31	41.993	S63°00'28"W	41.685
C16	004°43'34"	19.00'	0.78	1.567	S77°24'03"W	1.570
C17	086°47'11"	19.00'	17.96	28.779	N56°50'34"W	26.106
C18	017°09'58"	225.00'	33.96	67.411	N22°01'58"W	67.159
C19	086°27'42"	19.00'	17.86	28.672	N73°50'48"W	26.028
C20	088°42'23"	19.00'	18.58	29.416	N13°44'15"E	26.565
C21	005°58'17"	1025.00'	53.46	106.827	N55°06'18"E	106.779
C22	099°23'13"	19.00'	22.40	32.958	S78°11'14"E	28.979
C23	075°40'37"	19.00'	14.76	25.095	N09°20'40"E	23.311
C24	002°24'40"	1025.00'	21.57	43.134	N45°58'39"E	43.131
C25	016°44'03"	375.00'	55.16	109.526	N53°08'20"E	109.137
C26	016°44'03"	424.00'	62.36	123.837	N53°08'20"E	123.397
C27	030°16'04"	976.00'	263.97	515.595	N59°54'21"E	509.621
C28	004°21'32"	1462.00'	55.64	111.226	N66°54'15"E	111.199
C29	003°05'55"	1462.00'	39.54	79.066	N63°10'32"E	79.056
C30	003°05'55"	1462.00'	39.54	79.066	N60°04'37"E	79.056
C31	003°05'55"	1462.00'	39.54	79.066	N56°58'42"E	79.056
C32	003°04'57"	1469.81'	39.55	79.072	N53°53'01"E	79.063
C33	003°04'55"	1469.81'	39.54	79.060	N50°46'37"E	79.050
C34	003°05'55"	1462.00'	39.54	79.066	N47°40'57"E	79.056
C35	001°02'48"	1462.00'	13.35	26.708	N45°36'35"E	26.708
C36	003°06'59"	838.00'	22.79	45.578	N46°38'41"E	45.572
C37	005°35'50"	838.00'	40.96	81.864	N51°00'05"E	81.831
C38	008°25'06"	838.00'	61.67	123.126	S49°35'27"W	123.015
C39	000°17'42"	838.00'	2.16	4.316	S45°14'02"W	4.316
C40	001°02'48"	1462.00'	13.35	26.708	S45°36'35"W	26.708
C41	002°27'58"	1462.00'	31.47	62.929	S47°21'59"W	62.924
C42	003°20'16"	1462.00'	42.60	85.169	S50°16'06"W	85.157
C43	002°46'49"	1462.00'	35.48	70.946	S53°19'38"W	70.939
C44	002°45'24"	1462.00'	35.18	70.339	S56°05'45"W	70.332
C45	002°44'43"	1461.98'	35.03	70.052	S58°50'48"W	70.045
C46	002°44'48"	1461.98'	35.05	70.084	S61°35'34"W	70.078
C47	089°29'06"	19.00'	18.83	29.674	N16°45'49"E	26.749
C48	090°00'00"	19.00'	19.00	29.845	S73°29'38"E	26.870

LINE TABLE		
LINE	BEARING	LENGTH
L1	S28° 29' 37.87"E	3.96
L2	S28° 29' 37.87"E	74.00
L3	S28° 29' 37.87"E	74.00
L4	S28° 29' 37.87"E	74.08
L5	S28° 29' 37.87"E	73.92
L6	S28° 29' 37.87"E	12.06
L7	N61° 30' 22.13"E	50.04
L8	S28° 29' 37.87"E	15.15
L9	N30° 36' 56.66"W	29.79
L10	S28° 29' 37.87"E	122.67
L11	S28° 29' 37.87"E	86.17
L12	S28° 29' 37.87"E	94.35
L15	N28° 29' 37.87"W	119.82
L16	N28° 29' 37.87"W	85.34
L17	N28° 29' 37.87"W	98.04
L18	N61° 30' 22.13"E	91.17
L19	N61° 30' 22.13"E	91.26



Typical Lot Layouts
Not to Scale


N31°25'16"W 137.00'
GREEN MILLS DRIVE
ROAD 'H' LOCAL (50' R.O.W.)
ROAD 'I' LOCAL (50' R.O.W.)
ROAD 'J' LOCAL (50' R.O.W.)
N13°25'59"E 187.00'
S13°25'59"E 173.08'
S61°30'22"W 187.00'
S50°56'40"W 240.04'
S50°56'40"W 16.48'
L=480.80'
L=31.23'
L=27.55'
L=24.21'
L=17.62'
L=26.86'
L=482.98'
L=480.39'
L=71.66'
L=71.75'
L=466.66'
L=482.98'
L=480.80'
L=480.10'
L=5.66'
L=71.86'
L=71.75'
L=71.66'
L=71.86'
L=71.66'
L=71.66'
L=71.66

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

16th day of September, 20 24,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Safe Harbor Residential, 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 DEVELEPOR'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.

The Landings at Greens Mill Road

PROJECT

Completed by the Developer	*Completed by the City*
SH Residential DEVELOPER NAME	
Koby DuMont AUTHORIZED AGENT NAME	 CITY ENGINEER
 SIGNATURE	 SIGNATURE
9-16-2024 DATE	 DATE
105 westpark drive ste. 305 STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
865-507-0220 PHONE	
Koby@SaltharborResidential.com EMAIL	
Attest	*Attest*
Lisa Drzezgowski ATTEST NAME	 ATTEST NAME
Lisa Drzezgowski ATTEST SIGNATURE	 ATTEST SIGNATURE
9-16-2024 DATE	 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 (onlama.com)

ADDRESS/LOCATION	2558 Greens Mill Rd., Columbia, TN 38401		
	TAX MAP: 51	GROUP:	PARCEL: 55.00
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 40 build-able lots, 1 open space lots, dedication of Right of Way, and Easements.		

DATE OF PRE-APPLICATION CONFERENCE	08/28/2024	*Pre-application meetings are scheduled for Wednesdays.*

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

	Plats/PUDs: ❑ Project Name (include Sections & Phases) The Landing at Greens Mill Rd. - Phase 1B ❑ Total Number of Lots/Residential Units 40 ❑ Square Footage of Non-Residential Floor Space ❑ Total acreage 10.50 acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	Crunk Engineering, LLC	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd., #201, Brentwood, TN 37027	EMAIL	adam@crunkeng.com

PROPERTY OWNER NAME	Safe Harbor Residential	PHONE	865-622-1774
ADDRESS	105 Westpark Dr., #365, Brentwood, TN 37027	EMAIL	taylor@safeharborresidential.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Adam Crunk, PE		09/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Koby DuMont		9-16-2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

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 051, Parcel 55.00
Project Name: Landing at Greens Mill - Phase 1B

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

THIS AGREEMENT, made this 16 day of September, 20 24, by and between Safe Harbor Residential 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 ONWER(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 Koby DuMont

Title Division President

Signature _____

Owner Greens Mill, LLC

Address 308 Letterman Drive

Knoxville, TN 37919

City, State ZIP _____

STATE OF Tennessee
COUNTY OF Robertson

Before me, Lisa Dziezgowski of the state and county mentioned, personally appeared Koby DuMont, 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 16th day of September, 2024.

Lisa Dziezgowski
Notary Public

My Commission Expires: August 18 2026

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:_____

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

16th day of September, 20 24,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Safe Harbor Residential, 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 DEVELEPOR'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.

The Landings at Greens Mill Road

PROJECT

Completed by the Developer	*Completed by the City*
SH Residential DEVELOPER NAME	
Koby DuMont AUTHORIZED AGENT NAME	CITY ENGINEER
 SIGNATURE	SIGNATURE
9-16-2024 DATE	DATE
105 westpark drive ste. 305 STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
865-507-0220 PHONE	
Koby@saltharborresidential.com EMAIL	
Attest	*Attest*
Lisa Drzezgowski ATTEST NAME	ATTEST NAME
Lisa Drzezgowski ATTEST SIGNATURE	ATTEST SIGNATURE
9-16-2024 DATE	DATE

Post Construction Long Term Maintenance Plan

Project Name: Landing at Greens Mill – Phase 1B

Columbia, TN

September 16, 2024

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. The previous Stormwater Detention Ponds Maintenance Plans were recorded during the platting of Phase 1A.

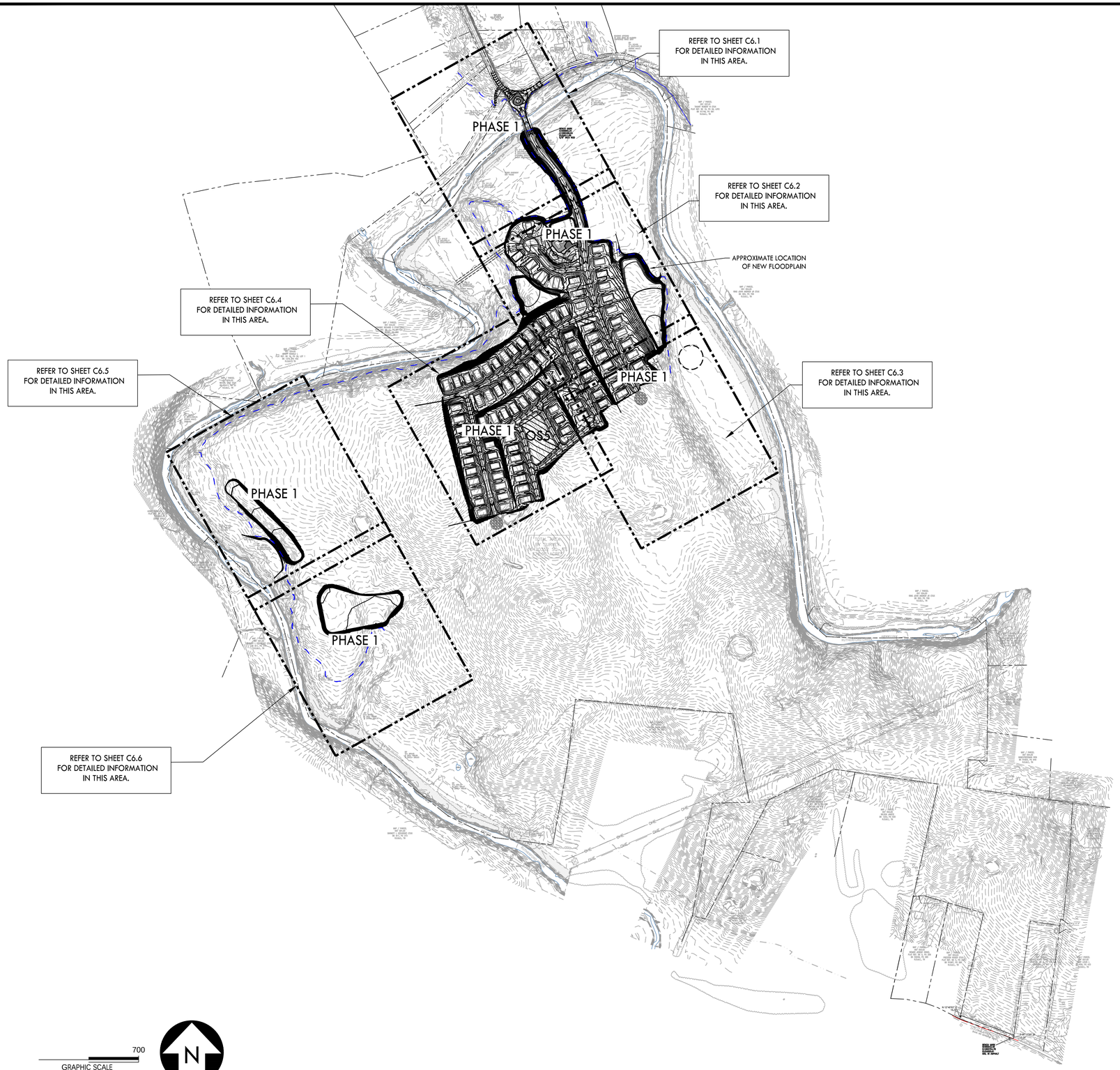
- There are 5 stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 2,282 feet of grass lined open channel.
- 2,752 feet of 18 in ADS pipe and 36 storm inlets.

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. **2,752 feet of 18 in ADS pipe and 36 storm inlets.**
    a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.



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ENGINEERING CRUNK

ANDREW L. WILSON 134180 REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 9/21/23

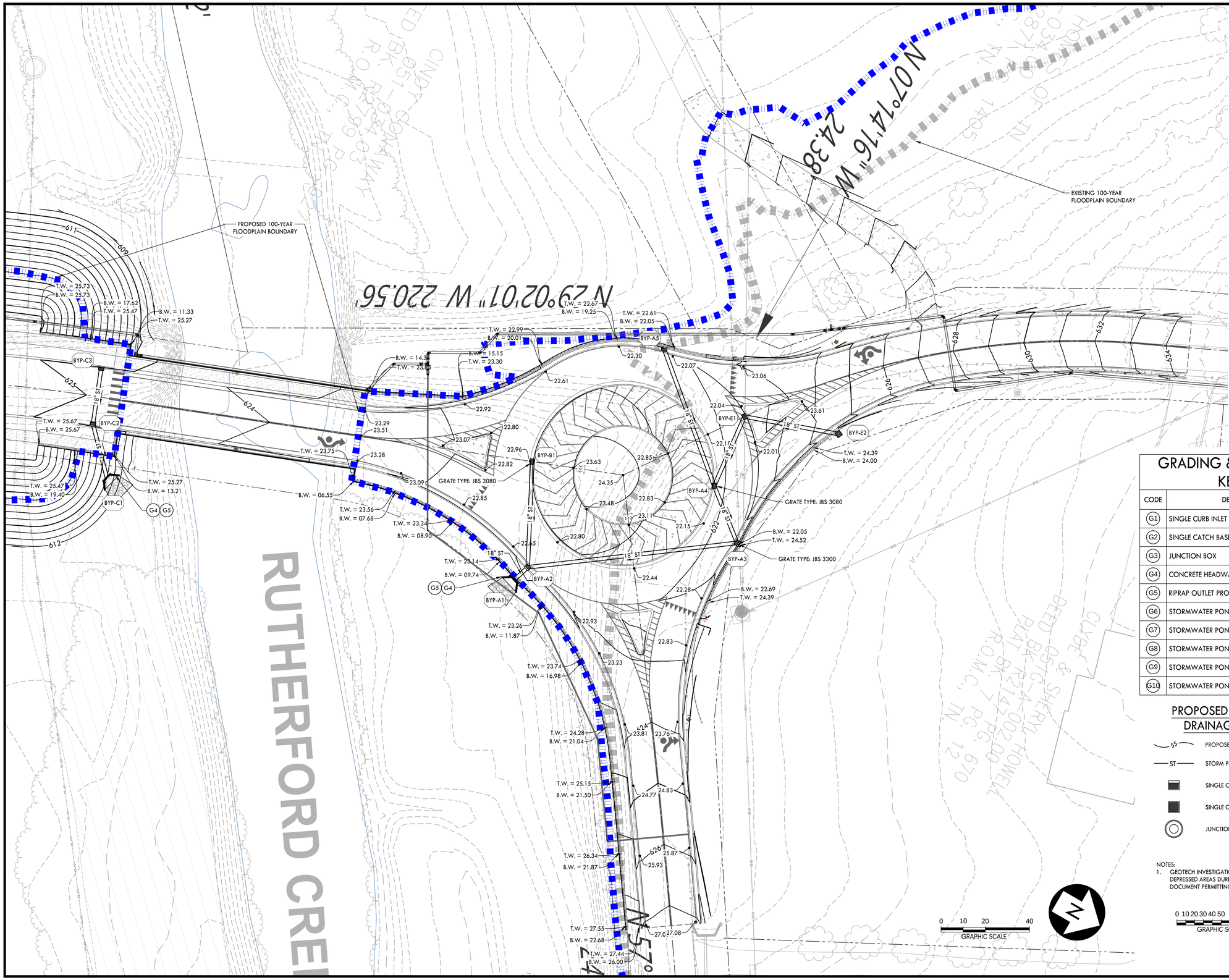
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.0
OVERALL GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

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GRAPHIC SCALE

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ENGINEERING CRUNK

ANDREW L. SCHLOSSER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
9/21/23
STATE OF TENNESSEE

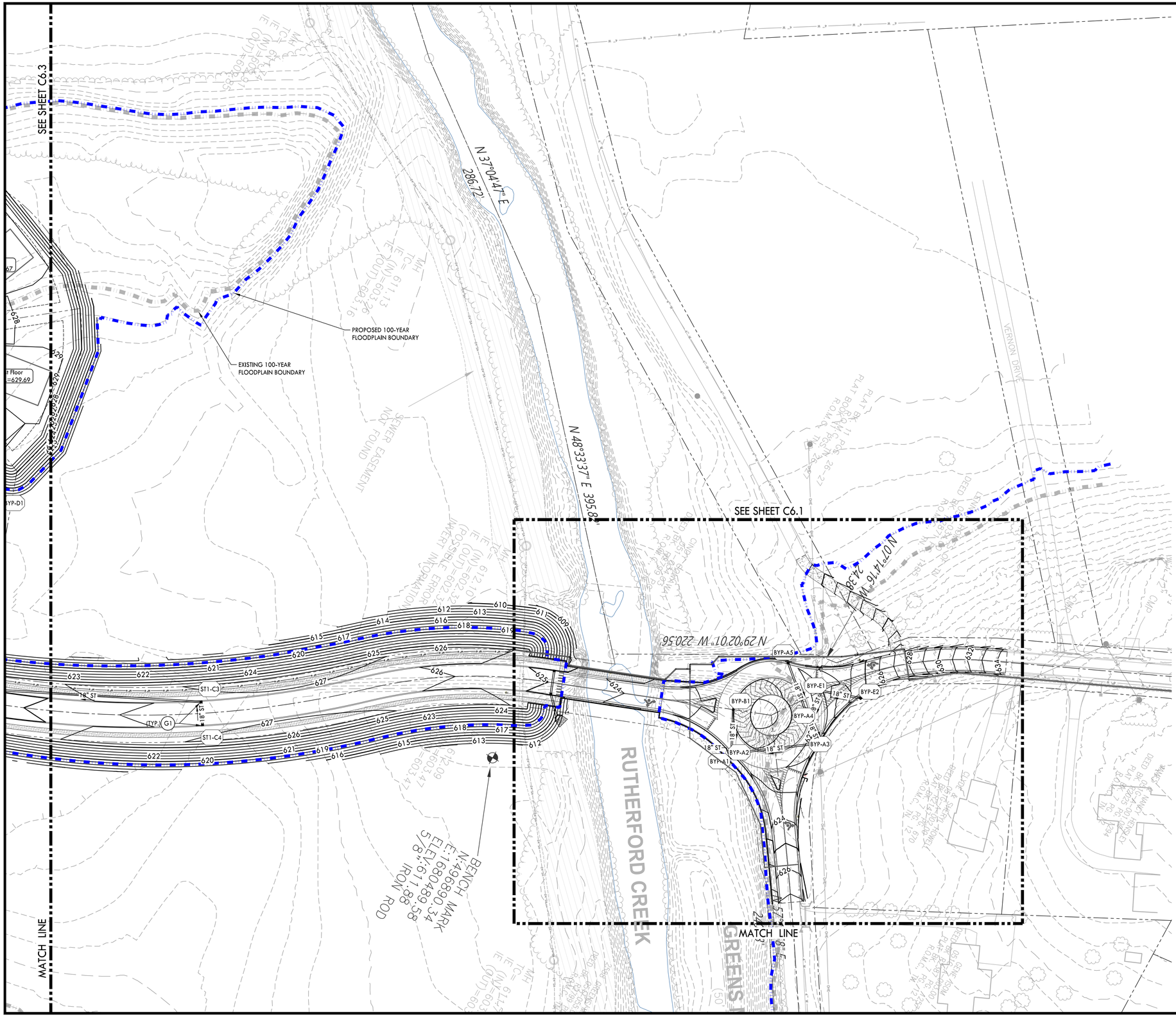
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

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No.	DATE

09/21/23 17067

C6.1
ROUNDABOUT GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

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GRAPHIC SCALE

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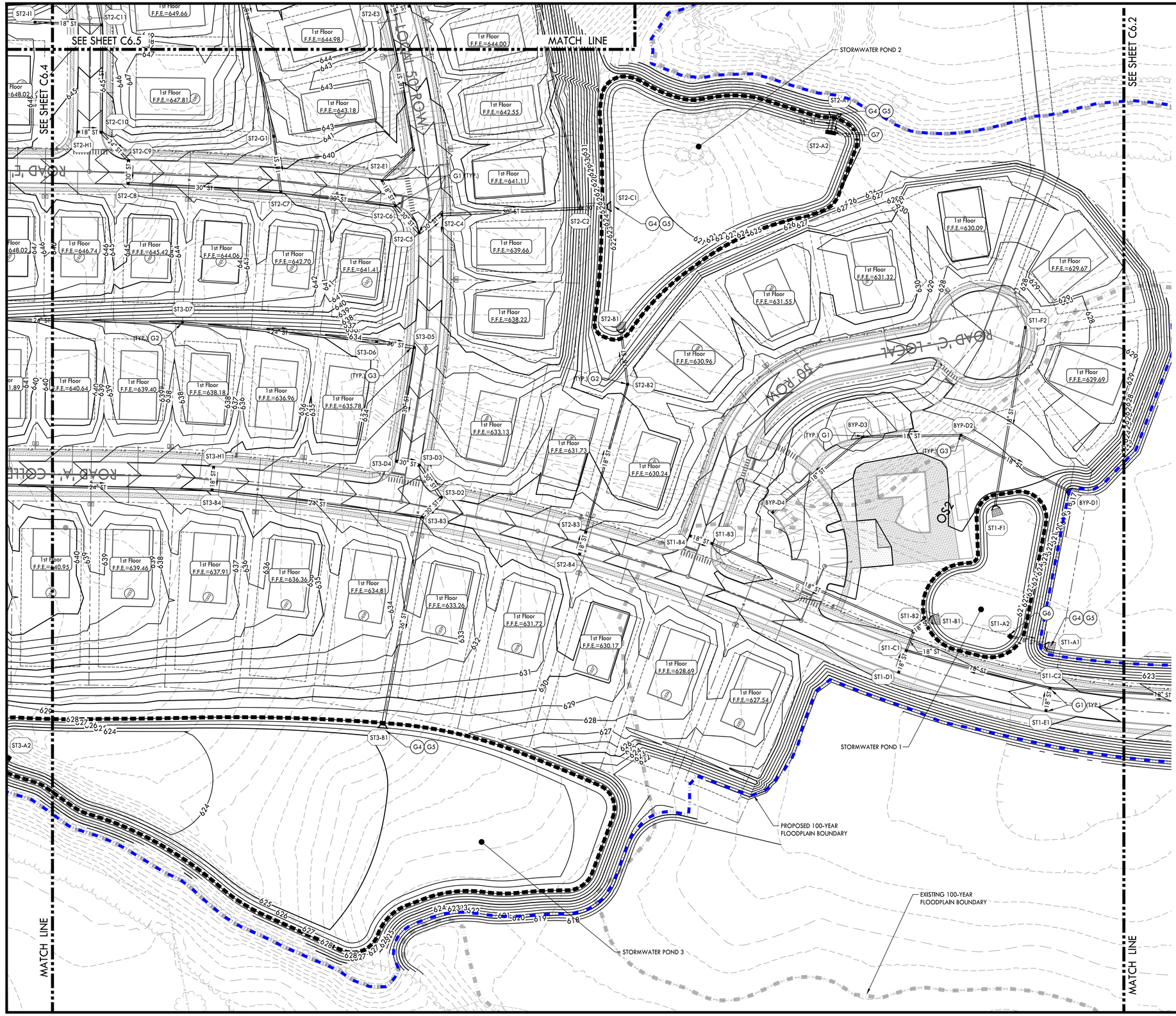
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.2
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
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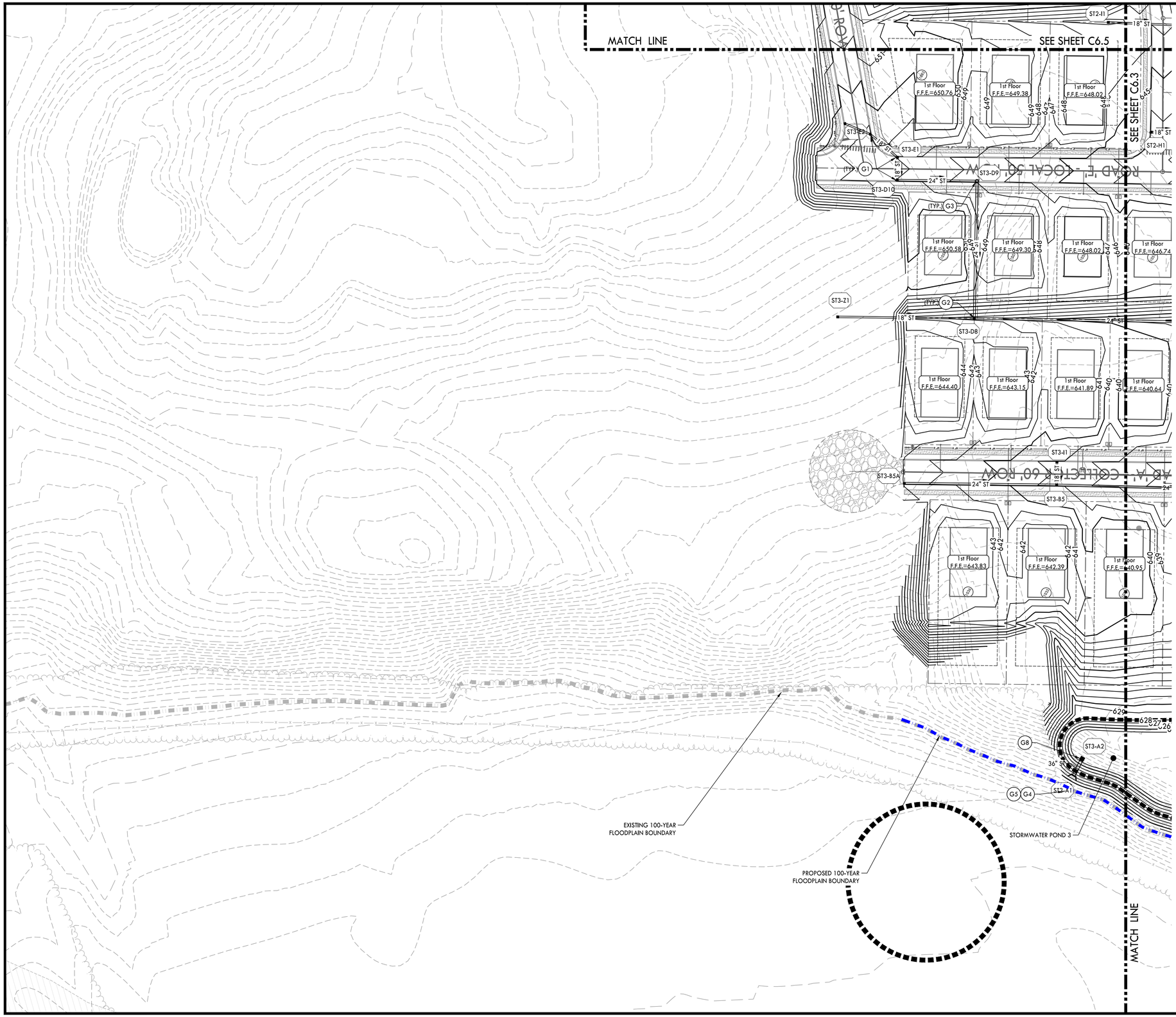
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.3
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
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G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
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WILSON COUNTY TENNESSEE DEPARTMENT OF AGRICULTURE 9/21/23 COMMERCE NO. 114180 STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
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09/21/23 17067

C6.4
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

0 10 20 30 40 50 100
GRAPHIC SCALE

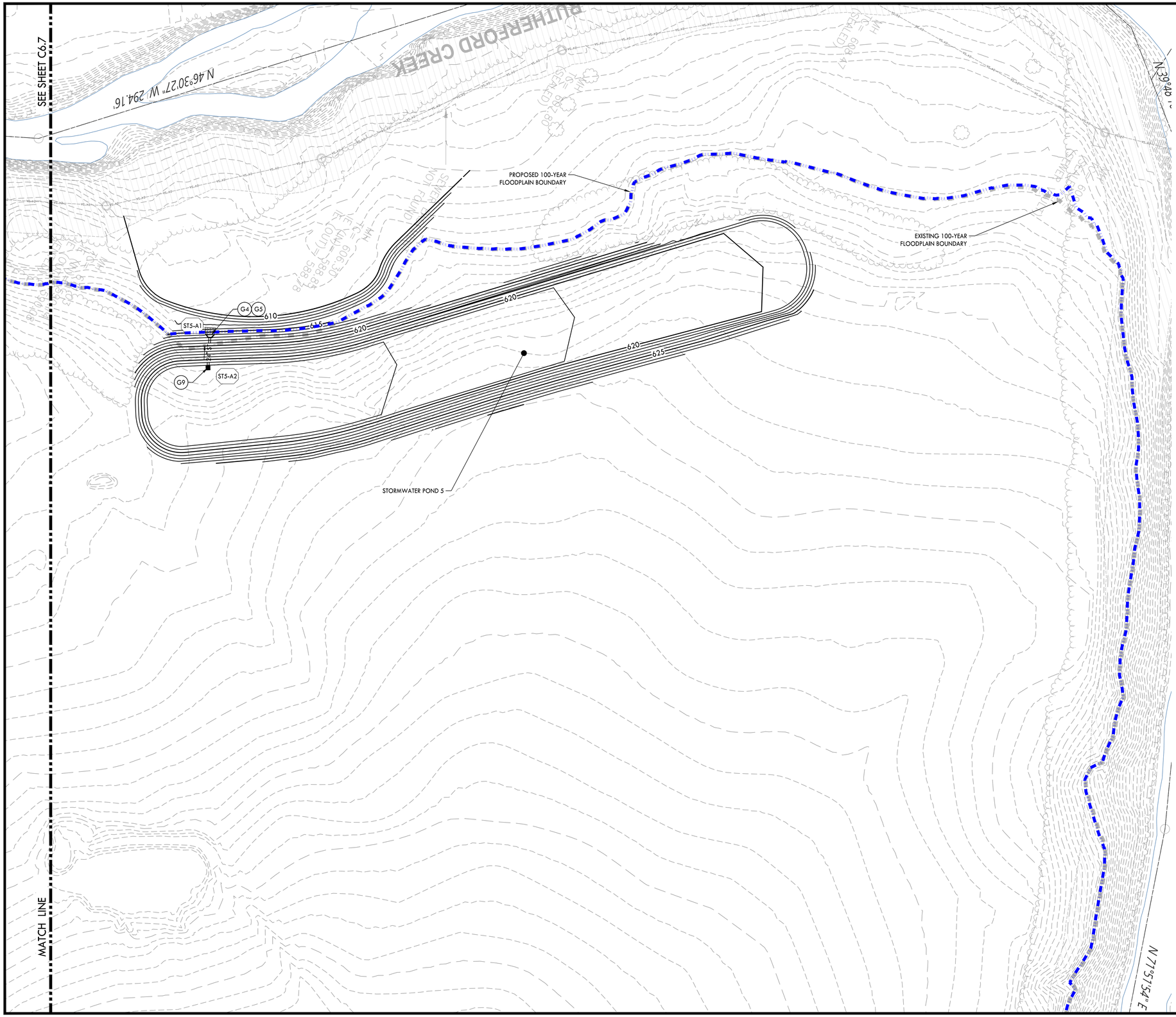
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(615) 873-1795
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GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

09/21/23 17067

C6.5
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

0 10 20 30 40 50 100
GRAPHIC SCALE

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ENGINEERING CRUNK

ANDREW L. WILSON 134180 REGISTERED PROFESSIONAL ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 9/21/23

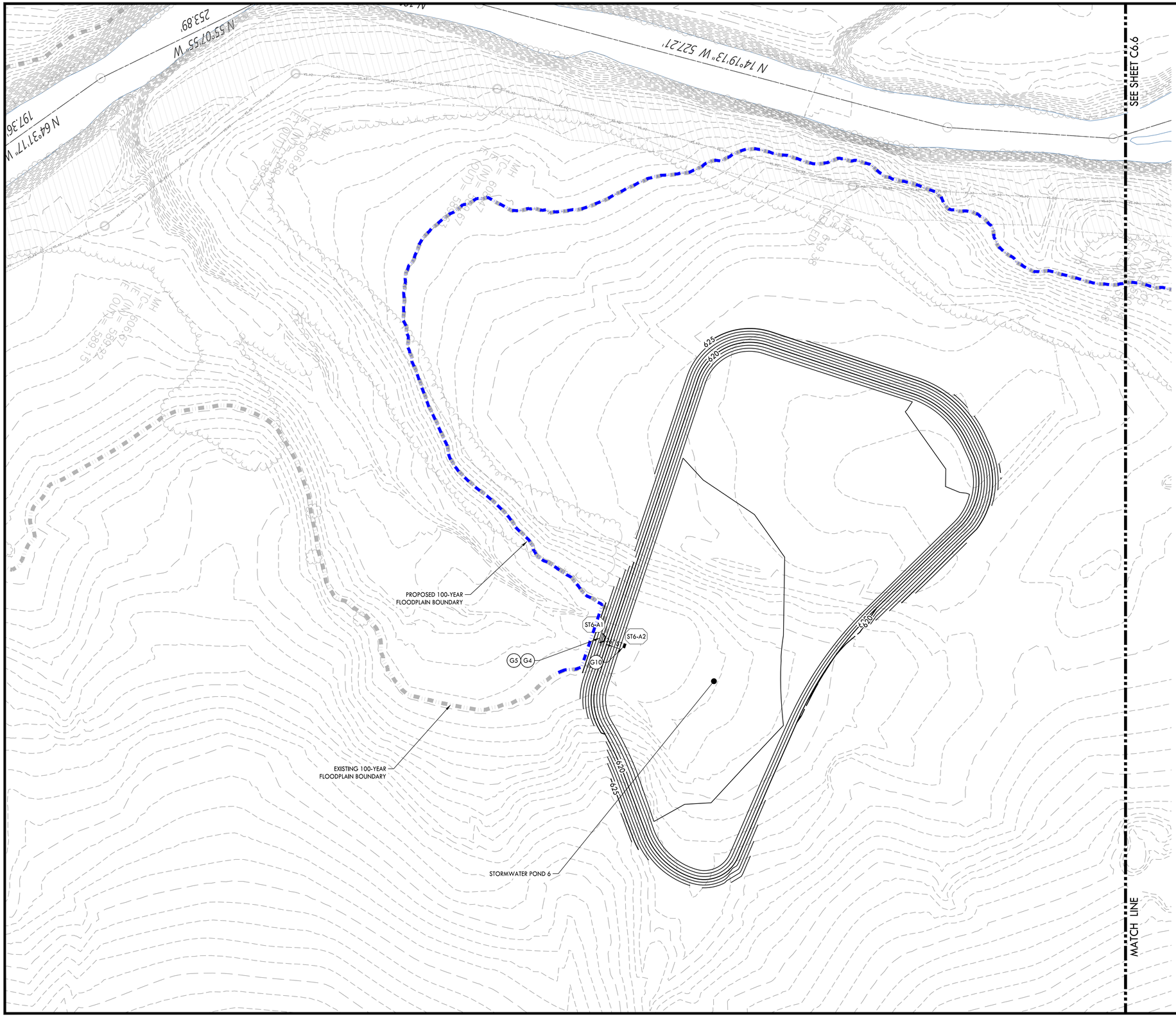
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.6
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

0 10 20 30 40 50 100
GRAPHIC SCALE

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ENGINEERING CRUNK

ANDREW WILSON CRUNK
REGISTERED
AGRICULTURE
9/21/23
COMMERCE
STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.7
GRADING & DRAINAGE PLAN

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
BYP-A1	611.93	18" ADS (IN): 610.30	18" - 24" CONCRETE HEADWALL
BYP-A2	622.50	18" ADS (IN): 618.00 18" ADS (IN): 614.00 18" ADS (OUT): 611.00	SINGLE CURB INLET
BYP-A3	621.59	18" ADS (IN): 616.00 18" ADS (OUT): 615.90	SINGLE CURB INLET
BYP-A4	622.10	18" ADS (IN): 617.45 18" ADS (IN): 617.45 18" ADS (OUT): 617.45	ROLL OVER INLET
BYP-A5	622.02	18" ADS (OUT): 618.80	SINGLE CURB INLET
BYP-B1	622.94	18" ADS (OUT): 618.50	ROLL OVER INLET
BYP-C1	613.63	18" ADS (IN): 612.00	18" - 24" CONCRETE HEADWALL
BYP-C2	624.69	18" ADS (IN): 621.00 18" ADS (OUT): 621.00	SINGLE CURB INLET
BYP-C3	624.68	18" ADS (OUT): 621.25	SINGLE CURB INLET
BYP-D1	618.46	18" ADS (IN): 616.82	18" - 24" CONCRETE HEADWALL
BYP-D2	625.71	18" ADS (IN): 618.10 18" ADS (OUT): 618.00	SINGLE CATCH BASIN
BYP-D3	622.69	18" ADS (IN): 619.35 18" ADS (OUT): 619.25	SINGLE CURB INLET
BYP-D4	623.20	18" ADS (OUT): 620.00	SINGLE CURB INLET
BYP-E1	621.63	18" ADS (IN): 618.50 18" ADS (OUT): 618.40	SINGLE CURB INLET
BYP-E2	624.30	18" ADS (OUT): 621.00	SINGLE CATCH BASIN
ST1-A1	618.08	18" ADS (IN): 616.44	18" - 24" CONCRETE HEADWALL
ST1-A2	623.85	18" ADS (OUT): 620.00	POND 1 OUTLET STRUCTURE
ST1-B1	621.63	18" ADS (IN): 620.00	18" - 24" CONCRETE HEADWALL
ST1-B2	624.05	18" ADS (IN): 620.15 18" ADS (IN): 620.20 18" ADS (OUT): 620.15	JUNCTION MANHOLE
ST1-B3	625.54	18" ADS (IN): 622.10 18" ADS (OUT): 622.00	SINGLE CURB INLET
ST1-B4	625.54	18" ADS (OUT): 622.40	SINGLE CURB INLET
ST1-C1	623.26	18" ADS (IN): 620.20 18" ADS (IN): 620.30 18" ADS (OUT): 620.20	SINGLE CURB INLET
ST1-C2	624.17	18" ADS (IN): 620.90 18" ADS (IN): 620.90 18" ADS (OUT): 620.90	SINGLE CURB INLET
ST1-C3	626.27	18" ADS (IN): 622.73 18" ADS (OUT): 622.79	SINGLE CURB INLET
ST1-C4	626.27	18" ADS (OUT): 622.98	SINGLE CURB INLET
ST1-D1	623.26	18" ADS (OUT): 620.26	SINGLE CURB INLET
ST1-E1	624.17	18" ADS (OUT): 621.20	SINGLE CURB INLET
ST1-F1	622.29	18" ADS (IN): 620.66	18" - 24" CONCRETE HEADWALL
ST1-F2	626.10	18" ADS (OUT): 622.90	SINGLE CURB INLET
ST2-A1	623.00	36" ADS (IN): 619.79 36" ADS (IN): 619.79	60" - 72" CONCRETE HEADWALL
ST2-A2	623.76	36" ADS (OUT): 620.00 36" ADS (OUT): 620.00	OUTLET STRUCTURE
ST2-B1	623.22	18" ADS (IN): 621.59	18" - 24" CONCRETE HEADWALL
ST2-B2	629.60	18" ADS (IN): 622.10 18" ADS (OUT): 622.00	SINGLE CATCH BASIN
ST2-B3	627.47	18" ADS (IN): 623.30 18" ADS (OUT): 623.20	SINGLE CURB INLET
ST2-B4	627.47	18" ADS (OUT): 623.60	SINGLE CURB INLET
ST2-C1	624.23	30" ADS (IN): 621.52	30" - 36" CONCRETE HEADWALL
ST2-C2	632.91	18" ADS (IN): 628.00 30" ADS (IN): 628.00 30" ADS (OUT): 625.00	JUNCTION MANHOLE
ST2-C4	636.93	30" ADS (IN): 630.50 30" ADS (OUT): 630.40	SINGLE CURB INLET
ST2-C5	636.53	30" ADS (IN): 631.10 30" ADS (OUT): 631.10	SINGLE CURB INLET
ST2-C6	637.46	18" ADS (IN): 631.80 30" ADS (IN): 631.80 30" ADS (OUT): 631.70	SINGLE CURB INLET
ST2-C7	639.58	30" ADS (IN): 634.00 18" ADS (IN): 634.00 30" ADS (OUT): 633.87	SINGLE CURB INLET
ST2-C8	642.40	30" ADS (IN): 635.60 30" ADS (OUT): 635.60	SINGLE CURB INLET
ST2-C9	642.40	24" ADS (IN): 636.00 30" ADS (OUT): 635.90	SINGLE CURB INLET
ST2-C10	643.49	18" ADS (IN): 639.60 24" ADS (IN): 636.50 24" ADS (OUT): 636.40	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST2-C11	645.97	24" ADS (IN): 642.00 18" ADS (IN): 640.70 24" ADS (OUT): 637.70	SINGLE CURB INLET
ST2-C12	648.86	24" ADS (IN): 644.60 24" ADS (OUT): 644.50	SINGLE CURB INLET
ST2-C13	648.86	24" ADS (IN): 645.10 24" ADS (OUT): 645.00	SINGLE CURB INLET
ST2-C14	649.70	18" ADS (IN): 645.50 24" ADS (IN): 645.50 24" ADS (OUT): 645.40	SINGLE CURB INLET
ST2-C15	653.84	18" ADS (IN): 650.00 18" ADS (OUT): 649.90	SINGLE CURB INLET
ST2-C16	654.10	18" ADS (IN): 650.40 18" ADS (OUT): 650.30	SINGLE CURB INLET
ST2-C17	659.20	18" ADS (IN): 655.50 18" ADS (IN): 654.80 18" ADS (OUT): 654.70	SINGLE CURB INLET
ST2-C18	659.25	18" ADS (IN): 655.30 18" ADS (OUT): 655.20	SINGLE CURB INLET
ST2-C19	659.25	18" ADS (OUT): 655.70	SINGLE CURB INLET
ST2-D1	647.65	18" ADS (OUT): 644.50	SINGLE CATCH BASIN
ST2-E1	637.76	18" ADS (IN): 632.40 18" ADS (OUT): 632.30	SINGLE CURB INLET
ST2-E2	638.44	18" ADS (IN): 633.10 18" ADS (OUT): 633.00	SINGLE CURB INLET
ST2-E3	641.66	18" ADS (IN): 636.10 18" ADS (IN): 636.10 18" ADS (OUT): 636.00	SINGLE CURB INLET
ST2-E4	646.85	18" ADS (IN): 642.60 18" ADS (OUT): 642.50	SINGLE CURB INLET
ST2-E5	646.85	18" ADS (OUT): 643.00	SINGLE CURB INLET
ST2-G1	640.27	18" ADS (IN): 635.30 18" ADS (OUT): 635.20	SINGLE CATCH BASIN
ST2-G2	646.26	18" ADS (IN): 640.80 18" ADS (OUT): 640.70	SINGLE CATCH BASIN
ST2-G3	649.71	18" ADS (OUT): 645.00	SINGLE CATCH BASIN
ST2-H1	643.50	18" ADS (OUT): 640.00	SINGLE CURB INLET
ST2-I1	645.17	18" ADS (OUT): 642.00	SINGLE CATCH BASIN
ST2-J1	649.99	24" ADS (IN): 646.00 24" ADS (OUT): 645.90	SINGLE CURB INLET
ST2-J2	654.14	24" ADS (IN): 649.50 24" ADS (OUT): 649.40	SINGLE CURB INLET
ST2-J3	654.10	24" ADS (IN): 649.80 24" ADS (OUT): 649.70	SINGLE CURB INLET
ST2-J4	654.68	18" ADS (IN): 650.50 24" ADS (IN): 650.10 24" ADS (OUT): 650.00	SINGLE CURB INLET
ST2-J5	656.82	24" ADS (IN): 651.50 18" ADS (IN): 653.30 24" ADS (OUT): 651.40	SINGLE CURB INLET
ST2-J6	659.34	18" ADS (IN): 655.30 18" ADS (OUT): 655.20	SINGLE CURB INLET
ST2-J7	659.21	18" ADS (OUT): 655.70	SINGLE CURB INLET
ST2-K1	654.68	18" ADS (OUT): 651.00	SINGLE CURB INLET
ST2-L1	655.39	18" ADS (IN): 652.20 24" ADS (OUT): 652.10	SINGLE CATCH BASIN
ST2-L2	661.32	18" ADS (OUT): 658.00	SINGLE CATCH BASIN
ST2-M1	659.22	18" ADS (OUT): 656.20	SINGLE CURB INLET
ST2-N1	641.66	18" ADS (OUT): 637.00	SINGLE CURB INLET
ST3-A1	626.09	36" ADS (IN): 622.87	30" - 36" CONCRETE HEADWALL
ST3-A2	627.75	36" ADS (OUT): 623.00	POND 3 OUTLET STRUCTURE
ST3-B1	626.21	36" ADS (IN): 623.00	30" - 36" CONCRETE HEADWALL
ST3-B3	630.48	24" ADS (IN): 625.40 30" ADS (IN): 625.70 36" ADS (OUT): 625.30	SINGLE CURB INLET
ST3-B4	634.42	24" ADS (IN): 630.60 18" ADS (IN): 630.60 24" ADS (OUT): 630.50	SINGLE CURB INLET
ST3-B5	638.66	24" ADS (IN): 634.50 18" ADS (IN): 635.20 24" ADS (OUT): 634.40	SINGLE CURB INLET
ST3-B5A	641.47	24" ADS (OUT): 637.42	SINGLE CURB INLET
ST3-D2	630.20	30" ADS (IN): 626.00 30" ADS (OUT): 625.90	SINGLE CURB INLET
ST3-D3	631.27	30" ADS (IN): 626.40 30" ADS (OUT): 626.30	SINGLE CURB INLET
ST3-D4	631.27	30" ADS (IN): 626.70 30" ADS (OUT): 626.60	SINGLE CURB INLET
ST3-D5	633.90	30" ADS (IN): 627.60 30" ADS (OUT): 627.50	SINGLE CURB INLET
ST3-D6	633.12	24" ADS (IN): 628.10 30" ADS (OUT): 628.00	SINGLE CATCH BASIN

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST3-D7	636.44	24" ADS (IN): 631.00 24" ADS (OUT): 630.90	SINGLE CATCH BASIN
ST3-D8	641.53	24" ADS (IN): 636.50 18" ADS (IN): 636.50 24" ADS (OUT): 636.40	SINGLE CATCH BASIN
ST3-D9	646.51	24" ADS (IN): 641.70 24" ADS (OUT): 641.60	JUNCTION MANHOLE
ST3-D10	647.97	18" ADS (IN): 644.30 24" ADS (OUT): 643.50	SINGLE CURB INLET
ST3-E1	647.97	18" ADS (IN): 644.70 18" ADS (OUT): 644.60	SINGLE CURB INLET
ST3-E2	648.81	18" ADS (IN): 645.60 18" ADS (OUT): 645.50	SINGLE CURB INLET
ST3-F1	649.13	18" ADS (OUT): 645.90	SINGLE CURB INLET
ST3-H1	634.42	18" ADS (OUT): 631.00	SINGLE CURB INLET
ST3-I1	638.66	18" ADS (OUT): 635.45	SINGLE CURB INLET
ST3-Z1	644.05	18" ADS (OUT): 640.00	SINGLE CATCH BASIN
ST5-A1	617.80	24" ADS (IN): 613.64	18" - 24" CONCRETE HEADWALL
ST5-A2	621.88	24" ADS (OUT): 617.00	POND 5 OUTLET STRUCTURE
ST5-C12	648.95	18" ADS (IN): 644.60 18" ADS (IN): 644.10 24" ADS (IN): 644.60 24" ADS (OUT): 644.00	SINGLE CURB INLET
ST5-C13	650.05	18" ADS (IN): 645.10 18" ADS (OUT): 645.00	JUNCTION MANHOLE
ST5-C14	651.04	18" ADS (IN): 645.80 18" ADS (IN): 645.80 18" ADS (OUT): 645.70	SINGLE CURB INLET
ST5-C15	658.77	18" ADS (IN): 653.80 18" ADS (IN): 653.80 18" ADS (OUT): 653.70	SINGLE CURB INLET
ST5-C16	664.61	18" ADS (IN): 661.10 18" ADS (OUT): 661.00	SINGLE CURB INLET
ST5-C17	664.61	18" ADS (OUT): 662.00	SINGLE CURB INLET
ST5-Q1	648.95	18" ADS (OUT): 645.00	SINGLE CURB INLET
ST5-R1	648.48	24" ADS (IN): 645.00 24" ADS (OUT): 644.90	SINGLE CATCH BASIN
ST5-R2	658.98	24" ADS (OUT): 656.20	SINGLE CATCH BASIN
ST5-S1	650.68	18" ADS (OUT): 646.20	SINGLE CURB INLET
ST5-T1	658.77	18" ADS (OUT): 654.50	SINGLE CURB INLET
ST6-A1	619.64	36" ADS (IN): 614.43	30" - 36" CONCRETE HEADWALL
ST6-A2	618.30	36" ADS (OUT): 615.00	POND 6 OUTLET STRUCTURE
ST6-L1	658.80	18" ADS (OUT): 652.60	SINGLE CATCH BASIN
ST6-M3	664.10	18" ADS (IN): 659.10	JUNCTION MANHOLE
ST6-M4	665.26	18" ADS (IN): 660.50 18" ADS (OUT): 660.40	SINGLE CURB INLET
ST6-M5	665.26	18" ADS (OUT): 660.80	SINGLE CURB INLET

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
BYP-A2	611.00	BYP-A1	610.30	8	8.39%	CIRCULAR	18	ADS
BYP-A3	615.90	BYP-A2	614.00	95	1.99%	CIRCULAR	18	ADS
BYP-A4	617.45	BYP-A3	616.00	28	5.20%	CIRCULAR	18	ADS
BYP-A5	618.80	BYP-A4	617.45	66	2.05%	CIRCULAR	18	ADS
BYP-B1	618.50	BYP-A2	618.00	48	1.04%	CIRCULAR	18	ADS
BYP-C2	621.00	BYP-C1	612.00	25	35.97%	CIRCULAR	18	ADS
BYP-C3	621.25	BYP-C2	621.00	26	0.98%	CIRCULAR	18	ADS
BYP-D2	618.00	BYP-D1	616.82	131	0.90%	CIRCULAR	18	ADS
BYP-D3	619.25	BYP-D2	618.10	107	1.08%	CIRCULAR	18	ADS
BYP-D4	620.00	BYP-D3	619.35	128	0.51%	CIRCULAR	18	ADS
BYP-E1	618.40	BYP-A4	617.45	34	2.77%	CIRCULAR	18	ADS
BYP-E2	621.00	BYP-E1	618.50	43	5.77%	CIRCULAR	18	ADS
ST1-A2	620.00	ST1-A1	616.44	39	9.01%	CIRCULAR	18	ADS
ST1-B2	620.20	ST1-B3	622.00	240	0.75%	CIRCULAR	18	ADS
ST1-B2	620.15	ST1-B1	620.00	21	0.71%	CIRCULAR	18	ADS
ST1-B3	622.10	ST1-B4	622.40	25	1.20%	CIRCULAR	18	ADS
ST1-C1	620.20	ST1-B2	620.15	22	0.22%	CIRCULAR	18	ADS
ST1-C2	620.90	ST1-C1	620.30	162	0.37%	CIRCULAR	18	ADS
ST1-C3	622.79	ST1-C2	620.90	246	0.77%	CIRCULAR	18	ADS
ST1-C4	622.98	ST1-C3	622.73	25	1.00%	CIRCULAR	18	ADS
ST1-D1	620.26	ST1-C1	620.20	25	0.22%	CIRCULAR	18	ADS
ST1-E1	621.20	ST1-C2	620.90	25	1.20%	CIRCULAR	18	ADS
ST1-F2	622.90	ST1-F1	620.66	198	1.13%	CIRCULAR	18	ADS
ST2-A2	620.00	ST2-A1	619.79	14	1.47%	CIRCULAR	36	ADS
ST2-A2	620.00	ST2-A1	619.79	14	1.44%	CIRCULAR	36	ADS
ST2-B2	622.00	ST2-B1	621.59	57	0.72%	CIRCULAR	18	ADS
ST2-B3	623.20	ST2-B2	622.10	167	0.66%	CIRCULAR	18	ADS
ST2-B4	623.60	ST2-B3	623.30	25	1.20%	CIRCULAR	18	ADS
ST2-C2	625.00	ST2-C1	621.52	30	11.77%	CIRCULAR	30	ADS
ST2-C4	630.50	ST2-C5	631.10	32	1.90%	CIRCULAR	30	ADS
ST2-C4	630.40	ST2-C2	628.00	152	1.58%	CIRCULAR	30	ADS
ST2-C6	631.70	ST2-C5	631.10	39	1.52%	CIRCULAR	30	ADS
ST2-C7	633.87	ST2-C6	631.80	126	1.65%	CIRCULAR	30	ADS
ST2-C8	635.60	ST2-C7	634.00	167	0.96%	CIRCULAR	30	ADS
ST2-C9	635.90	ST2-C8	635.60	25	1.20%	CIRCULAR	30	ADS
ST2-C10	636.40	ST2-C9	636.00	43	0.93%	CIRCULAR	24	ADS
ST2-C11	637.70	ST2-C10	636.50	117	1.03%	CIRCULAR	24	ADS
ST2-C12	644.50	ST2-C11	642.00	138	1.82%	CIRCULAR	24	ADS
ST2-C13	645.00	ST2-C12	644.60	25	1.60%	CIRCULAR	24	ADS
ST2-C14	645.40	ST2-C13	645.10	37	0.80%	CIRCULAR	24	ADS
ST2-C15	649.90	ST2-C14	645.50	263	1.67%	CIRCULAR	18	ADS
ST2-C16	650.30	ST2-C15	650.00	30	1.01%	CIRCULAR	18	ADS
ST2-C17	654.70	ST2-C16	650.40	207	2.08%	CIRCULAR	18	ADS
ST2-C18	655.20	ST2-C17	654.80	43	0.92%	CIRCULAR	18	ADS
ST2-C19	655.70	ST2-C18	655.30	25	1.60%	CIRCULAR	18	ADS
ST2-D1	644.50	ST2-C2	628.00	459	3.60%	CIRCULAR	18	ADS
ST2-E1	632.30	ST2-C6	631.80	31	1.61%	CIRCULAR	18	ADS
ST2-E2	633.00	ST2-E1	632.40	48	1.24%	CIRCULAR	18	ADS
ST2-E3	636.00	ST2-E2	633.10	153	1.90%	CIRCULAR	18	ADS
ST2-E4	642.50	ST2-E3	636.10	252	2.54%	CIRCULAR	18	ADS
ST2-E5	643.00	ST2-E4	642.60	25	1.60%	CIRCULAR	18	ADS
ST2-G1	635.20	ST2-C7	634.00	61	1.96%	CIRCULAR	18	ADS
ST2-G2	640.70	ST2-G1	635.30	289	1.87%	CIRCULAR	18	ADS
ST2-G3	645.00	ST2-G2	640.80	201	2.09%	CIRCULAR	18	ADS
ST2-H1	640.00	ST2-C10	639.60	25	1.60%	CIRCULAR	18	ADS
ST2-I1	642.00	ST2-C11	640.70	73	1.79%	CIRCULAR	18	ADS
ST2-J1	645.90	ST2-C14	645.50	31	1.30%	CIRCULAR	24	ADS
ST2-J2	649.40	ST2-J1	646.00	172	1.98%	CIRCULAR	24	ADS
ST2-J3	649.70	ST2-J2	649.50	25	0.80%	CIRCULAR	24	ADS
ST2-J4	650.00	ST2-J3	649.80	42	0.48%	CIRCULAR	24	ADS
ST2-J5	651.40	ST2-J4	650.10	101	1.28%	CIRCULAR	24	ADS
ST2-J6	655.20	ST2-J5	653.30	116	1.64%	CIRCULAR	18	ADS
ST2-J7	655.70	ST2-J6	655.30	25	1.59%	CIRCULAR	18	ADS
ST2-K1	651.00	ST2-J4	650.50	25	2.00%	CIRCULAR	18	ADS
ST2-L1	652.10	ST2-J5	651.50	55	1.08%	CIRCULAR	24	ADS

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
ST2-L2	658.00	ST2-L1	652.20	260	2.23%	CIRCULAR	18	ADS
ST2-M1	656.20	ST2-C17	655.50	25	2.80%	CIRCULAR	18	ADS
ST2-N1	637.00	ST2-E3	636.10	25	3.60%	CIRCULAR	18	ADS
ST3-A2	623.00	ST3-A1	622.87	20	0.62%	CIRCULAR	36	ADS
ST3-B3	625.30	ST3-B1	623.00	231	1.00%	CIRCULAR	36	ADS
ST3-B4	630.50	ST3-B3	625.40	231	2.21%	CIRCULAR	24	ADS
ST3-B5	634.40	ST3-B4	630.60	249	1.52%	CIRCULAR	24	ADS
ST3-B5A	637.42	ST3-B5	634.50	166	1.76%	CIRCULAR	24	ADS
ST3-D2	625.90	ST3-B3	625.70	30	0.67%	CIRCULAR	30	ADS
ST3-D3	626.30	ST3-D2	626.00	43	0.70%	CIRCULAR	30	ADS
ST3-D4	626.60	ST3-D3	626.40	25	0.80%	CIRCULAR	30	ADS
ST3-D5	627.50	ST3-D4	626.70	126	0.64%	CIRCULAR	30	ADS
ST3-D6	628.00	ST3-D5	627.60	42	0.96%	CIRCULAR	30	ADS
ST3-D7	630.90	ST3-D6	628.10	213	1.32%	CIRCULAR	24	ADS
ST3-D8	636.40	ST3-D7	631.00	307	1.76%	CIRCULAR	24	ADS
ST3-D9	641.60	ST3-D8	636.50	149	3.41%	CIRCULAR	24	ADS
ST3-D10	643.50	ST3-D9	641.70	87	2.07%	CIRCULAR	24	ADS
ST3-E1	644.60	ST3-D10	644.30	25	1.20%	CIRCULAR	18	ADS
ST3-E2	645.50	ST3-E1	644.70	39	2.05%	CIRCULAR	18	ADS
ST3-F1	645.90	ST3-E2	645.60	30	1.01%	CIRCULAR	18	ADS
ST3-H1	631.00	ST3-B4	630.60	25	1.60%	CIRCULAR	18	ADS
ST3-I1	635.45	ST3-B5	635.20	25	1.00%	CIRCULAR	18	ADS
ST3-Z1	640.00	ST3-D8	636.50	149	2.35%	CIRCULAR	18	ADS
ST5-A2	617.00	ST5-A1	613.64	33	10.09%	CIRCULAR	24	ADS
ST5-C12	644.00		640.50	204	1.71%	CIRCULAR	24	ADS
ST5-C13	645.00	ST5-C12	644.10	117	0.77%	CIRCULAR	18	ADS
ST5-C14	645.70	ST5-C13	645.10	47	1.29%	CIRCULAR	18	ADS
ST5-C15	653.70	ST5-C14	645.80	232	3.41%	CIRCULAR	18	ADS
ST5-C16	661.00	ST5-C15	653.80	257	2.80%	CIRCULAR	18	ADS
ST5-C17	662.00	ST5-C16	661.10	25	3.60%	CIRCULAR	18	ADS
ST5-Q1	645.00	ST5-C12	644.60	25	1.60%	CIRCULAR	18	ADS
ST5-R1	644.90	ST5-C12	644.60	33	0.90%	CIRCULAR	24	ADS
ST5-R2	656.20	ST5-R1	645.00	304	3.68%	CIRCULAR	24	ADS
ST5-S1	646.20	ST5-C14	645.80	27	1.47%	CIRCULAR	18	ADS
ST5-T1	654.50	ST5-C15	653.80	25	2.80%	CIRCULAR	18	ADS
ST6-A2	615.00	ST6-A1	614.43	22	2.61%	CIRCULAR	36	ADS
ST6-L1	652.60		650.80	171	1.05%	CIRCULAR	18	ADS
ST6-M4	660.40	ST6-M3	659.10	126	1.03%	CIRCULAR	18	ADS
ST6-M5	660.80	ST6-M4	660.50	25	1.20%	CIRCULAR	18	ADS

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

ENGINEERING CRUNK

ANDREW L. WILSON CAMPBELL
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
9/21/23
NO. 134180
COMMERCE
STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.8
STORM PIPE & STRUCTURE TABLES

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 051, Parcel 55.00
Project Name: Landing at Greens Mill - Phase 1B

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

THIS AGREEMENT, made this 16 day of September, 20 24, by and between Safe Harbor Residential 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 ONWER(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 Koby DuMont

Title Division President

Signature _____

Owner Greens Mill, LLC

Address 308 Letterman Drive

Knoxville, TN 37919

City, State ZIP _____

STATE OF Tennessee
COUNTY OF Robertson

Before me, Lisa Dziezgowski of the state and county mentioned, personally appeared Koby Dumont, 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 16th day of September, 2024.

Lisa Dziezgowski
Notary Public

My Commission Expires: August 18 2026

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: _____

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 (onlama.com)

ADDRESS/LOCATION	2558 Greens Mill Rd., Columbia, TN 38401		
	TAX MAP: 51	GROUP:	PARCEL: 55.00
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 40 build-able lots, 1 open space lots, dedication of Right of Way, and Easements.		

DATE OF PRE-APPLICATION CONFERENCE	08/28/2024	*Pre-application meetings are scheduled for Wednesdays.*

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

	Plats/PUDs: ☐ Project Name (include Sections & Phases) The Landing at Greens Mill Rd. - Phase 1B ☐ Total Number of Lots/Residential Units 40 ☐ Square Footage of Non-Residential Floor Space ☐ Total acreage 10.50 acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	Crunk Engineering, LLC	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd., #201, Brentwood, TN 37027	EMAIL	adam@crunkeng.com

PROPERTY OWNER NAME	Safe Harbor Residential	PHONE	865-622-1774
ADDRESS	105 Westpark Dr., #365, Brentwood, TN 37027	EMAIL	taylor@safeharborresidential.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

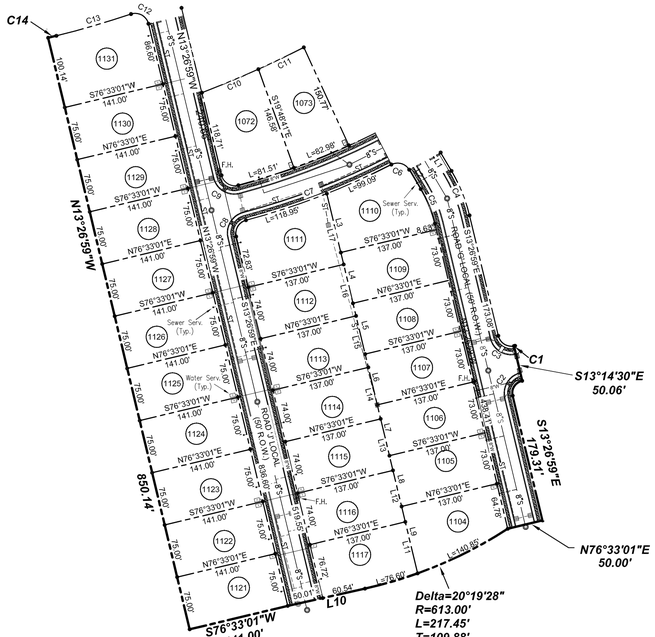
Adam Crunk, PE		09/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Kirby DuMont		9-16-2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

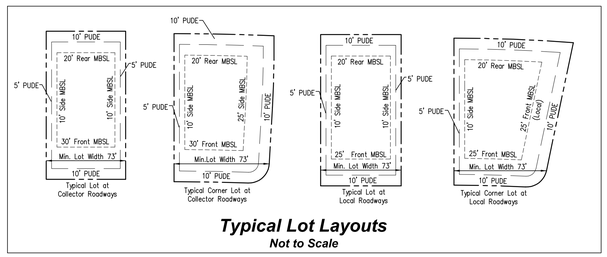
TOTAL AREA THIS RECORDING = 290,545 S.F. or 6.67 Acres ±

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHD BEARING	CHORD
C1	04°43'34"	19.00'	0.78'	1.56'	S77°24'03"E	1.57'
C2	89°57'56"	17.00'	16.99'	26.69'	N31°31'59"E	24.03'
C3	86°47'11"	19.00'	17.86'	28.78'	N56°50'34"W	26.11'
C4	17°09'58"	225.00'	33.96'	67.41'	N22°01'58"W	67.16'
C5	17°09'58"	175.00'	26.41'	52.43'	N22°01'58"W	52.23'
C6	86°27'42"	19.00'	17.86'	28.67'	N73°50'48"W	26.03'
C7	12°11'17"	1025.00'	109.43'	218.04'	S69°01'00"W	217.63'
C8	08°33'37"	19.00'	18.53'	29.37'	S30°49'50"W	26.53'
C9	91°34'20"	19.00'	19.53'	30.36'	S59°14'09"E	27.24'
C10	03°21'26"	1462.00'	42.85'	85.66'	N67°24'18"E	85.65'
C11	02°45'37"	1462.00'	35.22'	70.43'	N64°20'46"E	70.43'
C12	95°09'53"	19.00'	20.79'	31.56'	N61°01'55"W	28.05'
C13	04°41'40"	1325.00'	54.31'	108.56'	S73°43'58"W	108.53'
C14	00°30'51"	1325.00'	5.94'	11.89'	S76°20'14"W	11.89'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S28°29'38"E	28.04'
L2	S13°26'58"E	56.88'
L3	S13°26'58"E	54.88'
L4	S13°26'58"W	53.88'
L5	S13°26'58"E	52.88'
L6	S13°26'58"E	51.88'
L7	S13°26'58"E	74.00'
L8	S13°26'58"E	101.70'
L9	S13°26'58"E	74.00'
L10	S13°26'58"E	74.00'
L11	S13°26'58"E	74.00'
L12	S13°26'58"E	74.00'
L13	S13°26'58"E	74.00'
L14	S13°26'58"E	74.00'
L15	S13°26'58"E	101.69
L16	S13°26'58"E	74.00'
L17	S13°26'58"E	74.00'

AREA SUMMARY		
LOT	SQ. FT.	ACREAGE
1072	13,199	0.30
1073	11,412	0.26
1101	12,377	0.28
1102	10,001	0.23
1103	10,001	0.23
1104	10,001	0.23
1105	10,001	0.23
1106	10,001	0.23
1107	11,400	0.26
1111	10,530	0.24
1112	10,138	0.23
1113	10,138	0.23
1114	10,138	0.23
1115	10,138	0.23
1116	10,138	0.23
1117	12,950	0.29
1118	14,369	0.32
1119	10,575	0.24
1120	10,575	0.24
1121	10,575	0.24
1122	10,575	0.24
1123	10,575	0.24
1124	10,575	0.24
1125	10,575	0.24
1126	10,575	0.24
1127	10,575	0.24
1128	10,575	0.24





Typical Lot Layouts
Not to Scale

(NAD83)

1" = 100'
0' 50' 100' 200'
GRAPHIC SCALE

LEGEND:

- IP(0)○ Existing Iron Pipe – IP(0)
- IR(0)○ Existing Iron Rod – IR(0)
- IR(N)● Iron Rod (New) – IR(N)
- Sanitary Manhole
- Fire Hydrant (F.H.)
- Catch Basin
- Storm Manhole
- Concrete Headwall
- PUDE Public Utility & Drainage Easement
- MBSL Minimum Building Setback Line
- R.O.M.C. Registers' Office Maury County

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 27 BUILDABLE LOTS, DEDICATION OF RIGHT OF WAY, AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (55.00) ON MAURY COUNTY PROPERTY MAP 51.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO 2558 GREENS MILL, LLC AS OF RECORD IN BOOK R2799, PAGE 298 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN ON FEMA MAP NUMBER: 47119C0180E, DATED: 4/16/2007, CITY OF COLUMBIA NUMBER 475423 - PANEL 0180 - SUFFIX E FLOOD ZONES "AE" AND "X"
6. THIS PROPERTY IS CURRENTLY ZONED: RS 10.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 10' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE REAR PROPERTY LINE AND ALL STREET R.O.W. UNLESS SHOWN OTHERWISE. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE SIDE PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. XXX INDICATES STREET ADDRESS.
10. ALL UTILITIES ARE TO BE UNDERGROUND.
11. NO MOBILE HOMES SHALL BE PERMITTED.
12. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
13. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
14. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
15. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
16. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
17. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY THE LANDING AT GREENS MILL ROAD HOMEOWNERS ASSOCIATION.
18. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS.
19. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK _____, PAGE _____, R.O.M.C., TN.
20. SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LANDING AT GREENS MILL ROAD, AS RECORDED IN BOOK _____, PAGE _____, REGISTERS' OFFICE FOR MAURY COUNTY, TENNESSEE.
21. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
22. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.
23. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.

23. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.
24. THE AMENTITY CENTER AND ASSOCIATED PARKING WILL REQUIRE SEPERATE PERMIT AND SITE PLAN REVIEW.

E-911 PROGRAM CERTIFICATION OF APPROVAL

This is to certify that this plat has been reviewed and is in compliance with the Maury County E-911 Program.

_____ _____
(Date) E-911 Director

CERTIFICATE OF COMMON AREAS DEDICATION

2558 Greens Mill, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within The Landing At Green Mills Road - Phase 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

_____, _____, _____
Date Owner

CERTIFICATE OF APPROVAL OF PUBLIC WAYS OR BOND POSTING

I hereby certify; (1) that all designated public ways on this final subdivision plat have been installed in an acceptable manner and according to the specifications of the Maury County Subdivision Regulations, or (2) that a performance bond or other surety has been posted with the Planning Commission to guarantee completion of all required improvements in case of default.

_____ _____
(Date) Appropriate Governmental Representative

CERTIFICATE OF APPROVAL OF PUBLIC SEWER SYSTEM

I hereby certify that the sewer system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ _____
(Date) Name, Title, and Agency or Authorized Approving Agent

CERTIFICATE FOR APPROVAL FOR RECORDING

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

_____, _____, _____
Date Secretary
Maury County Regional Planning Commission

CERTIFICATE OF SURVEY ACCURACY

I hereby certify that to the best of my knowledge and belief the hereon shown subdivision plat represents a Category "1" Survey having an unadjusted ration of precision of 1:10,000 and is true and correct. Approved monuments have been placed as indicated. All side lot lines are at right angles or radial to a street unless otherwise noted.

9-13-2024 _____
(Date) James G. Terry, R.L.S. # 2287

ZONING: RS10

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I am (we are) the owners of the property shown and described hereon as evidenced in Book R2799, Page 298, Maury County Register's Office and I (we) adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, public easements, utilities, and other facilities have been filed.

_____ _____
(Date) (Owner)

_____
Title (If Acting for Partnership or Corporation)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled The Landing at Greens Mill Road - Phase 1 has / have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ _____
(Date) Name, Title, and Agency or Authorized Approving Agent

REVISIONS:
1.
2.
3.
4.
5.
6.
7.

JAMES G. TERRY — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2287 — 9.13.24

FINAL PLAT
THE LANDING AT GREENS MILL ROAD
PHASE 1C
GREEN MILLS ROAD
Property Map # 51 - Parcel (55.00)
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE
Scale : 1" = 100'

DRAWN BY: MTG, TMF, RR

Prepared By:
JTA LAND SURVEYING, INC.
2403 Elm Hill Pike, Suite K Nashville, TN. 37214
Phone: 615-890-0920

(See Revisions)
DATE: SEPTEMBER 16, 2024 Job No. 2023-507

SHEET 1 OF 1

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

16th day of September, 20 24,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Safe Harbor Residential, 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 DEVELEPOR'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.

The Landings at Greens Mill Road

PROJECT

Completed by the Developer	*Completed by the City*
SH Residential DEVELOPER NAME	
Koby DuMont AUTHORIZED AGENT NAME	 CITY ENGINEER
 SIGNATURE	 SIGNATURE
9-16-2024 DATE	 DATE
105 Westpark Drive Ste. 305 STREET	
Brentwood, TN, 37027 CITY, STATE, ZIP	
865-507-0220 PHONE	
koby@sacherborresidential.com EMAIL	
Attest	*Attest*
Lisa Dzierzgowski ATTEST NAME	 ATTEST NAME
Lisa Dzierzgowski ATTEST SIGNATURE	 ATTEST SIGNATURE
9-16-2024 DATE	 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 (onlama.com)

ADDRESS/LOCATION	2558 Greens Mill Rd., Columbia, TN 38401		
	TAX MAP: 51	GROUP:	PARCEL: 55.00
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 27 build-able lots, dedication of Right of Way, and Easements.		

DATE OF PRE-APPLICATION CONFERENCE	08/28/2024	*Pre-application meetings are scheduled for Wednesdays.*

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

	Plats/PUDs: ❑ Project Name (include Sections & Phases) The Landing at Greens Mill Rd. - Phase 1C ❑ Total Number of Lots/Residential Units 27 ❑ Square Footage of Non-Residential Floor Space ❑ Total acreage 6.67 acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

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

NAME	Crunk Engineering, LLC	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd., #201, Brentwood, TN 37027	EMAIL	adam@crunkeng.com

PROPERTY OWNER NAME	Safe Harbor Residential	PHONE	865-622-1774
ADDRESS	105 Westpark Dr., #365, Brentwood, TN 37027	EMAIL	taylor@safeharborresidential.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Adam Crunk, PE		09/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Thomas D Mont		9-16-2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

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 051, Parcel 55.00
Project Name: Landing at Greens Mill - Phase 1C

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

THIS AGREEMENT, made this 16 day of September, 20 24 , by and between Safe Harbor Residential 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 ONWER(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 Koby DuMont

Title Division President

Signature

Owner Greens Mill, LLC

Address 308 Letterman Drive

City, State ZIP Knoxville, TN 37919

STATE OF Tennessee
COUNTY OF Robertson

Before me, Lisa Dziezgowski of the state and county mentioned, personally appeared Koby DuMont, 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 16th day of September 2024.

Lisa Dziezgowski
Notary Public

My Commission Expires: August 18 2026

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: _____

PER ITEM 1 OF THIS AGREEMENT:

A post construction long term maintenance plan shall be recorded with this agreement.

The plan shall include a reduced grading and drainage sheet, location map, and deed of easement drawing or plat.

REMOVE THIS SHEET

REPLACE WITH THE REQUIREMENTS LISTED ABOVE.

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

16th day of September, 20 24,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Safe Harbor Residential, 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 DEVELEPOR'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.

The Landings at Greens Mill Road

PROJECT

Completed by the Developer	*Completed by the City*
SH Residential DEVELOPER NAME	
Koby DuMont AUTHORIZED AGENT NAME	 CITY ENGINEER
 SIGNATURE	 SIGNATURE
9-16-2024 DATE	 DATE
105 Westpark Drive Ste. 365 STREET	
Brentwood, TN, 37027 CITY, STATE, ZIP	
865-507-0220 PHONE	
koby@sacherborresidential.com EMAIL	
Attest	*Attest*
Lisa Dzierzgowski ATTEST NAME	 ATTEST NAME
Lisa Dzierzgowski ATTEST SIGNATURE	 ATTEST SIGNATURE
9-16-2024 DATE	 DATE

Post Construction Long Term Maintenance Plan

Project Name: Landing at Greens Mill – Phase 1C

Columbia, TN

September 16, 2024

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. The previous Stormwater Detention Ponds Maintenance Plans were recorded during the platting of Phase 1A.

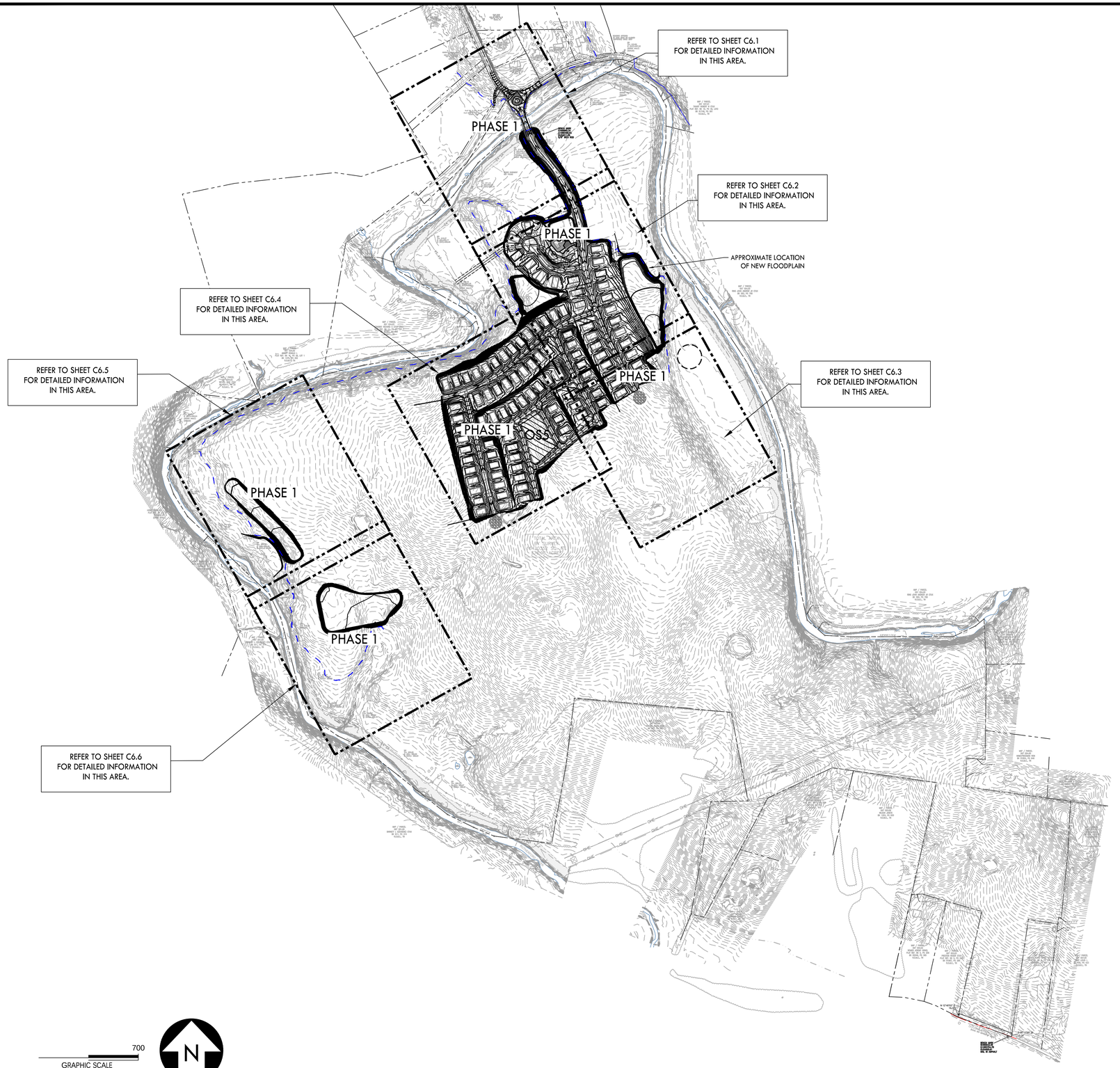
- There are 5 stormwater detention ponds sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 24 hour.
- 1,332 feet of grass lined open channel.
- 1,386 feet of 18 in ADS pipe and 12 storm inlets.

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. **1,386 feet of 18 in ADS pipe and 12 storm inlets.**
    - a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.



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ENGINEERING CRUNK

ANDREW L. WILSON 134180 REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 9/21/23

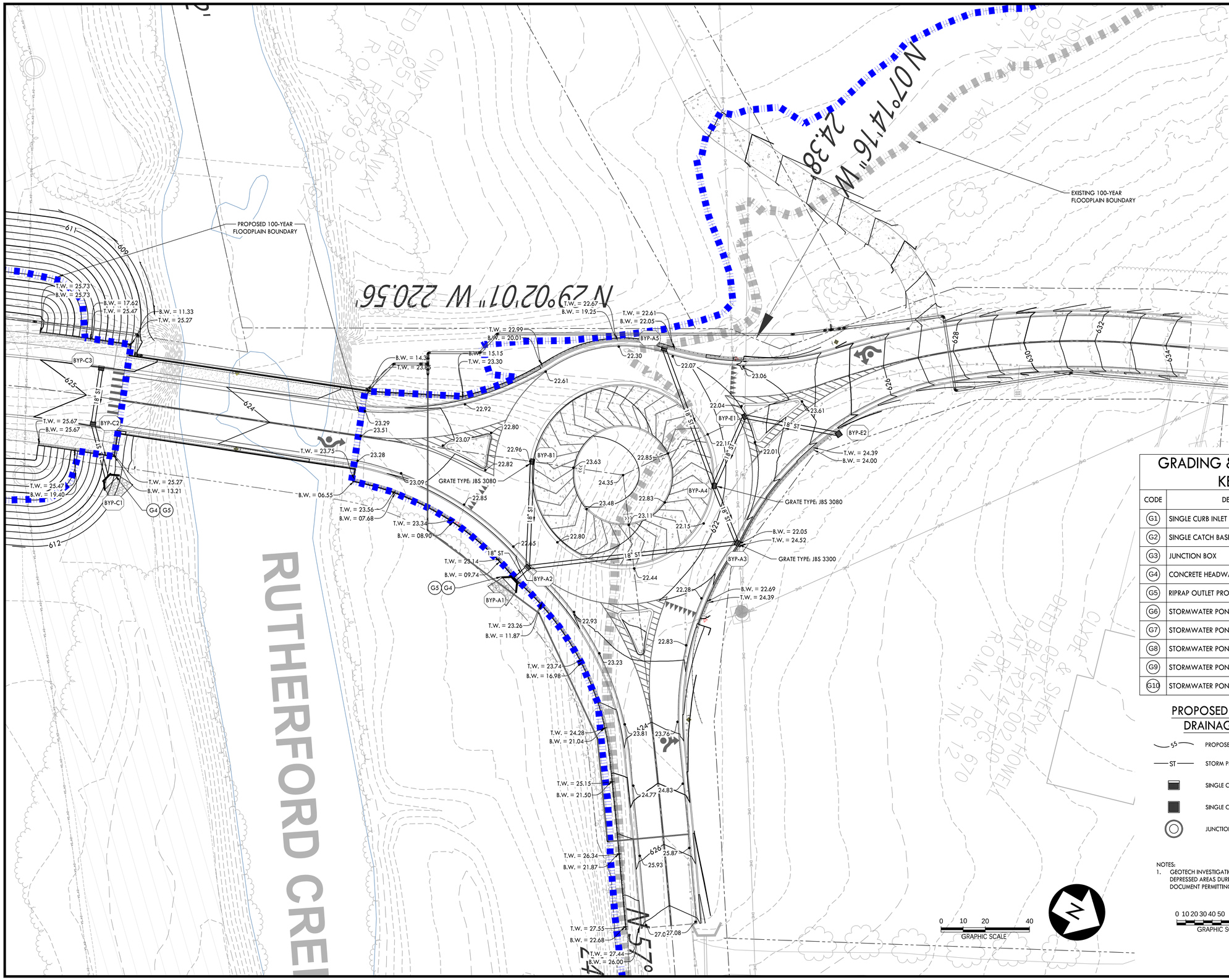
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.0
OVERALL GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

0 10 20 30 40 50 100
GRAPHIC SCALE

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ENGINEERING CRUNK

ANDREW L. SCHNEIDER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
HOMES
LIVABILITY
STATE OF TENNESSEE
9/21/23

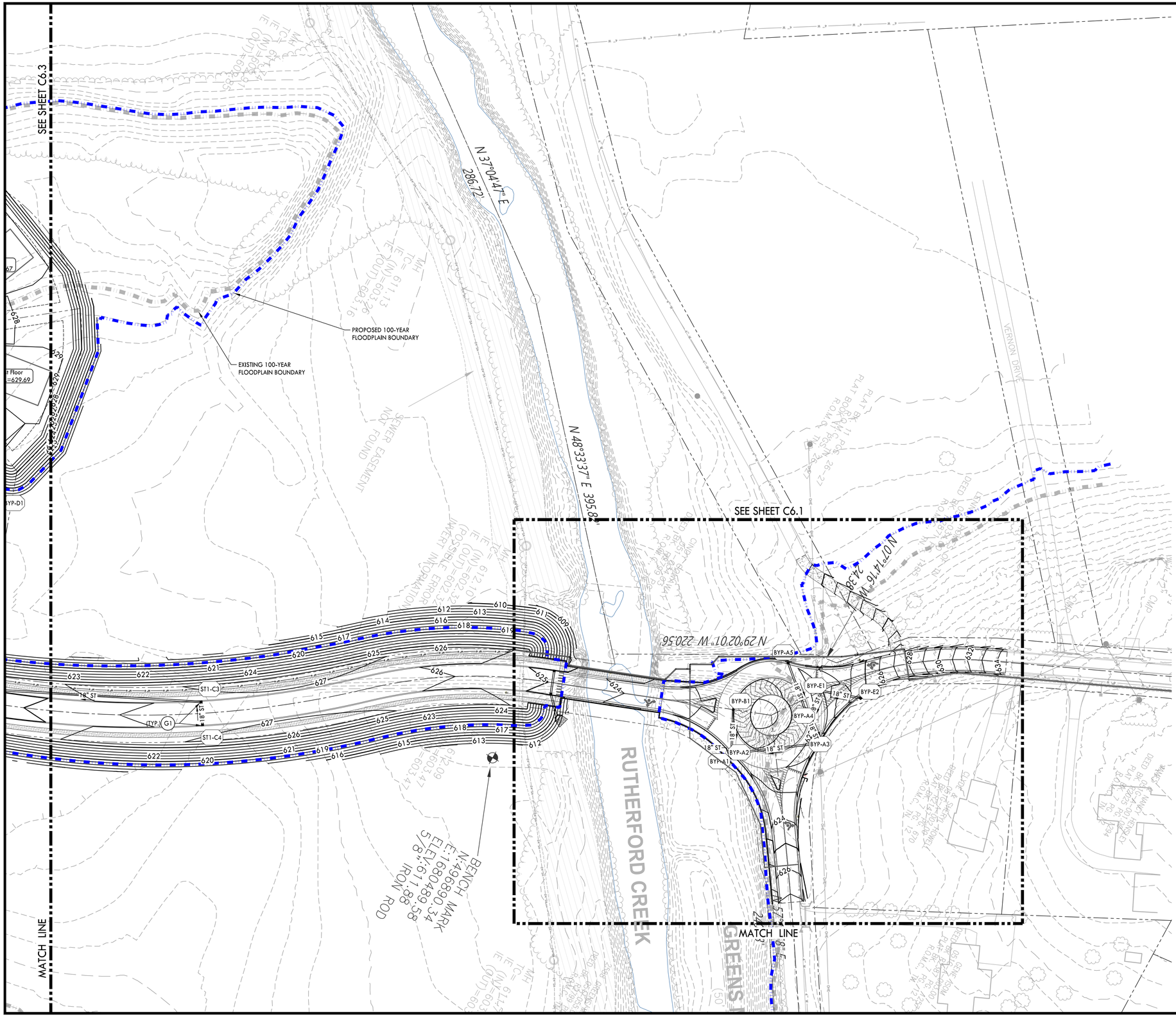
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PERMIT PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.1
ROUNDABOUT GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

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GRAPHIC SCALE

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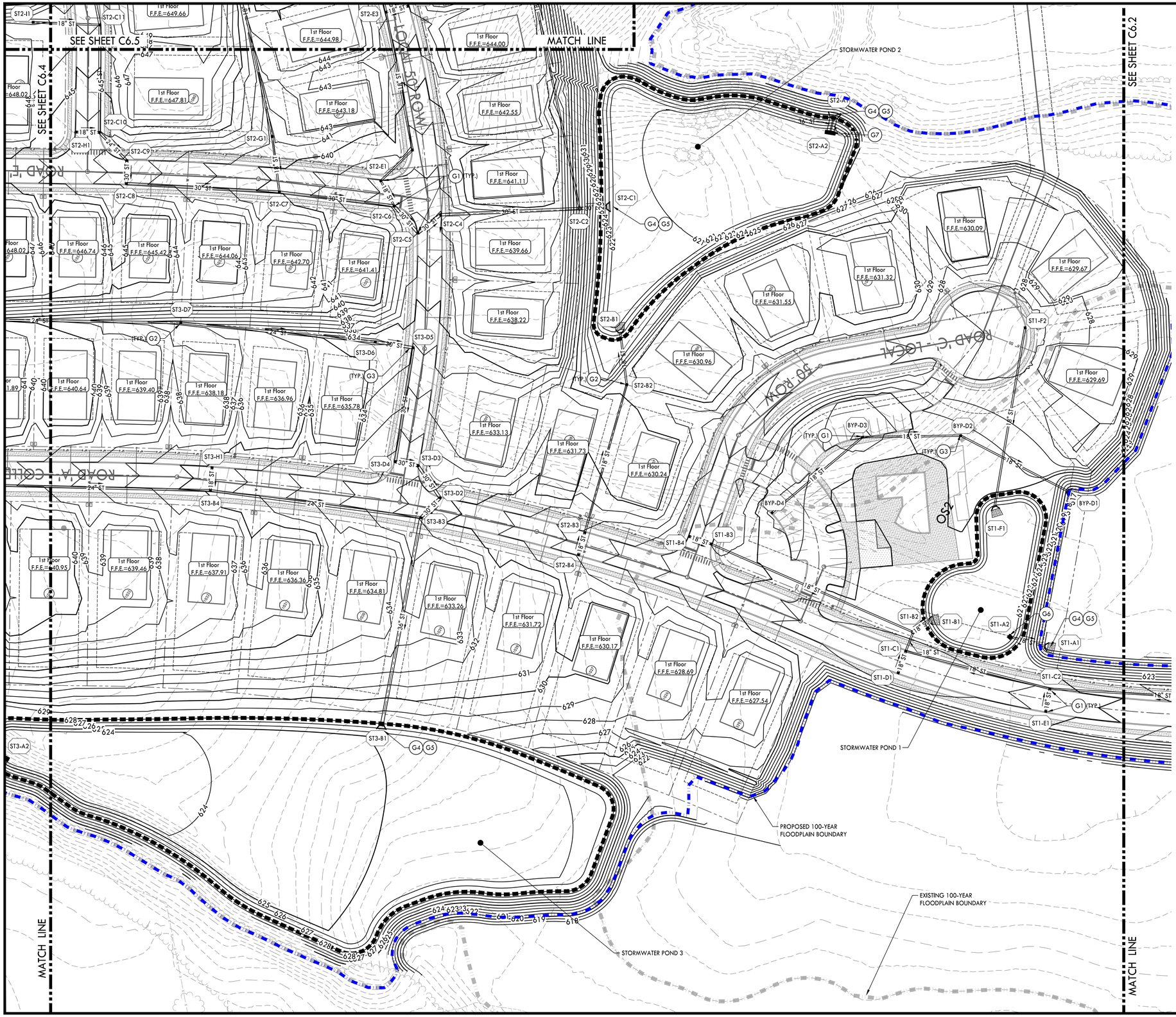
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.2
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
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G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
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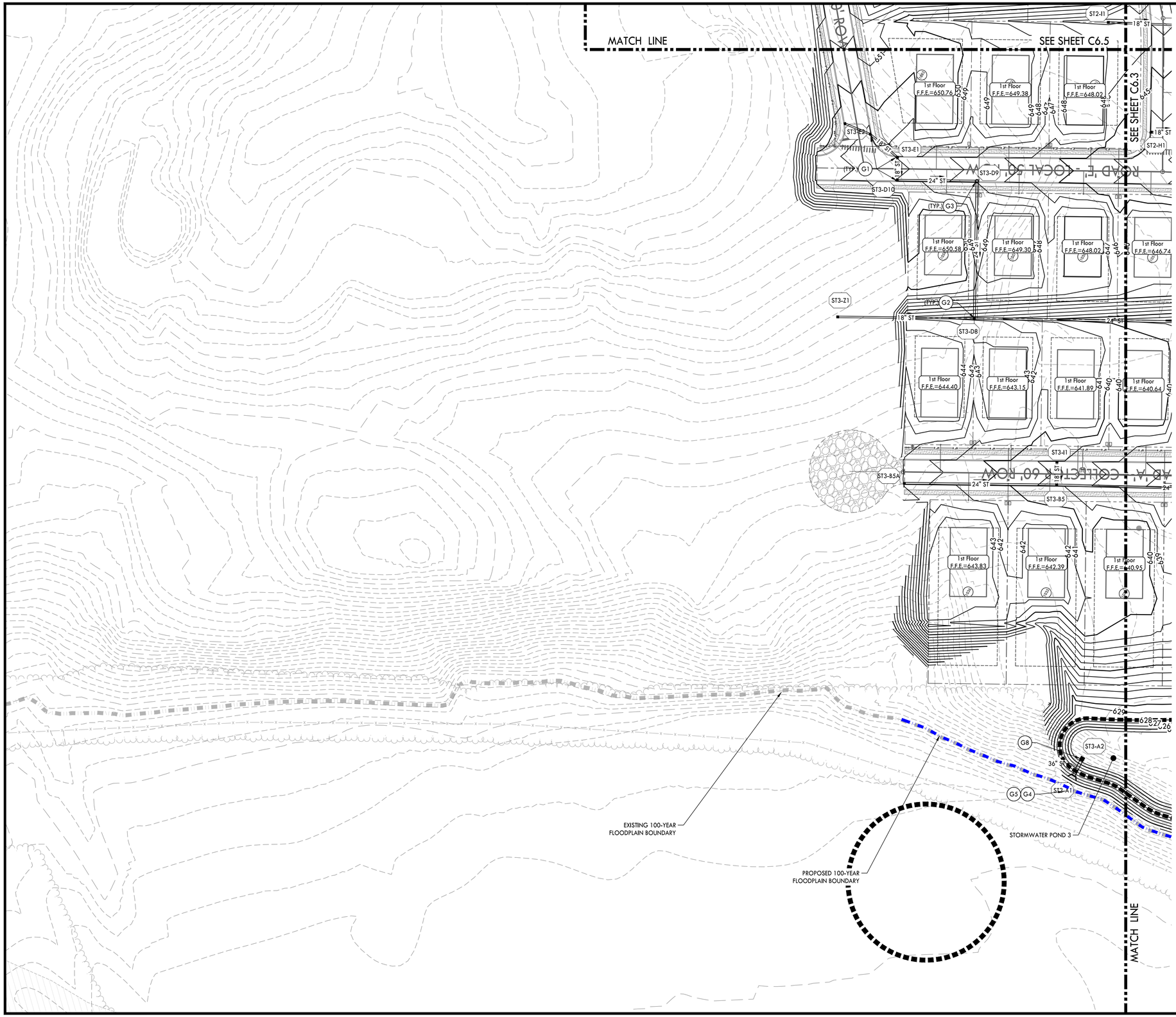
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GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

09/21/23 17067

C6.3
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
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G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

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WILSON COUNTY TENNESSEE DEPARTMENT OF AGRICULTURE 9/21/23 COMMERCE NO. 114180 STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.4
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

0 10 20 30 40 50 100
GRAPHIC SCALE

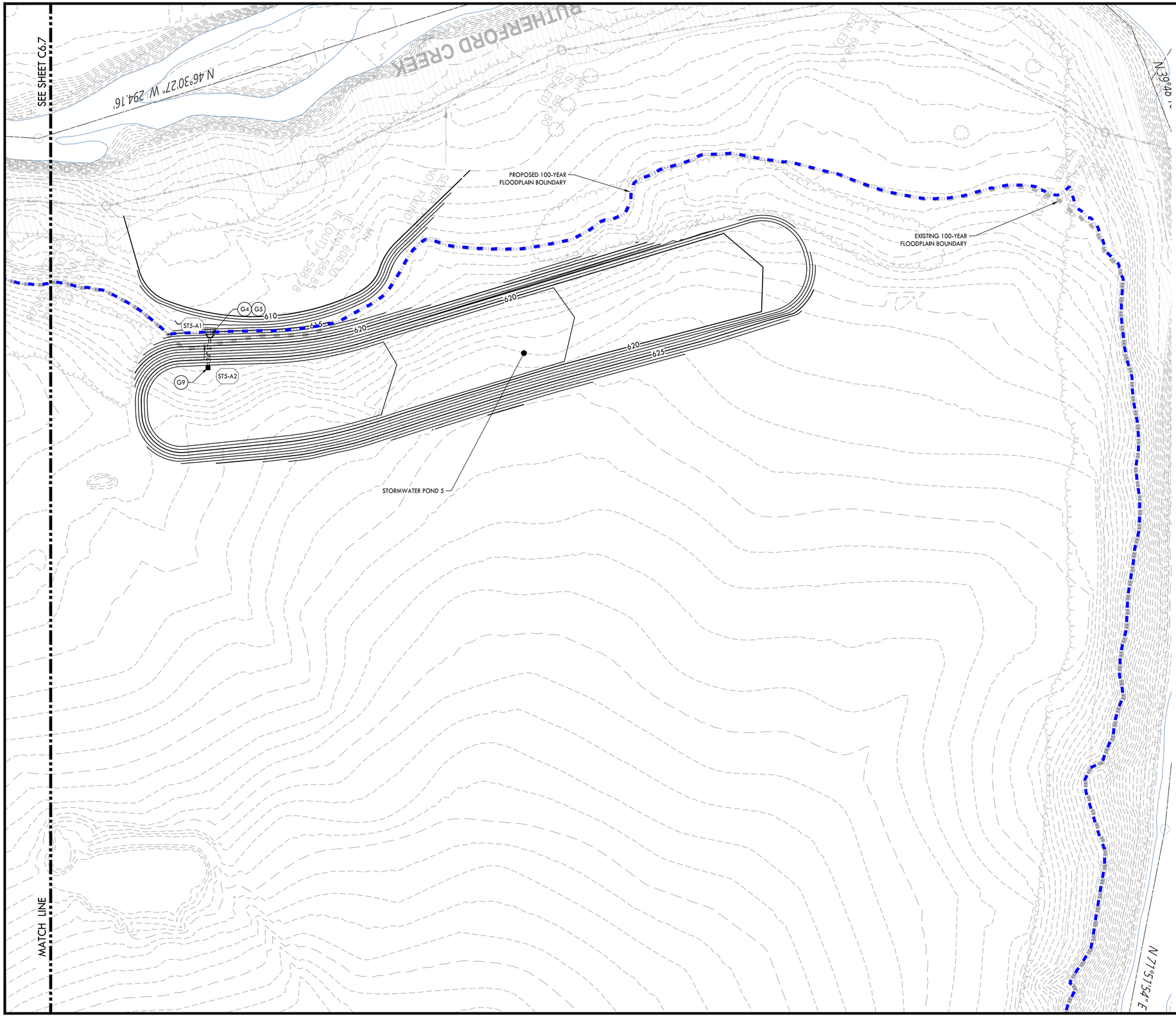
CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
FRANKLIN, TN 37027
(615) 873-1795
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GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS		
No.	DATE	

09/21/23 17067

C6.5
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

0 10 20 30 40 50 100
GRAPHIC SCALE

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ENGINEERING CRUNK

ANDREW L. WILSON 134180 REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE 9/21/23

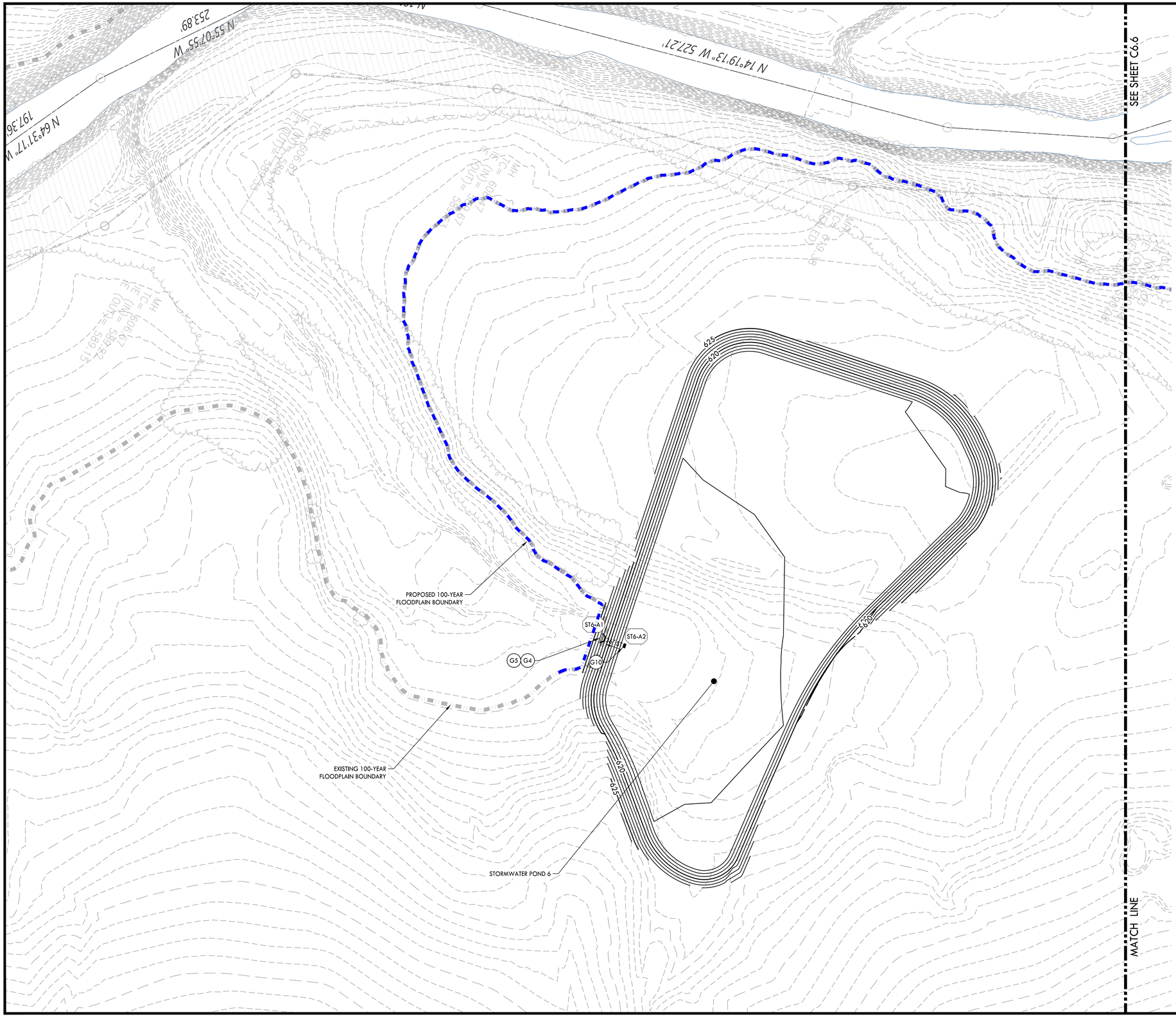
GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.6
GRADING & DRAINAGE PLAN



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C6.9 - 4
G2	SINGLE CATCH BASIN	C6.9 - 3
G3	JUNCTION BOX	C6.9 - 6
G4	CONCRETE HEADWALL	-
G5	RIPRAP OUTLET PROTECTION	C6.9 - 5
G6	STORMWATER POND 1 OUTLET STRUCTURE	C6.8 - 1
G7	STORMWATER POND 2 OUTLET STRUCTURE	C6.8 - 3
G8	STORMWATER POND 3 OUTLET STRUCTURE	C6.8 - 2
G9	STORMWATER POND 5 OUTLET STRUCTURE	C6.9 - 1
G10	STORMWATER POND 6 OUTLET STRUCTURE	C6.9 - 2

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
1. GEOTECH INVESTIGATION TO BE PERFORMED ON ALL DEPRESSED AREAS DURING CONSTRUCTION DOCUMENT PERMITTING.

0 10 20 30 40 50 100
GRAPHIC SCALE

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ENGINEERING CRUNK

ANDREW WILSON CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
9/21/23
COMMERCE
134180
STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS

No.	DATE

09/21/23 17067

C6.7
GRADING & DRAINAGE PLAN

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
BYP-A1	611.93	18" ADS (IN): 610.30	18" - 24" CONCRETE HEADWALL
BYP-A2	622.50	18" ADS (IN): 618.00 18" ADS (IN): 614.00 18" ADS (OUT): 611.00	SINGLE CURB INLET
BYP-A3	621.59	18" ADS (IN): 616.00 18" ADS (OUT): 615.90	SINGLE CURB INLET
BYP-A4	622.10	18" ADS (IN): 617.45 18" ADS (IN): 617.45 18" ADS (OUT): 617.45	ROLL OVER INLET
BYP-A5	622.02	18" ADS (OUT): 618.80	SINGLE CURB INLET
BYP-B1	622.94	18" ADS (OUT): 618.50	ROLL OVER INLET
BYP-C1	613.63	18" ADS (IN): 612.00	18" - 24" CONCRETE HEADWALL
BYP-C2	624.69	18" ADS (IN): 621.00 18" ADS (OUT): 621.00	SINGLE CURB INLET
BYP-C3	624.68	18" ADS (OUT): 621.25	SINGLE CURB INLET
BYP-D1	618.46	18" ADS (IN): 616.82	18" - 24" CONCRETE HEADWALL
BYP-D2	625.71	18" ADS (IN): 618.10 18" ADS (OUT): 618.00	SINGLE CATCH BASIN
BYP-D3	622.69	18" ADS (IN): 619.35 18" ADS (OUT): 619.25	SINGLE CURB INLET
BYP-D4	623.20	18" ADS (OUT): 620.00	SINGLE CURB INLET
BYP-E1	621.63	18" ADS (IN): 618.50 18" ADS (OUT): 618.40	SINGLE CURB INLET
BYP-E2	624.30	18" ADS (OUT): 621.00	SINGLE CATCH BASIN
ST1-A1	618.08	18" ADS (IN): 616.44	18" - 24" CONCRETE HEADWALL
ST1-A2	623.85	18" ADS (OUT): 620.00	POND 1 OUTLET STRUCTURE
ST1-B1	621.63	18" ADS (IN): 620.00	18" - 24" CONCRETE HEADWALL
ST1-B2	624.05	18" ADS (IN): 620.15 18" ADS (IN): 620.20 18" ADS (OUT): 620.15	JUNCTION MANHOLE
ST1-B3	625.54	18" ADS (IN): 622.10 18" ADS (OUT): 622.00	SINGLE CURB INLET
ST1-B4	625.54	18" ADS (OUT): 622.40	SINGLE CURB INLET
ST1-C1	623.26	18" ADS (IN): 620.20 18" ADS (IN): 620.30 18" ADS (OUT): 620.20	SINGLE CURB INLET
ST1-C2	624.17	18" ADS (IN): 620.90 18" ADS (IN): 620.90 18" ADS (OUT): 620.90	SINGLE CURB INLET
ST1-C3	626.27	18" ADS (IN): 622.73 18" ADS (OUT): 622.79	SINGLE CURB INLET
ST1-C4	626.27	18" ADS (OUT): 622.98	SINGLE CURB INLET
ST1-D1	623.26	18" ADS (OUT): 620.26	SINGLE CURB INLET
ST1-E1	624.17	18" ADS (OUT): 621.20	SINGLE CURB INLET
ST1-F1	622.29	18" ADS (IN): 620.66	18" - 24" CONCRETE HEADWALL
ST1-F2	626.10	18" ADS (OUT): 622.90	SINGLE CURB INLET
ST2-A1	623.00	36" ADS (IN): 619.79 36" ADS (IN): 619.79	60" - 72" CONCRETE HEADWALL
ST2-A2	623.76	36" ADS (OUT): 620.00 36" ADS (OUT): 620.00	OUTLET STRUCTURE
ST2-B1	623.22	18" ADS (IN): 621.59	18" - 24" CONCRETE HEADWALL
ST2-B2	629.60	18" ADS (IN): 622.10 18" ADS (OUT): 622.00	SINGLE CATCH BASIN
ST2-B3	627.47	18" ADS (IN): 623.30 18" ADS (OUT): 623.20	SINGLE CURB INLET
ST2-B4	627.47	18" ADS (OUT): 623.60	SINGLE CURB INLET
ST2-C1	624.23	30" ADS (IN): 621.52	30" - 36" CONCRETE HEADWALL
ST2-C2	632.91	18" ADS (IN): 628.00 30" ADS (IN): 628.00 30" ADS (OUT): 625.00	JUNCTION MANHOLE
ST2-C4	636.93	30" ADS (IN): 630.50 30" ADS (OUT): 630.40	SINGLE CURB INLET
ST2-C5	636.53	30" ADS (IN): 631.10 30" ADS (OUT): 631.10	SINGLE CURB INLET
ST2-C6	637.46	18" ADS (IN): 631.80 30" ADS (IN): 631.80 30" ADS (OUT): 631.70	SINGLE CURB INLET
ST2-C7	639.58	30" ADS (IN): 634.00 18" ADS (IN): 634.00 30" ADS (OUT): 633.87	SINGLE CURB INLET
ST2-C8	642.40	30" ADS (IN): 635.60 30" ADS (OUT): 635.60	SINGLE CURB INLET
ST2-C9	642.40	24" ADS (IN): 636.00 30" ADS (OUT): 635.90	SINGLE CURB INLET
ST2-C10	643.49	18" ADS (IN): 639.60 24" ADS (IN): 636.50 24" ADS (OUT): 636.40	SINGLE CURB INLET

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST2-C11	645.97	24" ADS (IN): 642.00 18" ADS (IN): 640.70 24" ADS (OUT): 637.70	SINGLE CURB INLET
ST2-C12	648.86	24" ADS (IN): 644.60 24" ADS (OUT): 644.50	SINGLE CURB INLET
ST2-C13	648.86	24" ADS (IN): 645.10 24" ADS (OUT): 645.00	SINGLE CURB INLET
ST2-C14	649.70	18" ADS (IN): 645.50 24" ADS (IN): 645.50 24" ADS (OUT): 645.40	SINGLE CURB INLET
ST2-C15	653.84	18" ADS (IN): 650.00 18" ADS (OUT): 649.90	SINGLE CURB INLET
ST2-C16	654.10	18" ADS (IN): 650.40 18" ADS (OUT): 650.30	SINGLE CURB INLET
ST2-C17	659.20	18" ADS (IN): 655.50 18" ADS (IN): 654.80 18" ADS (OUT): 654.70	SINGLE CURB INLET
ST2-C18	659.25	18" ADS (IN): 655.30 18" ADS (OUT): 655.20	SINGLE CURB INLET
ST2-C19	659.25	18" ADS (OUT): 655.70	SINGLE CURB INLET
ST2-D1	647.65	18" ADS (OUT): 644.50	SINGLE CATCH BASIN
ST2-E1	637.76	18" ADS (IN): 632.40 18" ADS (OUT): 632.30	SINGLE CURB INLET
ST2-E2	638.44	18" ADS (IN): 633.10 18" ADS (OUT): 633.00	SINGLE CURB INLET
ST2-E3	641.66	18" ADS (IN): 636.10 18" ADS (IN): 636.10 18" ADS (OUT): 636.00	SINGLE CURB INLET
ST2-E4	646.85	18" ADS (IN): 642.60 18" ADS (OUT): 642.50	SINGLE CURB INLET
ST2-E5	646.85	18" ADS (OUT): 643.00	SINGLE CURB INLET
ST2-G1	640.27	18" ADS (IN): 635.30 18" ADS (OUT): 635.20	SINGLE CATCH BASIN
ST2-G2	646.26	18" ADS (IN): 640.80 18" ADS (OUT): 640.70	SINGLE CATCH BASIN
ST2-G3	649.71	18" ADS (OUT): 645.00	SINGLE CATCH BASIN
ST2-H1	643.50	18" ADS (OUT): 640.00	SINGLE CURB INLET
ST2-I1	645.17	18" ADS (OUT): 642.00	SINGLE CATCH BASIN
ST2-J1	649.99	24" ADS (IN): 646.00 24" ADS (OUT): 645.90	SINGLE CURB INLET
ST2-J2	654.14	24" ADS (IN): 649.50 24" ADS (OUT): 649.40	SINGLE CURB INLET
ST2-J3	654.10	24" ADS (IN): 649.80 24" ADS (OUT): 649.70	SINGLE CURB INLET
ST2-J4	654.68	18" ADS (IN): 650.50 24" ADS (IN): 650.10 24" ADS (OUT): 650.00	SINGLE CURB INLET
ST2-J5	656.82	24" ADS (IN): 651.50 18" ADS (IN): 653.30 24" ADS (OUT): 651.40	SINGLE CURB INLET
ST2-J6	659.34	18" ADS (IN): 655.30 18" ADS (OUT): 655.20	SINGLE CURB INLET
ST2-J7	659.21	18" ADS (OUT): 655.70	SINGLE CURB INLET
ST2-K1	654.68	18" ADS (OUT): 651.00	SINGLE CURB INLET
ST2-L1	655.39	18" ADS (IN): 652.20 24" ADS (OUT): 652.10	SINGLE CATCH BASIN
ST2-L2	661.32	18" ADS (OUT): 658.00	SINGLE CATCH BASIN
ST2-M1	659.22	18" ADS (OUT): 656.20	SINGLE CURB INLET
ST2-N1	641.66	18" ADS (OUT): 637.00	SINGLE CURB INLET
ST3-A1	626.09	36" ADS (IN): 622.87	30" - 36" CONCRETE HEADWALL
ST3-A2	627.75	36" ADS (OUT): 623.00	POND 3 OUTLET STRUCTURE
ST3-B1	626.21	36" ADS (IN): 623.00	30" - 36" CONCRETE HEADWALL
ST3-B3	630.48	24" ADS (IN): 625.40 30" ADS (IN): 625.70 36" ADS (OUT): 625.30	SINGLE CURB INLET
ST3-B4	634.42	24" ADS (IN): 630.60 18" ADS (IN): 630.60 24" ADS (OUT): 630.50	SINGLE CURB INLET
ST3-B5	638.66	24" ADS (IN): 634.50 18" ADS (IN): 635.20 24" ADS (OUT): 634.40	SINGLE CURB INLET
ST3-B5A	641.47	24" ADS (OUT): 637.42	SINGLE CURB INLET
ST3-D2	630.20	30" ADS (IN): 626.00 30" ADS (OUT): 625.90	SINGLE CURB INLET
ST3-D3	631.27	30" ADS (IN): 626.40 30" ADS (OUT): 626.30	SINGLE CURB INLET
ST3-D4	631.27	30" ADS (IN): 626.70 30" ADS (OUT): 626.60	SINGLE CURB INLET
ST3-D5	633.90	30" ADS (IN): 627.60 30" ADS (OUT): 627.50	SINGLE CURB INLET
ST3-D6	633.12	24" ADS (IN): 628.10 30" ADS (OUT): 628.00	SINGLE CATCH BASIN

STORM STRUCTURE TABLE			
ID	RIM	INVERT	TYPE
ST3-D7	636.44	24" ADS (IN): 631.00 24" ADS (OUT): 630.90	SINGLE CATCH BASIN
ST3-D8	641.53	24" ADS (IN): 636.50 18" ADS (IN): 636.50 24" ADS (OUT): 636.40	SINGLE CATCH BASIN
ST3-D9	646.51	24" ADS (IN): 641.70 24" ADS (OUT): 641.60	JUNCTION MANHOLE
ST3-D10	647.97	18" ADS (IN): 644.30 24" ADS (OUT): 643.50	SINGLE CURB INLET
ST3-E1	647.97	18" ADS (IN): 644.70 18" ADS (OUT): 644.60	SINGLE CURB INLET
ST3-E2	648.81	18" ADS (IN): 645.60 18" ADS (OUT): 645.50	SINGLE CURB INLET
ST3-F1	649.13	18" ADS (OUT): 645.90	SINGLE CURB INLET
ST3-H1	634.42	18" ADS (OUT): 631.00	SINGLE CURB INLET
ST3-I1	638.66	18" ADS (OUT): 635.45	SINGLE CURB INLET
ST3-Z1	644.05	18" ADS (OUT): 640.00	SINGLE CATCH BASIN
ST5-A1	617.80	24" ADS (IN): 613.64	18" - 24" CONCRETE HEADWALL
ST5-A2	621.88	24" ADS (OUT): 617.00	POND 5 OUTLET STRUCTURE
ST5-C12	648.95	18" ADS (IN): 644.60 18" ADS (IN): 644.10 24" ADS (IN): 644.60 24" ADS (OUT): 644.00	SINGLE CURB INLET
ST5-C13	650.05	18" ADS (IN): 645.10 18" ADS (OUT): 645.00	JUNCTION MANHOLE
ST5-C14	651.04	18" ADS (IN): 645.80 18" ADS (IN): 645.80 18" ADS (OUT): 645.70	SINGLE CURB INLET
ST5-C15	658.77	18" ADS (IN): 653.80 18" ADS (IN): 653.80 18" ADS (OUT): 653.70	SINGLE CURB INLET
ST5-C16	664.61	18" ADS (IN): 661.10 18" ADS (OUT): 661.00	SINGLE CURB INLET
ST5-C17	664.61	18" ADS (OUT): 662.00	SINGLE CURB INLET
ST5-Q1	648.95	18" ADS (OUT): 645.00	SINGLE CURB INLET
ST5-R1	648.48	24" ADS (IN): 645.00 24" ADS (OUT): 644.90	SINGLE CATCH BASIN
ST5-R2	658.98	24" ADS (OUT): 656.20	SINGLE CATCH BASIN
ST5-S1	650.68	18" ADS (OUT): 646.20	SINGLE CURB INLET
ST5-T1	658.77	18" ADS (OUT): 654.50	SINGLE CURB INLET
ST6-A1	619.64	36" ADS (IN): 614.43	30" - 36" CONCRETE HEADWALL
ST6-A2	618.30	36" ADS (OUT): 615.00	POND 6 OUTLET STRUCTURE
ST6-L1	658.80	18" ADS (OUT): 652.60	SINGLE CATCH BASIN
ST6-M3	664.10	18" ADS (IN): 659.10	JUNCTION MANHOLE
ST6-M4	665.26	18" ADS (IN): 660.50 18" ADS (OUT): 660.40	SINGLE CURB INLET
ST6-M5	665.26	18" ADS (OUT): 660.80	SINGLE CURB INLET

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
BYP-A2	611.00	BYP-A1	610.30	8	8.39%	CIRCULAR	18	ADS
BYP-A3	615.90	BYP-A2	614.00	95	1.99%	CIRCULAR	18	ADS
BYP-A4	617.45	BYP-A3	616.00	28	5.20%	CIRCULAR	18	ADS
BYP-A5	618.80	BYP-A4	617.45	66	2.05%	CIRCULAR	18	ADS
BYP-B1	618.50	BYP-A2	618.00	48	1.04%	CIRCULAR	18	ADS
BYP-C2	621.00	BYP-C1	612.00	25	35.97%	CIRCULAR	18	ADS
BYP-C3	621.25	BYP-C2	621.00	26	0.98%	CIRCULAR	18	ADS
BYP-D2	618.00	BYP-D1	616.82	131	0.90%	CIRCULAR	18	ADS
BYP-D3	619.25	BYP-D2	618.10	107	1.08%	CIRCULAR	18	ADS
BYP-D4	620.00	BYP-D3	619.35	128	0.51%	CIRCULAR	18	ADS
BYP-E1	618.40	BYP-A4	617.45	34	2.77%	CIRCULAR	18	ADS
BYP-E2	621.00	BYP-E1	618.50	43	5.77%	CIRCULAR	18	ADS
ST1-A2	620.00	ST1-A1	616.44	39	9.01%	CIRCULAR	18	ADS
ST1-B2	620.20	ST1-B3	622.00	240	0.75%	CIRCULAR	18	ADS
ST1-B2	620.15	ST1-B1	620.00	21	0.71%	CIRCULAR	18	ADS
ST1-B3	622.10	ST1-B4	622.40	25	1.20%	CIRCULAR	18	ADS
ST1-C1	620.20	ST1-B2	620.15	22	0.22%	CIRCULAR	18	ADS
ST1-C2	620.90	ST1-C1	620.30	162	0.37%	CIRCULAR	18	ADS
ST1-C3	622.79	ST1-C2	620.90	246	0.77%	CIRCULAR	18	ADS
ST1-C4	622.98	ST1-C3	622.73	25	1.00%	CIRCULAR	18	ADS
ST1-D1	620.26	ST1-C1	620.20	25	0.22%	CIRCULAR	18	ADS
ST1-E1	621.20	ST1-C2	620.90	25	1.20%	CIRCULAR	18	ADS
ST1-F2	622.90	ST1-F1	620.66	198	1.13%	CIRCULAR	18	ADS
ST2-A2	620.00	ST2-A1	619.79	14	1.47%	CIRCULAR	36	ADS
ST2-A2	620.00	ST2-A1	619.79	14	1.44%	CIRCULAR	36	ADS
ST2-B2	622.00	ST2-B1	621.59	57	0.72%	CIRCULAR	18	ADS
ST2-B3	623.20	ST2-B2	622.10	167	0.66%	CIRCULAR	18	ADS
ST2-B4	623.60	ST2-B3	623.30	25	1.20%	CIRCULAR	18	ADS
ST2-C2	625.00	ST2-C1	621.52	30	11.77%	CIRCULAR	30	ADS
ST2-C4	630.50	ST2-C5	631.10	32	1.90%	CIRCULAR	30	ADS
ST2-C4	630.40	ST2-C2	628.00	152	1.58%	CIRCULAR	30	ADS
ST2-C6	631.70	ST2-C5	631.10	39	1.52%	CIRCULAR	30	ADS
ST2-C7	633.87	ST2-C6	631.80	126	1.65%	CIRCULAR	30	ADS
ST2-C8	635.60	ST2-C7	634.00	167	0.96%	CIRCULAR	30	ADS
ST2-C9	635.90	ST2-C8	635.60	25	1.20%	CIRCULAR	30	ADS
ST2-C10	636.40	ST2-C9	636.00	43	0.93%	CIRCULAR	24	ADS
ST2-C11	637.70	ST2-C10	636.50	117	1.03%	CIRCULAR	24	ADS
ST2-C12	644.50	ST2-C11	642.00	138	1.82%	CIRCULAR	24	ADS
ST2-C13	645.00	ST2-C12	644.60	25	1.60%	CIRCULAR	24	ADS
ST2-C14	645.40	ST2-C13	645.10	37	0.80%	CIRCULAR	24	ADS
ST2-C15	649.90	ST2-C14	645.50	263	1.67%	CIRCULAR	18	ADS
ST2-C16	650.30	ST2-C15	650.00	30	1.01%	CIRCULAR	18	ADS
ST2-C17	654.70	ST2-C16	650.40	207	2.08%	CIRCULAR	18	ADS
ST2-C18	655.20	ST2-C17	654.80	43	0.92%	CIRCULAR	18	ADS
ST2-C19	655.70	ST2-C18	655.30	25	1.60%	CIRCULAR	18	ADS
ST2-D1	644.50	ST2-C2	628.00	459	3.60%	CIRCULAR	18	ADS
ST2-E1	632.30	ST2-C6	631.80	31	1.61%	CIRCULAR	18	ADS
ST2-E2	633.00	ST2-E1	632.40	48	1.24%	CIRCULAR	18	ADS
ST2-E3	636.00	ST2-E2	633.10	153	1.90%	CIRCULAR	18	ADS
ST2-E4	642.50	ST2-E3	636.10	252	2.54%	CIRCULAR	18	ADS
ST2-E5	643.00	ST2-E4	642.60	25	1.60%	CIRCULAR	18	ADS
ST2-G1	635.20	ST2-C7	634.00	61	1.96%	CIRCULAR	18	ADS
ST2-G2	640.70	ST2-G1	635.30	289	1.87%	CIRCULAR	18	ADS
ST2-G3	645.00	ST2-G2	640.80	201	2.09%	CIRCULAR	18	ADS
ST2-H1	640.00	ST2-C10	639.60	25	1.60%	CIRCULAR	18	ADS
ST2-I1	642.00	ST2-C11	640.70	73	1.79%	CIRCULAR	18	ADS
ST2-J1	645.90	ST2-C14	645.50	31	1.30%	CIRCULAR	24	ADS
ST2-J2	649.40	ST2-J1	646.00	172	1.98%	CIRCULAR	24	ADS
ST2-J3	649.70	ST2-J2	649.50	25	0.80%	CIRCULAR	24	ADS
ST2-J4	650.00	ST2-J3	649.80	42	0.48%	CIRCULAR	24	ADS
ST2-J5	651.40	ST2-J4	650.10	101	1.28%	CIRCULAR	24	ADS
ST2-J6	655.20	ST2-J5	653.30	116	1.64%	CIRCULAR	18	ADS
ST2-J7	655.70	ST2-J6	655.30	25	1.59%	CIRCULAR	18	ADS
ST2-K1	651.00	ST2-J4	650.50	25	2.00%	CIRCULAR	18	ADS
ST2-L1	652.10	ST2-J5	651.50	55	1.08%	CIRCULAR	24	ADS

STORM PIPE TABLE								
INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
ST2-L2	658.00	ST2-L1	652.20	260	2.23%	CIRCULAR	18	ADS
ST2-M1	656.20	ST2-C17	655.50	25	2.80%	CIRCULAR	18	ADS
ST2-N1	637.00	ST2-E3	636.10	25	3.60%	CIRCULAR	18	ADS
ST3-A2	623.00	ST3-A1	622.87	20	0.62%	CIRCULAR	36	ADS
ST3-B3	625.30	ST3-B1	623.00	231	1.00%	CIRCULAR	36	ADS
ST3-B4	630.50	ST3-B3	625.40	231	2.21%	CIRCULAR	24	ADS
ST3-B5	634.40	ST3-B4	630.60	249	1.52%	CIRCULAR	24	ADS
ST3-B5A	637.42	ST3-B5	634.50	166	1.76%	CIRCULAR	24	ADS
ST3-D2	625.90	ST3-B3	625.70	30	0.67%	CIRCULAR	30	ADS
ST3-D3	626.30	ST3-D2	626.00	43	0.70%	CIRCULAR	30	ADS
ST3-D4	626.60	ST3-D3	626.40	25	0.80%	CIRCULAR	30	ADS
ST3-D5	627.50	ST3-D4	626.70	126	0.64%	CIRCULAR	30	ADS
ST3-D6	628.00	ST3-D5	627.60	42	0.96%	CIRCULAR	30	ADS
ST3-D7	630.90	ST3-D6	628.10	213	1.32%	CIRCULAR	24	ADS
ST3-D8	636.40	ST3-D7	631.00	307	1.76%	CIRCULAR	24	ADS
ST3-D9	641.60	ST3-D8	636.50	149	3.41%	CIRCULAR	24	ADS
ST3-D10	643.50	ST3-D9	641.70	87	2.07%	CIRCULAR	24	ADS
ST3-E1	644.60	ST3-D10	644.30	25	1.20%	CIRCULAR	18	ADS
ST3-E2	645.50	ST3-E1	644.70	39	2.05%	CIRCULAR	18	ADS
ST3-F1	645.90	ST3-E2	645.60	30	1.01%	CIRCULAR	18	ADS
ST3-H1	631.00	ST3-B4	630.60	25	1.60%	CIRCULAR	18	ADS
ST3-I1	635.45	ST3-B5	635.20	25	1.00%	CIRCULAR	18	ADS
ST3-Z1	640.00	ST3-D8	636.50	149	2.35%	CIRCULAR	18	ADS
ST5-A2	617.00	ST5-A1	613.64	33	10.09%	CIRCULAR	24	ADS
ST5-C12	644.00		640.50	204	1.71%	CIRCULAR	24	ADS
ST5-C13	645.00	ST5-C12	644.10	117	0.77%	CIRCULAR	18	ADS
ST5-C14	645.70	ST5-C13	645.10	47	1.29%	CIRCULAR	18	ADS
ST5-C15	653.70	ST5-C14	645.80	232	3.41%	CIRCULAR	18	ADS
ST5-C16	661.00	ST5-C15	653.80	257	2.80%	CIRCULAR	18	ADS
ST5-C17	662.00	ST5-C16	661.10	25	3.60%	CIRCULAR	18	ADS
ST5-Q1	645.00	ST5-C12	644.60	25	1.60%	CIRCULAR	18	ADS
ST5-R1	644.90	ST5-C12	644.60	33	0.90%	CIRCULAR	24	ADS
ST5-R2	656.20	ST5-R1	645.00	304	3.68%	CIRCULAR	24	ADS
ST5-S1	646.20	ST5-C14	645.80	27	1.47%	CIRCULAR	18	ADS
ST5-T1	654.50	ST5-C15	653.80	25	2.80%	CIRCULAR	18	ADS
ST6-A2	615.00	ST6-A1	614.43	22	2.61%	CIRCULAR	36	ADS
ST6-L1	652.60		650.80	171	1.05%	CIRCULAR	18	ADS
ST6-M4	660.40	ST6-M3	659.10	126	1.03%	CIRCULAR	18	ADS
ST6-M5	660.80	ST6-M4	660.50	25	1.20%	CIRCULAR	18	ADS

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

ENGINEERING CRUNK

AGRICULTURE — REGISTERED LANDSCAPE ARCHITECT — 9/21/23 — 1134189 — STATE OF TENNESSEE

GREENS MILL ROAD - PHASE 1
LAND DISTURBANCE PLANS
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

09/21/23 17067

C6.8

STORM PIPE & STRUCTURE TABLES

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 051, Parcel 55.00
Project Name: Landing at Greens Mill - Phase 1C

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

THIS AGREEMENT, made this 16 day of September, 20 24 , by and between Safe Harbor Residential 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 ONWER(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 Koby DuMont

Title Division President

Signature

Owner Greens Mill, LLC

Address 308 Letterman Drive

City, State ZIP Knoxville, TN 37919

STATE OF Tennessee
COUNTY OF Robertson

Before me, Lisa Drzezgowski of the state and county mentioned, personally appeared Koby DuMont, 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 16th day of September 2024.

Lisa Drzezgowski
Notary Public

My Commission Expires: August 18 2026

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:_____

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 (onlama.com)

ADDRESS/LOCATION	2558 Greens Mill Rd., Columbia, TN 38401		
	TAX MAP: 51	GROUP:	PARCEL: 55.00
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 27 build-able lots, dedication of Right of Way, and Easements.		

DATE OF PRE-APPLICATION CONFERENCE	08/28/2024	*Pre-application meetings are scheduled for Wednesdays.*

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

	Plats/PUDs: ☐ Project Name (include Sections & Phases) The Landing at Greens Mill Rd. - Phase 1C ☐ Total Number of Lots/Residential Units 27 ☐ Square Footage of Non-Residential Floor Space ☐ Total acreage 6.67 acres

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

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

NAME	Crunk Engineering, LLC	PHONE	615-873-1795
ADDRESS	7112 Crossroads Blvd., #201, Brentwood, TN 37027	EMAIL	adam@crunkeng.com

PROPERTY OWNER NAME	Safe Harbor Residential	PHONE	865-622-1774
ADDRESS	105 Westpark Dr., #365, Brentwood, TN 37027	EMAIL	taylor@safeharborresidential.com

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Adam Crunk, PE		09/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Thomas DeMont		9-16-2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, September 10, 2024

ITEM NO.
24-0376

DESCRIPTION: 236 Bear Creek Pike Bear Creek Pump Station Parcel: 090 017.06

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald; he and Kevin McCarthy, AICP will jointly prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with questions about the development review process or technical comments. One or both of the planners should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Advisory note: Proposed development is in SFHA, and as such, buildings will be required to meet Floodplain Management Standards. In addition, ECs will be required pre and post development.
4. Please provide a complete application signed by all parties on or before Monday, September 16th.

Engineering

5. Provide a preliminary plat
6. Final plat must be signed by all owners

Fire

7. No comments

Maury County Schools

8. No comment.

CITY OF COLUMBIA TENNESSEE

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

Police

9. No comment provided.

Building

10. No comments.

Columbia Water

11. No comments

Public Works

12. No comments.

Columbia Power

13. 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.
14. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Duck River Electric Membership Corp

15. No comments.

Maury County Highway Dept.

16. No comments provided.

Atmos Energy

17. No comment.

Wastewater

18. No comment.

CITY OF COLUMBIA TENNESSEE

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

Maury County E911

19. No comment provided.

ATT

20. No comment provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact kmccarthy@columbiatn.com or msanders@columbiatn.com if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

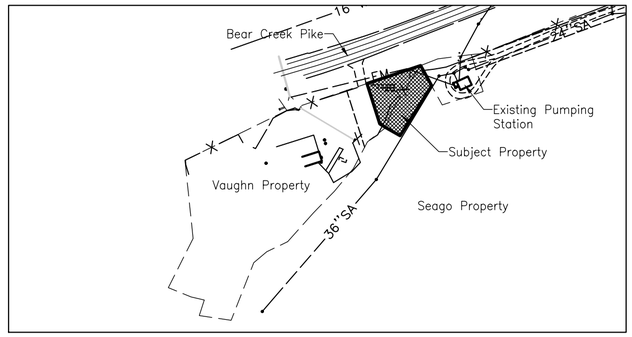
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TN GRID NORTH

Line Table

LINE	BEARING	DISTANCE
L1	N 60°13'45" W	38.73'
L2	N 58°36'30" W	16.01'
L3	S 27°27'48" W	13.85'
L4	S 33°43'03" W	34.34'
L5	S 31°53'52" W	90.29'
L6	S 20°43'52" W	41.58'
L7	S 20°43'52" W	0.47'

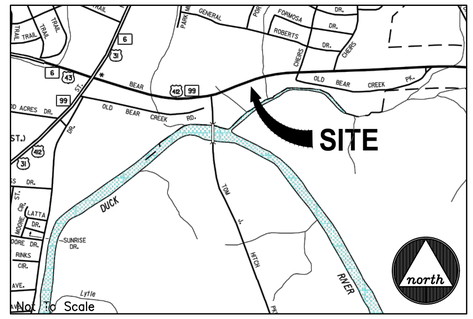
Property Inset

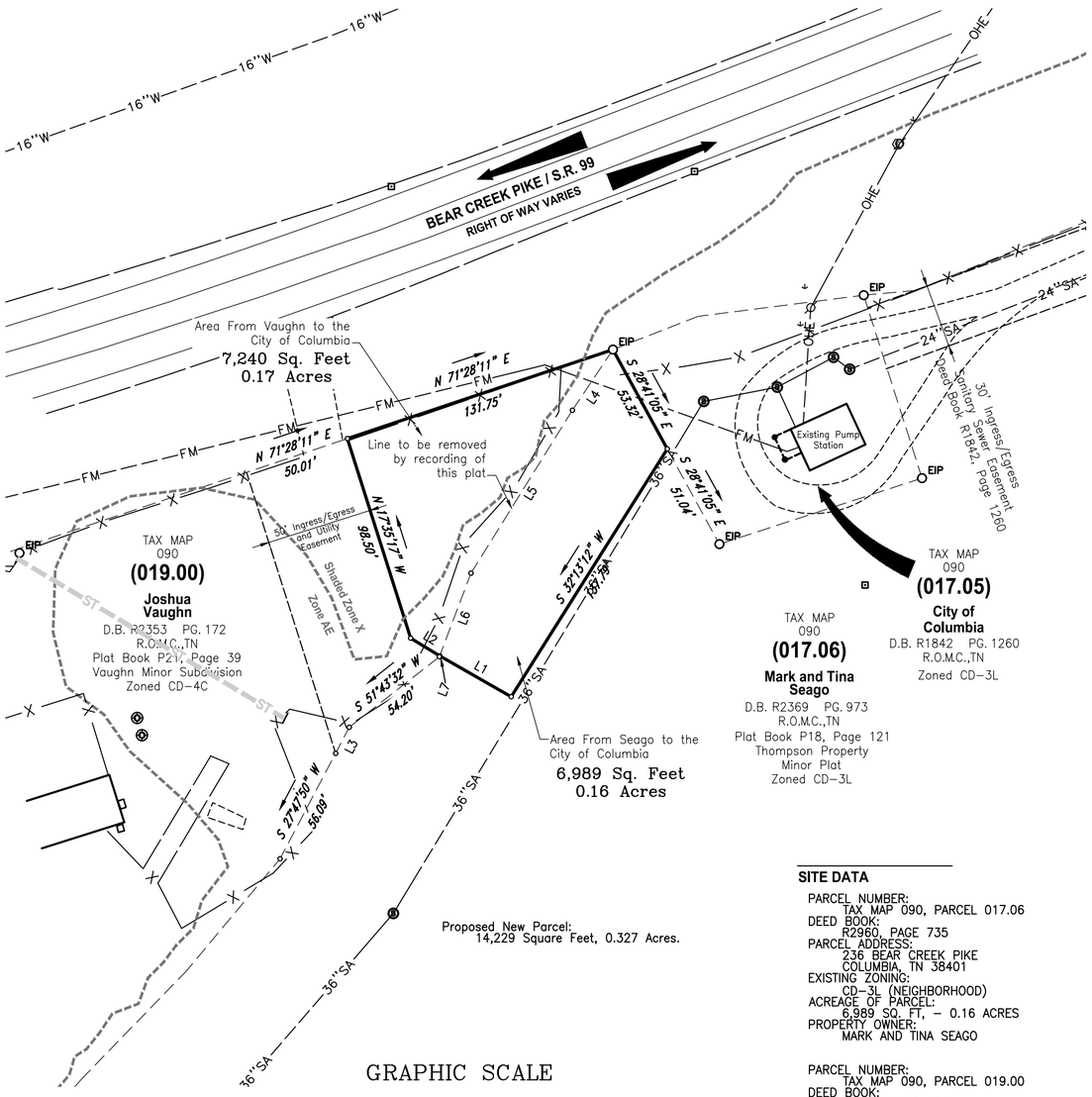


PURPOSE NOTE:
The purpose of this final plat is to create 1 parcel of land for a proposed sanitary sewer pump station.

DRIVEWAY NOTE:
All driveways shall be constructed to contain gutter flow within the street and right-of-way.

Location Map





Surveyor's Notes

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. The area of the parcel is as shown hereon.
7. This property currently identified as Tax Map No. 090, Parcel No. 017.06 & 019.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: as noted
9. Deed reference: as noted
10. Bearings based on: Tennessee State Plane (NAD83).
11. 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.
12. This survey was prepared from current deeds of record and title search as provided by others and noted hereon.
13. 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.
14. 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.
15. The certification is not an expressed or implied warranty or guarantee.
16. The property as shown hereon IS located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0170E, dated April 16, 2007, as scaled graphically, and shown hereon.
17. There is a 10' Public Utility and Drainage Easement along the front and rear property lines and 5' on all interior side property lines.

SITE DATA

PARCEL NUMBER:
TAX MAP 090, PARCEL 017.06
DEED BOOK:
R2960, PAGE 735
PARCEL ADDRESS:
236 BEAR CREEK PIKE
COLUMBIA, TN 38401
EXISTING ZONING:
CD-3L (NEIGHBORHOOD)
ACREAGE OF PARCEL:
6,989 SQ. FT, – 0.16 ACRES
PROPERTY OWNER:
MARK AND TINA SEAGO

PARCEL NUMBER:
TAX MAP 090, PARCEL 019.00
DEED BOOK:
R2353, PAGE 172
PLAT BOOK P18, PAGE 121
PARCEL ADDRESS:
200 BEAR CREEK PIKE
COLUMBIA, TN 38401
EXISTING ZONING:
CD-4C (NEIGHBORHOOD)
ACREAGE OF PARCEL:
7,240 SQ. FT. – 0.17 ACRES
PROPERTY OWNER:
JOSHUA VAUGHN

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 SEE BELOW, Page SEE BELOW, 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.

Map 090, Parcel 019.00 - Deed Book R2353, page 172

Date _____ Joshua Vaughn

Map 090, Parcel 017.06 - Deed Book R2369, page 973

Date _____ Mark Seago

Date _____ Tina Seago

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 BEAR CREEK PIKE - PUMPING STATION 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.

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

Register of Deed Recording Stamp



allen@wesengineers.com

Legend

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

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

Client
David Elizabeth Contractors LLC.
1427 Arrowhead Drive
Brentwood, TN 37027
931-451-7825

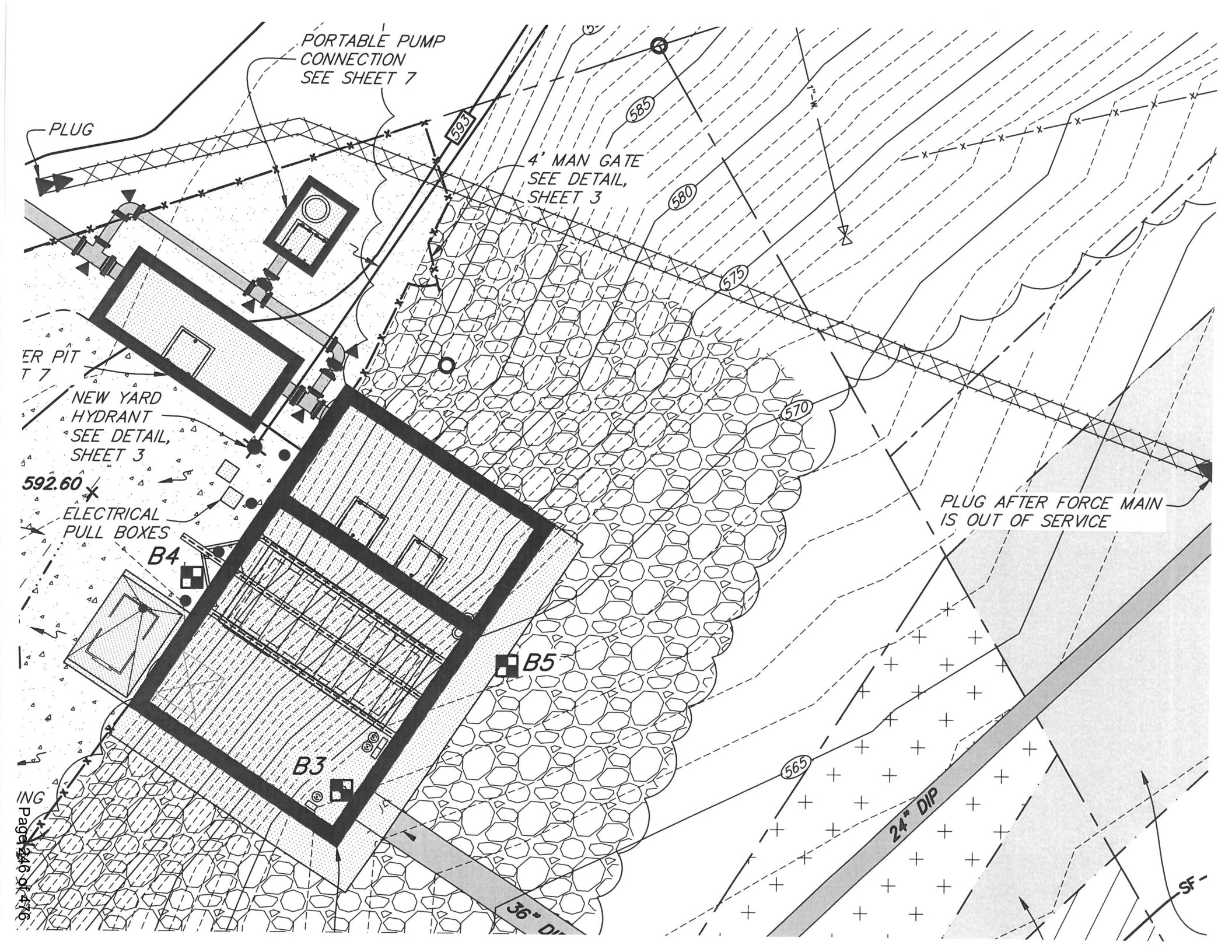
FINAL PLAT
BEAR CREEK PIKE - PUMPING STATION
COLUMBIA, TN 38401

DATE	REVISIONS

Drawn: EB Checked: AO Approved: AO Date: 8-8-24

Job. no. 24556 Scale: Vertical: 1"=50' Horizontal:

FILE: J:\WES_Engineers_Surveyors 2024\24556 - Bear Creek Pump Station = City of Columbia\Dwg\Survey\01 - Survey\24556 Bear Creek Survey.dwg


PORTABLE PUMP CONNECTION SEE SHEET 7
PLUG
593
585
4' MAN GATE SEE DETAIL, SHEET 3
580
575
570
565
ER PIT T 7
NEW YARD HYDRANT SEE DETAIL, SHEET 3
592.60
ELECTRICAL PULL BOXES
B4
B5
B3
PLUG AFTER FORCE MAIN IS OUT OF SERVICE
24" DIP
36" DI
ING

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

August 13, 2024

Wauford
Daniel Tribble, P.E.
Manager of Engineering Services
2835 Lebanon Pike
Nashville, TN 37214
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 *

CITY OF
COLUMBIA
TENNESSEE

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

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
- ☑ 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.

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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.

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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.
- ☑ 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:

Allen O'Leary		8/23/24
Print Name	Signature	Date

Rev. 2/7/2024

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 (onlama.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	*Pre-application meetings are scheduled for Wednesdays.*

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

	Plats/PUDs: ☐ Project Name (include Sections & Phases) Bear Creek Pump Station ☐ Total Number of Lots/Residential Units 1 LOT ☐ Square Footage of Non-Residential Floor Space ☐ Total acreage

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

APPLICANT

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

NAME	City of Columbia Waterwater Dept.	PHONE	931-560-1001
ADDRESS	1244 Treatment Plan Road Columbia, TN 38401	EMAIL	dboshers@columbiatn.gov

PROPERTY OWNER NAME	Mark and Tina Seago	PHONE	931-698-7964
ADDRESS	236 Bear Creek Pike 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 J Boshers
APPLICANT NAME

Donald Boshers
APPLICANT SIGNATURE

08/19/2024
DATE

Mark & Tina Seago
PROPERTY OWNER NAME

Mark & Tina Seago
PROPERTY OWNER SIGNATURE

8/19/24
DATE

Rev. 2/7/2024

Honey Farms Preliminary PUD Master Plan

Project #:	24-0230	Location:	Map 51 Parcel 58
Applicant:	Gray Harrison, PE	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	Townhomes

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Planned Unit Development Master Plan approval for a 25 +/-acre development parcel within a PUD-R Character District. The plan proposes 174 townhomes and associated retaining walls. In addition, this proposal includes the establishment of new urban neighborhood street sections, infrastructure, and civic spaces.

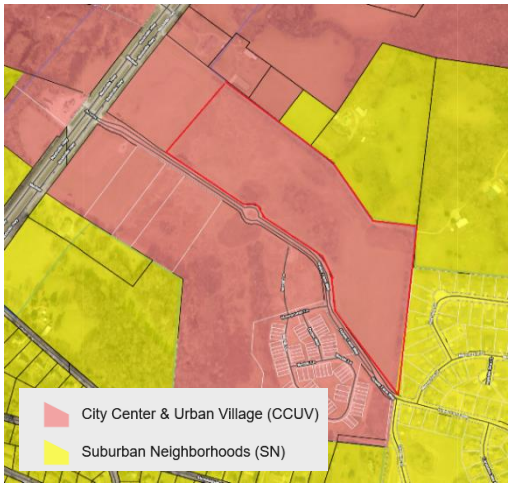
- The applicant requests to deviate from the base standards of the PUD-R to allow a 7.5' side setback instead of the maximum 10' min. side setback for townhome units. In addition, rear setbacks are less than 10'. The applicant also proposes that rear setback to be measured 20' to the center line of rear alleyways in the same manner as base character districts.
- As part of the PUD, the applicant also proposes a deviation from the default standards to allow retaining walls, walkways, driveways, and alleys in the required 75' parcel buffer.
- A PUD deviation has been requested to allow to allow Alley E in the master plan to terminate without connecting to a street throughfare, and to allow alleys C and E to deviate from a 20' ROW section with a 30' ROW section for fire apparatus access to all units within 150'.
- A PUD deviation has been requested to allow for façade window sill height to be 4' from the required 5' window sill height. This deviation is within the parameter of a 20% adjustment and is in similar precedent of previous multi-family approvals under this Zoning Ordinance.
- A PUD deviation has been requested to allow for retaining walls to exceed 3' in the required front yard of building sites and 4' in the required side yard of building sites.
- Any approval should be conditioned on the timely submittal of "as-approved" plans, which reflect the substance of the plans approved by the Planning Commission, as determined by the Zoning Administrator and the City Engineer.
- The Planning Commission is a **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.M of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master Plan, and property with a Preliminary and Final Plat. Sample motion templates are crafted at the end of this report.

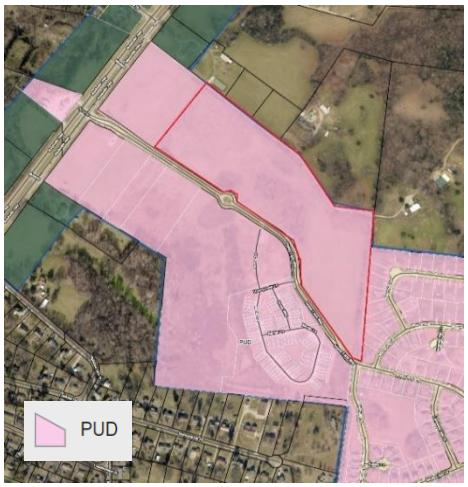
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	Vacant Land	Townhomes	+ /- 25 Acres



FUTURE LAND USE MAP (City Center & Urban Village)	ZONING MAP (PUD-R)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	**City Center & Urban Village**	**PUD-R**	**Vacant**
North	**City Center & Urban Village/ Suburban Neighborhoods**	**Not in City Limits (*County Zoning*)**	**Single-Family Residential**
South	**City Center & Urban Village**	**PUD-MU/ PUD-R**	**Townhomes/ Vacant Land (*Future Commercial*)**
East	**Suburban Neighborhoods**	**PUD-R**	**Single-Family Residential**
West	**City Center & Urban Village**	**PUD-MU**	**Vacant Land (*Future Commercial*)**

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a

pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



Activate (City Policies Foster Proactive Change)
Protect (City Policies Minimize Change to Established Land Use)
Facilitate (City Facilitates Orderly Market-Driven Change)

CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- **The proposed Planned Unite Development Preliminary Master Plan conforms to most of the bulk standards of the Ordinance within a PUD-R Character District. Described below are the building types proposed for this Site Development Plan.**
    - The Zoning Ordinance permits single family homes, small and large multi-family buildings, and civic buildings in a PUF-R. All proposed uses must conform to the uses as outlined in § 4.3.1 E of the Zoning Ordinance. The proposed Preliminary PUD Master Plan depicts 174 townhome units. Among the total unit mix, 72 units are proposed to be 26' wide with 102 units being 22' wide.
    - Eighty percent of the proposed buildings enfront an Urban Neighborhood thoroughfare type as required by the Zoning Ordinance. In addition, 36 units (20%) enfront an extended width pedestrian path. This pedestrian path is located at the northern boundary of the development site behind units 64-86, with an additional pedestrian path enfroting units 150-163 at the frontage of the development site along Honey Farm Way (*an existing ROW*).
    - Two building sites are dedicated civic spaces.
    - Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per § 4.3.1-E (building, lot & building site standards) of the Zoning Ordinance for a PUD-R character district in which the subject property is zoned. Table 2 describes the design standards of the Zoning Ordinance per § 4.3.1-K of the Zoning Ordinance within a PUD-R District.

Table 1 (PUD-R) District Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min (townhomes); 180 ft. maximum with an allowment of 8 maximum townhomes in a single row.	All units are 22 and 26 ft collectively with no townhome rows having more than 8 units.
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	All lots/ building sites enfront a thoroughfare street section with principal entrance enfronting this section. In addition, 36 units enfront an extended pedestrian path as allowed per the

		Zoning Ordinance of up to 20% of all units within a development site.
Building Height:	2-3 Stories (Townhomes)	2 Stories
Frontage Buildout:	60% min/ 40% min for Commercial	All buildings have at least a 60% minimum frontage building as calculated on the site plan per building site widths.
Parking:	2 spaces per dwelling unit (townhomes)	*See parking section*
Density:	12 Density Units Per Acre	6.8 Density Units Per Acre
Setbacks:	**Principal Buildings** **Front:** 15 ft. minimum/ 35 ft. maximum **Side:** – 0 ft. min attached/ 10 ft-24 ft. **Rear:** 10 ft.	**Principal Buildings** **Front:** – 15ft. **Side:** - 0 ft. (7.5 ft at end units) **Rear:** - 3 ft.

Townhome Design Standards:

Table 2 (PUD-R) District Architectural Standards		
Design Standards:	**Required**	**Proposed**
Vertical Composition:	Identifiable Base, Middle, & Cap	All elevations contain a defined base, middle, and cap. This is achieved by a rowlock brick course at the base, defined middle, and decorative eaves with gable roof design.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line	All facades enfront a throughfare street section/pedestrian path
Façade Openings:	20 ft. or less spacing for windows/doors	All windows are spaced at least 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront/ 70% shopfront	All façade elevations indicate a façade glazing of at least 20% or more.
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned.
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned with windows on other floors including windows found on the 1st floor.
Window Types:	Single-hung, double-hung, casement	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.

Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details below window sills
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (*applicable to residential as proposed*)	Applicant is requesting a deviation to allow for a 4' window sill height.
Porch Frontages:	Min six ft. clear depth, excluding rails, pillars, columns	Min seven ft of clear depth.
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	Elevations are divided among buildings with a minimum 60 percent frontage buildout among building sites. Multi-family facades are differentiated by materials and colors among the block face.
Roof Type & Pitch:	Hip/ Gable/ Flat	Gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of a brick base & fiber cement board cladding.
Foundation Cladding:	Brick or Natural Stone	All elevations have a brick foundation cladding at the principal frontage.
Garage Location:	3rd Layer (20 ft. behind primary façade)	All garages are located in the 3rd layer being alley loaded at rear of elevation.
Garage Design:	Min. interior dimensions 10 X 20 per vehicle Parking Space. Garage door must have ornamental lighting above with a carriage house door design.	All garage dimensions meet the minimum interior requirement of 12 X 20. Garage being in the 3rd layer; no ornamental light is required.
Garage Door Width:	9ft width with 2ft separation between door	Being in the 3rd layer, garage door width minimum is not required.
Changes in Building Materials:	Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage.	Facades consist of primary materials of fiber cement board and brick. Theses primary materials continue along the full length of facades and continue into the 2nd layer. Rear elevations that are not primary facades consist of the same materials of brick and fiber cement board.
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	No more than 3 colors are used on any townhome unit.

Retaining Walls:

- This site development plan proposes several frontage retaining walls that exceed the maximum height permitted for such walls when proposed on a lot/building site. Section 4.3.10 (*Encroachments*) of the Zoning Ordinance indicate that retaining walls are permitted in a required setback/yard of up to a 3' maximum height at the front/street yard, 4' maximum height in a side yard, and 6' maximum in a rear yard area. This site development plan proposed retaining walls in the street yards that exceed 3' in the front yard and 4' in the side yard. In addition, retaining walls are proposed outside of dedicated yard areas located in the northern boundary line the required 75' buffer area that is proposed at +/- 5' with an additional wall proposed at +/- 11.5'. As highlighted in the proposed Preliminary PUD Master Plan, red lines indicate retaining walls that exceed the maximum height for retaining walls per section § 4.3.10 (*Encroachments*) of the Zoning Ordinance. The green lines represent walls within the permitted parameters. An additional cut sheet indicates elevations with retaining walls enfronting Honey Farm Way.



Alley Sections:

Table 2.3.2.L of the Zoning Ordinance indicate that alley assemblies and standards are required to consist of a 20 ft right-of-way width including a pavement width of 16 ft with a 12-inch ribbon curb on each side of the alleyway. Initial fire comments indicated that all units must have an apparatus access in order to be served within 150' from a hose pull. The applicant in coordination with staff discussed several alternative solutions to ensure that all units can be adequality accessed within 150' of a hose pull from an apparatus. In coordination with fire, engineering, and planning, it was an accepted exception to request a deviation from a 20' alley right-of-way to a 30' right-of-way with Alley C and E as proposed on the Site Development Plan. **Fire has requested that white sign with red letters stating "No Parking Fire Access" at each end of the 30' right of way alleys and every 100' within the alleys be placed.**

Civic Spaces:

- The Zoning Ordinance requires at least 5% but not more than 20% of the proposed Site Development Plan's gross acreage be designated as Civic Space(s). According to Table 5.3.3-A of the Zoning Code, certain Civic Space types are applicable per district. As per the site development plan, 5.4% of the site is allocated as civic space. This site development plan indicates two civic spaces dedicated as a Green & Pocket Park with each civic space containing a playground within its boundaries. A ring is shown indicating that there is a playground located within an 800' distance of all residential uses within the development site. 5.3.3 of the Zoning Code (*Civic Space Required*) requires that each civic space except a playground or community garden have a minimum of 50% of its perimeter enfronting a thoroughfare.

Civic Space Types for Development Plan	Number/ Size	Area/ Enfrontment
Green with Playground Use	1 (*0.5 acres minimum/ 8 acres maximum*)	1.2 acres / full perimeter enfrontment
Playground	1 (*500 Sq ft. minimum/ 0.5 acres maximum*)	0.2 acres/ NA enfrotnment requirement

Project Buffering/Landscaping:

- According to § 4.3.11. H of the Zoning Ordinance, a parcel buffer shall be applied for any new development or structure adjacent to a single-family dwelling. Per table 4.3.11 (H) a PUD-MU district requires a 75' buffer. This buffer is required along the northern boundary line of the site and along the eastern boundary line. The applicant has requested a deviation to allow for site improvements such as retaining walls, sidewalks, trash enclosures, and sidewalks to be placed 20 ft in the required 75 ft buffer area with the notation that no building is closer than 90 ft. from any property line.
- Street trees have also been provided, adhering to the requirement of one tree for every fifty linear feet of an Urban Neighborhood Street section (Zoning Ordinance **Table 5.2.2.G-1**).

Tree Canopy Cover Retention:

- Section **4.3.16** of the Zoning Ordinance requires a percentage of existing tree cover to be preserved based upon the existing canopy on the development site. A PUD-R character district has a tree canopy retention based off the existing tree canopy. The applicants tree canopy retention plan indicates that 5.08 acres (20%) of the 26-acre site is existing tree canopy. Table 4.3.16 L of the Zoning Ordinance indicates that a site with 40-59% existing tree canopy cover is required to retain 48% of the site as a tree save area with 2.44 acres to be preserved. This site development plan indicates 1.39 acres of the tree canopy is to be preserved as a tree save area with an additional 2.44 acres of tree canopy to be replanted on the site. The existing tree canopy to be replanted is proposed along the eastern boundary line. The landscape plan on the site development plan indicates that a solid row of shade trees is proposed along this boundary line.

Thoroughfare Standards/ Façade Enfrontment:

- **This Development Plan and Preliminary Plat conforms to the standard for block formation and network connectivity when utilizing an Urban Center Street section.**
    - Section **5.2.2.E** requires that all Thoroughfares terminate at other Thoroughfares or Internal Drives, forming a network. This site development plan provides the required street section utilizing an Urban Neighborhood Street section that consist of a 65' ROW and includes street parking, a planter strip, and a 5' sidewalk on both sides of the street section.

Parking:

- 2 parking spaces are required per townhome dwelling with 348 spaces required for all 174 units. This site development plan indicates all units consisting of 2 parking spaces with each garage being 12 X 20 to account for both spaces at 205 spaces and including 233 driveway spaces for a total of 438 spaces dedicated on each townhouse building site. When including 206 on-street spaces, this Site Development Plan totals 644 spaces.

REVIEW PROCESS

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.M of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. Approval of a Master PUD Development Plan [is] subject to the Planning Commission 's and the City Council 's first making formal, written that the proposed Development, such applications, and approvals:

a. conforms to all applicable standards and requirements of this Ordinance,

b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;

c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately addresses all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.M.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning

Commission shall consider the […] recommendations from the Zoning Administrator and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to rend a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.U)

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The Development Review Committee reviewed the proposed Preliminarily PUD Master Plan at its June and July 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

- **Planning** noted the use of multiple retaining walls exceeding the height standards required in a permitted yard area. The applicant responded by requesting a deviation; however, indicating sections of walls highlighted above in green meeting the height requirement when walls are placed in yard areas.
- **Engineering** noted that this site development plan is subject to approval of an executed Traffic Impact Study. This study has been completed and submitted to engineering for approval. In addition, it has been noted that additional drainage infrastructure may be required along berm behind Alley A (*west property line*).
- **Wastewater** noted there is not enough capacity at the Upper Pump Station such that action is required by the developer. Columbia Wastewater would like to note that the original PUD stipulates that the owner eliminates the lower pump station by tying that lower pump station sewer shed to the Rutherford Creek Line. There is a feasible alternative to this Pump Station elimination, which includes upgrading the Upper Pump Station pumps which this development would utilize, which would require the ultimate flow rate to be 455 GPM. The applicant has responded noting that the sewer department has provided an updated will-serve letter allowing the project to be served through the existing force main system with an upgrade to lift station #2 pump which the project proposed to construct.
- **Columbia Water** indicated that the water availability letter was issued on **May 17th, 2024** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

COMMENTS FROM PLANNING STAFF

This Proposed Planned Unit Development Preliminary Master Plan includes several deviations from the base PUD-R standards. These deviation include include retaining walls, buffering, and rear/side setbacks.

SAMPLE MOTIONS

Approve:

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented *[, subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

24-0205 PLANNED UNIT DEVELOPMENT

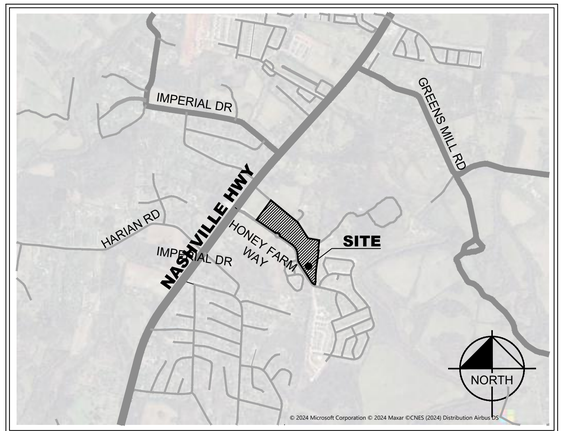
HONEY FARM CROSSING

2248 NASHVILLE HIGHWAY
COLUMBIA, TN

INITIAL SUBMITTAL: MAY 20, 2024
RESUBMITTAL: JUNE 21, 2024
RESUBMITTAL: JULY 15, 2024
RESUBMITTAL: JULY 26, 2024

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

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN
MAP AND PARCEL ID:	MAP 051, PARCEL 058.00
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Number	Title
C0-00	COVER
C0-02	SURVEY BY GEOSURVEY
C0-03	SURVEY BY GEOSURVEY
C2-00	SITE LAYOUT - OVERALL
C2-10	SITE LAYOUT - ENLARGEMENT
C2-11	SITE LAYOUT - ENLARGEMENT
C2-12	TABULAR DATA
C2-50	PARKING EXHIBIT
C2-51	PARKING EXHIBIT
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-10	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-11	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-12	RETAINING WALL - ENLARGEMENT
C4-13	RETAINING WALL - ENLARGEMENT
C4-14	FIRE ACCESS PLAN
C4-15	FIRE ACCESS PLAN
C4-50	ELEVATION EXHIBIT
C4-51	ELEVATION EXHIBIT
C5-00	UTILITY PLAN - OVERALL
C5-10	UTILITY PLAN - ENLARGEMENT
C5-20	UTILITY PLAN - ENLARGEMENT
C6-00	PUD VARIANCE EXHIBIT
L0-00	TREE CANOPY EXHIBIT
L1-00	LANDSCAPE PLAN
L1-10	LANDSCAPE PLAN - ENLARGEMENT
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-20	FOUNDATION PLANTING PLAN
L1-21	FOUNDATION PLANTING PLAN
L1-50	LANDSCAPE DETAILS
A1-00	ARCHITECTURAL PERSPECTIVE - FRONT
A1-01	ARCHITECTURAL FLOOR PLAN - MITCHELL
A1-02	ARCHITECTURAL FLOOR PLAN - PORTSMOUTH
A1-03	ARCHITECTURAL ELEVATION - FRONT
A1-04	ARCHITECTURAL ELEVATIONS - SIDE & REAR
A1-05	ARCHITECTURAL ELEVATION EXHIBIT

PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Side Setback/Yard, 10 ft. min., 24' max.

Proposed Variance: Side Setback/Yard, 7.5 ft. min., 24' max.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 6 ft. min. setback, the requested reduction to a 7.5 ft. min. side setback allows for adequate spacing between project buildings while also accomplishing the desired street frontage character.

Variance Request 2

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed no closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 3

Ordinance Requirement: 5.2.2.E. Thoroughfares and Internal Drive Standards, Network/Connections, Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives.

Proposed Variance: Alley E is allowed to terminate with a dead end condition at the Honey Farm Way frontage.

Justification: The connection of the alley to Honey Farm Way would create an unsafe and undesirable traffic pattern. Access to the alley is provided on the opposite side of the building adjacent to Honey Farm Way.

Variance Request 4

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Rear Setback, 10 ft. min.

Proposed Variance: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 5

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Building Standards, Building Composition, Finished Floor Level Min. 18 in. above finished grade at Façade.

Façade, Façade window sill height, 5 ft. min. above average grade at Façade.

Proposed Variance: Finished Floor Level Min. 12 in. above finished grade at Façade, façade window sill height, 4 ft. min. above average grade at facade.

Justification: The proposed town home product construction type is slab on grade which is limited to a maximum 12 in. turn down at the front grade elevation making the finished floor level 12 in. above finished grade min/max. Common window sill height for residential construction is 36" making the total proposed height from finished grade to window sill 4 ft.

Variance Request 6

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Private Landscaping and Fencing Standards, Walls & Fencing (not including screens), Height 3.5-4 ft. at frontage; otherwise, 6' max; height measured from avg. undisturbed grade of adjacent property at property line.

Proposed Variance: At Building frontage Max Height of 6.5 ft., Retaining wall max height of 9.5 ft.

Justification: Due to topography on site the max retaining wall heights need to be increased to achieve building frontage requirements to public thoroughfares.

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: GRAY HARRISON, P.E.
PHONE: (615) 564-2701

LANDSCAPE ARCHITECT
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SURVEY
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CONTACT: TYLER STAMM
PHONE: (615) 603-8702

DEVELOPER

FORESTAR

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

PLANS PREPARED BY

Kimley»Horn

4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
Main: (615) 564-2701 | www.kimley-horn.com

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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118621000	C0-00	35

ENGINEER'S SEAL



Know what's below. Call before you dig.

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER Jul 26, 2024 12:50pm by: william.irby

Honey Farm Crossing - 021 project phase

C0-02 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 47119C0190E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RM1–PUD" (HIGH DENSITY RESIDENTIAL & COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICTS) AS SHOWN ON THE ZONING MAP OF CITY OF COLUMBIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT–OF–WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT–OF–WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF GLEN H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #455, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.

2> HONEY FARM PHASE 1, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.

3> HONEY FARM PHASE 1, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 157, MAURY COUNTY RECORDS, AUGUST 8, 2014.

4> HONEY FARM PHASE 1, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20220763CTN, EFFECTIVE DATE APRIL 12, 2022.

10. Subject to all matters shown on the Plan of record in Plat Book P16, Page 251–252; Plat Book P18, Pages 191–192, Plat Book P20, Page 157–158 and Plat Book P21, Page 109, Register's Office for Maury County, Tennessee.
SAID PLATS ESTABLISH THE EASTERN PROPERTY LINE AND RIGHT–OF–WAY OF HONEY FARM WAY. NO NEW EASEMENTS OR SETBACKS CREATED BY SAID PLATS.

11. Applications for Greenbelt Assessment – Agricultural of record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.
MATTERS AFFECTING SITE ARE DEPICTED ON SURVEY

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

16. Right–of–Way or Easement of record in Book R2026, Page 1182, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

18. Inspection and Maintenance Agreements of Private Stormwater Management Facilities of record in Book R2033, Page 1413 and Book R2415, Page 1427, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book 1, Page 366, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER.

22. Any dedication of the Land or part thereof, for cemetery or burial purposes and public or private rights created thereby, including but not limited to the rights of others in and to the cemetery of record in Book 747, Page 371 and Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
CEMETERY AND BURIAL RIGHTS DO NOT AFFECT.

23. Possible encroachment by a "lane" of record in Book 747, Page 371; and rights of others in and to said "lane" as shown in aforesaid Book 747, Page 371 and in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

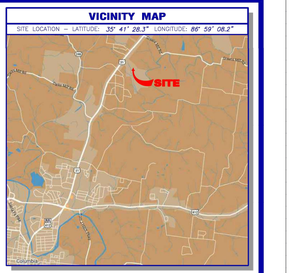
COMMENCING at a 1/2–inch rebar found at the intersection of the southeasterly right–of–way line of Nashville Highway (variable right–of–way) with the northeasterly right–of–way line of Honey Farm Way (variable right–of–way); Thence along said northeasterly right–of–way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2–inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8–inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right–of–way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 28 minutes 06 seconds East for a distance of 883.23 feet to a 1/2–inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2–inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2–inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2–inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8–inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2–inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2–inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2–inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2–inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2–inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2–inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8–inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8–inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2–inch rebar found on the northeasterly right–of–way line of Honey Farm Way; Thence continuing with said right–of–way line along the arc of a curve to the right an arc length of 30.39 feet, said curve having a radius of 175.00 feet and being subtended by a chord bearing of North 47 degrees 31 minutes 58 seconds West, for a distance of 30.39 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2–inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8–inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2–inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2–inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8–inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2–inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2–inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING.

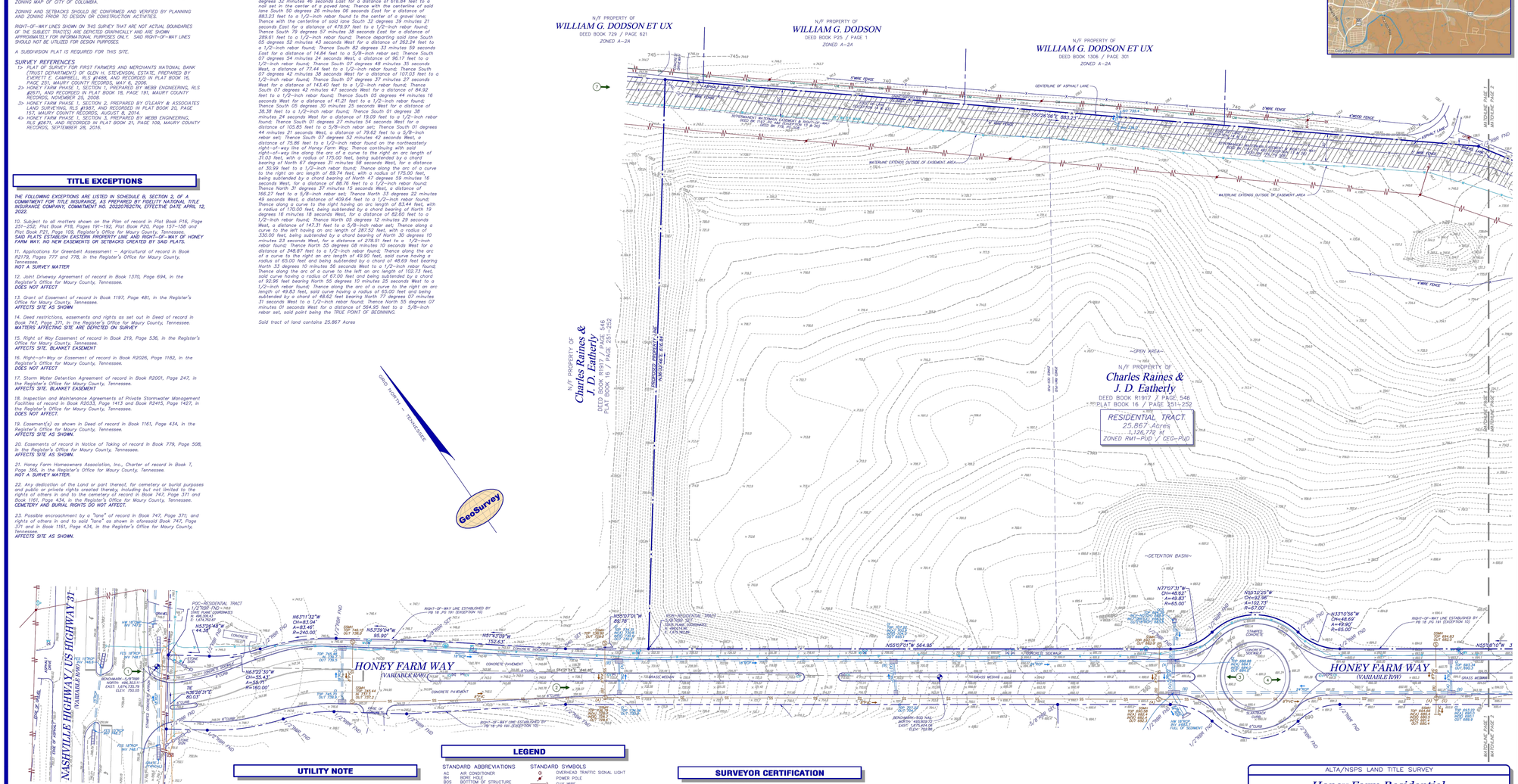
Said tract of land contains 25.867 Acres

SITE PHOTOGRAPHS

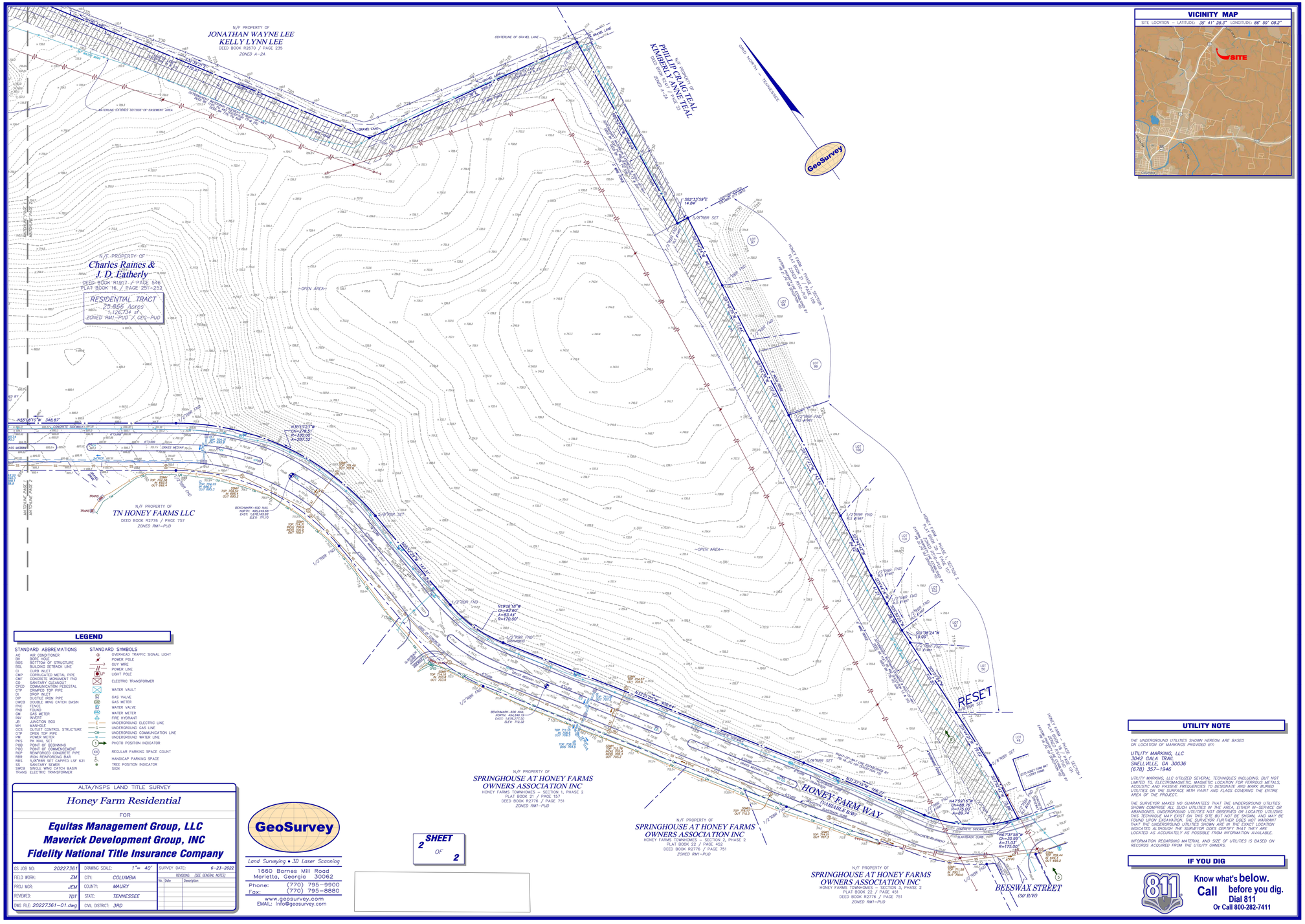


VICINITY MAP

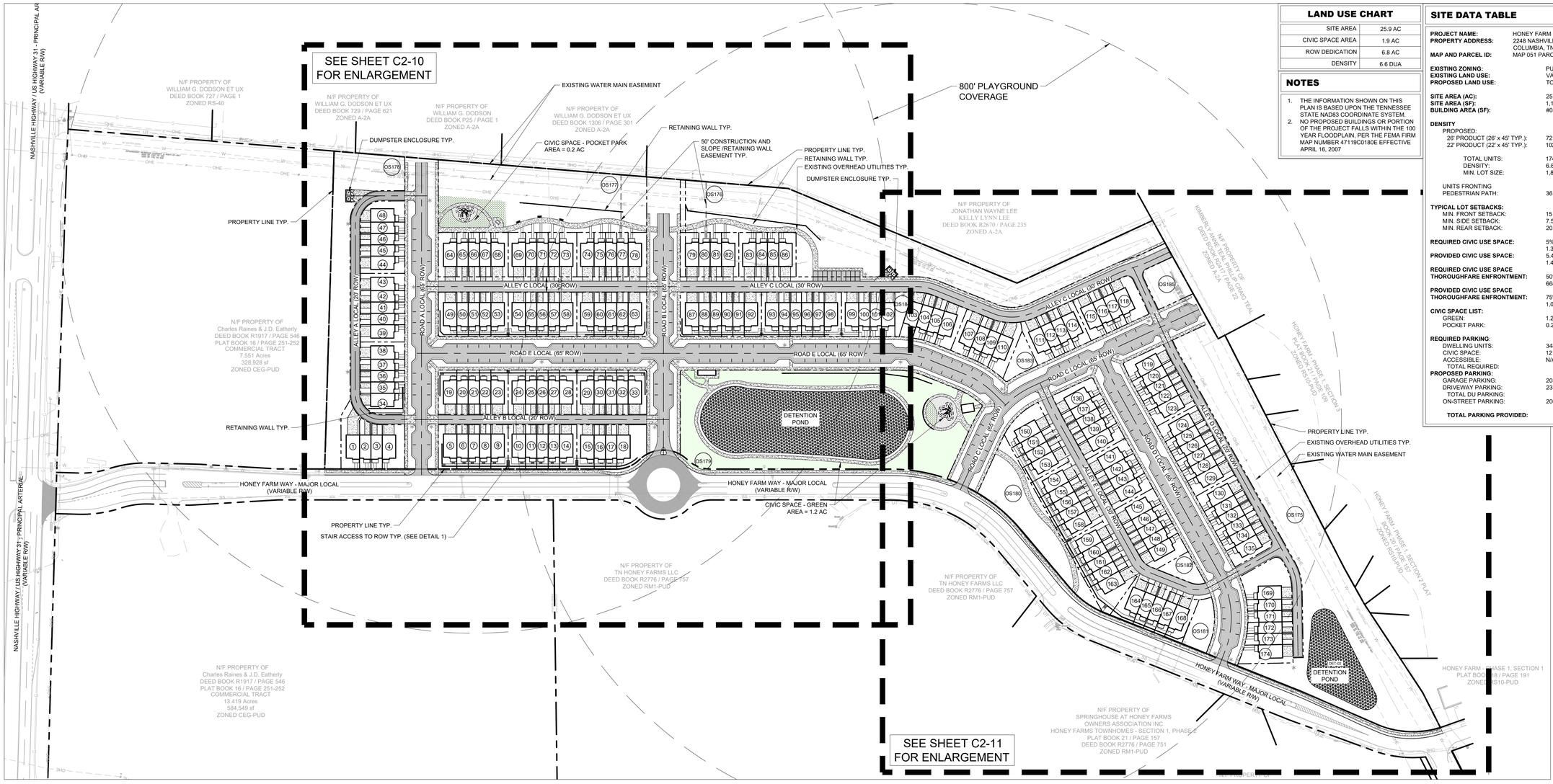



N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 729 / PAGE 921
ZONED A–2A
N/F PROPERTY OF
WILLIAM G. DODSON
DEED BOOK P25 / PAGE 1
ZONED A–2A
N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 1308 / PAGE 301
ZONED A–2A
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251–252
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251–252
RESIDENTIAL TRACT
25.867 Acres
1,126,772 sf
ZONED RM1–PUD / CEG–PUD
HONEY FARM WAY
(VARIABLE R/W)
NASHVILLE HIGHWAY/US HIGHWAY 31
(VARIABLE R/W)
~DETENTION BASIN~
~OPEN AREA~
CENTERLINE OF ASPHALT LANE
WATERLINE EXTENDS OUTSIDE OF EASEMENT AREA
PROPOSED ROCKERY / CMU RETAINING WALL
PROPOSED 6' WOOD PRIVACY FENCE
PROPOSED 6' WOOD PRIVACY GATE
PROPOSED 6' WOOD PRIVACY FENCE
PROPOSED 4' WOOD PRIVACY FENCE
PROPOSED 4' WOOD PRIVACY GATE
PROPOSED 4' WOOD PRIVACY FENCE
PROPOSED 3' WOOD PRIVACY FENCE
PROPOSED 3' WOOD PRIVACY GATE
PROPOSED 3' WOOD PRIVACY FENCE

C0-03 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.


N/F PROPERTY OF
JONATHAN WAYNE LEE
KELLY LYNN LEE
DEED BOOK R2670 / PAGE 235
ZONED A-2A
N/F PROPERTY OF
PHILLIP CRAIG TEAL
KIMBERLY ANNE TEAL
DEED BOOK R2777 / PAGE 22
ZONED A-2A
N/F PROPERTY OF
Charles Raines &
J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251-252
RESIDENTIAL TRACT
25.866 Acres
1,126,734 sf
ZONED RM1-PUD / CEG-PUD
N/F PROPERTY OF
TN HONEY FARMS LLC
DEED BOOK R2776 / PAGE 757
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 1, PHASE 2
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 2, PHASE 2
PLAT BOOK 22 / PAGE 452
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 3, PHASE 2
PLAT BOOK 22 / PAGE 451
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
HONEY FARM WAY
(VARIABLE R/W)
BEESWAX STREET
(50' R/W)
GRAVEL LANE
CENTERLINE OF GRAVEL LANE
GRADE NORTH – TOWARDS LEE
RESET
5/8"RBR SET
1/2"RBR FND
N/F PROPERTY OF
TN HONEY FARMS LLC
DEED BOOK R2776 / PAGE 757
ZONED RM1-PUD
BENCHMARK-600 NAIL
NORTH 494,249.68
EAST 1,676,272.50
ELEV. 711.70
BENCHMARK-601 NAIL
NORTH 494,646.19
EAST 1,676,272.50
ELEV. 712.30
N55°58'10"W 348.97'
N30°03'23"W
CH=278.01'
R=330.00'
A=287.52'
N79°26'18"W
CH=83.66'
A=83.44'
R=170.00'
S33°43'00"W 409.41'
S27°13'59"E
14.64'
S30°38'24"W
18.69'
N47°59'16"W
CH=68.76'
R=175.00'
A=69.74'
N6°31'56"W
CH=30.99'
A=31.03'
R=175.00'
S33°43'00"W 166.27'
OPEN AREA
SIDEWALK PASSES OUTSIDE OF EASEMENT AREA
SIDEWALK PASSES OUTSIDE OF EASEMENT AREA
SIDEWALK PASSES OUTSIDE OF EASEMENT AREA
SIDEWALK PASSES OUTSIDE OF EASEMENT AREA
CONCRETE SIDEWALK
CONCRETE SIDEWALK
CONCRETE SIDEWALK

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



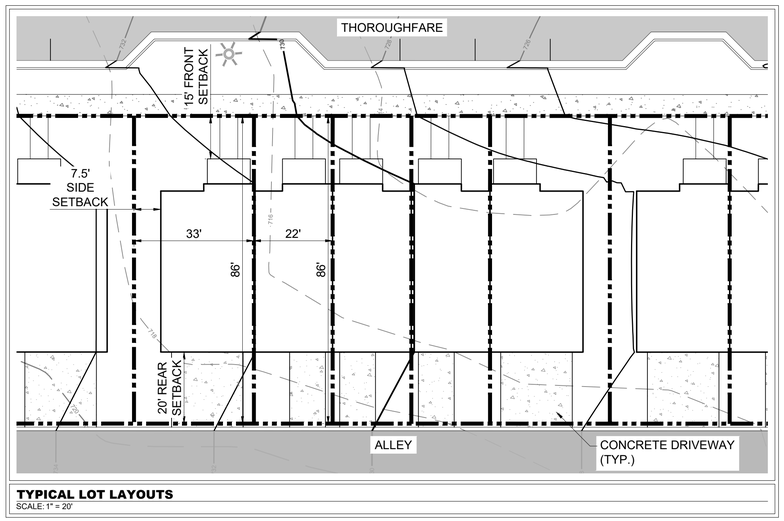
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

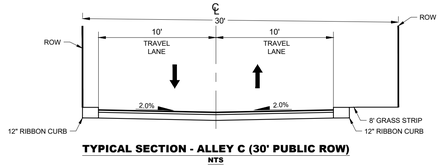
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

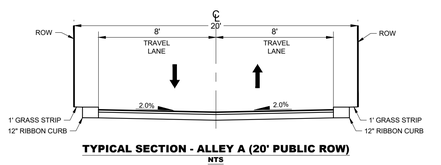
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



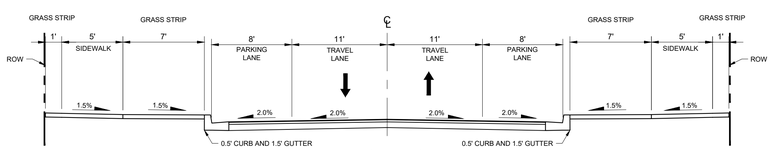
TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL SECTION - ALLEY C (30' PUBLIC ROW)
NTS



TYPICAL SECTION - ALLEY A (20' PUBLIC ROW)
NTS



TYPICAL SECTION - URBAN CENTER STREET (65' PUBLIC ROW)
NTS

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
ENGINEERING
COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

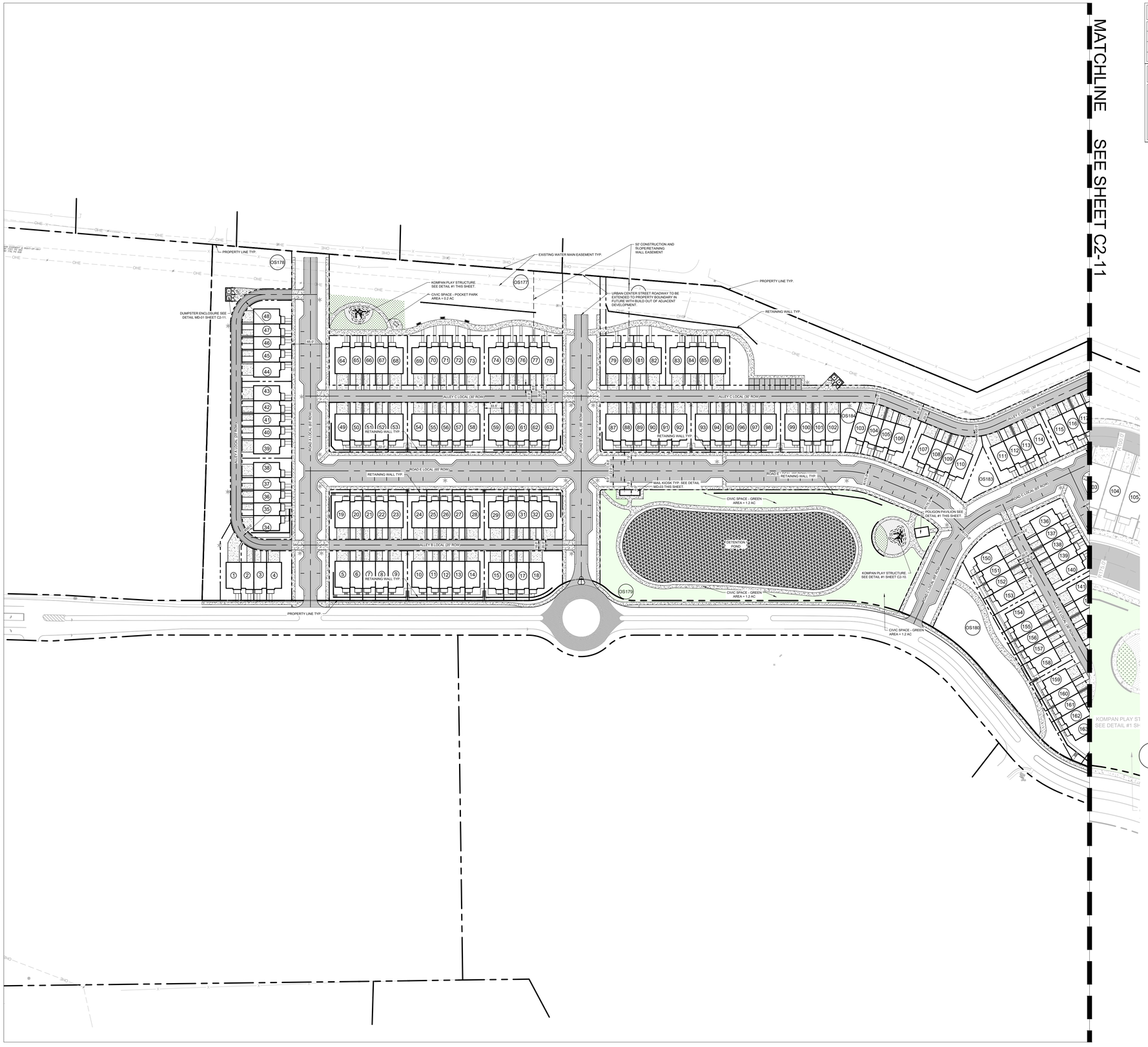
No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



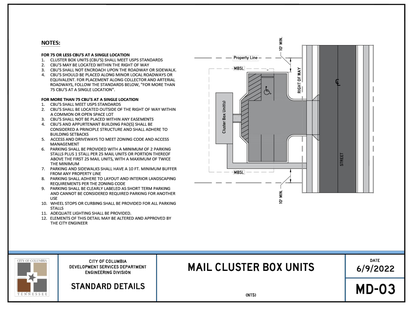
PRODUCT SPECIFICATIONS

MANUFACTURER: **KOMPAN**
PRODUCT: **YELLOWSTONE WITH SHADE**
SIZE: **23'7"X17'10"X15'9"**
COLOR: **TBD**
OPTIONS: **N/A**
DETAIL NOTE: **INSTALL PER MANUFACTURER SPECIFICATIONS**
QUANTITY: **1**

CONTACT: **615.426.8760**
WEBSITE: **https://www.kompan.com/en/us**

1 PLAY STRUCTURE

NTS PO-TBH-WIL-29



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — STATE OF TENNESSEE

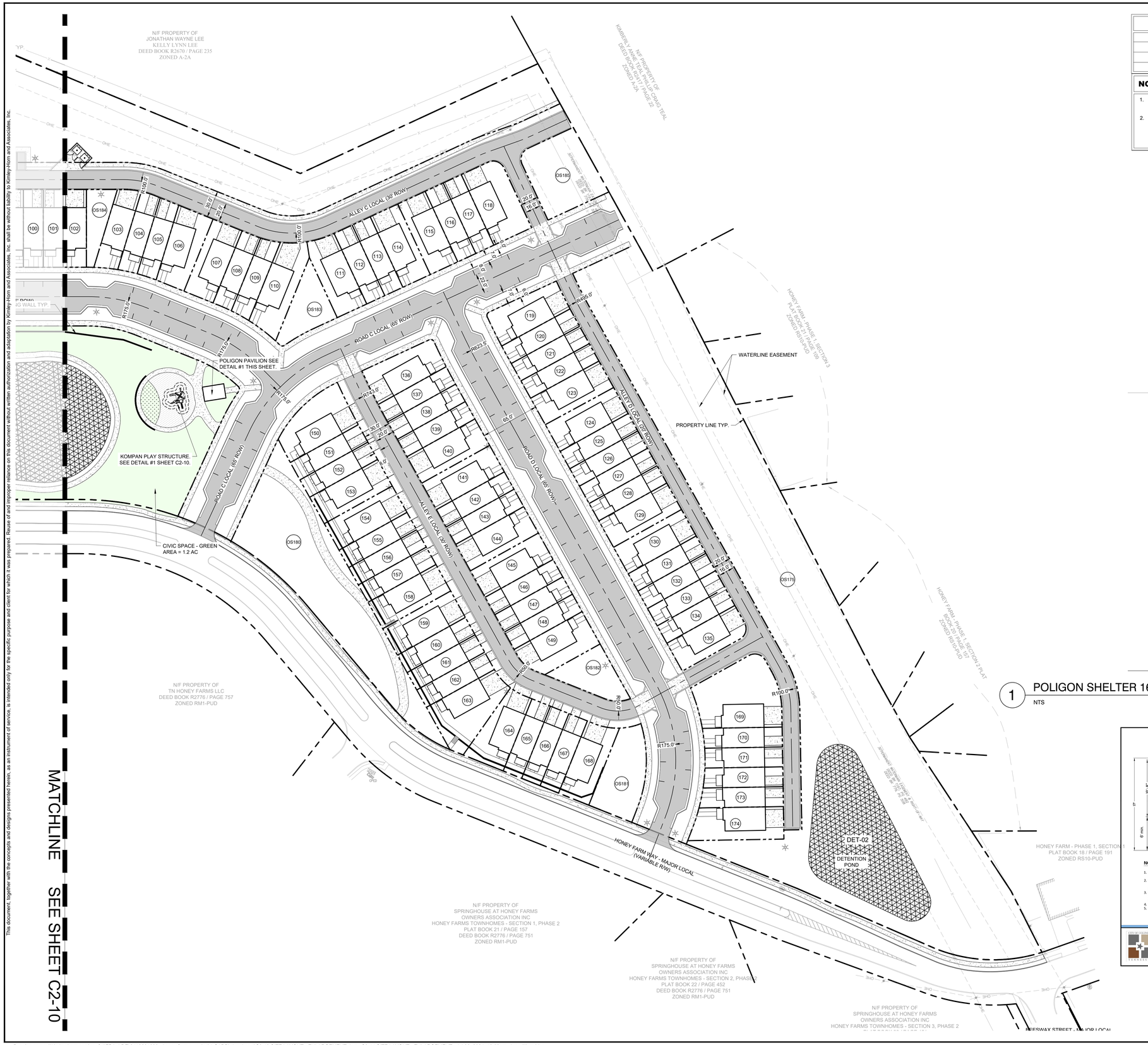
No.	REVISIONS	DATE	BY
1			
2			
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5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10



MATCHLINE SEE SHEET C2-10

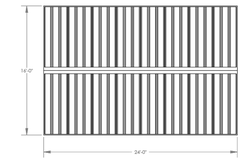
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

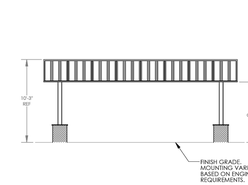
NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

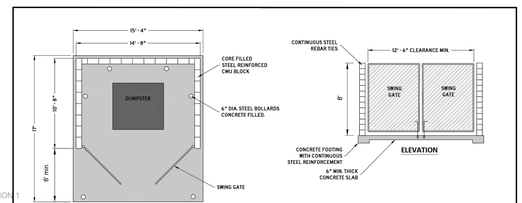




1 POLIGON SHELTER 16' X 24'

NTS

PO-ST5-02



NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6" / 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	DUMPSTER PAD AND ENCLOSURE	DATE	6/9/2022
STANDARD DETAILS	(NTS)		MD-01

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURAL COMMERCE No. 127918 STATE OF TENNESSEE

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C2-10 SITE LAYOUT - ENLARGEMENT.dwg C2-11 SITE LAYOUT - ENLARGEMENT Jul 26, 2024 12:52pm by: william.irby

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
1	4231.90	0.10
2	2070.86	0.05
3	1911.87	0.04
4	3739.38	0.09
5	3097.65	0.07
6	1892.09	0.04
7	1892.24	0.04
8	1892.39	0.04
9	2881.06	0.07
10	2881.41	0.07
11	1893.01	0.04
12	1893.16	0.04
13	1893.31	0.04
14	2882.36	0.07
15	2896.94	0.07
16	1893.92	0.04
17	1894.07	0.04
18	4384.90	0.10
19	3094.09	0.07
20	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
21	1892.00	0.04
22	1892.00	0.04
23	2880.17	0.07
24	2880.17	0.07
25	1892.00	0.04
26	1892.00	0.04
27	1892.00	0.04
28	2880.07	0.07
29	2880.07	0.07
30	1892.00	0.04
31	1892.00	0.04
32	1892.00	0.04
33	3091.04	0.07
34	3182.64	0.07
35	1892.00	0.04
36	1892.00	0.04
37	1892.00	0.04
38	2881.00	0.07
39	2879.43	0.07
40	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
41	1892.00	0.04
42	1892.00	0.04
43	2882.56	0.07
44	2879.19	0.07
45	1891.99	0.04
46	1891.99	0.04
47	1891.99	0.04
48	3182.42	0.07
49	3093.11	0.07
50	1892.00	0.04
51	1892.00	0.04
52	1892.00	0.04
53	2880.17	0.07
54	2880.17	0.07
55	1892.00	0.04
56	1892.00	0.04
57	1892.00	0.04
58	2880.07	0.07
59	2880.07	0.07
60	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
61	1892.00	0.04
62	1892.00	0.04
63	3092.03	0.07
64	3095.78	0.07
65	1892.00	0.04
66	1892.00	0.04
67	1892.00	0.04
68	2880.17	0.07
69	2880.17	0.07
70	1892.00	0.04
71	1892.00	0.04
72	1892.00	0.04
73	2880.07	0.07
74	2880.07	0.07
75	1892.00	0.04
76	1892.00	0.04
77	1892.00	0.04
78	3096.22	0.07
79	3094.29	0.07
80	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
81	1891.99	0.04
82	2881.04	0.07
83	2880.98	0.07
84	1892.00	0.04
85	1891.99	0.04
86	2881.21	0.07
87	3092.65	0.07
88	1891.99	0.04
89	1892.00	0.04
90	1892.00	0.04
91	1892.00	0.04
92	2881.03	0.07
93	2881.05	0.07
94	1891.99	0.04
95	1892.00	0.04
96	1892.00	0.04
97	1892.00	0.04
98	2881.03	0.07
99	2881.05	0.07
100	1891.99	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
101	1892.00	0.04
102	2236.00	0.05
103	2351.08	0.05
104	1963.63	0.05
105	1911.98	0.04
106	3189.40	0.07
107	2984.61	0.07
108	1895.13	0.04
109	1967.62	0.05
110	3688.06	0.08
111	3118.01	0.07
112	1892.00	0.04
113	1891.99	0.04
114	2881.01	0.07
115	2881.07	0.07
116	1892.00	0.04
117	1891.99	0.04
118	3919.44	0.09
119	3196.17	0.07
120	1892.06	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
121	1892.09	0.04
122	1892.09	0.04
123	2880.91	0.07
124	2873.53	0.07
125	1892.00	0.04
126	1892.00	0.04
127	1892.01	0.04
128	1892.00	0.04
129	2881.00	0.07
130	2880.68	0.07
131	1892.00	0.04
132	1892.30	0.04
133	1892.01	0.04
134	1892.01	0.04
135	2996.16	0.07
136	3272.95	0.08
137	1892.41	0.04
138	1892.00	0.04
139	1892.00	0.04
140	2882.81	0.07

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
141	2880.52	0.07
142	1892.00	0.04
143	1892.00	0.04
144	2880.52	0.07
145	2880.52	0.07
146	1892.00	0.04
147	1892.00	0.04
148	1892.00	0.04
149	3347.91	0.08
150	3952.30	0.09
151	1892.03	0.04
152	1892.00	0.04
153	2881.00	0.07
154	2881.00	0.07
155	1892.00	0.04
156	1892.00	0.04
157	1892.00	0.04
158	2881.40	0.07
159	2880.62	0.07
160	1892.42	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
161	1892.03	0.04
162	1891.93	0.04
163	4268.68	0.10
164	3235.43	0.07
165	1892.01	0.04
166	1892.00	0.04
167	1892.00	0.04
168	3149.12	0.07
169	6153.48	0.14
170	1912.61	0.04
171	1888.59	0.04
172	1916.11	0.04
173	1996.12	0.05
174	3583.27	0.08
175	98698.27	2.27
176	73618.92	1.69
177	50269.42	1.15
178	30786.87	0.71
179	104602.31	2.40
180	19719.32	0.45

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
181	4352.87	0.10
182	2853.28	0.07
183	2904.66	0.07
184	1828.56	0.04
185	5770.31	0.13

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
OMBUDSMAN
No. 137919
STATE OF TENNESSEE
05/20/2024

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

TABULAR DATA

SHEET NUMBER
C2-12

SITE PARKING LEGEND

REQUIRED PARKING:

DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**

PROPOSED PARKING:

GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
ON-STREET PARKING:	206 SPACES
TOTAL DU PARKING:	**438 SPACES**
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
No. 127918
STATE OF TENNESSEE

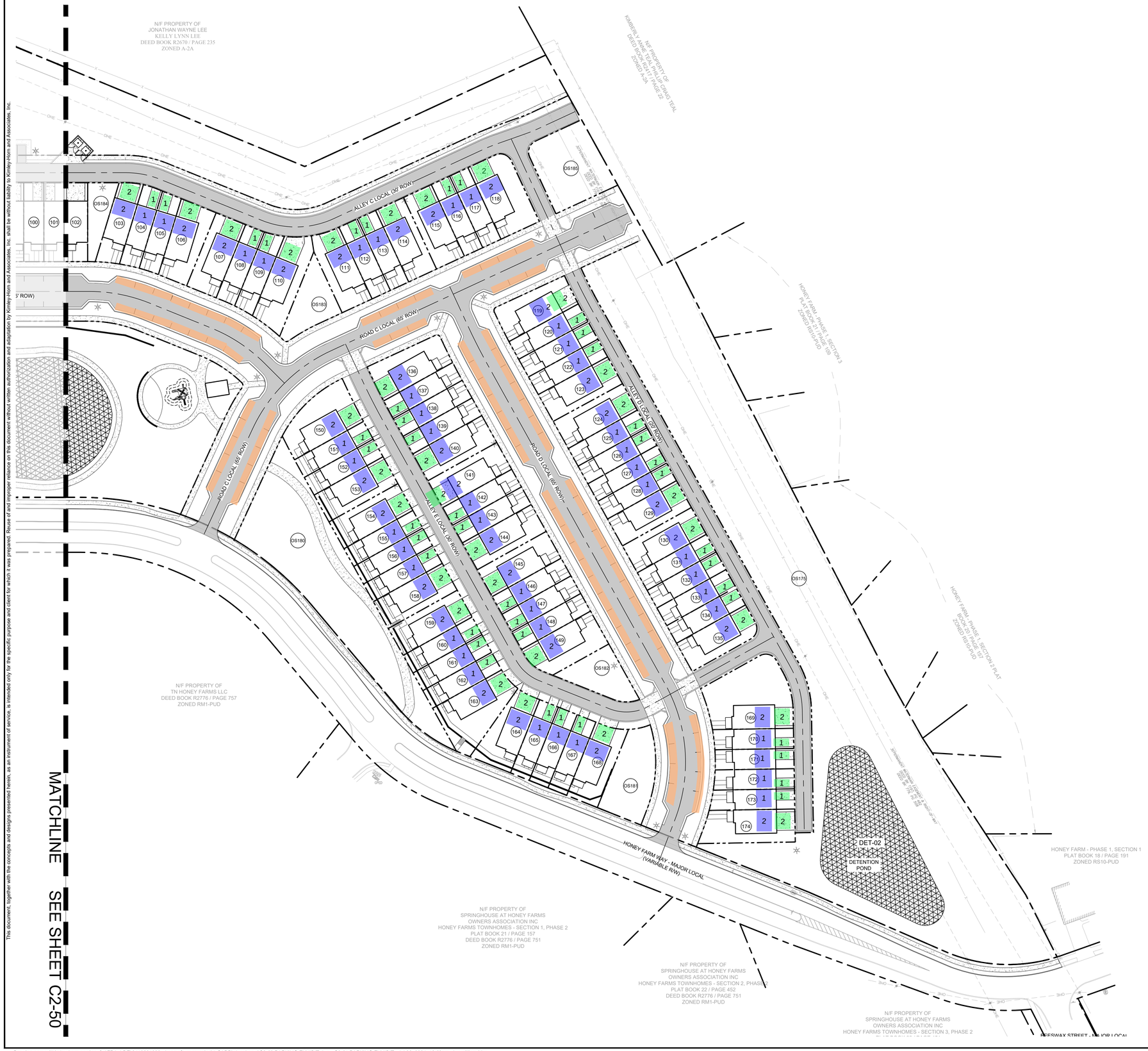
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

PARKING EXHIBIT

SHEET NUMBER
C2-50

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C2-50 PARKING EXHIBIT.dwg C2-50 PARKING EXHIBIT Jul 26, 2024 12:53pm by: william.irby



SITE PARKING LEGEND

REQUIRED PARKING:

DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**

PROPOSED PARKING:

GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
ON-STREET PARKING:	206 SPACES
TOTAL DU PARKING:	**438 SPACES**
TOTAL PARKING PROVIDED:	**644 SPACES**

MATCHLINE SEE SHEET C2-50

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FOR FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

No.	DATE	REVISIONS	BY
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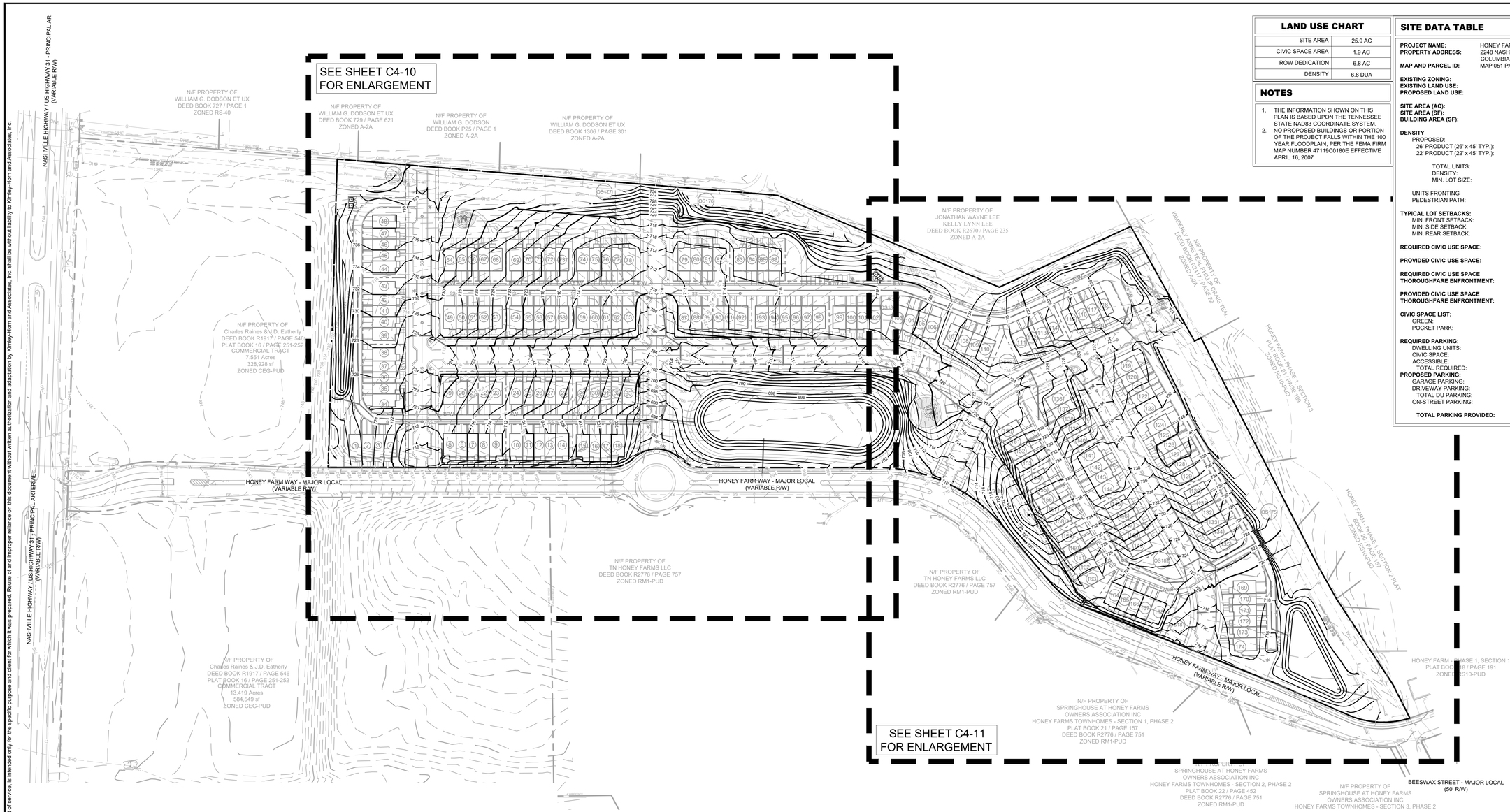
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

PARKING EXHIBIT

SHEET NUMBER
C2-51

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C2-50 PARKING EXHIBIT.dwg C2-51 PARKING EXHIBIT Jul 26, 2024 12:53pm by: william.irby



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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137918
STATE OF TENNESSEE
05/20/2024

No.	REVISIONS	DATE	BY
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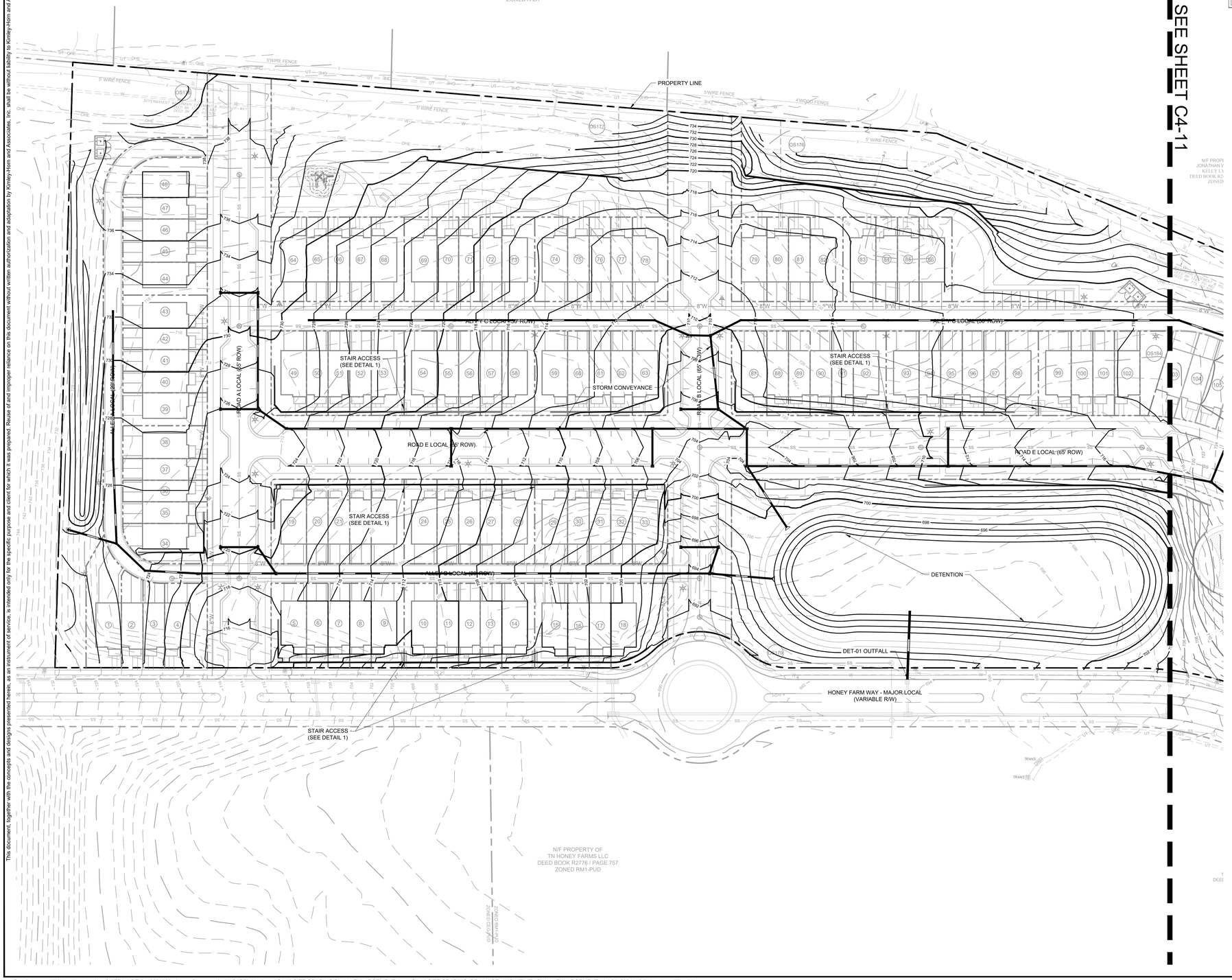
DESIGNED BY:	BFG
DRAWN BY:	BFG
CHECKED BY:	WGH
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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MATCHLINE SEE SHEET C4-11

LAND USE CHART

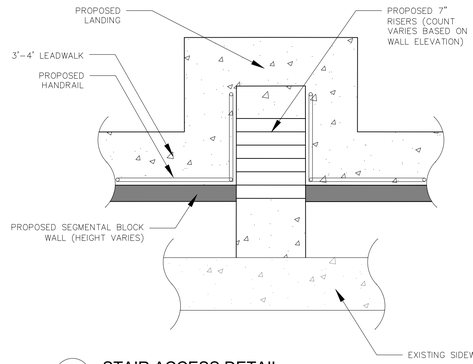
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



1 STAIR ACCESS DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 127918
STATE OF TENNESSEE

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

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-10

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MATCHLINE SEE SHEET C4-10

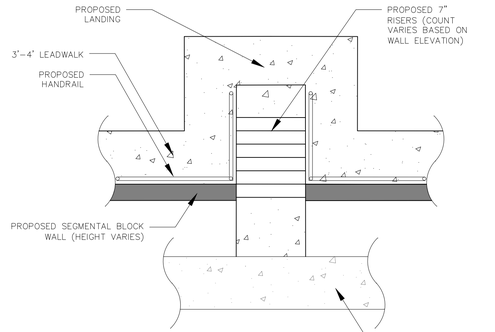
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



1 STAIR ACCESS DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137918
STATE OF TENNESSEE
05/20/2024

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

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-11

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-11 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jul 26, 2024 12:54pm by: william.irby

MATCHLINE SEE SHEET C4-13

GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN 10 YEAR FLOODPLAIN, PER FEMA FIRM MAP NUMBER 47119C0280E EFFECTIVE APRIL16, 2007

GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

PROPERTY LINE

RETAINING WALL MAX HEIGHT +/-5'

RETAINING WALL MAX HEIGHT +/-11.5'

RETAINING WALL MAX HEIGHT +/-3'

STORM CONVEYANCE

RETAINING WALL MAX HEIGHT +/-2'

RETAINING WALL MAX HEIGHT +/-3.5'

RETAINING WALL MAX HEIGHT +/-6'

RETAINING WALL MAX HEIGHT +/- 4'

RETAINING WALL MAX HEIGHT +/-9.5'

ALLEY C LOCAL (30' ROW)

ALLEY B LOCAL (20' ROW)

E LOCAL (65' ROW)

HONEY FARM WAY - MAJOR LOCAL (VARIABLE R/W)

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

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

N/F PROPERTY OF TN HONEY FARMS LLC DEED BOOK R2776 / PAGE 757 ZONED RM1-PUD

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL — COMMERCIAL — No. 137219 — STATE OF TENNESSEE

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

RETAINING WALL - ENLARGEMENT

SHEET NUMBER
C4-12

GENERAL NOTES

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GRADING PLAN LEGEND

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- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

MATCHLINE SEE SHEET C4-12

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

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

RETAINING WALL - ENLARGEMENT

SHEET NUMBER
C4-13

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LINETYPE LEGEND

- FIRE HYDRANT HOSE LAYOUT (MAX 150')
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

KEYNOTE LEGEND

(A) CITY OF FRANKLIN FRONT LOADER GARBAGE TRUCK

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCE
No. 127918
STATE OF TENNESSEE
05/20/2024

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FIRE ACCESS PLAN

SHEET NUMBER
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GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN 10 YEAR FLOODPLAIN, PER FEMA FIRM MAP NUMBER 47119C0280E EFFECTIVE APRIL16, 2007

LINETYPE LEGEND

- FIRE HYDRANT HOSE LAYOUT (MAX 150')
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
05/20/2024

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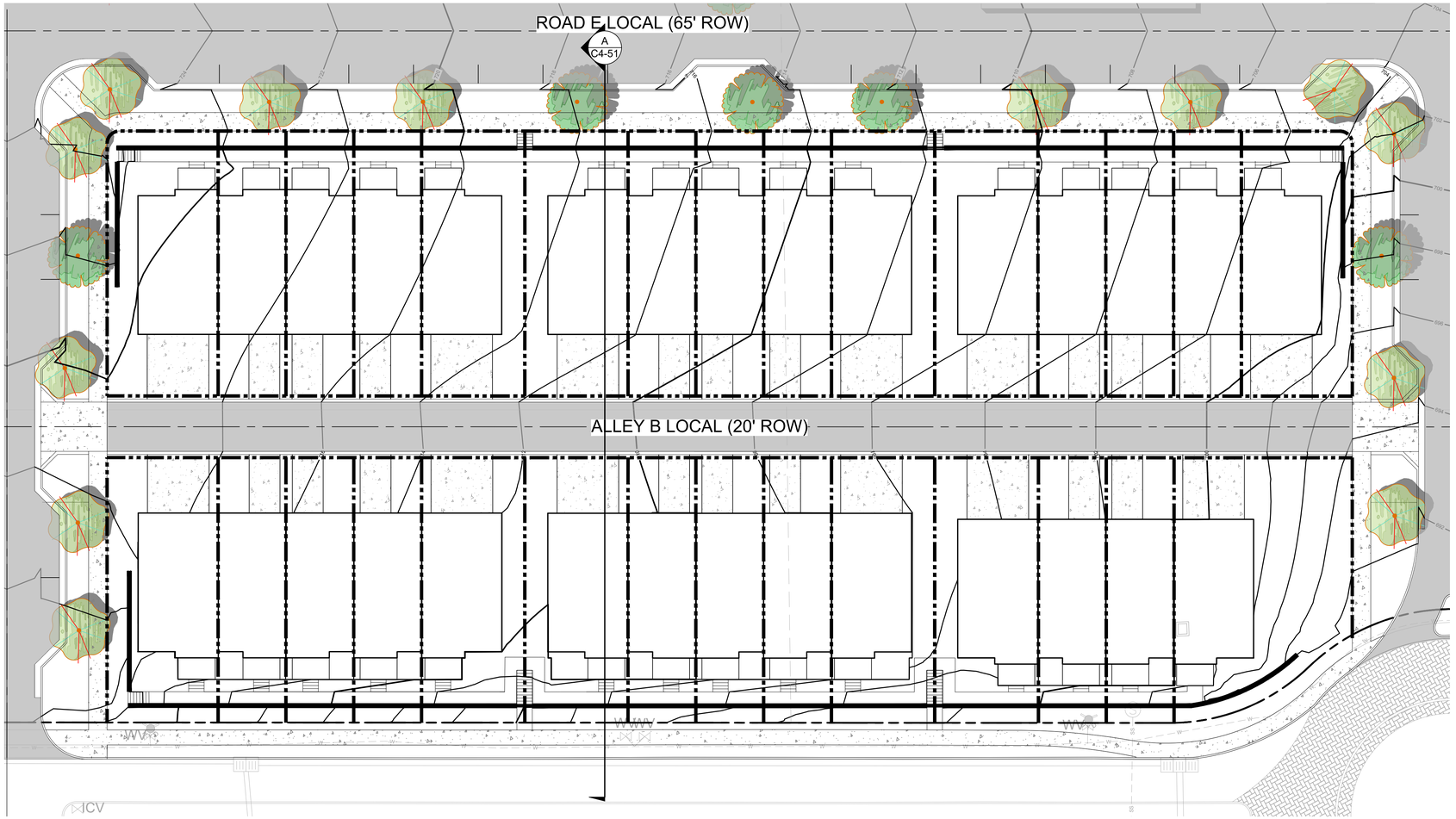
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FIRE ACCESS PLAN

SHEET NUMBER
C4-15

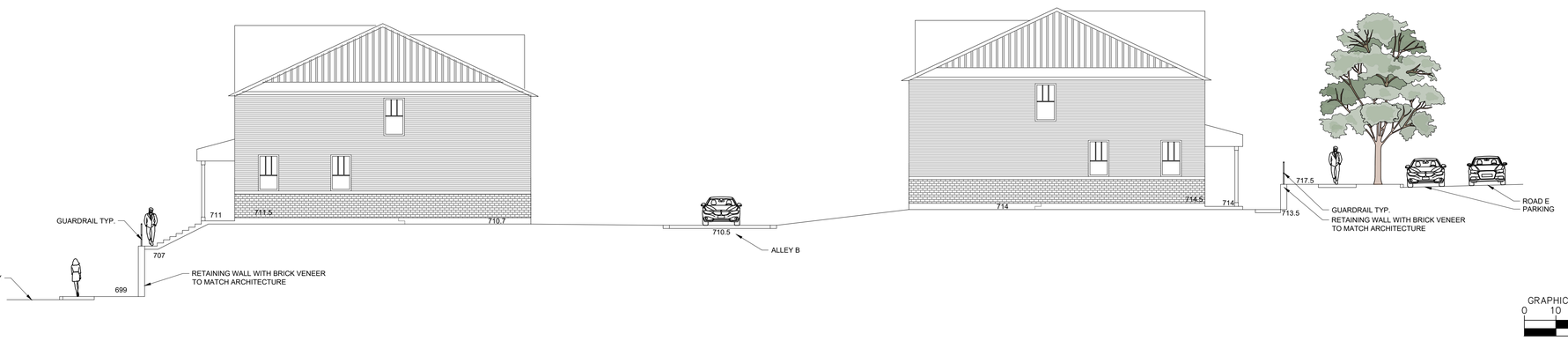
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GRAPHIC SCALE IN FEET
0 5 10 20



SECTION A

GRAPHIC SCALE IN FEET
0 10 20 40

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

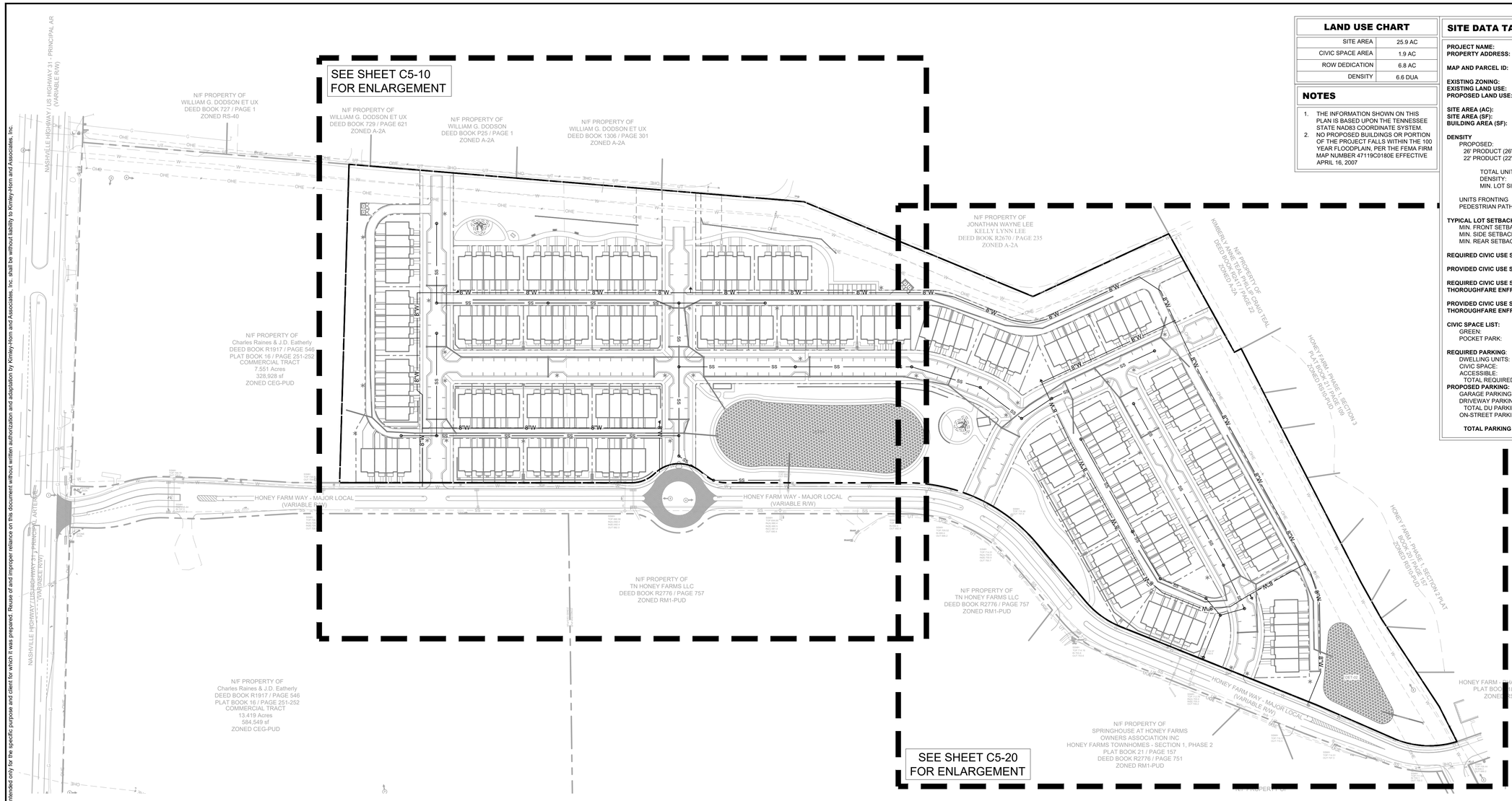
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AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
05/20/2024

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DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

ELEVATION EXHIBIT

SHEET NUMBER
C4-50



LAND USE CHART

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

NOTES

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SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137978
STATE OF TENNESSEE
5/20/2024

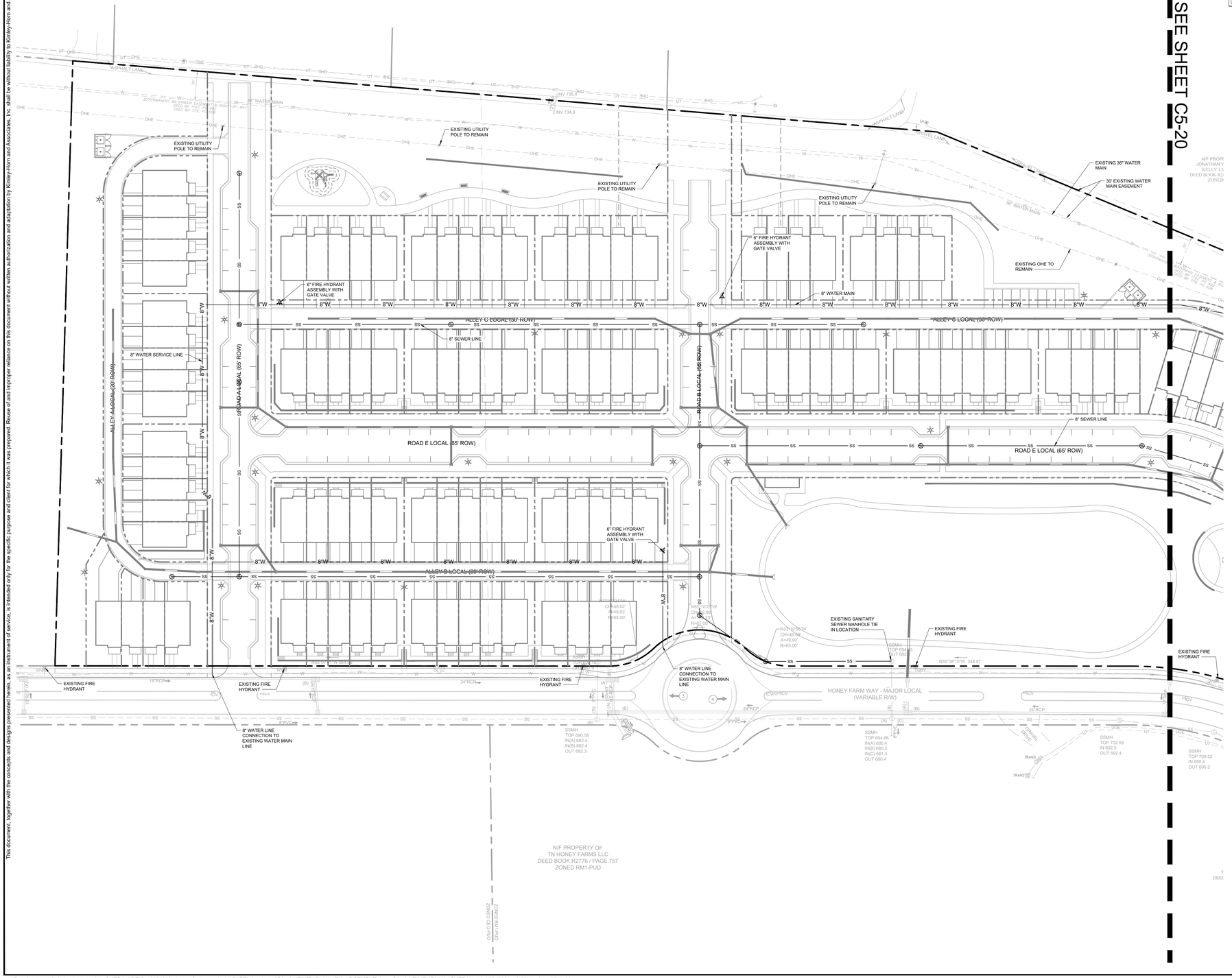
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KIMLEY-HORN PROJECT NO. 118621000

UTILITY PLAN - OVERALL

SHEET NUMBER
C5-00

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

NOTES

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SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
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MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
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CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
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TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS ENGINEER
No. 127918
STATE OF TENNESSEE
05/20/2024

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DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-10



LAND USE CHART

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

NOTES

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GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127919
STATE OF TENNESSEE
05/20/2024

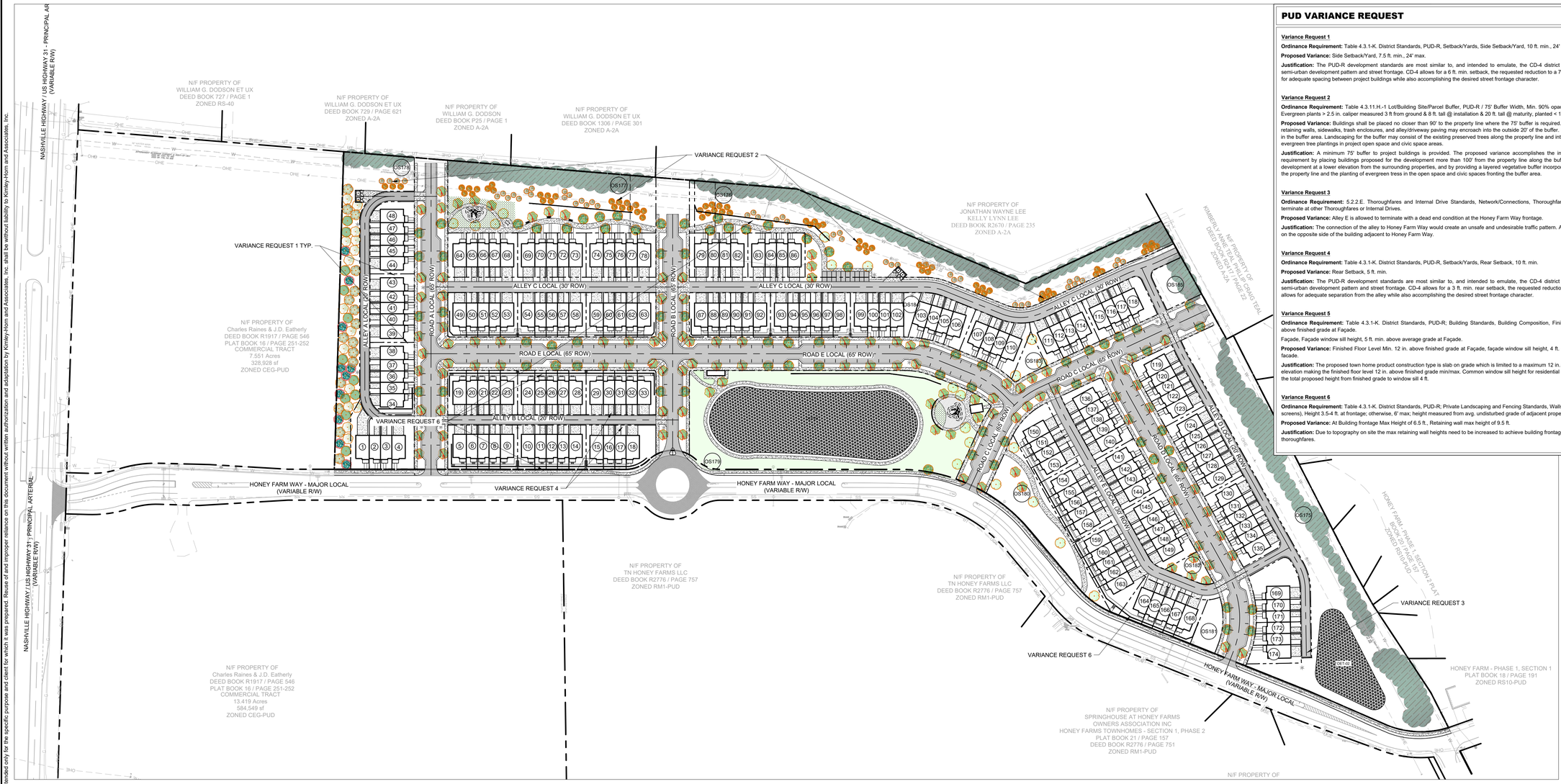
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-20

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C6-10 UTILITY PLAN - ENLARGEMENT.dwg C5-20 UTILITY PLAN Jul 26, 2024 12:58pm by: william.irby



PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Side Setback/Yard, 10 ft. min., 24' max.

Proposed Variance: Side Setback/Yard, 7.5 ft. min., 24' max.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 6 ft. min. setback, the requested reduction to a 7.5 ft. min. side setback allows for adequate spacing between project buildings while also accomplishing the desired street frontage character.

Variance Request 2

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed no closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 3

Ordinance Requirement: 5.2.2.E. Thoroughfares and Internal Drive Standards, Network/Connections, Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives.

Proposed Variance: Alley E is allowed to terminate with a dead end condition at the Honey Farm Way frontage.

Justification: The connection of the alley to Honey Farm Way would create an unsafe and undesirable traffic pattern. Access to the alley is provided on the opposite side of the building adjacent to Honey Farm Way.

Variance Request 4

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Rear Setback, 10 ft. min.

Proposed Variance: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 5

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Building Standards, Building Composition, Finished Floor Level Min. 18 in. above finished grade at Façade.

Façade, Façade window sill height, 5 ft. min. above average grade at Façade.

Proposed Variance: Finished Floor Level Min. 12 in. above finished grade at Façade, façade window sill height, 4 ft. min. above average grade at facade.

Justification: The proposed town home product construction type is slab on grade which is limited to a maximum 12 in. turn down at the front grade elevation making the finished floor level 12 in. above finished grade min/max. Common window sill height for residential construction is 36" making the total proposed height from finished grade to window sill 4 ft.

Variance Request 6

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Private Landscaping and Fencing Standards, Walls & Fencing (not including screens), Height 3.5-4 ft. at frontage; otherwise, 6' max; height measured from avg. undisturbed grade of adjacent property at property line.

Proposed Variance: At Building frontage Max Height of 6.5 ft., Retaining wall max height of 9.5 ft.

Justification: Due to topography on site the max retaining wall heights need to be increased to achieve building frontage requirements to public thoroughfares.

GRAPHIC SCALE IN FEET
0 50 100 200

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
LICENSED
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
07-26-2024

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

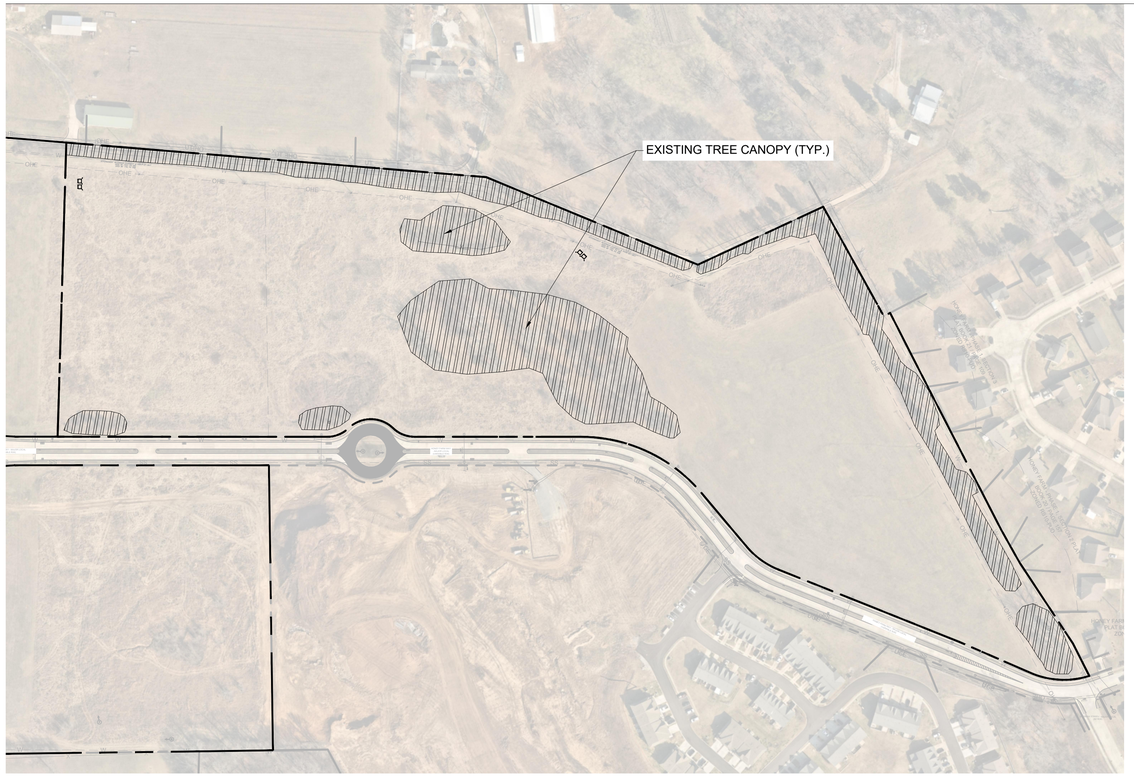
PUD VARIANCE EXHIBIT

SHEET NUMBER
C6-00

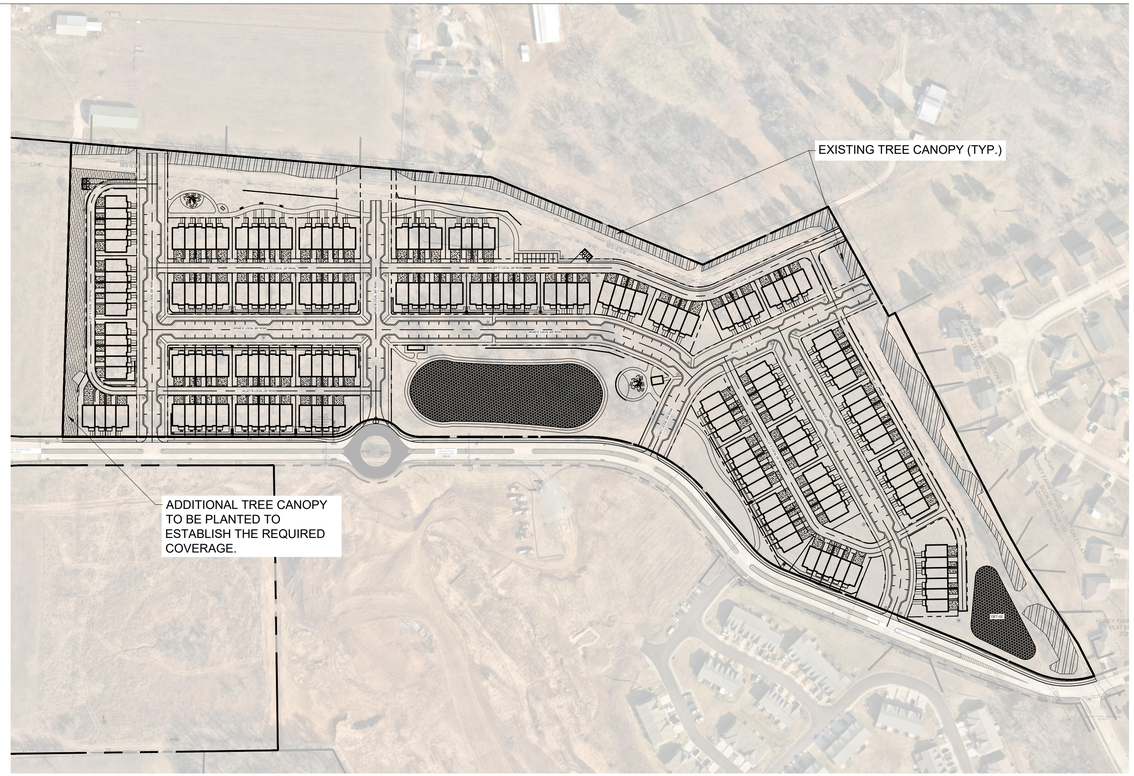
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EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

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

TREE CANOPY REQUIREMENTS

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

TREE PROTECTION NOTES

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

TREE REMOVAL NOTE

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

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

GRAPHIC SCALE IN FEET
0 75 150 300

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
05/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	#096
DRAWN BY:	#097
CHECKED BY:	#098
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

TREE CANOPY EXHIBIT

SHEET NUMBER
L0-00

SEE SHEET L1-10
FOR ENLARGEMENT

EXISTING WATER MAIN EASEMENT
CIVIC SPACE - POCKET PARK
AREA = 0.2 AC
PROPERTY LINE TYP.
RETAINING WALL TYP.
EXISTING OVERHEAD UTILITIES TYP.
DUMPSTER ENCLOSURE TYP.
PROPERTY LINE TYP.
DUMPSTER ENCLOSURE TYP.
RETAINING WALL TYP.
ALLEY C LOCAL (30' ROW)
ALLEY A LOCAL (20' ROW)
ROAD A LOCAL (65' ROW)
ROAD B LOCAL (65' ROW)
ROAD E LOCAL (65' ROW)
ALLEY B LOCAL (20' ROW)
ROAD C LOCAL (65' ROW)
ALLEY D LOCAL (20' ROW)
ALLEY E LOCAL (30' ROW)
CIVIC SPACE - GREEN
AREA = 1.2 AC
HONEY FARM - PHASE 1, SECTION 3
PLAT BOOK 21 / PAGE 109
ZONED RS10-PUD
HONEY FARM - PHASE 1, SECTION 2 PLAT
BOOK 21 / PAGE 107
ZONED RS10-PUD
HONEY FARM - PHASE 1, SECTION 1
PLAT BOOK 18 / PAGE 191
ZONED RS10-PUD

SEE SHEET L1-11
FOR ENLARGEMENT

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

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LANDSCAPE BUFFERS ARE REQUIRED.

675((7 75((5(48,5(0(17
STREET TREES TO BE PLANTED 50 LF ON CENTER WITH EVEN SPACING.

PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES							
	15	ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	20	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	16	LIRIODENDRON TULIPIFERA	TULIP POPLAR	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	11	QUERCUS SHUMARDII	SHUMARD OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
EVERGREEN CANOPY TREES							
	69	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY	AS SHOWN	2" CAL; 6' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL C
	46	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA	10' O.C.	2" CAL; 6' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	30	PINUS TAEDA	LOBLOLLY PINE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
STREET TREES							

GRAPHIC SCALE IN FEET
0 50 100 200

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
AGRICULTURE COMMERCE
LANDSCAPE ARCHITECT
07/26/2024

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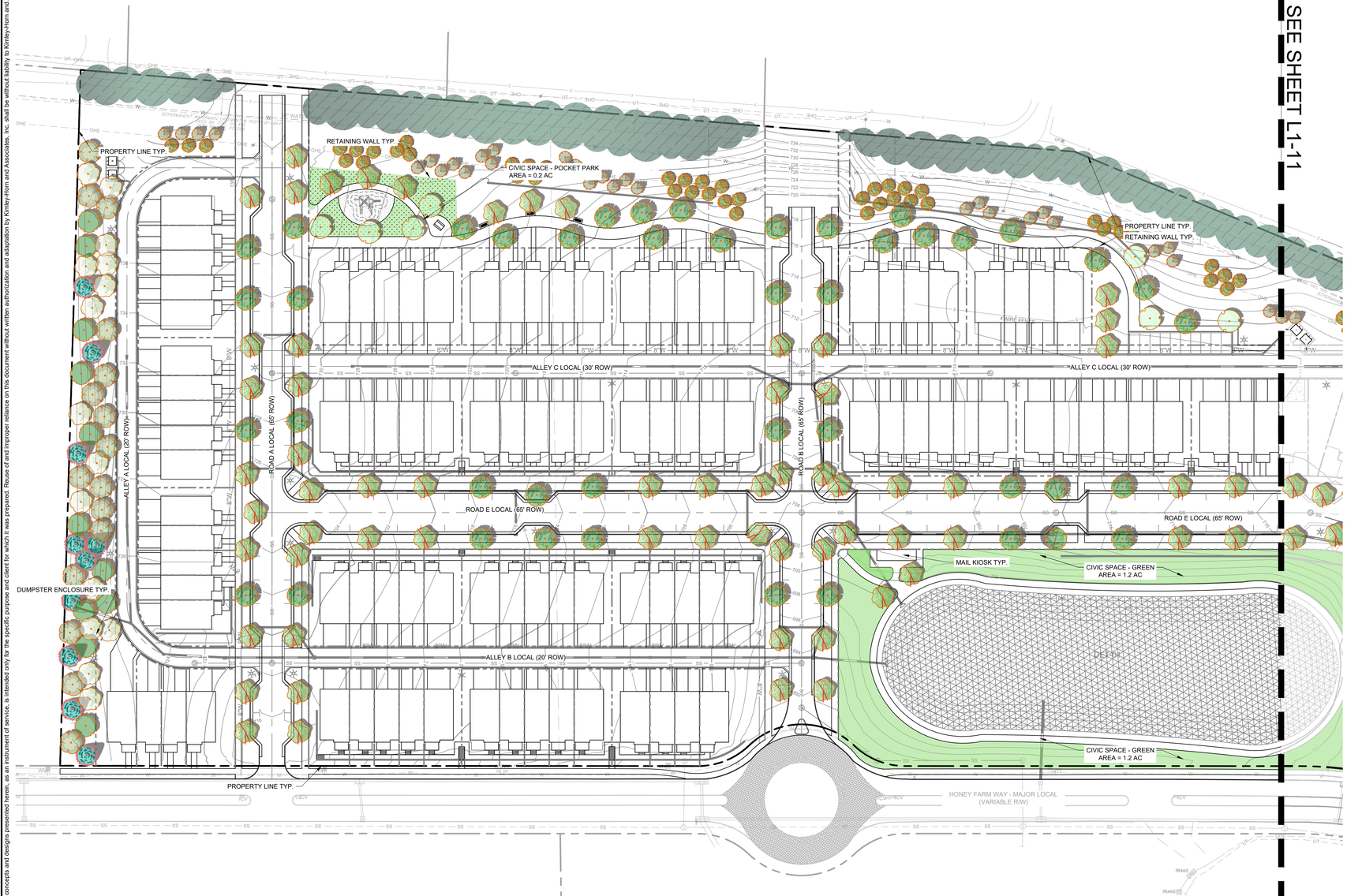
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CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

LANDSCAPE PLAN

SHEET NUMBER
L1-01

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LANDSCAPE DATA TABLE

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

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
	ACER SACCHARUM	SUGAR MAPLE
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGN
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
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LANDSCAPE ARCHITECT
TENNESSEE No. 371
AGRICULTURE COMMERCE
07-25-2024

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DESIGNED BY:	JLR
DRAWN BY:	WSI
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LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-10

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MATCHLINE SEE SHEET L1-10

LANDSCAPE DATA TABLE

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

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
	ACER SACCHARUM	SUGAR MAPLE
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

GRAPHIC SCALE IN FEET
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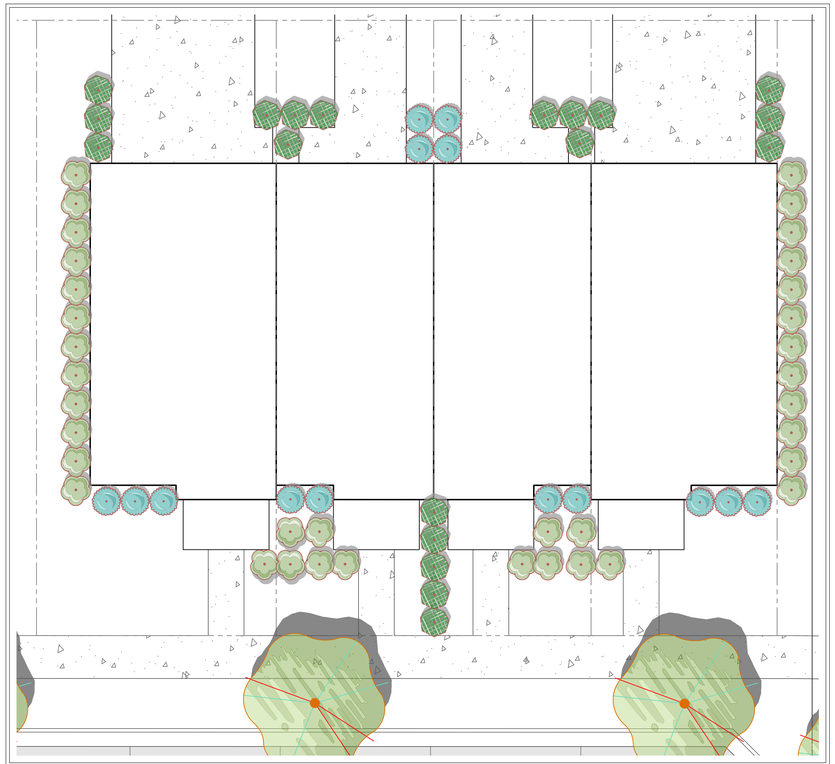
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DATE:	05/20/2024

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118621000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

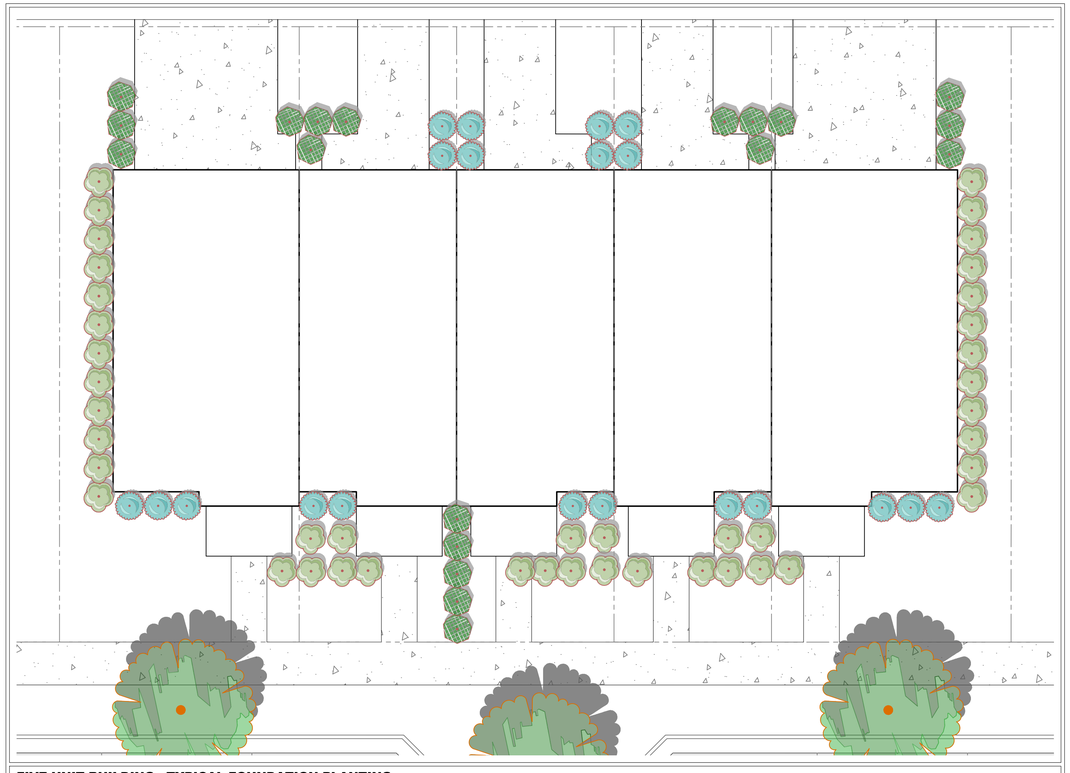
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FOUR UNIT BUILDING - TYPICAL FOUNDATION PLANTING
SCALE: 1" = 10'

PLANT SCHEDULE 4 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	36	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	14	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.



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

PLANT SCHEDULE 5 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	43	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	20	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
03-29-2024

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

FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-20

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L1-20 FOUNDATION PLANTING PLAN.dwg L1-20 FOUNDATION PLANTING PLAN Jul 26, 2024 12:44pm by: william.irby



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

PLANT SCHEDULE 6 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	42	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	33	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	19	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
AGRICULTURE COMMERCE
03-30-2024

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

FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-21

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WIRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

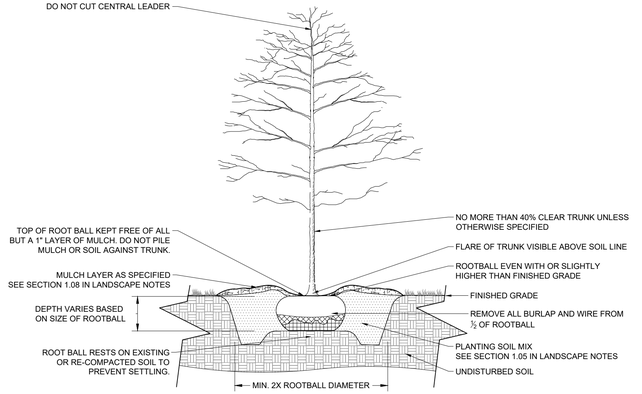
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

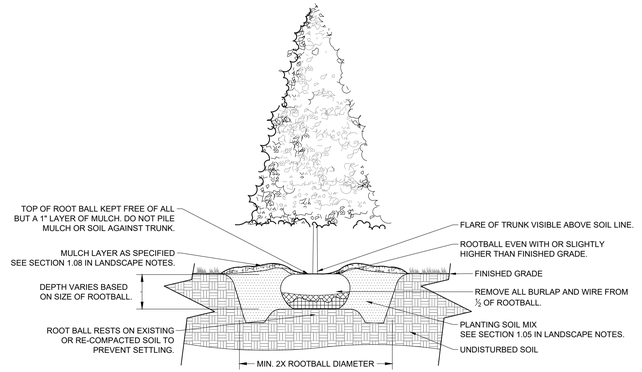
B. REPLACEMENT; ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



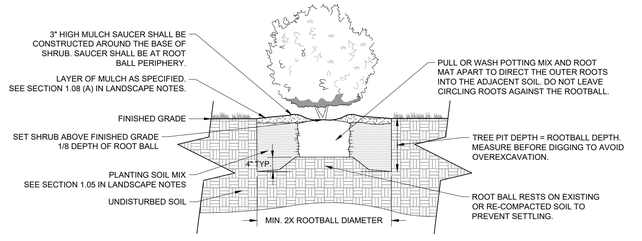
2 B&B TREE PLANTING

NOT TO SCALE



3 EVERGREEN TREE PLANTING

NOT TO SCALE



4 CONTAINER SHRUB PLANTING

NOT TO SCALE

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

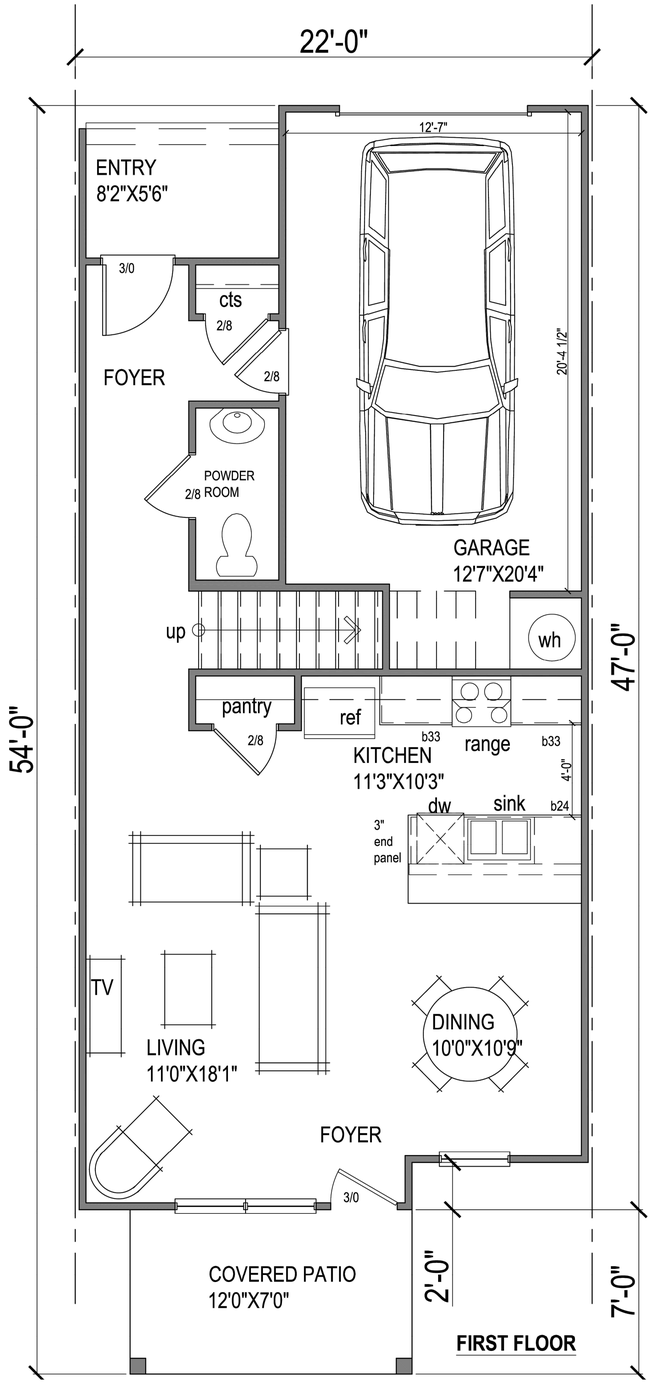
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO. 118621000	

ARCHITECTURAL PERSPECTIVE - FRONT

SHEET NUMBER
A1-00

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AREA TABS

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

FORESTAR

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

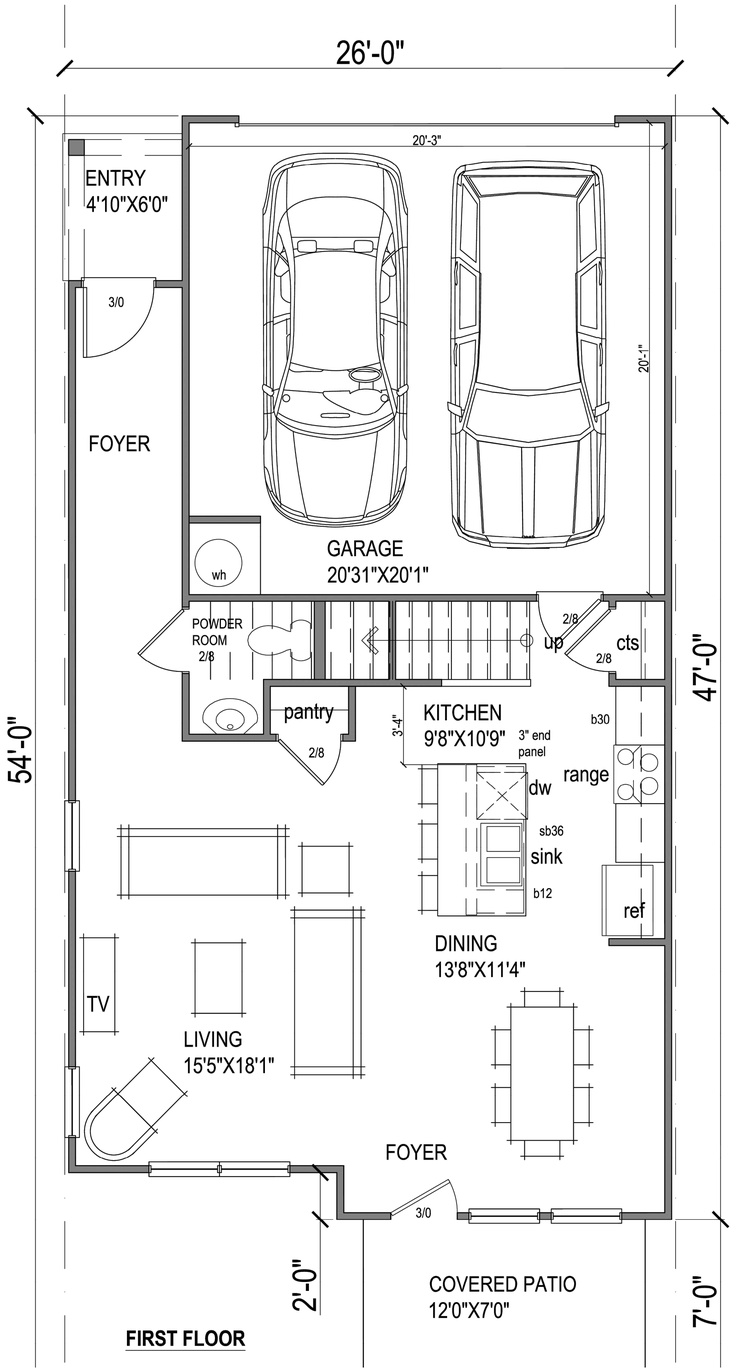
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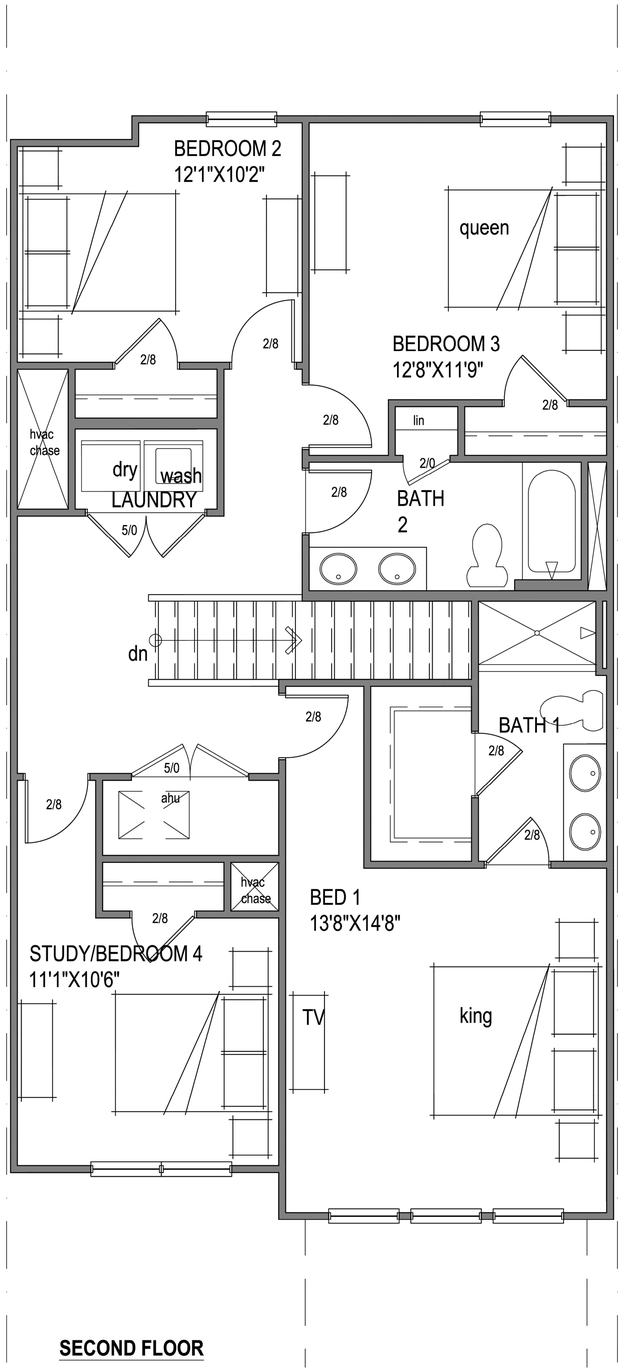
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

ARCHITECTURAL FLOOR PLAN - MITCHELL

SHEET NUMBER
A1-01

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AREA TABS

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

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

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

ARCHITECTURAL FLOOR PLAN - PORTSMOUTH

SHEET NUMBER
A1-02

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ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D | ELEVATION E | ELEVATION F | ELEVATION G

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HONEY FARM CROSSING
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COLUMBIA, TN

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

ARCHITECTURAL ELEVATION - FRONT

SHEET NUMBER
A1-03

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-03 ARCHITECTURAL ELEVATION - FRONT Jul 26, 2024 12:45pm by: william.irby



left elevation



right elevation



rear elevation

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

ARCHITECTURAL ELEVATIONS - SIDE & REAR

SHEET NUMBER
A1-04

ARCHITECTURAL ELEVATION NOTE

SEE SHEET A1-04 FOR DESIGNATION OF ARCHITECTURAL ELEVATIONS.

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND ARCHITECTURAL/BUILDING ELEVATION DESIGN HAS NOT BEEN FINALIZED. FINAL ELEVATIONS WILL BE PROVIDED WITH BUILDING PERMIT SUBMITTAL.

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	7/26/2024

KIMLEY-HORN PROJECT NO. 118224004

ARCHITECTURAL ELEVATION EXHIBIT

SHEET NUMBER
A1-05

24-0205 PLANNED UNIT DEVELOPMENT

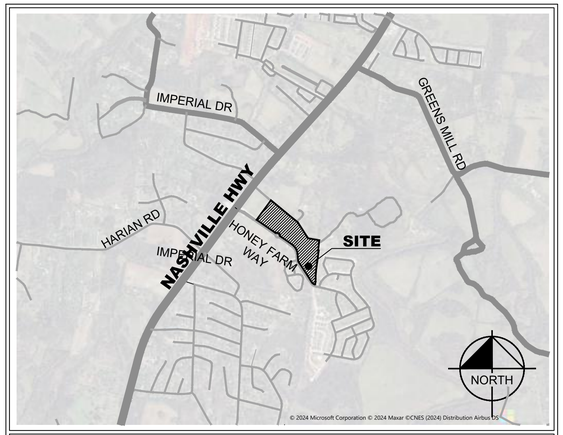
HONEY FARM CROSSING

2248 NASHVILLE HIGHWAY
COLUMBIA, TN

INITIAL SUBMITTAL: MAY 20, 2024
RESUBMITTAL: JUNE 21, 2024
RESUBMITTAL: JULY 15, 2024

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

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN
MAP AND PARCEL ID:	MAP 051, PARCEL 058.00
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT



VICINITY MAP
NOT TO SCALE

PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Side Setback/Yard, 10 ft. min., 24' max.

Proposed Variance: Side Setback/Yard, 7.5 ft. min., 24' max.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 6 ft. min. setback, the requested reduction to a 7.5 ft. min. side setback allows for adequate spacing between project buildings while also accomplishing the desired street frontage character.

Variance Request 2

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed no closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 3

Ordinance Requirement: 5.2.2.E. Thoroughfares and Internal Drive Standards, Network/Connections, Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives.

Proposed Variance: Alley E is allowed to terminate with a dead end condition at the Honey Farm Way frontage.

Justification: The connection of the alley to Honey Farm Way would create an unsafe and undesirable traffic pattern. Access to the alley is provided on the opposite side of the building adjacent to Honey Farm Way.

Variance Request 4

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Rear Setback, 10 ft. min.

Proposed Variance: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 5

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Building Standards, Building Composition, Finished Floor Level Min. 18 in. above finished grade at Façade.

Façade, Façade window sill height, 5 ft. min. above average grade at Façade.

Proposed Variance: Finished Floor Level Min. 12 in. above finished grade at Façade, façade window sill height, 4 ft. min. above average grade at facade.

Justification: The proposed town home product construction type is slab on grade which is limited to a maximum 12 in. turn down at the front grade elevation making the finished floor level 12 in. above finished grade min/max. Common window sill height for residential construction is 36" making the total proposed height from finished grade to window sill 4 ft.

Variance Request 6

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Private Landscaping and Fencing Standards, Walls & Fencing (not including screens), Height 3.5-4 ft. at frontage; otherwise, 6' max; height measured from avg. undisturbed grade of adjacent property at property line.

Proposed Variance: At Building frontage Max Height of 6.5 ft., Retaining wall max height of 9.5 ft.

Justification: Due to topography on site the max retaining wall heights need to be increased to achieve building frontage requirements to public thoroughfares.

Sheet List Table	
Number	Title
C0-00	COVER
C0-02	SURVEY BY GEOSURVEY
C0-03	SURVEY BY GEOSURVEY
C2-00	SITE LAYOUT - OVERALL
C2-10	SITE LAYOUT - ENLARGEMENT
C2-11	SITE LAYOUT - ENLARGEMENT
C2-12	TABULAR DATA
C2-50	PARKING EXHIBIT
C2-51	PARKING EXHIBIT
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-10	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-11	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-12	RETAINING WALL - ENLARGEMENT
C4-13	RETAINING WALL - ENLARGEMENT
C4-14	FIRE ACCESS PLAN
C4-15	FIRE ACCESS PLAN
C4-50	ELEVATION EXHIBIT
C4-51	ELEVATION EXHIBIT
C5-00	UTILITY PLAN - OVERALL
C5-10	UTILITY PLAN - ENLARGEMENT
C5-20	UTILITY PLAN - ENLARGEMENT
C6-00	PUD VARIANCE EXHIBIT
L0-00	TREE CANOPY EXHIBIT
L1-00	LANDSCAPE PLAN
L1-10	LANDSCAPE PLAN - ENLARGEMENT
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-20	FOUNDATION PLANTING PLAN
L1-21	FOUNDATION PLANTING PLAN
L1-50	LANDSCAPE DETAILS
A1-00	ARCHITECTURAL PERSPECTIVE - FRONT
A1-01	ARCHITECTURAL FLOOR PLAN - MITCHELL
A1-02	ARCHITECTURAL FLOOR PLAN - PORTSMOUTH
A1-03	ARCHITECTURAL ELEVATION - FRONT
A1-04	ARCHITECTURAL ELEVATIONS - SIDE & REAR
A1-05	ARCHITECTURAL ELEVATION EXHIBIT

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: GRAY HARRISON, P.E.
PHONE: (615) 564-2701

LANDSCAPE ARCHITECT
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4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: JOSH ROWLAND, P.E.
PHONE: (615) 564-2701

SURVEY
GEOSURVEY
1660 BARNES MILL ROAD
MARIETTA, GEORGIA
CONTACT: TRENTON D. TURK
PHONE: (770) 795-9900

DEVELOPER
FORESTAR GROUP
402 BNA DRIVE, SUITE 409
NASHVILLE, TENNESSEE 37217
CONTACT: TYLER STAMM
PHONE: (615) 603-8702

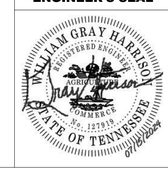
DEVELOPER
FORESTAR
FORESTAR GROUP
402 BNA DRIVE, SUITE 409
NASHVILLE, TN 37217

PLANS PREPARED BY
Kimley»Horn
4031 ASPEN GROVE DRIVE, SUITE 200
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ENGINEER'S SEAL



PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118621000	C0-00	35

Drawing name: K:\FRA_LDEV\118621000 – Honey Farm Crossing\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER Jul 15, 2024 2:54pm by: brayden.gries

Honey Farm Crossing - 021 project phase

C0-02 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 47119C0190E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RM1–PUD" (HIGH DENSITY RESIDENTIAL & COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICTS) AS SHOWN ON THE ZONING MAP OF CITY OF COLUMBIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF GLEN H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #455, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.

2> HONEY FARM PHASE 1, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.

3> HONEY FARM PHASE 1, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 157, MAURY COUNTY RECORDS, AUGUST 8, 2014.

4> HONEY FARM PHASE 1, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20220763CTN, EFFECTIVE DATE APRIL 12, 2022.

10. Subject to all matters shown on the Plan of record in Plat Book P16, Page 251–252; Plat Book P18, Pages 191–192, Plat Book P20, Page 157–158 and Plat Book P21, Page 109, Register's Office for Maury County, Tennessee.
SAID PLATS ESTABLISH THE EASTERN PROPERTY LINE AND RIGHT-OF-WAY OF HONEY FARM WAY. NO NEW EASEMENTS OR SETBACKS CREATED BY SAID PLATS.

11. Applications for Greenbelt Assessment – Agricultural of record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.
MATTERS AFFECTING SITE ARE DEPICTED ON SURVEY

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

16. Right-of-Way or Easement of record in Book R2026, Page 1182, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

18. Inspection and Maintenance Agreements of Private Stormwater Management Facilities of record in Book R2033, Page 1413 and Book R2415, Page 1427, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book 1, Page 366, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER.

22. Any dedication of the Land or part thereof, for cemetery or burial purposes and public or private rights created thereby, including but not limited to the rights of others in and to the cemetery of record in Book 747, Page 371 and Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
CEMETERY AND BURIAL RIGHTS DO NOT AFFECT.

23. Possible encroachment by a "lane" of record in Book 747, Page 371; and rights of others in and to said "lane" as shown in aforesaid Book 747, Page 371 and in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

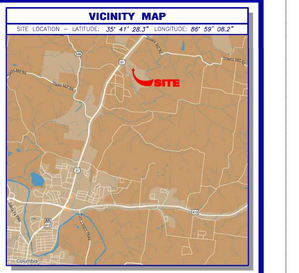
COMMENCING at a 1/2–inch rebar found at the intersection of the southeasterly right–of–way line of Nashville Highway (variable right–of–way) with the northeasterly right–of–way line of Honey Farm Way (variable right–of–way); Thence along said northeasterly right–of–way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2–inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8–inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right–of–way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 28 minutes 06 seconds East for a distance of 883.23 feet to a 1/2–inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2–inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2–inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2–inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8–inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2–inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2–inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2–inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2–inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2–inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2–inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8–inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8–inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2–inch rebar found on the northeasterly right–of–way line of Honey Farm Way; Thence continuing with said right–of–way line along the arc of a curve to the right an arc length of 30.39 feet, said curve having a radius of 175.00 feet and being subtended by a chord bearing of North 47 degrees 31 minutes 58 seconds West, for a distance of 30.39 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2–inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8–inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2–inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2–inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8–inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2–inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2–inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING.

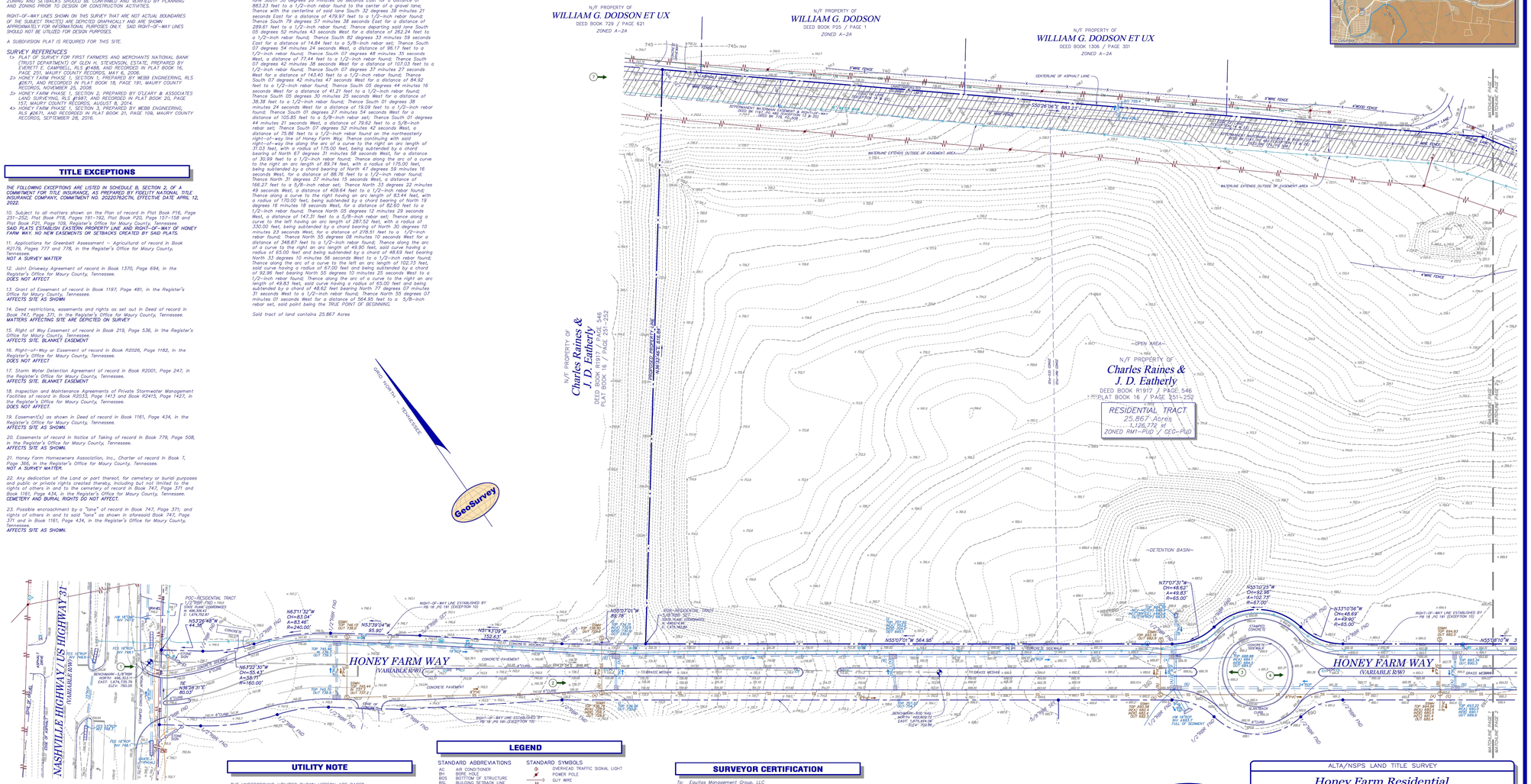
Said tract of land contains 25.867 Acres

SITE PHOTOGRAPHS



VICINITY MAP





CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TRIMBLE "S" SERIES TOTAL STATION AND A TRIMBLE TSC SERIES DATA COLLECTOR. SAID TRAVERSE HAD A FIELD CLOSURE OF ONE FOOT IN 111,254+, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. ADDITIONAL FIELD DATA WAS COLLECTED UTILIZING A CARLSON BRX7–7 GPS RCVHER AND BASE UNIT THAT WAS CALIBRATED AND ORIENTED TO THE FIELD TRAVERSE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 631,000+ FEET. JEM, PMT.

IF YOU DIG

811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30036
(678) 357–1946

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BF	BLOW OFF
BOS	BOTTOM OF STRUCTURE
BSL	BUILDING SETBACK LINE
C	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
COTD	COMMUNICATION PEDESTAL
CPP	CORRUGATED PLAS. PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GV	GAS METER
IRF	IRON ROD FOUND
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

SURVEYOR CERTIFICATION

To: Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b–1), 8, 9, 10, & 13 of Table A thereof. The field work was completed on June 23, 2022.

Date: June 23, 2022

Trenton D. Turk
Tennessee Registered
Land Surveyor # 3135

SHEET 1 OF 2

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com

ALTA/NSPS LAND TITLE SURVEY

Honey Farm Residential

FOR

Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

CS JOB NO:	20227361	DRAWING SCALE:	1" = 40'	SURVEY DATE:	6–23–2022
FIELD WORK:	ZM	CITY:	COLUMBIA		
PROJ MGR:	JEM	COUNTY:	MAURY		
REVIEWED:	TDT	STATE:	TENNESSEE		
DWG FILE:	20227361–01.dwg	CML DISTRICT:	3RD		

REVISIONS (SEE GENERAL NOTES)

No	Date	Description
1		
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Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

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

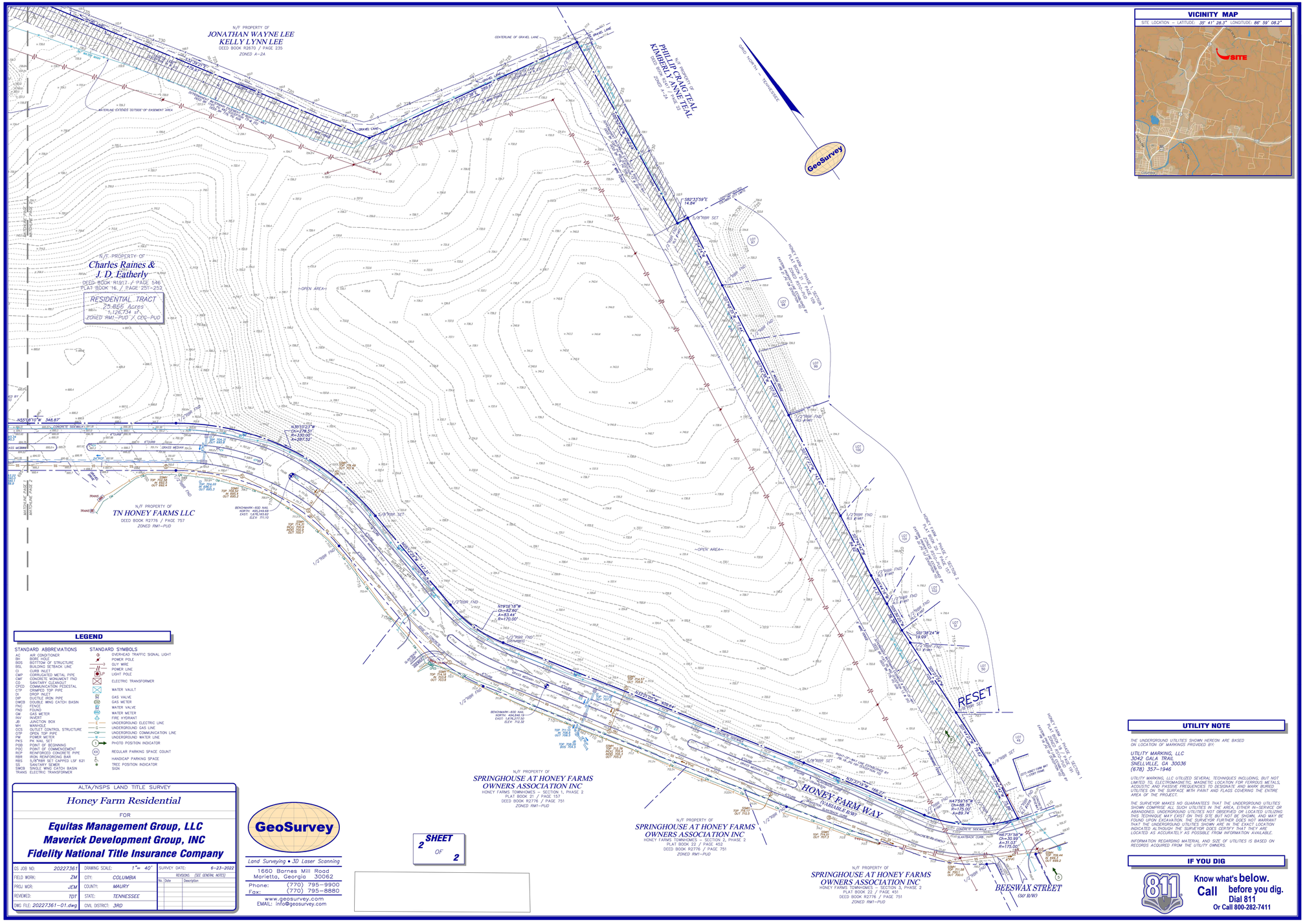
SURVEY BY GEOSURVEY

SHEET NUMBER
C0-02

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Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C0-02 SURVEY BY GEOSURVEY.dwg C0-02 SURVEY BY GEOSURVEY Jul 15, 2024 2:39pm by: brayden.gries

C0-03 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.



LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BOS	BOTTTOM OF STRUCTURE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMPUTER PEDESTAL
CTP	CORRUGATED TOP PIPE
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DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
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- POWER POLE
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- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

ALTA/NSPS LAND TITLE SURVEY

Honey Farm Residential

FOR

Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

GS JOB NO:	20227361	DRAWING SCALE:	1" = 40'
FIELD WORK:	ZM	CITY:	COLUMBIA
PROJ MGR:	JEM	COUNTY:	MAURY
REVIEWED:	TDT	STATE:	TENNESSEE
DWG FILE:	20227361-01.dwg	CIVIL DISTRICT:	3RD

SURVEY DATE: 6-23-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com

SHEET 2 OF 2

UTILITY NOTE

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

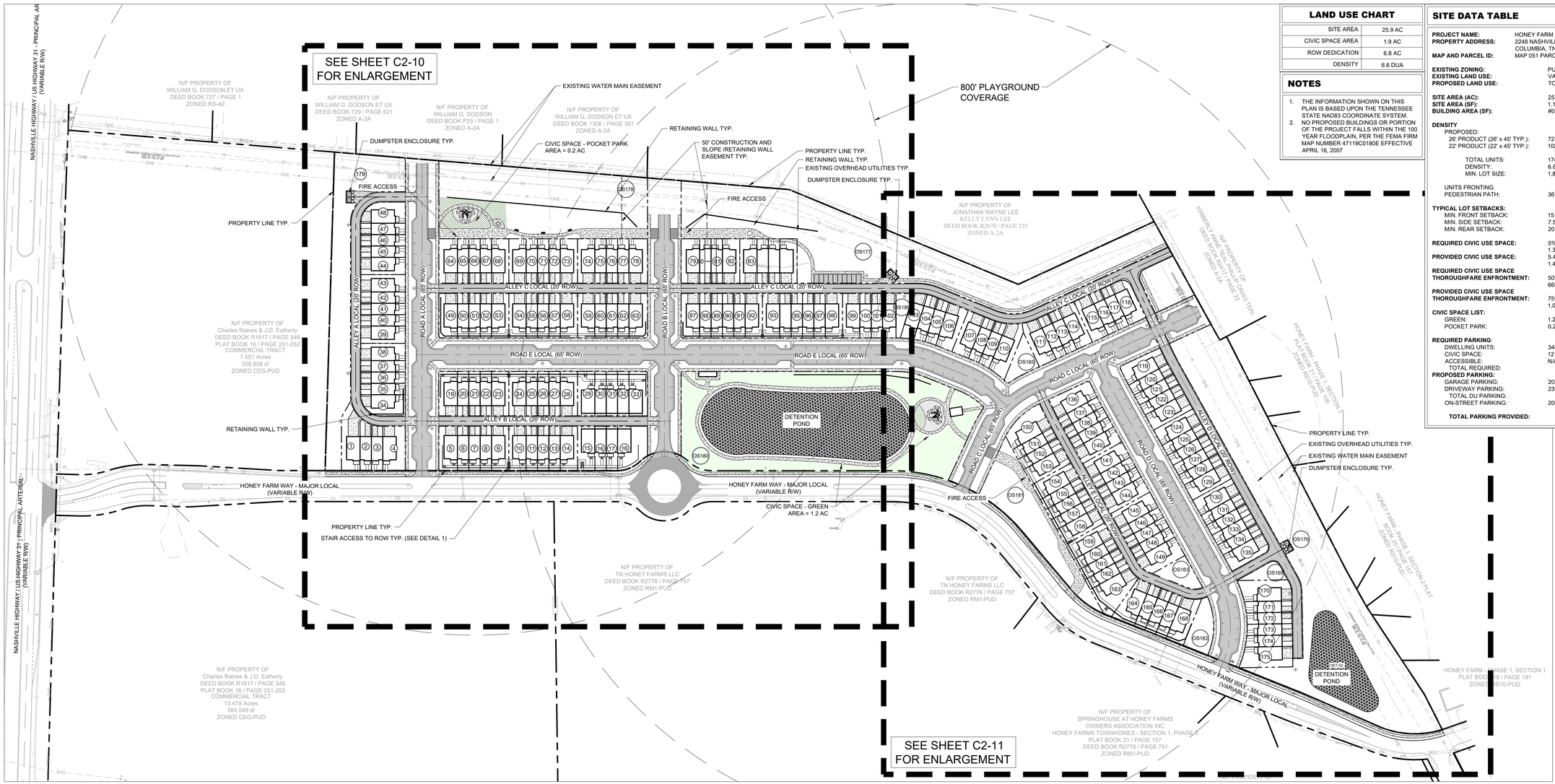
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SURVEY BY GEOSURVEY

SHEET NUMBER
C0-03

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C0-02 SURVEY BY GEOSURVEY.dwg C0-03 SURVEY BY GEOSURVEY Jul 15, 2024 2:39pm by: brayden.gries



LAND USE CHART

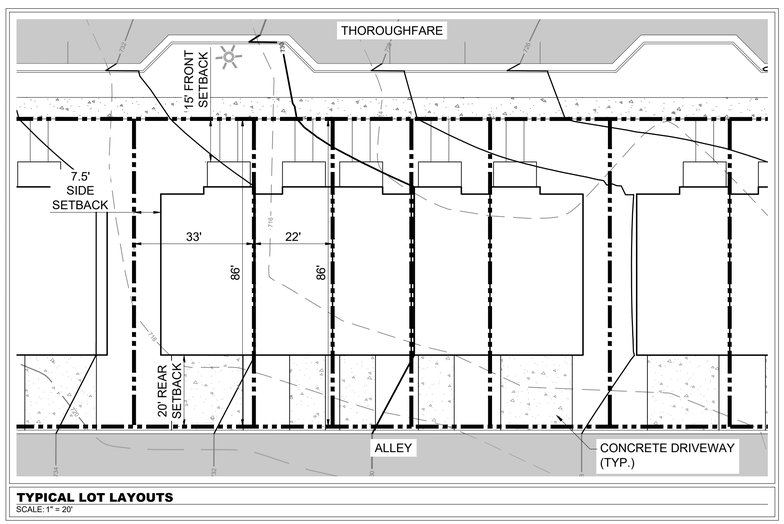
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

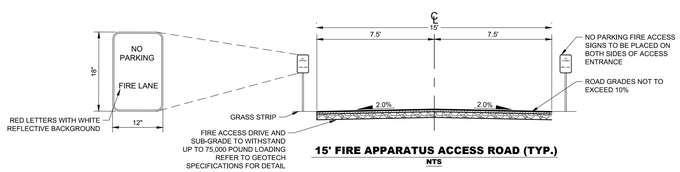
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

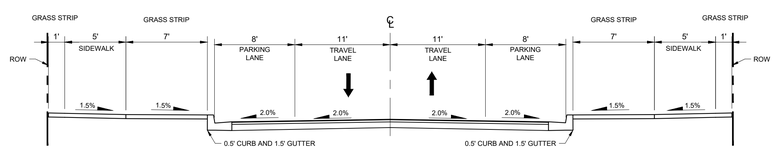
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



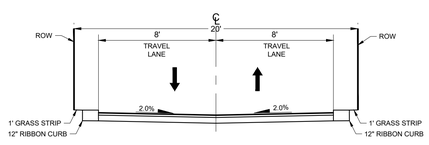
TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



15' FIRE APPARATUS ACCESS ROAD (TYP.)
NTS



TYPICAL SECTION - URBAN CENTER STREET (65' PUBLIC ROW)
NTS



TYPICAL SECTION - ALLEY A (20' PUBLIC ROW)
NTS

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 137919
STATE OF TENNESSEE
07/15/2024

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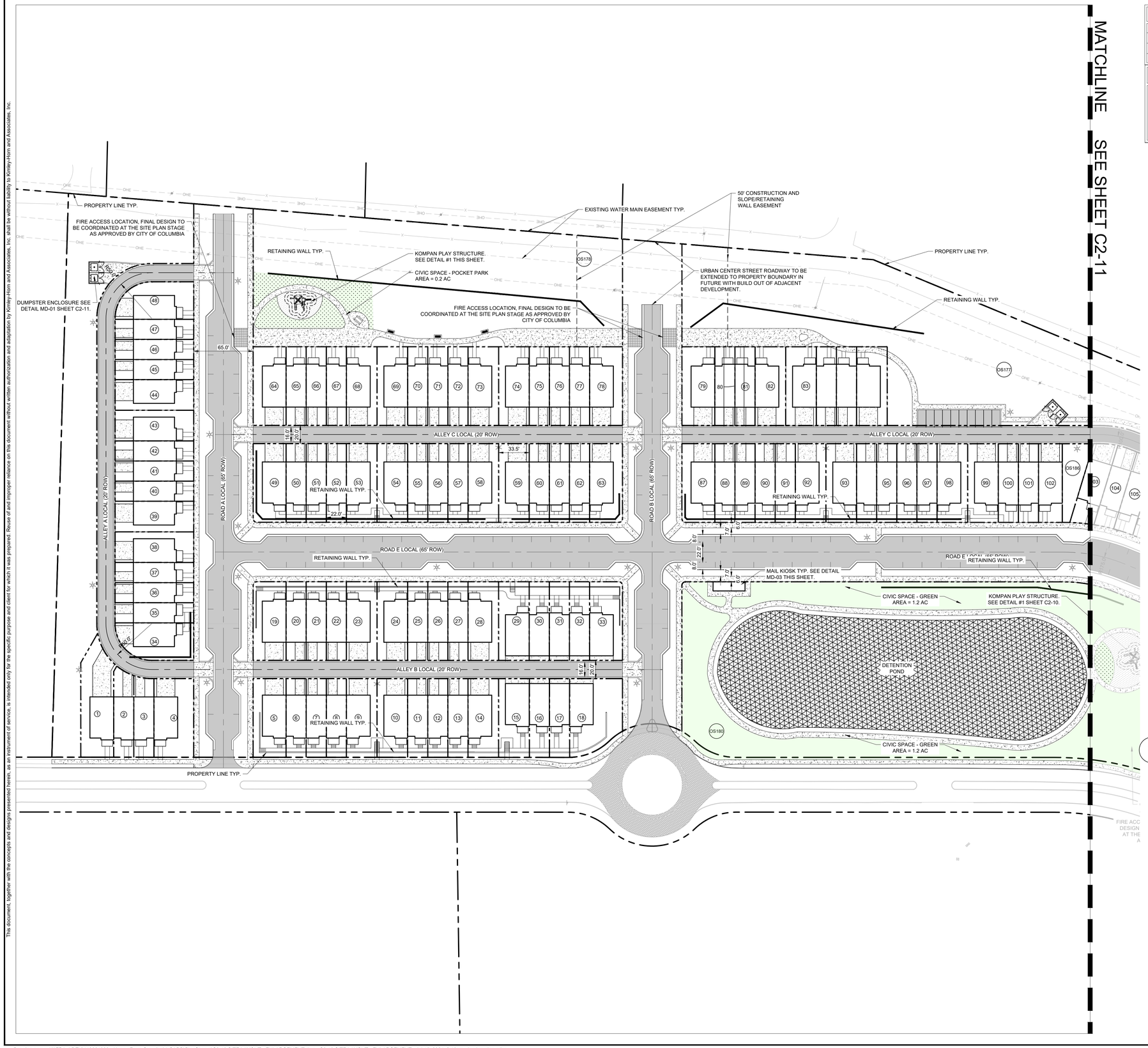
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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

NOTES

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DENSITY:	6.8 UNITS/ACRE
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DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



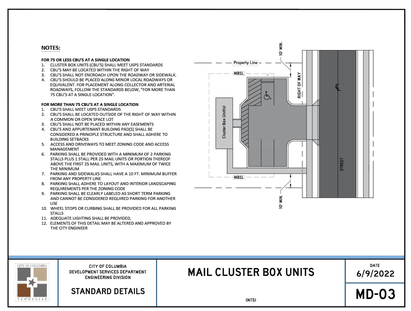
PRODUCT SPECIFICATIONS

MANUFACTURER: **KOMPAN**
PRODUCT: **YELLOWSTONE WITH SHADE**
SIZE: **23'7"X17'10"X15'9"**
COLOR: **TBD**
OPTIONS: **N/A**
DETAIL NOTE: **INSTALL PER MANUFACTURER SPECIFICATIONS**
QUANTITY: **1**

CONTACT: **615.426.8760**
WEBSITE: **https://www.kompan.com/en/us**

1 PLAY STRUCTURE

NTS PO-TBH-WIL-29



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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10 Lea Avenue, Suite 400 Nashville, TN 37210
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

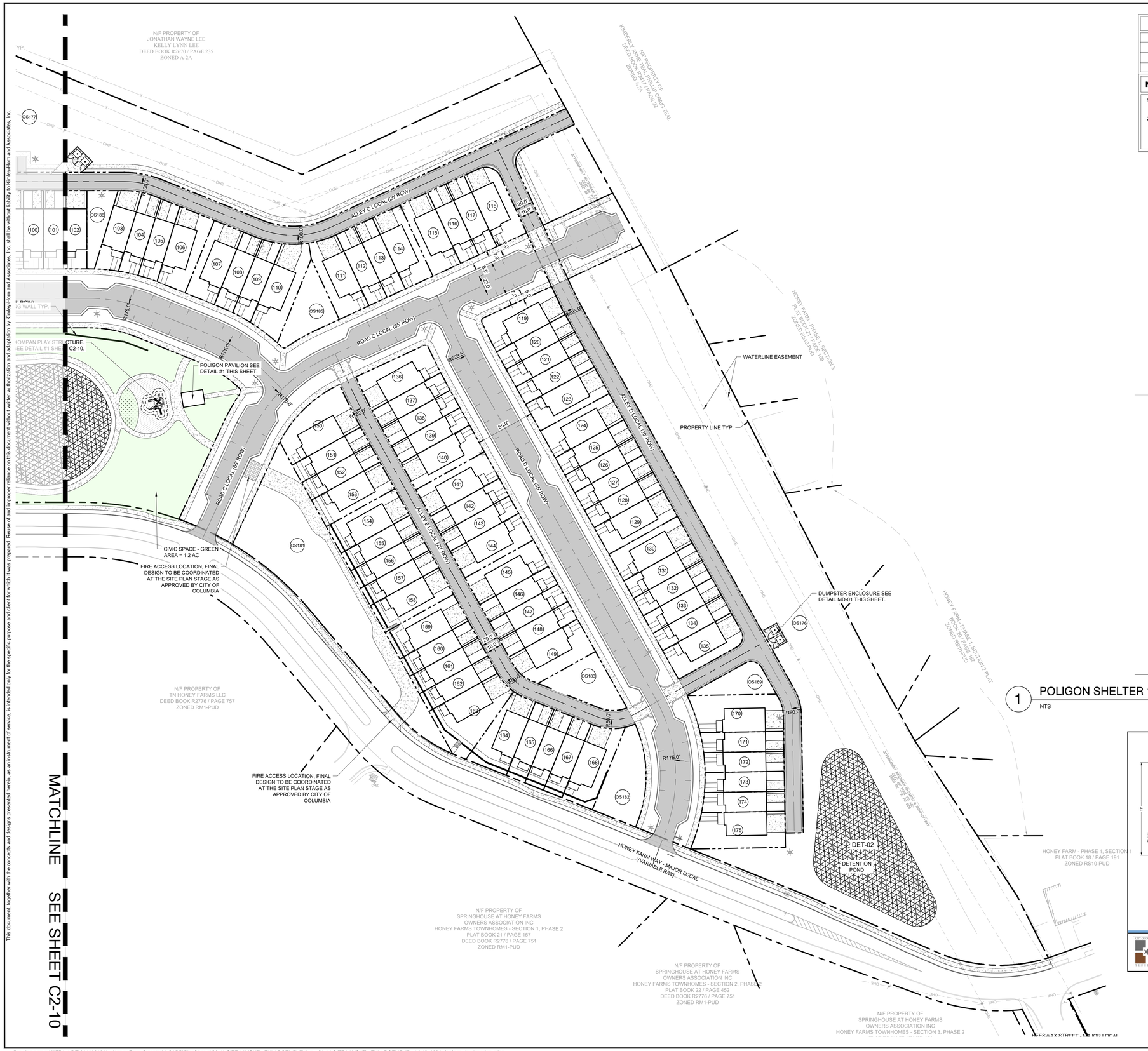
WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL — COMMERCE — No. 121919 — STATE OF TENNESSEE — 05/20/2024

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10



LAND USE CHART

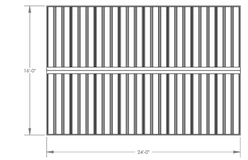
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

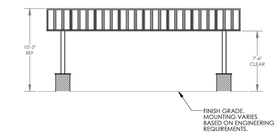
NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

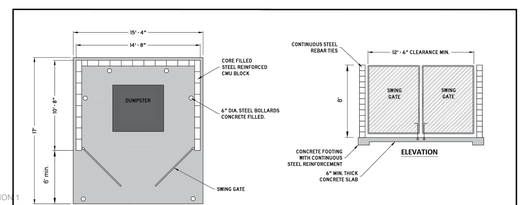




1 POLIGON SHELTER 16' X 24'

NTS

PO-ST5-02



NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6" / 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

DUMPSTER PAD AND ENCLOSURE

(NTS)

DATE 6/9/2022

MD-01

GRAPHIC SCALE IN FEET
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MATCHLINE SEE SHEET C2-10

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127919
STATE OF TENNESSEE
05/20/2024

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

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
1	3669.01	0.08
2	2067.78	0.05
3	1911.87	0.04
4	3739.38	0.09
5	3097.65	0.07
6	1892.09	0.04
7	1892.24	0.04
8	1892.39	0.04
9	2881.06	0.07
10	2881.41	0.07
11	1893.01	0.04
12	1893.16	0.04
13	1893.31	0.04
14	2882.36	0.07
15	2881.03	0.07
16	1893.92	0.04
17	1894.07	0.04
18	4400.81	0.10
19	3094.09	0.07
20	1892.00	0.04
21	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
22	1892.00	0.04
23	2880.17	0.07
24	2880.17	0.07
25	1892.00	0.04
26	1892.00	0.04
27	1892.00	0.04
28	2880.07	0.07
29	2880.07	0.07
30	1892.00	0.04
31	1892.00	0.04
32	1892.00	0.04
33	3091.04	0.07
34	3182.64	0.07
35	1892.00	0.04
36	1892.00	0.04
37	1892.00	0.04
38	2881.00	0.07
39	2879.43	0.07
40	1892.00	0.04
41	1892.00	0.04
42	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
43	2882.56	0.07
44	2879.19	0.07
45	1891.99	0.04
46	1891.99	0.04
47	1891.99	0.04
48	3182.42	0.07
49	3093.11	0.07
50	1892.00	0.04
51	1892.00	0.04
52	1892.00	0.04
53	2880.17	0.07
54	2880.17	0.07
55	1892.00	0.04
56	1892.00	0.04
57	1892.00	0.04
58	2880.07	0.07
59	2880.07	0.07
60	1892.00	0.04
61	1892.00	0.04
62	1892.00	0.04
63	3092.03	0.07

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
64	3095.85	0.07
65	1892.00	0.04
66	1892.00	0.04
67	1892.00	0.04
68	2880.17	0.07
69	2880.17	0.07
70	1892.00	0.04
71	1892.00	0.04
72	1892.00	0.04
73	2880.07	0.07
74	2880.07	0.07
75	1892.00	0.04
76	1892.00	0.04
77	1892.00	0.04
78	3096.15	0.07
79	3943.53	0.09
80	1901.61	0.04
81	1035.90	0.02
82	2898.68	0.07
83	3715.14	0.09
84	1889.86	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
85	1892.37	0.04
86	3961.65	0.09
87	3092.65	0.07
88	1891.99	0.04
89	1892.00	0.04
90	1892.00	0.04
91	1892.00	0.04
92	2881.03	0.07
93	2881.05	0.07
94	1891.99	0.04
95	1892.00	0.04
96	1892.00	0.04
97	1892.00	0.04
98	2881.03	0.07
99	2881.05	0.07
100	1891.99	0.04
101	1892.00	0.04
102	2236.00	0.05
103	2351.08	0.05
104	1963.63	0.05
105	1911.98	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
106	3189.40	0.07
107	2984.61	0.07
108	1895.13	0.04
109	1967.62	0.05
110	3688.06	0.08
111	3118.01	0.07
112	1892.00	0.04
113	1891.99	0.04
114	2881.01	0.07
115	2881.07	0.07
116	1892.00	0.04
117	1891.99	0.04
118	3009.86	0.07
119	3196.17	0.07
120	1892.06	0.04
121	1892.09	0.04
122	1892.09	0.04
123	2880.91	0.07
124	2873.53	0.07
125	1892.00	0.04
126	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
127	1892.01	0.04
128	1892.00	0.04
129	2881.00	0.07
130	2880.68	0.07
131	1892.00	0.04
132	1892.30	0.04
133	1892.00	0.04
134	1892.00	0.04
135	3059.75	0.07
136	3272.42	0.08
137	1892.24	0.04
138	1892.00	0.04
139	1892.00	0.04
140	2881.10	0.07
141	2881.18	0.07
142	1891.76	0.04
143	1892.00	0.04
144	2881.51	0.07
145	2880.99	0.07
146	1892.00	0.04
147	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
148	1891.22	0.04
149	3388.24	0.08
150	3952.94	0.09
151	1892.03	0.04
152	1892.00	0.04
153	2881.00	0.07
154	2881.00	0.07
155	1892.00	0.04
156	1892.00	0.04
157	1892.00	0.04
158	2881.40	0.07
159	2880.62	0.07
160	1892.42	0.04
161	1892.03	0.04
162	1891.92	0.04
163	4265.98	0.10
164	3254.78	0.07
165	1914.20	0.04
166	1914.20	0.04
167	1914.10	0.04
168	3247.78	0.07

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
169	1975.56	0.05
170	3953.94	0.09
171	1976.59	0.05
172	1923.86	0.04
173	1922.90	0.04
174	1973.71	0.05
175	3880.96	0.09
176	104130.36	2.39
177	89995.75	2.07
178	54309.01	1.25
179	31352.71	0.72
180	104602.31	2.40
181	19730.07	0.45
182	4109.14	0.09
183	3032.03	0.07
185	2904.66	0.07
186	1828.56	0.04

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE
07/10/2024

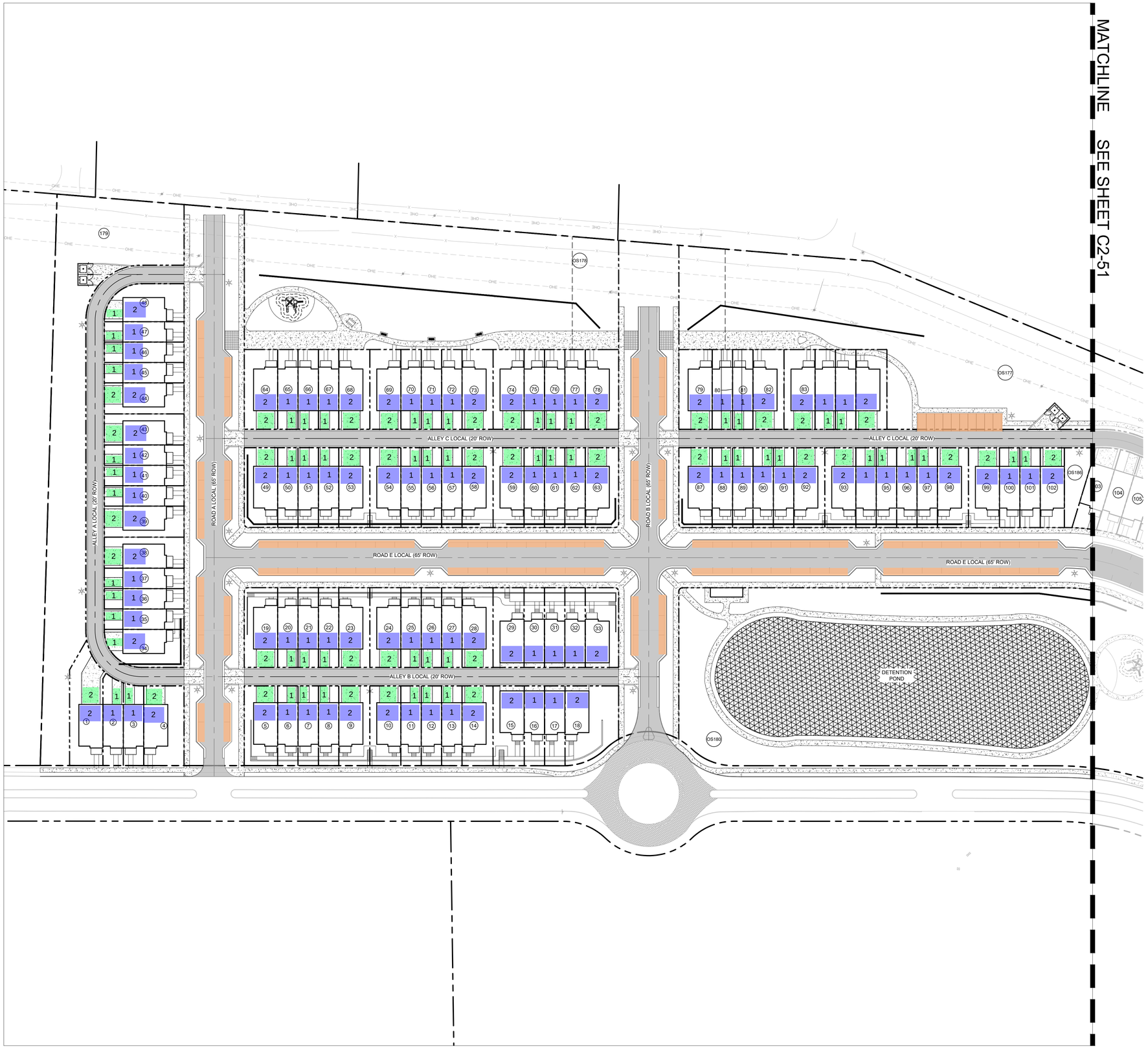
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

TABULAR DATA

SHEET NUMBER
C2-12



SITE PARKING LEGEND

REQUIRED PARKING:

DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**

PROPOSED PARKING:

GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	649 SPACES
ON-STREET PARKING:	206 SPACES
TOTAL DU PARKING:	**436 SPACES**
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127919
STATE OF TENNESSEE
05/20/2024

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

PARKING EXHIBIT

SHEET NUMBER
C2-50

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Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C2-50 PARKING EXHIBIT.dwg C2-50 PARKING EXHIBIT Jul 15, 2024 2:41pm by: brayden.gries

SITE PARKING LEGEND

REQUIRED PARKING:

DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**

PROPOSED PARKING:

GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	649 SPACES
ON-STREET PARKING:	206 SPACES
TOTAL DU PARKING:	**436 SPACES**
TOTAL PARKING PROVIDED:	**644 SPACES**

N/F PROPERTY OF
JONATHAN WAYNE LEE
KELLY LYNN LEE
DEED BOOK R2670 / PAGE 235
ZONED A-2A

N/F PROPERTY OF
KIMBERLY ANN TEAL PHILLIP CRAIG TEAL
DEED BOOK R2417 / PAGE 22
ZONED A-2A

HONEY FARM, PHASE 1, SECTION 3
PLAT BOOK 19 / PAGE 109
ZONED RS10-PUD

HONEY FARM - PHASE 1, SECTION 2 PLAT
BOOK 20 / PAGE 157
ZONED RS10-PUD

HONEY FARM - PHASE 1, SECTION 1
PLAT BOOK 18 / PAGE 191
ZONED RS10-PUD

N/F PROPERTY OF
TN HONEY FARMS LLC
DEED BOOK R2776 / PAGE 757
ZONED RM1-PUD

N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES - SECTION 1, PHASE 2
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD

N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES - SECTION 2, PHASE 2
PLAT BOOK 22 / PAGE 452
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD

N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES - SECTION 3, PHASE 2

ALLEY C LOCAL (20' ROW)
ROAD C LOCAL (65' ROW)
ROAD C LOCAL (65' ROW)
ROAD D LOCAL (65' ROW)
ALLEY D LOCAL (20' ROW)
ALLEY E LOCAL (20' ROW)
HONEY FARM WAY - MAJOR LOCAL (VARIABLE R/W)
FREEWAY STREET - MAJOR LOCAL

DET-02
DETENTION POND

MATCHLINE SEE SHEET C2-50

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
FOR FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE
07/19/2024

No.	DATE	BY	REVISIONS
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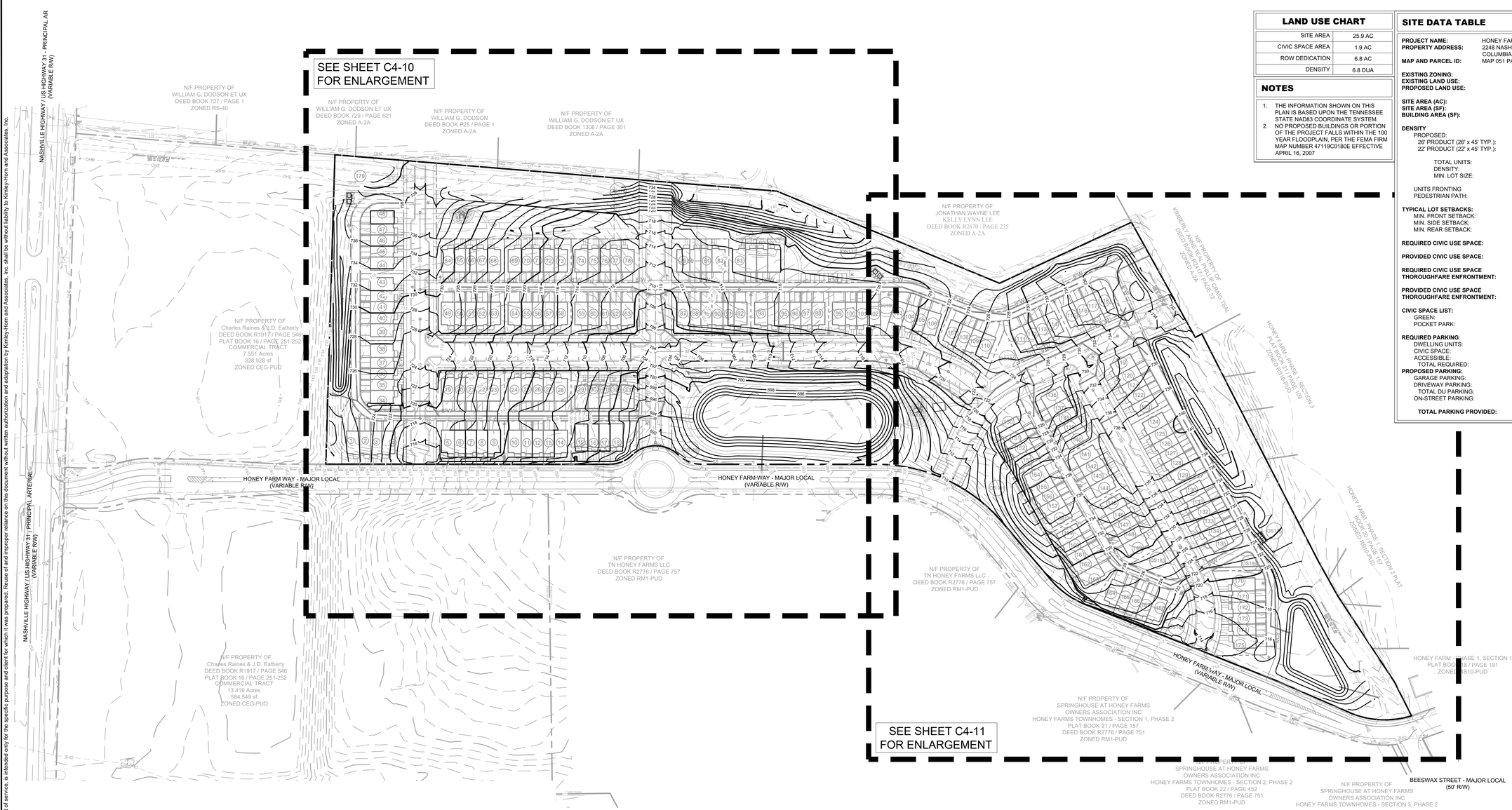
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

PARKING EXHIBIT

SHEET NUMBER
C2-51

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C2-50 PARKING EXHIBIT.dwg C2-51 PARKING EXHIBIT Jul 15, 2024 2:41pm by: brayden.gries



LAND USE CHART

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137919
STATE OF TENNESSEE
07/15/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	BFG
DRAWN BY:	BFG
CHECKED BY:	WGH
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

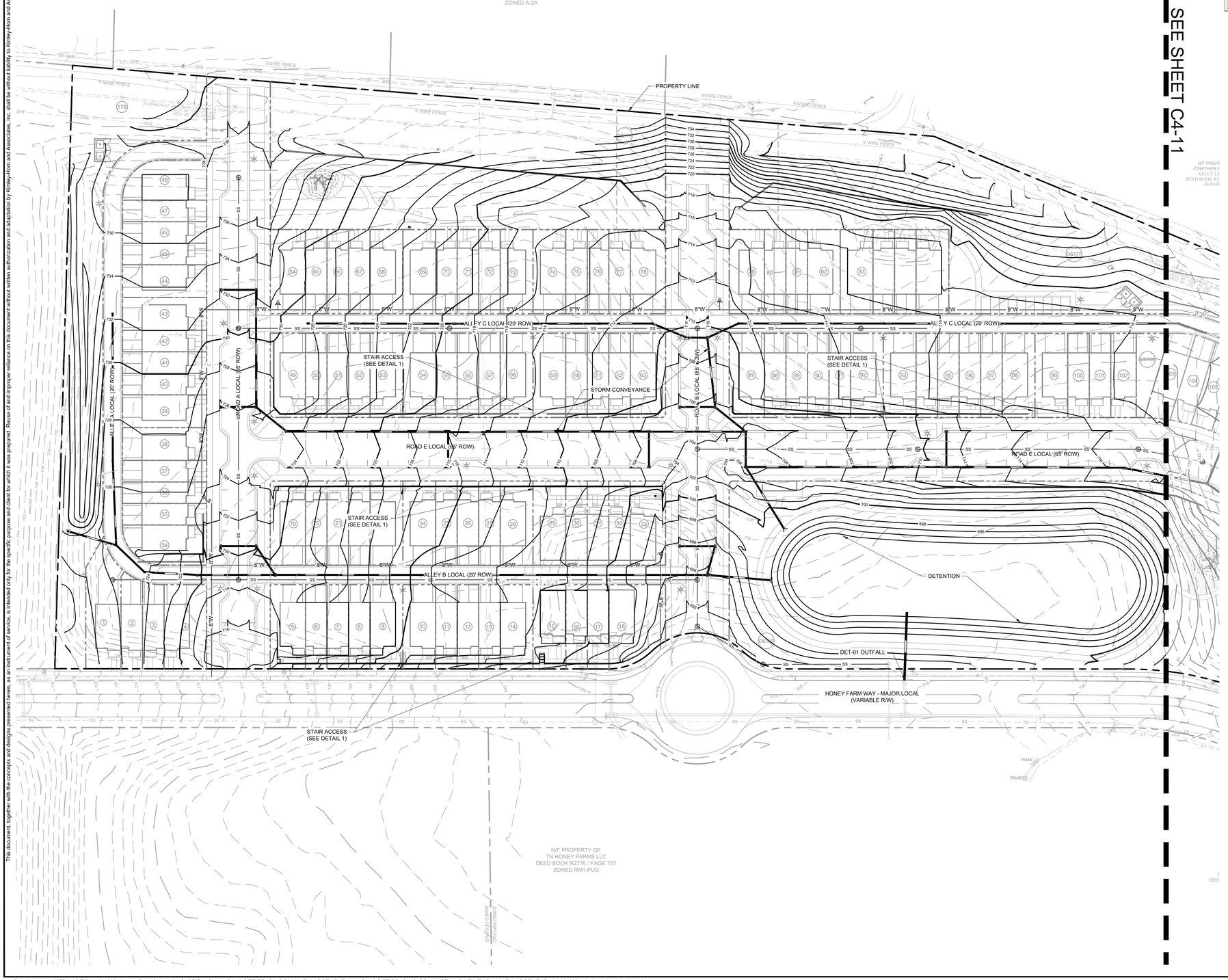
GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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MATCHLINE SEE SHEET C4-11



LAND USE CHART

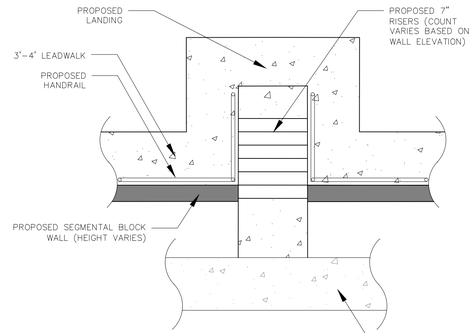
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**



1 STAIR ACCESS DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 127919
STATE OF TENNESSEE
05/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-10

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MATCHLINE SEE SHEET C4-10

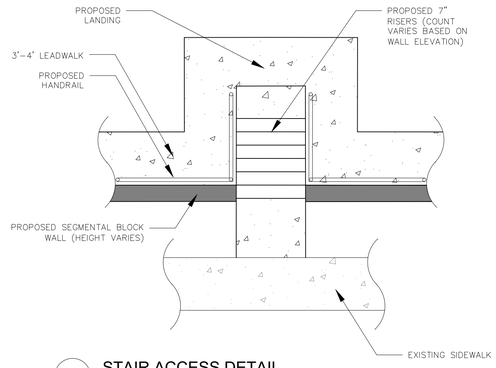
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
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TOTAL PARKING PROVIDED:	**644 SPACES**



1 STAIR ACCESS DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 123119
STATE OF TENNESSEE
05/20/2024

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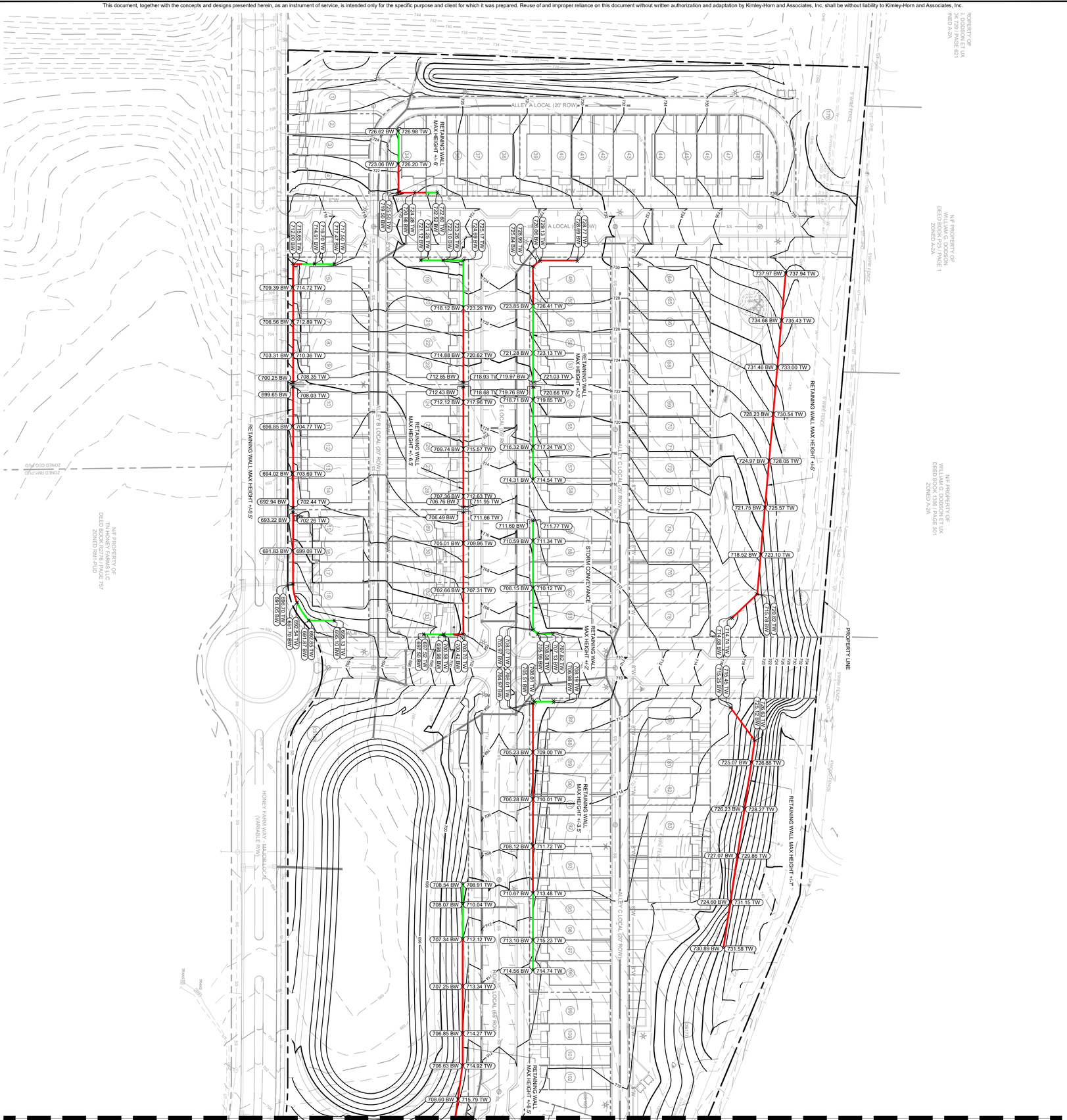
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-11

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Drawing name: K:\FRA_LDEV\118921000 - Honey Farm Crossing\4-CAD\Plan\Sheets\C4-12 SITE GRADING PLAN - RETAINING WALL ENLARGEMENT.dwg C4-12 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jul 15, 2024 2:42pm by brayden.gines



GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED ON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF BUILDINGS ARE WITHIN THE 100 YEAR FLOODPLAIN PER FEMA FIRM MAP NUMBER 47119C0208E EFFECTIVE MARCH 16, 2017.

GRADING PLAN LEGEND

726.62 BW	SPOT ELEVATION TW = TOP OF WALL BW = BOTTOM OF WALL
FFE 726	FINISH FLOOR ELEVATION
	PROPOSED RETAINING WALL (4' OR HIGHER)
	PROPOSED RETAINING WALL (3' OR SHORTER)

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

No.	REVISIONS	DATE	BY
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DESIGNED BY: JLR
DRAWN BY: WSB
CHECKED BY: JLR
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118921000

RETAINING WALL - ENLARGEMENT
SHEET NUMBER C4-12

HONEY FARM CROSSING
FOREST GROUP, INC.
COLUMBIA, TN

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GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN 10 YEAR FLOODPLAIN, PER FEMA FIRM MAP NUMBER 47119C0280E EFFECTIVE APRIL16, 2007

GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

MATCHLINE SEE SHEET C4-12

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
No. 127919
STATE OF TENNESSEE
07/10/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

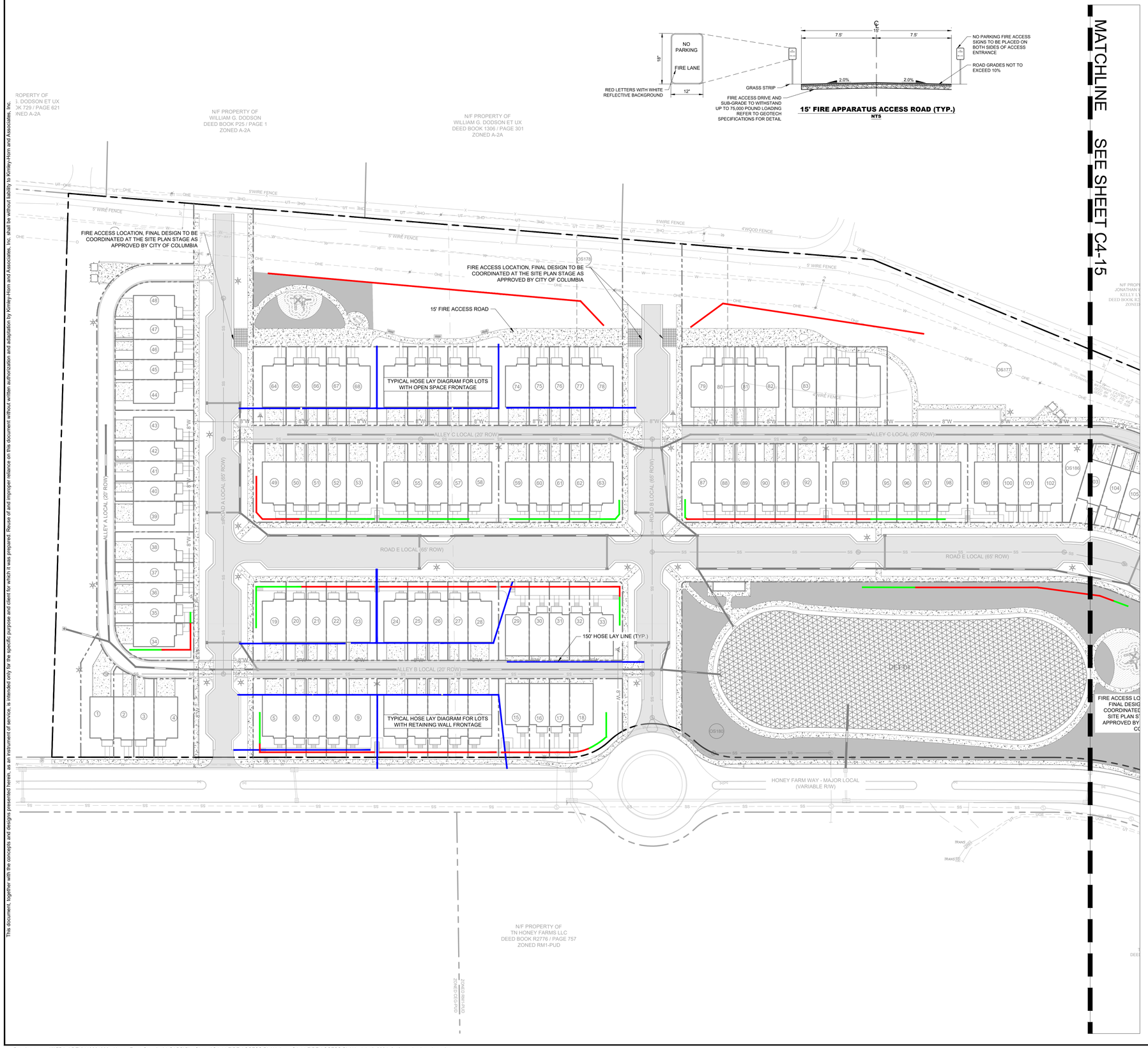
KIMLEY-HORN PROJECT NO.
118621000

RETAINING WALL - ENLARGEMENT

SHEET NUMBER
C4-13

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Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C4-12 SITE GRADING PLAN - RETAINING WALL ENLARGEMENT.dwg C4-13 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jul 15, 2024 2:42pm by: brayden.gries



GENERAL NOTES

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2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN 10 YEAR FLOODPLAIN, PER FEMA FIRM MAP NUMBER 47119C0280E EFFECTIVE APRIL16, 2007

LINETYPE LEGEND

- FIRE HYDRANT HOSE LAYOUT (MAX 150')
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

KEYNOTE LEGEND

A	CITY OF FRANKLIN FRONT LOADER GARBAGE TRUCK

GRAPHIC SCALE IN FEET
0 25 50 100

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COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & ENVIRONMENTAL
No. 127919
STATE OF TENNESSEE
07/26/2024

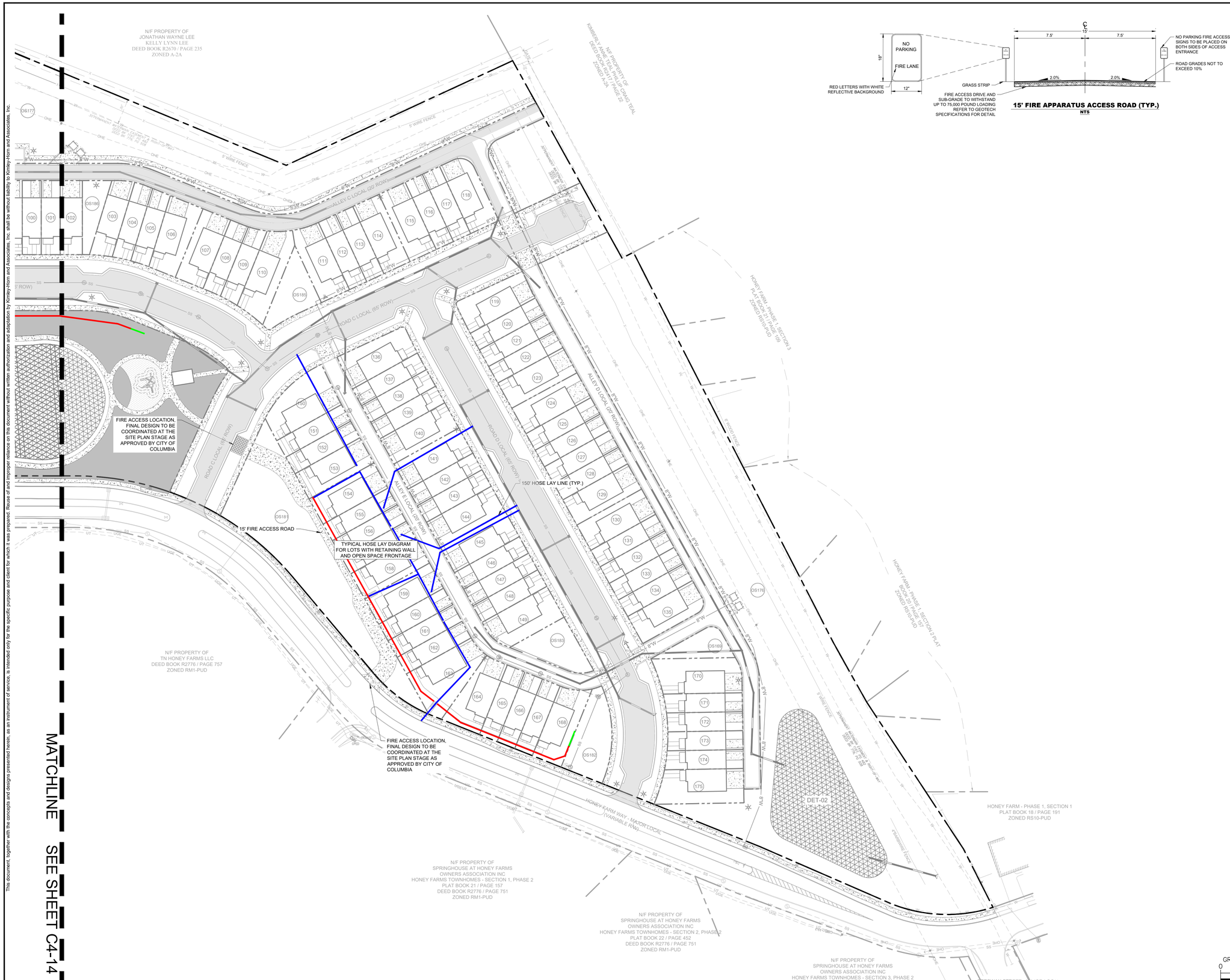
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

FIRE ACCESS PLAN

SHEET NUMBER
C4-14

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15' FIRE APPARATUS ACCESS ROAD (TYP.)
NTS

GENERAL NOTES

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LINETYPE LEGEND

- FIRE HYDRANT HOSE LAYOUT (MAX 150')
- PROPOSED RETAINING WALL (4' OR HIGHER)
- PROPOSED RETAINING WALL (3' OR SHORTER)

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
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COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE & COMMERCE
No. 127918
STATE OF TENNESSEE
07/19/2024

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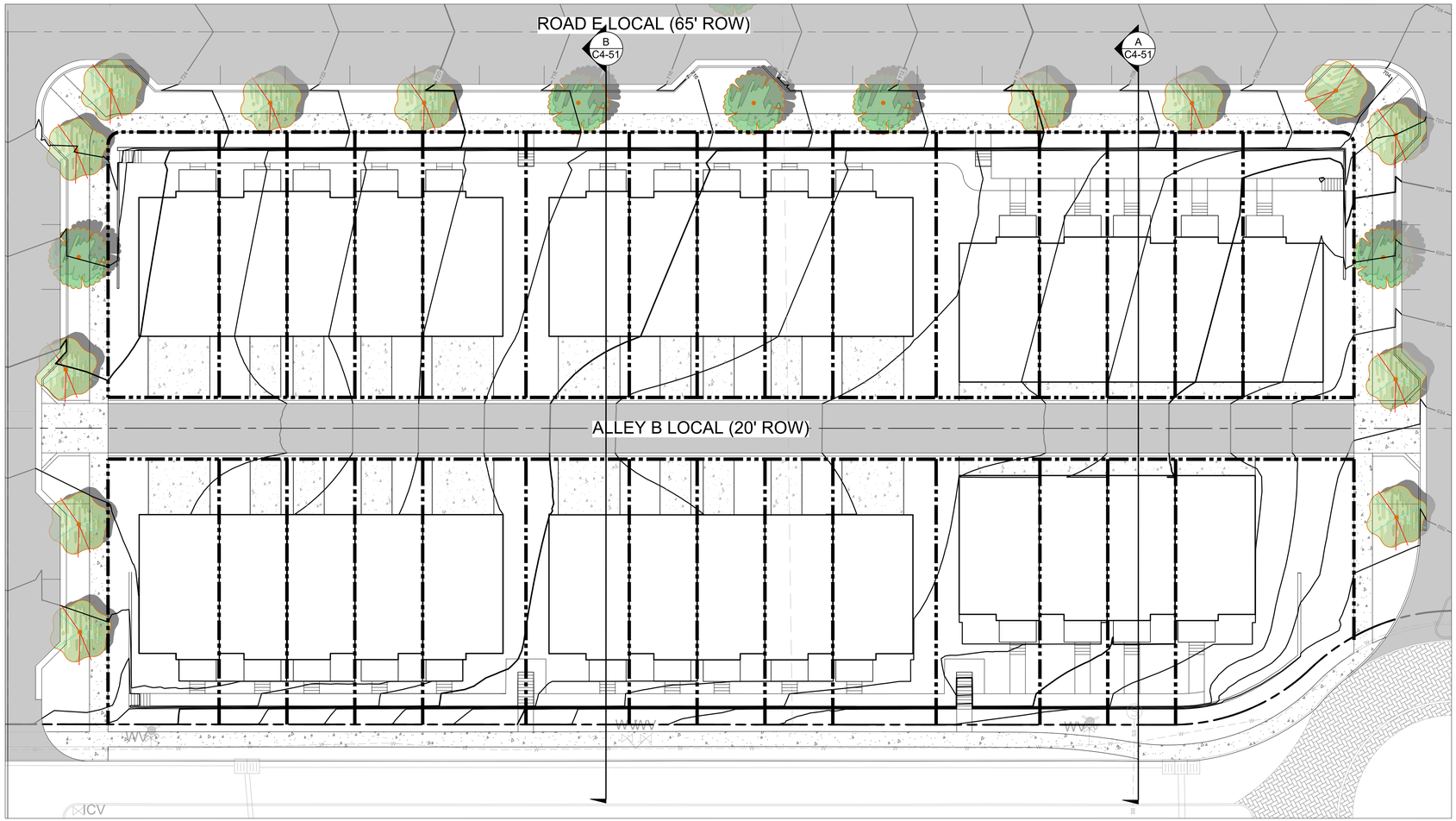
DESIGNED BY:	JLR
DRAWN BY:	WSI
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DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

FIRE ACCESS PLAN

SHEET NUMBER
C4-15

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GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127915
STATE OF TENNESSEE
07/15/2024

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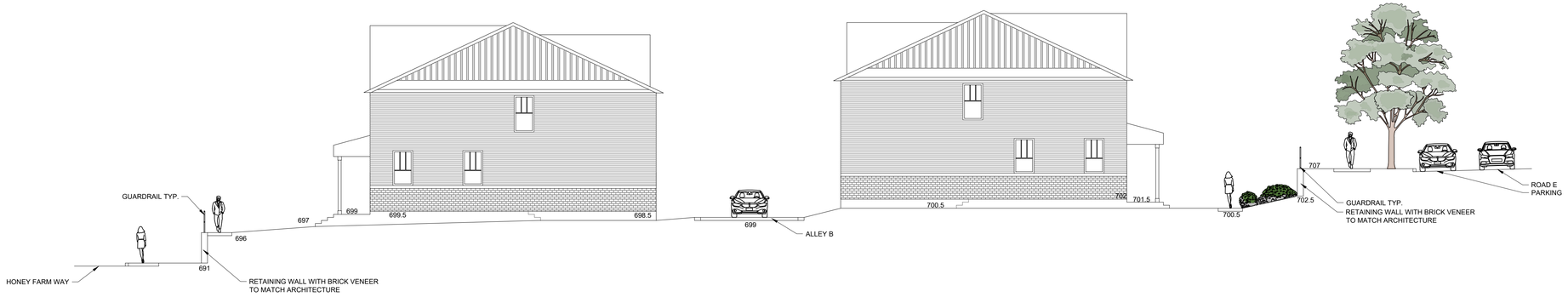
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

ELEVATION EXHIBIT

SHEET NUMBER
C4-50

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SECTION A

SECTION B

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
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COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
No. 127919
STATE OF TENNESSEE
07/26/2024

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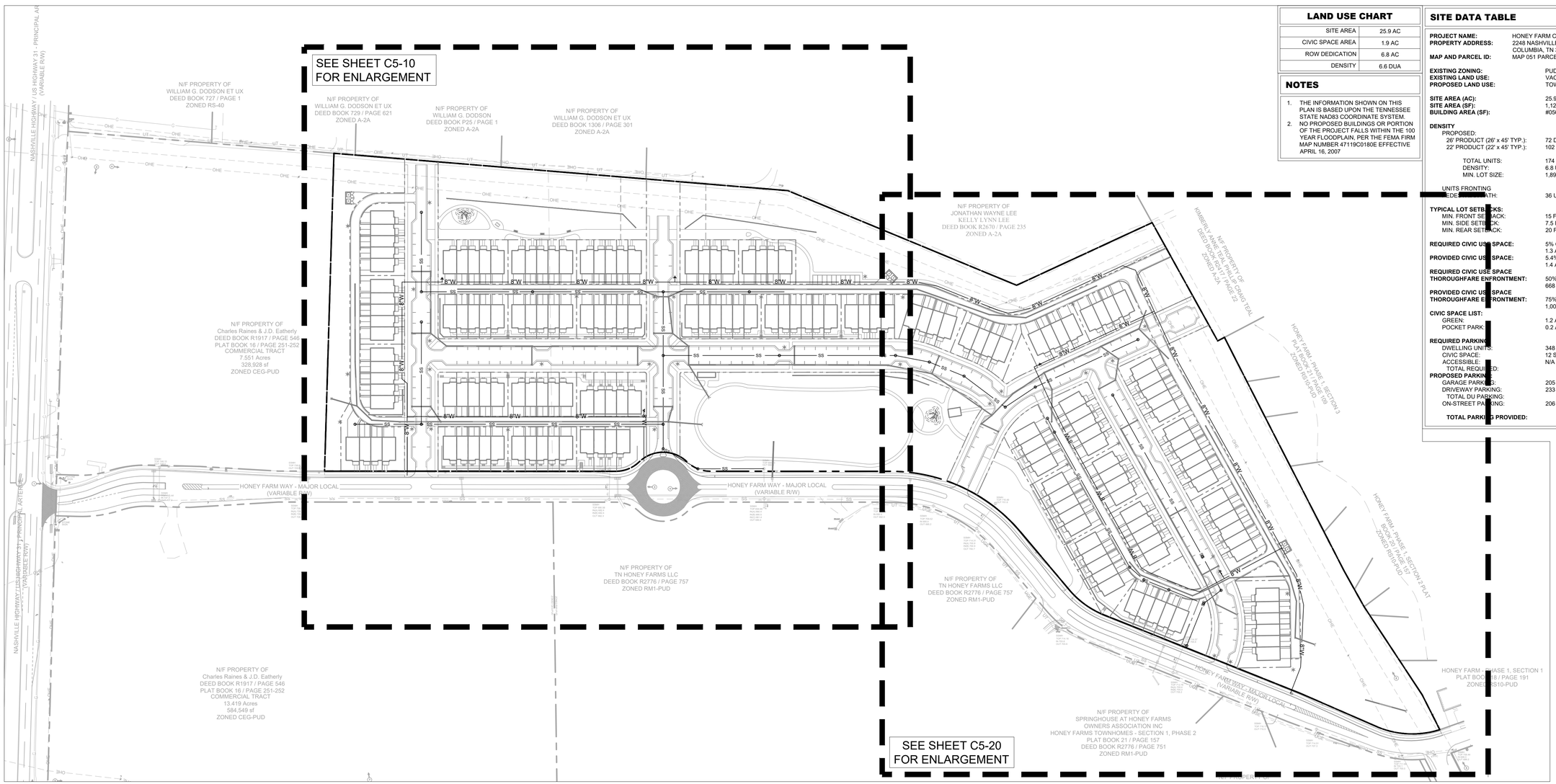
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

ELEVATION EXHIBIT

SHEET NUMBER
C4-51

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C4-50 Elevation Exhibit.dwg C4-51 ELEVATION EXHIBIT Jul 15, 2024 2:44pm by: brayden.gries

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LAND USE CHART

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING FEDERAL HIGHWAY:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
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COLUMBIA, TN

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COMMERCE
No. 137915
STATE OF TENNESSEE
07/18/2024

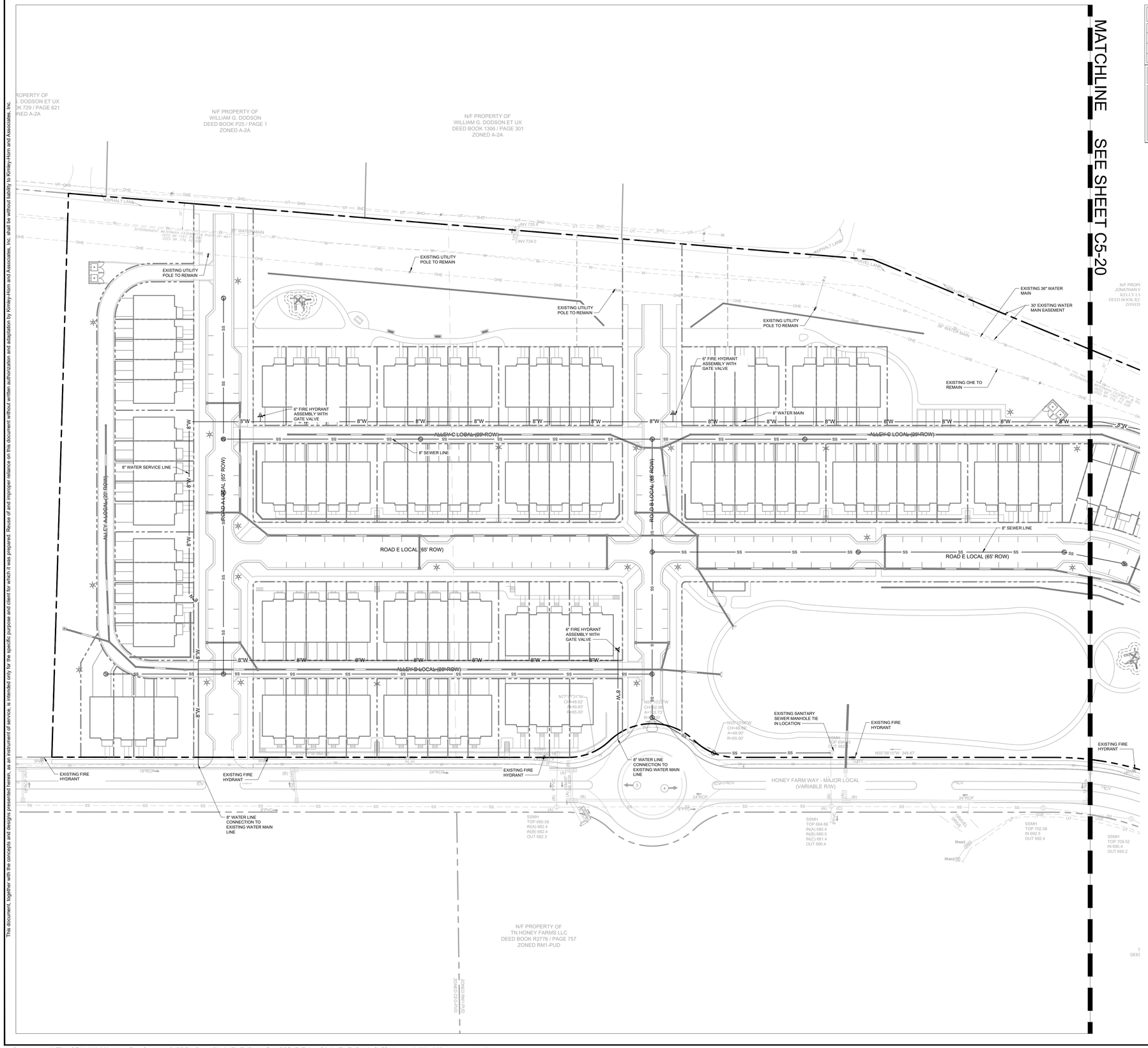
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DRAWN BY: ___
CHECKED BY: ___
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

UTILITY PLAN - OVERALL

SHEET NUMBER
C5-00

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

LAND USE CHART

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

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Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
FOR
FORESTAR GROUP, INC.
COLUMBIA, TN

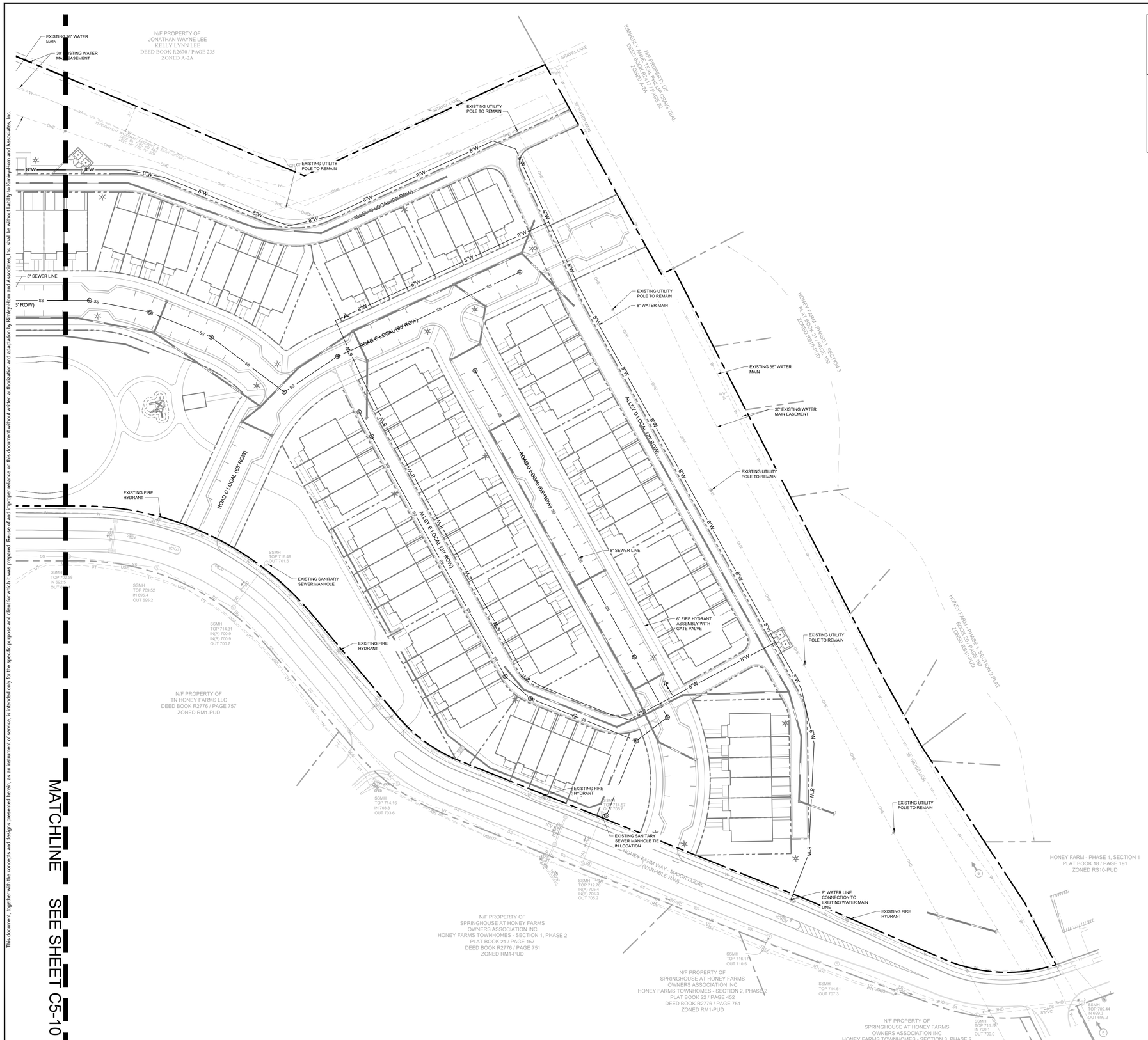
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE
07/02/2024

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

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-10



LAND USE CHART

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

NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
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TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	206 SPACES
TOTAL PARKING PROVIDED:	**644 SPACES**

MATCHLINE SEE SHEET C5-10

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127919
STATE OF TENNESSEE
07/18/2024

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

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-20



PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Side Setback/Yard, 10 ft. min., 24' max.

Proposed Variance: Side Setback/Yard, 7.5 ft. min., 24' max.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 6 ft. min. setback, the requested reduction to a 7.5 ft. min. side setback allows for adequate spacing between project buildings while also accomplishing the desired street frontage character.

Variance Request 2

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed no closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 3

Ordinance Requirement: 5.2.2.E. Thoroughfares and Internal Drive Standards, Network/Connections, Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives.

Proposed Variance: Alley E is allowed to terminate with a dead end condition at the Honey Farm Way frontage.

Justification: The connection of the alley to Honey Farm Way would create an unsafe and undesirable traffic pattern. Access to the alley is provided on the opposite side of the building adjacent to Honey Farm Way.

Variance Request 4

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Rear Setback, 10 ft. min.

Proposed Variance: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 5

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Building Standards, Building Composition, Finished Floor Level Min. 18 in. above finished grade at Façade.

Façade, Façade window sill height, 5 ft. min. above average grade at Façade.

Proposed Variance: Finished Floor Level Min. 12 in. above finished grade at Façade, façade window sill height, 4 ft. min. above average grade at facade.

Justification: The proposed town home product construction type is slab on grade which is limited to a maximum 12 in. turn down at the front grade elevation making the finished floor level 12 in. above finished grade min/max. Common window sill height for residential construction is 36" making the total proposed height from finished grade to window sill 4 ft.

Variance Request 6

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R; Private Landscaping and Fencing Standards, Walls & Fencing (not including screens), Height 3.5-4 ft. at frontage; otherwise, 6' max; height measured from avg. undisturbed grade of adjacent property at property line.

Proposed Variance: At Building frontage Max Height of 6.5 ft., Retaining wall max height of 9.5 ft.

Justification: Due to topography on site the max retaining wall heights need to be increased to achieve building frontage requirements to public thoroughfares.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 137919
STATE OF TENNESSEE
07/15/2024

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

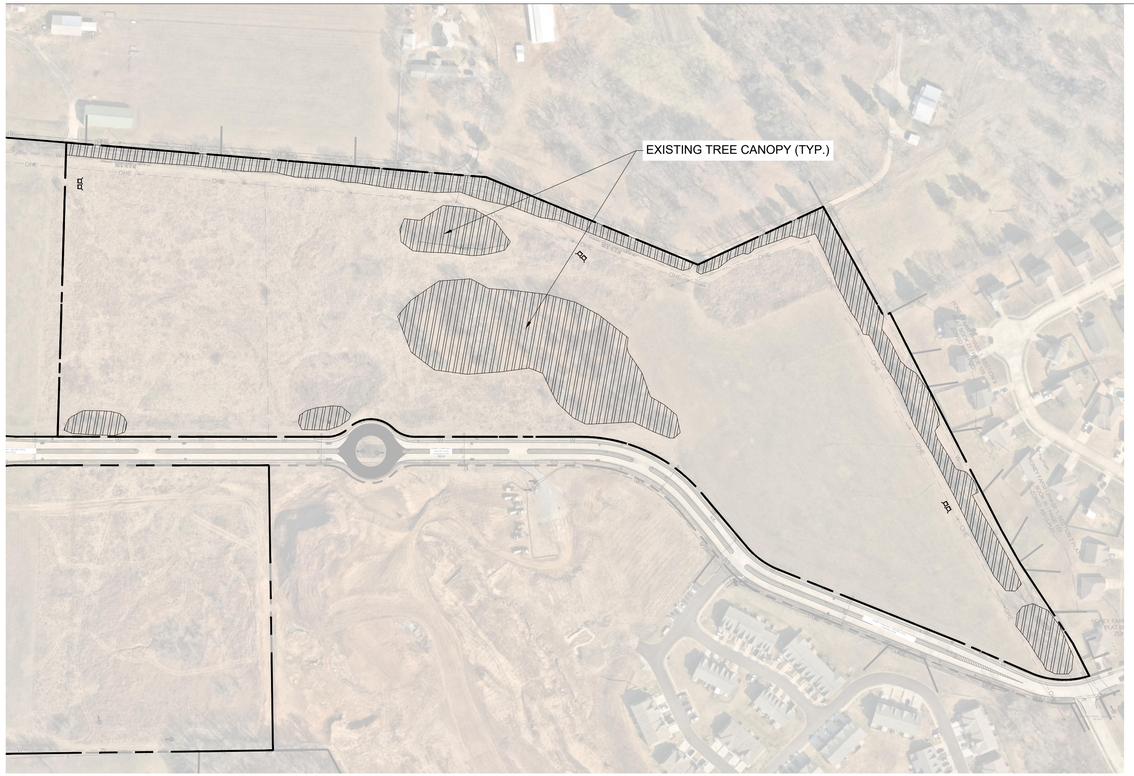
PUD VARIANCE EXHIBIT

SHEET NUMBER
C6-00

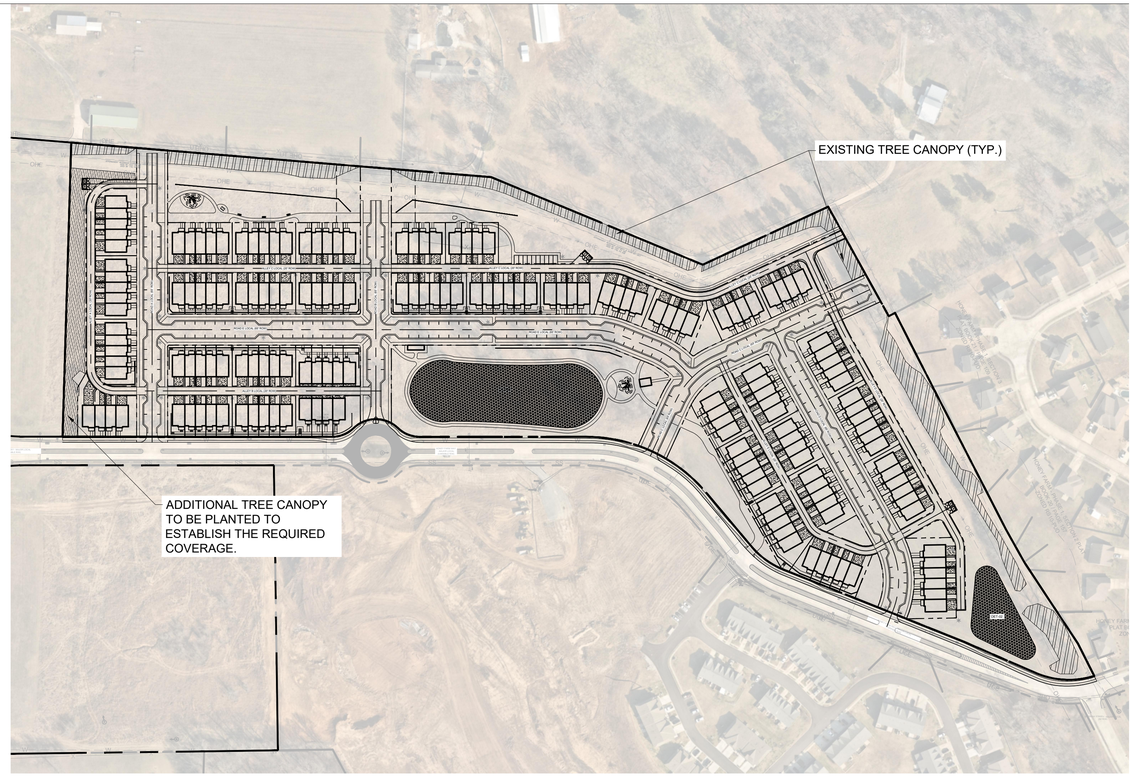
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Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C6-00 PUD VARIANCE.dwg C6-00 PUD VARIANCE EXHIBIT Jul 15, 2024 2:45pm by: brayden.gries

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EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

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

TREE CANOPY REQUIREMENTS

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

TREE PROTECTION NOTES

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

TREE REMOVAL NOTE

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

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
07/15/2024

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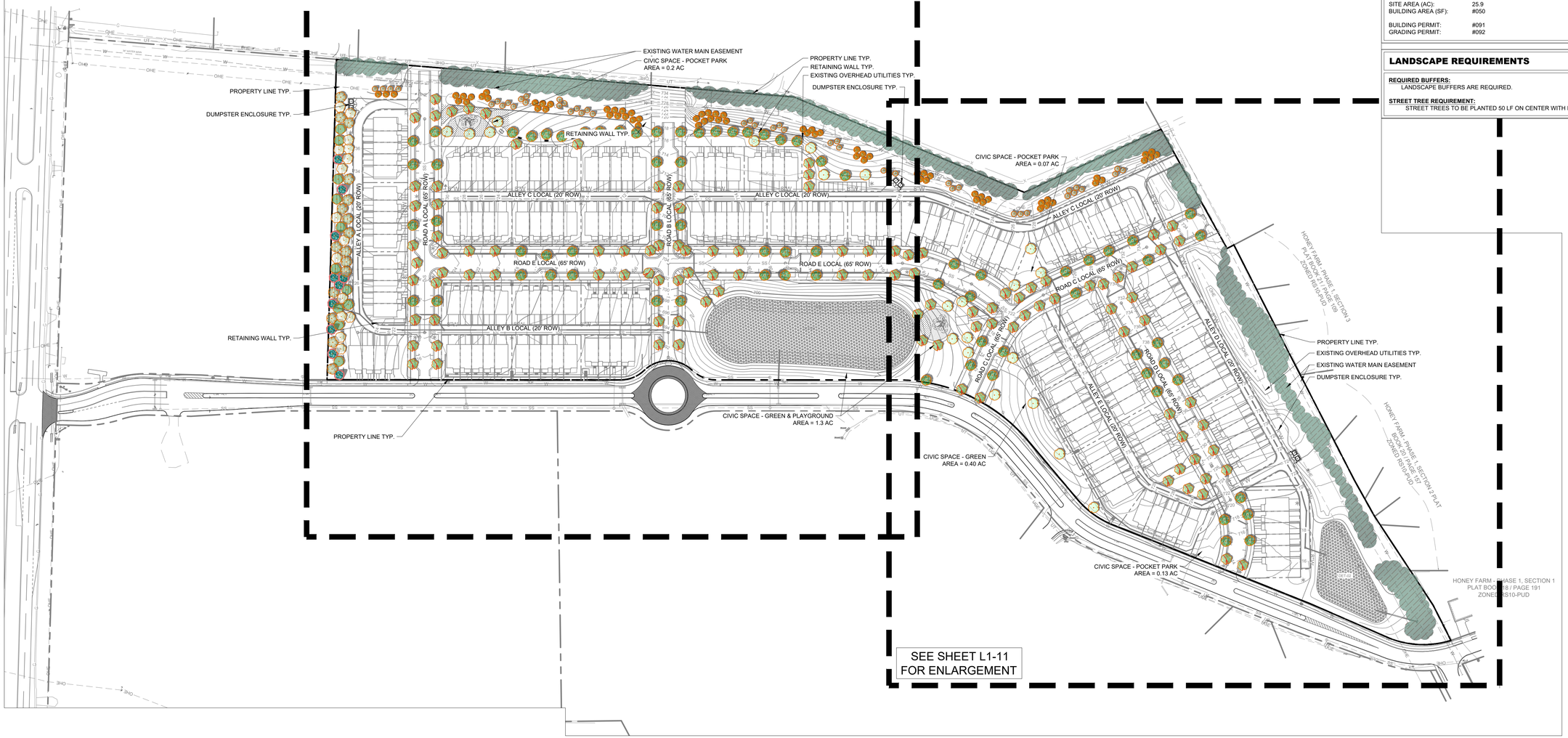
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KIMLEY-HORN PROJECT NO.
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TREE CANOPY EXHIBIT

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

LANDSCAPE REQUIREMENTS

REQUIRED BUFFERS:
LANDSCAPE BUFFERS ARE REQUIRED.

STREET TREE REQUIREMENT:
STREET TREES TO BE PLANTED 50 LF ON CENTER WITH EVEN SPACING.

PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES							
	15	ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	21	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	16	LIRIODENDRON TULIPIFERA	TULIP POPLAR	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	11	QUERCUS SHUMARDII	SHUMARD OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
EVERGREEN CANOPY TREES							
	69	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY	AS SHOWN	2" CAL.; 6' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL C
	46	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA	10' O.C.	2" CAL.; 6' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	30	PINUS TAEDA	LOBLOLLY PINE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
STREET TREES							

GRAPHIC SCALE IN FEET
0 50 100 200

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
07-21-2024

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

LANDSCAPE PLAN

SHEET NUMBER
L1-00

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PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
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	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGN
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
XVI
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
07-15-2024

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-10



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	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

MATCHLINE SEE SHEET L1-10

GRAPHIC SCALE IN FEET
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NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
07/17/2024

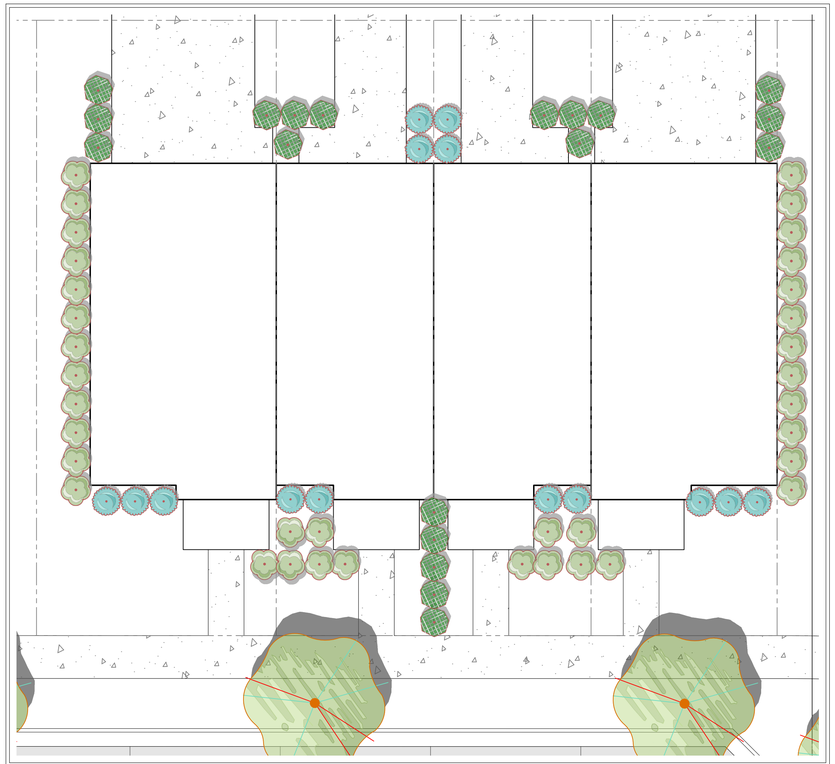
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DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

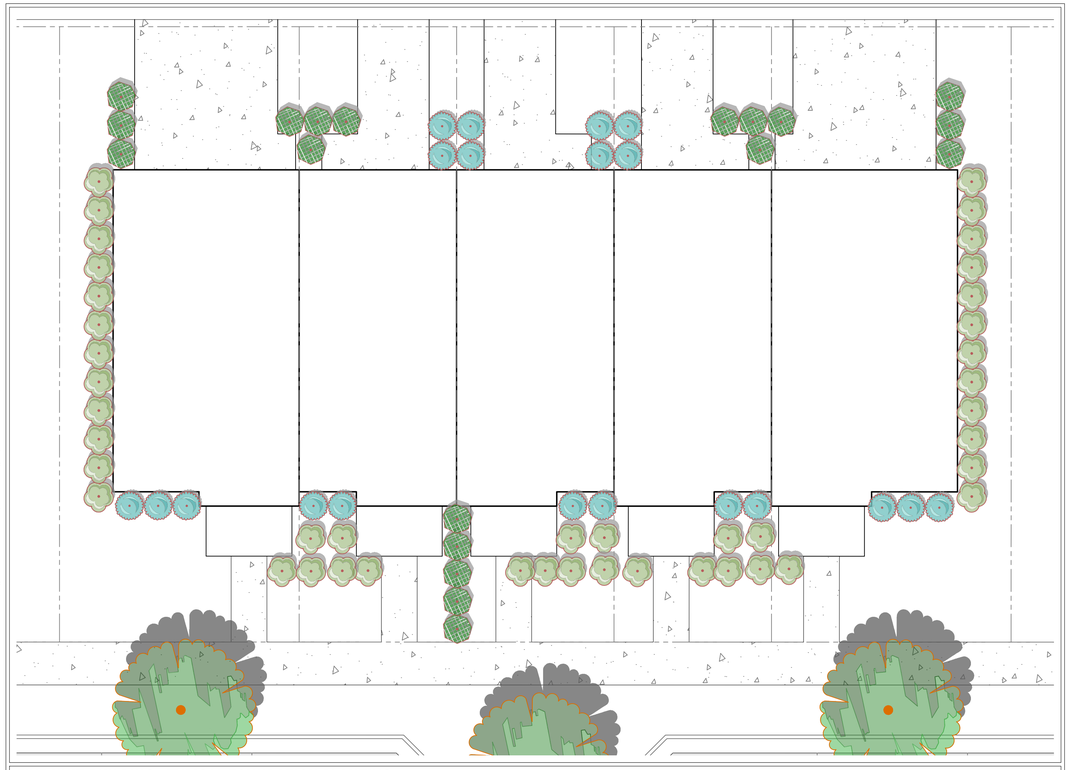
Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\L1-10 LANDSCAPE PLAN - ENLARGEMENT.dwg L1-11 LANDSCAPE PLAN - ENLARGEMENT Jul 15, 2024 2:47pm by: brayden.gries



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

PLANT SCHEDULE 4 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	36	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	14	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.



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

PLANT SCHEDULE 5 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	43	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	20	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
LICENSED
XVI
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
07/30/2024

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

FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-20



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

PLANT SCHEDULE 6 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	42	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	33	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	19	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
TENNESSEE
REGISTERED
XVI
LANDSCAPE ARCHITECT
05/20/2024

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FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-21

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WIRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

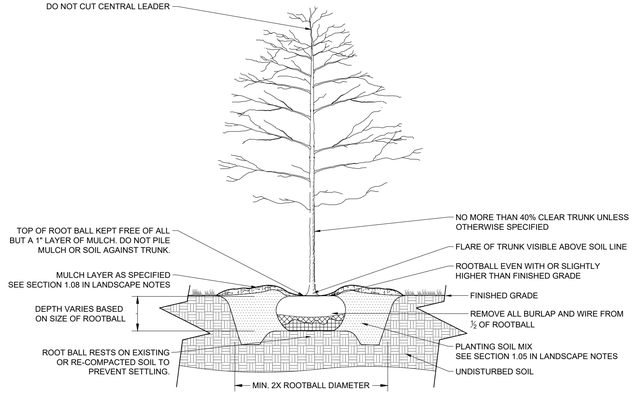
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

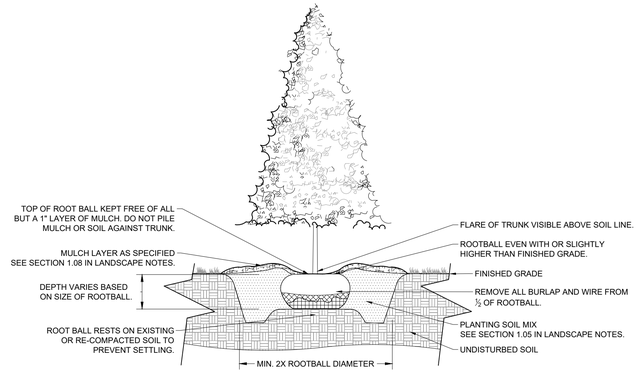
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



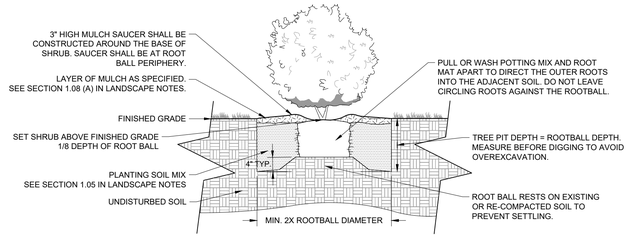
2 B&B TREE PLANTING

NOT TO SCALE



3 EVERGREEN TREE PLANTING

NOT TO SCALE



4 CONTAINER SHRUB PLANTING

NOT TO SCALE

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA L



FORESTAR

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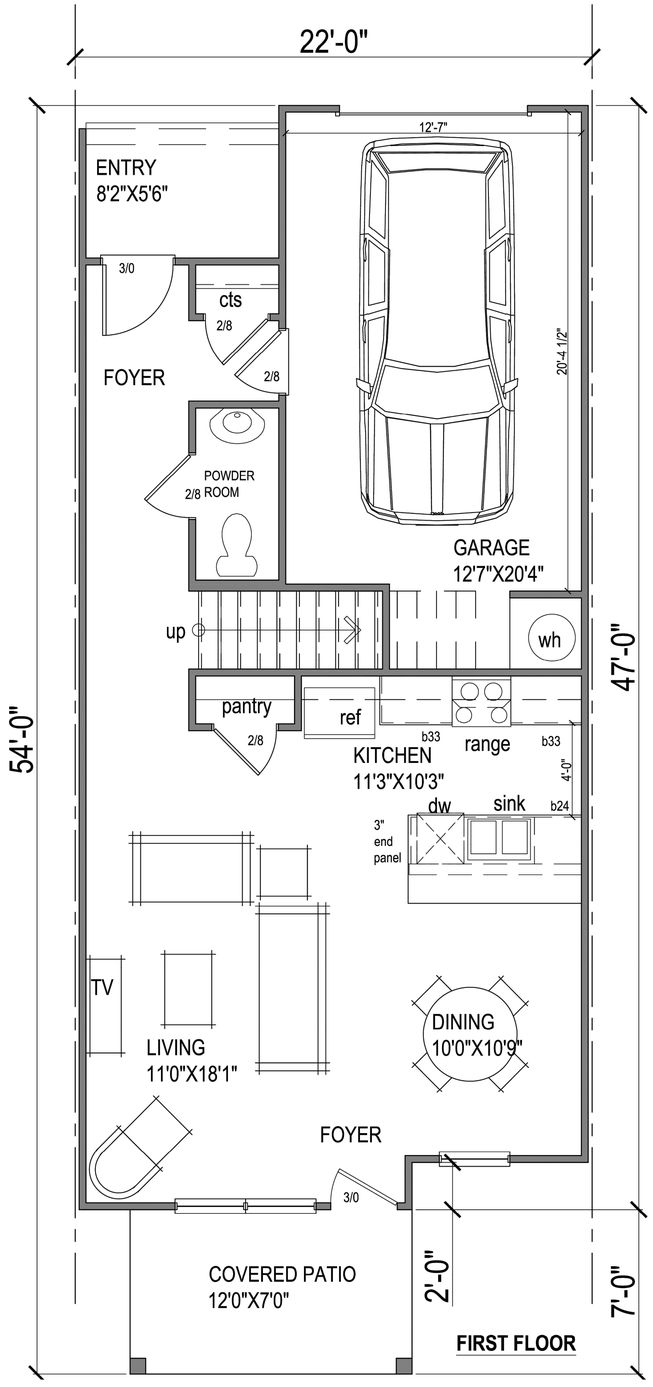
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DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO. 118621000	

ARCHITECTURAL PERSPECTIVE - FRONT

SHEET NUMBER
A1-00

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-00 ARCHITECTURAL PERSPECTIVE - FRONT Jul 15, 2024 2:48pm by: brayden.gries

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AREA TABS

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

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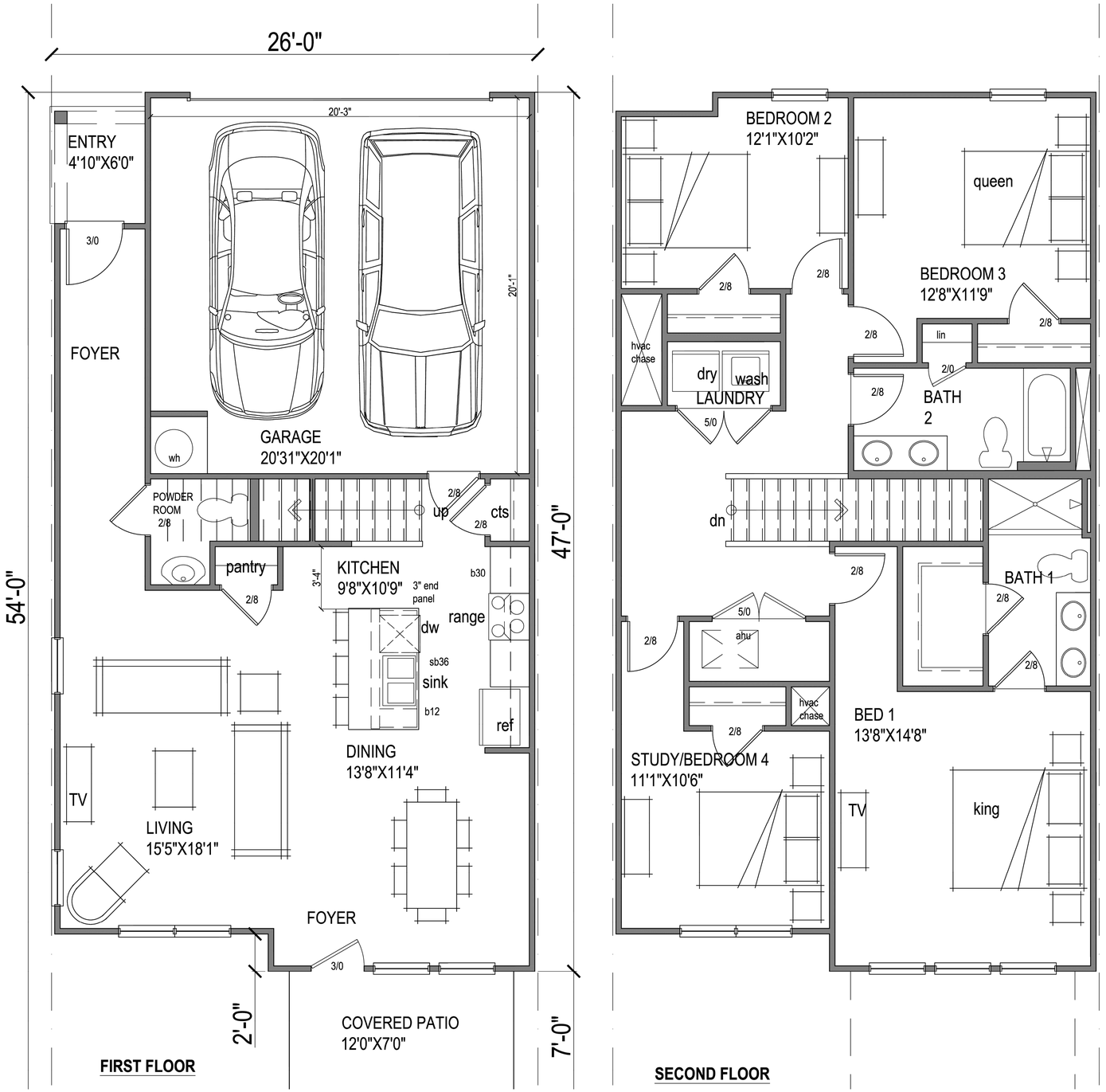
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COLUMBIA, TN

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KIMLEY-HORN PROJECT NO.	118621000

ARCHITECTURAL FLOOR PLAN - MITCHELL

SHEET NUMBER
A1-01



AREA TABS

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

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ARCHITECTURAL FLOOR PLAN - PORTSMOUTH

SHEET NUMBER
A1-02

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-02 ARCHITECTURAL FLOOR PLAN - PORTSMOUTH Jul 15, 2024 2:48pm by: brayden.gries

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ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D | ELEVATION E | ELEVATION F | ELEVATION G

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ARCHITECTURAL ELEVATION - FRONT

SHEET NUMBER
A1-03

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-03 ARCHITECTURAL ELEVATION - FRONT Jul 15, 2024 2:48pm by: brayden.gries



left elevation



right elevation



rear elevation

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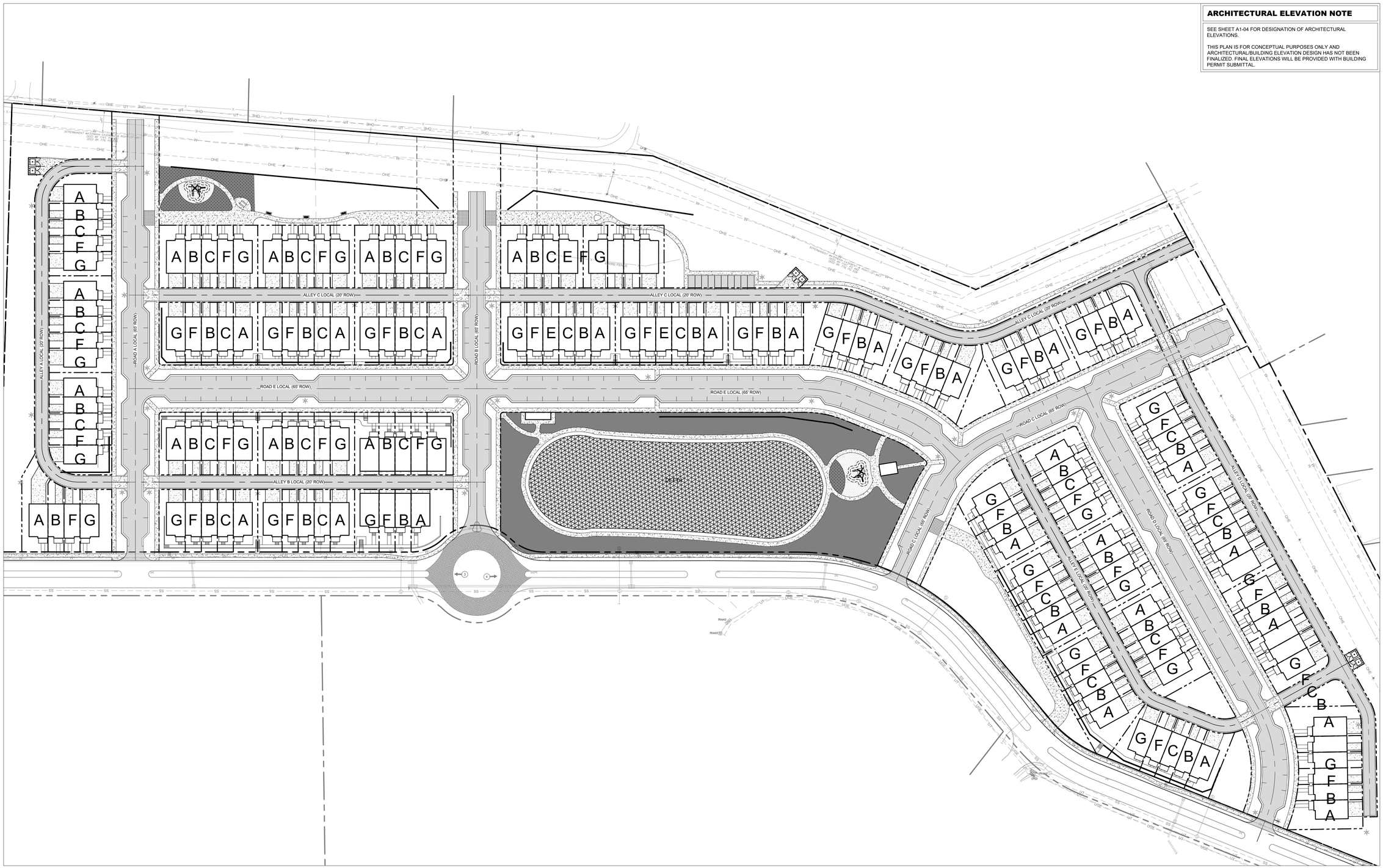
ARCHITECTURAL ELEVATIONS - SIDE & REAR

SHEET NUMBER
A1-04

ARCHITECTURAL ELEVATION NOTE

SEE SHEET A1-04 FOR DESIGNATION OF ARCHITECTURAL ELEVATIONS.

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND ARCHITECTURAL/BUILDING ELEVATION DESIGN HAS NOT BEEN FINALIZED. FINAL ELEVATIONS WILL BE PROVIDED WITH BUILDING PERMIT SUBMITTAL.



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ARCHITECTURAL ELEVATION EXHIBIT

SHEET NUMBER
A1-05

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-05 ELEVATION EXHIBIT Jul 15, 2024 2:49pm by: brayden.gries

Kimley»Horn

July 15th, 2024

Columbia Planning Department
ATTN: Austin Brass & Kevin McCarthy

RE: ***24-0205 Planned Unit Development - Honey Farm Crossing – Comment Response Letter***

Attached, please find a formal PUD resubmittal for the above referenced project. Below is a response to each comment provided to Kimley-Horn on Thursday, July 11th by the Development Review Committee and are as follows:

Wastewater

1. Currently there is not enough capacity at the Upper Pump Station such that action is required by the developer. Columbia Wastewater would like to note that the original PUD stipulates that the owner eliminates the lower pump station by tying that lower pump station sewer shed to the Rutherford Creek Line. There is a feasible alternative to this Pump Station elimination, which includes upgrading the Upper Pump Station pumps which this development would utilize, which would require the ultimate flow rate to be 455 GPM.
   Response: The sewer department has provided an updated will-serve letter allowing the project to be served through the existing force main system with an upgrade to lift station #2 pump which the project proposes to construct.

Planning

2. The lead staff person for this case is Planner Austin Brass, AICP; he and City Planner Kevin McCarthy will jointly prepare the staff report for this item. Please contact abrass@columbiatn.com with questions about the development review process or technical comments. At least one of the two planners working on this item should be copied on all communication with other city staff.
   Response: Acknowledged.
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
   Response: Acknowledged.
4. At resubmittal, please provide a sheet showing the location of all retaining walls greater than 3 feet in height. Other linework should be shown in grey and black. The walls should be shown in a red with a heavier line weight than adjacent features. The Tow and Bow should be labeled at no less than 10' intervals.
   Response: Sheets C4-12 and C4-13. Retaining walls highlighted in red. All retaining walls over 3 ft have been labeled with TOW and BOW at an interval of 50 ft.
5. Retaining walls are fronting units. What will be the height of this wall? and will units have a walk-up stairway? As noted, all units are required to have a principal entrance fronting a thoroughfare. Comment 3 on PDF markup.
   Response: All units have porches and principal entrances fronting a thoroughfare

except for units that front civic space (<20%). The height of a retaining walls fronting sidewalks along units are shown on sheets C4-12 and C4-13. Stairs are provided that connect to ROW. These access locations occur between each building wherever a continuous wall fronts multiple buildings.

6. Note height of retaining wall. Staff has concern with retaining wall enfronting units. Comment 2 on PDF markup.
   Response: Sheets C4-10 through C4-13. All proposed retaining walls are labeled with top and bottom wall heights.
7. A 75' buffer is required with a minimum of 90% opacity. Evergreens at 3-8 ft at installation. Comment 12 on PDF markup.
   Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.
8. A PUD-R requires a minimum 10' side setback on buildings that are not attached. Comment 1 on PDF markup.
   Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.
9. Provide ring analysis to indicate that a playground is at least 800 feet of every lot in the proposed development. Comment 8 on PDF markup.
   Response: Sheet C2-00, ring analysis provided.
10. Indicate Civic Space enfrontment requirement. As noted, section 5.3.3 Civic Space Required indicates at least 50 percent of its perimeter enfronting a thoroughfare. Comment 5 on PDF markup.
    Response: Sheet C2-00 provides the requested frontage analysis summary in the development table and on the graphically on the plan.
11. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5.3.3. See comment 13 on PDF markup.
    Response: Civic space identification has been updated on the plan set. The main civic space is a Green situated around the central project open space and storm pond area. The secondary civic space is a Playground situated in the northwest corner of the site.
12. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5..3.3. See comment 7 on PDF markup.
    Response: Civic space identification has been updated on the plan set. The main civic space is a Green situated around the central project open space and storm pond area. The secondary civic space is a Playground situated in the northwest corner of the site.
13. Provide percentage calculation of units that enfront a pedestrian path. Note PUD R-20%. See Note 10 on PDF markup. Comment 9 on PDF markup.
    Response: Units 64-86 enfront a pedestrian path and/or civic space constituting 13% of the project units.
14. Alley sections are required to terminate with a street section. See comment 6 on PDF markup.
    Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.

15. Create parking sheet to indicate units that will be dedicating street parking towards that unit count. In addition, note parking stalls and ratio for civic space parking counts. See comment 11 on PDF markup.
    Response: A parking summary sheet is provided with the updated submittal set.
16. Note* Cladding for piers be brick or natural stone per ZO 4400. See comment 14 on PDF markup.
    Response: Masonry cladding has been added to the piers.
17. Note, Planning Commission serves as Design Review Authority for all projects within a Planned Unit
    Response: Acknowledged.
18. Provide call out of all specific materials e.g., Brick, fiber cement board, board and batten etc. Indicate window trim and solider course detail for rollock course below window sill for brick elevations. See comment 2 (PDF ARC markup)
    Response: Notes have been added to the architectural drawings providing the requested information.
19. Indicate window trim, min 4 inches with sill and top plate and window sill height a min of 5'. See comment 3 (PDF ARC markup)
    Response: Notes have been added to the architectural drawings providing the requested information.
20. Site Development Plan indicates elevations that have retaining walls in front and rear. These elevations do not indicate grade and retaining wall details. For example, elevations that have a retaining wall proposed in front. Will these elevations have a walk-up stairwell and if so, will the retaining wall in front be clad in brick? In all, staff requests that design elevations be site specific to the PUD including variations of grade and indicate retaining wall details when such walls are utilized at principal frontages. See comment 4 (PDF ARC markup)
    Response: Elevations have been provided on sheets C.50 and C.51. These elevations portray the retaining wall locations in front of buildings and the corresponding access/egress points from the row to
21. **Please provide a sheet updating any deviations from the PUD-R standards.**
    Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.
22. Indicate cladding materials of retaining walls located per table 4.3.1-K PG. 166. As noted, smooth of split faced block is not permitted.
    Response: Note added to elevation exhibit sheets that states the retaining walls will have a brick veneer that matches building architectural styles.
23. The ZO would not permit a driveway section located in front setback as proposed for fire access driveway.
    Response: The fire access has been updated to provide a roll curb with grass pave in lieu of a driveway apron so as not to be construed as a driveway.
24. Minimum required setback for units are 10' from rear property line. Some units appear to be closer to property line than ZO permits.
    Response: A variance has been added to the variance request sheet for units that have a rear setback less than 10'.

25. Provide design elevation/cut sheet for units that have retaining walls where entrance is below grade.
    Response: Acknowledged. See sheet C4.51.
26. As noted, provide list with all deviations from the base PUD-R standards as cited above.
    Response: A PUD-R variance request sheet has been added to the set. An abbreviated version of this is also available on the cover sheet.

Engineering:

27. Subject to construction plans and TIS
    Response: Acknowledged.
28. Inlet spacing for alleys should be 150 ft.
    Response: Acknowledged.
29. Provide horizontal curvatures for roadways.
    Response: Acknowledged, provided.
30. Retaining walls with guards (6 ft or greater in height) shall have a landing not to exceed a 10:1 slope at the top of the wall extending forty-eight (48) inches perpendicular from the guard.
    Response: Acknowledged, final construction plans will provide guard rails on all required retaining walls with required landings.
31. **Separate driveways for lot 1 and dumpster**
    Response: Dumpster has been moved to northernmost part of Alley A to avoid driveway conflicts.
32. **Additional drainage infrastructure may be required along berm behind Alley A (west property line).**
    Response: Additional drainage infrastructure added along berm behind Alley A.
33. Parallel parking stalls shall not be in front of driveway aprons (fire access road)
    Response: Parallel parking stalls have been removed from the front of fire access roads.
34. Fire access roads shall be built in a manner to restrict motorists for pedestrian and motorist safety.
    Response: Grass pave has been added where fire access meets public thoroughfare to discourage motorist use.

Fire

35. Alleys are not intended for the use of emergency vehicles; all fire hydrants need to be on the main roads not alleys and must be within 600' of all residential structures by the access roads. You are showing one on alley at unit 107
    Response: Fire hydrant located on alley at unit 107 relocated to be outside alley.
36. Fire apparatus access roads must be a minimum of 20' and if over 150' they cannot dead end without an approved turnaround. The access for units 79-86 will have to have a turnaround
    Response: Updated all fire access roads to be a min of 20' and no longer than 150'. A turnaround for units 79-86 is not needed because length of road is less than 150'.

Columbia Water

37. "A water availability letter was issued on May 17, 2024, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of

the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Response: Acknowledged.

38. or 174 townhomes, three double 8-yard dumpster enclosures with two to three times a week collection if utilizing City of Columbia sanitation services is sufficient. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see attached City of Columbia Dumpster Guidelines & Accessibility Requirements. No change in comments from June 11, 2024 meeting

Response: Acknowledged.

Public Works

39. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

Response: Acknowledged.

Maury County E911

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

Response: Acknowledged.

Maury County Schools

41. . Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9-10 (24/25 SY). 9-11 (25/26 SY b9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 12 (25/26 SY). The development combined.

Response: Acknowledged.

ATT

42. **AT&T INENDS TO SERVE. SERVICE TO COME OFF OF POLE LEAD ON THE NORTH SIDE OF THE PROJECT. NEED TO PLACE FIBER CABINET, POSSIBLE LOCATION OPP LOT 48. FOOT PRINT FOR CABINTER 58"X58". EXISTING POLE LEAD ON THE NORTH MAY NEED A FEW SPANS TO BE RELOCATED**

Response: Acknowledged.

Thanks,

Gray Harrison, P.E.

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, July 9, 2024

ITEM NO.
24-0230

DESCRIPTION: 2248 Nashville Hwy (HF Townhomes) - PUD

COMMENTS:

Wastewater

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

Planning

2. The lead staff person for this case is Planner Austin Brass, AICP; he and City Planner Kevin McCarthy will jointly prepare the staff report for this item. Please contact abrass@columbiatn.gov with questions about the development review process or technical comments. At least one of the two planners working on this item should be copied on all communication with other city staff.
3. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
4. At resubmittal, please provide a sheet showing the location of all retaining walls greater than 3 feet in height. Other linework should be shown in grey and black. The walls should be shown in a red with a heavier line weight than adjacent features. The ToW and BoW should be labeled at no less than 10' intervals.
5. Retaining walls are fronting units. What will be the height of this wall? and will units have a walk up stairway? As noted all units are required to have a principle entrance fronting a thoroughfare. Comment 3 on PDF markup.
6. Note height of retaining wall. Staff has concern with retaining wall enfronting units. Comment 2 on PDF markup.

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7. A 75' buffer is required with a minimum of 90% opacity. Evergreens at 3-8 ft at installation. Comment 12 on PDF markup.
8. A PUD-R requires a minimum 10' side setback on buildings that are not attached. Comment 1 on PDF markup.
9. Provide ring analysis to indicate that a playground is at least 800 feet of every lot in the proposed development. Comment 8 on PDF markup.
10. Indicate Civic Space enfrontment requirement. As noted, section 5.3.3 Civic Space Required indicates at least 50 percent of its perimeter enfronting a thoroughfare. Comment 5 on PDF markup.
11. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5..3.3. See comment 13 on PDF markup.
12. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5..3.3. See comment 7 on PDF markup.
13. Provide percentage calculation of units that enfront a pedestrian path. Note PUD R-20%. See Note 10 on PDF markup. Comment 9 on PDF markup.
14. Alley sections are required to terminate with a street section. See comment 6 on PDF markup.
15. Create parking sheet to indicate units that will be dedicating street parking towards that unit count. In addition, note parking stalls and ratio for civic space parking counts. See comment 11 on PDF markup.
16. Note* Cladding for piers be brick or natural stone per ZO 4400. See comment 14 on PDF markup.
17. Note, Planning Commission serves as Design Review Authority for all projects within a Planned Unit Development. This shall serve as the review for all design elevations. See comment 1 (ARC on PDF markup)
18. Provide call out of all specific materials e.g. Brick, fiber cement board, board and batten and. Indicate window trim and solider course detail for rollock course below window sill for brick elevations. See comment 2 (PDF ARC markup)
19. Indicate window trim, min 4 inches with sill and top plate and window sill height Min 5'. See comment 3 (PDF ARC markup)
20. Site Development Plan indicates elevations that have retaining walls in front and rear. These elevations do not indicate grade and retaining wall details. For example, elevations that have a retaining wall proposed in front. Will these elevations have a walk up stairwell and if so will the retaining wall in front be clad in brick? In all, staff requests that design elevations be site specific to the PUD including variations of grade and indicate retaining wall details when such walls are utilized at principle frontages. See comment 4 (PDF ARC markup)
21. **Please provide a sheet updating any deviations from the PUD-R standards.**
22. **Indicate cladding materials of retaining walls located per table 4.3.1-K PG. 166. As noted, smooth of split faced block is not permitted.**
23. **The ZO would not permit a driveway section located in front setback as proposed for fire access driveway.**

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24. **Minimum required setback for units are 10' from rear property line. Some units appear to be closer to property line than ZO permits.**
25. **Provide design elevation/cut sheet for units that have retaining walls where entrance is below grade.**
26. **As noted, provide list with all deviations from the base PUD-R standards as cited above.**

Engineering

27. Subject to construction plans and TIS
28. Inlet spacing for alleys should be 150 ft.
29. Provide horizontal curvatures for roadways.
30. Retaining walls with guards (6 ft or greater in height) shall have a landing not to exceed a 10:1 slope at the top of the wall extending forty-eight (48) inches perpendicular from the guard.
31. Separate driveways for lot 1 and dumpster.
32. Additional drainage infrastructure may be required along berm behind Alley A (west property line).
33. Parallel parking stalls shall not be in front of driveway aprons (fire access road)
34. Fire access roads shall be built in a manner to restrict motorists for pedestrian and motorist safety.

Fire

35. Alleys are not intended for the use of emergency vehicles; all fire hydrants need to be on the main roads not alleys and must be within 600' of all residential structures by the access roads. You are showing one on alley at unit 107
36. Fire apparatus access roads must be a minimum of 20' and if over 150' they cannot dead end without an approved turnaround. The access for units 79-86 will have to have a turnaround

Columbia Water

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

requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Public Works

39. For 174 townhomes, three double 8-yard dumpster enclosures with two to three times a week collection if utilizing City of Columbia sanitation services is sufficient. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see attached City of Columbia Dumpster Guidelines & Accessibility Requirements.

40. or 174 townhomes, three double 8-yard dumpster enclosures with two to three times a week collection if utilizing City of Columbia sanitation services is sufficient. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see attached City of Columbia Dumpster Guidelines & Accessibility Requirements. No change in comments from June 11, 2024 meeting

Building

41. No comments.

Police

42. No comments provided.

Columbia Power

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

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

44. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Atmos Energy

45. No comments provided.

Maury County Schools

46. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9/10 (24/25 SY), 9-11 (25/26 SY) 9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 12 (25/26 SY). The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Duck River Electric Membership Corp

47. No comments.

Maury County Highway Dept.

48. No comments provided.

ATT

49. AT&T INENDS TO SERVE. SERVICE TO COME OFF OF POLE LEAD ON THE NORTH SIDE OF THE PROJECT. NEED TO PLACE FIBER CABINET, POSSIBLE LOCATION OPP LOT 48. FOOT PRINT FOR CABINTER 58”X58”.

    EXISTING POLE LEAD ON THE NORTH MAY NEED A FEW SPANS TO BE RELOCATED

CITY OF COLUMBIA TENNESSEE

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Maury County E911

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

CPWS BB

51. Plan to Serve

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact kmccarthy@columbiatn.gov or msanders@columbiatn.gov if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

24-0205 PLANNED UNIT DEVELOPMENT

HONEY FARM CROSSING

2248 NASHVILLE HIGHWAY
COLUMBIA, TN

INITIAL SUBMITTAL: MAY 20, 2024
RESUBMITTAL: JUNE 21, 2024

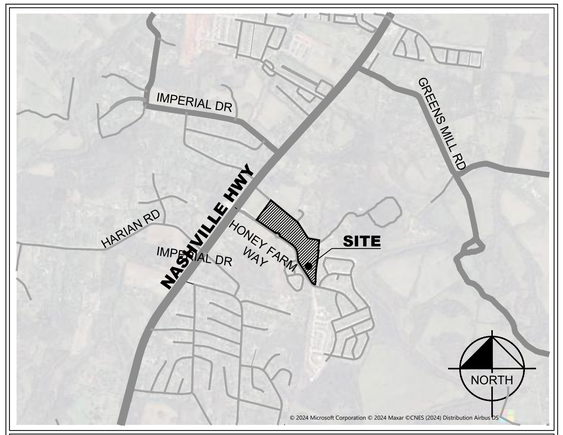
SITE DATA TABLE		
SITE ADDRESS	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401	
TAX MAP	MAP 051 PARCEL 058.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	25.9 AC	25.9 AC
DISTURBED AREA	N/A	25.0 AC
DEDICATED R.O.W. AREA	N/A	6.8 AC
IMPERVIOUS AREA	0 AC	18.7 AC
PERVIOUS AREA	25.9 AC	7.2 AC
BUILDING SETBACKS	REQUIRED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

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN
MAP AND PARCEL ID:	MAP 051, PARCEL 058.00
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT

PUD VARIANCE REQUESTS

4.3.1-K - PUD-R BUILDING STANDARDS
- REDUCTION OF PRINCIPAL BUILDING SIDE SETBACKS FROM 10' TO 7.5'.
- FINISHED FLOOR LEVEL TO BE MIN 8" ABOVE FINISHED GRADE AT FACADE RATHER THAN 18".



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0-00	COVER
C0-02	SURVEY BY GEOSURVEY
C0-03	SURVEY BY GEOSURVEY
C2-00	SITE LAYOUT - OVERALL
C2-10	SITE LAYOUT - ENLARGEMENT
C2-11	SITE LAYOUT - ENLARGEMENT
C2-12	TABULAR DATA
C2-50	PARKING EXHIBIT
C2-51	PARKING EXHIBIT
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-10	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-11	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-12	RETAINING WALL - ENLARGEMENT
C4-13	RETAINING WALL - ENLARGEMENT
C4-50	ELEVATION EXHIBIT
C5-00	UTILITY PLAN - OVERALL
C5-10	UTILITY PLAN - ENLARGEMENT
C5-20	UTILITY PLAN - ENLARGEMENT
C6-00	PUD VARIANCE EXHIBIT
L0-00	TREE CANOPY EXHIBIT
L1-00	LANDSCAPE PLAN
L1-10	LANDSCAPE PLAN - ENLARGEMENT
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-20	FOUNDATION PLANTING PLAN
L1-21	FOUNDATION PLANTING PLAN
L1-50	LANDSCAPE DETAILS
A1-00	ARCHITECTURAL PERSPECTIVE - FRONT
A1-01	ARCHITECTURAL FLOOR PLAN - MITCHELL
A1-02	ARCHITECTURAL FLOOR PLAN - PORTSMOUTH
A1-03	ARCHITECTURAL ELEVATION - FRONT
A1-04	ARCHITECTURAL ELEVATIONS - SIDE & REAR
A1-05	ARCHITECTURAL ELEVATION EXHIBIT

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: GRAY HARRISON, P.E.
PHONE: (615) 564-2701

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
CONTACT: JOSH ROWLAND, P.E.
PHONE: (615) 564-2701

SURVEY
GEOSURVEY
1660 BARNES MILL ROAD
MARIETTA, GEORGIA
CONTACT: TRENTON D. TURK
PHONE: (770) 795-9900

DEVELOPER
FORESTAR GROUP
402 BNA DRIVE, SUITE 409
NASHVILLE, TENNESSEE 37217
CONTACT: TYLER STAMM
PHONE: (615) 603-8702

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

PLANS PREPARED BY
Kimley»Horn
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TENNESSEE 37067
Main: (615) 564-2701 | www.kimley-horn.com

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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

ENGINEER'S SEAL

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127811
STATE OF TENNESSEE

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118621000	C0-00	32

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

Drawing name: K:\FRA_LDEV\118621000 – Honey Farm Crossing\4-CADD\PlanSheets\C0-00 COVER.dwg C0-00 COVER Jun 21, 2024 5:04pm by: Shawn.Schoub

Honey Farm Crossing - 021 project phase

C0-02 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 47119C0190E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)--STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RM1--PUD" (HIGH DENSITY RESIDENTIAL & COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICTS) AS SHOWN ON THE ZONING MAP OF CITY OF COLUMBIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF GLEN H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #455, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.

2> HONEY FARM PHASE 1, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.

3> HONEY FARM PHASE 1, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 157, MAURY COUNTY RECORDS, AUGUST 8, 2014.

4> HONEY FARM PHASE 1, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20220763CTN, EFFECTIVE DATE APRIL 12, 2022.

10. Subject to all matters shown on the Plan of record in Plat Book P16, Page 251--252; Plat Book P18, Pages 191--192, Plat Book P20, Page 157--158 and Plat Book P21, Page 109, Register's Office for Maury County, Tennessee.
SAID PLATS ESTABLISH THE EASTERN PROPERTY LINE AND RIGHT-OF-WAY OF HONEY FARM WAY. NO NEW EASEMENTS OR SETBACKS CREATED BY SAID PLATS.

11. Applications for Greenbelt Assessment -- Agricultural of record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.
MATTERS AFFECTING SITE ARE DEPICTED ON SURVEY

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

16. Right-of-Way or Easement of record in Book R2026, Page 1182, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

18. Inspection and Maintenance Agreements of Private Stormwater Management Facilities of record in Book R2033, Page 1413 and Book R2415, Page 1427, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book 1, Page 366, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER.

22. Any dedication of the Land or part thereof, for cemetery or burial purposes and public or private rights created thereby, including but not limited to the rights of others in and to the cemetery of record in Book 747, Page 371 and Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
CEMETERY AND BURIAL RIGHTS DO NOT AFFECT.

23. Possible encroachment by a "lane" of record in Book 747, Page 371; and rights of others in and to said "lane" as shown in aforesaid Book 747, Page 371 and in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

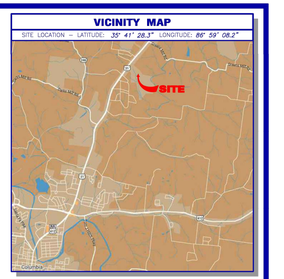
COMMENCING at a 1/2--inch rebar found at the intersection of the southeasterly right--of--way line of Nashville Highway (variable right--of--way) with the northeasterly right--of--way line of Honey Farm Way (variable right--of--way); Thence along said northeasterly right--of--way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2--inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8--inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8--inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right--of--way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 28 minutes 06 seconds East for a distance of 883.23 feet to a 1/2--inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2--inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2--inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2--inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8--inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2--inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2--inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2--inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2--inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2--inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2--inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2--inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2--inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8--inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8--inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2--inch rebar found on the northeasterly right--of--way line of Honey Farm Way; Thence continuing with said right--of--way line along the arc of a curve to the right an arc length of 30.39 feet, said curve having a radius of 175.00 feet and being subtended by a chord bearing of North 47 degrees 31 minutes 58 seconds West, for a distance of 30.39 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2--inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8--inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2--inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2--inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8--inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2--inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2--inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2--inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2--inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8--inch rebar set, said point being the TRUE POINT OF BEGINNING.

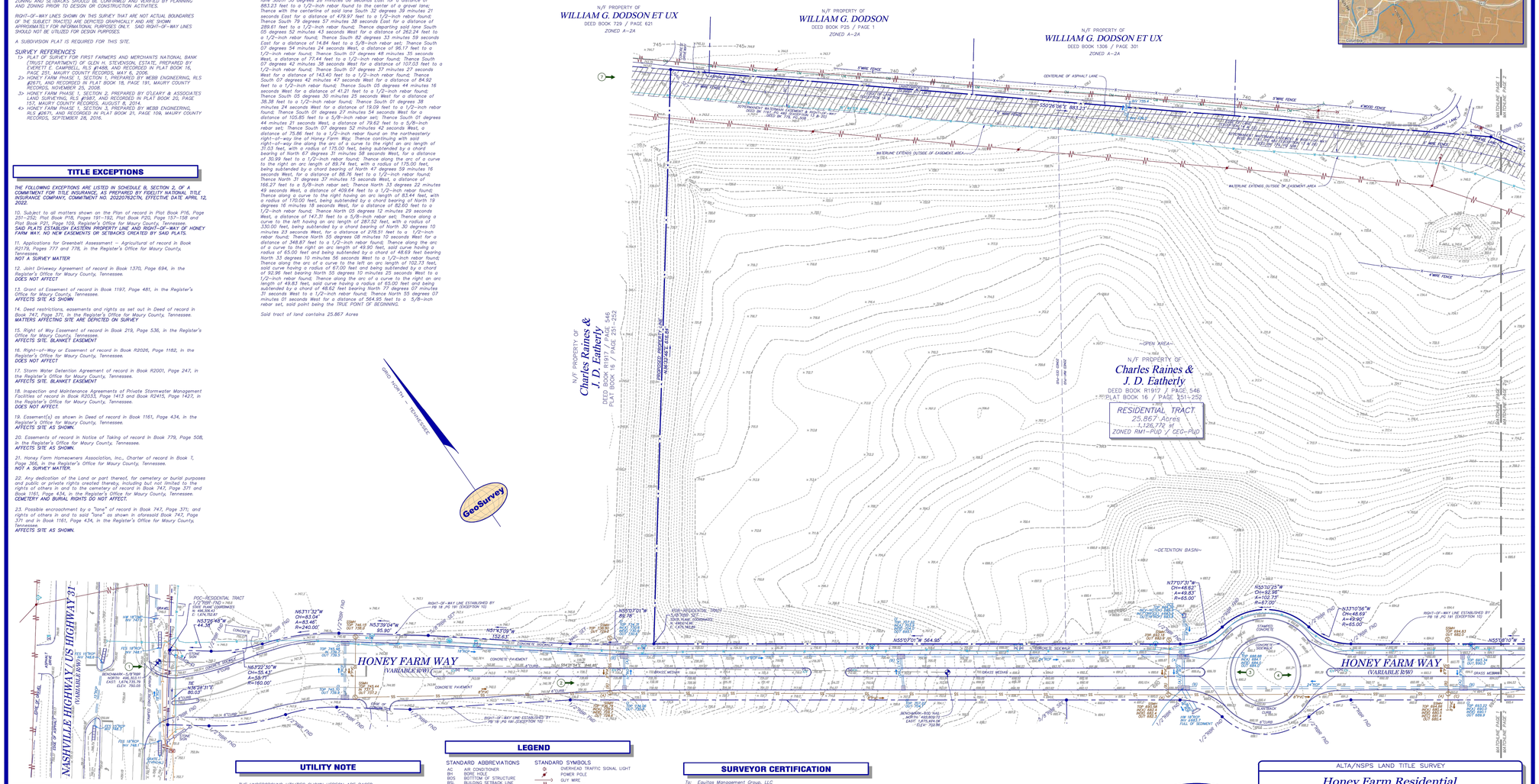
Said tract of land contains 25.867 Acres

SITE PHOTOGRAPHS

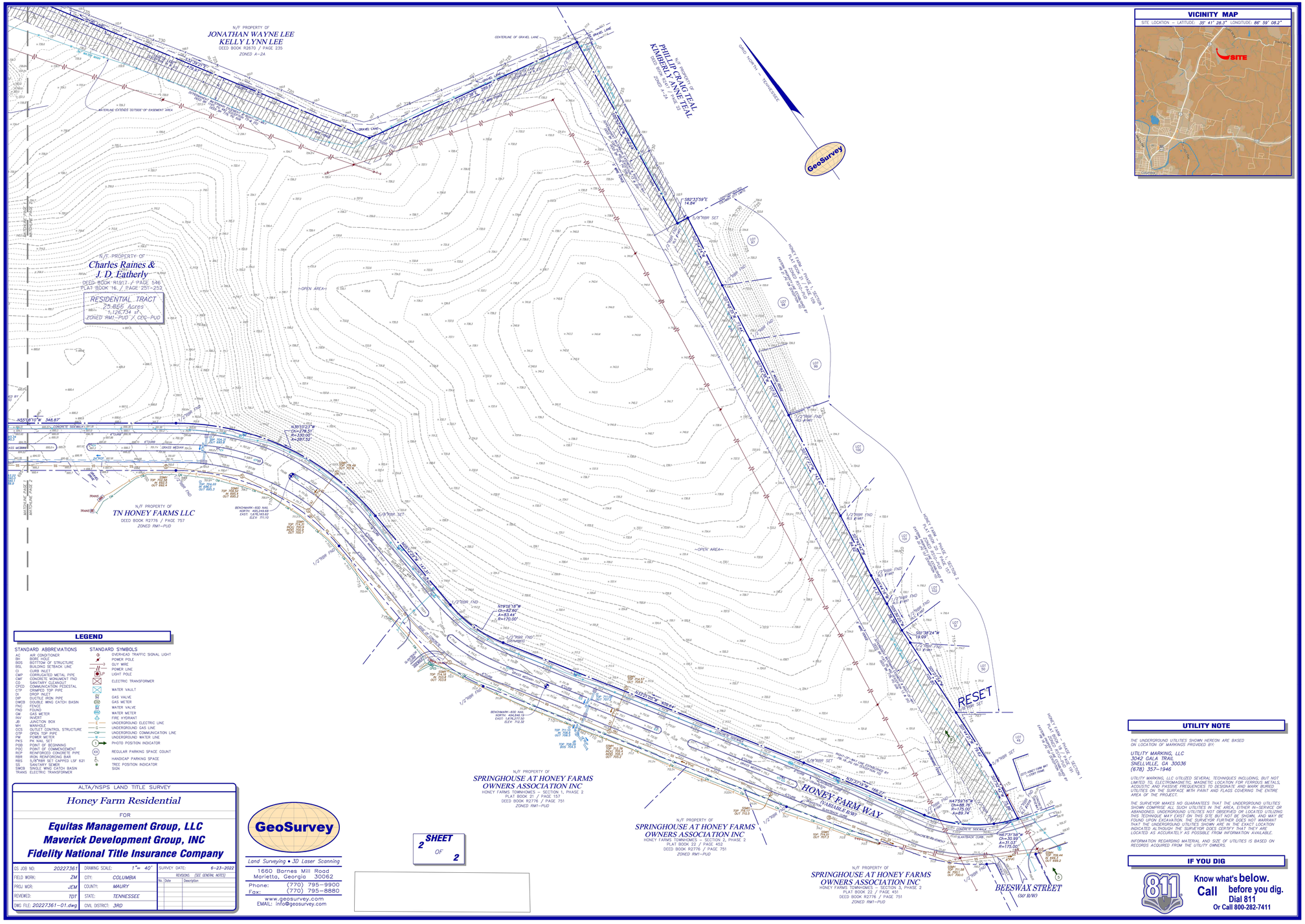


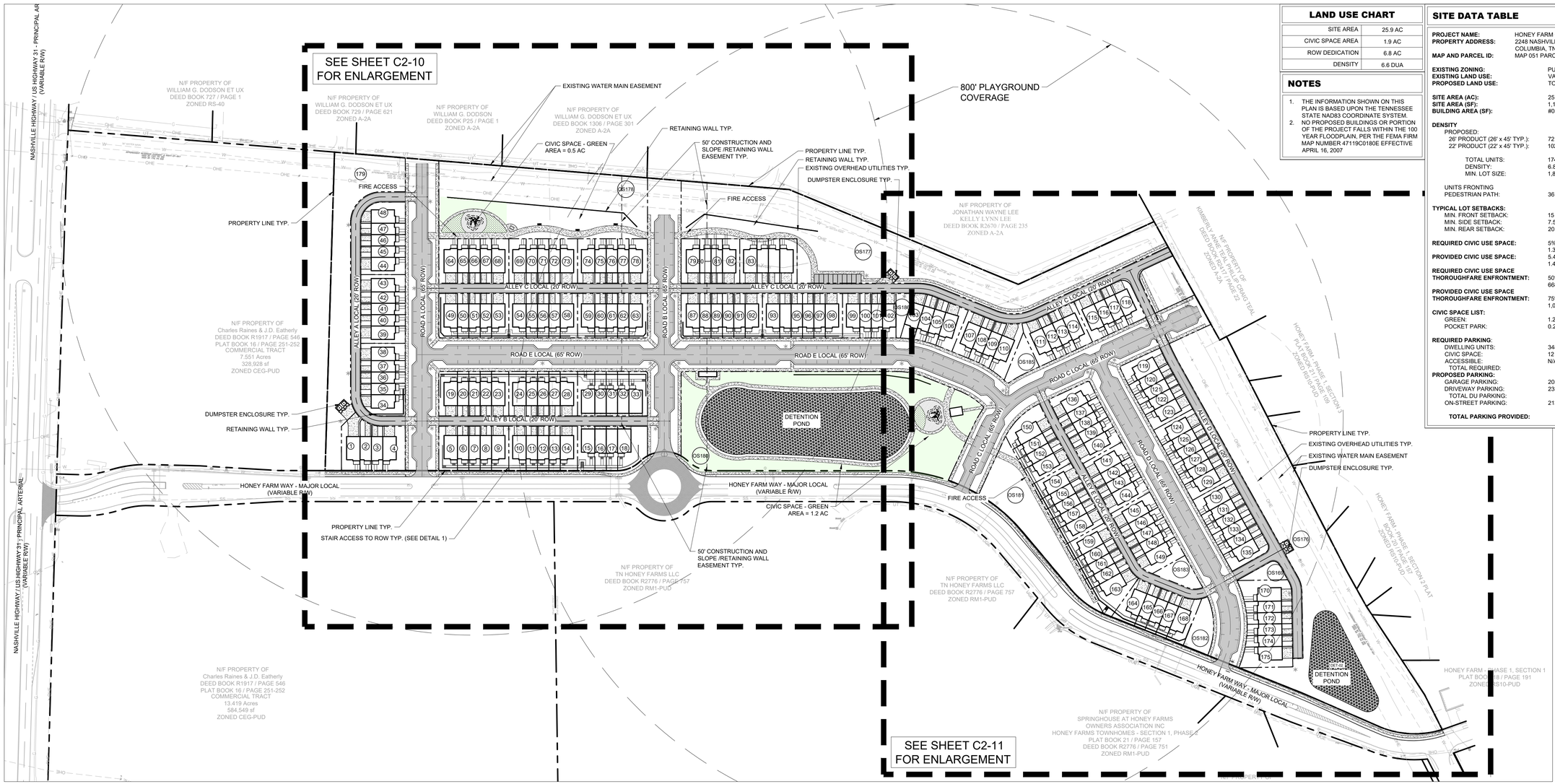
VICINITY MAP




N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 729 / PAGE 921
ZONED A--2A
N/F PROPERTY OF
WILLIAM G. DODSON
DEED BOOK P25 / PAGE 1
ZONED A--2A
N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 1308 / PAGE 301
ZONED A--2A
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251--252
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251--252
RESIDENTIAL TRACT
25.867 Acres
1,126,772 sf
ZONED RM1--PUD / CEG--PUD
HONEY FARM WAY
(VARIABLE R/W)
NASHVILLE HIGHWAY/US HIGHWAY 31
~DETENTION BASIN~
~OPEN AREA~
PROPOSED ROCKERY
PROPOSED CMP
PROPOSED 24" RCP
PROPOSED 30" RCP
PROPOSED 36" RCP
PROPOSED 42" RCP
PROPOSED 48" RCP
PROPOSED 54" RCP
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PROPOS

C0-03 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.


N/F PROPERTY OF
JONATHAN WAYNE LEE
KELLY LYNN LEE
DEED BOOK R2670 / PAGE 235
ZONED A-2A
N/F PROPERTY OF
PHILLIP CRAIG TEAL
KIMBERLY ANNE TEAL
DEED BOOK R2677 / PAGE 22
ZONED A-2A
N/F PROPERTY OF
Charles Raines &
J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251-252
RESIDENTIAL TRACT
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1,126,734 sf
ZONED RM1-PUD / CEG-PUD
N/F PROPERTY OF
TN HONEY FARMS LLC
DEED BOOK R2776 / PAGE 757
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 1, PHASE 2
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 2, PHASE 2
PLAT BOOK 22 / PAGE 452
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
N/F PROPERTY OF
SPRINGHOUSE AT HONEY FARMS
OWNERS ASSOCIATION INC
HONEY FARMS TOWNHOMES – SECTION 3, PHASE 2
PLAT BOOK 22 / PAGE 451
DEED BOOK R2776 / PAGE 751
ZONED RM1-PUD
HONEY FARM WAY
(VARIABLE R/W)
BEESWAX STREET
(50' R/W)
GRAVEL LANE
CENTERLINE OF GRAVEL LANE
RESET
GRID NORTH – TENNESSEE
GeoSurvey
-OPEN AREA-
HONEY FARMS – PHASE 1, SECTION 1
PLAT BOOK 21 / PAGE 157
DEED BOOK R2776 / PAGE 751
HONEY FARMS – PHASE 1, SECTION 2
PLAT BOOK 21 / PAGE 158
DEED BOOK R2776 / PAGE 751
HONEY FARMS – PHASE 1, SECTION 3
PLAT BOOK 21 / PAGE 159
DEED BOOK R2776 / PAGE 751
N55°58'10"W 348.97'
N20°02'23"W
CH=278.01'
R=330.00'
A=287.52'
N79°26'18"W
CH=83.44'
A=170.00'
N43°03'00"W 409.41'
S82°13'59"E
14.64'
S30°38'24"W
18.69'
N47°59'16"W
CH=66.76'
R=175.00'
A=69.74'
N6°31'58"W
CH=30.99'
A=31.03'
R=175.00'
S43°03'00"E 166.27'
5/8"RBR SET
1/2"RBR FND
1/2"PIPE FND
CONC. MONUMENT FND
CONC. R/W MONUMENT FND
BENCHMARK-600 NAIL
NORTH: 495,249.68
EAST: 1,676,272.50
ELEV: 713.10
BENCHMARK-601 NAIL
NORTH: 494,846.19
EAST: 1,676,272.50
ELEV: 710.70
MATCHLINE PAGE 1
MATCHLINE PAGE 2
MATCHLINE PAGE 3
MATCHLINE PAGE 4
CONCRETE SIDEWALK
CONCRETE PAVEMENT
CURB & GUTTER
GRASS MEDIAN
GRASS SHOULDER
CONCRETE PAVEMENT
CONCRETE SIDEWALK
CONCRETE PAVEMENT
CONCRETE SIDEWALK
CONCRETE PAVEMENT
CONCRETE SIDEWALK



LAND USE CHART

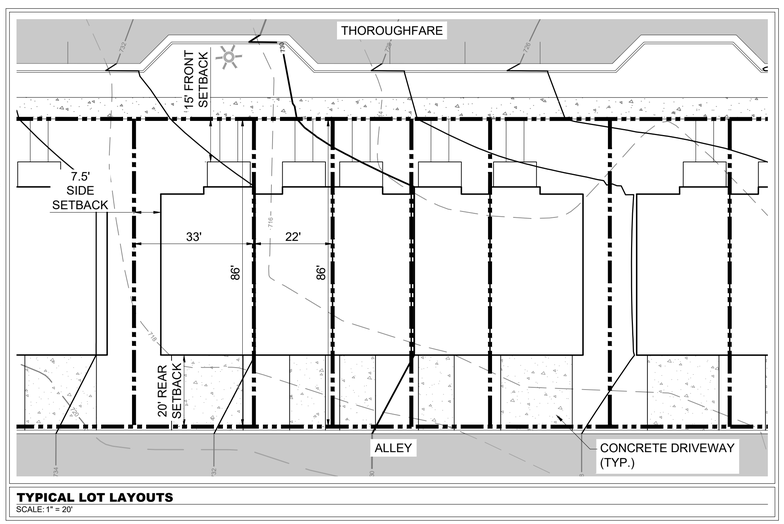
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

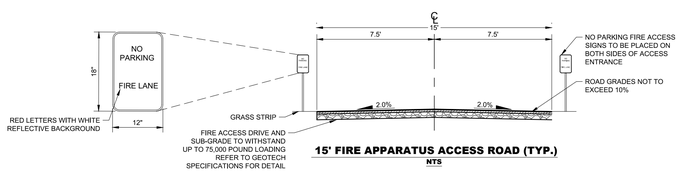
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

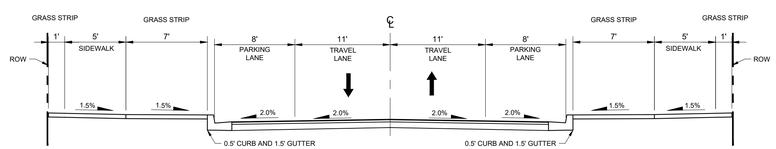
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	213 SPACES
TOTAL PARKING PROVIDED:	**651 SPACES**



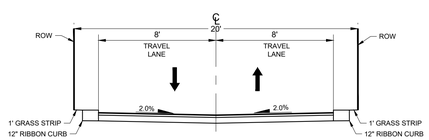
TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



15' FIRE APPARATUS ACCESS ROAD (TYP.)
NTS



TYPICAL SECTION - URBAN CENTER STREET (65' PUBLIC ROW)
NTS



TYPICAL SECTION - ALLEY A (20' PUBLIC ROW)
NTS

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127918
STATE OF TENNESSEE
05/20/2024

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

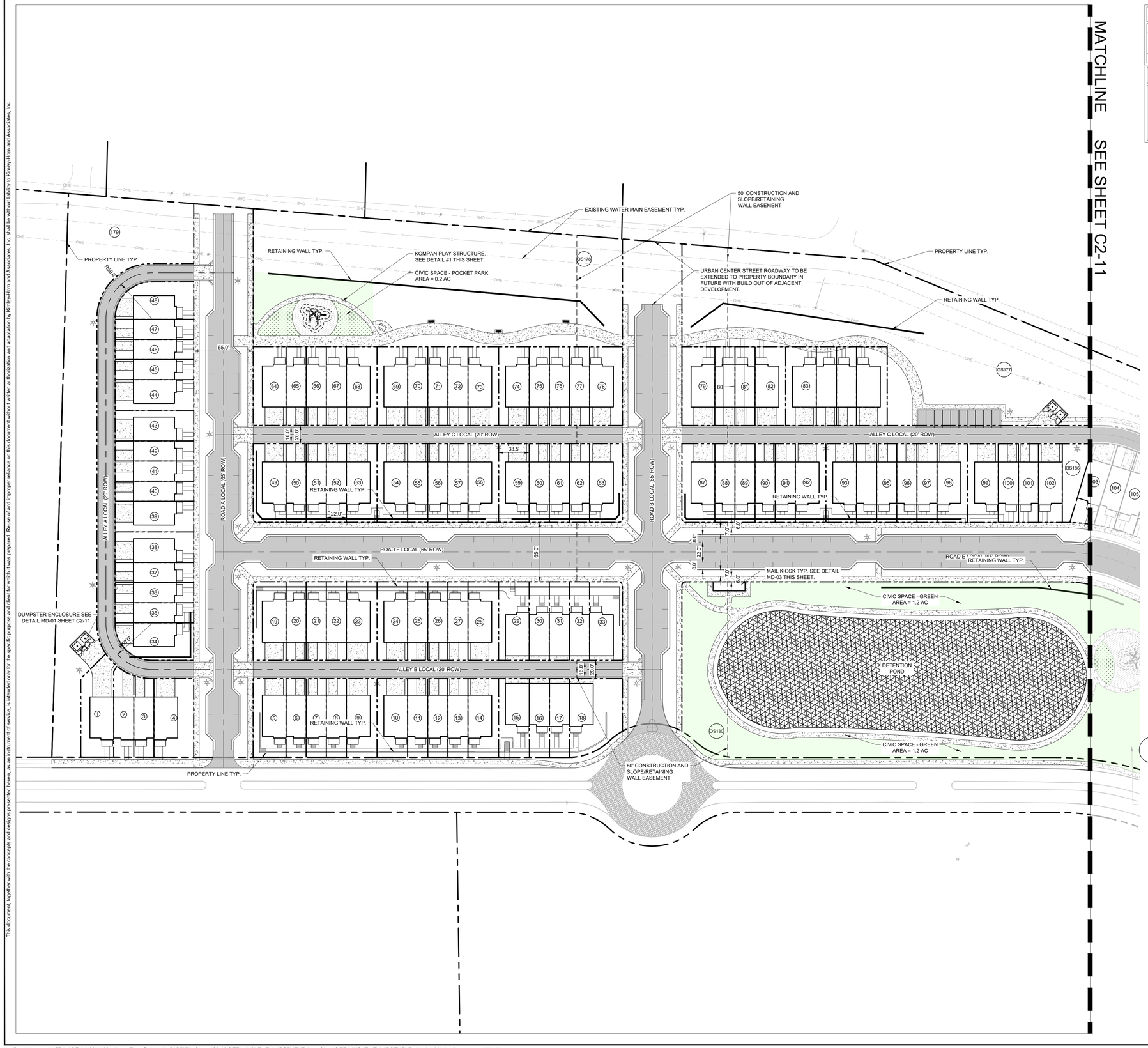
SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 SITE LAYOUT - OVERALL Jun 21, 2024 4:50pm by: sophia.close

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LAND USE CHART

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	213 SPACES
TOTAL PARKING PROVIDED:	**651 SPACES**



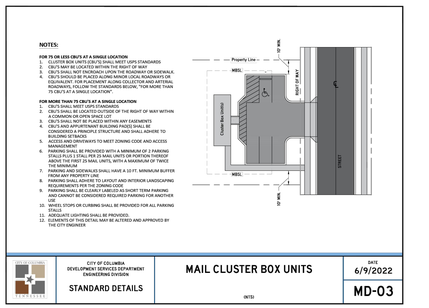
PRODUCT SPECIFICATIONS

MANUFACTURER: **KOMPAN**
PRODUCT: **YELLOWSTONE WITH SHADE**
SIZE: **23'7"X17'10"X15'9"**
COLOR: **TBD**
OPTIONS: **N/A**
DETAIL NOTE: **INSTALL PER MANUFACTURER SPECIFICATIONS**
QUANTITY: **1**

CONTACT: **615.426.8760**
WEBSITE: **https://www.kompan.com/en/us**

1 PLAY STRUCTURE

NTS PO-TBH-WIL-29



GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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10 Lea Avenue, Suite 400 Nashville, TN 37210
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

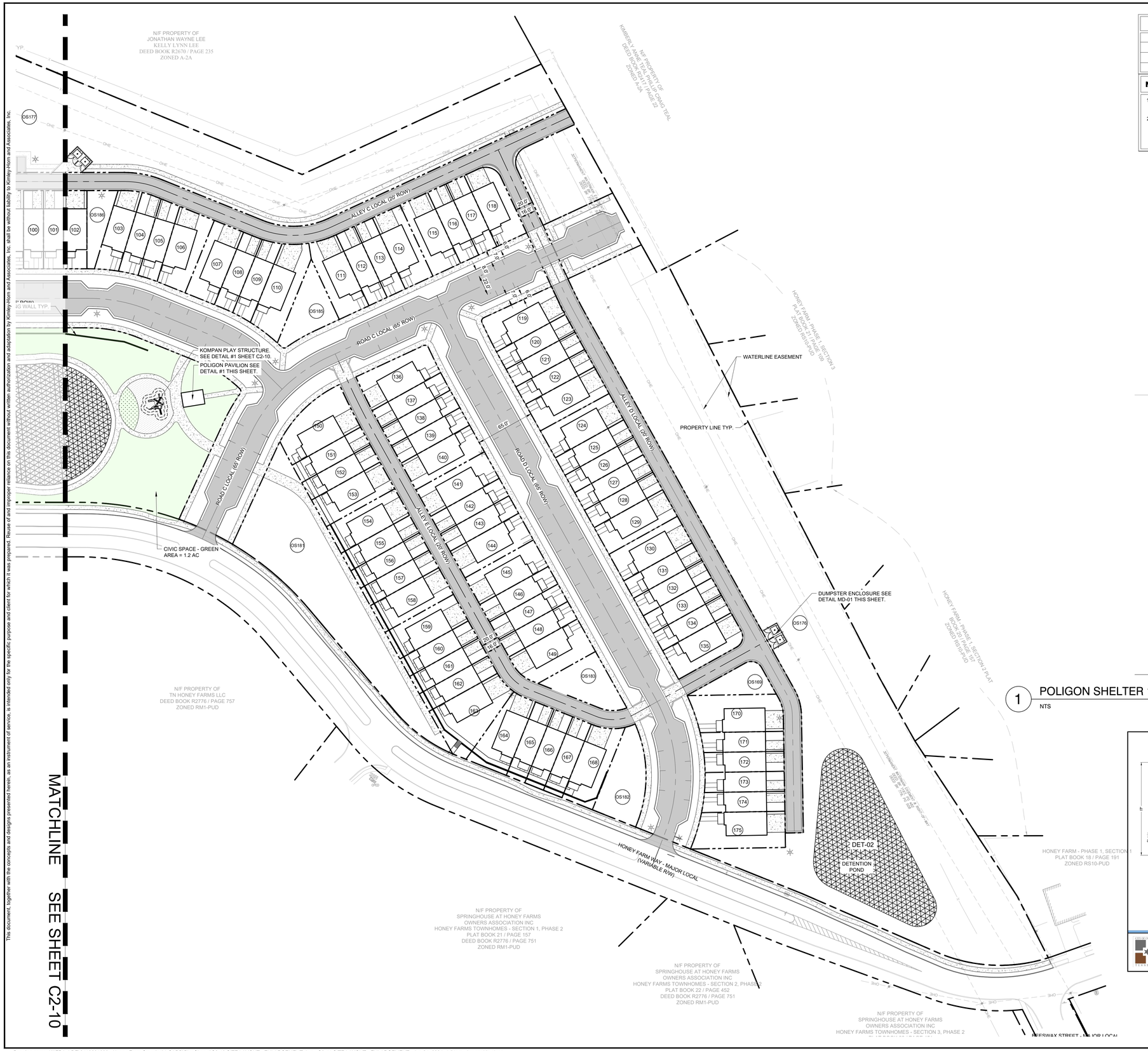
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL
COMMERCIAL
No. 121919
STATE OF TENNESSEE
05/20/2024

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10



MATCHLINE SEE SHEET C2-10

LAND USE CHART

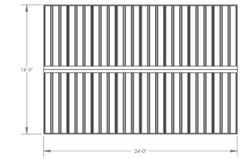
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

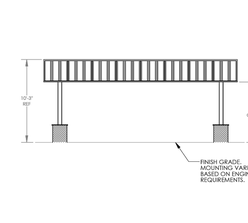
NOTES

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

SITE DATA TABLE

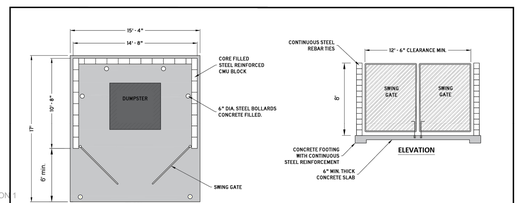
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
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EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
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SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
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22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
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TYPICAL LOT SETBACKS:	
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MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	213 SPACES
TOTAL PARKING PROVIDED:	**651 SPACES**





1 POLIGON SHELTER 16' X 24'
NTS

PO-ST5-02



NOTES:

1. MATERIALS, CONSTRUCTION AND QUANTITY CONTROL OF MASONRY SHALL BE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE (IBC).
2. MATERIALS USED SHOULD BE CONSISTENT WITH THOSE USED IN THE CONSTRUCTION OF AND ARCHITECTURAL STYLE OF THE PRINCIPAL BUILDING. SHALL BE COMPLIANT WITH THE ZONING ORDINANCE AND ALL OTHER APPLICABLE REGULATIONS
3. CONCRETE SLAB: MONOLITHIC, MIN. 6" THICKNESS W/IMBEDDED 6"X6" / 10X10 WELDED WIRE FABRIC (W.W.F.), CLASS A 3000 P.S.I. CONCRETE FILLED CELLS: WITH 1-#5 VERTICAL REBAR TIED TO FOOTER STEEL AT EACH CORNER AND EVERY 4' O.C.
4. BOLLARD: 3'-6" HIGH, 6" DIAMETER STEEL PIPE BOLLARD FILLED WITH CONCRETE, PAINTED TRAFFIC YELLOW
5. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	**DUMPSTER PAD AND ENCLOSURE** (NTS)	DATE	6/9/2022
STANDARD DETAILS			**MD-01**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON REGISTERED ENGINEER AGRICULTURE COMMERCE No. 121919 STATE OF TENNESSEE 05/20/2024

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C2-10 SITE LAYOUT - ENLARGEMENT.dwg C2-11 SITE LAYOUT - ENLARGEMENT Jun 21, 2024 4:51pm by: sophia.close

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
1	3669.01	0.08
2	2067.78	0.05
3	1911.87	0.04
4	3739.38	0.09
5	3097.65	0.07
6	1892.09	0.04
7	1892.24	0.04
8	1892.39	0.04
9	2881.06	0.07
10	2881.41	0.07
11	1893.01	0.04
12	1893.16	0.04
13	1893.31	0.04
14	2882.36	0.07
15	2881.03	0.07
16	1893.92	0.04
17	1894.07	0.04
18	4400.81	0.10
19	3094.09	0.07
20	1892.00	0.04
21	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
22	1892.00	0.04
23	2880.17	0.07
24	2880.17	0.07
25	1892.00	0.04
26	1892.00	0.04
27	1892.00	0.04
28	2880.07	0.07
29	2880.07	0.07
30	1892.00	0.04
31	1892.00	0.04
32	1892.00	0.04
33	3091.04	0.07
34	3182.64	0.07
35	1892.00	0.04
36	1892.00	0.04
37	1892.00	0.04
38	2881.00	0.07
39	2879.43	0.07
40	1892.00	0.04
41	1892.00	0.04
42	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
43	2882.56	0.07
44	2879.19	0.07
45	1891.99	0.04
46	1891.99	0.04
47	1891.99	0.04
48	3182.42	0.07
49	3093.11	0.07
50	1892.00	0.04
51	1892.00	0.04
52	1892.00	0.04
53	2880.17	0.07
54	2880.17	0.07
55	1892.00	0.04
56	1892.00	0.04
57	1892.00	0.04
58	2880.07	0.07
59	2880.07	0.07
60	1892.00	0.04
61	1892.00	0.04
62	1892.00	0.04
63	3092.03	0.07

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
64	3095.85	0.07
65	1892.00	0.04
66	1892.00	0.04
67	1892.00	0.04
68	2880.17	0.07
69	2880.17	0.07
70	1892.00	0.04
71	1892.00	0.04
72	1892.00	0.04
73	2880.07	0.07
74	2880.07	0.07
75	1892.00	0.04
76	1892.00	0.04
77	1892.00	0.04
78	3096.15	0.07
79	3943.53	0.09
80	1901.61	0.04
81	1035.90	0.02
82	2898.68	0.07
83	3715.14	0.09
84	1889.86	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
85	1892.37	0.04
86	3961.65	0.09
87	3092.65	0.07
88	1891.99	0.04
89	1892.00	0.04
90	1892.00	0.04
91	1892.00	0.04
92	2881.03	0.07
93	2881.05	0.07
94	1891.99	0.04
95	1892.00	0.04
96	1892.00	0.04
97	1892.00	0.04
98	2881.03	0.07
99	2881.05	0.07
100	1891.99	0.04
101	1892.00	0.04
102	2236.00	0.05
103	2351.08	0.05
104	1963.63	0.05
105	1911.98	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
106	3189.40	0.07
107	2984.61	0.07
108	1895.13	0.04
109	1967.62	0.05
110	3688.06	0.08
111	3118.01	0.07
112	1892.00	0.04
113	1891.99	0.04
114	2881.01	0.07
115	2881.07	0.07
116	1892.00	0.04
117	1891.99	0.04
118	3009.86	0.07
119	3196.17	0.07
120	1892.06	0.04
121	1892.09	0.04
122	1892.09	0.04
123	2880.91	0.07
124	2873.53	0.07
125	1892.00	0.04
126	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
127	1892.01	0.04
128	1892.00	0.04
129	2881.00	0.07
130	2880.68	0.07
131	1892.00	0.04
132	1892.30	0.04
133	1892.00	0.04
134	1892.00	0.04
135	3059.75	0.07
136	3272.42	0.08
137	1892.24	0.04
138	1892.00	0.04
139	1892.00	0.04
140	2881.10	0.07
141	2881.18	0.07
142	1891.76	0.04
143	1892.00	0.04
144	2881.51	0.07
145	2880.99	0.07
146	1892.00	0.04
147	1892.00	0.04

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
148	1891.22	0.04
149	3388.24	0.08
150	3952.94	0.09
151	1892.03	0.04
152	1892.00	0.04
153	2881.00	0.07
154	2881.00	0.07
155	1892.00	0.04
156	1892.00	0.04
157	1892.00	0.04
158	2881.40	0.07
159	2880.62	0.07
160	1892.42	0.04
161	1892.03	0.04
162	1891.92	0.04
163	4265.98	0.10
164	3254.78	0.07
165	1914.20	0.04
166	1914.20	0.04
167	1914.10	0.04
168	3247.78	0.07

LOT AREA TABLE

PARCEL #	AREA (SF)	AREA (ac)
169	1975.56	0.05
170	3953.94	0.09
171	1976.59	0.05
172	1923.86	0.04
173	1922.90	0.04
174	1973.71	0.05
175	3880.96	0.09
176	104130.36	2.39
177	89995.75	2.07
178	54309.01	1.25
179	31352.71	0.72
180	104602.31	2.40
181	19730.07	0.45
182	4109.14	0.09
183	3032.03	0.07
185	2904.66	0.07
186	1828.56	0.04

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HONEY FARM CROSSING
FOR
LONESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
05/20/2024

No.	DATE	BY	REVISIONS
1			
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

TABULAR DATA

SHEET NUMBER
C2-12

SITE PARKING LEGEND

REQUIRED PARKING:

DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	15 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**363 SPACES**

PROPOSED PARKING:

GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
ON-STREET PARKING:	213 SPACES
TOTAL DU PARKING:	**438 SPACES**
TOTAL PARKING PROVIDED:	**651 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL & BIOSYSTEMS
No. 127918
STATE OF TENNESSEE

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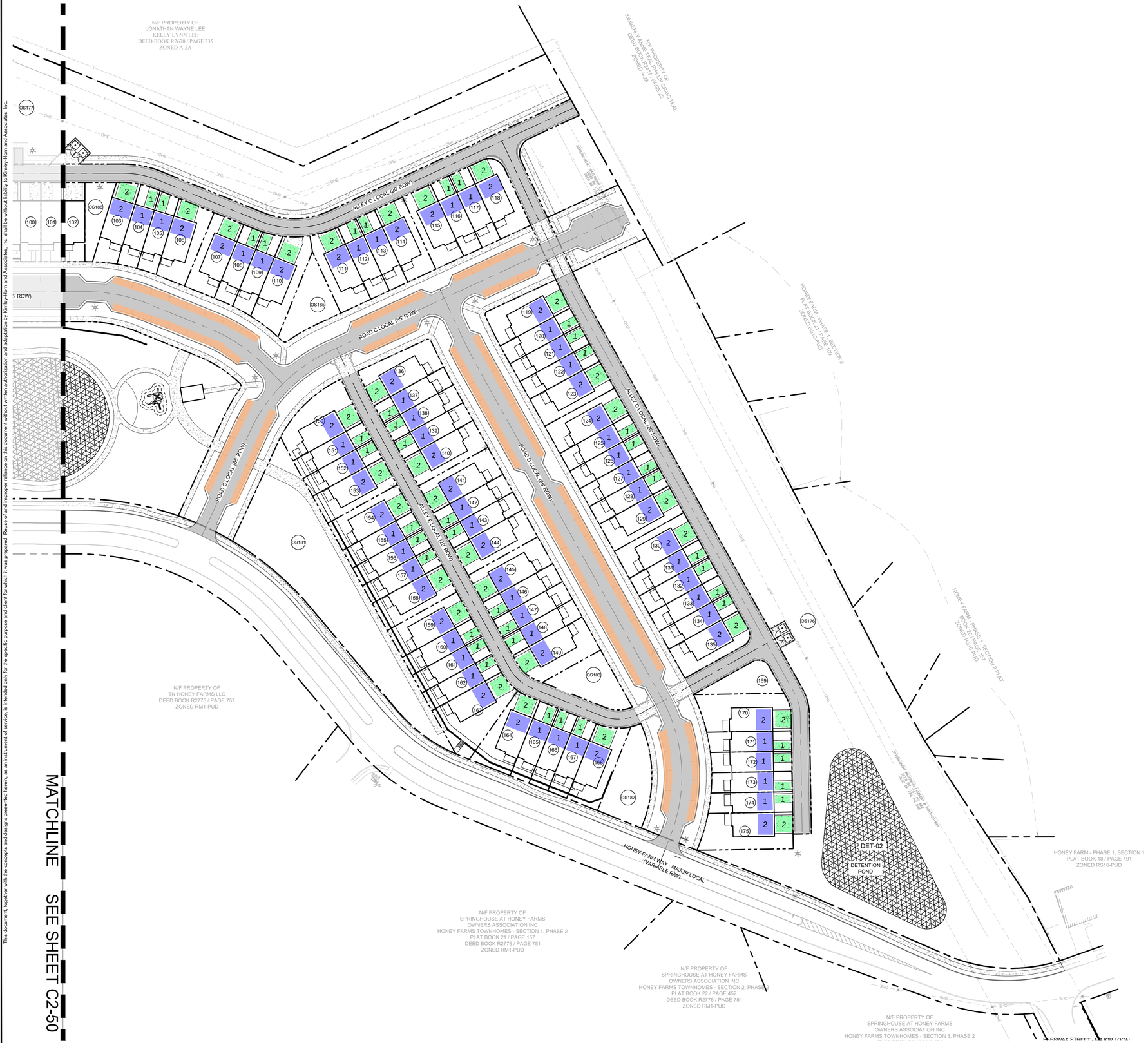
DESIGNED BY:	JLR
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CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO. 118621000	

PARKING EXHIBIT

SHEET NUMBER
C2-50

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Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C2-50 PARKING EXHIBIT.dwg C2-50 PARKING EXHIBIT Jun 21, 2024 3:22pm by: william.irby



SITE PARKING LEGEND

REQUIRED PARKING:

DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	15 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**363 SPACES**

PROPOSED PARKING:

GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	649 SPACES
ON-STREET PARKING:	213 SPACES
TOTAL DU PARKING:	**438 SPACES**
TOTAL PARKING PROVIDED:	**649 SPACES**

MATCHLINE SEE SHEET C2-50

GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
FOR FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127913
STATE OF TENNESSEE
05/20/2024

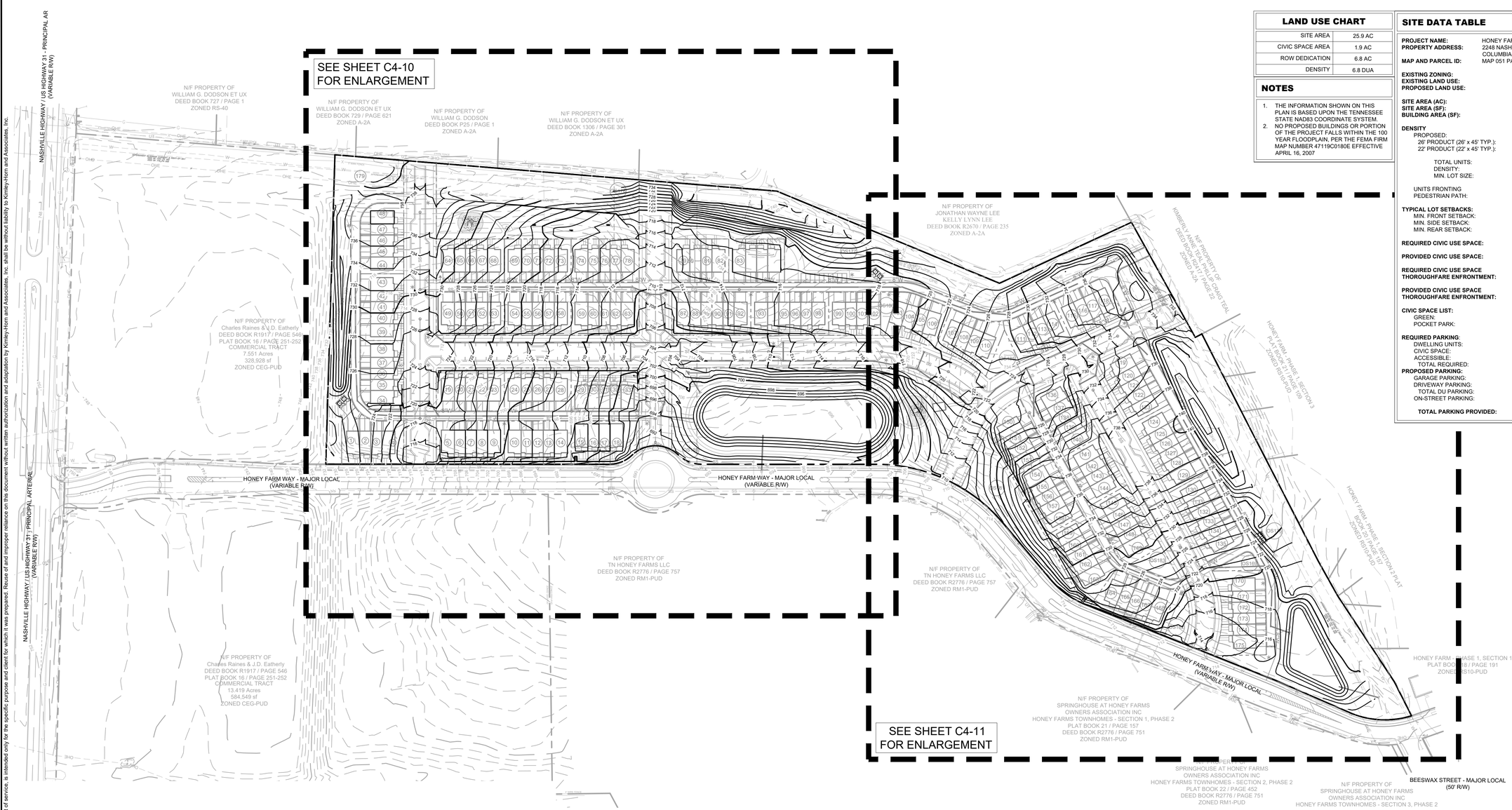
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

PARKING EXHIBIT

SHEET NUMBER
C2-51



LAND USE CHART

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	213 SPACES
TOTAL PARKING PROVIDED:	**651 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137819
STATE OF TENNESSEE
05/20/2024

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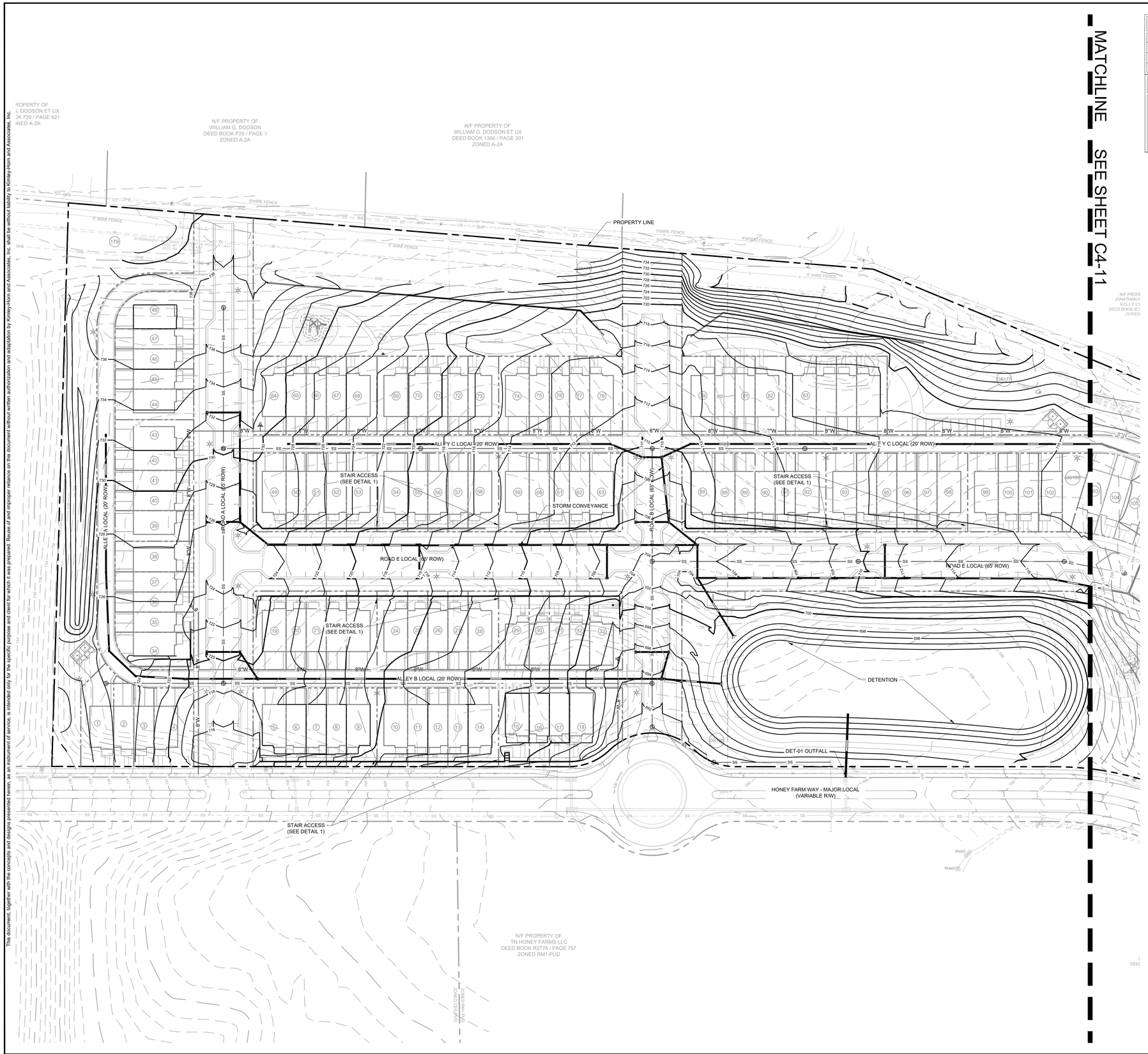
DESIGNED BY:	BFG
DRAWN BY:	BFG
CHECKED BY:	WGH
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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LAND USE CHART

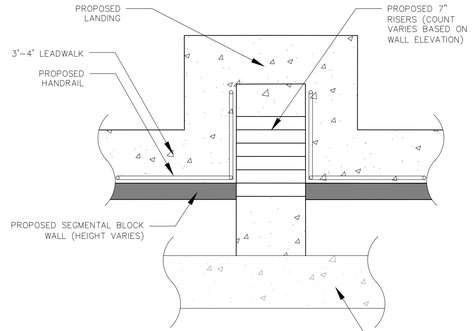
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	213 SPACES
TOTAL PARKING PROVIDED:	**651 SPACES**



1 STAIR ACCESS DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
No. 127918
STATE OF TENNESSEE

No.	REVISIONS	DATE	BY
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-10



1 STAIR ACCESS DETAIL
NOT TO SCALE

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING PEDESTRIAN PATH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING:	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	213 SPACES
TOTAL PARKING PROVIDED:	**651 SPACES**

GRAPHIC SCALE IN FEET
0 25 50 100

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MATCHLINE SEE SHEET C4-10

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURAL COMMERCIAL
No. 121919
STATE OF TENNESSEE
05/20/2024

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

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-11

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\i4-CADD\PlanSheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-11 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jun 21, 2024 4:52pm by: sophia.close

GENERAL NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN 10 YEAR FLOODPLAIN, PER FEMA FIRM MAP NUMBER 47119C0280E EFFECTIVE APRIL16, 2007

GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL

GRAPHIC SCALE IN FEET
0 15 30 60

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURAL — No. 127919 — STATE OF TENNESSEE — 05/20/2024

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

RETAINING WALL - ENLARGEMENT

SHEET NUMBER
C4-12

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GENERAL NOTES

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GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (TW TOP OF WALL, BW BOTTOM OF WALL)
- FFE ### — FINISH FLOOR ELEVATION
- PROPOSED RETAINING WALL

MATCHLINE SEE SHEET C4-12

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127913
STATE OF TENNESSEE
05/20/2024

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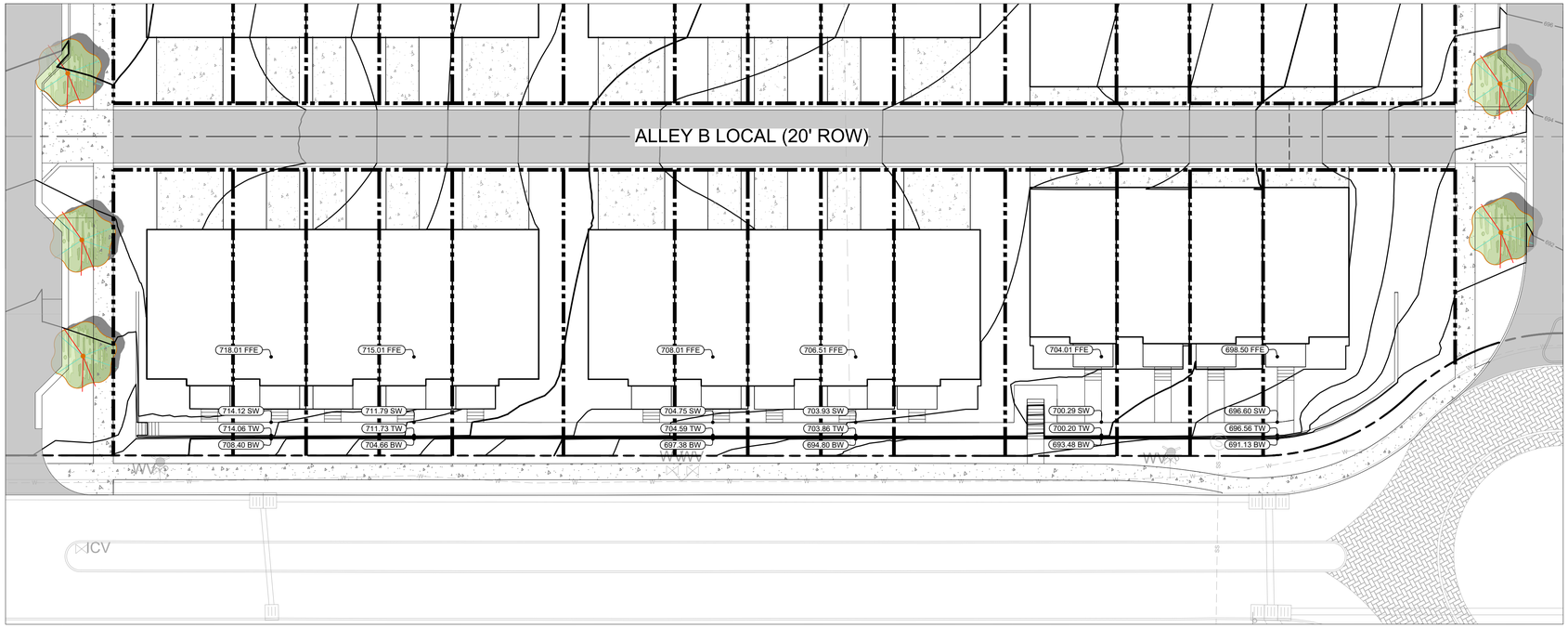
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CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

RETAINING WALL - ENLARGEMENT

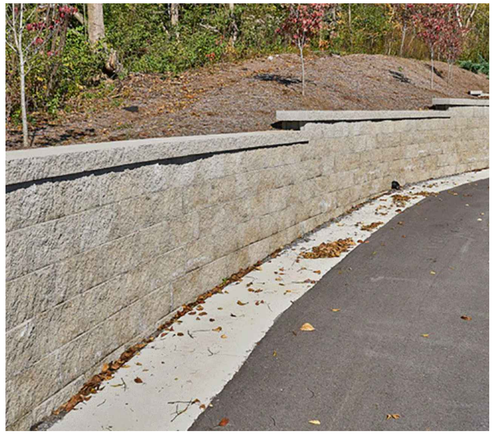
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Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C4-12 SITE GRADING PLAN - RETAINING WALL ENLARGEMENT.dwg C4-13 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT Jun 21, 2024 4:52pm by: sophia.close







1 KEYSTONE - BROADSTONE - 8" STRAIGHT

1" = 1" PO-HO2-06

GRAPHIC SCALE IN FEET
0 10 20 40

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — No. 127919 — STATE OF TENNESSEE — 05/20/2024

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

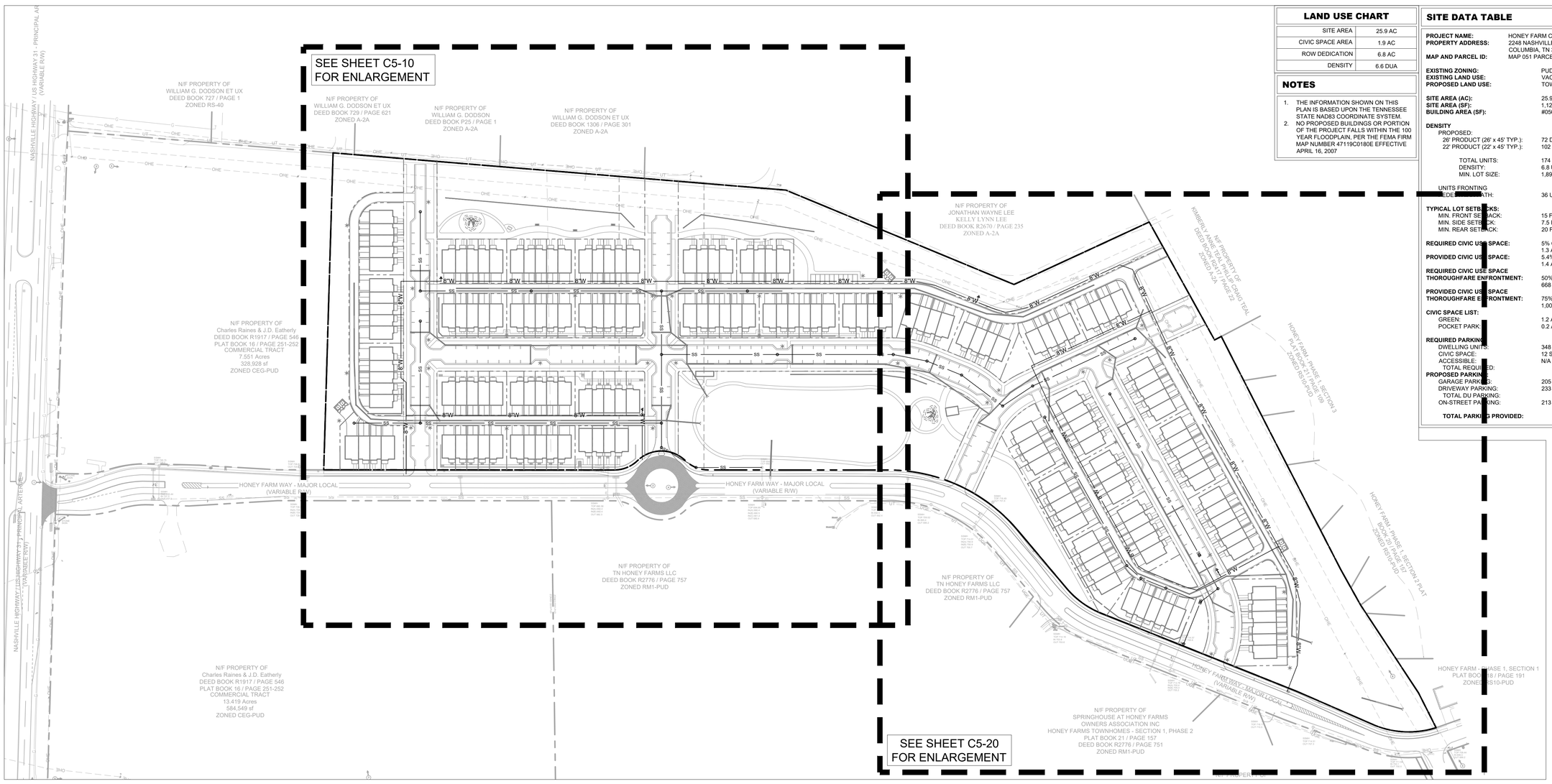
ELEVATION EXHIBIT

SHEET NUMBER
C4-50

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Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C4-50 Elevation Exhibit.dwg C4-50 ELEVATION EXHIBIT Jun 21, 2024 4:53pm by: sophia.close

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	72 DU
22' PRODUCT (22' x 45' TYP.):	102 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
UNITS FRONTING THOROUGHFARE WIDTH:	36 UNITS (20%)
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	5.4% OF TOTAL AREA 1.4 AC
REQUIRED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	50% OF TOTAL PERIMETER 668 LF
PROVIDED CIVIC USE SPACE THOROUGHFARE ENFRONTMENT:	75% OF TOTAL PERIMETER 1,003 LF
CIVIC SPACE LIST:	
GREEN:	1.2 AC
POCKET PARK:	0.2 AC
REQUIRED PARKING	
DWELLING UNITS:	348 SPACES (2 PER DU)
CIVIC SPACE:	12 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING	
GARAGE PARKING:	205 SPACES
DRIVEWAY PARKING:	233 SPACES
TOTAL DU PARKING:	**438 SPACES**
ON-STREET PARKING:	213 SPACES
TOTAL PARKING PROVIDED:	**651 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE

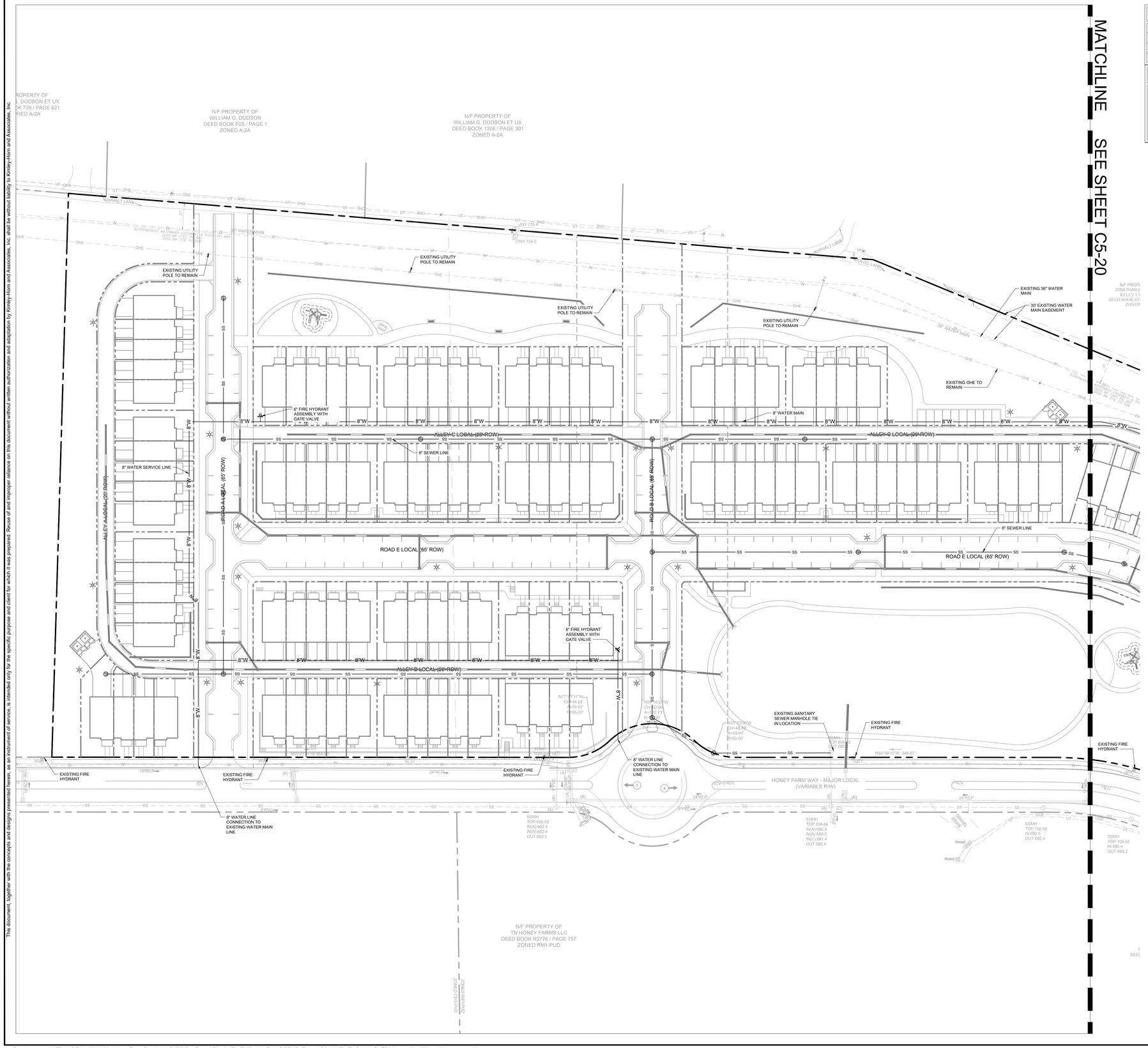
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DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

UTILITY PLAN - OVERALL

SHEET NUMBER
C5-00

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LAND USE CHART

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ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

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HONEY FARM CROSSING
FOR
COLUMBIA, TN



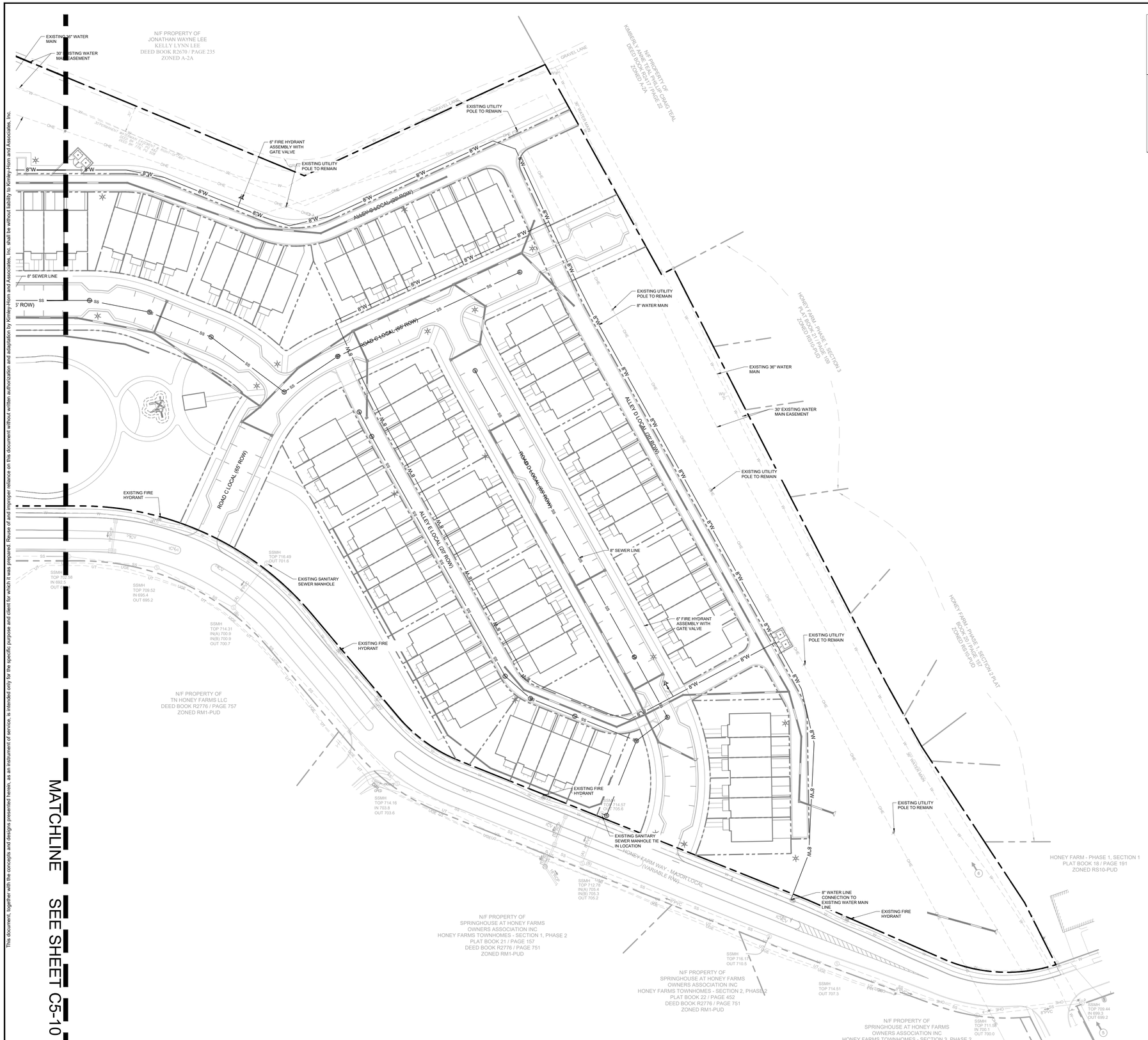
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KIMLEY-HORN PROJECT NO. 118621000

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-10

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\C6-10 UTILITY PLAN - ENLARGEMENT.dwg C5-10 UTILITY PLAN - OVERALL Jun 21, 2024 4:53pm by: sophia.close



LAND USE CHART

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CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
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GRAPHIC SCALE IN FEET
0 25 50 100

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE
05/20/2024

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

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-20

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PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.1-K. District Standards, PUD-R, Setback/Yards, Side Setback/Yard, 10 ft. min., 24' max.

Proposed Variance: Side Setback/Yard, 7.5 ft. min., 24' max.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 6 ft. min. setback, the requested reduction to a 7.5 ft. min. side setback allows for adequate spacing between project buildings while also accomplishing the desired street frontage character.

Variance Request 2

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; Evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft. o.c.

Proposed Variance: Buildings shall be placed no closer than 90' to the property line where the 75' buffer is required. Site improvements including retaining walls, sidewalks, trash enclosures, and alley/driveway paving may encroach into the outside 20' of the buffer. Utility easements are allowed in the buffer area. Landscaping for the buffer may consist of the existing preserved trees along the property line and intermittently spaced clusters of evergreen tree plantings in project open space and civic space areas.

Justification: A minimum 75' buffer to project buildings is provided. The proposed variance accomplishes the intent of the ordinance buffer requirement by placing buildings proposed for the development more than 100' from the property line along the buffer frontage, by situating the development at a lower elevation from the surrounding properties, and by providing a layered vegetative buffer incorporating the existing trees along the property line and the planting of evergreen tress in the open space and civic spaces fronting the buffer area.

Variance Request 3

Ordinance Requirement: 5.2.2.E. Thoroughfares and Internal Drive Standards, Network/Connections, Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives.

Proposed Variance: Alley E is allowed to terminate with a dead end condition at the Honey Farm Way frontage.

Justification: The connection of the alley to Honey Farm Way would create an unsafe and undesirable traffic pattern. Access to the alley is provided on the opposite side of the building adjacent to Honey Farm Way.

GRAPHIC SCALE IN FEET
0 50 100 200

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 127919
STATE OF TENNESSEE
05/20/2024

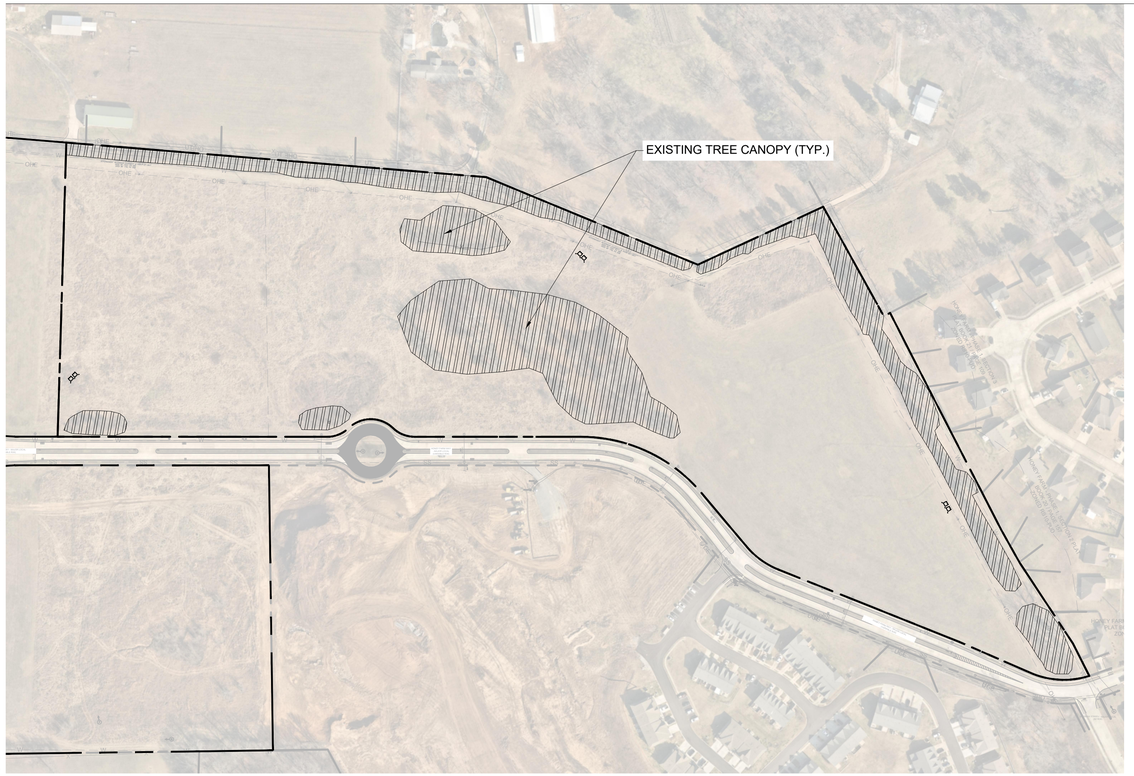
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DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

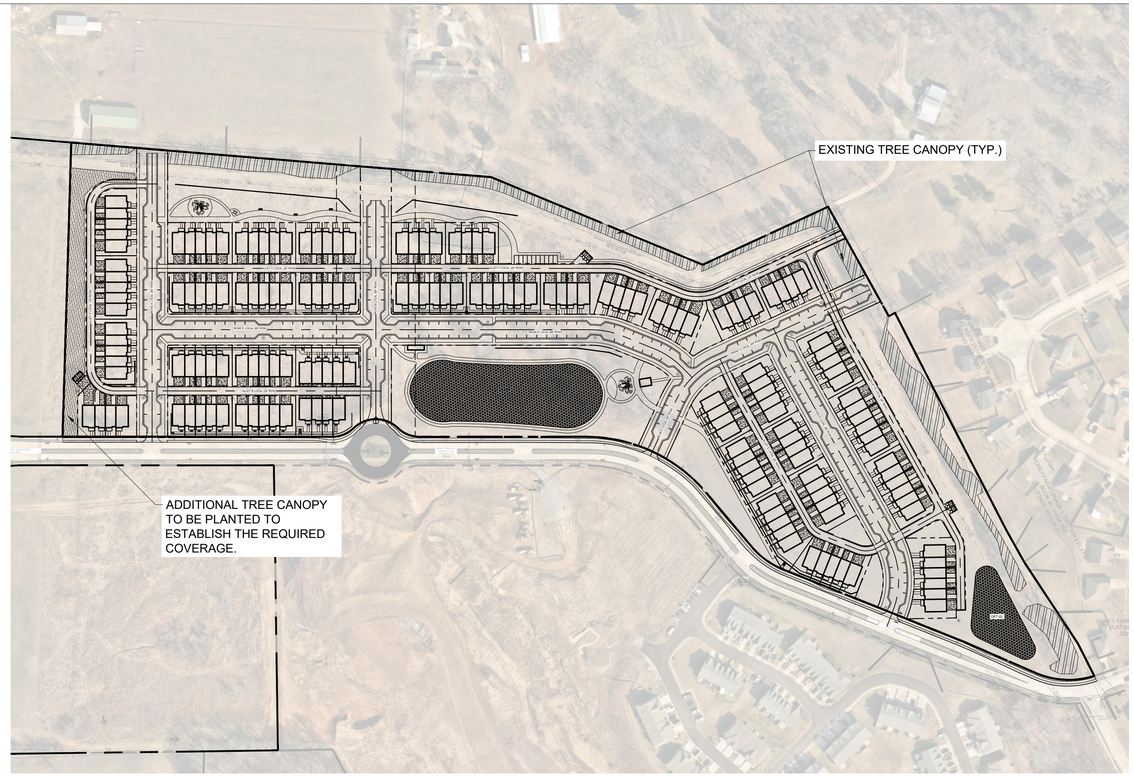
PUD VARIANCE EXHIBIT

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C6-00

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EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

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

TREE CANOPY REQUIREMENTS

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

TREE PROTECTION NOTES

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

TREE REMOVAL NOTE

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

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
05/29/2024

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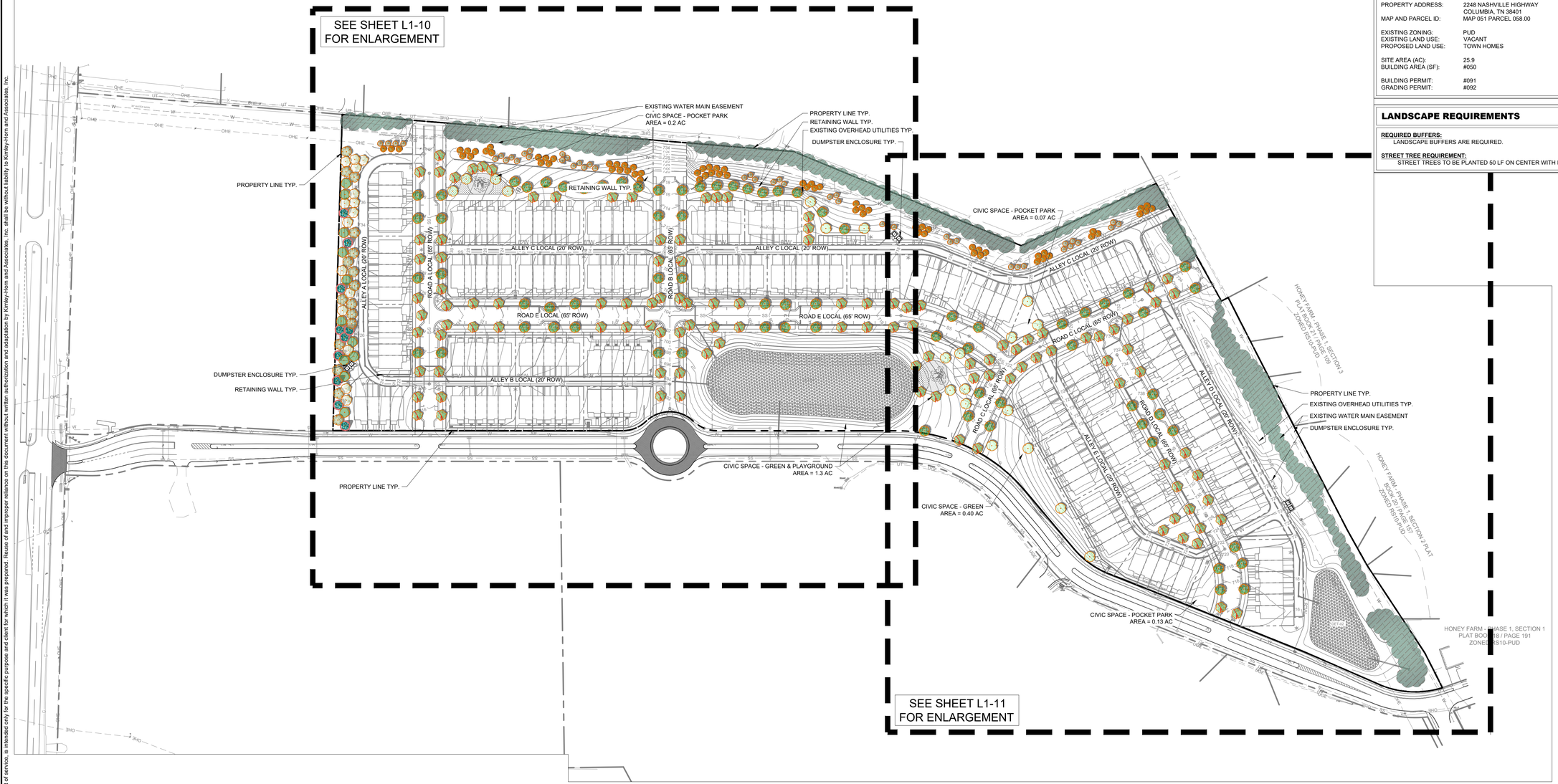
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KIMLEY-HORN PROJECT NO.
118621000

TREE CANOPY EXHIBIT

SHEET NUMBER
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BUILDING PERMIT:	#091
GRADING PERMIT:	#092

LANDSCAPE REQUIREMENTS

REQUIRED BUFFERS:
LANDSCAPE BUFFERS ARE REQUIRED.

STREET TREE REQUIREMENT:
STREET TREES TO BE PLANTED 50 LF ON CENTER WITH EVEN SPACING.

PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
CANOPY TREES							
	15	ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	20	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	16	LIRIODENDRON TULIPIFERA	TULIP POPLAR	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	11	QUERCUS SHUMARDII	SHUMARD OAK	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
EVERGREEN CANOPY TREES							
	69	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY	AS SHOWN	2" CAL.; 6' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL C
	46	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA	10' O.C.	2" CAL.; 6' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
	30	PINUS TAEDA	LOBLOLLY PINE	AS SHOWN	2" CAL.; 10' MIN. HT.	B&B	5' CLEAR, STRAIGHT LEADER, FULL C
STREET TREES							

GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
05/20/2024

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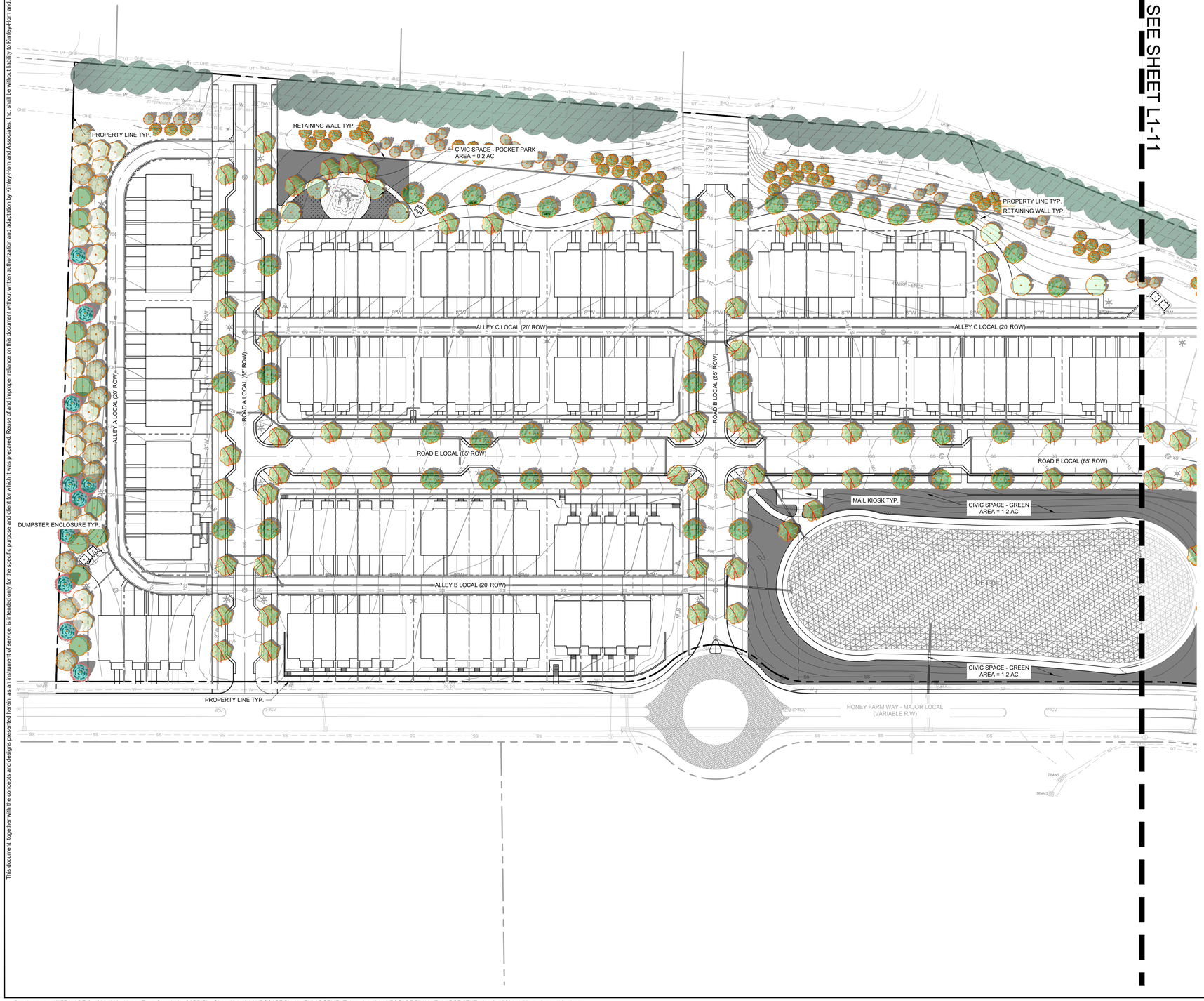
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KIMLEY-HORN PROJECT NO.
118621000

LANDSCAPE PLAN

SHEET NUMBER
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	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGN
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
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COLUMBIA, TN

JOSHUA LEWIS ROWLAND
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COMMERCE
LANDSCAPE ARCHITECT
TN 2512

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-10

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\L1-10 LANDSCAPE PLAN - ENLARGEMENT.dwg L1-10 LANDSCAPE PLAN - ENLARGEMENT Jun 21, 2024 4:55pm by: sophia.close



MATCHLINE SEE SHEET L1-10

LANDSCAPE DATA TABLE

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

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME
CANOPY TREES		
	ACER SACCHARUM	SUGAR MAPLE
	CARPINUS CAROLINIANA	AMERICAN HORNBEAM
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	QUERCUS SHUMARDII	SHUMARD OAK
EVERGREEN CANOPY TREES		
	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY
	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA
	PINUS TAEDA	LOBLOLLY PINE
STREET TREES		
	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE
	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

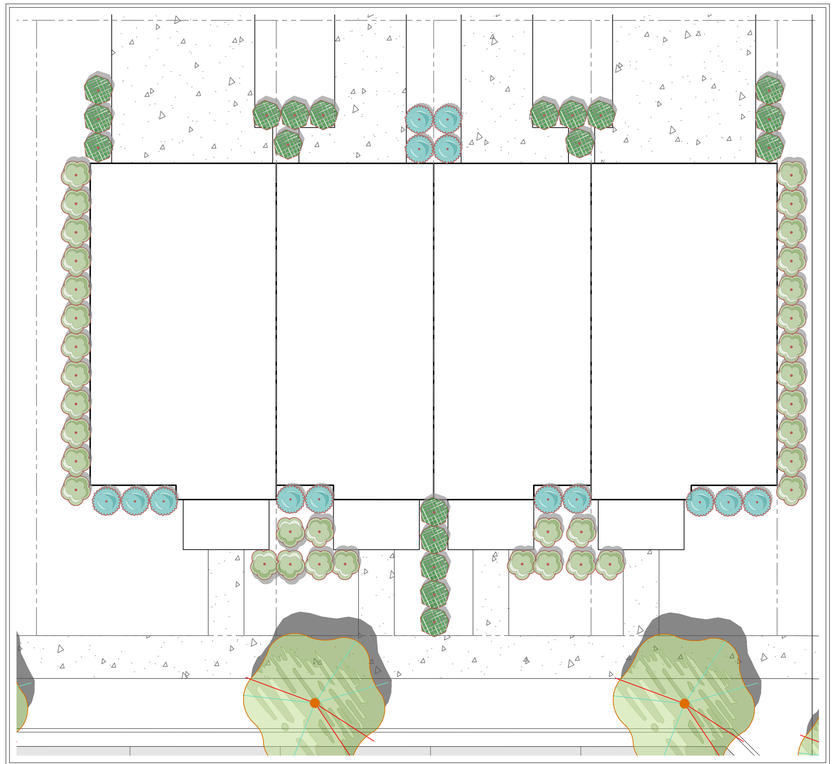
JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1234
05/21/2024

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

LANDSCAPE PLAN - ENLARGEMENT

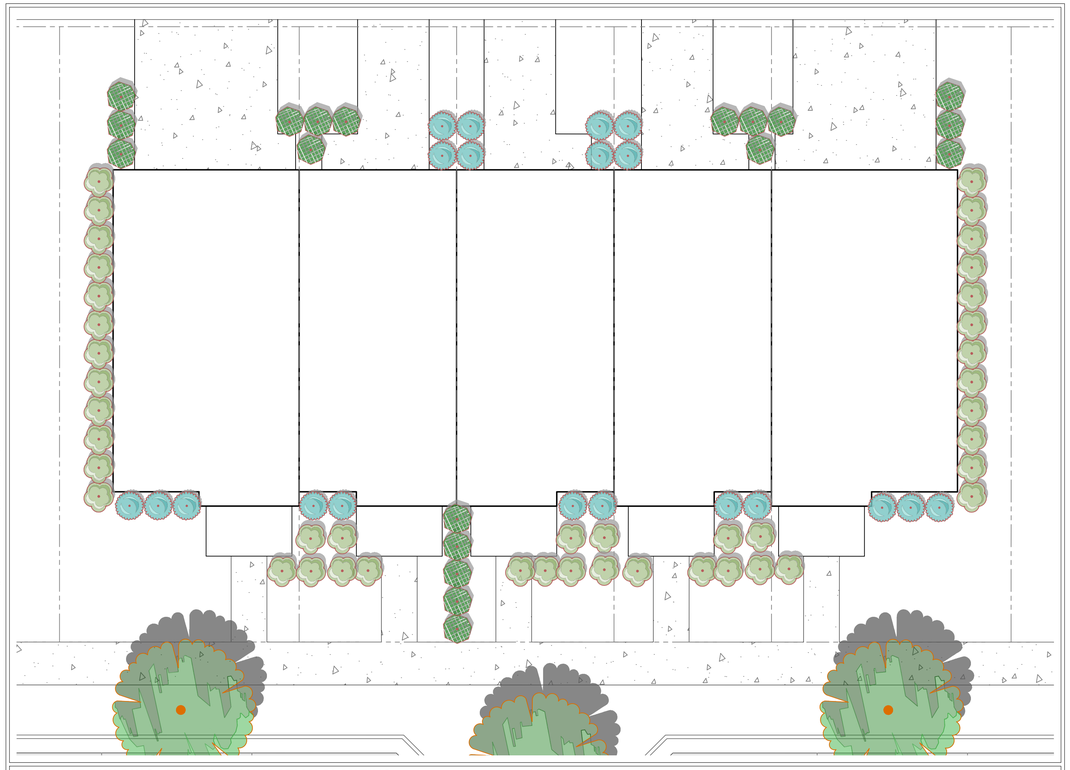
SHEET NUMBER
L1-11



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

PLANT SCHEDULE 4 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	36	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	14	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.



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

PLANT SCHEDULE 5 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	43	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	19	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	20	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1
05/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-20



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

PLANT SCHEDULE 6 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	42	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	33	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	19	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE No. 1
05/20/2024

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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-21

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

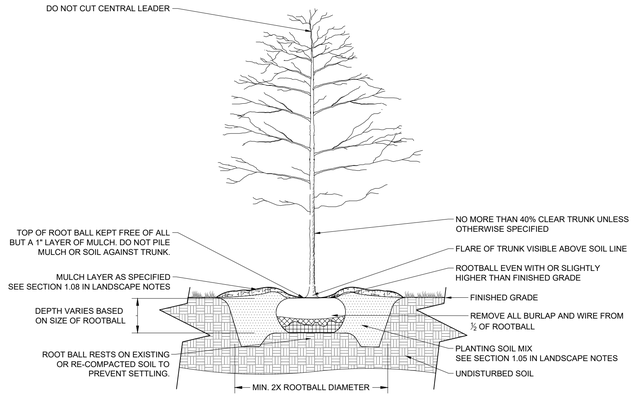
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

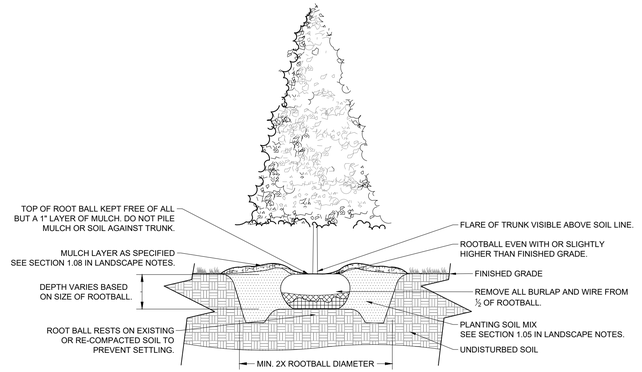
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



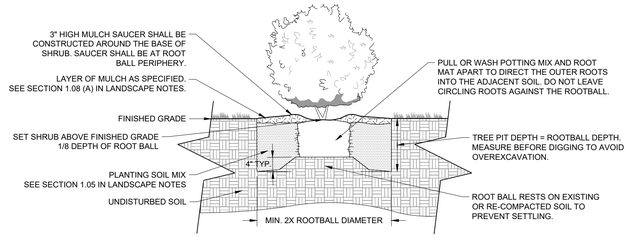
2 B&B TREE PLANTING

NOT TO SCALE



3 EVERGREEN TREE PLANTING

NOT TO SCALE



4 CONTAINER SHRUB PLANTING

NOT TO SCALE

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA L

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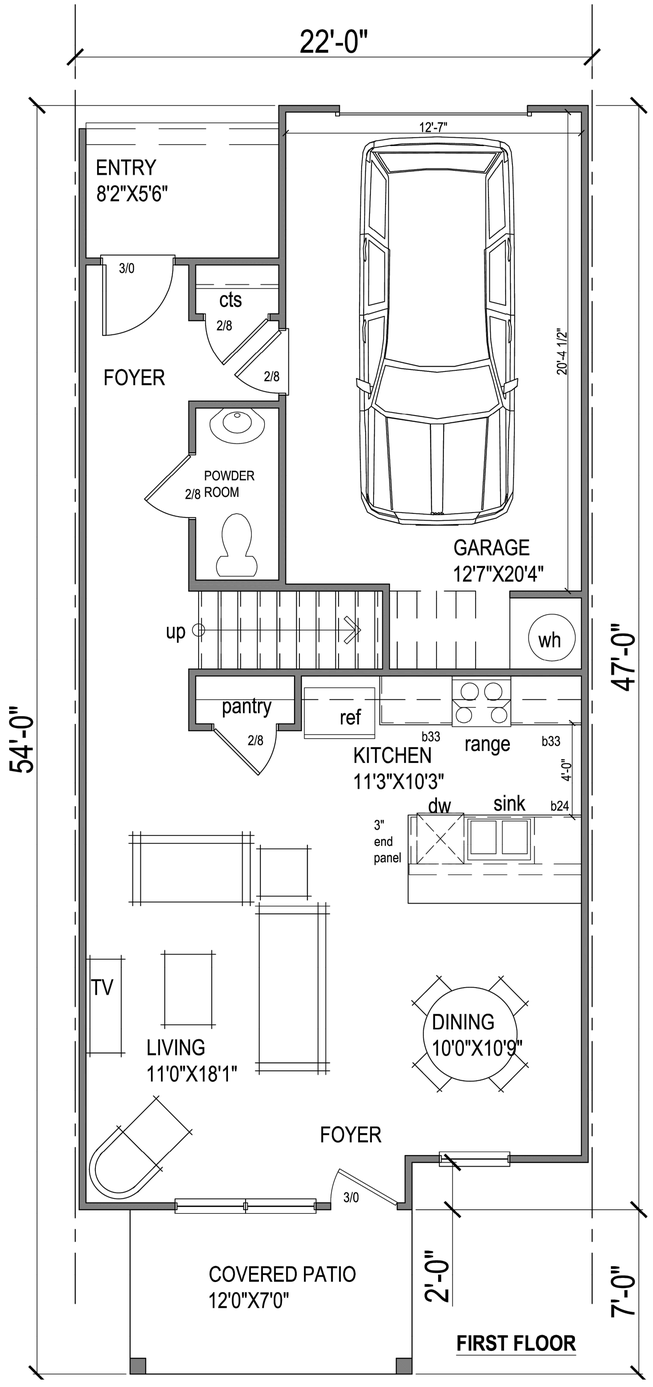
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO. 118621000	

ARCHITECTURAL PERSPECTIVE - FRONT

SHEET NUMBER
A1-00

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AREA TABS

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

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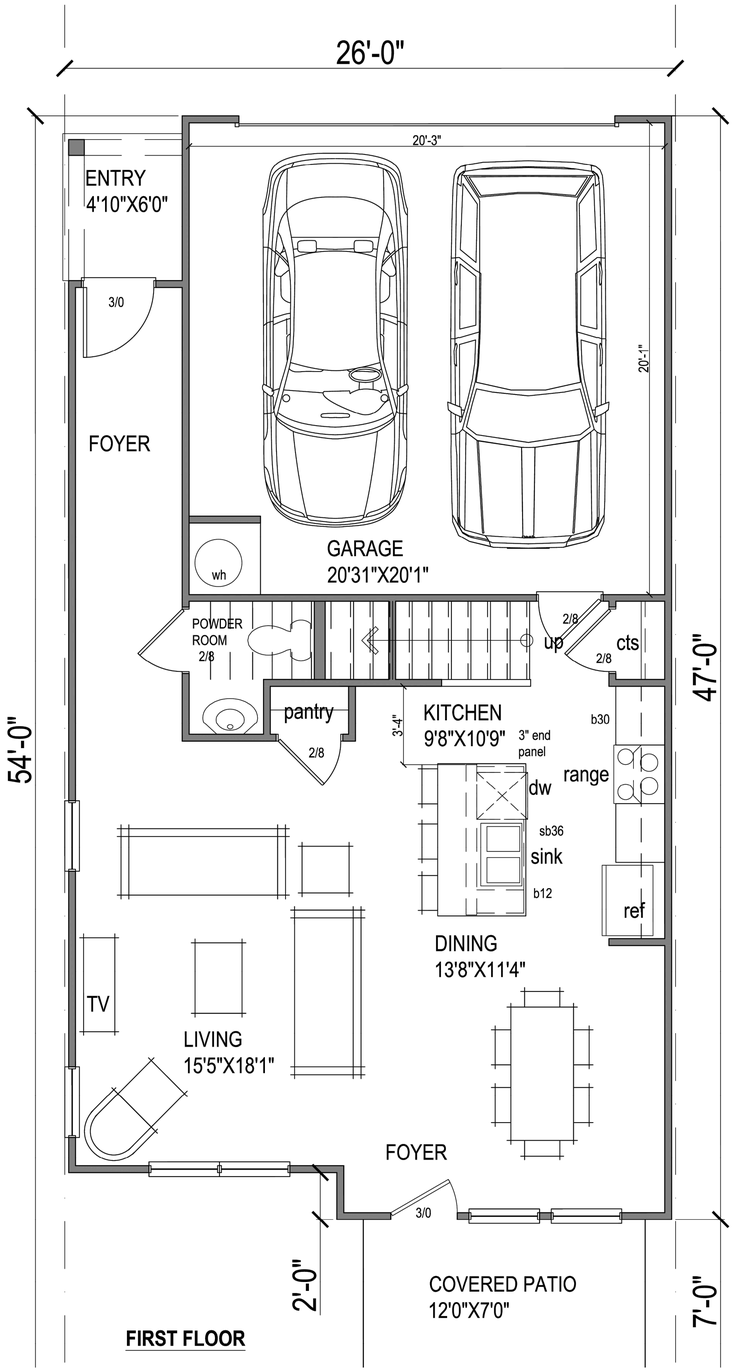
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ARCHITECTURAL FLOOR PLAN - MITCHELL

SHEET NUMBER
A1-01



AREA TABS

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

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ARCHITECTURAL FLOOR PLAN - PORTSMOUTH

SHEET NUMBER
A1-02

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ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D | ELEVATION E | ELEVATION F | ELEVATION G

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ARCHITECTURAL ELEVATION - FRONT

SHEET NUMBER
A1-03

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-03 ARCHITECTURAL ELEVATION - FRONT Jun 21, 2024 4:56pm by: sophia.close



left elevation



right elevation



rear elevation

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ARCHITECTURAL ELEVATIONS - SIDE & REAR

SHEET NUMBER
A1-04

ARCHITECTURAL ELEVATION NOTE

SEE SHEET A1-04 FOR DESIGNATION OF ARCHITECTURAL ELEVATIONS.

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND ARCHITECTURAL/BUILDING ELEVATION DESIGN HAS NOT BEEN FINALIZED. FINAL ELEVATIONS WILL BE PROVIDED WITH BUILDING PERMIT SUBMITTAL.

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DATE:	05/20/2024

KIMLEY-HORN PROJECT NO. 118621000

ARCHITECTURAL ELEVATION EXHIBIT

SHEET NUMBER
A1-05

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-05 ELEVATION EXHIBIT Jun 21, 2024 4:56pm by: sophia.close

Kimley»Horn

June 21, 2024

Columbia Planning Department
Attn: Austin Brass & Kevin McCarthy

RE: ***24-0205 Planned Unit Development - Honey Farm Crossing – Comment Response Letter***

Attached, please find a formal PUD resubmittal for the above referenced project. Below is a response to each comment provided to Kimley-Horn on Tuesday June 11th by the Development Review Committee and are as follows:

Planning

1. Austin Brass and Kevin McCarthy are the points of contact for the project.
   Response: Acknowledged.

2. At resubmittal, please provide a sheet showing the location of all retaining walls greater than 3 feet in height. Other linework should be shown in grey and black. The walls should be shown in a red with a heavier line weight than adjacent features. The Tow and Bow should be labeled at no less than 10' intervals.
   Response: Sheets C4-12 and C4-13. Retaining walls highlighted in red. All retaining walls over 3 ft have been labeled with TOW and BOW at an interval of 50 ft.

3. Due to the complex nature of this project another DRC review is required.
   Response: Acknowledged.

4. At resubmittal, provide a sheet showing the location of all retaining walls greater than 3 feet in height.
   Response: Sheets C4-10 through C4-13. All proposed retaining walls are labeled with top and bottom of wall heights.

5. Retaining walls are fronting units. What will be the height of this wall? and will units have a walk-up stairway? As noted, all units are required to have a principal entrance fronting a thoroughfare. Comment 3 on PDF markup.
   Response: All units have porches and principal entrances fronting a thoroughfare except for units that front civic space (<20%). The height of a retaining walls fronting sidewalks along units are shown on sheets C4-12 and C4-13. Stairs are provided that connect to ROW. These access locations occur between each building wherever a continuous wall fronts multiple buildings.

6. Note height of retaining wall. Staff has concern with retaining wall enfronting units. Comment 2 on PDF markup.
   Response: Sheets C4-10 through C4-13. All proposed retaining walls are labeled with top and bottom of wall heights.

7. A 75' buffer is required with a minimum of 90% opacity. Evergreens at 3-8 ft at installation. Comment 12 on PDF markup.
   Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.

8. A PUD-R requires a minimum 10' side setback on buildings that are not attached. Comment 1 on PDF markup.
   Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.
9. Provide ring analysis to indicate that a playground is at least 800 feet of every lot in the proposed development. Comment 8 on PDF markup.
   Response: Sheet C2-00 provides the requested ring analysis.

10. Indicate Civic Space enfrontment requirement. As noted, section 5.3.3 Civic Space Required indicates at least 50 percent of its perimeter enfronting a thoroughfare. Comment 5 on PDF markup.
    Response: Sheet C2-00 provides the requested frontage analysis summary in the development table and on the graphically on the plan.

11. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5.3.3. See comment 13 on PDF markup.
    Response: Civic space identification has been updated on the plan set. The main civic space is a Green situated around the central project open space and storm pond area. The secondary civic space is a Playground situated in the northwest corner of the site.

12. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5..3.3. See comment 7 on PDF markup.
    Response: Civic space identification has been updated on the plan set. The main civic space is a Green situated around the central project open space and storm pond area. The secondary civic space is a Playground situated in the northwest corner of the site.

13. Provide percentage calculation of units that enfront a pedestrian path. Note PUD R-20%. See Note 10 on PDF markup. Comment 9 on PDF markup.
    Response: Units 64-86 enfront a pedestrian path and/or civic space constituting 13% of the project units.

14. Alley sections are required to terminate with a street section. See comment 6 on PDF markup.
    Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.

15. Create parking sheet to indicate units that will be dedicating street parking towards that unit count. In addition, note parking stalls and ratio for civic space parking counts. See comment 11 on PDF markup.
Response: A parking summary sheet is provided with the updated submittal set.

16. Note* Cladding for piers be brick or natural stone per ZO 4400. See comment 14 on PDF markup.
Response: Masonry cladding has been added to the piers.

17. Note, Planning Commission serves as Design Review Authority for all projects within a PUD
Response: Acknowledged.

18. Provide call out of all specific materials e.g., Brick, fiber cement board, board and batten etc. Indicate window trim and solider course detail for rollock course below window sill for brick elevations. See comment 2 (PDF ARC markup)
Response: Notes have been added to the architectural drawings providing the requested information.

19. Indicate window trim, min 4 inches with sill and top plate and window sill height a min of 5'. See comment 3 (PDF ARC markup)
Response: Notes have been added to the architectural drawings providing the requested information.

20. Site Development Plan indicates elevations that have retaining walls in front and rear. These elevations do not indicate grade and retaining wall details. For example, elevations that have a retaining wall proposed in front. Will these elevations have a walk-up stairwell and if so, will the retaining wall in front be clad in brick? In all, staff requests that design elevations be site specific to the PUD including variations of grade and indicate retaining wall details when such walls are utilized at principal frontages. See comment 4 (PDF ARC markup)
Response: Elevations have been provided on sheets X.XX and X.XX. These elevations portray the retaining wall locations in front of buildings and the corresponding access/egress points from the row to

21. Please provide a sheet updating any deviations from the PUD-R standards.
Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.

22. Provide full resubmittal including a response to comment letter by Friday 6-21-24 to stay on track for July DRC
Response: Acknowledged.

Engineering

23. Subject to construction plans and TIS
    Response: Acknowledged.

24. Alleys cannot tee unless stubbing to adjacent property.
    Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.

25. Engineering can support a 50' centerline horizontal radius on alleys.
    Response: The plans have been updated to provide a min. 50' CL radius.

26. Dumpsters shall be located outside of right-of-way.
    Response: Acknowledged.

27. Alley C stub to eastern property line parallel with Road C.
    Response: The plan has been updated to extend the alley to the adjacent.

28. Inlet spacing for alleys should be 150 ft.
    Response: Acknowledged.

29. Provide construction and slope/retaining wall easement 50ft each side of Road B for completion of roadway stub to northern property line.
    Response: Acknowledged.

30. Provide TOW and BOW spot shots on retaining walls. Provide coloration or other method that clearly shows retaining walls.
    Response: Sheets C4-12 and C4-13. Retaining walls highlighted in red. All retaining walls over 3 ft have been labeled with TOW and BOW at an interval of 50 ft.

31. Provide some detail on how lots with retaining walls along the frontages will be accessed from the sidewalk.
    Response: The height of a retaining walls fronting sidewalks along units are shown on sheets C4-12 and C4-13. Stairs are provided that connect to ROW. These access locations occur between each building wherever a continuous wall fronts multiple buildings.

32. Provide utility sheets separate from grading.
    Response: Acknowledged.

33. Fire hydrant spacing and location to be approved by Fire Marshal and CPWS
    Response: Acknowledged.

34. Alleys shall connect street to street or alley. Alley C.
Response: The PUD is requesting a variance from this standard. Refer to the PUD Variance sheet of the submittal package.

35. Ribbon curb should extend through the parking area on Alley C to delineate private and public infrastructure.
Response: Acknowledged.

36. Curb radius for street intersections shall be 15 ft.
Response: Acknowledged, provided.

37. Provide horizontal curvatures for roadways.
Response: Acknowledged, provided.

38. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way.
Response: Acknowledged, provided.

39. Retaining walls with guards (6 ft or greater in height) shall have a landing not to exceed a 10:1 slope at the top of the wall extending forty-eight (48) inches perpendicular from the guard.
Response: Acknowledged, final construction plans will provided guard rails on all required retaining walls with required landings.

40. Provide directionalization island at roundabout/site access
Response: Acknowledged, provided.

41. Adjust sidewalk to 5' width to allow for 1 foot space between ROW and back of sidewalk to account for construction variances or expand ROW width.
Response: Acknowledged, provided.

Wastewater

42. Currently there is not enough capacity at the Upper Pump Station such that action is required by the developer. Columbia Wastewater would like to note that the original PUD stipulates that the owner eliminates the lower pump station by tying that lower pump station sewer shed to the Rutherford Creek Line. There is a feasible alternative to this Pump Station elimination, which includes upgrading the Upper Pump Station pumps which this development would utilize, which would require the ultimate flow rate to be 455 GPM.
Response: The sewer department has provided an updated will-serve letter allowing the project to be served through the existing force main system with an upgrade to lift-station #2 pump which the project proposes to construct.

CPWS Water

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

CPWS Power

44. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.
Response: Acknowledged.

Maury 911

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

Maury County Schools

46. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9-10 (24/25 SY). 9-11 (25/26 SY b9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 12 (25/26 SY). The development combined.
Response: Acknowledged.

47. ATT TO SERVE
Response: Acknowledged.

48. CPWS Broadband Plan to Serve
Response: Acknowledged

Thanks,

Gray Harrison, P.E.

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, June 11, 2024

ITEM NO.
24-0230

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

COMMENTS:

Planning

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

10. Indicate Civic Space enfrontment requirement. As noted, section 5.3.3 Civic Space Required indicates at least 50 percent of its perimeter enfronting a thoroughfare. Comment 5 on PDF markup.
11. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5.3.3. See comment 13 on PDF markup.
12. What specific civic space is this. A Civic Space "Pocket Park" has typical facilities such as play structure and passive recreation. Note, 50 percent enfrontment requirement per section 5..3.3. See comment 7 on PDF markup.
13. Provide percentage calculation of units that enfront a pedestrian path. Note PUD R-20%. See Note 10 on PDF markup. Comment 9 on PDF markup.
14. Alley sections are required to terminate with a street section. See comment 6 on PDF markup.
15. Create parking sheet to indicate units that will be dedicating street parking towards that unit count. In addition, note parking stalls and ratio for civic space parking counts. See comment 11 on PDF markup.
16. Note* Cladding for piers be brick or natural stone per ZO 4400. See comment 14 on PDF markup.
17. Note, Planning Commission serves as Design Review Authority for all projects within a Planned Unit
18. Provide call out of all specific materials e.g., Brick, fiber cement board, board and batten etc. Indicate window trim and solider course detail for rollock course below window sill for brick elevations. See comment 2 (PDF ARC markup)
19. Indicate window trim, min 4 inches with sill and top plate and window sill height a min of 5'. See comment 3 (PDF ARC markup)
20. Site Development Plan indicates elevations that have retaining walls in front and rear. These elevations do not indicate grade and retaining wall details. For example, elevations that have a retaining wall proposed in front. Will these elevations have a walk-up stairwell and if so, will the retaining wall in front be clad in brick? In all, staff requests that design elevations be site specific to the PUD including variations of grade and indicate retaining wall details when such walls are utilized at principal frontages. See comment 4 (PDF ARC markup)
21. Please provide a sheet updating any deviations from the PUD-R standards.
22. Provide full resubmittal including a response to comment letter by Friday 6-21-24 to stay on track for July DRC

Engineering

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

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

Wastewater

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

Columbia Water

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

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

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

Maury County E911

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ATT

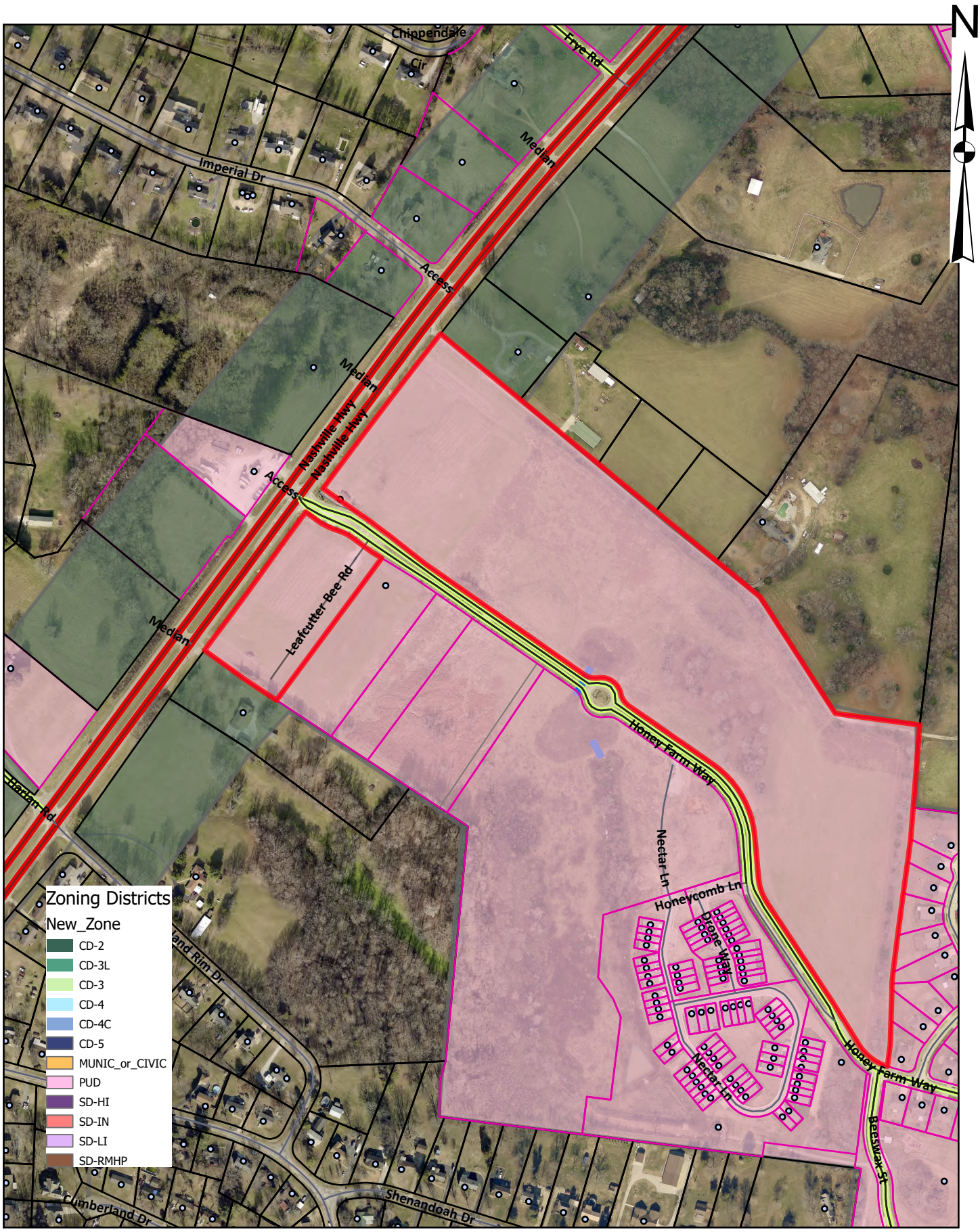
47. ATT TO SERVE

CPWS BB

48. Plan to Serve

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

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



Case #24-0230
2248Nashville Highway
TM 51Parcel 58

CITY OF COLUMBIA
Development Services
700 N. Garden St.
Columbia, TN 38401
www.columbiatn.gov
(931) 560-1560



LANDSCAPE DATA TABLE

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

PLANT SCHEDULE

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
05/20/2024

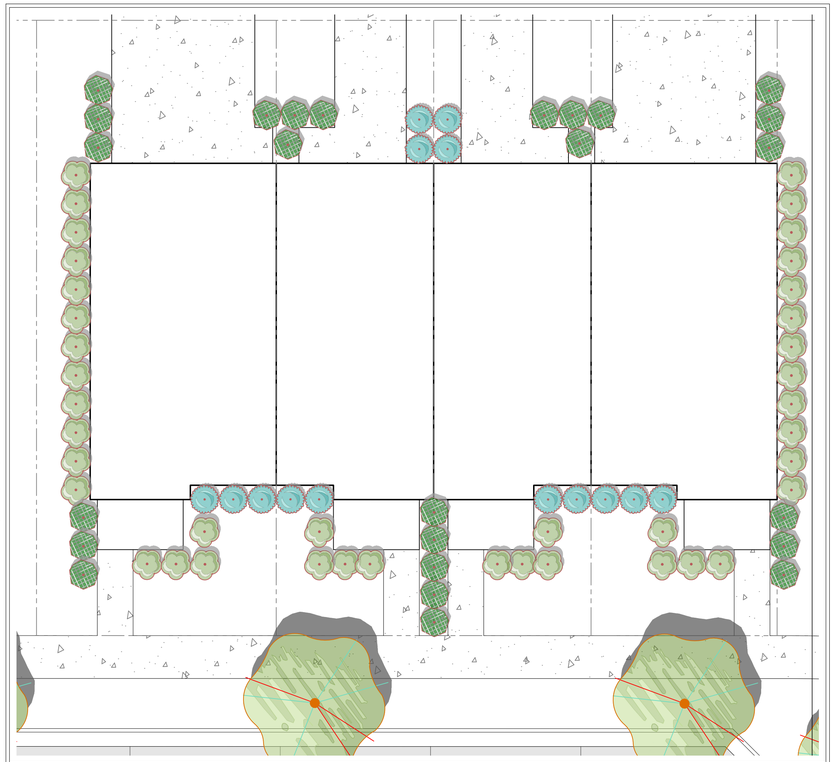
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

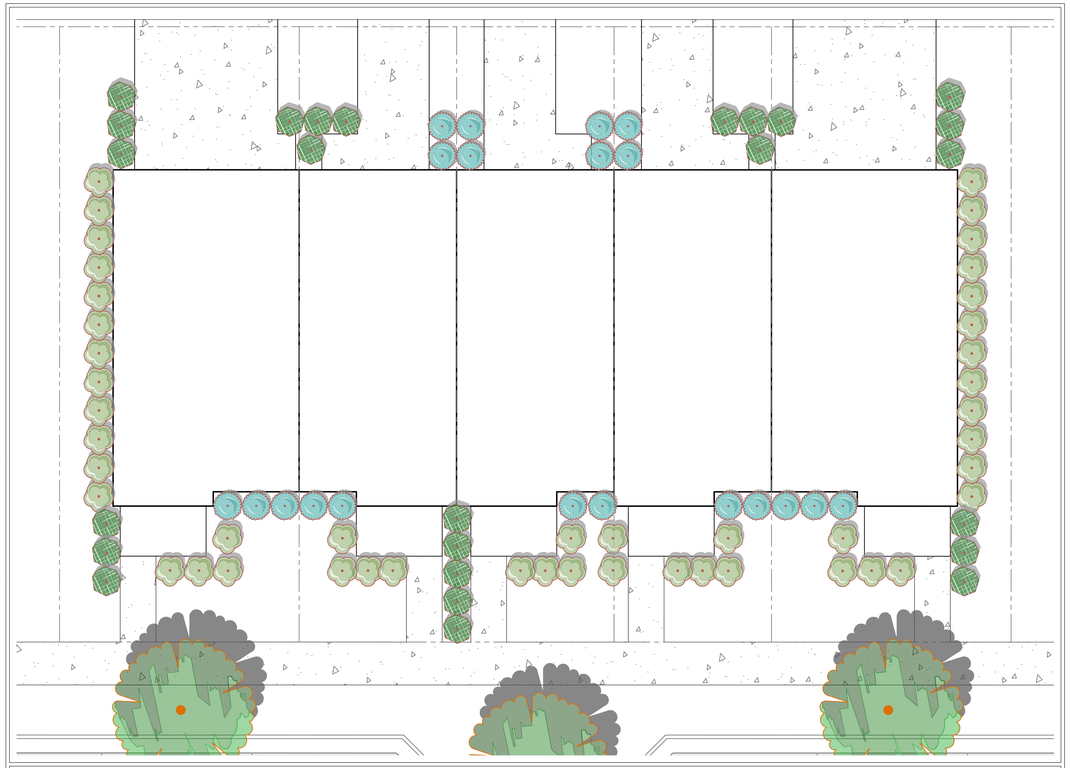
Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L1-10 LANDSCAPE PLAN - ENLARGEMENT.dwg L1-11 LANDSCAPE PLAN - ENLARGEMENT May 20, 2024 3:44pm by: william.irby



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

PLANT SCHEDULE 4 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	40	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	25	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	14	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.



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

PLANT SCHEDULE 5 UNIT BUILDING

SYMBOL	CODE		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION	SPACING
EVERGREEN SHRUBS									
	AX	46	AZALEA X 'AMELIA ROSE'	AMELIA ROSE AZALEA	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	BS	25	BUXUS SEMPERVIRENS	COMMON BOXWOOD	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.
	TD	20	TAXUS CUSPIDATA 'DENSA'	DENSE JAPANESE YEW	AS SHOWN	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS	48" o.c.

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
XVI
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
05/20/2024

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

FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-20



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

PLANT SCHEDULE 6 UNIT BUILDING

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

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HONEY FARM CROSSING
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FOUNDATION PLANTING PLAN

SHEET NUMBER
L1-21

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L1-20 FOUNDATION PLANTING PLAN.dwg L1-21 FOUNDATION PLANTING PLAN May 20, 2024 3:44pm by: william.irby

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.
2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

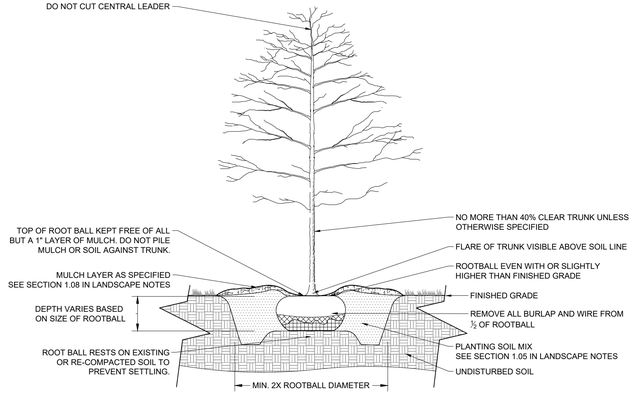
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

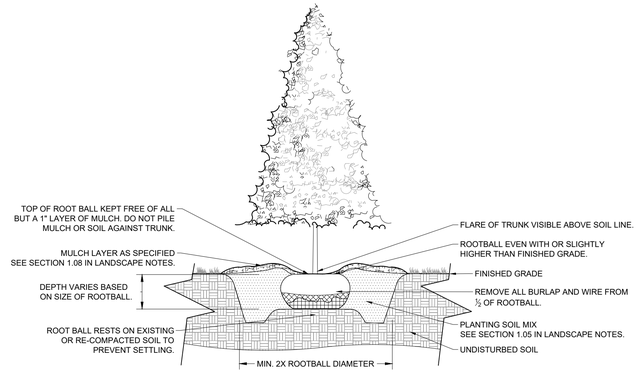
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



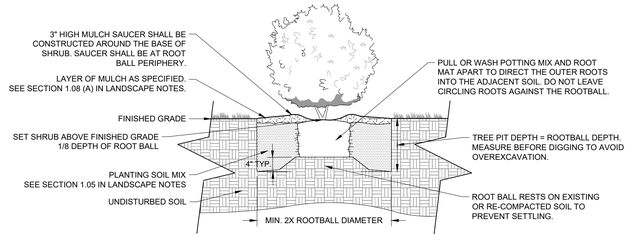
2 B&B TREE PLANTING

NOT TO SCALE



3 EVERGREEN TREE PLANTING

NOT TO SCALE



4 CONTAINER SHRUB PLANTING

NOT TO SCALE

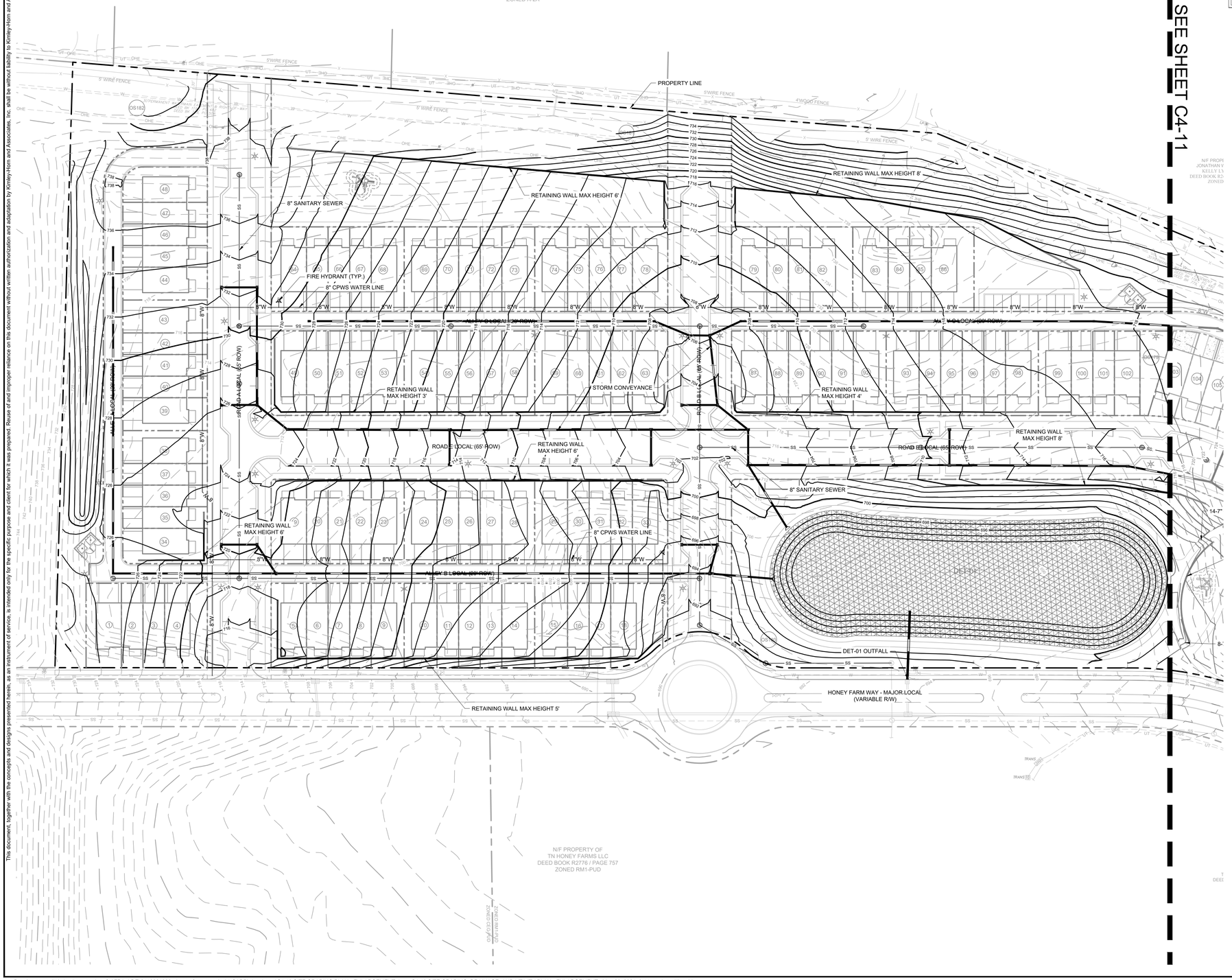
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
STATE OF TENNESSEE
LANDSCAPE ARCHITECT
05/20/2024

No.	REVISIONS	DATE	BY
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LAND USE CHART

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	74 DU
22' PRODUCT (22' x 45' TYP.):	100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	7% OF TOTAL AREA 1.9 AC AC
CIVIC SPACE LIST:	
GREEN & PLAYGROUND:	1.3 AC
PLAYGROUND:	0.2 AC
GREEN:	0.4 AC
REQUIRED PARKING:	
DWELLING UNITS:	344 SPACES
CIVIC SPACE:	16 SPACES
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	244 SPACES
DRIVEWAY PARKING:	244 SPACES
TOTAL DU PARKING:	**488 SPACES**
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	**698 SPACES**

GRAPHIC SCALE IN FEET
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NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137919
STATE OF TENNESSEE

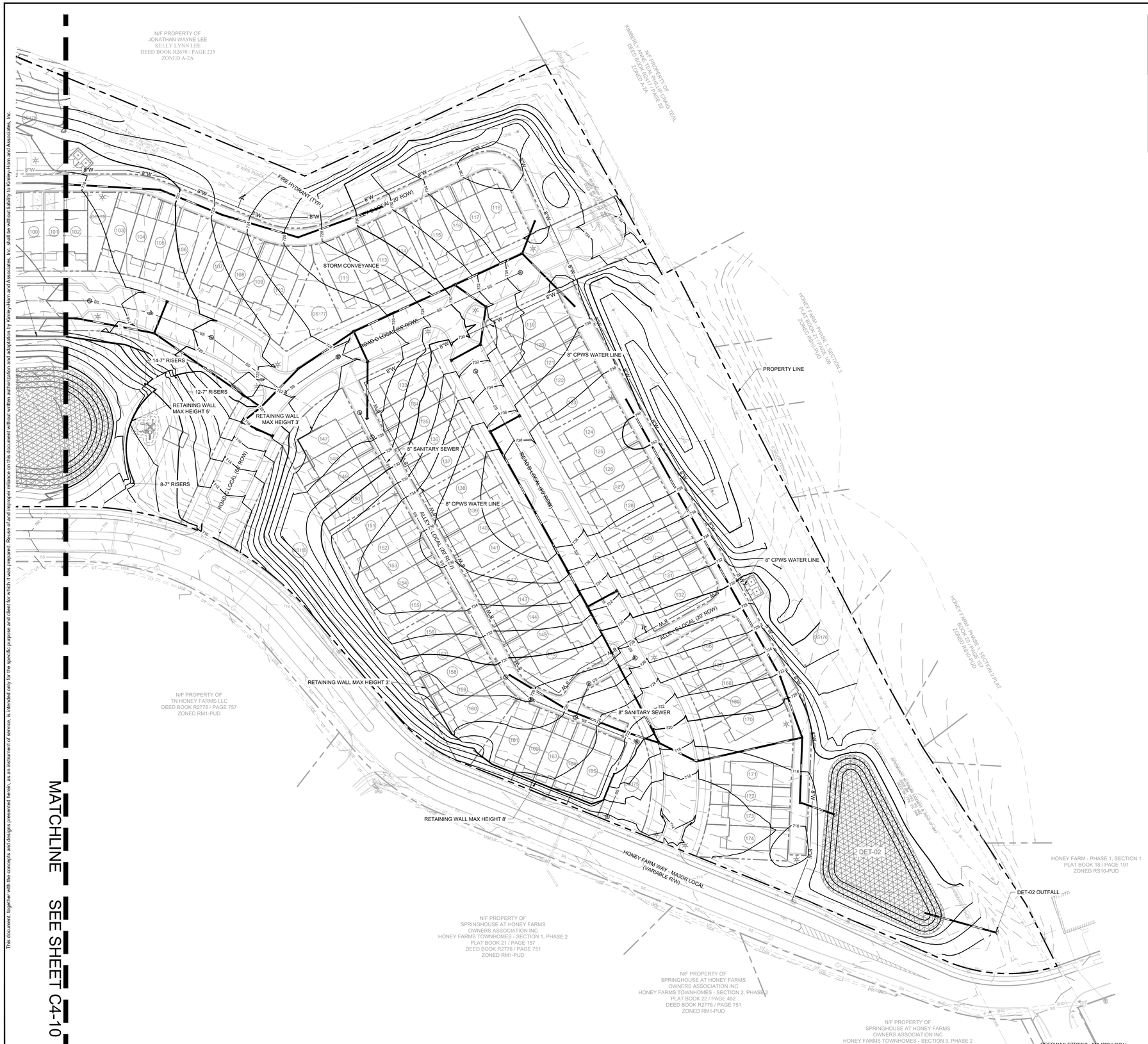
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DESIGNED BY: ___
DRAWN BY: ___
CHECKED BY: ___
DATE: 05/20/2024
KIMLEY-HORN PROJECT NO. 118621000

SITE GRADING, DRAINAGE, AND UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C4-10

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C4-10 SITE GRADING PLAN - ENLARGEMENT.dwg C4-10 SITE GRADING DRAINAGE AND UTILITY PLAN - ENLARGEMENT May 20, 2024 3:41pm by: william.irby



LAND USE CHART	
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CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
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GRAPHIC SCALE IN FEET
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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
CONSERVATION
No. 127919
STATE OF TENNESSEE
05/20/2024

No.	DATE	REVISIONS	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

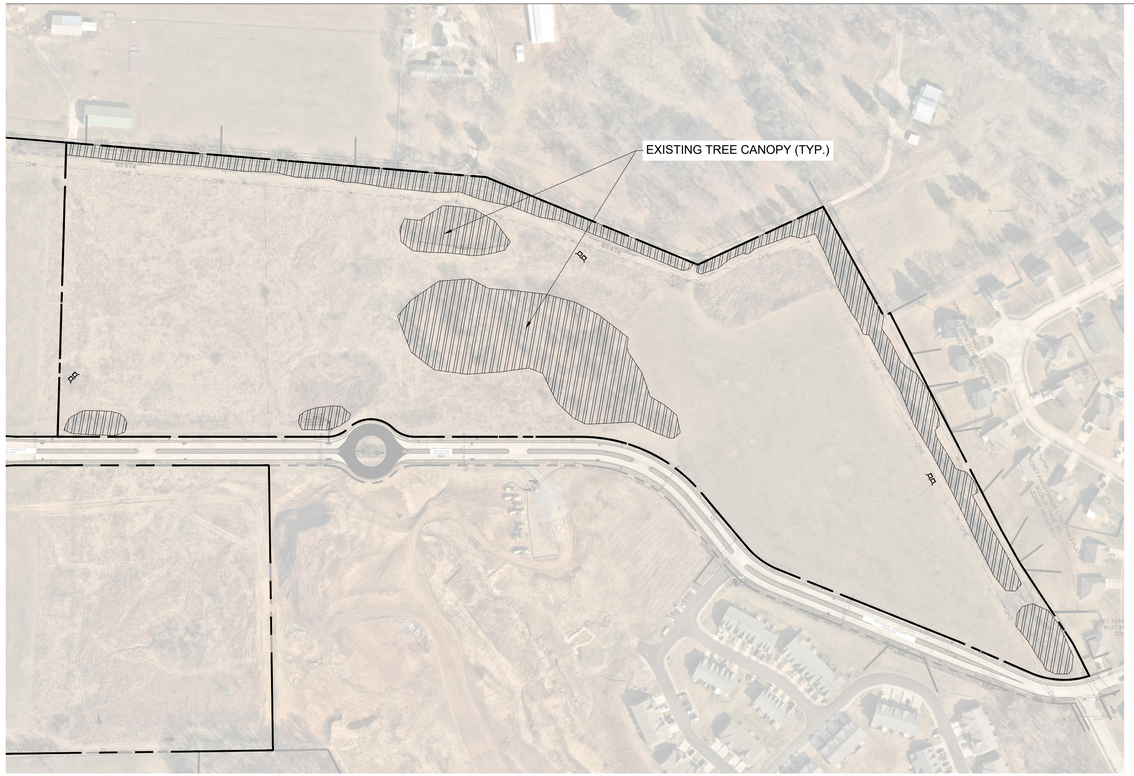
KIMLEY-HORN PROJECT NO. 118621000

SITE GRADING, DRAINAGE, AND UTILITY PLAN - ENLARGEMENT

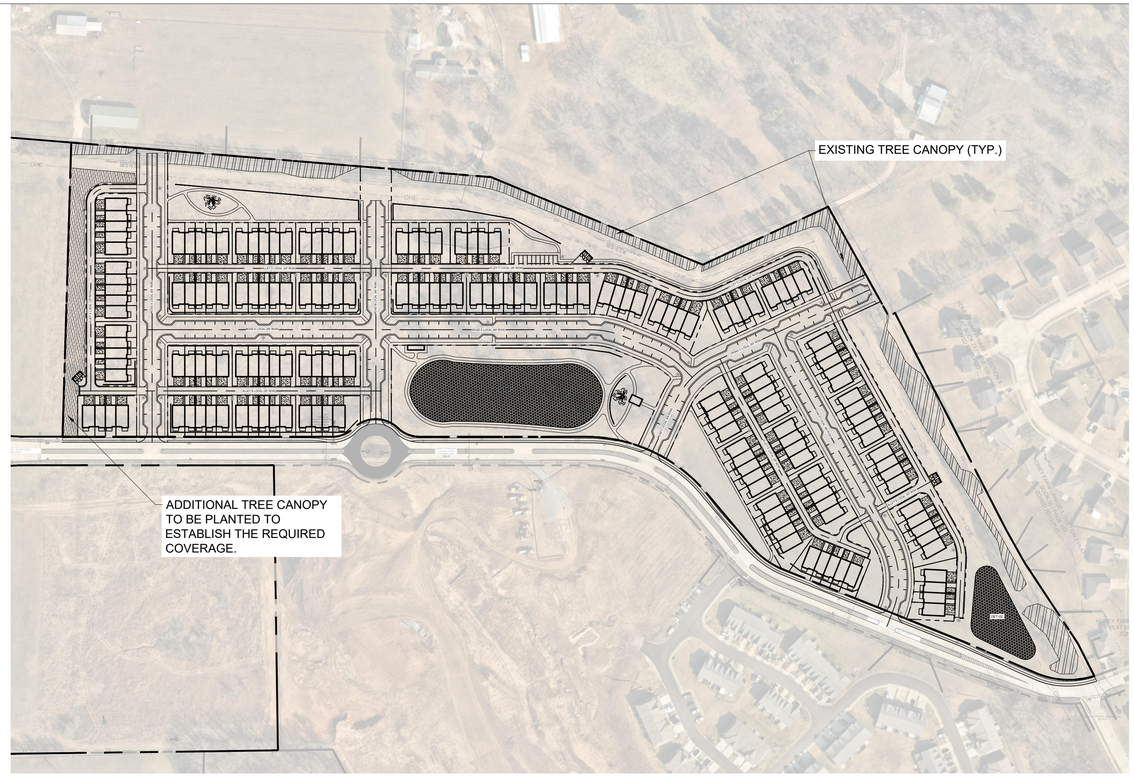
SHEET NUMBER
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EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

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

TREE CANOPY REQUIREMENTS

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

TREE PROTECTION NOTES

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

TREE REMOVAL NOTE

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

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

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

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
05/20/2024

No.	REVISIONS	DATE	BY
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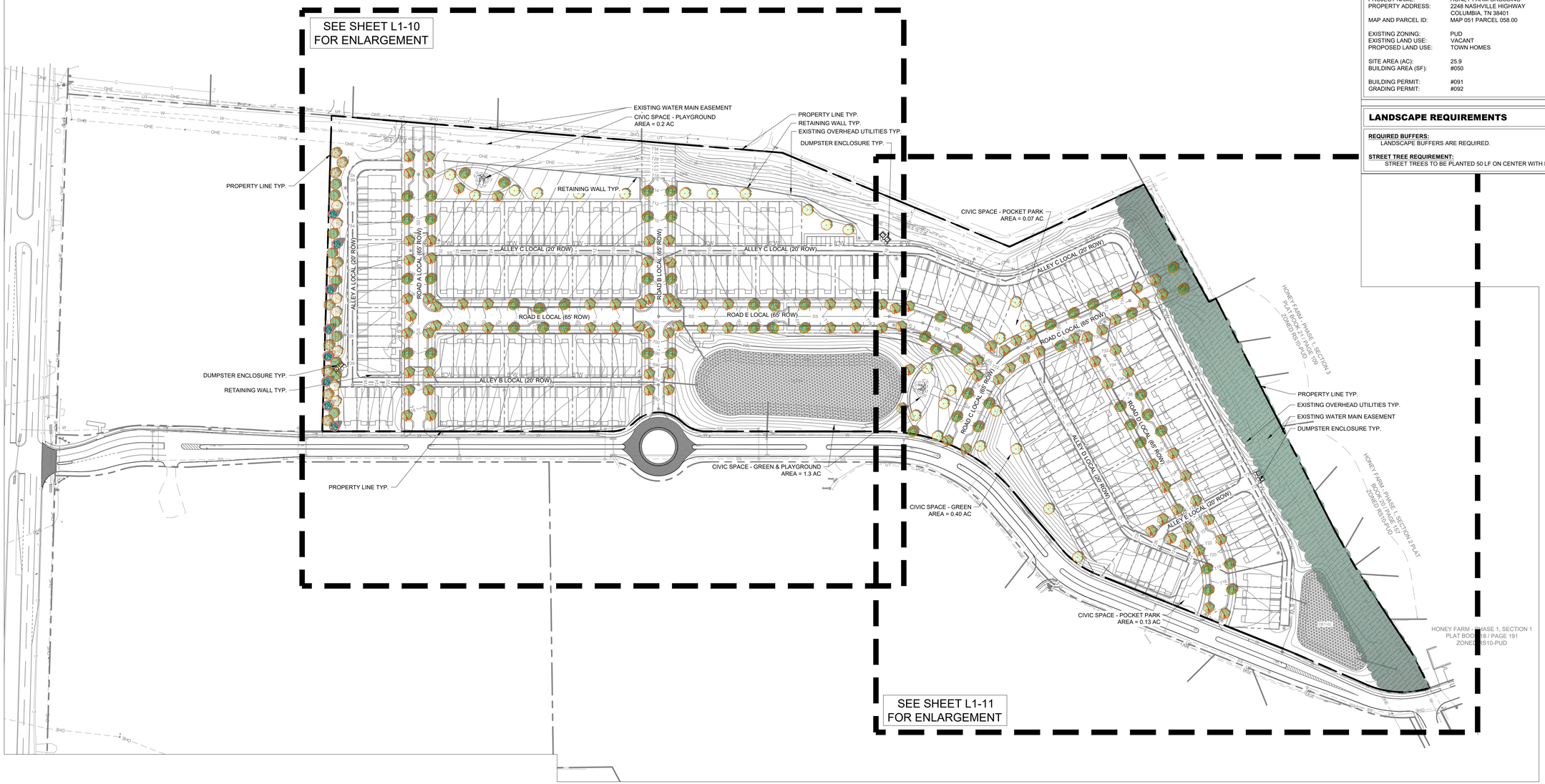
DESIGNED BY:	#096
DRAWN BY:	#097
CHECKED BY:	#098
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

TREE CANOPY EXHIBIT

SHEET NUMBER
L0-00

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L0-00 TREE PRESERVATION PLAN.dwg L0-00 TREE CANOPY EXHIBIT May 20, 2024 3:42pm by: william.irby

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LANDSCAPE DATA TABLE

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

LANDSCAPE REQUIREMENTS

REQUIRED BUFFERS:
LANDSCAPE BUFFERS ARE REQUIRED.

STREET TREE REQUIREMENT:
STREET TREES TO BE PLANTED 50 LF ON CENTER WITH EVEN SPACING.

PLANT SCHEDULE

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

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
05/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

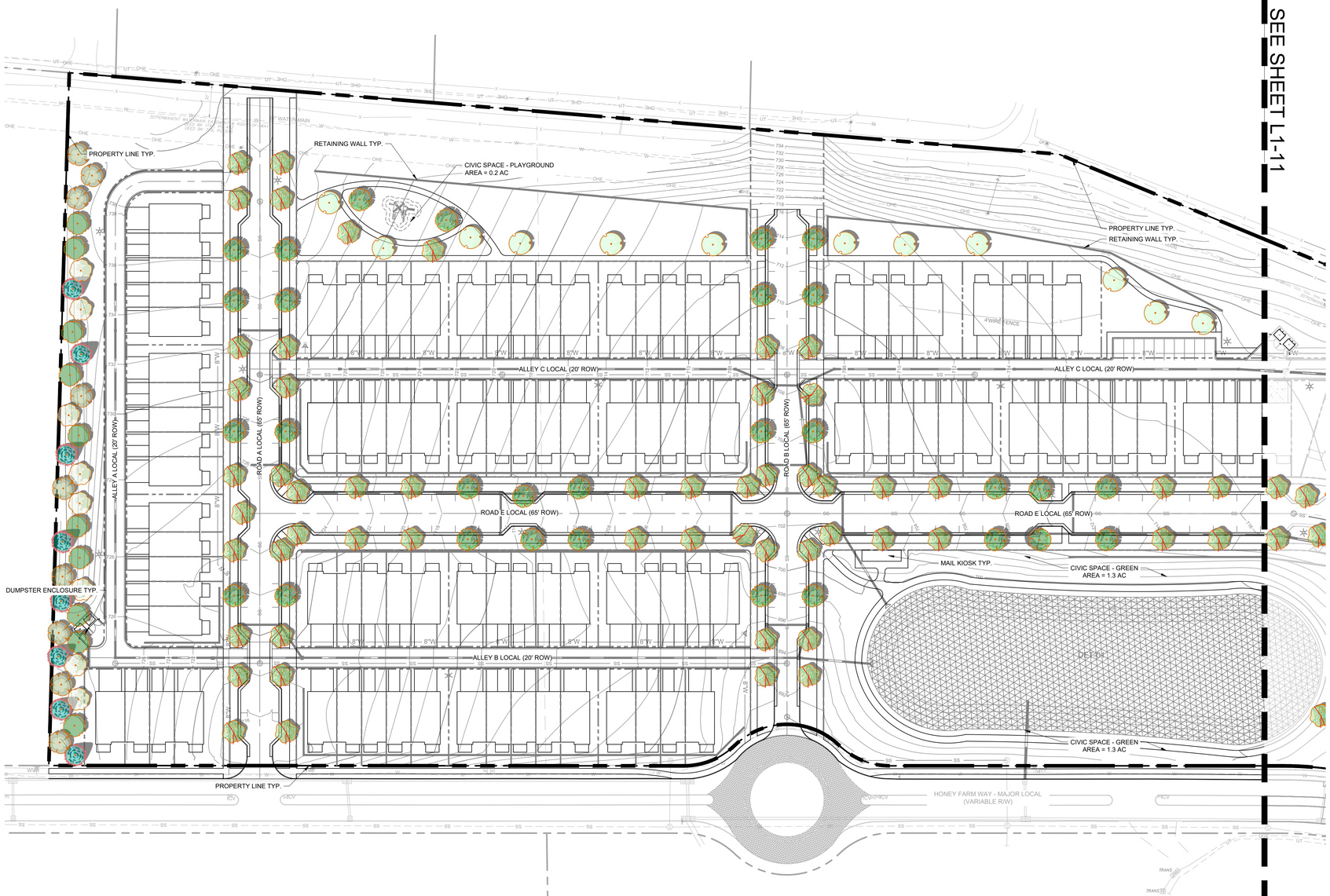
KIMLEY-HORN PROJECT NO.
118621000

LANDSCAPE PLAN

SHEET NUMBER
L1-00

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L1-00 LANDSCAPE PLAN.dwg L1-01 LANDSCAPE PLAN OVERALL May 20, 2024 3:43pm by: william.irby

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LANDSCAPE DATA TABLE

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

PLANT SCHEDULE

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

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FOR
FORESTAR GROUP, INC.
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
LANDSCAPE ARCHITECT
05/20/2024

No.	REVISIONS	DATE	BY
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-10

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\L1-10 LANDSCAPE PLAN - ENLARGEMENT.dwg L1-10 LANDSCAPE PLAN - ENLARGEMENT May 20, 2024 3:44pm by: william.irby

24-0205 PLANNED UNIT DEVELOPMENT

HONEY FARM CROSSING

2248 NASHVILLE HIGHWAY
COLUMBIA, TN

INITIAL SUBMITTAL: MAY 20, 2024

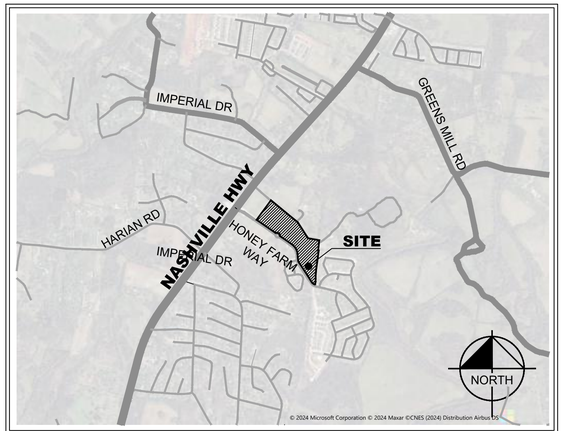
SITE DATA TABLE		
SITE ADDRESS	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401	
TAX MAP	MAP 051 PARCEL 058.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	25.9 AC	25.9 AC
DISTURBED AREA	N/A	25.0 AC
DEDICATED R.O.W. AREA	N/A	6.8 AC
IMPERVIOUS AREA	0 AC	18.7 AC
PERVIOUS AREA	25.9 AC	7.2 AC
BUILDING SETBACKS	REQUIRED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

EXISTING PROPERTY SUMMARY

PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN
MAP AND PARCEL ID:	MAP 051, PARCEL 058.00
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT

PUD VARIANCE REQUESTS

4.3.1-K - PUD-R BUILDING STANDARDS
- REDUCTION OF PRINCIPAL BUILDING SIDE SETBACKS FROM 10' TO 7.5'.
- FINISHED FLOOR LEVEL TO BE MIN 8" ABOVE FINISHED GRADE AT FACADE RATHER THAN 18".



VICINITY MAP
NOT TO SCALE

Sheet Index

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

PROJECT DESIGN TEAM

CIVIL ENGINEER
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GEOSURVEY
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MARIETTA, GEORGIA
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DEVELOPER
FORESTAR GROUP
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NASHVILLE, TENNESSEE 37217
CONTACT: TYLER STAMM
PHONE: (615) 603-8702

DEVELOPER

FORESTAR

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

PLANS PREPARED BY

Kimley»Horn

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PLAN REVISIONS

REVISION NO.	DATE	REMARKS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
118621000	C0-00	23

ENGINEER'S SEAL

JOSHUA LEWIS ROWLAND — REGISTERED — LANDSCAPE ARCHITECT — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE AND COMMERCE

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — STATE OF TENNESSEE — DEPARTMENT OF AGRICULTURE AND COMMERCE — No. 137918

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

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C0-00 COVER.dwg C0-00 COVER May 20, 2024 3:37pm by: william.irby

Honey Farm Crossing - 021 project phase

C0-02 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 47119C0190E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RM1–PUD" (HIGH DENSITY RESIDENTIAL & COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICTS) AS SHOWN ON THE ZONING MAP OF CITY OF COLUMBIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF GLEN H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #455, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.

2> HONEY FARM PHASE 1, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.

3> HONEY FARM PHASE 1, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 157, MAURY COUNTY RECORDS, AUGUST 8, 2014.

4> HONEY FARM PHASE 1, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20220763CTN, EFFECTIVE DATE APRIL 12, 2022.

10. Subject to all matters shown on the Plan of record in Plat Book P16, Page 251–252; Plat Book P18, Pages 191–192, Plat Book P20, Page 157–158 and Plat Book P21, Page 109, Register's Office for Maury County, Tennessee.
SAID PLATS ESTABLISH THE EASTERN PROPERTY LINE AND RIGHT-OF-WAY OF HONEY FARM WAY. NO NEW EASEMENTS OR SETBACKS CREATED BY SAID PLATS.

11. Applications for Greenbelt Assessment – Agricultural of record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.
MATTERS AFFECTING SITE ARE DEPICTED ON SURVEY

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

16. Right-of-Way or Easement of record in Book R2026, Page 1182, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

18. Inspection and Maintenance Agreements of Private Stormwater Management Facilities of record in Book R2033, Page 1413 and Book R2415, Page 1427, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book 1, Page 366, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER.

22. Any dedication of the Land or part thereof, for cemetery or burial purposes and public or private rights created thereby, including but not limited to the rights of others in and to the cemetery of record in Book 747, Page 371 and Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
CEMETERY AND BURIAL RIGHTS DO NOT AFFECT.

23. Possible encroachment by a "lane" of record in Book 747, Page 371; and rights of others in and to said "lane" as shown in aforesaid Book 747, Page 371 and in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

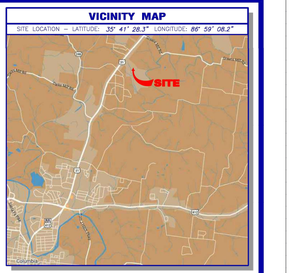
COMMENCING at a 1/2–inch rebar found at the intersection of the southeasterly right–of–way line of Nashville Highway (variable right–of–way) with the northeasterly right–of–way line of Honey Farm Way (variable right–of–way); Thence along said northeasterly right–of–way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2–inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8–inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right–of–way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 28 minutes 06 seconds East for a distance of 883.23 feet to a 1/2–inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2–inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2–inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2–inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8–inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2–inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2–inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2–inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2–inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2–inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2–inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8–inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8–inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2–inch rebar found on the northeasterly right–of–way line of Honey Farm Way; Thence continuing with said right–of–way line along the arc of a curve to the right an arc length of 30.39 feet, said curve having a radius of 175.00 feet and being subtended by a chord bearing of North 47 degrees 31 minutes 58 seconds West, for a distance of 30.39 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2–inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8–inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2–inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2–inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8–inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2–inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2–inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING.

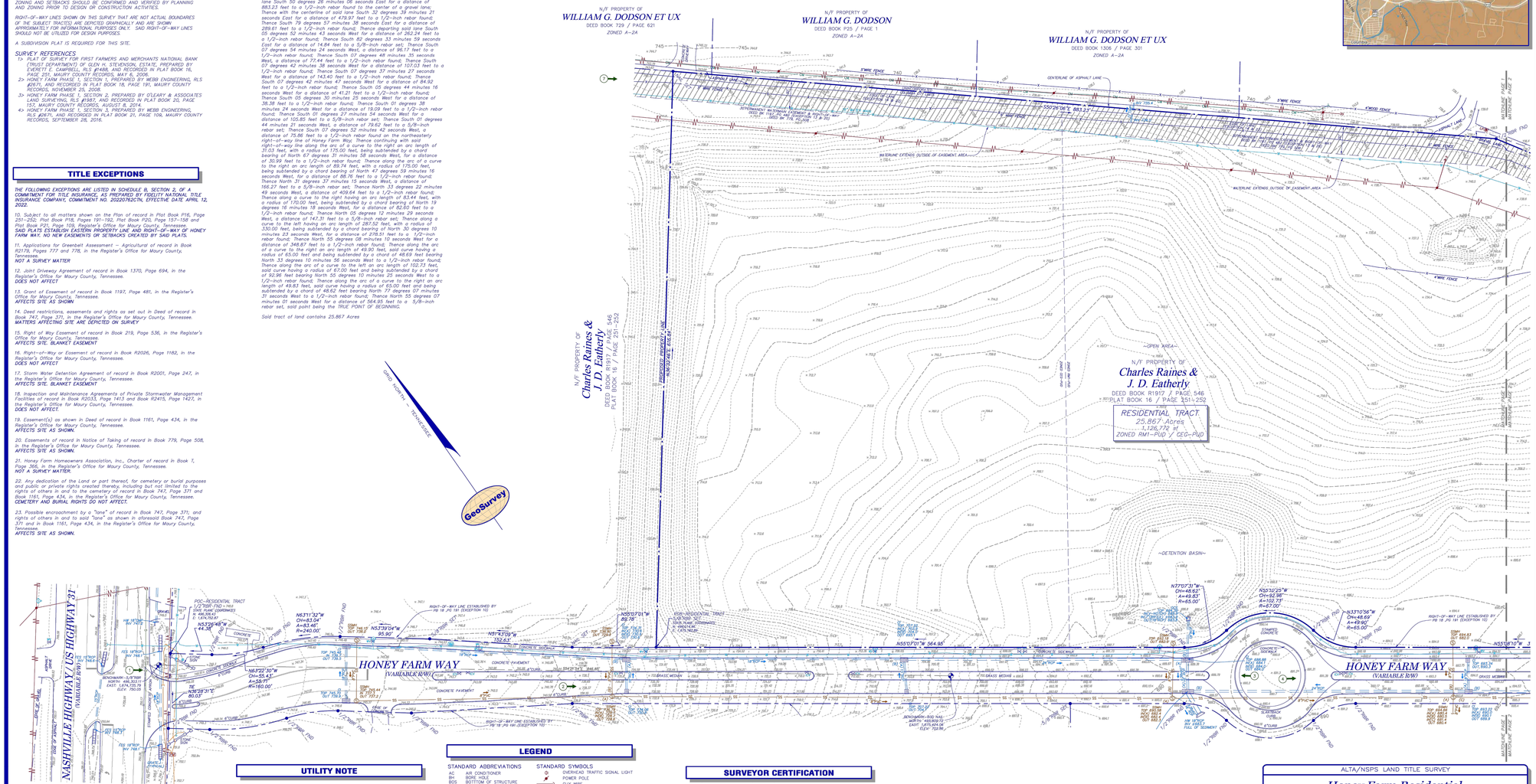
Said tract of land contains 25.867 Acres

SITE PHOTOGRAPHS

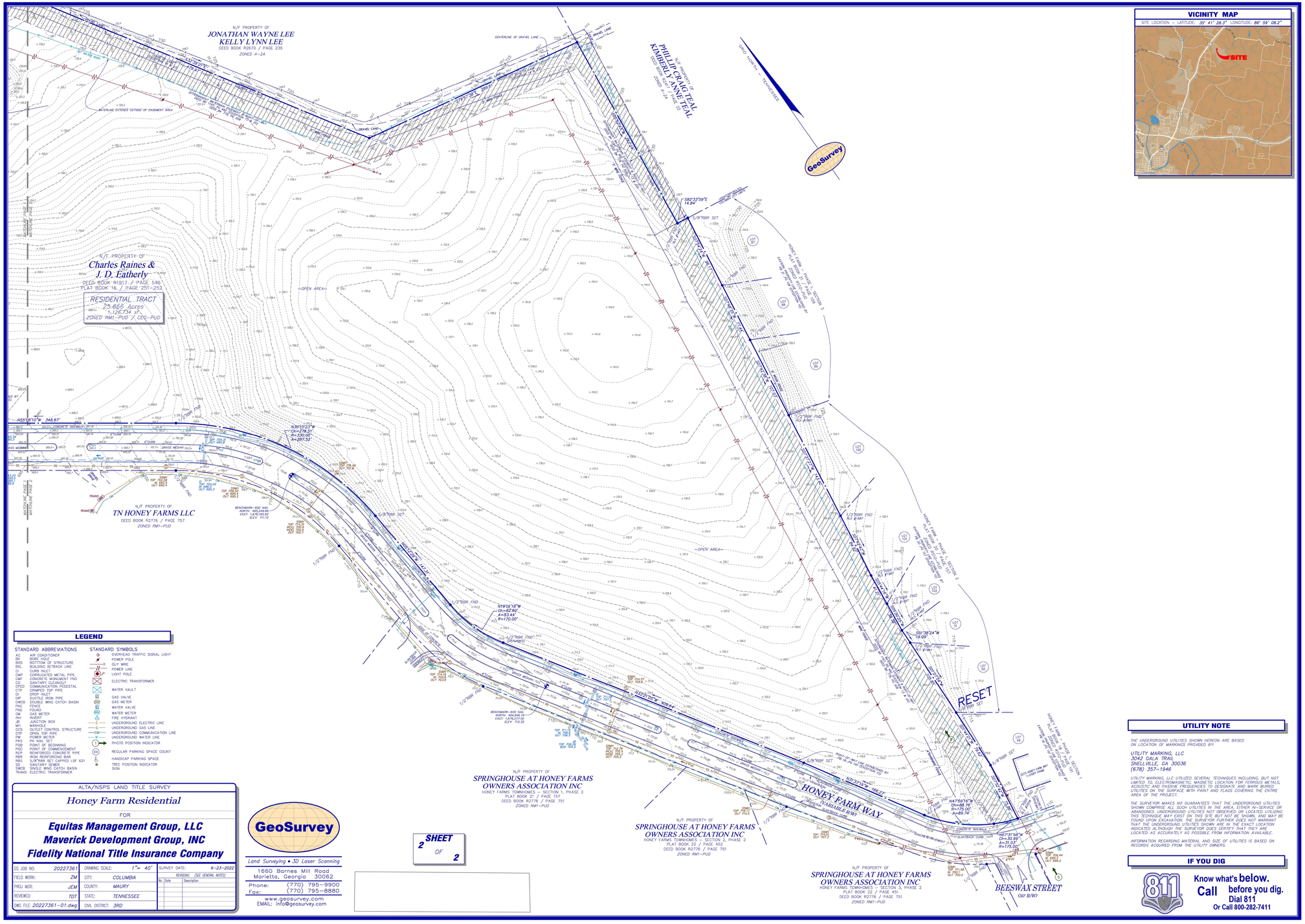


VICINITY MAP




N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 729 / PAGE 921
ZONED A–2A
N/F PROPERTY OF
WILLIAM G. DODSON
DEED BOOK P25 / PAGE 1
ZONED A–2A
N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 1308 / PAGE 301
ZONED A–2A
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251–252
N/F PROPERTY OF
Charles Raines & J. D. Eatherly
DEED BOOK R1917 / PAGE 546
PLAT BOOK 16 / PAGE 251–252
RESIDENTIAL TRACT
25.867 Acres
1,126,772 sf
ZONED RM1–PUD / CEG–PUD
HONEY FARM WAY
(VARIABLE R/W)
NASHVILLE HIGHWAY/US HIGHWAY 31
(VARIABLE R/W)
~DETENTION BASIN~
~OPEN AREA~
POC–RESIDENTIAL TRACT
1/2"RBF FND
GRID NAD83(2011) TENN
N: 496,308.43
E: 1,674,152.67
POB–RESIDENTIAL TRACT
1/2"RBS SET
GRID NAD83(2011) TENN
N: 495,692.72
E: 1,675,424.58
ELEV: 708.96
PROPOSED ACCESS "A"
PROPOSED ACCESS "B"
PROPOSED ACCESS "C"
PROPOSED ACCESS "D"
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PROPOSED ACCESS "YYYYYY"
PROPOSED ACCESS "ZZZZZZ"
N53°39'04"W 95.90'
N51°43'09"W 152.63'
N55°07'01"W 89.78'
N55°07'01"W 564.95'
N36°32'46"E 616.84'
N50°28'31"E 883.23'
N32°39'21"E 479.97'
N79°57'38"E 289.61'
N05°52'43"W 262.24'
N82°33'59"E 14.84'
N07°54'24"E 96.17'
N07°48'35"E 77.44'
N07°42'38"E 107.03'
N07°37'27"E 143.40'
N07°42'47"E 84.92'
N05°44'16"W 41.21'
N05°30'25"W 38.38'
N01°38'24"W 19.09'
N01°27'54"W 105.85'
N01°44'21"W 79.62'
N07°52'42"W 75.86'
N47°31'58"W 30.39'
N47°59'16"W 88.76'
N31°37'15"W 166.27'
N33°22'49"W 409.64'
N19°16'18"W 82.60'
N05°12'29"W 147.31'
N30°10'23"W 278.51'
N55°08'10"W 348.87'
N33°10'56"W 49.90'
N55°10'25"W 92.96'
N77°07'31"W 49.83'
N55°07'01"W 564.95'
N53°10'25"W 102.73'
N33°10'56"W 49.69'
N77°07'31"W 48.62'
A=49.83'
R=65.00'
N53°10'25"W 92.96'
A=102.73'
R=67.00'
N33°10'56"W 49.69'
A=49.90'
R=65.00'
N63°22'30"W 55.43'
A=55.71'
R=160.00'

C0-03 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.



LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BOS	BOTTTOM OF STRUCTURE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMPUTER PEDESTAL
CTP	CORRUGATED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
GV	GAS VALVE
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PMF	PROPERTY MONUMENT FND
POBB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

ALTA/NSPS LAND TITLE SURVEY

Honey Farm Residential

FOR

Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

GS JOB NO:	20227361	DRAWING SCALE:	1" = 40'
FIELD WORK:	ZM	CITY:	COLUMBIA
PROJ MGR:	JEM	COUNTY:	MAURY
REVIEWED:	TDT	STATE:	TENNESSEE
DWG FILE:	20227361-01.dwg	CIVIL DISTRICT:	3RD

SURVEY DATE: 6-23-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com

SHEET 2 OF 2

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30036
(678) 357-1946

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES AT THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

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Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

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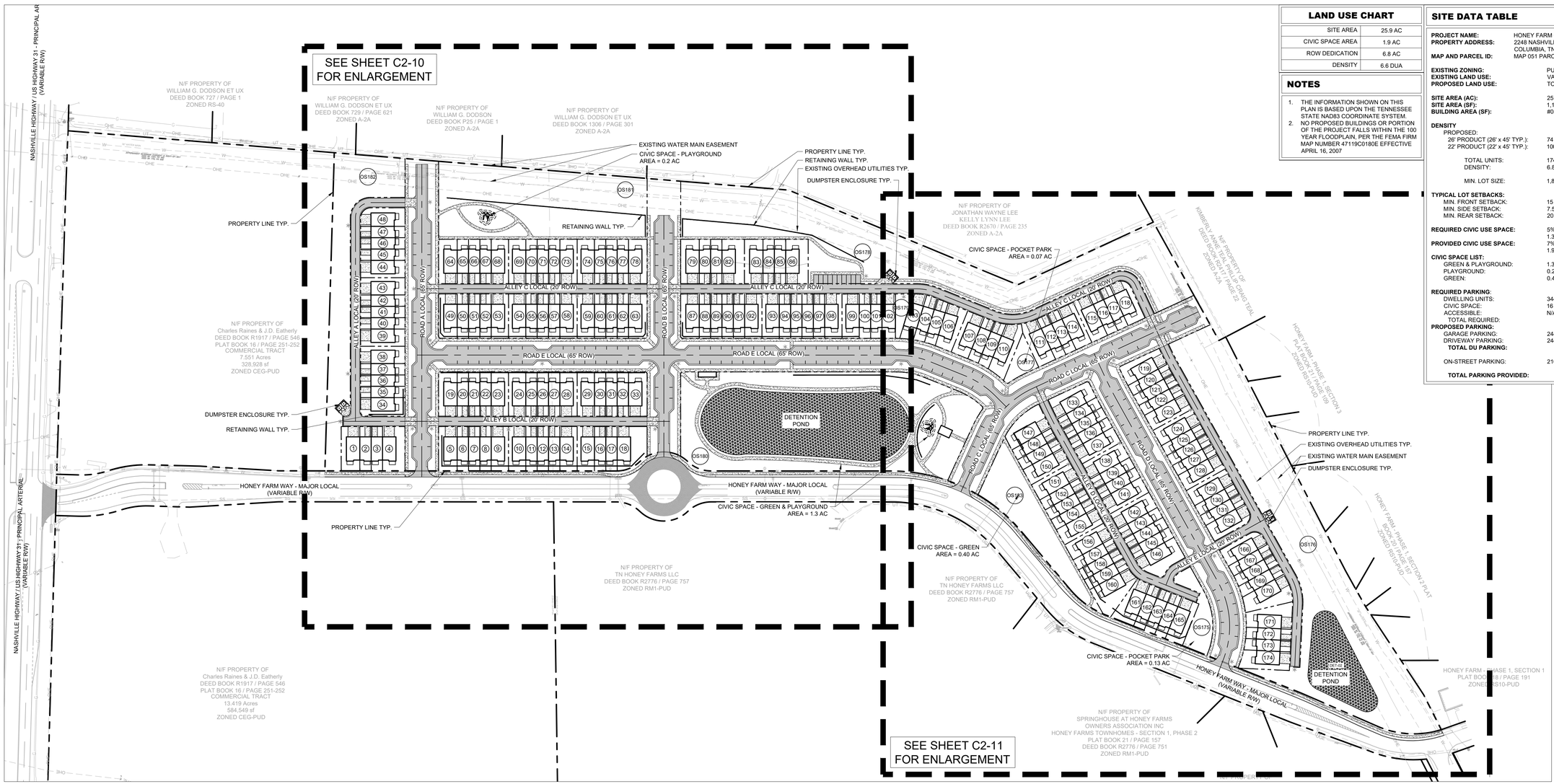
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SURVEY BY GEOSURVEY

SHEET NUMBER
C0-03

Drawing name: \\kimley-horn.com\so_fra\FRA_LDEV\118621000 - honey farm crossing\4-CADD\plansheets\C0-02 SURVEY BY GEOSURVEY.dwg C0-03 SURVEY BY GEOSURVEY May 20, 2024 3:37pm by: william.irby

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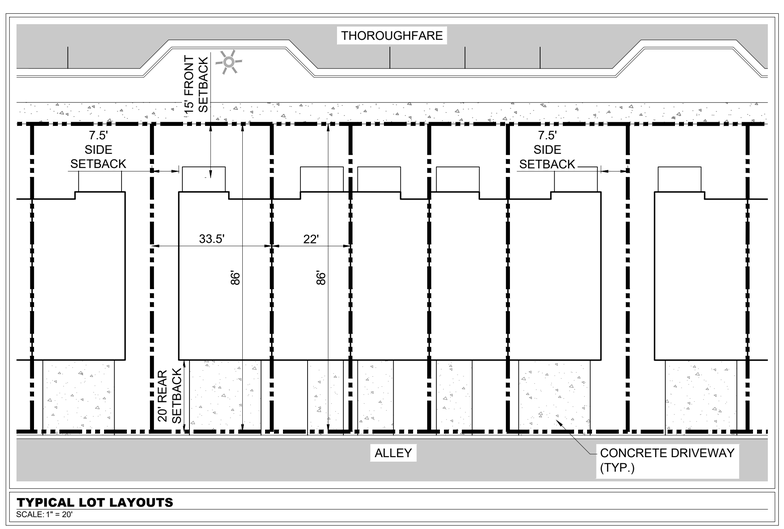
LAND USE CHART	
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.6 DUA

NOTES

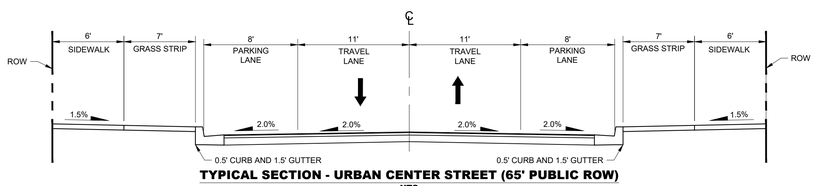
1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS OR PORTION OF THE PROJECT FALLS WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0180E EFFECTIVE APRIL 16, 2007

SITE DATA TABLE

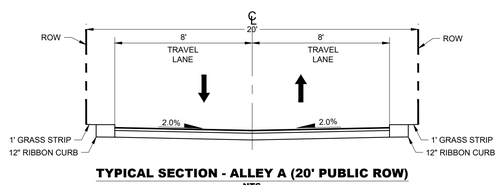
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	74 DU
22' PRODUCT (22' x 45' TYP.):	100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	7% OF TOTAL AREA 1.9 AC AC
CIVIC SPACE LIST:	
GREEN & PLAYGROUND:	1.3 AC
PLAYGROUND:	0.2 AC
GREEN:	0.4 AC
REQUIRED PARKING:	
DWELLING UNITS:	344 SPACES
CIVIC SPACE:	16 SPACES
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	244 SPACES
DRIVEWAY PARKING:	244 SPACES
TOTAL DU PARKING:	**488 SPACES**
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	**698 SPACES**



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL SECTION - URBAN CENTER STREET (65' PUBLIC ROW)
NTS



TYPICAL SECTION - ALLEY A (20' PUBLIC ROW)
NTS

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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

WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 127919 — STATE OF TENNESSEE

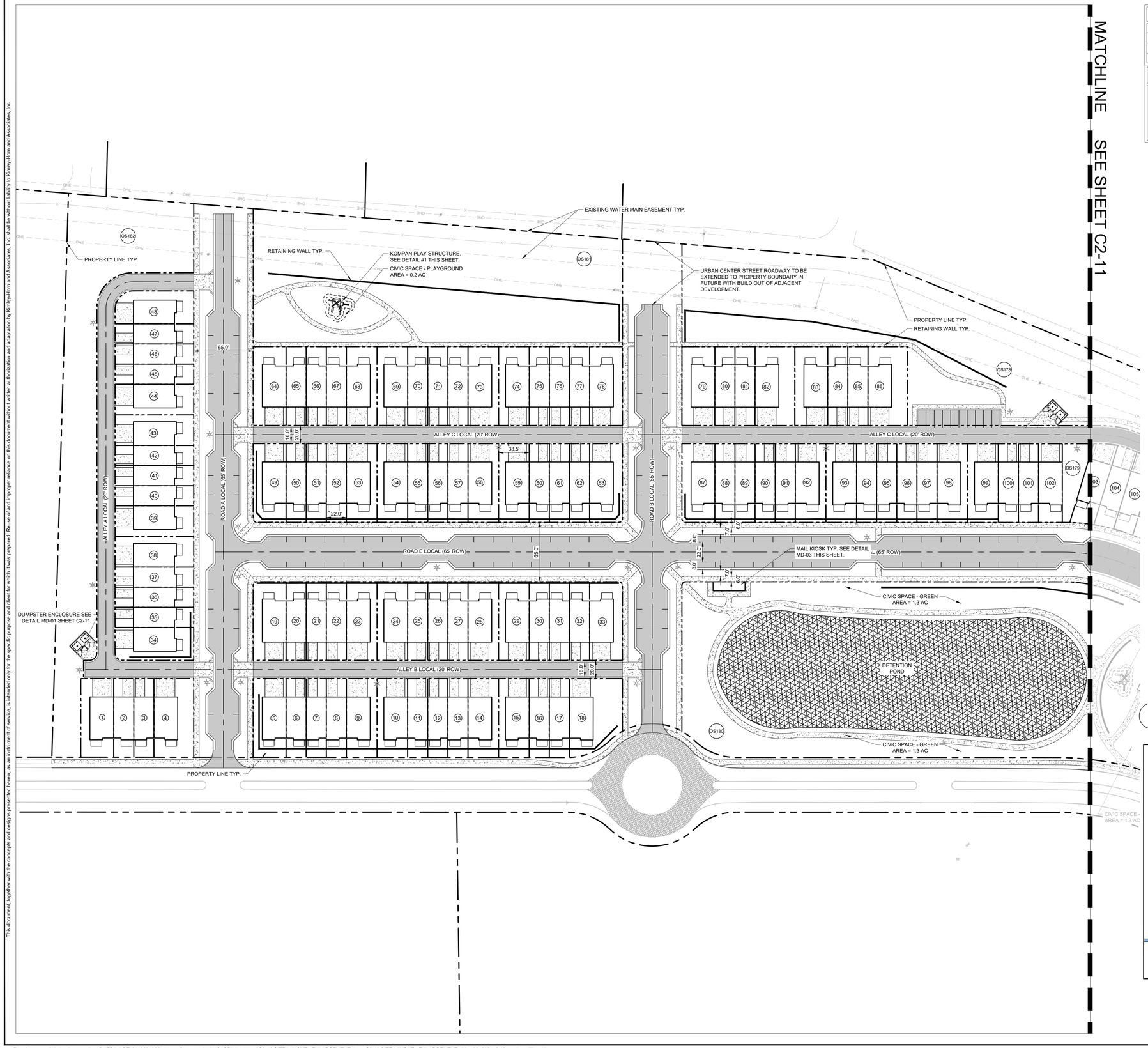
No.	DATE	BY	REVISIONS
1			
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

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LAND USE CHART

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

NOTES

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

SITE DATA TABLE

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MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	74 DU
22' PRODUCT (22' x 45' TYP.):	100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	7% OF TOTAL AREA 1.9 AC AC
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TOTAL DU PARKING:	**488 SPACES**
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	**698 SPACES**



PRODUCT SPECIFICATIONS

MANUFACTURER: **KOMPAN**
PRODUCT: **YELLOWSTONE WITH SHADE**
SIZE: **23'7"X17'10"X15'9"**
COLOR: **TBD**
OPTIONS: **N/A**
DETAIL NOTE: **INSTALL PER MANUFACTURER SPECIFICATIONS**
QUANTITY: **1**

CONTACT: **615.426.8760**
WEBSITE: **https://www.kompan.com/en/us**

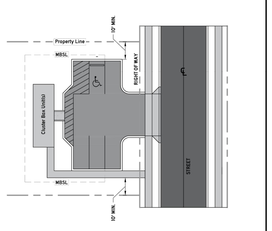
1 PLAY STRUCTURE

NTS PO-TBH-WIL-29

NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION:
1. CLUSTER BOX UNITS (CBU'S) SHALL MEET USPS STANDARDS
2. CBU'S MAY BE LOCATED WITHIN THE RIGHT OF WAY
3. CBU'S SHALL NOT ENCROACH UPON THE ROADWAY OR SIDEWALK.
4. CBU'S SHOULD BE PLACED ALONG MINOR LOCAL ROADWAYS OR EQUIVALENT, FOR PLACEMENT ALONG COLLECTOR AND ARTERIAL ROADWAYS, FOLLOW THE STANDARDS BELOW, "FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION".

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION
1. CBU'S SHALL MEET USPS STANDARDS
2. CBU'S SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY WITHIN A COMMON OR OPEN SPACE LOT
3. CBU'S SHALL NOT BE PLACED WITHIN ANY EASEMENTS
4. CBU'S AND APPURTENANT BUILDING PADS[] SHALL BE CONSIDERED A PRINCIPLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
5. PROVIDE ADEQUATE WAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
6. PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING STALLS PLUS 1 STALL PER 25 MAIL UNITS OR PORTION THEREOF ABOVE THE FIRST 25 MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
7. PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY RESIDENCE
8. PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS PER THE ZONING CODE
9. PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
10. WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING SPACES
11. ADEQUATE LIGHTING SHALL BE PROVIDED.
12. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

MAIL CLUSTER BOX UNITS

(NTS)

DATE 6/9/2022

MD-03

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

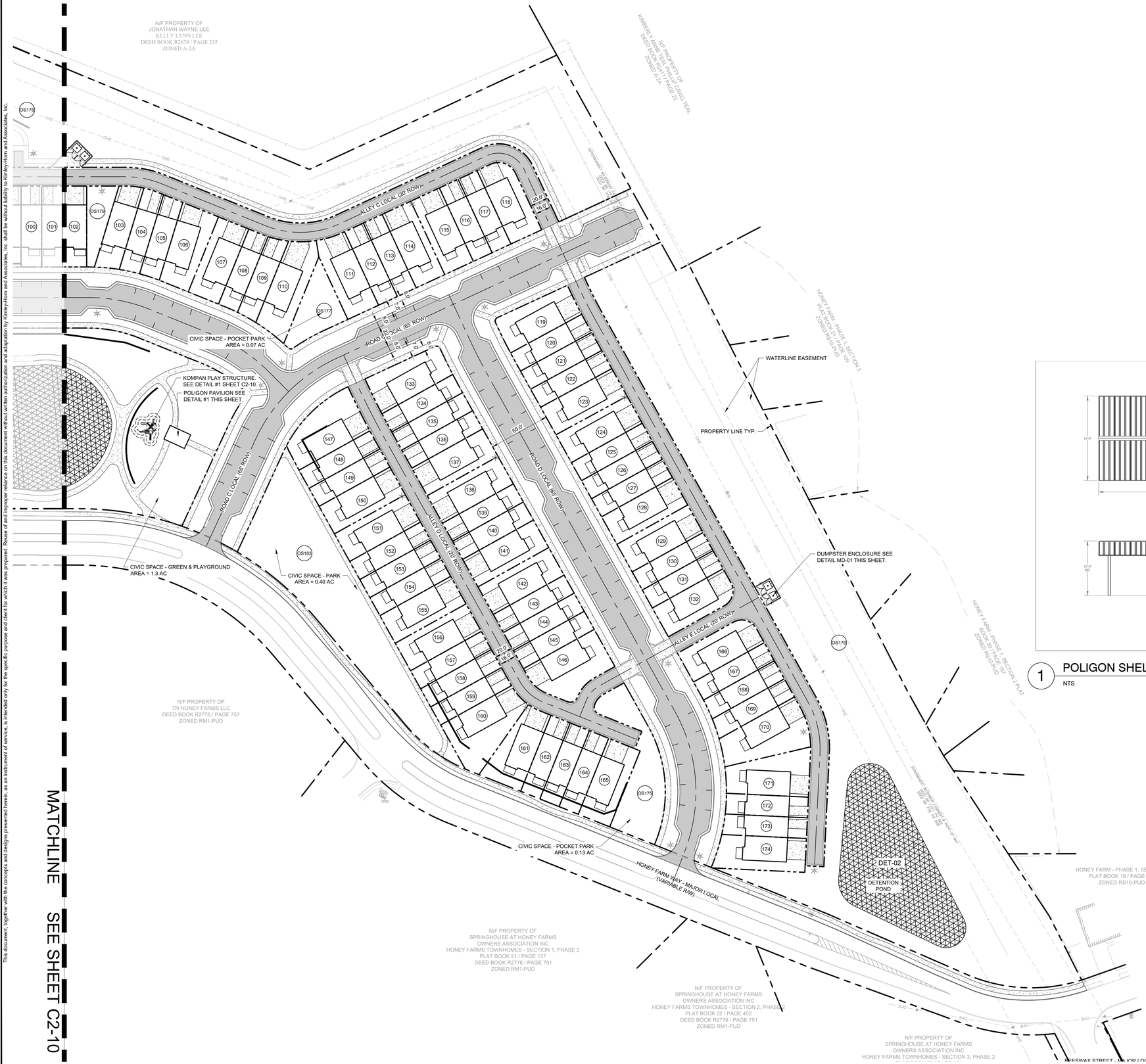
WILLIAM GRAY HARRISON — REGISTERED ENGINEER — AGRICULTURE — COLUMBIA — No. 127919 — STATE OF TENNESSEE

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10



LAND USE CHART

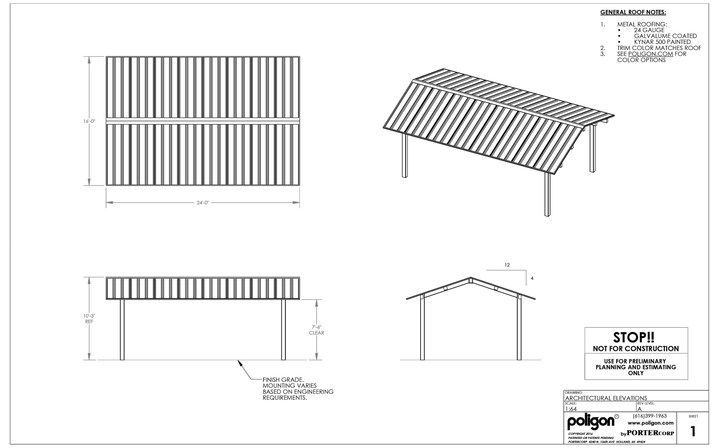
SITE AREA	25.9 AC
CIVIC SPACE AREA	1.9 AC
ROW DEDICATION	6.8 AC
DENSITY	6.8 DUA

NOTES

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

SITE DATA TABLE

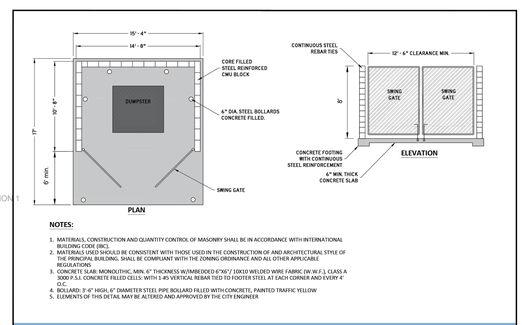
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	74 DU
22' PRODUCT (22' x 45' TYP.):	100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	7% OF TOTAL AREA 1.9 AC AC
CIVIC SPACE LIST:	
GREEN & PLAYGROUND:	1.3 AC
PLAYGROUND:	0.2 AC
GREEN:	0.4 AC
REQUIRED PARKING:	
DWELLING UNITS:	344 SPACES
CIVIC SPACE:	16 SPACES
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	244 SPACES
DRIVEWAY PARKING:	244 SPACES
TOTAL DU PARKING:	**488 SPACES**
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	**698 SPACES**



1 POLIGON SHELTER 16' X 24'

NTS

PO-ST5-02



CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	DUMPSTER PAD AND ENCLOSURE	DATE	6/9/2022
STANDARD DETAILS	(NTS)		MD-01

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
FOR
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127913
STATE OF TENNESSEE
05/20/2024

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

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

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MATCHLINE SEE SHEET C2-10

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
1	3093.70	0.07
2	1890.79	0.04
3	1890.93	0.04
4	3739.38	0.09
5	3097.65	0.07
6	1892.09	0.04
7	1892.24	0.04
8	1892.39	0.04
9	2881.06	0.07
10	2881.41	0.07
11	1893.01	0.04
12	1893.16	0.04
13	1893.31	0.04
14	2882.36	0.07
15	2881.03	0.07
16	1893.92	0.04
17	1894.07	0.04
18	4400.81	0.10
19	3094.09	0.07
20	1892.00	0.04
21	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
22	1892.00	0.04
23	2880.17	0.07
24	2880.17	0.07
25	1892.00	0.04
26	1892.00	0.04
27	1892.00	0.04
28	2880.07	0.07
29	2880.07	0.07
30	1892.00	0.04
31	1892.00	0.04
32	1892.00	0.04
33	3091.04	0.07
34	3082.11	0.07
35	1892.00	0.04
36	1892.00	0.04
37	1892.00	0.04
38	2880.65	0.07
39	2880.69	0.07
40	1892.00	0.04
41	1892.00	0.04
42	1892.00	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
43	2880.49	0.07
44	2881.35	0.07
45	1891.99	0.04
46	1891.99	0.04
47	1891.99	0.04
48	3010.03	0.07
49	3093.11	0.07
50	1892.00	0.04
51	1892.00	0.04
52	1892.00	0.04
53	2880.17	0.07
54	2880.17	0.07
55	1892.00	0.04
56	1892.00	0.04
57	1892.00	0.04
58	2880.07	0.07
59	2880.07	0.07
60	1892.00	0.04
61	1892.00	0.04
62	1892.00	0.04
63	3092.03	0.07

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
64	3095.85	0.07
65	1892.00	0.04
66	1892.00	0.04
67	1892.00	0.04
68	2880.17	0.07
69	2880.17	0.07
70	1892.00	0.04
71	1892.00	0.04
72	1892.00	0.04
73	2880.07	0.07
74	2880.07	0.07
75	1892.00	0.04
76	1892.00	0.04
77	1892.00	0.04
78	3096.15	0.07
79	3096.44	0.07
80	1892.00	0.04
81	1892.00	0.04
82	3783.78	0.09
83	3047.90	0.07
84	1892.69	0.04

LOT AREA TABLE		
PARCEL #	AREA (SF)	AREA (ac)
85	1892.77	0.04
86	3742.86	0.09
87	3092.65	0.07
88	1891.99	0.04
89	1892.00	0.04
90	1892.00	0.04
91	1892.00	0.04
92	2881.03	0.07
93	2881.05	0.07
94	1891.99	0.04
95	1892.00	0.04
96	1892.00	0.04
97	1892.00	0.04
98	2881.03	0.07
99	2881.05	0.07
100	1891.99	0.04
101	1892.00	0.04
102	2236.00	0.05
103	2351.08	0.05
104	1963.63	0.05
105	1911.98	0.04

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

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

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

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

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HONEY FARM CROSSING
FOR
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 137919
STATE OF TENNESSEE
05/20/2024

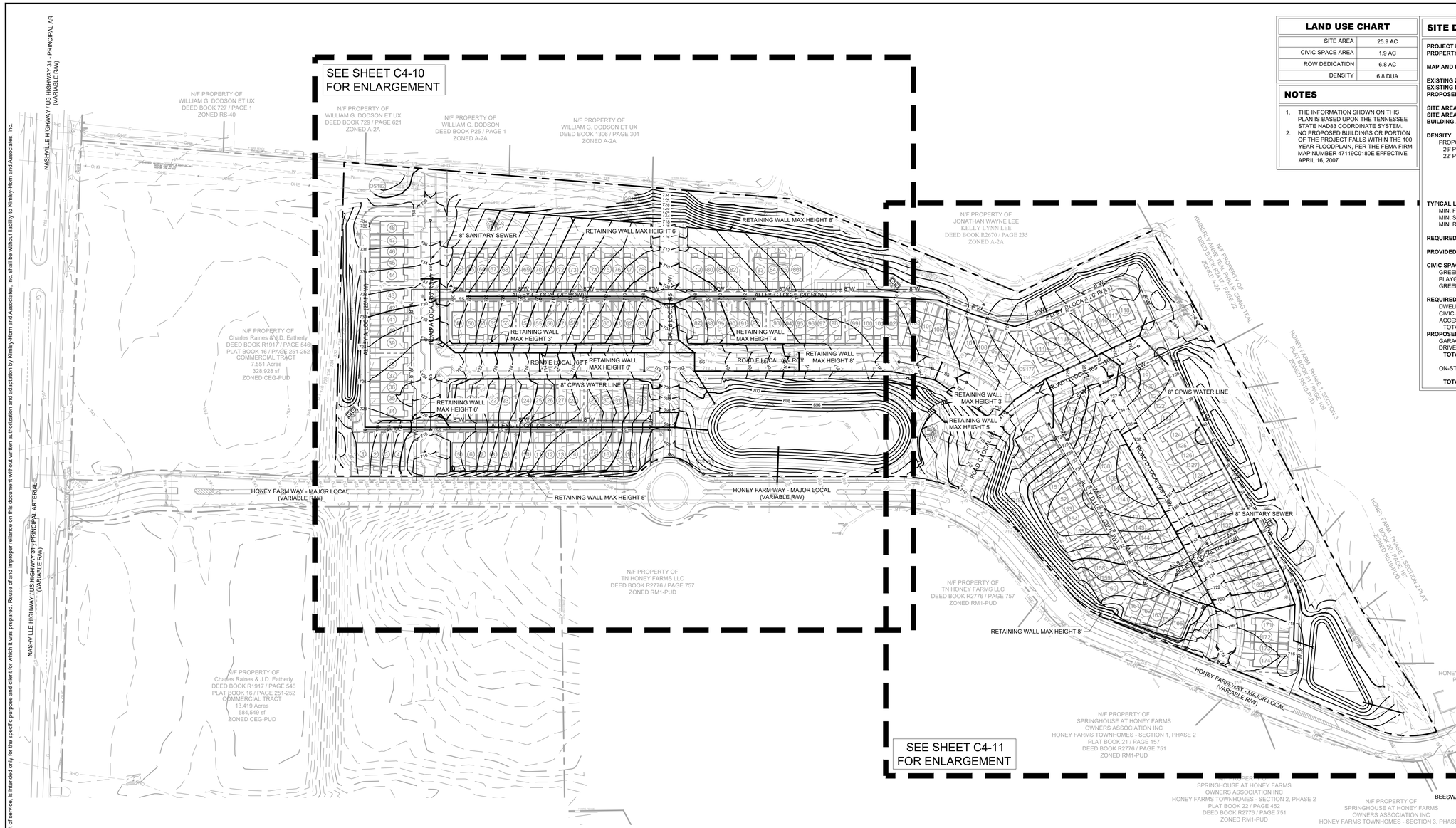
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024

KIMLEY-HORN PROJECT NO.
118621000

TABULAR DATA

SHEET NUMBER
C2-12



LAND USE CHART

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

NOTES

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

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
SITE AREA (AC):	25.9 AC
SITE AREA (SF):	1,128,204 SF
BUILDING AREA (SF):	#050
DENSITY	
PROPOSED:	
26' PRODUCT (26' x 45' TYP.):	74 DU
22' PRODUCT (22' x 45' TYP.):	100 DU
TOTAL UNITS:	174 DU
DENSITY:	6.8 UNITS/ACRE
MIN. LOT SIZE:	1,892 SF
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	7.5 FT
MIN. REAR SETBACK:	20 FT FROM ALLEY C.L.
REQUIRED CIVIC USE SPACE:	5% OF TOTAL AREA 1.3 AC
PROVIDED CIVIC USE SPACE:	7% OF TOTAL AREA 1.9 AC AC
CIVIC SPACE LIST:	
GREEN & PLAYGROUND:	1.3 AC
PLAYGROUND:	0.2 AC
GREEN:	0.4 AC
REQUIRED PARKING:	
DWELLING UNITS:	344 SPACES
CIVIC SPACE:	16 SPACES
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**360 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	244 SPACES
DRIVEWAY PARKING:	244 SPACES
TOTAL DU PARKING:	**488 SPACES**
ON-STREET PARKING:	210 SPACES
TOTAL PARKING PROVIDED:	**698 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127919
STATE OF TENNESSEE
12/20/2024

No	REVISIONS	DATE	BY
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DESIGNED BY:	BFG
DRAWN BY:	BFG
CHECKED BY:	WGH
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO.	118621000

GRADING, DRAINAGE, AND UTILITY PLAN - OVERALL

SHEET NUMBER
C4-00

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FORESTAR

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

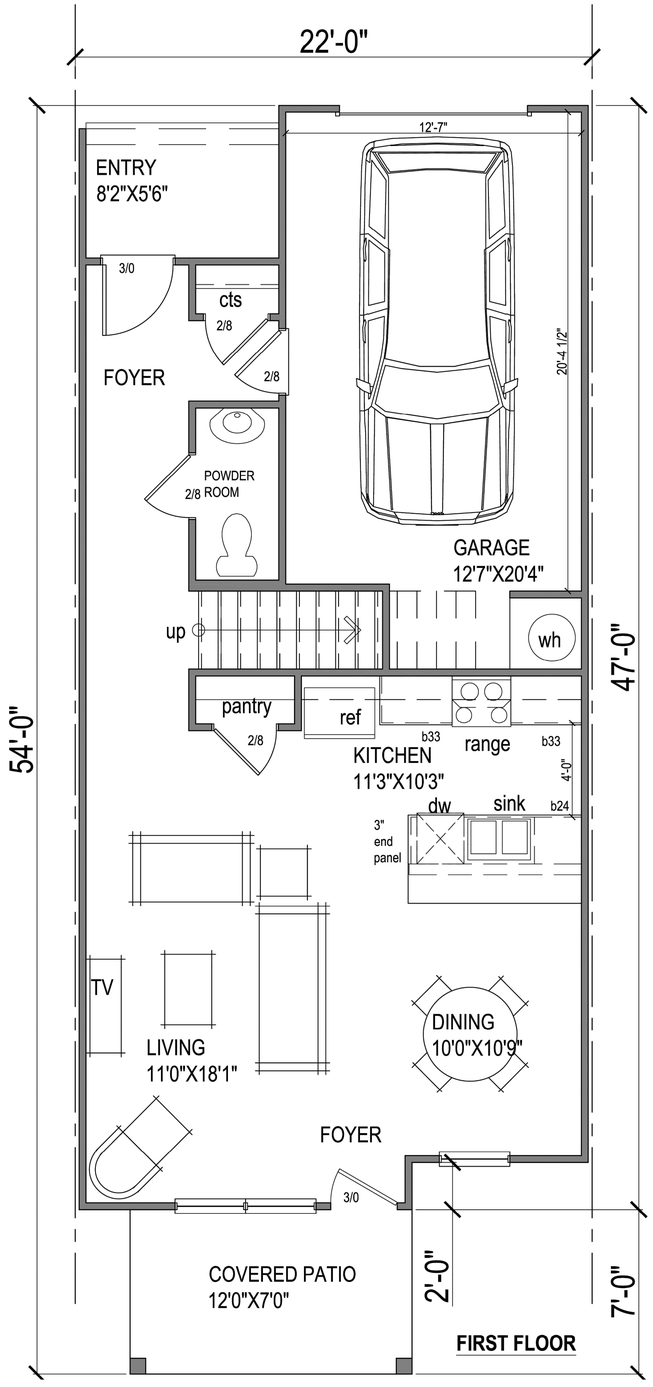
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	05/20/2024
KIMLEY-HORN PROJECT NO. 118621000	

ARCHITECTURAL PERSPECTIVE - FRONT

SHEET NUMBER
A1-00

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AREA TABS

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

FORESTAR

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HONEY FARM CROSSING
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COLUMBIA, TN

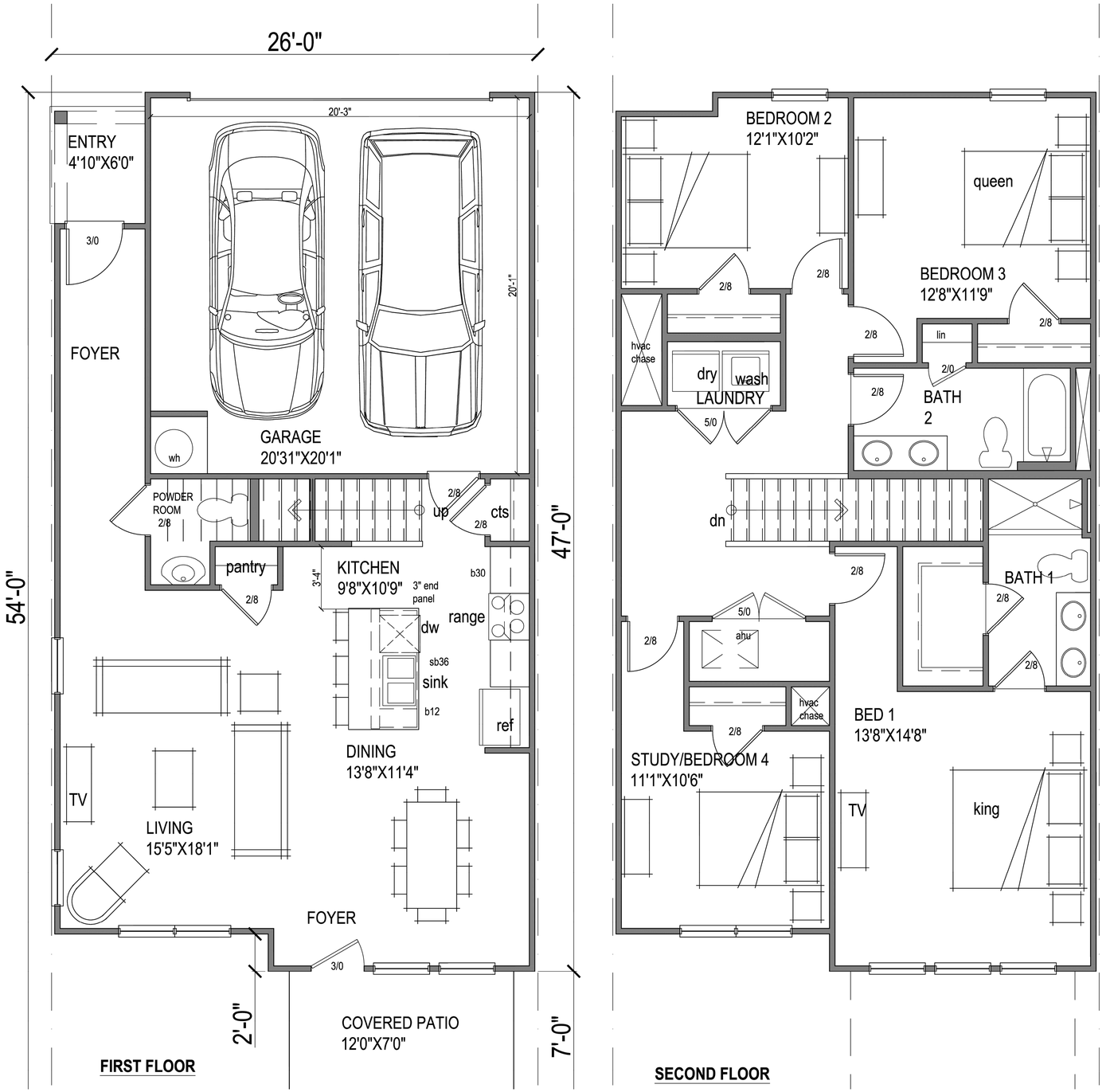
DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

ARCHITECTURAL FLOOR PLAN - MITCHELL

SHEET NUMBER
A1-01



AREA TABS

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

FORESTAR

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

ARCHITECTURAL FLOOR PLAN - PORTSMOUTH

SHEET NUMBER
A1-02

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ELEVATION A | ELEVATION B | ELEVATION C | ELEVATION D | ELEVATION E | ELEVATION F | ELEVATION G

FORESTAR

Kimley»Horn
Expect More. Experience Better.

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

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

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

ARCHITECTURAL ELEVATION - FRONT

SHEET NUMBER
A1-03



left elevation



right elevation



rear elevation

FORESTAR

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FORESTAR GROUP, INC.
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

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

ARCHITECTURAL ELEVATIONS - SIDE & REAR

SHEET NUMBER
A1-04

Equitas

September 15, 2022

Mr. Paul Keltner
Director of Development Services
City of Columbia
700 N Garden Street
Columbia, TN 38401

RE: Honey Farm PUD
2248 Nashville Highway

Dear Mr. Keltner:

As requested by the Development Services staff of the City of Columbia, the letter confirms our commitment to the City of Columbia to pay for the design and installation of a traffic signal and all required turn lanes and road modifications associated with the traffic signal at the intersection of Nashville Highway and Honey Farm Way.

The installation of the traffic signal will be completed prior to the completion of Phase II of the Honey Farm townhome development.

Sincerely,

Drew Smith
Senior Vice President

ARCHITECTURAL ELEVATION NOTE

SEE SHEET A1-04 FOR DESIGNATION OF ARCHITECTURAL ELEVATIONS.

THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND ARCHITECTURAL/BUILDING ELEVATION DESIGN HAS NOT BEEN FINALIZED. FINAL ELEVATIONS WILL BE PROVIDED WITH BUILDING PERMIT SUBMITTAL.

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HONEY FARM CROSSING
FORESTAR GROUP, INC.
COLUMBIA, TN

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

ARCHITECTURAL ELEVATION EXHIBIT

SHEET NUMBER
A1-05

Drawing name: K:\FRA_LDEV\118621000 - Honey Farm Crossing\4-CADD\PlanSheets\A1-00 ARCHITECTURAL DRAWINGS.dwg A1-05 ELEVATION EXHIBIT May 20, 2024 3:47pm by: sophia.close

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

1 April 2024

Gray Harrison
Kimley-Horn
4031 Aspen Grove Drive, Suite 200
Franklin, TN 37067

RE: Honey Farms Parcel ID 051 058.00

Gray,

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

One legitimate engineering solution involves upgrading the existing Honey Farm Pump Station #2 (Upper Pump Station) with new equipment such that the flow rate of both pumps would increase from 320 GPM to 455 GPM, which is more than enough capacity for the Honey Farm Upper Basin for the foreseeable future.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CPWS

May 17, 2024
Mr. Gary Harrison
Kimley-Horn
4031 Aspen Grove Drive Suite 200
Franklin, TN 37067
Sent via email: gary.harrison@kimley-horn.com

RE: Water Availability Letter
Honey Farm Crossing (Res. Townhomes) – 193 Units
2248 Nashville Hwy
Tax Map 51, Parcel 58
Columbia, Maury County, TN

Dear Mr. Harrison:

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

The proposed development consists of 193 townhome units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- This water letter represents a planning-only approval for the support of 193 single family units.
- Each Phase of the development will be considered individually to ensure water infrastructure including all related CPWS furnished equipment and appurtenances are available to support additional homes at the time application is made to proceed to construction for that Phase.

- System capacity for individual Phases of the development is reserved when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be delivered and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single set of drawings. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is complete.
- Domestic waterline connection(s) will be made to the existing 12-inch water main located on Honey Farm Way.
- Townhome buildings will be served via gang-meter vaults with a maximum of 6 meters per vault.

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

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

- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.
- Remit to CPWS new water service fees (total fees are shown, but may be paid by phase when phase boundaries are known):

New Water Service Fee: $1,500 + $370 per SFU (193 SFUs)	$72,910.00

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

Meter Fee: $540 per 3/4" meter (193 meters)	$104,220.00
Impact Fee: $4,500 per 3/4" meter (193 meters)	$868,500.00
Total Meter and Impact Fees Due for all Phases =	**$972,720.00**

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

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



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

cc: Jonathan Hardin, CPWS
File 24-026

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

May 10, 2024

Kimley-Horn
Brayden Gries
4031 Aspen Grove Drive Suite 200
Franklin, TN 37067

Re: Honey Farm Crossing, being Tax Map: 051 Parcel ID: 05800

Dear Sir:

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

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

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

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

so

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 04/15/2024
Name: Gray Harrison
Phone: 615-823-1272
Email: Gray.Harrison@Kimley-Horn.com
Address/Parcel ID: A portion of parcel ID 051 05800 000
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Townhomes
Enclosed Area (ft^2): 2,000

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 4/15/2024

MEMORANDUM

To: City of Columbia

From: Gray Harrison, PE
Josh Rowland, PLA
Kimley-Horn and Associates, Inc.

Date: May 20, 2024

Subject: ***Honey Farm Crossing – Preliminary PUD Project Narrative***

This memorandum provides a summary of the landholder's interest in the land proposed to be developed as well as a statement of concurrence from all parties having a beneficial interest in the property.

PROJECT NARRATIVE

The developer (Forestar) is proposing a residential community featuring 174 town home dwelling units. The proposed zoning for the project assumes a base zoning of PUD. The residential units will include a mixture of 22' rear-load townhome units, and 26' rear-load townhome units. The community will incorporate a variety of active and passive amenity spaces for residents including a park and walking paths. This community will offer residents attractive elevations, open floor plans, and will be constructed from cementitious siding.

The community will have ample on-street parallel parking for guests. All driveways within the community will be privately owned and maintained and will be designed to meet the City's minimum parking lot and driveway design criteria. Easements for public utilities will be provided in driveways and alleys to serve each unit. The development proposes a total of 183 lots with 174 single family lots and 9 open space lots.

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farm Crossing - Preliminary PUD Revision - Townhomes

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

General

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

Lots and Land-Use

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

Structures

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

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FAX: (931) 560-1541

Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

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COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

PUD Specific Items

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

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

Checklist Completed By:

Gray Harrison, P.E.		5/20/2024
Print Name	Signature	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

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

ADDRESS/LOCATION	2248 Nashville Highway, Columbia, TN 38401		
	TAX MAP: 051	GROUP:	PARCEL: 051 05800 000
SUMMARY OF NATURE OF REQUEST AND WORK	PUD preliminary master plan for 174 townhomes, associated infrastructure and amenities areas.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	N/A	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ❑ Preliminary Plat ❑ Final Plat ■ PUD Preliminary Master Plan + Checklist ❑ PUD Final Site Plan + Checklist ❑ Multi-Family Site Plan ❑ Other: _____ **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) Honey Farms Crossing • Total Number of Lots 183 lots • Total acreage 25.9 ac

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application.

APPLICANT

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

NAME	Gray Harrison, P.E.	PHONE	(615) 564-2701
ADDRESS	4031 Aspen Grove Drive, Suite 200, Franklin, TN 37067	EMAIL	Gray.Harrison@Kimley-Horn.com

PROPERTY OWNER NAME	EMG Honey Farm, LLC c/o Equitas Management Group	PHONE	(469) 585-7913
ADDRESS	6148 Lee Highway, Suite 300 Chattanooga, TN 37421	EMAIL	drew.smith@equitasmg.com

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

Gray Harrison, P.E.		05/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
EMG Honey Farm, LLC	Drew Smith Drew Smith (May 17, 2024 10:08 CDT)	05/17/2024
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	

Melissa Sanders

From: Abigail Overstreet <aoverstreet@wilsonpc.com>
Sent: Friday, September 20, 2024 1:15 PM
To: Robert Archibald
Cc: Kevin McCarthy; Austin Brass; Melissa Sanders; Sandra Richardson
Subject: [Caution External Email] - RE: Hillcrest Village

Robert,

I apologize for the delay. We will be withdrawing the Hillcrest townhome plats and deferring the single family plat.

Thanks,

Abigail Overstreet
Platting Department Manager

Office: (615) 794-2275
Mobile: (615) 749-0740
Fax: (615) 794-2176
Email: aoverstreet@wilsonpc.com
Address: 108 Beasley Drive, Franklin, TN 37064







From: Robert Archibald <RArchibald@Columbiatn.gov>
Sent: Thursday, September 19, 2024 8:54 AM
To: Abigail Overstreet <aoverstreet@wilsonpc.com>
Cc: Kevin McCarthy <KMcCarthy@Columbiatn.gov>; Austin Brass <ABrass@Columbiatn.gov>; Melissa Sanders <MSanders@Columbiatn.gov>; Sandra Richardson <SRichardson@Columbiatn.gov>
Subject: Hillcrest Village

Good morning,

Will you be ready to present the Final Plats for Hillcrest Single-family and Townhomes, or will you be withdrawing. I have not received any resubmittals. If withdrawing, please state the request for withdrawal in you reply. Thank you.

Robert Archibald, Planner II
Development Services/Planning Division
700 N. Garden Street
Columbia, TN 38401
Phone: (931) 560-1536
rarchibald@columbiatn.gov



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COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, September 10, 2024

ITEM NO.
24-0372

DESCRIPTION: 2643 Pulaski Hwy_ Hillcrest Village - Townhomes Parcel: 113 080.50

COMMENTS:

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 with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Please provide typical lot layout for townhomes.
4. Add Surveyor's Signature and date to block and stamp.

Wastewater

5. Sanitary sewer has not been installed.

Engineering

6. Provide surety calculation and surety by resubmittal date.
7. Record and reference stormwater maintenance agreement by resubmittal date.
8. Offsite Improvements (Pulaski Hwy) to be completed prior to resubmittal date.
9. Roadway inspection and construction of roadway shall be completed by resubmittal date. (binder and curbing)
10. Connection to Pulaski Hwy shall be made with this final plat in conformity with the Traffic Study and approved construction plans.
11. Engineering does not foresee this plat being ready by resubmittal date or the subsequent and suggest withdrawing application.

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Fire

12. No comments

Building

13. No comment.

Police

14. No comments provided.

Maury County Schools

15. Brown Elementary School, Whitthorne Middle School, Central High School. See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Public Works

16. For 55 townhomes, we recommend two 8-yard dumpsters with twice a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.

Columbia Water

17. Show water infrastructure up to and including Meter box.
18. Coordinate walk-through, Bacteria pressure testing with CPWS.
19. Be prepared to deed infrastructure to CPWS at time of plat signing, water system must be active at time of plat signing.
20. Complete repairs to meter boxes and meter cuts-offs by the resubmittal date.

Duck River Electric Membership Corp

21. No comments.

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

Maury County Highway Dept.

22. No comments provided.

Columbia Power

23. 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.

Atmos Energy

24. Natural gas available on Pulaski Hwy.

ATT

25. No comments provided.

Maury County E911

26. No comments provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact kmccarthy@columbiatn.com or msanders@columbiatn.com if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

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	1234	CENTERLINE
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	HANDICAP SPACE		BUFFER
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	SANITARY SEWER	8" 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. RIGHT OF WAY
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	OVERHEAD ELEC	OHE — OHE	PVMT. EDGE OF PAVEMENT
WATER METER	ELECTRIC MH	SIDEWALK	GAS	4" G — 4" G	PUDE PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE	LIGHT POLE	MIN. BUIDLING SETBACK M.B.S.L	COMMUNICATIONS	COM — COM	G.I.E. GREEN INFRASTRUCTURE EASEMENT

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 55 TOWNHOMES RESIDENTIAL LOTS AND 5 OPEN SPACES.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS A PORTION OF PARCEL 80.47 AND A PORTION OF PARCEL 80.51, ON MAURY COUNTY TAX MAP 113. SAID PARCEL IS FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN R2976 PAGE: 625, REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.
3. 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.
4. EXISTING 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 CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 3/16/2023
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
6. NO COMBINED GRID FACTORS WERE USED.
7. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
8. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0285E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP IF ZONE "X" IS SHADED. ***IF FIELD RUN CONTOURS ARE ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON BFE UNLESS THE PROPERTY IS IN ZONE A.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK.
12. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-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 EXERCISING ITS EASEMENT RIGHTS.
13. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF COLUMBIA. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
15. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE 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.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF COLUMBIA."
18. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20. THE CITY OF COLUMBIA WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED 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, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA IN COMMON OPEN SPACE LOTS AND IN AREAS 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 WITHIN AN EASEMENT ON THE HOMEOWNER'S 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 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.

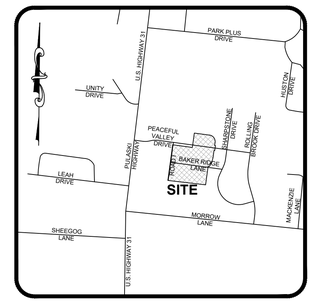
Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
1	2744.34'	0.063
2	2156.28'	0.050
3	2156.30'	0.050
4	2148.16'	0.049
5	2523.32'	0.058
6	2567.73'	0.059
7	2046.00'	0.047
8	2046.00'	0.047
9	2046.00'	0.047
10	2604.00'	0.060
11	2604.00'	0.060
12	2046.00'	0.047
13	2046.00'	0.047
14	2046.00'	0.047
15	2604.00'	0.060
16	2604.00'	0.060
17	2046.00'	0.047
18	2046.00'	0.047
19	2046.00'	0.047

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
20	2604.00'	0.060
21	2604.00'	0.060
22	3191.38'	0.073
23	1738.00'	0.040
24	1738.00'	0.040
25	1738.00'	0.040
26	2212.00'	0.051
27	2212.00'	0.051
28	1738.00'	0.040
29	1738.00'	0.040
30	1738.00'	0.040
31	2212.00'	0.051
32	2212.00'	0.051
33	1738.00'	0.040
34	1738.00'	0.040
35	1738.00'	0.040
36	2212.00'	0.051
38	2696.25'	0.062
39	2242.50'	0.051

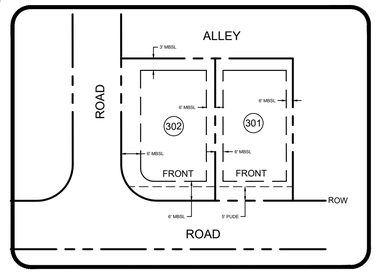
Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
40	2288.04'	0.053
41	2143.45'	0.049
42	2369.10'	0.054
43	2217.90'	0.051
44	1738.00'	0.040
45	1738.00'	0.040
46	1738.00'	0.040
47	2212.00'	0.051
48	2212.00'	0.051
49	1738.00'	0.040
50	1738.00'	0.040
51	1738.00'	0.040
52	2709.51'	0.062
53	2567.73'	0.059
54	2046.00'	0.047
55	2678.64'	0.061
79	2604.00'	0.060

Open Space Area Table		
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





VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

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
L9	20.00'	N83°21'16"W
L10	70.01'	N83°21'16"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	125.66'	80.00'	90° 00' 00"	S37° 16' 03"E	113.14'
C2	58.32'	195.00'	17° 08' 08"	S16° 18' 01"W	58.10'

OWNER: M/I HOMES OF NASHVILLE LLC
4131 WORTH AVE STE 500
COLUMBUS OH 43219
(224) 402-5607
CONTACT: DAVID M. CUMMING, PE

ENGINEER: CRUNK ENGINEERING, LLC
7112 CROSSROADS BLVD STE 201
BRENTWOOD, TN 37027
615-873-1795
CONTACT: ADAM CRUNK, PE
ADAM@CRUNKENG.COM

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

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

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, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT — DATE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER, COLUMBIA, TENNESSEE — DATE

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 "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.

DATE

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

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 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.

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & 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, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL FOR 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, COLUMBIA, TENNESSEE — DATE

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 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.

SECRETARY, PLANNING COMMISSION, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

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

MAURY COUNTY E911 — DATE

JOEY C. WILSON II — 2089 — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE

WILSON & ASSOCIATES, PC. Engineering/Surveying/Environmental

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

HILLCREST VILLAGE

TOWNHOMES

FINAL SUBDIVISION PLAT

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:	481021.13+/-
ACRES OPEN SPACE:	0.609	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	08/19/2024

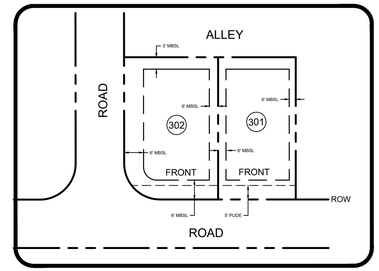
WA PROJECT NO. 21-1861 — SHEET 1 OF 2

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA — 8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W — 4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE — UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE — OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G — 4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUIDLING SETBACK	M.B.S.L	COMMUNICATIONS	COM — COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.



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	20.00'	N83°21'16"W
L10	70.01'	N83°21'16"W
L11	38.28'	N82°15'58"W
L12	98.01'	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°15'58"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°16'03"E
L26	28.00'	N82°15'58"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
L31	15.00'	S82°16'03"E
L32	80.00'	N7°43'57"E
L33	28.00'	N82°16'03"W
L34	93.00'	S7°43'57"W
L35	22.00'	S82°16'03"E
L36	93.00'	S7°43'57"W
L37	22.00'	N82°16'03"W
L38	22.00'	S82°16'03"E
L39	93.00'	N7°43'57"E
L40	22.00'	S82°16'03"E
L41	22.00'	S82°16'03"E
L42	93.00'	S7°43'57"W
L43	22.00'	N82°16'03"W
L44	28.00'	S82°16'03"E
L45	93.00'	N7°43'57"E
L46	28.00'	N82°16'03"W
L47	28.00'	S82°16'03"E
L48	93.00'	S7°43'57"W
L49	28.00'	N82°16'03"W
L50	22.00'	S82°16'03"E
L51	93.00'	S7°43'57"W
L52	22.00'	N82°16'03"W
L53	22.00'	S82°16'03"E
L54	93.00'	S7°43'57"W
L55	22.00'	N82°16'03"W
L56	22.00'	S82°16'03"E
L57	93.00'	S7°43'57"W
L58	22.00'	N82°16'03"W
L59	28.00'	S82°16'03"E
L60	93.00'	S7°43'57"W

Parcel Line Table		
Line #	Length	Direction
L61	28.00'	N82°16'03"W
L62	28.00'	S82°16'03"E
L63	93.00'	S7°43'57"W
L64	4.00'	N82°16'03"W
L65	22.00'	S82°16'03"E
L66	93.00'	S7°43'57"W
L67	22.00'	S82°16'03"E
L68	93.00'	S7°43'57"W
L69	22.00'	S82°16'03"E
L70	93.00'	S7°43'57"W
L71	28.00'	S82°16'03"E
L72	93.00'	S7°43'57"W
L73	28.00'	S82°16'03"E
L74	93.00'	S7°43'57"W
L75	28.00'	S82°16'03"E
L76	93.00'	S7°43'57"W
L77	40.40'	N82°16'03"W
L78	79.00'	N7°43'57"E
L79	40.40'	S82°16'03"E
L80	22.00'	N82°16'03"W
L81	79.00'	S7°43'57"W
L82	22.00'	S82°16'03"E
L83	22.00'	N82°16'03"W
L84	79.00'	S7°43'57"W
L85	22.00'	S82°16'03"E
L86	22.00'	N82°16'03"W
L87	79.00'	S7°43'57"W
L88	22.00'	S82°16'03"E
L89	28.00'	N82°16'03"W
L90	79.00'	S7°43'57"W

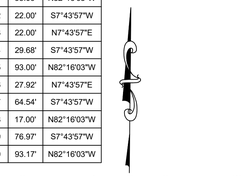
Parcel Line Table		
Line #	Length	Direction
L91	28.00'	S82°16'03"E
L92	28.00'	N82°16'03"W
L93	79.00'	S7°43'57"W
L94	28.00'	S82°16'03"E
L95	22.00'	N82°16'03"W
L96	79.00'	S7°43'57"W
L97	22.00'	S82°16'03"E
L98	22.00'	N82°16'03"W
L99	79.00'	S7°43'57"W
L100	22.00'	S82°16'03"E
L101	22.00'	N82°16'03"W
L102	79.00'	S7°43'57"W
L103	22.00'	S82°16'03"E
L104	28.00'	N82°16'03"W
L105	79.00'	S7°43'57"W
L106	28.00'	S82°16'03"E
L107	28.00'	N82°16'03"W
L108	79.00'	S7°43'57"W
L109	28.00'	S82°16'03"E
L110	22.00'	N82°16'03"W
L111	79.00'	S7°43'57"W
L112	22.00'	S82°16'03"E
L113	22.00'	N82°16'03"W
L114	79.00'	S7°43'57"W
L115	22.00'	S82°16'03"E
L116	22.00'	N82°16'03"W
L117	79.00'	S7°43'57"W
L118	22.00'	S82°16'03"E
L119	28.00'	N82°16'03"W
L120	79.00'	S7°43'57"W

Parcel Line Table		
Line #	Length	Direction
L121	28.00'	S82°16'03"E
L122	18.03'	N82°16'03"W
L123	79.00'	S7°43'57"W
L124	18.56'	S82°16'03"E
L125	22.81'	S31°58'26"E
L126	60.32'	S25°04'48"W
L127	33.10'	N82°16'03"W
L128	33.87'	N7°43'55"E
L129	97.97'	S7°43'57"W
L130	22.00'	N82°16'03"W
L131	104.36'	S7°43'57"W
L132	22.00'	N82°16'03"W
L133	102.27'	S7°43'57"W
L134	22.00'	N82°16'03"W
L135	90.99'	S7°43'57"W
L136	28.00'	N82°16'03"W
L137	80.26'	S7°43'57"W
L138	28.00'	N82°16'03"W
L139	79.00'	S7°43'57"W
L140	13.87'	S82°16'03"E
L141	22.00'	N82°16'03"W
L142	79.00'	N7°43'57"E
L143	22.00'	S82°16'03"E
L144	22.00'	N82°16'03"W
L145	79.00'	S7°43'57"W
L146	22.00'	S82°16'03"E
L147	22.00'	N82°16'03"W
L148	79.00'	S7°43'57"W
L149	22.00'	S82°16'03"E
L150	28.00'	N82°16'03"W

Parcel Line Table		
Line #	Length	Direction
L151	79.00'	S7°43'57"W
L152	28.00'	S82°16'03"E
L153	28.00'	N82°16'03"W
L154	79.00'	S7°43'57"W
L155	28.00'	S82°16'03"E
L156	22.00'	N82°16'03"W
L157	79.00'	S7°43'57"W
L158	22.00'	S82°16'03"E
L159	22.00'	N82°16'03"W
L160	79.00'	S7°43'57"W
L161	22.00'	S82°16'03"E
L162	22.00'	N82°16'03"W
L163	22.00'	S82°16'03"E
L164	34.30'	N82°16'03"W
L165	79.00'	S7°43'57"W
L166	34.30'	S82°16'03"E
L167	79.00'	S7°43'57"W
L168	28.00'	S82°16'03"E
L169	80.00'	N82°16'03"W
L170	15.00'	N7°43'57"E
L171	93.00'	N82°16'03"W
L172	22.00'	S7°43'57"W
L173	22.00'	N82°16'03"E
L174	29.68'	S7°43'57"W
L175	93.00'	N82°16'03"W
L176	27.92'	N7°43'57"E
L177	64.54'	S7°43'57"W
L178	17.00'	N82°16'03"W
L179	76.97'	S7°43'57"W
L180	93.17'	N82°16'03"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	125.66'	80.00'	90° 00' 00"	S37° 16' 03"E	113.14'
C2	58.32'	195.00'	17° 08' 08"	S16° 18' 01"W	58.10'
C3	14.41'	60.00'	13° 45' 55"	S75° 23' 05"E	14.38'
C4	32.50'	60.00'	31° 01' 58"	S52° 59' 08"E	32.10'
C5	47.34'	60.00'	45° 12' 06"	N14° 52' 06"W	46.12'
C6	20.42'	13.00'	90° 00' 00"	N52° 43' 57"E	18.38'
C7	2.63'	3.00'	50° 17' 37"	S57° 07' 14"E	2.55'
C8	2.97'	3.00'	56° 39' 32"	S3° 43' 06"E	2.85'
C9	10.75'	110.00'	5° 36' 01"	N10° 31' 56"E	10.75'
C10	65.77'	60.00'	62° 48' 15"	N39° 08' 02"E	62.52'

Curve Table					
Curve #	Length	Radius	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' 52"E	14.19'
C17	20.42'	13.00'	90° 00' 00"	N37° 16' 03"W	18.38'
C18	20.42'	13.00'	90° 00' 00"	S52° 43' 57"W	18.38'
C19	36.86'	60.00'	35° 12' 11"	N64° 39' 57"W	36.29'
C20	174.82'	80.00'	125° 12' 12"	S70° 20' 02"W	142.05'



50 0 25 50 100

GRAPHIC SCALE: 1" = 50'



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

HILLCREST VILLAGE

TOWNHOMES

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:	5.948	TOTAL NO. OF LOTS:	55
ACRES NEW RD/ST:	2.591 (ROW)	L.F. OF NEW RD/ST:	481021.13+/-
ACRES OPEN SPACE:	0.609	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	08/19/2024

WA PROJECT NO. 21-1861 SHEET 2 OF 2

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR'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.

Hillcrest Village (Baker Property)
PROJECT

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

OWNER AFFIDAVIT
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

I/we, DAVID M. CUMMINGS
(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.

Signature

3020 Stansberry 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.

Notary Public

My Commission Expires: 11-19-2025

PAIGE SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

Docusign Envelope ID: 3488CACB-6532-4E9B-A487-11D6E6060E62

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 (onlama.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		*Pre-application meetings are scheduled for Wednesdays.*

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

Docusign Envelope ID: 3488CACB-6532-4E9B-A487-11D6E6060E62

	Plats/PUDs: ☑ Project Name (include Sections & Phases) Hillcrest Village - Townhomes ☐ Total Number of Lots/Residential Units 55 ☐ Square Footage of Non-Residential Floor Space 0 ☐ Total acreage 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.

Abigail Overstreet	Abigail Overstreet	8/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Elias Jordon IV	DocuSigned by: Elias Jordon IV 2204CEB5163...	8/19/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, September 10, 2024

ITEM NO.
24-0372

DESCRIPTION: 2643 Pulaski Hwy_ Hillcrest Village - Townhomes Parcel: 113 080.50

COMMENTS:

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 with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Please provide typical lot layout for townhomes.
4. Add Surveyor's Signature and date to block and stamp.

Wastewater

5. Sanitary sewer has not been installed.

Engineering

6. Provide surety calculation and surety by resubmittal date.
7. Record and reference stormwater maintenance agreement by resubmittal date.
8. Offsite Improvements (Pulaski Hwy) to be completed prior to resubmittal date.
9. Roadway inspection and construction of roadway shall be completed by resubmittal date. (binder and curbing)
10. Connection to Pulaski Hwy shall be made with this final plat in conformity with the Traffic Study and approved construction plans.
11. Engineering does not foresee this plat being ready by resubmittal date or the subsequent and suggest withdrawing application.

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Fire

12. No comments

Building

13. No comment.

Police

14. No comments provided.

Maury County Schools

15. Brown Elementary School, Whitthorne Middle School, Central High School. See Attached Capacity Numbers. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

Public Works

16. For 55 townhomes, we recommend two 8-yard dumpsters with twice a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.

Columbia Water

17. Show water infrastructure up to and including Meter box.
18. Coordinate walk-through, Bacteria pressure testing with CPWS.
19. Be prepared to deed infrastructure to CPWS at time of plat signing, water system must be active at time of plat signing.
20. Complete repairs to meter boxes and meter cuts-offs by the resubmittal date.

Duck River Electric Membership Corp

21. No comments.

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Maury County Highway Dept.

22. No comments provided.

Columbia Power

23. 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.

Atmos Energy

24. Natural gas available on Pulaski Hwy.

ATT

25. No comments provided.

Maury County E911

26. No comments provided.

Resubmittal Guidelines

Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact kmccarthy@columbiatn.com or msanders@columbiatn.com if you encounter difficulties with the online portal.

You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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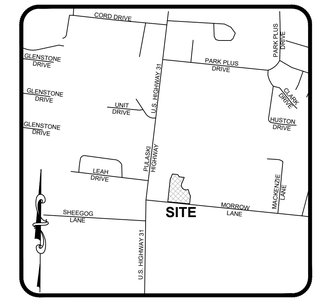
NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

LEGEND

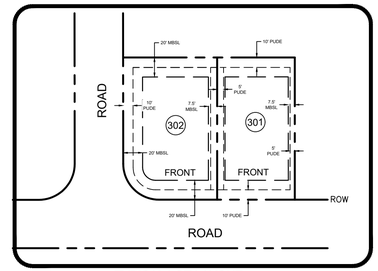
IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	HANDICAP SPACE		BUFFER	
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WATER VALVE	LIGHT POLE	MIN. BUIDLING SETBACK M.B.S.L	COMMUNICATIONS	COM	COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 24 SINGLE-FAMILY RESIDENTIAL LOTS AND 2 OPEN SPACES.
2. SUBJECT PROPERTY IS PRESENTLY 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 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.
4. EXISTING 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 CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 3/16/2023
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
6. NO COMBINED GRID FACTORS WERE USED.
7. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
8. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0285E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP IF ZONE "X" IS SHADED. ***IF FIELD RUN CONTOURS ARE ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON BFE UNLESS THE PROPERTY IS IN ZONE A.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK.
12. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-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 EXERCISING ITS EASEMENT RIGHTS.
13. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF COLUMBIA. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
15. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE 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.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF COLUMBIA."
18. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20. THE CITY OF COLUMBIA WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED 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, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA IN COMMON OPEN SPACE LOTS AND IN AREAS 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 WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
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.



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

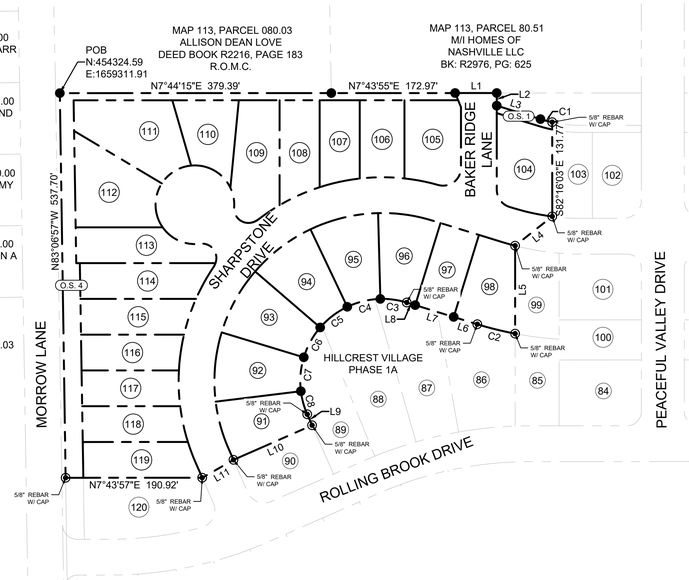
MAP 113M, PARCEL 008.00
ZACHARY AND KAYLA PHARR
BK: R2745, PG: 319

MAP 113M, PARCEL 009.00
JACQUELINE JOLENE AND LINDA M STONE
BK: R2742, PG: 816

MAP 113M, PARCEL 010.00
DANIEL M ETUX AND AMY A NEWTON
BK: R2895, PG: 408

MAP 113M, PARCEL 011.00
ELIZABETH AND GORDON A INGOLD
BK: R2736, PG: 1344

MAP 124, PARCEL 007.03
JAMES McGAVOCK FLEMING
BK: R2556, PG: 416



Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
91	8151.84'	0.187
92	8749.01'	0.201
93	8749.01'	0.201
94	8749.01'	0.201
95	8749.01'	0.201
96	8311.55'	0.191
97	6749.24'	0.155
98	8508.34'	0.195
104	9581.86'	0.220
105	8987.85'	0.206
106	6765.74'	0.155
107	6413.32'	0.147

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
108	7441.65'	0.171
109	10289.34'	0.236
110	7349.02'	0.169
111	12636.20'	0.290
112	11519.94'	0.264
113	8297.76'	0.190
114	8746.33'	0.201
115	7592.80'	0.174
116	6961.38'	0.160
117	6787.93'	0.156
118	7059.12'	0.162
119	7800.48'	0.179

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	808.64'	0.019
O.S. 4	17281.89'	0.397

Parcel Line Table		
Line #	Length	Direction
L1	58.18'	N7°43'55"E
L2	17.63'	S82°16'03"E
L3	63.95'	N24°52'05"E
L4	66.09'	S30°29'48"E
L5	122.90'	S82°16'03"E
L6	34.52'	S24°52'05"W

Parcel Line Table		
Line #	Length	Direction
L7	56.24'	S24°52'05"W
L8	12.30'	S24°52'05"W
L9	16.80'	N73°59'42"E
L10	120.00'	S16°00'18"E
L11	50.28'	S22°01'41"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.95'	195.00'	4° 58' 44"	N22° 22' 43"E	16.94'
C2	54.51'	495.00'	6° 18' 33"	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'

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

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, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT — DATE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER, COLUMBIA, TENNESSEE — DATE

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 "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.

DATE

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

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 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.

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & 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, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL 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, COLUMBIA, TENNESSEE — DATE

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 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.

SECRETARY, PLANNING COMMISSION, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

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

MAURY COUNTY E911 — DATE



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

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

100 0 50 100 200
GRAPHIC SCALE: 1" = 100'

HILLCREST VILLAGE

PHASE 2

FINAL SUBDIVISION PLAT

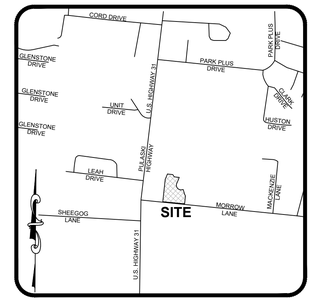
CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

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" = 100'	DATE:	07/12/2024

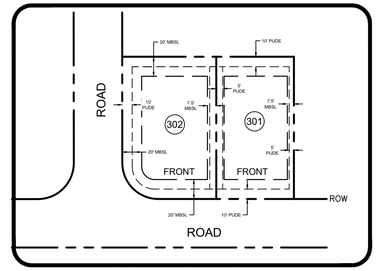
WA PROJECT NO. 22-1861 — SHEET 1 OF 2

LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
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VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

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ZACHARY AND KAYLA PHARR
BK: R2745, PG: 319

MAP 113M, PARCEL 009.00
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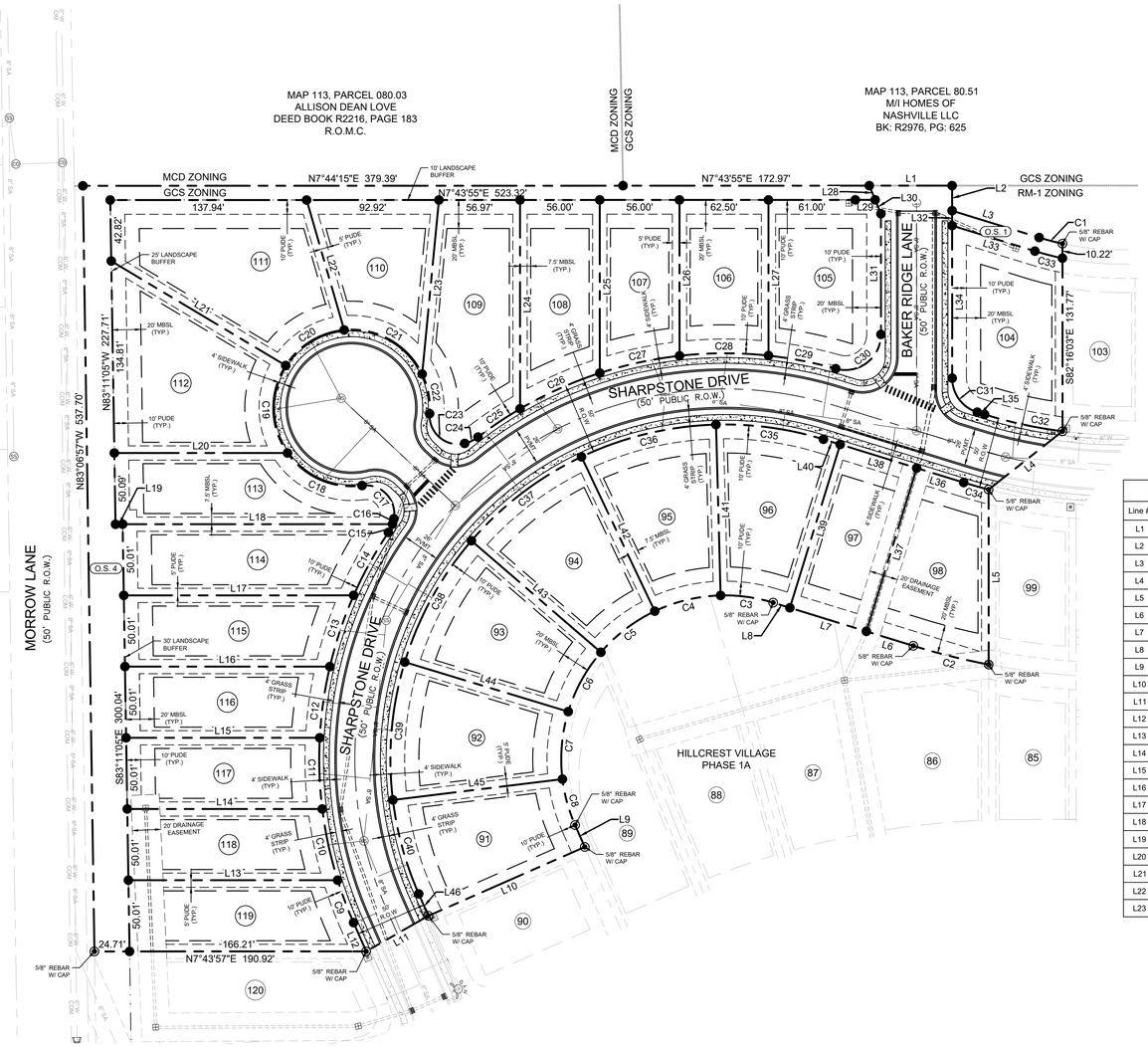
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JAMES McGAVOCK
FLEMING
BK: R2556, PG: 416

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

MAP 113, PARCEL 80.51
M/I HOMES OF
NASHVILLE LLC
BK: R2976, PG: 625



Parcel Line Table		
Line #	Length	Direction
L1	58.18'	N7°43'55"E
L2	17.63'	S82°16'03"E
L3	63.95'	N24°52'05"E
L4	66.09'	S30°29'48"E
L5	122.90'	S82°16'03"E
L6	34.52'	S24°52'05"W
L7	56.24'	S24°52'05"W
L8	12.30'	S24°52'05"W
L9	16.80'	N73°59'42"E
L10	120.00'	S16°00'18"E
L11	50.28'	S22°01'41"E
L12	22.07'	N73°59'42"E
L13	146.97'	N7°43'57"E
L14	136.97'	N7°43'57"E
L15	136.02'	N7°43'57"E
L16	143.95'	N7°43'57"E
L17	161.48'	N7°43'57"E
L18	189.56'	N7°43'57"E
L19	5.00'	S6°48'55"W
L20	121.59'	N7°43'57"E
L21	142.84'	N38°39'45"E
L22	94.98'	N81°38'54"E
L23	122.82'	S76°45'15"E

Parcel Line Table		
Line #	Length	Direction
L24	146.64'	S82°16'03"E
L25	121.55'	S82°16'03"E
L26	109.46'	S82°16'03"E
L27	109.33'	S82°16'03"E
L28	10.83'	S75°11'35"W
L29	13.97'	N7°43'59"E
L30	10.52'	N75°11'35"E
L31	84.74'	S82°16'03"E
L32	10.46'	S82°16'03"E
L33	60.87'	S24°52'05"W
L34	107.12'	S82°16'03"E
L35	5.41'	N24°52'05"E
L36	34.52'	N24°52'05"E
L37	120.00'	S65°07'55"E
L38	56.24'	N24°52'05"E
L39	120.00'	S65°07'55"E
L40	12.30'	N24°52'05"E
L41	120.00'	S83°46'50"E
L42	120.00'	N72°20'56"E
L43	120.00'	N48°28'42"E
L44	120.00'	N24°36'28"E
L45	120.00'	N0°44'14"E
L46	16.80'	S73°59'42"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	16.95'	195.00'	4° 58' 44"	N22° 22' 43"E	16.94'
C2	54.51'	495.00'	6° 18' 33"	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'
C9	31.84'	285.00'	6° 24' 00"	N77° 11' 42"E	31.82'
C10	51.22'	285.00'	10° 17' 51"	N85° 32' 38"E	51.15'
C11	50.10'	285.00'	10° 04' 16"	S84° 16' 19"E	50.03'
C12	50.57'	285.00'	10° 10' 01"	S74° 09' 11"E	50.51'
C13	52.80'	285.00'	10° 36' 55"	S63° 45' 43"E	52.73'
C14	50.51'	285.00'	10° 09' 18"	S53° 22' 37"E	50.45'
C15	6.53'	25.00'	14° 58' 31"	S55° 47' 14"E	6.52'
C16	3.93'	25.00'	9° 01' 00"	S67° 46' 59"E	3.93'
C17	37.58'	20.00'	107° 40' 10"	N53° 52' 26"E	32.29'
C18	60.12'	55.00'	62° 37' 56"	N31° 21' 19"E	57.17'
C19	65.13'	55.00'	67° 50' 46"	S83° 24' 20"E	61.39'
C20	49.71'	55.00'	51° 47' 23"	S23° 35' 16"E	48.04'
C21	67.04'	55.00'	69° 50' 03"	S37° 13' 27"W	62.96'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	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' 26"E	35.57'
C26	61.48'	285.00'	12° 21' 37"	S16° 23' 59"E	61.36'
C27	57.39'	285.00'	11° 32' 13"	S4° 27' 04"E	57.29'
C28	62.63'	285.00'	12° 35' 25"	S7° 36' 45"W	62.50'
C29	48.11'	285.00'	9° 40' 22"	S18° 44' 39"W	48.06'
C30	46.18'	25.00'	105° 50' 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'	205.00'	5° 34' 49"	S22° 04' 41"W	19.96'
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'

50 0 25 50 100
GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON
REGISTERED LAND SURVEYOR
No. 2089
TENNESSEE
AGRICULTURE
COMMERCE

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

HILLCREST VILLAGE

PHASE 2

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. CUMMINGS
(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.

Signature

3020 Stansberry 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.

Notary Public

My Commission Expires: 11-19-2025

PAIGE SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

DocuSign Envelope ID: A65CD640-417C-421F-934C-E1E716D94AB5

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 (onlama.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		*Pre-application meetings are scheduled for Wednesdays.*

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

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

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested by the resubmittal date listed on the Planning Commission schedule.

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

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

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

If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of record owner (i.e., Power of Attorney or notarized Letter of Authorization). In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Abigail Overstreet	Abigail Overstreet	6/14/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
M/I Homes of Nashville, LLC	DocuSigned by: Elias Jordon IV 23D401CDBF9423...	6/14/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	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 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.

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 ONWER(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

Title VP of Land

Signature

Owner M/I Homes of Nashville, LLC

Address 3020 Stansberry Ln.
Suite 202

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 14th day of August, 2023.

Notary Public

My Commission Expires: 6-26-2027

ERIKA ROOT STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires 06-26-2027

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.

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.

REFER TO SHEET C6.3
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.4
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.1
FOR DETAILED INFORMATION
IN THIS AREA.

REFER TO SHEET C6.2
FOR DETAILED INFORMATION
IN THIS AREA.

0 50 100 200
GRAPHIC SCALE

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

ENGINEERING CRUNK

ALAN WILSON CRAIG
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMERCE
No. 114180
STATE OF TENNESSEE
4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

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

04/04/23 21022

C6.0

OVERALL GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\21022 - Jim Baker Property\Dwg\Construction\Waterford - Single Family\C6.0-GRA.dwg

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:
1. REFER TO SHEET C6.0 FOR NOTES.
2. ADS PIPE TO BE BACKFILLED WITH #57 STONE TO A DEPTH OF 18" ABOVE RIM ELEVATION.
3. LOTS 15-22, CRITICAL LOTS, WILL REQUIRE INDIVIDUAL GRADING PLAN WITH BUILDING PERMIT AND ELEVATION CERTIFICATION.
4. 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

MATCH LINE

SEE SHEET C6.3

MAXIMUM WALL HEIGHT IS 8.8 FT. RETAINING WALL TO BE A MINIMUM OF 9 FT FROM PUBLIC R.O.W. TO ENSURE SURCHARGE REMAINS OUTSIDE OF THE ANGLE OF REPOSE OF RETAINING WALL.

MANHOLE A4
TOP=744.7
INV(out)=733.784

N07°43'05"E 885.33

N83°11'05"W 896.96

MORROW LANE (50' R.O.W.)

ROAD A

ROAD B

ROAD D

SEE SHEET C6.2

POND 2 - INJECTION WELL

WELL 2

STORMWATER POND 2

2155.68'
S07°14'08"W

MATCH LINE

SEE SHEET C6.4

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

ENGINEERING CRUNK

ANGELA WILSON CRUNK
REGISTERED
AGRICULTURE
COMMERCE
ENGINEER
114180
STATE OF TENNESSEE
4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

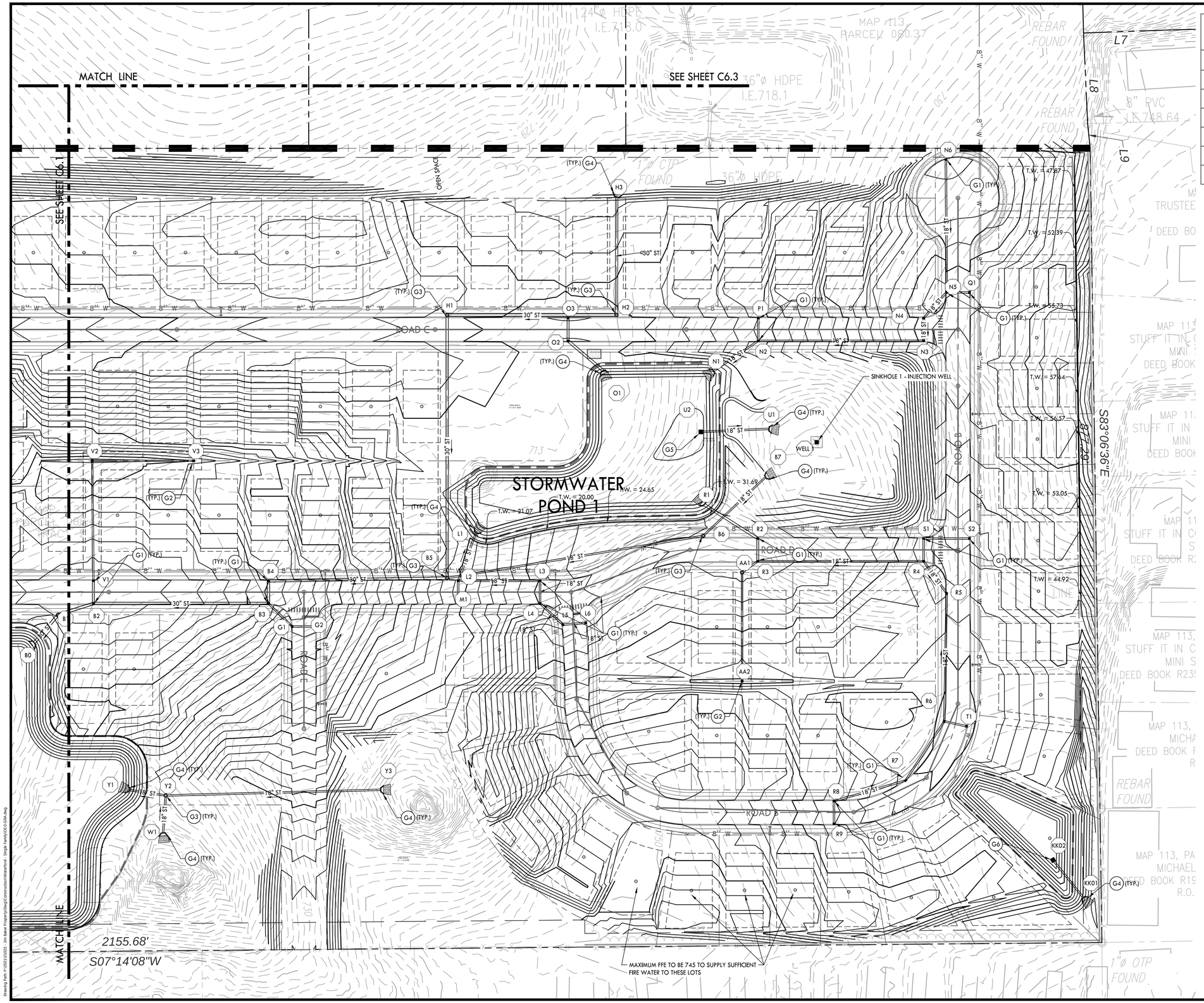
REVISIONS		
No.	DATE	
1	08/29/22	
2	09/13/22	
3	03/16/23	

04/04/23 21022

C6.1

GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\21022 - Jim Baker Property\Dwg\Construction\Waterford - Single Family\C6.0-GDA.dwg



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:
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ENGINEERING CRUNK

ALAN WILSON CRUNK — REGISTERED AGRICULTURE — COMMERCE — LAND — 114180 — STATE OF TENNESSEE — 4/4/23

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

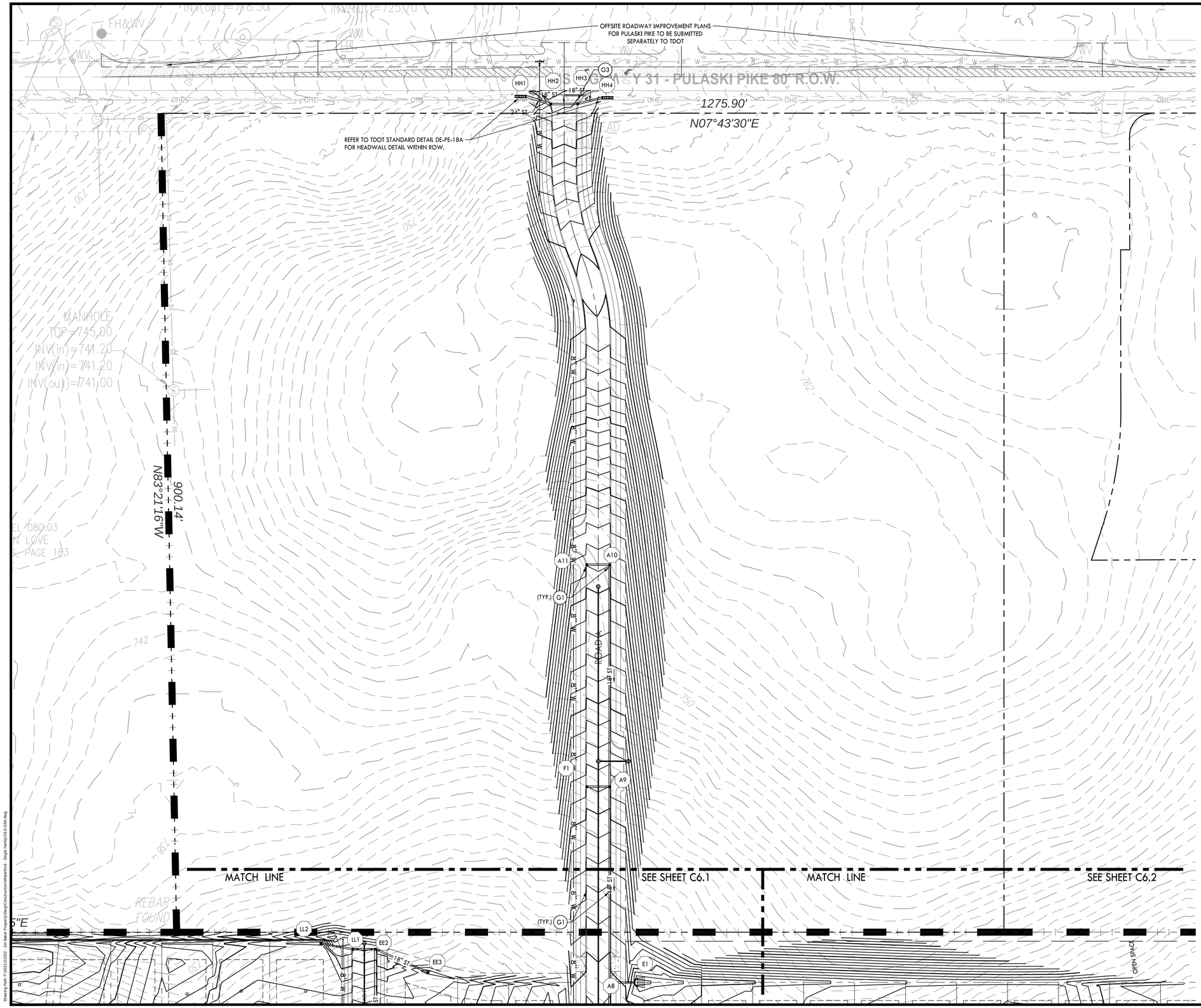
REVISIONS	
No.	DATE
1	08/29/22
2	09/13/22
3	03/16/23

04/04/23 21022

C6.2

GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\212022 - Jim Baker Property\Civil\Construction\Waterford - Single Family\C6.0-GRA.dwg



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:
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- ST — 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

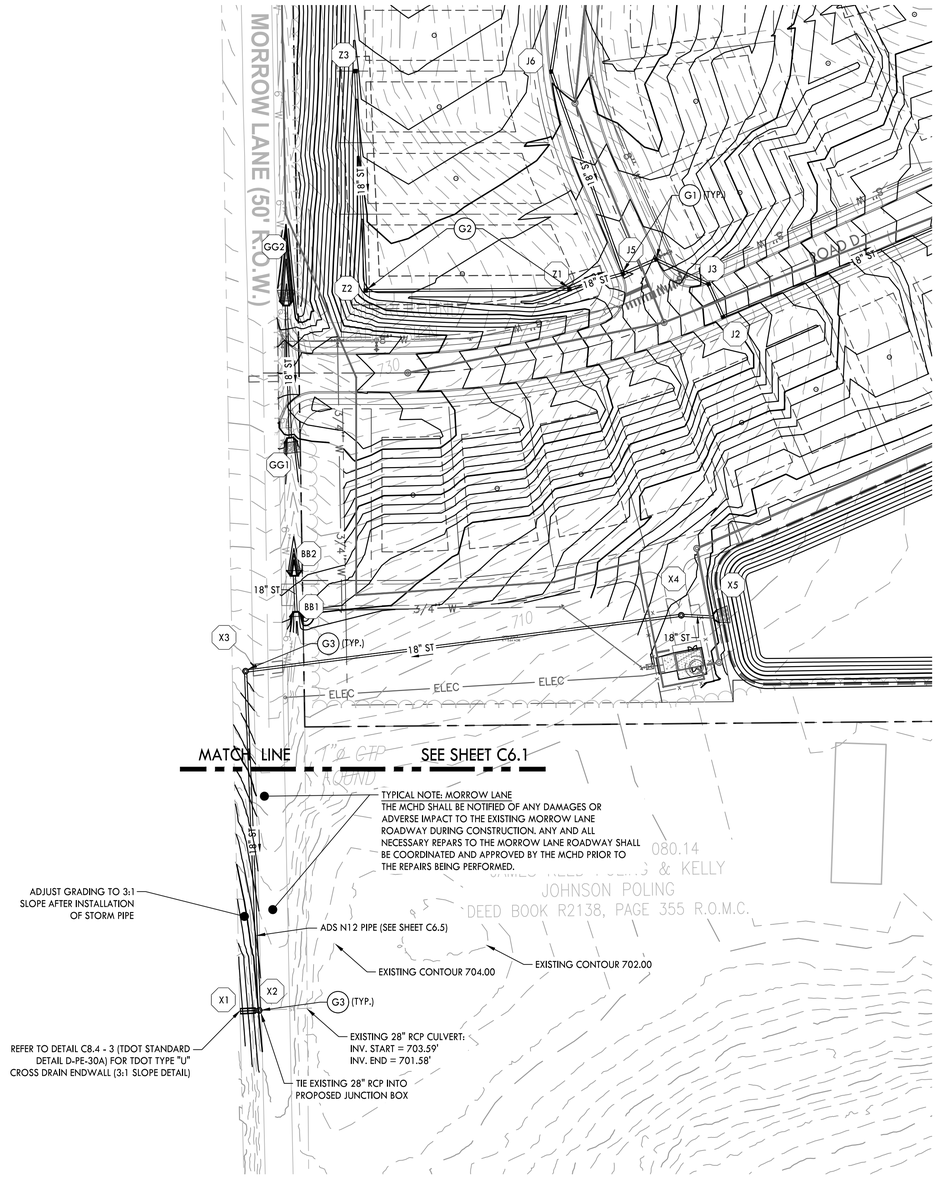
REVISIONS		
No.	DATE	
1	08/29/22	
2	09/13/22	
3	03/16/23	

04/04/23 21022

C6.3

GRADING & DRAINAGE PLAN

Drawing Path: P:\2021\121022 - Jim Baker Property\Design\Construction\Waterford - Single Family\C6.3-GRA.dwg



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:
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0 10 20 30 40 50 100
GRAPHIC SCALE

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ADAM WILSON CRUNK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 114180 — STATE OF TENNESSEE — 4/4/23

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

Drawing Path: P:\2021\21022 - Jim Baker Property\Design\Construction\Waterford - Single Family\C6.0-GRA.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)	MATERIAL
A3	700.00	A1	696.00	34.27	11.67%	CIRCULAR	24	ADS
A4	706.60	A3	702.70	51.43	7.58%	CIRCULAR	24	ADS
A4	706.70	C1	707.00	25.00	1.20%	CIRCULAR	18	ADS
A5	714.90	A4	706.70	211.83	3.87%	CIRCULAR	24	ADS
A6	717.40	A5	715.00	77.25	3.11%	CIRCULAR	24	ADS
A7	717.90	A6	717.50	25.00	1.60%	CIRCULAR	24	ADS
A8	719.40	A7	718.00	107.00	1.31%	CIRCULAR	24	ADS
A9	727.00	A8	719.50	215.00	3.49%	CIRCULAR	18	ADS
A10	737.00	A9	727.10	244.00	4.06%	CIRCULAR	18	ADS
A11	737.50	A10	737.10	25.00	1.60%	CIRCULAR	18	ADS
AA1	726.20	R3	725.00	21.36	5.62%	CIRCULAR	18	ADS
AA2	731.60	AA1	726.30	120.00	4.42%	CIRCULAR	18	HDPE
B1	698.40	B0	696.00	40.69	5.90%	CIRCULAR	30	ADS
B2	699.50	B1	698.50	40.93	2.44%	CIRCULAR	30	ADS
B3	704.40	B2	699.60	193.28	2.48%	CIRCULAR	30	ADS
B4	705.00	B3	704.50	25.00	2.00%	CIRCULAR	30	ADS
B5	710.00	B4	705.10	197.44	2.48%	CIRCULAR	30	ADS
B6	722.10	B5	715.40	286.59	2.34%	CIRCULAR	18	ADS
B7	723.18	B6	722.20	94.64	1.03%	CIRCULAR	18	HDPE
BB2	715.00	BB1	714.00	25.29	3.95%	CIRCULAR	18	HDPE
CC01	706.90	I4	703.50	149.12	2.28%	CIRCULAR	18	HDPE
D1	716.70	A5	715.90	58.25	1.37%	CIRCULAR	18	ADS
D2	717.60	D1	716.80	25.00	3.20%	CIRCULAR	18	ADS
DD01	706.90	I4	703.50	101.97	3.33%	CIRCULAR	18	HDPE
E1	721.50	A8	719.50	27.49	7.28%	CIRCULAR	18	ADS
EE1	708.11	I6	707.85	45.63	0.57%	CIRCULAR	30	ADS
EE2	711.90	EE1	708.11	122.92	3.08%	CIRCULAR	30	ADS
EE3	713.10	EE2	712.00	62.77	1.75%	CIRCULAR	18	HDPE
F1	727.50	A9	727.10	25.00	1.60%	CIRCULAR	18	ADS
G1	708.80	B3	706.60	36.60	6.01%	CIRCULAR	18	ADS
G2	710.40	G1	708.90	25.50	5.88%	CIRCULAR	18	ADS
GG2	726.00	GG1	721.50	92.47	4.87%	CIRCULAR	18	HDPE
H1	711.50	B5	710.00	290.47	0.52%	CIRCULAR	30	HDPE
H2	714.70	H1	711.60	187.09	1.66%	CIRCULAR	30	ADS
H3	716.80	H2	714.80	130.44	1.53%	CIRCULAR	30	HDPE

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

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	ADS
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

CRUNK ENGINEERING LLC
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BRENTWOOD, TN 37027
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ENGINEERING CRUNK

ANDREW WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
114190
4/4/23
STATE OF TENNESSEE

JIM BAKER PROPERTY

COLUMBIA, TENNESSEE

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

04/04/23 21022

C6.5

STORM STRUCTURE & PIPE TABLES

Drawing Path: P:\2021\21022 - Jim Baker Property\Dwg\Construction\Waterford - Single Family\C6.5-STR.dwg

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 DEVELEPOR'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.

Hillcrest Village (Baker Property)
PROJECT

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