CITY OF COLUMBIA

TENNESSEE

AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, January 8, 2025 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

1. Call to Order
2. Roll Call
3. Welcome of Visitors/Rules of Conduct
4. Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.
5. Approval of Minutes
6. Review of Bonds and Letters of Credit

II. Consent

1. Request from WES Engineers & Surveyors for Final Plat approval with surety in the amount of $300,000 for 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 Allen O'Leary for Final Plat approval with surety in the amount of $260,000 for 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.
3. Request from Jacob Vincent for Final Plat approval with surety in the amount of $675,000 for 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.

III. Discussion Items

1. Request from Greg Gamble to Rezone property at Tax Map 90 Parcel 7.12, being a five acre tract at River Road and Taylor Bend, from PUD (Planned Unit Development) to CD-5 (Urban Center Character District) with revocation of the Water's Edge at Taylor Bend PUD.
   THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.

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.

IV. Other Business

V. Adjourn

The Planning Commission of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address the Commission regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before the Commission votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodation due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting. For other questions, please contact the Department of Development Services at 931-560-1560.

Organization

Item I.1. - **Call to Order**

Chairman Charlie Goatz called the December Planning Commission Meeting for the City of Columbia to order at 4:00 P.M. The meeting was held in Council Chambers at City Hall.

Item I.2. - **Roll Call**

Planning Commission Chairman Charlie Goatz; Planning Commission Member Councilman Danny Coleman; Planning Commission Member Dr. Christa Martin; Planning Commission Member Mayor Chaz Molder; Planning Commission Member James Shannon; Planning Commission Member James Sloan; Planning Commission Member Nancy Williams.

Other Attendees: Mr. Robert Archibald, Planner II; Mr. Austin Brass, Principal Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Mrs. Melissa Sanders, Planner I.

Item I.3. - **Welcome of Visitors/Rules of Conduct**

Chairperson Charlie Goatz welcomed guests and applicants to the meeting. The Chairman discussed the meeting order and the process for speakers to be heard. Chairman Goatz gave thanks to Councilman Coleman for running the meeting last week in his absence.

Item I.4. - **Acknowledgement of Official Communications of the Columbia City Council on Annexation and Zoning.**

Mr. Paul Keltner, Director of Development Services, gave the details of the Official Communications of the Columbia City Council on Annexation and Zoning. He stated that Articles 4, and 7 are moving forward.

Item I.5. - **Approval of Minutes**

Mr. Goatz stated that we have two sets of minutes to approve the November meeting, and the December 4th meeting. Mr. Shannon moved to approve the November 2024 minutes, and Ms. Williams seconded. The motion to approve the November minutes passed seven to zero. Mr. Goatz stated that the next set of minutes were from the December 4th meeting. Councilman Coleman moved to approve and Dr. Martin seconded. The motion to approve the December 4th minutes passed seven to zero.

Item I.6. - **Review of Bonds and Letters of Credit**

Mr. Glenn Harper, City Engineer, stated that all Letters of Credit were in order.

Consent

Chairman Charlie Goatz read the three consent items. Mr. Goatz moved to approve the three consent items, subject to technical comments, and Councilman Coleman seconded the motion. The motion to approve passed seven to zero.

Item II.1. - **Request from Allen O'Leary for Final Plat approval for a revision of three (3) lots in Wellington Section 2 on Rugby Court at Tax Map 101F Group K Parcels 68-70.**

Item II.2. - **Request from Abigail Overstreet for Final Plat approval with surety in the amount of $370,000 for Hillcrest Village Phase 2 consisting of 24 lots on 6.308 acres being a portion of property at Tax Map 113 Parcel 80.54 off Morrow Lane.**

Item II.3. - **Request from M2 Group, LLC for Final Plat approval with surety in the amount of $455,000 for Hampshire Hills Subdivision located off Hampshire Pike, being a portion of Tax Map 89P Group A Parcel 15, and consisting of 43 lots, four (4) open spaces with dedication of right-of-way and easements.**

Discussion Items

Item III.1. - **Request from Greg Gamble to Rezone property at Tax Map 90 Parcel 7.12, being a five acre tract at River Road and Taylor Bend, from PUD (Planned Unit Development) to CD-5 (Urban Center Character District) with revocation of the Water's Edge at Taylor Bend PUD.**
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.

THE APPLICANT IS REQUESTING A DEFERRAL TO JANUARY MEETING.

Mr. Goatz read the agenda item. Mr. Keltner stated that the applicant requested a deferral. They are still looking at comments that they received from the community meeting. They would like a little more time before addressing things with Planning Commission. Mr. Goatz moved to defer, and Mayor Molder seconded the motion. He stated that it sounds like they are trying to work through some of the concerns from some of the adjourning property owners, and neighbors. This is a deferral in an effort to try to work through some of the concerns. The motion to defer passed seven to zero.

Item III.2. - **Request from Allen O'Leary for Preliminary and Final Plat approval for a commercial three lot subdivision at Tax Map 89 Parcel 41.14 off N. James M. Campbell Blvd.**
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.

APPLICANT HAS REQUESTED ITEM TO BE REMOVED FROM AGENDA.

Mr. Goatz read the request. He stated that the applicant has requested that this item be removed from the agenda.

Item III.3. - **Request from Crunk Engineering LLC for Annexation with a Plan of Services of a 98.34 ft. distance of right-of-way along Greens Mill Road and a 0.07 acre portion of Tax Map 51 Parcel 34.03 at 2622 Poplar Knoll Drive and Lot 1 of The Landings at Greens Mill.**

Mr. Goatz read the request. Mr. Keltner gave the details of the staff report. This request is associated with the next two items as well. This is a request initiated by the Maury County Highway Department. The applicant of this request has carried forward on their behalf. This is a request from the County for the City to take over the maintenance and ownership of this particular section. They are not asking for a rezoning.
Mr. Goatz express concerns with the Maury County Highway Department, knowing that we don't have an agreed upon agreement between the County and the Highway Department. Mr. Keltner stated that Mr. Brass has been talking with the applicant trying to sort out the agreement that is being discussed. Mr. Brass discussed the Maury County Highway Department comments. Reading the comment out it seems like the Maury County Highway Department is ok with moving forward with the annexation. Therefore he doesn't see any issues that they would have with the final plat. Mr. Keltner stated that the Highway Department is the one that requested it. Mr. Goatz stated that he was thinking if there were issues with it, does the Commission want to go ahead and annex something if there are potential issues. Mr. Keltner discussed if the annexation moved forward. Mr. Brass discussed the Greens Mill round about. He thinks that the comment was a previous one. He also stated that the comment would not been made with this annexation. Mr. Keltner stated that 1B and 1C were applied for ahead of the annexation request. Councilman Coleman discussed the school board's comment. Dr. Martin inquired about the project summary comment. Mr. Keltner explained the process for the City limits. Discussion included CD-3L, 100 foot wide lots, property with road running through the two properties, city limits on one side of the road, non city property on the other side of the road, contiguous, state law, and going across a road and annex. Mayor Molder moved to approve, and Dr. Martin seconded. The motion to approve passed seven to zero.

Item III.4. - **Request from Crunk Engineering, LLC for Final Plat approval with surety in the amount of $440,000 for The Landings at Greens Mill PUD Subdivision Phase 1B located off Greens Mill Road and consisting of 40 lots, one open space, and including right-of-way dedication and easements on 10.50 acres at Tax Map 51 Parcel 55.**

Mr. Goatz read the request. Mr. Brass gave the details of the staff report. Mr. Brass stated lots 1065, to 1070, and lots 1012 to 1014 had the 731 wide lots. Mr. Goatz stated there is no need for a development agreement with the Highway Department due to the

annexation. Mr. Brass stated that the City was taking responsibility. Mayor Molder moved to approve, and Councilman Coleman seconded. Mr. Goatz asked the Mayor to add subject to technical comments. Mayor Molder stated subject to technical comments, and Councilman Coleman seconded. The motion to approve subject to technical comments passed seven to zero.

Item III.5. - **Request from Crunk Engineering, LLC for Final Plat approval with surety in the amount of $330,000 for The Landings at Greens Mill PUD Subdivision Phase 1C located off Greens Mill Road and consisting of 27 lots, right-of-way and easements on a 6.67 acre portion of Tax Map 51 Parcel 55.**

Mr. Goatz read the request. Mr. Brass gave the details of the staff report. Mr. Goatz moved to approve subject to technical comments. Dr. Martin seconded. The motion to approve subject to technical comments passed seven to zero.

Item III.6. - **Request from Jon Clark for Alternative Compliance Architectural Design Review approval at 2904 Cayce Lane, being Tax Map 112 Parcel 4.04.**

Mr. Goatz abstained. Councilman Coleman chaired the request. Mr. Robert Archibald gave the details of the staff report. The review spoke to the frontage. He spoke to the architecture change. The building is already constructed. You have a structure that now meets the standards. Councilman Coleman. Bobby Patel, 2904 Casey Lane, Columbia, TN, spoke to legal actions, working days to get the building ready, materials, and license. Mr. Keltner stated that the solider row is brick. Mr. Keltner asked what was the reason for not following the directives. The co-applicant spoke to the material, and the time crunch. Councilman Coleman asked the communications with Mr. Archibald. The applicant discussed the time crunch.
The owners were present to answer questions. The discussion included the process, liquor license, design, approval, permits, there were processes that could have been done to look at this, and their time crunch. Mr. Keltner discussed the process difficulty, the approved design, and existing license. Mayor Molder discussed the time frame, and the license. Mr. Sloan stated that he was on the Architectural Team when this came through. In the past, he has seen a lot of issues with not getting what is expected, the team looks at renderings, and they ask the applicants to bring the board, what we expected it to be, and it is not what was approved. Step one is what to do about it. Is there a mid-way process or review just to double check that they are good to go with what was approved. The discussion included articulations, brick material, awning, and it doesn't have a cap of the building. Mayor Molder stated that the Commission has a combination factor here, seeing some type of capping material on top, and landscaping improvements. He would like to see some landscaping enhancements. Adhering to new landscaping improvements. Mr. Keltner discussed the code that it is under, 3638. Mayor Molder inquired about the landscaping. Robert stated that the picture shown is the the rear of the structure. Additional discussion included there are four suites, the liquor store is in one suite, detention pond, signage, the original renderings, reduced space, permit review, the awning, adhering to the signage requirements per zoning ordinance, and the

signage does meet the standards.
Dr. Martin stated that she is disappointed that the Commissioners were not communicated with. There was something that was approved and here we are. She appreciated the explanation, the items from six companies in the U.S. that do this, the liquor license, and everything else that the Commission is dealing with. Dr. Martin also stated that she don't like to be in the position, that we are trying to fix it. She have been trying to figure out what is the front of the building. Further discussion included the detention pond, the parking spaces, the Commission needs to make sure that this is as close to what the City requires. The detention pond being closest to Casey Lane, what are you going to do, to make that look good when you got NHC Transition, the service facility that is getting ready to open across the street. What are we going to do to make sure that this gets to our best possible product? It takes two seconds to send an email. Mr. Shannon asked which side of the building the signs would be placed on. Mr. Keltner stated the front side. Mr. Archibald stated that it is a double front.
Councilman Coleman asked how much does this request fall short of what staff thinks is the best way forward. Robert stated that the bottom of the elevation now lacks the definitive base, cast stone pilaster. Mr. Archibald stated that he agrees that a cap needs to be added, as was previously approved, in addition to landscaping. Mr. Archibald gave details of the process. Additional discussion included the recess, architecture, clarification purposes, what they showed, and what they built. It was not close. Mr. Keltner stated that they are requesting to modify the elevations with conditions, and you can approve it that way subject to the conditions. Staff will continue to hold the certificate of occupancy till those conditions are met. Councilman Coleman inquired about amending and approve. Mr. Keltner stated that if the Commission is comfortable to amend to modify the elevation then that is what you will be doing. The conditions you put on it is the part that you would like to modify. Mr. Sloan asked the Commission to keep in mind if we asked the applicant to provide a cap we may need to wait and see what they can do. If cap was in the motion, the Commission needs to see a drawing, and see what that can be so that we are all on the same page. Mayor Molder asked if this is one of the rare exceptions. Recognizing that they are probably going to be out of their liquor store in January, and if the Commission defers we could delay that. This building has been sitting idol for a couple of months now since it has been completed. It would be good to see this building be finished out. Could the Commission move forward with a motion requiring the landscaping enhancements and the capping to occur. He also stated that he would hate for the capping to delay them from opening up their store. Mayor Molder asked Mr. Patel if the soldier course was something that could still be done at this point. The applicant discussed the metal cap. Mayor Molder stated that we only have a chance to get it right once, and we don't have it right, now. Mayor Molder asked if the soldier course was something that they could do. It will take a sacrifice, but also recognizing that it will take a sacrifice to get approval from the Commission considering that you have done something not in the course of the plans. If that is the case then I will make a motion subject to the soldier course being added on as originally presented in the original plan, and subject to a .4% capacity at the detention pond area, and subject to communication between the applicant and staff, relative to these items

including signage going forward. That is his motion to amend the elevation, subject to those points. Mayor Molder discussed getting an answer about the soldier course, and additional expense, considering all things. He discussed not wanting this to have to be done before they can get their CO. He asked if that was possible. Mr. Keltner stated that staff does not know how to do that. Mr. Shannon discussed the motion with soldiering and capping as originally submitted, he asked if the revision was seen. Mr. Archibald spoke to this. Mr. Shannon discussed the soldiering not being all across the roof top on the recent submittal. Mr. Archibald stated that is correct. Mr. Keltner explained the process that will need to happen. Mr. Shannon stated the updated version is only dealing with portions of the roof. Mayor inquired about the Architects comments. Mr. Archibald confirmed. Mayor stated that he is sticking to the original design. Mr. Sloan stated when the Mayor said soldier I believe you meant pilaster, and he discussed multiple names. He discussed doing the whole thing as it was originally approved. His thought is if they are taking off the cap, then we are going to ask them to take off the parapet cap. Do the whole thing as it was originally approved with the soldier courses in between the pilasters, and then the brick detailing at the top of those column pilasters. Mr. Sloan stated that he would second with that articulation. Mayor Molder discussed making sure that everyone is clear. Mayor stated that the Commissioners are okaying the fact that the cap stone and some of the components were not done as presented. The Commissioners are going to require the capping that was approved on the original elevation, which will lead to a better product, and that was originally approved, and also request that the applicant provide additional landscaping buffer. Mayor also asked Mr. Keltner if this is approved are they going to have to get this done and come thru the inspector process to get the CO and permitting. Mr. Keltner stated yes sir. Further discussion included esthetic issue, approval by a certain date, allowing them to get there, and landscaping. Mr. Archibald stated that staff has been working with the build out, and all permits for phases have been reviewed, conditioned and revisions made. The build out have already moved forward. Additional discussion was the shell building itself. Mayor Molder stated that they are moving forward with the permitting and build out and they can continue to do that and ultimately the final CO will come only after they have it completed subject to the elevations. They will have to have the capping complete before the CO. Dr. Martin asked who on staff will monitor this . Councilman Coleman stated Mr. Archibald. Dr. Martin asked Mr. Archibald if he has this covered. Mr. Archibald stated yes, whatever the Planning Commission rules on, staff will make sure that it takes place. Dr. Martin stated that staff needs to make sure the buffering is handled well. The motion to approve with conditions passed six to zero, with Mr. Goatz abstaining.

Item III.7. - **Request from T-Square Engineering for Final Plat approval with surety in the amount of $375,000 for Carter's Station West Phase 3 consisting of 60 lots on a 14.88 acre portion of Tax Map 41 Parcel 15.05 off Fellowship Road.**

Mr. Goatz read the agenda item. Mr. Keltner gave the details of the staff report. Mr. Gerald Vick was present to answer questions. The discussion included the swimming

pool, and the engineering report. Mr. Goatz moved to approve subject to all technical comments, and Councilman Coleman seconded. The motion passed seven to zero.

Item III.8. - **Request from Allison Corolla for Preliminary and Final plat approval at 1400 Hampshire Pike, being Tax Map 88M Group B Parcels 7 and 7.01.**

Mr. Goatz read the request. Mr. Brass gave the details of the staff report. Mr. Goatz inquired about the red light going in. Mr. Brass referred to Mr. Harper, the City Engineer, on the traffic study. Mr. Harper gave the details. Mr. Keltner referred to information inside the packet. Dr. Martin inquired about the access to this request. Mr. Keltner stated Williamsport. Dr. Martin asked where the traffic light is going. Mr. Harper stated at the intersection of Williamsport Pike and Hampshire Pike. Mr. Harper clarified the process for the light coordination. The discussion included traffic, clarification, and sprinklers. Mayor Molder moved to approve subject to technical comments, and Councilman Coleman seconded. The motion to approve passed seven to zero.

Item III.9. - **Request from Julia Lannon for Preliminary Plat approval of a three (3) lot subdivision known as Columbia Commons at 115 S. James M. Campbell Blvd, being Tax Map 113E Group B Parcel 4.**

Mr. Goatz read the item request. Mr. Brass gave the details of the staff report. This will be the first CD-4C Preliminary Plat where the Commission has two set-back lines. Julia Lannon was present to answer questions. Discussion included water improvements, setback lines, sewer infrastructure, and there will be a final plat. Mr. Ryan Filipkowski, Wastewater Engineer, stated that he saw the submitted plan, and they have it worked out. Mr. Goatz moved to approve subject to technical comments, and Mr. Shannon seconded. Dr. Martin commented on the as approved plan is inside quotes in the language. The motion to approve passed seven to zero. Mayor Molder pointed out that the project represents the fact that the Commission is about to see some commercial activity that the Commission has been waiting on along James Campbell. He is hoping and is optimistic for the things coming there now.

Other Business

Item IV.1. - **Election of Officers for 2025**

Election of Officers for 2025:
Mayor Molder stated that tonight is the last Commission Meeting for Councilman Coleman, and how grateful this Commission is for his services. There is an opening in his spot.
Mayor Molder moved for Mr. Goatz to be the Chair, and Dr. Martin seconded. The motion passed seven to zero.
Mr. Goatz stated what an honor it has been having Mr. Coleman on the Commission.
Mr. Shannon nominated Mr. Sloan as Vice-chair, and Dr. Martin seconded. The motion passed seven to zero.
Mr. Goatz discussed the item off Cayce Lane, and the new zoning ordinance

requirement.
Mayor Molder discussed the process.

Adjourn

Councilman Coleman moved to adjourn, and Dr. Martin seconded. The motion to adjourn passed seven to zero. The meeting adjourned at 5:31 p.m.

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Planning Commission Chairman, Date
Charlie Goatz

Active Letters of Credit and Sureties

12/16/2024

DEVELOPMENT/SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Arlington Heights Subdivision, Phase 1, Section 2	Arlington Heights General Partnership	$106,000.00	05/09/2021
Arlington Heights Subdivision, Phase 2, Section 2	Arlington Heights General Partnership	$105,000.00	04/25/2021
Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	General Homes of Columbia, LLC	$203,500.00	05/05/2019
Armstrong Meadows Subdivision, Section 4	Smith Douglas, LLC	$475,000.00	02/01/2023
Armstrong Street Subdivision (roads & drainage)	Tennessee Regional Holdings, LLC	$75,500.00	05/14/2023
Baker Creek Place (roads & drainage)	SDH Nashville, LLC	$360,000.00	04/28/2024
Bear Creek Glen, Phase 1 (roads and drainage)	CHR Land, LLC	$90,000.00	07/18/2025
Bear Creek Overlook Place Phase 1 (roads and drainage)	CHR Land, LLC	$203,000.00	07/18/2025
Bear Creek Overlook, Ph. 2	CHR Land, LLC	$120,000.00	06/12/2025
Colter Place Subidivison, Section 1 (rds/drainage)	Sterling Martin	$5,000.00	06/13/2025
Cottages at Bear Creek , Phase 1 (roads & drainage)	Riverstone Homes, LLC	$165,000.00	07/19/2022
Cottages at Bear Creek , Phase II (roads & drainage)	Riverstone Homes, LLC	$156,000.00	03/18/2023
Drumwright Phase 3A	Lennar Homes of Tenn, LLC	$135,000.00	11/22/2024
Drumwright Phase 3B	Lennar Homes of Tenn, LLC	$120,000.00	11/22/2024
Drumwright Phase 3C	Lennar Homes of Tenn, LLC	$190,000.00	11/22/2024
Drumwright TH, Phase 2D	Lennar Homes of Tenn, LLC	$265,000.00	05/23/2024
Drumwright, Phase 1 Family Section (roads & drainage)	Lennar Homes of Tenn, LLC	$890,000.00	08/11/2023
Drumwright, Phase 1 Townhomes Section (roads & drainage)	Lennar Homes of Tenn, LLC	$275,000.00	08/11/2023
Drumwright, Phase 2A	Lennar Homes of Tenn, LLC	$200,000.00	05/23/2024
Drumwright, Phase 2B	Lennar Homes of Tenn, LLC	$125,000.00	05/23/2024
Drumwright, Phase 2C	Lennar Homes of Tenn, LLC	$125,000.00	05/23/2024
Elan Subdivision, Phase 2 (roads and drainage)	Shaw Enterprises	$142,000.00	01/04/2022
Fieldstone Farms - Section 4 (roads & drainage)	Estate of Cyril Evers	$21,000.00	03/13/2022
Greystone Subdivision	LPT, LLC	$16,650.00	03/07/2021
Hatton Hills Subdivision (roads & drainage)	J & B Estate	$32,000.00	03/22/2022
Hillcrest Village, Phase 1A	M/I Homes of Nashville, LLC	$645,000.00	01/19/2025
Hillcrest Village, Phase 2	M/I Homes of Nashville, LLC	$370,000.00	07/16/2025
Homestead at Carter's Station, 5.2 and 6.1	Pulte Homes Tennessee Partnership	$254,000.00	04/16/2022
Homestead at Carters Station, Section 5, Phase 2	Pulte Homes Tennessee Partnership	$149,000.00	07/29/2023
Homestead South @ Carter's Station	Pulte Homes Tennessee Partnership	$125,000.00	07/13/2024
Honey Farms Subdivision, Phase 2, Section 10	Charles Raines Construction, LLC	$10,300.00	05/23/2020
Honey Farms Townhomes , Phase 2, Section 3	Lennar Homes of Tenn, LLC	$50,000.00	04/05/2022
Honey Lakes, Phase 1	Honey Lakes LLC	$295,000.00	07/18/2025
Horizon Park, Ph. 1	Burchell Properties, LLC	$195,000.00	03/01/2025
Independence @ Carter's Station, Section 3, Phase 4	Pulte Homes Tennessee Partnership	$140,000.00	07/13/2024
Independence @ Carter's Station, Section 3, Phase 5	Pulte Homes Tennessee Partnership	$35,000.00	07/19/2024
Independence @ Carter's Station, Section 6, Phase 4	Pulte Homes Tennessee Partnership	$160,000.00	07/13/2024
Independence @Carter's Station, Section 3, Phase 1	Pulte Homes Tennessee Partnership	$390,000.00	09/15/2021
Independence at Carters Section 3, Phase 3	Pulte Homes Tennessee Partnership	$155,000.00	08/05/2024
Independence at Carters Station Section6, Phase 3	Pulte Homes Tennessee Partnership	$197,000.00	07/14/2023
Independence at Carter's Station, Section 3, Phase 2	Pulte Homes Tennessee Partnership	$372,000.00	12/06/2022
Independence at Carter's Station, Section 6, Phase 2	Pulte Homes Tennessee Partnership	$207,000.00	11/08/2022
Independence at Carter's Station, Section 6, Phase 5	Pulte Homes Tennessee Partnership	$220,000.00	05/01/2025
Morgan Meadow Phase 2 (roads & drainage)	KCS Property, LLC	$13,500.00	12/06/2024
Morgan Meadow Phase 3 (roads & drainage)	KCS Property, LLC	$22,000.00	11/05/2025
Morgan Meadows Subdivision (roads & drainage)	KCS Property, LLC	$24,200.00	11/05/2025
Polk Place , Phase 2B (roads & drainage)	Columbia Properties, LLC	$5,600.00	11/18/2025
Polk Place PUD Subdivision, Phase 1 (roads & drainage)	Columbia Properties, LLC	$2,800.00	11/18/2025
Polk Place PUD Subdivsion, Section 2A (roads & drainage)	Columbia Properties, LLC	$5,500.00	11/18/2025
Polk Place, Phase 3 , (roads and drainage)	Columbia Properties, LLC	$7,900.00	11/18/2025
Preserve at Drumwright, Phase 1 and Phase 2	Lennar Corporation	$1,190,000.00	11/14/2024
Quail Run Development Phase 1 (roads & drainage)	Quail Run Development Co., LLC	$15,700.00	01/04/2025
Quail Run Development, Phase 1B (roads and drainage)	Quail Run Development Co., LLC	$18,500.00	02/21/2025
Quail Run Development, Phase 2 (roads and drainage)	Quail Run Development Co., LLC	$18,200.00	05/02/2025
Quail Run Meadows, Phase 3	Quail Run Development Co., LLC	$185,000.00	05/21/2025
Quail Run Meadows, Phase 4	Quail Run Development Co., LLC	$210,000.00	05/03/2025
Ridge at Carter's Station, Phase 1B (roads & drainage)	Richmond American Homes of Tenn	$260,000.00	03/31/2023
Ridge at Carter's Station, Phase 2 (roads & drainage)	Richmond American Homes of Tenn	$645,000.00	10/31/2024
Ridgeview Oaks, Phase 1 (roads and drainage)	A1 Home Builders, Inc.	$45,000.00	08/22/2025

Active Letters of Credit and Sureties

12/16/2024

DEVELOPMENT/SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Ridgeview Oaks, Phase 2 (roads and drainage)	A-1 Home Builders, Inc.	$33,500.00	02/28/2025
Rutherford Subdivision, Phase 1	Regent Homes, LLC	$400,000.00	12/21/2024
Savannah Cove Subdivision - roads/drainage	Campbell and Lovell Rentals	$45,000.00	09/28/2021
Summerdale Subdivision, Phase 2 (roads & drainage)	P & L Development, LLC	$105,000.00	05/29/2025
Summerdale Subdivision, Phase 3 (roads & drainage)	P & L Development	$97,000.00	12/22/2023
Summerdale Subdivision, Phase 3B (roads & drainage)	P & L Development, LLC	$17,000.00	01/27/2024
Summerdale Subdivision, Phase 4 (roads & drainage)	P & L Development	$64,000.00	03/08/2025
Summerdale Subdivision, Phase 5 (roads & drainage)	P & L Development, LLC	$55,000.00	10/12/2024
Summerdale Subdivision, Phase 6 (roads & drainage)	P & L Development, LLC	$103,000.00	02/07/2024
Summerdale Subdivision, Phase 7 (roads & drainage)	P & L Development, LLC	$66,000.00	03/08/2025
Summerdale, Phase 1 (roads & drainage)	P & L Development	$135,000.00	11/13/2024
Summit at Carter's Station Phase 1 (roads & drainage)	Tamarack Land - Carter's Station LLC	$465,000.00	03/17/2024
Summit at Carter's Station Phase 2	Tamarack Land - Carter's Station LLC	$175,000.00	06/14/2024
Summit at Carter's Station West, Phase 1	Pulte Homes Tennessee Partnership	$120,000.00	10/06/2024
Summit at Carter's Station West, Phase 2	Pulte Homes Tennessee Partnership	$470,000.00	04/25/2025
Summit at Carter's Station,East_Phase 4	Tamarack Land Carters Station LLC	$260,000.00	06/12/2025
Summit West, Ph. 1B	Pulte Homes Tennessee Partnership	$435,000.00	04/25/2025
Taylor Bend Road - roads & drainage	Meritage Homes of Tenn., Inc.	$120,000.00	06/30/2025
Taylor Landing - Phase 2 (roads & drainage)	Meritage Homes of Tenn., Inc.	$18,800.00	04/30/2025
Taylor Landing Subdivision, Phase 4B, (roads & drainage)	Meritage Homes of Tenn., Inc.	$78,000.00	06/30/2025
Taylor Landing Subdivision, Phase 5A (roads & drainage)	Meritage Homes of Tenn., Inc.	$48,000.00	06/30/2025
Taylor Landing Subdivision, Phase 5B (roads & drainage)	Meritage Homes of Tenn., Inc.	$72,000.00	06/30/2025
Taylor Landing, Phase 4A (roads & drainage)	Meritage Homes of Tenn., Inc.	$12,100.00	11/30/2025
The Landings at Greens Mill_Phase 1A	First Bank	$1,040,000.00	03/11/2025
The Ridge at Carter's Station, Phase 1A	Richmond American Homes of Tenn	$121,000.00	12/03/2022
The Summit at Carter's Station, Phase 3 (East)	Tamarack Land-Carter's Station, LLC	$610,000.00	12/20/2024
Vesper Court (completion of the work)	P-R Vesper, LLC	$18,500.00	04/18/2023
Vesper Court (completion of the work) 2	P-R Vesper, LLC	$10,000.00	06/16/2024
Vulcan Quary Site Restoration	Vulcan Construction Materials, LLC	$62,000.00	03/01/2024
Williamsport Landing, Phase 1	KCS Property LLC	$310,000.00	08/17/2024
Williamsport Landing, Phase 2	KCS Property LLC	$290,000.00	05/17/2025
Quail Run Meadows, Phase 5	Quail Run Development Co., LLC	$175,000.00	08/14/2025
Honey Farm Townhomes, Phase 1B	Lennar Homes of Tenn, LLC	$550,000.00	09/11/2025
Honey Farm Townhomes, Phase 1A	Lennar Homes of Tenn, LLC	$130,000.00	09/08/2025
Hampshire Hills	Cypress Homes, LLC	$455,000.00	10/16/2025
The Landings at Greens Mill_Phase 1C	2558 Green Mill, LLC	$330,000.00	11/04/2025
The Landings at Greens Mill_Phase 1B	2558 Greens Mill, LLC	$440,000.00	11/04/2025
Honey Farm Townhomes_Phase 3	Lennar Homes of Tenn, LLC	$300,000.00	10/21/2025
Summit at Carters Station West - Phase 3	Pulte Homes Tennessee Partnership	$375,000.00	11/19/2025

Honey Farm PUD Ph. 3 Final Plat

Project #:	24-0509	Location:	Map 051 Parcel 058.02
Applicant:	Allen O'Leary	Case Type(s):	Final Plat
Staff Planner:	Robert Archibald, Planner II	Proposed Use:	Townhomes

PROJECT SUMMARY

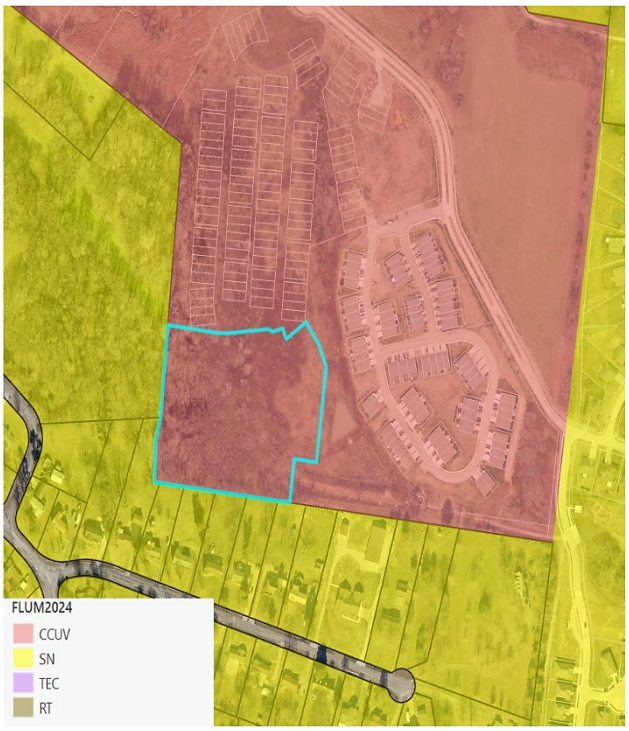
The applicant requests Final Plat approval to create 56 townhome lots, easements, and open space for continuation of this development on +/-5.93 acres. The Planned Unit Development consists of a total of 250 townhome units, some of which were constructed in prior phases.

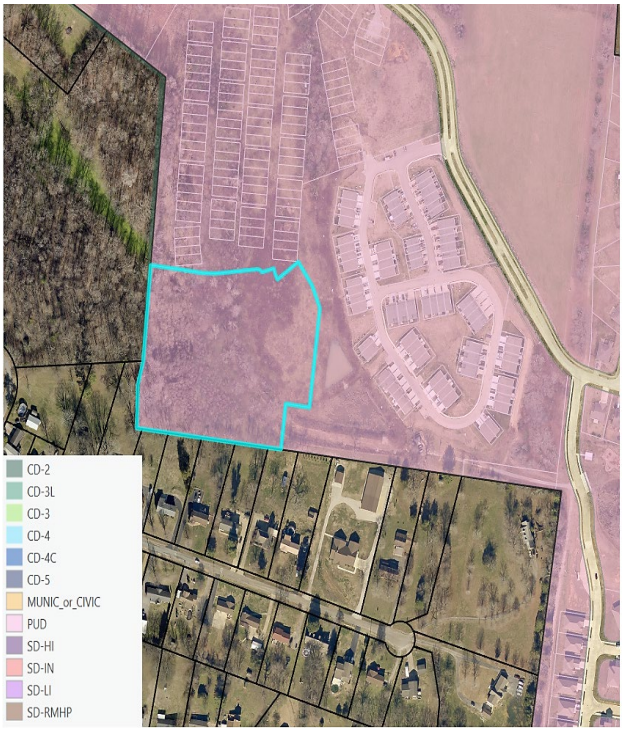
- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the previously approved Preliminary Plat (22-0033).
- The property is subject to the Final PUD Master Plan based on RM-1 standards of the previous Zoning Ordinance.
- The applicant has provided financial surety in the amount of $300,000 to guarantee completion of infrastructure.
- The applicant has executed a development agreement in the format prescribed by Appendix B of the Subdivision Regulations.
- The applicant has provided a stormwater maintenance agreement per the Subdivision Regulations.
- CPWS has noted that water system must be active at time of plat signing.
- The Final Plat otherwise conforms to the PUD Master Plan, approved on February 15, 2021.
- The DRC reviewed this proposal at its December 2024 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Townhomes	Infrastructure for Development	+/-5.93 Acres

FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	PUD	Townhomes
North	CCUV	PUD	Vacant/Developing
South	CCUV	PUD	Townhomes
East	Suburban Neighborhood	PUD	Single-family
West	Suburban Neighborhood	Outside Jurisdiction	Single-family

The subject site is part of the larger multiphase development consisting of previously approved townhome construction and amenities associated with the development. The overall development includes commercial frontage abutting Nashville Hwy., Townhome construction, and the established single-family residential neighborhood directly to the east of subject site. Phase 3 consists of four-unit and six-unit Townhome construction with associated open space. Townhome architectural front elevations are that of cementitious siding, shake siding, with brick. The sides and rears of these units are cladded in vinyl siding. The elevations meet the standards from the previous approval; Preliminary Master Plan Revision 21-0045.

CONFORMITY WITH ZONING ORDINANCE

The proposed Final Plat conforms to the PUD Master Plan, the modified RM-1 standards of the applicable zoning ordinance (3638), as modified by previous approvals.

- The proposed structures conform to the setbacks and other bulk standards of the Master Plan.
- The PUD include architectural standards. Conformity with these and other applicable zoning standards will be confirmed at the time of building permit.

REVIEW PROCESS

The Development Review Committee reviewed the proposed Final Plat at its December 2024 meeting, as directed by **§ 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **§ 8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **§ 2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

> *A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Final Plat is consistent with all standards of the Subdivision Regulations and other related codes and ordinances enforced by the City; and*
> >
> > *3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.*
>
> *B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.*

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

Move to approve the Final Plat as presented and find that it conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve the Final Plat as presented and find that the plat conforms to the applicable zoning ordinance, the Subdivision Regulations, and the Preliminary Plat, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the Final Plat as presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat, and deny the request due to [list specific deficiencies].

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°13'04" 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	85.67'
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	S 85°00'50" E	29.00'
L519	S 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

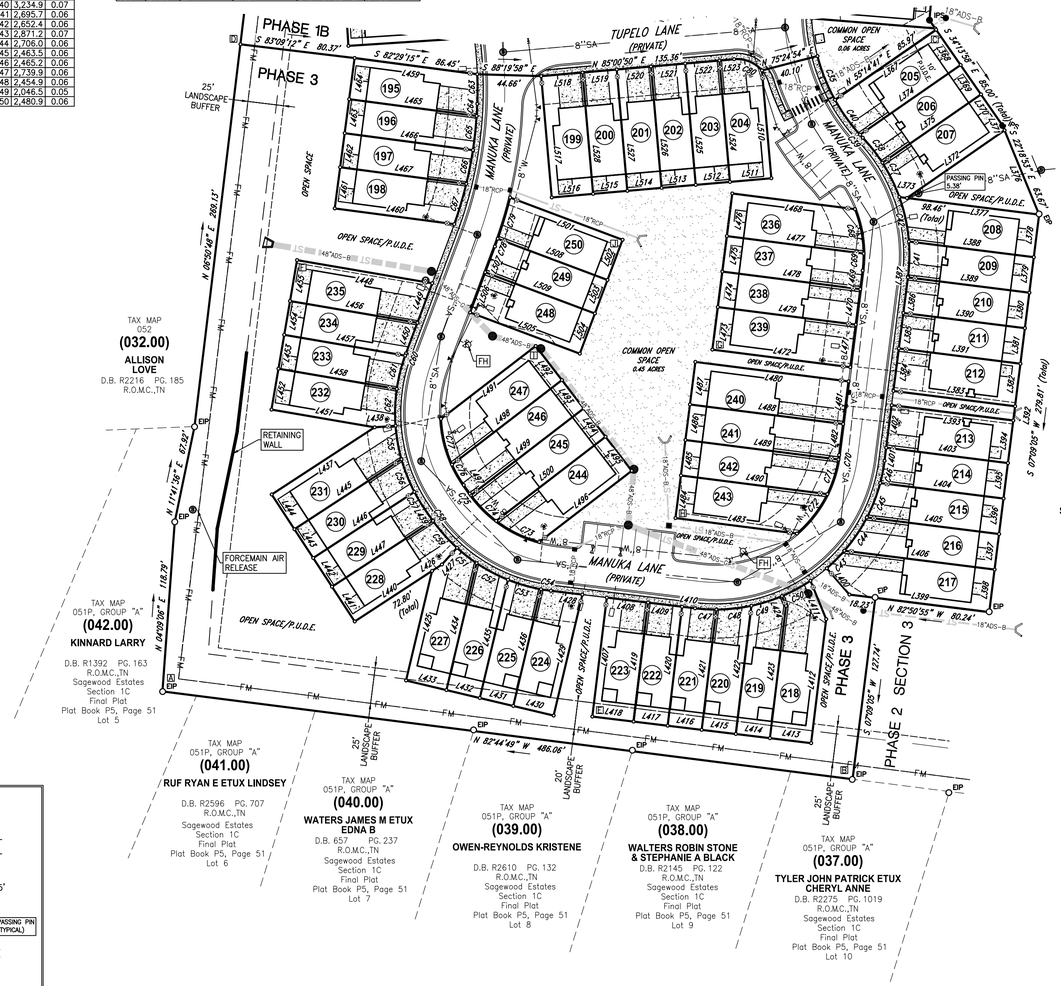
LOT	SQ. FT.	ACRES
205	2,589.6	0.06
206	2,106.6	0.05
207	2,559.2	0.06
208	2,773.7	0.06
209	2,157.2	0.05
210	2,138.4	0.05
211	2,139.6	0.05
212	2,569.2	0.06
213	2,571.6	0.06
214	2,149.9	0.05
215	2,237.1	0.05
216	2,470.2	0.06
217	3,270.6	0.08
218	3,017.4	0.07
219	2,275.5	0.05
220	2,089.3	0.05
221	2,014.7	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

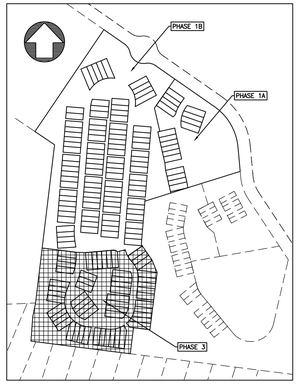
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C35	131.01'	33.07'	32.99'	N 21°49'04" W	14°27'54"
C37	119.00'	26.75'	26.70'	S 26°16'26" E	12°52'52"
C38	119.00'	22.27'	22.24'	S 38°04'52" E	10°43'25"
C39	131.00'	2.83'	2.83'	S 42°49'13" E	1°14'09"
C40	131.00'	30.07'	30.00'	S 35°37'35" E	13°09'06"
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°03'50" 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°36'37"
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°35'11" 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°44'25" 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°38'16"
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

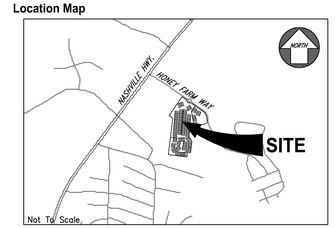
TN STATE PLANE	NORTHING	EASTING
A	494,199.5	1,675,157.8
B	494,138.1	1,675,640.0
C	494,661.9	1,675,698.4
D	494,651.7	1,675,212.3
E	494,181.9	1,675,458.2
F	494,500.9	1,675,251.9
G	494,438.3	1,675,542.0
H	494,326.6	1,675,516.3
I	494,440.8	1,675,418.6
J	494,515.1	1,675,479.3



Drumwright Development Map



Location Map



Not To Scale

© 2024

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.

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: 10-28-2024
DEED BOOK: R3026 PAGE: 1130-1135

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

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.

12/16/24 — Date
Allen B. O'Leary — Allen B. O'Leary
TN RLS #1987 — Number

Register of Deed Recording Stamp

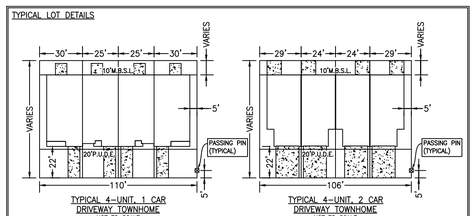
ALLEN B. O'LEARY — REGISTERED LAND SURVEYOR — AGRICULTURE — TENNESSEE NO. 1987

allen@wesengineers.com

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 Iron Rod Found
IPS Iron Rod Set
I.P.F. Iron Pipe Found
AXLE Axle Found
ECM Fence Post
Concrete Monument Existing
P.K.F. PK Nail Found
P.K.S. PK Nail Set
R.R.S.-F Railroad Spike Found
R.R.S.-S Railroad Spike Set
Bench Mark
Stake Found
Fire Hydrant
Water Meter
Water Valve
Water Reducer
Clean Out
Sanitary Sewer Manhole
Storm Sewer Manhole
Catch Basin
Curb Inlet
Storm Pipe
Cable Manhole
Electric Manhole
Telephone Manhole
Water Manhole
Electric Meter
Cable Riser
Electric Riser
Telephone Riser
Telephone Booth
Gas Meter
Gas Valve
Light Pole
Power Pole
Telephone Pole
Guy Pole
Power Pole
Flag Pole
Guy Wire
Mailbox
Parking Block
Satellite Dish
Handicap Parking
Water Spigot
Bollard
Evergreen Tree
Deciduous Tree
Bush
Sign
Adjoining Property Line
Subject Property Line
Easement Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line
Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
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:z:\WES_Engineers_Surveyors 2022\22522 – Honey Farm – Lennar\Dwg\Survey\01 – Final Plat\22522 HONEY FARM P3 FINAL PLAT.dwg

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

ENGINEERS & SURVEYORS

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

REVISIONS	DATE
Tech Review Comments Addressed	12-16-2024

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

December 16, 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 Re-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 re-submit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in red.

Planning

1. The lead staff person for this case is Planner II Robert Archibald; he will prepare the staff report for this item. Please contact rarachibald@columbiatn.gov with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff. Noted.
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. Noted.
3. Please contact E911 if your project requires assignment of new addresses or street names. Noted.

Engineering

4. Subject to TIS and Construction Plans. Noted.
5. LOC in the amount of $300,000 provided. This is being handled by the developer.
6. Reference the recorded Stormwater Maintenance Agreement. This has been referenced.
7. Asphalt binder and curbing shall be installed prior to resubmittal date. Noted.
8. Grading shall substantially conform to approved construction plans (within 1 ft.) Noted.
9. Label retaining wall. Southwest corner of property. The retaining wall has been labeled.

Fire

10. No comments. Noted.

Building

11. No comments. Noted.

Wastewater

12. No comments. Noted.

Columbia Water

13. Make plat corrections described in notes shown on the attached PDF. Water information has been updated.
14. Coordinate walk-through, Bacteria pressure testing with CPWS. This will be handled by the developer.
15. Be prepared to deed infrastructure to CPWS at plat signing, water system must be active at time of plat signing. Noted.

Columbia Power

16. Columbia Power System has an existing power line near your proposed development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformer appropriate for your development. Noted.

CPWS BB

17. Plan to Serve. Noted.

Maury County Schools

18. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9/10 (24/25 SY), 9-11 (25/26 SY) 9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 12 (25/26 SY). Noted.
19. 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. Noted.

* Due to numbers, MCPS will be rezoning all Columbia and Spring Hill elementary schools for the 25/26 SY. Noted.

Public Works

20. For 56 townhomes, we recommend two 8-yard dumpsters with twice a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be

utilized for townhome and multi-family residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements. Noted.

Maury County Highway Dept.

21. No comment. Noted.

ATT

22. ATT TO SERVE. Noted.

Duck River Electric Membership Corp

23. No comments. Noted.

Police

24. No comments. Noted.

Atmos Energy

25. No comments provided. Noted.

Maury County E911

26. No comments provided. Noted.

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, December 10, 2024

ITEM NO.
24-0509

DESCRIPTION: Honey Farm TH Ph 3 - Honey Farm Way

COMMENTS:

Planning

1. The lead staff person for this case is Planner II Robert Archibald; he will prepare the staff report for this item. Please contact rarachibald@columbiatn.gov with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
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Engineering

4. Subject to TIS and Construction Plans
5. LOC in the amount of $300,000 provided
6. Reference the recorded Stormwater Maintenance Agreement
7. Asphalt binder and curbing shall be installed prior to resubmittal date.
8. Grading shall substantially conform to approved construction plans (within 1 ft.)
9. Label retaining wall. Southwest corner of property

Fire

10. No comments

Building

11. No comments.

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

Wastewater

12. No comments.

Columbia Water

13. Make plat corrections described in notes shown on the attached PDF.
14. Coordinate walk-through, Bacteria pressure testing with CPWS.
15. Be prepared to deed infrastructure to CPWS at plat signing, water system must be active at time of plat signing.

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CPWS BB

17. Plan to Serve

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Public Works

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Maury County Highway Dept.

21. No comment

ATT

22. ATT TO SERVE

Duck River Electric Membership Corp

23. No comments.

Police

24. No comments.

Atmos Energy

25. No comments provided.

Maury County E911

26. No comments provided.

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

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 pkeltner@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.

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	87.99'
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°44'58" 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°13'04" 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	66.67'
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	S 85°00'50" E	29.00'
L519	S 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

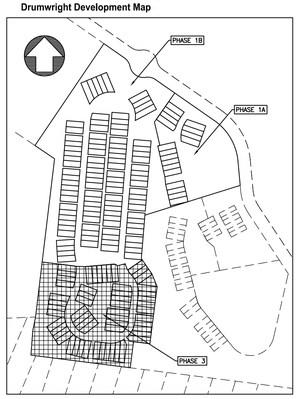
CURVE TABLE

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°04'55" 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°03'50" W	8°23'08"
C44	119.00'	28.11'	28.04'	S 34°65'54" 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°36'37"
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°35'11" 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°44'25" 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°38'16"
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"

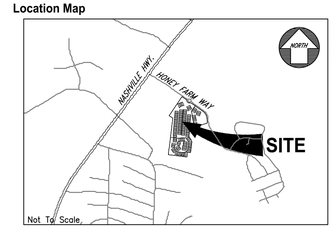
TN STATE PLANE TABLE

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	494,326.6	1,675,516.3
I	494,440.8	1,675,418.6
J	494,515.1	1,675,479.3

Drumwright Development Map

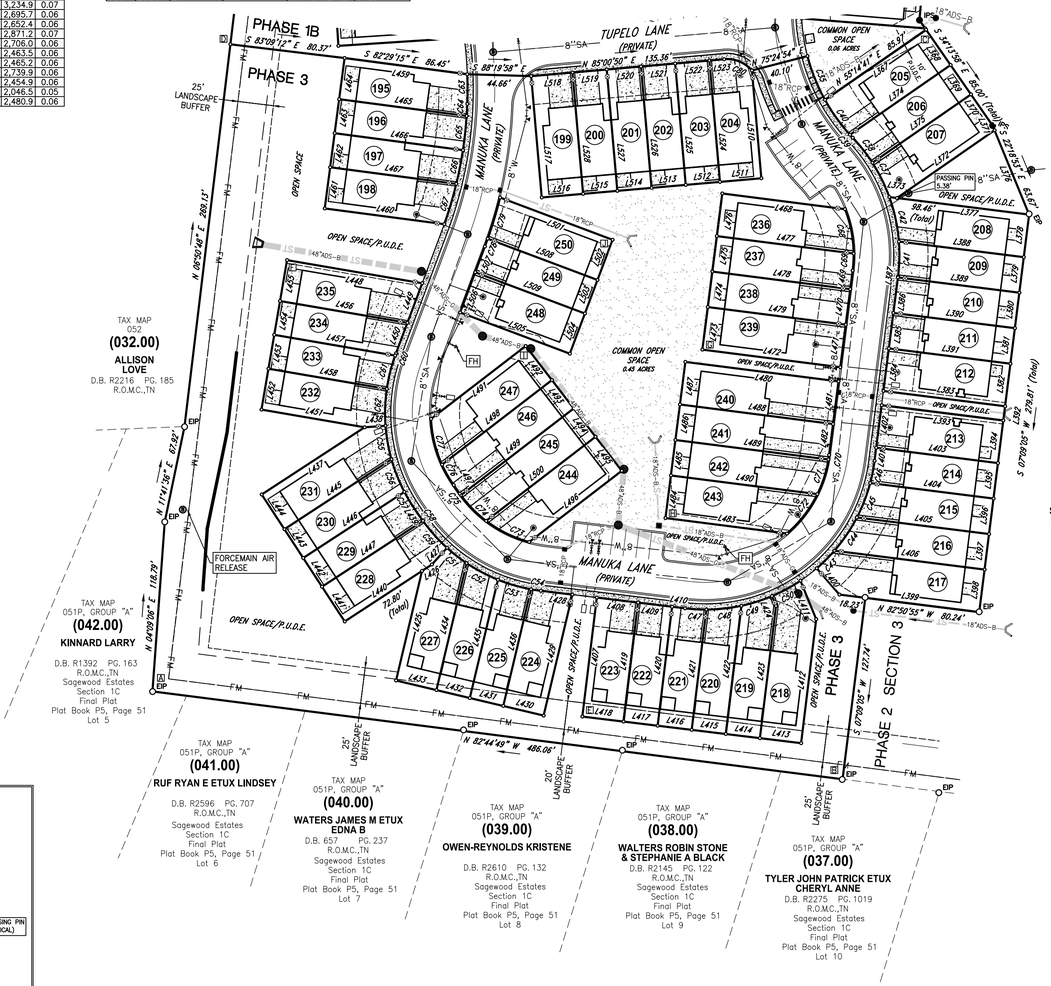


Location Map



Not To Scale

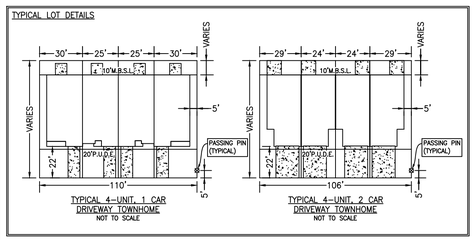
© 2024



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



TYPICAL 4-UNIT, 1 CAR DRIVEWAY TOWNHOME NOT TO SCALE

TYPICAL 4-UNIT, 2 CAR DRIVEWAY TOWNHOME NOT TO SCALE

Legend

EIP Iron Rod Found
IPS Iron Rod Set
I.P.F. Iron Pipe Found
AXLE Axle Found
ECM Fence Post
Concrete Monument Existing
P.K.F. PK Nail Found
P.K.S. PK Nail Set
R.R.S.-F Railroad Spike Found
R.R.S.-S Railroad Spike Set
Bench Mark
Stake Found
Fire Hydrant
Water Meter
Water Valve
Water Reducer
Clean Out
Sanitary Sewer Manhole
Storm Sewer Manhole
Catch Basin
Curb Inlet
Storm Pipe
Cable Manhole
Electric Manhole
Telephone Manhole
Water Manhole
Electric Meter
Cable Riser
Electric Riser
Telephone Riser
Telephone Booth
Gas Meter
Gas Valve
Light Pole
Power Pole
Telephone Pole
Guy Pole
Power Pole
Flag Pole
Guy Wire
Mailbox
Parking Block
Satellite Dish
Handicap Parking
Water Spigot
Bollard
Evergreen Tree
Deciduous Tree
Bush
Sign
Adjoining Property Line
Subject Property Line
Easement Line
Building Setback Line
Centerline
Edge of Pavement
Edge of Gravel
Fence Line
Landscape
Woods / Tree line
Edge of Water
Ditch / Creek Centerline
Minor Contour Line
Index Contour Line
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.

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

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 "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.

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

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

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
ENGINEERS & SURVEYORS

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

REVISIONS	DATE

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:z:\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:

Docusign Envelope ID: 9155FC2E-7E4C-467F-8B55-766BB828372C

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.

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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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Status: Original
9/26/2024 10:44:09 AM

Holder: Angela Lashley
Angela.Lashley@Lennar.com

Location: DocuSign

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

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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.

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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.

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- 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

McClure Farms PUD – Final Plat Ph 1A

Project #:	24-0513	Location:	Map 051 Parcel 006.00
Applicant:	W-E-S Engineers & Surveyors	Case Type(s):	Final Plat
Staff Planner:	Robert Archibald, Planner II	Proposed Use:	Single-Family

PROJECT SUMMARY

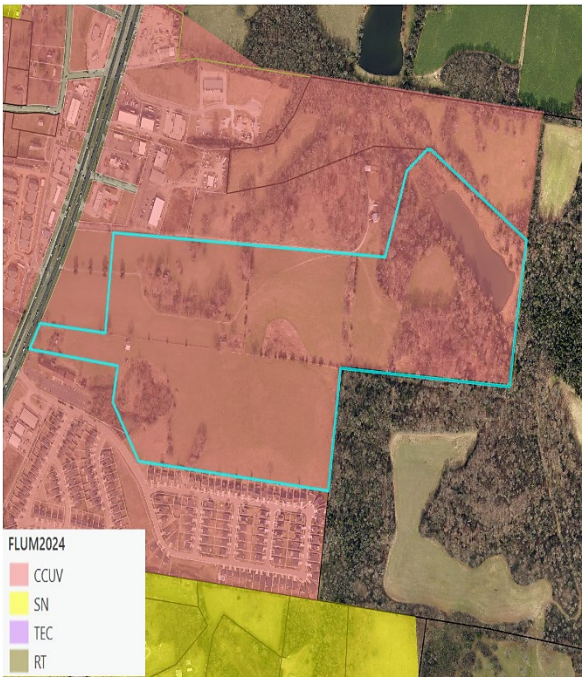
The applicant requests a Final Plat approval to create 14 Single-family residential lots and dedication of right-of-way for McClure Farms Phase 1A. This 95.29-acre development site is approved for 430 homes, which includes 116 single-family detached homes and 314 townhomes with accompanying open space, roadway infrastructure, and utility extensions.

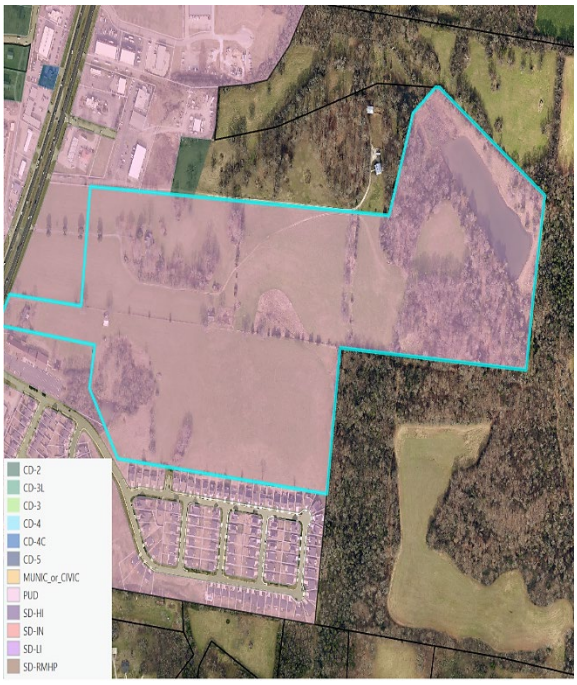
- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance. The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to the Final PUD Master Plan based on the previous RM-1 and RS-6 standards of the previous Zoning Ordinance.
- The Final Plat conforms to the previously approved Preliminary Plat (23-0336).
- The applicant has provided financial surety in the amount of $260,000 to guarantee completion of infrastructure
- The applicant has executed a development agreement in the format prescribed by Appendix B of the Subdivision Regulations.
- The applicant has provided a stormwater maintenance agreement per the Subdivision Regulations.
- CPWS has noted that water system must be active at time of plat signing.
- The Final Plat otherwise conforms to the PUD Master Plan, approved in 2022
- The DRC reviewed this proposal at its December 2024 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	Single-Family	Infrastructure for Development	+/-3.41 Acres

FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	PUD	Vacant/Developing
North	CCUV	PUD	Vacant/Developing
South	CCUV	PUD	Single-Family
East	Outside Jurisdiction	Unknown	Vacant
West	CCUV	PUD	Multifamily

STAFF ANALYSIS

The property in question is part of a larger phased development. It is bordered to the north and northeast by other sections of the development, while existing single-family homes are located to the south. To the east of the development lies vacant land beyond the jurisdiction of the City of Columbia. In October 2021, the City Council approved a Planned Unit Development (PUD) Master Plan for the site (21-0100). Following this, in November 2023, the Planning Commission approved a Preliminary Plat and Final PUD Master Plan (23-0336) to construct 116 single-family lots and 315 townhomes. A subsequent request for a revised Preliminary Plat and Final PUD was approved in June 2023, which reduced the number of townhome units from 315 to 314, bringing the total unit count to 430. This revision also included a roadway connection to a neighboring property and the addition of retaining walls.

CONFORMITY WITH ZONING ORDINANCE

The proposed revisions conform to the PUD Master Plan, the modified RM-1 and R-6 standards of the applicable zoning ordinance (3638), as modified by previous PUD approvals.

- The proposed structures conform to the setbacks and other bulk standards of the Master Plan.
- The PUD include architectural standards. Conformity with these and other applicable zoning standards will be confirmed at the time of building permit.

REVIEW PROCESS

The Development Review Committee reviewed the proposed Final Plat at its December 2024 meeting, as directed by § **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **§ 8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **§ 2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

> A. *Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> 1. *Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*
> 2. *Whether the proposed Final Plat is consistent with all standards of the Subdivision Regulations and other related codes and ordinances enforced by the City; and*
> 3. *Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.*
>
> B. *Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.*

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SAMPLE MOTIONS

Approve:

Move to approve revisions to the Final Planned Unit Development Master Plan as presented and find that the Master Plan conforms to the applicable zoning ordinance, [subject to remaining technical comments from staff].

Approve with Conditions:

Move to approve revisions to the Final Planned Unit Development Master Plan, subject to the following conditions: [list conditions of approval crafted by Planning Commission].

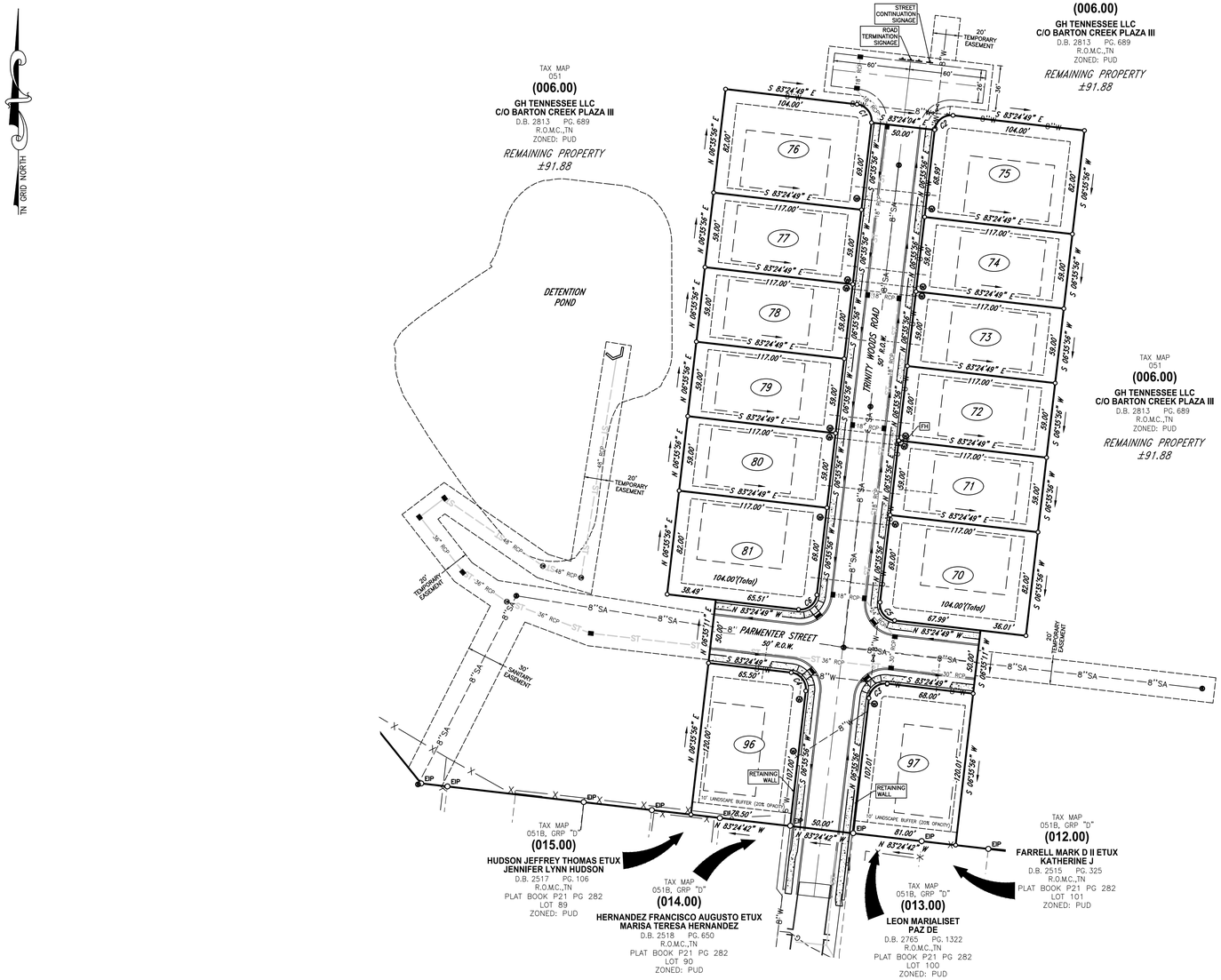
Defer for Continued Review:

Move to find that there is insufficient information to make a decision, defer the application for continued review, and request that the applicant provide: [list additional

information] for review at the next regularly scheduled meeting of the Planning Commission.

Deny:

Move to find that the revisions to the Final Planned Unit Development Master Plan as presented do not conform to the applicable zoning ordinance, and deny the request due to [list specific deficiencies].



LOT AREA TABLE

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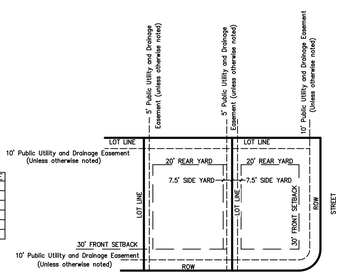
71	6,903.0	0.16
72	6,903.0	0.16
73	6,903.0	0.16
74	6,903.0	0.16
75	9,557.8	0.22
76	9,557.7	0.22
77	6,903.0	0.16
78	6,903.0	0.16
79	6,903.0	0.16
80	6,903.0	0.16
81	9,557.8	0.22
96	9,383.9	0.22
97	9,684.3	0.22

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: 12/11/2024
DEED BOOK: R3035 PAGE: 1389-1395

Legend

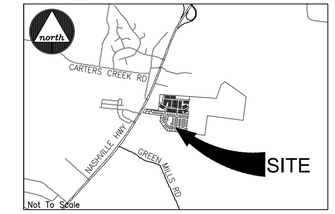
EIP, IPS, I.P.F., AXLE, ECM, P.K.F., P.K.S., R.R.S.-F, R.R.S.S., Iron Rod Found, Iron Rod Set, Iron Pipe Found, Axle Found, Fence Post, Concrete Monument Existing, PK Nail Found, PK Nail Set, Railroad Spike Found, Railroad Spike Set, Bench Mark, Stake Found, Fire Hydrant, Water Meter, Water Valve, Water 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.

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

Location Map



©2024

SITE DATA:

PARCEL NUMBER:
TAX MAP 051, PARCEL 006.00

DEED BOOK:
R2813, PAGE 689

PARCEL ADDRESS:
2504 NASHVILLE HWY

EXISTING ZONING:
PUD(MIXED USE - RESIDENTIAL, MULTIFAMILY, COMMERCIAL)

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.

12/16/24 — Allen B. O'Leary — TN RLS #1987 Number

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

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

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

REVISIONS	DATE
Tech Review Comments Addressed	12-16-2024

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:

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

December 16, 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 re-submit this Final Plat to the City of Columbia for Planning Commission approval. Comments are addressed below in red.

Planning

1. The lead staff person for this case is Robert Archibald; he will prepare the staff report for this item. Please contact rarachibald@columbiatn.gov with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff. Noted.
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. Noted.
3. Please contact E911 if your project requires assignment of new addresses or street names. Noted.
4. Note underlying vested zoning to Existing Zoning PUD in Site Data Table. Underlying vested zoning has been noted.
5. Label retaining walls on Autumn Lake. This has been labeled.

Engineering

6. Subject to TIS and Construction Plans. Noted.
7. Provide LOC in the amount of $260,000 prior to resubmittal date. This will be taken care of by the developer.
8. Record/Reference Stormwater Maintenance Agreement. This has been recorded and listed on the final plat.
9. Asphalt binder and curbing shall be installed prior to resubmittal date. Noted.
10. Grading shall substantially conform to approved construction plans (within 1 ft.). Noted.
11. Confirm rear property PUDE is shown 10' graphically. This has been checked and adjusted.

Fire

12. No comments. Noted.

Building

13. No comments. Noted.

Wastewater

14. Lot 75 service is not going to the manhole. Revise the service. Services have been updated.

Columbia Water

15. Make corrections described in notes shown on the attached PDF. Water information shown has been updated.
16. Coordinate walk-through, Bacteria pressure testing with CPWS. Noted.
17. Be prepared to deed infrastructure to CPWS at plat signing, water system must be active at time of plat signing. Noted.

Columbia Power

18. Columbia Power System has an existing power line near your proposed residential development. We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development. Noted.

Maury County Schools

19. See Attached Capacity Numbers: Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9/10 (24/25 SY), 9-11 (25/26 SY) 9-12 (26/27 SY). Spring Hill High 11-12 (24/25 SY) 12 (25/26 SY). Noted.
20. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment.

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

CPWS BB

21. Plan to Serve Noted.

Maury County Highway Dept.

22. No comment. Noted.

ATT

23. ATT TO SERVE Noted.

Duck River Electric Membership Corp

24. No comments. Noted.

Police

25. No comments provided. Noted.

Public Works

26. No comments. Noted.

Atmos Energy

27. No comments provided. Noted.

Maury County E911

28. No comments provided. Noted.

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, December 10, 2024

ITEM NO.
24-0513

DESCRIPTION: 2504 Nashville Hwy McClure Farm Phase 1A

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald; he will prepare the staff report for this item. Please contact rarachibald@columbiatn.gov with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Please contact E911 if your project requires assignment of new addresses or street names.
4. Note underlying vested zoning to Existing Zoning PUD in Site Data Table
5. Label retaining walls on Autumn Lake.

Engineering

6. Subject to TIS and Construction Plans
7. Provide LOC in the amount of $260,000 prior to resubmittal date.
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11. Confirm rear property PUDE is shown 10' graphically

Fire

12. No comments

DEVELOPMENT SERVICES
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
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Building

13. No comments.

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20. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment.

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CPWS BB

21. Plan to Serve

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PHONE: (931) 560-1560
FAX: (931) 560-1541

Maury County Highway Dept.

22. No comment.

ATT

23. ATT TO SERVE

Duck River Electric Membership Corp

24. No comments.

Police

25. No comments provided.

Public Works

26. No comments.

Atmos Energy

27. No comments provided.

Maury County E911

28. No comments provided.

Resubmittal Guidelines

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

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

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

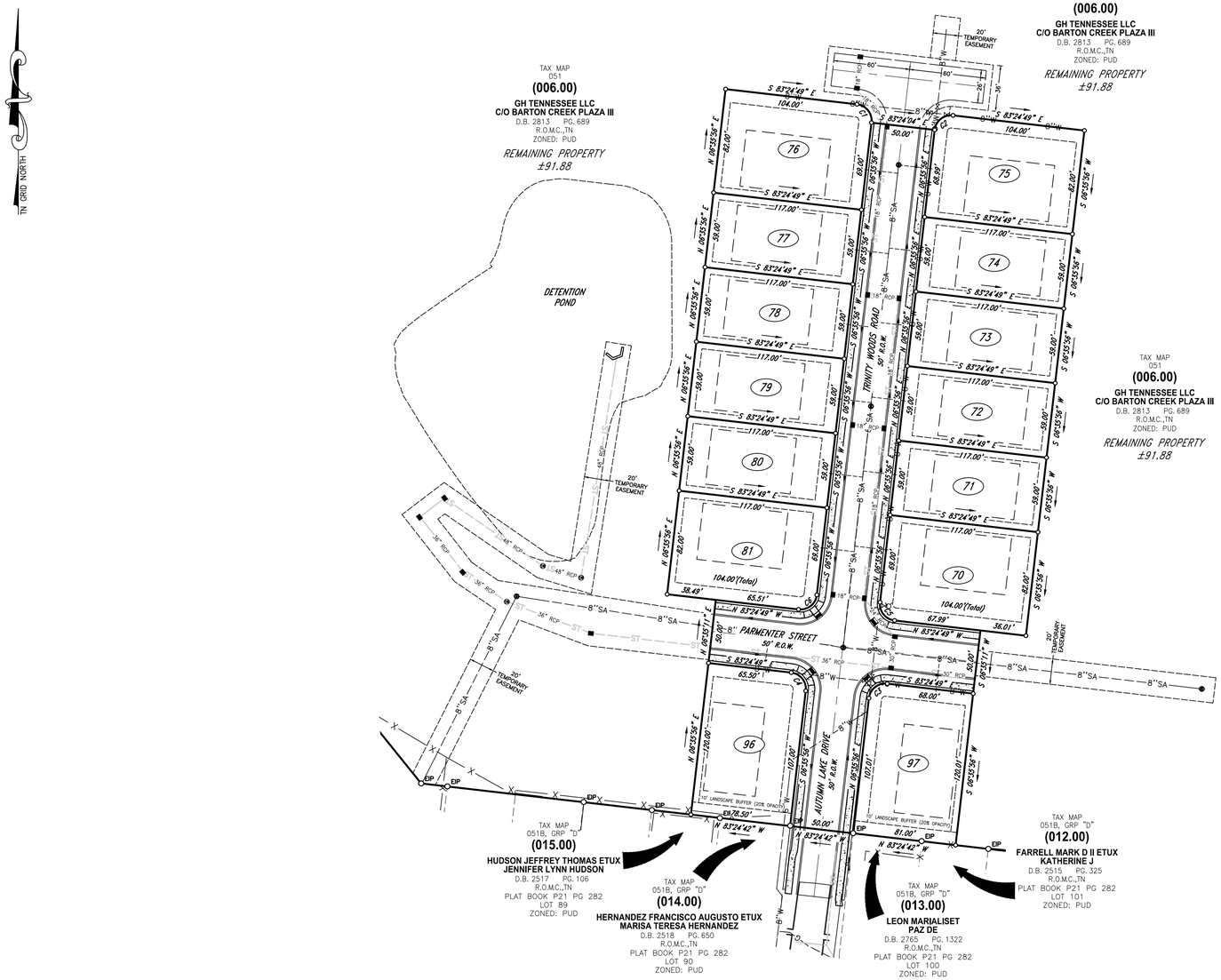
Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

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	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	287	84.4%
	Battle Creek	2019	90,000	30	700	680	97.1%
	Brown	1968	56,720	20	405	343	84.7%
	Highland	1986	47,800	4.5	380	316	83.2%
	Howell	1999	81,600	17.5	700	581	83.0%
	Mt. Pleasant	1978	80,021	22	630	544	86.3%
	Riverside	1984	71,150	14	500	382	76.4%
	Spring Hill	1984	69,000	10	540	466	86.3%
	Woodard	1990	76,200	17	600	586	97.7%
	Wright	2005	97,765	18	740	617	83.4%
					5535	***4802***	***86.8%***
Middle	Battle Creek	2019	125,000	45	900	759	84.3%
	Cox	1997	137,200	25	900	633	70.3%
	Mt. Pleasant	2001	113,938	29.2	550	386	70.2%
	Spring Hill	2010	158,106	39.49	950	560	58.9%
	Whitthorne	1979	175,600	17	1050	949	90.4%
					4350	***3287***	***75.6%***
High	Battle Creek	2024	305,675	51	2000	395	19.8%
	Central	2016	296,740	55	1700	1380	81.2%
	Mt. Pleasant	1969	110,759	31	600	363	60.5%
	Spring Hill	1993	181,800	57	1200	901	75.1%
					5500	***3039***	***55.3%***
Unit	Culleoka	1969	205,800	34	1020	864	84.7%
	Hampshire	1978	83,410	13.12	500	417	83.4%
	Santa Fe	1964	94,225	24	650	550	84.6%
					2170	***1831***	***84.4%***
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		153	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,815,605	**601.27**	**17555**	**13112**	



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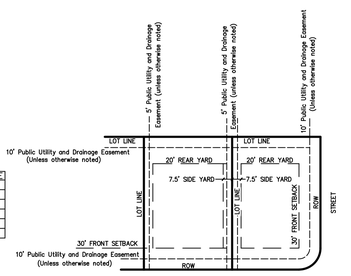
75	9,557.8	0.22
76	9,557.7	0.22
77	6,903.0	0.16
78	6,903.0	0.16
79	6,903.0	0.16
80	6,903.0	0.16
81	9,557.8	0.22
96	9,383.9	0.22
97	9,684.3	0.22

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.

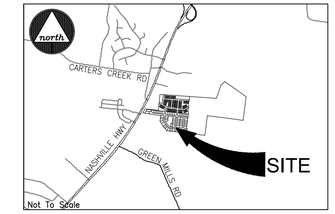
Legend

EIP, IPS, I.P.F., AXLE, ECM, P.K.F., P.K.S., R.R.S.-F, R.R.S.S., Iron Rod Found, Iron Rod Set, Iron Pipe Found, Axle Found, Fence Post, Concrete Monument Existing, PK Nail Found, PK Nail Set, Railroad Spike Found, 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.

Register of Deed Recording Stamp

Location Map



©2024

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

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

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

REVISIONS	DATE

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:

FILE: J:\WES_Engineers_Surveyors 2023\23572 – McClure Farms – Smith\23572-1 Briteland 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

Bear Springs 1A Final Plat

Project #:	24-0457	Location:	1449 Rock Springs Rd
Applicant:	Jacob Vincent	Case Type(s):	Final Plat
Staff Planner:	Austin Brass, AICP	Proposed Use:	Single Family Homes

PROJECT SUMMARY

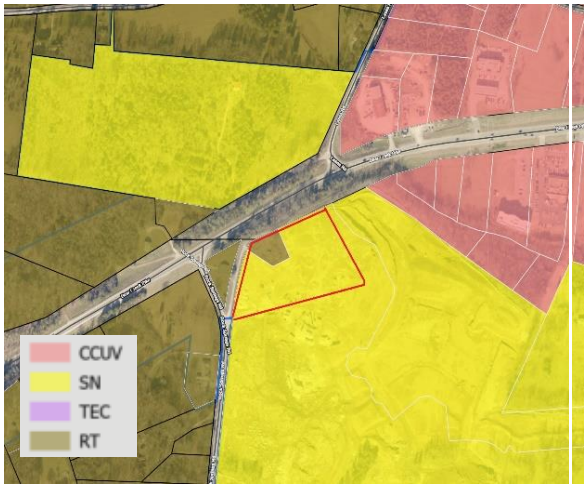
The applicant requests Final Plat approval for the creation of 58 single-family lots. This Final Plat is part of a previous approved Planned Unit Development Master Plan & Preliminary Plat for the development of 121 single family homes, 221 townhomes, and 336 multi-family homes.

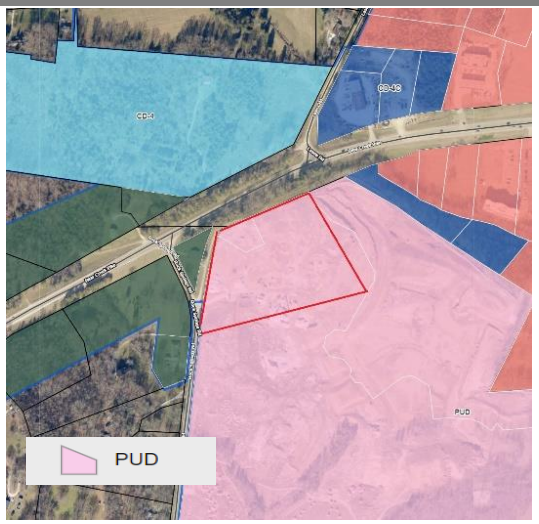
- A letter of credit in the amount of $675,000 has been provided for this Final Plat.
- This final plat is subject to the standards of a previous approved Planned Unit Development within Zoning Ordinance 3638.
- The Planning Commission recommended approval of the Annexation/Comprehensive Plan Amendment that included a Preliminary PUD Master Plan (*21-0076*) for the development of 121 single-family homes, 221 townhomes, and 336 multi-family units lots on June 9th, 2021 with approval by City Council on August 12th, 2021.
- A Master Plan Revision was approved in September, 2024 to modify the multi-family section of the Planned Unit Development. This final plat was not affected by this revision.
- A Land Disturbance Permit has been approved with Phase 1A & Phase 1B of Phase 1.
- The Planning Commission is the **decision-making authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
R-PUD	In-Development	Infrastructure for Development	+/- 19.14 Acres

FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	PUD	In Development
North	Suburban Neighborhoods	CD-4	Future Townhomes
South	Suburban Neighborhoods	PUD	Townhomes (In Development)
East	Rural Transition	CD-2	Vacant Land
West	Suburban Neighborhoods	PUD	Future Development

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the previously approved PUD Master Plan as approved in the previous Zoning Ordinance 3638.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its December 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **8.5.24** of the Zoning Ordinance directs the Planning Commission to review Subdivision Plats for conformity with the standards of the Ordinance and the City Subdivision Regulations. The Ordinance indicates that all Preliminary and Final Plats must be prepared, submitted, reviewed and acted upon in accordance with the Subdivision Regulations.

The Planning Commission is the Decision-Making Authority for Final Plats under **§ 8.3.3.B.1** of the Zoning Ordinance and **§ 2.3** of the Subdivision Regulations.

Section **2.3.6** of the Subdivision Regulations establishes the review criteria for approval of Final Plats.

> *A. Recommendations and final action on a Final Plat shall be based on consideration of the following criteria:*
>
> *1. Whether the proposed Final Plat complies with the applicable zoning district and overlay districts;*

2. Whether the proposed Final Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and

3. Whether the proposed Final Plat meets all the requirements or conditions of any applicable development approvals, such as development plans or associated modification of standards.

B. Final Plat approval shall be subject to the completion of required improvements, or in lieu, the CMPC may approve a Performance Agreement.

In the event of a denial, **§ 2.3.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its December meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 1.24.7 of the City of Columbia Zoning Ordinance, and Section 2.2.6 of the Subdivision Regulations, have been satisfied and approve revised Preliminary Plat as presented [, subject to technical comments and other conditions presented by planning staff].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 1.24.7 of the City of Columbia Zoning Ordinance, and Section 2.2.6 of the Subdivision Regulations, have been satisfied and approve the revised Preliminary Plat subject to the following conditions: [list conditions of approval crafted by Planning Commission].

Deny:

Move to deny the Site Development Plan and Preliminary Plat having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 1.24.7 of the City of Columbia Zoning Ordinance, and Section 2.2.6 of the Subdivision Regulations are not satisfied [list specific reasons for denial].

Defer:

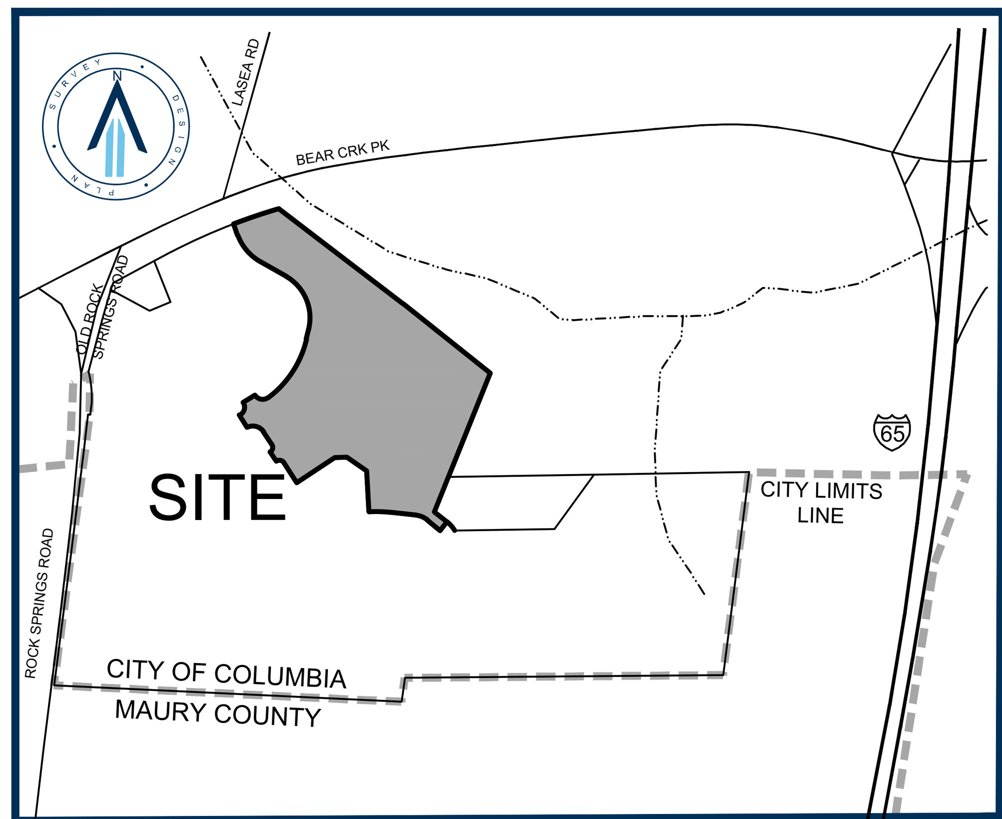
Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [applicant/staff] provide: [list additional information] for review at that future meeting.

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.



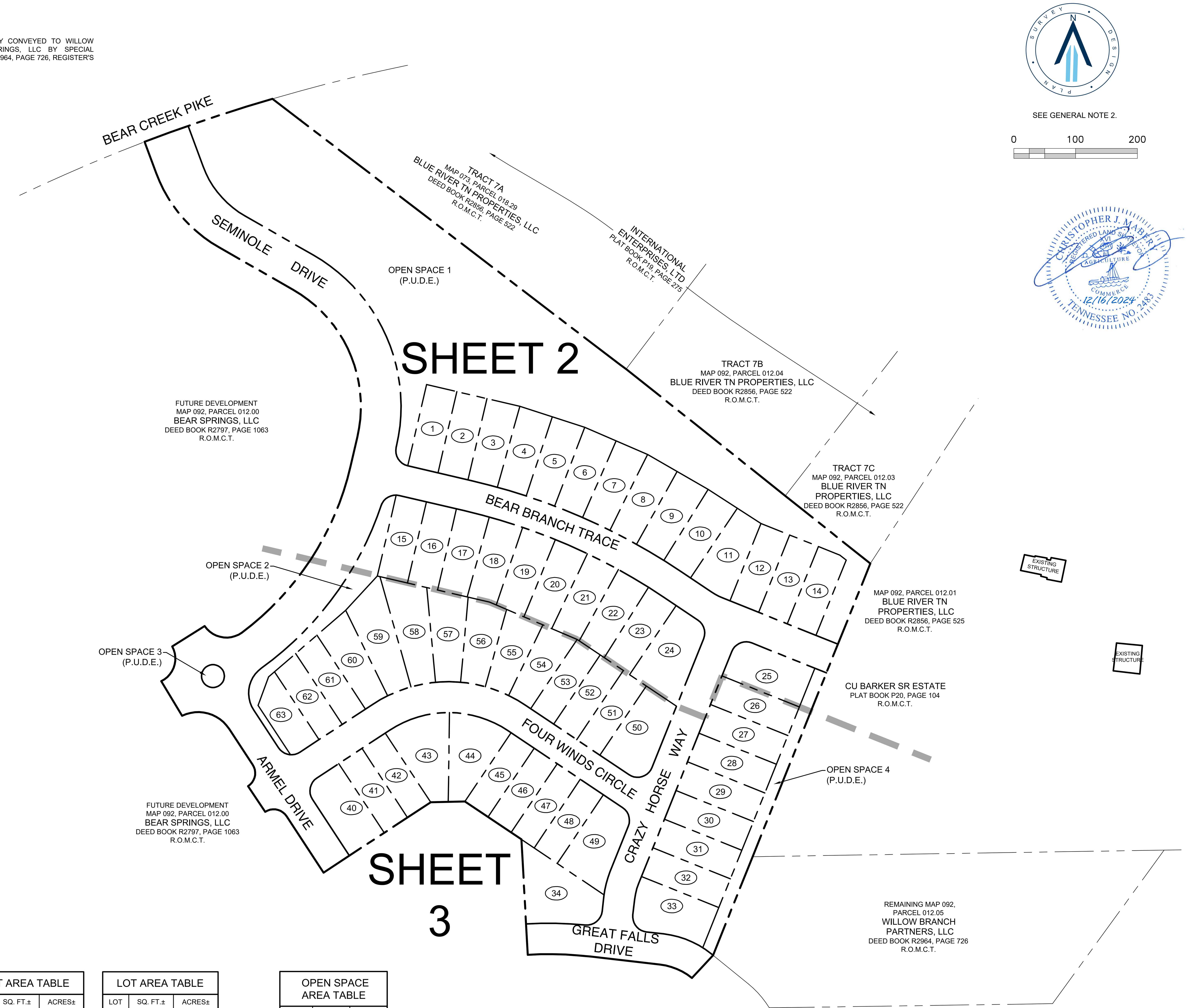
LOCATION MAP
NOT TO SCALE

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 R-PUD AND IS VESTED UNDER A PREVIOUS PUD SUBJECT TO THE PREVIOUS ZONING ORDINANCE 3638.

   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.
8. THE STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN BOOK R3032, PAGE 1228, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN 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 — 12/16/2024 DATE

CHRISTOPHER J. MABERY REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE NO. 2483 12/16/2024

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

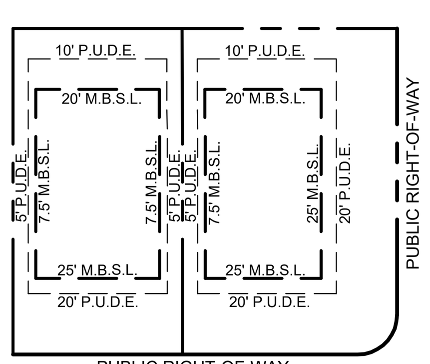
I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

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



PUBLIC RIGHT-OF-WAY

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

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

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

RECORDER'S INFORMATION

LEGEND

R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
(123)	LOT NUMBER

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

G:\21-0311\1-SURVEY\PLAT\FINAL\PHASE 1A\21-0311_PHASE 1A FINAL PLAT.DWG
PLOTTED BY AMANDA REED ON: 12/16/2024 3:26 PM LAST UPDATED BY AREED ON: 12/16/2024 3:26 PM

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

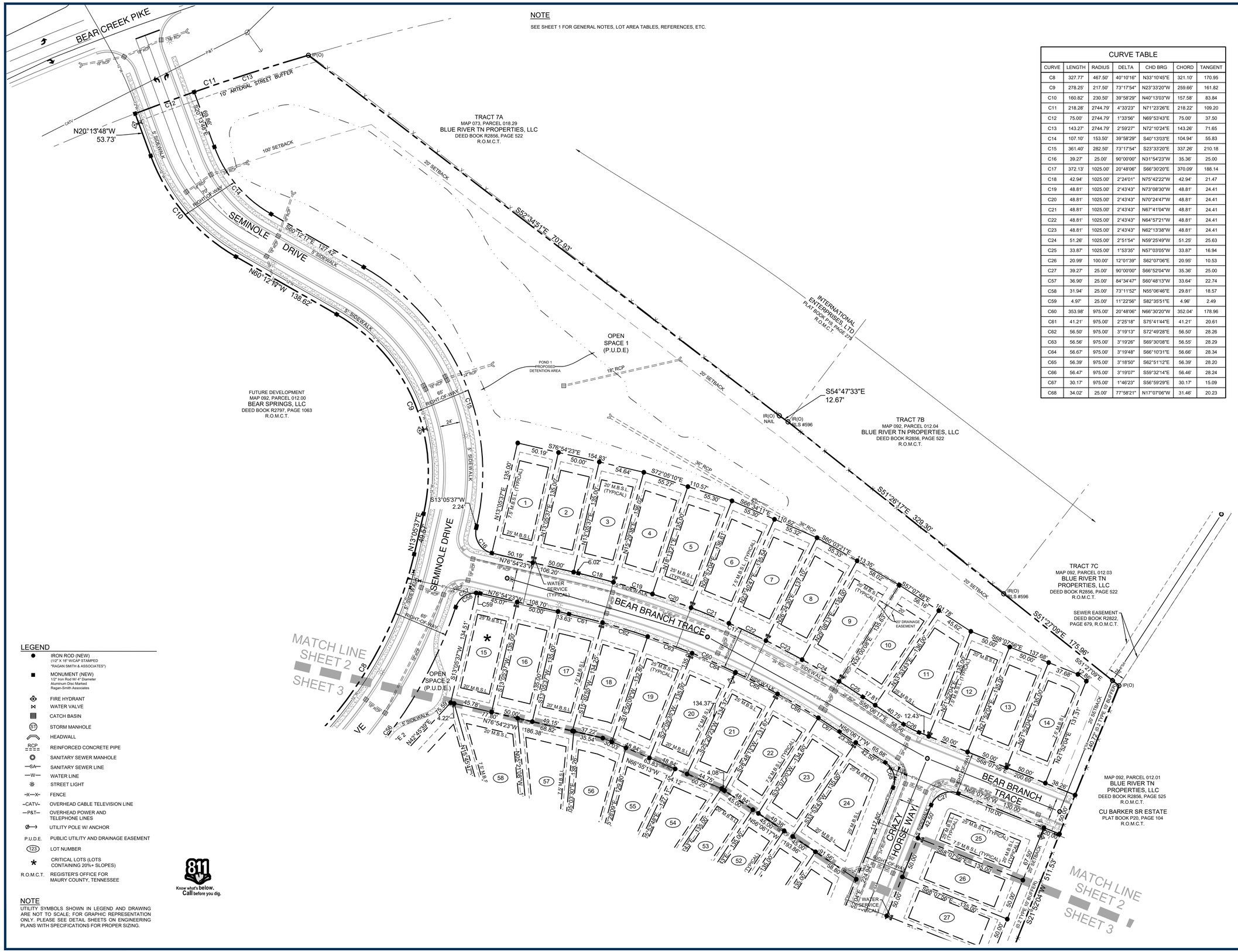
REVISED: DECEMBER 16, 2024
DATE: OCTOBER 21, 2024 SCALE: 1"=100'
JOB NUMBER: 21-0311

RaganSmith
a Pape Dawson company

SHEET 1 OF 3

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

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
- 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. MASON — REGISTERED LAND SURVEYOR — NO. 2103 — COMMISSION EXPIRES 12/16/2024 — TENNESSEE NO. 2483

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

REVISED: DECEMBER 16, 2024
DATE: OCTOBER 21, 2024 SCALE: 1"=100'
JOB NUMBER: 21-0311

RaganSmith
a Pape Dawson company

G:\21-0311-SUBMITTAL\FINAL\FINAL\1A\21-0311 - PHASE 1A FINAL PLAT.DWG
PLOTTED BY AMANDA REED ON 12/16/2024 3:27 PM LAST UPDATED BY AREED ON 12/16/2024 3:26 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

CHRISTOPHER J. MABRY
REGISTERED LAND SURVEYOR
COMMERCE
12/16/2024
TENNESSEE NO. 2483

RECORDER'S INFORMATION

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.

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

REVISED: DECEMBER 16, 2024
DATE: OCTOBER 21, 2024 SCALE: 1"=100'
JOB NUMBER: 21-0311

RaganSmith
a Pape Dawson company

SHEET 3 OF 3

RaganSmith
a Pape-Dawson company

December 16, 2024

VIA ELECTRONIC SUBMITTAL

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

RE: BEAR SPRINGS SUBDIVISION
ITEM # 24-0457 PARCEL 092 012.00
PHASE 1A FINAL PLAT
RAGAN-SMITH #21-0311

To City of Columbia Development Services:

Enclosed please find the revised Final Plat for the above-referenced project. The plat was revised to address the staff comments received on December 10, 2024.

We have addressed staff comments as follows:

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.
   Response: Acknowledged.

2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
   Response: Acknowledged.

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.
   Response: The zoning has been updated to R-PUD and references that it is 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)
   Response: The approximate location of the existing structures on adjacent parcel 12.01 has been added to the cover sheet of the final plat.

5. Please contact E911 if your project requires assignment of new addresses or street names.

NASHVILLE
315 Woodland Street
P.O. Box 60070
Nashville, TN 37206
(615) 244-8591

MURFREESBORO
1500 Medical Center Parkway
Suite 2 J
Murfreesboro, TN 37129
(615) 546-6050

CHATTANOOGA
35 Station Street
Chattanooga, TN 37408
(423) 490-9400

Response: Maury County E911 has approved the street names shown on the plat. A request for addresses has been sent to Nelson Harper.

Engineering:

6. Surety in the amount of $675,000 shall be provided by resubmittal date.
   Response: The LOC in the amount of $675,000 has been submitted.

7. Asphalt binder course and curbing shall be installed prior to resubmittal date.
   Response: Acknowledged.

8. Intersection improvements at Bear Creek Pike and Seminole Drive shall be complete prior to resubmittal date.
   Response: Acknowledged.

9. Grading shall be substantially in compliance with the approved construction plans.
   Response: Acknowledged.

10. Reference the recorded stormwater maintenance agreement.
    Response: See General Note 8.

Wastewater:

11. 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.
    Response: The developer is committed to resolving this situation and had a contractor install an air release valve today on the customer's private forcemain. The customer's private forcemain was installed some time ago without any of the necessary air release valves. In addition, it is our understanding that the forcemain was leaking and was not properly connected to the sanitary sewer network and has now been fixed. With that said, we request approval of this plat with the understanding the plat cannot be recorded until confirmation that the sewer service is working properly.

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

13. Previous comments made still apply.
    Response: Acknowledged.

Building:

14. No comments.

    Response: Acknowledged.

Duck River Electric Membership Corp:

15. We plan to serve.
    Response: Acknowledged.

Maury County Schools:

16. 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.
    Response: Acknowledged.

Fire:

17. No comments.
    Response: Acknowledged.

Columbia Power:

18. 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.
    Response: Acknowledged.

CPWS BB:

19. Plan to serve.

Maury County Highway Dept:

20. No comments.
    Response: Acknowledged.

Police:

21. No comment provided.

Public Works:

22. No comments.

Columbia Water:

23. “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.

    Response: Acknowledged.

Atomos Energy:

24. No comment provided.

Maury County E911:

25. No Comment provided

ATT:

26. ATT to serve.

Please let me know if you have any questions or require additional information.

Sincerely,

RAGAN-SMITH-ASSOCIATES, LLC

Amanda Reed
Survey Project Manager
Associate

AMR;jm

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, December 10, 2024

ITEM NO.
24-0457

DESCRIPTION: Bear Springs - Phase 1A

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)
5. Please contact E911 if your project requires assignment of new addresses or street names.

Engineering

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

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

Wastewater

11. 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.
12. Other items are required before building permits, including as-builts, testing and CCTV, as well as a maintenance LOC.
13. Previous comments made still apply.

Building

14. No comments.

Duck River Electric Membership Corp

15. We plan to serve.

Maury County Schools

16. 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

17. No comments

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Columbia Power

18. 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.

CPWS BB

19. Plan to Serve

Maury County Highway Dept.

20. No comments.

Police

21. No comment provided.

Public Works

22. No comments.

Columbia Water

23. "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".

Atmos Energy

24. No comment provided.

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Maury County E911

25. No comment provided.

ATT

26. ATT To Serve.

Resubmittal Guidelines

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

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

Please contact pkeltner@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	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	287	84.4%
	Battle Creek	2019	90,000	30	700	680	97.1%
	Brown	1968	56,720	20	405	343	84.7%
	Highland	1986	47,800	4.5	380	316	83.2%
	Howell	1999	81,600	17.5	700	581	83.0%
	Mt. Pleasant	1978	80,021	22	630	544	86.3%
	Riverside	1984	71,150	14	500	382	76.4%
	Spring Hill	1984	69,000	10	540	466	86.3%
	Woodard	1990	76,200	17	600	586	97.7%
	Wright	2005	97,765	18	740	617	83.4%
					5535	***4802***	***86.8%***
Middle	Battle Creek	2019	125,000	45	900	759	84.3%
	Cox	1997	137,200	25	900	633	70.3%
	Mt. Pleasant	2001	113,938	29.2	550	386	70.2%
	Spring Hill	2010	158,106	39.49	950	560	58.9%
	Whitthorne	1979	175,600	17	1050	949	90.4%
					4350	***3287***	***75.6%***
High	Battle Creek	2024	305,675	51	2000	395	19.8%
	Central	2016	296,740	55	1700	1380	81.2%
	Mt. Pleasant	1969	110,759	31	600	363	60.5%
	Spring Hill	1993	181,800	57	1200	901	75.1%
					5500	***3039***	***55.3%***
Unit	Culleoka	1969	205,800	34	1020	864	84.7%
	Hampshire	1978	83,410	13.12	500	417	83.4%
	Santa Fe	1964	94,225	24	650	550	84.6%
					2170	***1831***	***84.4%***
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		153	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,815,605	**601.27**	**17555**	**13112**	

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
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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.
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7. Intersection improvements at Bear Creek Pike and Seminole Drive shall be complete prior to resubmittal date.
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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).
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    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

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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.

CITY OF
COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES
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Resubmittal Guidelines

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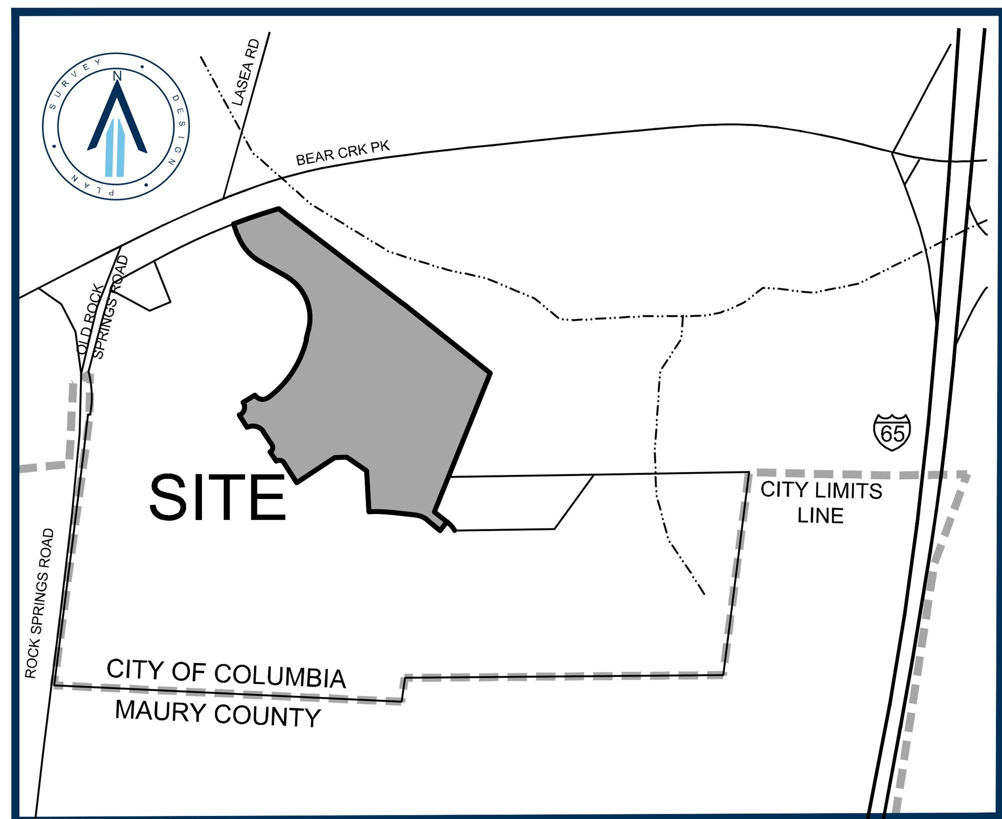
	Highland	1986	47,800	4.5	380
	Howell	1999	81,600	17.5	700
	Mt. Pleasant	1978	80,021	22	630
	Riverside	1984	71,150	14	500
	Spring Hill	1984	69,000	10	540
	Woodard	1990	76,200	17	600
	Wright	2005	97,765	18	740
					5535
Middle	Battle Creek	2019	125,000	45	900
	Cox	1997	137,200	25	900
	Mt. Pleasant	2001	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

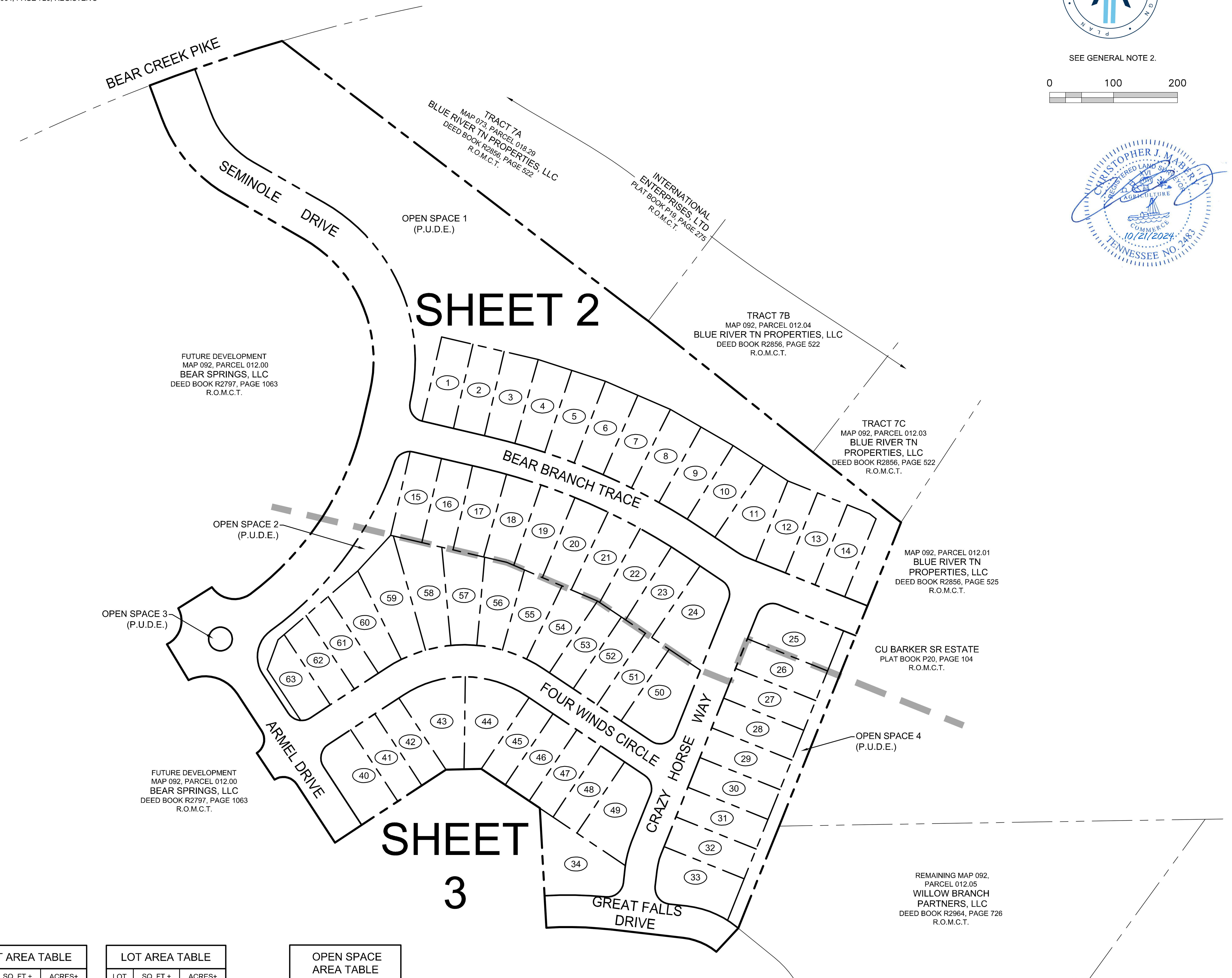
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLOW BRANCH PARTNERS, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK R2964, PAGE 726, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

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:

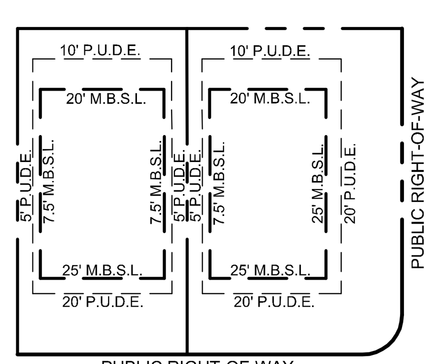
   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF 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

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



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

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±

LEGEND

R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
(123) LOT NUMBER

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

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

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 — 10/21/2024 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

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT
BEAR SPRINGS SUBDIVISION PHASE 1A

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

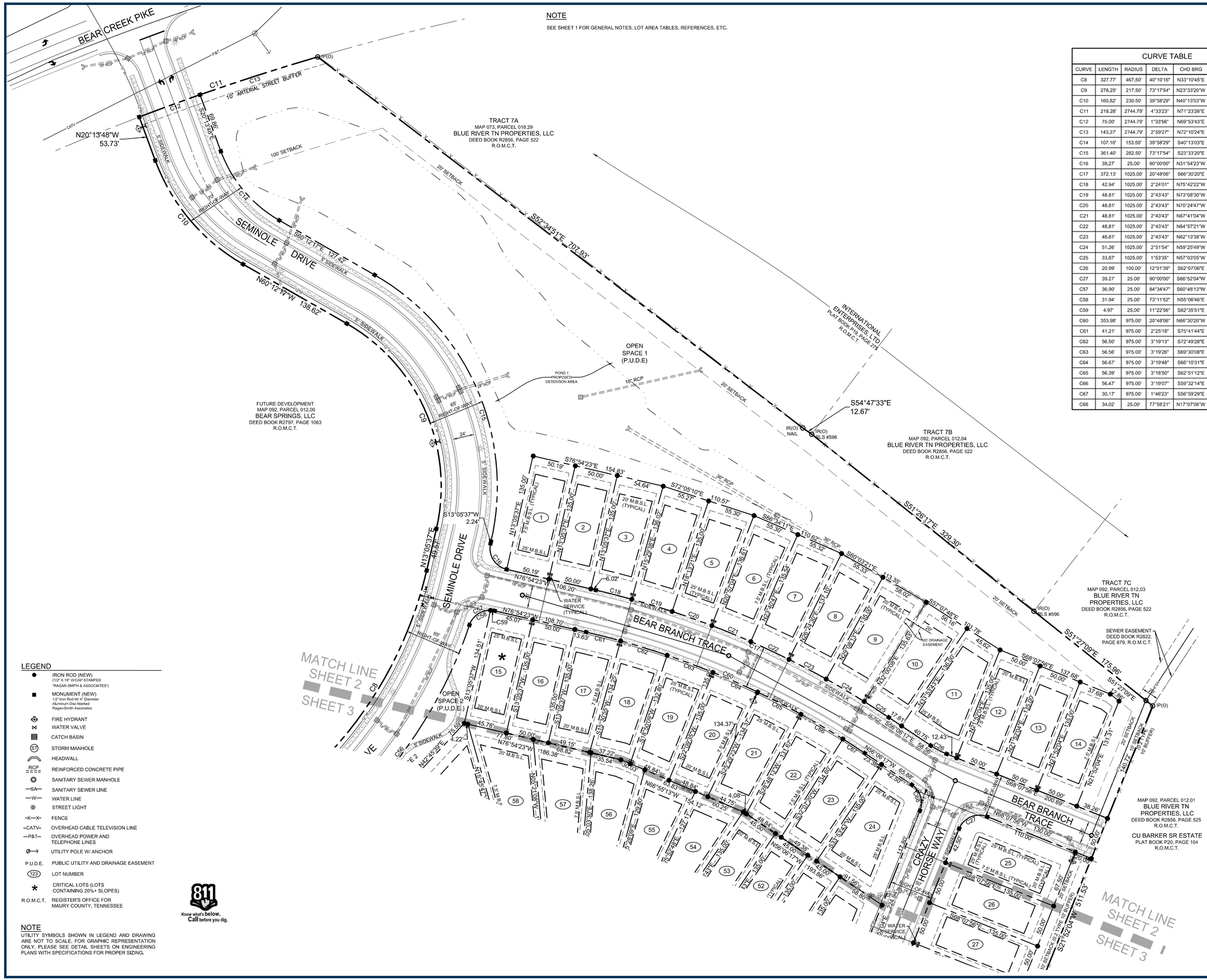
4TH CIVIL DISTRICT OF MAURY COUNTY,
CITY OF COLUMBIA, TENNESSEE

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

RaganSmith
a Pape Dawson company

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

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
- STORM MANHOLE
- HEADWALL
- REINFORCED CONCRETE PIPE
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- STREET LIGHT
- FENCE
- OVERHEAD CABLE TELEVISION LINE
- 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 10/21/2024 TENNESSEE NO. 2483

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\DRAWING\PHASE 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

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

CHRISTOPHER J. MAAR REGISTERED LAND SURVEYOR TENNESSEE LICENSE 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

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.

Melissa Sanders

From: Paul Keltner
Sent: Monday, January 6, 2025 11:41 AM
To: Austin Brass; Robert Archibald; Sandra Richardson; Melissa Sanders
Subject: FW: Taylor's Landing Deferral Request

Fyi..

From: Greg Gamble <greg.gamble@gdc-tn.com>
Sent: Monday, January 6, 2025 11:15 AM
To: Cliff Smith <cliff.smith@cpsland.com>; Paul Keltner <PKeltner@Columbiatn.gov>
Cc: Keli Frymire <keli@gdc-tn.com>
Subject: [Caution External Email] - Taylor's Landing Deferral Request

Paul,

Please accept this email as our request to defer Case Number 24-2418 to rezone Map 90 Parcel 7.12 on River Road and Taylor Bend to the February 12 Planning Commission Meeting. We are continuing to work with the neighborhood on plan revisions and believe that we are making good progress.

We will keep you posted after our next few meetings on our progress. We recognize that resubmittal materials are due on January 21st.

Sincerely

Greg Gamble | RLA
3020 Stansberry Lane, Suite 201
Franklin, TN 37069
Greg.gamble@gdc-tn.com
Mobile: 615.975.5765
www.gdc-tn.com

Melissa Sanders

From: Kevin McCarthy
Sent: Friday, December 6, 2024 1:40 PM
To: Melissa Sanders; Austin Brass; Sandra Richardson; Robert Archibald
Subject: FW: Taylors Bend Rezoning - Deferral Request

Thanks!

Kevin C. McCarthy, AICP
City Planner & Zoning Administrator
700 N. Garden Street
Columbia, TN 38401
kmccarthy@columbiatn.gov

CITY OF COLUMBIA
TENNESSEE

From: Keli Frymire <keli@gdc-tn.com>
Sent: Friday, December 6, 2024 1:35 PM
To: Kevin McCarthy <KMcCarthy@Columbiatn.gov>; Greg Gamble <greg.gamble@gdc-tn.com>
Cc: Paul Keltner <PKeltner@Columbiatn.gov>
Subject: [Caution External Email] - Taylors Bend Rezoning - Deferral Request

Good afternoon Paul and Kevin,

The Taylors Bend team is still working through the feedback that we've received and would like to request a deferral of the Taylors Bend Rezoning from the December Planning Commission meeting to the January Planning Commission meeting.
Please confirm receipt of this email request and let me know if you need additional information.

Thank you,

GAMBLE DESIGN COLLABORATIVE

Keli Frymire | PLA
Mailing: 3020 Stansberry Lane, Suite 201; Franklin, TN 37069
Physical: Freeport, FL
keli@gdc-tn.com
Mobile: (706) 566-6480
www.gdc-tn.com

From: Kevin McCarthy <KMcCarthy@Columbiatn.gov>
Sent: Friday, November 15, 2024 10:58 AM
To: Keli Frymire <keli@gdc-tn.com>; Greg Gamble <greg.gamble@gdc-tn.com>
Cc: Paul Keltner <PKeltner@Columbiatn.gov>
Subject: RE: Taylors Bend Rd property - deferral follow up

Hi Keli. Thank you for the update. We appreciate the information. There's nothing more that you need to submit to be on the December agenda. However, we would appreciate any summary of the neighborhood conversation that you can provide prior to the CMPC meeting. That will help us update the staff report and answer any questions from CMPC members. Paul will take over as the case planner for this item; please include him in communications.

Thank you!

Please note that our email addresses have changed from a ".com" to ".gov" domain. My email is now kmccarthy@columbiatn.gov

Kevin C. McCarthy, AICP
City Planner
700 N. Garden Street
Columbia, TN 38401
kmccarthy@columbiatn.gov

CITY OF COLUMBIA
TENNESSEE

From: Keli Frymire <keli@gdc-tn.com>
Sent: Friday, November 15, 2024 10:32 AM
To: Greg Gamble <greg.gamble@gdc-tn.com>; Kevin McCarthy <KMcCarthy@Columbiatn.gov>
Subject: [Caution External Email] - Taylors Bend Rd property - deferral follow up

Good morning Kevin,
Just wanted to follow up with you on a few items for the Taylor's Bend Rd rezoning request project that was deferred at PC this week.

First, we have scheduled the neighborhood meeting. This will be on November 26, 2024 from 6:30 pm to 8pm. The format will be a drop-in style open house. This will be held at the Northside Baptist Church, in the basement meeting room.

Do you a resubmittal or any other documentation from us in order to proceed to the December 11, 2024 Planning Commission meeting?

Thanks!

Keli Frymire | PLA
Mailing: 3020 Stansberry Lane, Suite 201; Franklin, TN 37069
Physical: Freeport, FL
keli@gdc-tn.com
Mobile: (706) 566-6480
www.gdc-tn.com

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Water's Edge Property

Project #:	24-0418	Location:	Map 90 Parcels 7.12
Applicant:	Greg Gamble	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Mixed-Use

PROJECT SUMMARY

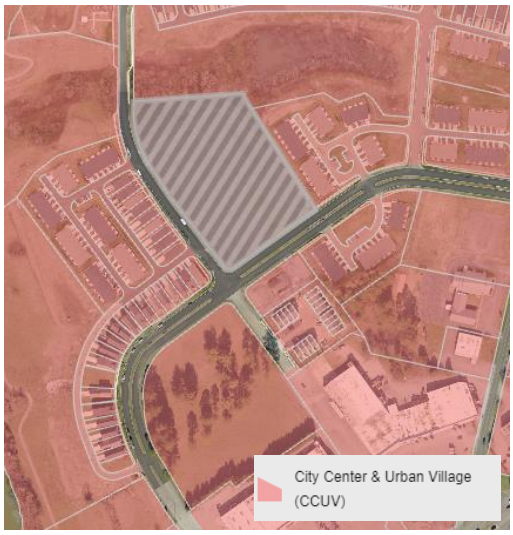
The applicant requests to rezone a 5.0-acre parcel located at the intersection of Taylor Bend Road and River Road from MU-PUD (Mixed Use Planned Unit Development) to CD-5 (Urban Center Character District). The PUD was approved under a previous ordinance. The attendant Master Plan has expired. The applicant request that the Planning Commission recommend revocation of the Planned Unit Development and rezoning to the CD-5 character district. The requested zoning designation consists of higher density Mixed Use areas.

- The requested zoning is consistent with the City Center Urban Village (CCUV) future land use classification in Connect Columbia.
- The property is located adjacent to a CD-5 property which was subject to a nearly identical request in 2023.
- In support of the requested rezoning, the applicant provided a concept plan which depicts multifamily housing on the site.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests; City Council is the decision-making authority.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Vacant	Vacant	+/- 5.0 acre

FUTURE LAND USE MAP	ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	PUD	Vacant
North	CCUV	PUD	Open Space
South	CCUV	CD4C/CD5	Office/Vacant
East	CCUV	PUD	Single Family
West	CCUV	PUD	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of most of the subject site is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts
Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center – Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways

CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19** of the Zoning Ordinance, the applicant provided a concept plan (i.e. "Sketch Development Plan"). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-F.**
    - The plan depicts development of the property with six Large Multifamily buildings, one small multifamily building, and amenities.
    - All parking is located in the third layer and notes on the cocept plan indicate that the design of buildings will conform to the CD-5 standards.
    - The concept plan is very similar to the previously approved PUD Master Plan.
- Development of the property will require a detailed site development plan which will inevitably differ from the concept plan. At the building permit stage, Planning staff will review facades for compliance with the CD-5 design standards. However, the concept plan does demonstrate that it is possible to develop the site in conformity with the standards for the requested character district.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.

Concept Plan Provided for Rezoning (subject to Site Development Plan Review)

2020 PUD Master Plan

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its August 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance. The City Council is the decision-making authority.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

a. *The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its October 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at **§ 8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Planning asked the applicant to clarify add notes to the concept for future reference.
- **Engineering** advised the applicant that a Traffic Impact Study will be required at the time Site Development Plan.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-5 zoning is consistent with Connect Columbia. As discussed above, the Planning Commission has previously approved a PUD plan for a density and intensity of development similar to that proposed in the concept plan. Last year, the Planning Commission recommended approval of a very similar PUD to CD-5 rezoning request on an adjacent property.

SAMPLE MOTIONS

Recommend to Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning *[, subject to technical comments and other conditions presented by planning staff*].

Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

November 10, 2024

Mr. McCarthy,

My name is Todd Wilson. I'm a resident and homeowner at Taylor Landing in Columbia, TN. I recently learned that the Columbia Planning Commission will consider a rezoning application to change Parcel 7.12 (Tax Map 90) at the corner of River Road and Taylor Bend from PUD (Planned Unit Development) to CD—5 (Urban Character District).

I'm writing to voice my questions and concerns about this rezoning and, as importantly, the potential for allowing significantly higher-density housing within the footprint of Taylor Landing. I will be out of state on November 13, 2024, when the Planning Commission meets, and during public hearings on December 12, 2024. I'm asking that you do a phone call with me before the November 13th Planning Commission meeting.

As a steward of the community's best interests, I hope you and your team will take the time to hear my concerns and those of the large number of homeowners in Taylor Landing you will also be hearing from.

Should the Planning Commission recommend that the City Council consider the rezoning, I also ask that you meet with representatives from the Taylor Landing community before the December 5th study session. We have a Taylor Landing Transition Team working to ensure a smooth transition from the developer (Meritage) to a community-led homeowner's association (HOA). We are very sensitive to community issues and are keenly aware of the potential negative impacts of this rezoning and the allowance for significantly higher housing density in our community. It would be best if you heard our concerns as soon as possible.

This is not an issue of some "nearby" zoning action. This is a rezoning directly within our community's footprint and will undoubtedly harm our community. I know your team has a thankless job. We need to know that you will work with us, hear us, and have our best interests as a primary consideration in your work.

I'm confident the other members of our Taylor Landing Transition Team share my concerns. The community will undoubtedly also share our concerns as they begin learning about the significance of this change and the resulting negative impact it would have on us.

Taylor Landing is a new neighborhood situated on approximately 70 acres in Columbia, TN. It is zoned PUD and features a mix of single-family homes, townhomes, and community amenities such as a children's playground area, walking trails, and a dog park. We have nearly 300 housing units representing over 500 residents. Many of us moved to Taylor Landing because of its residential, not urban, context. We love the convenient location and our residential space. Green space along the Duck River is a large part of the attraction of our neighborhood.

For perspective, Parcel 7.12, being considered for rezoning, is approximately 5 acres. We understand this rezoning would allow over 125 additional housing units in just 5 acres. This rezoning activity essentially "squeezes" these 5 acres directly into the 70 acres of Taylor Landing (a 7% increase in land but an over 40% increase in housing units within the footprint of Taylor Landing).

My primary concern is the allowance of this significantly higher housing density that exists within the 70 acres of Taylor Landing.

For additional perspective, throughout Taylor Landing, where there are housing units (not counting fields and green space along the Duck River), there are approximately 20 to 30 housing units, on average, in areas the size of Parcel 7.12 (compared with adding over 125 in CD-5 zoning). Hence, to remain PUD zoning, we would see a 20 to 30 housing unit increase. This 7% to 10% increase in housing units is consistent with the 7% increase in acreage represented by Parcel 7.12 being included within the Taylor Landing footprint.

This prompts these key questions:

First, what is the compelling reason for changing the zoning from PUD to CD–5 and/or allowing significantly higher housing density that would outweigh the negative impacts to homeowners in Taylor Landing? Homeowners purchased their homes with the understanding that Parcel 7.12 would be PUD zoning with housing consistent with Taylor Landing. Are there any positive impacts on the residents of Taylor Landing with the rezoning? (I can only identify negative consequences.)

Second, how is changing the PUD zoning within the footprint of an established PUD-zoned neighborhood consistent with the Master Plan for this area of Columbia? What other examples exist in Columbia where an established PUD-zoned neighborhood had a CD-5-zoned urban center inserted within its footprint? While I understand the city recently allowed the rezoning of another nearby property, and the developer of Parcel 7.12 is now trying to use that as partial justification, two wrongs don't make a right.

Third, what rules and Planning Commission considerations apply to changing the zoning within the footprint of an established neighborhood and allowing significantly higher housing density than what exists all around it, especially when the change would impact the neighborhood's character?

Fourth, what standard does the Planning Commission use to (1) decide to even consider a rezoning, (2) allowable housing density in a specific context, and (3) discern whether a rezoning is appropriate when it's inconsistent with the community directly surrounding it?

Fifth, what negative, unintended consequences should be considered when discerning the wisdom of changing the zoning from PUD to CD-5 and/or allowing a significantly higher housing density?

I want to discuss all five questions and share my concerns on the fifth question with you. My specific concerns include, but are not limited to:

1. **The Burden on Our Existing Taylor Landing Amenities**: We have a small children's playground/park area, hiking trails, a dog park, and open space along the Duck River, all funded by the current members of our community. Parcel 7.12, within the footprint of Taylor Landing, is closer in distance to all these amenities than it is for the average resident of Taylor Landing. These amenities will be a significant attraction to the people living on Parcel 7.12, and there will be no way of keeping them from using them. As such, the value of these amenities to the HOA-paying members of Taylor Landing will be significantly diminished. This would also likely increase our insurance fees and liability exposure.

2. **The Impact on Our Parking**: Our community has a parking shortage. With a mix of single-family and townhomes (most are single-car garages), we already have residents parking illegally relative to designated parking spots and HOA covenants. Putting over 120 new housing units onto 5 acres within the footprint of Taylor Landing will undoubtedly stress our current parking shortage.

   How many parking spots will be required on Parcel 7.12 per new housing unit? Functionally, there needs to be at least 2 per housing unit to avoid impact overflow into our Taylor Landing Community. Only a parking garage can achieve that parking density on this lot with the footprint of 135 new housing units. The lack of adequate parking caused by putting high-density housing within a lower-density residential area can only negatively impact the existing Taylor Landing community.

   Finally, there are at least 12 Taylor Landing housing units along the east side of Parcel 7.12 that will be directly exposed to the parcel's parking lot. The lights in that lot will likely be overbearing to adjacent homeowners.

3. **The Traffic Impact**: The primary entrance to our area is via Theta Pike and River Road. Theta Pike is a two-lane road that has seen significant increases in traffic in recent years. It is unlikely this two-lane road will be widened; hence, adding 120+ new units along an already busy thoroughfare will undoubtedly increase the congestion.

   Even more importantly, the only entrance and exit to the suggested development on Parcel 7.12 is via Taylor Bend. The 135 new housing units, representing over 200 cars, will add significant traffic in and out of Taylor Landing.

4. **Uncertainty of Type of Housing**: With Taylor Landing having nearly 70 acres of existing residential housing units and Parcel 7.12 only having 5 acres, the type of housing allowed on Parcel 7.12 should be entirely consistent with the existing homes in Taylor Landing. Allowing 5 acres of "to be developed" land within the footprint of Taylor Landing to impact the community's character is simply a bad idea. It's impossible to add this high-density housing within the footprint of Taylor Landing without overbearing the existing community. The housing types and density allowed on Parcel 7.12 should be

consistent and in harmony with Taylor Landing.

5. **Negative Impact on Taylor Landing Property Values**: I see no positive impacts for the residents of Taylor Landing with this rezoning. Unfortunately, this would be a rezoning within the footprint of our community, and hence, it would undoubtedly have negative consequences, including lowering our property values. Our community would become less desirable based on issues like those addressed above, which would put downward pressure on home values.

I request that you and the Planning Commission not move forward with the rezoning and allowing higher-density housing on this property. The negative impacts of this potential rezoning and allowing higher-density housing far outweigh any benefits. The location of Parcel 7.12 within the footprint of Taylor Landing should make denial of the rezoning a simple one.

I also request a phone meeting with you as soon as possible to discuss my questions and concerns. We need to understand the process and your perspective to discern how quickly, broadly, and vocally we mobilize the Taylor Landing community against allowing higher-density housing on Parcel 7.12.

Please include this letter in the record of the official feedback you are receiving.

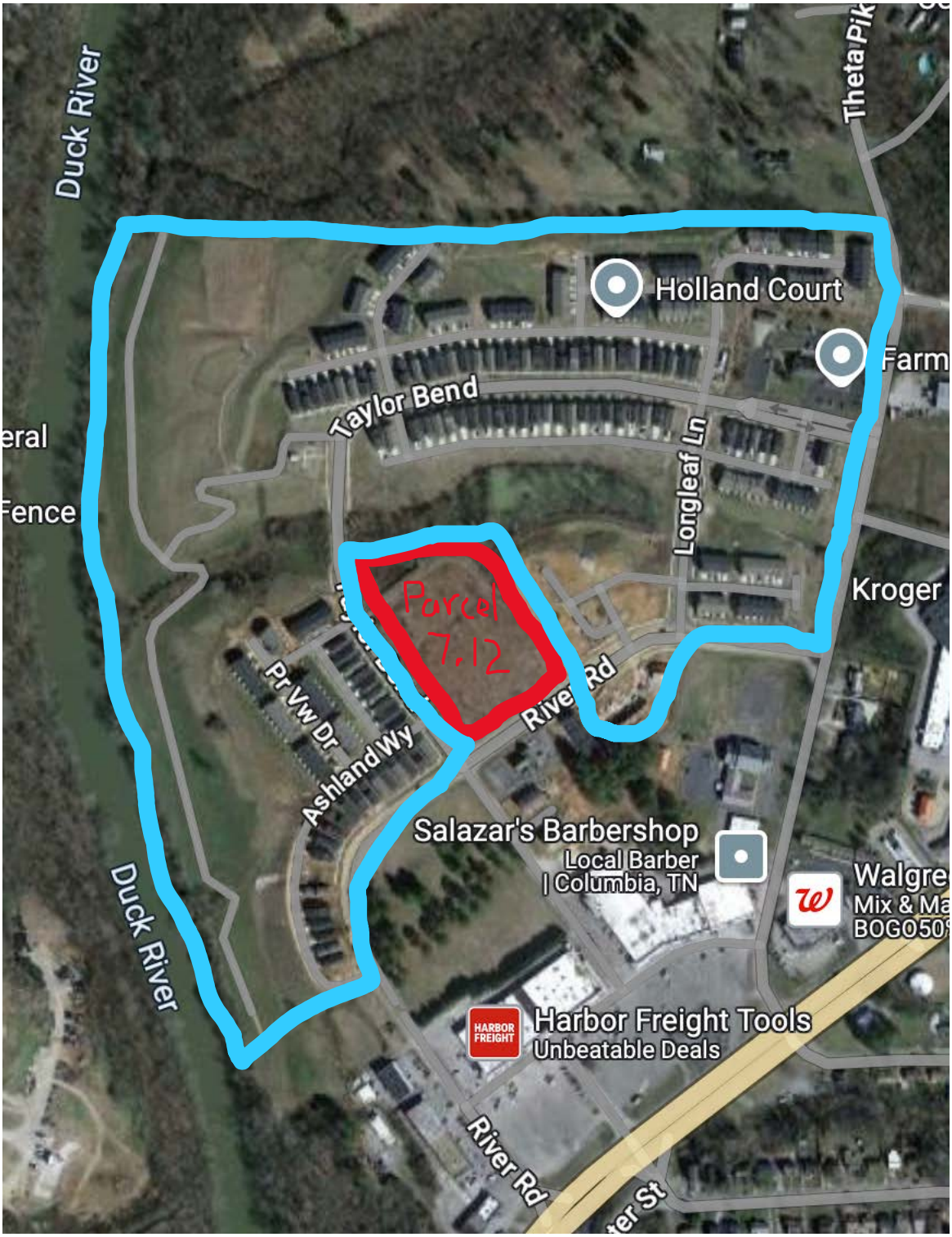
My cell is 703.304.8324, and my email is tlwfamily@gmail.com. Please let me know when we can talk.

Sincerely,

Todd Wilson

Todd Wilson

Parcel 7.12 is essentially within the footprint of the Taylor Landing community.
Blue outline – Taylor Landing
Red outline – Parcel 7.12



November 10, 2024

Mr. McCarthy,

My name is Marieva Walsh. I'm a resident and homeowner at Taylor Landing in Columbia, TN. I recently learned that the Columbia Planning Commission will consider a rezoning application to change Parcel 7.12 (Tax Map 90) at the corner of River Road and Taylor Bend from PUD (Planned Unit Development) to CD—5 (Urban Character District).

I'm writing to voice my questions and concerns about this rezoning. I will not be able to attend on November 13, 2024, due to me working business hours 9-5, I do have several concerns some I will share below. I am not adjacent to the property involved so I was not sent a letter with the pertinent info but do live in the neighborhood of Taylor Landing where this property is located smack in the middle of our neighborhood.

Should the Planning Commission recommend that the City Council consider the rezoning, I ask that you meet with representatives from the Taylor Landing community before the December 5th study session. We have a Taylor Landing Transition Team working to ensure a smooth transition from the developer (Meritage) to a community-led homeowner's association (HOA).
We are very sensitive to community issues and are keenly aware of the potential negative impacts of this rezoning on our community. It would be best if you heard our concerns as soon as possible.

The members of our Taylor Landing Transition Team share concerns. The community will undoubtedly also share our concerns as they begin learning about the significance of this change and the resulting negative impact it would have on us.

Taylor Landing is a new neighborhood situated on approximately 70 acres in Columbia, TN. It is zoned PUD and features a mix of single-family homes, townhomes, and community amenities such as a children's playground area, walking trails, and a dog park. We have nearly 300 housing units representing over 500 residents. Many of us moved to Taylor Landing because of its residential, not urban, context. We love the convenient location and our residential space. Green space along the Duck River is a large part of the attraction of our neighborhood.

For perspective, Parcel 7.12, being considered for rezoning, is approximately 5 acres. We understand this rezoning would allow over 125 additional housing units in just 5 acres. **This rezoning activity essentially "squeezes" these 5 acres directly into the 70 acres of Taylor Landing.**

This prompts these key questions:

First, what is the compelling reason for changing the zoning from PUD to CD – 5 that would outweigh the negative impacts to homeowners in Taylor Landing who purchased their homes with the understanding that Parcel 7.12 would be PUD zoning? I do not see any positive impacts on the residents of Taylor Landing with the proposed rezoning? I can only identify negative consequences to all of the Taylor Landing Homeowners.

Second, how is changing the PUD zoning within the footprint of an established PUD-zoned neighborhood consistent with the Master Plan for this area of Columbia? What other examples exist in Columbia where an established PUD-zoned neighborhood had a CD-5-zoned urban center inserted within its footprint? Currently our City Emergency Response teams are overwhelmed with the calls they receive which impacts response times. We are Not in the Downtown area where high density homes/apartments would be necessary, we have a lot of open green space our HOA is responsible for and that includes Insurance Liabilities which would then include coverage for people outside our neighborhood – which I never would have purchased knowing this Liability would be our financial responsibility moving forward.

Third, what rules and Planning Commission considerations apply to changing the zoning within our established neighborhood, especially when the change would impact the neighborhood's character?

Fourth, what standard does the Planning Commission use to (1) decide to even consider a rezoning and (2) to discern whether a rezoning is appropriate when it's inconsistent with the community directly surrounding it?

Fifth, what negative, unintended consequences should be considered when discerning the wisdom of changing the zoning from PUD to CD-5?
This outlines the areas of concern many of us have:

The Burden on Our Existing Taylor Landing Amenities: We have a small children's playground/park area, hiking trails, a dog park, and open space along the Duck River, all funded by the current members of our community. Parcel 7.12, within the footprint of Taylor Landing, is closer in distance to all these amenities than it is for the average resident of Taylor Landing. These amenities will be a significant attraction to the people living on Parcel 7.12, and there will be no way of keeping them from using them. As such, the value of these amenities to the HOA-paying members of Taylor Landing will be significantly diminished. This would also likely increase our insurance fees and liability exposure.

The Impact on Our Parking: Our community has a parking shortage. With a mix of single-family and townhomes (most are single-car garages), we already have residents parking illegally relative to designated parking spots and HOA covenants. Putting over 120 new housing units onto 5 acres within the footprint of Taylor Landing will undoubtedly stress our current parking shortage.

The Traffic Impact: The primary entrance to our area is via Theta Pike and River Road. Theta Pike is a two-lane road that has seen significant increases in traffic in recent years. It is unlikely this two-lane road will be widened; hence, adding 120+ new units along an already busy thoroughfare will undoubtedly increase the congestion.

Uncertainty of Type of Housing: Leaving the zoning at PUD almost guarantees that the housing built on Parcel 7.12 will be of consistent value and character as those already in the Taylor Landing community. This is especially important because the Parcel 7.12 is within the footprint of Taylor Landing.

Negative Impact on Taylor Landing Property Values: I see no positive impacts for the residents of Taylor Landing with this rezoning. Unfortunately, this would be a rezoning within the footprint of our community, and hence, it would undoubtedly have negative consequences, including lowering our property values. Our community would become less desirable based on issues like those addressed above, which would put downward pressure on home values.

I request that you and the Planning Commission NOT move forward with the rezoning. The negative impacts of this potential rezoning far outweigh any benefits. The location of Parcel 7.12 within the footprint of Taylor Landing should make denial of the rezoning a simple one.

Please also include this letter in the record of the official feedback you are receiving.

Sincerely,

Marieva Walsh

Joshua D. Moore
360 Coleman Ct.
Columbia, TN 38401
Email: moorejd@rose-hulman.edu
Phone: (317) 503-1223

November 10, 2024

Kevin McCarthy, AICP
City Planner
Development Services
City of Columbia
700 N Garden Street
Columbia, TN 38401

Dear Mr. McCarthy,

I am writing as a new homeowner at Taylor Landing to express my strong opposition to the proposed rezoning of Parcel 7.12 (Tax Map 90) at the corner of River Road and Taylor Bend from PUD (Planned Unit Development) to CD-5 (Urban Center). Unfortunately, I cannot attend the upcoming zoning meeting as I am preparing to move from my apartment in Franklin, TN, to the townhome I recently purchased in Taylor Landing. However, I want to ensure my concerns are heard.

Notification Issue

I closed on my townhome on October 3, 2024, and the City of Columbia was notified of my ownership through the filing of my deed with the Columbia Register of Deeds on October 4, 2024. Despite this, the certified letters regarding the rezoning were addressed to the previous homeowners and mailed on October 29, 2024.

Through USPS Informed Delivery, I was notified that a certified letter from the City of Columbia had been sent to my address (see attached USPS scan). Upon checking my mailbox, I found only the notice of the certified letter, which was addressed to the previous homeowners. I promptly returned the notice to the post office to indicate that the certified letter was not for me. Consequently, I have not received my copy of this critical notice, even though I am an adjacent property owner directly affected by the rezoning.

While Tennessee Code Annotated § 13-7-105 requires public notice via newspaper publication at least 15 days before a public hearing, the City of Columbia goes beyond this legal standard by notifying adjacent property owners through certified mail. This additional step is commendable, as it enhances transparency and ensures affected residents are directly informed.

However, in my case, the City's failure to correctly address the certified letter to me raises significant procedural concerns. Unlike other adjacent property owners, I was effectively denied proper notice and, therefore, an opportunity to participate in the zoning process. This inconsistency in notification undermines the fairness and equity of the process.

Legal and Procedural Implications

- **Denial of Due Process**: By not receiving proper notice, I was unable to engage meaningfully in the public hearing process, which could be seen as a denial of due process in this matter.
- **Potential for Legal Challenge**: If the rezoning is approved, the lack of consistent notification to all affected property owners could serve as grounds for an appeal or challenge, potentially delaying or invalidating the decision.
- **Procedural Precedent**: This oversight sets a troubling precedent that could erode public trust in the City's zoning procedures. Ensuring that all property owners are notified equally is critical to maintaining transparency and legitimacy in future zoning actions.

Given the procedural flaws in this case, I respectfully urge the City to deny or delay the rezoning request to ensure that all affected property owners, including myself, receive proper notice and an opportunity to participate in the process. Failing to address this oversight risks undermining the legitimacy of the rezoning and could expose the City to legal challenges.

Financial and Community Impact

Since purchasing my home, I've learned about the serious financial challenges facing our HOA, which is currently under developer control. These include:

- A $100,000 deficit due to skyrocketing insurance premiums.
- The likelihood of substantial increases in HOA dues and special assessments, placing a financial burden on homeowners.

Introducing a high-density, 4-story apartment complex in the middle of our community will significantly increase liability risks, further raising insurance premiums. This will exacerbate the financial strain on homeowners, who are already facing steep increases in dues and assessments.

Incompatibility with Existing Community

Taylor Landing was developed as a PUD, with a mix of single-family homes, townhomes, and carefully planned community amenities such as a playground, walking trails, and a dog park. Placing a high-density apartment complex in the heart of our neighborhood undermines the residential character that attracted many of us to this community. Specifically:

- Parcel 7.12 represents just a 7% increase in land area but would bring a 40% increase in housing units, resulting in an extreme and disproportionate density increase.
- This will create severe strain on our amenities, which were designed for a lower-density community, and diminish their value to HOA-paying residents.
- Increased traffic and parking overflow will compromise safety and accessibility, particularly near our playground and open spaces.

Impact on Property Values

Over the past two years, property values in Taylor Landing have already decreased by more than $40,000 for my townhome alone. Allowing a large apartment complex in the middle of our development will likely drive property values even lower.

This apartment complex will:

- Reduce the neighborhood's desirability, making it harder to attract buyers who prefer the community's current residential character.
- Lead to further depreciation of property values, especially as issues like increased traffic, parking shortages, and strained amenities become apparent.

For homeowners like me, this trend represents a significant financial loss. Our homes are not just places to live but major investments, and the rezoning threatens the stability and growth of these investments.

Key Concerns and Questions

1. **What is the compelling reason for this rezoning?**
   Homeowners purchased their properties with the understanding that Parcel 7.12 would be developed under PUD zoning. What benefits, if any, does this rezoning offer to our community?
2. **How does this rezoning align with Columbia's Master Plan?**
   Rezoning within an established PUD sets a concerning precedent. Are there other examples in Columbia where CD-5 zoning was inserted within a PUD?
3. **What standards are being applied?**
   What criteria will the Planning Commission use to evaluate whether this rezoning is appropriate, especially given its inconsistency with the surrounding community?
4. **What are the potential unintended consequences?**
   Increased density within our development will negatively impact quality of life, reduce property values, and strain community resources.

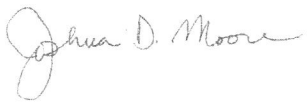
Request for Action

Given the significant negative impacts this rezoning would have on Taylor Landing, and in light of the procedural oversight that denied me proper notification, I urge the Planning Commission to deny or delay the request to rezone Parcel 7.12 to CD-5. This development, as proposed, is incompatible with the character, infrastructure, and financial health of our community.

Please include this letter in the official record of feedback regarding this rezoning. I welcome the opportunity to discuss my concerns further and can be reached via email or phone.

Attachment: USPS Informed Delivery scan of certified letter addressed to previous homeowners, which I did not receive as a result.

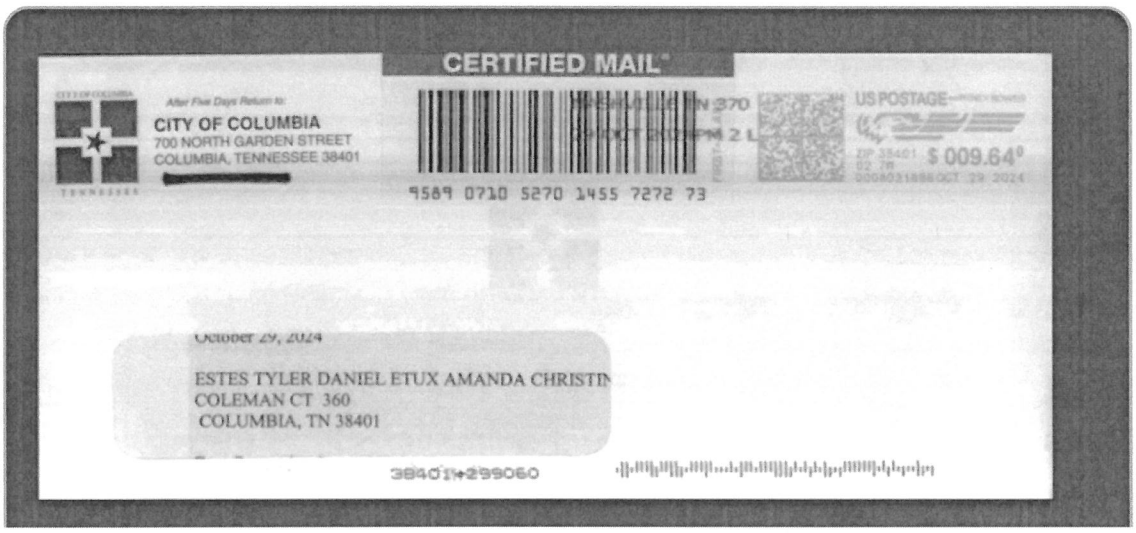
Sincerely,



Joshua D. Moore

Attachment:

USPS Informed Delivery scan of certified letter addressed to previous homeowners, which I did not receive as a result.



November 12, 2024

Mr. McCarthy,

I live on Taylor Bend Road, across the street from Map 90 Parcel 7.12 and oppose the Rezoning to CD-5 Mixed Use.

Taylor Bend Road is a main entry into the community with school busses and UPS on a daily basis. Garbage trucks weekly also need to maneuver through the cars as-is. If cars are parked on both sides of the street, it will be nearly impossible for vehicles to get through. My SIL's parked car was hit on November 6, 2022 due to someone going to fast down Taylor Bend. (Police report can be provided upon request.)

In addition, other than a STOP sign on the corner of Taylor Bend and River, there is no striping on the road on all four sides to indicate a stop. And Parcel 7.12 is overgrown, which also makes it hard to see when making a left turn from TB to River. Imagine a 2-4 story building! I see cars every day drive right through this stop sign. There is also no sidewalk on River, forcing people to walk in the street to get their mail, etc. If cars park on River pedestrians will be walking in the middle of the street. This is a dangerous situation even before Waters Edge is built. Inviting Columbia residents to a Mixed-Use plan encourages more unnecessary traffic.

Please consider the safety of our moms with strollers, kids on bikes, joggers and friends out for a walk in our beautiful community and decline the request for rezoning.

Thank you for your time,

Bonnie Froehlich

Kevin McCarthy
City Planning Commission
700 North Garden St.
Columbia, TN 38401

Mr. McCarthy,

My name is Gerald Haase and live in a townhome in Taylor Landing, Columbia, TN. I have been made aware of the proposed rezoning of Parcel 7.12 at the corner of Taylor Bend and River Rd. from PUD to CD5. I am opposed to this change and very concerned about the impact to our community.

I strongly urge you to deny this rezoning.

Sincerely,

Gerald Haase
737 Prairie View Drive
561.291.7006

Kevin McCarthy, City Planning Commission
700 North Garden St.
Columbia, TN 38401

Mr. McCarthy,

My name is Rose Marie Arnold and I live in a townhome in Taylor Landing, Columbia, TN. I have been made aware of the proposed rezoning of Parcel 7.12 at the corner of Taylor Bend and River Rd. from PUD to CD5. I am opposed to this change and very concerned about the impact to our community.

Taylor Landing is a small, fairly new community of approximately 300 homes and townhomes with 500 residents. We surround the parcel of land being considered for a zoning change on 3 sides. We have a children's playground, adjacent dog park, walking trails and there is access to the Duck River. These are our green common areas and are maintained through the dues we pay to our HOA One immediate concern is that there would be no way to keep anyone living on parcel 7.12 from trespassing on Taylor Landing areas. Your rezoning would greatly increase the density of people who would be allowed to live on parcel 7.12. The negative effect on our community would be great.

Other concerns are:

- Taylor Landing currently has a shortage of parking spaces and many residents are parking illegally which has prompted many calls to the police department. Adding those new units will add stress to this situation.

- The negative effect this would have on our property values as we are now a residential community with PUD zoning restrictions. A change to CD5 on parcel 7.12 with higher density, supposedly allowing 125 units on such a small parcel of land, is irresponsible.

The planning commission needs to look at the many negative effects of making this zoning change and how it would directly affect the 500 residents currently living in Taylor Landing.

I strongly urge you to deny this rezoning.

Sincerely,

Rose Marie Arnold

Rose Marie Arnold

From: MELCENIA BRADY
To: Kevin McCarthy; cc.srichardson@columbiatn.gov
Subject: [External - USE CAUTION] Taylor landing neighborhood proposed new apartment building and business
Date: Wednesday, November 13, 2024 1:44:24 PM

I'm opposed to the new building plan, I own my townhome right in back of the proposed building project. It would add noise and traffic issues, parking and obstruct my view. It will probably bring down property value, which would be a loss for property owners, please keep this in mind before passing this project.

Thank you, Melcenia Brady
Sent from my iPhone

From:	Steve Baker
To:	Kevin McCarthy; Sandra Richardson
Subject:	[External - USE CAUTION] Concerns regarding the proposed re-zoning of the area at the corner of Taylor Bend and River Road in Columbia
Date:	Wednesday, November 13, 2024 7:05:04 PM

Kevin & Sandra,

I hope this message finds you both well.

I am writing to formally express my strong concerns regarding the proposed re-zoning of the area at the corner of Taylor Bend and River Road, adjacent to our Taylor Bend neighborhood under CD-5 (Urban Center) zoning and the subsequent possible development of a 4-story apartment complex.

As a resident of the Taylor Bend community, I feel strongly that this zoning change is incompatible with the existing character of our neighborhood and will have significant negative impacts on both our community and the surrounding environment.

My wife and I built our townhome in Taylor Landings four years ago, during the first phase of the buildout of the subdivision. We love the closeness of the neighborhood and the cohesive look and feel of the houses and the townhomes therein. It's very walkable and the playground & dog park are never crowded.

A couple of weeks ago, I was surprised to learn that the corner lot at Taylor Bend and River Road was being considered for re-zoning and that a 4-story apartment complex with possible retail space was being proposed. This prompted this e-mail to you.

I would like to outline several key points of major concern for your consideration:

1. **Incompatibility with Existing Community**
   The proposed development, with its 4-story apartment complex, is fundamentally incompatible with the surrounding two-story single-family homes and townhomes. The stark contrast in height and density will disrupt the cohesive aesthetic and character of our neighborhood, undermining the suburban residential feel that current residents value.
2. **CD-5 Zoning Is Inappropriate for This Location**
   CD-5 zoning is designed for high-density, mixed-use developments in urban centers, not suburban neighborhoods like ours. This zoning change is incompatible with the residential focus of our PUD and could result in future re-zoning requests, permanently altering the character of our community and further straining our infrastructure and finances.
3. **Traffic and Parking Concerns**
   Additionally, the CD-5 zoning would dramatically increase vehicle traffic and parking in the area. This will lead to greater safety issues for the kids and families that walk and ride their bikes & scooters as the traffic on Taylor Bend would definitely increase. Additionally, I'm concerned that any additional street overflow parking would possibly impede emergency and fire crew travel and access in the event of an emergency situation.
4. **Liability and Safety Issues**
   The proximity of the proposed development to our community's playground and open spaces raises significant liability concerns. Non-residents using these facilities increases the risk of accidents, vandalism, and potential damage to these shared spaces. This could lead to higher insurance premiums and legal

exposure for our HOA.

5. **Environmental Impact on Farm Pond**
   Farm Pond, a protected waterway, lies directly behind the proposed development site. The construction process and increased density pose risks to the pond through runoff, pollution, and sedimentation. These risks could have long-term detrimental effects on local wildlife and ecosystems, which we must protect.
6. **Decline in Quality of Life**
   The higher density allowed under CD-5 will introduce more noise, light pollution, and congestion, significantly diminishing the quality of life for current residents. The construction process itself will bring ongoing disruption for years, including noise, dust, and heavy machinery, further disturbing the peace and serenity of our community.
7. **Negative Impact on Property Values**
   The introduction of a large-scale apartment complex is likely to decrease property values in our area, particularly considering the current trends in the real estate market. Potential buyers may be deterred by the proximity to high-density rental housing, high traffic and scarcity of parking, negatively impacting resale opportunities for current homeowners.
8. **Financial and Insurance Strain on HOA**
   Our HOA has already been under significant financial strain, with property and liability insurance premiums rising by over 100% in recent years. The proposed development will exacerbate this burden, increasing liability risks and potentially raising insurance costs further. Without major financial contributions from the new development, these costs will be passed on to current residents through higher HOA dues or reduced services.
9. **Unfair Burden on HOA Amenities**
   The residents of the new apartment complex are likely to use our HOA-maintained playgrounds and open spaces, increasing wear and tear on these amenities. This will not only lead to overcrowding but also higher maintenance costs, further burdening our community's finances.
10. **Lack of Community Benefits**

    The proposed development offers no tangible benefits to our community, such as infrastructure improvements or public services. Instead, it presents significant costs, risks, and burdens that will be placed on current residents without any clear offset or enhancement in return.

Given these concerns, I respectfully request that the Zoning Commission consider the following recommendations:

- **Require Mitigation Measures**: Ask the developer to provide financial contributions or shared maintenance agreements with the HOA to help offset the increased costs.
- **Environmental Review**: Conduct a detailed environmental impact assessment to assess and mitigate any risks to Farm Pond, the Duck River and the surrounding ecosystem.
- **Traffic and Parking Study**: Request a comprehensive traffic impact study to evaluate the feasibility of the proposed density without compromising local infrastructure or safety.
- **Alternative Development Proposals**: Consider lower-density alternatives, such

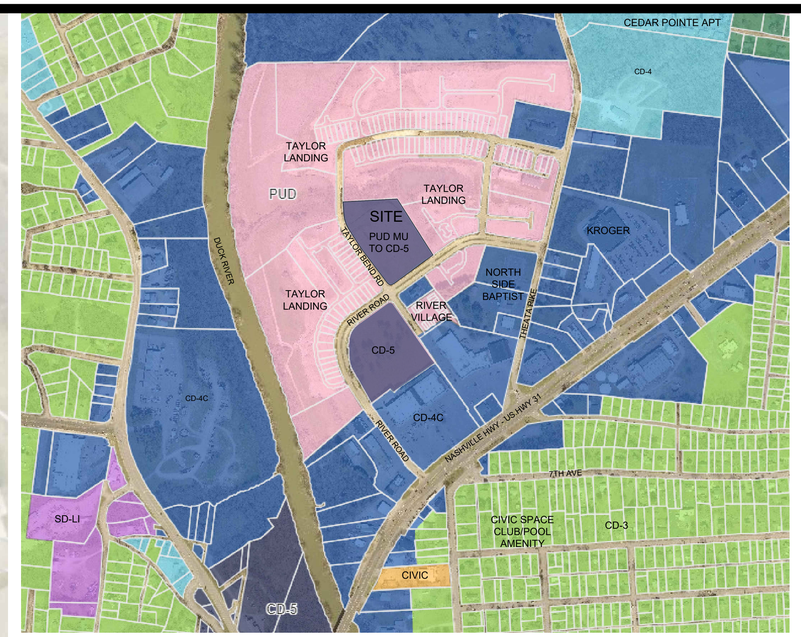
as single family homes, townhomes or smaller multi-family units, which would definitely better align with the character and needs of our community.

I appreciate your attention to these concerns and hope that you and the Zoning Commission will take them into account when reviewing the proposed re-zoning and development plans. I would welcome the opportunity to discuss this matter further, if you would like, at your convenience.

Thank you for your time and consideration.

Sincerely,

Steve Baker
1003 McKee Ct.
Columbia, TN 38401
615-419-0886



LOCATION MAP - ZONING MAP

PROJECT INFORMATION:

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

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

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

LEGAL DESCRIPTION OF PROPERTY:

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

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

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

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

REZONING REQUEST:

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

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

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

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

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

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

NOTE:

THE SUBJECT PARCEL IS LESS THAN 10 ACRES IN SIZE, DOES NOT INCLUDE THE CREATION OF A NEW THOROUGHFARE OR INTERNAL DRIVE, AND THEREFORE IS NOT A DEVELOPMENT PARCEL.

SKETCH PLAN CD-5 DESIGN CRITERIA:

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

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

CONCEPT PLAN LOT DIMENSIONS:

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

GREGORY S. GAMBLE
TENNESSEE REGISTERED LANDSCAPE ARCHITECT
10-21-24

Date: September 9, 2024

Revision Date
1 10-21-2024 Staff Comments
2
3

REZONING REQUEST
SHEET
L1.0

October 21, 2024

Paul Keltner, Director
Kevin McCarthy, City Planner
Development Services
City of Columbia, TN

RE: Re-Submittal Taylor's Bend Road Rezoning Request – **City of Columbia Project #24-0418**

Dear Mr. Keltner and Mr. McCarthy,
The accompanying documents are for the re-submittal associated with the Taylor's Bend Road Rezoning Request, on the property with a PUD formerly known as Waters Edge at Taylor's Bend. A response to Zoning Ordinance Section 8.5.19.H.4 has been provided below, as requested. The Technical Review Comment responses can be found below.

Resubmittal Items uploaded to the online portal:

1. Sheet L1.0 (24x36 PDF) Rezoning Request and Conceptual Plan
2. Comment Response Letter.

Rezoning Request Justification:
The following criteria from Zoning Ordinance 8.5.19.H.4 have been addressed/met as follows:

a. *The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area, provided the Planning Commission is not obligated to recommend approval of requests which would bring existing zoning into conformity with the Comprehensive Plan prior to the time such change is warranted by the findings of 8.5.19.H.4.e and f.* **Response: The applicant seeks to rezone the property to CD-5; which is consistent with the Comprehensive Plan Future Land Use of City Center Urban Village. The property is also within an Area of Change, as designated by Connect Columbia. This area is encouraged to use City policies to foster proactive change and create significant and beneficial change. Developing with the functional and aesthetic requirements of the CD-5 district, this property will complete the neighborhood development for the area. It compliments the range of housing options available for this area and placed residential development within walking distance of the civic space park at the river road property to the southwest and the commercial development to the south along Nashville Highway.**
b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5.* **Response: As currently zoned, this property cannot be developed. The existing zoning is PUD, which has expired and the existing PUD plan would not conform to the current requirements of the zoning ordinance. A rezoning is necessary in order to create a development plan that will comply with the City standards and provide the compatible development character that the Comprehensive Plan and Zoning Code require.**

greg.gamble@gdc-tn.com | 615.975.5765 cell | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

greg.gamble@gdc-tn.com
615.975.5765 cell
3020 Stansberry Lane, Suite 201
Franklin, TN 370

c. *It has been determined that there will be no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.* **Response: Providing a rezoning to a character district that is consistent with the Comprehensive Plan provides no adverse effect on adjoining property. Additionally, the Conceptual Plan provided in with this request demonstrates the developer's intent to develop the property with the same use and density as was identified in the previously approved PUD development. The applicant can achieve this through a character district consistent with the Comprehensive Plan Future Land Use policy for this property, which provides clear guides for character and aesthetic.**

d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.* **Response: The applicant seeks to rezone to a character district consistent with the Comprehensive Plan and develop within the requirements of the character district. This request would not be a detriment to the general public.**

e. *It has been determined that conditions affecting the area have changed to a sufficient degree to warrant the Zoning Map Amendment or that the existing Zoning of the property was the result of a mistake.* **Response: The existing zoning designation of PUD was established on November 14, 2019. At this time, the approved PUD has expired and it cannot be reapproved under the current Zoning criteria. The applicant is seeking to rezone the property to a character district that is consistent with the Comprehensive Plan and development the same use and density as the previous approved PUD; however, with a plan that is consistent with the current Zoning Ordinance requirements.**

f. *It has been determined that the adequate school, road, parks, wastewater treatment, water supply, and stormwater facilities are available.* **Response: Water and waste water availability letters have been provided with this submittal. No additional comments were provided from these utility providers or school district during the Technical Review Process. No additional roadways will be created with this future development plan and stormwater facilities will be provided on site with the development plan.**

Technical Review Comments – Dated Oct. 8, 2024

Planning:

1. *The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.* **Response: Noted.**
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.* **Response: Noted.**
3. *Please add a note to the concept plan indicating that the subject site is less than 10 acres in size, does not include the creation of a new Thoroughfare or Internal Drive, and therefore is not a development parcel.* **Response: Please see Sheet L1.0. This note has been added.**

greg.gamble@gdc-tn.com
615.975.5765 cell
3020 Stansberry Lane, Suite 201
Franklin, TN 370

4. *The description of the rezoning request included on the concept plan explains the rationale. In the response to DRC comments, please provide additional information, if any, that will aid the CMPC's evaluation of the criteria at 8.5.19.H of the zoning ordinance.* **Response: Please see the above response to this section of the zoning ordinance. Additionally, a narrative concerning the rezoning request is on the L1.0 Sheet.**

Engineering:

5. *No Comments on Rezoning* **Response: Noted.**
6. *TIS required at Site Development Plan.* **Response: noted.**

Fire:

7. *Need to get a water availability letter from CPWS, if you have one, please upload it.* **Response: This letter was received and uploaded on October 8, 2024.**

Columbia Water:

8. *A water availability letter was issued on October 7, 2024, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.* **Response: Noted**

Columbia Power:

9. *Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.* **Response: Noted**
10. *CPWS BB Plan to Serve* **Response: Noted**

ATT

11. *ATT to Serve.* **Response: Noted**

Wastewater:

12. *No Comments provided.* **Response: Noted**

Public Works:

13. *No comments on the rezoning. Private sanitation services may be utilized. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference.* **Response: Noted**

DEVELOPMENT PLANNING
DESIGN
MANAGEMENT

greg.gamble@gdc-tn.com
615.975.5765 cell
3020 Stansberry Lane, Suite 201
Franklin, TN 370

Maury County E911:

14. *No comments provided.* **Response: Noted**

Maury County Schools:

15. *No Comment.* **Response: Noted**

Duck River Electric Membership Corp:

16. *No comments.* **Response: Noted**

Maury County Highway Dept:

17. *No comments.* **Response: Noted.**

If there are any questions or additional information needed, please feel free to reach out to me, or Keli Frymire (keli@gdc-tn.com) in my office.

Thank you,

Gamble Design Collaborative
Greg Gamble

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, October 8, 2024

ITEM NO.
24-0418

DESCRIPTION: Waters Edge at Taylors Bend

COMMENTS:

Planning

1. The lead staff person for this case is City Planner Kevin McCarthy, AICP; he will prepare the staff report for this item. Please contact kmccarthy@columbiatn.com with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
3. Please add a note to the concept plan indicating that the subject site is less than 10 acres in size, does not include the creation of a new Thoroughfare or Internal Drive, and therefore is not a development parcel.
4. The description of the rezoning request included on the concept plan explains the rationale. In the response to DRC comments, please provide additional information, if any, that will aid the CMPC's evaluation of the criteria at 8.5.19.H of the zoning ordinance.

Engineering

5. No Comments on rezoning
6. TIS required at site development plan.

Fire

7. Need to get a water availability letter from CPWS, if you have one, please upload it

Columbia Water

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

8. A water availability letter was issued on October 7, 2024, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

Columbia Power

9. Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction. Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.

10. CPWS BB Plan to Serve

ATT

11. ATT TO SERVE

Wastewater

12. No comments provided.

Public Works

13. No comments on the rezoning. Private sanitation services may be utilized. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference.

Maury County E911

14. No comments provided.

Maury County Schools

15. No comment.

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PHONE: (931) 560-1560
FAX: (931) 560-1541

Duck River Electric Membership Corp

16. No comments.

Maury County Highway Dept.

17. No comments.

Resubmittal Guidelines

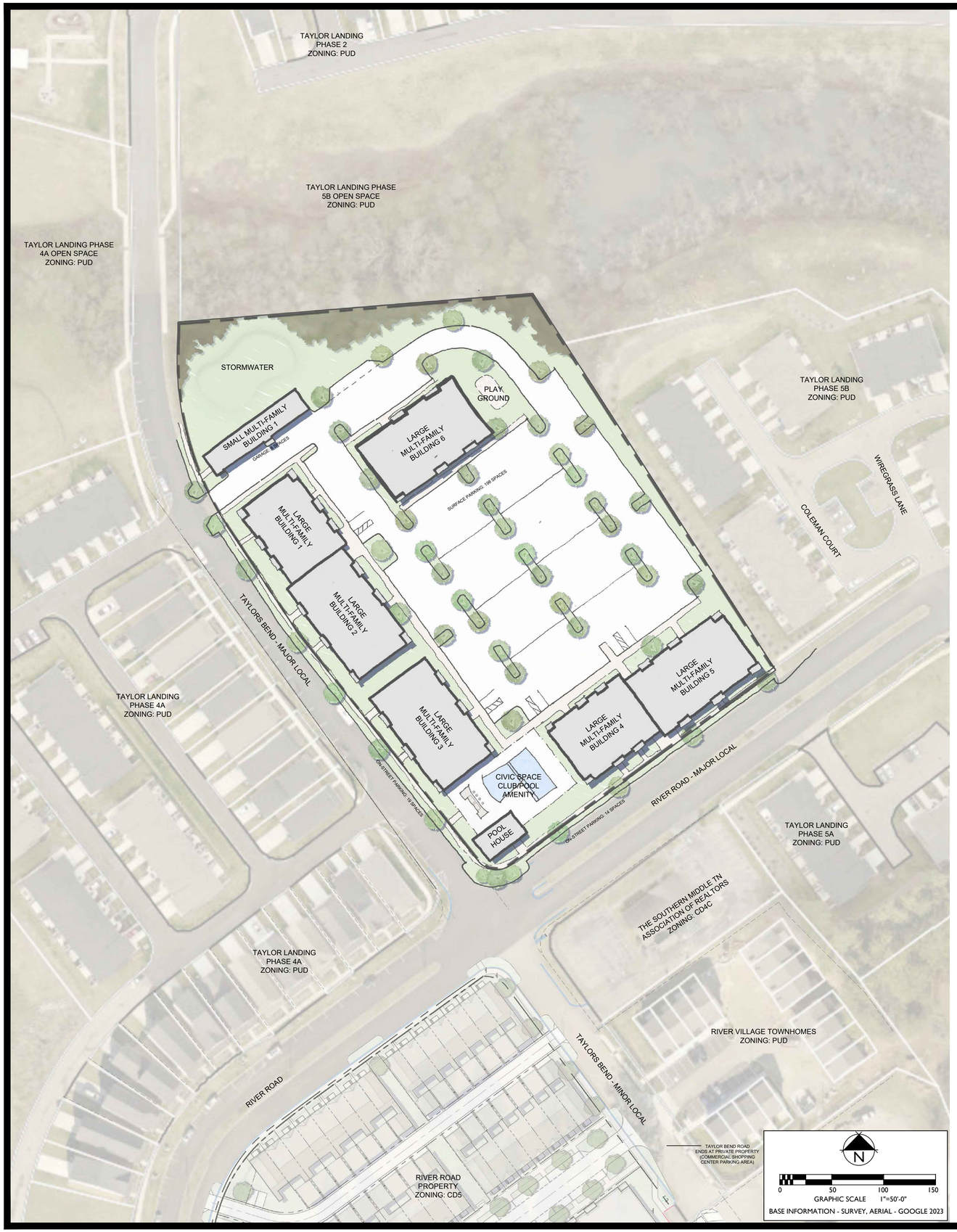
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

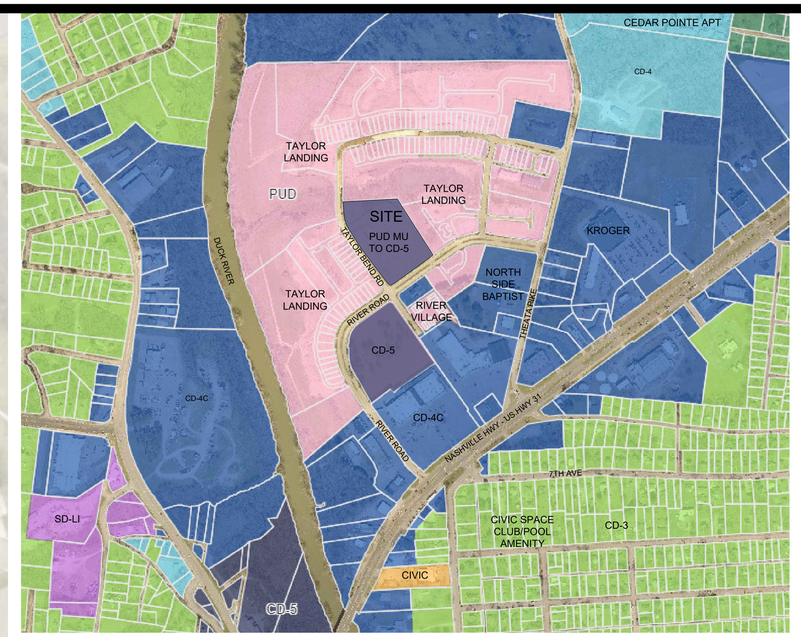
Please contact the case planner identified in the Planning Comments with any questions about the review process.

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.





LOCATION MAP - ZONING MAP

PROJECT INFORMATION:

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

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

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

LEGAL DESCRIPTION OF PROPERTY:

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

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

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

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

REZONING REQUEST:

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

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

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

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

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

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

SKETCH PLAN CD-5 DESIGN CRITERIA:

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

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

CONCEPT PLAN LOT DIMENSIONS:

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

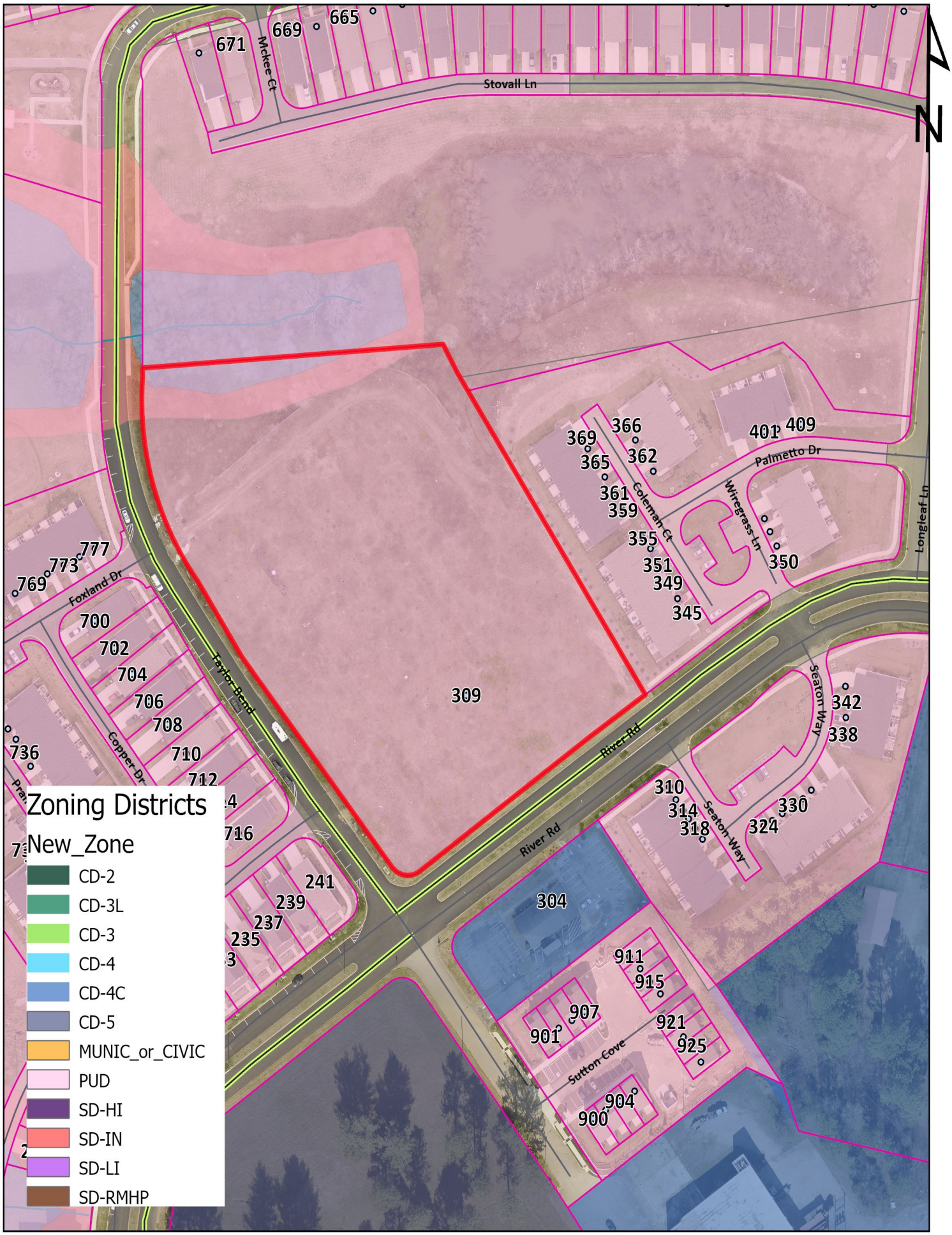
RIVER ROAD PARCEL
REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN
Columbia, Tennessee

GREGORY C. GAMBLE
REGISTERED
AGRICULTURE
TENNESSEE
LANDSCAPE ARCHITECT
10162

Date: September 9, 2024

Revision Date
1.
2.
3.

REZONING REQUEST
SHEET
L1.0



Case #24-0418
River Rd. & Taylor Bend
Tax Map 90 Parcel 7.12

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

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

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

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

CPWS

October 7, 2024
Mr. Keyshawn Gallon
Kimley-Horn
4031 Aspen Grove Drive Suite 200
Franklin, TN 37067
Sent via email: keyshaw.gallon@kimley-horn.com

RE: Water Availability Letter
Waters Edge
Northeast Intersection at Taylors Bend and River Rd
Tax Map 90, Parcel 7.12
Columbia, Maury County, TN

Dear Mr. Gallon:

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 135 multi-family units in 7 buildings, with an amenity center. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,650 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 8-inch water mains located on Taylors Bend and/or River Rd.
- Dual domestic and fire master meters will be required.

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

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

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

New Water Service Fee: $1,500 + $370 per SFU (135 SFUs)	$51,450.00

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

Meter Fee: TBD per 3" domestic meter (2 meters)	TBD
Meter Fee: TBD per 6" fire meter (2 meters)	TBD
Impact Fee: $84,000 per 3" meter (1 meter)	$84,000.00
Total Meter and Impact Fees Due =	**$84,000.00**

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

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

Sincerely,

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

cc: Matt Wheeler, CPWS
File 24-062

CITY OF COLUMBIA

TENNESSEE

WASTEWATER DEPARTMENT

30 August 2024

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

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

Keyshawn,

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: ** 1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"

All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

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

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

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

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

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

APPLICANT

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

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

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

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

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

Rev. 2/7/2024

200 Oakwood Preliminary Plat Revision

Project #:	24-0510	Location:	Map 89 Parcel 21.00
Applicant:	Louis Sloyan, PE	Case Type(s):	Preliminary Plat/SDP
Staff Planner:	Austin Brass, AICP	Proposed Use:	Single-Family Homes

PROJECT SUMMARY

The applicant requests approval of a Preliminary Plat and Site Development Plan for 104 residential lots as well as associated infrastructure and open spaces including 2 defined civic spaces. This 56.73-acre Development Parcel yields 1.81 density units per acre (du/ac). The subject site is located on the west side of E. James M. Campbell Blvd within a CD-3 Character District.

- This site was rezoned from CD-3L to CD-3 as recommend by Planning Commission on December 13th, 2023 and approved by City Council on March 14th, 2023.
- A Preliminary Plat and Site Development plan was approved on October 15th, 2024 (24-0239). This request is a revision to the Preliminary Plat that adjusts the 70' street right-of-way to a 55' street right-of-way. The request is a result of modifications of street standards in the Engendering Standards and Specifications that occurred on 7-1-24 to permit a suburban neighborhood street section that consists of two 11' travel lanes, 7' planter strips, and a 5' sidewalk on each side of the street section.
- This preliminary plat removes retaining walls that were previously approved.
- An Administrative Adjustment has been approved for the Civic Spaces Sport Field to enfront 43% of the required 50% of a thoroughfare in meeting the frontage requirements of the ordinance.
- This staff report evaluates the site development plan in adherence to all required bulk and area standards including civic space and tree canopy retention requirements.
- The Planning Commission is the **decision-making authority** for the Preliminary Plat.
- Any approval should be conditioned on timely submittal of "as-approved" plans which, in the determination of the Zoning Administrator and the City Engineer, reflect the substance of the plans approved by the Planning Commission.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	Vacant	Vacant	+ /- 56.73 acres

FUTURE LAND USE MAP	ZONING MAP

SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	CD-3	Vacant
North	City Center & Urban Village	CD-3L	Single-Family Homes
South	City Center & Urban Village	CD-3/ CD 3-L	Single-Family Homes
East	City Center & Urban Village	CD-4/ CD-3	Single-Family Homes
West	City Center & Urban Village	CD-3L	Trailer Laydown Yard

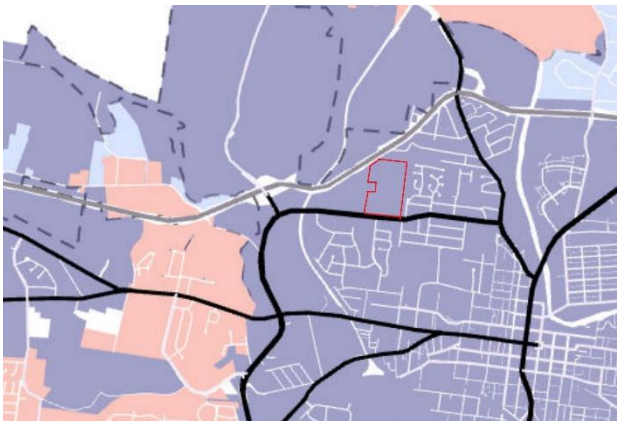
CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.

AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

- **The Preliminary Plat conform to the bulk standards of the Ordinance within a CD-3 Character District.**

Lots, Building Sites & Bulk Standards:

- The Zoning Ordinance permits single-family house types and conforms to section § 4.3.1 C of the Zoning Ordinance. This proposed preliminary plat includes front-loaded lots for single-family homes.
- Lot variations include:
  - 103 (65') front-loaded single-family home lots;
  - 2 civic space lots;
  - 3 open space lots including 50 X 50 Pump Station. Material cladding for pump station structure shall apply per CD-3 standards.
- Tables 1 describes applicable bulk standards per section 4.3.1-C (building, lot & building site standards) of the Zoning Ordinance for a CD-3-character district in which the subject property is zoned.

Table 1 (CD-3) Neighborhood Character District Standards		
Bulk Standards:	**Required**	**Proposed**
Density:	4 Density Units Per Acre Maximum	1.89 Density Units Per Acre
Minimum Lot width:	40 ft if alley loaded/ 65ft front-loaded	65ft. min (*all lots are proposed to be front-loaded*)

Lot/Building Enfrontment:	Vehicle Throughfare/ 20% or less may enfront pedestrian path	All lots enfront a throughfare street section
Parking:	2 spaces/ Dwelling Unit	2 spaces/ Dwelling Unit
Max. Impervious:	50 Percent	Less than 50 Percent
Setbacks:	**Front** – 25 ft **Front Secondary:** 20 ft min **Side** – 8 ft. **Rear:** 25' or 15 min from center line of rear alley	Front – 25' Front Secondary- 20' Side- 8' Rear- 25' (*no lots are proposed to be alley loaded*)

Architecture:

- **Staff will determine conformity with the prescriptive design standards of the Ordinance at the time of building permit.**
  - The applicant has acknowledged **that all structures must conform to the prescriptive design standards in Table 4.3.1-C of the Ordinance.**
  - The Ordinance requires garages to maintain minimum interior dimensions of 10 feet by 20 feet. The Ordinance also establishes a maximum garage door width of 33% of total of garage plus façade width if garage door is in 1st of 2nd layer *(not setback 20' behind principal frontage).*

Retaining Walls:

- The previous site development plan indicates several block retaining walls located behind lots 81 & 80,86-89, & 57-59. Section 4.3.10 (*Encroachments*). The applicant has stated that changes within the ROW has eliminated the need for segmental block retaining walls located behind these lots.

Civic Spaces:

- **Section 5.3.1 of Zoning Ordinance requires any development parcel to utilize at least 5% but no more than 20% of its gross acreage as Civic Space conforming to the standards of Table 5.3.3-A.[1] The proposed Site Development Plan provides the required Civic Space in the form of a Sport Field, and (2) Playgrounds.**

[1] Development Parcel: a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or

- The applicant proposes to dedicate 9.67 acres (17%) of the 56-acre site to Civic Space.
- Each Civic Space type has its own standards for intent, size, frontage, character, and typical facilities including the civic space sport field to consist of a disc golf course.
- An Administrative Adjustment is necessary for the Sport Field Civic Space to enfront 43% of the required 50% of a thoroughfare in meeting the frontage requirements of the ordinance.

Civic Space Types for Development Plan	Number/ Size	Area/ Enfrontment
Sport Field (*Disc Golf Course*)	1/ No Min or Max	8.93 acres/ **43%**
Playground	2 (*0.5 acres minimum/ 5 acres maximum*)	1 (0.27 acres)/ N/A Enfrontment 2 (0.28 acres/ N/A Enfrontment

Tree Canopy Cover Retention/ Specimen Tree Preservation:

Section 4.3.16 of the Zoning Ordinance requires a percentage of existing tree cover to be preserved based upon the existing canopy on the development site.

- A CD-3-character district has a tree canopy retention based off the existing tree canopy on site. The applicant's tree canopy retention plan indicates that 18.96 acres (32%) of the 56-acre site is existing tree canopy. Table 4.3.16 L of the Zoning Ordinance indicates that a site with 20-39% existing tree canopy cover is required to retain 48% of the site as a tree save area. This site development plan indicates 10.86 acres (60%) of the 18.96 acres of existing tree canopy to be fully preserved at the eastern and southern boundary of the development site.
- Section **4.3.16** of the Zoning Ordinance requires the general protection of Specimen and Heritage Trees (*canopy diameter of 24 inches or greater*) with the Zoning Ordinance recommending that they not be removed. Furthermore, the Zoning Ordinance states that if a Specimen tree is removed, that a replacement tree shall be provided for two

extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment. (§ 9.3, p. 490).

and half caliper inches per tree removed. That applicant has indicated that 601 caliper inches of Specimen Trees are proposed to be removed, requiring 1,202 caliper inches of replacement plantings. The Zoning Ordinance does not permit replacement trees to be used to meet any other landscape requirements, and are required to be planted on the lot or building site where the Specimen Tree was removed per section 1.26. An as approved plan would be required to be submitted indicating the replacement trees on proposed building sites.

REVIEW PROCESS

The Development Review Committee reviewed the proposed Preliminary Plat at its November 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

Section **2.2.6** of the Subdivision Regulations establishes the review criteria for approval of Preliminary Plats.

> *A. Recommendations and final action on a Preliminary Plat shall be based on consideration of the following criteria:*
>
> > *1. Whether the proposed Preliminary Plat complies with the applicable zoning district and overlay districts;*
> >
> > *2. Whether the proposed Preliminary Plat is consistent with all standards of these Subdivision Regulations and other related codes and ordinances enforced by the City; and*
> >
> > *3. Whether the CMPC determines that the particular site is suitable for the type of platting and development proposed.*

In the event of a denial, **§ 2.2.5** of the Subdivision Regulations requires the Planning Commission to identify the specific parts of applicable plans and regulations with which the plat does not comply.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its November 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** noted that retaining walls have been removed with the applicant indicating that changes in grading with the reduced street ROW permitted the removal of such walls.

- **Engineering** noted that a commitment letter for all traffic improvements and phasing of improvements be provided. Correspondence has been provided between the city and developer regarding the installation of all traffic improvements based off of the traffic study.
- **Wastewater** noted that data shall be required that Sanitary sewer-2 on the plat be shallow enough to reach the existing sanitary sewer system on Dayla Lane. The applicant indicated that there would be a 2.5% slope from sanitary sewer 2 and believes that it is shallow enough to gravity flow into the existing sanitary system on Dayla Lane.
- **Columbia Water** indicated that the water availability letter was issued on May 20, 2024 and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS indicated that as a preliminary plat revision with no additional lots being added, an updated water availability letter would not be required.

COMMENTS FROM PLANNING STAFF

This Preliminary Plat adheres to all standards of Zoning Ordinance 4400. As noted on the preliminary plat, all structures are required to conform to the prescriptive design standards in Table 4.3.1-C of the Ordinance.

SAMPLE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.N** and **O** of the City of Columbia Zoning Ordinance, and Section **2.2.6** of the Subdivision Regulations, have been satisfied and approve the Site Development Plan and Preliminary Plat as presented *[, subject to technical comments and other conditions presented by planning staff*].

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.N** and **O** of the City of Columbia Zoning Ordinance, and Section **2.2.6** of the Subdivision Regulations, have been satisfied and approve the Site Development Plan and Preliminary Plat subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the Site Development Plan and Preliminary Plat having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.6.N** and **O** of the City of Columbia Zoning Ordinance and Section **2.2.6** of the Subdivision Regulations are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at that future meeting.

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

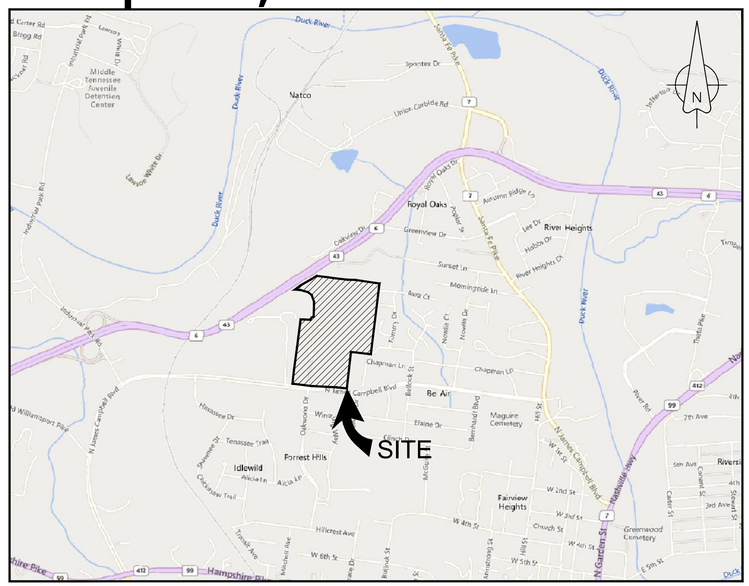
SURVEYOR: T-SQUARE SURVEYING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

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.

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	LINE AND CURVE PLAN
C-2.2	LINE AND CURVE TABLES
C-2.3	RESOURCE PROTECTION PLAN
C-2.4	CIVIC SPACE PLAN
SP-DT1	SITE PLAN DETAIL SHEET
C-3.0	INITIAL EROSION CONTROL PLAN
C-3.1	TEMPORARY EROSION CONTROL PLAN
C-3.2	FINAL EROSION CONTROL PLAN
C-5.0	GRADING PLAN
C-5.1	DRAINAGE PLAN
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

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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
12/16/2024

PROJECT
23-0533

SHEET
C-0.0

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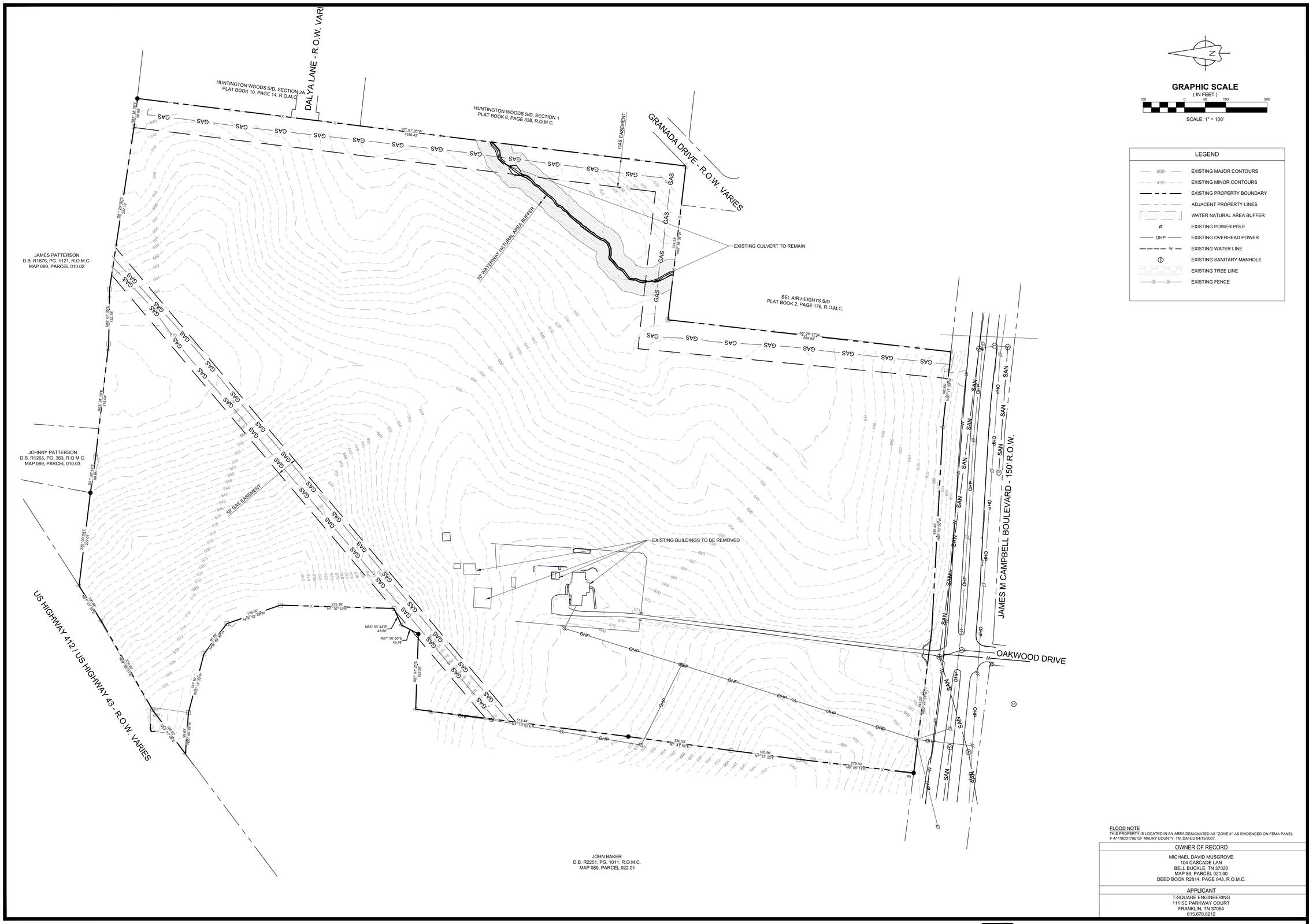

N

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
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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

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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
No. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-1.0

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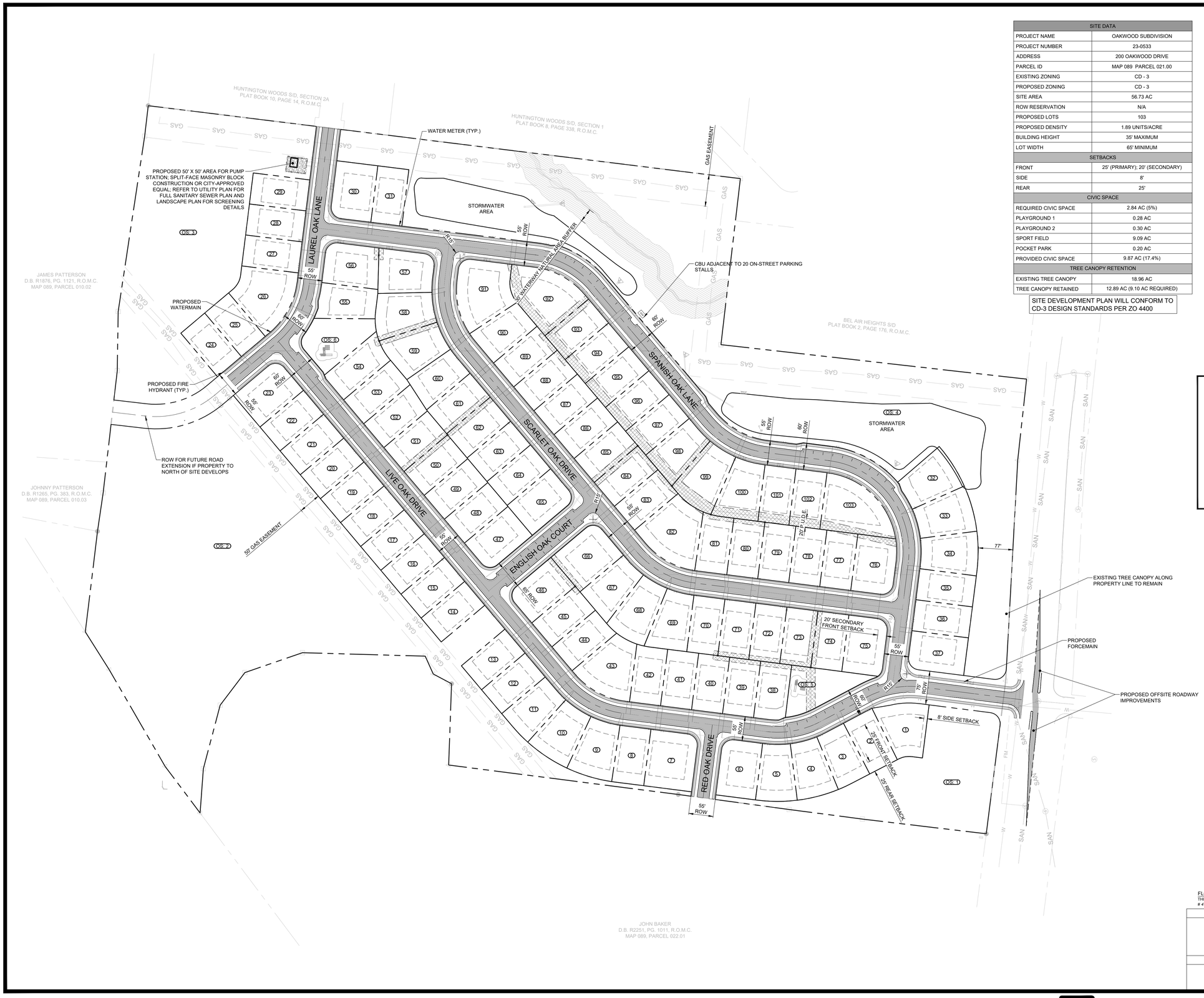


SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' 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)

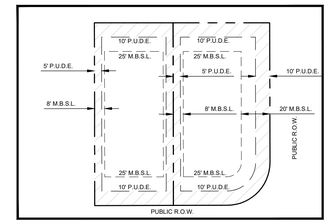
SITE DEVELOPMENT PLAN WILL CONFORM TO CD-3 DESIGN STANDARDS PER ZO 4400

N

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

LEGEND

- PROPOSED LOT LINES
- (00) 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
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY SERVICE
- PROPOSED STORM INLET
- PROPOSED HEADWALL



TYPICAL LOT (NOT TO SCALE)

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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
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3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

SITE PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 115488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-2.0

T-SQUARE ENGINEERING

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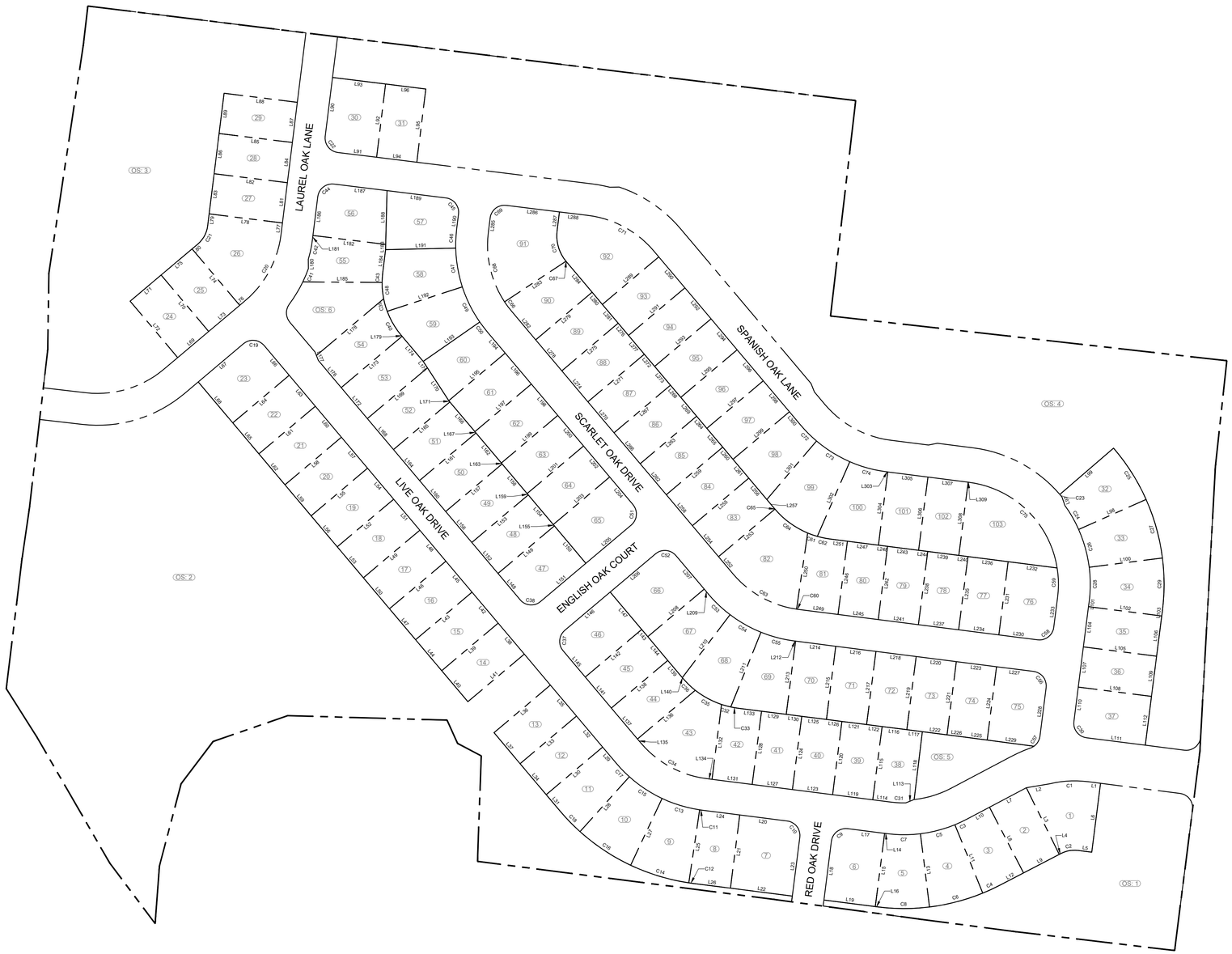
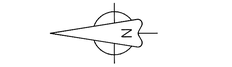




GRAPHIC SCALE
(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

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

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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

LINE AND CURVE PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. STOYLAND
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-2.1

P:\Projects\2023\23-0533 (Oakwood Dr.- Drew Taylor)\Production\23-0533.1 - Site Plan.dwg, 12/16/2024 4:31:37 PM

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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

LINE AND CURVE TABLES

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

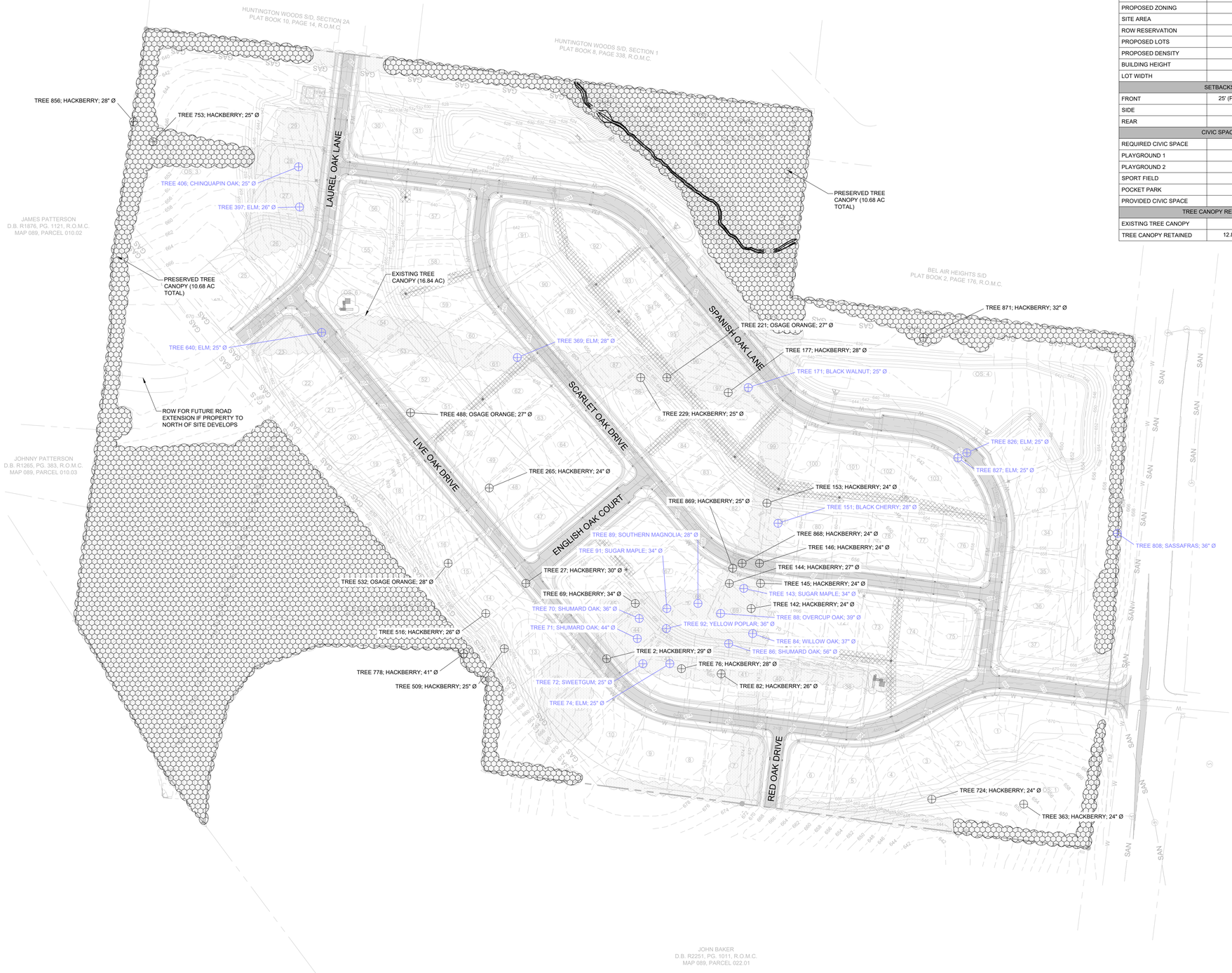
OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 115487
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-2.2

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 1 - Site Plan.dwg, 12/16/2024 4:32:28 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'

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: 19
- TOTAL HERITAGE INCHES BEING REMOVED: 601 CALIPER INCHES - 1,202 CALIPER INCHES OF REPLACEMENT
- TOTAL REPLACEMENT TREES AT 2.5 CALIPER INCHES = 481 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
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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

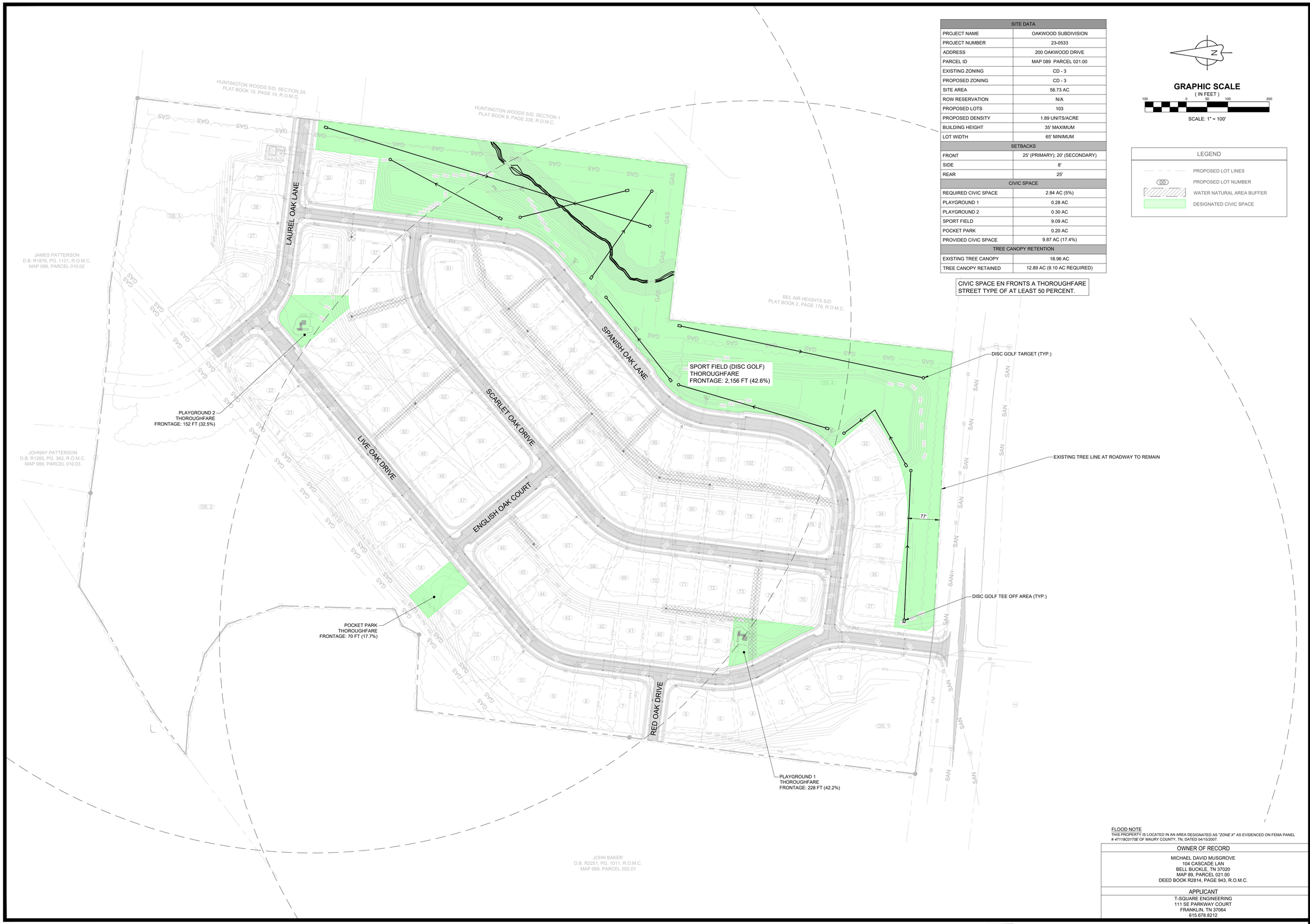
LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
No. 116485
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-2.3

T-SQUARE ENGINEERING

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 2 - Resource Protection.dwg, 12/16/2024 4:23:03 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)

CIVIC SPACE EN FRONTS A THOROUGHFARE STREET TYPE OF AT LEAST 50 PERCENT.

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
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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
12/16/2024

PROJECT
23-0533

SHEET
C-2.4

T-SQUARE ENGINEERING

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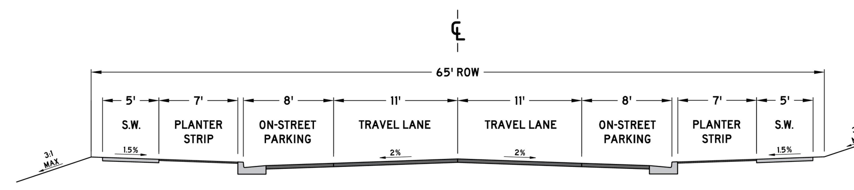
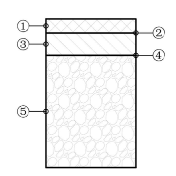
DS-10: CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES



PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
② TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③ BIT. BINDER @ 2" THICK 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④ PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤ MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

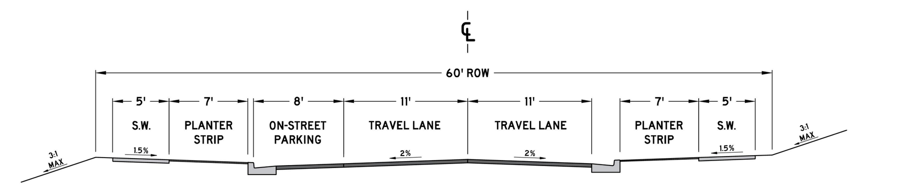
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES 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

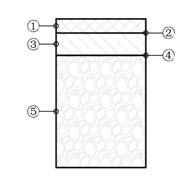
CHARACTER DISTRICT STREET
SUBURBAN NEIGHBORHOOD
PARALLEL PARKING BOTH SIDES
(NTS)

DATE 7/1/2024
DS-10

DS-11: CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD STREET PARALLEL PARKING ONE SIDE



PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
② TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③ BIT. BINDER @ 2" THICK 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④ PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤ MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

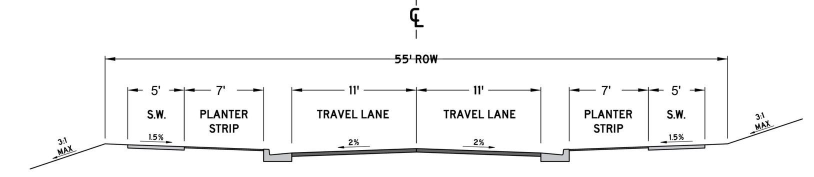
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES 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

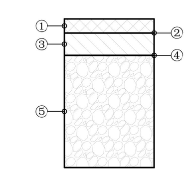
CHARACTER DISTRICT STREET
SUBURBAN NEIGHBORHOOD STREET
PARALLEL PARKING ONE SIDE
(NTS)

DATE 7/1/2024
DS-11

DS-12: CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD NO PARALLEL PARKING



PAVEMENT SCHEDULE
① SURFACE @ 1.5" THICK 411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-W (SURFACE)
② TACK COAT (GENERAL USE) 403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③ BIT. BINDER @ 2" THICK 307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2
④ PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤ MINERAL AGGREGATE BASE @ 8" THICK 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

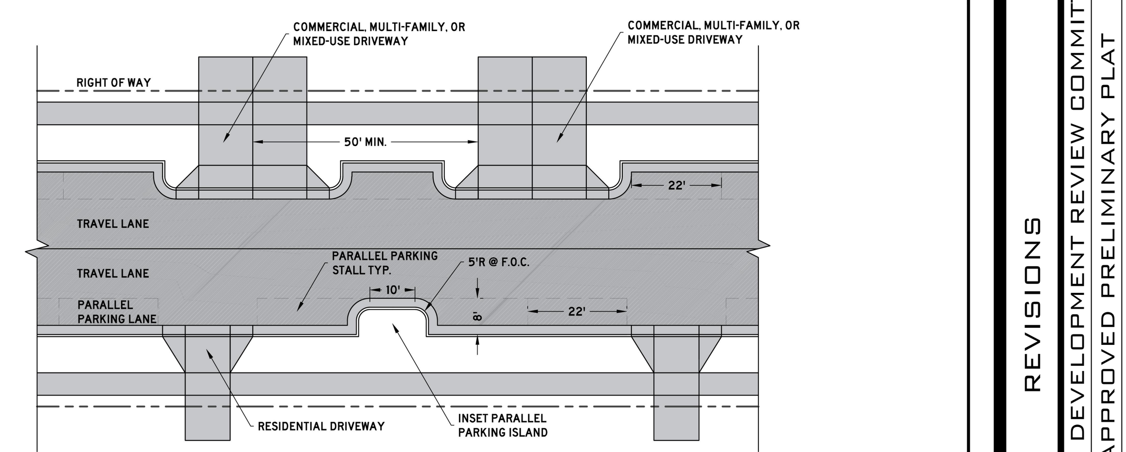
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES 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

SD-06: INSET PARALLEL PARKING AND ISLANDS



NOTES:

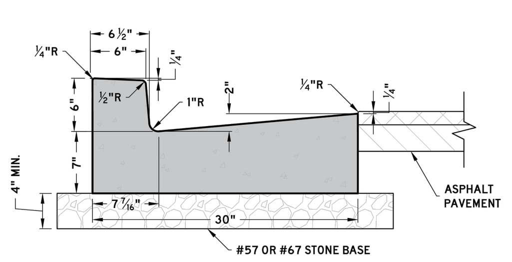
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. PARKING ISLANDS SHALL BE PROVIDED EVERY 220 FEET AT MINIMUM.
3. PARKING ISLANDS SHALL BE PROVIDED AT EVERY INTERSECTION.
4. COMMERCIAL, MULTI-FAMILY, AND MIXED-USE DRIVEWAYS SHALL REQUIRE PARKING ISLANDS ADJACENT TO THE DRIVEWAY.
5. RESIDENTIAL DRIVEWAYS SHALL NOT REQUIRE PARKING ISLANDS ADJACENT TO THE DRIVEWAY, BUT SHALL BE LOCATED BETWEEN PARKING STALLS WHERE PRACTICABLE.
6. 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

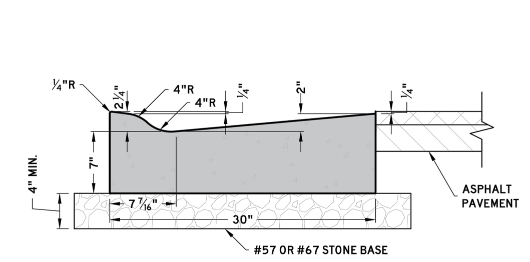
INSET PARALLEL PARKING
AND ISLANDS
(NTS)

DATE 6/9/2022
SD-06

SD-01: CURB AND GUTTER AND POST CURB



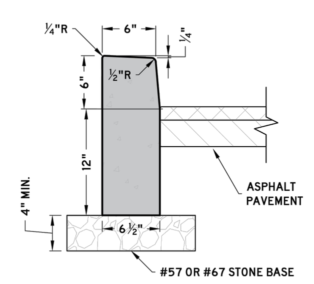
6-30 CONCRETE CURB AND GUTTER



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



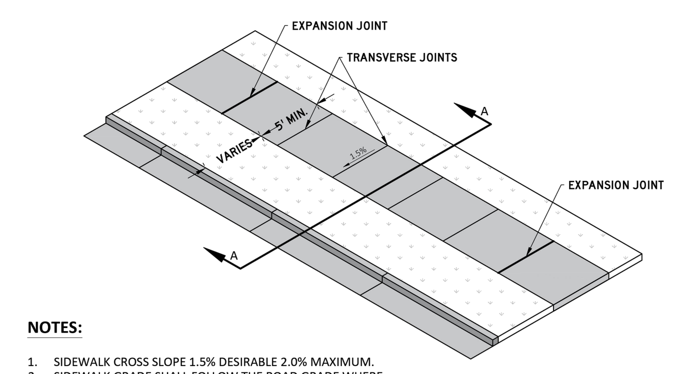
VERTICAL POST CURB

CITY OF COLUMBIA TENNESSEE
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

CURB AND GUTTER
AND POST CURB
(NTS)

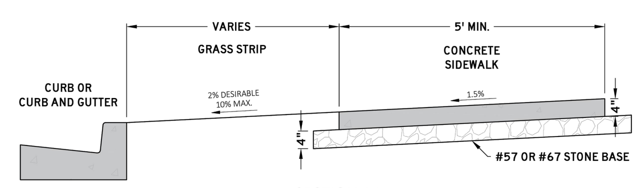
DATE 6/9/2022
SD-01

SD-10: CONCRETE SIDEWALK



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



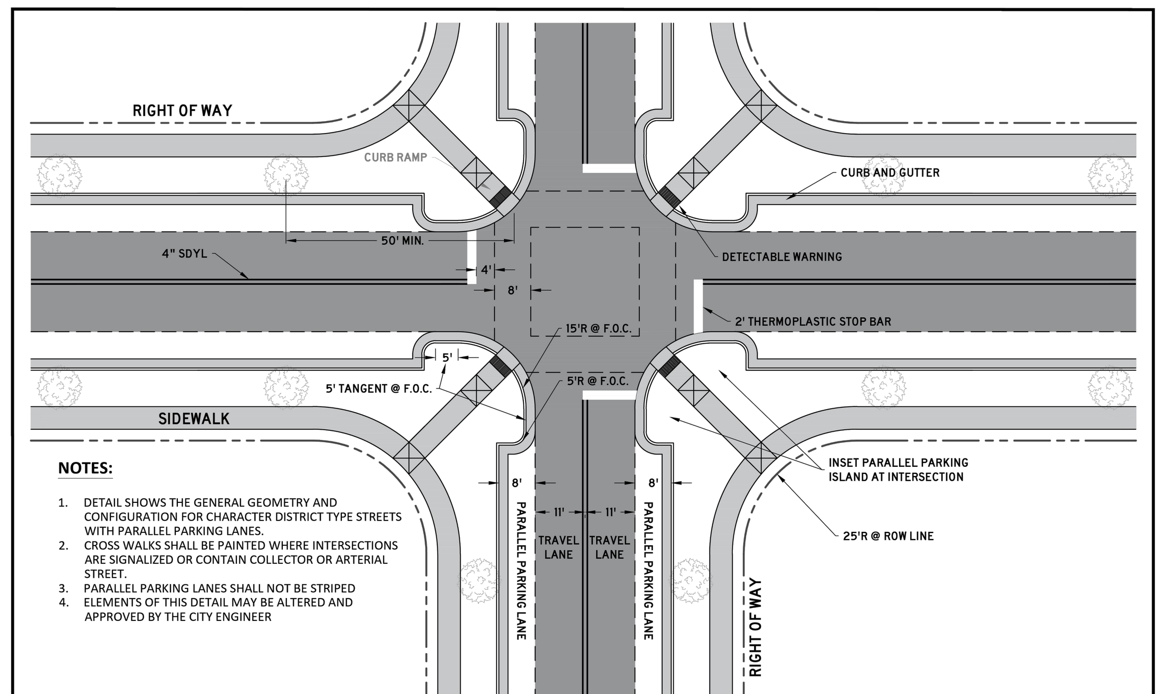
SECTION AA

CITY OF COLUMBIA TENNESSEE
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

CONCRETE SIDEWALK
(NTS)

DATE 6/9/2022
SD-10

SD-07: INTERSECTION CONFIGURATION AND GEOMETRY



NOTES:

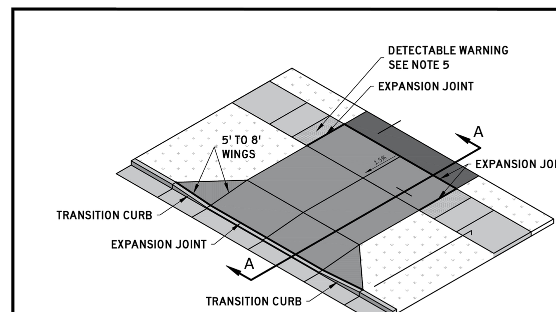
1. DETAIL SHOWS THE GENERAL GEOMETRY AND CONFIGURATION FOR CHARACTER DISTRICT TYPE STREETS WITH PARALLEL PARKING LANES.
2. CROSS WALKS SHALL BE PAINTED WHERE INTERSECTIONS ARE SIGNALIZED OR CONTAIN COLLECTOR OR ARTERIAL STREET.
3. PARALLEL PARKING LANES SHALL NOT BE STRIPED
4. ELEMENTS OF THIS DETAIL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

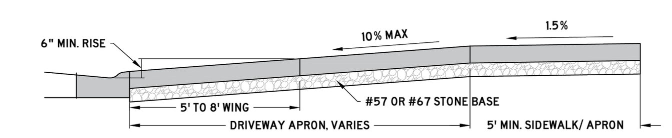
CITY OF COLUMBIA TENNESSEE
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

INTERSECTION CONFIGURATION
AND GEOMETRY
(NTS)

DATE 6/9/2022
SD-07

SD-12: DRIVEWAY APRON





SECTION AA

NOTES:

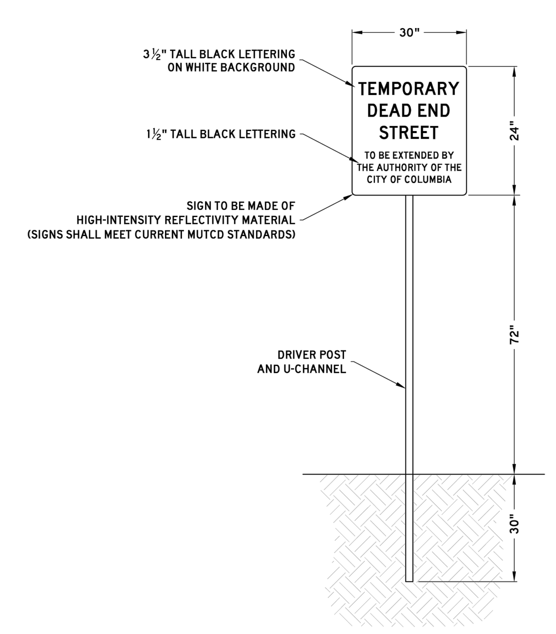
1. SIDEWALK CROSS SLOPE 1.5% DESIRABLE 2.0% MAXIMUM.
2. APRON SLOPE 2.0% MIN. 10% MAX. MINIMUM OF 6" RISE ABOVE GUTTER LINE.
3. 4" MIN. THICK #57 OR # 67 STONE BASE
4. CLASS A 3000 PSI CONCRETE WITH FIBER REINFORCEMENT
   - 4.1. 6" MIN. THICKNESS RESIDENTIAL.
   - 4.2. 8" MIN. THICKNESS COMMERCIAL, MULTI-FAMILY, 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

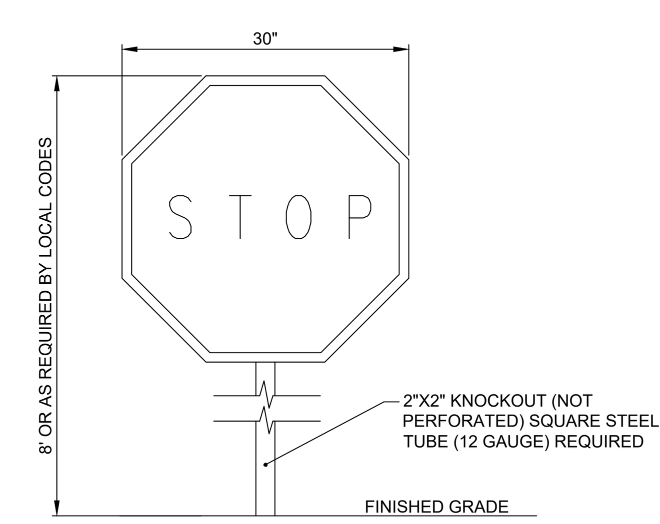
SD-19: STREET CONTINUATION SIGNAGE



CITY OF COLUMBIA TENNESSEE
CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION
STANDARD DETAILS

STREET CONTINUATION SIGNAGE
(NTS)

DATE 6/9/2022
SD-19



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

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

SITE PLAN DETAILS
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116486
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
SP-DT1

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 1 - Site Plan.dwg, 12/16/2024 4:35:08 PM

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

GENERAL EROSION NOTES:

A. ALL STORMWATER IS TO BE TREATED THROUGH VARIOUS EPSC MEASURES BEFORE IT REACHES THE PERMANENT STORM INFRASTRUCTURE. ALL PIPES TO REMAIN CLEAN DURING CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

M. NOTE THAT DISTURBANCE IS NOT PROPOSED FOR ANY LOT AREAS; ONLY FOR ROADS, STORMWATER, AND UTILITY INFRASTRUCTURE.

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

MAINTENANCE:

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

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

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

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

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

FLOOD NOTE
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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-3.0

T-SQUARE ENGINEERING

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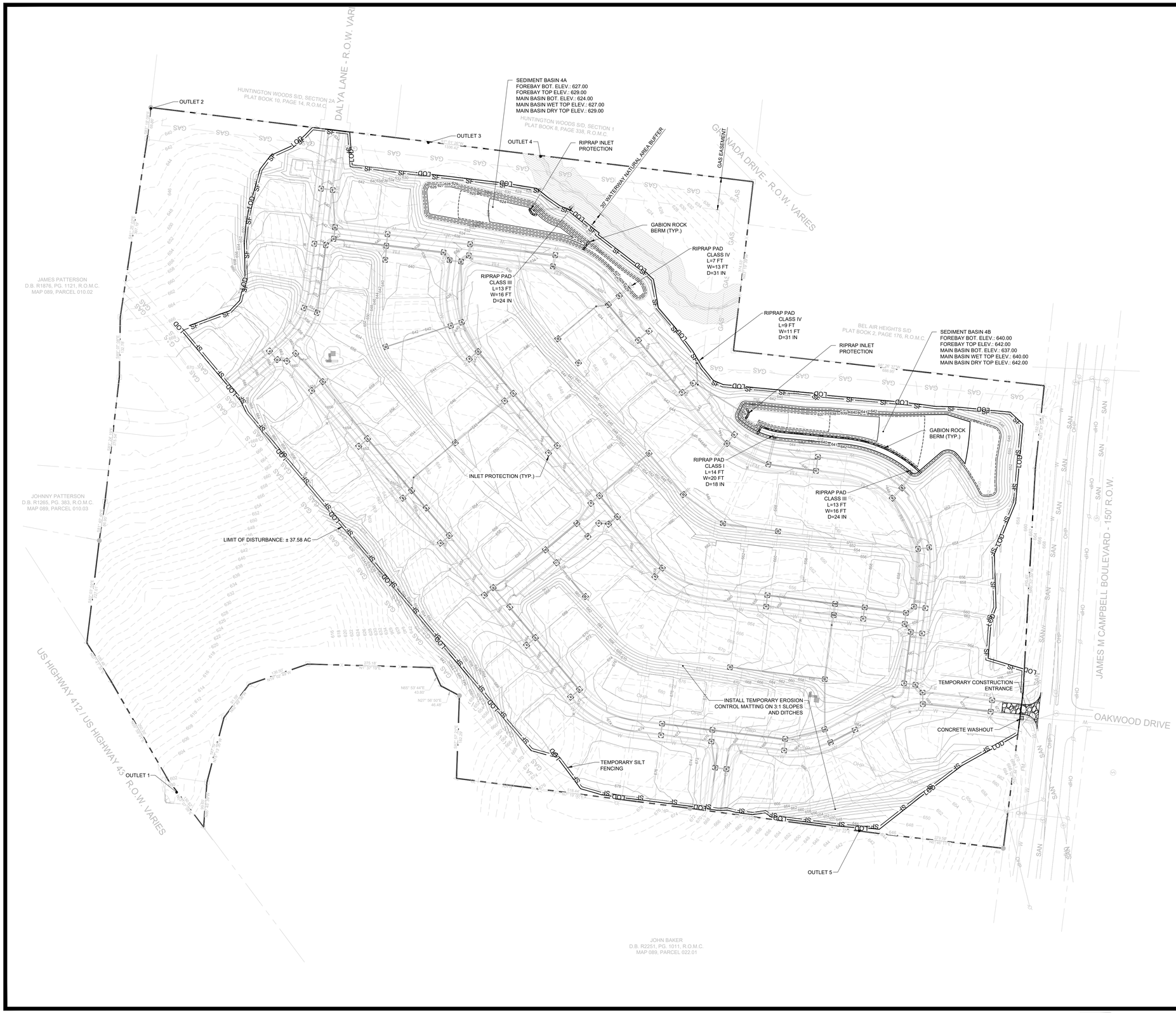

GRAPHIC SCALE

(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

LEGEND

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

GENERAL EROSION NOTES:

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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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

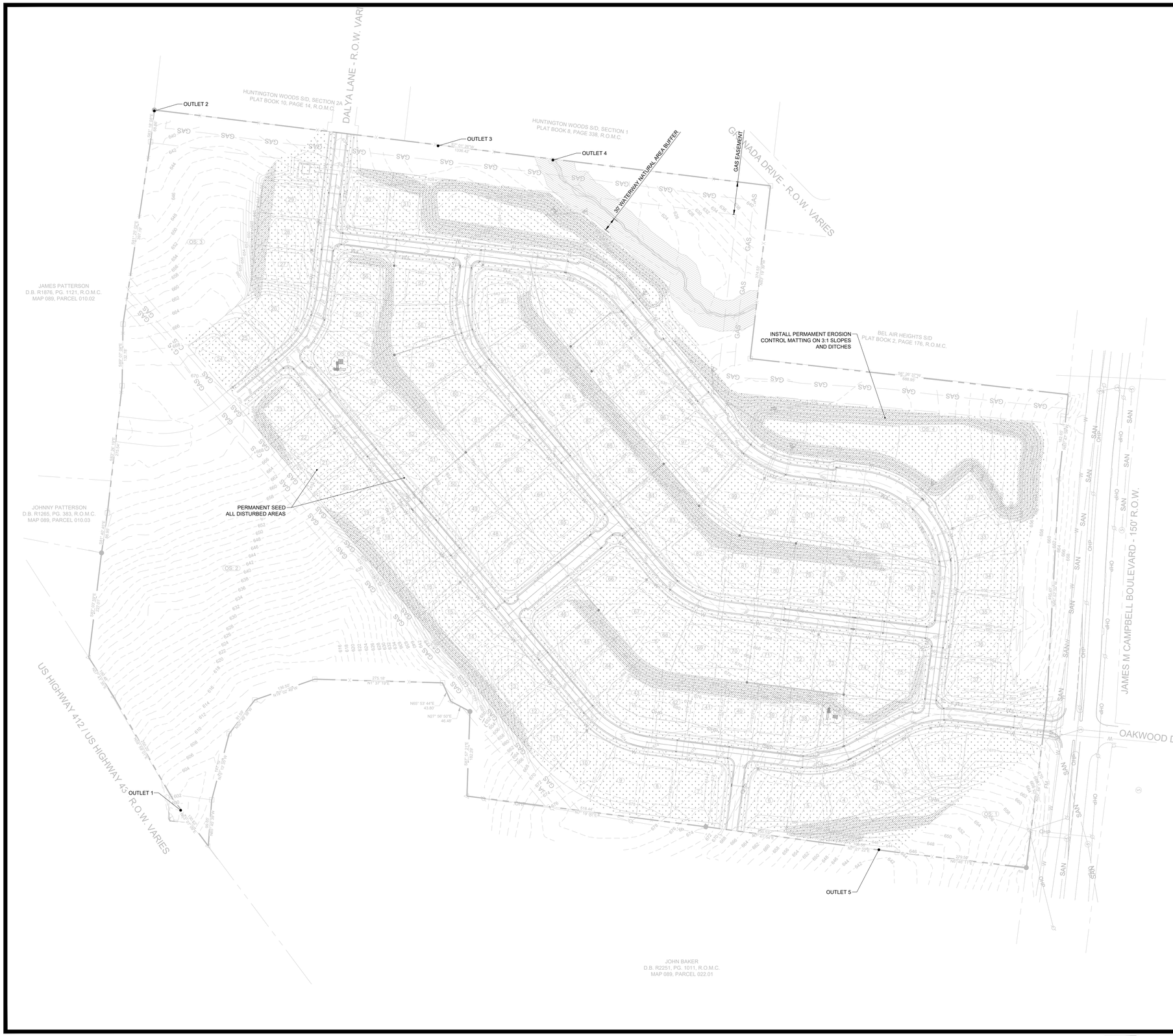
LOUIS T. SLOYD III
REGISTERED ENGINEER
AGRICULTURE
No. 116485
STATE OF TENNESSEE

12/16/2024

PROJECT
23-0533

SHEET
C-3.1

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 3 - Erosion Control Plan.dwg, 12/16/2024 4:23:45 PM



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 PERMANENT SEEDING
	PROPOSED EROSION CONTROL MAT

GENERAL EROSION NOTES:

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MAINTENANCE:

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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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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
12/16/2024

PROJECT
23-0533

SHEET
C-3.2

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

NO.	DATE	REVISIONS
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DATE: 05/20/24
SCALE: AS SHOWN
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
12/16/2024

PROJECT
23-0533

SHEET
C-5.0

T-SQUARE ENGINEERING

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 5 - Grading and Drainage Plan.dwg, 12/16/2024 4:24:05 PM

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
	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 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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

DRAINAGE PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116485
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-5.1

T-SQUARE ENGINEERING

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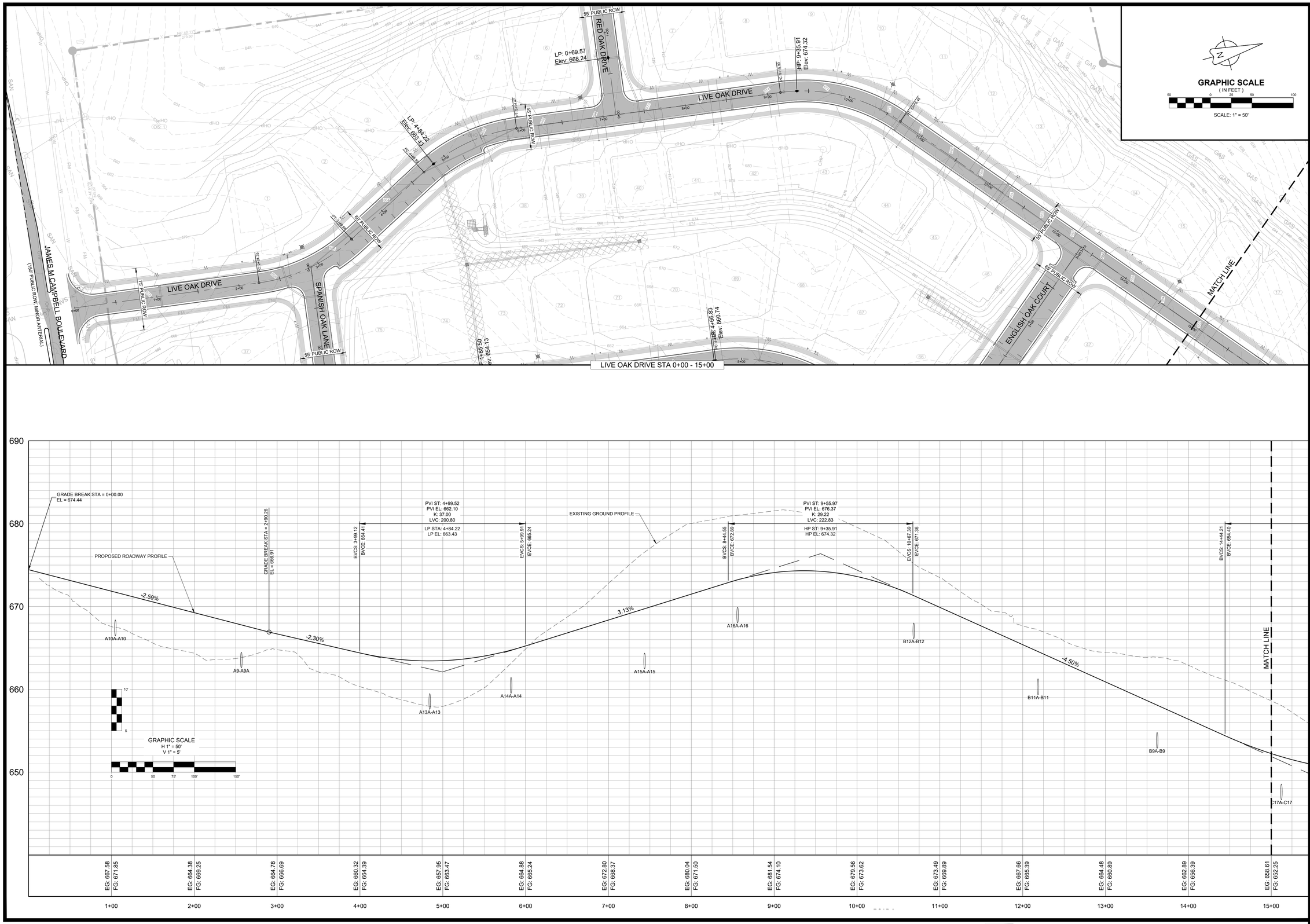

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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

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

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-6.0

T-SQUARE ENGINEERING

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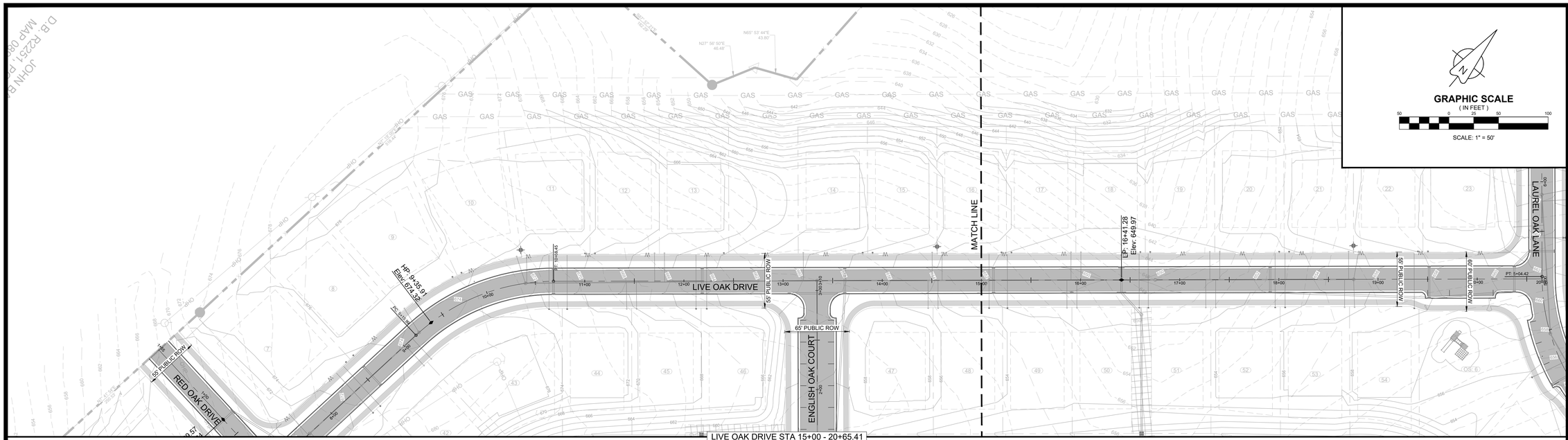

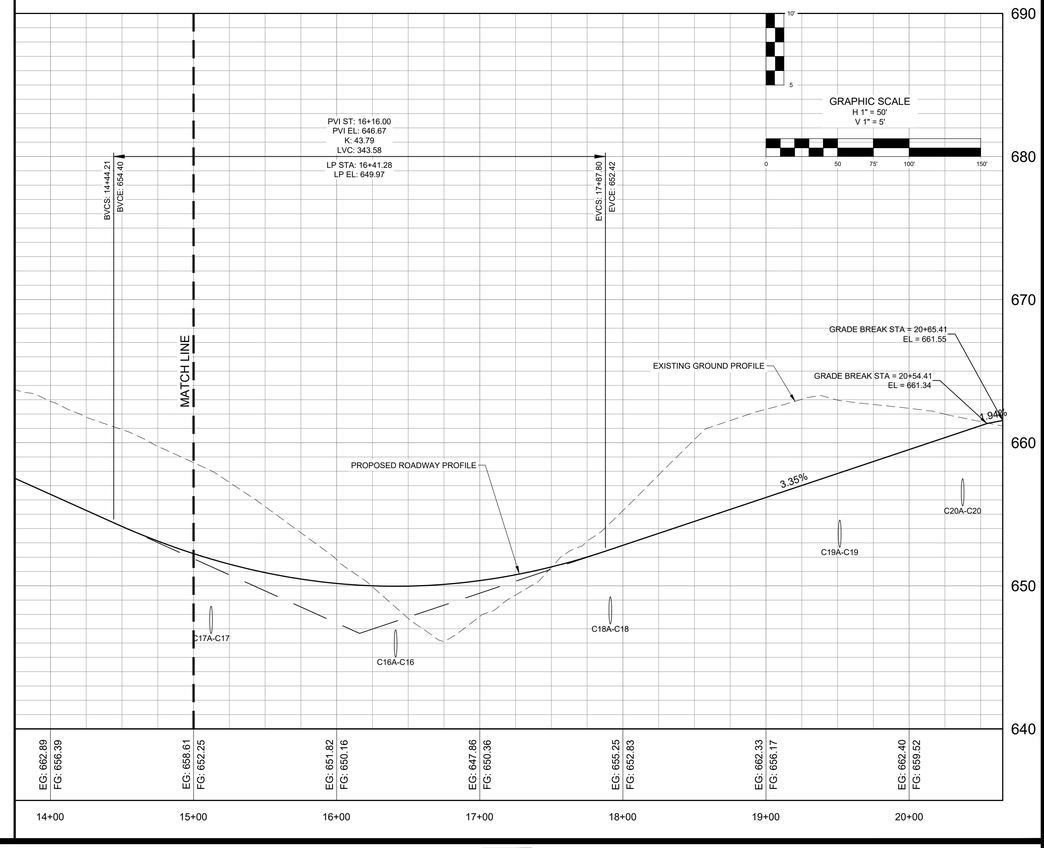

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3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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
12/16/2024

PROJECT
23-0533

SHEET
C-6.1

T-SQUARE ENGINEERING

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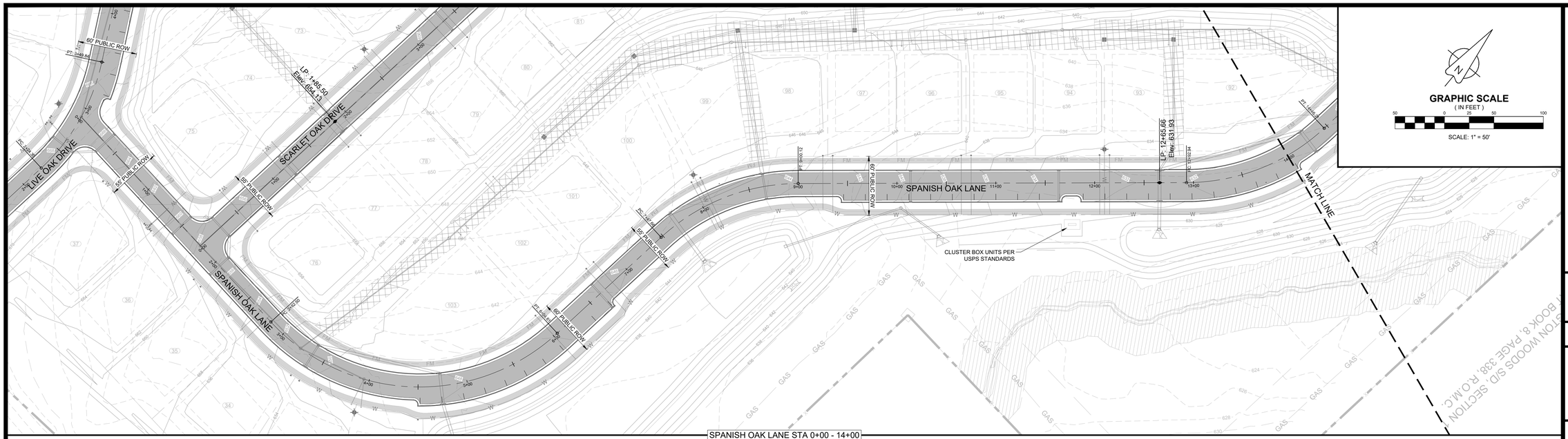

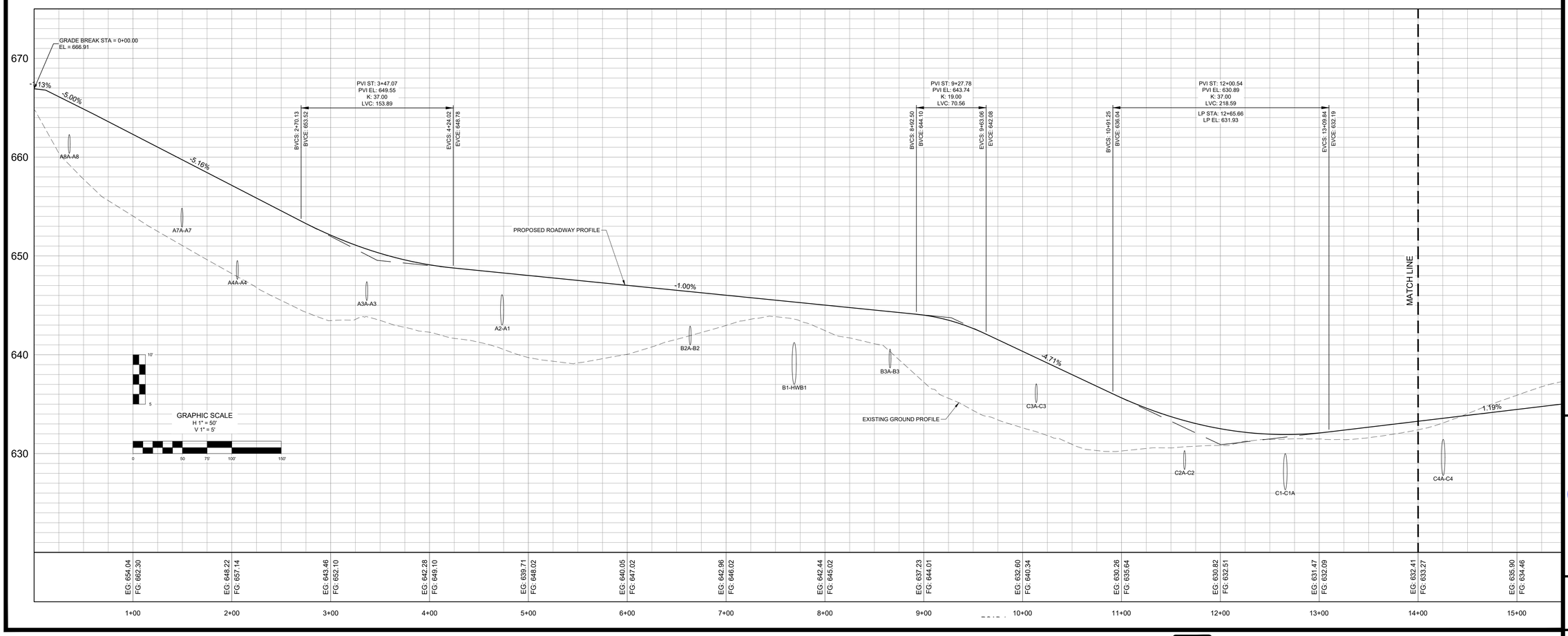

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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SPANISH OAK LANE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

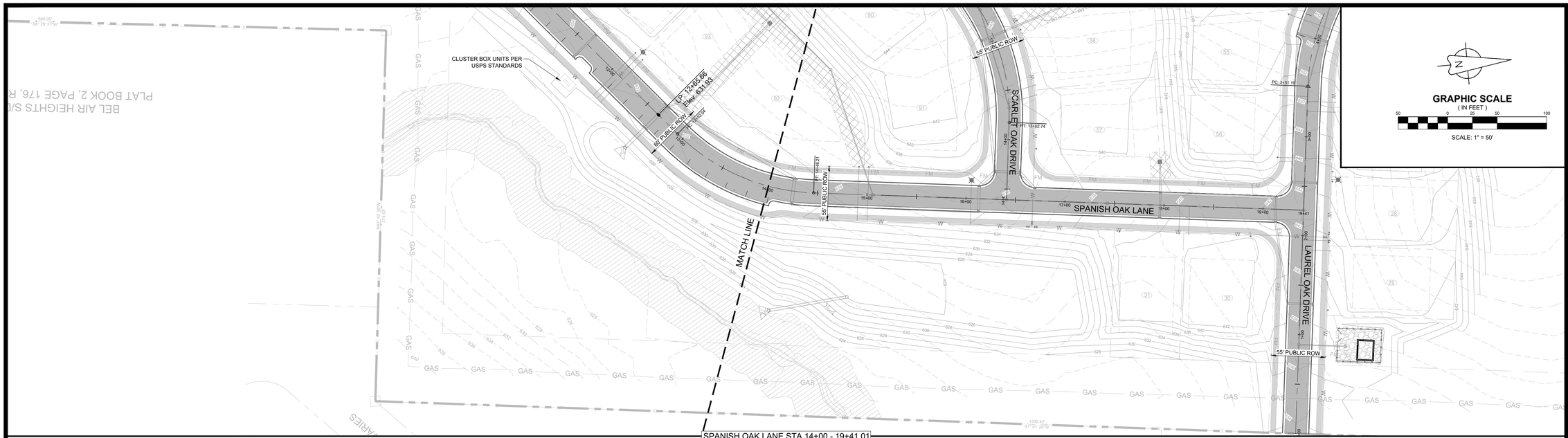
OAKWOOD DRIVE SUBDIVISION

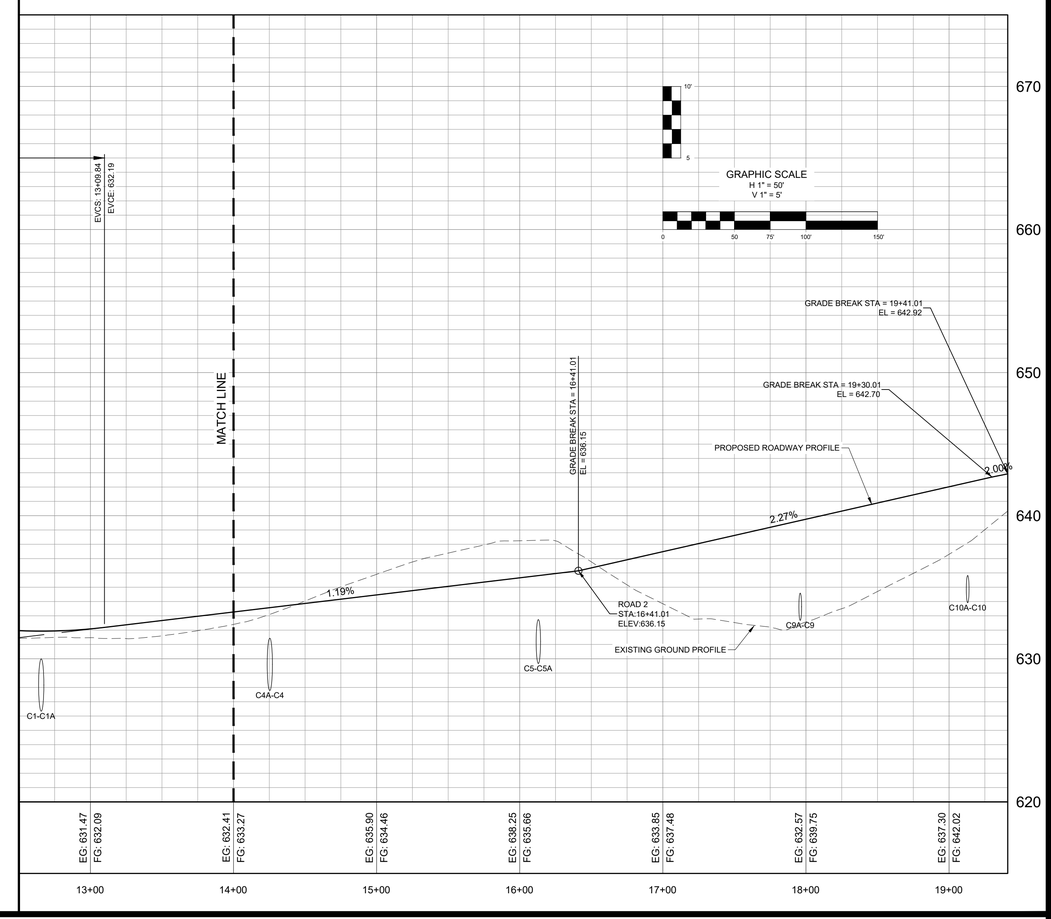
LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-6.2

T-SQUARE ENGINEERING





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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
12/16/2024

PROJECT
23-0533

SHEET
C-6.3

T-SQUARE ENGINEERING

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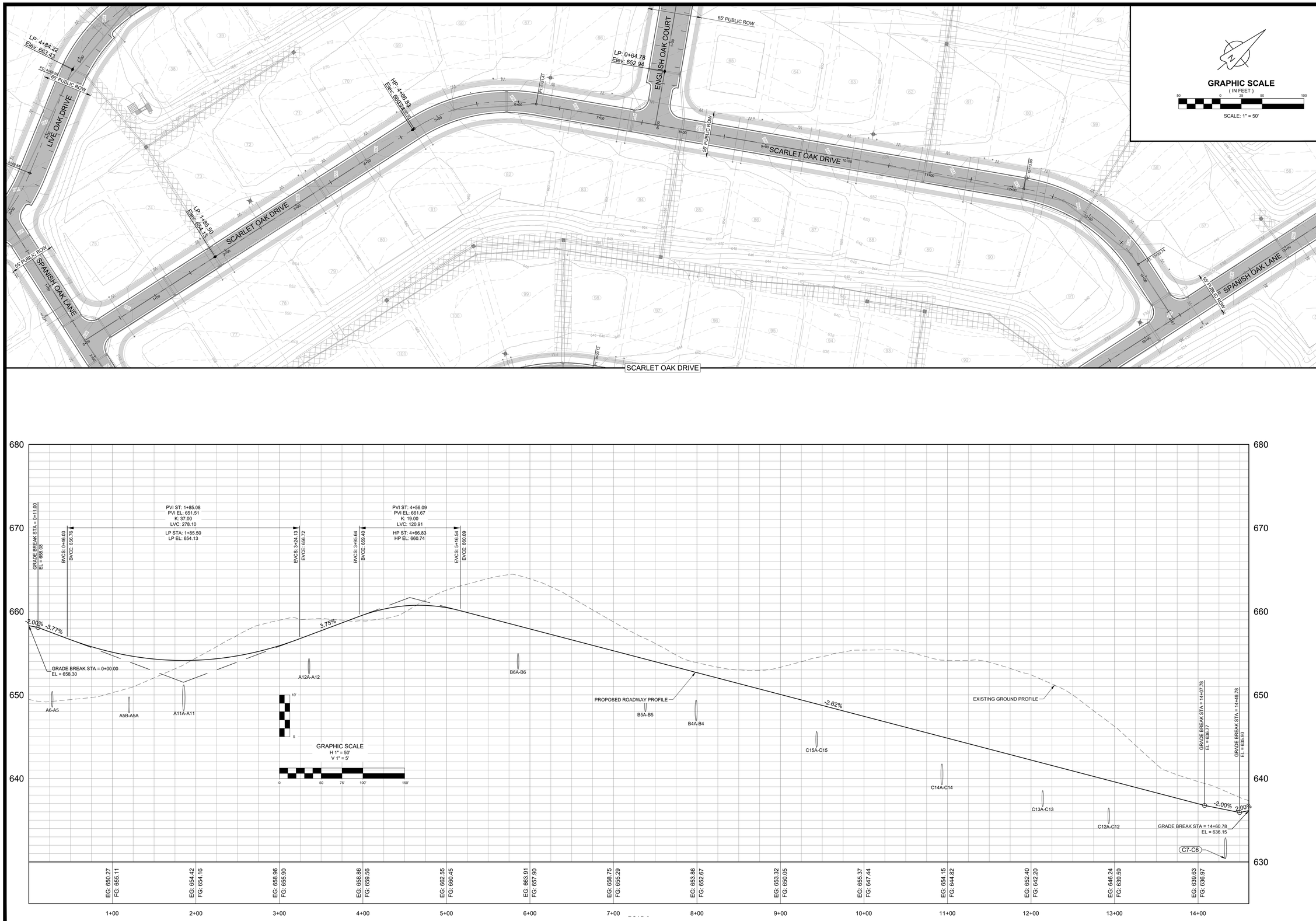

REVISIONS

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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
12/16/2024

PROJECT
23-0533

SHEET
C-6.4

T-SQUARE ENGINEERING

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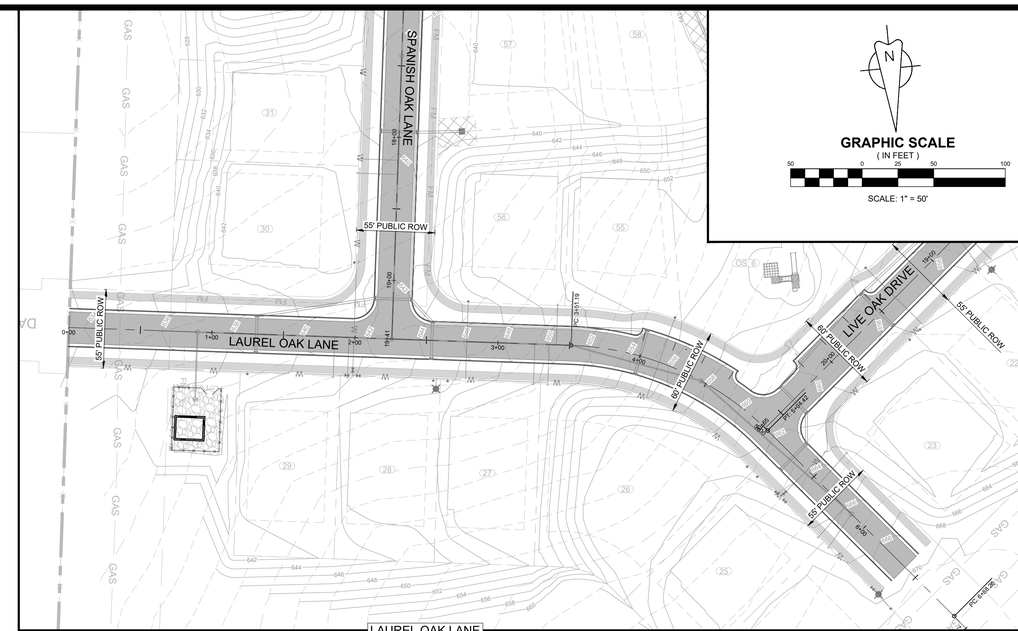

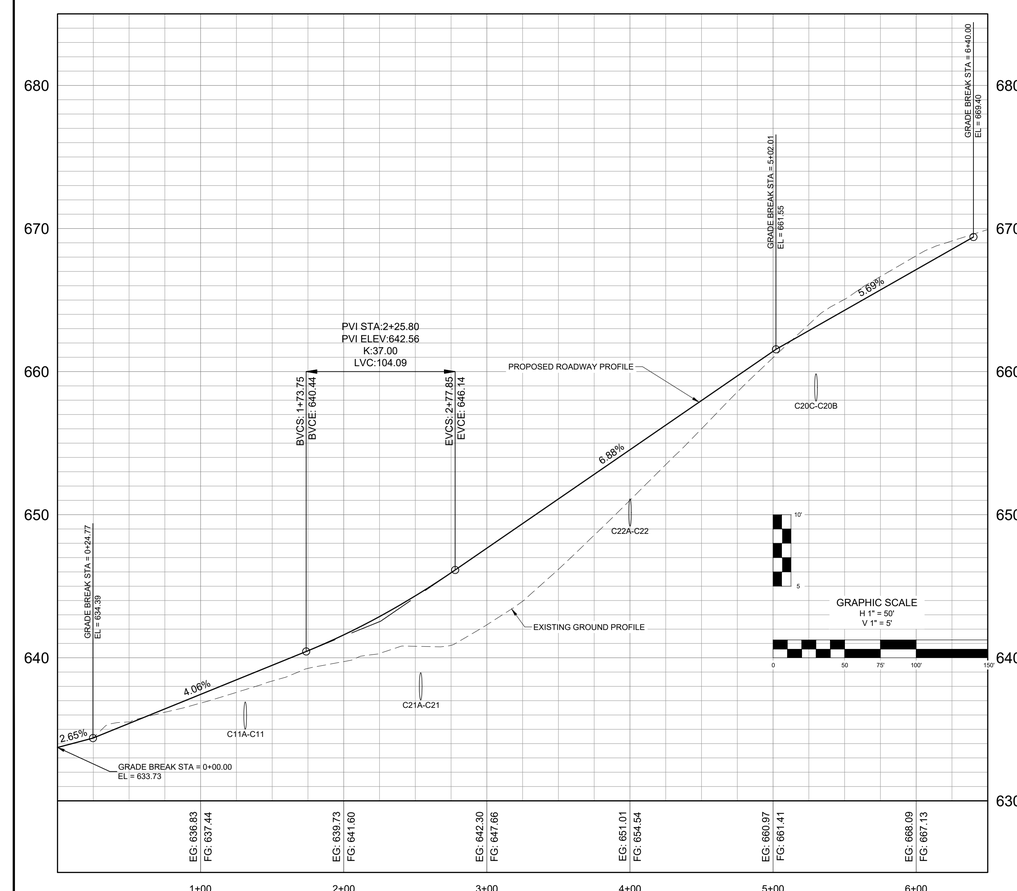

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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

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

OAKWOOD DRIVE SUBDIVISION

LOUIS T. STOVALL
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-6.5

T-SQUARE ENGINEERING

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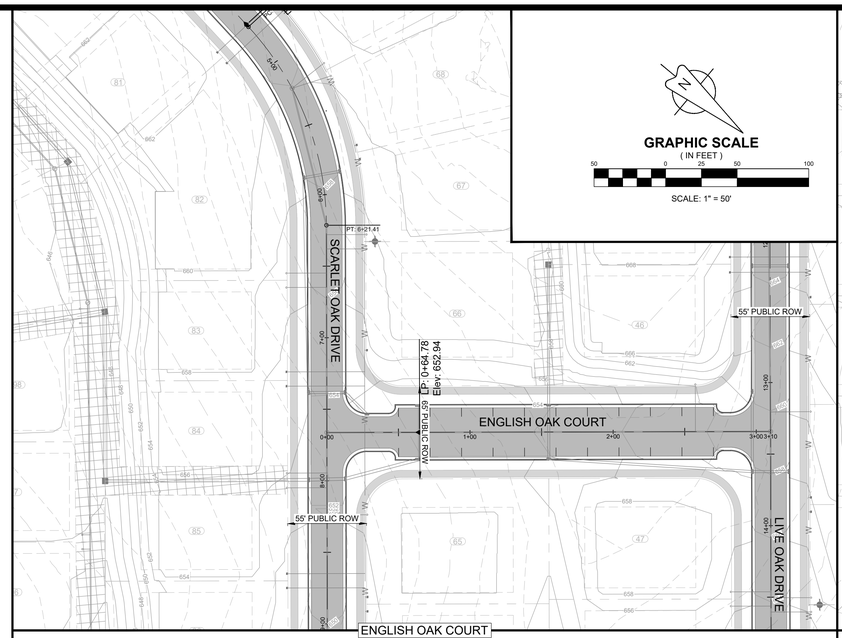

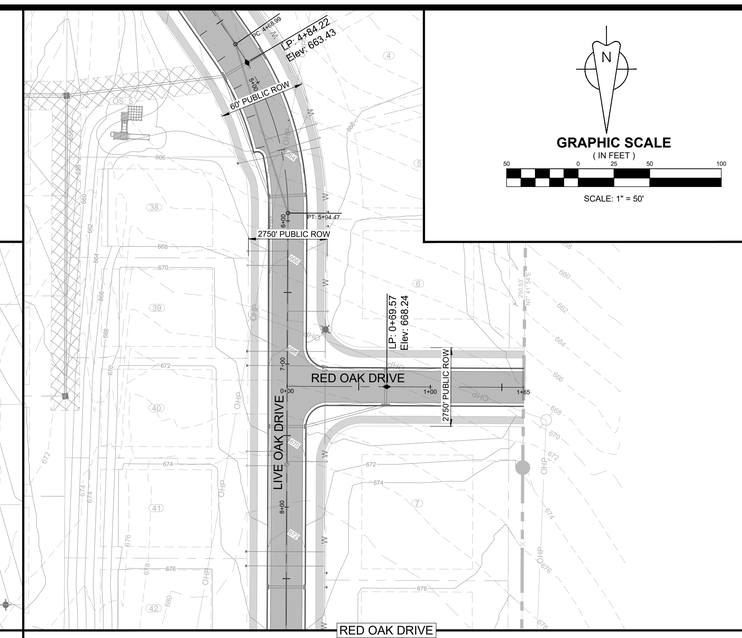

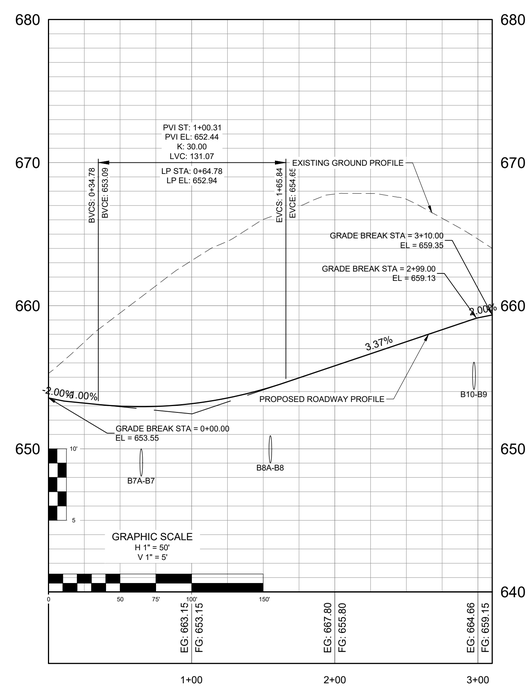

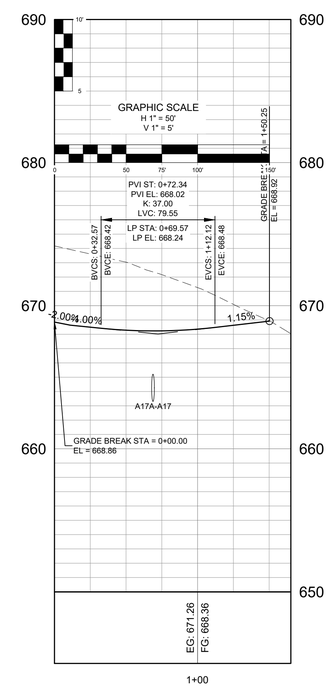

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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

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
12/16/2024

PROJECT
23-0533

SHEET
C-6.6

T-SQUARE ENGINEERING

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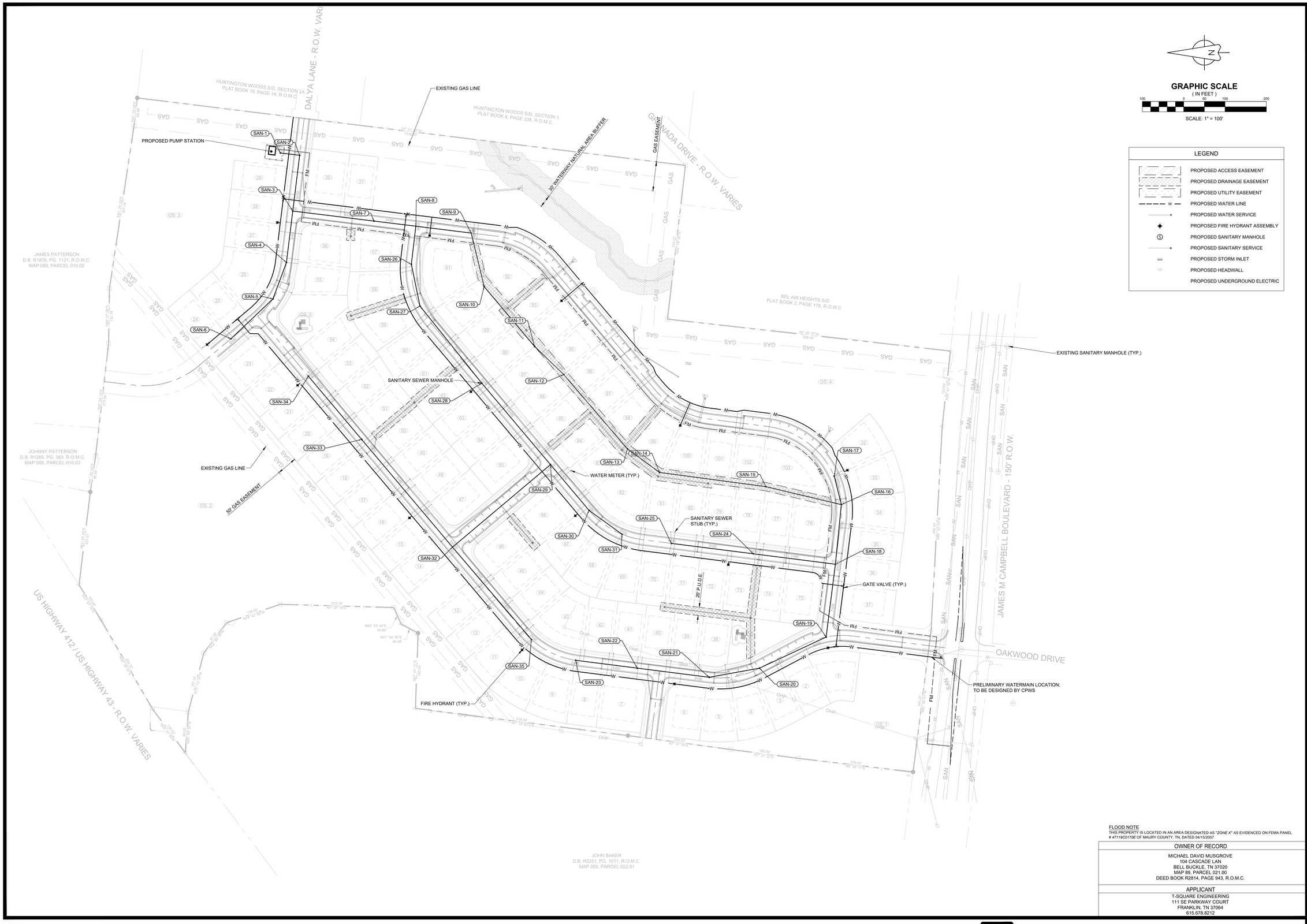

GRAPHIC SCALE

(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

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3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

12/16/2024

PROJECT
23-0533

SHEET
C-7.0

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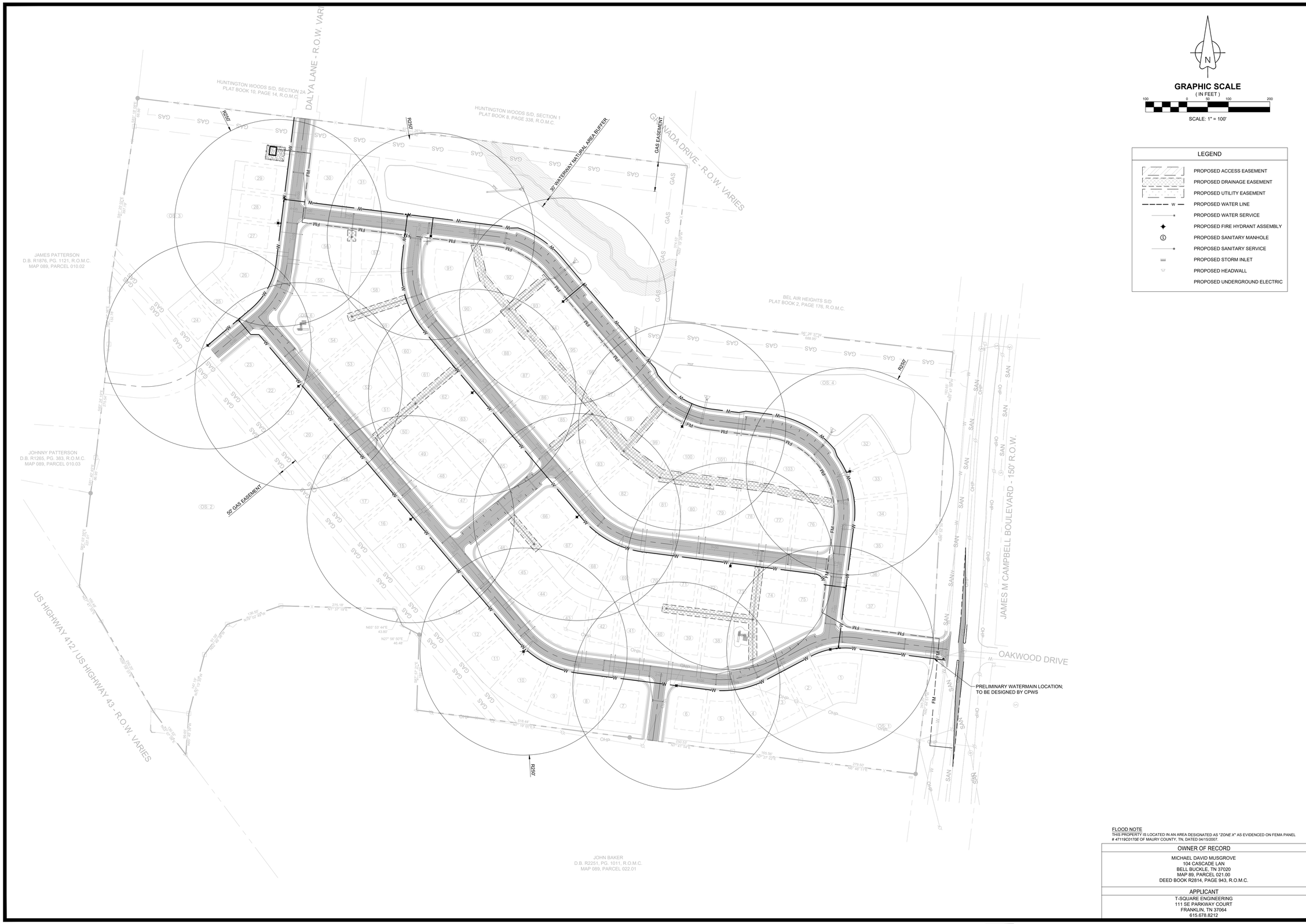

N

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

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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
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. SLOTKIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116485
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-7.1

T-SQUARE ENGINEERING

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 T- Utility Plan.dwg, 12/16/2024 4:26:44 PM

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

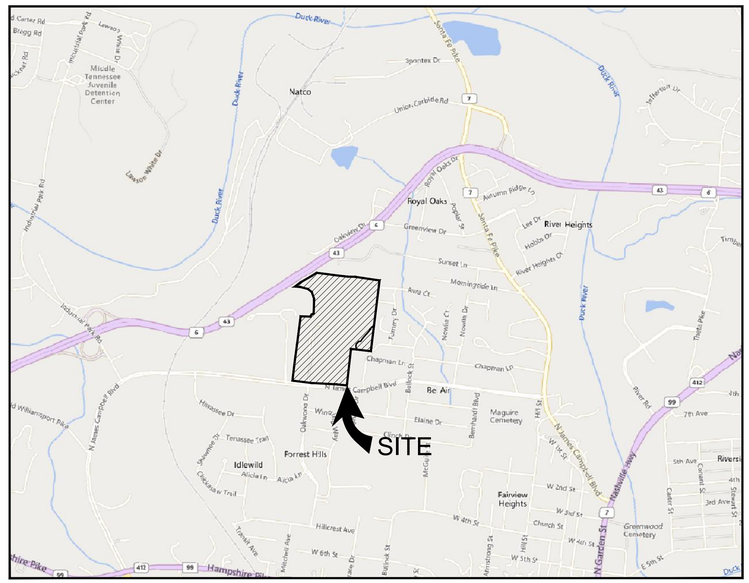
SURVEYOR: T-SQUARE SURVEYING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

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-5.0	GRADING PLAN
C-5.1	DRAINAGE PLAN
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
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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

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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
12/16/2024

PROJECT
23-0533

SHEET
C-0.0

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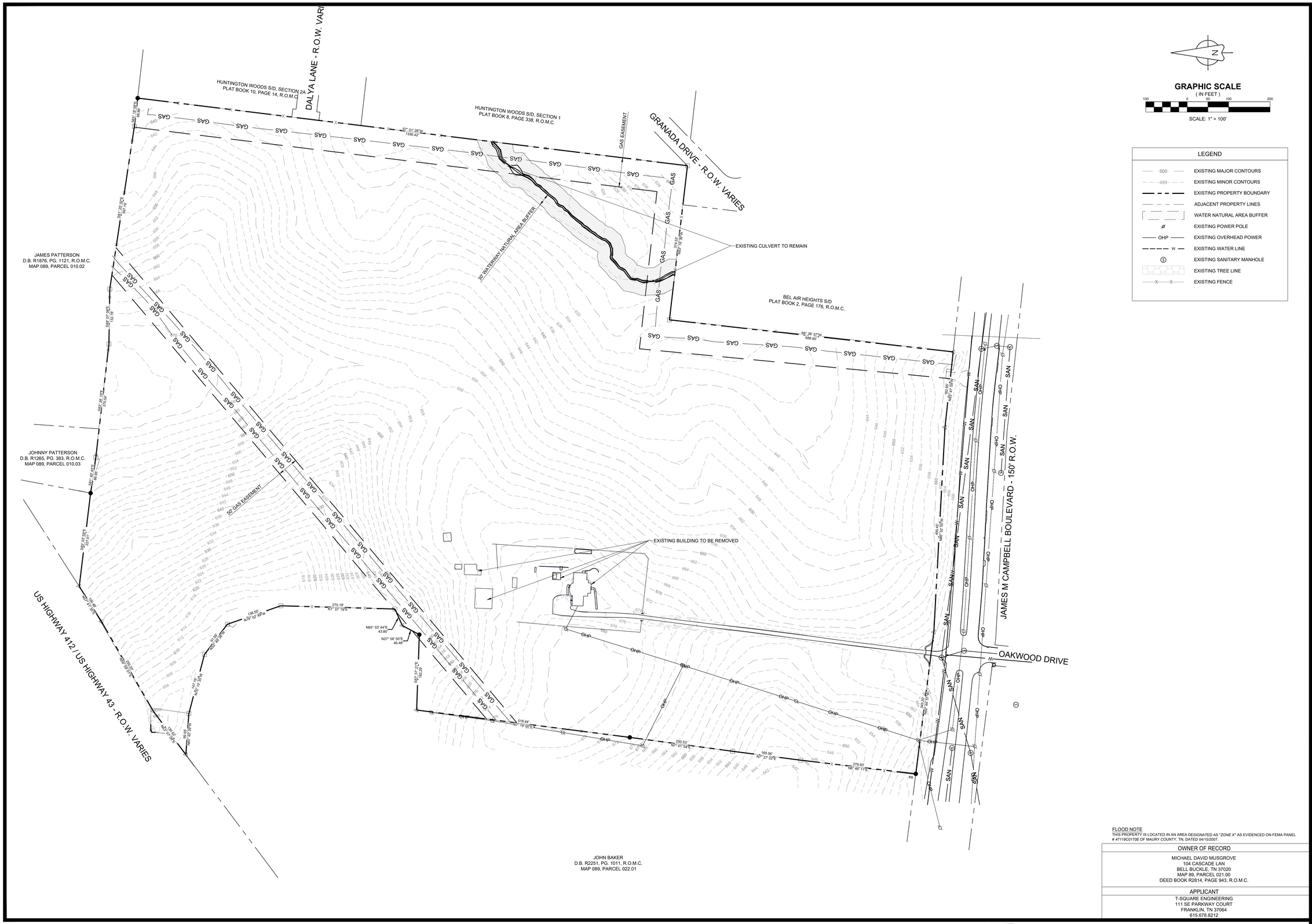

N

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
	EXISTING POWER POLE
OHP	EXISTING OVERHEAD POWER
W	EXISTING WATER LINE
S	EXISTING SANITARY MANHOLE
	EXISTING TREE LINE
X	EXISTING FENCE

FLOOD NOTE
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DRAWN BY: T-SQUARE
REVIEWER: LTS

EXISTING CONDITIONS

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

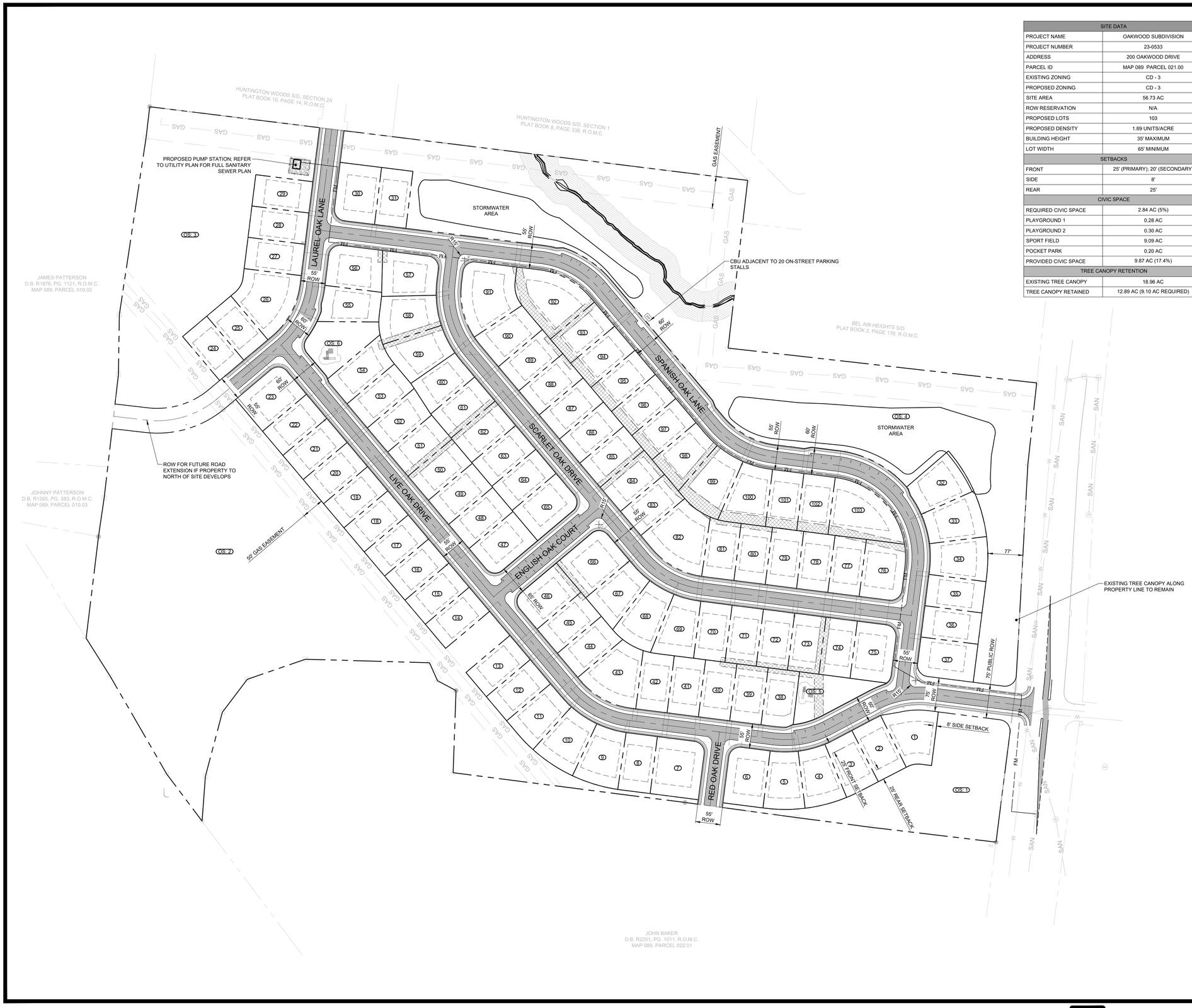
OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOYAD
REGISTERED ENGINEER
AGRICULTURE
NO. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-1.0

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 - Site Plan Prelim Plat.dwg, 12/16/2024 3:57:54 PM



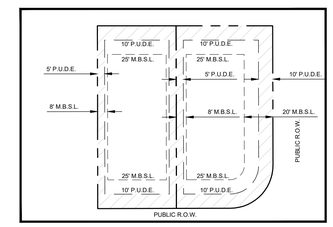
SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' 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'

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

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

DATE: 05/20/24
SCALE: AS SHOWN
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
12/16/2024

PROJECT
23-0533

SHEET
C-2.0

T-SQUARE ENGINEERING

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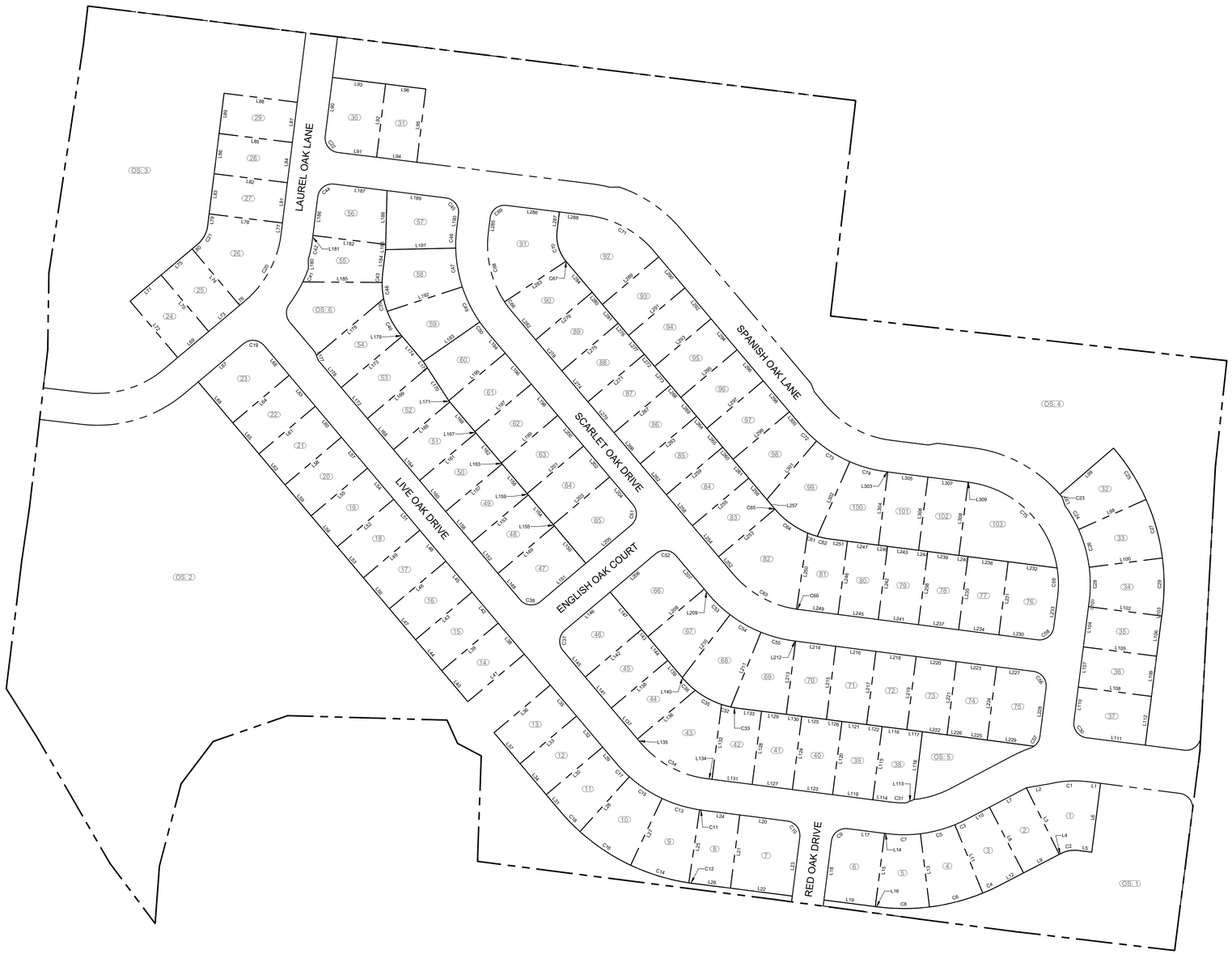

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

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

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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

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

LINE AND CURVE PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. STOYLAND
REGISTERED ENGINEER
AGRICULTURE
NO. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-2.1

T-SQUARE ENGINEERING

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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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

LINE AND CURVE TABLES

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

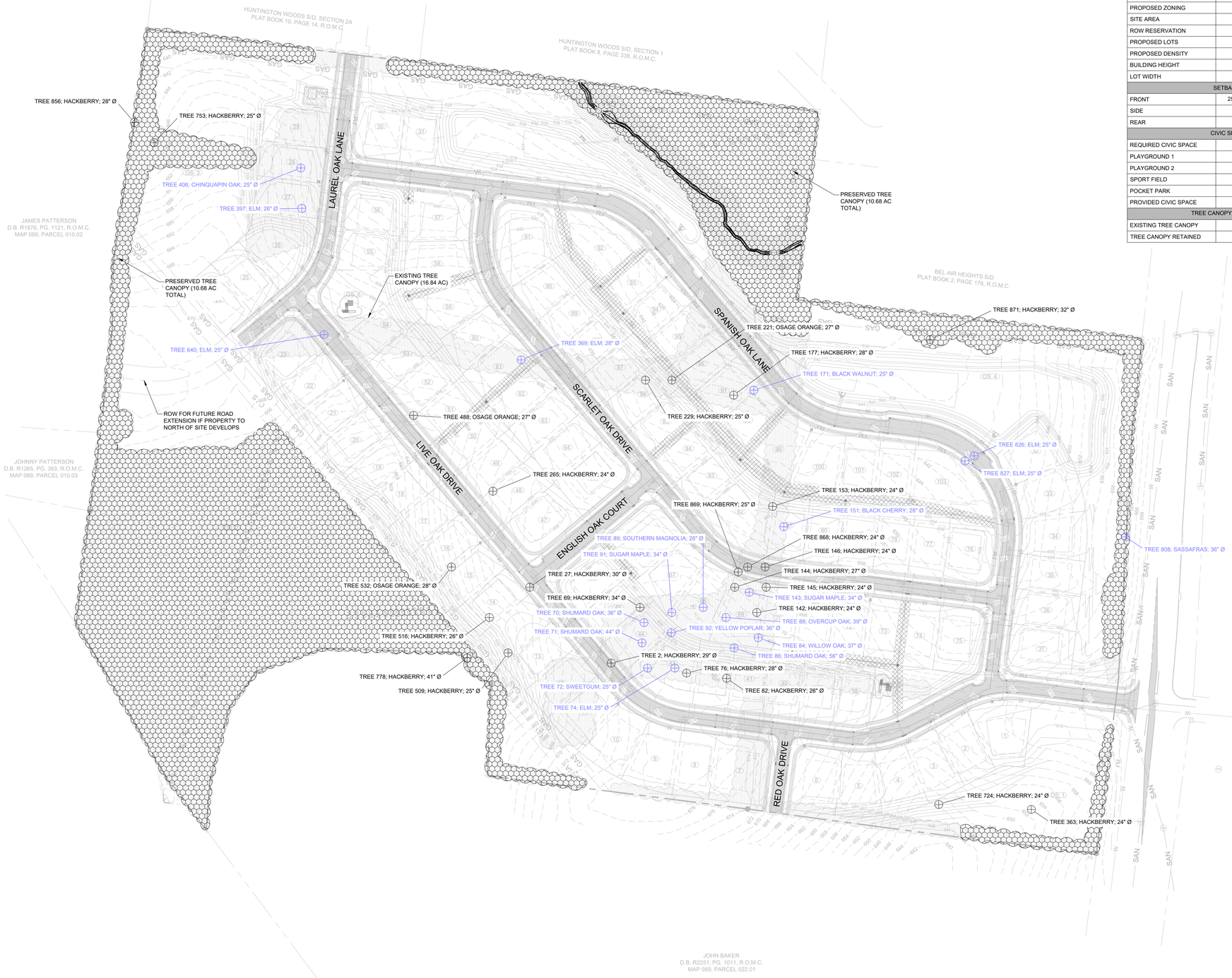
OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 115487
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-2.2

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 1 - Site Plan.dwg, 12/16/2024 4:32:28 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'

LEGEND

- PROPOSED LOT LINES
- (00) 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

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: 19
- TOTAL HERITAGE INCHES BEING REMOVED: 601 CALIPER INCHES - 1,202 CALIPER INCHES OF REPLACEMENT
- TOTAL REPLACEMENT TREES AT 2.5 CALIPER INCHES = 481 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

REVISIONS		
NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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
12/16/2024

PROJECT
23-0533

SHEET
C-2.3

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 2 - Resource Protection.dwg, 12/16/2024 3:58:40 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)

CIVIC SPACE EN FRONTS A THOROUGHFARE STREET TYPE OF AT LEAST 50 PERCENT.

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

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

HUNTINGTON WOODS S/D, SECTION 2A
PLAT BOOK 10, PAGE 14, R.O.M.C.

HUNTINGTON WOODS S/D, SECTION 1
PLAT BOOK 8, PAGE 338, R.O.M.C.

BEL AIR HEIGHTS S/D
PLAT BOOK 2, PAGE 176, R.O.M.C.

JAMES PATTERSON
D.B. R1878, PG. 1121, R.O.M.C.
MAP 089, PARCEL 010.02

JOHNNY PATTERSON
D.B. R1265, PG. 383, R.O.M.C.
MAP 089, PARCEL 010.03

JOHN BAKER
D.B. R2251, PG. 1011, R.O.M.C.
MAP 089, PARCEL 022.01

LAUREL OAK LANE
SPANISH OAK LANE
SCARLET OAK DRIVE
LIVE OAK DRIVE
ENGLISH OAK COURT
RED OAK DRIVE

SPORT FIELD (DISC GOLF)
THOROUGHFARE
FRONTAGE: 2,156 FT (42.6%)

DISC GOLF TARGET (TYP.)

EXISTING TREE LINE AT ROADWAY TO REMAIN

77'

DISC GOLF TEE OFF AREA (TYP.)

PLAYGROUND 2
THOROUGHFARE
FRONTAGE: 152 FT (32.5%)

POCKET PARK
THOROUGHFARE
FRONTAGE: 70 FT (17.7%)

PLAYGROUND 1
THOROUGHFARE
FRONTAGE: 228 FT (42.2%)

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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3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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 COMMERCE
NO. 115488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-2.4

T-SQUARE ENGINEERING

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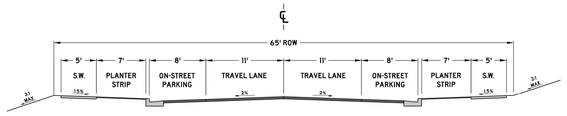
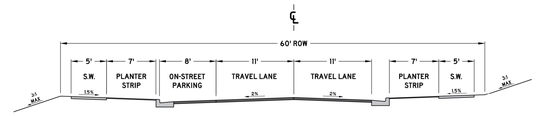


NOTES:

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

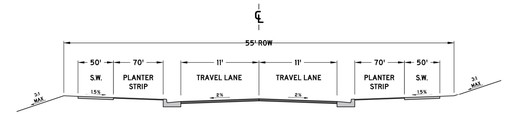
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES (NTS)	DATE 7/1/2024 DS-10



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

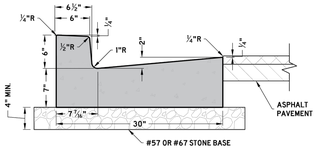
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD STREET PARALLEL PARKING ONE SIDE (NTS)	DATE 7/1/2024 DS-11



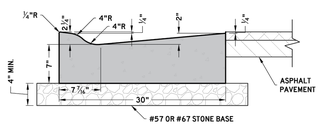
NOTES:

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



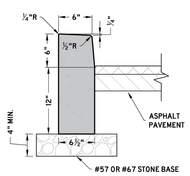
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

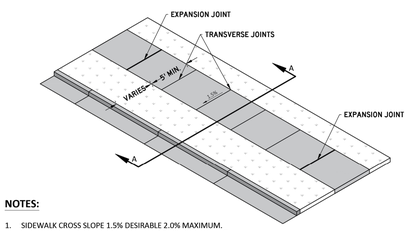
NOTES:

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



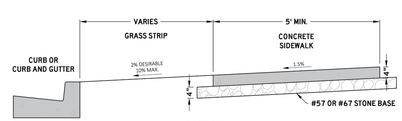
VERTICAL POST CURB

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



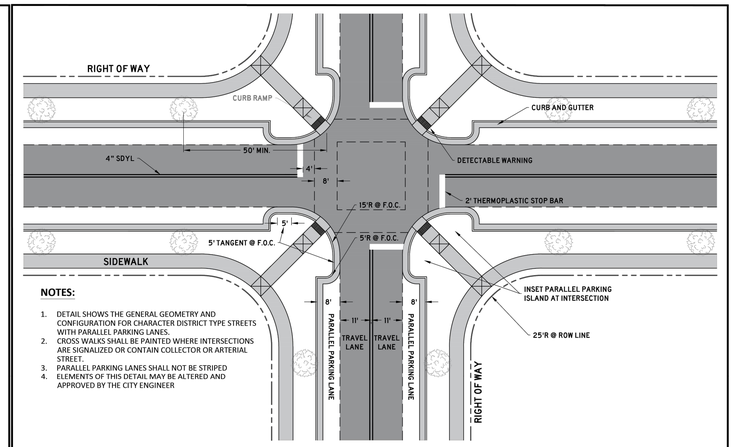
NOTES:

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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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
12/16/2024

PROJECT
23-0533

SHEET
C-2.5

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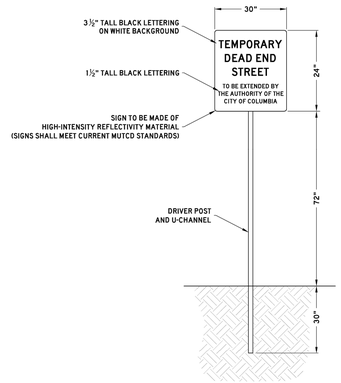


CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

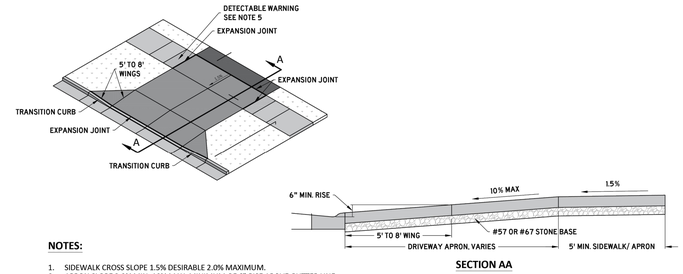
STANDARD DETAILS

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
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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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
12/16/2024

PROJECT
23-0533

SHEET
C-2.6

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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

GENERAL EROSION NOTES:

A. ALL STORMWATER IS TO BE TREATED THROUGH VARIOUS EPSC MEASURES BEFORE IT REACHES THE PERMANENT STORM INFRASTRUCTURE. ALL PIPES TO REMAIN CLEAN DURING CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

M. NOTE THAT DISTURBANCE IS NOT PROPOSED FOR ANY LOT AREAS; ONLY FOR ROADS, STORMWATER, AND UTILITY INFRASTRUCTURE.

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

MAINTENANCE:

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

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

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

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

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

FLOOD NOTE
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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
TENNESSEE
No. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-3.0

T-SQUARE ENGINEERING

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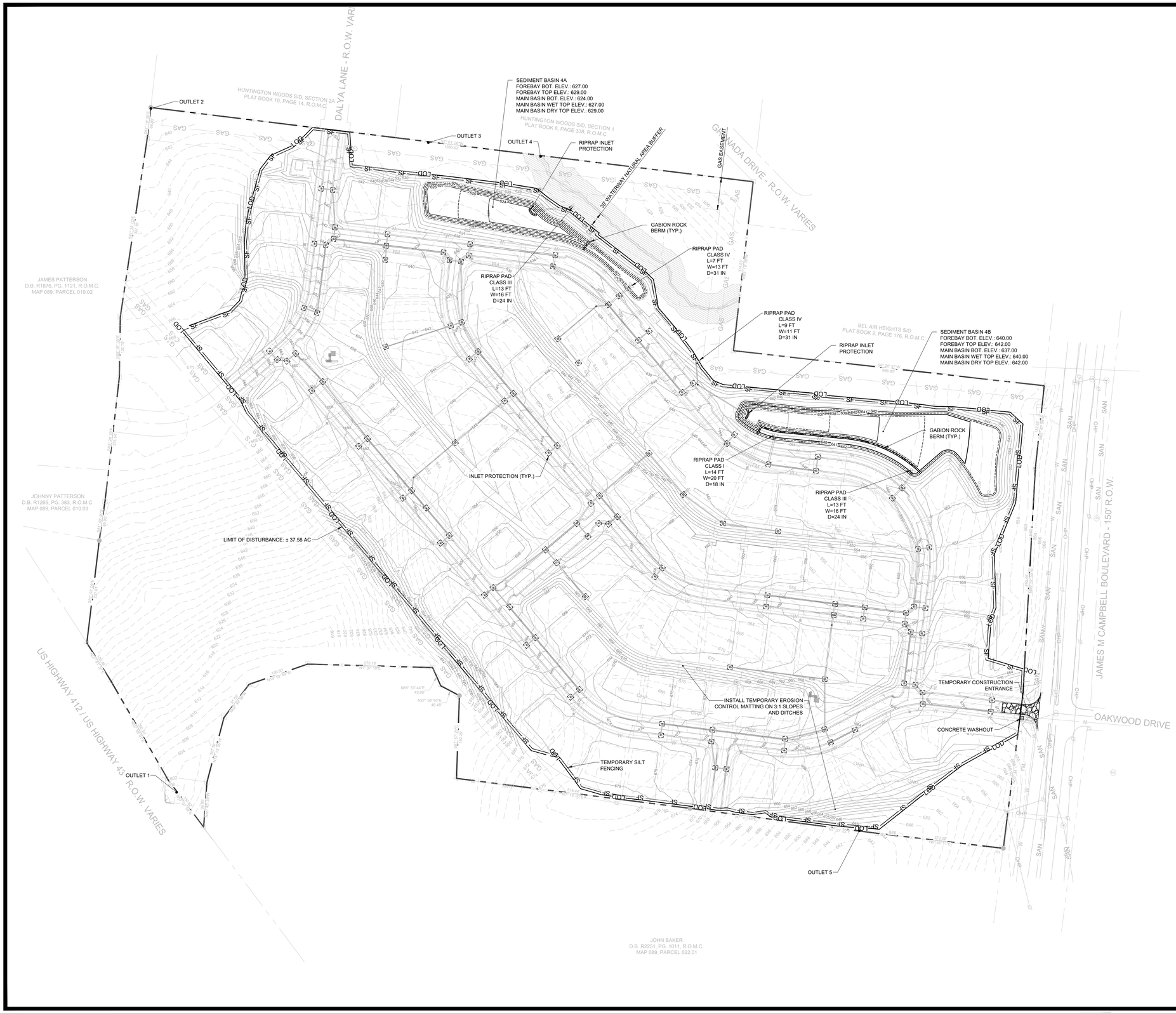


GRAPHIC SCALE

(IN FEET)

100 0 50 100 200

SCALE: 1" = 100'

LEGEND

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

GENERAL EROSION NOTES:

A. ALL STORMWATER IS TO BE TREATED THROUGH VARIOUS EPSC MEASURES BEFORE IT REACHES THE PERMANENT STORM INFRASTRUCTURE. ALL PIPES TO REMAIN CLEAN DURING CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

M. NOTE THAT DISTURBANCE IS NOT PROPOSED FOR ANY LOT AREAS; ONLY FOR ROADS, STORMWATER, AND UTILITY INFRASTRUCTURE.

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

MAINTENANCE:

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

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

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

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

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

FLOOD NOTE

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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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

TEMPORARY EROSION CONTROL PLAN

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

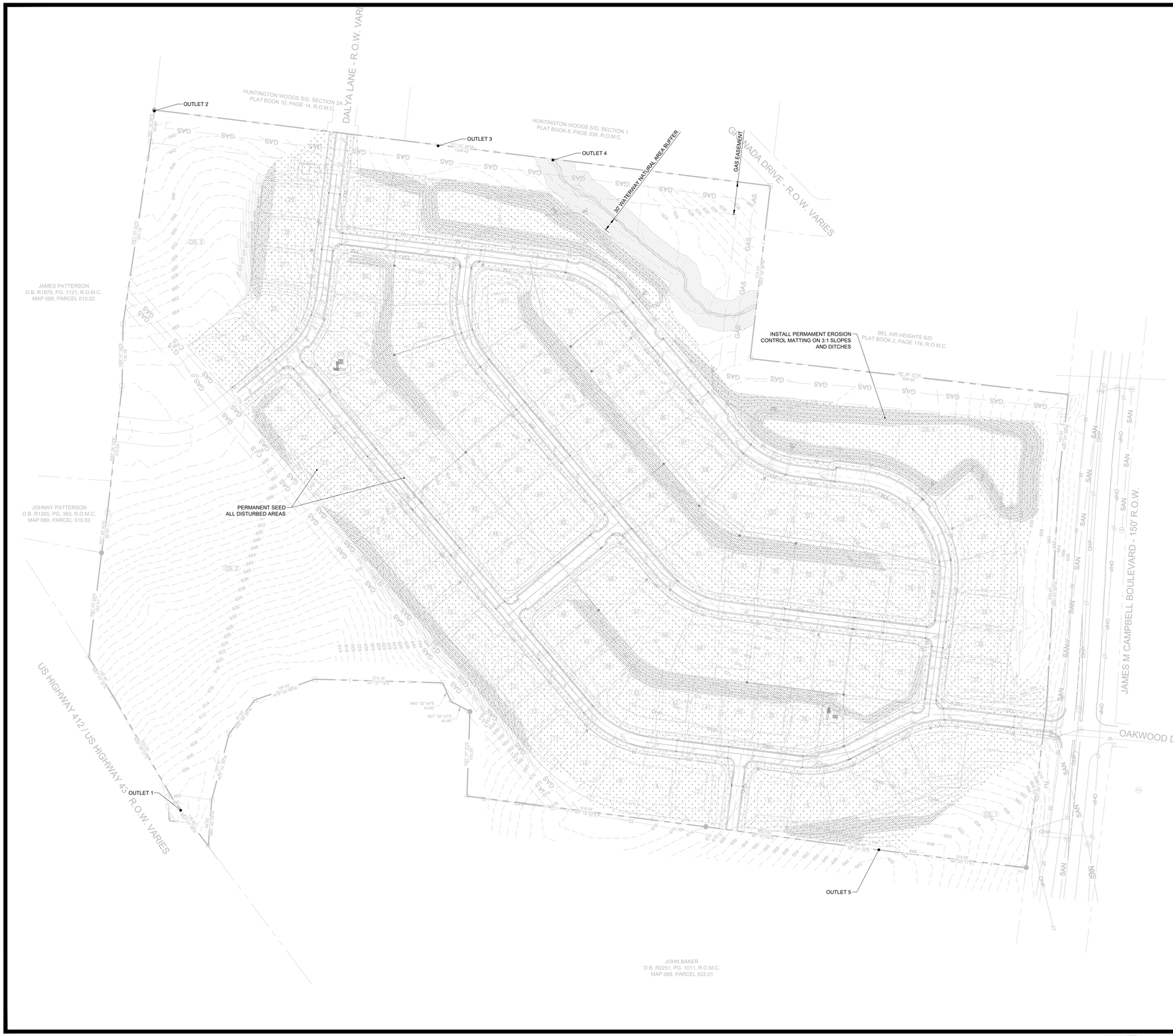
OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
No. 116485
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-3.1

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 3 - Erosion Control Plan.dwg, 12/16/2024 4:00:22 PM



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
	PROPOSED PERMANENT SEEDING
	PROPOSED EROSION CONTROL MAT

GENERAL EROSION NOTES:

A. ALL STORMWATER IS TO BE TREATED THROUGH VARIOUS EPSC MEASURES BEFORE IT REACHES THE PERMANENT STORM INFRASTRUCTURE. ALL PIPES TO REMAIN CLEAN DURING CONSTRUCTION.

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

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

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

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

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

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

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

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

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

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

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

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

M. NOTE THAT DISTURBANCE IS NOT PROPOSED FOR ANY LOT AREAS; ONLY FOR ROADS, STORMWATER, AND UTILITY INFRASTRUCTURE.

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

MAINTENANCE:

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

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

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

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

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

FLOOD NOTE
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
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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
12/16/2024

PROJECT
23-0533

SHEET
C-3.2

T-SQUARE ENGINEERING

P:\Projects\2023\23-0533 (Oakwood Dr - Drew Taylor)\Production\23-0533 3 - Erosion Control Plan.dwg, 12/16/2024 4:00:11 PM

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 843, 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
SCALE: AS SHOWN
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
12/16/2024

PROJECT
23-0533

SHEET
C-5.0

T-SQUARE ENGINEERING

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 5 - Grading and Drainage Plan.dwg, 12/16/2024 4:01:31 PM

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
	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 843, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

REVISIONS

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

DRAINAGE PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116485
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-5.1

T-SQUARE ENGINEERING

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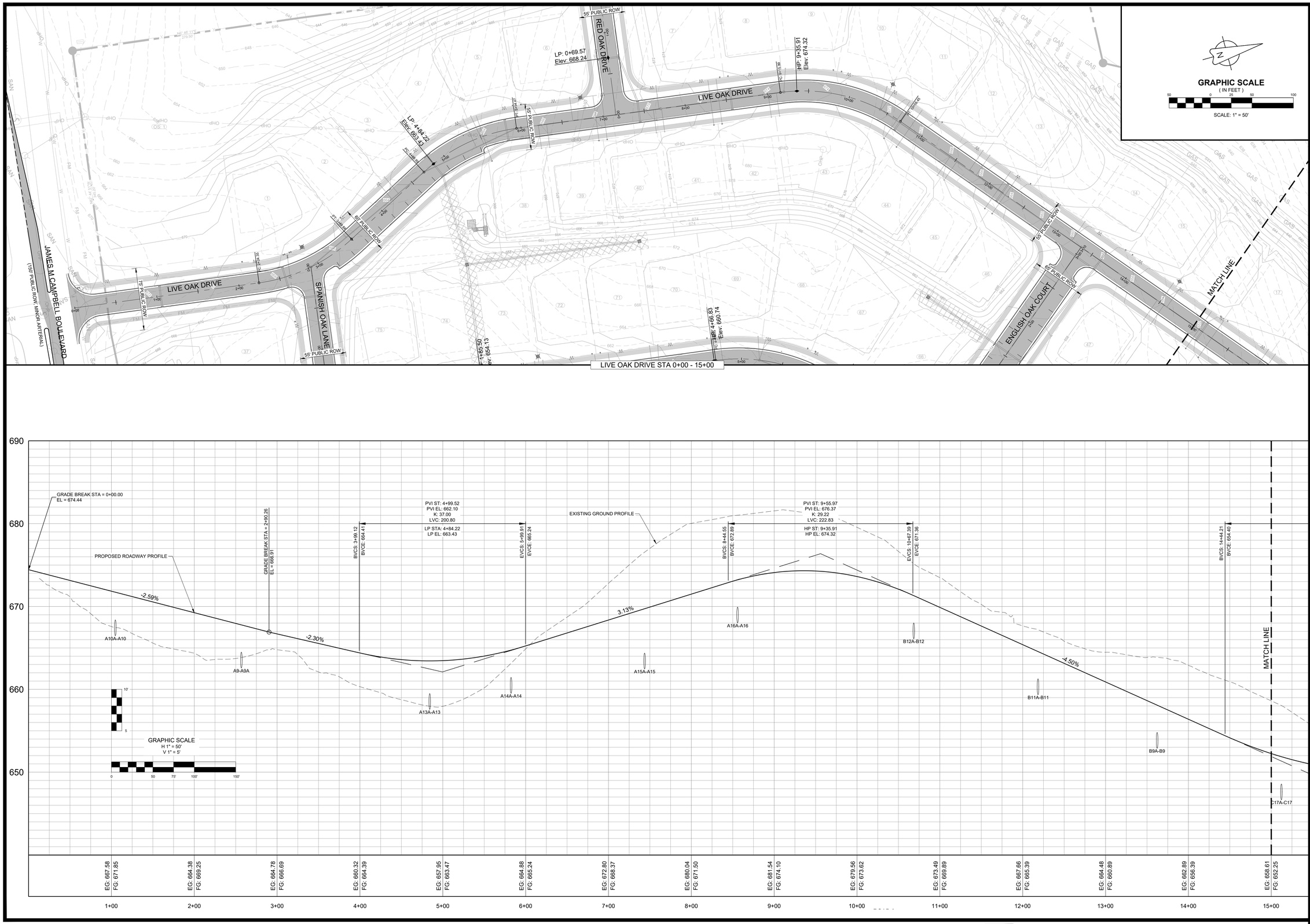

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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

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

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-6.0

T-SQUARE ENGINEERING

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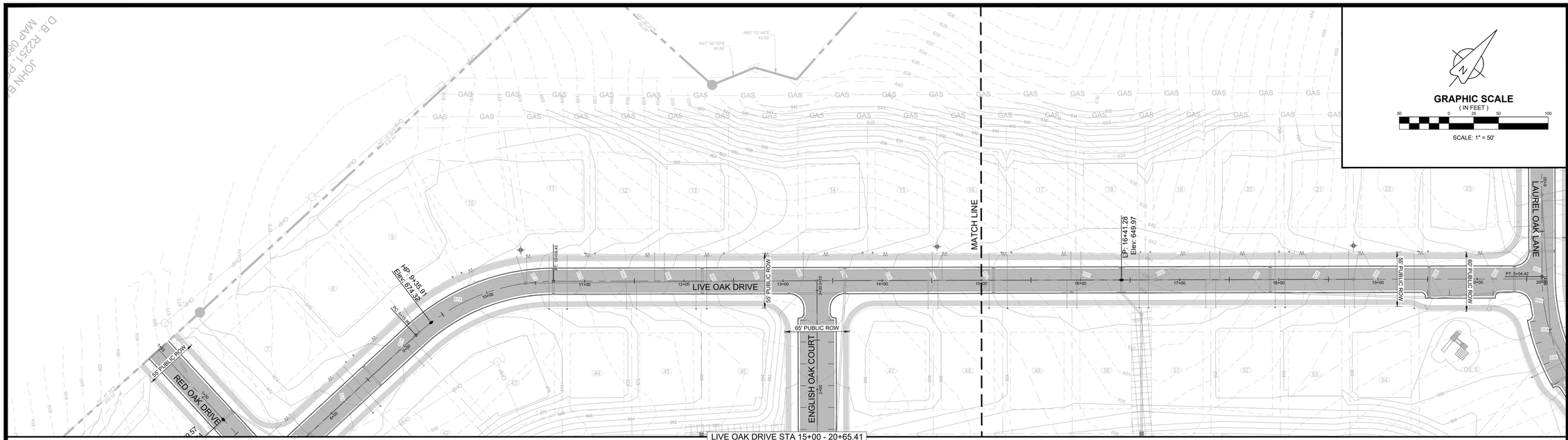

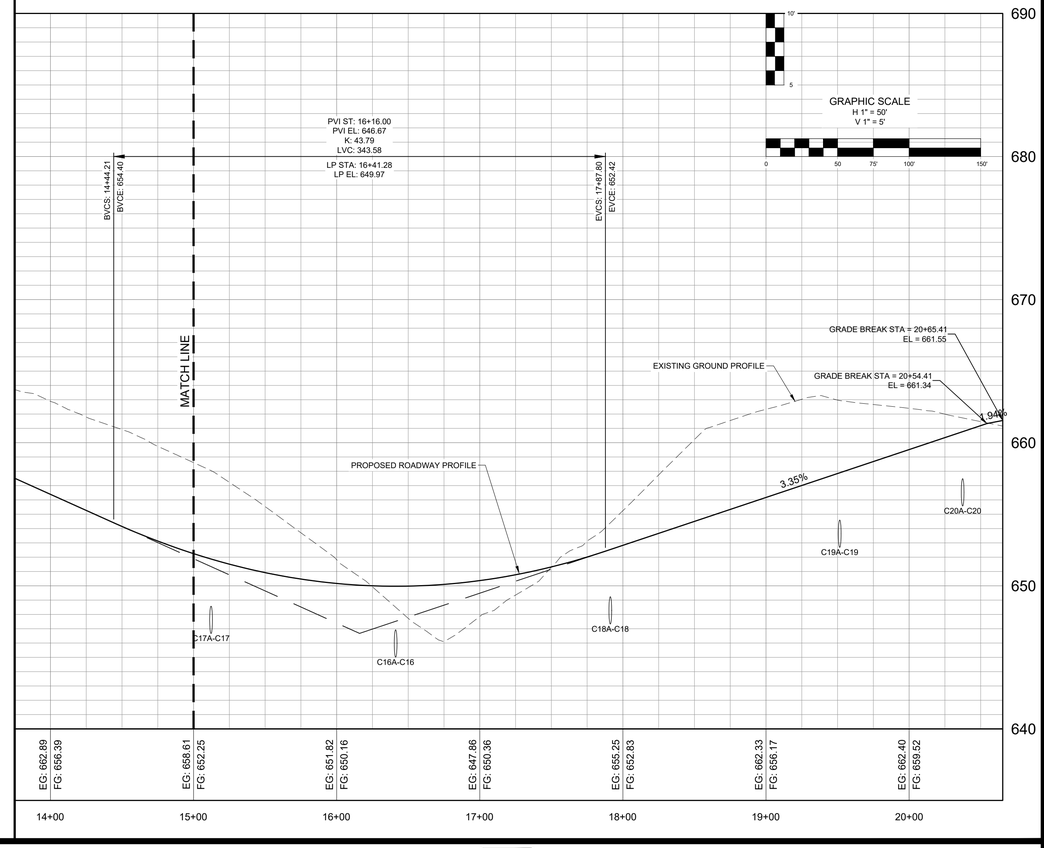

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DRAWN BY: T-SQUARE
REVIEWER: LTS

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
12/16/2024

PROJECT
23-0533

SHEET
C-6.1

T-SQUARE ENGINEERING

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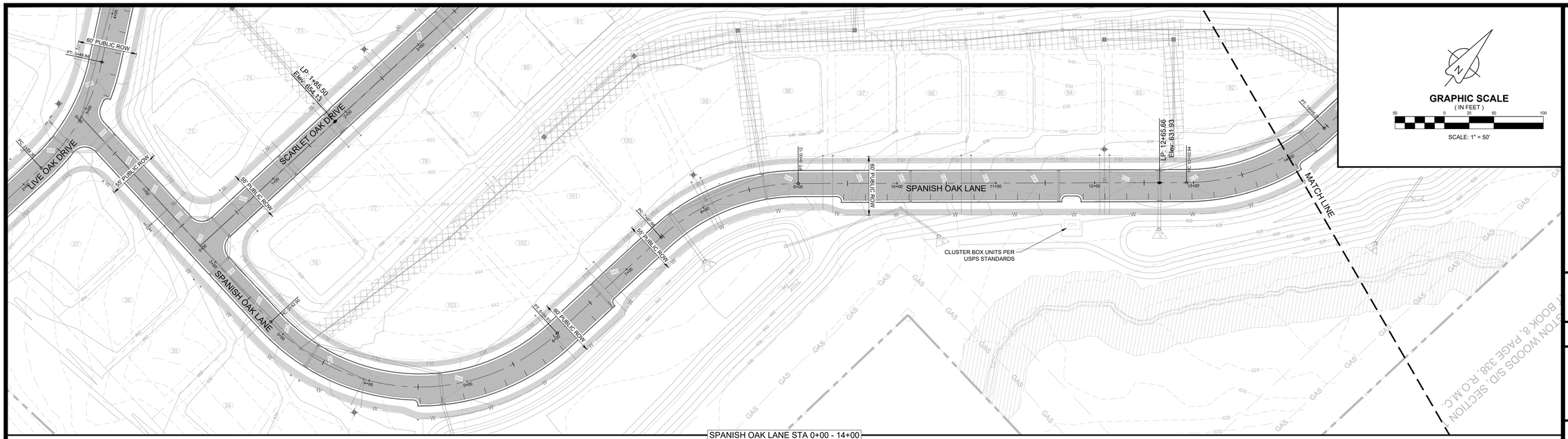

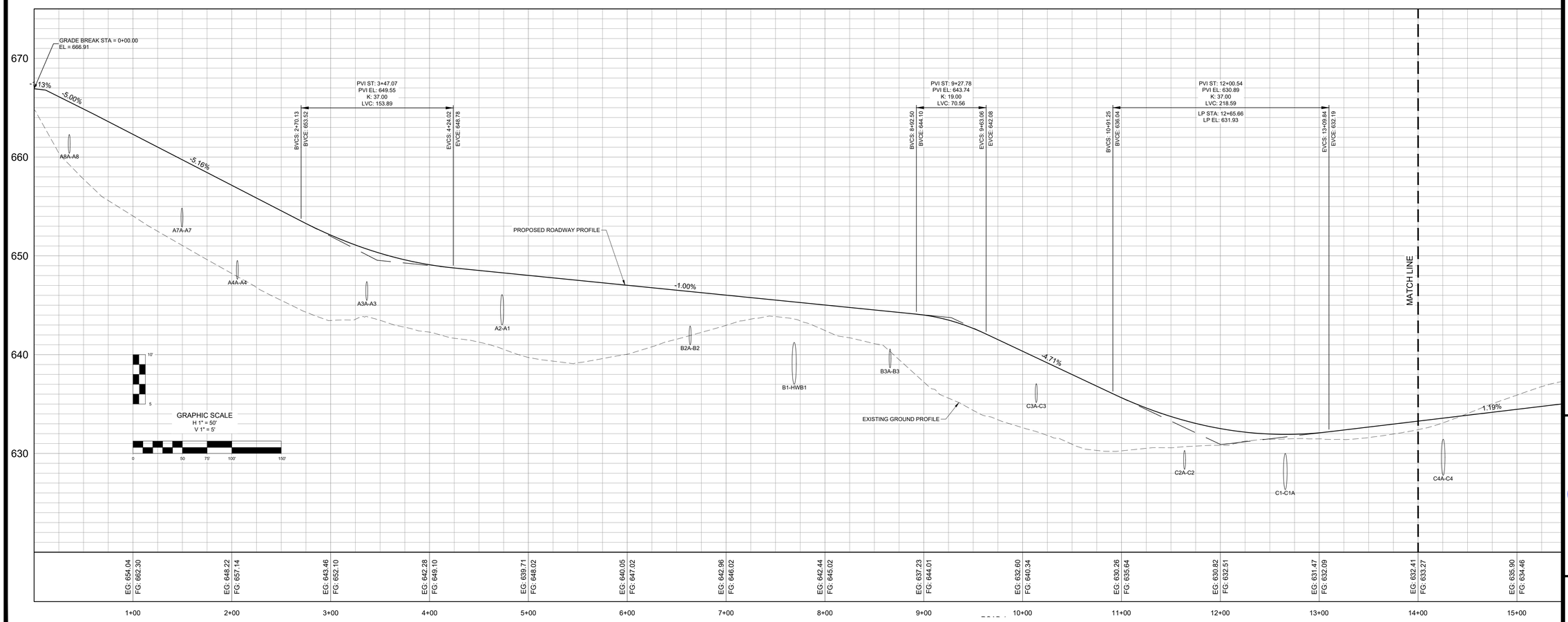

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DRAWN BY: T-SQUARE
REVIEWER: LTS

SPANISH OAK LANE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-6.2

T-SQUARE ENGINEERING

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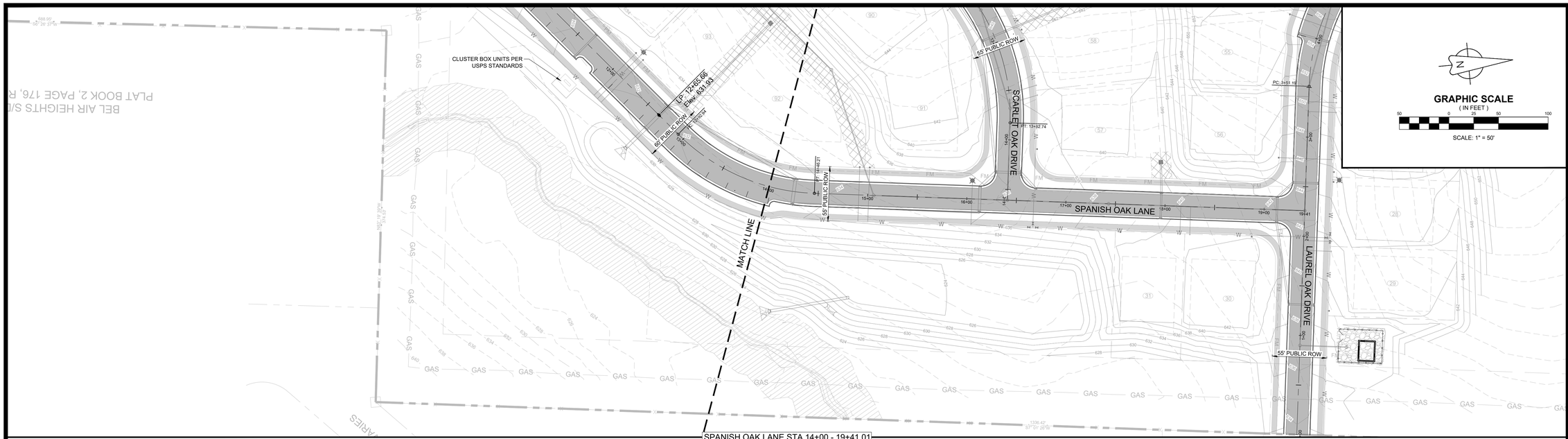

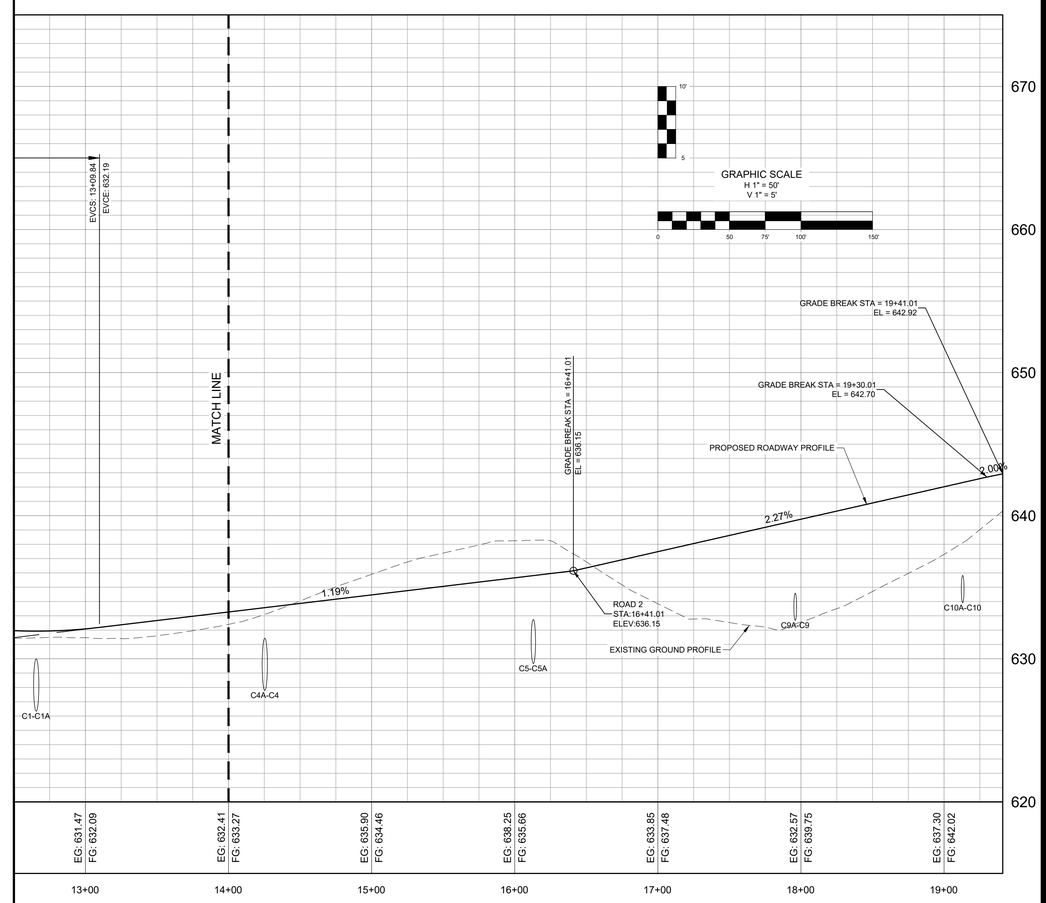

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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

SPANISH OAK LANE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

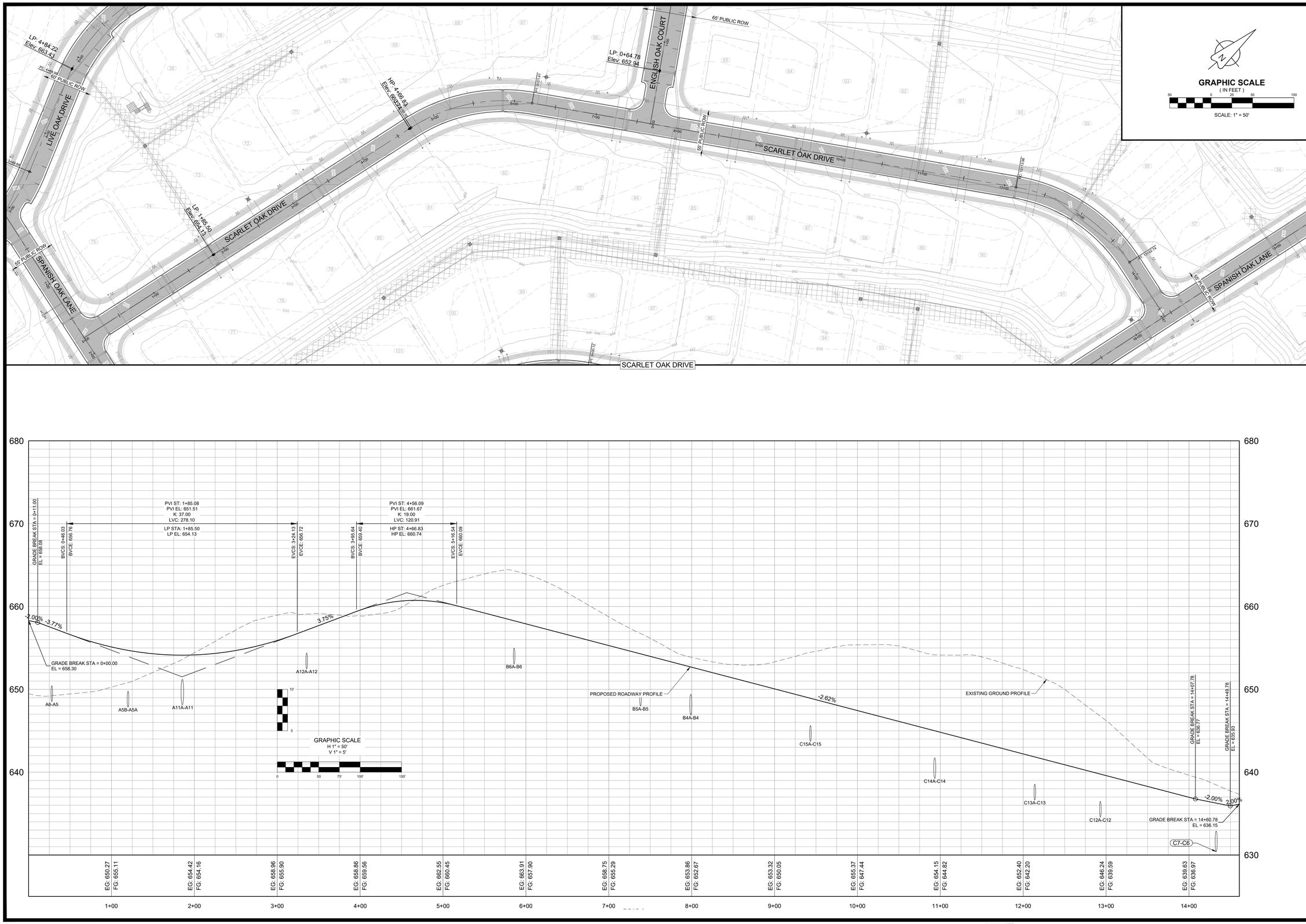
OAKWOOD DRIVE SUBDIVISION

LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116485
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-6.3

T-SQUARE ENGINEERING



REVISIONS

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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
12/16/2024

PROJECT
23-0533

SHEET
C-6.4

T-SQUARE ENGINEERING

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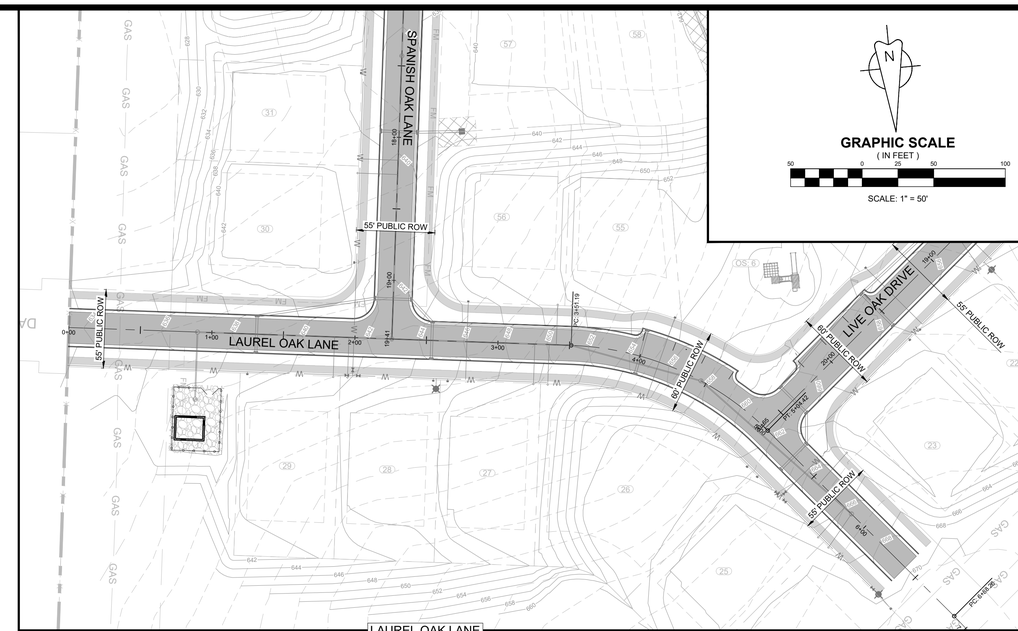

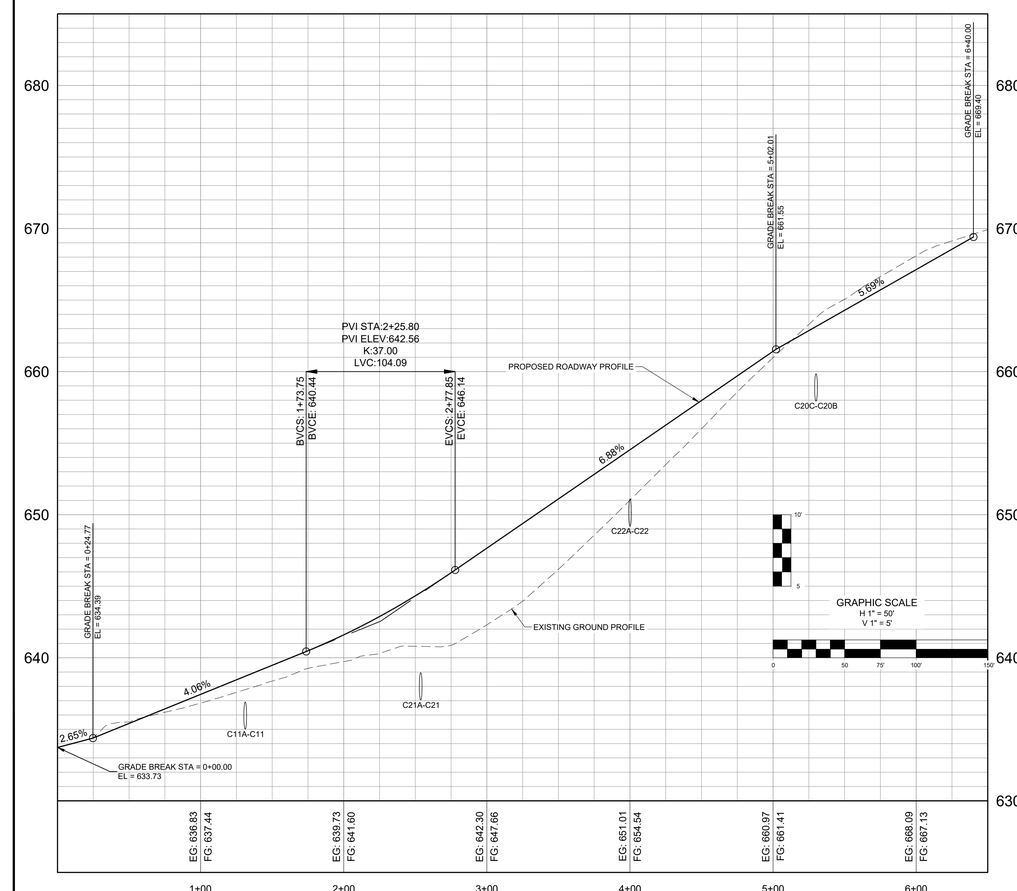

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
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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. STOVALL
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-6.5

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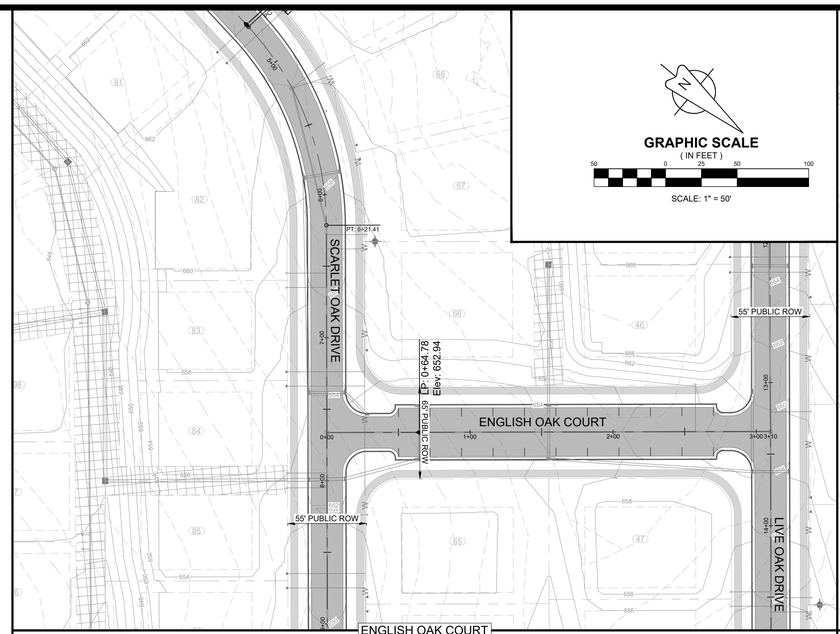

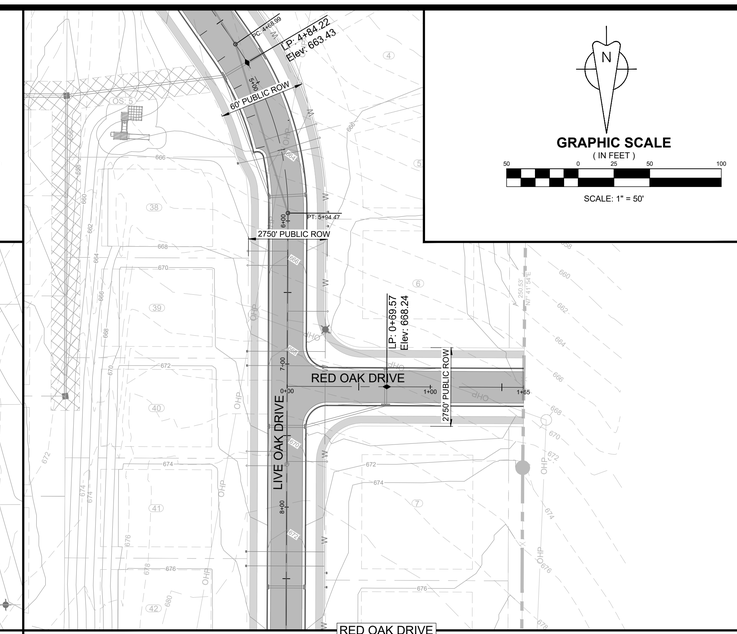

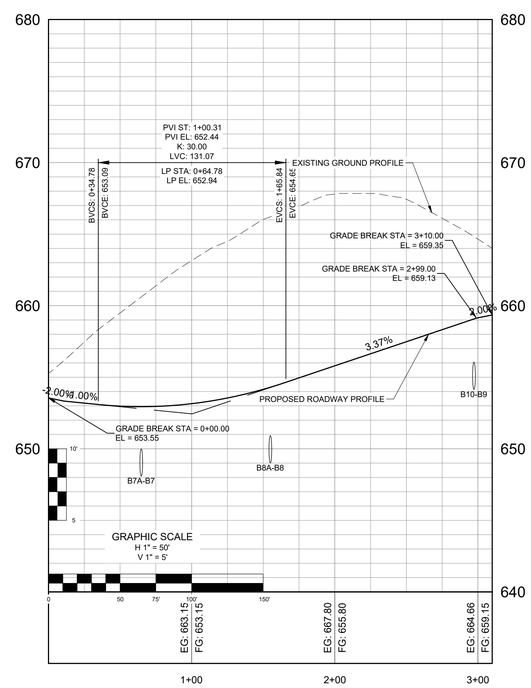

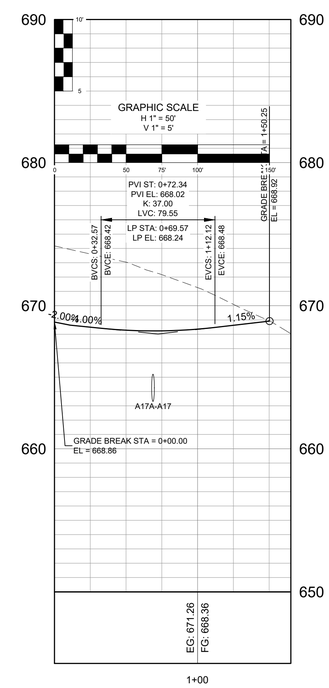

NO.	DATE	REVISIONS
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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

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
12/16/2024

PROJECT
23-0533

SHEET
C-6.6

T-SQUARE ENGINEERING

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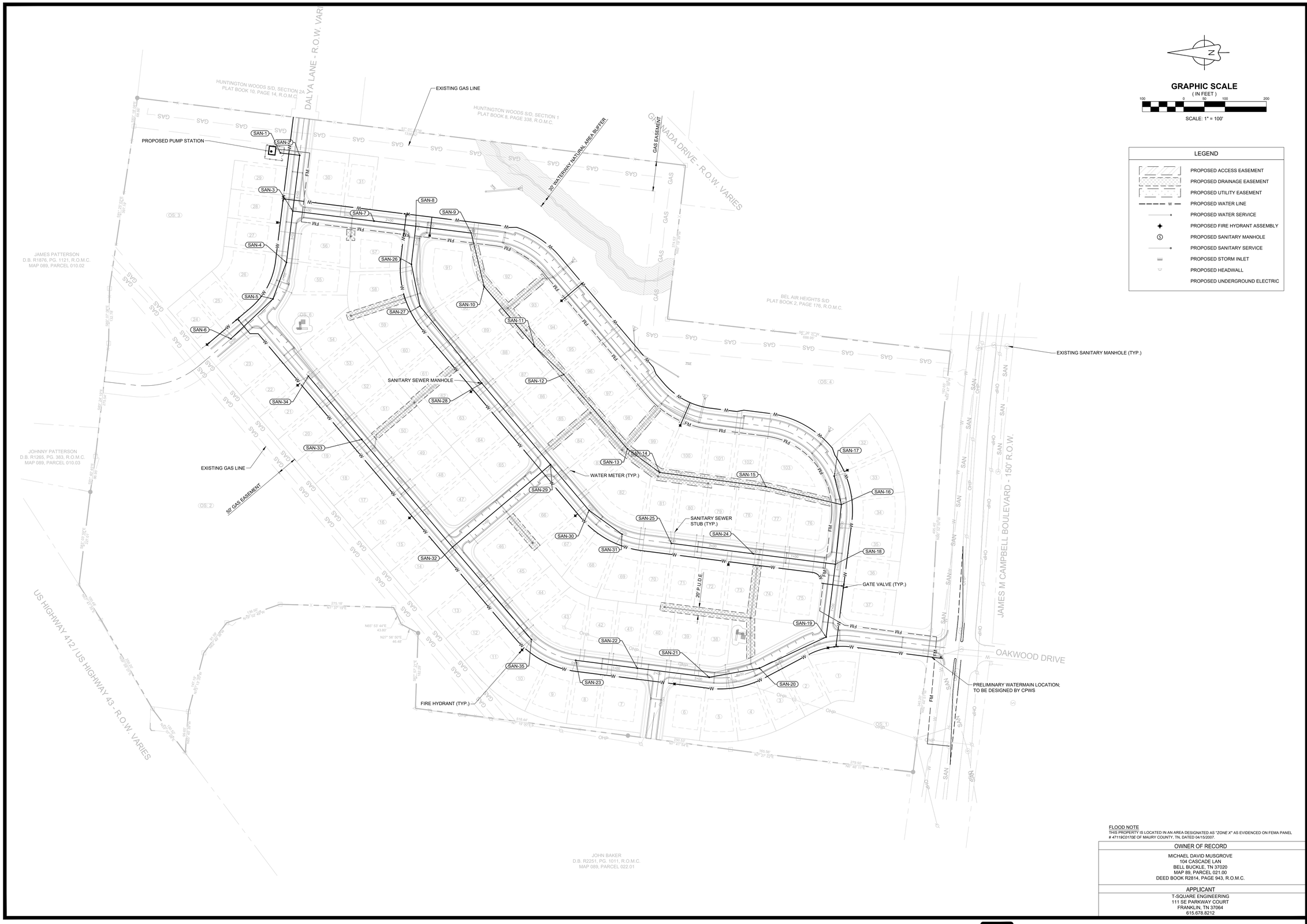

GRAPHIC SCALE

(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	
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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

12/16/2024

PROJECT
23-0533

SHEET
C-7.0

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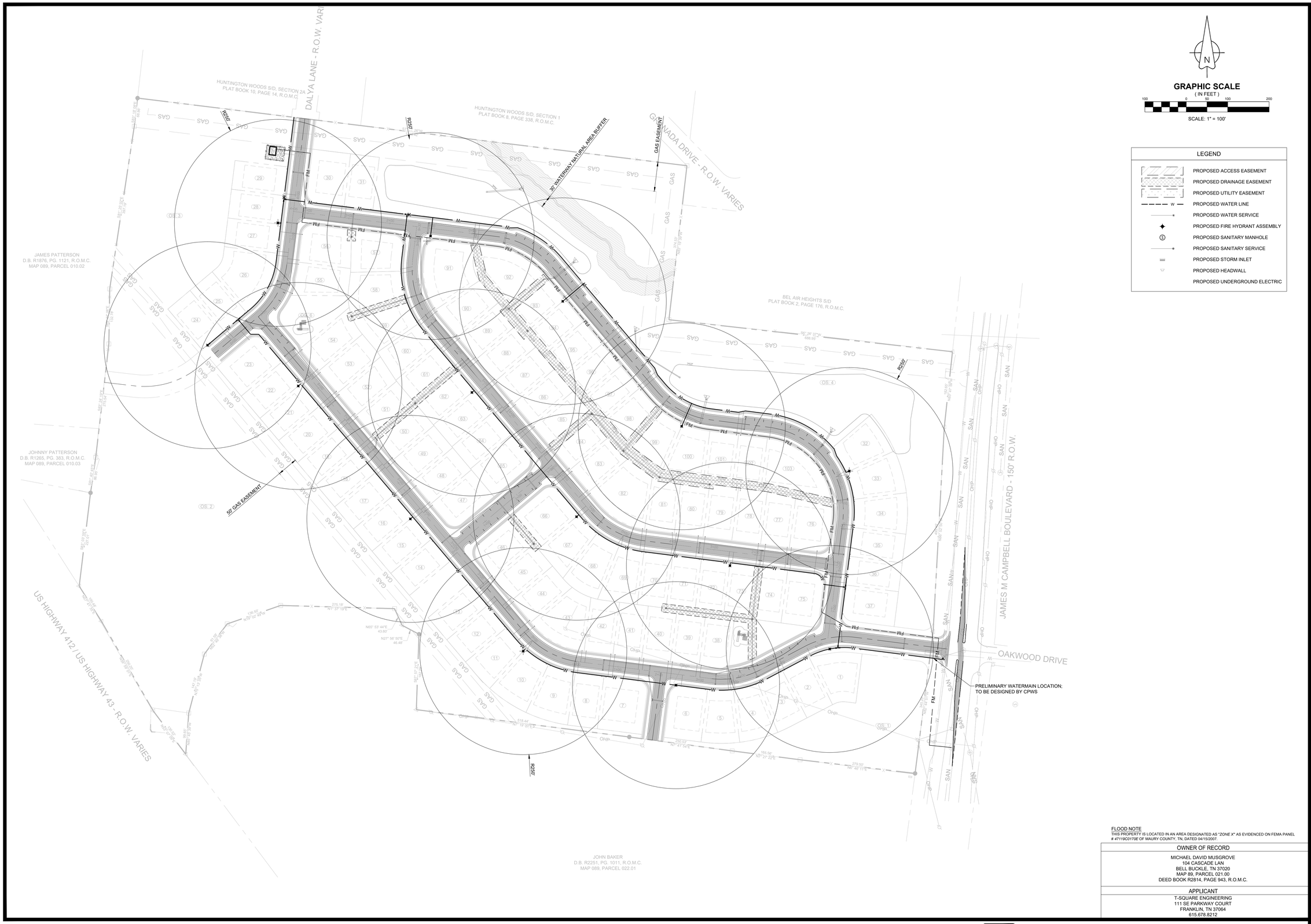

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GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

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

REVISIONS

NO.	DATE	
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT
3	12/16/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE

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. SLOTKIN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116485
STATE OF TENNESSEE
12/16/2024

PROJECT
23-0533

SHEET
C-7.1

T-SQUARE ENGINEERING

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 T- Utility Plan.dwg, 12/16/2024 4:04:35 PM

December 17, 2024

Mr. Glenn Harper, P.E.
City Engineer
City of Columbia, TN
700 N. Garden Street
Columbia, TN

RE: Oakwood Subdivision Concurrence Letter to TIS Report

Dear Mr. Glenn Harper,

Smith Douglas Homes would like to submit this concurrence letter to the City of Columbia acknowledging our commitment to make the off-site improvements as outlined in the TIS prepared by T-Square Engineering dated July 16, 2024 (Conditioned upon Smith Douglas Homes acquiring the referenced party and developing it into a subdivision as show in the preliminary plat). This agreement includes the recommendations from Volkert, Inc. dated July 15, 2024. These improvements are listed below.

<u>North James Campbell Boulevard and Industrial Park Road:</u>

- Optimize the existing signal timings at this intersection to accommodate the generated traffic volumes from the proposed Oakwood Subdivision.

<u>North James Campbell Boulevard and Oakwood Drive/Site Access:</u>

- Construct the proposed Site Access along N James Campbell Boulevard with one (1) inbound lane and one (1) outbound lane operating under a stop condition according to MUTCD, AASHTO, TDOT, and City of Columbia standards.
- Construct one (1) exclusive left-turn lane on the eastbound approach of N James Campbell Boulevard at its intersection with the proposed Site Access. The left-turn lane shall provide 100 feet of storage and taper lengths according to MUTCD, AASHTO, TDOT, and City of Columbia standards.
- Construct one (1) exclusive left-turn lane on the westbound approach of N James Campbell Boulevard at its intersection with the Oakwood Drive. The left-turn lane shall provide 50 feet of storage and taper lengths according to MUTCD, AASHTO, TDOT, and City of Columbia standards.
- All radii for the proposed access shall be designed to accommodate the largest turning requirements of either an SU-30 truck (garbage) or an emergency vehicle (fire apparatus) that will service the development according to MUTCD, AASHTO, TDOT, and City of Columbia standards.
- Ensure the departure sight distance triangles for all driveways, internal intersections, and site access intersections are designed to be clear of all sight obstructions (including grade) as specified by AASHTO. The design of proposed

internal roadway system should be completed according to the MUTCD, AASHTO, TDOT, and City of Columbia standards.

N James Campbell Boulevard and Santa Fe Pike

- Restripe the eastbound approach lanes to include one (1) shared lane for left-turn, through, and right-turn movements and one (1) exclusive lane for right-turn movement.
- Optimize the existing signal timings at this intersection to accommodate the generated traffic volumes from the proposed Oakwood Subdivision and the proposed changes to the eastbound approach lane utilization.

All improvements will be designed and constructed in accordance with appropriate AASHTO, TDOT, and the City of Columbia standards.

Should you have any questions, please give feel free to contact me.

Sincerely,

Drew Taylor

Drew Taylor
Smith Douglas Homes
Director, Land Acquisition

Louis Sloyan

From: Drew Taylor <dtaylor@smithdouglas.com>
Sent: Monday, October 7, 2024 10:40 AM
To: Glenn Harper; Douglas Toney
Cc: Mark Griffin; Zac Doty; Louis Sloyan; Alex Holzke
Subject: 200 Oakwood Drive Project Turn Lane for 10/9/2024 Planning Commission
Attachments: 23-0533 1 - Site Plan-SP-2.0.pdf

Glenn & Douglas,

Please find attached the Site Plan that shows the additional turn lane with 50ft of storage length and the appropriate taper length back to existing. We agree to install based on the City's responses to our traffic study.

Please let me know if you need anything else from us regarding this prior to the meeting on Wednesday.

Thanks!

Drew Taylor
DTaylor@SmithDouglas.com
C: 615.920.4615
206 Gothic Ct, Suite 301, Franklin, TN 37067

SMITH DOUGLAS HOMES
QUALITY | INTEGRITY | VALUE

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

111 Southeast Parkway Court
Franklin, TN 37064
615.678.8212

www.T2-eng.com

December 16th, 2024
City of Columbia
Comment Response Letter – SDP/PP – Oakwood Drive Subdivision 24-0510

Planning

1. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
   Acknowledged.

2. Revised preliminary plat indicates 12 specimen trees to be removed while previous showed 40 being removed. Please provide clarity regarding the change in the tree preservation plan from previous approval.
   Per discussion with staff, trees that are not considered invasive or a nuisance (such as hackberry and osage orange) have been added to the replacement calculations and preservation plan. Please see revised sheet C-2.3.

3. Previous preliminary plat indicates a segmental block retaining wall at rears of lots 57-59 & 81-82. Will these walls be removed in revised preliminary plat? As noted, retaining walls on lots are not permitted to exceed 6ft in height per section 4.3.10 (encroachments).
   With the ROW width change, the segmental block retaining walls have been removed from this preliminary plat revision.

Wastewater

4. Columbia Wastewater requires preliminary numbers that SAN-2 is shallow enough to reach the existing sanitary sewer system on Dalya Ln.
   From Columbia's Wastewater Viewer Map, the MH on Dalya Ln (MHID 1588) has 82" drop inches per the latest manhole inspection. Using LiDAR, the RIM elevation of the MH is at approximately EL 627, putting the invert elevation at approximately EL 620. The proposed invert out of SAN-2 is 624.45 and is ± 176' from existing MH 1588 - as calculated this line would have a 2.5% slope from SAN-2 to MH 1588. Based on this preliminary assessment, we believe SAN-2 is shallow enough to gravity flow into the existing sanitary sewer system on Dalya Ln.

Engineering

5. Subject to construction plan approval
   Acknowledged.
6. Provide commitment letter for all traffic improvements and phasing of improvements.
   We have uploaded email correspondence between the developer and the city agreeing to install traffic improvements based on the city's responses to the traffic study. If additional documentation is required, please let us know.

7. Typical cross section for "no parking" should have 7' planter strip and 5' sidewalk.
   Cross section has had typos corrected.
8. correct intersecting contours and label any retaining walls.
   Segmental block retaining walls were removed from the PP for this revised submission. Any intersecting contours are the preliminary pad locations that have turndown slabs. For clarity, the pads have been shown on the grading plan and will be further detailed in the construction plans.

Fire

9. No comments
   Acknowledged.

Building

10. No comments.
    Acknowledged.

Police

11. No comments provided.
    Acknowledged.

Public Works

12. No comments.
    Acknowledged.

Columbia Power

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

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

    Acknowledged.

CPWS *BB*

14. Plan to Serve
    Acknowledged.

Maury County Schools

15. Riverside 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.
    Acknowledged.

Maury County Highway Dept.

16. No comment.
    Acknowledged.

ATT

17. ATT PLANS TO SERVE.

    EXISTNG POLE LEAD IS ON THE W/S OF THE PROPERTY THAT MAY NEED TO BE RELOCATED/REMOVED. POLES ARE POWER COMPANY OWNED. THEY DO CONTAIN BOTH COPPER & FIBER FROM ATT.

    LOOKS LIKE CATV IS ALSO ON POLES.
    Acknowledged.

Duck River Electric Membership Corp

18. No comments.
    Acknowledged.

Atmos Energy

19. No comments provided.
    Acknowledged.

Maury County E911

20. No comments provided.
    Acknowledged.

Columbia Water

21. "No comments, minor roadway changes to previously approved project."\
    Acknowledged.

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, December 10, 2024

ITEM NO.
24-0510

DESCRIPTION: 200 Oakwood Drive

COMMENTS:

Planning

1. 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.
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COLUMBIA, TN 38401
PHONE: (931) 560-1560
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Fire

9. No comments

Building

10. No comments.

Police

11. No comments provided.

Public Works

12. No comments.

Columbia Power

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CPWS *BB*

14. Plan to Serve

Maury County Schools

15. Riverside Elementary, Cox Middle School, Central High School
    See Attached Capacity Numbers
    The development combined with current neighborhoods and additional approved

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COLUMBIA, TN 38401
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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.

Maury County Highway Dept.

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    LOOKS LIKE CATV IS ALSO ON POLES.

Duck River Electric Membership Corp

18. No comments.

Atmos Energy

19. No comments provided.

Maury County E911

20. No comments provided.

Columbia Water

21. "No comments, minor roadway changes to previously approved project."

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

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 pkeltner@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	Current Enrollment	Capacity Used
Elementary	Baker	1960	43,920	12	340	287	84.4%
	Battle Creek	2019	90,000	30	700	680	97.1%
	Brown	1968	56,720	20	405	343	84.7%
	Highland	1986	47,800	4.5	380	316	83.2%
	Howell	1999	81,600	17.5	700	581	83.0%
	Mt. Pleasant	1978	80,021	22	630	544	86.3%
	Riverside	1984	71,150	14	500	382	76.4%
	Spring Hill	1984	69,000	10	540	466	86.3%
	Woodard	1990	76,200	17	600	586	97.7%
	Wright	2005	97,765	18	740	617	83.4%
					5535	***4802***	***86.8%***
Middle	Battle Creek	2019	125,000	45	900	759	84.3%
	Cox	1997	137,200	25	900	633	70.3%
	Mt. Pleasant	2001	113,938	29.2	550	386	70.2%
	Spring Hill	2010	158,106	39.49	950	560	58.9%
	Whitthorne	1979	175,600	17	1050	949	90.4%
					4350	***3287***	***75.6%***
High	Battle Creek	2024	305,675	51	2000	395	19.8%
	Central	2016	296,740	55	1700	1380	81.2%
	Mt. Pleasant	1969	110,759	31	600	363	60.5%
	Spring Hill	1993	181,800	57	1200	901	75.1%
					5500	***3039***	***55.3%***
Unit	Culleoka	1969	205,800	34	1020	864	84.7%
	Hampshire	1978	83,410	13.12	500	417	83.4%
	Santa Fe	1964	94,225	24	650	550	84.6%
					2170	***1831***	***84.4%***
Other	Central Office	1960	15,400	1.5			
	College Hill	1958	42,211	2.26		153	
	Maintenance	1987	9,400	4.7			
	McDowell		46,165	7			
			2,815,605	**601.27**	**17555**	**13112**	

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

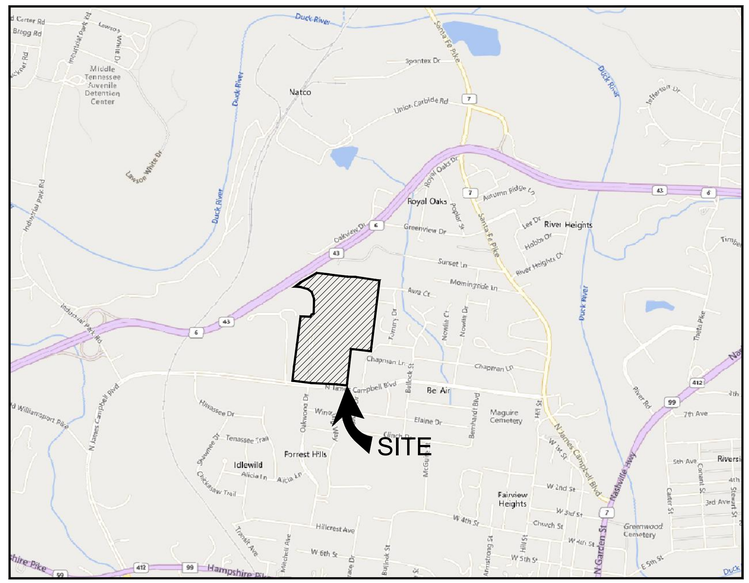
SURVEYOR: T-SQUARE SURVEYING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

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

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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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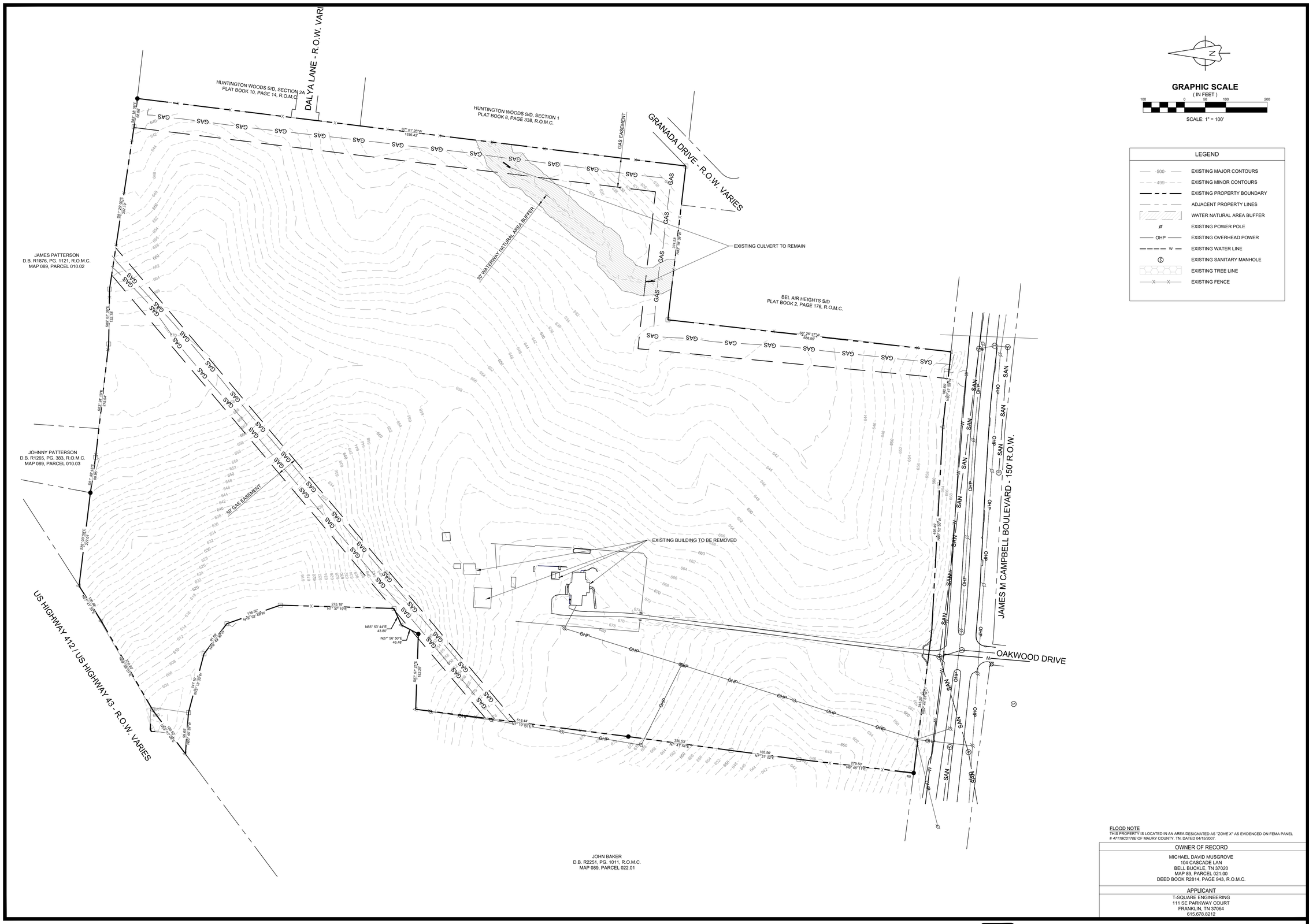

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GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
	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

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DRAWN BY: T-SQUARE
REVIEWER: LTS

EXISTING CONDITIONS

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

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PROJECT
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SHEET
C-1.0

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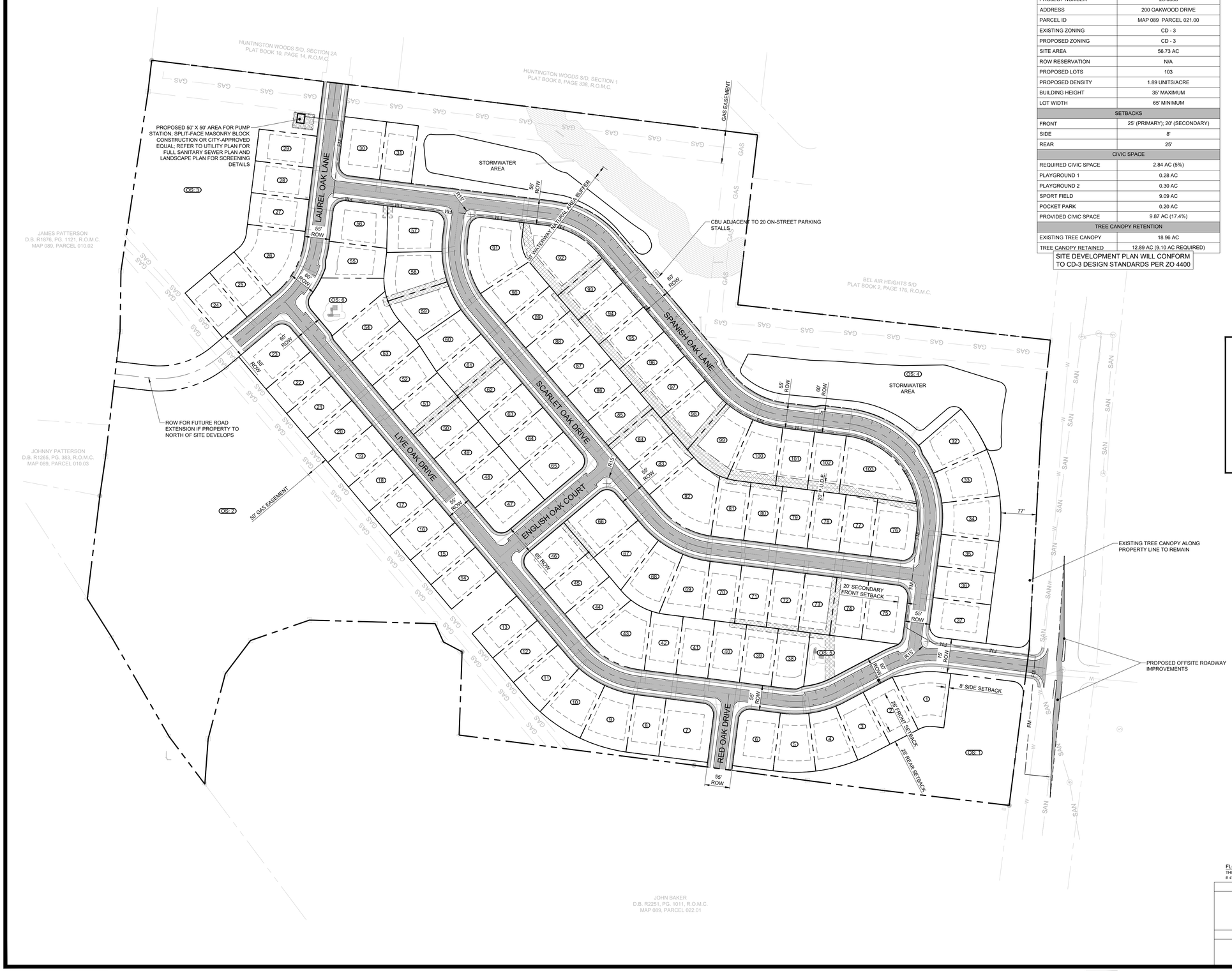

SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' 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)

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
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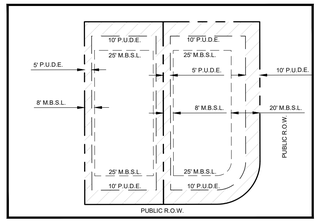

TYPICAL LOT (NOT TO SCALE)

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DRAWN BY: T-SQUARE
REVIEWER: LTS

SITE DEVELOPMENT PLAN
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

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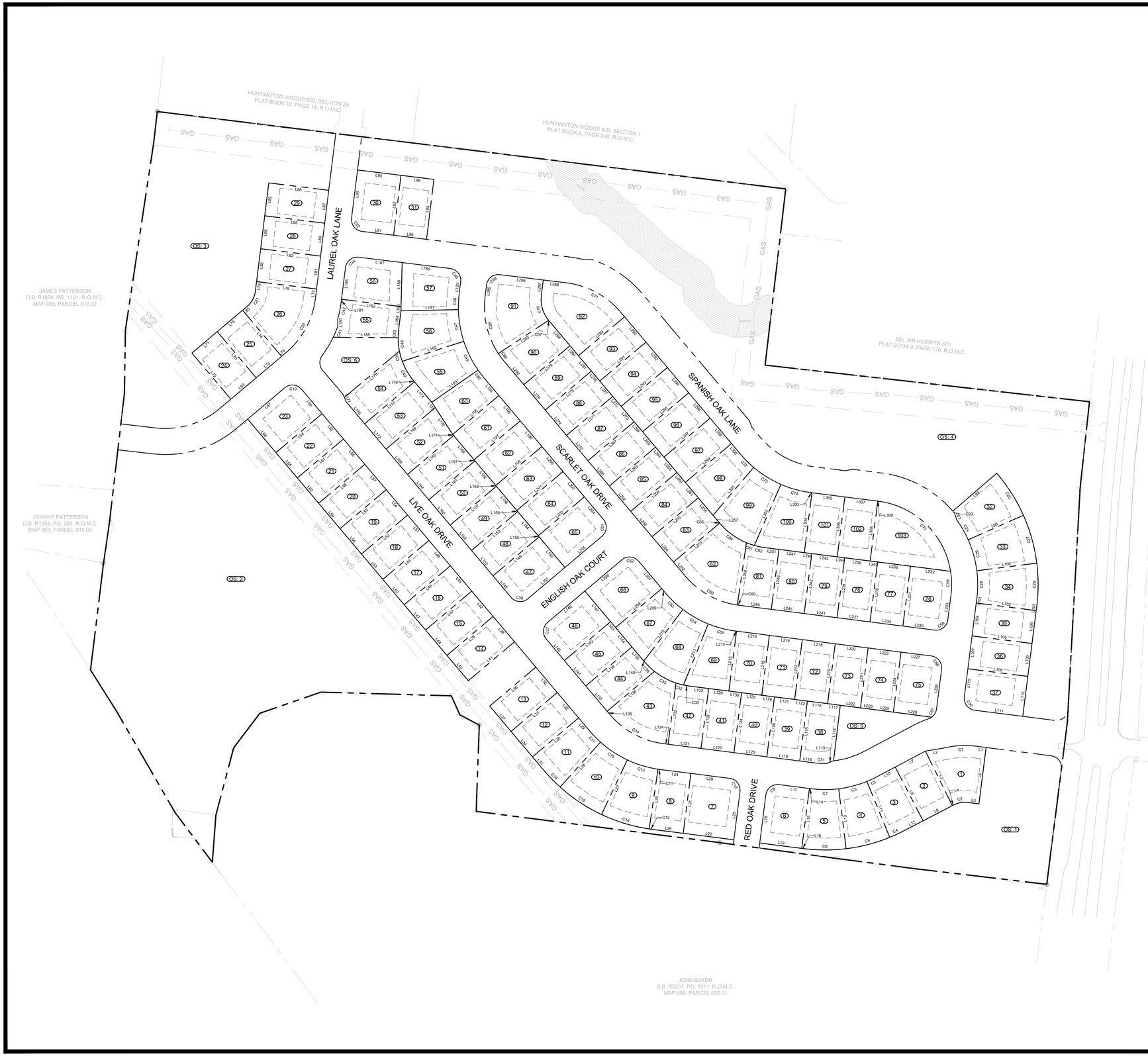

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

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

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 4:03:38 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. 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)

N

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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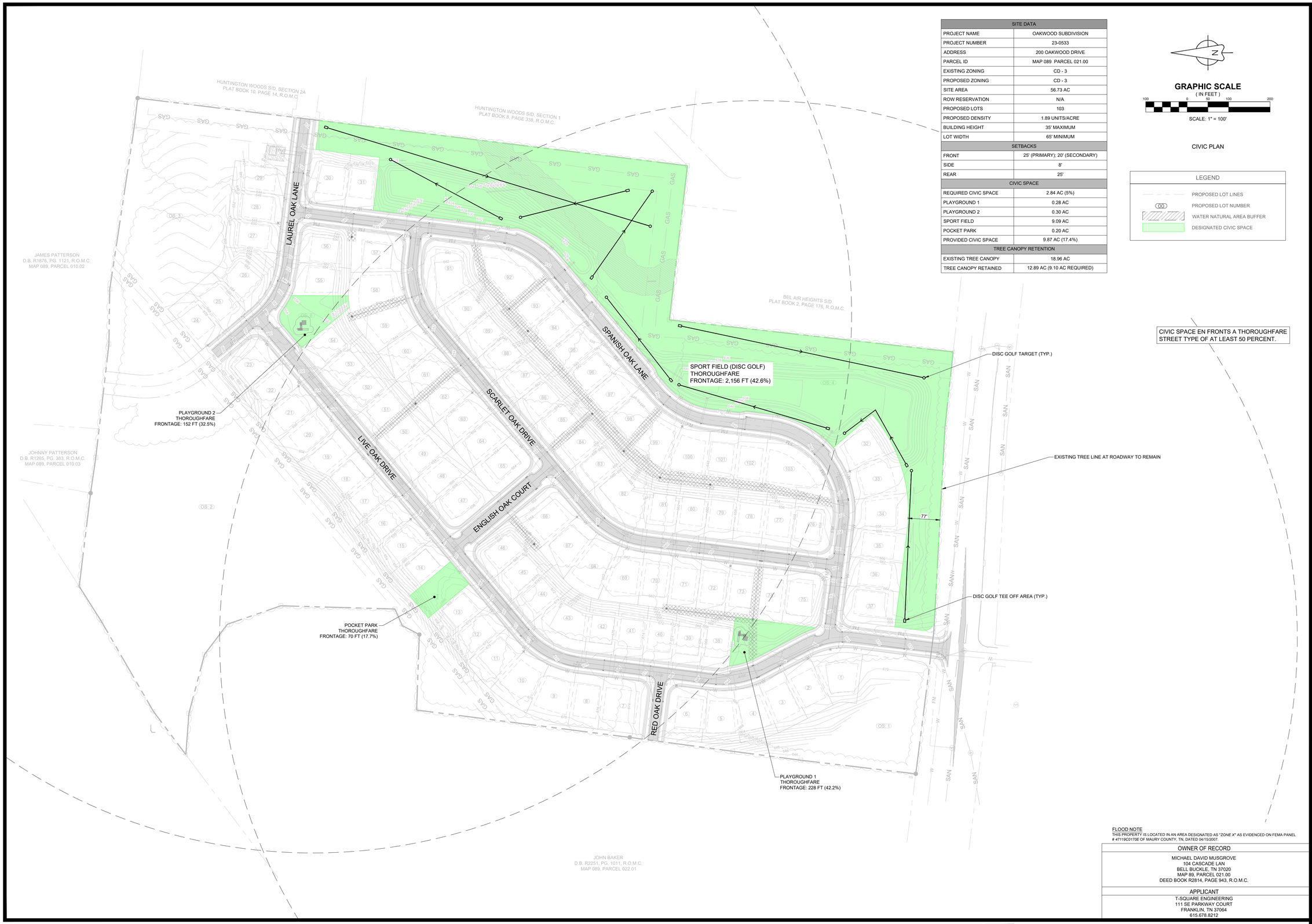

SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' 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

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

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

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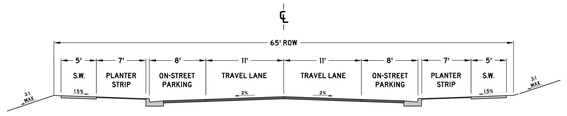
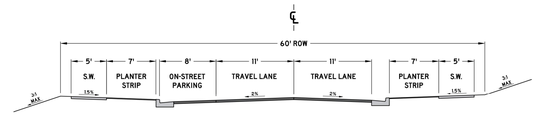


NOTES:

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

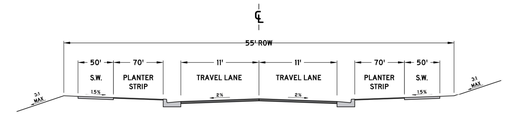
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES (NTS)	DATE 7/1/2024 DS-10



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

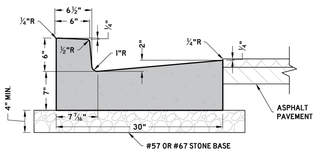
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD STREET PARALLEL PARKING ONE SIDE (NTS)	DATE 7/1/2024 DS-11



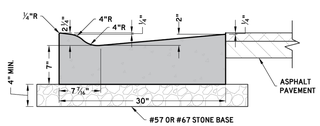
NOTES:

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



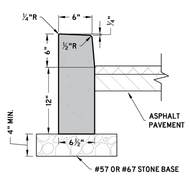
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

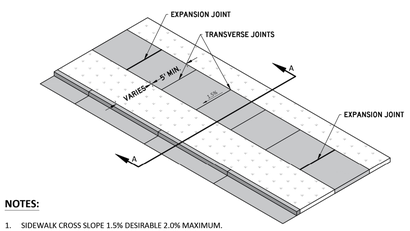
NOTES:

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



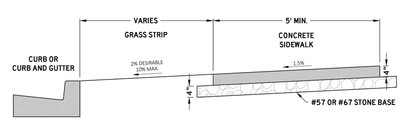
VERTICAL POST CURB

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



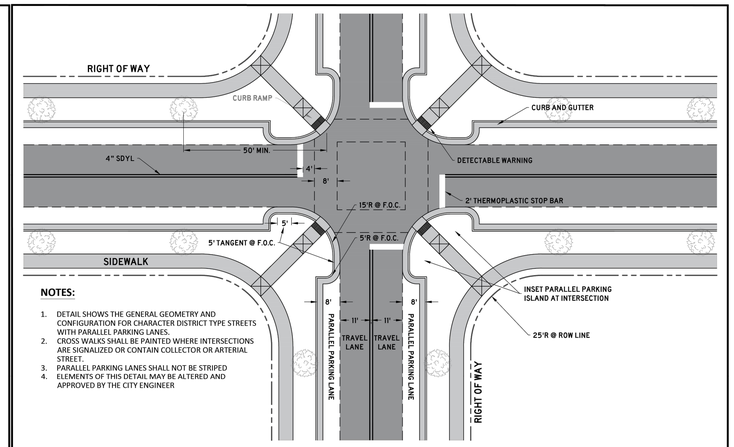
NOTES:

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

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

PROJECT
23-0533

SHEET
C-2.5

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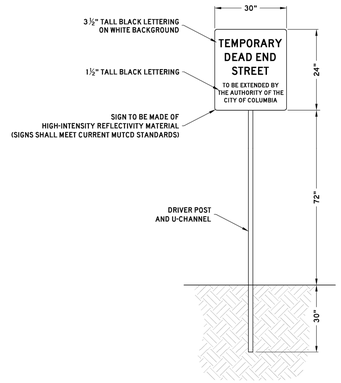
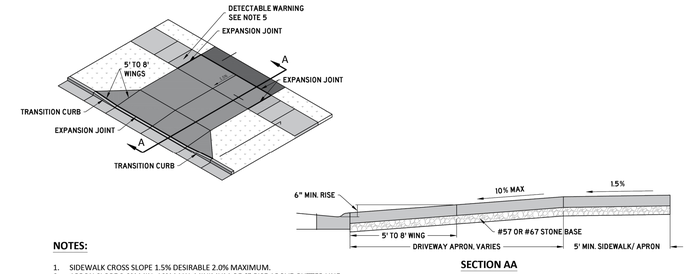


CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	STREET CONTINUATION SIGNAGE (NTS)	DATE 6/9/2022 SD-19



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

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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

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

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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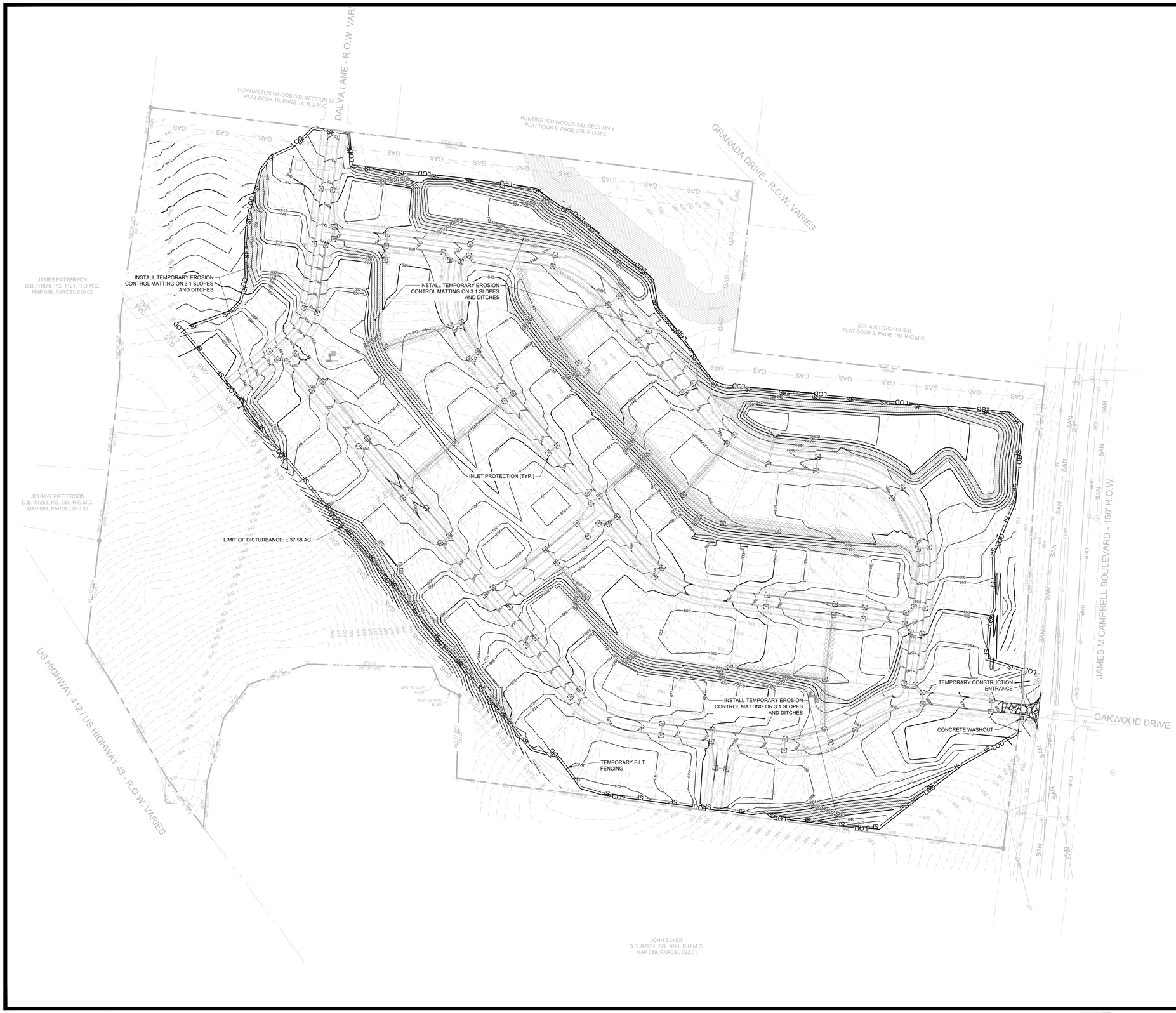

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GRAPHIC SCALE
(IN FEET)
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SCALE: 1" = 100'

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 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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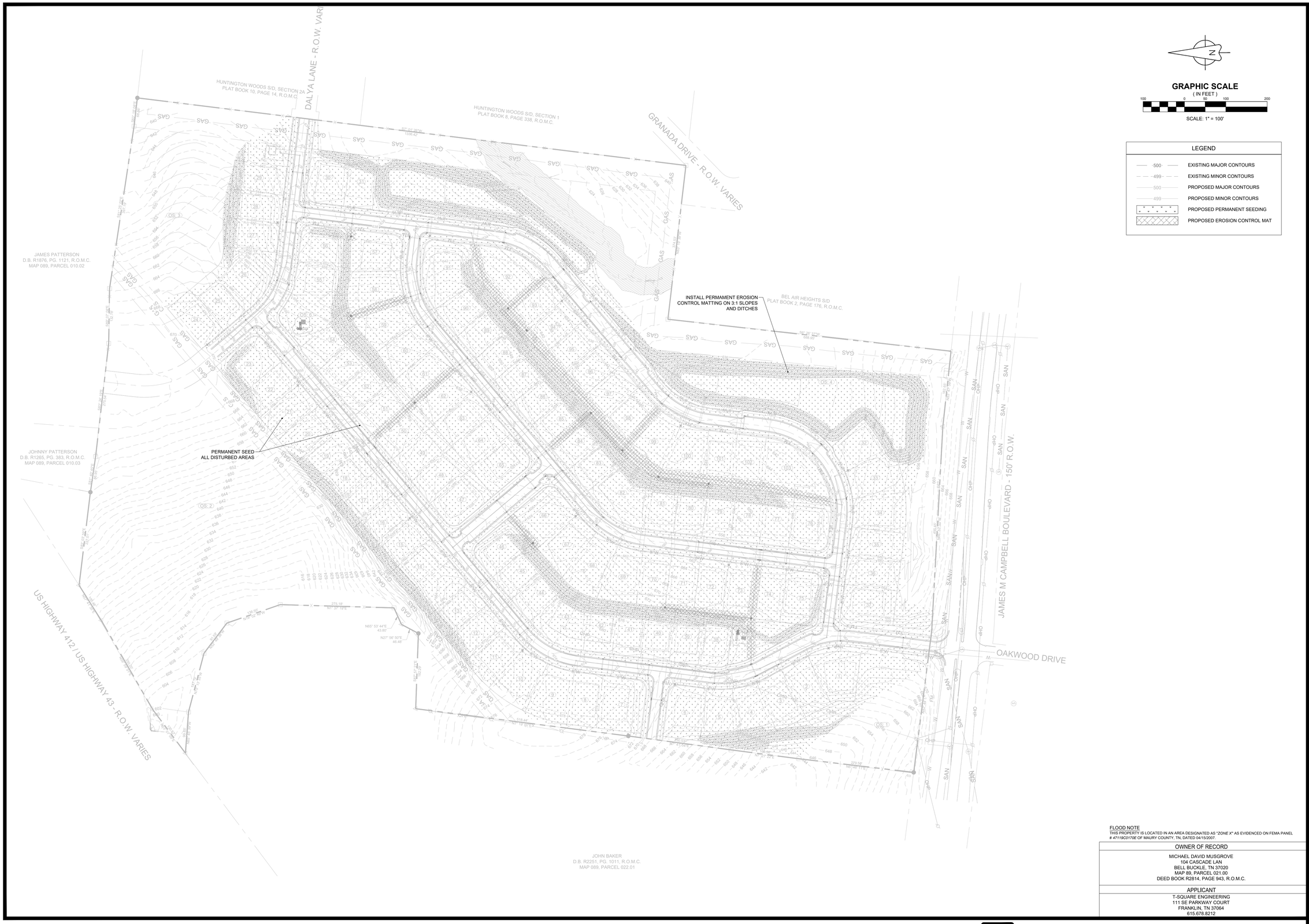

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
499	PROPOSED MINOR CONTOURS
	PROPOSED 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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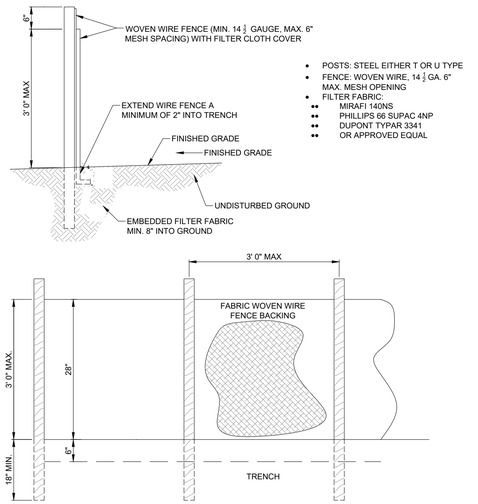
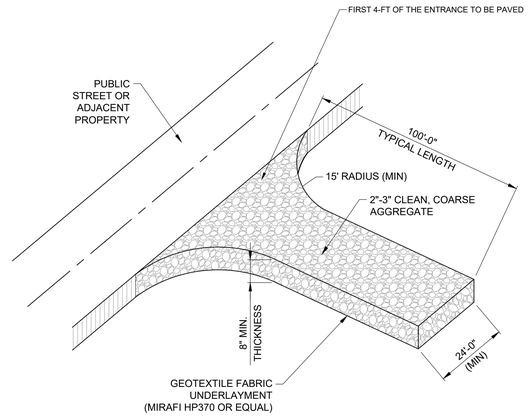


- POSTS: STEEL EITHER T OR U TYPE
- FENCE: WOVEN WIRE, 14 ½ GA. 6" MAX. MESH OPENING
- FILTER FABRIC:
  - MIRAFI 140NS
  - PHILLIPS 66 SUPAC 4NP
  - DUPONT TYPAR 3341
  - OR APPROVED EQUAL

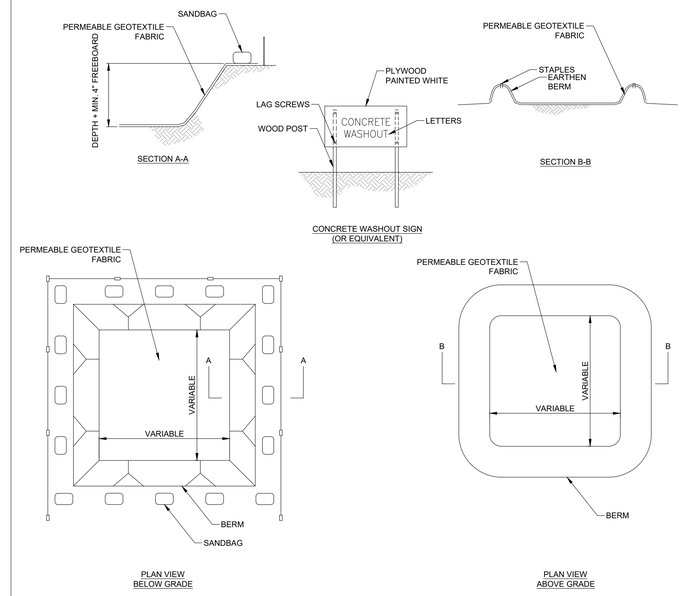
1. WOVEN WIRE CE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4.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



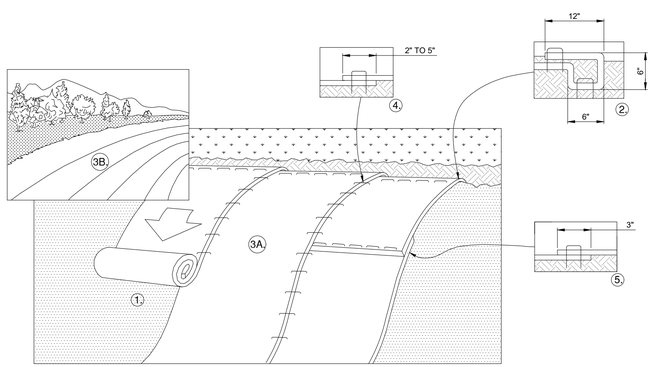
ISOMETRIC VIEW

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

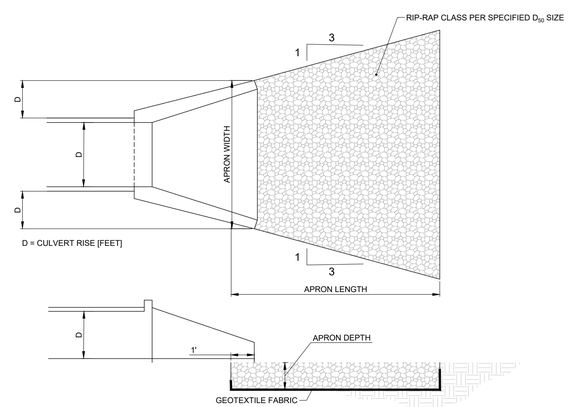
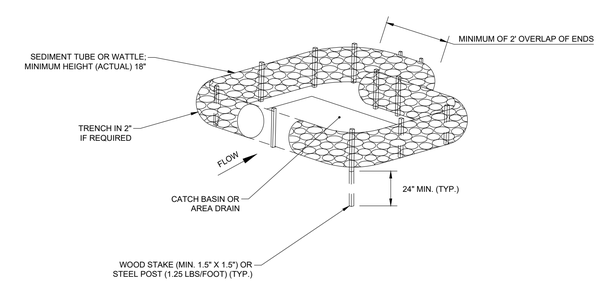


Table 10.1. Example Riprap Classes and Apron Dimensions

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.

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

EROSION CONTROL DETAILS

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-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

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

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

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

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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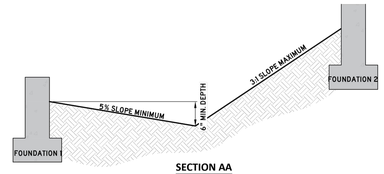
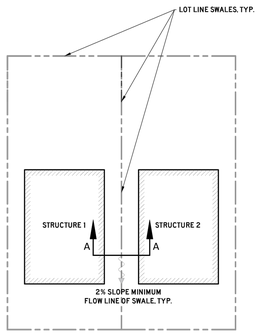


SECTION AA



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**

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

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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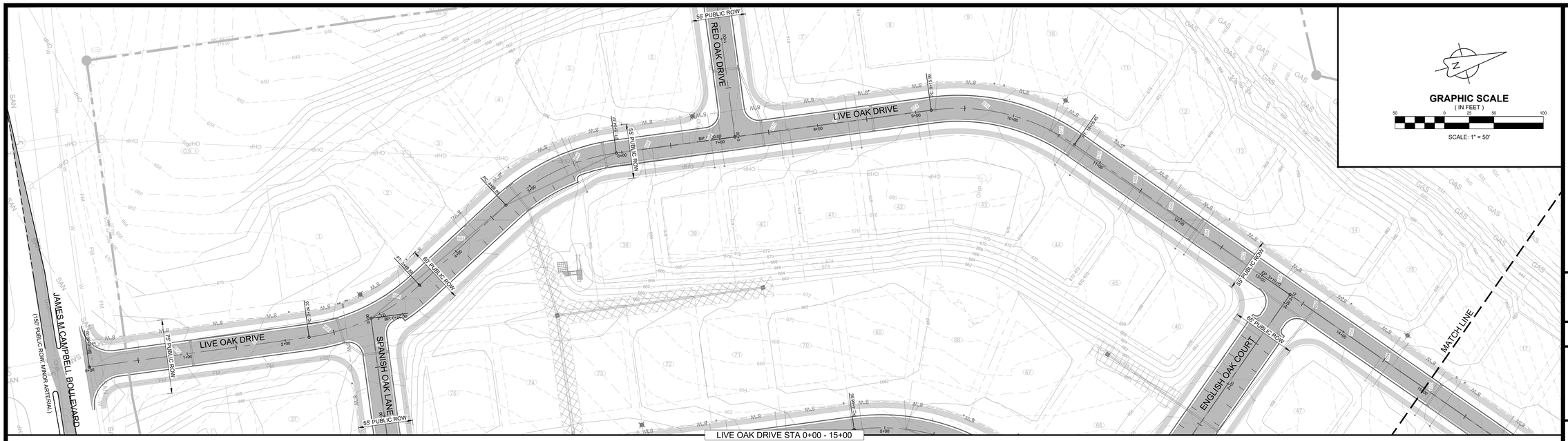

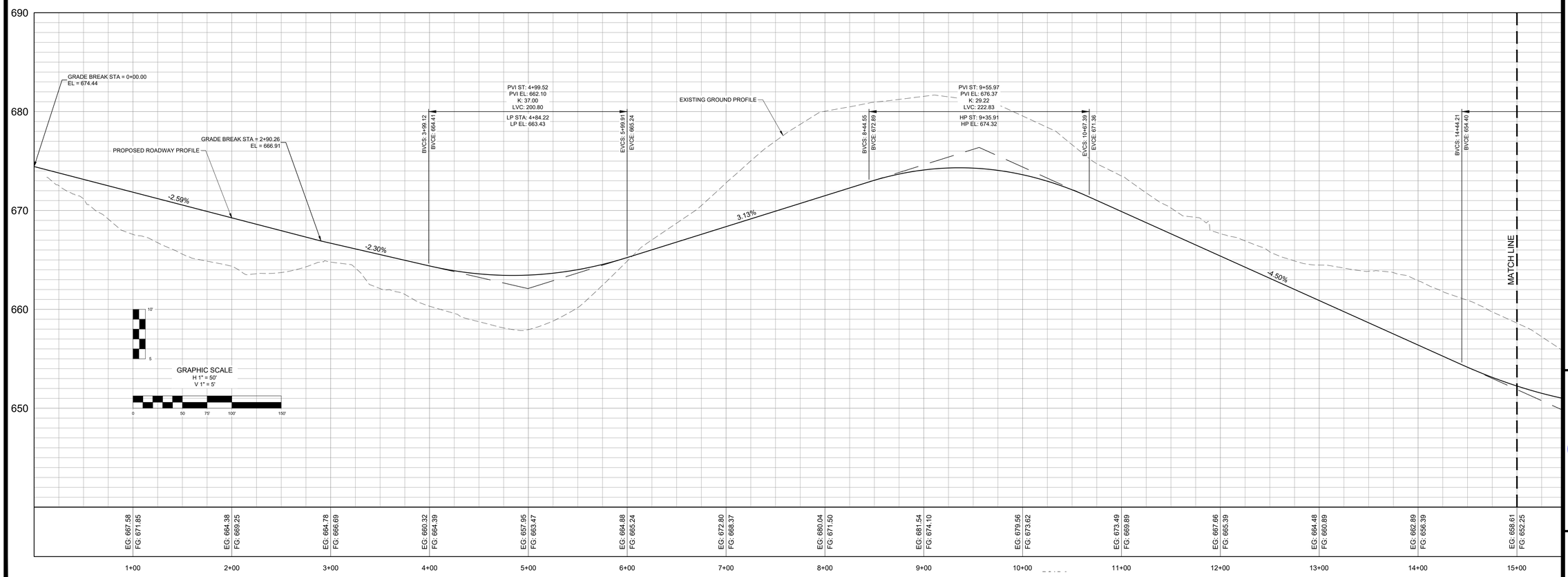

NO.	DATE	REVISIONS
1	07/15/24	REVISIONS PER DEVELOPMENT REVIEW COMMITTEE
2	11/18/24	REVISIONS TO APPROVED PRELIMINARY PLAT

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

OAKWOOD DRIVE SUBDIVISION

LIVE OAK DRIVE
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

PROJECT
23-0533

SHEET
C-6.0

T-SQUARE ENGINEERING

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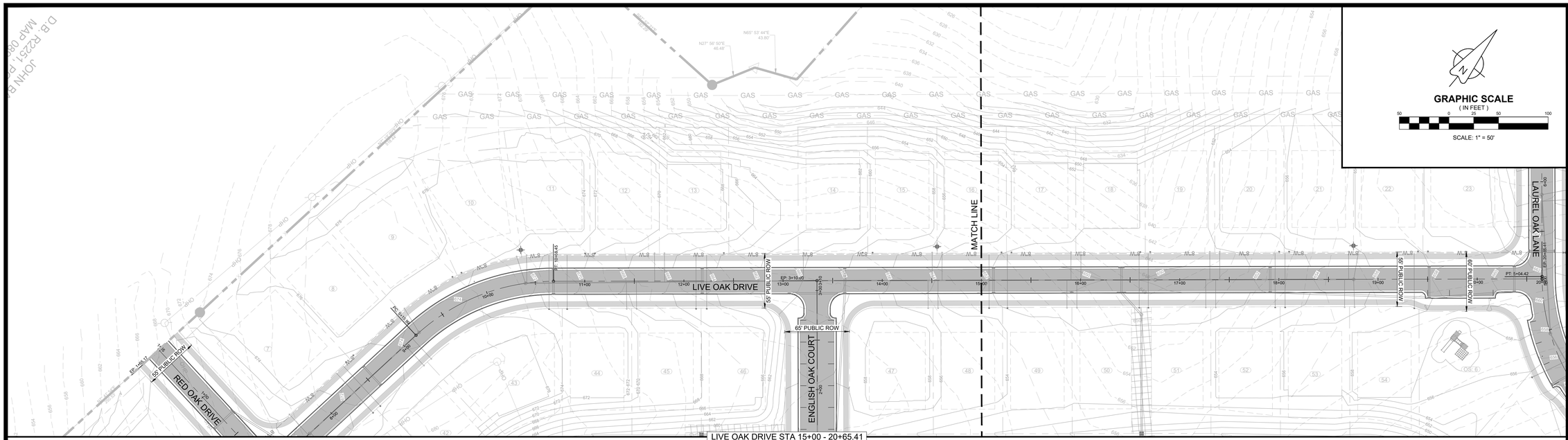

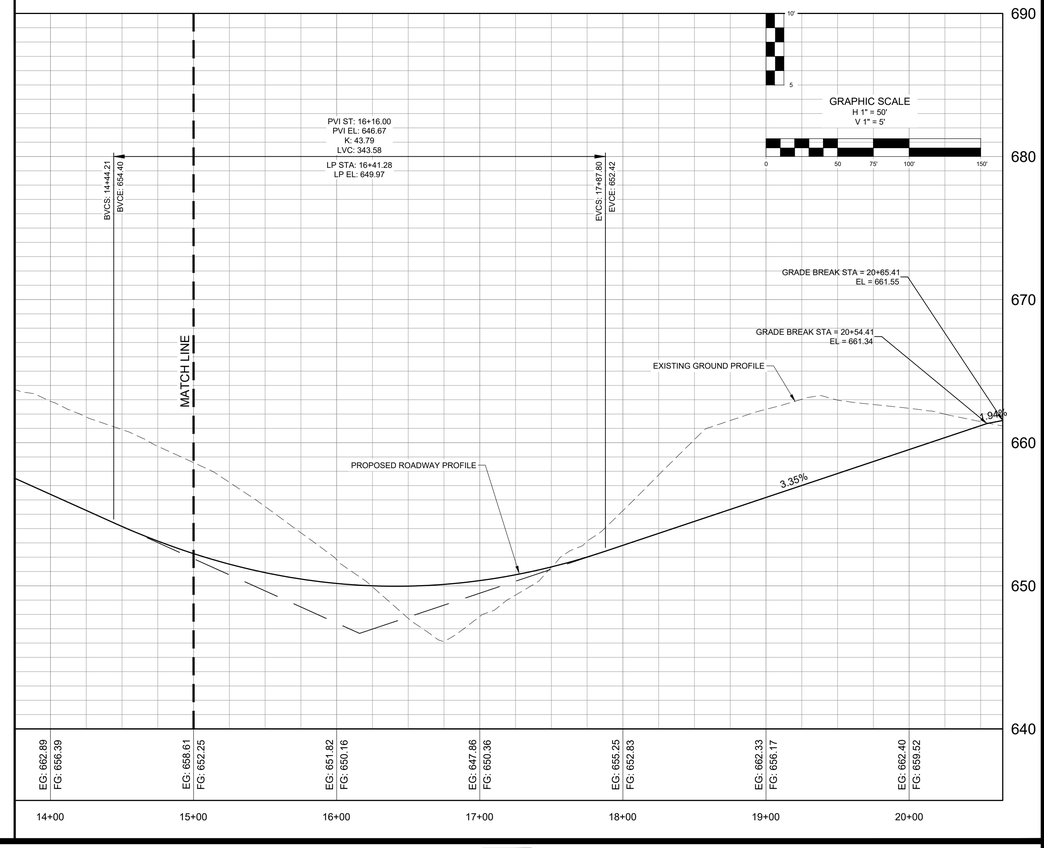

REVISIONS

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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

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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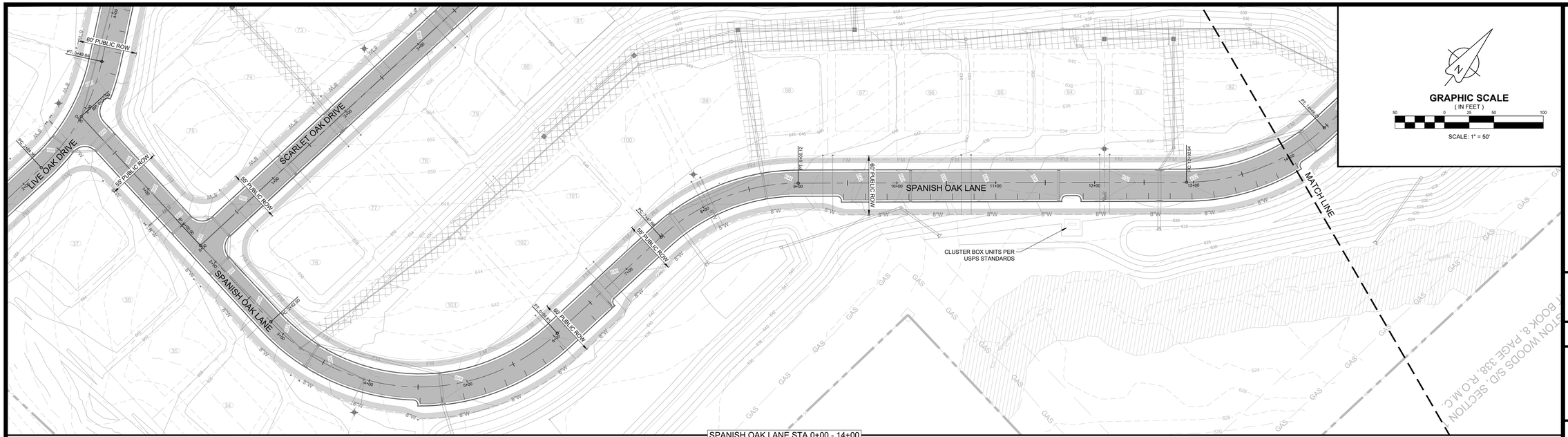
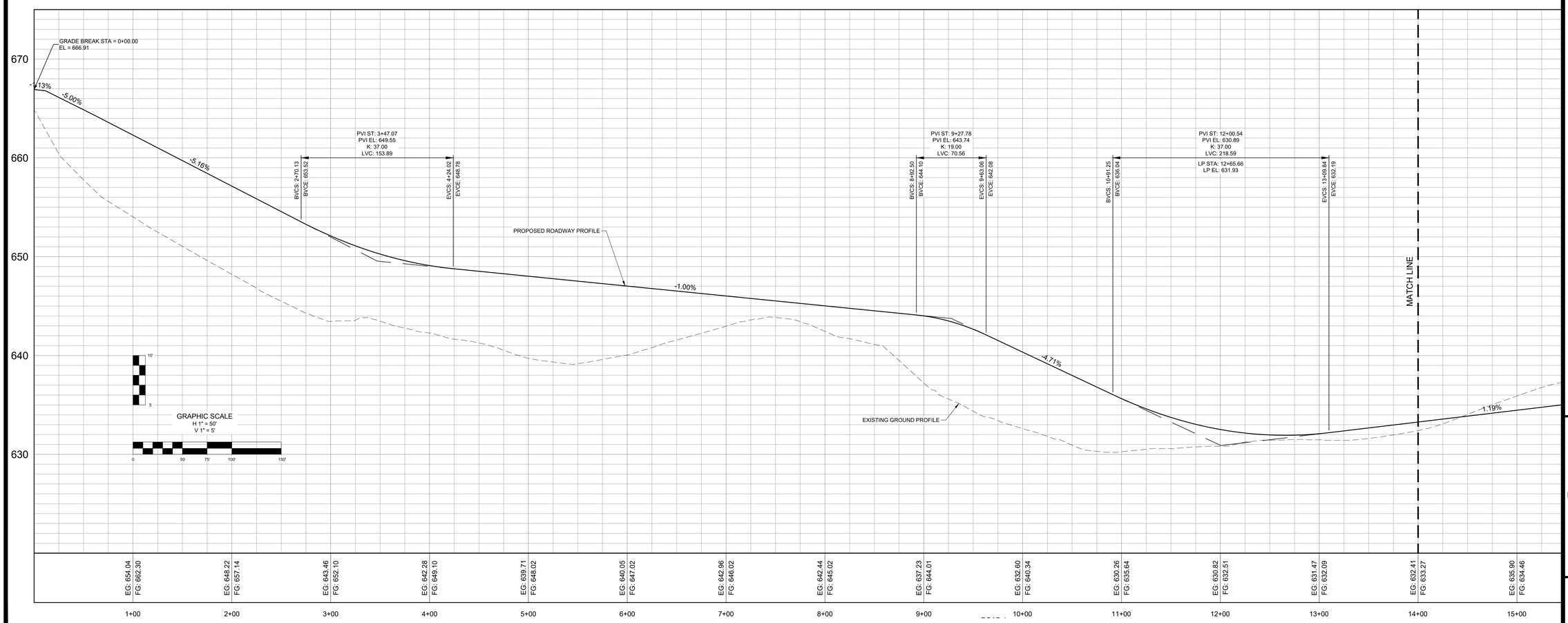


SPANISH OAK LANE STA 0+00 - 14+00



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

OAKWOOD DRIVE SUBDIVISION

SPANISH OAK LANE PLAN AND PROFILE

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

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

PROJECT
23-0533

SHEET
C-6.2

T-SQUARE ENGINEERING

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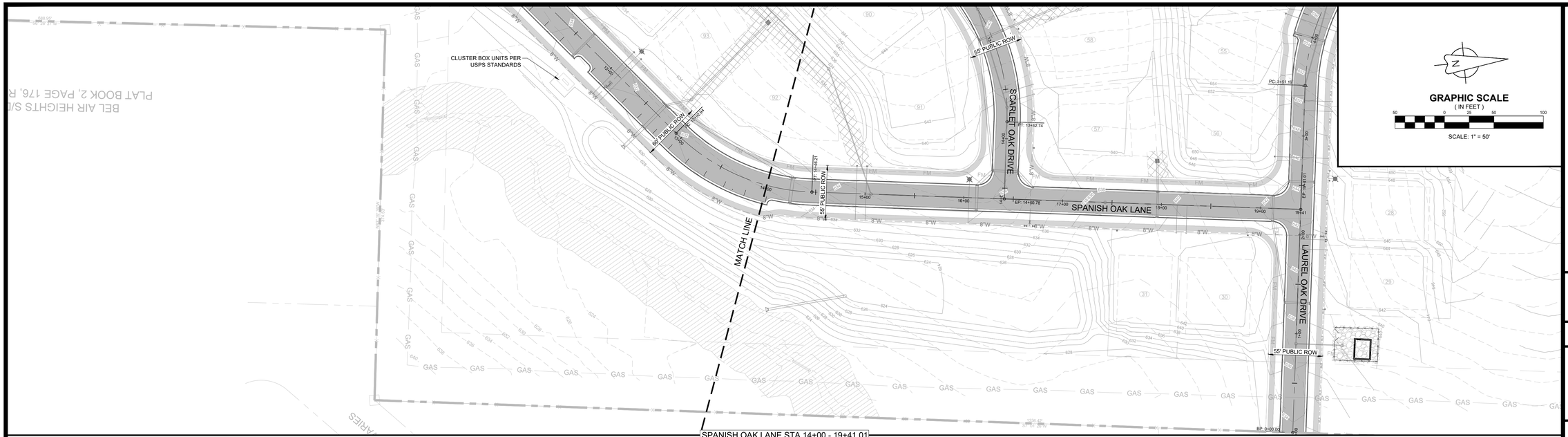
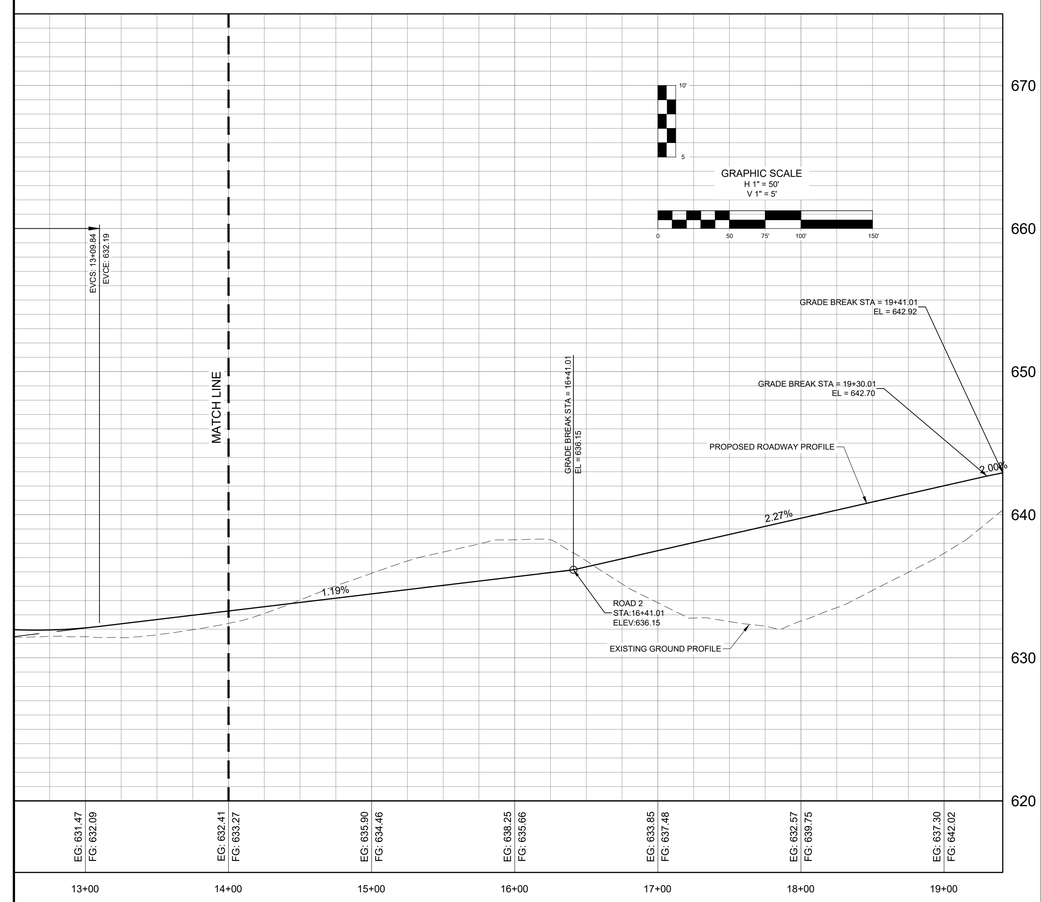


SPANISH OAK LANE STA 14+00 - 19+41.01



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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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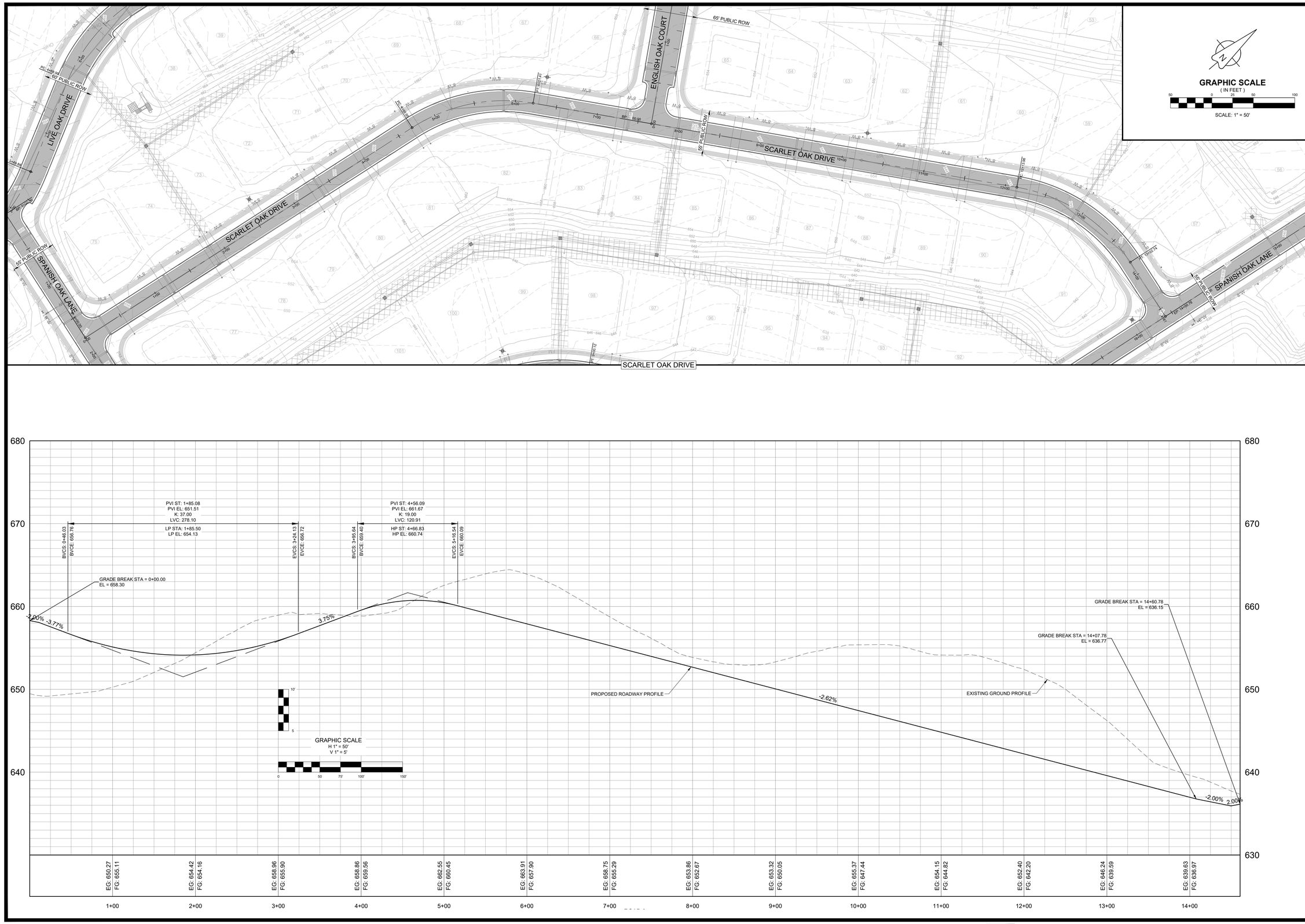

NO.	DATE	REVISIONS
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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

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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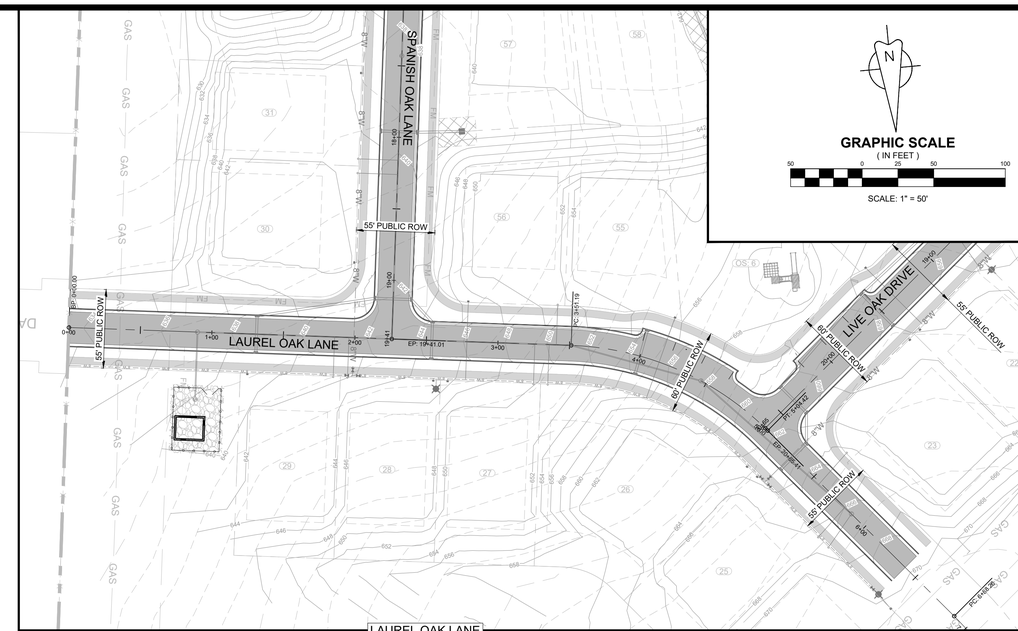
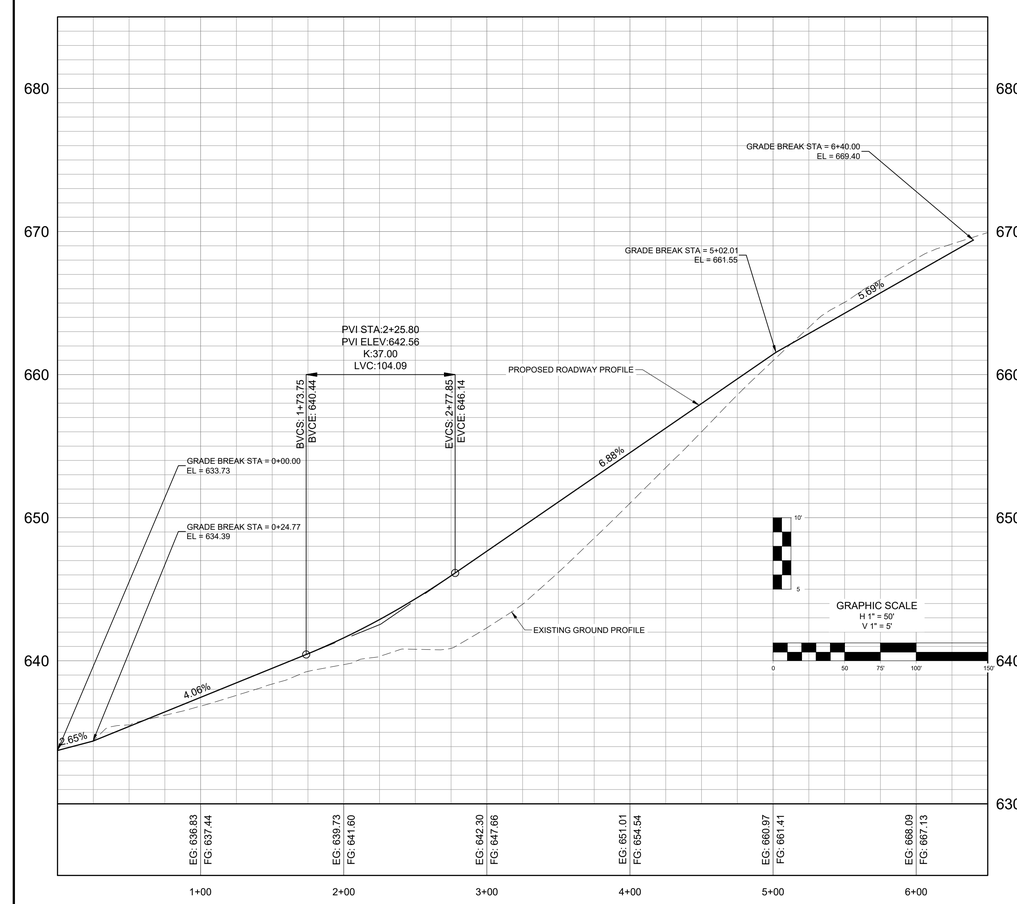


LAUREL OAK LANE



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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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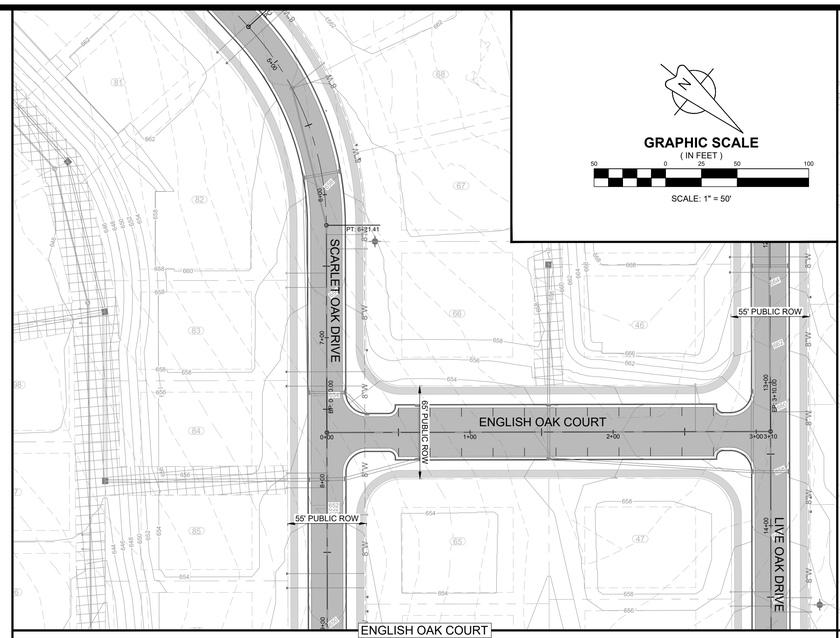

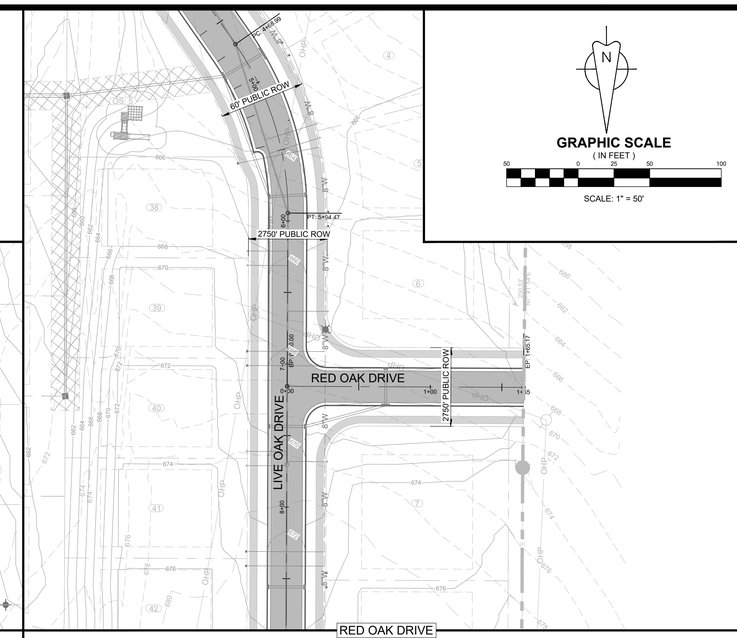

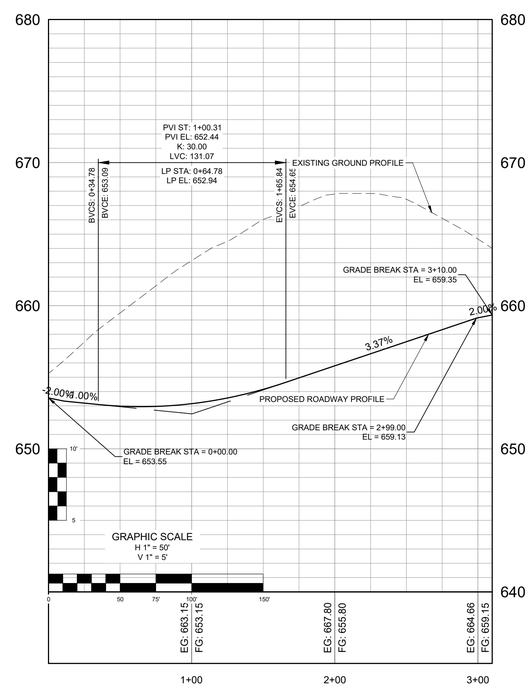

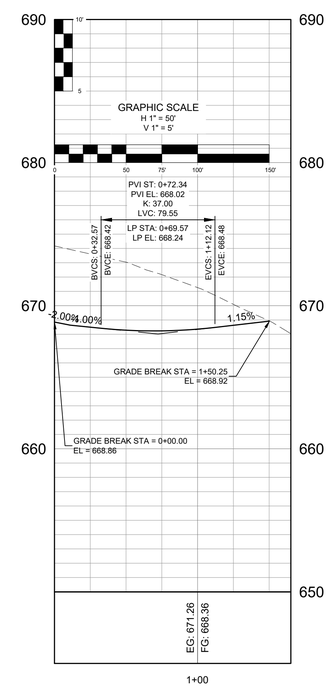

REVISIONS		
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DATE: 05/20/24
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

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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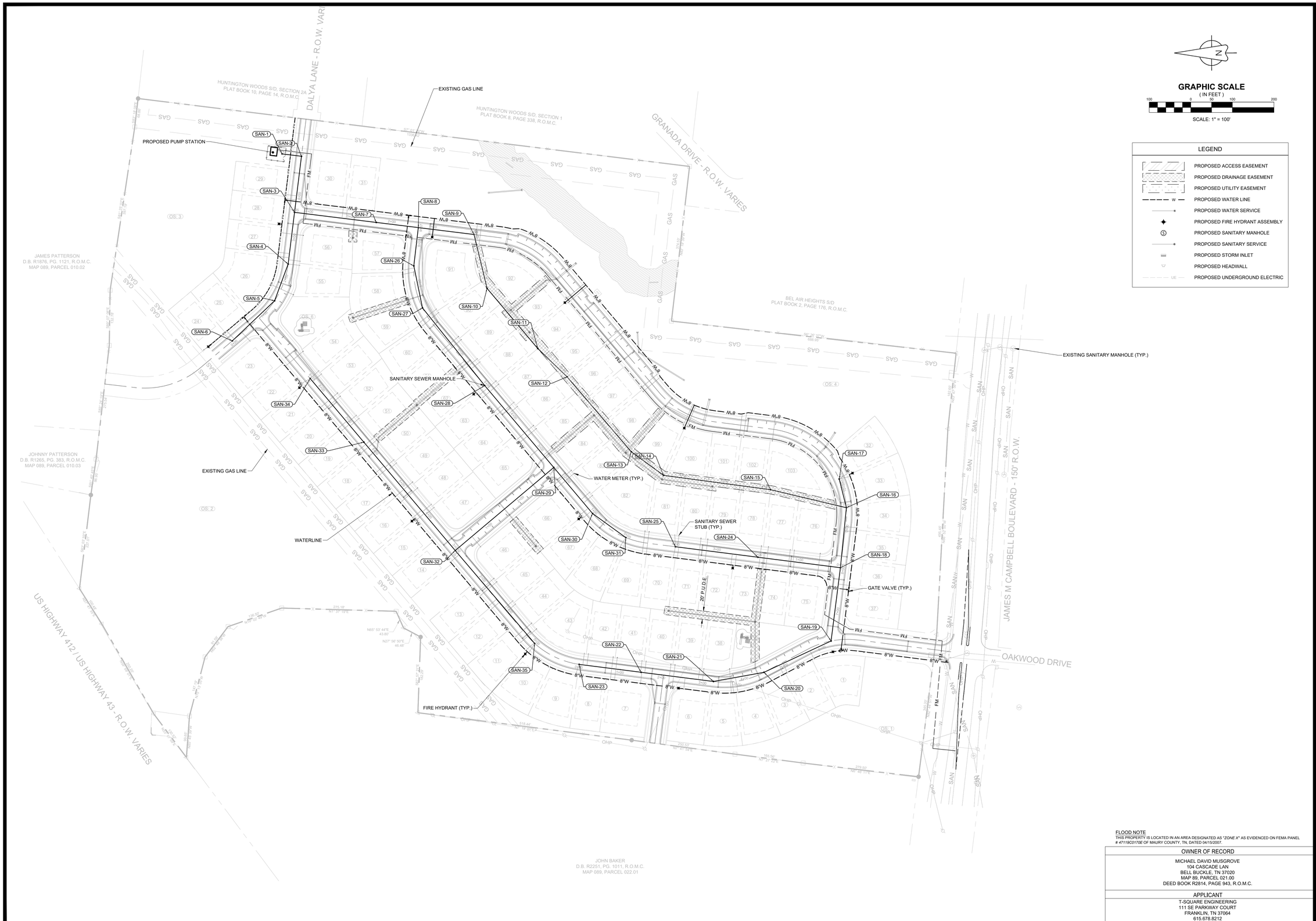

GRAPHIC SCALE
(IN FEET)
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SCALE: 1" = 100'

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. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-7.0

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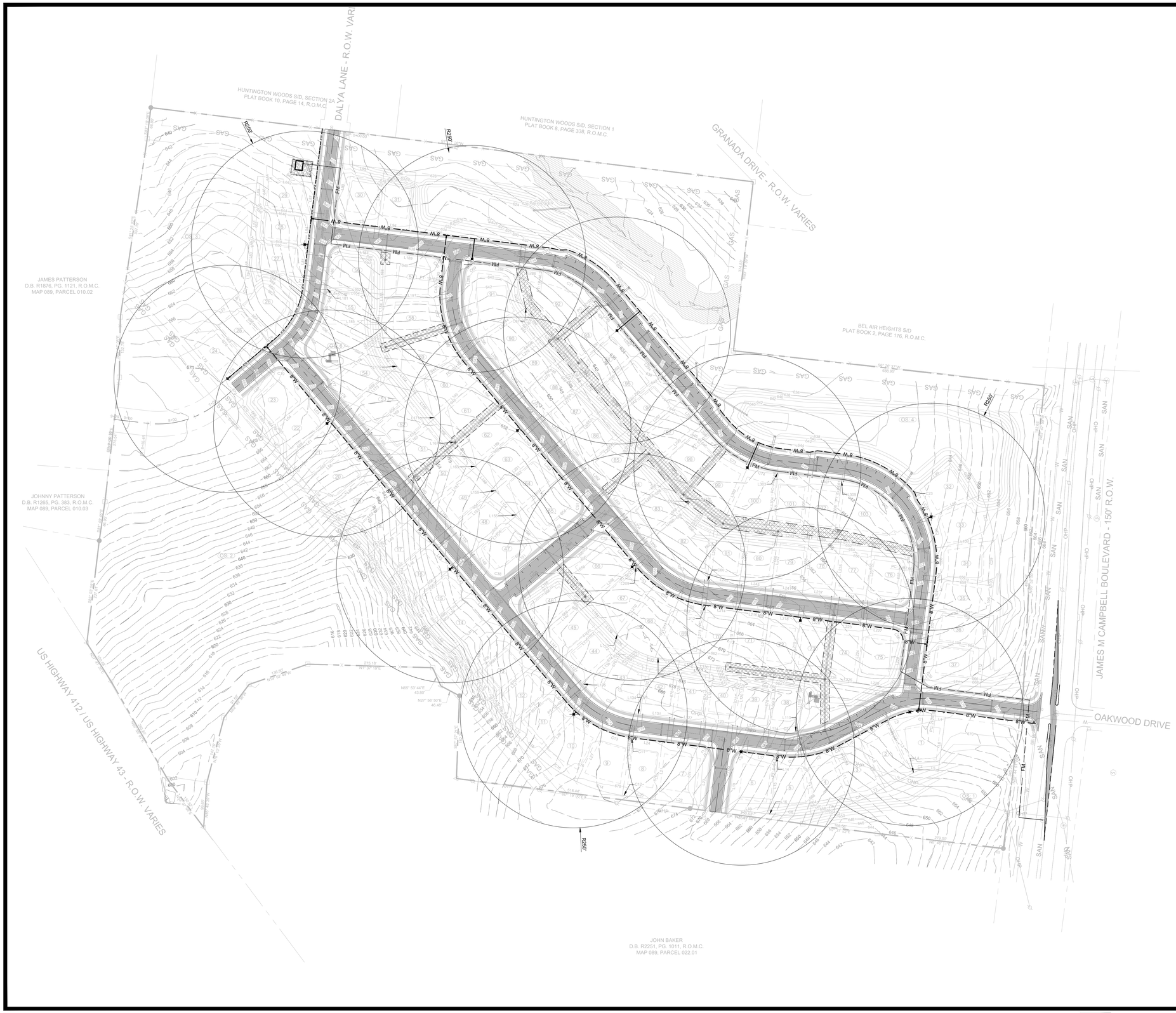

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GRAPHIC SCALE
(IN FEET)
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SCALE: 1" = 100'

LEGEND	
	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
UE	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
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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

P:\Projects\2023\23-0533 (Oakwood Dr - Drew Taylor)\Production\23-0533 7 - Utility Plan.dwg, 11/18/2024 3:59:39 PM

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

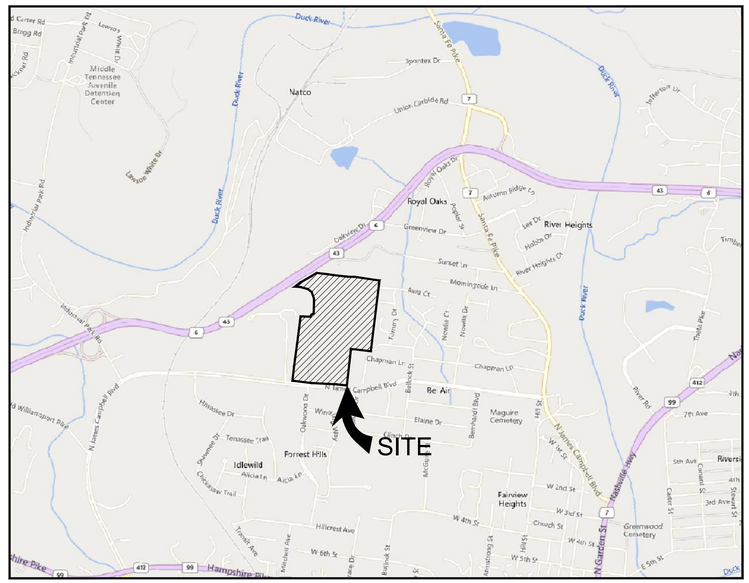
SURVEYOR: T-SQUARE SURVEYING
111 SE PARKWAY COURT
FRANKLIN, TN 37064
(615)678-8212

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

REVISIONS

NO.	DATE	
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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

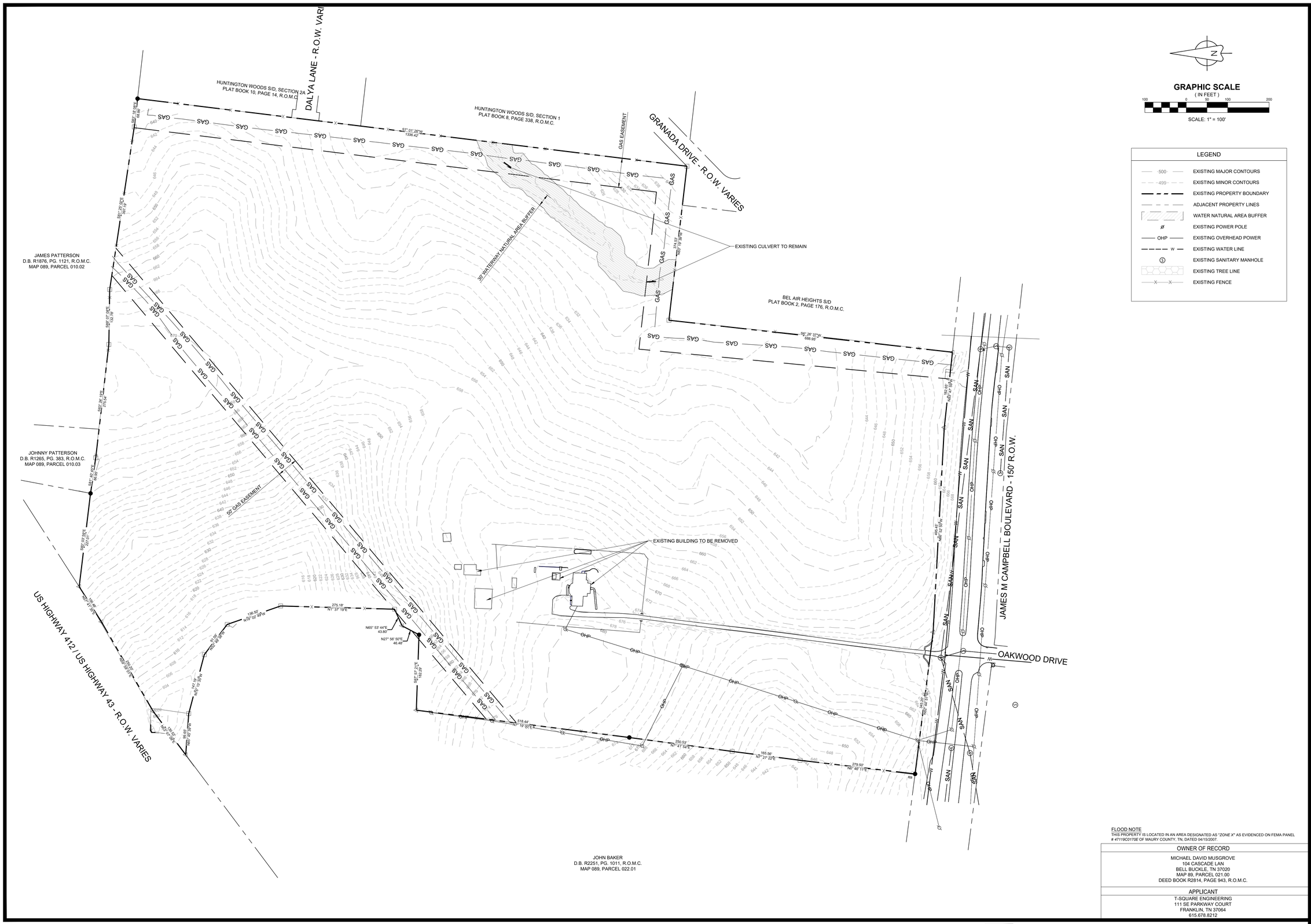
LOUIS T. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-0.0

T-SQUARE ENGINEERING

P:\Projects\2023\23-0533 (Oakwood Dr - Drew Taylor)\Production\23-0533 1 - Site Plan Prelim Plat.dwg, 11/18/2024 3:51:26 PM



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

REVISIONS

NO.	DATE	
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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

EXISTING CONDITIONS

MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

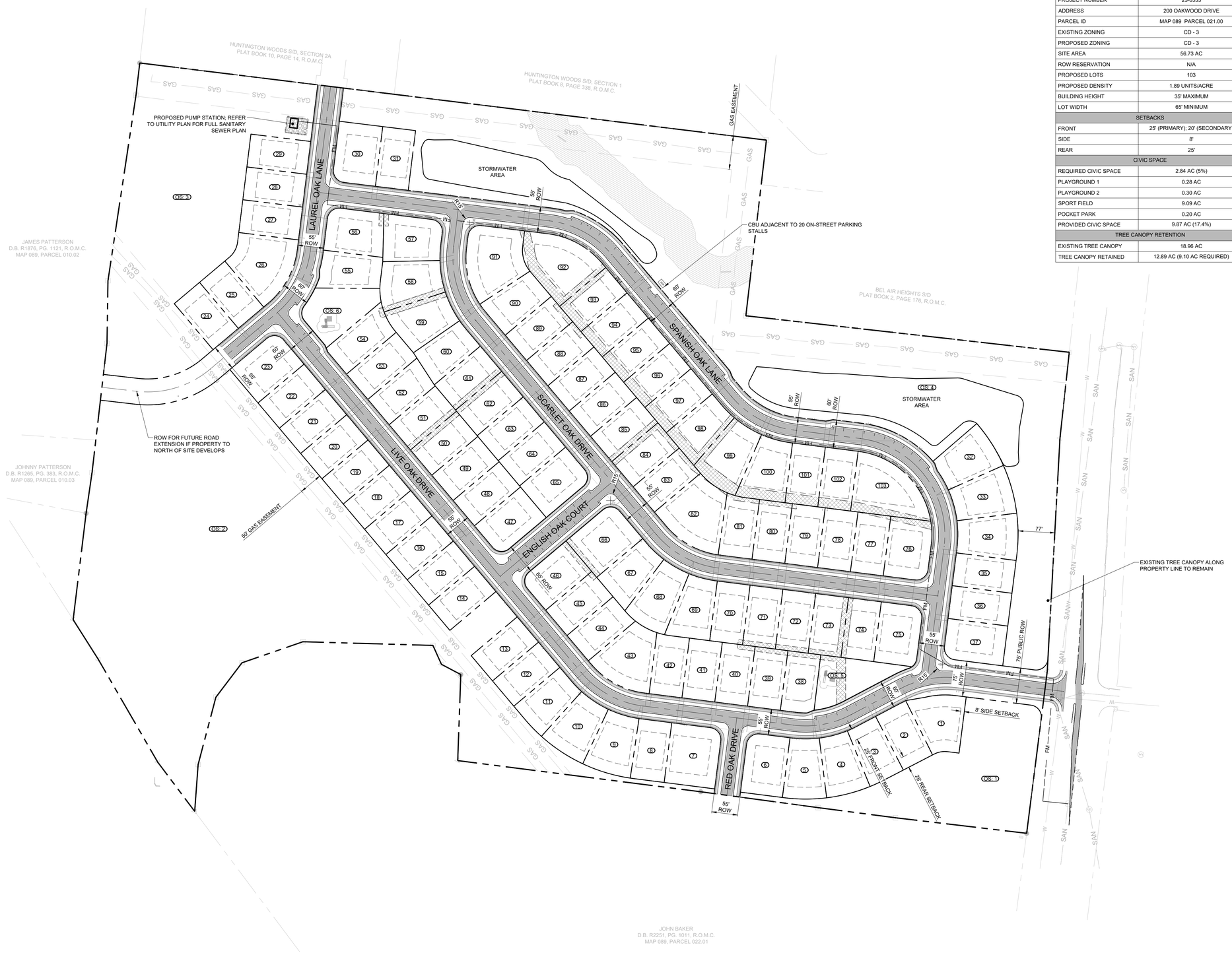
LOUIS T. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
No. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-1.0

T-SQUARE ENGINEERING

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 - Site Plan Prelim Plat.dwg, 11/18/2024 3:23:27 PM

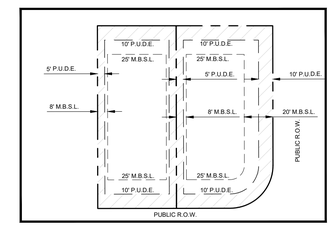


SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' 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
- (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

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

PRELIMINARY PLAT
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

OAKWOOD DRIVE SUBDIVISION

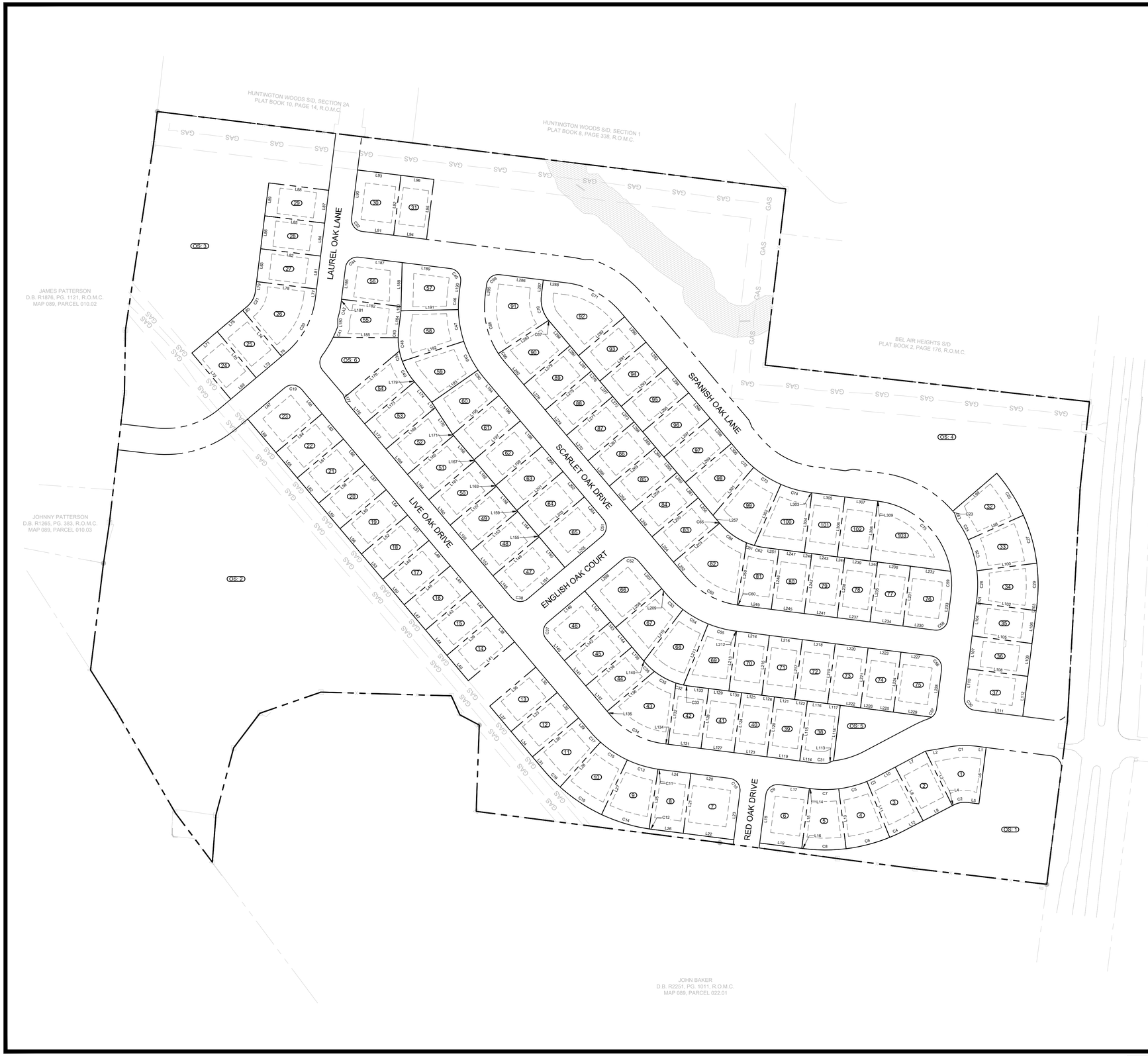
LOUIS T. SLOYER III
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 115488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.0

T-SQUARE ENGINEERING

P:\Projects\2023\23-0533 (Oakwood Dr - Drew Taylor)\Production\23-0533 1 - Site Plan Prelim Plat.dwg, 11/18/2024 3:23:32 PM



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

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

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

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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

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

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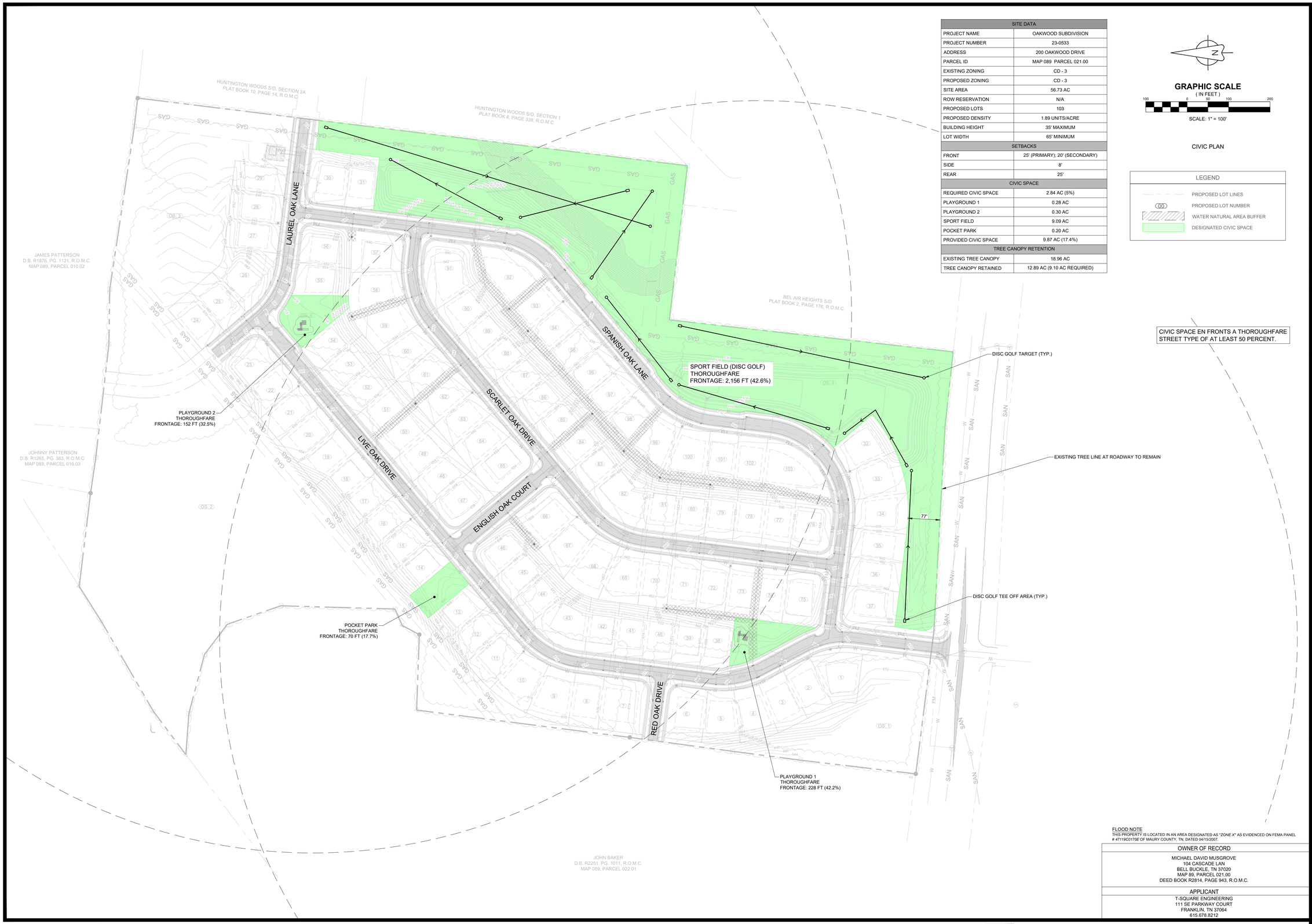

SITE DATA	
PROJECT NAME	OAKWOOD SUBDIVISION
PROJECT NUMBER	23-0533
ADDRESS	200 OAKWOOD DRIVE
PARCEL ID	MAP 089 PARCEL 021.00
EXISTING ZONING	CD - 3
PROPOSED ZONING	CD - 3
SITE AREA	56.73 AC
ROW RESERVATION	N/A
PROPOSED LOTS	103
PROPOSED DENSITY	1.89 UNITS/ACRE
BUILDING HEIGHT	35' MAXIMUM
LOT WIDTH	65' 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. SLOYAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 116485
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-2.4

T-SQUARE ENGINEERING

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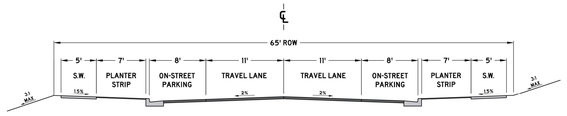
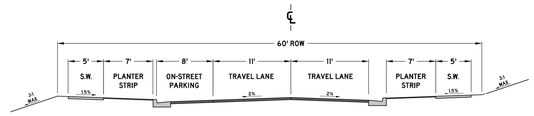


NOTES:

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

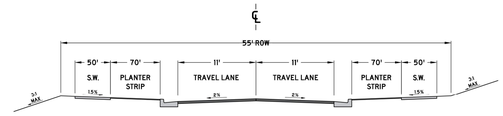
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES (NTS)	DATE 7/1/2024 DS-10



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

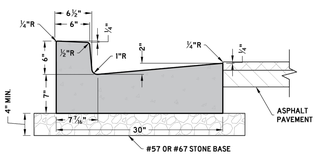
CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET SUBURBAN NEIGHBORHOOD STREET PARALLEL PARKING ONE SIDE (NTS)	DATE 7/1/2024 DS-11



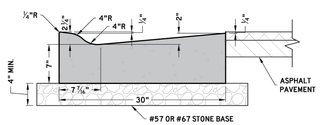
NOTES:

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



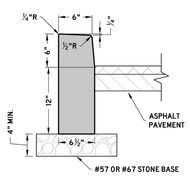
6-30 CONCRETE CURB AND GUTTER



LOWERED CONCRETE CURB AND GUTTER

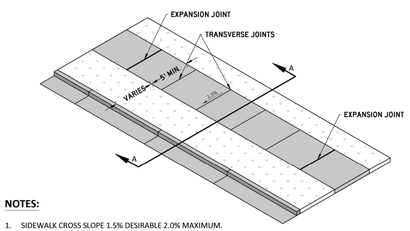
NOTES:

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



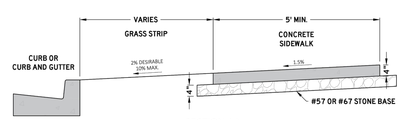
VERTICAL POST CURB

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



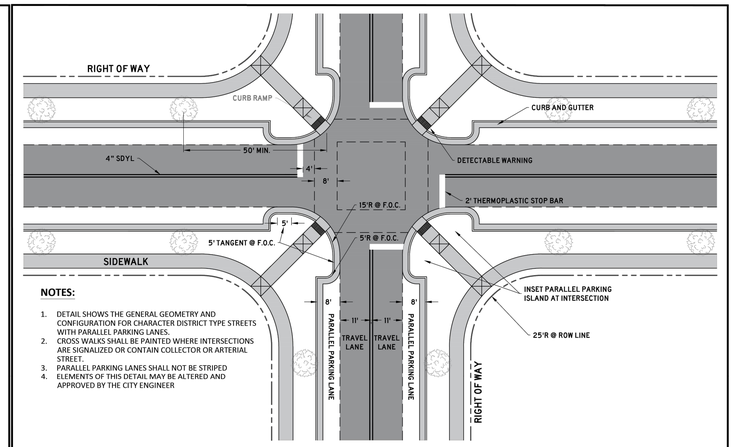
NOTES:

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

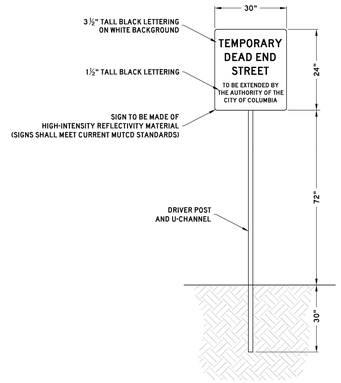
OAKWOOD DRIVE SUBDIVISION

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

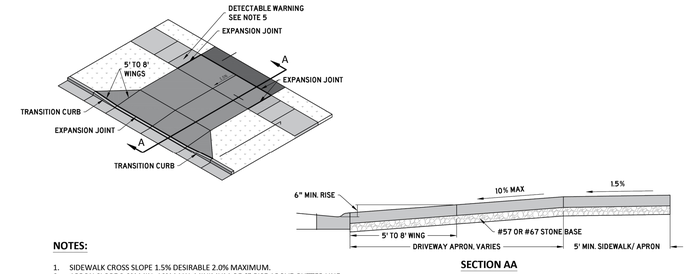
PROJECT
23-0533

SHEET
C-2.5

P:\Projects\2023\23-0533 (Oakwood Dr. - Drew Taylor)\Production\23-0533 1 - Site Plan Prelim Plat.dwg, 11/18/2024 3:25:10 PM



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



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

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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

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

PROJECT
23-0533

SHEET
C-3.0

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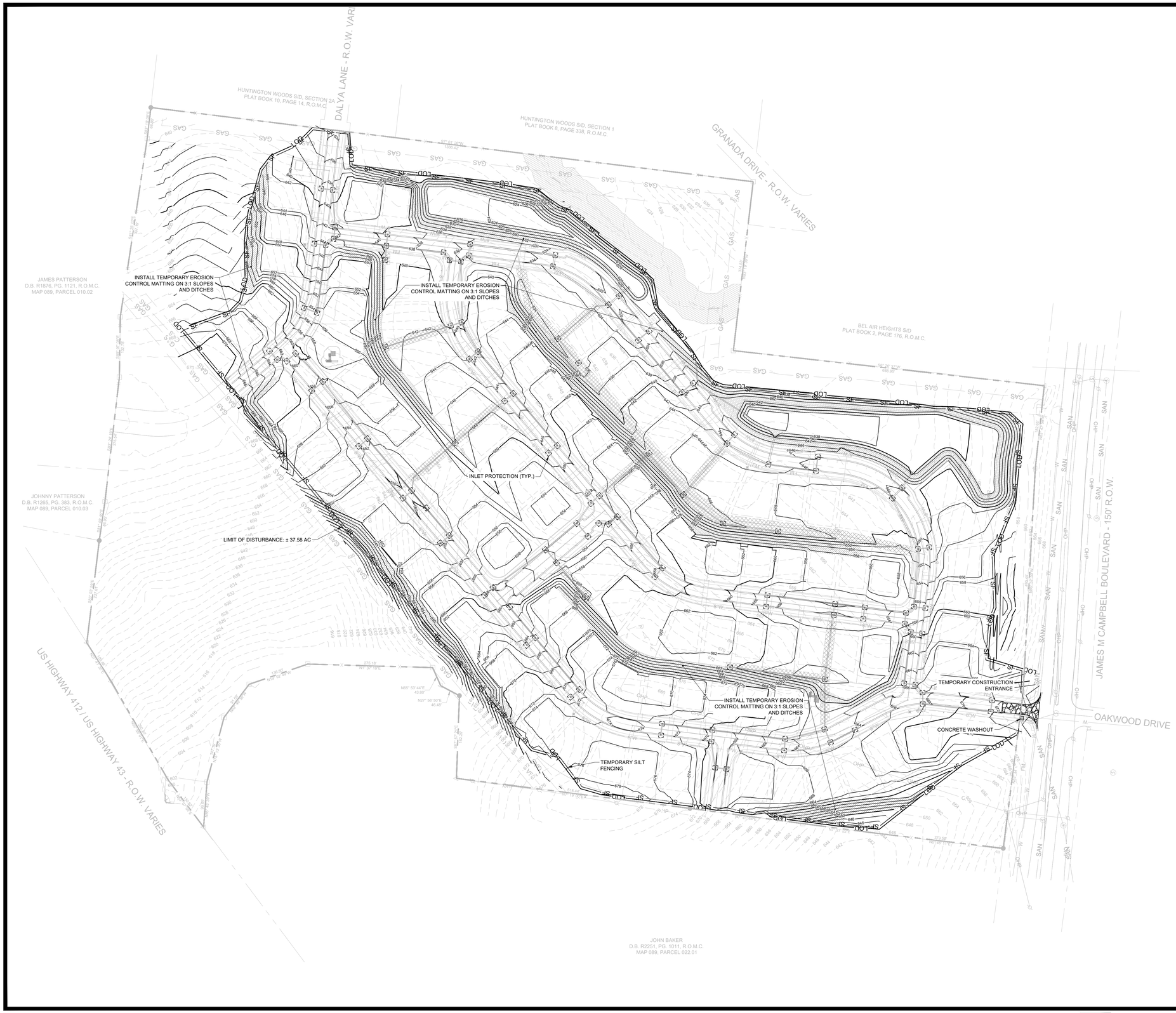

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GRAPHIC SCALE
(IN FEET)
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SCALE: 1" = 100'

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 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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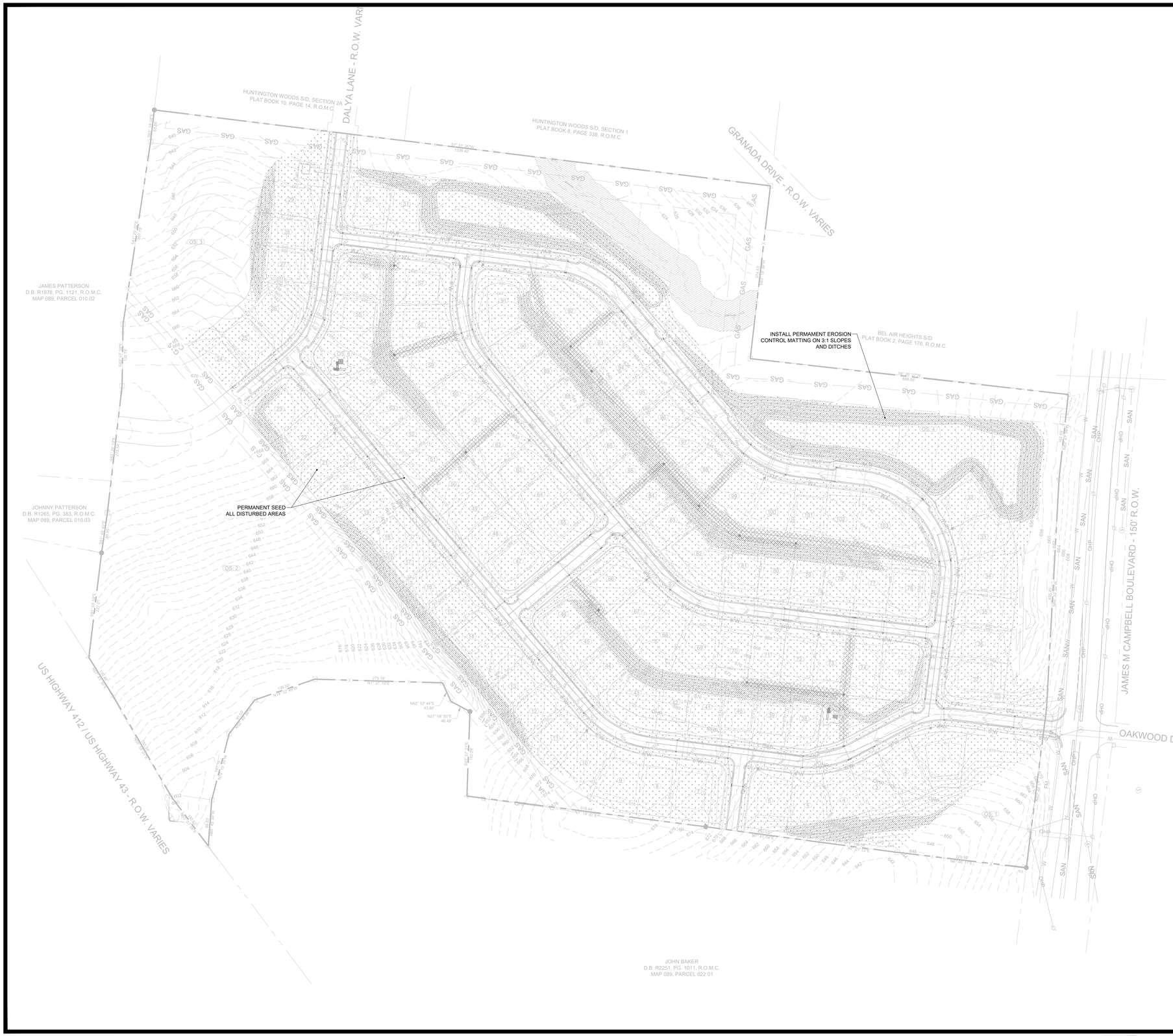

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND

500	EXISTING MAJOR CONTOURS
499	EXISTING MINOR CONTOURS
500	PROPOSED MAJOR CONTOURS
499	PROPOSED MINOR CONTOURS
	PROPOSED 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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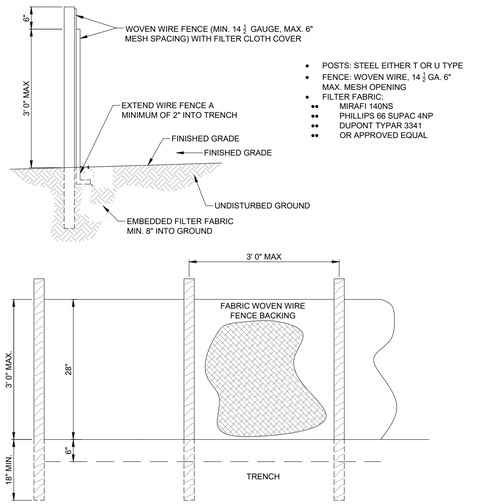
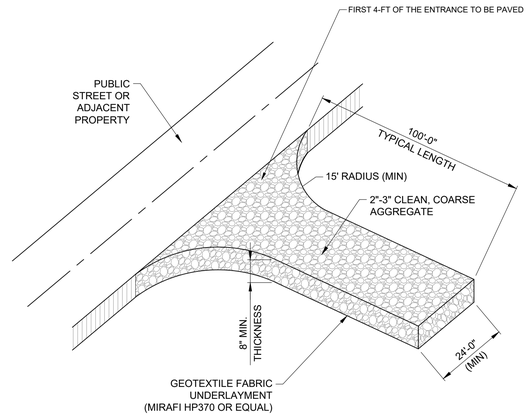


- POSTS: STEEL EITHER T OR U TYPE
- FENCE: WOVEN WIRE, 14 ½ GA. 6" MAX. MESH OPENING
- FILTER FABRIC:
  - MIRAFI 140NS
  - PHILLIPS 66 SUPAC 4NP
  - DUPONT TYPAR 3341
  - OR APPROVED EQUAL

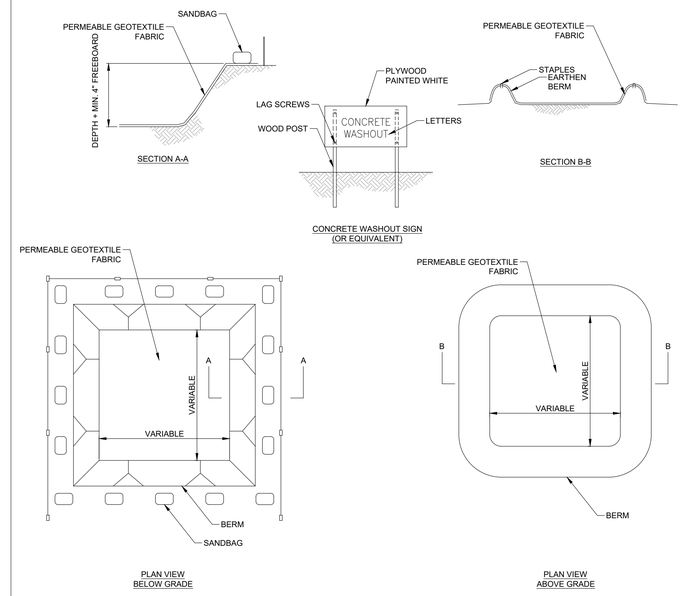
1. WOVEN WIRE CE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
4.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



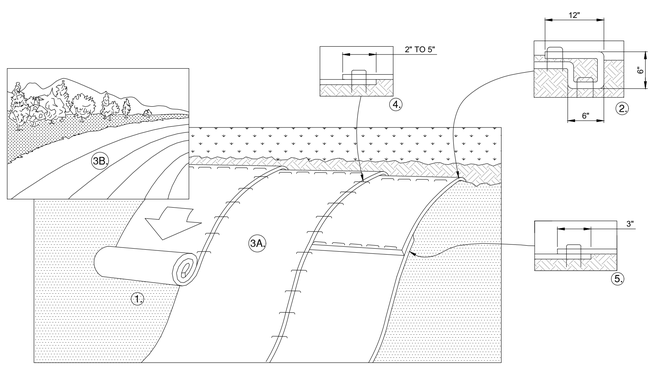
ISOMETRIC VIEW

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

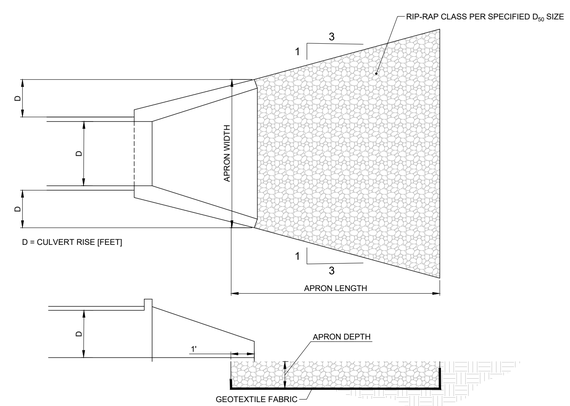
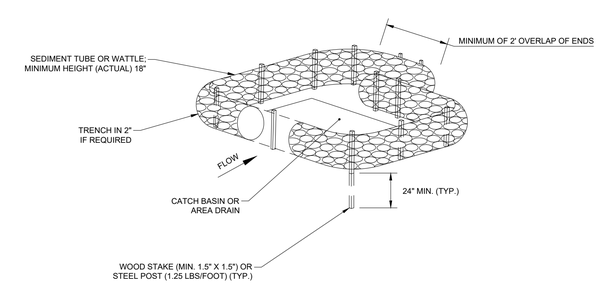


Table 10.1. Example Riprap Classes and Apron Dimensions

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.

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

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 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

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

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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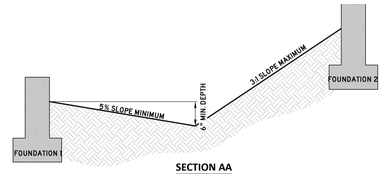
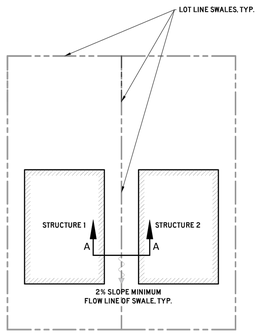


SECTION AA



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**

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

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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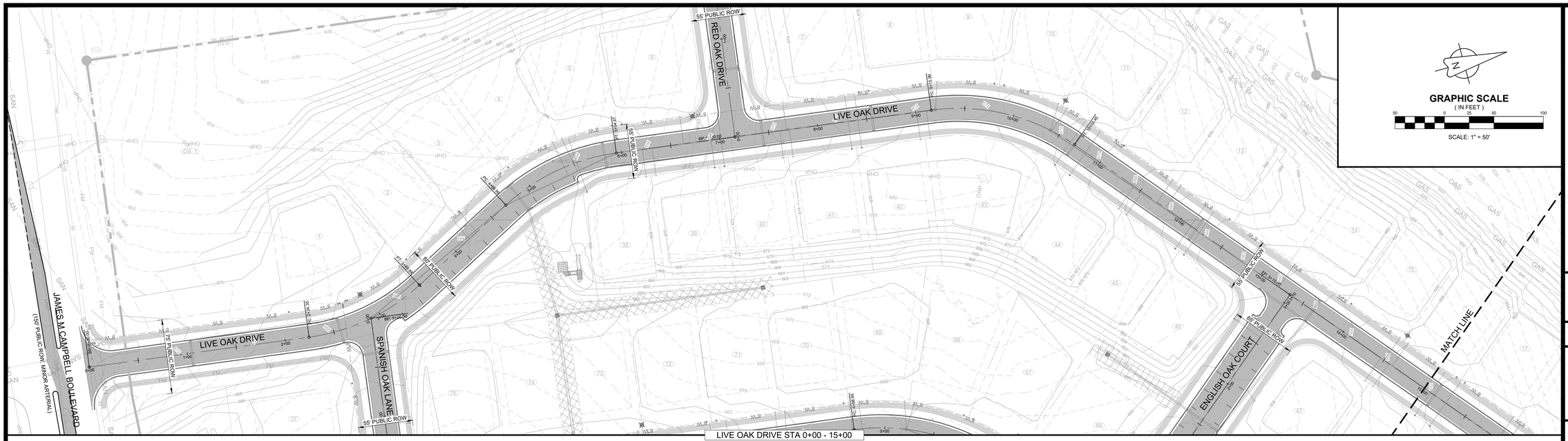

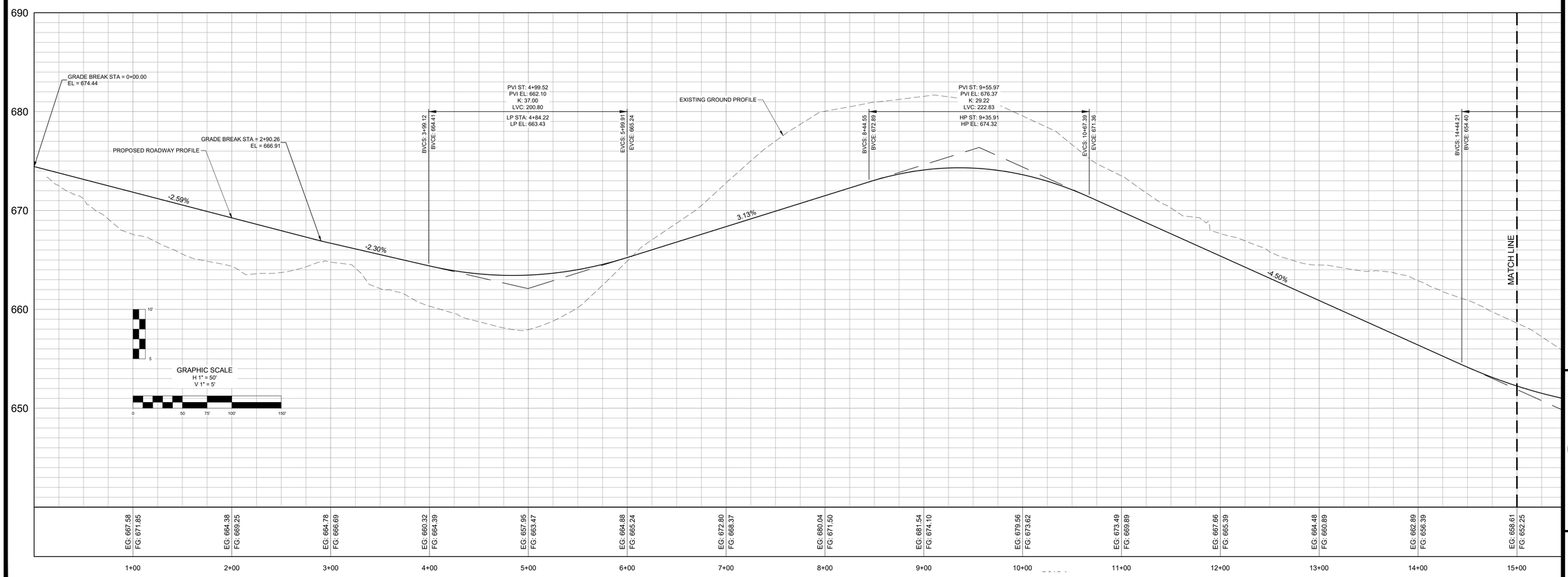

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REVIEWER: LTS

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

OAKWOOD DRIVE SUBDIVISION

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

PROJECT
23-0533

SHEET
C-6.0

T-SQUARE ENGINEERING

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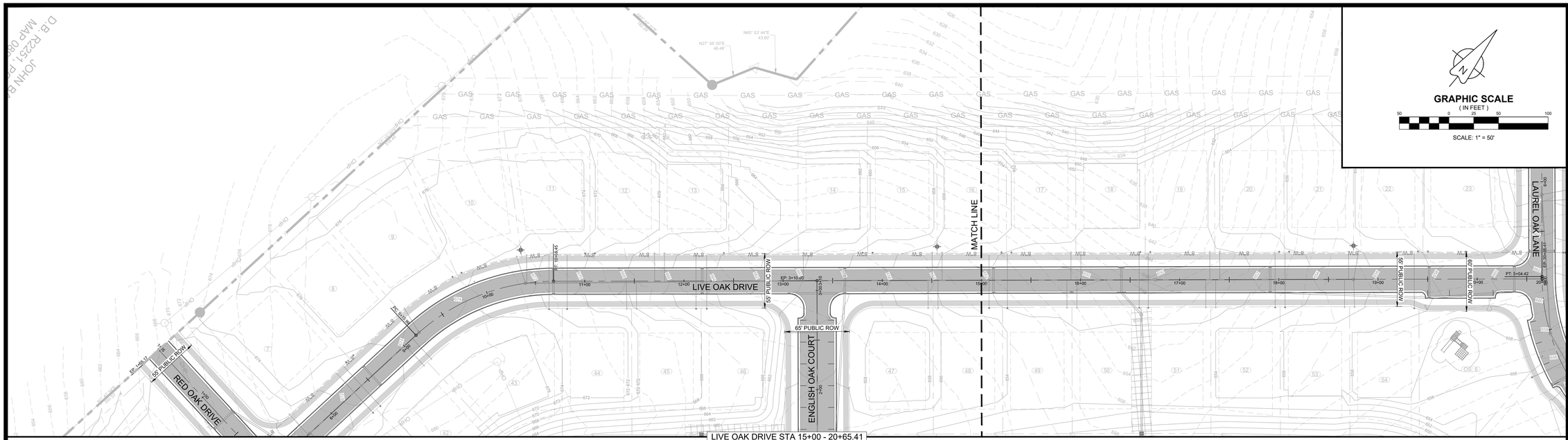

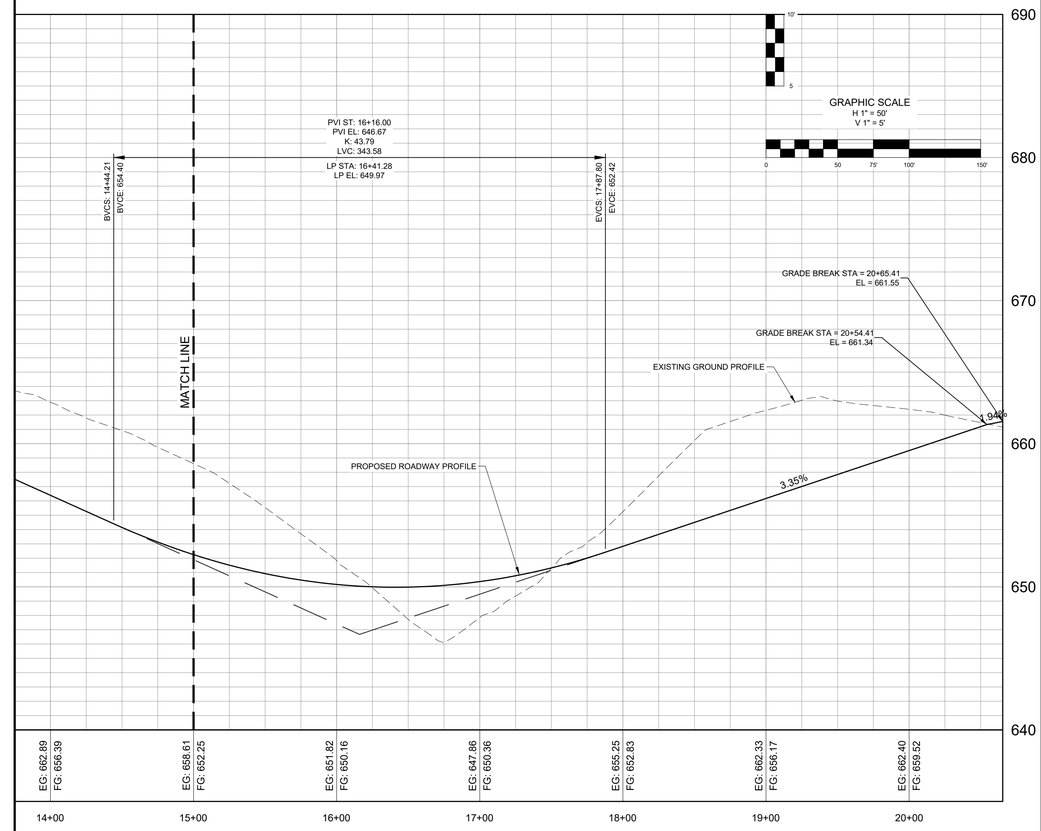

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LIVE OAK DRIVE
PLAN AND PROFILE
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

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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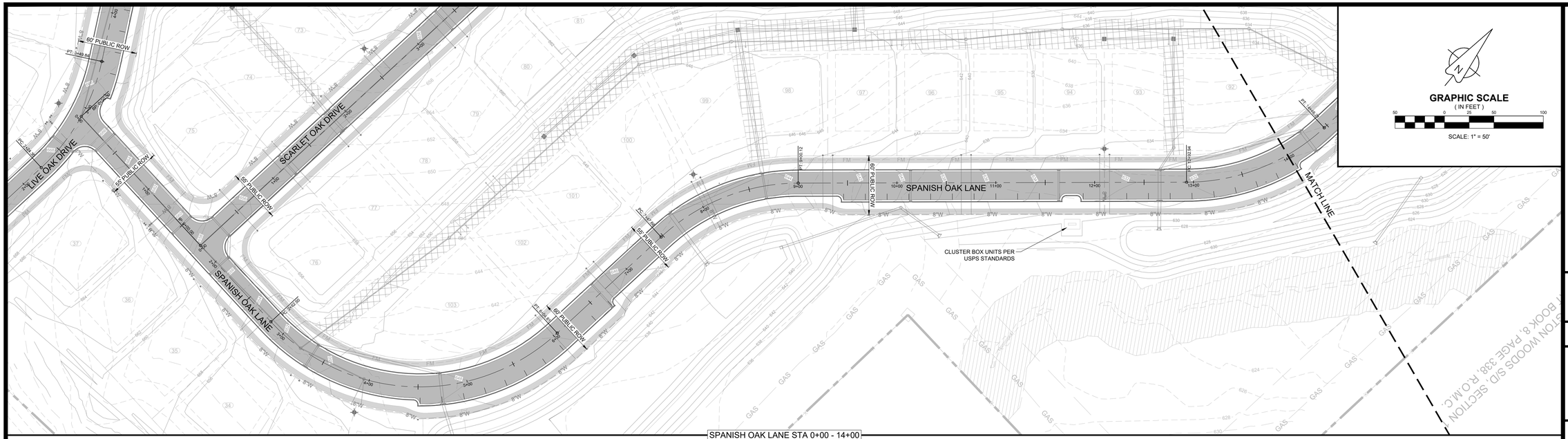
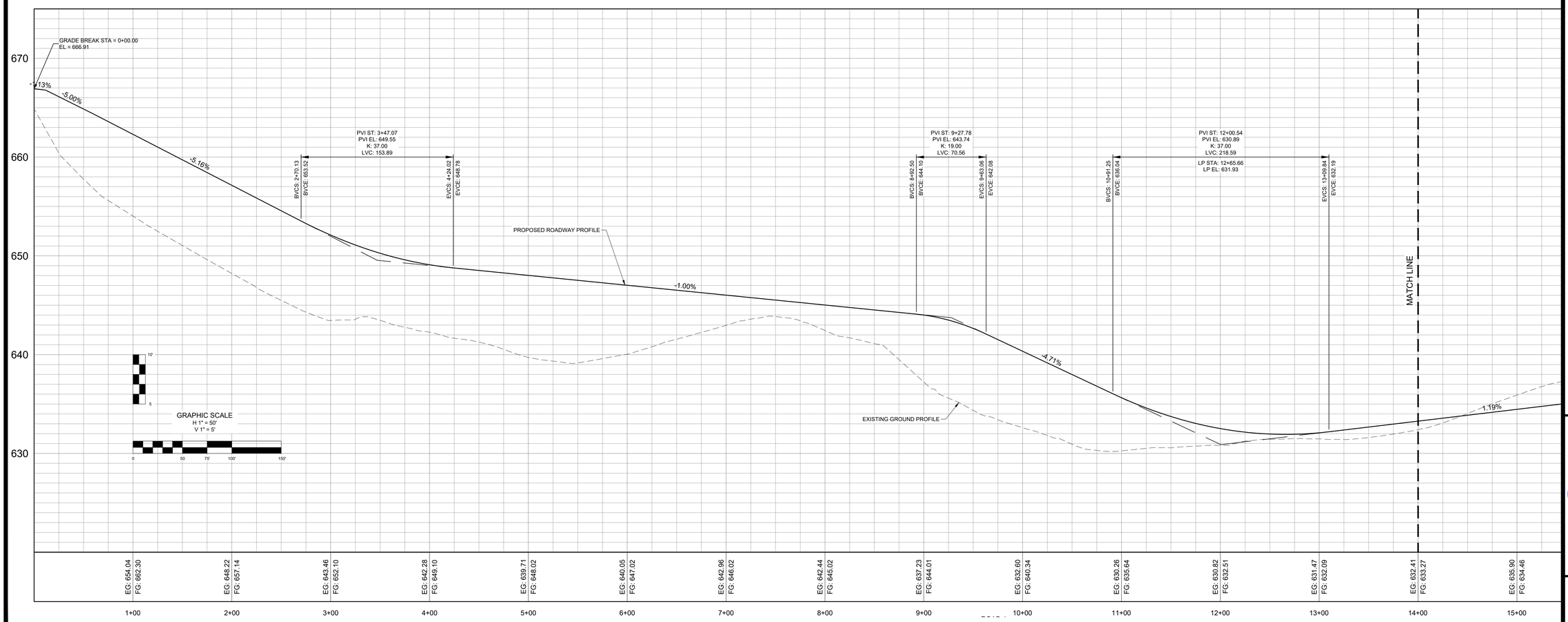


SPANISH OAK LANE STA 0+00 - 14+00



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REVIEWER: LTS

OAKWOOD DRIVE SUBDIVISION

SPANISH OAK LANE PLAN AND PROFILE

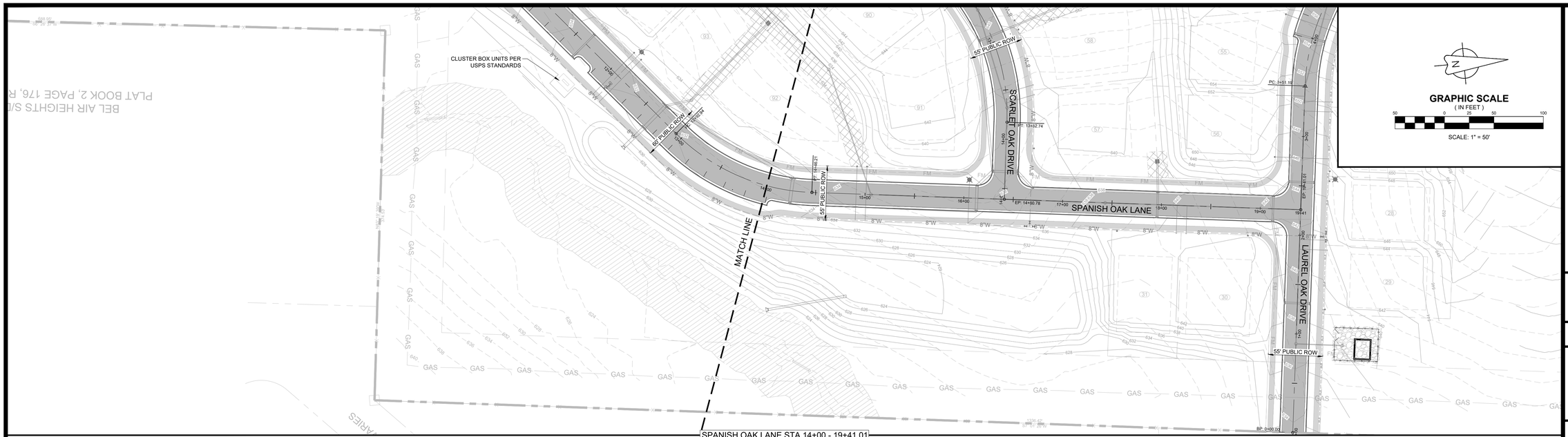
MAP 89, PARCEL 021.00
COLUMBIA, TENNESSEE

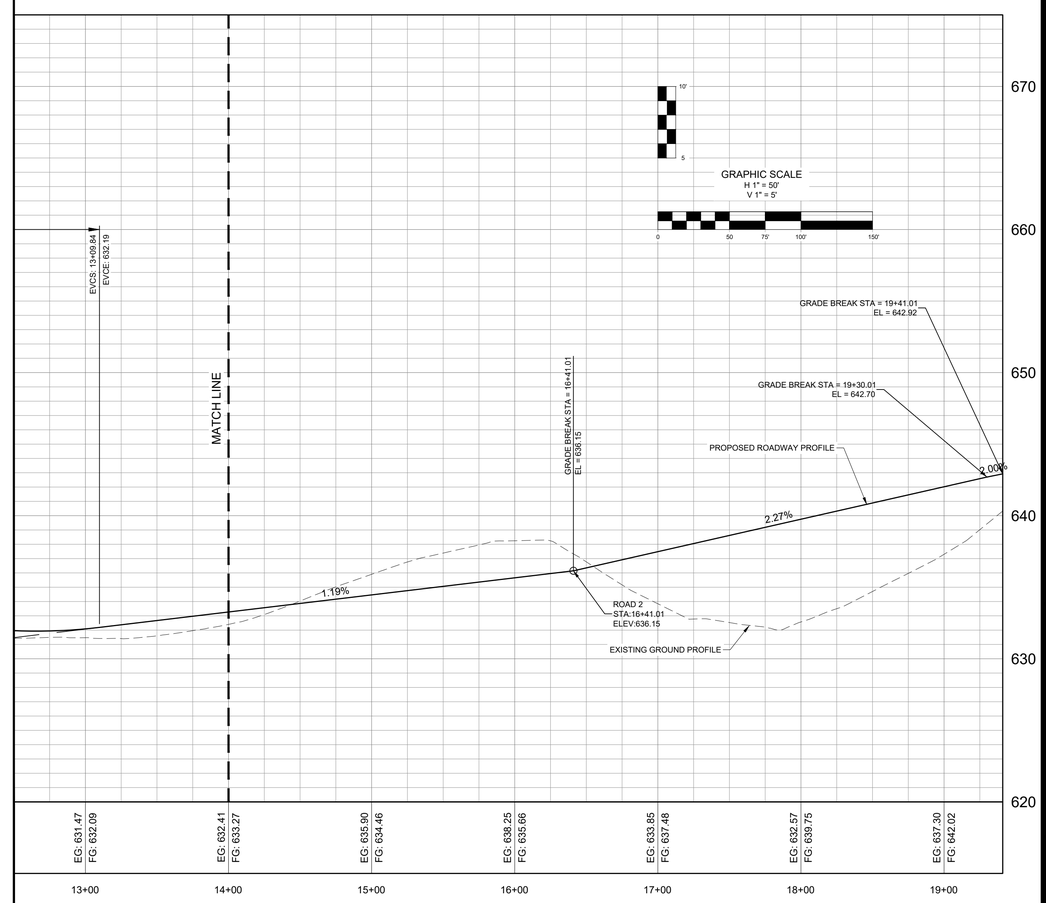
LOUIS T. SLOAN
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 116488
STATE OF TENNESSEE
11/18/2024

PROJECT
23-0533

SHEET
C-6.2

T-SQUARE ENGINEERING





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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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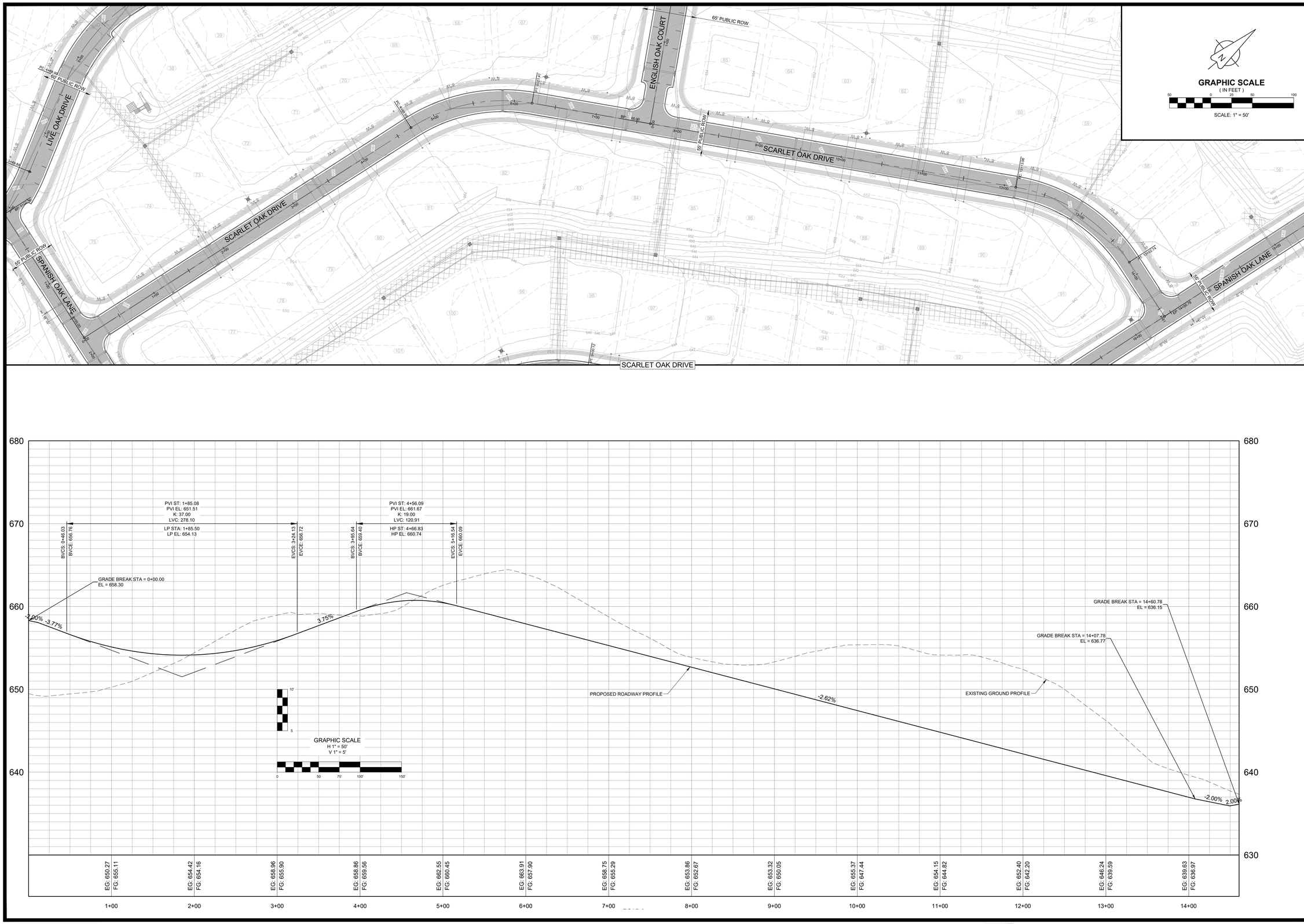

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DATE: 05/20/24
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DRAWN BY: T-SQUARE
REVIEWER: LTS

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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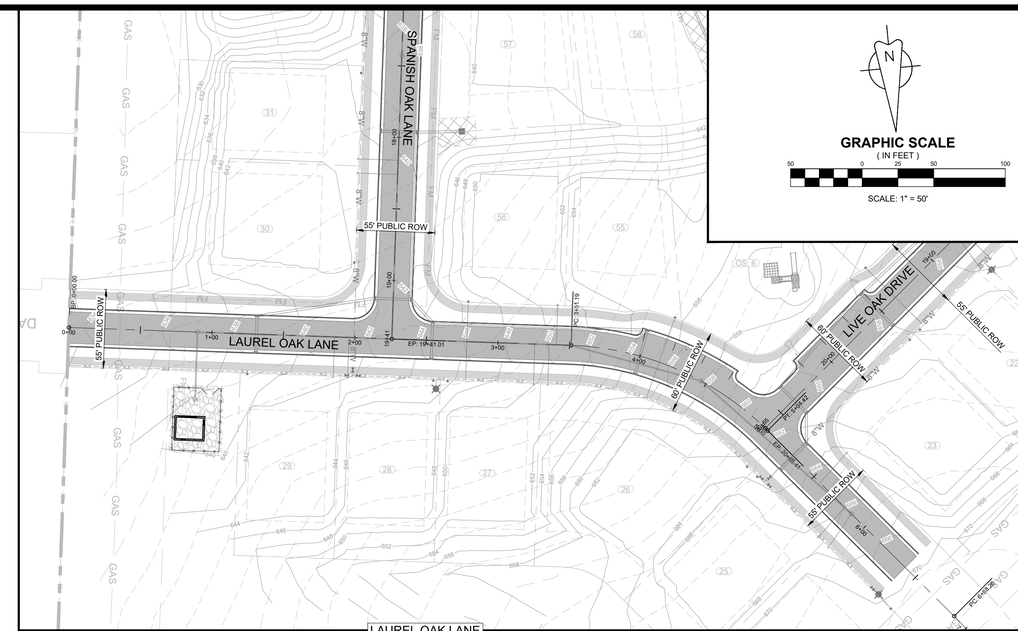
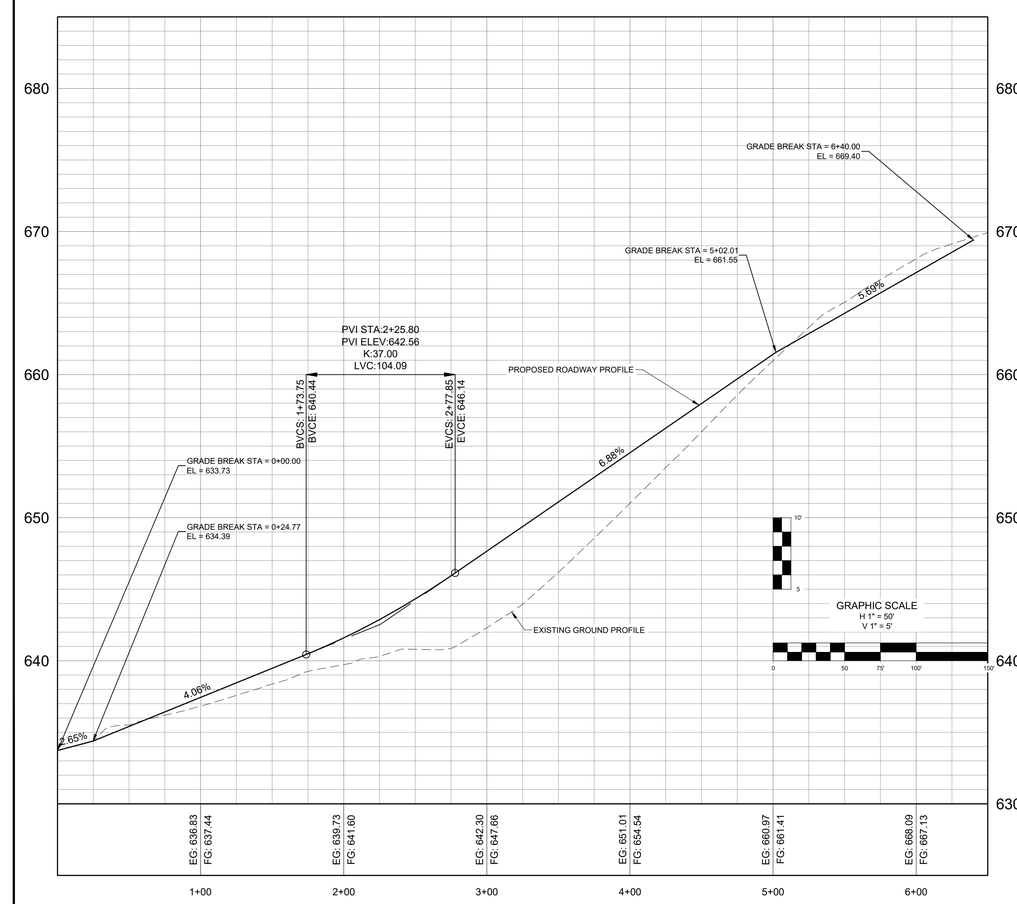


LAUREL OAK LANE



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REVIEWER: LTS

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

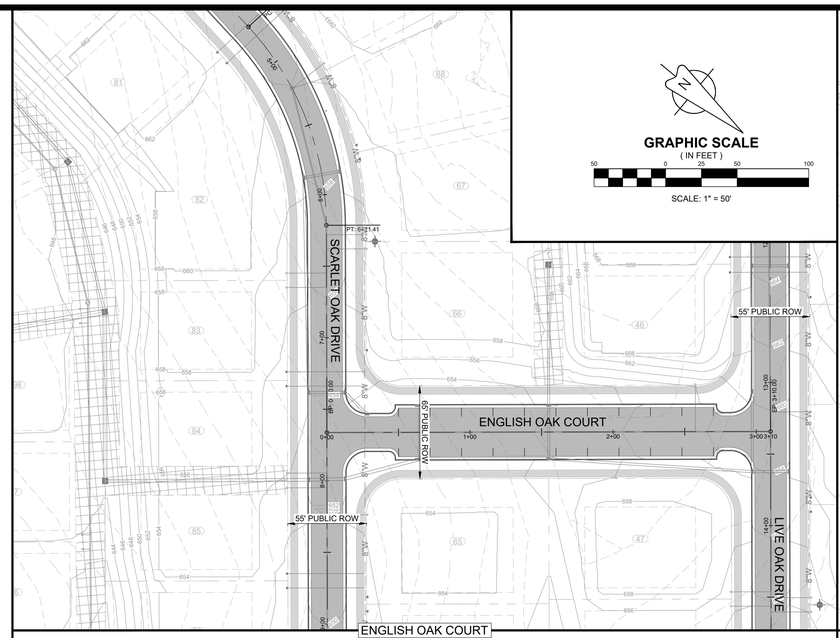
OAKWOOD DRIVE SUBDIVISION

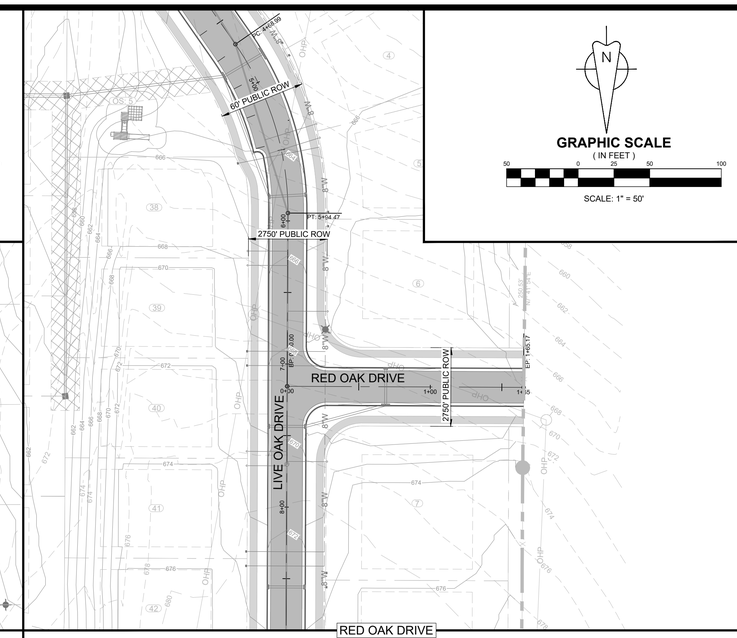
LOUIS T. SLOYD
REGISTERED ENGINEER
AGRICULTURE
No. 116455
STATE OF TENNESSEE
11/18/2024

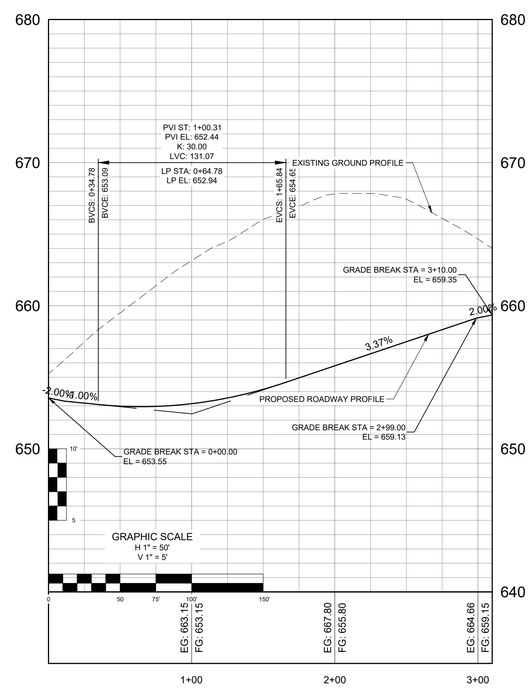
PROJECT
23-0533

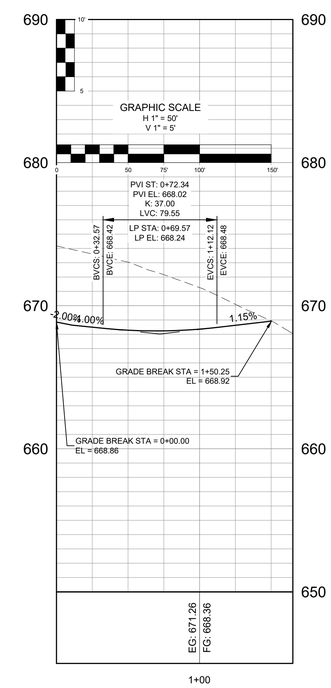
SHEET
C-6.5

T-SQUARE ENGINEERING









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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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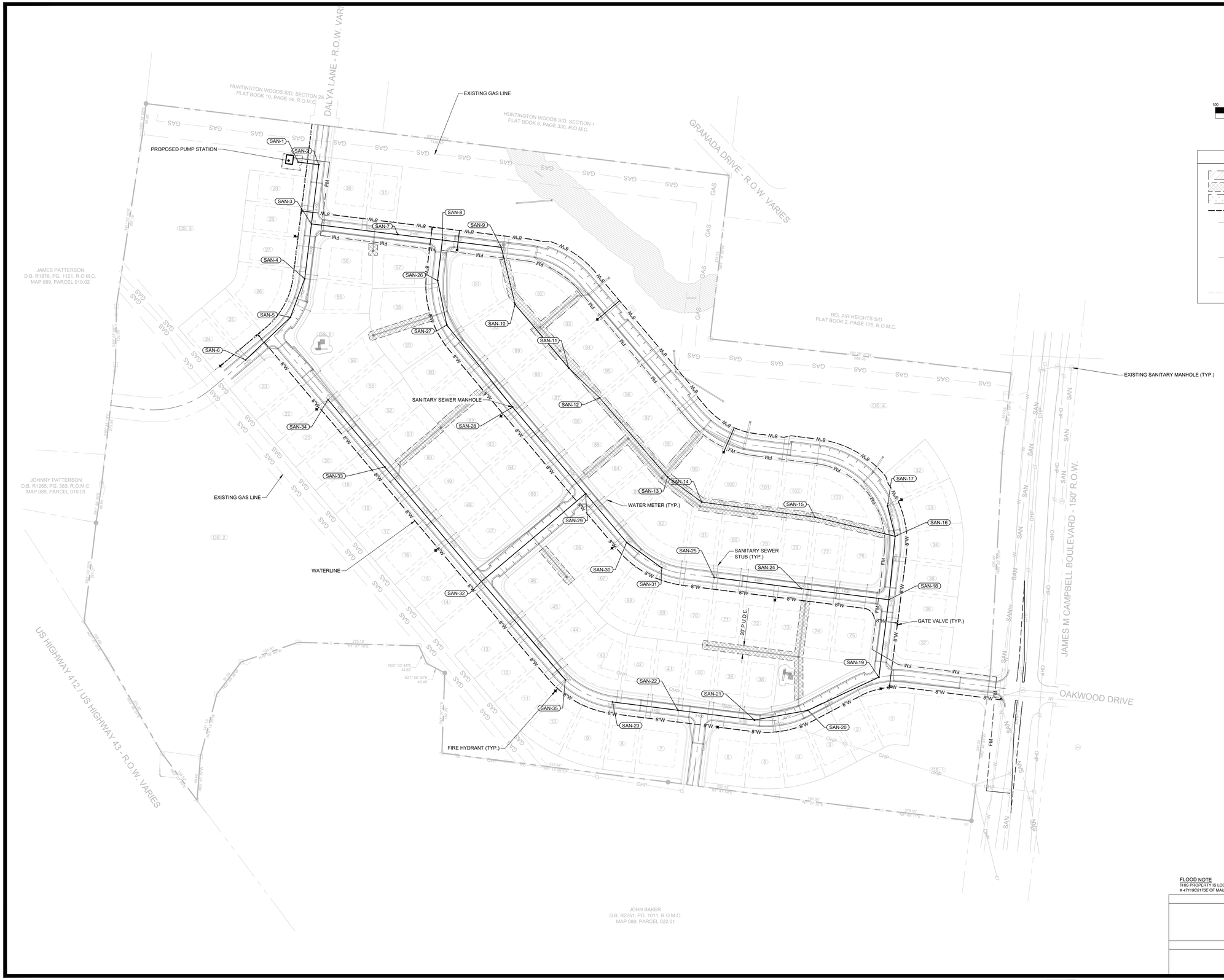

GRAPHIC SCALE

(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
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DRAWN BY: T-SQUARE
REVIEWER: LTS

UTILITY 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-7.0

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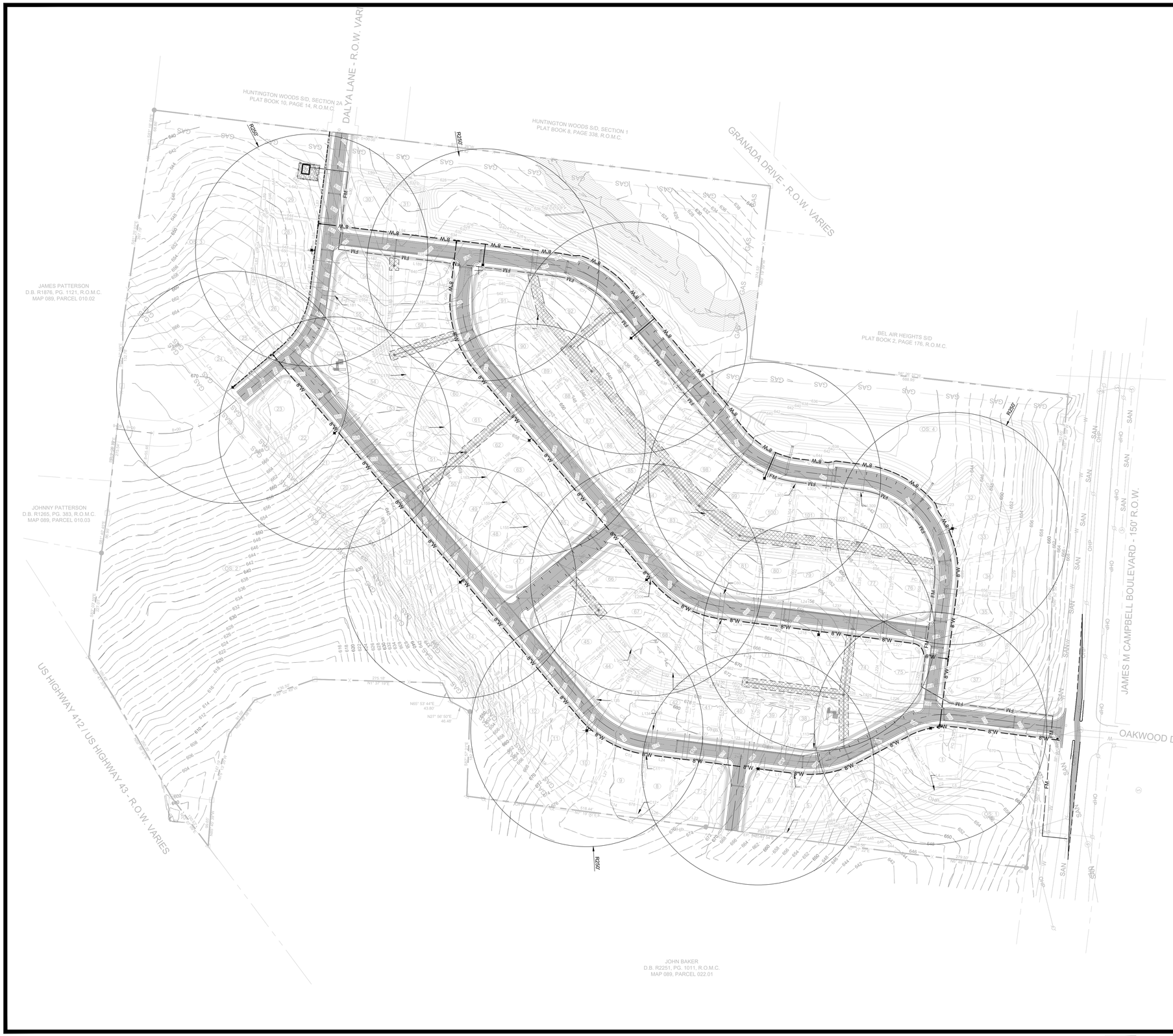

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GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
SCALE: 1" = 100'

LEGEND	
	PROPOSED ACCESS EASEMENT
	PROPOSED DRAINAGE EASEMENT
	PROPOSED UTILITY EASEMENT
W	PROPOSED WATER LINE
	PROPOSED WATER SERVICE
	PROPOSED FIRE HYDRANT ASSEMBLY
S	PROPOSED SANITARY MANHOLE
	PROPOSED SANITARY SERVICE
	PROPOSED STORM INLET
	PROPOSED HEADWALL
UE	PROPOSED UNDERGROUND ELECTRIC

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

T-SQUARE ENGINEERING

REVISIONS

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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

P:\Projects\2023\23-0533 (Oakwood Dr - Drew Taylor)\Production\23-0533 7 - Utility Plan.dwg, 11/18/2024 3:48:03 PM

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