CITY OF COLUMBIA

TENNESSEE

AGENDA

The Columbia Planning Commission Development Review Committee will meet on Tuesday, December 10, 2024 at 10:00 AM in Conference Room B, First Floor, City Hall, (*location may be subject to change*) to consider the following:

I. Items For Review

1. Request from WES Engineers & Surveyors for Final Plat approval with surety of Honey Farm Townhomes Phase 3 located off Honey Farm Way and Manuka Lane, being a 5.93 acre portion of Tax Map 51 Parcel 58.02.

2. Request from Louis Sloyan for Preliminary Plat approval of Oakwood Subdivision, located at 200 Oakwood Drive, being Tax Map 89 Parcel 21, and consisting of 104 lots on 56.73 acres.

3. Request from Allen O'Leary for Final Plat approval with surety of McClure Farms Subdivision Phase 1A consisting of 14 single-family lots with right-of-way dedication, being a 3.41 acre portion of Tax Map 51 Parcel 6 off Nashville Highway and Trinity Woods Road.

II. Items for Additional Review

1. Request from Jacob Vincent for Final Plat approval with surety of Bear Springs Phase 1A consisting of 58 lots on 19.14 acres, being a portion of Tax Map 92 Parcel 12.05 off Bear Creek Pike and Seminole Drive.

2. Request from Jacob Vincent for Final Plat approval with surety for Bear Springs Phase 1B consisting of 35 townhome units on a 3.47 acre portion of Tax Map 92 parcel 12.05 off Bear Creek Pike at Octavia Way.

LINE TABLE

LINE	BEARING	DISTANCE
L367	N 55°14'41" E	85.97'
L368	S 34°45'19" E	30.00'
L369	S 34°45'19" E	25.00'
L370	S 34°45'19" E	26.49'
L371	S 22°18'53" E	3.60'
L372	S 55°14'41" W	82.99'
L373	N 82°50'55" W	5.38'
L374	S 55°14'41" W	85.52'
L375	S 55°14'41" W	83.83'
L376	S 22°18'53" E	63.67'
L377	N 82°50'55" W	93.08'
L378	S 07°09'05" W	30.00'
L379	S 07°09'05" W	25.00'
L380	S 07°09'05" W	25.00'
L381	S 07°09'05" W	25.00'
L382	S 07°09'05" W	30.00'
L383	N 82°50'55" W	85.67'
L384	N 07°15'56" E	30.00'
L385	N 07°15'56" E	25.00'
L386	N 07°15'56" E	25.00'
L387	N 07°15'56" E	0.77'
L388	N 82°50'55" W	87.95'
L389	N 82°50'55" W	85.51'
L390	N 82°50'55" W	85.56'
L391	N 82°50'55" W	85.61'
L392	S 07°09'05" W	10.00'
L393	N 82°50'55" W	85.67'
L394	S 07°09'05" W	30.00'
L395	S 07°09'05" W	25.00'
L396	S 07°09'05" W	25.00'
L397	S 07°09'05" W	25.00'
L398	S 07°09'05" W	30.00'
L399	N 82°50'55" W	98.46'
L400	N 40°44'56" W	24.27'
L401	N 07°15'56" E	9.19'
L402	N 07°18'13" E	30.00'
L403	N 82°50'55" W	85.75'
L404	N 82°50'55" W	86.86'
L405	N 82°50'55" W	93.07'
L406	N 82°50'55" W	105.78'
L407	N 06°56'12" E	83.75'
L408	S 83°03'48" E	29.00'
L409	S 83°03'48" E	24.00'
L410	S 83°03'48" E	9.09'
L411	N 22°13'04" W	29.09'
L412	N 06°56'12" E	87.25'
L413	N 83°03'48" W	29.00'
L414	N 83°03'48" W	24.00'
L415	N 83°03'48" W	24.00'
L416	N 83°03'48" W	24.00'
L417	N 83°03'48" W	24.00'
L418	N 83°03'48" W	29.00'
L419	N 06°56'12" E	83.75'
L420	N 06°56'12" E	83.75'
L421	N 06°56'12" E	84.69'
L422	N 06°56'12" E	90.29'
L423	N 06°56'12" E	93.05'
L424	N 22°13'04" W	7.46'
L425	N 13°21'41" E	78.69'
L426	N 56°51'19" E	8.23'
L427	N 42°12'32" E	15.70'
L428	S 83°03'48" E	22.17'
L429	S 13°21'49" W	86.87'
L430	N 76°38'19" W	29.00'
L431	N 76°38'19" W	24.00'
L432	N 76°38'19" W	24.00'
L433	N 76°38'19" W	29.00'
L434	N 13°21'41" E	91.17'
L435	N 13°21'41" E	84.96'
L436	N 13°21'41" E	83.81'
L437	N 56°51'19" E	85.88'
L438	N 85°46'35" E	14.64'
L439	S 35°15'25" E	7.32'
L440	N 56°51'19" E	64.57'
L441	N 33°08'41" W	29.00'
L442	N 33°08'41" W	24.00'
L443	N 33°08'41" W	24.00'
L444	N 33°08'41" W	29.00'
L445	N 56°51'19" E	89.31'
L446	N 56°51'19" E	84.42'
L447	N 56°51'19" E	84.23'

LINE TABLE

LINE	BEARING	DISTANCE
L448	S 80°17'07" E	95.82'
L449	S 20°32'23" W	29.53'
L450	S 20°32'23" W	22.87'
L451	S 80°17'07" E	73.16'
L452	N 09°42'53" E	29.00'
L453	N 09°42'53" E	24.00'
L454	N 09°42'53" E	24.00'
L455	N 09°42'53" E	29.00'
L456	S 80°17'07" E	90.27'
L457	S 80°17'07" E	85.69'
L458	S 80°17'07" E	83.90'
L459	S 82°29'15" E	86.45'
L460	N 82°29'15" W	84.24'
L461	N 07°30'45" E	29.00'
L462	N 07°30'45" E	24.00'
L463	N 07°30'45" E	24.00'
L464	N 07°30'45" E	29.00'
L465	S 82°29'15" E	89.86'
L466	S 82°29'15" E	90.40'
L467	S 82°29'15" E	88.87'
L468	S 82°44'04" E	86.40'
L469	S 07°15'56" W	13.10'
L470	S 07°15'56" W	25.00'
L471	S 07°15'56" W	30.00'
L472	S 82°44'04" E	97.15'
L473	N 07°15'56" E	30.00'
L474	N 07°15'56" E	25.00'
L475	N 07°15'56" E	25.00'
L476	N 07°15'56" E	30.00'
L477	S 82°44'04" E	96.34'
L478	S 82°44'04" E	97.15'
L479	S 82°44'04" E	97.15'
L480	S 82°44'04" E	107.83'
L481	S 07°15'56" W	30.00'
L482	S 07°15'56" W	21.85'
L483	S 82°44'04" E	85.54'
L484	N 07°15'56" E	30.00'
L485	N 07°15'56" E	25.00'
L486	N 07°15'56" E	25.00'
L487	N 07°15'56" E	30.00'
L488	S 82°44'04" E	107.83'
L489	S 82°44'04" E	107.77'
L490	S 82°44'04" E	103.15'
L491	S 52°25'21" W	83.49'
L492	S 37°34'39" E	30.00'
L493	S 37°34'39" E	25.00'
L494	S 37°34'39" E	25.00'
L495	S 37°34'39" E	30.00'
L496	S 52°25'21" W	81.57'
L497	N 35°15'25" W	7.32'
L498	S 52°25'21" W	96.88'
L499	S 52°25'21" W	99.44'
L500	S 52°25'21" W	96.41'
L501	N 69°24'19" W	83.95'
L502	S 20°35'41" W	30.00'
L503	S 20°35'41" W	25.00'
L504	S 20°35'41" W	30.00'
L505	N 69°24'19" W	81.81'
L506	N 20°32'23" E	30.00'
L507	N 20°32'23" E	19.19'
L508	N 69°24'19" W	81.92'
L509	N 69°24'19" W	81.84'
L510	N 04°59'10" W	75.61'
L511	S 85°00'50" W	29.00'
L512	S 85°00'50" W	24.00'
L513	S 85°00'50" W	24.00'
L514	S 85°00'50" W	24.00'
L515	S 85°00'50" W	24.00'
L516	S 85°00'50" W	29.00'
L517	N 04°59'10" W	85.15'
L518	N 85°00'50" E	29.00'
L519	N 85°00'50" E	24.00'
L520	N 85°00'50" E	24.00'
L521	N 85°00'50" E	24.00'
L522	N 85°00'50" E	24.00'
L523	N 85°00'50" E	10.36'
L524	N 04°59'10" W	85.15'
L525	N 04°59'10" W	85.15'
L526	N 04°59'10" W	85.15'
L527	N 04°59'10" W	85.15'
L528	N 04°59'10" W	85.15'

LOT AREA TABLE

LOT	SQ. FT.	ACRES
205	2,589.6	0.06
206	2,106.6	0.05
207	2,559.2	0.06
208	2,773.7	0.06
209	2,157.2	0.05
210	2,138.4	0.05
211	2,139.6	0.05
212	2,569.2	0.06
213	2,571.6	0.06
214	2,149.9	0.05
215	2,237.1	0.05
216	2,470.2	0.06
217	3,270.6	0.08
218	3,017.4	0.07
219	2,275.5	0.05
220	2,089.3	0.05
221	2,014.7	0.05
222	2,010.1	0.05
223	2,428.8	0.06
224	2,472.4	0.06
225	2,015.4	0.05
226	2,102.8	0.05
227	2,646.2	0.06
228	2,463.0	0.06
229	2,016.5	0.05
230	2,074.4	0.05
231	2,704.3	0.06
232	2,452.5	0.06
233	2,025.3	0.05
234	2,111.5	0.05
235	2,698.3	0.06
198	2,517.7	0.06
197	2,155.4	0.05
196	2,167.2	0.05
195	2,564.0	0.06
199	2,469.2	0.06
200	2,043.5	0.05
201	2,043.5	0.05
202	2,043.5	0.05
203	2,043.5	0.05
204	2,416.0	0.06
236	2,771.6	0.06
237	2,425.6	0.06
238	2,428.9	0.06
239	2,914.6	0.07
240	3,234.9	0.07
241	2,695.7	0.06
242	2,652.4	0.06
243	2,871.2	0.07
244	2,706.0	0.06
245	2,463.5	0.06
246	2,465.2	0.06
247	2,739.9	0.06
248	2,454.9	0.06
249	2,046.5	0.05
250	2,480.9	0.06

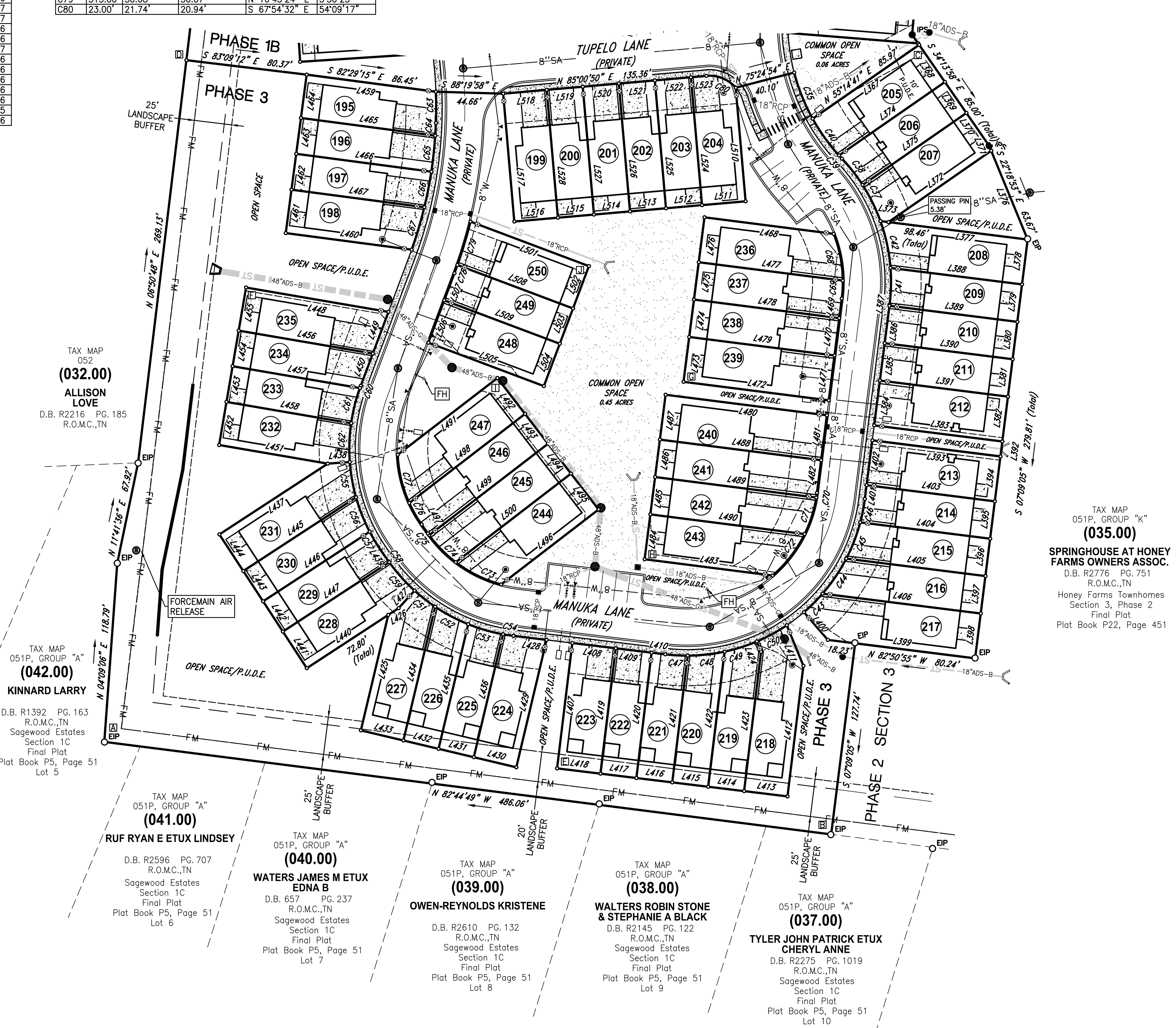
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C35	131.01'	33.07'	32.99'	N 21°49'04" W	14°27'54"
C37	119.00'	26.75'	26.70'	S 26°16'26" E	12°52'52"
C38	119.00'	22.27'	22.24'	S 38°04'35" E	10°43'25"
C39	131.00'	2.83'	2.83'	S 42°49'13" E	1°14'09"
C40	131.00'	30.07'	30.00'	S 35°37'35" E	13°09'06"
C41	119.00'	24.40'	24.36'	S 01°23'30" W	11°44'52"
C42	119.00'	31.88'	31.79'	S 12°09'28" E	15°21'04"
C43	119.00'	17.42'	17.40'	S 45°03'30" W	8°23'08"
C44	119.00'	28.11'	28.04'	S 34°05'54" W	13°32'04"
C45	119.00'	25.81'	25.76'	S 21°07'02" W	12°25'41"
C46	119.00'	15.86'	15.85'	S 11°05'04" W	7°38'16"
C47	119.00'	14.95'	14.94'	N 86°39'47" W	7°11'57"
C48	119.00'	24.69'	24.65'	S 83°47'37" W	11°53'15"
C49	119.00'	22.41'	22.38'	S 72°27'18" W	10°47'23"
C50	119.00'	22.67'	22.63'	S 61°36'13" W	10°54'47"
C51	119.00'	17.36'	17.34'	N 51°58'13" W	8°21'30"
C52	119.00'	24.84'	24.79'	N 62°07'42" W	11°57'28"
C53	119.00'	24.07'	24.03'	N 73°54'06" W	11°35'18"
C54	119.00'	6.99'	6.99'	N 81°22'46" W	3°22'03"
C55	119.00'	23.88'	23.84'	N 09°58'25" W	11°29'59"
C56	119.00'	24.54'	24.49'	N 21°37'49" W	11°48'49"
C57	119.00'	16.03'	16.02'	N 31°23'49" W	7°43'11"
C58	119.00'	0.67'	0.67'	N 35°25'09" W	0°19'28"
C59	119.00'	25.36'	25.31'	N 41°41'11" W	12°12'35"
C60	119.00'	1.57'	1.57'	N 20°09'46" E	0°45'14"
C61	119.00'	24.11'	24.07'	N 13°58'55" E	11°36'27"
C62	119.00'	25.76'	25.71'	N 01°58'38" E	12°24'07"
C63	281.00'	20.76'	20.76'	N 00°02'57" W	4°14'02"
C64	281.00'	8.45'	8.45'	N 02°55'45" E	1°43'21"
C65	281.00'	24.01'	24.01'	N 06°14'19" E	4°53'47"
C66	281.00'	24.06'	24.05'	N 11°08'21" E	4°54'18"
C67	281.00'	29.38'	29.37'	N 16°35'13" E	5°59'27"
C68	87.00'	31.78'	31.60'	S 11°03'42" E	20°55'45"
C69	87.00'	11.94'	11.93'	S 03°20'03" W	7°51'46"
C70	87.00'	3.15'	3.15'	S 08°18'06" W	2°04'20"
C71	87.00'	25.51'	25.42'	S 17°44'22" W	16°48'12"
C72	87.00'	35.02'	34.78'	S 37°40'23" W	23°03'49"
C73	87.00'	33.68'	33.47'	N 63°54'13" W	22°10'54"
C74	87.00'	25.27'	25.18'	N 44°29'28" W	16°38'36"
C75	87.00'	1.39'	1.39'	N 35°42'48" W	0°54'45"
C76	87.00'	16.48'	16.45'	N 29°49'51" W	10°51'08"
C77	87.00'	33.05'	32.85'	N 13°31'16" W	21°46'01"
C78	313.00'	5.81'	5.81'	N 20°00'29" E	1°03'47"
C79	313.00'	30.08'	30.07'	N 16°43'24" E	5°30'23"
C80	23.00'	21.74'	20.94'	S 67°54'32" E	54°09'17"

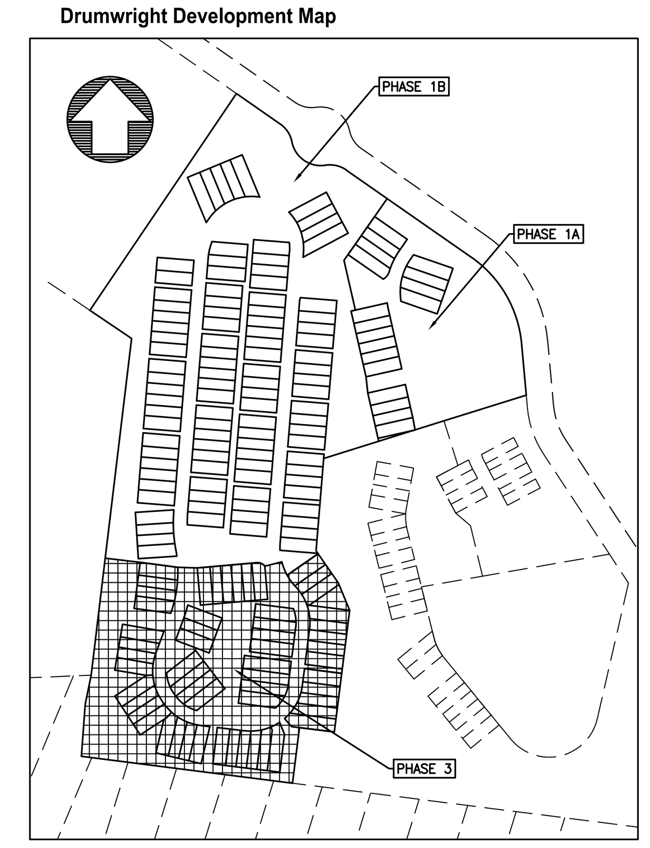
TN STATE PLANE TABLE

TN STATE PLANE	NORTHING	EASTING
A	494,199.5	1,675,157.8
B	494,138.1	1,675,640.0
C	494,661.9	1,675,698.4
D	494,651.7	1,675,212.3
E	494,181.9	1,675,458.2
F	494,500.9	1,675,251.9
G	494,438.3	1,675,542.0
H	494,320.6	1,675,516.3
I	494,440.8	1,675,418.6
J	494,515.1	1,675,479.3

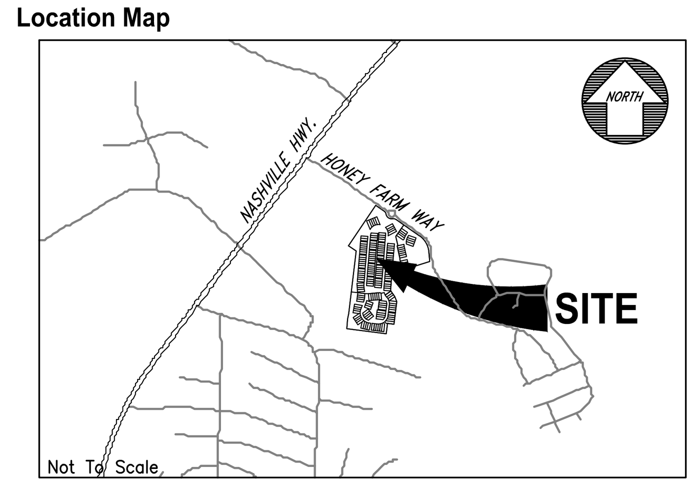
TN GRID NORTH



Drumwright Development Map



Location Map



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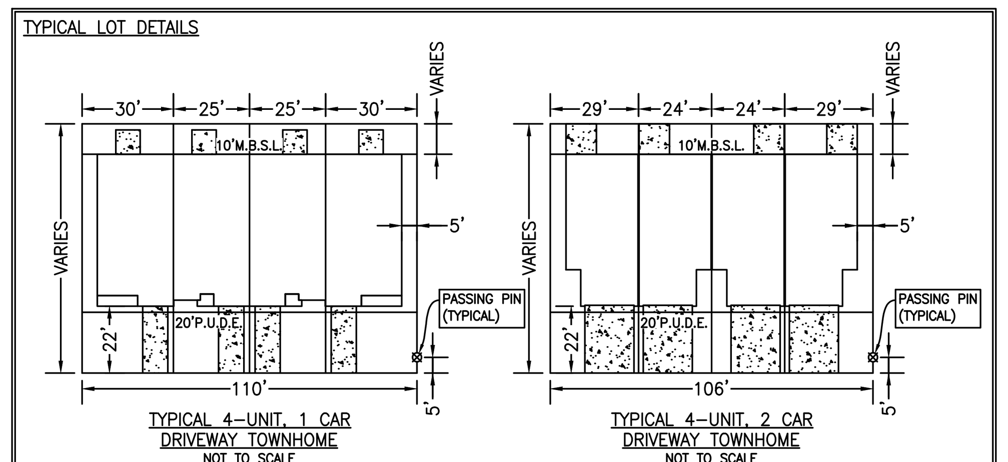
OPEN SPACE NOTE:

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

TYPICAL LOT DETAILS



Legend

EIP / IPS Iron Rod Found / 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; X 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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PURPOSE NOTE:
The purpose of this plat is to create 56 townhome lots, easements, and common open space.

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

STORMWATER MANAGEMENT AGREEMENT:
RECORDED: ____________
DEED BOOK: ____________ PAGE: ____________

PARCEL NUMBER:
TAX MAP 051, PARCEL 058.02

DEED BOOK:
R2971, PAGE 216

PARCEL ADDRESS:
HONEY FARM WAY
COLUMBIA, TENNESSEE 38401

EXISTING ZONING:
Other PUD

BUILDING SETBACKS:
*SEE LOT DETAIL

ACREAGE OF PARCEL:
PHASE 3 - ±5.93 ACRES - 258,119.5 S.F.
COMMON OPEN SPACE - ±2.83 ACRES - 122,953.4 S.F.

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

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
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 the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 051 Parcel No. 058.02, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2971, Page 216
10. Bearings based on: Tennessee State Plane, NAD 83.
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 does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
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. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0180E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book Number R2971, Page 216, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

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

By: Essential Housing Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: Steven S. Benson, its Manager

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

I hereby certify that the streets, drainage, and utilities designated in HONEY FARMS PUD - PHASE 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, Tennessee, to assure completion of such improvements.

Date ____________ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date ____________ Maury County E-911
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date ____________ Director of Wastewater Department
Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled HONEY FARMS PUD - PHASE 3 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date ____________ Columbia Power & Water Systems
Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date ____________ City Engineer
Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date ____________ Secretary, Planning Commission
Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "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.

10/21/24 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

ALLEN B. O'LEARY REGISTERED LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1987

allen@wesengineers.com

Register of Deed Recording Stamp

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

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

DATE

REVISIONS

FINAL PLAT
HONEY FARMS PUD - PHASE 3
HONEY FARM WAY, COLUMBIA, TN

Drawn: CG
Checked: AO
Approved: AO
Date: 09-13-2024

Job. no. 22522
Scale:
Vertical:
Horizontal: 1"=50'

1 of 1

FILE: J:\WES_Engineers_Surveyors 2022\22522 - Honey Farm - Lennar\Dwg\Survey\01 - Final Plat\22522 HONEY FARM P3 FINAL PLAT.dwg

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_26TH___ day of _SEPTEMBER_____, 2024__ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

LENNAR HOMES OF TENNESSEE, LLC_____, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

_____ day of _____, 20_____ ,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS”); and,

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

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

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

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

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

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

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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.

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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.

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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

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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.

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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.

HONEY FARMS PHASE 3

PROJECT

Completed by the Developer	*Completed by the City*
LENNAR HOMES OF TENNESSEE, LLC DEVELOPER NAME	
DYLAN RAY AUTHORIZED AGENT NAME	CITY ENGINEER
Signed by: Dylan Ray 2D244E2FDACA438... SIGNATURE	SIGNATURE
9/26/2024 DATE	DATE
381 MALLORY STATION RD #200 STREET	
FRANKLIN, TN 37067 CITY, STATE, ZIP	
615-483-8067 PHONE	
DYLAN.RAY@LENNAR.COM EMAIL	
Attest	*Attest*
ANGELA LASHLEY/LAND COORDINATOR ATTEST NAME	ATTEST NAME
DocuSigned by: Angela Lashley 62B8178C297A4E4... ATTEST SIGNATURE	ATTEST SIGNATURE
9/26/2024 DATE	DATE

DocuSign

Certificate Of Completion

Envelope Id: 9155FC2E7E4C467F8B55766BB828372C

Status: Completed

Subject: Complete with Docusign: Honey Farms PH3-Development Agreement (Signed by Lennar).pdf

Source Envelope:

Document Pages: 9

Signatures: 2

Certificate Pages: 6

Initials: 0

AutoNav: Enabled

EnvelopeId Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Angela Lashley
5505 Blue Lagoon Drive, Suite 502
Miami, 33126
Angela.Lashley@Lennar.com
IP Address: 45.22.154.219

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Angela.Lashley@Lennar.com

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Signer Events	Signature	Timestamp
Angela Lashley angela.lashley@lennar.com Land Coordinator Lennar Homes Security Level: Email, Account Authentication (Optional)	DocuSigned by: Angela Lashley 62B8178C297A4E4... Signature Adoption: Pre-selected Style Using IP Address: 45.22.154.219	Sent: 9/26/2024 10:45:30 AM Viewed: 9/26/2024 10:45:41 AM Signed: 9/26/2024 10:45:45 AM
Electronic Record and Signature Disclosure: Accepted: 7/15/2024 9:56:10 AM ID: 65f30a4e-1dee-4fa8-b5fd-ea8266fcdd56		
Dylan Ray Dylan.Ray@Lennar.com VP of Land Development Lennar Security Level: Email, Account Authentication (Optional), Access Code	Signed by: Dylan Ray 2D244E2FDACA438... Signature Adoption: Pre-selected Style Using IP Address: 45.22.154.219	Sent: 9/26/2024 10:45:29 AM Viewed: 9/26/2024 11:47:29 AM Signed: 9/26/2024 11:48:30 AM
Electronic Record and Signature Disclosure: Accepted: 9/26/2024 11:47:29 AM ID: 9836f05a-9c68-4ab8-9e1b-9279de75d738		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	9/26/2024 10:45:30 AM
Certified Delivered	Security Checked	9/26/2024 11:47:29 AM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	9/26/2024 11:48:30 AM
Completed	Security Checked	9/26/2024 11:48:30 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Lennar Corporation, and all applicable affiliated and subsidiary companies, including but not limited to: CalAtlantic Group, LLC, Lennar Commercial Services, Inc., Lennar Commercial Services, LLC, Lennar Homes, LLC, the Lennar Family of Builders, Lennar Homes of California, LLC, Lennar Homes USA, Lennar Sales Corp., Quarterra Living, Inc., Quarterra Living, LLC, Quarterra Multifamily Communities, LLC, Rialto Capital Management , and WCI Communities, LLC, hereinafter individually and/or collectively referred to as "we", "us" or the "Company") may provide to you certain written documents, notices or disclosures authorizations, acknowledgements, and other documents that are necessary or required to be provided during the course of our relationship with you ("Documents"). Described below are the terms and conditions for providing to you the Documents through the DocuSign, Inc. ("DocuSign") electronic signing system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the "I agree" button at the bottom of this document.

Electronic Access: To access these electronic Documents, you must have (a) a personal computer or mobile device and an operating system capable of receiving, accessing, displaying, and either printing or storing information, (b) an Internet connection, (c) Internet Browser Software such as Google Chrome®, Safari®, or Firefox®, and (d) a valid email address. Your Internet Browser Software must support AES-256-bit encryption and Secure Sockets Layer (SSL) protocol. If you are able to see this Electronic Record and Signature Disclosure, your hardware and software should allow you to access these electronic Documents.

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Withdrawing your consent after the initial electronic communication: If you decide to receive Documents from us electronically, you may at any time change your mind and tell us that

thereafter that you want to receive required Documents only in paper format. To inform us that you no longer want to receive future Documents in electronic format you may either, (i) decline to sign a Document during your DocuSign session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or (ii) send us an e-mail to docusign@lennar.com and in the body of such request you must state your e-mail, full name, US Postal Address and telephone number. At our option, we may treat an invalid email address or the subsequent malfunction of a previously valid email address as a withdrawal of your consent to receive Documents electronically.

We do not need any other information from you to withdraw consent. The consequences of your withdrawing consent for online Documents will be that transactions may take a longer time to process.

Consequences of changing your mind: If you elect to receive required Documents only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need to first send to you the required Documents in paper format, and then wait until we receive back from you, as the case may be, (i) your executed Documents or (ii) your acknowledgment of your receipt of such paper Documents.

All notices and disclosures will be sent to you electronically. Unless you tell us otherwise, in accordance with the procedures described herein, we will provide to you electronically through the DocuSign system, all required transaction Documents. To reduce the chance of you inadvertently not receiving any Document, we prefer to provide all of the required Documents to you by the same method and to the same address that you have given us. Thus, you can receive all the Documents electronically through the DocuSign system or in paper format through the paper mail delivery system. If you do not agree with receiving Documents electronically through the DocuSign system, please let us know as described above. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the Documents electronically from us.

In consenting to receiving delivery of Documents via DocuSign, you agree that your consent to your electronic signature and electronic delivery is being provided in accordance with applicable state and federal law, including without limitation the federal Electronic Signatures in Global and National Commerce Act; you agree that you will not forward the Documents to another party for signature nor allow any other party to sign the Documents sent via DocuSign on your behalf unless that party is properly named as a delegated signer in accordance with DocuSign policy.

How to contact the Company: You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive Documents electronically by sending us email messages at: docusign@lennar.com.

To advise Lennar of your new e-mail address: To let us know of a change in your e-mail address for the purposes of us electronically sending to you Documents you must send an email message to us at docusign@lennar.com and in the body of such request you must state: your previous e-mail address, your new e-mail address.

We do not require any other information from you to change your email address.

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail addresses in the DocuSign system.

Required hardware and software for access and retention**

Browsers:	The latest stable release of Windows Edge; Mozilla® Firefox (Windows or Mac); Safari (Mac only); or Google Chrome®.
Mobile Signing:	The latest version of Apple iOS version or Android version.
PDF Reader:	Acrobat® Reader or similar software may be required to view and print Portable Document Format ("PDF") files. The minimum required PDF version that your PDF reader must be able to open is PDF 15.
Screen Resolution:	1024 x 768 recommended
Enabled Security Settings:	A user must allow per session cookies. A user accessing the Internet behind a proxy server must enable HTTP 1.1 settings through a proxy connection. Firewall settings must allow access to the appropriate DocuSign server, including without limitation https: / /docucdn_a.akamaihd.net.

Assistive technology is available through DocuSign, including screen readers, keyboard-only use, and enabling high-contrast mode.

To retain any electronic Documents, you may either print or download them. To print Documents on your computer, you will need a printer connected to your computer with adequate paper. To download Documents on your computer, you will need an available storage medium, like a hard drive on your computer or a removable thumb drive. To print Documents on your mobile device, you will need a printer linked with your device (e.g., via Wi-Fi, Bluetooth®, etc.) and/or an application (app) that allows for printing. To store Documents on your mobile device you will need (1) sufficient storage space on your mobile device and (2) an app or function that allows for the capture of electronic data (e.g., a screenshot). Please follow the instructions for your particular computer operating system and/or software to print and/or to download Documents. Each individual screen may need to be printed and/or downloaded separately. If you have trouble printing and/or downloading, please contact the manufacturer of your personal computer or mobile device, computer operating system, web browser, app, or other relevant software or another information source of your choosing.

**These minimum requirements are subject to change, from time to time. If these requirements change, we will provide you with an email message advising of such changes, at the email address we have on file for you at that time. Upon your receipt of such notice you will have the right to withdraw your consent, in accordance with the procedures set forth herein. Pre-release (e.g., beta) versions of operating systems and browsers are not supported.

Termination/Changes: We reserve the right, in our sole discretion, to discontinue the provision of our electronic delivery, or to terminate or change the terms and conditions under which we will provide electronic delivery. We will provide you with notice of any such termination or change as required by applicable law.

Acknowledging your access and consent to receive materials electronically: To confirm to us that you can access this information electronically, which will be similar to other electronic Documents that we will provide to you, please verify that you were able to (i) read this electronic disclosure, (ii) print on paper or electronically save this page for your future reference, and (iii) access or e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference. Further, if you consent to receiving Documents exclusively in electronic format on the terms and conditions described above, please let us know by checking the "I agree to use electronic records and signatures." box.

By checking the "I agree to use electronic records and signatures." box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURE document; and

- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and

- Until or unless I notify the Company as described above, I consent to receive from exclusively through electronic means all Documents that are required to be provided or made available to me by the Company during the course of my relationship with you.

- I agree that I will not forward Documents sent via DocuSign to another party for signature, nor will I allow another party to sign the Documents sent via DocuSign on my behalf unless that party is named as a delegated signer in accordance with DocuSign policy.

- I understand how to cancel the disclosure and consent, should I ever want to do so.

November 18, 2024

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

RE: Project Name: Honey Farm PUD Phase 3, Final Plat
City of Columbia Staff Review Submittal

On behalf of AG EHC II (LEN) Multi State 4, LLC, a Delaware limited liability company, the owner of these 56 proposed townhome lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal

CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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	Honey Farm Way, Columbia, TN		
	TAX MAP: 051	GROUP:	PARCEL: 058.02
SUMMARY OF NATURE OF REQUEST AND WORK	To create 56 townhome lots, easements, and open space.		

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) Honey Farms PUD, Phase 3 ☑ Total Number of Lots/Residential Units 56 ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 5.93

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	Allen B O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy Columbia, TN 37401	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	AG EHC II (LEN) Multi State 4, LLC	PHONE	602 418 0443
ADDRESS	8585 E. Hartford Drive, Suite 188 Scottsdale, AZ 85255	EMAIL	Steve.Benson@essentialhousingapts.com

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

Allen B O'Leary APPLICANT NAME	Allen B. O'Leary APPLICANT SIGNATURE	10/21/24 DATE
Steven S. Benson, Manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 4, LLC PROPERTY OWNER NAME	Steven S. Benson PROPERTY OWNER SIGNATURE	10/16/24 DATE

OAKWOOD SUBDIVISION

REVISION TO THE SITE DEVELOPMENT PLAN
(AS APPROVED ON 10/15/2024)
City of Columbia, Maury County, Tennessee
Map 89, Parcel 021.00

ENGINEER: T-SQUARE ENGINEERING
LOUIS SLOYAN, PE
111 SE PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

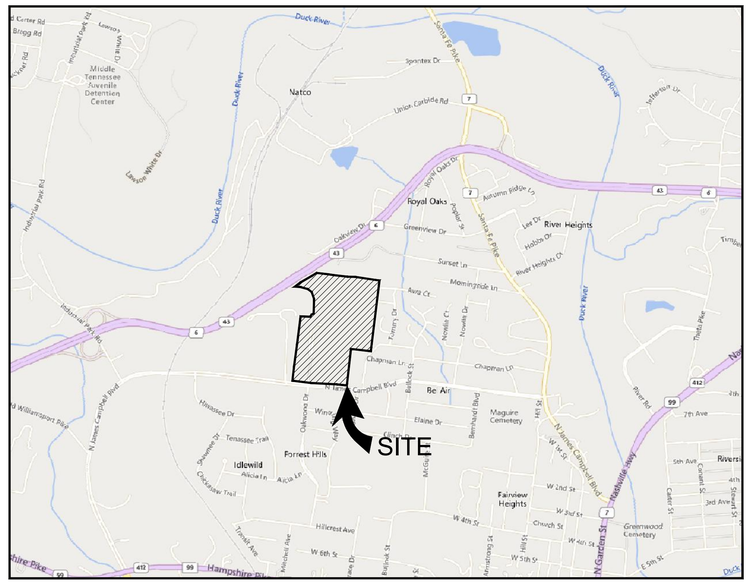
SURVEYOR: T-SQUARE SURVEYING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

DEVELOPER: SMITH DOUGLAS HOMES
DREW TAYLOR
DTAYLOR@SMITHDOUGLAS.COM

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

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

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



SITE VICINITY MAP
N.T.S.

N

SITE DEVELOPMENT PLAN WILL CONFORM TO CD-3 DESIGN STANDARDS PER ZO 4400

Sheet Schedule

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	SITE DEVELOPMENT PLAN
C-2.1	PARCEL TABLES
C-2.2	PARCEL TABLES
C-2.3	RESOURCE PROTECTION PLAN
C-2.4	CIVIC SPACE PLAN
C-2.5	SITE DETAILS
C-2.6	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-5.0	GRADING PLAN
C-5.1	DRAINAGE PLAN
C-5.2	GRADING & DRAINAGE DETAILS
C-6.0	LIVE OAK DRIVE PLAN AND PROFILE
C-6.1	LIVE OAK DRIVE PLAN AND PROFILE
C-6.2	SPANISH OAK LANE PLAN AND PROFILE
C-6.3	SPANISH OAK LANE PLAN AND PROFILE
C-6.4	SCARLET OAK DRIVE PLAN AND PROFILE
C-6.5	LAUREL OAK LANE DRIVE PLAN AND PROFILE
C-6.6	ENGLISH OAK COURT & RED OAK DRIVE PLAN & PROFILE
C-7.0	UTILITY PLAN
C-7.1	FIRE HYDRANT COVERAGE PLAN

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

COVER SHEET
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-0.0

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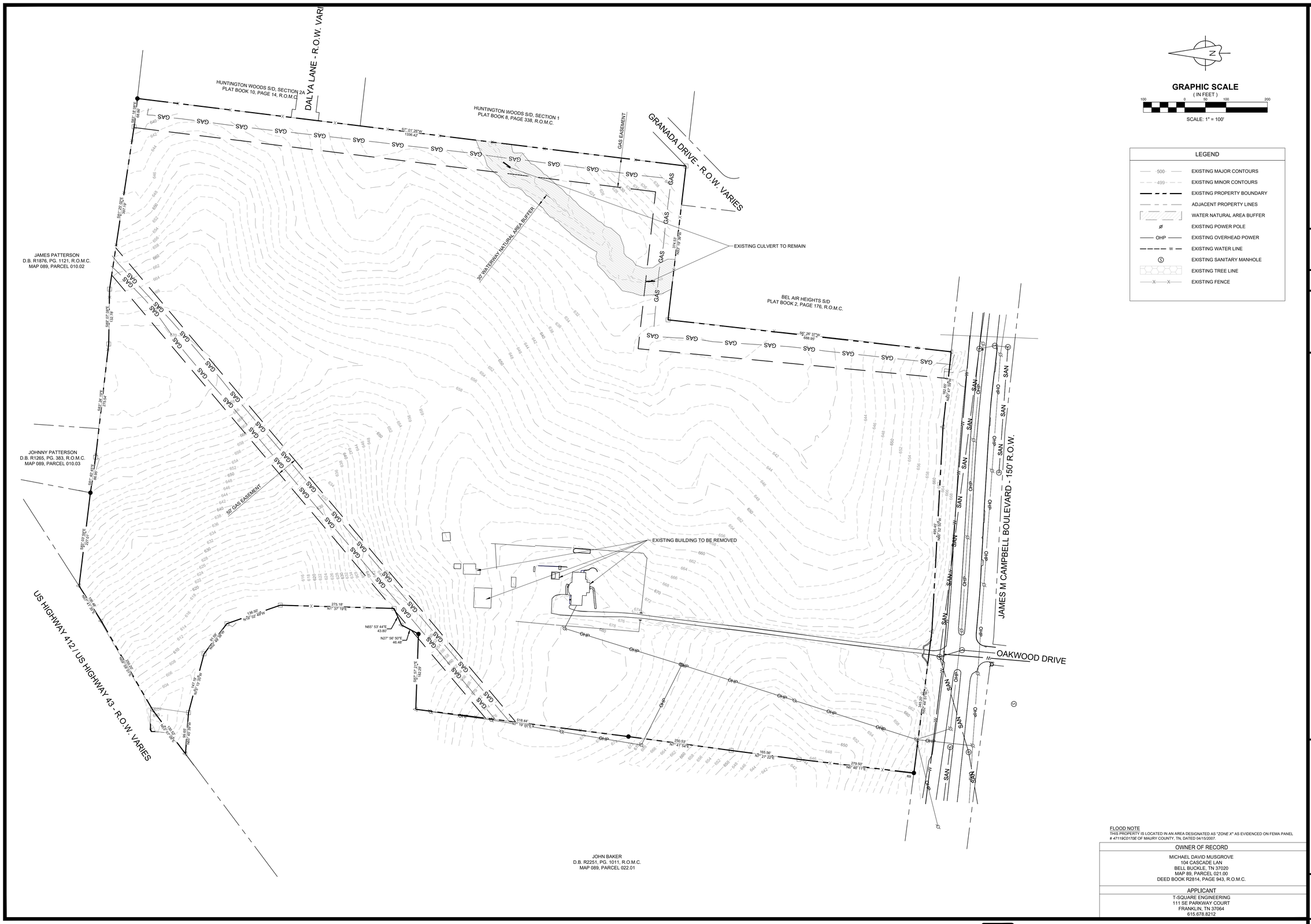


N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
	EXISTING PROPERTY BOUNDARY
	ADJACENT PROPERTY LINES
	WATER NATURAL AREA BUFFER
ø	EXISTING POWER POLE
OHP	EXISTING OVERHEAD POWER
W	EXISTING WATER LINE
S	EXISTING SANITARY MANHOLE
	EXISTING TREE LINE
X	EXISTING FENCE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

EXISTING CONDITIONS

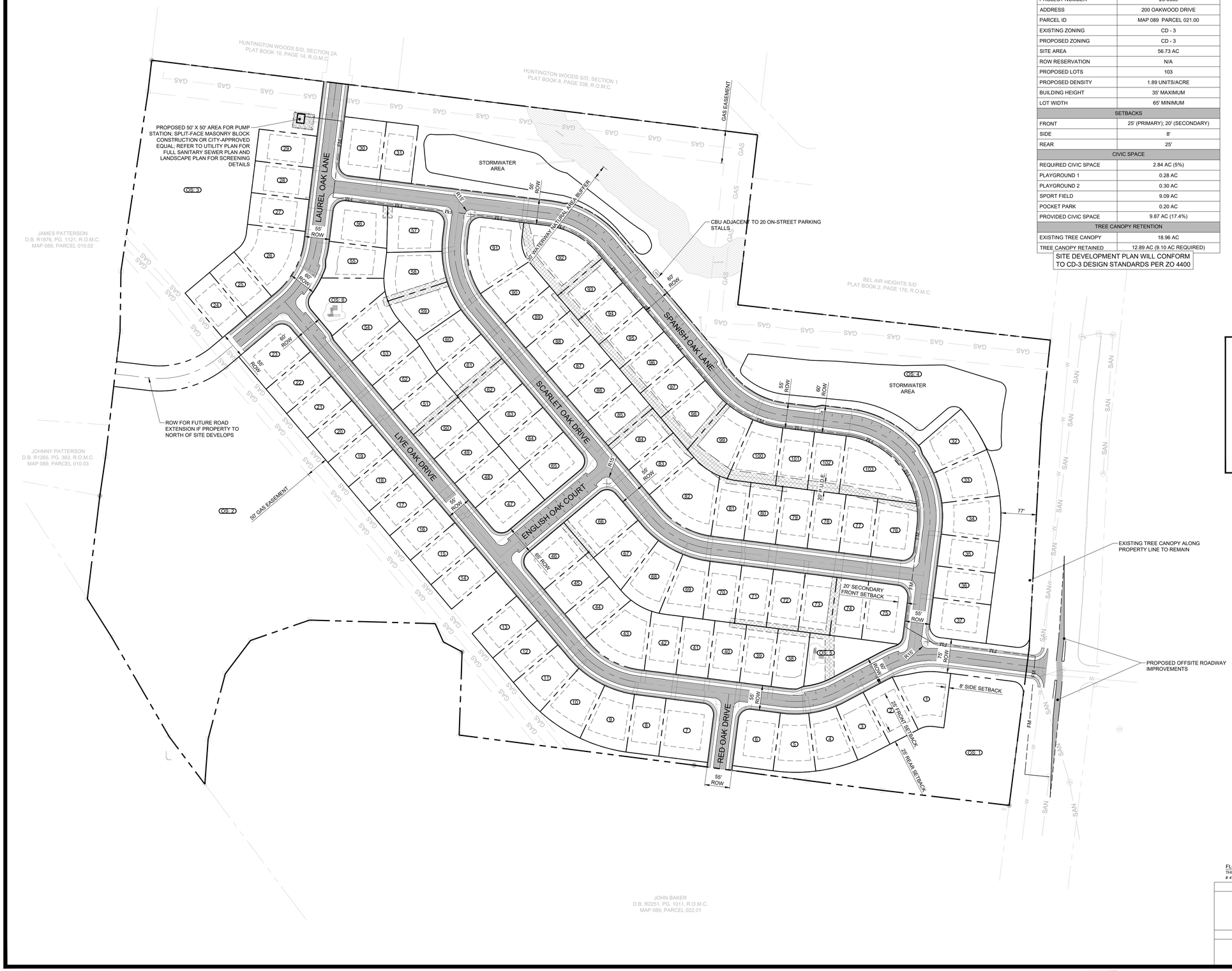
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAD
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-1.0



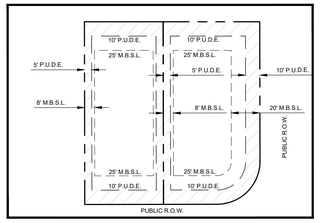
SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.84 AC (5%)
PLAYGROUND 1	0.28 AC
PLAYGROUND 2	0.30 AC
SPORT FIELD	9.09 AC
POCKET PARK	0.20 AC
PROVIDED CIVIC SPACE	9.87 AC (17.4%)
TREE CANOPY RETENTION	
EXISTING TREE CANOPY	18.96 AC
TREE CANOPY RETAINED	12.89 AC (9.10 AC REQUIRED)

SITE DEVELOPMENT PLAN WILL CONFORM TO CD-3 DESIGN STANDARDS PER ZO 4400

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

- PROPOSED LOT LINES
- PROPOSED LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL



TYPICAL LOT (NOT TO SCALE)

FLOOD NOTE
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OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SITE DEVELOPMENT PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.0

T-SQUARE ENGINEERING

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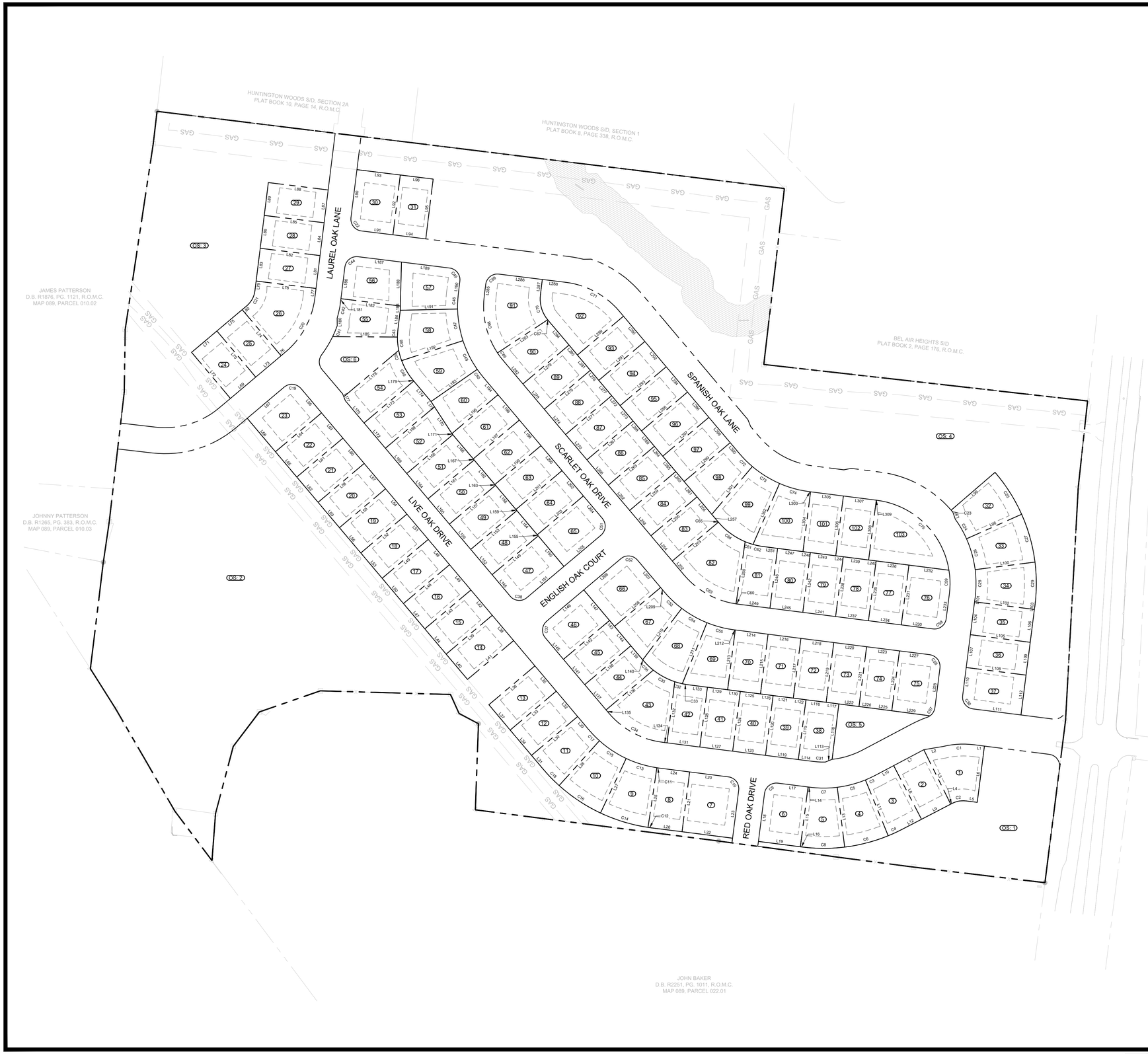

GRAPHIC SCALE
(IN FEET)
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SCALE: 1" = 100'

FLOOD NOTE
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OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
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2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

PARCEL TABLES
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.1

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Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	11263.00	0.26
2	9060.96	0.21
3	9297.01	0.21
4	10007.14	0.23
5	9944.15	0.23
6	11277.12	0.26
7	13608.08	0.31
8	9070.46	0.21
9	11056.23	0.25
10	11056.23	0.25
11	9923.47	0.23
12	8925.00	0.20
13	8925.00	0.20
14	8925.00	0.20
15	8925.00	0.20
16	8925.00	0.20
17	8925.00	0.20
18	8925.00	0.20
19	8925.00	0.20
20	8925.00	0.20
21	8925.00	0.20
22	8925.00	0.20
23	11660.55	0.27
24	8925.00	0.20
25	8925.00	0.20
26	15045.38	0.35
27	8925.00	0.20
28	8925.00	0.20
29	8925.00	0.20
30	11659.42	0.27
31	8925.00	0.20
32	10992.01	0.25
33	11056.23	0.25
34	10765.92	0.25
35	8925.00	0.20
36	8925.00	0.20
37	10703.37	0.25
38	8882.86	0.20
39	8925.00	0.20
40	8925.00	0.20

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
41	8925.00	0.20
42	8952.73	0.21
43	13463.81	0.31
44	8955.85	0.21
45	8925.00	0.20
46	10639.62	0.24
47	10639.62	0.24
48	8925.00	0.20
49	8925.00	0.20
50	8925.00	0.20
51	8925.00	0.20
52	9204.29	0.21
53	9613.89	0.22
54	9994.95	0.23
55	9527.29	0.22
56	11155.42	0.26
57	11326.64	0.26
58	11414.83	0.26
59	11107.08	0.25
60	9207.22	0.21
61	8925.00	0.20
62	9040.14	0.21
63	8809.86	0.20
64	8925.00	0.20
65	11022.12	0.25
66	12720.98	0.29
67	10067.65	0.23
68	11334.62	0.26
69	10354.10	0.24
70	8925.00	0.20
71	8925.00	0.20
72	8925.00	0.20
73	8925.00	0.20
74	8928.99	0.20
75	11271.93	0.26
76	11540.81	0.26
77	8925.00	0.20
78	8925.00	0.20
79	8925.00	0.20
80	8925.00	0.20

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
81	9136.71	0.21
82	15702.09	0.36
83	8925.00	0.20
84	8925.00	0.20
85	8925.00	0.20
86	8925.00	0.20
87	8925.00	0.20
88	8925.00	0.20
89	8925.00	0.20
90	9871.67	0.23
91	15939.52	0.37
92	16428.50	0.38
93	8925.00	0.20
94	8925.00	0.20
95	8925.00	0.20
96	8925.00	0.20
97	8925.00	0.20
98	10239.65	0.24
99	12400.39	0.28
100	11489.28	0.26
101	8925.00	0.20
102	8925.00	0.20
103	16105.52	0.37

Open Space Areas		
PARCEL	SQ. FT.	ACRES
OS: 1	70407.86	1.62
OS: 2	405129.73	9.30
OS: 3	165544.97	3.80
OS: 4	395943.29	9.09
OS: 5	12395.55	0.28
OS: 6	13085.11	0.30

Parcel Line Table		
Line #	Length	Direction
L1	21.86	S7° 15' 09.33"W
L2	41.33	S9° 35' 40.24"E
L3	128.39	N63° 40' 38.29"E
L4	3.46	N27° 23' 56.67"W
L5	23.91	N7° 15' 09.33"E
L6	120.00	N82° 44' 50.67"W
L7	71.94	N27° 49' 10.04"W
L8	127.84	S62° 36' 03.33"W
L9	69.53	S27° 23' 56.67"E
L10	44.36	N27° 49' 10.04"W
L11	127.50	S67° 47' 05.30"W
L12	46.05	S27° 23' 56.67"E
L13	127.50	S82° 57' 44.68"W
L14	4.12	N7° 15' 09.33"E
L15	127.50	N82° 44' 50.67"W
L16	4.12	S7° 15' 09.33"W
L17	64.50	N7° 15' 09.33"E
L18	102.50	N82° 44' 50.67"W
L19	89.50	S7° 15' 09.33"W
L20	82.78	S7° 15' 09.33"W
L21	127.50	N82° 44' 50.67"W
L22	107.78	N7° 15' 09.33"E
L23	102.50	N82° 44' 50.67"W
L24	65.13	S7° 15' 09.33"W
L25	127.50	N81° 35' 08.26"W
L26	65.13	N7° 15' 09.33"E
L27	127.50	N64° 48' 52.39"W
L28	127.50	N48° 02' 36.51"W
L29	36.94	S49° 51' 50.82"W
L30	127.50	N40° 08' 09.18"W
L31	36.94	N49° 51' 50.82"E
L32	70.00	S49° 51' 50.82"W
L33	127.50	N40° 08' 09.18"W
L34	70.00	N49° 51' 50.82"E
L35	70.00	S49° 51' 50.82"W
L36	127.50	S40° 08' 09.18"E
L37	70.00	N49° 51' 50.82"E
L38	70.00	S49° 51' 50.82"W
L39	127.50	N40° 08' 09.18"W
L40	70.00	N49° 51' 50.82"E
L41	127.50	N40° 08' 09.18"W
L42	70.00	S49° 51' 50.82"W
L43	127.50	N40° 08' 09.18"W
L44	70.00	N49° 51' 50.82"E
L45	70.00	S49° 51' 50.82"W

Parcel Line Table		
Line #	Length	Direction
L46	127.50	N40° 08' 09.18"W
L47	70.00	N49° 51' 50.82"E
L48	70.00	S49° 51' 50.82"W
L49	127.50	N40° 08' 09.18"W
L50	70.00	N49° 51' 50.82"E
L51	70.00	S49° 51' 50.82"W
L52	127.50	N40° 08' 09.18"W
L53	70.00	N49° 51' 50.82"E
L54	70.00	S49° 51' 50.82"W
L55	127.50	N40° 08' 09.18"W
L56	70.00	N49° 51' 50.82"E
L57	70.00	S49° 51' 50.82"W
L58	127.50	N40° 08' 09.18"W
L59	70.00	N49° 51' 50.82"E
L60	70.00	S49° 51' 50.82"W
L61	127.50	N40° 08' 09.18"W
L62	70.00	N49° 51' 50.82"E
L63	70.00	S49° 51' 50.82"W
L64	127.50	N40° 08' 09.18"W
L65	70.00	N49° 51' 50.82"E
L66	67.51	S49° 51' 50.82"W
L67	102.50	S40° 08' 24.94"E
L68	92.50	N49° 51' 49.54"E
L69	70.00	S40° 08' 09.18"E
L70	127.50	N49° 51' 50.82"E
L71	70.00	N40° 08' 09.18"W
L72	127.50	S49° 51' 50.82"W
L73	70.00	S40° 08' 09.18"E
L74	127.50	N49° 51' 50.82"E
L75	70.00	N40° 08' 09.18"W
L76	12.58	S40° 08' 09.18"E
L77	20.39	S82° 57' 48.10"E
L78	127.50	N7° 02' 11.90"E
L79	20.39	N82° 57' 48.10"W
L80	12.58	N40° 08' 09.18"W
L81	70.00	S82° 57' 48.10"E
L82	127.50	N7° 02' 11.90"E
L83	70.00	N82° 57' 48.10"W
L84	70.00	S82° 57' 48.10"E
L85	127.50	N7° 02' 11.90"E
L86	70.00	N82° 57' 48.10"W
L87	70.00	S82° 57' 48.10"E
L88	127.50	N7° 02' 11.90"E
L89	70.00	N82° 57' 48.10"W
L90	102.51	N82° 57' 48.10"W

Parcel Line Table		
Line #	Length	Direction
L91	67.50	S7° 01' 39.87"W
L92	127.50	S82° 58' 20.13"E
L93	92.48	N7° 02' 11.90"E
L94	70.00	S7° 01' 39.87"W
L95	127.50	S82° 58' 20.13"E
L96	70.00	N7° 01' 39.87"E
L97	15.97	N70° 40' 48.19"E
L98	127.50	S23° 59' 38.92"E
L99	122.50	S40° 45' 54.80"E
L100	127.50	S7° 13' 23.04"E
L101	9.59	S82° 44' 50.67"E
L102	127.50	S7° 15' 09.33"W
L103	9.59	N82° 44' 50.67"W
L104	70.00	S82° 44' 50.67"E
L105	127.50	S7° 15' 09.33"W
L106	70.00	N82° 44' 50.67"W
L107	70.00	S82° 44' 50.67"E
L108	127.50	N7° 15' 09.33"E
L109	70.00	N82° 44' 50.67"W
L110	60.00	N82° 44' 50.67"W
L111	102.50	S7° 15' 09.33"W
L112	85.00	S82° 44' 50.67"E
L113	15.58	S22° 06' 37.12"E
L114	31.69	S7° 15' 09.33"W
L115	127.50	S82° 44' 50.67"E
L116	43.01	N7° 15' 09.33"E
L117	26.99	N7° 15' 09.33"E
L118	118.02	S83° 06' 12.61"E
L119	70.00	S7° 15' 09.33"W
L120	127.50	S82° 44' 50.67"E
L121	43.01	N7° 15' 09.33"E
L122	26.99	N7° 15' 09.33"E
L123	70.00	S7° 15' 09.33"W
L124	127.50	S82° 44' 50.67"E
L125	43.01	N7° 15' 09.33"E
L126	26.99	N7° 15' 09.33"E
L127	70.00	S7° 15' 09.33"W
L128	127.50	N82° 44' 50.67"W
L129	43.01	N7° 15' 09.33"E
L130	26.99	N7° 15' 09.33"E
L131	70.00	N7° 15' 09.33"E
L132	130.36	N82° 44' 50.67"W
L133	40.83	S7° 15' 09.33"W
L134	9.83	N7° 15' 09.33"E
L135	8.78	N49° 51' 50.82"E

Parcel Line Table		
Line #	Length	Direction
L136	130.58	S40° 08' 09.18"E
L137	70.00	N49° 51' 50.82"E
L138	127.50	S40° 08' 09.18"E
L139	38.84	S49° 51' 50.82"W
L140	0.94	S49° 51' 50.82"W
L141	70.00	S49° 51' 50.82"W
L142	127.50	S40° 08' 09.18"E
L143	16.32	N49° 51' 50.82"E
L144	53.68	N49° 51' 50.82"E
L145	59.50	S49° 51' 50.82"W
L146	102.50	N40° 08' 09.18"W
L147	84.50	N49° 51' 50.82"E
L148	59.50	S49° 51' 50.82"W
L149	127.50	N40° 08' 09.18"W
L150	84.50	N49° 51' 50.82"E
L151	102.50	S40° 08' 09.18"E
L152	70.00	N49° 51' 50.82"E
L153	127.50	S40° 08' 09.18"E
L154	67.00	S49° 51' 50.82"W
L155	3.00	S49° 51' 50.82"W
L156	70.00	S49° 51' 50.82"W
L157	127.50	S40° 08' 09.18"E
L158	67.00	N49° 51' 50.82"E
L159	3.00	N49° 51' 50.82"E
L160	70.00	S49° 51' 50.82"W
L161	127.50	S40° 08' 09.18"E
L162	67.90	N49° 51' 50.82"E
L163	2.10	N49° 51' 50.82"E
L164	70.00	S49° 51' 50.82"W
L165	127.50	S40° 08' 09.18"E
L166	67.00	N49° 51' 50.82"E
L167	3.00	N49° 51' 50.82"E
L168	70.00	S49° 51' 50.82"W
L169	135.84	N40° 08' 09.18"W
L170	67.52	N56° 57' 25.30"E
L171	3.00	N49° 51' 50.82"E
L172	70.00	S49° 51' 50.82"W
L173	137.50	N40° 08' 09.18"W
L174	56.63	N49° 51' 50.82"E
L175	13.47	N56° 57' 25.30"E
L176	61.28	S49° 51' 50.82"W
L177	9.19	S68° 17' 56.63"W
L178	152.02	N40° 08' 09.18"W
L179	2.36	N49° 51' 50.82"E
L180	15.97	S89° 41' 03.23"W

Parcel Line Table		
Line #	Length	Direction
L181	5.40	N82° 57' 48.10"W
L182	126.62	N7° 02' 12.09"E
L183	9.08	S88° 35' 40.98"E
L184	40.67	S82° 56' 53.33"E
L185	136.99	S0° 22' 48.55"W
L186	67.49	S82° 57' 48.10"E
L187	92.50	S7° 01' 38.02"W
L188	92.95	S88° 35' 40.98"E
L189	102.50	S7° 01' 38.02"W
L190	25.54	N82° 57' 48.10"W
L191	121.19	N1° 15' 23.61"W
L192	136.44	S18° 01' 39.49"E
L193	119.02	S34° 47' 55.36"E
L194	47.67	N49° 51' 50.82"E
L195	127.50	S40° 08' 09.18"E
L196	70.00	N49° 51' 50.82"E
L197	127.50	N40° 08' 09.18"W
L198	70.90	N49° 51' 50.82"E
L199	127.50	N40° 08' 09.18"W
L200	69.10	N49° 51' 50.82"E
L201	127.50	N40° 08' 09.18"W
L202	70.00	N49° 51' 50.82"E
L203	127.50	N40° 08' 09.18"W
L204	62.50	N49° 51' 50.82"E
L205	102.50	S40° 08' 09.18"E
L206	102.50	S40° 08' 09.18"E
L207	75.82	S49° 51' 50.82"W
L208	127.50	N40° 08' 09.18"W
L209	11.56	N49° 51' 50.82"E
L210	136.49	S52° 48' 37.92"E
L211	139.22	S67° 59' 22.62"E
L212	1.95	N7° 15' 09.33"E
L213	127.50	S82° 44' 50.67"E
L214	70.00	N7° 15' 09.33"E
L215	127.50	S82° 44' 50.67"E
L216	70.00	N7° 15' 09.33"E
L217	127.50	S82° 44' 50.67"E
L218	70.00	N7° 15' 09.33"E
L219	127.50	S82° 44' 50.67"E
L220	70.00	N7° 15' 09.33"E
L221	127.50	S82° 44' 50.67"E
L222	43.01	S7° 15' 09.33"W
L223	70.00	N7° 15' 09.33"E
L224	127.71	S82° 44' 50.67"E
L225	38.00	S7° 34' 08.45"W

Parcel Line Table		
Line #	Length	Direction
L226	32.00	S7° 15' 09.33"W
L227	64.50	N7° 15' 09.33"E
L228	84.75	S82° 44' 50.67"E
L229	81.41	S7° 34' 08.45"W
L230	67.50	N7° 15' 09.33"E
L231	127.50	N82° 44' 50.67"W
L232	85.31	S7° 15' 09.33"W
L233	52.50	N82° 44' 50.67"W
L234	70.00	N7° 15' 09.33"E
L235	127.50	S82° 44' 50.67"E
L236	70.00	S7° 15' 09.33"W
L237	70.00	N7° 15' 09.33"E
L238	127.50	S82° 44' 50.67"E
L239	54.08	S7° 15' 09.33"W
L240	15.92	S7° 15' 09.33"W
L241	70.00	N7° 15' 09.33"E
L242	127.50	S82° 44' 50.67"E
L243	54.08	S7° 15' 09.33"W
L244	15.92	S7° 15' 09.33"W
L245	70.00	N7° 15' 09.33"E
L246	127.50	S82° 44' 50.67"E
L247	54.08	S7° 15' 09.33"W
L248	15.92	S7° 15' 09.33"W
L249	68.95	S7° 15' 09.33"W
L250	132.88	N81° 39' 45.78"W
L251	29.95	N7° 15' 09.33"E
L252	38.42	S49° 51' 50.82"W
L253	127.50	N40° 08' 09.18"W
L254	70.00	S49° 51' 50.82"W
L255	127.50	N40° 08' 09.18"W
L256	48.27	N49° 51' 50.82"E
L257	21.15	N49° 51' 50.82"E
L258	70.00	N49° 51' 50.82"E
L259	127.50	S40° 08' 09.18"E
L260	27.54	S49° 51' 50.82"W
L261	42.46	S49° 51' 50.82"W
L262	70.00	N49° 51' 50.82"E
L263	127.50	S40° 08' 09.18"E
L264	27.54	S49° 51' 50.82"W
L265	42.46	S49° 51' 50.82"W
L266	70.00	N49° 51' 50.82"E
L267	127.50	S40° 08' 09.18"E
L268	27.54	S49° 51' 50.82"W
L269	42.46	S49° 51' 50.82"W
L270	70.00	N49° 51' 50.82"E

Parcel Line Table		
Line #	Length	Direction
L271	127.50	S40° 08' 09.18"E
L272	27.54	S49° 51' 50.82"W
L273	42.46	S49° 51' 50.82"W
L274	70.00	N49° 51' 50.82"E
L275	127.50	S40° 08' 09.18"E
L276	27.54	S49° 51' 50.82"W
L277	42.46	S49° 51' 50.82"W
L278	70.00	N49° 51' 50.82"E
L279	127.50	S40° 08' 09.18"E
L280	27.54	S49° 51' 50.82"W
L281	42.46	S49° 51' 50.82"W
L282	64.13	S49° 51' 50.82"W
L283	127.16	N33° 26' 04.79"W
L284	69.03	N49° 51' 50.82"E
L285	25.55	N82° 57' 48.10"W
L286	92.50	N7° 01' 39.87"E
L287	32.57	S82° 58' 20.13"E
L288	49.81	S7° 01' 39.87"W
L289	127.50	N40° 08' 09.18"W
L290	70.00	N49° 51' 50.82"E
L291	127.50	S40° 08' 09.18"E
L292	70.00	N49° 51' 50.82"E
L293	127.50	S40° 08' 09.18"E
L294	70.00	N49° 51' 50.82"E
L295	127.50	S40° 08' 09.18"E
L296	70.00	N49° 51' 50.82"E
L297	127.50	S40° 08' 09.18"E
L298	70.00	N49° 51' 50.82"E
L299	127.50	S40° 08' 09.18"E
L300	29.98	N49° 51' 50.82"E
L301	132.59	S49° 42' 52.37"E
L302	140.72	S66° 29' 08.24"E
L303	2.13	N7° 15' 09.33"E
L304	127.50	S82° 44' 50.67"E
L305	70.00	N7° 15' 09.33"E
L306	127.50	S82° 44' 50.67"E
L307	70.00	N7° 15' 09.33"E
L308	127.50	S82° 44' 50.67"E
L309	0.92	N7° 15' 09.33"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.21	182.37	20.80	S3° 08' 54"E	65.85
C2	30.24	50.00	34.65	N10° 04' 24"W	29.78
C3	22.73	232.50	5.60	N25° 01' 06"W	22.72
C4	32.57	360.00	5.18	S24° 48' 26"E	32.56
C5	61.60	232.50	15.18	N14° 37' 39"W	61.42
C6	95.37	360.00	15.18	S14° 37' 32"E	95.09
C7	57.98	232.50	14.29	N0° 06' 22"E	57.83
C8	89.78	360.00	14.29	S0° 06' 29"W	89.54
C9	39.27	25.00	90.00	N37° 44' 51"W	35.36
C10	39.27	25.00	90.00	S52° 15' 09"W	35.36
C11	4.71	232.50	1.16	S7° 50' 01"W	4.71
C12	7.30	360.00	1.16	N7° 50' 01"E	7.30
C13	68.06	232.50	16.77	S16° 48' 00"W	67.81
C14	105.38	360.00	16.77	N16° 48' 00"E	105.00
C15	68.06	232.50	16.77	S33° 34' 16"W	67.81
C16	105.38	360.00	16.77	N33° 34' 16"E	105.00
C17	32.09	232.50	7.91	S45° 54' 37"W	32.06
C18	49.68	360.00	7.91	N45° 54' 37"E	49.65
C19	39.27	25.00	90.00	S4° 51' 43"W	35.36
C20	132.68	177.50	42.83	S61° 32' 59"E	129.61
C21	37.37	50.00	42.83	N61° 32' 59"W	36.51
C22	39.27	25.00	90.01	S52° 01' 56"W	35.36
C23	5.64	237.50	1.36	N49° 54' 56"E	5.64
C24	47.52	232.50	11.71	N60° 09' 02"E	47.44
C25	105.38	360.00	16.77	S57° 37' 13"W	105.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	68.06	232.50	16.77	N74° 23' 29"E	67.81
C27	105.38	360.00	16.77	S74° 23' 29"W	105.00
C28	58.74	232.50	14.48	S89° 59' 07"E	58.58
C29	90.95	360.00	14.48	N89° 59' 07"W	90.71
C30	39.27	25.00	90.00	S52° 15' 09"W	35.36
C31	25.55	177.50	8.25	S3° 07' 42"W	25.53
C32	16.55	150.00	6.32	S15° 18' 15"W	16.54
C33	12.80	150.00	4.89	S9° 41' 53"W	12.80
C34	132.01	177.50	42.61	N28° 33' 30"E	128.99
C35	51.78	150.00	19.78	S28° 21' 12"W	51.52
C36	30.43	150.00	11.62	S44° 03' 11"W	30.38
C37	39.27	25.00	90.00	N85° 08' 09"W	35.36
C38	39.27	25.00	90.00	S4° 51' 51"W	35.36
C39	22.49	140.00	9.20	N74° 09' 18"E	22.47
C40	48.11	140.00	19.69	N59° 42' 30"E	47.87
C41	25.01	237.50	6.03	N67° 12' 57"W	24.99
C42	36.65	232.50	9.03	N78° 26' 50"W	36.61
C43	16.26	140.00	6.66	S86° 17' 30"E	16.26
C44	39.27	25.00	89.99	S37° 58' 05"E	35.35
C45	39.27	25.00	90.01	S52° 01' 55"W	35.36
C46	33.65	232.50	8.29	N87° 06' 36"W	33.62
C47	68.06	232.50	16.77	N80° 21' 28"E	67.81
C48	28.40	140.00	11.62	S84° 34' 07"W	28.35
C49	68.06	232.50	16.77	N63° 35' 13"E	67.81
C50	21.66	232.50	5.34	N52° 31' 58"E	21.65

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C51	39.27	25.00	90.00	S85° 08' 09"E	35.36
C52	39.27	25.00	90.00	S4° 51' 51"W	35.36
C53	51.43	232.50	12.67	N43° 31' 36"E	51.33
C54	61.60	232.50	15.18	N29° 36' 00"E	61.42
C55	59.89	232.50	14.76	N14° 37' 53"E	59.72
C56	39.27	25.00	90.00	N52° 15' 09"E	35.36
C57	20.70	25.00	47.43	S59° 01' 48"E	20.11
C58	39.27	25.00	90.00	N37° 44' 51"W	35.36
C59	50.69	177.50	16.36	S89° 04' 19"W	50.51
C60	3.36	177.50	1.08	S7° 47' 42"W	3.36
C61	17.63	150.00	6.73	N19° 17' 23"E	17.62
C62	22.70	150.00	8.67	N11° 35' 15"E	22.68
C63	128.65	177.50	41.53	S29° 06' 03"W	125.85
C64	70.65	150.00	26.99	N36° 09' 02"E	70.00
C65	0.58	150.00	0.22	N49° 45' 14"E	0.58
C66	20.76	177.50	6.70	S53° 12' 53"W	20.75
C67	0.97	70.00	0.79	N50° 15' 41"E	0.97
C68	125.38	177.50	40.47	S76° 48' 04"W	122.79
C69	39.27	25.00	89.99	N37° 58' 04"W	35.35
C70	56.66	70.00	46.38	N73° 50' 52"E	55.13
C71	132.71	177.50	42.84	S28° 26' 45"W	129.64
C72	38.87	232.50	9.58	N45° 04' 29"E	38.82
C73	68.06	232.50	16.77	N31° 54' 00"E	67.81
C74	65.99	232.50	16.26	N15° 23' 01"E	65.77
C75	228.13	177.50	73.64	N44° 04' 19"E	212.75

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD

MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT

T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

PARCEL TABLES

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD III
REGISTERED ENGINEER
AGRICULTURE
No. 115485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.2

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 1 - Site Plan Prelim Plat.dwg, 11/18/2024 4:03:49 PM

SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.84 AC (5%)
PLAYGROUND 1	0.28 AC
PLAYGROUND 2	0.30 AC
SPORT FIELD	9.09 AC
POCKET PARK	0.20 AC
PROVIDED CIVIC SPACE	9.87 AC (17.4%)
TREE CANOPY RETENTION	
EXISTING TREE CANOPY	18.96 AC
TREE CANOPY RETAINED	12.89 AC (9.10 AC REQUIRED)

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

- PROPOSED LOT LINES
- PROPOSED LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL

TREE XXX — 24" DBH TREE LABEL (NOT HERITAGE)

TREE XXX — 24" DBH TREE LABEL (HERITAGE AND USED IN REPLACEMENT CALCS IF REMOVED)

SPECIMEN TREE REPLACEMENT NOTE:
- NUMBER OF HERITAGE TREES TO BE REMOVED: 12
- TOTAL HERITAGE INCHES BEING REMOVED: 419 CALIPER INCHES - 838 CALIPER INCHES OF REPLACEMENT
- TOTAL REPLACEMENT TREES AT 2.5 CALIPER INCHES = 336 TREES
- ALL TREES TO BE PLANTED IN FRONT YARD AREAS WILL BE FIELD LOCATED TO ENSURE BEST PLANTING PRACTICE.
- ALL TREES TO BE PLANTED IN OPEN SPACE WILL BE FIELD LOCATED TO ENSURE BEST PLANTING PRACTICE.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

RESOURCE PROTECTION PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

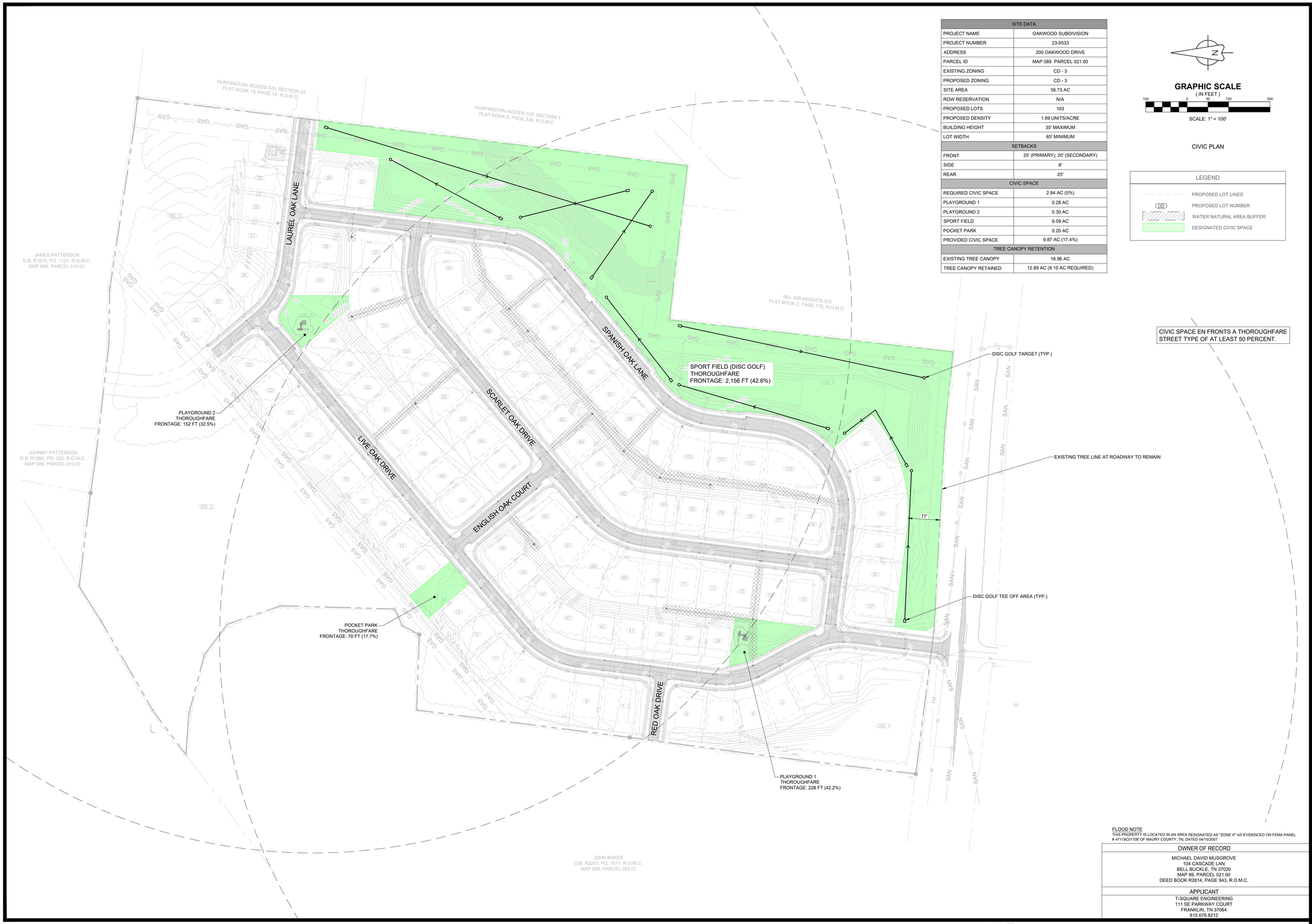
OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
No. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.3

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 2 - Resource Protection.dwg, 11/18/2024 3:56:48 PM



SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.84 AC (5%)
PLAYGROUND 1	0.28 AC
PLAYGROUND 2	0.30 AC
SPORT FIELD	9.09 AC
POCKET PARK	0.20 AC
PROVIDED CIVIC SPACE	9.87 AC (17.4%)
TREE CANOPY RETENTION	
EXISTING TREE CANOPY	18.96 AC
TREE CANOPY RETAINED	12.89 AC (9.10 AC REQUIRED)

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

CIVIC PLAN

LEGEND

- PROPOSED LOT LINES
- (00) PROPOSED LOT NUMBER
- WATER NATURAL AREA BUFFER
- DESIGNATED CIVIC SPACE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

CIVIC SPACE PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
No. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.4

T-SQUARE ENGINEERING

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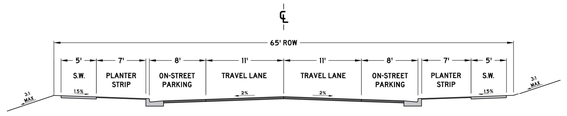
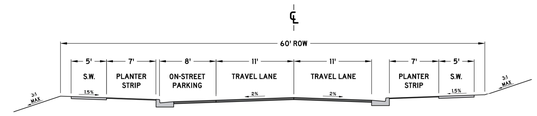


NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

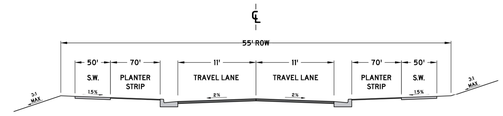
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES (NTS)	DATE 7/1/2024 DS-10



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

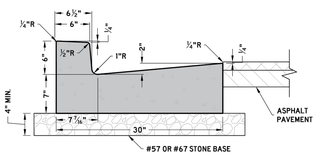
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD STREET PARALLEL PARKING ONE SIDE (NTS)	DATE 7/1/2024 DS-11



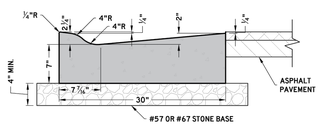
NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD NO PARALLEL PARKING (NTS)	DATE 7/1/2024 DS-12



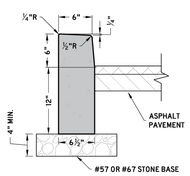
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

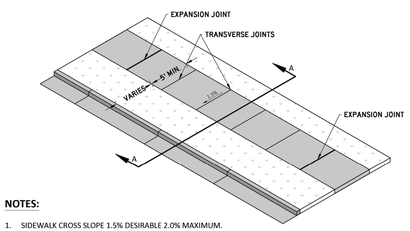
NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 100 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 6.1. A MAXIMUM SPACING OF 10 FEET
   - 6.2. A MINIMUM SPACING OF 6 FEET
   - 6.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



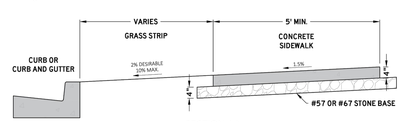
VERTICAL POST CURB

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CURB AND GUTTER AND POST CURB (NTS)	DATE 6/9/2022 SD-01



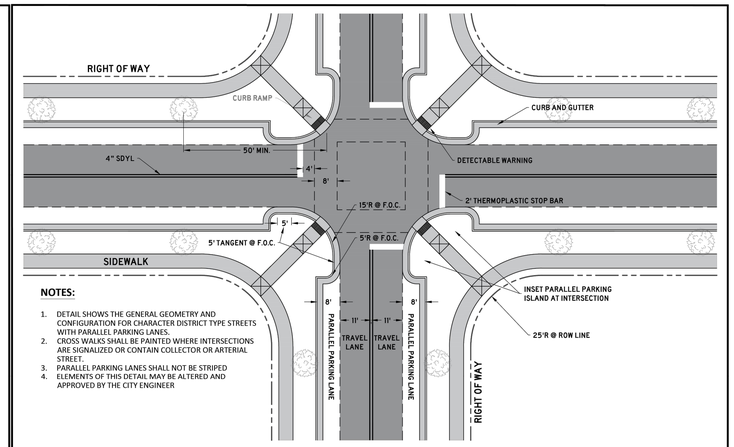
NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 25 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. PROVIDE TRANSVERSE JOINTS AS NEARLY AS SQUARE AS PRACTICABLE. ON SIDEWALKS GREATER THAN 8 FEET IN WIDTH, PROVIDE A LONGITUDINAL JOINT ALONG THE CENTERLINE OF THE SIDEWALK.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



SECTION AA

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CONCRETE SIDEWALK (NTS)	DATE 6/9/2022 SD-10



NOTES:

1. DETAIL SHOWS THE GENERAL GEOMETRY AND CONFIGURATION FOR CHARACTER DISTRICT TYPE STREETS WITH PARALLEL PARKING LANES.
2. CROSS WALKS SHALL BE PAINTED WHERE INTERSECTIONS ARE SIGNALIZED OR CONTAIN COLLECTOR OR ARTERIAL STREET.
3. PARALLEL PARKING LANES SHALL NOT BE STRIPED
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	INTERSECTION CONFIGURATION AND GEOMETRY (NTS)	DATE 6/9/2022 SD-07

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS		
NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SITE DETAILS
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 115488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.5

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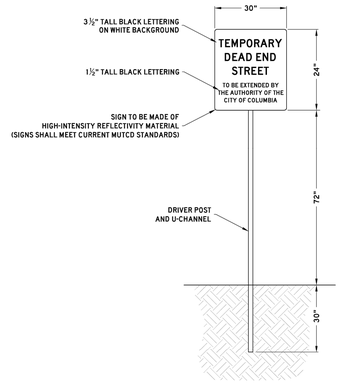
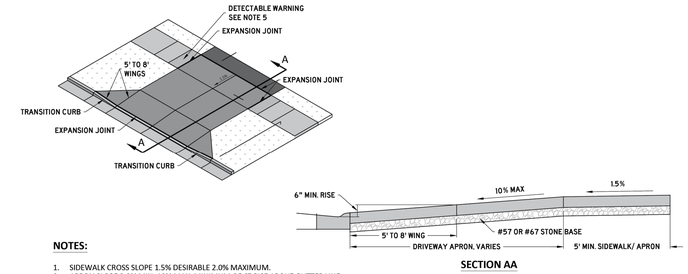


CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	STREET CONTINUATION SIGNAGE (NTS)	DATE 6/9/2022 SD-19



SECTION AA

NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   4.1. 6" MIN. THICKNESS RESIDENTIAL.
   4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, AND MIXED-USE.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   5.1. 1/2 INCH THICK.
   5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNINGS WHERE DRIVEWAY IS STOP CONTROLLED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	DRIVEWAY APRON (NTS)	DATE 6/9/2022 SD-12

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD

MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT

T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SITE DETAILS
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
No. 116455
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.6

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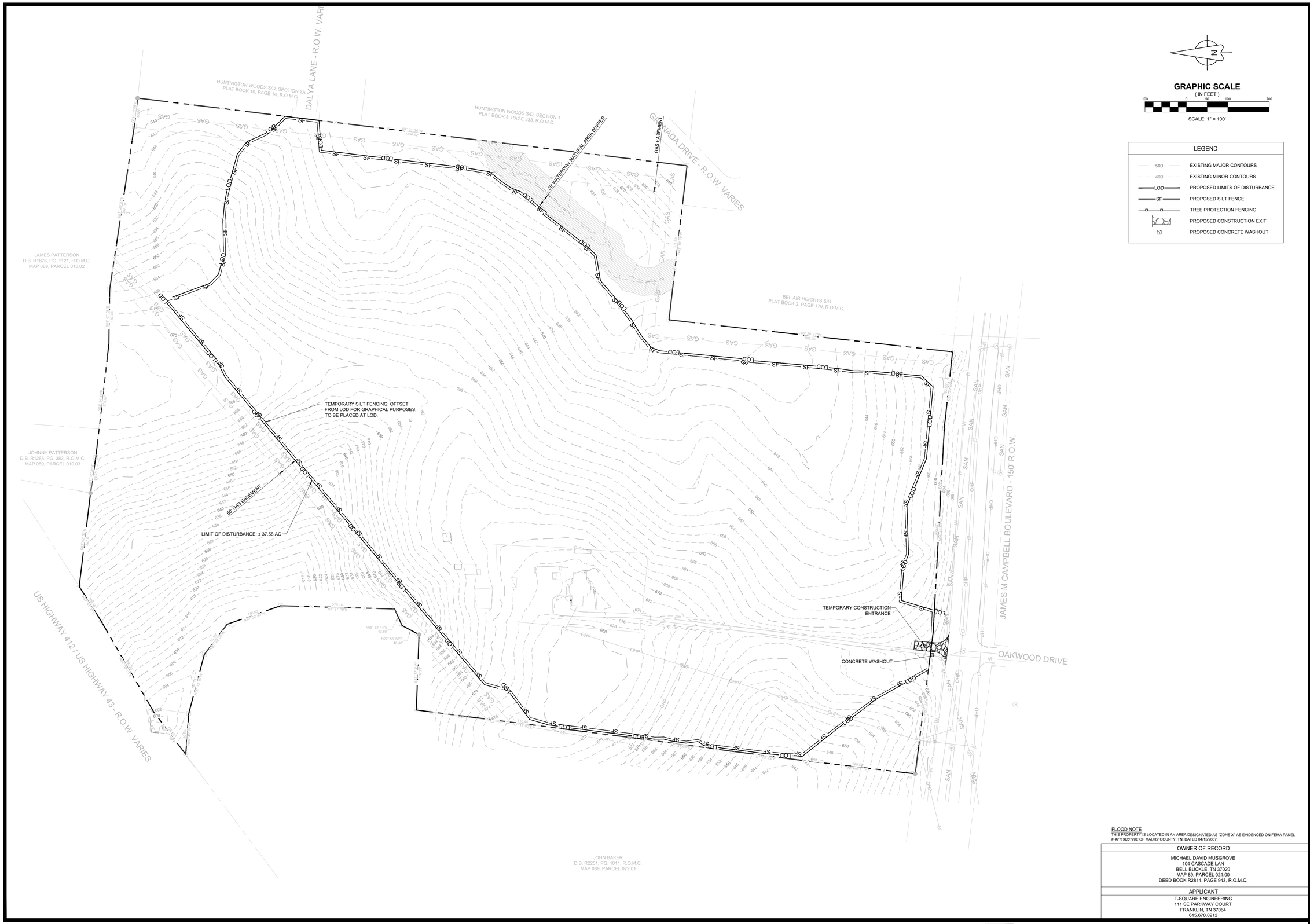

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
LOD	PROPOSED LIMITS OF DISTURBANCE
SF	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	PROPOSED CONSTRUCTION EXIT
	PROPOSED CONCRETE WASHOUT

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

INITIAL EROSION CONTROL PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAD
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-3.0

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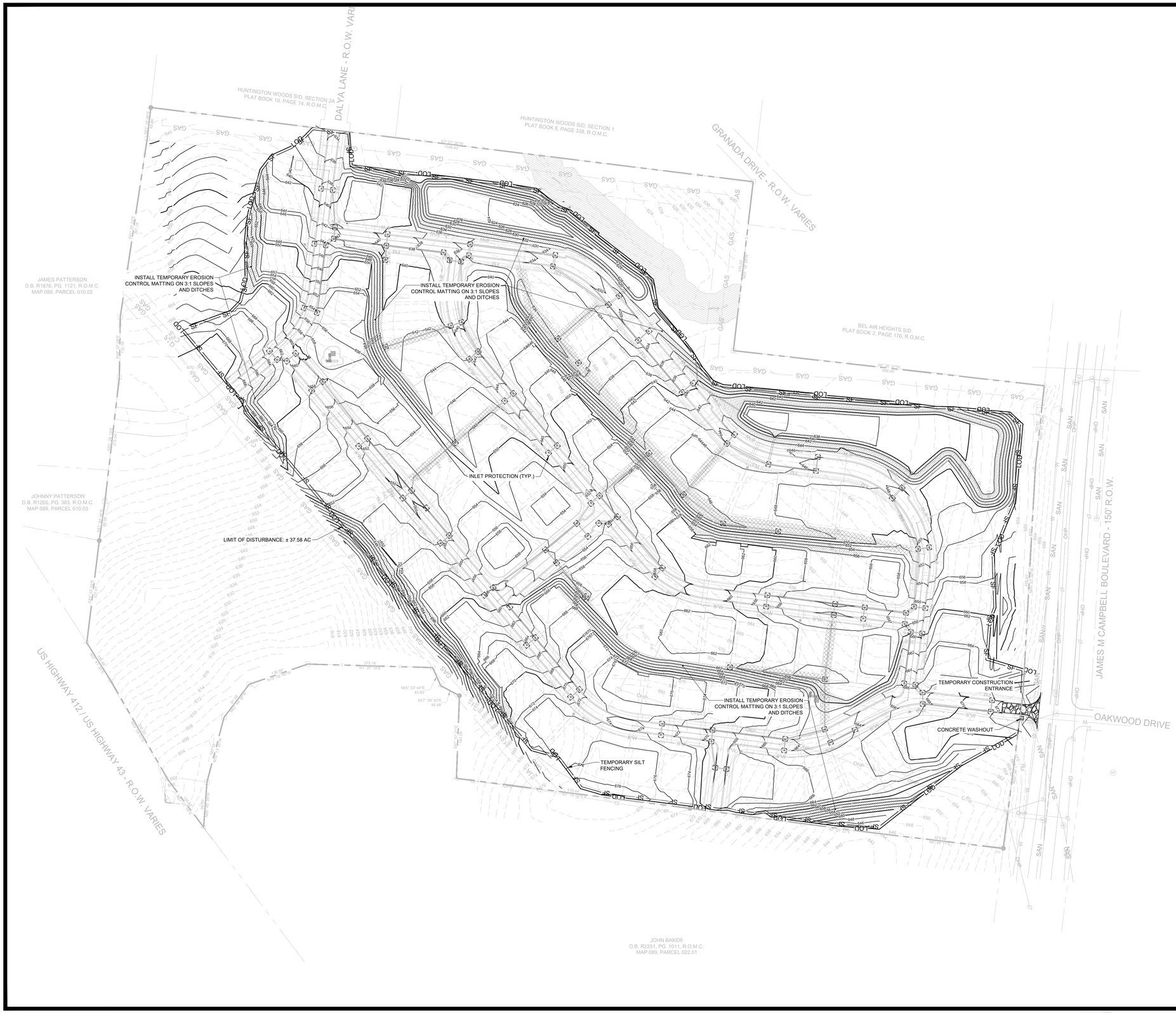

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
LOD	PROPOSED LIMITS OF DISTURBANCE
SF	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	PROPOSED CONSTRUCTION EXIT
	PROPOSED CONCRETE WASHOUT
	PROPOSED INLET PROTECTION

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

REVISIONS		
NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

TEMPORARY EROSION CONTROL PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-3.1

T-SQUARE ENGINEERING

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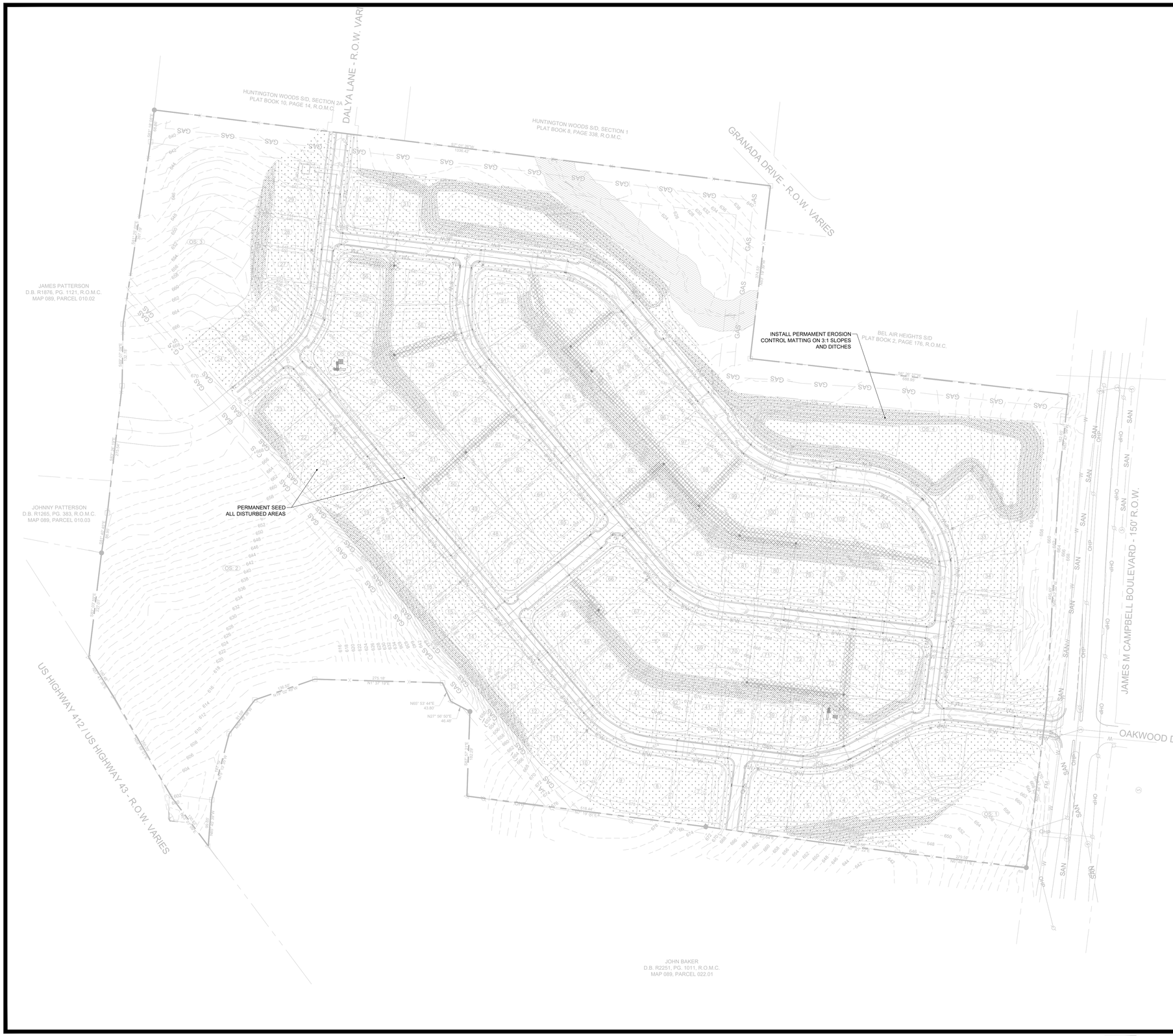

GRAPHIC SCALE
(IN FEET)
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SCALE: 1" = 100'

LEGEND

500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
499	PROPOSED MINOR CONTOURS
	PROPOSED PERMANENT SEEDING
	PROPOSED EROSION CONTROL MAT

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

PERMANENT EROSION CONTROL PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 115488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-3.2

T-SQUARE ENGINEERING

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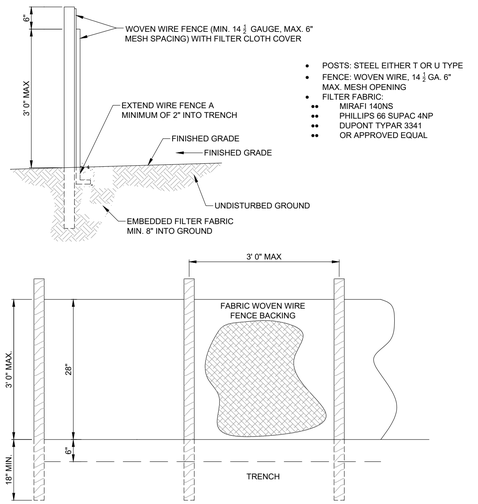
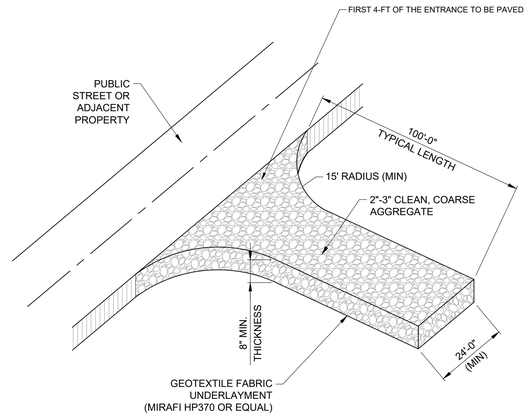


- POSTS: STEEL EITHER T OR U TYPE
- FENCE: WOVEN WIRE, 14 ½ GA. 6" MAX. MESH OPENING
- FILTER FABRIC:
  - MIRAFI 140NS
  - PHILLIPS 66 SUPAC 4NP
  - DUPONT TYPAR 3341
  - OR APPROVED EQUAL

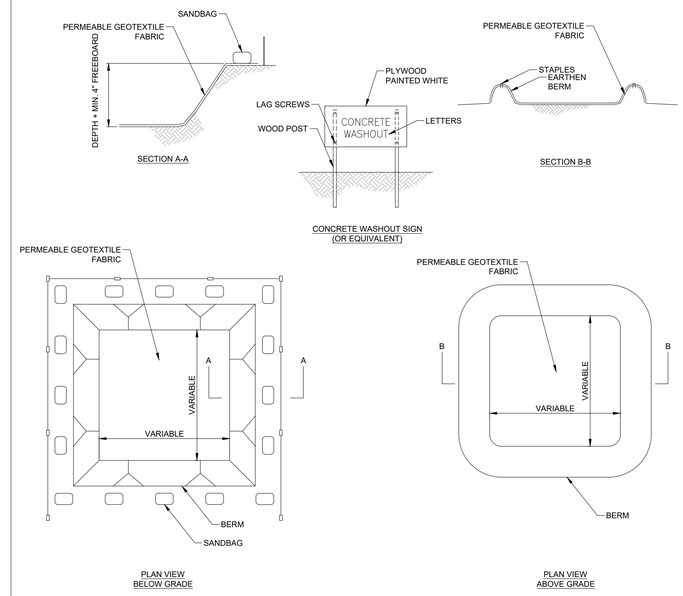
1. WOVEN WIRE CE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. 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



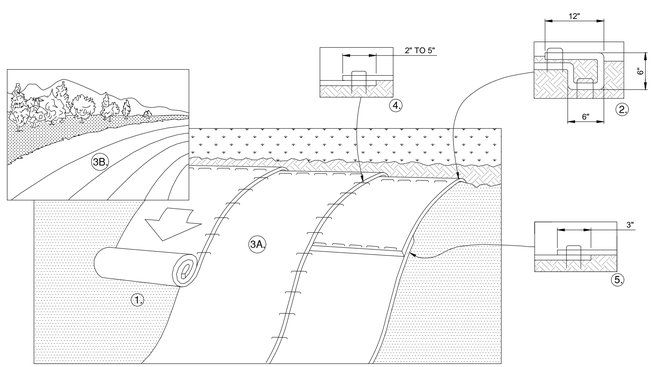
ISOMETRIC VIEW

CONSTRUCTION ENTRANCE
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



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

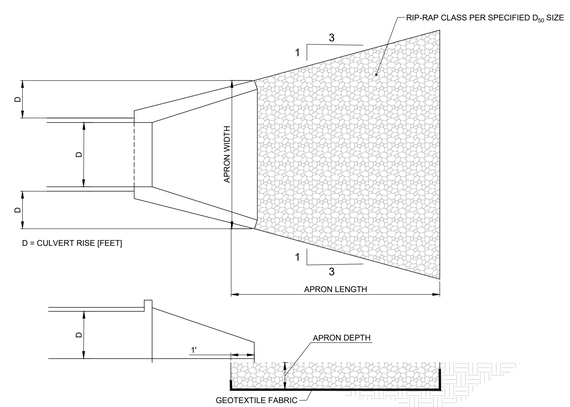
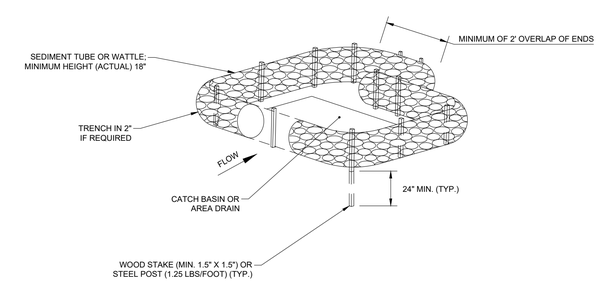


Table 10.1. Example Riprap Classes and Apron Dimensions

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.

OUTLET PROTECTION
DESIGNED TO THE 100-YR STORM PER HEC-11 STANDARDS
N.T.S



INLET PROTECTION
N.T.S.

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DRAWN BY: T-SQUARE
REVIEWER: LTS

EROSION CONTROL DETAILS

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-3.3

T-SQUARE ENGINEERING

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GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
499	PROPOSED MINOR CONTOURS
688.30	PROPOSED SPOT ELEVATION
1.0%	PROPOSED SLOPE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0175E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

REVISIONS

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REVIEWER: LTS

GRADING PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-5.0

T-SQUARE ENGINEERING

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GRAPHIC SCALE

(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

LEGEND

500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
499	PROPOSED MINOR CONTOURS
	PROPOSED STORM INLET
	PROPOSED HEADWALL
	PROPOSED AREA DRAIN
	PROPOSED STORM PIPE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

REVISIONS

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DRAWN BY: T-SQUARE
REVIEWER: LTS

DRAINAGE PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
No. 116455
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-5.1

T-SQUARE ENGINEERING

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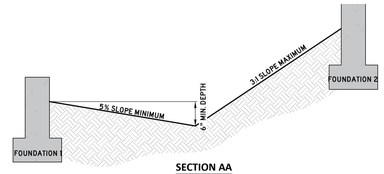
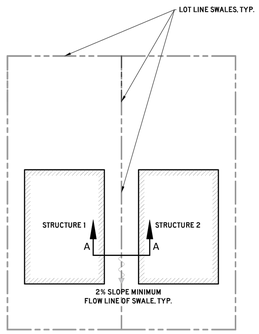


SECTION AA



PLAN

NOTES:

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE. ALL AREAS WITHIN A LOT SHALL BE GRADED TO DRAIN TO AN APPROVED STORMWATER CONVEYANCE.
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS.
   - 2.1. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 6 INCHES OF FALL WITHIN THE FIRST 10 FEET OF THE STRUCTURE ALONG THE DIRECTION OF FLOW.
   - 2.2. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 1V:20H OF FALL PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL WITHIN THE FIRST 5 FEET.
   - 2.3. IMPERVIOUS SURFACES SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE STRUCTURE.
3. SWALES SHALL BE LOCATED ALONG LOT LINES TO REDUCE LOT TO LOT DRAINAGE, AND DIRECT STORMWATER RUNOFF TOWARDS APPROVED STORMWATER CONVEYANCES.
4. SWALES SHALL HAVE A MINIMUM SLOPE OF 2%.
5. FOUNDATIONS SHALL BE AT MINIMUM 12 INCHES ABOVE ANY THE RIM ELEVATION OR HIGHEST FLOW LINE OF ANY PUBLIC STORMWATER INFRASTRUCTURE THAT SURFACE DRAINAGE FROM THE LOT IS DIRECTED TO.
6. NON-PUBLIC STORMWATER INFRASTRUCTURE SHALL NOT SUCH AS YARD DRAINS SHALL NOT ALLEVIATE THE REQUIREMENTS OF NOTES 2 AND 3.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	RESIDENTIAL LOT GRADING AND DRAINAGE (NTS)	DATE 6/9/2022 DD-04

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

GRADING & DRAINAGE DETAILS
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. LOYD
REGISTERED ENGINEER
AGRICULTURE
No. 116455
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-5.2

T-SQUARE ENGINEERING

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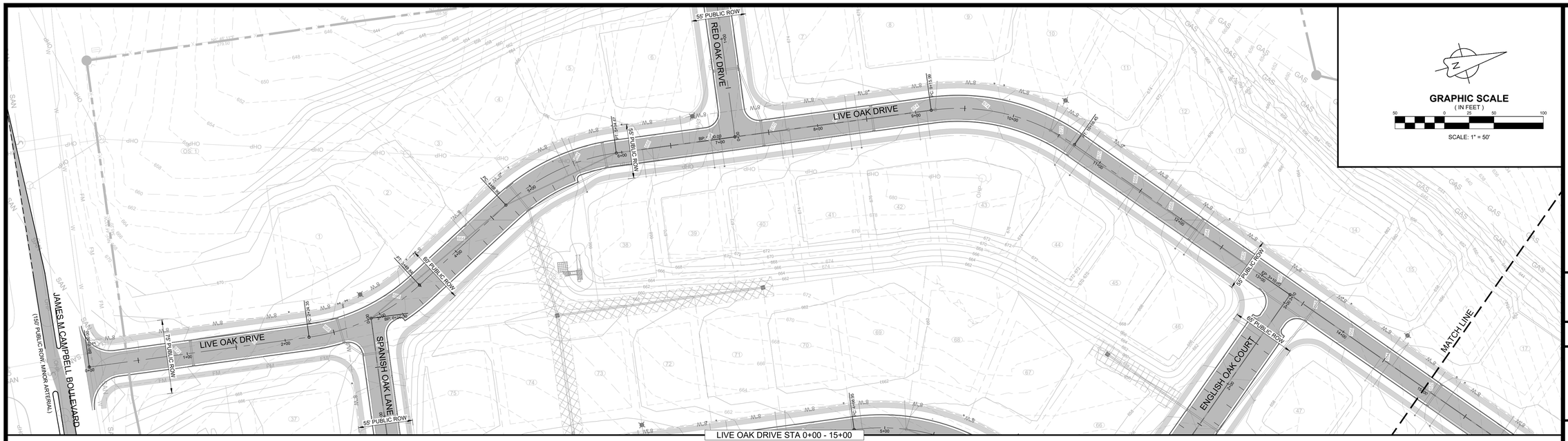

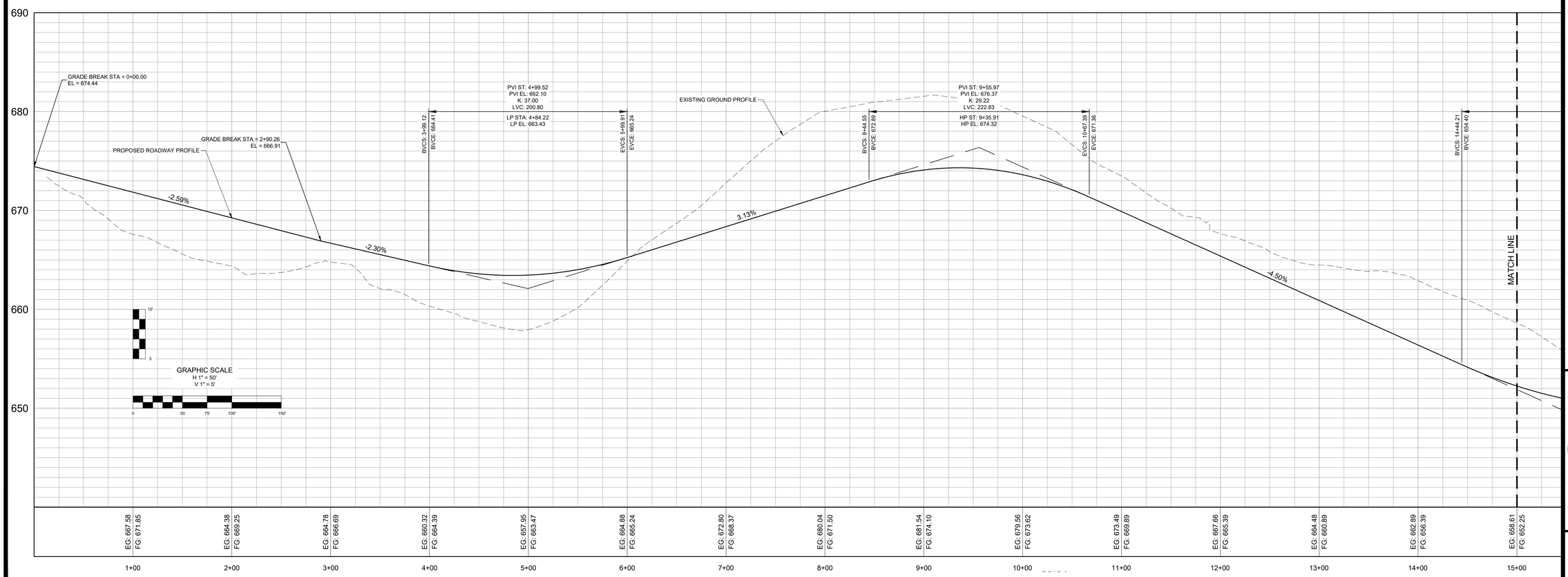

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REVIEWER: LTS

LIVE OAK DRIVE
PLAN AND PROFILE
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.0

T-SQUARE ENGINEERING

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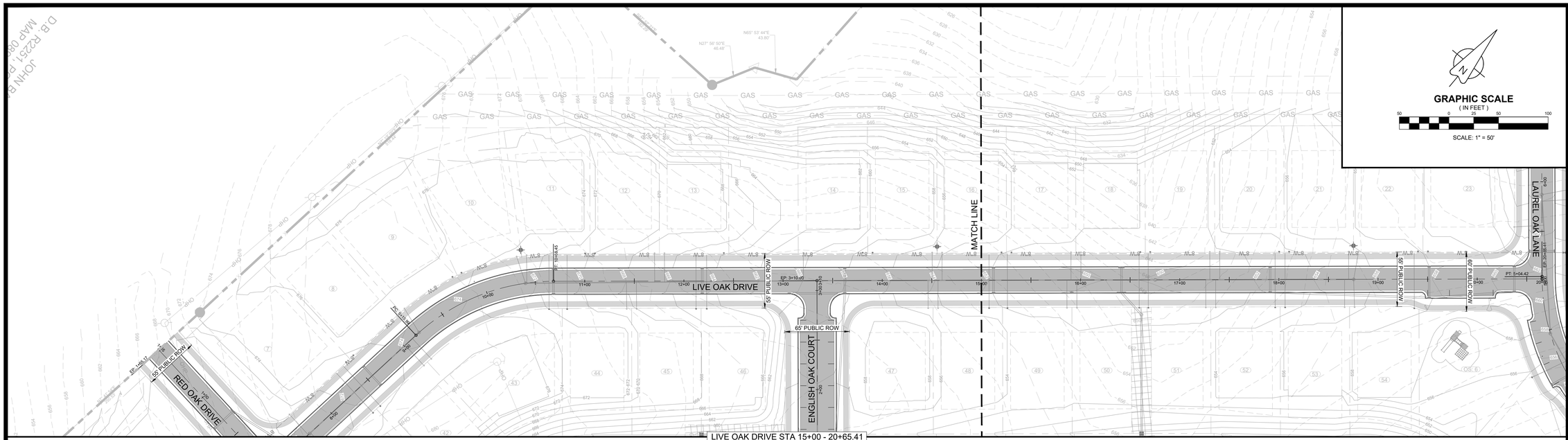

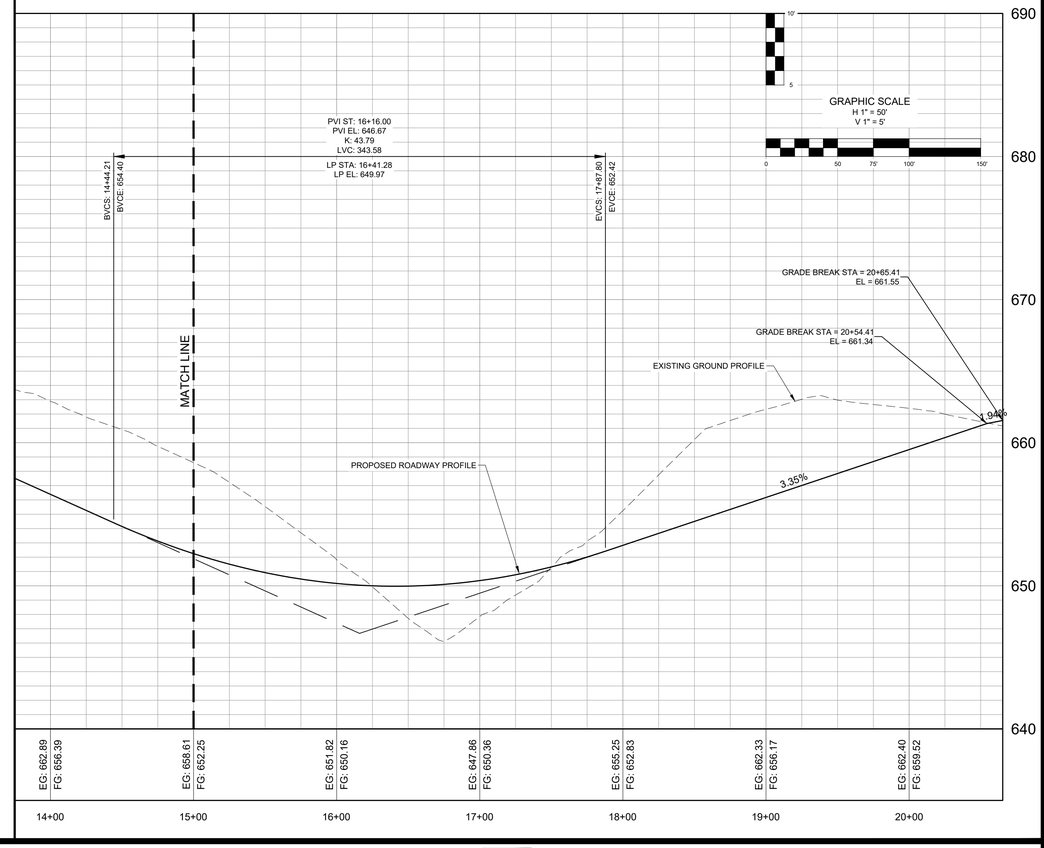

REVISIONS

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LIVE OAK DRIVE
PLAN AND PROFILE
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
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C-6.1

T-SQUARE ENGINEERING

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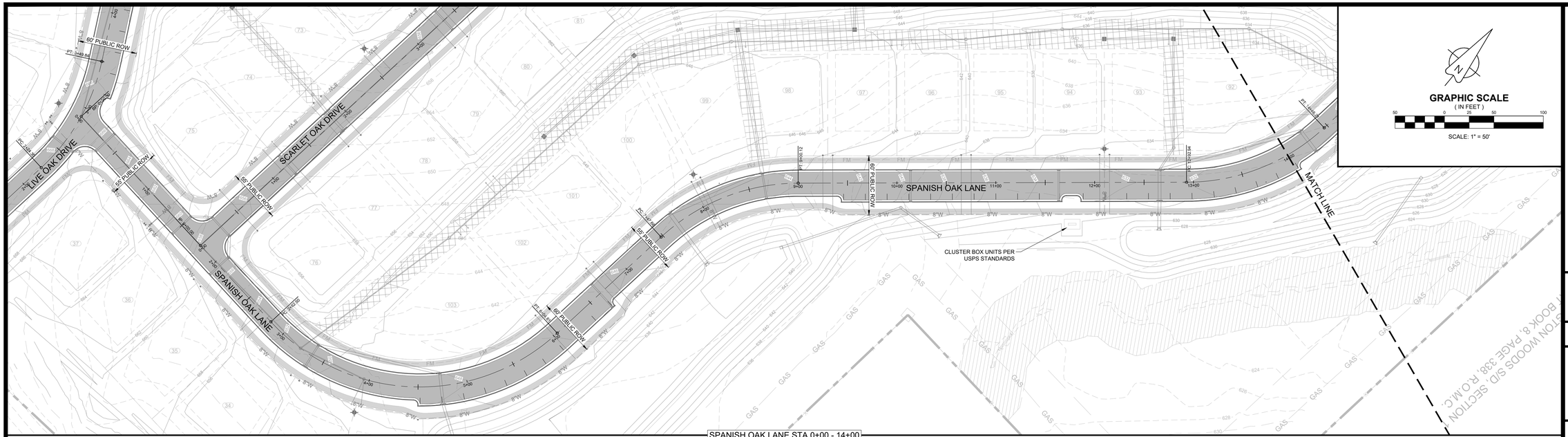
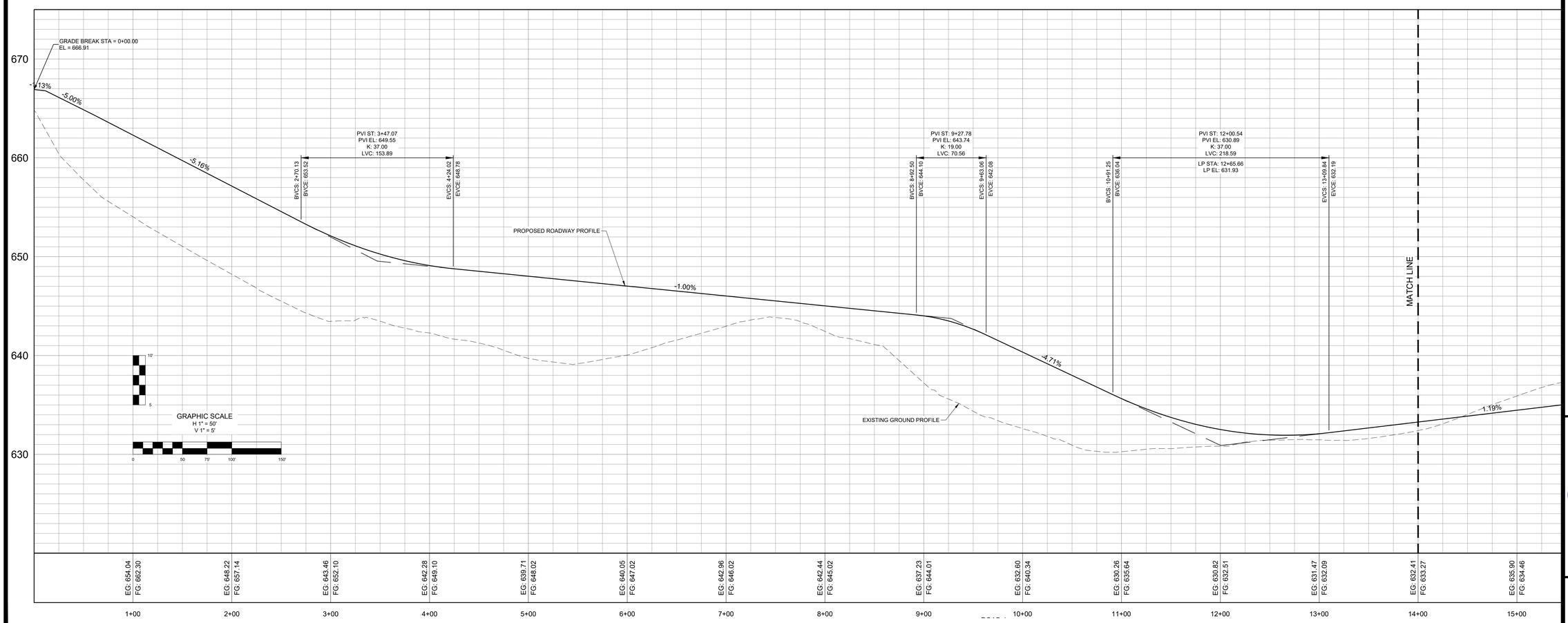


SPANISH OAK LANE STA 0+00 - 14+00



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OAKWOOD DRIVE SUBDIVISION

SPANISH OAK LANE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116488
STATE OF TENNESSEE
11/18/2024

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23-0533

SHEET
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T-SQUARE ENGINEERING

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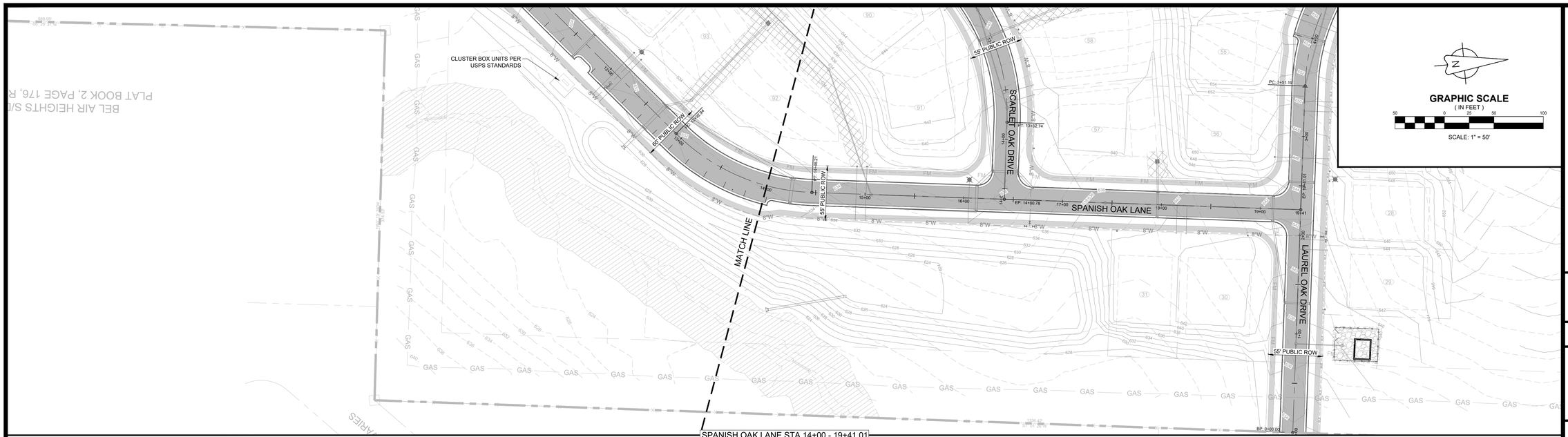
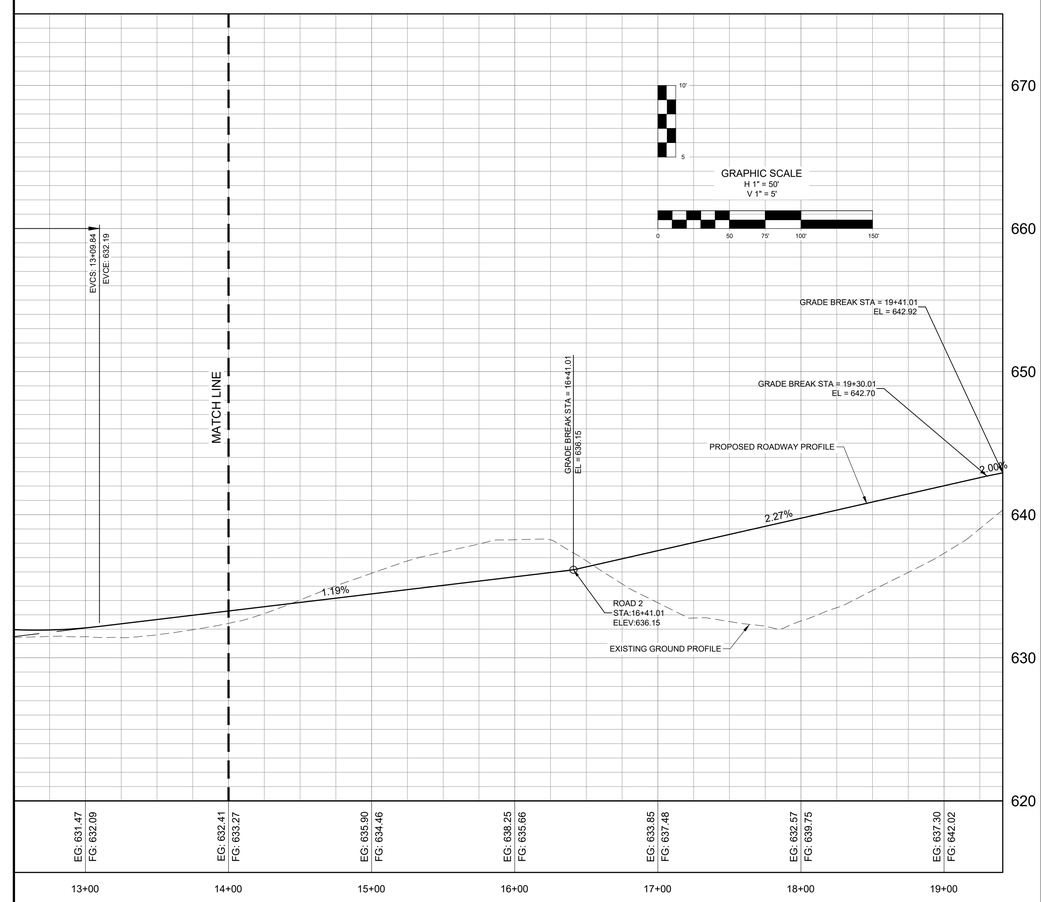


SPANISH OAK LANE STA 14+00 - 19+41.01



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SPANISH OAK LANE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
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COMMERCE
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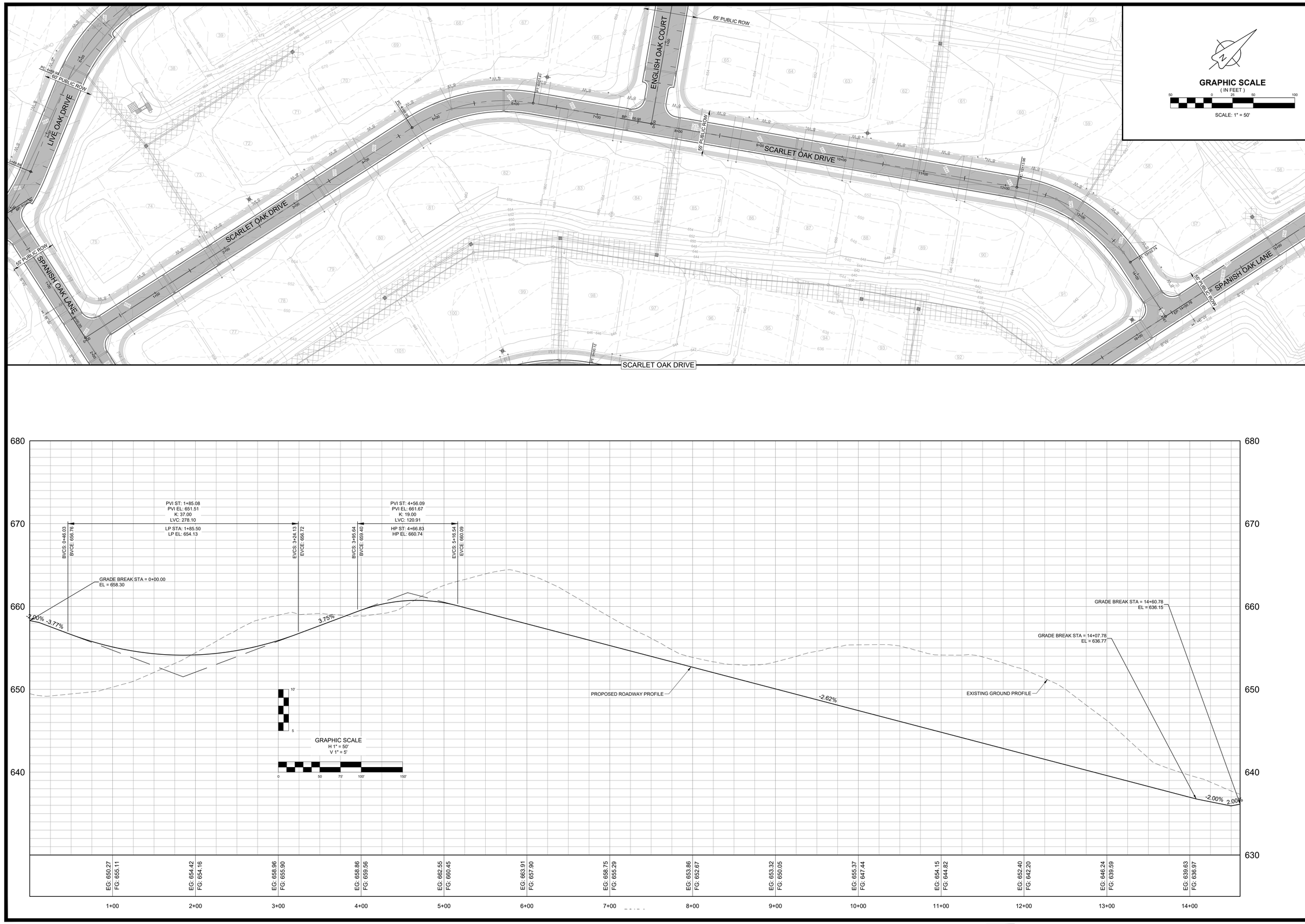
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.3

T-SQUARE ENGINEERING



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DRAWN BY: T-SQUARE
REVIEWER: LTS

SCARLET OAK DRIVE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.4

T-SQUARE ENGINEERING

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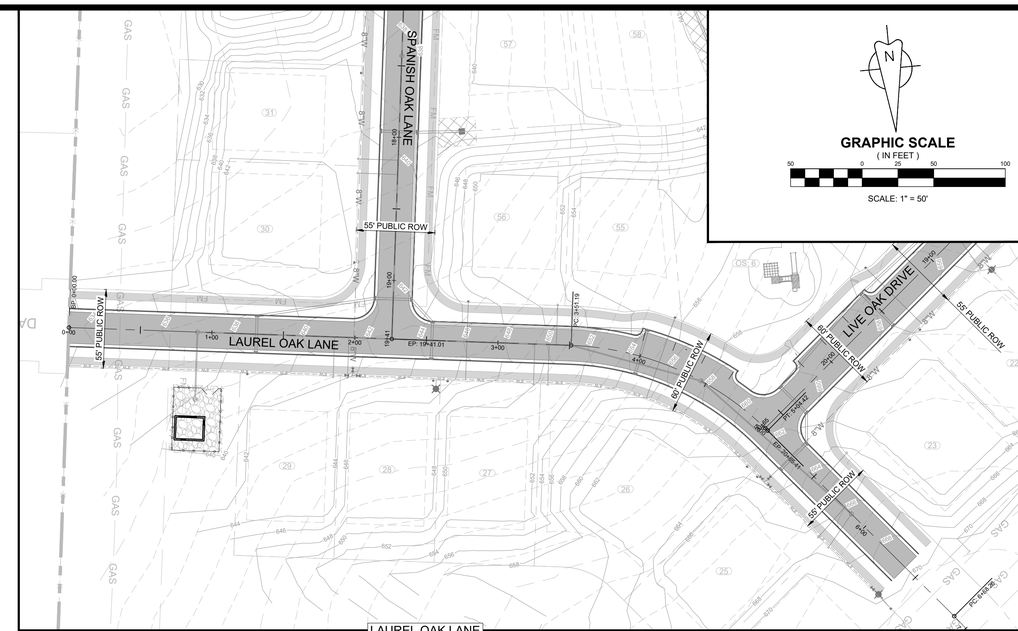

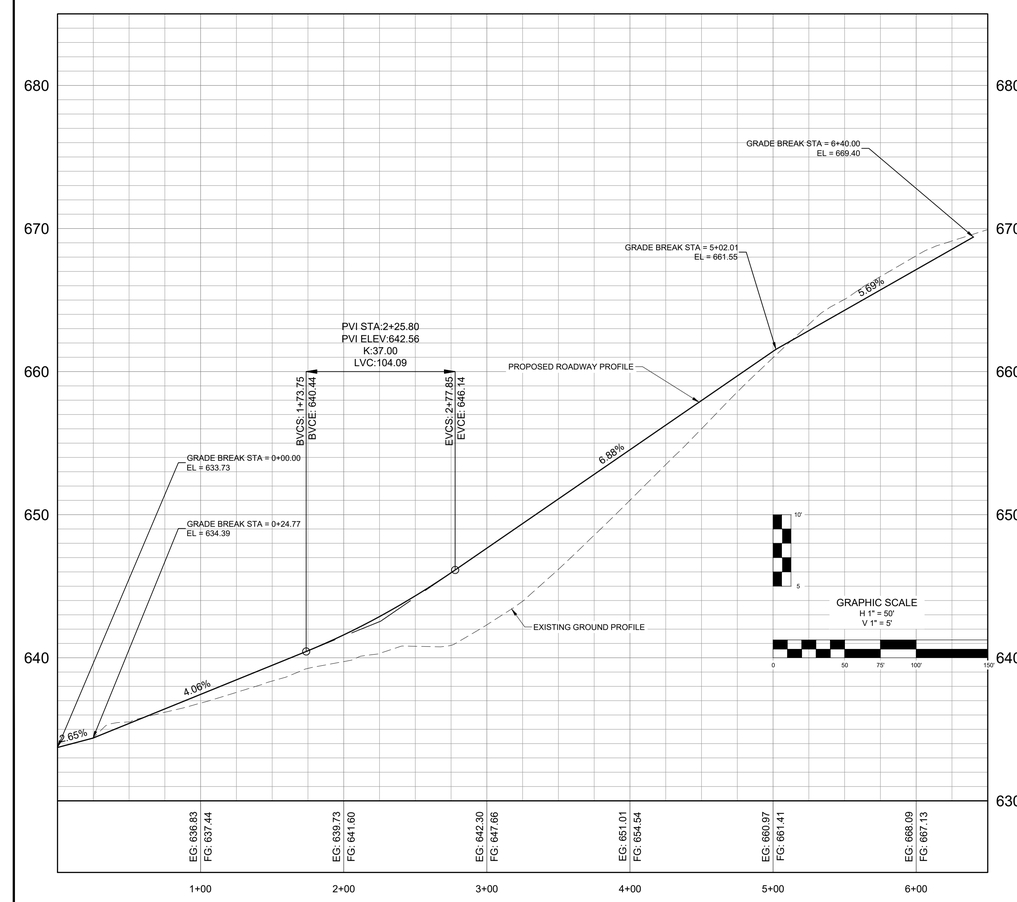

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

LAUREL OAK LANE
PLAN AND PROFILE
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
No. 116455
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.5

T-SQUARE ENGINEERING

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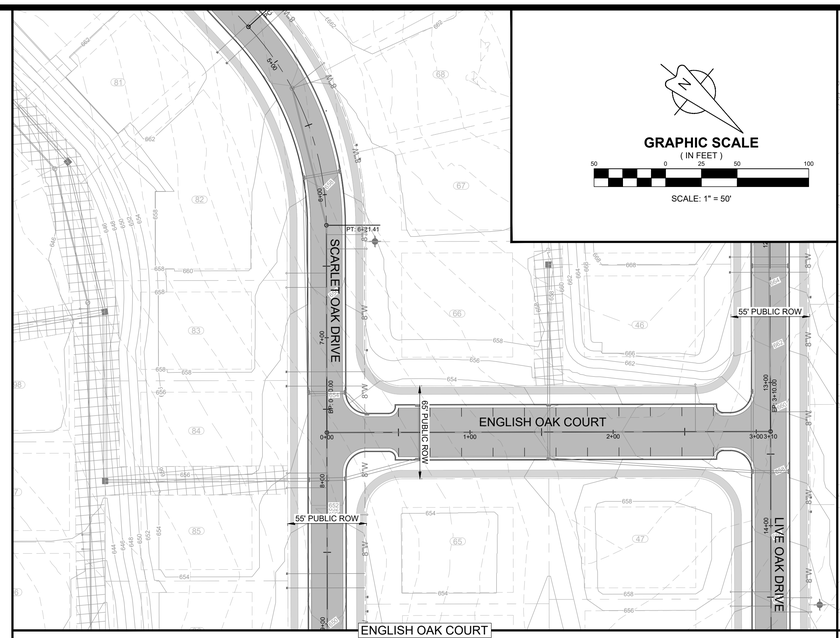

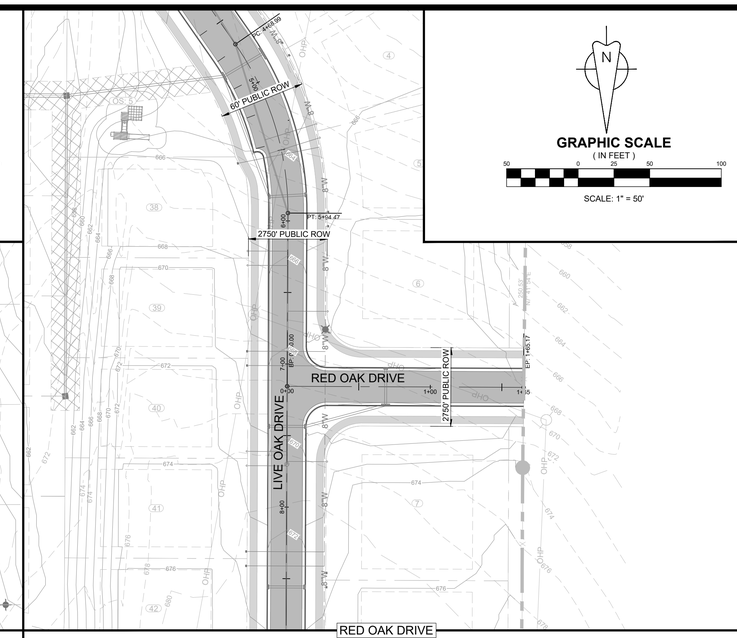

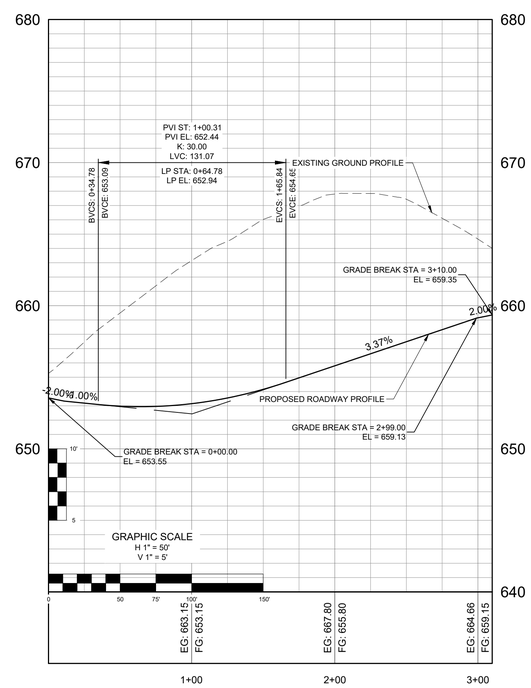

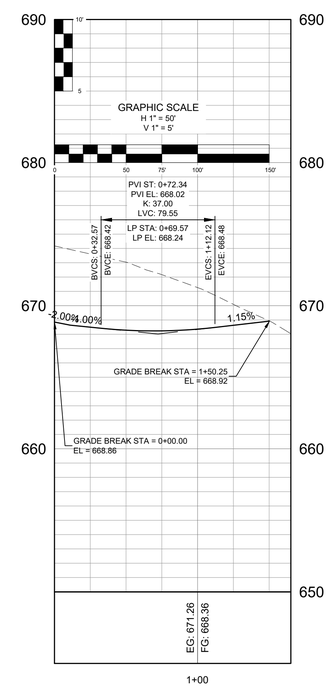

REVISIONS		
NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

ENGLISH OAK CT & RED OAK DR
PLAN AND PROFILE
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.6

T-SQUARE ENGINEERING

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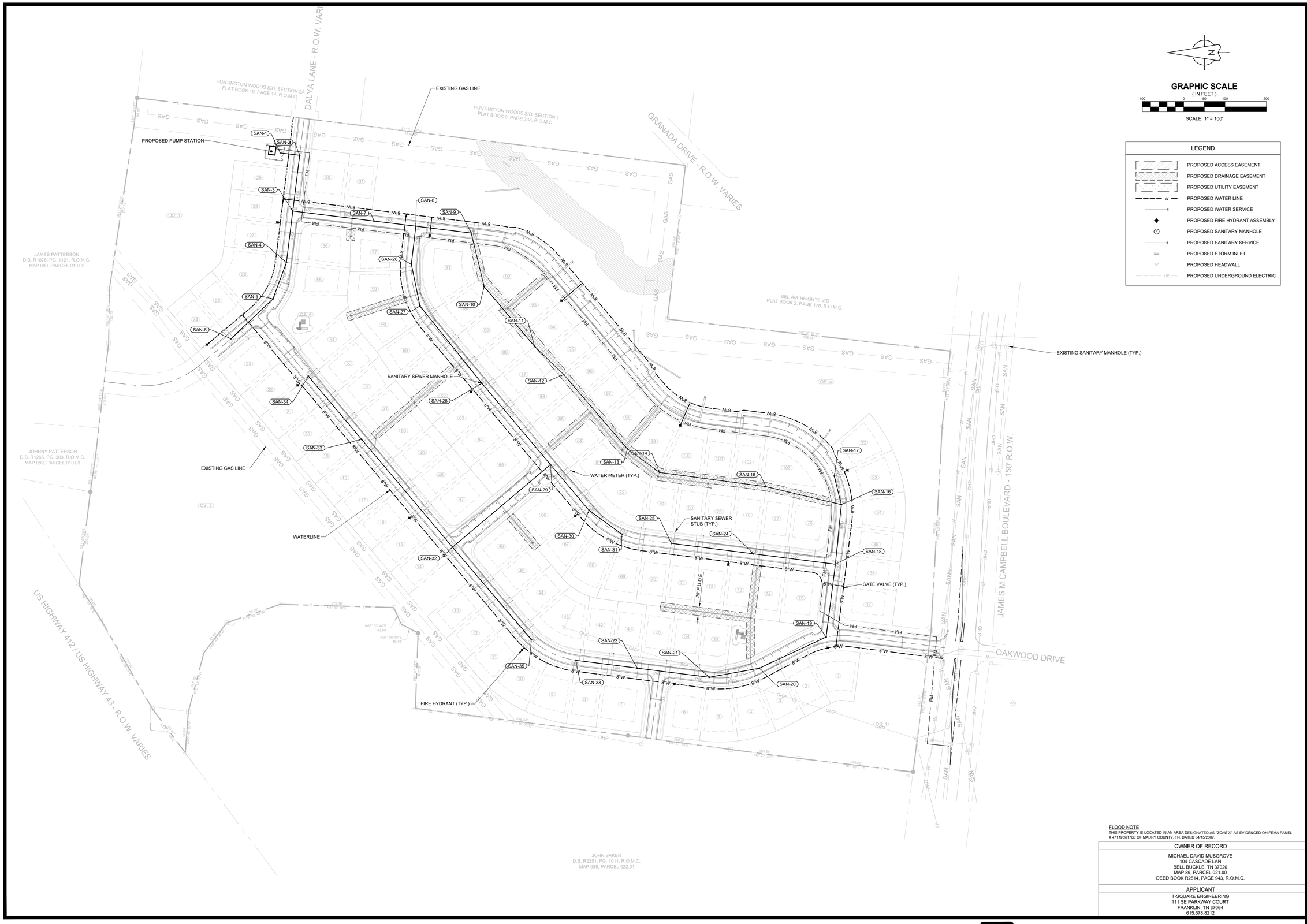

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED UNDERGROUND ELECTRIC

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD

MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT

T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

UTILITY PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYER III
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-7.0

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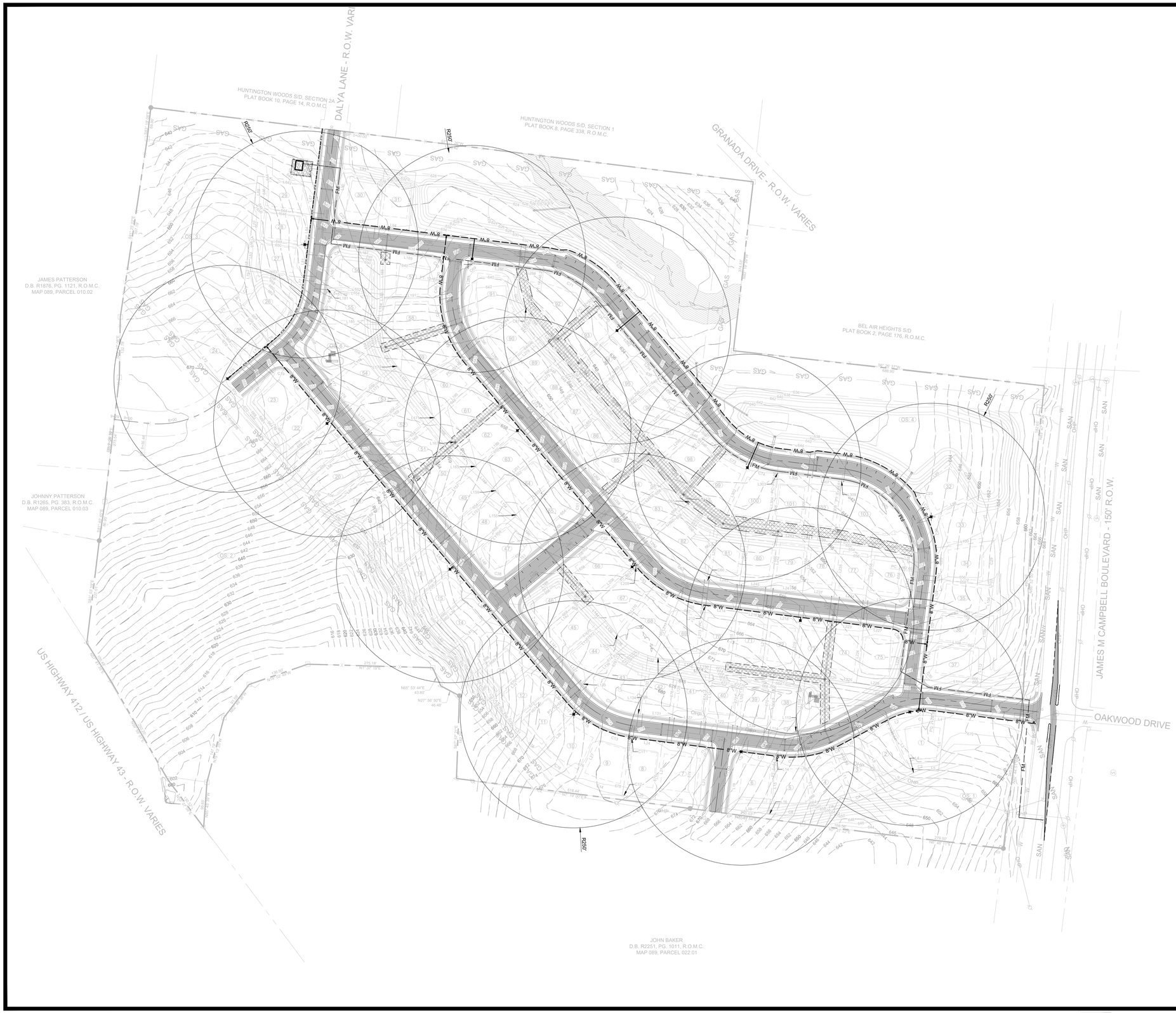

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED UNDERGROUND ELECTRIC

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD

MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT

T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

FIRE HYDRANT COVERAGE PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 115488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-7.1

T-SQUARE ENGINEERING

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OAKWOOD SUBDIVISION

REVISION TO THE PRELIMINARY PLAT (AS APPROVED ON 10/15/2024)

City of Columbia, Maury County, Tennessee

Map 89, Parcel 021.00

ENGINEER:
T-SQUARE ENGINEERING
LOUIS SLOYAN, PE
111 SE PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

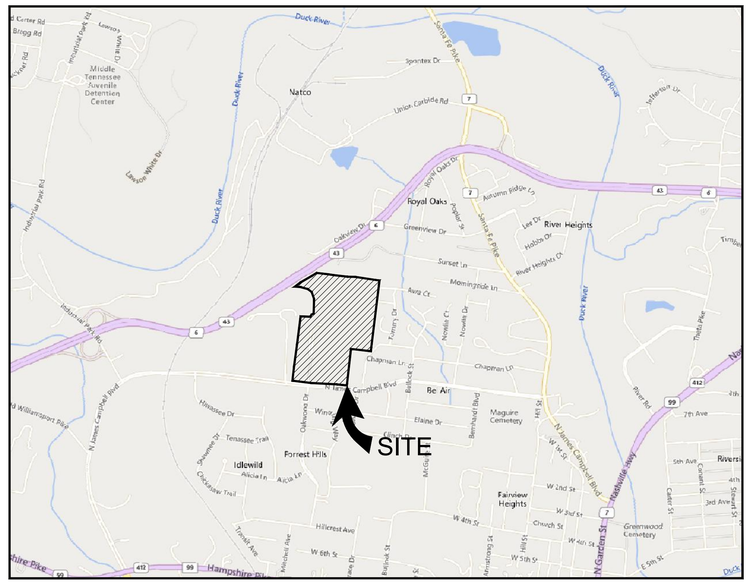
SURVEYOR:
T-SQUARE SURVEYING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

DEVELOPER:
SMITH DOUGLAS HOMES
DREW TAYLOR
DTAYLOR@SMITHDOUGLAS.COM

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

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

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



SITE VICINITY MAP
N.T.S.

N

Sheet Schedule

C-0.0	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	PRELIMINARY PLAT
C-2.1	PARCEL TABLES
C-2.2	PARCEL TABLES
C-2.5	SITE DETAILS
C-2.6	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-5.0	GRADING PLAN
C-5.1	DRAINAGE PLAN
C-5.2	GRADING & DRAINAGE DETAILS
C-6.0	LIVE OAK DRIVE PLAN AND PROFILE
C-6.1	LIVE OAK DRIVE PLAN AND PROFILE
C-6.2	SPANISH OAK LANE AND PROFILE
C-6.3	SPANISH OAK LANE PLAN AND PROFILE
C-6.4	SCARLET OAK DRIVE PLAN AND PROFILE
C-6.5	LAUREL OAK LANE DRIVE PLAN AND PROFILE
C-6.6	ENGLISH OAK COURT & RED OAK DRIVE PLAN & PROFILE
C-7.0	UTILITY PLAN
C-7.1	FIRE HYDRANT COVERAGE PLAN

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

COVER SHEET
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-0.0

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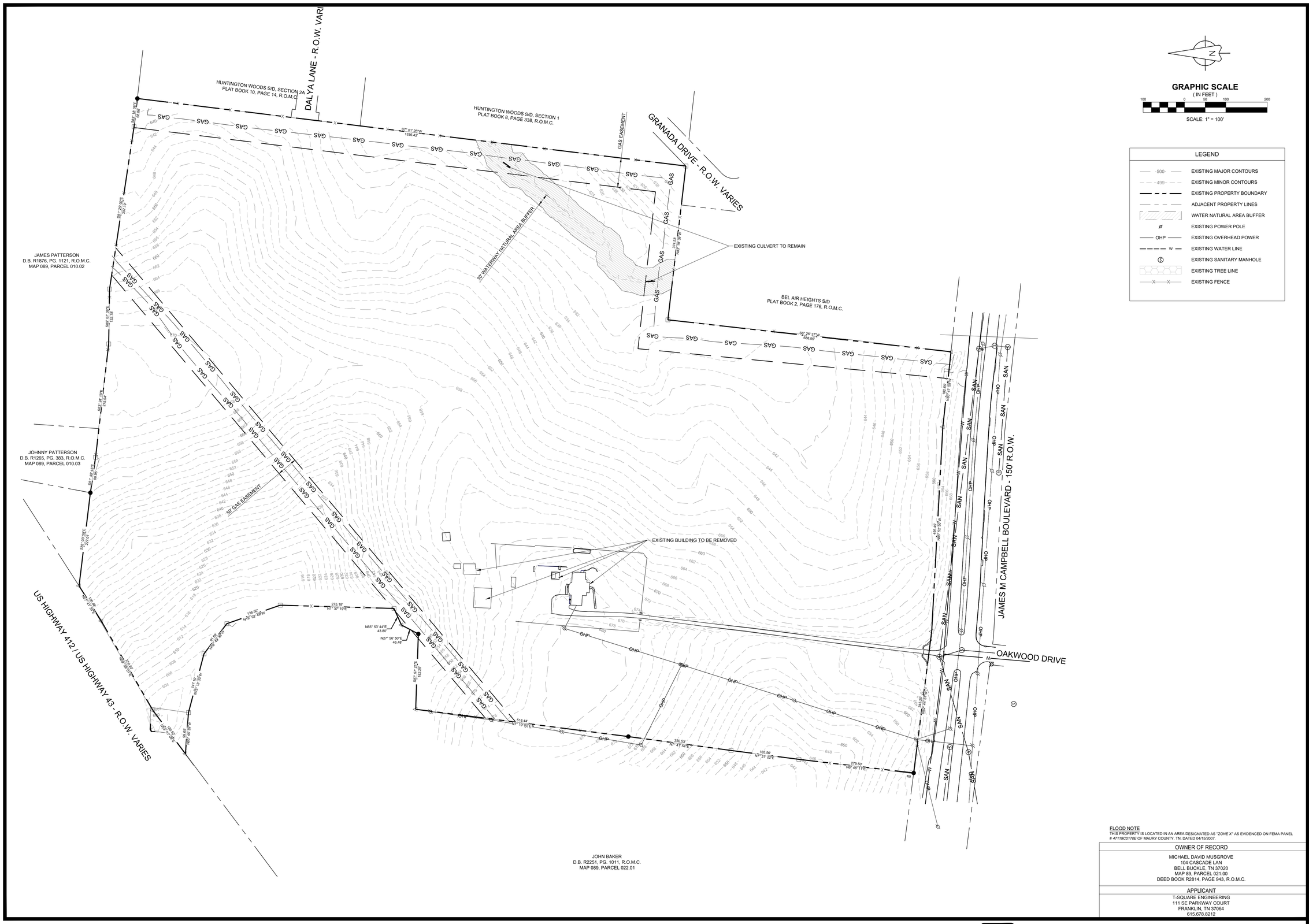

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
	EXISTING PROPERTY BOUNDARY
	ADJACENT PROPERTY LINES
	WATER NATURAL AREA BUFFER
ø	EXISTING POWER POLE
OHP	EXISTING OVERHEAD POWER
W	EXISTING WATER LINE
S	EXISTING SANITARY MANHOLE
	EXISTING TREE LINE
X	EXISTING FENCE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS		
NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

EXISTING CONDITIONS
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
NUMBER
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-1.0

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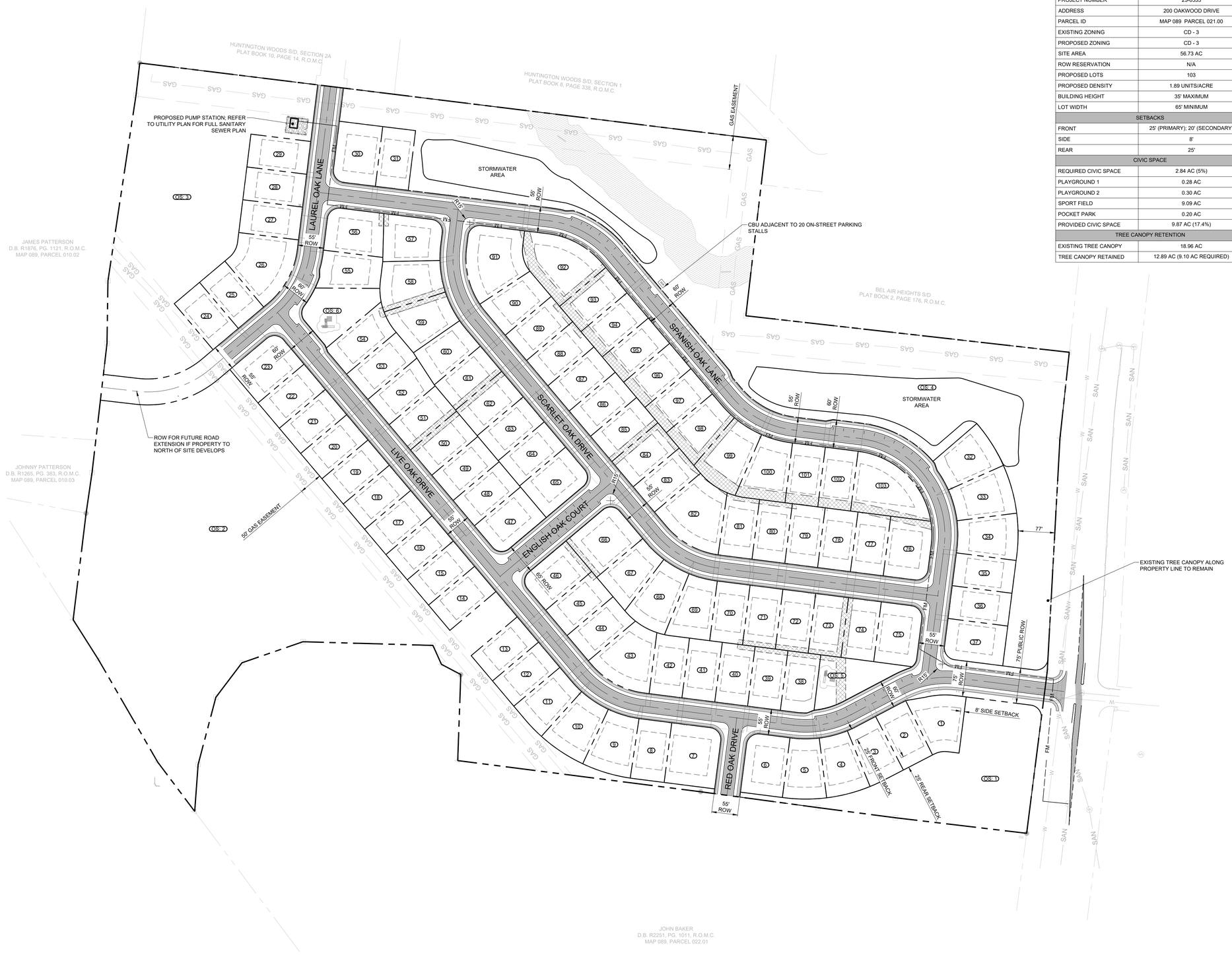


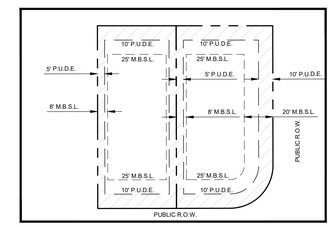
SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.84 AC (5%)
PLAYGROUND 1	0.28 AC
PLAYGROUND 2	0.30 AC
SPORT FIELD	9.09 AC
POCKET PARK	0.20 AC
PROVIDED CIVIC SPACE	9.87 AC (17.4%)
TREE CANOPY RETENTION	
EXISTING TREE CANOPY	18.96 AC
TREE CANOPY RETAINED	12.89 AC (9.10 AC REQUIRED)

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

- PROPOSED LOT LINES
- (100) PROPOSED LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- W PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- (S) PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL



TYPICAL LOT (NOT TO SCALE)

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
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DATE: 05/20/24
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DRAWN BY: T-SQUARE
REVIEWER: LTS

PRELIMINARY PLAT
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 115488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.0

T-SQUARE ENGINEERING

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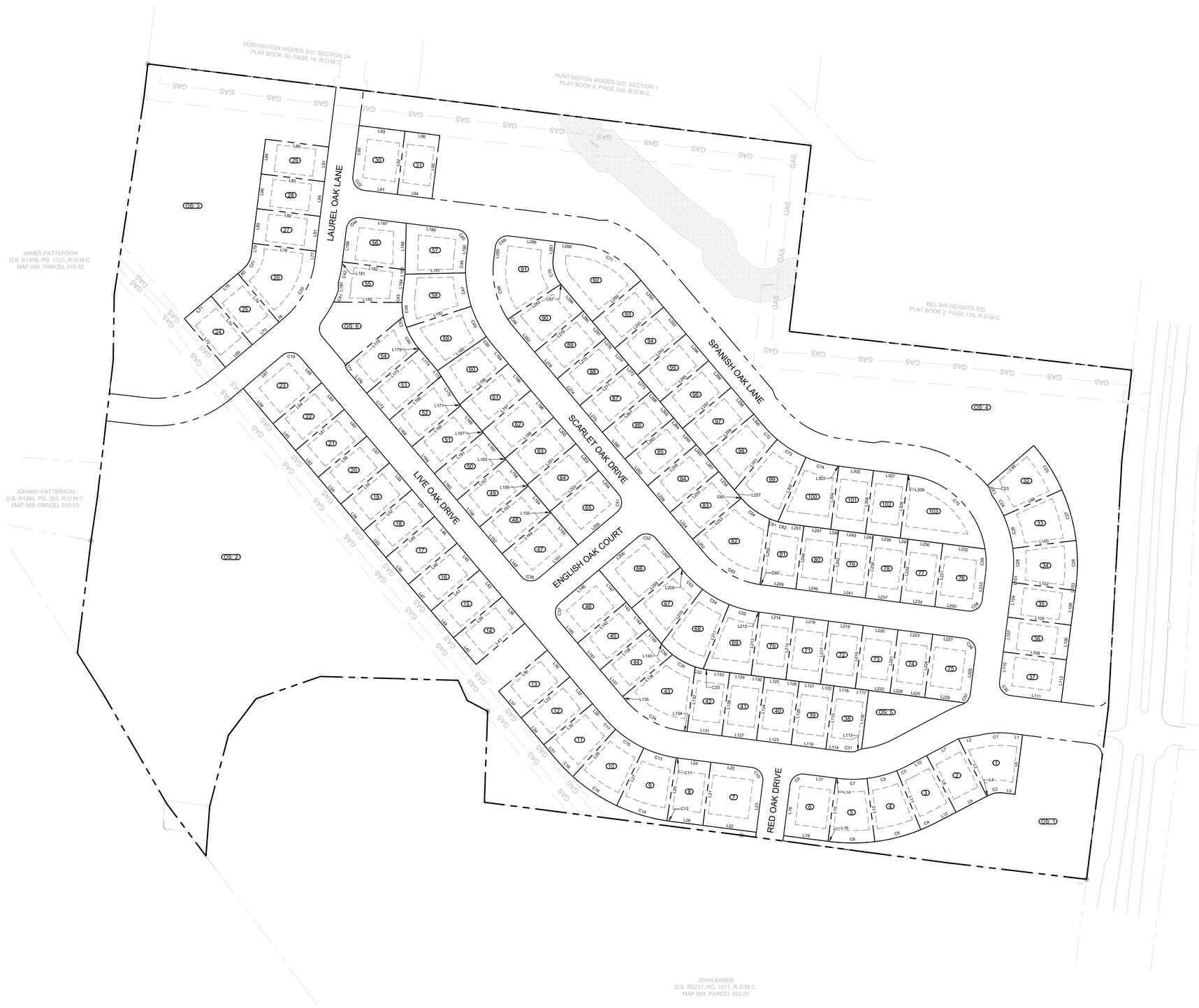

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

FLOOD NOTE
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OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

PARCEL TABLES

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.1

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 1 - Site Plan Prelim Plat.dwg, 11/18/2024 3:38:04 PM

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	11263.00	0.26
2	9060.96	0.21
3	9297.01	0.21
4	10007.14	0.23
5	9944.15	0.23
6	11277.12	0.26
7	13608.08	0.31
8	9070.46	0.21
9	11056.23	0.25
10	11056.23	0.25
11	9923.47	0.23
12	8925.00	0.20
13	8925.00	0.20
14	8925.00	0.20
15	8925.00	0.20
16	8925.00	0.20
17	8925.00	0.20
18	8925.00	0.20
19	8925.00	0.20
20	8925.00	0.20
21	8925.00	0.20
22	8925.00	0.20
23	11660.55	0.27
24	8925.00	0.20
25	8925.00	0.20
26	15045.38	0.35
27	8925.00	0.20
28	8925.00	0.20
29	8925.00	0.20
30	11659.42	0.27
31	8925.00	0.20
32	10992.01	0.25
33	11056.23	0.25
34	10765.92	0.25
35	8925.00	0.20
36	8925.00	0.20
37	10703.37	0.25
38	8882.86	0.20
39	8925.00	0.20
40	8925.00	0.20

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
41	8925.00	0.20
42	8952.73	0.21
43	13463.81	0.31
44	8955.85	0.21
45	8925.00	0.20
46	10639.62	0.24
47	10639.62	0.24
48	8925.00	0.20
49	8925.00	0.20
50	8925.00	0.20
51	8925.00	0.20
52	9204.29	0.21
53	9613.89	0.22
54	9994.95	0.23
55	9527.29	0.22
56	11155.42	0.26
57	11326.64	0.26
58	11414.83	0.26
59	11107.08	0.25
60	9207.22	0.21
61	8925.00	0.20
62	9040.14	0.21
63	8809.86	0.20
64	8925.00	0.20
65	11022.12	0.25
66	12720.98	0.29
67	10067.65	0.23
68	11334.62	0.26
69	10354.10	0.24
70	8925.00	0.20
71	8925.00	0.20
72	8925.00	0.20
73	8925.00	0.20
74	8928.99	0.20
75	11271.93	0.26
76	11540.81	0.26
77	8925.00	0.20
78	8925.00	0.20
79	8925.00	0.20
80	8925.00	0.20

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
81	9136.71	0.21
82	15702.09	0.36
83	8925.00	0.20
84	8925.00	0.20
85	8925.00	0.20
86	8925.00	0.20
87	8925.00	0.20
88	8925.00	0.20
89	8925.00	0.20
90	9871.67	0.23
91	15939.52	0.37
92	16428.50	0.38
93	8925.00	0.20
94	8925.00	0.20
95	8925.00	0.20
96	8925.00	0.20
97	8925.00	0.20
98	10239.65	0.24
99	12400.39	0.28
100	11489.28	0.26
101	8925.00	0.20
102	8925.00	0.20
103	16105.52	0.37

Open Space Areas		
PARCEL	SQ. FT.	ACRES
OS: 1	70407.86	1.62
OS: 2	405129.73	9.30
OS: 3	165544.97	3.80
OS: 4	395943.29	9.09
OS: 5	12395.55	0.28
OS: 6	13085.11	0.30

Parcel Line Table		
Line #	Length	Direction
L1	21.86	S7° 15' 09.33"W
L2	41.33	S9° 35' 40.24"E
L3	128.39	N63° 40' 38.29"E
L4	3.46	N27° 23' 56.67"W
L5	23.91	N7° 15' 09.33"E
L6	120.00	N82° 44' 50.67"W
L7	71.94	N27° 49' 10.04"W
L8	127.84	S62° 36' 03.33"W
L9	69.53	S27° 23' 56.67"E
L10	44.36	N27° 49' 10.04"W
L11	127.50	S67° 47' 05.30"W
L12	46.05	S27° 23' 56.67"E
L13	127.50	S82° 57' 44.68"W
L14	4.12	N7° 15' 09.33"E
L15	127.50	N82° 44' 50.67"W
L16	4.12	S7° 15' 09.33"W
L17	64.50	N7° 15' 09.33"E
L18	102.50	N82° 44' 50.67"W
L19	89.50	S7° 15' 09.33"W
L20	82.78	S7° 15' 09.33"W
L21	127.50	N82° 44' 50.67"W
L22	107.78	N7° 15' 09.33"E
L23	102.50	N82° 44' 50.67"W
L24	65.13	S7° 15' 09.33"W
L25	127.50	N81° 35' 08.26"W
L26	65.13	N7° 15' 09.33"E
L27	127.50	N64° 48' 52.39"W
L28	127.50	N48° 02' 36.51"W
L29	36.94	S49° 51' 50.82"W
L30	127.50	N40° 08' 09.18"W
L31	36.94	N49° 51' 50.82"E
L32	70.00	S49° 51' 50.82"W
L33	127.50	N40° 08' 09.18"W
L34	70.00	N49° 51' 50.82"E
L35	70.00	S49° 51' 50.82"W
L36	127.50	S40° 08' 09.18"E
L37	70.00	N49° 51' 50.82"E
L38	70.00	S49° 51' 50.82"W
L39	127.50	N40° 08' 09.18"W
L40	70.00	N49° 51' 50.82"E
L41	127.50	N40° 08' 09.18"W
L42	70.00	S49° 51' 50.82"W
L43	127.50	N40° 08' 09.18"W
L44	70.00	N49° 51' 50.82"E
L45	70.00	S49° 51' 50.82"W

Parcel Line Table		
Line #	Length	Direction
L46	127.50	N40° 08' 09.18"W
L47	70.00	N49° 51' 50.82"E
L48	70.00	S49° 51' 50.82"W
L49	127.50	N40° 08' 09.18"W
L50	70.00	N49° 51' 50.82"E
L51	70.00	S49° 51' 50.82"W
L52	127.50	N40° 08' 09.18"W
L53	70.00	N49° 51' 50.82"E
L54	70.00	S49° 51' 50.82"W
L55	127.50	N40° 08' 09.18"W
L56	70.00	N49° 51' 50.82"E
L57	70.00	S49° 51' 50.82"W
L58	127.50	N40° 08' 09.18"W
L59	70.00	N49° 51' 50.82"E
L60	70.00	S49° 51' 50.82"W
L61	127.50	N40° 08' 09.18"W
L62	70.00	N49° 51' 50.82"E
L63	70.00	S49° 51' 50.82"W
L64	127.50	N40° 08' 09.18"W
L65	70.00	N49° 51' 50.82"E
L66	67.51	S49° 51' 50.82"W
L67	102.50	S40° 08' 24.94"E
L68	92.50	N49° 51' 49.54"E
L69	70.00	S40° 08' 09.18"E
L70	127.50	N49° 51' 50.82"E
L71	70.00	N40° 08' 09.18"W
L72	127.50	S49° 51' 50.82"W
L73	70.00	S40° 08' 09.18"E
L74	127.50	N49° 51' 50.82"E
L75	70.00	N40° 08' 09.18"W
L76	12.58	S40° 08' 09.18"E
L77	20.39	S82° 57' 48.10"E
L78	127.50	N7° 02' 11.90"E
L79	20.39	N82° 57' 48.10"W
L80	12.58	N40° 08' 09.18"W
L81	70.00	S82° 57' 48.10"E
L82	127.50	N7° 02' 11.90"E
L83	70.00	N82° 57' 48.10"W
L84	70.00	S82° 57' 48.10"E
L85	127.50	N7° 02' 11.90"E
L86	70.00	N82° 57' 48.10"W
L87	70.00	S82° 57' 48.10"E
L88	127.50	N7° 02' 11.90"E
L89	70.00	N82° 57' 48.10"W
L90	102.51	N82° 57' 48.10"W

Parcel Line Table		
Line #	Length	Direction
L91	67.50	S7° 01' 39.87"W
L92	127.50	S82° 58' 20.13"E
L93	92.48	N7° 02' 11.90"E
L94	70.00	S7° 01' 39.87"W
L95	127.50	S82° 58' 20.13"E
L96	70.00	N7° 01' 39.87"E
L97	15.97	N70° 40' 48.19"E
L98	127.50	S23° 59' 38.92"E
L99	122.50	S40° 45' 54.80"E
L100	127.50	S7° 13' 23.04"E
L101	9.59	S82° 44' 50.67"E
L102	127.50	S7° 15' 09.33"W
L103	9.59	N82° 44' 50.67"W
L104	70.00	S82° 44' 50.67"E
L105	127.50	S7° 15' 09.33"W
L106	70.00	N82° 44' 50.67"W
L107	70.00	S82° 44' 50.67"E
L108	127.50	N7° 15' 09.33"E
L109	70.00	N82° 44' 50.67"W
L110	60.00	N82° 44' 50.67"W
L111	102.50	S7° 15' 09.33"W
L112	85.00	S82° 44' 50.67"E
L113	15.58	S22° 06' 37.12"E
L114	31.69	S7° 15' 09.33"W
L115	127.50	S82° 44' 50.67"E
L116	43.01	N7° 15' 09.33"E
L117	26.99	N7° 15' 09.33"E
L118	118.02	S83° 06' 12.61"E
L119	70.00	S7° 15' 09.33"W
L120	127.50	S82° 44' 50.67"E
L121	43.01	N7° 15' 09.33"E
L122	26.99	N7° 15' 09.33"E
L123	70.00	S7° 15' 09.33"W
L124	127.50	S82° 44' 50.67"E
L125	43.01	N7° 15' 09.33"E
L126	26.99	N7° 15' 09.33"E
L127	70.00	S7° 15' 09.33"W
L128	127.50	N82° 44' 50.67"W
L129	43.01	N7° 15' 09.33"E
L130	26.99	N7° 15' 09.33"E
L131	70.00	N7° 15' 09.33"E
L132	130.36	N82° 44' 50.67"W
L133	40.83	S7° 15' 09.33"W
L134	9.83	N7° 15' 09.33"E
L135	8.78	N49° 51' 50.82"E

Parcel Line Table		
Line #	Length	Direction
L136	130.58	S40° 08' 09.18"E
L137	70.00	N49° 51' 50.82"E
L138	127.50	S40° 08' 09.18"E
L139	38.84	S49° 51' 50.82"W
L140	0.94	S49° 51' 50.82"W
L141	70.00	S49° 51' 50.82"W
L142	127.50	S40° 08' 09.18"E
L143	16.32	N49° 51' 50.82"E
L144	53.68	N49° 51' 50.82"E
L145	59.50	S49° 51' 50.82"W
L146	102.50	N40° 08' 09.18"W
L147	84.50	N49° 51' 50.82"E
L148	59.50	S49° 51' 50.82"W
L149	127.50	N40° 08' 09.18"W
L150	84.50	N49° 51' 50.82"E
L151	102.50	S40° 08' 09.18"E
L152	70.00	N49° 51' 50.82"E
L153	127.50	S40° 08' 09.18"E
L154	67.00	S49° 51' 50.82"W
L155	3.00	S49° 51' 50.82"W
L156	70.00	S49° 51' 50.82"W
L157	127.50	S40° 08' 09.18"E
L158	67.00	N49° 51' 50.82"E
L159	3.00	N49° 51' 50.82"E
L160	70.00	S49° 51' 50.82"W
L161	127.50	S40° 08' 09.18"E
L162	67.90	N49° 51' 50.82"E
L163	2.10	N49° 51' 50.82"E
L164	70.00	S49° 51' 50.82"W
L165	127.50	S40° 08' 09.18"E
L166	67.00	N49° 51' 50.82"E
L167	3.00	N49° 51' 50.82"E
L168	70.00	S49° 51' 50.82"W
L169	135.84	N40° 08' 09.18"W
L170	67.52	N56° 57' 25.30"E
L171	3.00	N49° 51' 50.82"E
L172	70.00	S49° 51' 50.82"W
L173	137.50	N40° 08' 09.18"W
L174	56.63	N49° 51' 50.82"E
L175	13.47	N56° 57' 25.30"E
L176	61.28	S49° 51' 50.82"W
L177	9.19	S68° 17' 56.63"W
L178	152.02	N40° 08' 09.18"W
L179	2.36	N49° 51' 50.82"E
L180	15.97	S89° 41' 03.23"W

Parcel Line Table		
Line #	Length	Direction
L181	5.40	N82° 57' 48.10"W
L182	126.62	N7° 02' 12.09"E
L183	9.08	S88° 35' 40.98"E
L184	40.67	S82° 56' 53.33"E
L185	136.99	S0° 22' 48.55"W
L186	67.49	S82° 57' 48.10"E
L187	92.50	S7° 01' 38.02"W
L188	92.95	S88° 35' 40.98"E
L189	102.50	S7° 01' 38.02"W
L190	25.54	N82° 57' 48.10"W
L191	121.19	N1° 15' 23.61"W
L192	136.44	S18° 01' 39.49"E
L193	119.02	S34° 47' 55.36"E
L194	47.67	N49° 51' 50.82"E
L195	127.50	S40° 08' 09.18"E
L196	70.00	N49° 51' 50.82"E
L197	127.50	N40° 08' 09.18"W
L198	70.90	N49° 51' 50.82"E
L199	127.50	N40° 08' 09.18"W
L200	69.10	N49° 51' 50.82"E
L201	127.50	N40° 08' 09.18"W
L202	70.00	N49° 51' 50.82"E
L203	127.50	N40° 08' 09.18"W
L204	62.50	N49° 51' 50.82"E
L205	102.50	S40° 08' 09.18"E
L206	102.50	S40° 08' 09.18"E
L207	75.82	S49° 51' 50.82"W
L208	127.50	N40° 08' 09.18"W
L209	11.56	N49° 51' 50.82"E
L210	136.49	S52° 48' 37.92"E
L211	139.22	S67° 59' 22.62"E
L212	1.95	N7° 15' 09.33"E
L213	127.50	S82° 44' 50.67"E
L214	70.00	N7° 15' 09.33"E
L215	127.50	S82° 44' 50.67"E
L216	70.00	N7° 15' 09.33"E
L217	127.50	S82° 44' 50.67"E
L218	70.00	N7° 15' 09.33"E
L219	127.50	S82° 44' 50.67"E
L220	70.00	N7° 15' 09.33"E
L221	127.50	S82° 44' 50.67"E
L222	43.01	S7° 15' 09.33"W
L223	70.00	N7° 15' 09.33"E
L224	127.71	S82° 44' 50.67"E
L225	38.00	S7° 34' 08.45"W

Parcel Line Table		
Line #	Length	Direction
L226	32.00	S7° 15' 09.33"W
L227	64.50	N7° 15' 09.33"E
L228	84.75	S82° 44' 50.67"E
L229	81.41	S7° 34' 08.45"W
L230	67.50	N7° 15' 09.33"E
L231	127.50	N82° 44' 50.67"W
L232	85.31	S7° 15' 09.33"W
L233	52.50	N82° 44' 50.67"W
L234	70.00	N7° 15' 09.33"E
L235	127.50	S82° 44' 50.67"E
L236	70.00	S7° 15' 09.33"W
L237	70.00	N7° 15' 09.33"E
L238	127.50	S82° 44' 50.67"E
L239	54.08	S7° 15' 09.33"W
L240	15.92	S7° 15' 09.33"W
L241	70.00	N7° 15' 09.33"E
L242	127.50	S82° 44' 50.67"E
L243	54.08	S7° 15' 09.33"W
L244	15.92	S7° 15' 09.33"W
L245	70.00	N7° 15' 09.33"E
L246	127.50	S82° 44' 50.67"E
L247	54.08	S7° 15' 09.33"W
L248	15.92	S7° 15' 09.33"W
L249	68.95	S7° 15' 09.33"W
L250	132.88	N81° 39' 45.78"W
L251	29.95	N7° 15' 09.33"E
L252	38.42	S49° 51' 50.82"W
L253	127.50	N40° 08' 09.18"W
L254	70.00	S49° 51' 50.82"W
L255	127.50	N40° 08' 09.18"W
L256	48.27	N49° 51' 50.82"E
L257	21.15	N49° 51' 50.82"E
L258	70.00	N49° 51' 50.82"E
L259	127.50	S40° 08' 09.18"E
L260	27.54	S49° 51' 50.82"W
L261	42.46	S49° 51' 50.82"W
L262	70.00	N49° 51' 50.82"E
L263	127.50	S40° 08' 09.18"E
L264	27.54	S49° 51' 50.82"W
L265	42.46	S49° 51' 50.82"W
L266	70.00	N49° 51' 50.82"E
L267	127.50	S40° 08' 09.18"E
L268	27.54	S49° 51' 50.82"W
L269	42.46	S49° 51' 50.82"W
L270	70.00	N49° 51' 50.82"E

Parcel Line Table		
Line #	Length	Direction
L271	127.50	S40° 08' 09.18"E
L272	27.54	S49° 51' 50.82"W
L273	42.46	S49° 51' 50.82"W
L274	70.00	N49° 51' 50.82"E
L275	127.50	S40° 08' 09.18"E
L276	27.54	S49° 51' 50.82"W
L277	42.46	S49° 51' 50.82"W
L278	70.00	N49° 51' 50.82"E
L279	127.50	S40° 08' 09.18"E
L280	27.54	S49° 51' 50.82"W
L281	42.46	S49° 51' 50.82"W
L282	64.13	S49° 51' 50.82"W
L283	127.16	N33° 26' 04.79"W
L284	69.03	N49° 51' 50.82"E
L285	25.55	N82° 57' 48.10"W
L286	92.50	N7° 01' 39.87"E
L287	32.57	S82° 58' 20.13"E
L288	49.81	S7° 01' 39.87"W
L289	127.50	N40° 08' 09.18"W
L290	70.00	N49° 51' 50.82"E
L291	127.50	S40° 08' 09.18"E
L292	70.00	N49° 51' 50.82"E
L293	127.50	S40° 08' 09.18"E
L294	70.00	N49° 51' 50.82"E
L295	127.50	S40° 08' 09.18"E
L296	70.00	N49° 51' 50.82"E
L297	127.50	S40° 08' 09.18"E
L298	70.00	N49° 51' 50.82"E
L299	127.50	S40° 08' 09.18"E
L300	29.98	N49° 51' 50.82"E
L301	132.59	S49° 42' 52.37"E
L302	140.72	S66° 29' 08.24"E
L303	2.13	N7° 15' 09.33"E
L304	127.50	S82° 44' 50.67"E
L305	70.00	N7° 15' 09.33"E
L306	127.50	S82° 44' 50.67"E
L307	70.00	N7° 15' 09.33"E
L308	127.50	S82° 44' 50.67"E
L309	0.92	N7° 15' 09.33"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	66.21	182.37	20.80	S3° 08' 54"E	65.85
C2	30.24	50.00	34.65	N10° 04' 24"W	29.78
C3	22.73	232.50	5.60	N25° 01' 06"W	22.72
C4	32.57	360.00	5.18	S24° 48' 26"E	32.56
C5	61.60	232.50	15.18	N14° 37' 39"W	61.42
C6	95.37	360.00	15.18	S14° 37' 32"E	95.09
C7	57.98	232.50	14.29	N0° 06' 22"E	57.83
C8	89.78	360.00	14.29	S0° 06' 29"W	89.54
C9	39.27	25.00	90.00	N37° 44' 51"W	35.36
C10	39.27	25.00	90.00	S52° 15' 09"W	35.36
C11	4.71	232.50	1.16	S7° 50' 01"W	4.71
C12	7.30	360.00	1.16	N7° 50' 01"E	7.30
C13	68.06	232.50	16.77	S16° 48' 00"W	67.81
C14	105.38	360.00	16.77	N16° 48' 00"E	105.00
C15	68.06	232.50	16.77	S33° 34' 16"W	67.81
C16	105.38	360.00	16.77	N33° 34' 16"E	105.00
C17	32.09	232.50	7.91	S45° 54' 37"W	32.06
C18	49.68	360.00	7.91	N45° 54' 37"E	49.65
C19	39.27	25.00	90.00	S4° 51' 43"W	35.36
C20	132.68	177.50	42.83	S61° 32' 59"E	129.61
C21	37.37	50.00	42.83	N61° 32' 59"W	36.51
C22	39.27	25.00	90.01	S52° 01' 56"W	35.36
C23	5.64	237.50	1.36	N49° 54' 56"E	5.64
C24	47.52	232.50	11.71	N60° 09' 02"E	47.44
C25	105.38	360.00	16.77	S57° 37' 13"W	105.00

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C26	68.06	232.50	16.77	N74° 23' 29"E	67.81
C27	105.38	360.00	16.77	S74° 23' 29"W	105.00
C28	58.74	232.50	14.48	S89° 59' 07"E	58.58
C29	90.95	360.00	14.48	N89° 59' 07"W	90.71
C30	39.27	25.00	90.00	S52° 15' 09"W	35.36
C31	25.55	177.50	8.25	S3° 07' 42"W	25.53
C32	16.55	150.00	6.32	S15° 18' 15"W	16.54
C33	12.80	150.00	4.89	S9° 41' 53"W	12.80
C34	132.01	177.50	42.61	N28° 33' 30"E	128.99
C35	51.78	150.00	19.78	S28° 21' 12"W	51.52
C36	30.43	150.00	11.62	S44° 03' 11"W	30.38
C37	39.27	25.00	90.00	N85° 08' 09"W	35.36
C38	39.27	25.00	90.00	S4° 51' 51"W	35.36
C39	22.49	140.00	9.20	N74° 09' 18"E	22.47
C40	48.11	140.00	19.69	N59° 42' 30"E	47.87
C41	25.01	237.50	6.03	N67° 12' 57"W	24.99
C42	36.65	232.50	9.03	N78° 26' 50"W	36.61
C43	16.26	140.00	6.66	S86° 17' 30"E	16.26
C44	39.27	25.00	89.99	S37° 58' 05"E	35.35
C45	39.27	25.00	90.01	S52° 01' 55"W	35.36
C46	33.65	232.50	8.29	N87° 06' 36"W	33.62
C47	68.06	232.50	16.77	N80° 21' 28"E	67.81
C48	28.40	140.00	11.62	S84° 34' 07"W	28.35
C49	68.06	232.50	16.77	N63° 35' 13"E	67.81
C50	21.66	232.50	5.34	N52° 31' 58"E	21.65

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C51	39.27	25.00	90.00	S85° 08' 09"E	35.36
C52	39.27	25.00	90.00	S4° 51' 51"W	35.36
C53	51.43	232.50	12.67	N43° 31' 36"E	51.33
C54	61.60	232.50	15.18	N29° 36' 00"E	61.42
C55	59.89	232.50	14.76	N14° 37' 53"E	59.72
C56	39.27	25.00	90.00	N52° 15' 09"E	35.36
C57	20.70	25.00	47.43	S59° 01' 48"E	20.11
C58	39.27	25.00	90.00	N37° 44' 51"W	35.36
C59	50.69	177.50	16.36	S89° 04' 19"W	50.51
C60	3.36	177.50	1.08	S7° 47' 42"W	3.36
C61	17.63	150.00	6.73	N19° 17' 23"E	17.62
C62	22.70	150.00	8.67	N11° 35' 15"E	22.68
C63	128.65	177.50	41.53	S29° 06' 03"W	125.85
C64	70.65	150.00	26.99	N36° 09' 02"E	70.00
C65	0.58	150.00	0.22	N49° 45' 14"E	0.58
C66	20.76	177.50	6.70	S53° 12' 53"W	20.75
C67	0.97	70.00	0.79	N50° 15' 41"E	0.97
C68	125.38	177.50	40.47	S76° 48' 04"W	122.79
C69	39.27	25.00	89.99	N37° 58' 04"W	35.35
C70	56.66	70.00	46.38	N73° 50' 52"E	55.13
C71	132.71	177.50	42.84	S28° 26' 45"W	129.64
C72	38.87	232.50	9.58	N45° 04' 29"E	38.82
C73	68.06	232.50	16.77	N31° 54' 00"E	67.81
C74	65.99	232.50	16.26	N15° 23' 01"E	65.77
C75	228.13	177.50	73.64	N44° 04' 19"E	212.75

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "*ZONE X*" AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD

MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT

T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

PARCEL TABLES

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 115485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.2

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 1 - Site Plan Prelim Plat.dwg, 11/18/2024 3:24:01 PM

SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.84 AC (5%)
PLAYGROUND 1	0.28 AC
PLAYGROUND 2	0.30 AC
SPORT FIELD	9.09 AC
POCKET PARK	0.20 AC
PROVIDED CIVIC SPACE	9.87 AC (17.4%)
TREE CANOPY RETENTION	
EXISTING TREE CANOPY	18.96 AC
TREE CANOPY RETAINED	12.89 AC (9.10 AC REQUIRED)

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

- PROPOSED LOT LINES
- PROPOSED LOT NUMBER
- PROPOSED BUILDING SETBACK
- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL

TREE XXX — 24" DBH TREE LABEL (NOT HERITAGE)

TREE XXX — 24" DBH TREE LABEL (HERITAGE AND USED IN REPLACEMENT CALCS IF REMOVED)

SPECIMEN TREE REPLACEMENT NOTE:
- NUMBER OF HERITAGE TREES TO BE REMOVED: 12
- TOTAL HERITAGE INCHES BEING REMOVED: 419 CALIPER INCHES - 838 CALIPER INCHES OF REPLACEMENT
- TOTAL REPLACEMENT TREES AT 2.5 CALIPER INCHES = 336 TREES
- ALL TREES TO BE PLANTED IN FRONT YARD AREAS WILL BE FIELD LOCATED TO ENSURE BEST PLANTING PRACTICE.
- ALL TREES TO BE PLANTED IN OPEN SPACE WILL BE FIELD LOCATED TO ENSURE BEST PLANTING PRACTICE.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

RESOURCE PROTECTION PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
No. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.3

T-SQUARE ENGINEERING

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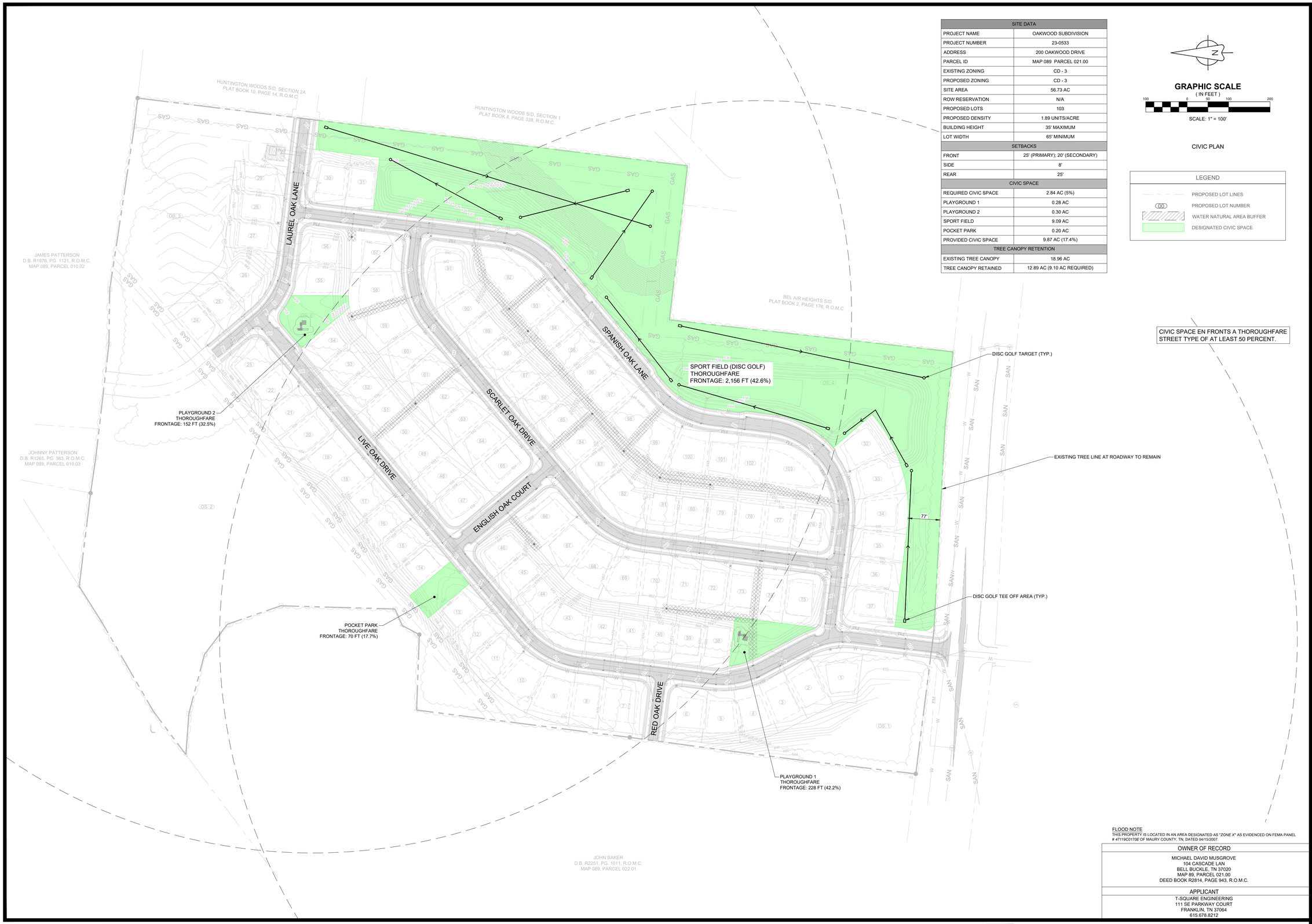

SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' MINIMUM
SETBACKS	
FRONT	25' (PRIMARY); 20' (SECONDARY)
SIDE	8'
REAR	25'
CIVIC SPACE	
REQUIRED CIVIC SPACE	2.84 AC (5%)
PLAYGROUND 1	0.28 AC
PLAYGROUND 2	0.30 AC
SPORT FIELD	9.09 AC
POCKET PARK	0.20 AC
PROVIDED CIVIC SPACE	9.87 AC (17.4%)
TREE CANOPY RETENTION	
EXISTING TREE CANOPY	18.96 AC
TREE CANOPY RETAINED	12.89 AC (9.10 AC REQUIRED)

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

CIVIC PLAN

LEGEND
- PROPOSED LOT LINES
- (00) PROPOSED LOT NUMBER
- WATER NATURAL AREA BUFFER
- DESIGNATED CIVIC SPACE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

CIVIC SPACE PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
No. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.4

T-SQUARE ENGINEERING

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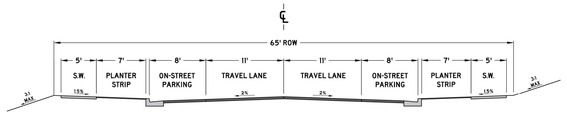
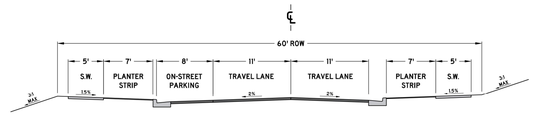


NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

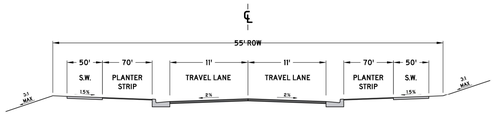
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES (NTS)	DATE 7/1/2024 DS-10



NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

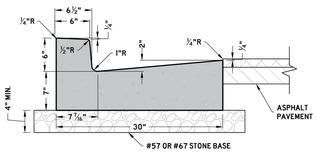
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD STREET PARALLEL PARKING ONE SIDE (NTS)	DATE 7/1/2024 DS-11



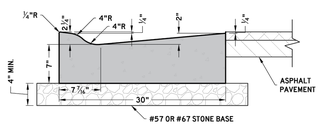
NOTES:

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD NO PARALLEL PARKING (NTS)	DATE 7/1/2024 DS-12



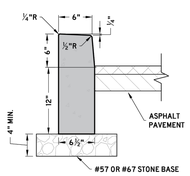
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

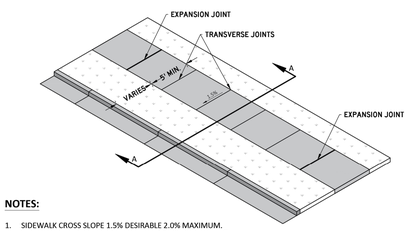
NOTES:

1. BASED ON TDOT STANDARD DRAWING RP-VC-11
2. ONLY PERMITTED IN APPLICABLE ROADWAY SECTIONS
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 100 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. CONTRACTION JOINTS SHALL BE AS FOLLOWS:
   - 6.1. A MAXIMUM SPACING OF 10 FEET
   - 6.2. A MINIMUM SPACING OF 6 FEET
   - 6.3. 1/4 INCH DEPTH, EITHER SAWCUT OR HAND GROOVED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



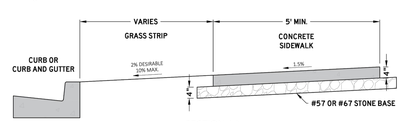
VERTICAL POST CURB

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CURB AND GUTTER AND POST CURB (NTS)	DATE 6/9/2022 SD-01



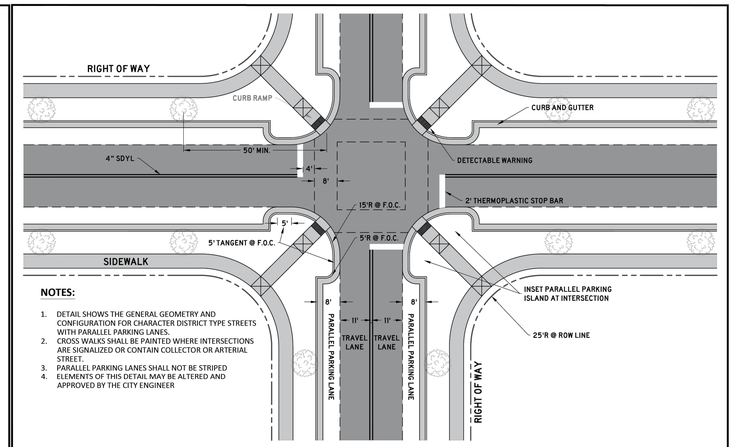
NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. SIDEWALK GRADE SHALL FOLLOW THE ROAD GRADE WHERE POSSIBLE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. 4" MIN. THICKNESS CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT, BROOM FINISHED.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   - 5.1. 1/2 INCH THICK
   - 5.2. A MAXIMUM SPACING OF 25 FEET
   - 5.3. AT TANGENTS OF ALL RADII OF CURVES
   - 5.4. BETWEEN CURBS AND ANY RIGID OBJECTS
   - 5.5. ALIGNED WITH ADJACENT EXPANSION JOINTS
   - 5.6. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1)
   - 5.7. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139)
6. PROVIDE TRANSVERSE JOINTS AS NEARLY AS SQUARE AS PRACTICABLE. ON SIDEWALKS GREATER THAN 8 FEET IN WIDTH, PROVIDE A LONGITUDINAL JOINT ALONG THE CENTERLINE OF THE SIDEWALK.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



SECTION AA

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CONCRETE SIDEWALK (NTS)	DATE 6/9/2022 SD-10



NOTES:

1. DETAIL SHOWS THE GENERAL GEOMETRY AND CONFIGURATION FOR CHARACTER DISTRICT TYPE STREETS WITH PARALLEL PARKING LANES.
2. CROSS WALKS SHALL BE PAINTED WHERE INTERSECTIONS ARE SIGNALIZED OR CONTAIN COLLECTOR OR ARTERIAL STREET.
3. PARALLEL PARKING LANES SHALL NOT BE STRIPED
4. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	INTERSECTION CONFIGURATION AND GEOMETRY (NTS)	DATE 6/9/2022 SD-07

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

T-SQUARE ENGINEERING

REVISIONS		
NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SITE DETAILS
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 115488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.5

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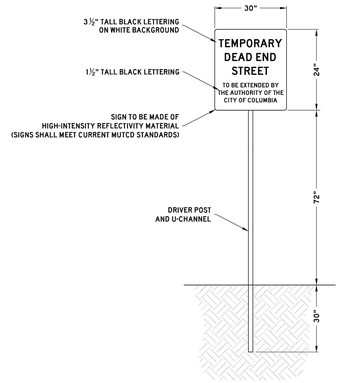
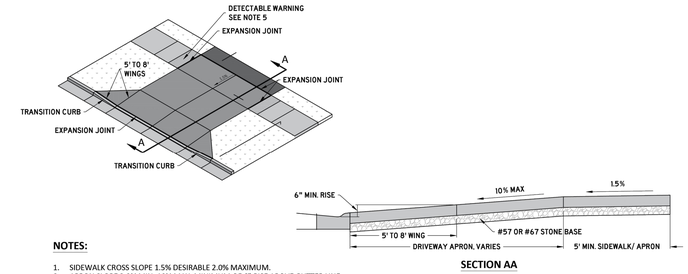


CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	STREET CONTINUATION SIGNAGE (NTS)	DATE 6/9/2022 SD-19



SECTION AA

NOTES:

1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   4.1. 6" MIN. THICKNESS RESIDENTIAL.
   4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, AND MIXED-USE.
5. EXPANSION JOINTS SHALL BE AS FOLLOWS:
   5.1. 1/2 INCH THICK.
   5.2. RUBBERIZED EXPANSION JOINT FILLER (AASHTO M153, TYPE 1).
   5.3. POLYPROPYLENE FOAM JOINT FILLER (ASTM D8139).
6. DETECTABLE WARNINGS WHERE DRIVEWAY IS STOP CONTROLLED.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	DRIVEWAY APRON (NTS)	DATE 6/9/2022 SD-12

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SITE DETAILS
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
No. 116455
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.6

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 1 - Site Plan Prelim Plat.dwg, 11/18/2024 3:26:14 PM

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
LOD	PROPOSED LIMITS OF DISTURBANCE
SF	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	PROPOSED CONSTRUCTION EXIT
	PROPOSED CONCRETE WASHOUT

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

INITIAL EROSION CONTROL PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAD
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-3.0

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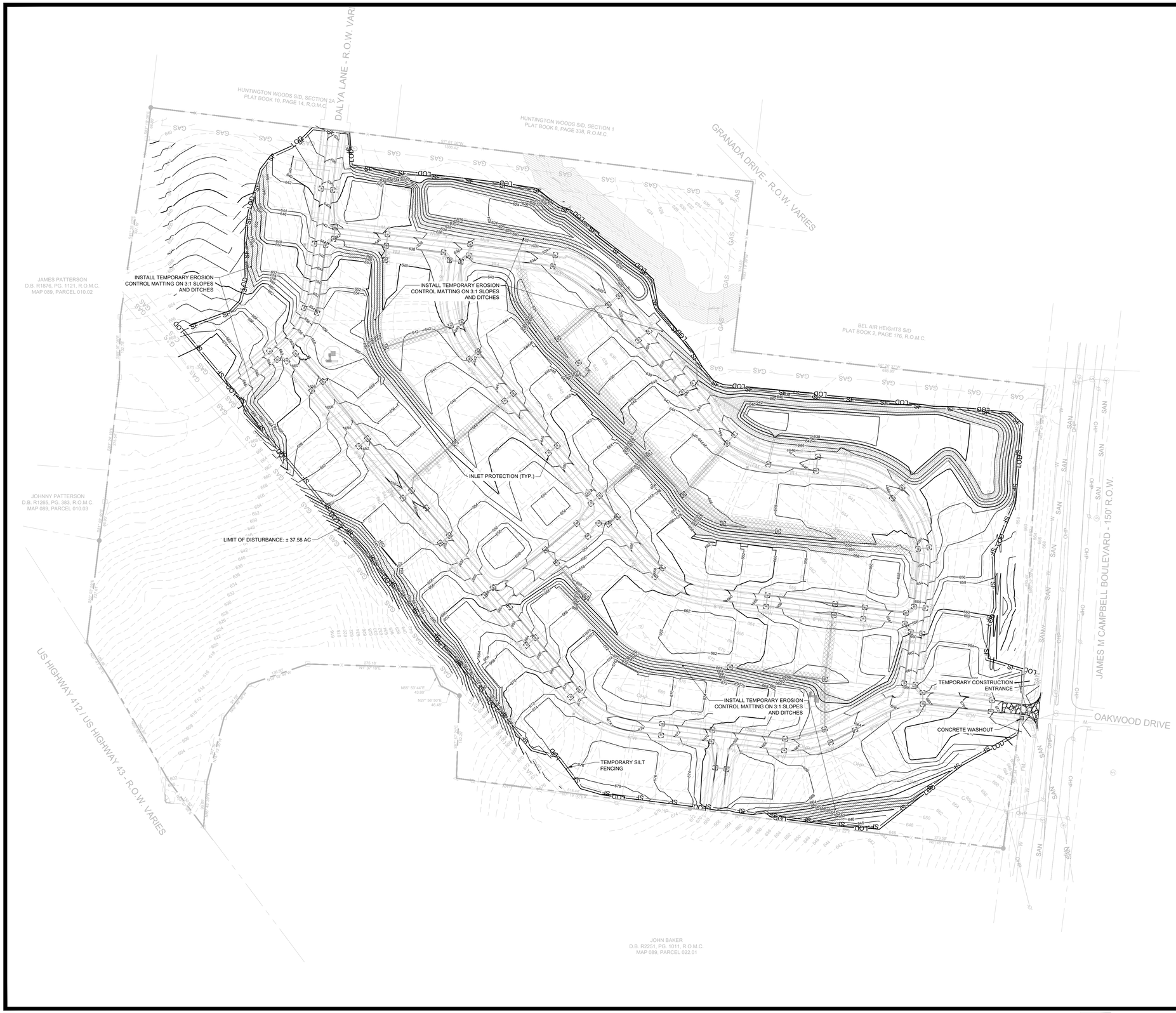

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GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
LOD	PROPOSED LIMITS OF DISTURBANCE
SF	PROPOSED SILT FENCE
	TREE PROTECTION FENCING
	PROPOSED CONSTRUCTION EXIT
	PROPOSED CONCRETE WASHOUT
	PROPOSED INLET PROTECTION

FLOOD NOTE
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OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 843, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

REVISIONS		
NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

TEMPORARY EROSION CONTROL PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-3.1

T-SQUARE ENGINEERING

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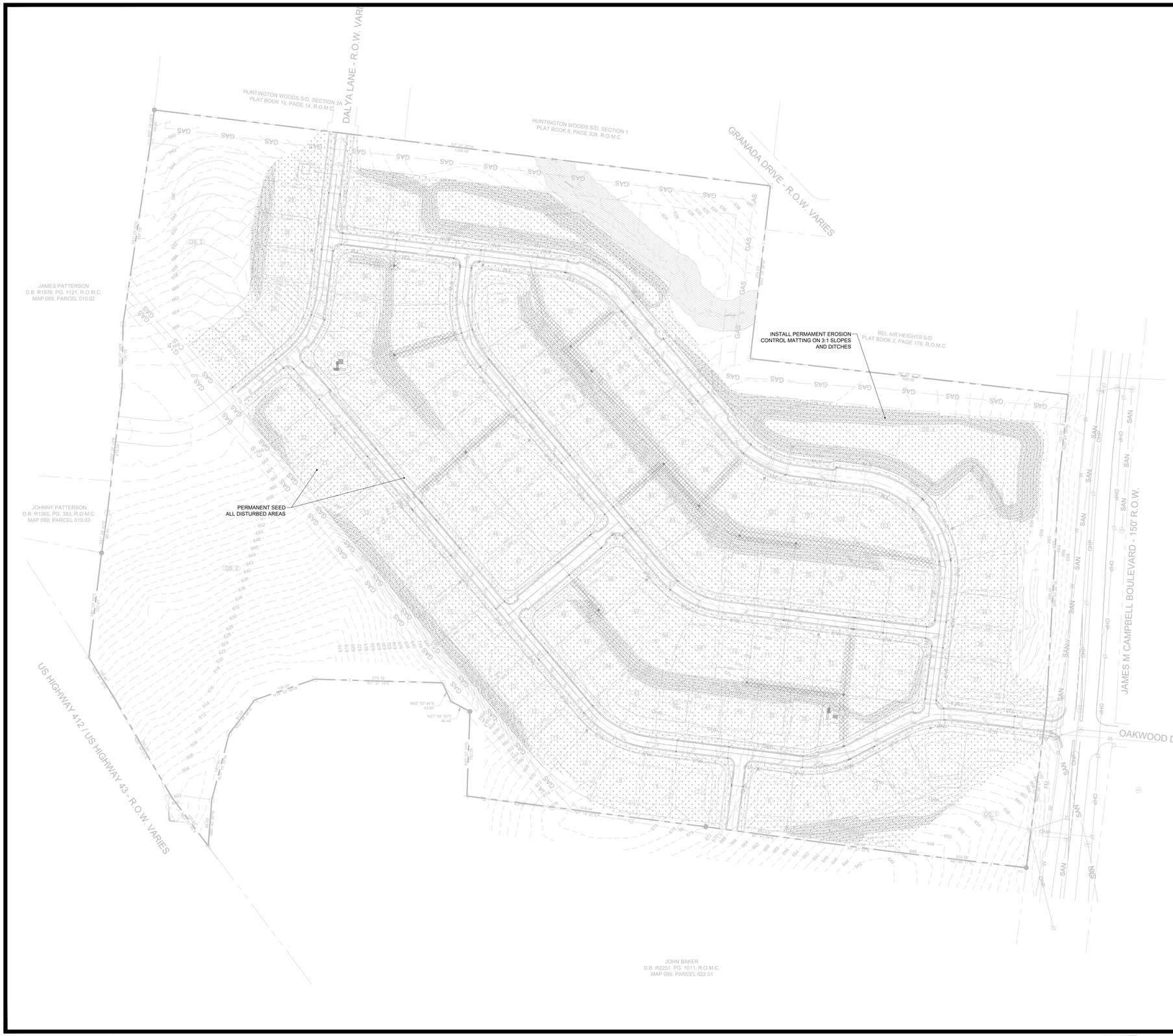

GRAPHIC SCALE
(IN FEET)
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SCALE: 1" = 100'

LEGEND

500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
499	PROPOSED MINOR CONTOURS
	PROPOSED PERMANENT SEEDING
	PROPOSED EROSION CONTROL MAT

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE
104 CASCADE LAN
BELL BUCKLE, TN 37020
MAP 89, PARCEL 021.00
DEED BOOK R2814, PAGE 943, R.O.M.C.

APPLICANT
T-SQUARE ENGINEERING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
615.678.8212

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

PERMANENT EROSION CONTROL PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 115488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-3.2

T-SQUARE ENGINEERING

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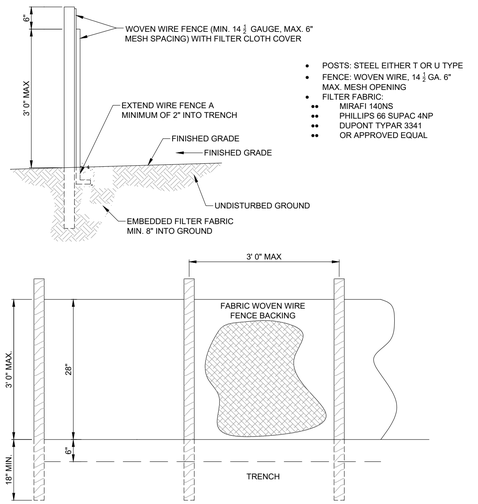
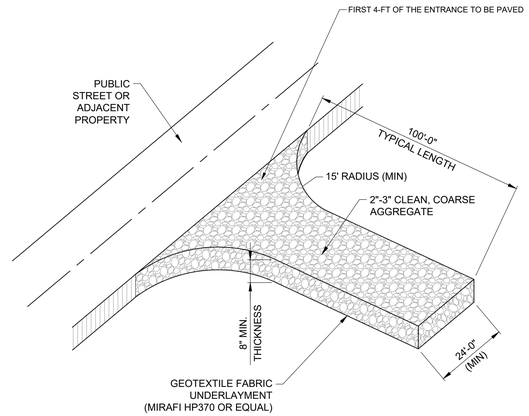


- POSTS: STEEL EITHER T OR U TYPE
- FENCE: WOVEN WIRE, 14 ½ GA. 6" MAX. MESH OPENING
- FILTER FABRIC:
  - MIRAFI 140NS
  - PHILLIPS 66 SUPAC 4NP
  - DUPONT TYPAR 3341
  - OR APPROVED EQUAL

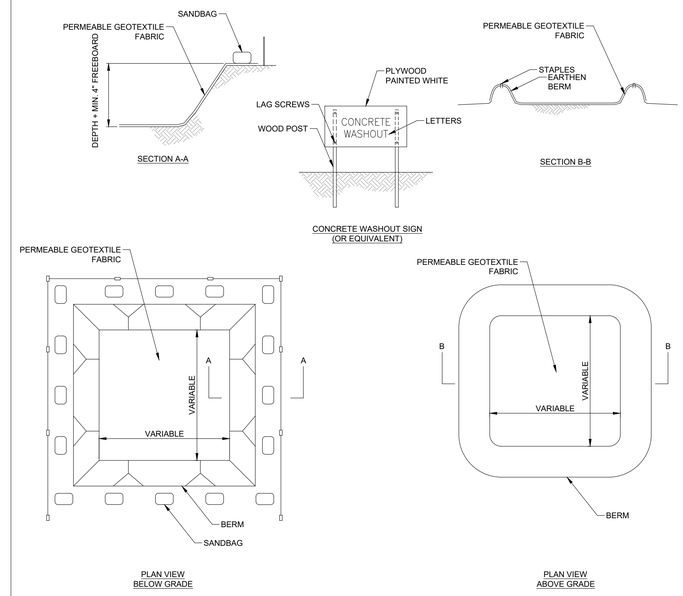
1. WOVEN WIRE CE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4. 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



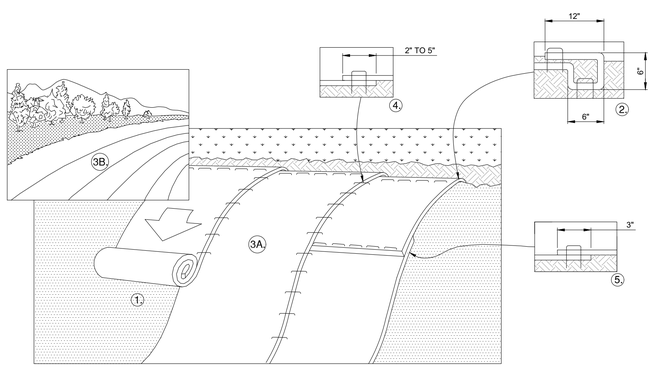
ISOMETRIC VIEW

CONSTRUCTION ENTRANCE
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



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

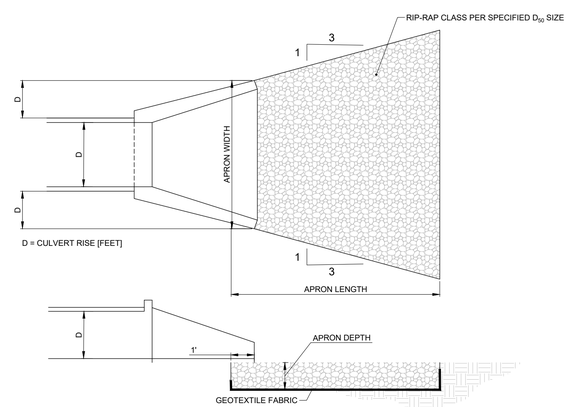
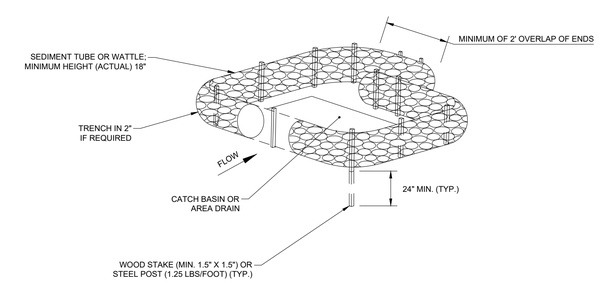


Table 10.1. Example Riprap Classes and Apron Dimensions

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.

OUTLET PROTECTION
DESIGNED TO THE 100-YR STORM PER HEC-11 STANDARDS
N.T.S



INLET PROTECTION
N.T.S.

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

EROSION CONTROL DETAILS

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-3.3

T-SQUARE ENGINEERING

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N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
499	PROPOSED MINOR CONTOURS
688.30	PROPOSED SPOT ELEVATION
1.0%	PROPOSED SLOPE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0175E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

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DRAWN BY: T-SQUARE
REVIEWER: LTS

GRADING PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-5.0

T-SQUARE ENGINEERING

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GRAPHIC SCALE

(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

LEGEND

500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
499	PROPOSED MINOR CONTOURS
	PROPOSED STORM INLET
	PROPOSED HEADWALL
	PROPOSED AREA DRAIN
	PROPOSED STORM PIPE

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

REVISIONS

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DATE: 05/20/24
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DRAWN BY: T-SQUARE
REVIEWER: LTS

DRAINAGE PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-5.1

T-SQUARE ENGINEERING

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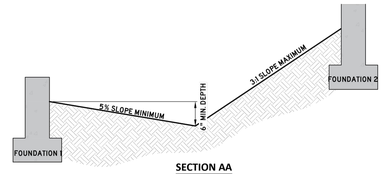

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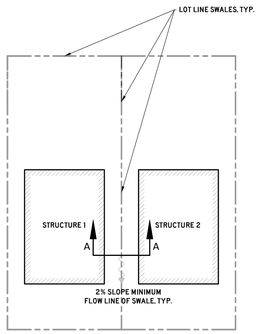

PLAN

NOTES:

1. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE. ALL AREAS WITHIN A LOT SHALL BE GRADED TO DRAIN TO AN APPROVED STORMWATER CONVEYANCE.
2. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATIONS.
   - 2.1. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 6 INCHES OF FALL WITHIN THE FIRST 10 FEET OF THE STRUCTURE ALONG THE DIRECTION OF FLOW.
   - 2.2. LOTS SHALL BE GRADED TO PROVIDE A MINIMUM OF 1V:20H OF FALL PERPENDICULAR TO THE FACE OF THE FOUNDATION WALL WITHIN THE FIRST 5 FEET.
   - 2.3. IMPERVIOUS SURFACES SHALL BE SLOPED AT A MINIMUM OF 2% AWAY FROM THE STRUCTURE.
3. SWALES SHALL BE LOCATED ALONG LOT LINES TO REDUCE LOT TO LOT DRAINAGE, AND DIRECT STORMWATER RUNOFF TOWARDS APPROVED STORMWATER CONVEYANCES.
4. SWALES SHALL HAVE A MINIMUM SLOPE OF 2%.
5. FOUNDATIONS SHALL BE AT MINIMUM 12 INCHES ABOVE ANY THE RIM ELEVATION OR HIGHEST FLOW LINE OF ANY PUBLIC STORMWATER INFRASTRUCTURE THAT SURFACE DRAINAGE FROM THE LOT IS DIRECTED TO.
6. NON-PUBLIC STORMWATER INFRASTRUCTURE SHALL NOT SUCH AS YARD DRAINS SHALL NOT ALLEVIATE THE REQUIREMENTS OF NOTES 2 AND 3.
7. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	RESIDENTIAL LOT GRADING AND DRAINAGE (NTS)	DATE 6/9/2022 DD-04

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

GRADING & DRAINAGE DETAILS

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. LOYD
REGISTERED ENGINEER
AGRICULTURE
No. 116455
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-5.2

T-SQUARE ENGINEERING

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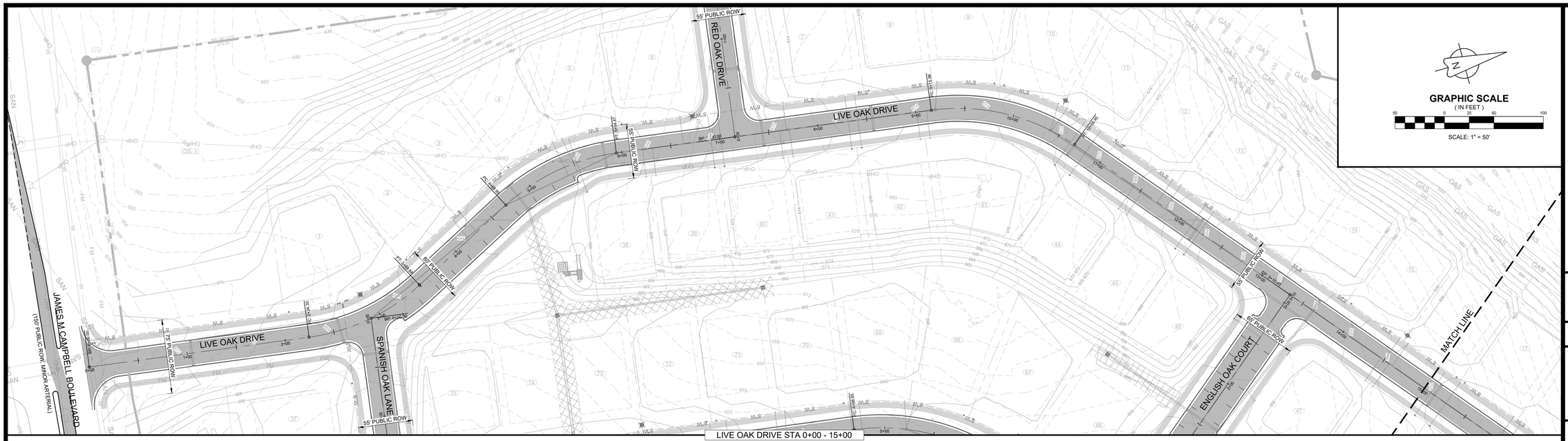

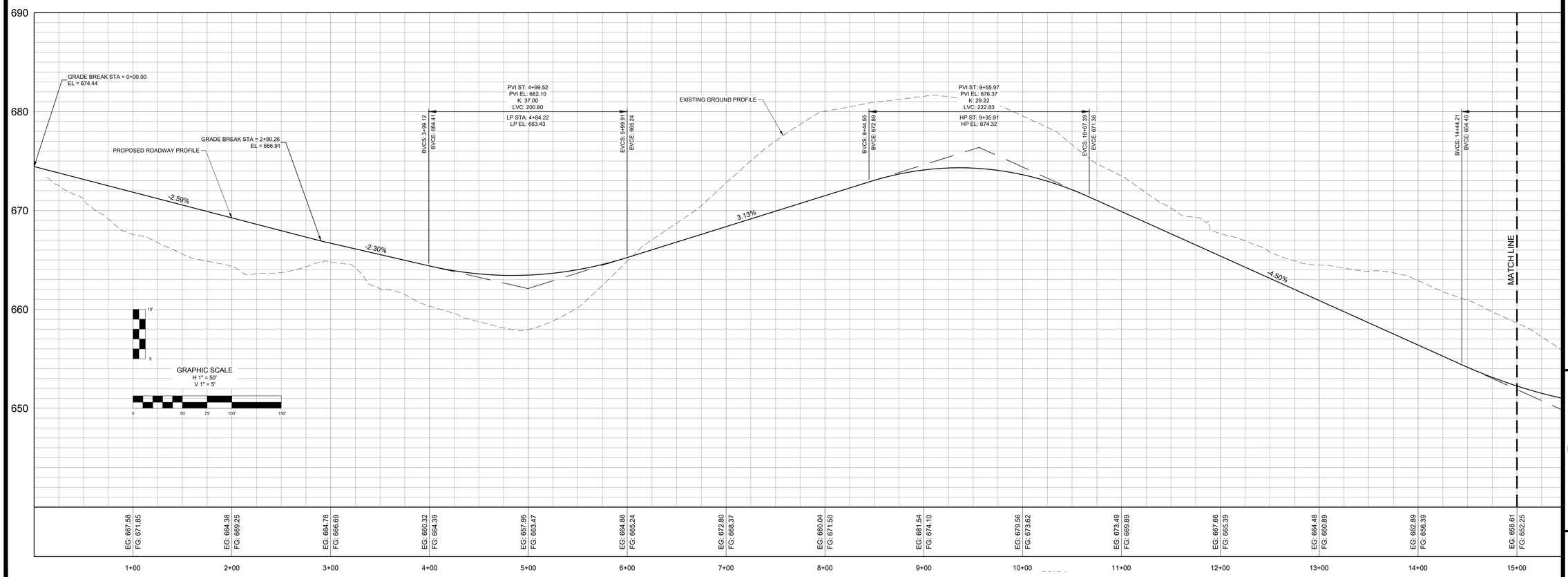

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DRAWN BY: T-SQUARE
REVIEWER: LTS

OAKWOOD DRIVE SUBDIVISION

LIVE OAK DRIVE
PLAN AND PROFILE
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.0

T-SQUARE ENGINEERING

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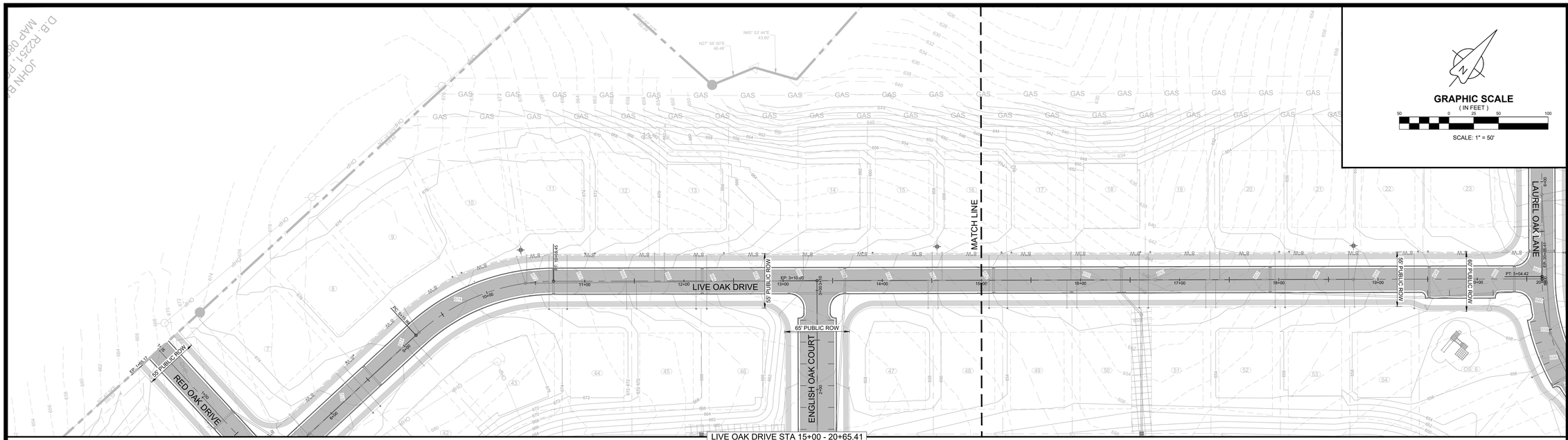

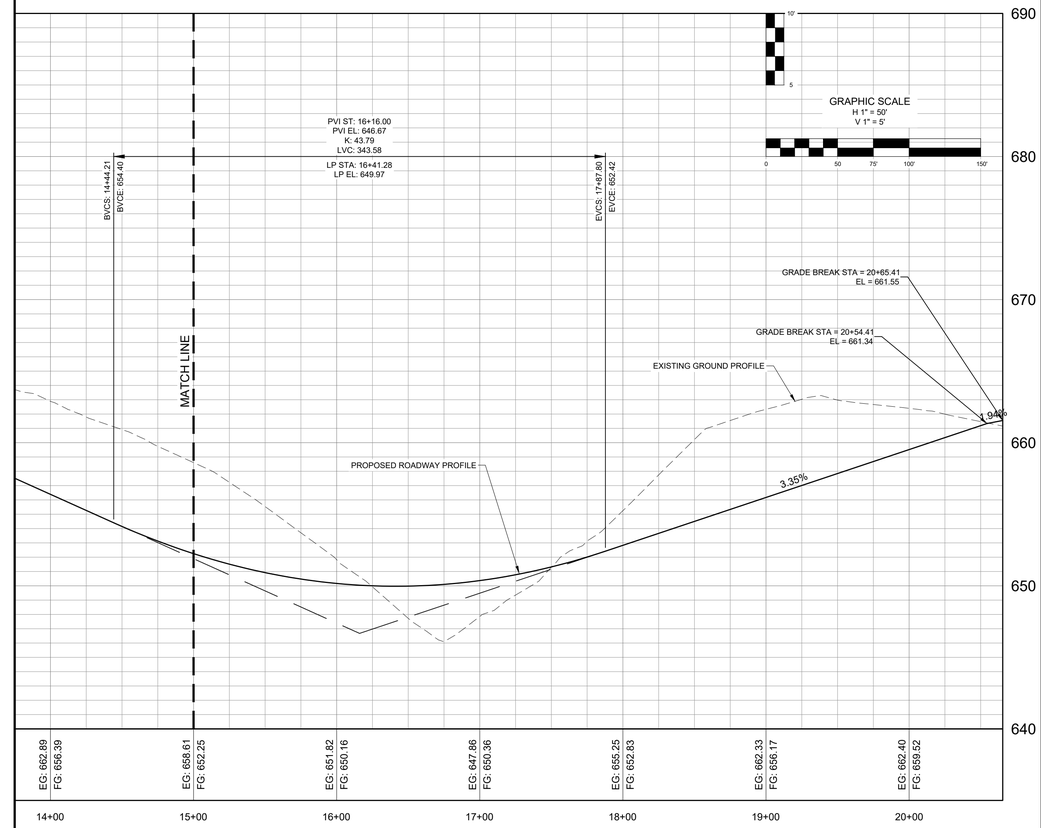

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

LIVE OAK DRIVE
PLAN AND PROFILE
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.1

T-SQUARE ENGINEERING

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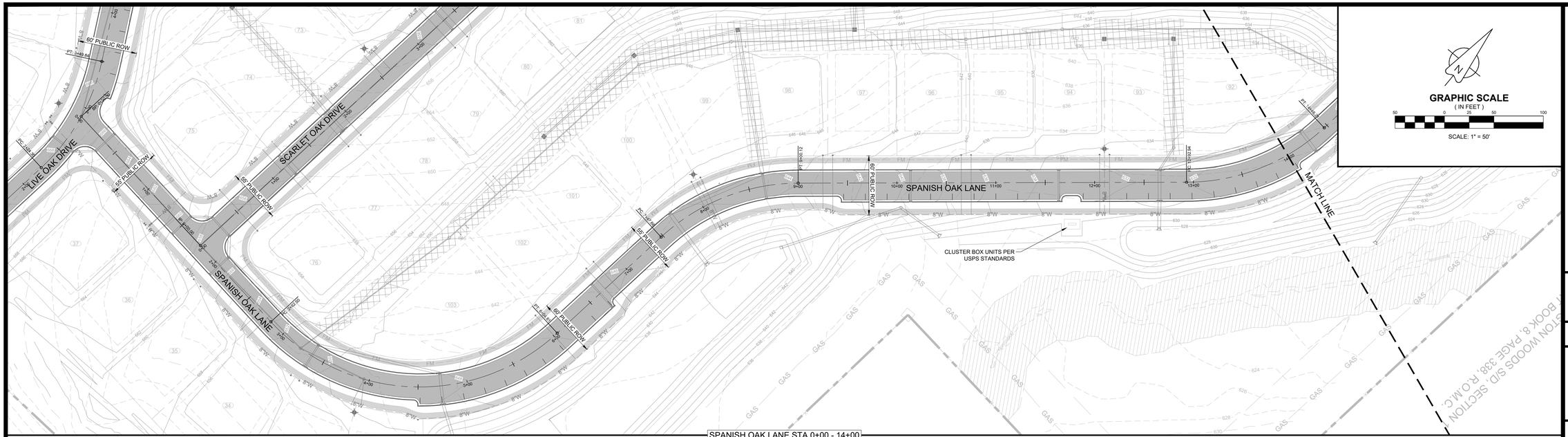
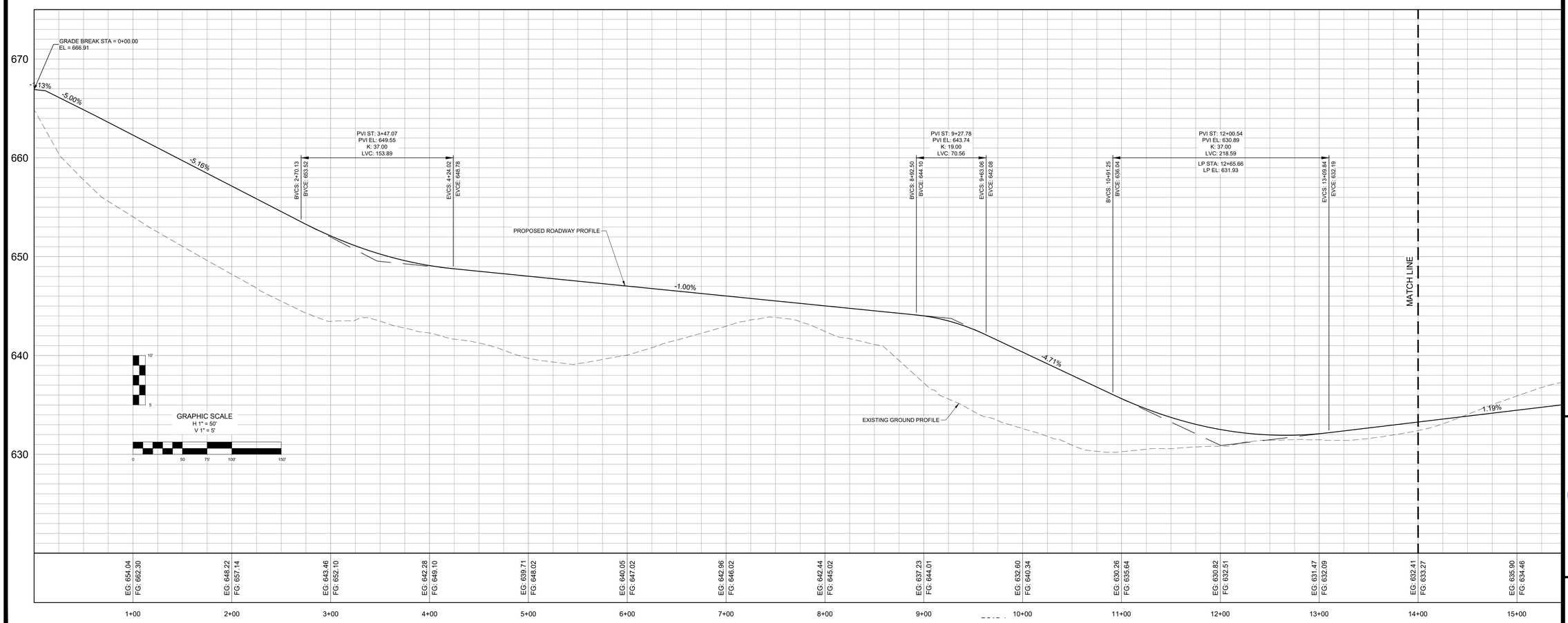


SPANISH OAK LANE STA 0+00 - 14+00



NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SPANISH OAK LANE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 115488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.2

T-SQUARE ENGINEERING

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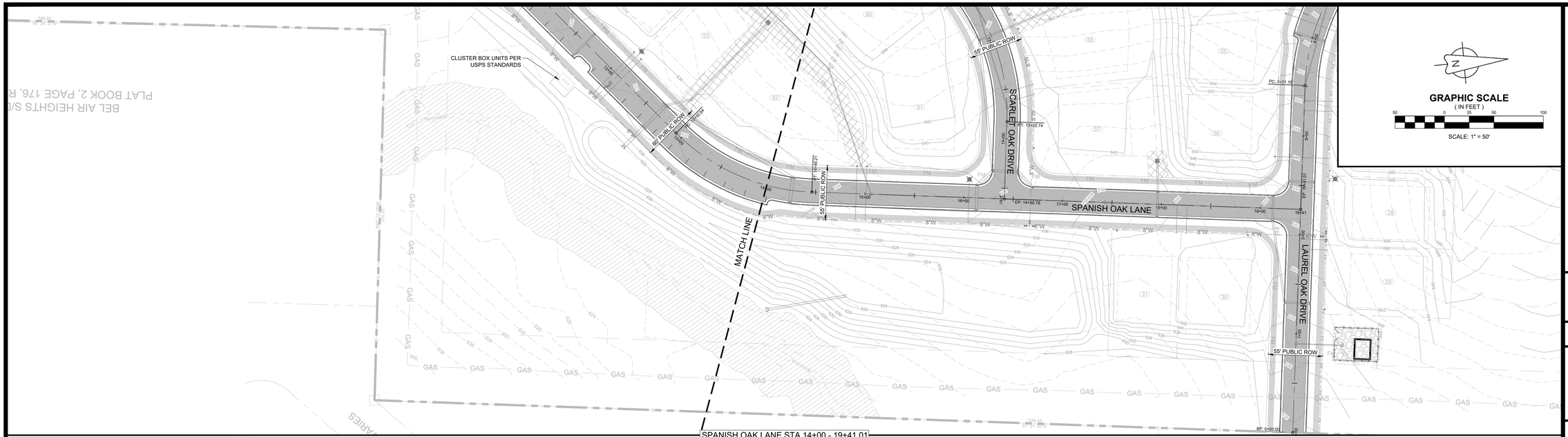

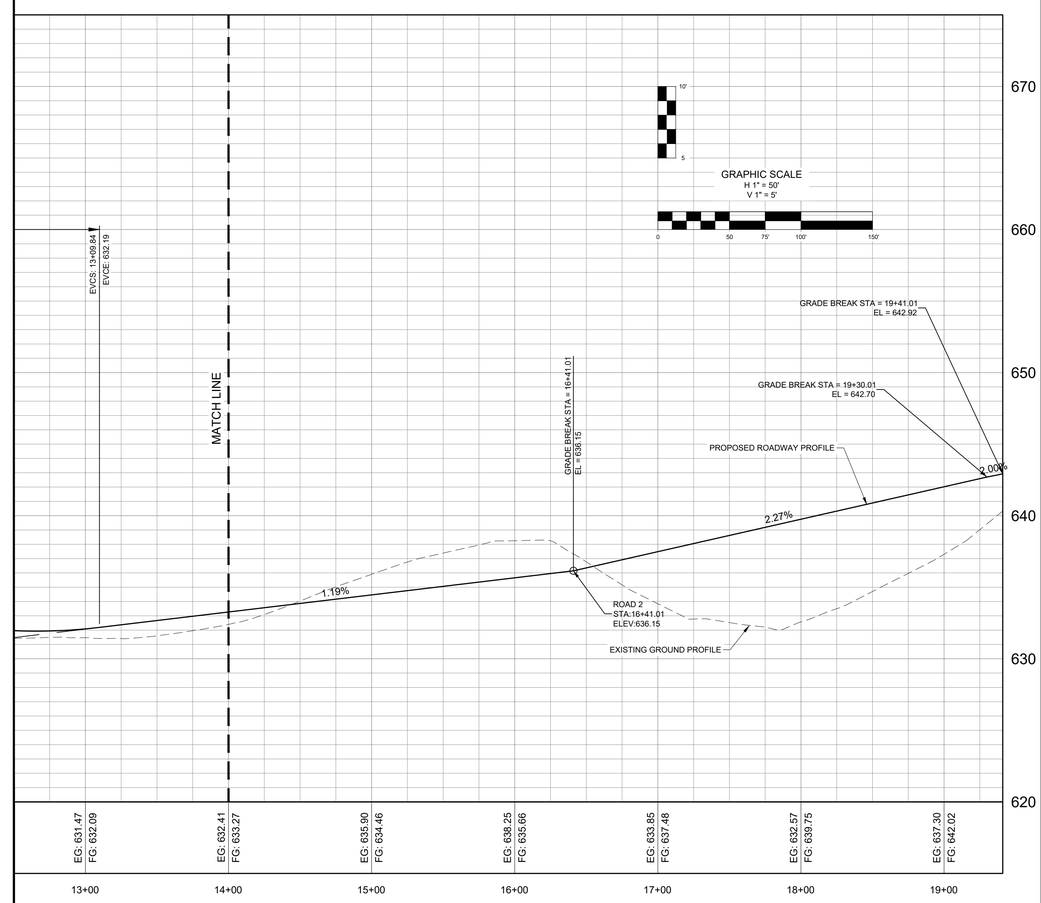

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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SPANISH OAK LANE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.3

T-SQUARE ENGINEERING

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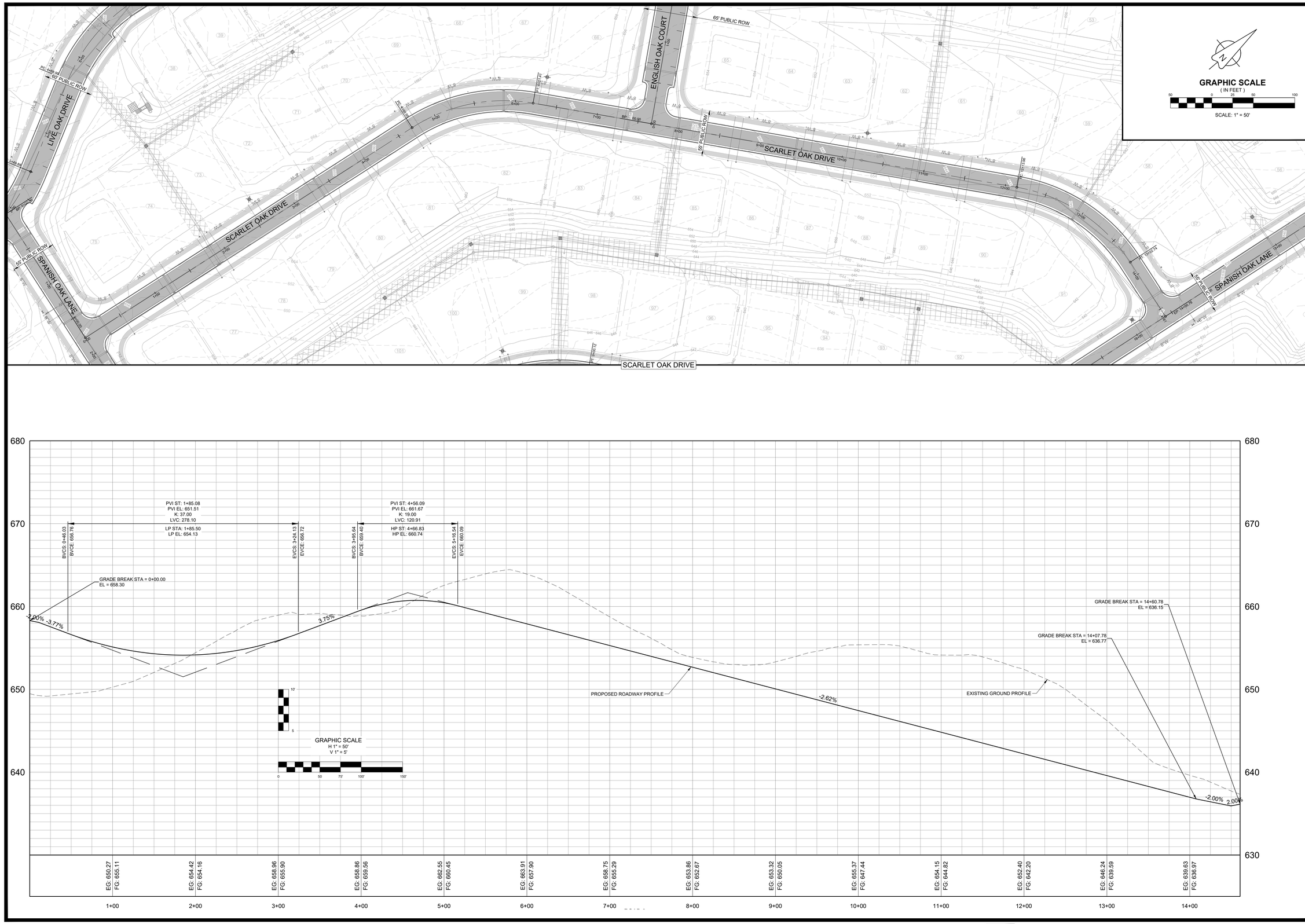

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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SCARLET OAK DRIVE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.4

T-SQUARE ENGINEERING

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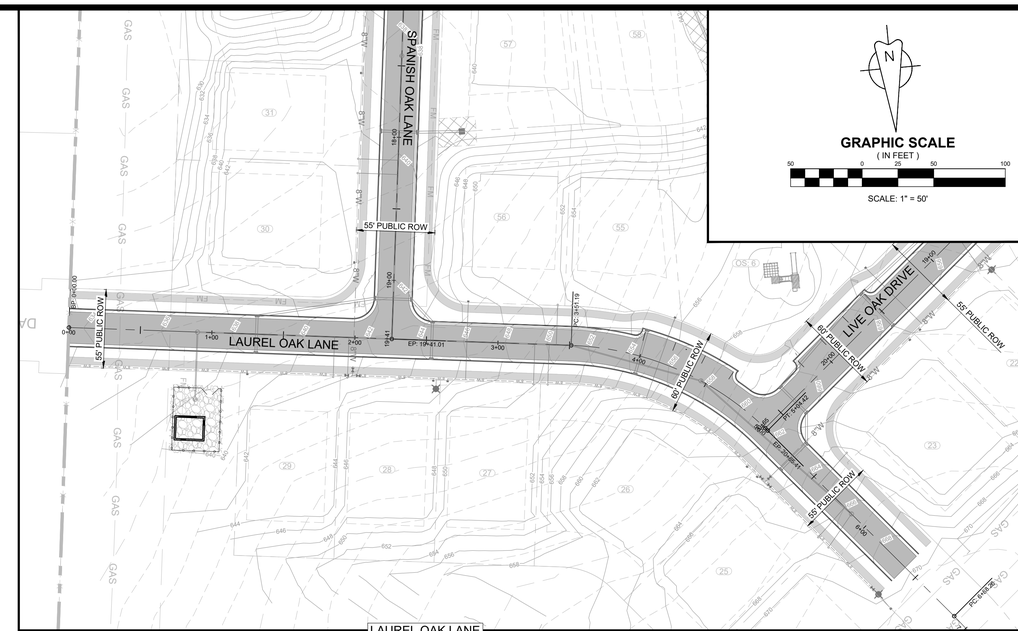

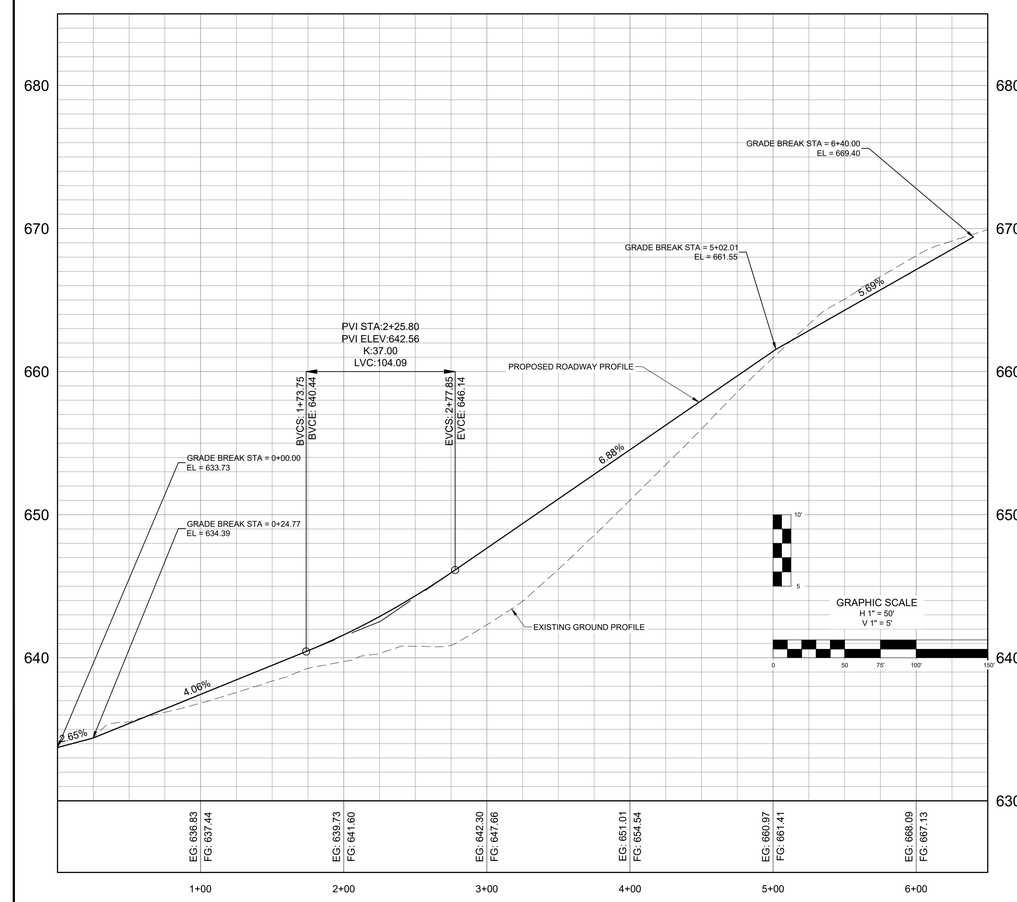

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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

LAUREL OAK LANE
PLAN AND PROFILE
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
No. 116455
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.5

T-SQUARE ENGINEERING

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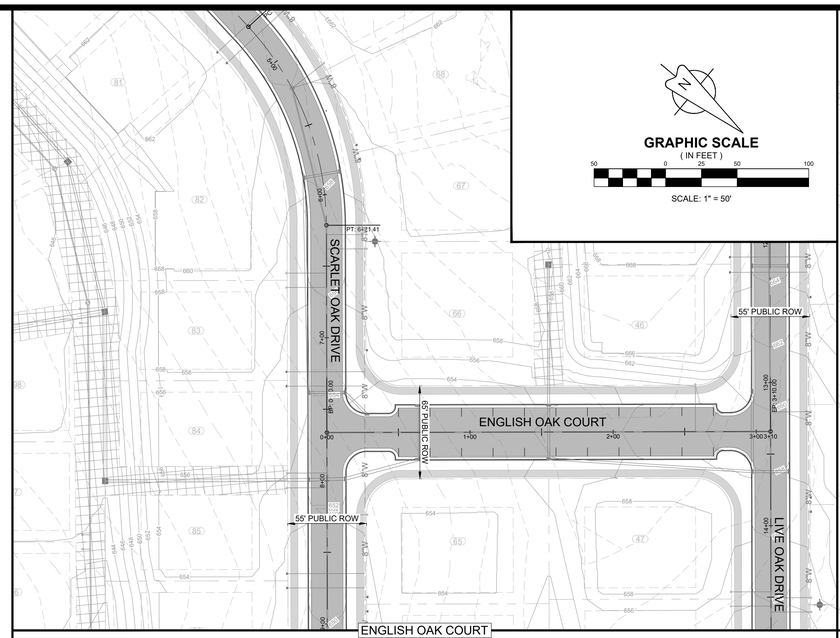

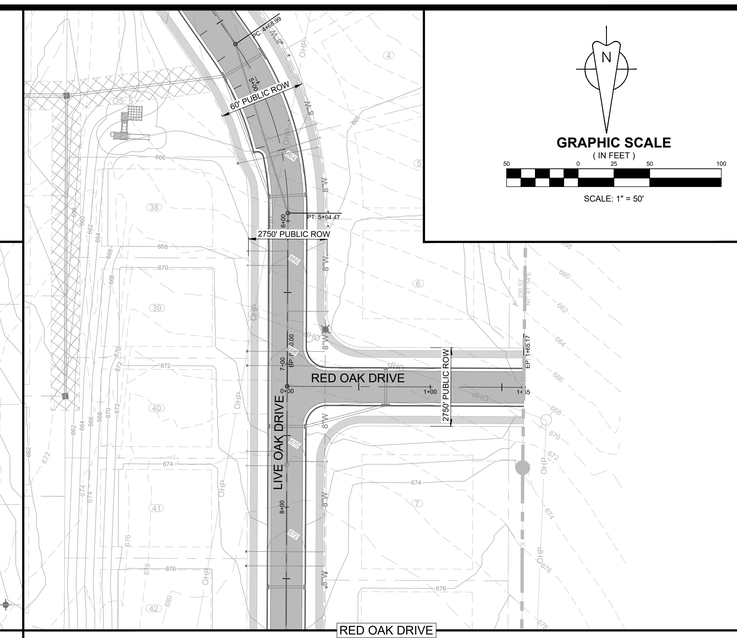

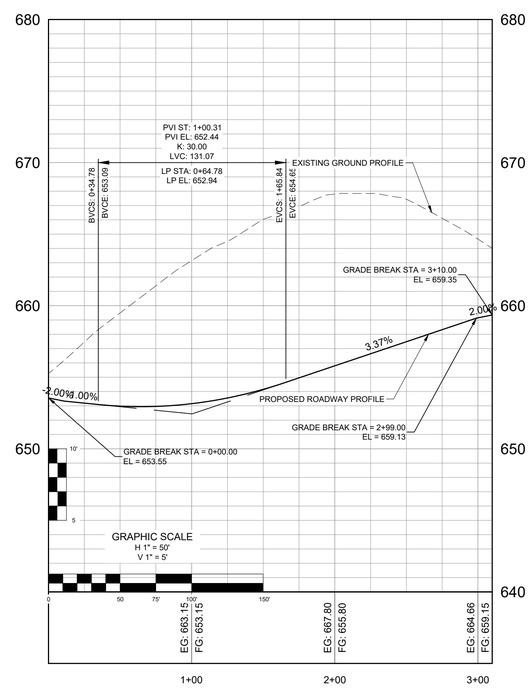

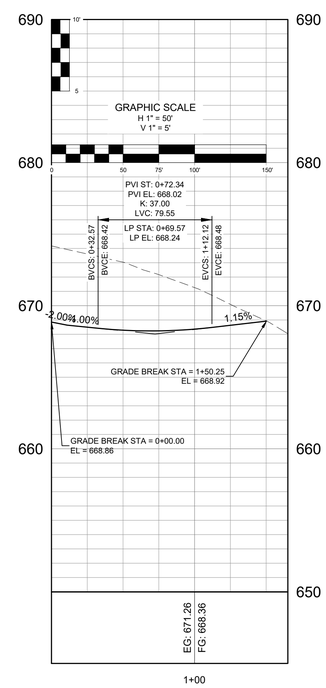

REVISIONS		
NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

ENGLISH OAK CT & RED OAK DR
PLAN AND PROFILE
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.6

T-SQUARE ENGINEERING

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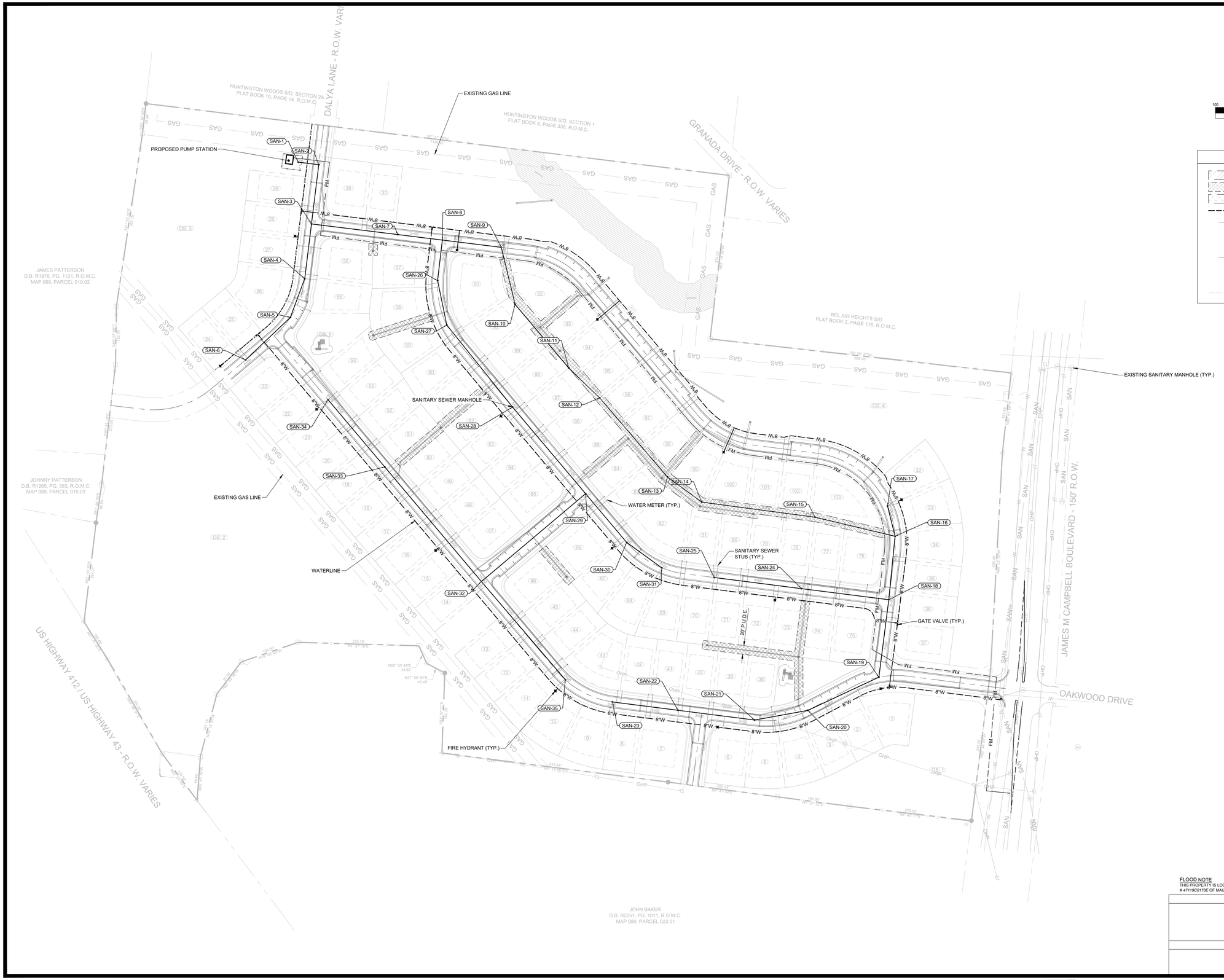

GRAPHIC SCALE

(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED UNDERGROUND ELECTRIC

FLOOD NOTE

THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS *"ZONE X"* AS EVIDENCED ON FEMA PANEL # *47119C0170E* OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

UTILITY PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYER III
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 115488
STATE OF TENNESSEE

11/18/2024

PROJECT
23-0533

SHEET
C-7.0

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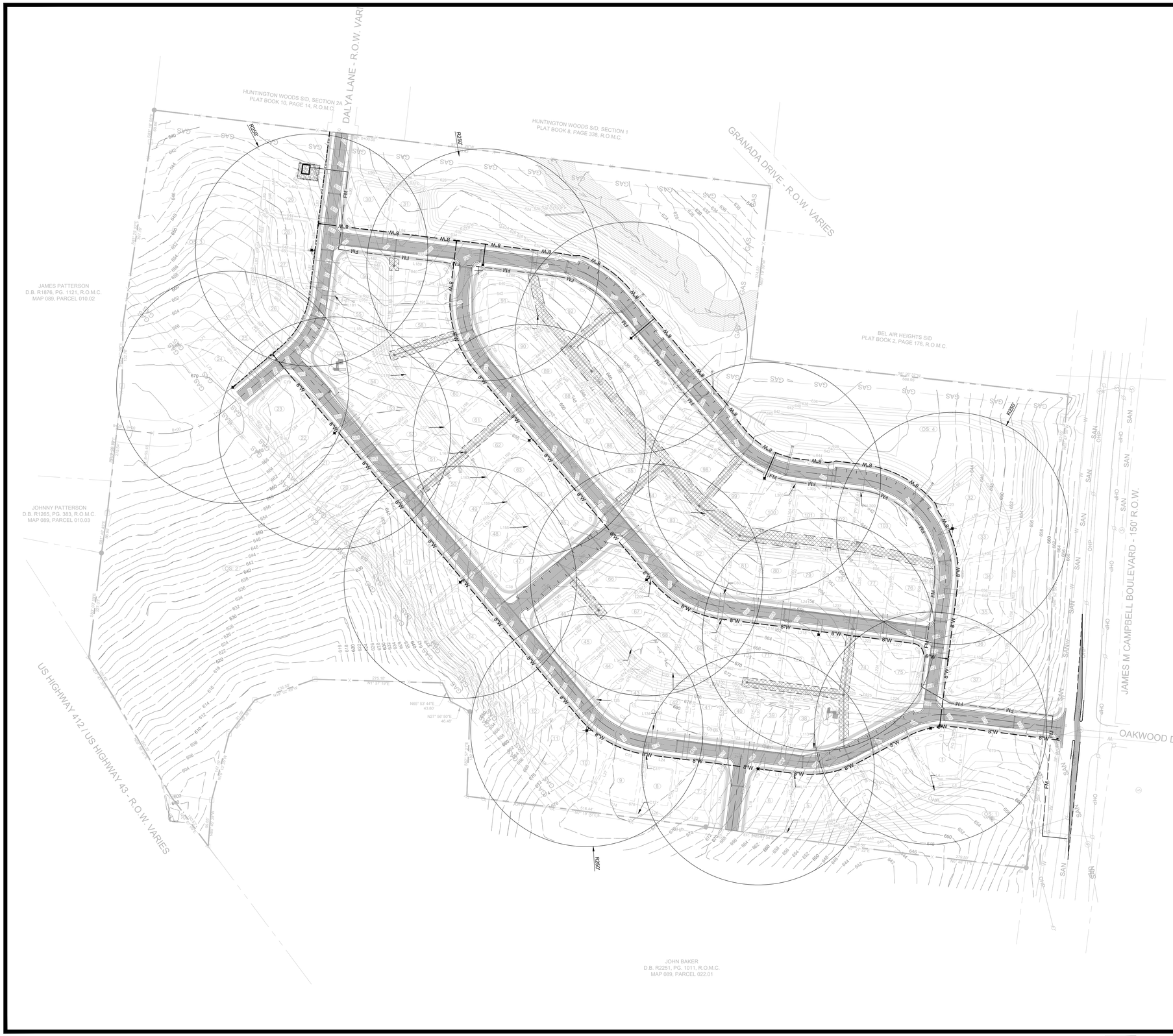

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

- PROPOSED ACCESS EASEMENT
- PROPOSED DRAINAGE EASEMENT
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL
- PROPOSED UNDERGROUND ELECTRIC

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0170E OF MAURY COUNTY, TN, DATED 04/15/2007.

OWNER OF RECORD
MICHAEL DAVID MUSGROVE 104 CASCADE LAN BELL BUCKLE, TN 37020 MAP 89, PARCEL 021.00 DEED BOOK R2814, PAGE 943, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

FIRE HYDRANT COVERAGE PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD III
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 115488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-7.1

T-SQUARE ENGINEERING

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May 20, 2024
Mr. Drew Taylor
Smith Douglas
361 Mallory Station Rd. Suite 103
Franklin, TN 37067
Sent via email: dtaylor@smithdouglas.com

RE: Water Availability Letter
Oakwood Subdivision – 130 Units
200 Oakwood Dr
Tax Map 89, Parcel 21
Columbia, Maury County, TN

Dear Mr. Taylor:

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

- Domestic waterline connections will be made to the existing 16-inch water main located on North James M. Campbell Boulevard and the existing 8-inch water main on Dalya Lane.
- Minimum size 8-inch mains are required throughout the development.

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

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

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

New Water Service Fee: $1,500 + $370 per SFU (130 SFUs)	$49,600.00

- 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 (130 meters)	$70,200.00
Impact Fee: $4,500 per 3/4" meter (130 meters)	$585,000.00
Total Meter and Impact Fees Due =	**$655,200.00**

- 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 23-039

CITY OF COLUMBIA

TENNESSEE

WASTEWATER DEPARTMENT

21 July 2023

Drew Taylor
Land Acquisition Manager
Smith Douglas Homes
361 Mallory Station Road, Suite 103
Franklin, TN 37067

RE: Parcel ID: 089 02100 000; 200 Oakwood Drive, Columbia, TN 38401

Drew,

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

The sanitary sewer design must allow for the flow going to the pump station to be redirected towards MHID 1588 near Dalya Ln of the existing Columbia Wastewater Sewer System such that elimination of this proposed pump station in the future is possible. The pump station should be placed near Dalya Ln to make elimination possible, and the fenced area around the station should be designed to be 50'x50'. The pump station force main should terminated at MHID 174 on N James Campbell which drains westward.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER | WASTEWATER

111 SE Parkway Court
Franklin, TN 37064
615.678.8212

www.T2-eng.com

November 18th, 2024

City of Columbia Staff

Cover Letter — Revision to SDP/PP — Oakwood Drive Subdivision 24-0239

This submittal is to revise the Preliminary Plat and Site Development Plan for Oakwood Subdivision, which was approved by Planning Commission on 10/15/2024. The revisions reflect new rights-of-way widths at sections both with and without street parking, as depicted in the recently approved City of Columbia Engineering Standards and Specifications.

Please contact me with any questions or concerns.
Thank you,

Louis Sloyan, PE Senior Project Manager
T-Square Engineering, Inc.
Office: 615.678.8212
Email: Louis.Sloyan@T2-Eng.com

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	200 Oakwood Drive		
	TAX MAP: 89	GROUP:	PARCEL: 21.00
SUMMARY OF NATURE OF REQUEST AND WORK	This application is for the Site Development Plan and Preliminary Plat for approval of the 104 lot subdivision in the CD-3 zoning district.		

DATE OF PRE-APPLICATION CONFERENCE	6/28/23	*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) Oakwood Subdivision ☒ Total Number of Lots/Residential Units 104 ☐ Square Footage of Non-Residential Floor Space ☒ Total acreage 56.73 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.

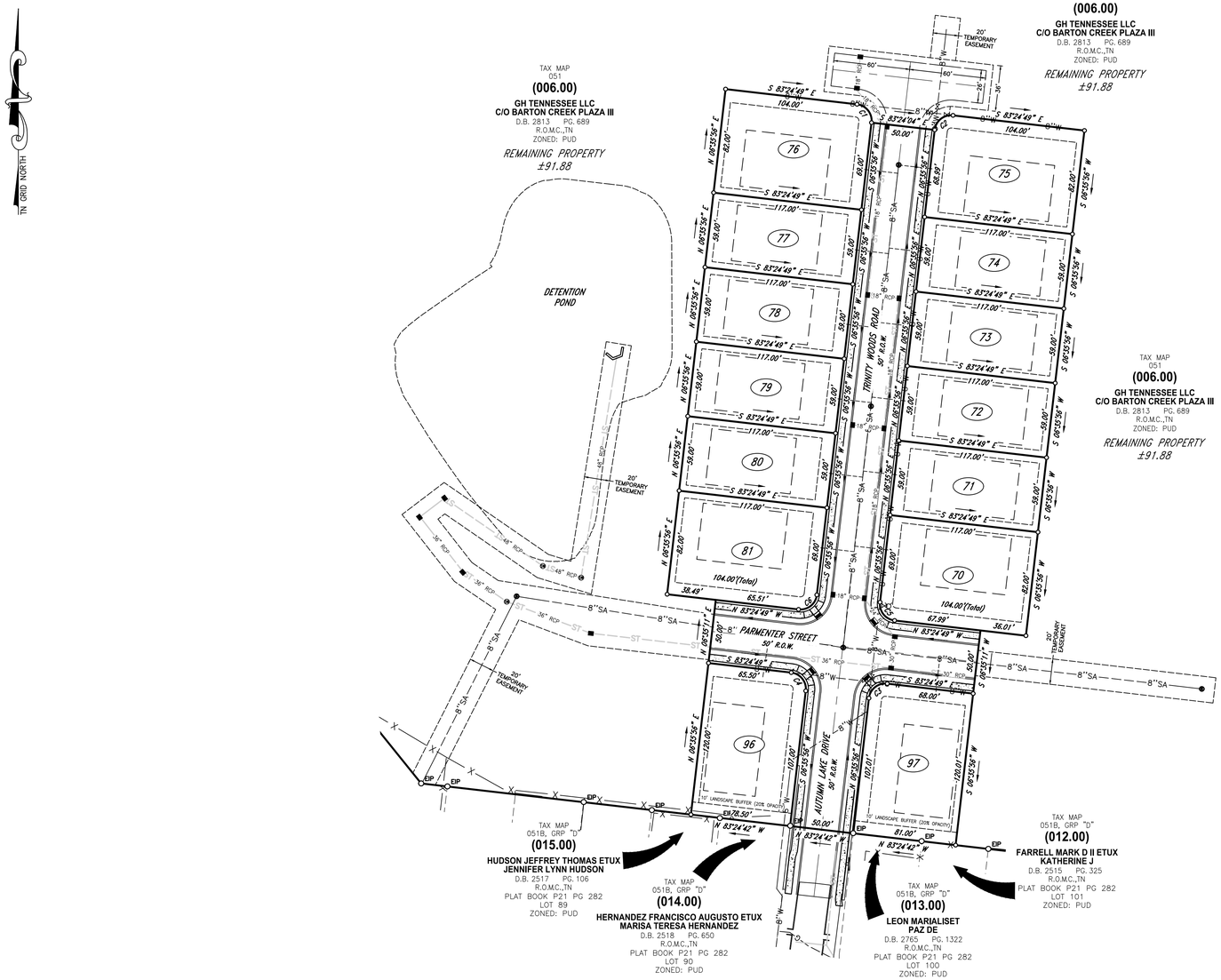
APPLICANT
All communications go to the Applicant's email that is provided.

NAME	Louis Sloyan	PHONE	615-678-8212
ADDRESS	111 SE Parkway Court Franklin, TN 37064	EMAIL	Louis.Sloyan@T2-Eng.com

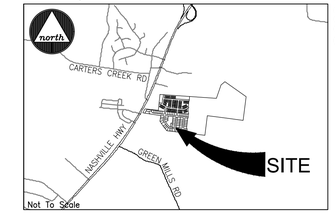
PROPERTY OWNER NAME	Michael Musgrove	PHONE	
ADDRESS	104 Cascade Lane Bell Buckle, TN 37020	EMAIL	

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.

Drew Taylor		5/17/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Michael Musgrove		5/17/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE



Location Map



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

SITE DATA:

PARCEL NUMBER:
TAX MAP 051, PARCEL 006.00

DEED BOOK:
R2813, PAGE 689

PARCEL ADDRESS:
2504 NASHVILLE HWY

EXISTING ZONING:
PUD

BUILDING SETBACKS:
FRONT – 30'
SIDE – 7.5'
REAR – 20'

ACREAGE OF PARCEL:
±95.29 ACRES TOTAL
±3.41 ACRES – 148,493.1 S.F. – PHASE 1A
±0.83 ACRES – 35,969.9 S.F. – R.O.W. DEDICATION

PROPERTY OWNER:
GH TENNESSEE LLC
C/O BARTON CREEK PLAZA III
3815 SOUTH CAPITAL OF TEXAS HWY STE 275
AUSTIN TX, 78704

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 R2813, Page 689, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — GH Tennessee, LLC

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

I hereby certify that the streets, drainage, and utilities designated in McClure Farms, Phase 1A have been installed in accordance with City Specifications, or a performance surety in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled McClure Farms, Phase 1A has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a category "1" 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.

11/18/24 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

ALLEN B. O'LEARY
REGISTERED LAND SURVEYOR
AGRICULTURE
TENNESSEE NO. 1987

Client
Brightland Homes of Tennessee, LLC
Barton Creek Plaza III
3815 South Capital of Texas HWY STE 275
Austin, TX. 78704

DATE	REVISIONS

FINAL PLAT
MCCLURE FARMS, PHASE 1A
NASHVILLE HWY., COLUMBIA, TN

Drawn: CG | Checked: EB | Approved: AO | Date: 11-18-2024

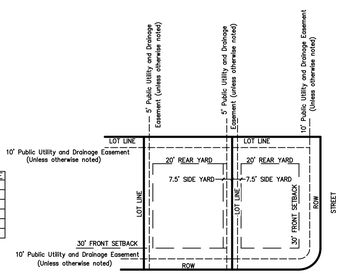
Job. no. 23572-1 | Scale: Vertical: 1"=50' Horizontal:

LOT AREA TABLE

LOT	SQ. FT.	ACRES
70	9,557.7	0.22
71	6,903.0	0.16
72	6,903.0	0.16
73	6,903.0	0.16
74	6,903.0	0.16
75	9,557.8	0.22
76	9,557.7	0.22
77	6,903.0	0.16
78	6,903.0	0.16
79	6,903.0	0.16
80	6,903.0	0.16
81	9,557.8	0.22
96	9,383.9	0.22
97	9,684.3	0.22

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	13.00'	20.42'	18.39'	S 38°24'27" E	90°00'45"
C2	13.00'	20.42'	18.38'	N 51°35'33" E	89°59'15"
C3	13.00'	20.42'	18.38'	S 51°35'33" W	89°59'15"
C4	13.00'	20.42'	18.39'	N 38°24'27" W	90°00'45"
C5	13.00'	20.42'	18.39'	N 38°24'27" W	90°00'45"
C6	13.00'	20.42'	18.38'	S 51°35'33" W	89°59'15"



SUBDIVISION
TYPICAL LOT LAYOUT

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
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 the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 051, Parcel No. 006.00, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2813, Page 689
10. Bearings based on: Tennessee State Plane, Fipzone 4100.
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 does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
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. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0180E, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

PURPOSE NOTE:
The purpose of this plat is to create 14 single family lots and dedicate right-of-way.

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

STORMWATER MANAGEMENT AGREEMENT:
RECORDED:_____
DEED BOOK:_____ PAGE:_____

OPEN SPACE NOTE:

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

Register of Deed Recording Stamp

Legend

EIP, IPS, Iron Rod Found, Iron Rod Set, I.P.F. Iron Pipe Found, AXLE Axle Found, FCM 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, Gas Line, Sanitary Sewer Line, Water Line, Storm Sewer Line, Overhead Utility Line, Overhead Cable Line, Overhead Electric Line, Overhead Telephone Line, Underground Utility Line, Underground Cable Line, Underground Electric Line, Underground Telephone Line, Forced Main Line

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FILE: J:\WES_Engineers_Surveyors 2023\23572 – McClure Farms – Smith\23572-1 Brightland Homes\Dwg\Survey\02 – Final Plat\23572-1 – McClure Farms – P1A – Final Plat.dwg

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

28th day of October, 2024,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Brightland Homes 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 January, 2025,
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.

McClure Farms PhIA

PROJECT

Completed by the Developer	*Completed by the City*
Brightland Homes LLC DEVELOPER NAME	
Andy Davidson AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
10/28/24 DATE	DATE
4068 Rural Plains Circle · Suite 170 STREET	
Franklin, TN 37064 CITY, STATE, ZIP	
615-981-0900 PHONE	
adavidson@brightlandhomes.com EMAIL	
Attest	*Attest*
Chandler Vrauvinh ATTEST NAME	ATTEST NAME
Chandler Vrauvinh ATTEST SIGNATURE	ATTEST SIGNATURE
10/28/24 DATE	DATE

November 18, 2024

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

RE: Project Name: McClure Farms Phase 1A, Final Plat
City of Columbia Staff Review Submittal

On behalf of GH Tennessee, LLC, the owner of these 14 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors

Allen B. O'Leary, RLS
Principal

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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	2504 Nashville Hwy, Columbia, TN		
	TAX MAP: 051	GROUP:	PARCEL: 006.00
SUMMARY OF NATURE OF REQUEST AND WORK	To create 14 single family residential lots and dedicate right-of-way for McClure Farms, Phase 1A.		

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) McClure Farms, Phase 1A ☑ Total Number of Lots/Residential Units 14 ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage ±3.41

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	Allen B O'Leary	PHONE	931-388-2329
ADDRESS	2486 Nashville Hwy Columbia, TN 37401	EMAIL	allen@wesengineers.com

PROPERTY OWNER NAME	GH Tennessee, LLC	PHONE	615-981-0900
ADDRESS	3815 South Capital of Texas HWY Suite 275, Austin, TX 78704	EMAIL	adavidson@brightlandhomes.com

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

Allen B O'Leary		
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Andy Davidson		10/28/24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 2/7/2024

Melissa Sanders

From: Austin Brass
Sent: Monday, November 18, 2024 2:29 PM
To: Amanda Reed
Cc: Jake Vincent; Josh Dickerson; Chris Mabery; Melissa Sanders; Glenn Harper
Subject: RE: Bear Springs Ph. 1A Final Plat - Deferral Request

Good afternoon, Amanda:

Thank you for reaching out. We will make note to defer this item to the Dec 10th, DRC.

Best,
Austin

AUSTIN BRASS, AICP
Development Services
Principal Planner

Office: (931) 560-1560

abrass@columbiatn.gov

www.ColumbiaTN.gov

700 N Garden Street, Columbia, TN 38401

Please note my email address has changed to abrass@columbiatn.gov

---

From: Amanda Reed <AReed@ragansmith.com>
Sent: Monday, November 18, 2024 1:48 PM
To: Austin Brass <ABrass@Columbiatn.gov>
Cc: Jake Vincent <jvincent@ragansmith.com>; Josh Dickerson <josh@willowbranchpartners.com>; Chris Mabery <cmabery@ragansmith.com>
Subject: [Caution External Email] - Bear Springs Ph. 1A Final Plat - Deferral Request

Good afternoon Austin,

We are still waiting to receive the Letter of Credit for Bear Springs Phase 1A. Can you please defer this plat to the December 10th DRC meeting and December 16th Resubmittal schedule? Is there anything we need to do prior to the December 10th DRC meeting?

Thanks,

RaganSmith
a Pape-Dawson company

Amanda Reed
ASSOCIATE
SURVEY PROJECT MANAGER
office: (615) 244-8591
mobile: (931) 808-8228
ragansmith.com

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, November 12, 2024

ITEM NO.
24-0457

DESCRIPTION: Bear Springs - Phase 1A Parcel: 092 012.00

COMMENTS:

Planning

1. The lead staff person for this case is Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
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. Notation on plat that it is currently zoned HDR PUD. This is not a zoning designation in the code. Please note that this property is zoned R-PUD and vested under a previous PUD subject to the previous Zoning Ordinance 3638.
4. Indicate the approximate location of all existing structures adjacent to the property (15)

Engineering

5. Surety in the amount of $675,000 shall be provided by resubmittal date.
6. Asphalt binder course and curbing shall be installed prior to resubmittal date
7. Intersection improvements at Bear Creek Pike and Seminole Drive shall be complete prior to resubmittal date.
8. Grading shall be substantially in compliance with the approved construction plans.

Wastewater

9. There was a customer with sewer service that, as a result of the work done by the developer, has had its sewer service cut off and we have not been notified that the developer has resolved this issue. We cannot allow the plat through until this has been rectified.

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10. Other items are required before building permits, including as-builts, testing and CCTV, as well as a maintenance LOC.

Building

11. No comments.

Duck River Electric Membership Corp

12. We plan to serve.

Maury County Schools

13.
    Maury County Public Schools
    Howell Elementary, Cox Middle School, Battle Creek High School 24/25 SY 9-10th
    9-11 (25/26 SY) 9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 12 (25/26 SY).
    See Attached Capacity Numbers
    The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students.
    * Due to numbers, MCPS will be rezoning all Columbia and Spring Hill elementary schools for the 25/26 SY.

Fire

14. No comments

Columbia Power

15. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Maury County Highway Dept.

16. No comments.

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Police

17. No comment provided.

Public Works

18. No comments.

Columbia Water

19. "Coordinate walk-through, Bacteria pressure testing with CPWS."

    Be prepared to deed infrastructure to CPWS at plat signing, water system must be active at time of plat signing.

    Project to be pushed to December DRC

Atmos Energy

20. No comment provided.

Maury County E911

21. No comment provided.

ATT

22. No comment.

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Resubmittal Guidelines

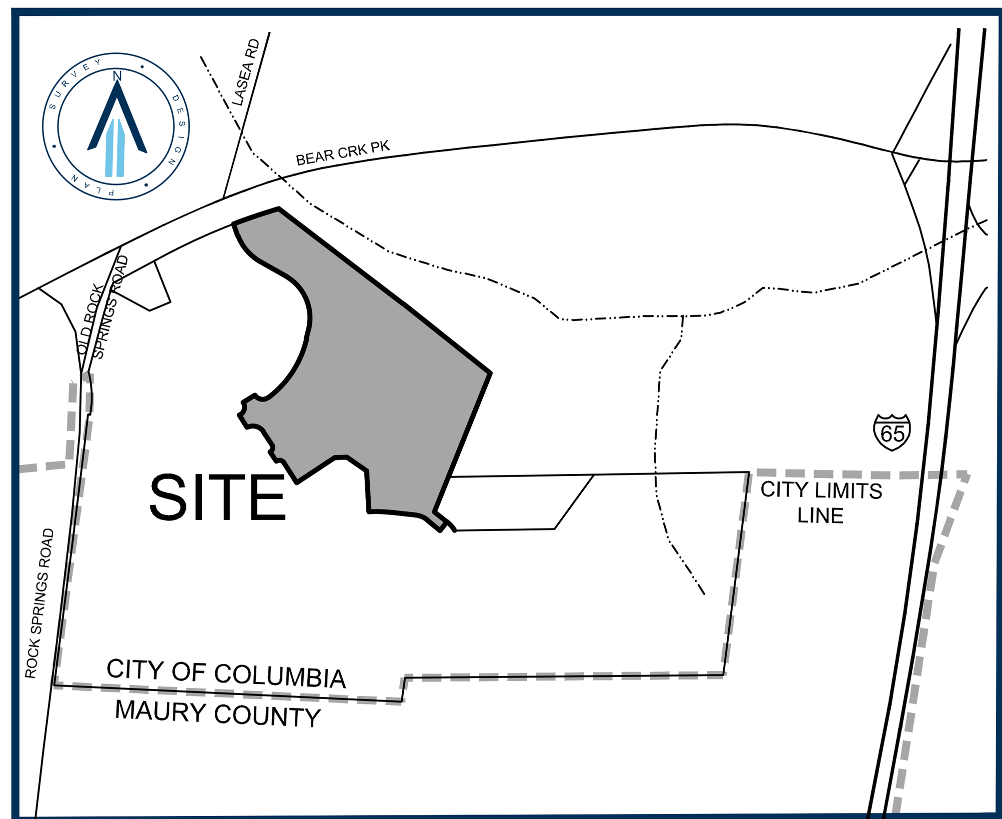
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

Please contact the case planner identified in the Planning Comments with any questions about the review process.

Please contact kmccarthy@columbiatn.gov or srichardson@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.



LOCATION MAP
NOT TO SCALE

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 12.05 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

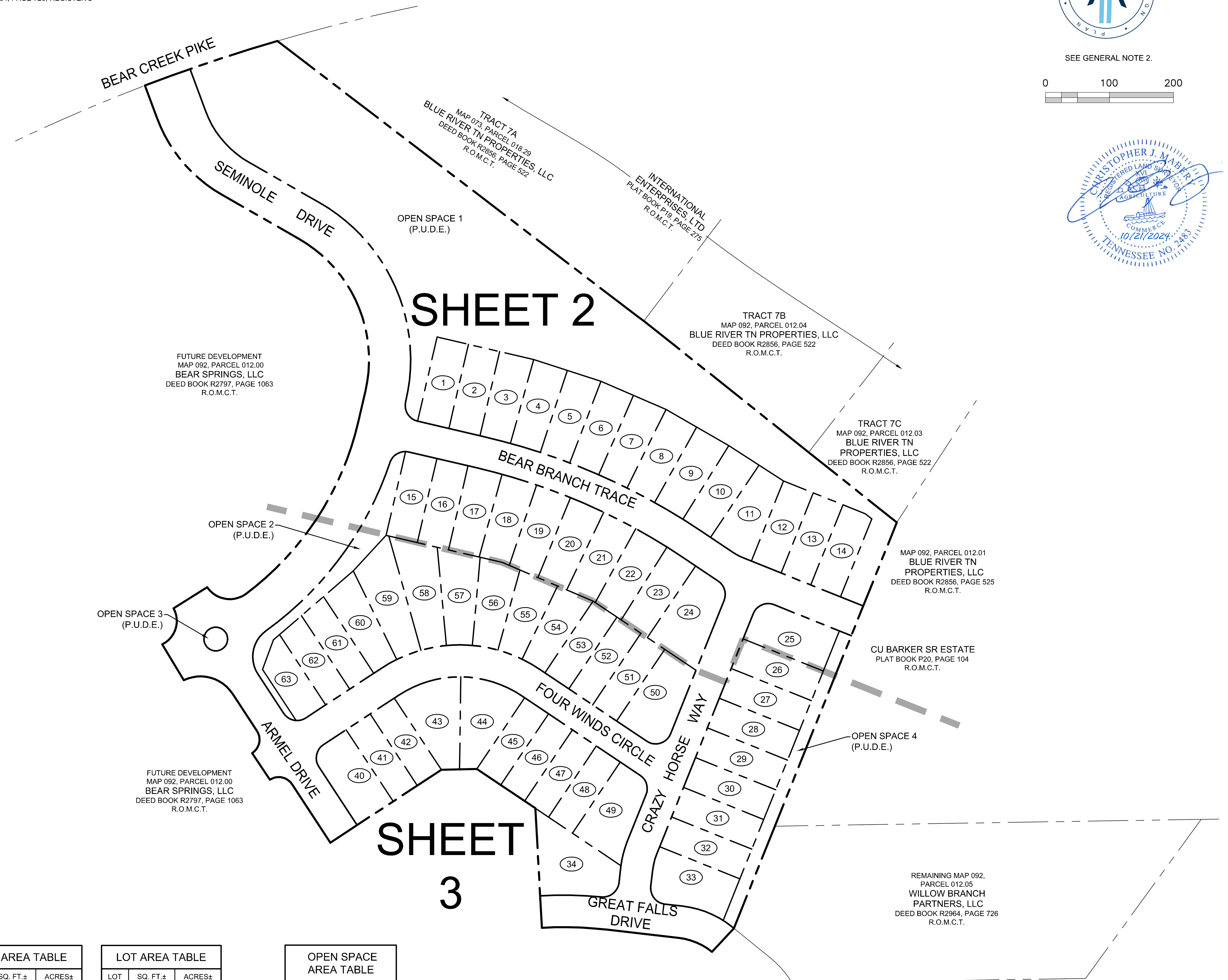
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLOW BRANCH PARTNERS, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK R2964, PAGE 726, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 58 SINGLE FAMILY LOTS AND 4 OPEN SPACE TRACTS AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
4. THIS PROPERTY IS CURRENTLY ZONED HDRPUD (MRC BASE ZONE).

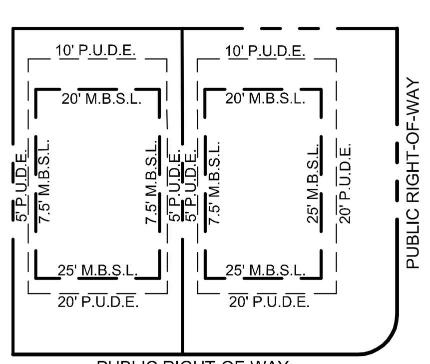
   SETBACKS:

   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
6. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
7. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



SEE GENERAL NOTE 2.

0 100 200



SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
1	6,775	0.16
2	6,750	0.15
3	7,007	0.16
4	7,040	0.16
5	7,056	0.16
6	7,071	0.16
7	7,085	0.16
8	7,070	0.16
9	7,379	0.17
10	7,314	0.17
11	8,156	0.19
12	6,750	0.15
13	6,750	0.15
14	6,727	0.15
15	6,749	0.15
16	6,750	0.15
17	7,009	0.16
18	7,002	0.16
19	7,065	0.16
20	7,117	0.16

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
21	6,984	0.16
22	7,016	0.16
23	6,944	0.16
24	10,330	0.24
25	8,978	0.21
26	6,750	0.15
27	6,750	0.15
28	6,750	0.15
29	6,750	0.15
30	6,750	0.15
31	6,750	0.15
32	6,750	0.15
33	9,508	0.22
34	11,573	0.27
40	8,895	0.20
41	6,030	0.14
42	6,030	0.14
43	9,731	0.22
44	9,287	0.21
45	6,030	0.14

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
46	6,030	0.14
47	6,030	0.14
48	6,030	0.14
49	9,621	0.22
50	9,664	0.22
51	6,075	0.14
52	6,075	0.14
53	6,075	0.14
54	6,601	0.15
55	6,642	0.15
56	7,090	0.16
57	7,790	0.18
58	9,397	0.22
59	9,540	0.22
60	7,567	0.17
61	6,313	0.14
62	6,046	0.14
63	6,153	0.14

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
1	174,246	4.00
2	11,087	0.25
3	1,075	0.02
4	9,803	0.23

LEGEND

R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

(123) LOT NUMBER

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

SURVEYOR

RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

OWNER/DEVELOPER

WILLOW BRANCH PARTNERS, LLC
1720 GENERAL GEORGE PATTON DR., SUITE A
BRENTWOOD, TENNESSEE 37027
JOSH DICKERSON (615) 499-9887
josh@willwobranchpartners.com

SITE DATA TABLE

LOT AREA	= 9.73 ACRES±
OPEN SPACE AREA	= 4.51 ACRES±
RIGHT-OF-WAY AREA	= 4.90 ACRES±
TOTAL SITE AREA	=19.14 ACRES±

RECORDER'S INFORMATION

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 DEED BOOK R2964, PAGE 726, MAURY COUNTY REGISTER'S OFFICE AND ADOPT THIS FINAL SUBDIVISION PLAT OR THE PROPERTY AS SHWON HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF 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 GREATER THAN OR EQUAL TO 1:10000.

RAGAN-SMITH ASSOCIATES, LLC

CHRISTOPHER J. MABERY, RLS NUMBER 2483 — DATE 10/21/2024

CHRISTOPHER J. MABERY REGISTERED LAND SURVEYOR — AGRICULTURE COMMERCE — TENNESSEE NO. 2483 — 10/21/2024

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

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

NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $__________ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

MAURY COUNTY E-911 DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

FINAL SUBDIVISION PLAT
BEAR SPRINGS SUBDIVISION PHASE 1A
LOTS 1-34, 40-63 AND OPEN SPACES 1-4

4TH CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE

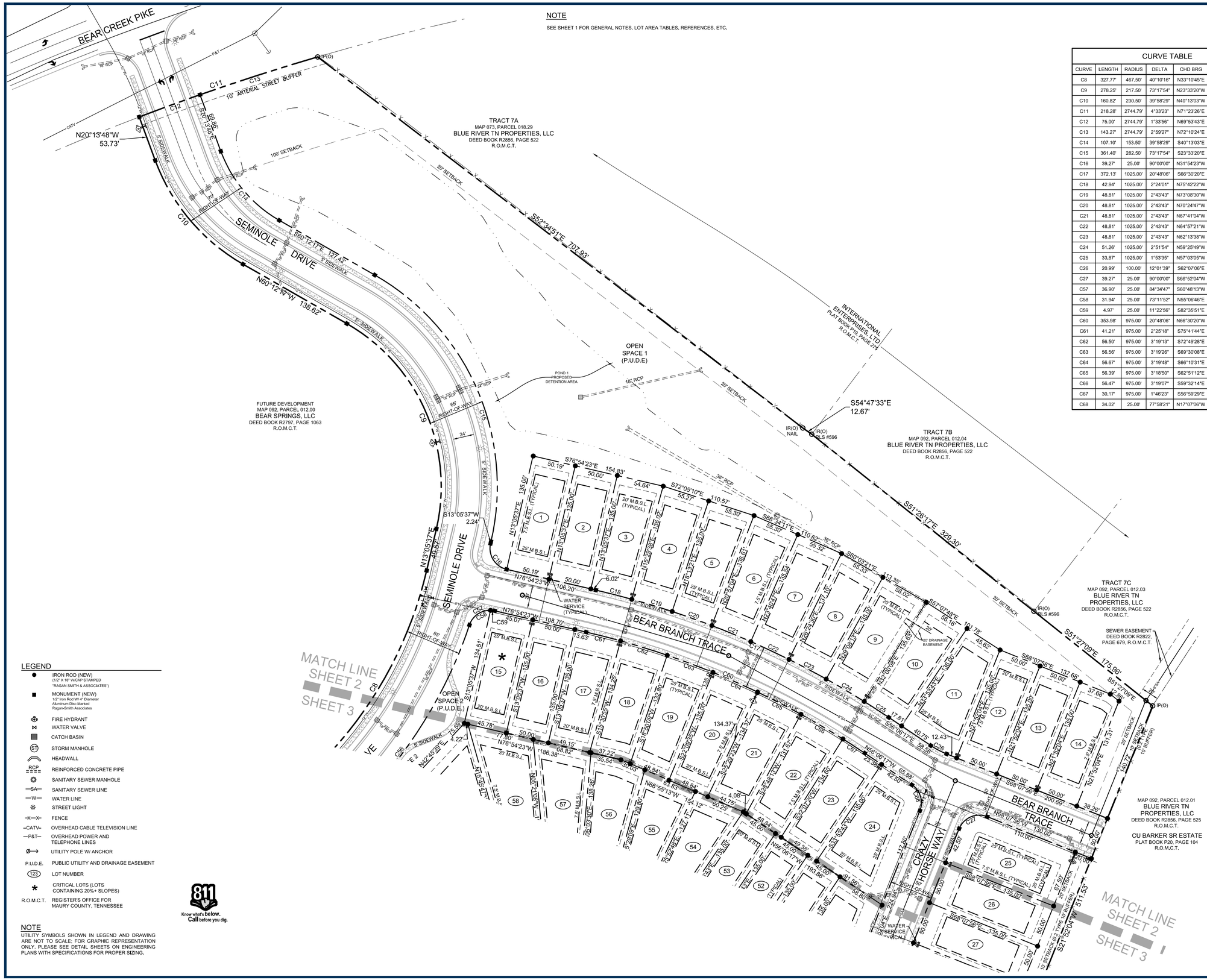
DATE: OCTOBER 21, 2024 SCALE: 1"=100'
JOB NUMBER: 21-0311

RaganSmith
a Pape Dawson company

G:\21-0311\1-SURVEY\PLAT\FINAL\PHASE 1A\21-0311_PHASE 1A FINAL PLAT.DWG
PLOTTED BY AMANDA REED ON: 10/17/2024 2:39 PM LAST UPDATED BY AREED ON: 10/17/2024 2:05 PM

NOTE

SEE SHEET 1 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C8	327.77'	467.50'	40°10'16"	N33°10'45"E	321.10'	170.95
C9	278.25'	217.50'	73°17'54"	N23°33'20"W	259.66'	161.82
C10	160.82'	230.50'	39°58'29"	N40°13'03"W	157.58'	83.84
C11	218.28'	2744.79'	4°33'23"	N71°23'26"E	218.22'	109.20
C12	75.00'	2744.79'	1°33'56"	N69°53'43"E	75.00'	37.50
C13	143.27'	2744.79'	2°59'27"	N72°10'24"E	143.26'	71.65
C14	107.10'	153.50'	39°58'29"	S40°13'03"E	104.94'	55.83
C15	361.40'	282.50'	73°17'54"	S23°33'20"E	337.26'	210.18
C16	39.27'	25.00'	90°00'00"	N31°54'23"W	35.36'	25.00
C17	372.13'	1025.00'	20°48'06"	S66°30'20"E	370.09'	188.14
C18	42.94'	1025.00'	2°24'01"	N75°42'22"W	42.94'	21.47
C19	48.81'	1025.00'	2°43'43"	N73°08'30"W	48.81'	24.41
C20	48.81'	1025.00'	2°43'43"	N70°24'47"W	48.81'	24.41
C21	48.81'	1025.00'	2°43'43"	N67°41'04"W	48.81'	24.41
C22	48.81'	1025.00'	2°43'43"	N64°57'21"W	48.81'	24.41
C23	48.81'	1025.00'	2°43'43"	N62°13'38"W	48.81'	24.41
C24	51.26'	1025.00'	2°51'54"	N59°25'49"W	51.25'	25.63
C25	33.87'	1025.00'	1°53'35"	N57°03'05"W	33.87'	16.94
C26	20.99'	100.00'	12°01'39"	S62°07'06"E	20.95'	10.53
C27	39.27'	25.00'	90°00'00"	S66°52'04"W	35.36'	25.00
C57	36.90'	25.00'	84°34'47"	S60°48'13"W	33.64'	22.74
C58	31.94'	25.00'	73°11'52"	N55°06'46"E	29.81'	18.57
C59	4.97'	25.00'	11°22'56"	S82°35'51"E	4.96'	2.49
C60	353.98'	975.00'	20°48'06"	N66°30'20"W	352.04'	178.96
C61	41.21'	975.00'	2°25'18"	S75°41'44"E	41.21'	20.61
C62	56.50'	975.00'	3°19'13"	S72°49'28"E	56.50'	28.26
C63	56.56'	975.00'	3°19'26"	S69°30'08"E	56.55'	28.29
C64	56.67'	975.00'	3°19'48"	S66°10'31"E	56.66'	28.34
C65	56.39'	975.00'	3°18'50"	S62°51'12"E	56.39'	28.20
C66	56.47'	975.00'	3°19'07"	S59°32'14"E	56.46'	28.24
C67	30.17'	975.00'	1°46'23"	S56°59'29"E	30.17'	15.09
C68	34.02'	25.00'	77°58'21"	N17°07'06"W	31.46'	20.23

SEE GENERAL NOTE 2.

0 50 100

LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- STORM MANHOLE
- HEADWALL
- RCP REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- —SA— SANITARY SEWER LINE
- —W— WATER LINE
- STREET LIGHT
- —X—X— FENCE
- –CATV– OVERHEAD CABLE TELEVISION LINE
- —P&T— OVERHEAD POWER AND TELEPHONE LINES
- UTILITY POLE W/ ANCHOR
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- (123) LOT NUMBER
- * CRITICAL LOTS (LOTS CONTAINING 20%+ SLOPES)
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE. FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

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

CHRISTOPHER J. MABRY REGISTERED LAND SURVEYOR TENNESSEE NO. 2483 10/21/2024

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

BEAR SPRINGS SUBDIVISION PHASE 1A

LOTS 1-34, 40-63 AND OPEN SPACES 1-4

4TH CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE

DATE: OCTOBER 21, 2024 SCALE: 1"=50'
JOB NUMBER: 21-0311

RaganSmith
a Pape Dawson company

G:\21-0311 SUBDIVISION JC\DRAW\FINAL\1A\21-0311 - PHASE 1A FINAL PLAT.DWG
PLOTTED BY AMANDA REED ON 10/17/2024 2:40 PM LAST UPDATED BY AREED ON 10/17/2024 2:05 PM

NOTE

SEE SHEET 1 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	56.71'	100.00'	32°29'36"	N67°13'13"W	55.95'	29.14
C2	101.85'	600.00'	9°43'35"	N88°19'48"W	101.73'	51.05
C3	39.27'	25.00'	90°00'00"	N78°18'15"W	35.36'	25.00
C4	39.71'	25.00'	91°00'55"	N12°12'13"E	35.67'	25.45
C5	86.24'	60.00'	82°21'06"	N74°28'48"W	79.00'	52.48
C6	65.92'	40.83'	92°30'17"	N17°24'28"E	58.99'	42.65
C7	68.28'	42.89'	91°12'12"	S79°57'10"E	61.29'	43.80
C28	26.76'	100.00'	15°20'05"	S14°12'01"W	26.68'	13.46
C29	39.27'	25.00'	90°00'00"	S38°28'01"E	35.36'	25.00
C30	85.07'	150.00'	32°29'36"	S67°13'13"E	83.93'	43.71
C31	67.85'	150.00'	25°54'59"	N70°30'32"W	67.27'	34.51
C32	17.22'	150.00'	6°34'37"	N54°15'44"W	17.21'	8.62
C33	96.08'	650.00'	8°28'08"	S88°57'32"E	95.99'	48.13
C34	38.72'	25.00'	88°44'33"	N50°54'15"E	34.97'	24.46
C35	40.15'	150.00'	15°20'05"	N14°12'01"E	40.03'	20.19
C36	1.65'	150.00'	0°37'44"	S06°50'51"W	1.65'	0.82
C37	38.50'	150.00'	14°42'21"	S14°30'53"W	38.39'	19.36
C38	34.02'	25.00'	77°58'21"	N17°07'06"W	31.46'	20.23
C39	202.90'	173.00'	67°11'58"	N89°42'16"W	191.47'	114.94
C40	102.19'	173.00'	33°50'40"	N73°37'05"E	100.71'	52.63
C41	100.71'	173.00'	33°21'18"	S72°46'56"E	99.30'	51.83
C42	39.27'	25.00'	90°00'00"	S11°41'45"W	35.36'	25.00
C43	39.27'	25.00'	90°00'00"	S78°18'15"E	35.36'	25.00
C44	23.18'	25.00'	53°07'48"	N59°52'09"W	22.36'	12.50
C45	16.09'	25.00'	36°52'12"	S75°07'51"W	15.81'	8.33
C46	261.55'	223.00'	67°11'58"	S89°42'16"E	246.81'	148.16
C47	27.75'	223.00'	7°07'50"	S60°15'40"W	27.73'	13.89
C48	40.52'	223.00'	10°24'39"	S69°01'54"W	40.46'	20.32
C49	40.52'	223.00'	10°24'39"	S79°26'33"W	40.46'	20.32
C50	40.52'	223.00'	10°24'39"	S89°51'11"W	40.46'	20.32
C51	40.52'	223.00'	10°24'39"	N79°44'10"W	40.46'	20.32
C52	40.52'	223.00'	10°24'39"	N69°19'32"W	40.46'	20.32
C53	31.20'	223.00'	8°00'55"	N60°06'45"W	31.17'	15.62
C54	44.52'	25.00'	102°01'39"	N72°52'54"E	38.86'	30.89
C55	76.38'	50.00'	87°31'11"	S10°27'21"W	69.16'	47.88
C56	335.18'	532.50'	36°03'54"	S36°10'59"W	329.68'	173.35
C69	58.12'	18.50'	180°00'00"	N90°00'00"W	37.00'	INFINITY

SEE GENERAL NOTE 2.

0 50 100

LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod Wi 4" Diameter Aluminum Disc Marked Ragan+Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- HEADWALL
- RCP REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- —SA— SANITARY SEWER LINE
- —W— WATER LINE
- STREET LIGHT
- -X—X- FENCE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- (123) LOT NUMBER
- * CRITICAL LOTS (LOTS CONTAINING 20%+ SLOPES)
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

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

CHRISTOPHER J. MAAR REGISTERED LAND SURVEYOR NO. 2483 STATE OF TENNESSEE 10/21/2024 TENNESSEE NO. 2483

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

BEAR SPRINGS SUBDIVISION PHASE 1A

LOTS 1-34, 40-63 AND OPEN SPACES 1-4

4TH CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE

DATE: OCTOBER 21, 2024 SCALE: 1"=50'
JOB NUMBER: 21-0311

RaganSmith
a Pape Dawson company

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

26th day of September, 20 24,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Willow Branch Partners 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

26th day of September, 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:

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.

Bear Springs Phase 1A + 1B
PROJECT

Completed by the Developer	*Completed by the City*
Willow Branch Partners LLC DEVELOPER NAME	
Greg Templeton AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
9/26/24 DATE	DATE
1720 General George Patton Dr., Ste A STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
615-499-9997 PHONE	
josh@willowbranchpartners.com EMAIL	
Attest	*Attest*
Paul Winegar ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
9/27/2024 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	1449 Rock Springs Road		
	TAX MAP: 92	GROUP:	PARCEL: p/o 12.05
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat Approval for Bear Springs Phase 1A		

DATE OF PRE-APPLICATION CONFERENCE	9/25/24	*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 Springs - Phase 1A ☑ Total Number of Lots/Residential Units 58 single family lots ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 19.14 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	Jacob Vincent	PHONE	(615) 244-8591
ADDRESS	P.O. Box 60070 Nasvhille, TN 370206-0070	EMAIL	jvincent@ragansmith.com

PROPERTY OWNER NAME	Willow Branch Partners & Bear Springs LLC	PHONE	615-499-9887
ADDRESS	1720 Gen. George Patton Dr. Brentwood, TN 37027	EMAIL	Paul@willowbranchpartners.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.

Jacob Vincent		10/18/24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Paul Winegar		10/14/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

CONSENT ACTION AND RESOLUTION
WILLOW BRANCH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

The undersigned, being the Sole Member and Chief Manager of Willow Branch Partners, LLC, a Tennessee limited liability company ("Company"); authorizes Paul Winegar as Authorized Agent to sign the following documents on behalf of the Company:

1. Contracts , Amendments/Addendums, Warranties and any related documents for the sale of new homes
2. Notice of Completions
3. Lead Pipe Certifications
4. FHA/VA builder documents
5. New Vendor Authorizations
6. Vendor rebate applications or forms

However, without the approval of the Sole Member, this consent does not include the ability to sign for any credit applications with new vendors or sign for any debt on behalf of the company.

Witness my hand this 14th day of October, 2020.

Henry Preston Ingram, Jr.

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
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COLUMBIA, TN 38401
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DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, November 12, 2024

ITEM NO.
24-0458

DESCRIPTION: Bear Springs Ph 1B Parcel: 092 012.00

COMMENTS:

Planning

1. The lead staff person for this case is Austin Brass, AICP; he will prepare the staff report for this item. Please contact abrass@columbiatn.com with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
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. Notation on plat that subject site of final plat it is currently zoned HDR PUD. This is not a zoning designation in the code. Please note that this property is zoned R-PUD and vested under a previous PUD subject to the previous Zoning Ordinance 3638.
4. Edit setback note to reflect typical lot detail for townhomes and showing typical detail for townhome section as matching preliminary plat.
5. Indicate the approximate location of all existing structures adjacent to the property (15)
6. Indicate the dimension and location of 0.2 10' buffer located on northern boundary line. (23)
7. Indicate of height and location of retaining wall on northern boundary line as matching preliminary plat.
8. Provide detail location of Pump Station including notation of landscaping around pump station.

Engineering

9. Provide LOC in the amount of $120,000 by resubmittal date.
10. Asphalt binder course and curbing required prior to resubmittal date.
11. Record and reference stormwater maintenance agreement by resubmittal date.
12. Provide state plane coordinates for at least one corner for each group of townhomes.
13. Label the short piece of Great Falls Drive as public ROW and provide dimension.
14. Grading shall be substantially in compliance with the approved construction plans.

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Wastewater

15. Pump Station for this phase has not been installed and tested, and our department has not done a final walk-through and inspection.
16. There was a customer with sewer service that, as a result of the work done by the developer, has had its sewer service cut off and we have not been notified that the developer has resolved this issue. We cannot allow the plat through until this has been rectified.
17. Other items are required before building permits, including as-builts, testing and CCTV, as well as a maintenance LOC.

Duck River Electric Membership Corp

18. We plan to serve.

Building

19. No comments provided.

Maury County Schools

20. Howell Elementary, Cox 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 of realignment of school zones to accommodate new students.
    * Due to numbers, MCPS will be rezoning all Columbia and Spring Hill elementary schools for the 25/26 SY.

Fire

21. No comments

Public Works

22. For 35 townhomes, we recommend one 8-yard dumpster with two to three times a week collection if utilizing City of Columbia sanitation services. Private sanitation

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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 Power

23. Columbia Power System does not have existing power facilities near your proposed development within our service territory. DREMC will be the service provider for this area.

Maury County Highway Dept.

24. No comment.

Police

25. No comments provided.

Columbia Water

26. "Complete all infrastructure per the approved plans."

    "Coordinate walk-through, Bacteria pressure testing with CPWS."

    Be prepared to deed infrastructure to CPWS at plat signing, water system must be active at time of plat signing.

    Project to be pushed to December DRC

Atmos Energy

27. No comments provided.

Maury County E911

28. No comments provided.

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ATT

29. No comments.

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 srichardson@columbiatn.gov if you encounter difficulties with the online portal.

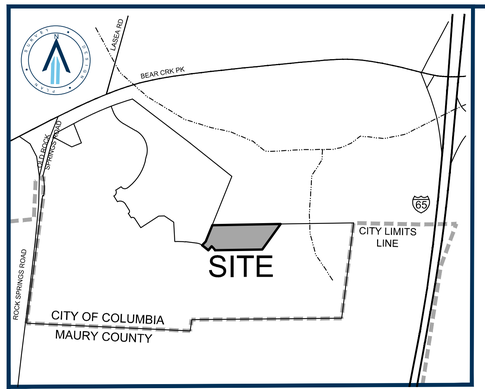
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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.

Current Enrollment / Capacity

	Facility Name	Constructed	Sq. Ft.	Acreage	Capacity
Elementary	Baker	1960	43,920	12	340
	Battle Creek	2019	90,000	30	700
	Brown	1968	56,720	20	405
	Highland	1986	47,800	4.5	380
	Howell	1999	81,600	17.5	700
	Mt. Pleasant	1978	80,021	22	630
	Riverside	1984	71,150	14	500
	Spring Hill	1984	69,000	10	540
	Woodard	1990	76,200	17	600
	Wright	2005	97,765	18	740
					5535
Middle	Battle Creek	2019	125,000	45	900
	Cox	1997	137,200	25	900
	Mt. Pleasant	2001	113,938	29.2	550
	Spring Hill	2010	158,106	39.49	950
	Whitthorne	1979	175,600	17	1050
					4350
High	Battle Creek	2024	305,675	51	2000
	Central	2016	296,740	55	1700
	Mt. Pleasant	1969	110,759	31	600
	Spring Hill	1993	181,800	57	1200
					5500
Unit	Culleoka	1969	205,800	34	1020
	Hampshire	1978	83,410	13.12	500
	Santa Fe	1964	94,225	24	650
					2170
Other	Central Office	1960	15,400	1.5	
	College Hill	1958	42,211	2.26	
	Maintenance	1987	9,400	4.7	
	McDowell		46,165	7	
			2,815,605	**601.27**	**17555**

Current Enrollment	Capacity Used
282	82.9%
682	97.4%
340	84.0%
311	81.8%
581	83.0%
543	86.2%
378	75.6%
465	86.1%
586	97.7%
617	83.4%
4785	***86.4%***
758	84.2%
630	70.0%
386	70.2%
556	58.5%
948	90.3%
3278	***75.4%***
394	19.7%
1393	81.9%
369	61.5%
905	75.4%
3061	***55.7%***
863	84.6%
414	82.8%
548	84.3%
1825	***84.1%***
148	
13097	



LOCATION MAP
NOT TO SCALE

PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 12.05 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLOW BRANCH PARTNERS, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK R2964, PAGE 726, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

SEE GENERAL NOTE 2.

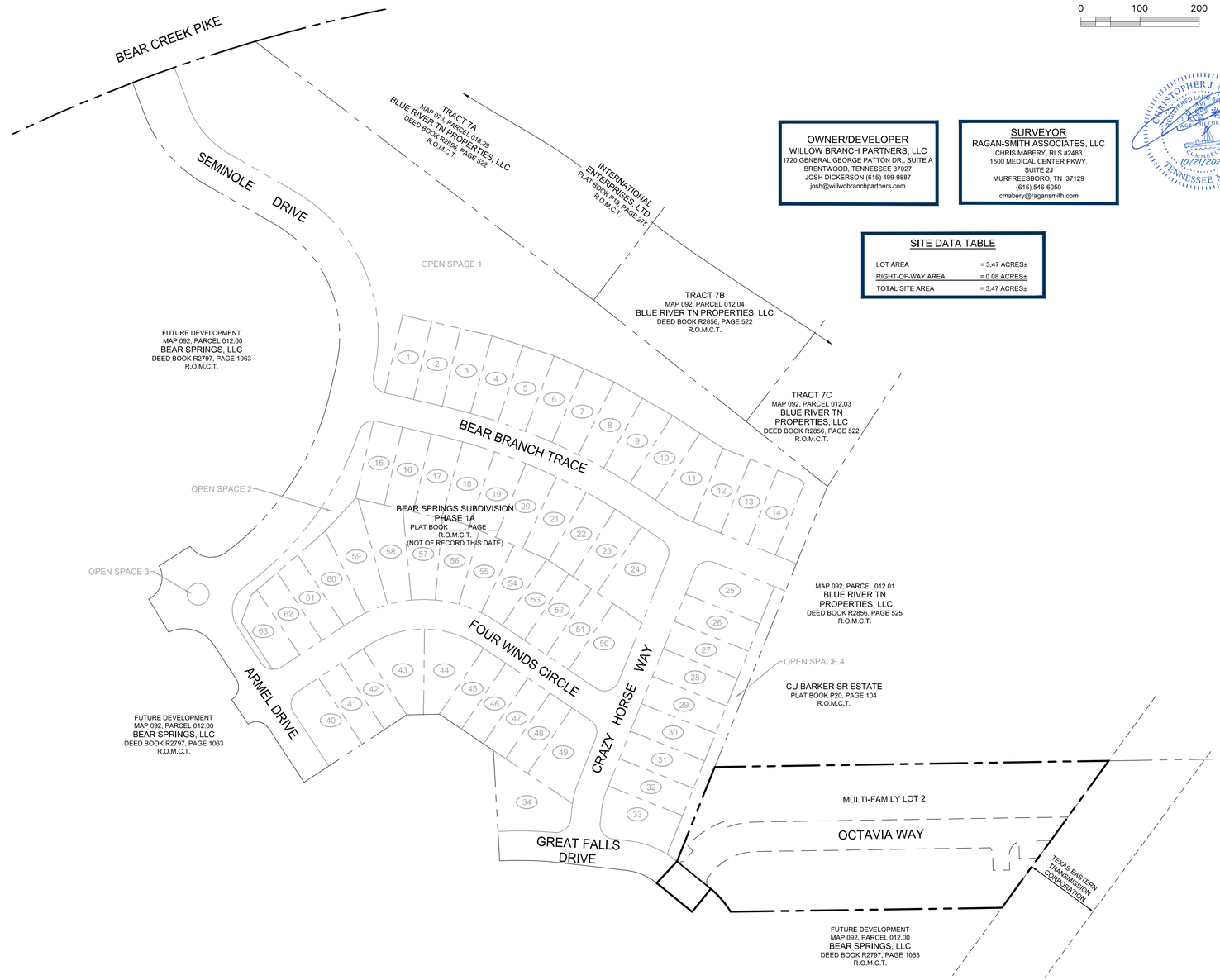
0 100 200

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A MULTI-FAMILY LOT FOR 35 RESIDENTIAL TOWNHOME UNITS AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS. NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
4. THIS PROPERTY IS CURRENTLY ZONED HDRPUD (MRC BASE ZONE).

   SETBACKS:

   STREET YARD: 22'
   SIDE YARD: 0' SHARED SIDE WALL, 20'
   REAR YARD: 20'
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
6. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.



OWNER/DEVELOPER
WILLOW BRANCH PARTNERS, LLC
1720 GENERAL GEORGE PATTON DR., SUITE A
BRENTWOOD, TENNESSEE 37027
JOSH DICKERSON (615) 499-9887
josh@willwobranchpartners.com

SURVEYOR
RAGAN-SMITH ASSOCIATES, LLC
CHRIS MABERY, RLS #2483
1500 MEDICAL CENTER PKWY.
SUITE 2J
MURFREESBORO, TN 37129
(615) 546-6050
cmabery@ragansmith.com

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
CERTIFICATE NUMBER
10/21/2024
COMMERCE
TENNESSEE NO. 2483

SITE DATA TABLE

LOT AREA	= 3.47 ACRES±
RIGHT-OF-WAY AREA	= 0.08 ACRES±
TOTAL SITE AREA	= 3.47 ACRES±

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 DEED BOOK R2964, PAGE 726, MAURY COUNTY REGISTER'S OFFICE AND ADOPT THIS FINAL SUBDIVISION PLAT OR THE PROPERTY AS SHWON HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF 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 "1" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10000.

RAGAN-SMITH ASSOCIATES, LLC

10/21/2024

CHRISTOPHER J. MABERY, RLS NUMBER 2483 DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

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

NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

MAURY COUNTY E-911 DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

FINAL SUBDIVISION PLAT

BEAR SPRINGS SUBDIVISION PHASE 1B

4TH CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE

DATE: OCTOBER 21, 2024 SCALE: 1"=100'
JOB NUMBER: 21-0311

RECORDER'S INFORMATION

RaganSmith
a Pape Dawson company

LEGEND

R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

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

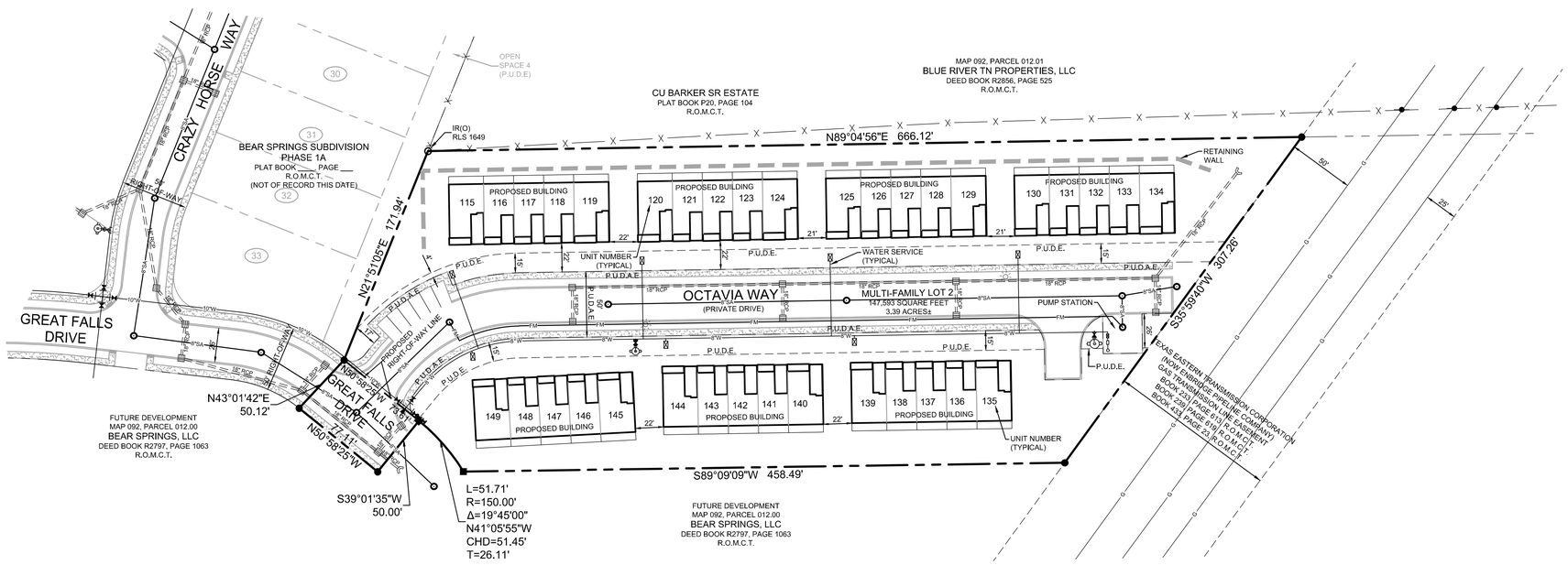
G:\21311-1\SURVEY\PLAT\FINAL\PHASE 1B\21311_PHASE 1B FINAL PLAT.DWG
PLOTTED BY: CHRISTOPHER MABERY LAST SAVED BY: CMABERY LAST PLOTTED ON: 10/21/2024 1:00 PM

NOTE

SEE SHEET 1 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

SEE GENERAL NOTE 2.

0 50 100



RECORDER'S INFORMATION

LEGEND

- IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- MONUMENT (NEW) 1/2" Iron Rod W/ 4" Diameter Aluminum Disc Marked Ragan-Smith Associates
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN
- RCP — REINFORCED CONCRETE PIPE
- HEADWALL
- SANITARY SEWER MANHOLE
- —SA— SANITARY SEWER LINE
- —FM— SEWER FORCE MAIN LINE
- —W— WATER LINE
- STREET LIGHT
- —X—X— FENCE
- P.U.D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
- P.U.D.A.E. PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

NOTE

UTILITY SYMBOLS SHOWN IN LEGEND AND DRAWING ARE NOT TO SCALE; FOR GRAPHIC REPRESENTATION ONLY. PLEASE SEE DETAIL SHEETS ON ENGINEERING PLANS WITH SPECIFICATIONS FOR PROPER SIZING.

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

CHRISTOPHER J. MABRY — REGISTERED LAND SURVEYOR — TENNESSEE — 10/21/2024 — TENNESSEE NO. 2483

FINAL SUBDIVISION PLAT

BEAR SPRINGS SUBDIVISION PHASE 1B

4TH CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE

DATE: OCTOBER 21, 2024 SCALE: 1"=50'
JOB NUMBER: 21-0311

RaganSmith
a Pape Dawson company

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

26th day of September, 20 24,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Willow Branch Partners 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

26th day of September, 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:

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.

Bear Springs Phase 1A + 1B
PROJECT

Completed by the Developer	*Completed by the City*
Willow Branch Partners LLC DEVELOPER NAME	
Greg Templeton AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
9/26/24 DATE	DATE
1720 General George Patton Dr., Ste A STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
615-499-9997 PHONE	
josh@willowbranchpartners.com EMAIL	
Attest	*Attest*
Paul Winegar ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
9/27/2024 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	1449 Rock Springs Road		
	TAX MAP: 92	GROUP:	PARCEL: p/o 12.05
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat Approval for Bear Springs Phase 1B		

DATE OF PRE-APPLICATION CONFERENCE	9/25/24	*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 Springs - Phase 1B ☑ Total Number of Lots/Residential Units 35 Residential Units ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 3.47 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	Jacob Vincent	PHONE	(615) 244-8591
ADDRESS	P.O. Box 60070 Nasvhille, TN 370206-0070	EMAIL	jvincent@ragansmith.com

PROPERTY OWNER NAME	Willow Branch Partners & Bear Springs LLC	PHONE	615-499-9887
ADDRESS	1720 Gen. George Patton Dr. Brentwood, TN 37027	EMAIL	Paul@willowbranchpartners.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.

Jacob Vincent		10/18/24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Paul Winegar		10/14/2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

CONSENT ACTION AND RESOLUTION
WILLOW BRANCH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

The undersigned, being the Sole Member and Chief Manager of Willow Branch Partners, LLC, a Tennessee limited liability company ("Company"); authorizes Paul Winegar as Authorized Agent to sign the following documents on behalf of the Company:

1. Contracts , Amendments/Addendums, Warranties and any related documents for the sale of new homes
2. Notice of Completions
3. Lead Pipe Certifications
4. FHA/VA builder documents
5. New Vendor Authorizations
6. Vendor rebate applications or forms

However, without the approval of the Sole Member, this consent does not include the ability to sign for any credit applications with new vendors or sign for any debt on behalf of the company.

Witness my hand this 14th day of October, 2020.

Henry Preston Ingram, Jr.