AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, May 14, 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 Jansen Dakin for Final Plat approval of Honey Farm Crossing Lot 1 located at 2240 Nashville Highway, being a portion of Tax Map 51 Parcel 58.
2. Request from Jacob Vincent for Final Plat approval with surety in the amount of $120,000 for Bear Springs Phase 1B located at 1449 Rock Springs Road, being a portion of Tax Map 92 Parcel 12.05.
3. Request from Davide Tocci for Final Plat approval with surety in the amount of $145,000 for Bear Creek Overlook Phase 3 off Merkel Road, being a portion of Tax Map 72 Parcel 53.
4. Request from Curt Harakas for Final Plat approval with surety in the amount of $175,000 for Bullock Street Townhomes located at 600 Bullock Street, being Tax Map 89M Group A Parcels 20 and 20.01.

5. Request from Wilson & Associates for Final Plat approval with surety in the amount of $455,000 for Hillcrest Village Subdivision at Tax Map 113 Parcels 80.51 and 80.53 off Pulaski Highway and Peaceful Valley Drive.

III. Discussion Items

1. Request from Josh Rowland for Annexation with a Plan of Services and Rezoning to CD-4C (General Urban Corridor Character District), CD-3 (Neighborhood Character District) and CV (Civic District) of 1754 Hampshire Pike, consisting of 104 acres at Tax Map 88 Parcel 71.01.
   THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

2. Request from Louis Sloyan for Annexation with a Plan of Services and Rezoning to CD-3 (Neighborhood Character District) off Lasea Road, being Tax Map 73 Parcel 17.02.

3. Request from Cindy Sims for Site Development Plan revision approval of *The Crossings* multifamily development at 225 Tara Court, located at Tax Map 75 Parcel 34 off West Burt Drive and Columbia Rock Road.

4. Request from Michael Sandifer for a Preliminary PUD Master Plan recommendation for the construction of a telecommunications tower on the site of Christ Our Savior Church at 2494 Nashville Highway, being Tax Map 51 Parcel 7.01.

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 Planning Commission Meeting for the City of Columbia to order at 4:03 PM. The meeting was held in Council Chambers at City Hall.

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

Chairman Charlie Goatz called for the roll call. Those in attendance were:
Planning Commission Chairman Charlie Goatz; Planning Commission Member, Vice Mayor Randy McBroom; Planning Commissioner Member, Dr. Christa Martin; Planning Commission Member, Mayor Chaz Molder; Planning Commission Member, James Shannon; Planning Commission Member, Vice Chairman James Sloan.

Absent was: Planning Commission Member, Nancy Williams.

Other attendees: Mr. Robert Archibald, Principal Planner; Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer, Mr. Glen Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Thad Jablonski, Assistant City Manager; Mr. Paul Keltner, Director of Development Services; Mr. Tony Massey, City Manager; Mrs. Sandra Richardson, Recording Secretary; Mr. Charles Rush, Principal Planner; Mrs. Melissa Sanders, Planner I

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

Chairman Charlie Goatz welcomed the guests and applicants to the meeting. The Chairman discussed the meeting order and the process for speakers to be heard. Chairman Goatz welcomed Mr. McBroom back to the Board.

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

Chairman Goatz read the agenda item for Acknowledgment of official Communications. Mr. Paul Keltner, Director of Development Services, gave the details of the acknowledgment of Official Communication of the Columbia City Council. Four of the items pertaining to the text amendments regarding zoning ordinance 4400. That item was deferred at the March meeting due to an advertisement notice change.

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

Mayor Molder moved to approve the minutes with Mr. Goatz seconding. The minutes were approved with a vote of six to zero.

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

Mr. Goatz called for the Review of Bonds. Mr. Glenn Harper, City Engineer, stated that all Letters of Credit were in order or in the process of being updated.

Consent

Item II.1. - **Request from Davide Tocci for Final Plat approval with surety in the amount of $50,000 for Bear Creek Glen Subdivision Phase 2 off Harley Davidson Blvd. and Cheltenham Place at Tax Map 72 Parcel 53.**

Chairman Goatz read the consent agenda item. Mr. Goatz moved to approve subject to technical comments, and Mr. Shannon seconded. The motion to approve passed six to zero.

Discussion Items

Item III.1. -
Request from Olivia DuPuy for Preliminary PUD Master Plan approval with Architectural Design regarding construction of a 45,000 square foot commercial building in the Honey Farm Crossing PUD Subdivision, being a 7.49 acre portion of Tax Map 51 Parcel 58 at Nashville Highway and Honey Farm Way.
THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.

Chairman Goatz read the agenda item. Mr. Brass, City Planner gave the details of the request. He discussed the deviations, the rear retaining wall, signage, and requirements. Mr. Joseph Parsley, 7068 Ledgstone Commons, Bartlett, Civil Engineer, Olivia DuPuy, 7068 Ledgstone Commons, Bartlett, Alex Dickerson 169 Leland Circle, Nashville, and Kristine Whitehead, representing HFA, the architecture firm for Walmart, were present to answer questions. Mr. Joseph Parsley stated that the retaining wall at the rear, they are proposing not to do the shrubs. He stated that the wall looks really good. Mr. Goatz inquired about the signage. Kristine Whitehead, gave the details of the signage, and the reduction. Mr. Goatz inquired about the big Walmart banner, the Walmart sign on the south side, if it had to be there, and that big. Ms. Whitehead stated that they were trying to create a frontage on the Honey Farm Way area. She also stated that they were trying to dress up the facade to meet some of the Ordinance that they were lacking. Mr. Goatz asked if it could be smaller. Mrs. Whitehead stated that she would have to speak to the client. She also asked if the City would be open to if they were to remove the branding wall, or if it is something the client wants to stick with. She asked whether the Commission would be open to if they removed the blue and the signage from that facade, but still maintained the articulation that they are showing in the materiality. She asked would that be something the Commission would be open to. Mr. Goatz stated yes, he would have to lean on staff a little, to see if that would be in compliance with the Ordinance, and appearance aesthetically as well. Mr. Brass stated that it would be. He felt that would be amicable to the brand wall. Staff would note that it be noted that if it would be something that the applicant would be amenable to with the notation that all other standards of the Ordinance be met. There are some internal elimination

requirements in the sign code that are also required to be met.
Mayor Molder asked what the difference was between where we are and where the applicant started with this request. He is looking at the perspective, being considerate of the multiple variance requests, and the setting of a precedence. Mr. Brass explained the process. When the request initially came in, it was a flat facade, with no articulation, and limited glazing. Mr. Brass also stated that they added a canopy bump out, that adds a pedestrian element to the site. They are not asking for a deviation for parking, as a principal use. Staff would feel comfortable with the request, it has come a long way. It meets the overarching of the standards of the Ordinance. He also stated that there is a sign deviation for the wall-mounted signage. Mayor Molder stated that he had conversations with Walmart early on, and they were intentional about wanting to work with the city. He asked, about sidewalk connectivity. Mr. Brass discussed the sidewalks. Mayor Molder asked (the sign at the entrance) at Honey Farm Way. Is that correct. Mr. Brass gave directives to the current sign. Mayor Molder asked about the size. Mr. Brass stated that it would exceed the number, and the maximum square footage allowed. Mayor Molder stated the monument sign is sufficient as is. Mr. Brass stated that the only deviation from the monument sign would be fifty square feet. It meets the height size of ten feet. Additional discussion included deviations. Mr. Keltner discussed the increase in facade material, and the variation to the parapet at the top. These are the things they added extra that they didn't have to. The retainer wall is a nicer design. There are a few things they tried to do to offset some of the deviations that they were asking for. Mr. Sloan discussed the ordinance requirements. Mr. Brass addressed it. Further discussion included articulation and the ordinance. Vice Mayor McBroom inquired about the discussion of the side Walmart sign. Mr. Goatz explained. Mr. Brass stated to make the motion clean, we would need to know if it is going to be there or not. Vice Mayor McBroom stated that this is not your normal-looking Walmart. He also stated that he thinks it will be a plus with the two-story look. He inquired about the motion. Mr. Jake Hubbell, City Attorney, explained. The Vice Mayor moved to approve, subject to the variances being granted, the Walmart sign on the south side being removed and subject to technical comments. Mr. Goatz seconded. Dr. Martin asked for clarification, looking at the lights and turn lane on Nashville Highway. Mr. Harper explained the light connection, the wood privacy fence, different materials, durability, water lines, and working with staff. Mr. Goatz amended the motion to allow them to work with staff in reference to the privacy fence material. The Vice Mayor approved the amendment. Mayor Molder inquired about the landscape plan, and any variances in the landscape plan. Mr. Brass gave the explanation. Mayor Molder stated that the Commission is getting a better overall plan. This is a reminder that the Zoning Ordinance works to get a very good product overall, and just as importantly, get a much-needed retail center in this area of North Columbia. He stated that he was proud to support the motion. Additional discussion included the reduction of glazing. The motion to approve passed five to one with Mr. Sloan voting no.

Item III.2. - **Request from Allen B. O'Leary for Preliminary and Final Plat approval with surety at Tax Map 89 Parcel 41.14 off N. James M. Campbell Blvd.**

Mr. Goatz read the agenda item. Mr. Robert Archibald presented the details of the staff report. Mr. Goatz inquired about the roads, being built to the standards of the City. Mr. Harper gave the details. Mr. Goatz inquired about a traffic study. Mr. Harper discussed the traffic study. Discussion included the owner's permission letter, the right of way, wall removal, and conforming to the Ordinance. Mr. Goatz moved to approve subject to technical comments, and Dr. Martin seconded. The motion to approve passed six to zero.

Item III.3. - **Request from Julia Lannon for Preliminary and Final Plat approval with surety of Columbia Commons subdivision located at 115 S. James M. Campbell Blvd. and Nicholas Long Drive.**

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. Discussion included water availability. Mr. Goatz moved to approve subject to technical comments, and Mayor Molder seconded. The motion to approve passed six to zero.

Item III.4. - **Request from Preston Ayer for Preliminary Plat and Site Development Plan with Alternative Performance approval of a new outparcel at 800 S. James M. Campbell Blvd., being a portion of Tax Map 100N Group L Parcels 6 and 7.**

Mr. Goatz read the agenda item. Mr. Austin Brass gave the details of the staff report. The location of the request will be in the parking area. The enfrontment requirements must be met. Wyatt Woeltje, Principal of Highland Capital, Preston Ayer, SWS Engineering, Civil Engineer, were present to answer questions. Mr. Goatz repeated the request for clarification. Mr. Brass stated correct. Discussion included sidewalk requirements, connectivity, walkway, pedestrian safety, Bath & Body, Wing Stop, curb ramps, internal drive, access easement, Shadybrook Street, northside, southside, allowing continuous connectivity, and future cross-walk connectivity. Mr. Brass gave the details in reference to the future sidewalks. Mr. Keltner explained the Ordinance. Mr. Goatz stated in this item it is whether or not to grant the Alternative Performance, with the sidewalk allowance. Mr. Brass stated correct. Mr. Goatz inquired about the connection down to James Campbell Blvd., for clarification. Mr. Brass stated, correct. The five-foot sidewalk with the five-foot planter strip, then, after Shadybrook, the five-foot sidewalk with the five-foot planter strip. He explained the process. Further discussion included setting precedence, PUDE, sidewalks requirements, enfrontment, internal drives, tenant space, the intentions, the mall is existing, having connectivity with whatever is there, road standards, future to be developed, site walkability, and revitalization of the mall. Mr. Wyatt Woeltje introduced himself and discussed trying to make a positive impact. Mr. Preston Ayer expressed his excitement about working on this project. He discussed what the owner was feeling about the sidewalks, and safety concerns, pedestrian safety, the raised crosswalks and future connectivity. Mr. Ayers stated that they are dedicating an easement. Mr. Goatz asked if a raised crosswalk would be warranted on the south side as well. Mr. Ayers stated that he didn't know if you would do a raised crosswalk across those, and he further explained. Mayor Molder

asked if the Commission could require future parcel development to be a part of that to be sidewalk connectivity to be connected to where the sidewalk would end. Mr. Brass explained the challenge with that. Mr. Keltner explained how the ordinance reads. Mr. Goatz discussed bringing it in to conformance. Mr. Ayer stated that they are not planning to sell the property, and they do not want to place sidewalks and have to tear them back up because they will be doing construction on these sites. Mr. Brass discussed the plan that was received today. There was additional discussion on the sidewalk, walkable community, creating opportunities, cost, current property lines, taking away space, existing conditions, right-of-way, and modifications. Mr. Goatz inquired about the entrance and sign. Mr. Ayers explained their sign improvement process. Mr. Goatz asked for confirmation that there was no way to put the sidewalk on the site. Mr. Keltner discussed the future sidewalk limitations. Mr. Sloan stated that the Commission needs more information before making an informed decision. Further discussion included creating an additional parcel, the options, and design. Mr. Goatz stated that the options at this point would be that the Commission could approve it with the variance that they are, or defer it to see if there are some options for sidewalks. He also stated that it means more to him to know that it is not feasible to grant a variance, than to grant a variance because we don't want to. Mr. Brass stated that it is a good point. Additional discussions included sidewalk, the parcel, the Valvoline would have to have a pedestrian connection, and inter-connecting. The concept is to require walkable connectivity. Mr. Ayers stated that what he is willing to do with the Valvoline lease is to require sidewalk connectivity with that request. Mr. Brass stated keep in mind this is a private lease, and the City could not oversee it. Mayor Molder stated that the Commission could not oversee the private lease, but the Commission could make the approval of this appeal contingent upon, well you may be right. Mr. Brass stated legally it would be challenging. Mr. Ayers stated that he is correct, his hope is that they have shown that they want to do good for the City. Mayor Molder stated at the end of the day that these guys are clearly invested in this site. They are going to want connectivity. They are going to require connectivity from their tenant, because they are going to know that it is going to be better for their property as a whole. They are putting sidewalk access into a building that would provide immediate walkability from a new outparcel that is going to have four tenants, maybe five, to the major property that has the bigger one. He also stated that the request is one that he can support. Mayor Molder moved to approve the request for Alternative Performance subject to technical comments, and seconded by Mr. Shannon. Vice Mayor McBroom asked about the options. Mr. Goatz stated that the options are approve, defer or deny. Mr. Ayers stated that he has timelines with the tenants. If they are denied or deferred, it is possible that these tenants may not come. Vice Mayor McBroom stated that the Commission is voting on connectivity rights. Mr. Goatz stated that on this item the Commission is voting to allow them to not put the sidewalks. Mayor Molder stated to the locations that have not been developed as opposed to a location that is currently developed as we speak. Mr. Goatz discussed the sidewalks, and the future. Mr. Brass stated that the Commission is not able to condition the future, and he discussed future use. Mr. Woeltje stated that they would be willing to provide the crosswalks, and he

explained what they are currently doing. The motion to approve passed four to two with Vice-Mayor McBroom, and Mr. Goatz voting no.

Item III.5. - **Request from James Thomas for Alternative Compliance approval of a new outparcel at 800 S. James M. Campbell Blvd., being a portion of Tax Map 100N Group L Parcels 6 and 7.**

Mr. Goatz read the agenda item. Mr. Austin Brass gave the details of the staff report. The applicant is requesting not to provide the amount of required glazing. However, they have proven that they can meet the twenty-five percent glazing. Mr. James Thomas was present to answer questions. Discussion included the proposals, the material, and the parapet. Mr. Sloan explained the differences between EFIS and traditional stucco. Mayor Molder asked for a point of clarification on the slides being shown. Mr. Keltner gave an explanation of the different views provided. Mayor Molder stated the glazing difference on the backside is significant. Discussion included the glazing issue, backing up to a retaining wall, enfronting a drive section. Without glazing, you would see the back of tennant spaces, code requirements, less glazing proposing, requirements, storefronts, and landscaping. Mayor Molder stated that on the glazing issue he is amenable to it. He thinks the Commission should not give in on that. You get a better product in the long term. Mayor Molder moved to approve the Alternative Compliance as it pertains to their rear elevations and glazing requirements, but to deny the application as it pertains to building material requirements, subject to technical comments. Mr. Sloan seconded. Mr. Brass asked that he would be specific in regard to the EFIS section because they do meet the brick requirements. Mayor Molder stated approve the Alternative Compliance request for any building material section that is not adhering to the ordinance. Mr. Goatz stated to confirm the motion is to approve the glazing and allow them to amend the EFIS to conform to the ordinance. Mayor Molder stated that it is to disallow them from going around and the EFIS requirement. Mr. Brass stated that this seemed like a very fair motion, and he explained why. Mr. Sloan inquired about the doors. Mr. Brass stated that it was something staff did have significant concerns about. Wanting to ensure that the doors do look like true entrance doors instead of being metal. . Mr. Sloan amended his second, and the Mayor amended his motion to require glass rear doors in addition to everything else previously articulated. James from M. J. Architect, stated that it might be confusion with the material. They are proposing authentic stucco on the bottom elevation where it has the rear reduced glazing opposed to the one above that would be stucco applied over traditional masonry. The only area where they would propose stucco be applied over sheaving would be on the elevation facing the parking lot, where structurally it wouldn't make sense to do. He further explained the proposal. Mr. Brass stated that staff didn't bring the stone up. What he is hearing is the front elevation that is being proposed is going to be true stucco over CMU block. Mr. James stated yes. Mr. Brass stated that when it comes in for permit staff will see the details. Mr. Sloan stated that on the main entry side you will have sheathing Lath material. Mr. Thomas stated correct. Mr. Sloan stated that the motion would need to be amended because there is no EFIS. Mayor Molder stated that the only Alternative Compliance that they are requesting

is relative to the stone material that staff suggested. Mr. Brass stated that it would be the doors and the glazing. Mayor Molder made the motion to approve the request for alternative compliance relative to the glazing on the rear elevation and also requiring the doors to be glass doors. Mr. Sloan seconded the motion. Vice Mayor McBroom stated this is what we are looking at the glass doors. Mr. Goatz replied yes. Mr. Sloan stated that there is a functionality to it and he explained. The motion to approve passed five to one, with Mr. Goatz voted no.

Item III.6. - **Request from Josh Rowland for Annexation with a Plan of Services and Rezoning to CD-4C (General Urban Corridor Character District), CV (Civic District), and CD-3 (Neighborhood Character District) of 1754 Hampshire Pike, consisting of 104 acres at Tax Map 88 Parcel 71.01.**

Mr. Goatz read the agenda item. Mr. Austin Brass presented the details of the staff report. Staff received a conditional water availability letter. Mr. Josh Rowland, Leo Espelet, Shawn Henry with Kimley Horn, and Mark Hanson of CLQ Land, were present to answer questions. Josh Rowland presented handouts and gave a presentation to the Commission. Mr. Leo Espelet discussed Traffic Analysis. Mr. Mark Hanson gave an overview. Discussion included traffic lights, negotiating with CPWS, Rutherford Lane, four-way stop, commitment, conditional water availability letter, the will serve letter from Water, full traffic study, studying and working with the City. Mr. Espelet discussed the investment, the approximate project schedule, and water improvement. Mr. Goatz asked for clarification of the picture slide. Further discussion included safety measures, traffic concerns, collector road, road network, median, conversations with CPWS, full traffic study, illustrations, Hampshire Pike beautification, sales pitch, and street connections. Vice Mayor McBroom stated that this is what he has been wanting, but he feels that there are questions needing to be answered on the front end. The Vice Mayor stated that pulling out of this place in front of the DMV would be tough. Mr. Rowland said that this is why they have shown heavily improved roads with turn lanes, and safety improvements. He also stated that as Mr. Hanson stated they have to start now to find out all the answers. They are committed to working in the best interest of the City. The Vice Mayor stated that there are just questions that need to be answered before the Commission just annexes something. Mr. Espelet gave clarification on some of the questions. They have to have a discussion with TDOT to make sure the frontage is safe. Mr. Goatz stated here was his problem, and he loved the plan. The Commission has a water availability letter, and he understands the presentation projecting about four years out. But one of the Commission criteria items is not available today. He referenced the water availability letter. Mr. Rowland discussed the letter, and the risk being on them and not the Commission. Vice Mayor McBroom agreed with the Chairman, and he discussed it. Mayor Molder stated point well taken, but isn't it that they are taking the risk of water availability not being there. He further discussed the process, and the water letter being conditional. Vice-Mayor McBroom discussed retail. Mayor Molder asked Mr. Keltner for clarification in reference to moving forward. Mr. Keltner discussed the next steps, should it move forward, the next steps. Mr. Goatz discussed his interpretation of

the letter. Mayor Molder stated that this is the first conditional letter that the Commission has seen, because currently there are ongoing conversations with CPWS. Mayor Molder moved to defer until the Commission gets clarity from CPWS, the City Manager, and Mr. Keltner's Office, since the Commission will be seeing more and more of the conditional letters. By this being the first letter the Commission has seen, that is the logic of his motion. Vice Mayor McBroom second. The motion to defer passed five to one with Mr. Goatz voting no.

Other Business

Mr. Goatz would like to ask staff to look at the glazing front section or facing a building on a thoroughfare now that the Commission has had a couple of issues come up, and the Alternative Performance. Mr. Keltner stated that the Commission had just gone through the review of the documents. Mr. Keltner discussed the placement of this case. He also stated that there are other entities that meet the required glazing. Mr. Goatz discussed the criteria item and what it was designed to be, and it not being a variance request, and what they would give in exchange. Mr. Brass discussed substantial glazing. Mayor Molder discussed the possible consequences. Maybe it is to let staff have another conversation to see if they have recommendations. Mr. Sloan discussed the purpose. Mr. Brass discussed blank tint and film over the glass, and seeing unique products. Mr. Sloan discussed functionality. Mr. Keltner stated that he thinks that the Ordinance is doing a lot, and it has to be good reasons to deviate from that, and working with Mr. Sloan on this with his expertise.

Adjourn

There being no further business to discuss, Mayor Molder moved to adjourn, and Vice Mayor McBroom seconded the motion. The motion to adjourn passed six to zero. The meeting adjourned at 6:34 pm.

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Planning Commission Chairman, Charlie Goatz

Date

Active Letters of Credit and Sureties

5/9/2025

F	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	$36,000.00	04/01/2026
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
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	03/12/2026
Quail Run Development, Phase 1B (roads and drainage)	Quail Run Development Co., LLC	$18,500.00	03/12/2026
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

Active Letters of Credit and Sureties

5/9/2025

F	DEVELOPER	AMOUNT	EXP. DATE
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
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	12/21/2025
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	$5,000.00	01/27/2024
Summerdale Subdivision, Phase 4 (roads & drainage)	P & L Development	$64,000.00	03/10/2026
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	03/10/2026
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	04/30/2026
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	2558 Green Mill, LLC	$1,040,000.00	03/11/2026
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	08/27/2025
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
Bear Springs Phase 1A	Willow Branch Partners	$675,000.00	11/27/2025
Bear Springs Phase 1B	Willow Branch Partners	$120,000.00	12/26/2025
Marlons Creek Phase 1A	Marlon's Creek Prop Co., LLC	$485,000.00	01/15/2026
Bear Creek Glen, Phase 2	CHR Land, LLC	$50,000.00	11/15/2025
Williamsport Landing, Phase 3	KCS Property LLC	$190,000.00	02/10/2026
Hillcrest Townhomes	M/I Homes of Nashville, LLC	$455,000.00	03/07/2026
Bullock Street Townhomes	Harakas Development, LLC	$175,000.00	03/17/2026

Honey Farm Crossings, Lot 1

Project #:	25-0084	Location:	Map 051 Parcel 058.00
Applicant:	Jason Dakin	Case Type(s):	Final Plat
Staff Planner:	Jeremy Humphrey, Planner II	Proposed Use:	Subdivide, Lot 1

PROJECT SUMMARY

The applicant requests approval of a Final Plat to subdivide and create Lot 1 within Honey Farms Crossing. The Planning Commission approved a Preliminary Plat for the development in February 2022. The approval created a vested right to develop under RS-10 Preliminary Plat based on the RS-10 standards of the previous Zoning Ordinance.

- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat will divide Lot 1 into two lots: 1A and 1B. This plat is for Lot 1A.
- 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	Vacant	Infrastructure for Development	+/-1.34 Acres

FUTURE LAND USE MAP	ZONING MAP

City Center & Urban Village (CCUV)

MUNIC_or_CIVIC

PUD

SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	PUD	Vacant/Developing
North	City Center & Urban Village	CD-2	Single Family

South	Suburban Neighborhood (SN)	CD-2	Single Family
East	Suburban Neighborhoods (SN)	PUD	Vacant/Developing
West	City Center & Urban Village	CD-2 / PUD	Vacant/Commercial

The subject site is part of the larger multiphase development. The property is bounded on the north and east by other portions of the development site. A single-family home is located on the property to the south. To the west, the property is immediately bounded by Highway 31 (Nashville Hwy.), with vacant lots and a commercial business on the West side of Highway 31.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the already approved plan for the McDonald's site.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its April 2025 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.

SAMPLE MOTIONS

Approve:

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 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].

A.1 Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book_____ , Page _____ , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

EMG HONEY FARM, LLC
BY: EQUITAS MANAGEMENT GROUP, LLC

OWNER

3/14/2025
DATE

SENIOR VICE PRESIDENT
TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

A.2 CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "_____" 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: _____.

REGISTERED LAND SURVEYOR

NUMBER

DATE

A.3 Certificate of Approval of Water System

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

NAME DATE

TITLE AUTHORIZING AGENCY

A.4 Certificate of Approval of Streets, Drainage, and Utilities

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

CITY ENGINEER
COLUMBIA, TN

DATE

A.5 Certificate of Approval for Recording

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

PLANNING DIRECTOR
COLUMBIA, TN

DATE

A.6 Certificate of Subdivision Name and Street Names

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

MAURY COUNTY E-911

DATE

A.7 Certificate of Sanitary Sewer System

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

DIRECTOR OF WASTEWATER DEPARTMENT
COLUMBIA, TN

DATE

A.8 Certificate of Compliance

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

CITY ENGINEER
COLUMBIA, TN

DATE

BASIS OF BEARINGS & ELEVATIONS
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83 DATUM. ALL ELEVATION SHOWN HEREON WERE BASED ON NAVD88 (GEOID 18). AS OBSERVED VIA RTK BASED OFF OF AN OPUS SOLUTION. MAY, 2023.

SURVEYOR'S CERTIFICATE

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:22,495 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, RLS #1611)

MARCH 6, 2025
DATE OF SURVEY

PRELIMINARY

DON PEDIGO, TN R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1611

APRIL 16, 2025
DATE OF SIGNATURE

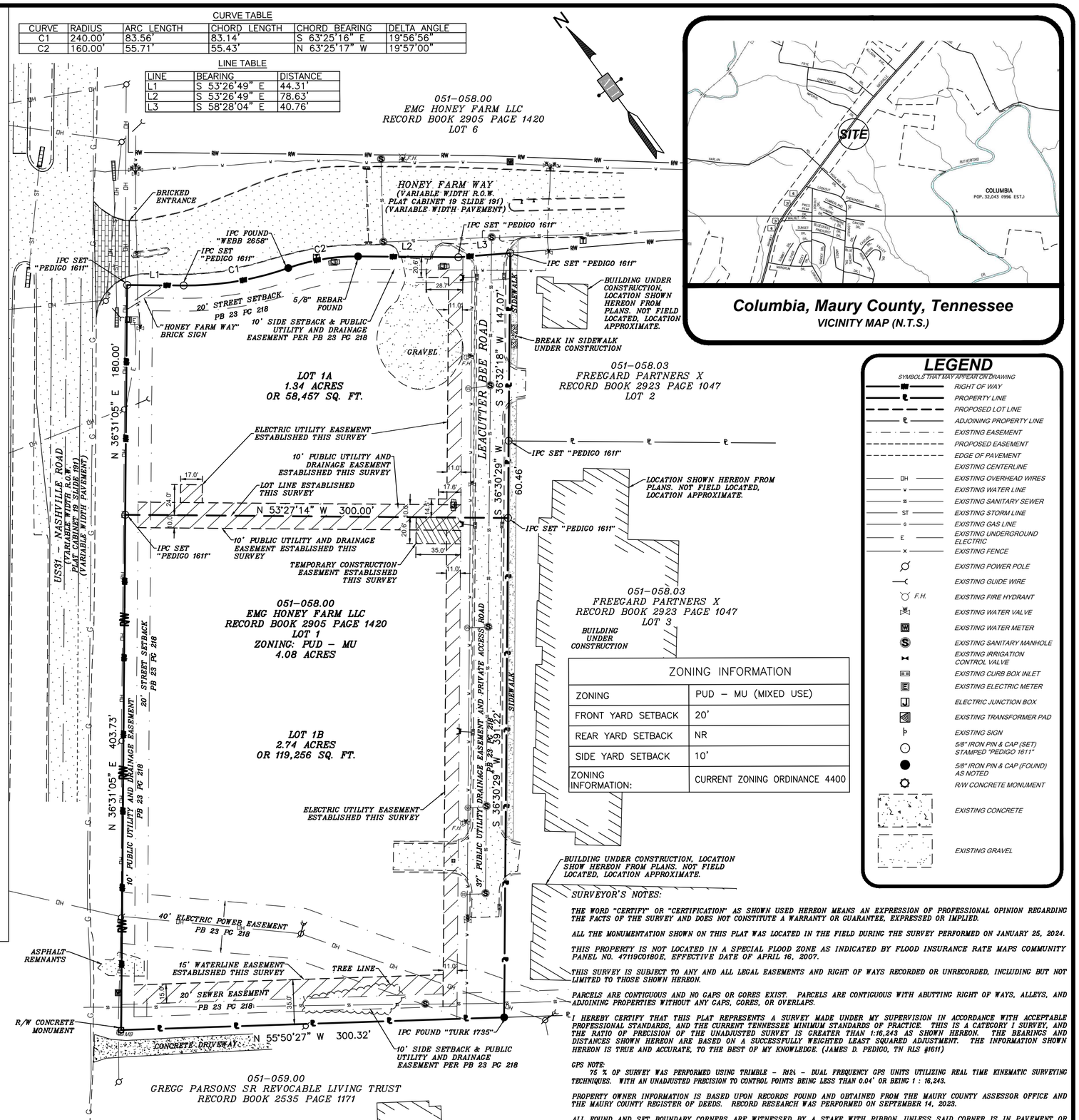
JAMES D. PEDIGO II
REGISTERED LAND SURVEYOR
XVI
TENNESSEE NO. 1611

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	240.00'	83.56'	83.14'	S 63°25'16" E	19°56'56"
C2	160.00'	55.71'	55.43'	N 63°25'17" W	19°57'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°26'49" E	44.31'
L2	S 53°26'49" E	78.63'
L3	S 58°28'04" E	40.76'



ZONING INFORMATION	
ZONING	PUD – MU (MIXED USE)
FRONT YARD SETBACK	20'
REAR YARD SETBACK	NR
SIDE YARD SETBACK	10'
ZONING INFORMATION:	CURRENT ZONING ORDINANCE 4400

Columbia, Maury County, Tennessee
VICINITY MAP (N.T.S.)

LEGEND

SYMBOLS THAY MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- PROPOSED LOT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EDGE OF PAVEMENT
- EXISTING CENTERLINE
- OH — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- ST — EXISTING STORM LINE
- G — EXISTING GAS LINE
- E — EXISTING UNDERGROUND ELECTRIC
- X — EXISTING FENCE
- EXISTING POWER POLE
- EXISTING GUIDE WIRE
- F.H. — EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- W — EXISTING WATER METER
- S — EXISTING SANITARY MANHOLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CURB BOX INLET
- E — EXISTING ELECTRIC METER
- EXISTING ELECTRIC JUNCTION BOX
- EXISTING TRANSFORMER PAD
- EXISTING SIGN
- 5/8" IRON PIN & CAP (SET) STAMPED "PEDIGO 1611"
- 5/8" IRON PIN & CAP (FOUND) AS NOTED
- R/W CONCRETE MONUMENT
- EXISTING CONCRETE
- EXISTING GRAVEL

PARCEL OWNER AND SOURCE OF TITLE FOR SURVEY

EMC HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PHONE: (469) 585-7913
EMAIL: DREW.SMITH@EQUITASMG.COM
PVA# 051-058.00
PORTION OF:
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

SURVEYOR'S NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ALL THE MONUMENTATION SHOWN ON THIS PLAT WAS LOCATED IN THE FIELD DURING THE SURVEY PERFORMED ON JANUARY 25, 2024.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 47119C0180E, EFFECTIVE DATE OF APRIL 16, 2007.

THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

PARCELS ARE CONTIGUOUS AND NO GAPS OR GORES EXIST. PARCELS ARE CONTIGUOUS WITH ABUTTING RIGHT OF WAYS, ALLEYS, AND ADJOINING PROPERTIES WITHOUT ANY GAPS, GORES, OR OVERLAPS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:16,243 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, TN RLS #1611)

GPS NOTE:
75 % OF SURVEY WAS PERFORMED USING TRIMBLE - R12i - DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.04' OR BEING 1 : 16,243.

PROPERTY OWNER INFORMATION IS BASED UPON RECORDS FOUND AND OBTAINED FROM THE MAURY COUNTY ASSESSOR OFFICE AND THE MAURY COUNTY REGISTER OF DEEDS. RECORD RESEARCH WAS PERFORMED ON SEPTEMBER 14, 2023.

ALL FOUND AND SET BOUNDARY CORNERS ARE WITNESSED BY A STAKE WITH RIBBON, UNLESS SAID CORNER IS IN PAVEMENT OR SIMILAR SURFACE IN WHICH CASE IT IS WITNESSED BY 2" PAINT MARK ON THE GROUND.

NO PROPOSED CHANGES TO STREET RIGHT OF WAYS KNOWN TO SURVEYOR AT TIME OF SURVEY.

RECENT EARTH MOVING WORK, AND UTILITY WORK, WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE WAS NO FIELD DELINEATION OF WETLANDS OBSERVED AT THE TIME OF SURVEY (EXCEPT AS SHOWN OR NOTED HEREON).

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL (EXCEPT AS SHOWN OR NOTED HEREON).

NO VISIBLE EVIDENCE OF CEMETERY ON SUBJECT PROPERTY.

ZONING INFORMATION IS BEING PROVIDED WITHOUT EXPRESSING ANY LEGAL OPINION.

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF THE HONEY FARM CROSSING PLAT AS RECORDED IN PLAT BOOK P23 PAGE 218

PRIVATE SHARED ACCESS DRIVE SHALL BE EXTENDED TO SOUTHERN PROPERTY LINE PRIOR TO ANY CERTIFICATE OF OCCUPANCIES FOR LOT 1B OR DIVISION OF.

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PVA# 051-058.00
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

PROPERTY ADDRESS:
2240 NASHVILLE HWY,
COLUMBIA, TN 38401
TOTAL ACREAGE: 4.08 ACRES

PLANS PREPARED AND SUBMITTED BY:

AEI — an STV Company
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY
270.651.7220

PROJECT
AMENDMENT TO LOT 1
HONEY FARM CROSSING
2240 NASHVILLE HWY,
COLUMBIA, TN 38401

CLIENT
MCDONALD'S CORPORATION
P.O. BOX 66207, AMF O'HARE
CHICAGO, ILLINOIS 60666

DATE:
APRIL 18TH, 2025

SCALE:
1" = 60'

DRAWN BY:
J. DAKIN

APPROVED BY:
D. PEDIGO

DRAWING FILE: T:\22 PROJECTS\222-281 McDonalds Columbia TN

PROJECT NO. 222-281
PHASE NO.

BOUNDARY
SHT 1 OF 1

Equitas

April 17, 2025

Mr. Paul Keltner
Director of Development Services
City of Columbia
700 N Garden Street
Columbia, TN 38401

RE: McDonald's - Honey Farm PUD
2248 Nashville Highway

Dear Mr. Keltner:

As requested by the Development Services staff of the City of Columbia, the letter confirms our commitment to the City of Columbia to pay for the design and installation of a traffic signal and all required turn lanes and road modifications associated with the traffic signal at the intersection of Nashville Highway and Honey Farm Way.

The installation of the traffic signal will be completed prior to the issuance of a certificate of Occupancy for the McDonald's.

Sincerely,

Drew Smith
Senior Vice President

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

21st day of January, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

EMG Honey Farm, 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 December, 2022,
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.

2240 Nashville, Hwy (H F Crossing Subdivision)

PROJECT

Completed by the Developer	*Completed by the City*
EMG Honey Farm, LLC DEVELOPER NAME	
Drew Smith AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
Janurary 21, 2025 DATE	DATE
6148 Lee Highway, Suite 300 STREET	
Chattanooga, TN 37421 CITY, STATE, ZIP	
469-585-7913 PHONE	
drew.smith@equitasmg.com EMAIL	
Attest	*Attest*
Shaunese Farris ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
January 21, 25 DATE	DATE

CITY OF COLUMBIA TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 8, 2025

ITEM NO.
25-0084

DESCRIPTION: 2240 Nashville, Hwy (H F Crossing Subdivision)

COMMENTS:

Planning

1. The lead staff person for this case is Jeremy Humphrey, Planner II; he will prepare the staff report for this item. Please contact jhumphrey@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. Full owner contact information needed, to include phone number and email (#2)
   Ownership contact information added to the Parcel Owner and Source of Title for Survey Box
4. Include approximate location(s) of all existing structures adjacent to property (#15)
   Approximate location of buildings under construction on adjacent properties added

Engineering

1. Asphalt binder and curbing shall be installed along rear access shared driveway prior to resubmittal date.
   Acknowledged
2. Grading shall substantially conform to the approved construction plans (within 1 ft.) prior to resubmittal date.
   Acknowledged
3. Install street signage (stop, street names) prior to resubmittal date.
   Acknowledged
4. Note: intersection improvements and signalization shall be completed prior to first certificate of occupancy.
   Acknowledged

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

5. 37' PUDAE shall extend all the way to southern property line.
   37’ PUDAE extended to the property line
6. Add note: private shared access drive shall be extended to southern property line prior to any certificate of occupancies for lot 1B or division of.
   Note added
7. The signature on the development agreement requires attestment.
   Attestment signature added

Fire

8. No comments

Building

9. No comment provided.

City Attorney

10. No comment provided.

Maury County Schools

11. No Comment.

Columbia Power

12. 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.
    Acknowledged

Columbia Water

13. No comments at this time, once development of the lot moves forward a valid Water Availability Letter will be required.
    Acknowledged

CITY OF
COLUMBIA
TENNESSEE

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

Duck River Electric Membership Corp

14. No comment.

Maury County Highway Dept.

15. No comment provided.

ATT

16. No comment provided.

Police

17. No comments provided.

Public Works

18. No comments.

Atmos Energy

19. No comments provided.

Maury County E911

20. No comments provided.

CITY OF COLUMBIA TENNESSEE

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.

CITY OF COLUMBIA TENNESSEE

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A.1 Certificate of Ownership and Dedication

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book_____ , Page _____ , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

EMG HONEY FARM, LLC
BY: EQUITAS MANAGEMENT GROUP, LLC

OWNER

3/14/2025
DATE

SENIOR VICE PRESIDENT
TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

A.2 CERTIFICATE OF SURVEY ACCURACY

I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "_____" 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: _____.

REGISTERED LAND SURVEYOR

NUMBER

DATE

A.3 Certificate of Approval of Water System

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

NAME DATE

TITLE AUTHORIZING AGENCY

A.4 Certificate of Approval of Streets, Drainage, and Utilities

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

CITY ENGINEER
COLUMBIA, TN

DATE

A.5 Certificate of Approval for Recording

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

PLANNING DIRECTOR
COLUMBIA, TN

DATE

A.6 Certificate of Subdivision Name and Street Names

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

MAURY COUNTY E-911

DATE

A.7 Certificate of Sanitary Sewer System

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

DIRECTOR OF WASTEWATER DEPARTMENT
COLUMBIA, TN

DATE

A.8 Certificate of Compliance

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

CITY ENGINEER
COLUMBIA, TN

DATE

BASIS OF BEARINGS & ELEVATIONS
THE BASIS OF THE BEARINGS SHOWN HEREON WERE BASED ON GRID NORTH AS IT RELATES TO THE TENNESSEE STATE PLANE COORDINATE SYSTEM NAD 83 DATUM. ALL ELEVATION SHOWN HEREON WERE BASED ON NAVD88 (GEOID 18). AS OBSERVED VIA RTK BASED OFF OF AN OPUS SOLUTION. MAY, 2023.

SURVEYOR'S CERTIFICATE

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:22,495 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, RLS #1611)

MARCH 6, 2025
DATE OF SURVEY

PRELIMINARY

DON PEDIGO, TN R.L.S.
TENNESSEE REGISTERED LAND SURVEYOR #1611

MARCH 13, 2025
DATE OF SIGNATURE

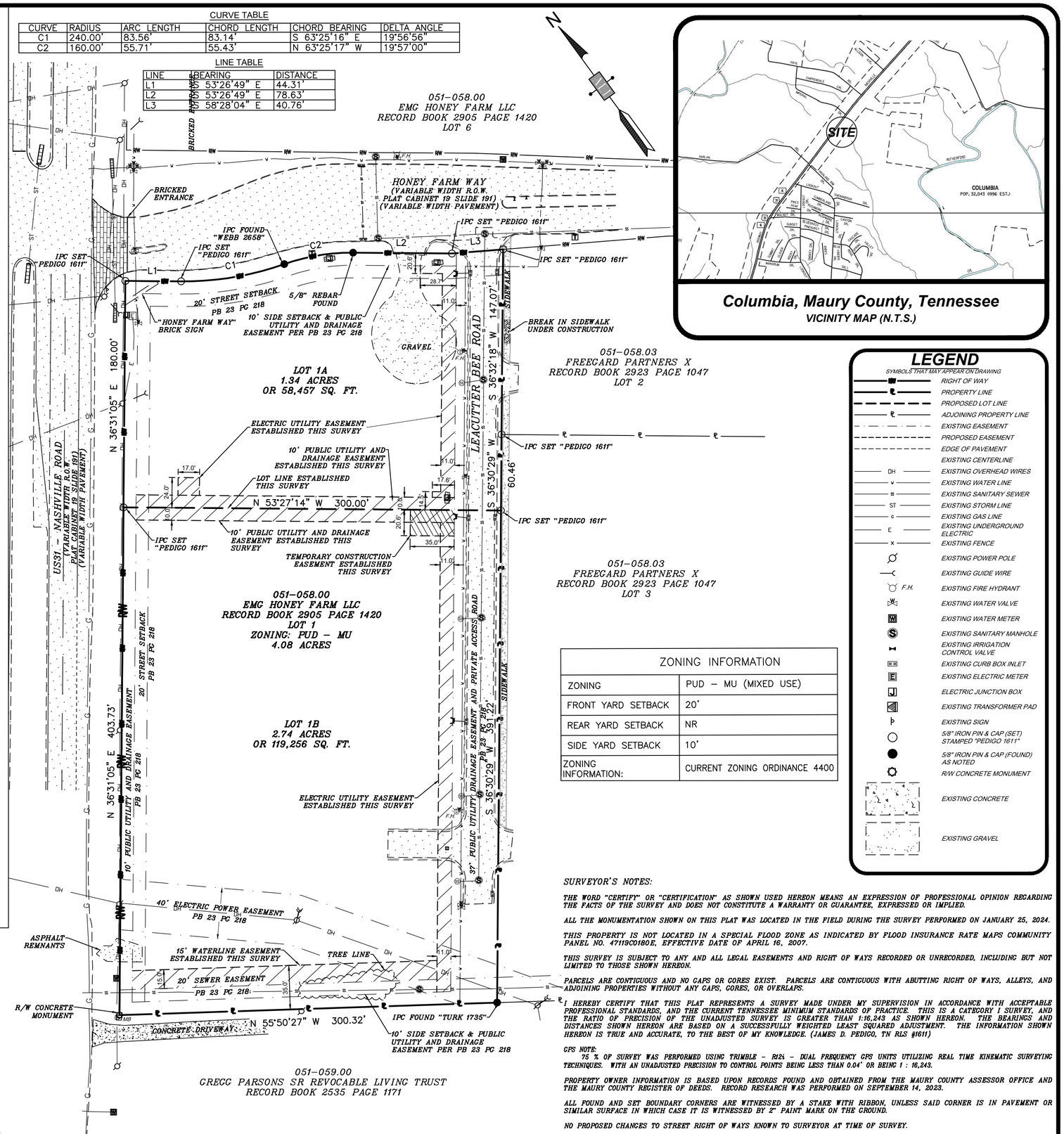
JAMES D. PEDIGO II
REGISTERED LAND SURVEYOR
XVI
AGRICU
COMMERCE
TENNESSEE NO. 1611

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	240.00'	83.56'	83.14'	S 63°25'16" E	19°56'56"
C2	160.00'	55.71'	55.43'	N 63°25'17" W	19°57'00"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 53°26'49" E	44.31'
L2	S 53°26'49" E	78.63'
L3	S 58°28'04" E	40.76'



Columbia, Maury County, Tennessee
VICINITY MAP (N.T.S.)

ZONING INFORMATION	
ZONING	PUD – MU (MIXED USE)
FRONT YARD SETBACK	20'
REAR YARD SETBACK	NR
SIDE YARD SETBACK	10'
ZONING INFORMATION:	CURRENT ZONING ORDINANCE 4400

LEGEND

SYMBOLS THAT MAY APPEAR ON DRAWING

- RIGHT OF WAY
- PROPERTY LINE
- PROPOSED LOT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- EDGE OF PAVEMENT
- EXISTING CENTERLINE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING STORM LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING FENCE
- EXISTING POWER POLE
- EXISTING GUIDE WIRE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY MANHOLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING CURB BOX INLET
- EXISTING ELECTRIC METER
- ELECTRIC JUNCTION BOX
- EXISTING TRANSFORMER PAD
- EXISTING SIGN
- 5/8" IRON PIN & CAP (SET) STAMPED "PEDIGO 1611"
- 5/8" IRON PIN & CAP (FOUND) AS NOTED
- R/W CONCRETE MONUMENT
- EXISTING CONCRETE
- EXISTING GRAVEL

PARCEL OWNER AND SOURCE OF TITLE FOR SURVEY

EMC HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PVA# 051-058.00
PORTION OF:
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

SURVEYOR'S NOTES:

THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

ALL THE MONUMENTATION SHOWN ON THIS PLAT WAS LOCATED IN THE FIELD DURING THE SURVEY PERFORMED ON JANUARY 25, 2024.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD ZONE AS INDICATED BY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 47119C0180E, EFFECTIVE DATE OF APRIL 16, 2007.

THIS SURVEY IS SUBJECT TO ANY AND ALL LEGAL EASEMENTS AND RIGHT OF WAYS RECORDED OR UNRECORDED, INCLUDING BUT NOT LIMITED TO THOSE SHOWN HEREON.

PARCELS ARE CONTIGUOUS AND NO GAPS OR GORES EXIST. PARCELS ARE CONTIGUOUS WITH ABUTTING RIGHT OF WAYS, ALLEYS, AND ADJOINING PROPERTIES WITHOUT ANY GAPS, GORES, OR OVERLAPS.

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH ACCEPTABLE PROFESSIONAL STANDARDS, AND THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE. THIS IS A CATEGORY I SURVEY, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS GREATER THAN 1:16,243 AS SHOWN HEREON. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON A SUCCESSFULLY WEIGHTED LEAST SQUARED ADJUSTMENT. THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE, TO THE BEST OF MY KNOWLEDGE. (JAMES D. PEDIGO, TN RLS #1611)

GPS NOTE:
75 % OF SURVEY WAS PERFORMED USING TRIMBLE - R8s - DUAL FREQUENCY GPS UNITS UTILIZING REAL TIME KINEMATIC SURVEYING TECHNIQUES. WITH AN UNADJUSTED PRECISION TO CONTROL POINTS BEING LESS THAN 0.04' OR BEING 1 : 16,243.

PROPERTY OWNER INFORMATION IS BASED UPON RECORDS FOUND AND OBTAINED FROM THE MAURY COUNTY ASSESSOR OFFICE AND THE MAURY COUNTY REGISTER OF DEEDS. RECORD RESEARCH WAS PERFORMED ON SEPTEMBER 14, 2023.

ALL FOUND AND SET BOUNDARY CORNERS ARE WITNESSED BY A STAKE WITH RIBBON, UNLESS SAID CORNER IS IN PAVEMENT OR SIMILAR SURFACE IN WHICH CASE IT IS WITNESSED BY 2" PAINT MARK ON THE GROUND.

NO PROPOSED CHANGES TO STREET RIGHT OF WAYS KNOWN TO SURVEYOR AT TIME OF SURVEY.

RECENT EARTH MOVING WORK, AND UTILITY WORK, WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

THERE WAS NO FIELD DELINEATION OF WETLANDS OBSERVED AT THE TIME OF SURVEY (EXCEPT AS SHOWN OR NOTED HEREON).

THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL (EXCEPT AS SHOWN OR NOTED HEREON).

NO VISIBLE EVIDENCE OF CEMETERY ON SUBJECT PROPERTY.

ZONING INFORMATION IS BEING PROVIDED WITHOUT EXPRESSING ANY LEGAL OPINION.

PURPOSE OF PLAT: THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF THE HONEY FARM CROSSING PLAT AS RECORDED IN PLAT BOOK P23 PAGE 218

EMG HONEY FARM LLC
6148 LEE HWY STE 300
CHATTANOOGA, TN 73421
PVA# 051-058.00
DEED BOOK 2905 PAGE 1420
PLAT BOOK P23 PAGE 218

PROPERTY ADDRESS:
2240 NASHVILLE HWY,
COLUMBIA, TN 38401
TOTAL ACREAGE: 4.08 ACRES

PLANS PREPARED AND SUBMITTED BY:

AEI — An STV Company
AMERICAN ENGINEERS, INC.
DESIGNING YOUR FUTURE
65 Aberdeen Drive Glasgow KY
270.651.7220

PROJECT
AMENDMENT TO LOT 1
HONEY FARM CROSSING
2240 NASHVILLE HWY,
COLUMBIA, TN 38401

CLIENT
MCDONALD'S CORPORATION
P.O. BOX 66207, AMF O'HARE
CHICAGO, ILLINOIS 60666

DATE:
MARCH 14TH, 2025

SCALE:
1" = 60'

DRAWN BY:
J. DAKIN

APPROVED BY:
D. PEDIGO

DRAWING FILE: T:\22 PROJECTS\ 222-281 McDonalds Columbia TN

PROJECT NO. 222-281
PHASE NO.

BOUNDARY
SHT 1 OF 1

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

21st day of January, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

EMG Honey Farm, 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 December, 2022,
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.

PROJECT	
Completed by the Developer	*Completed by the City*
EMG Honey Farm, LLC DEVELOPER NAME	
Drew Smith AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
Janurary 21, 2025 DATE	DATE
6148 Lee Highway, Suite 300 STREET	
Chattanooga, TN 37421 CITY, STATE, ZIP	
469-585-7913 PHONE	
drew.smith@equitasmg.com EMAIL	
Attest	*Attest*
ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
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	2240 Nashville Highway, Columbia, TN 38401		
	TAX MAP: 051	GROUP:	PARCEL: 058.00
SUMMARY OF NATURE OF REQUEST AND WORK	Subdividing lot 1 of the Honey Farm Crossing Subdivision		

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) ❑ 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	Jansen Dakin	PHONE	(270) 670-5700
ADDRESS	65 Aberdeen Drive, Glasgow, KY 42141	EMAIL	dakinjansen@gmail.com

PROPERTY OWNER NAME	EMG Honey Farm, LLC	PHONE	(469) 585-7913
ADDRESS	6148 Lee Hwy, Chattanooga, TN 37421	EMAIL	drew.smith@equitasmg.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.

Jansen Dakin	Jansen Dakin	03/14/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
EMG Honey Farm, LLC	Sr. V. P.	03/14/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 2/7/2024

Bear Springs 1B Final Plat

Project #:	25-0050	Location:	1449 Rock Springs Rd
Applicant:	Jacob Vincent	Case Type(s):	Final Plat
Staff Planner:	Austin Brass, AICP	Proposed Use:	35 Townhome units

PROJECT SUMMARY

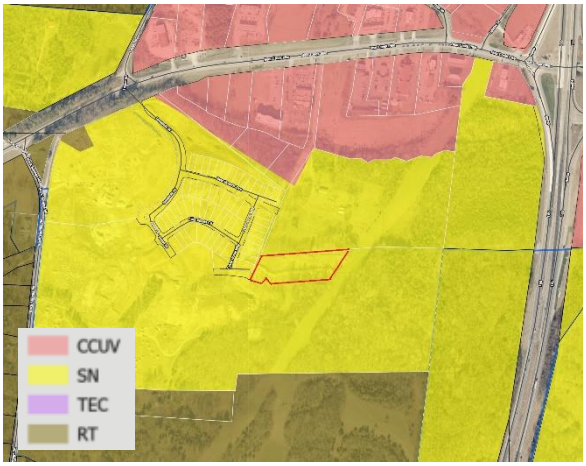
The applicant requests Final Plat approval for the creation of 35 townhome units. This Final Plat is part of a previous approved Planned Unit Development Master Plan & Preliminary Plat for the development of 121 single family homes, 221 townhomes, and 336 multi-family homes.

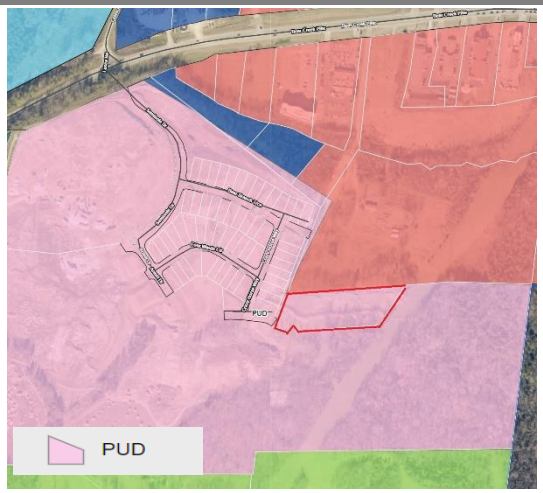
- A letter of credit in the amount of $120,000 has been provided for this Final Plat.
- This Final Plat is associated with the completion of a wastewater pump station and has been associated with multiple withdrawals by the applicant for completion. This pump station has now been completed.
- This Final 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	+/- 3.47 Acres

FUTURE LAND USE MAP (Suburban Neighborhoods)	ZONING MAP (PUD)





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 April 2025 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 April 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:

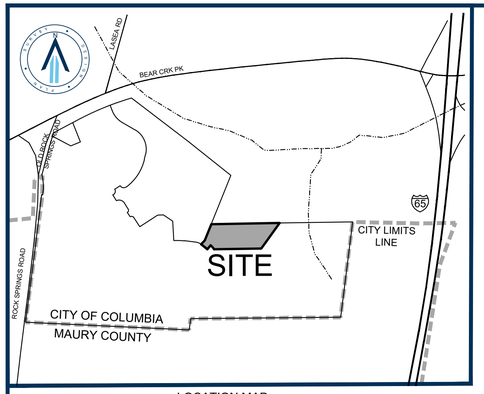
Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section 1.24.7 of the City of Columbia Zoning Ordinance, and Section 2.2.6 of the Subdivision Regulations, have been satisfied and approve the revised Preliminary Plat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



LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A MULTI-FAMILY LOT FOR 35 RESIDENTIAL TOWNHOME UNITS AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

4. THIS PROPERTY IS CURRENTLY ZONED R-PUD AND IS VESTED UNDER A PREVIOUS PUD SUBJECT TO THE PREVIOUS ZONING ORDINANCE 3638.

   MINIMUM BUILDING SETBACKS:

   STREET YARD: 22'
   SIDE YARD: 0' SHARED SIDE WALL, 20'
   REAR YARD: 20'

5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.

6. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

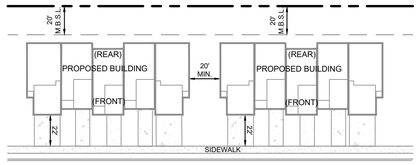
7. THE STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN BOOK R3032, PAGE 1253, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

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.



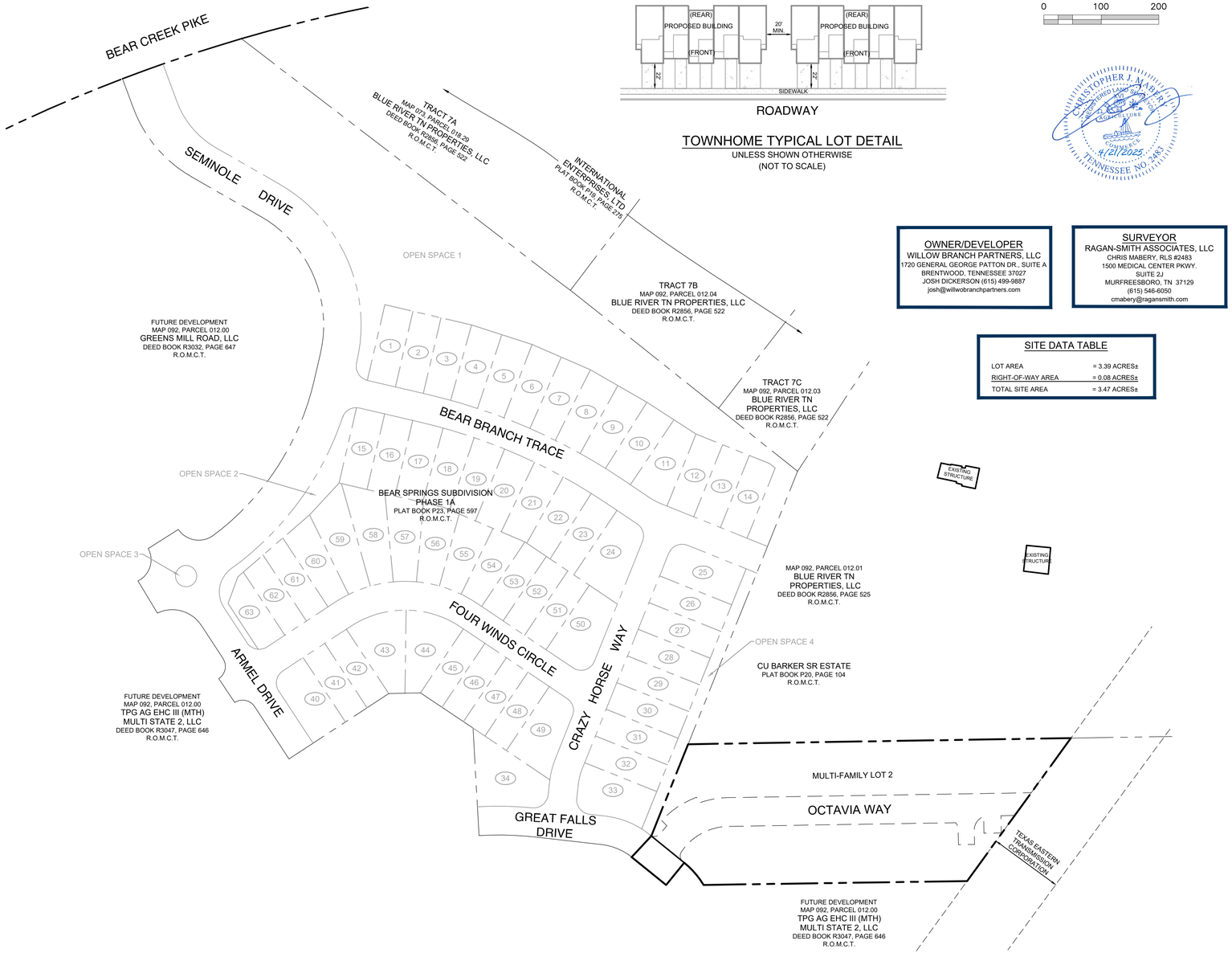
ROADWAY

TOWNHOME TYPICAL LOT DETAIL

UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

SEE GENERAL NOTE 2.

0 100 200



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

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

SITE DATA TABLE

LOT AREA	= 3.39 ACRES±
RIGHT-OF-WAY AREA	= 0.08 ACRES±
TOTAL SITE AREA	= 3.47 ACRES±

LEGEND

R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
M.B.S.L.	MINIMUM BUILDING SETBACK LINE

Know what's below. Call before you dig.

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK R2964, PAGE 726, MAURY COUNTY REGISTER'S OFFICE AND ADOPT THIS FINAL SUBDIVISION PLAT OR THE PROPERTY AS SHWON HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10000.

RAGAN-SMITH ASSOCIATES, LLC

4/21/2025

CHRISTOPHER J. MABERY REG NUMBER 2483 DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

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

NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

MAURY COUNTY E-911 DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

FINAL SUBDIVISION PLAT

BEAR SPRINGS SUBDIVISION PHASE 1B

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

REVISED: APRIL 21, 2025
REVISED: DECEMBER 16, 2024
DATE: OCTOBER 21, 2024 SCALE: 1"=100'
JOB NUMBER: 21-0311

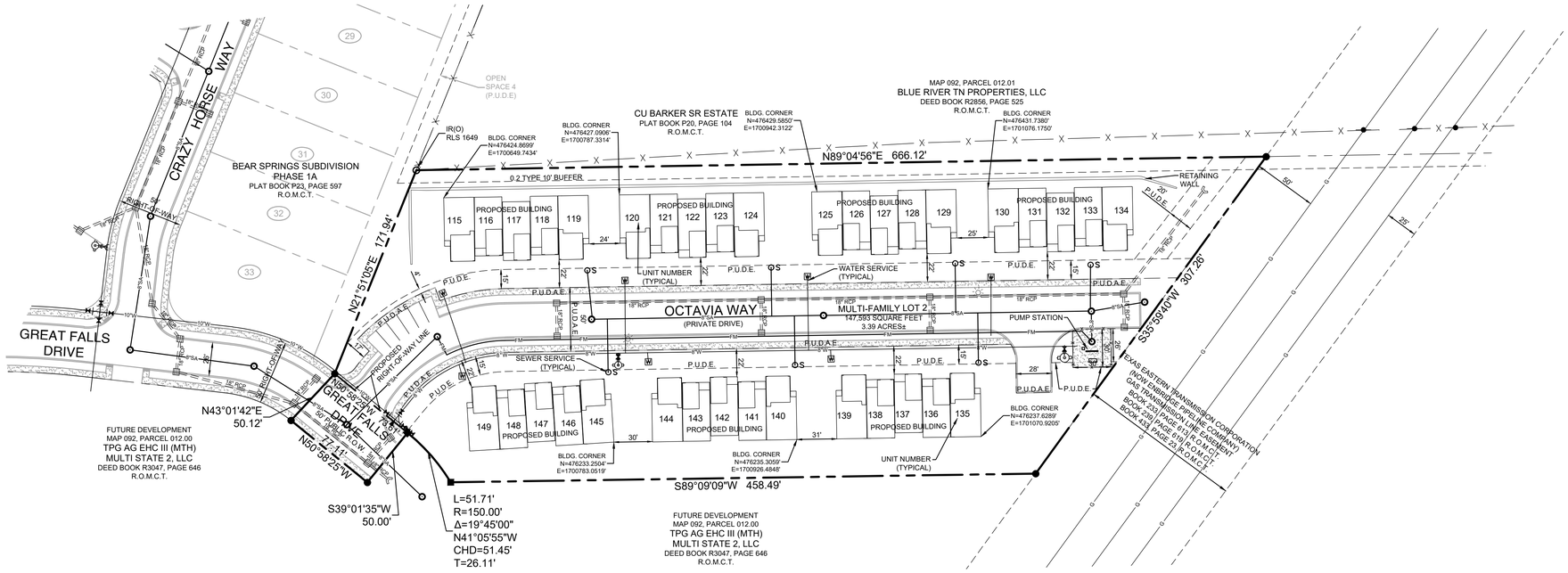
RaganSmith
a Pape Dawson company

C:\21-0311\1 SURVEY\PLAT FINAL\BS 1B\21-0311_PHASE 1B FINAL PLAT.DWG
Plotted: 21 Apr 2025 - 1:54PM By: CHRISTOPHER MABERY Xref: C:\21-0311\1 SURVEY\PLAT FINAL\21-0311_PHASE 1B FINAL PLAT.DWG

NOTE

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

ADDRESS TABLE	
UNIT	ADDRESS
115	2611 OCTAVIA WAY
116	2613 OCTAVIA WAY
117	2615 OCTAVIA WAY
118	2617 OCTAVIA WAY
119	2619 OCTAVIA WAY
120	2621 OCTAVIA WAY
121	2623 OCTAVIA WAY
122	2625 OCTAVIA WAY
123	2627 OCTAVIA WAY
124	2629 OCTAVIA WAY
125	2631 OCTAVIA WAY
126	2633 OCTAVIA WAY
127	2635 OCTAVIA WAY
128	2637 OCTAVIA WAY
129	2639 OCTAVIA WAY
130	2641 OCTAVIA WAY
131	2643 OCTAVIA WAY
132	2645 OCTAVIA WAY
133	2647 OCTAVIA WAY
134	2649 OCTAVIA WAY
135	2638 OCTAVIA WAY
136	2636 OCTAVIA WAY
137	2634 OCTAVIA WAY
138	2632 OCTAVIA WAY
139	2630 OCTAVIA WAY
140	2628 OCTAVIA WAY
141	2626 OCTAVIA WAY
142	2624 OCTAVIA WAY
143	2622 OCTAVIA WAY
144	2620 OCTAVIA WAY
145	2618 OCTAVIA WAY
146	2616 OCTAVIA WAY
147	2614 OCTAVIA WAY
149	2612 OCTAVIA WAY
150	2610 OCTAVIA WAY



SEE GENERAL NOTE 2.

0 50 100

RECORDER'S INFORMATION

LEGEND

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

NOTE

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

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

CHRISTOPHER J. MABRY — LICENSED LAND SURVEYOR — TENNESSEE NO. 2483 — 4/21/2025

FINAL SUBDIVISION PLAT

BEAR SPRINGS SUBDIVISION PHASE 1B

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

REVISED: APRIL 21, 2025
REVISED: DECEMBER 16, 2024
DATE: OCTOBER 21, 2024 SCALE: 1"=50'
JOB NUMBER: 21-0311

RaganSmith
a Pape Dawson company

G:\21-0311\1-SURVEY\PLAT\FINAL\SHEET\ 21-0311 - PHASE 1B FINAL PLAT.DWG
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Plotted: 21 Apr 2025 - 1:44 PM
Plotted By: Christopher J. Mabry

RaganSmith
a Pape-Dawson company

April 21, 2025

VIA ELECTRONIC SUBMITTAL

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

RE: BEAR SPRINGS SUBDIVISION
ITEM # 25-0050 PARCEL 092 012.00
PHASE 1B 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 April 8, 2025.

We have addressed staff comments as follows:

Engineering:

1. Asphalt binder course and curbing shall be installed prior to resubmittal date.
   Response: Asphalt binder and curbing has been installed.

2. Grading shall be substantially in compliance with the approved construction plans (within 1 ft.) prior to resubmittal date.
   Response: Acknowledged.

3. Install street signage. (stop, street names) prior to resubmittal date.
   Response: Street signs have been installed.

4. Letter of Credit provided in the amount of $120,000.
   Response: The Letter of Credit in the amount of $120,000 has been submitted.

5. Record/Reference the Stormwater Maintenance Agreement prior to resubmittal date.
   Response: See General Note 7.

Building:

6. No comments.

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

Police:

7. No comment provided.

Public Works:

8. No change from previously submitted comments: For 35 townhomes, we recommend one 8-yard dumpster with two to three times a week collection if utilizing City of Columbia sanitation services. Private sanitation 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.
9. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
   DUMPSTER AND COMPACTOR STANDARDS
   GENERAL
   All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
   GUIDELINES FOR DUMPSTERS
   The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.
   DUMPSTER PAD REQUIREMENTS
   1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
   2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
   3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
   4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
   5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
10. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
    7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
    8. Access area, approach and pad must be level.
    9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
    1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
    2. The collection truck shall not be required to back-up for no more than 200 feet.
    3. No backing into or across a public right-of-way.
    4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
    5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or

concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.
Response: Acknowledged

Columbia Power:

11. CPWS BB DO not plan to serve.
Response: Acknowledged.
12. 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.

Fire:

13. No comments.
Response: Acknowledged.

Maury County Schools:

14. We plan to serve.
15. 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.

Atomos Energy:

16. No comment provided.

ATT:

17. ATT to serve.

Maury County E911:

18. No Comment provided

Columbia Water:

19. Water system must be complete and active at time of plat signing.
Coordinate walk-through, Bacteria pressure testing with CPWS.
Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.
Response: Acknowledged.

Wastewater:

20. Show the 6” services from the main for each set of units.
    Response: The services have been added to the plat.

Duck River Electric Membership Corp:

21. We plan to serve.
    Response: Acknowledged.

Maury County Highway Dept:

22. No comments.
    Response: Acknowledged.

Planning:

23. No comment.

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, April 8, 2025

ITEM NO.
25-0050

DESCRIPTION: Bear Springs Ph 1B

COMMENTS:

Engineering

1. Asphalt binder and curbing shall be installed prior to resubmittal date.
2. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
3. Install street signage. (stop, street names) prior to resubmittal date.
4. Letter of Credit provided in the amount of $120,000.
5. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date.

Building

6. No comments.

Police

7. No comments provided.

Public Works

8. For 35 townhomes, we recommend one 8-yard dumpster with two to three times a week collection if utilizing City of Columbia sanitation services. Private sanitation 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.
9. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
   DUMPSTER AND COMPACTOR STANDARDS
   GENERAL
   All requirements for collection and accessibility to containers apply, regardless of whether

collection is public or private.
GUIDELINES FOR DUMPSTERS
The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
and 6 inches of clearance on each side of the dumpster.
DUMPSTER PAD REQUIREMENTS
1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

10. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
    7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
    8. Access area, approach and pad must be level.
    9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
    1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
    2. The collection truck shall not be required to back-up for no more than 200 feet.
    3. No backing into or across a public right-of-way.
    4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
    5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
    6. Gates must be unlocked and open for collection
11. No change from previously submitted comments: For 35 townhomes, we recommend one 8-yard dumpster with two to three times a week collection if utilizing City of Columbia sanitation services. Private sanitation 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

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Columbia Power

14. CPWS BB DO not plan to serve.
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.

Fire

16. No comments

Maury County Schools

17. We plan to serve.
18. 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). 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.

Atmos Energy

19. No comments provided.

ATT

20. ATT TO SERVE

Maury County E911

21. No comments provided.

Columbia Water

22.
Water system must be complete and active at time of plat signing.

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

23. Coordinate walk-through, Bacteria sampling, and pressure testing with CPWS.

    Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.

    Water system must be complete and active at time of plat signing.

Wastewater

24. Show the 6" services from the main for each set of units.

Duck River Electric Membership Corp

25. We plan to serve, infrastructure in place.

Maury County Highway Dept.

26. No comments.

Planning

27. See Previous Planning 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 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.

CITY OF
COLUMBIA
TENNESSEE

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

NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which are not ready to proceed to Planning Commission following the first resubmittal deadline will be added to the following DRC agenda to confirm the status of required infrastructure and utilities. Applications which remain incomplete following two resubmittal deadlines will be closed.

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, March 11, 2025

ITEM NO.
25-0050

DESCRIPTION: Bear Springs Ph 1B

COMMENTS:

Planning
See Previous Comments

Engineering

1. Asphalt binder and curbing shall be installed prior to resubmittal date.
2. Grading shall substantially conform to approved construction plans (within 1 ft.)
3. Install street signage. (stop, street names)
4. Letter of Credit provided in the amount of $120,000

Building

5. No comments.

City Attorney

6. No comments provided.

Police

7. No comments provided.

Public Works

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9. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
   DUMPSTER AND COMPACTOR STANDARDS
   GENERAL
   All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
   GUIDELINES FOR DUMPSTERS
   The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
   and 6 inches of clearance on each side of the dumpster.
   DUMPSTER PAD REQUIREMENTS
   1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
   2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
   3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
   4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
   5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
10. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
    7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
    8. Access area, approach and pad must be level.
    9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
    ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
    1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
    2. The collection truck shall not be required to back-up for no more than 200 feet.
    3. No backing into or across a public right-of-way.
    4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
    5. Heavy duty pavement is required for the collection truck's path through the complex.

City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection

Columbia Power

11. 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.

12. **CPWS BB**

    Do not plan to serve.

Fire

13. No comments

Maury County Schools

14. We plan to serve.

Atmos Energy

15. No comments provided.

ATT

16. ATT TO SERVE

Maury County E911

17. No comments provided.

Columbia Water

18.
    Water system must be complete and active at time of plat signing.

CITY OF COLUMBIA TENNESSEE

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

Wastewater

19. no comment.

Duck River Electric Membership Corp

20. No comment provided.

Maury County Highway Dept.

21. No comments.

Planning

22. No comment.

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.

Melissa Sanders

From: Amanda Reed <AReed@ragansmith.com>
Sent: Wednesday, March 5, 2025 3:37 PM
To: Austin Brass
Cc: Josh Dickerson; Jake Vincent; Chris Mabery; Melissa Sanders; Paul Keltner; Glenn Harper; Ryan Filipkowski
Subject: [Caution External Email] - RE: Deferral - Bear Springs Ph. 1B Final Plat

Austin,

Unfortunately, there are still delays in getting permanent power to the pump station located in Bear Springs Phase 1B and we need to defer the final plat. We will plan to attend the next DRC meeting on April 8th with plans to resubmit on April 21st.

Thank you,

Amanda Reed | **Associate**

RaganSmith
a Pape-Dawson company

O: 615.244.8591 | **D:** 615.986.0285 | **E:** AReed@ragansmith.com

From: Amanda Reed
Sent: Thursday, February 6, 2025 3:31 PM
To: Austin Brass <ABrass@Columbiatn.gov>
Cc: Josh Dickerson <josh@willowbranchpartners.com>; Jake Vincent <jvincent@ragansmith.com>; Chris Mabery <cmabery@ragansmith.com>; Melissa Sanders <MSanders@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>; Glenn Harper <GHarper@Columbiatn.gov>; Ryan Filipkowski <RFilipkowski@Columbiatn.gov>
Subject: RE: Deferral - Bear Springs Ph. 1B Final Plat

That's what I thought, thank you for confirming. Please withdraw this plat from the February PC agenda. We will submit a new application on February 17th.

Thanks,

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Thursday, February 6, 2025 3:26 PM
To: Amanda Reed <AReed@ragansmith.com>
Cc: Josh Dickerson <josh@willowbranchpartners.com>; Jake Vincent <jvincent@ragansmith.com>; Chris Mabery <cmabery@ragansmith.com>; Melissa Sanders <MSanders@Columbiatn.gov>; Paul Keltner <PKeltner@Columbiatn.gov>; Glenn Harper <GHarper@Columbiatn.gov>; Ryan Filipkowski <RFilipkowski@Columbiatn.gov>
Subject: RE: Deferral - Bear Springs Ph. 1B Final Plat

Amanda,

Thank you for reaching out. Unfortunately this item was submitted in Dec for the Feb PC and was already deferred one time from the Feb PC docket.

Due to this, the item would need to be withdrawn and resubmitted in February.

Thanks

From: Amanda Reed <AReed@ragansmith.com>
Sent: Thursday, February 6, 2025 3:15 PM
To: Austin Brass <ABrass@Columbiatn.gov>
Cc: Josh Dickerson <josh@willowbranchpartners.com>; Jake Vincent <jvincent@ragansmith.com>; Chris Mabery <cmabery@ragansmith.com>; Melissa Sanders <MSanders@Columbiatn.gov>
Subject: [Caution External Email] - RE: Deferral - Bear Springs Ph. 1B Final Plat

Austin,

The developer is still experiencing some delays with the pump station which means it will not be ready by the February 17th resubmittal deadline. Can you please let me know if we are able to defer this plan again or if we must start a new submittal application on February 17th?

Thanks!

Amanda Reed | **Associate**

RaganSmith
a Pape-Dawson company

O: 615.244.8591 | **D:** 615.986.0285 | **E:** AReed@ragansmith.com

---

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Monday, January 13, 2025 8:41 AM
To: Amanda Reed <AReed@ragansmith.com>
Cc: Josh Dickerson <josh@willowbranchpartners.com>; Jake Vincent <jvincent@ragansmith.com>; Chris Mabery <cmabery@ragansmith.com>; Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: Deferral - Bear Springs Ph. 1B Final Plat

Great. Thank you for this update!

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: Friday, January 10, 2025 9:28 AM
To: Austin Brass <ABrass@Columbiatn.gov>
Cc: Josh Dickerson <josh@willowbranchpartners.com>; Jake Vincent <jvincent@ragansmith.com>; Chris Mabery <cmabery@ragansmith.com>
Subject: [Caution External Email] - Deferral - Bear Springs Ph. 1B Final Plat

Good morning Austin,

Due to delays with the pump station installation, we need to defer the Bear Springs Phase 1B Final Plat. We will attend the next DRC meeting on February 11th with plans to resubmit on February 17th.

Thank you,

Amanda Reed | Associate

RaganSmith
a Pape-Dawson company

O: 615.244.8591 | **D:** 615.986.0285 | **E:** AReed@ragansmith.com

Disclaimer

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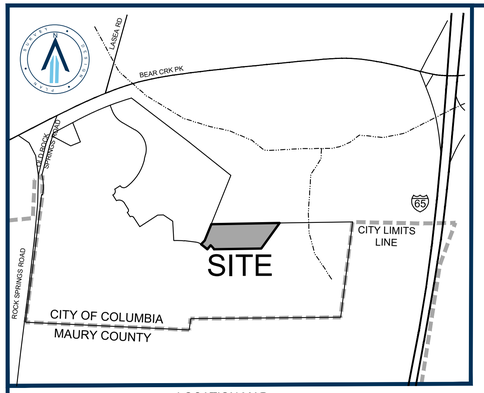


LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE A MULTI-FAMILY LOT FOR 35 RESIDENTIAL TOWNHOME UNITS AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.

2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.

3. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

4. THIS PROPERTY IS CURRENTLY ZONED R-PUD AND IS VESTED UNDER A PREVIOUS PUD SUBJECT TO THE PREVIOUS ZONING ORDINANCE 3638.

   SETBACKS:

   STREET YARD: 22'
   SIDE YARD: 0' SHARED SIDE WALL, 20'
   REAR YARD: 20'

5. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.

6. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

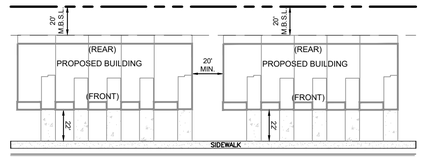
7. THE STORMWATER MAINTENANCE AGREEMENT IS RECORDED IN BOOK R3032, PAGE 1253, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

PROPERTY MAP REFERENCE

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

DEED REFERENCE

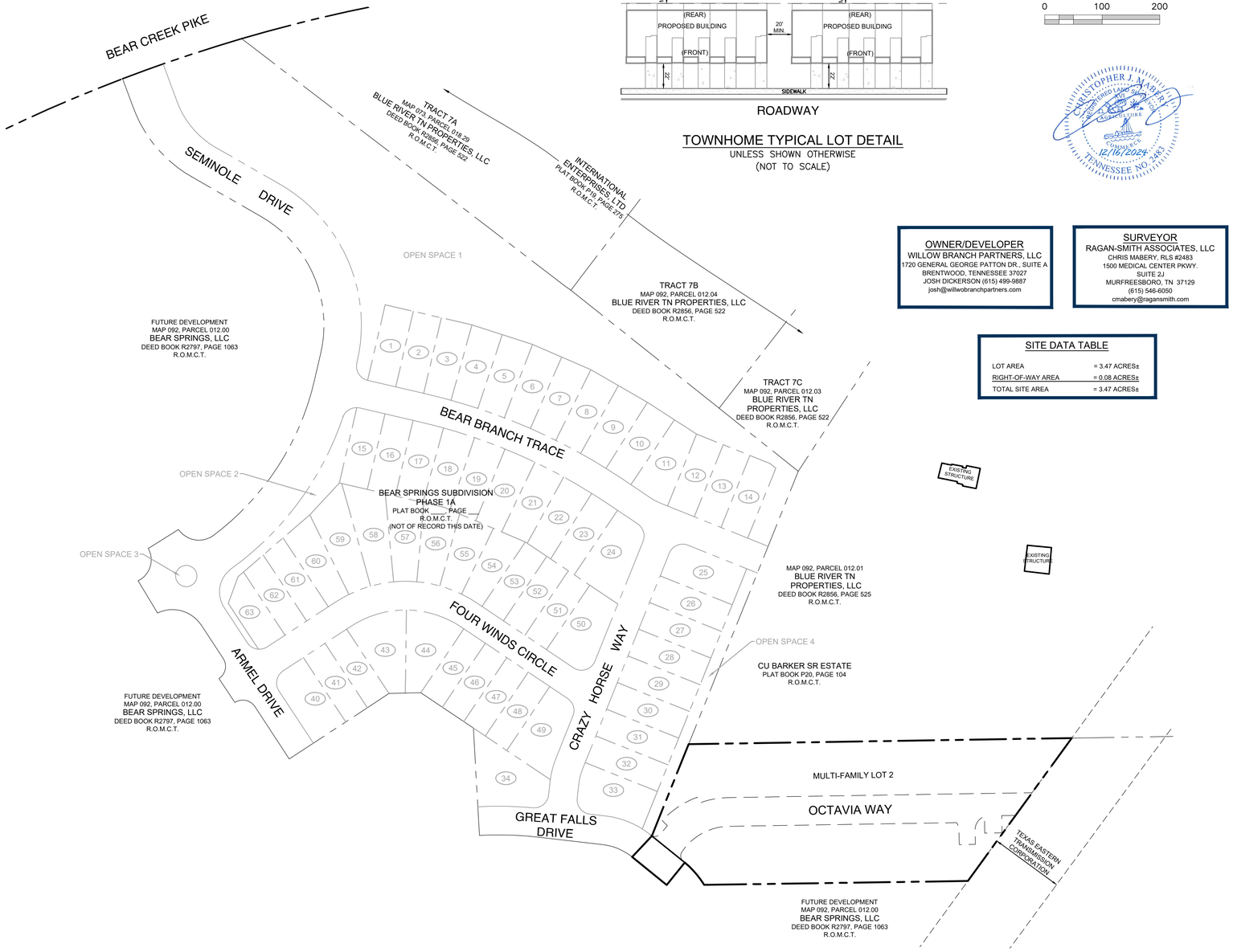
BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WILLOW BRANCH PARTNERS, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN DEED BOOK R2964, PAGE 726, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.



TOWNHOME TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

SEE GENERAL NOTE 2.

0 100 200



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

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

SITE DATA TABLE

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

LEGEND

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

Know what's below. Call before you dig.

RECORDER'S INFORMATION

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK R2964, PAGE 726, MAURY COUNTY REGISTER'S OFFICE AND ADOPT THIS FINAL SUBDIVISION PLAT OR THE PROPERTY AS SHWON HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CATEGORY "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION IS GREATER THAN OR EQUAL TO 1:10000.

RAGAN-SMITH ASSOCIATES, LLC

12/16/2024

CHRISTOPHER J. MABERY REG NUMBER 2483 DATE

CERTIFICATE OF THE APPROVAL OF WATER SYSTEM

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

NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

MAURY COUNTY E-911 DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

FINAL SUBDIVISION PLAT

BEAR SPRINGS SUBDIVISION PHASE 1B

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

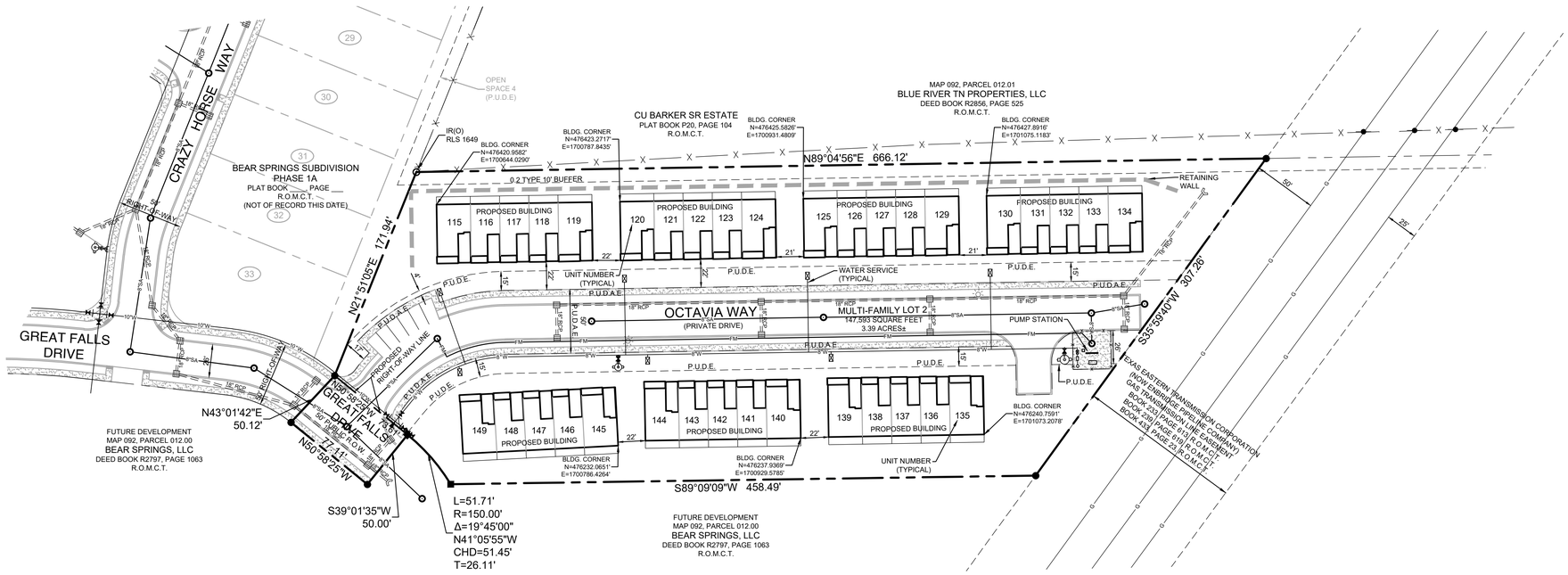
REVISED: DECEMBER 16, 2024
DATE: OCTOBER 21, 2024 SCALE: 1"=100'
JOB NUMBER: 21-0311

RaganSmith
a Pape Dawson company

G:\21311\1-SURVEY\PLAT FINAL\PHASE 1B\21-311_PHASE 1B FINAL PLAT.DWG
XREF: 21-311_PHASE 1B FINAL PLAT.DWG, 21-311_PHASE 1B FINAL PLAT (2).DWG
PLOTTED BY: ANNA MAGGIORE ON: 11/13/2024 5:37 PM

NOTE

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



SEE GENERAL NOTE 2.

0 50 100

LEGEND

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

NOTE

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

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

CHRISTOPHER J. HABIB — REGISTERED LAND SURVEYOR — COMMERCIAL — 12/16/2024 — TENNESSEE NO. 2465

RECORDER'S INFORMATION

FINAL SUBDIVISION PLAT

BEAR SPRINGS SUBDIVISION PHASE 1B

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 FAIRWAY\PLAT\FINAL DRAWS\21-0311_PHASE 1B FINAL PLAT.DWG
BY: CHRISTOPHER HABIB, 12/16/2024 4:37 PM
LAST SAVED BY CHRISTOPHER HABIB ON: 11/12/2024 4:37 PM

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

Willow Branch Partners LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

26th day of September, 20 24,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

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

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

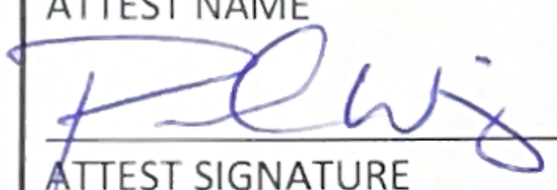
WHEREAS, in order to provide for the health, safety, and welfare of future residents of the PROJECT, it will be necessary for certain improvements to the CITY'S utility systems, public infrastructure, and common areas to be constructed within and to serve the PROJECT including but not be limited to roads,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

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

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

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

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

Bear Springs Phase 1A + 1B PROJECT	
Completed by the Developer	*Completed by the City*
Willow Branch Partners LLC DEVELOPER NAME	
Greg Templeton AUTHORIZED AGENT NAME	CITY ENGINEER
 SIGNATURE	SIGNATURE
9/26/24 DATE	DATE
1720 General George Patton Dr., Ste A STREET	
Brentwood, TN 37027 CITY, STATE, ZIP	
615-499-9997 PHONE	
josh@willowbranchpartners.com EMAIL	
Attest	*Attest*
Paul Winegar ATTEST NAME	ATTEST NAME
 ATTEST SIGNATURE	ATTEST SIGNATURE
9/27/2024 DATE	DATE

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	1449 Rock Springs Road		
	TAX MAP: 92	GROUP:	PARCEL: p/o 12.05
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat Approval for Bear Springs Phase 1B		

DATE OF PRE-APPLICATION CONFERENCE	9/25/24	*Pre-application meetings are scheduled for Wednesdays.*

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

	Plats/PUDs: ☑ Project Name (include Sections & Phases) Bear Springs - Phase 1B ☑ Total Number of Lots/Residential Units 35 Residential Units ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 3.47 acres

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

APPLICANT

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

NAME	Jacob Vincent	PHONE	(615) 244-8591
ADDRESS	P.O. Box 60070 Nasvhille, TN 370206-0070	EMAIL	jvincent@ragansmith.com

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

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

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

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

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

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

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

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

Henry Preston Ingram, Jr.

Bear Creek Overlook Ph. 3 Final Plat

Project #:	25-0085	Location:	072 53.00
Applicant:	David Tocci	Case Type(s):	Final Plat
Staff Planner:	Robert Archibald, Principal Planner	Proposed Use:	Single-Family

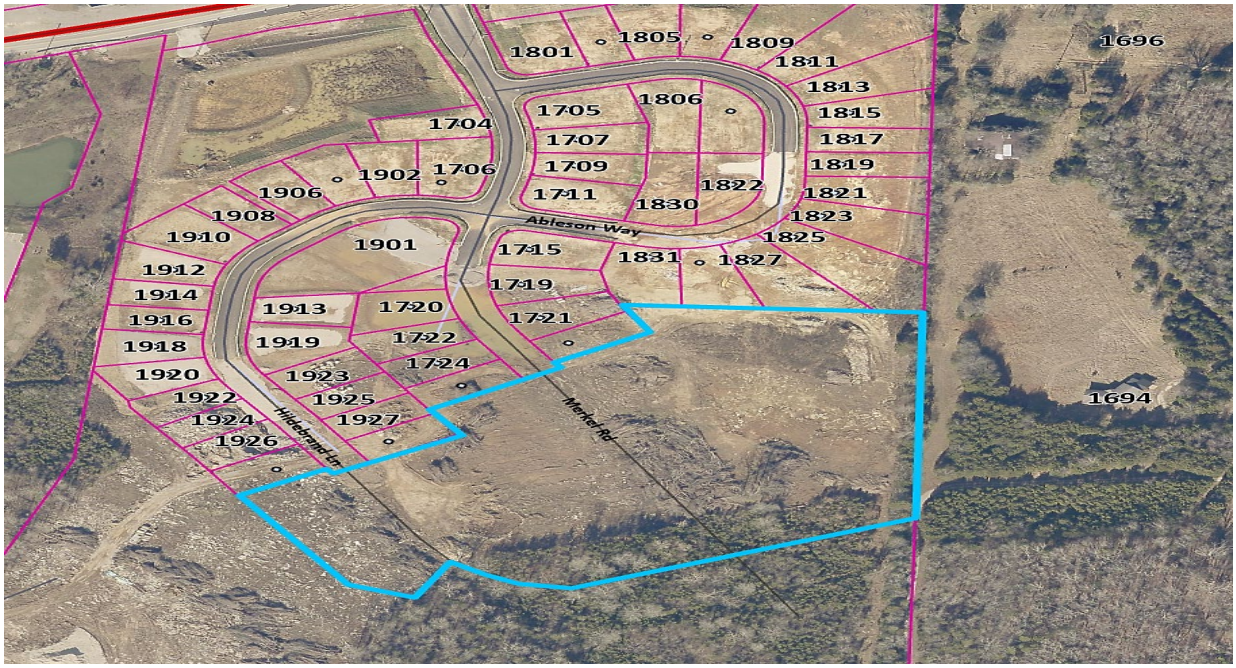
PROJECT SUMMARY

The applicant requests a Final Plat approval for Phase 3 of the Bear Creek Overlook development. The purpose of this plat is to create 22 Single-family residential lots as a continuation of this multi-phase development.

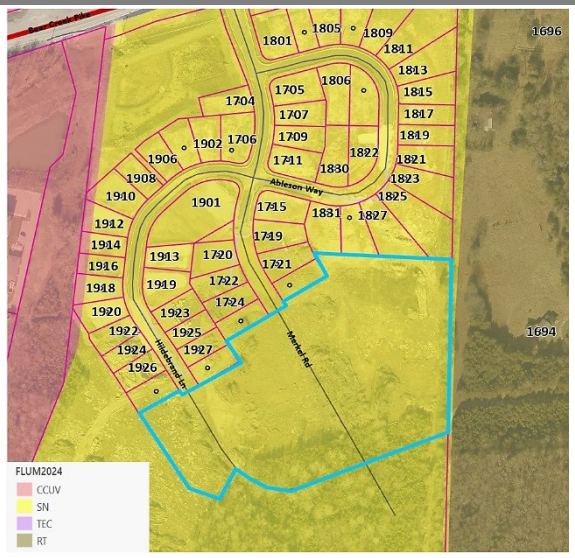
- This development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the approved Preliminary Plat.
- The applicant has provided financial surety in the amount of $145,000 to guarantee completion of infrastructure.
- The applicant has executed a development agreement in the format prescribed by Appendix B of the Subdivision Regulations.
- The applicant has provided a stormwater maintenance agreement.
- The DRC reviewed this proposal at its April 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- Staff review included standard comments and requests for technical corrections.
- The Planning Commission is the **Decision-Making Authority** for the Preliminary Plat and the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

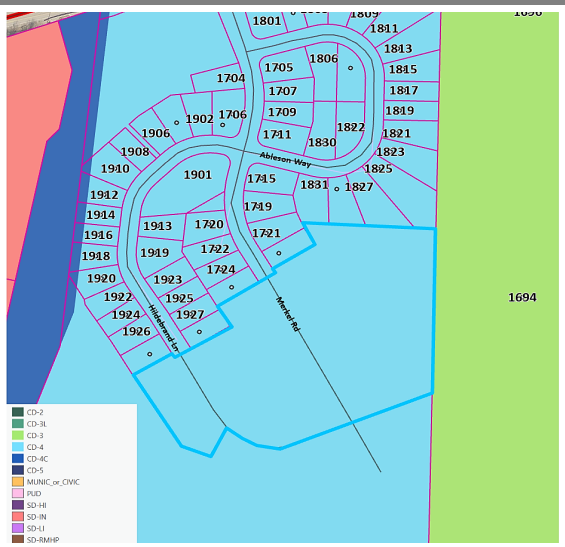
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
MRC	Single-Family	Infrastructure for Development	+/-5.65 Acres



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	CD-4	Single-Family
North	Suburban Neighborhood	CD-4	Single-Family
South	Rural Transition	CD-3	Vacant
East	Rural Transition	CD-3	Vacant
West	City Center Urban Village	CD-4C	Commercial

The subject site is part of a larger multi-phase development. The property is bounded on the single-family. Immediately to the south is a large vacant property. A developing multi-family property is existing to the east. The Planning Commission approved a Preliminary Plat (20-0250) for development of 122 single-family residential lots on this site in December of 2020.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the Subdivision Regulations and the approved Preliminary Plat.

- When constructed, the finished structures will conform to the setback and bulk standards of the pre-July 2022 Zoning Ordinance during permit review.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its April 2025 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.

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 the plat 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].

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 22 RESIDENTIAL LOTS.

Surveyor's Notes

1. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
2. This property currently identified as a portion of Parcel Number 053.00 per Tax Map No. 72.
3. Deed reference: Record Book R2704, Page 868, Register's Office of Maury County, Tennessee.
4. Bearings based on: Tennessee State Plane Coordinate System, NAD83.
5. 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.
6. 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.
7. Total area of property surveyed is 5.65 Acres ±.
8. New Right-Of-Way dedication: 0.96 Acres ±.
9. There is a PUDE ten (10) feet in width on all property lines parallel to and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines.
10. Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0195E dated April 16, 2007.
11. Unless otherwise noted, all lot corners are marked with iron rods.

Utility Notes

Stormwater appurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book R3013, Page 160 in the Register's Office of Maury County, Tennessee.

Note:
Preliminary Plat passed Planning Commission at the Dec 9th, 2020 meeting.

Scale : 1" = 50'

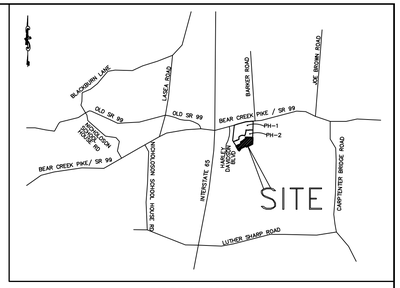
0' 25' 50' 100'

GRAPHIC SCALE

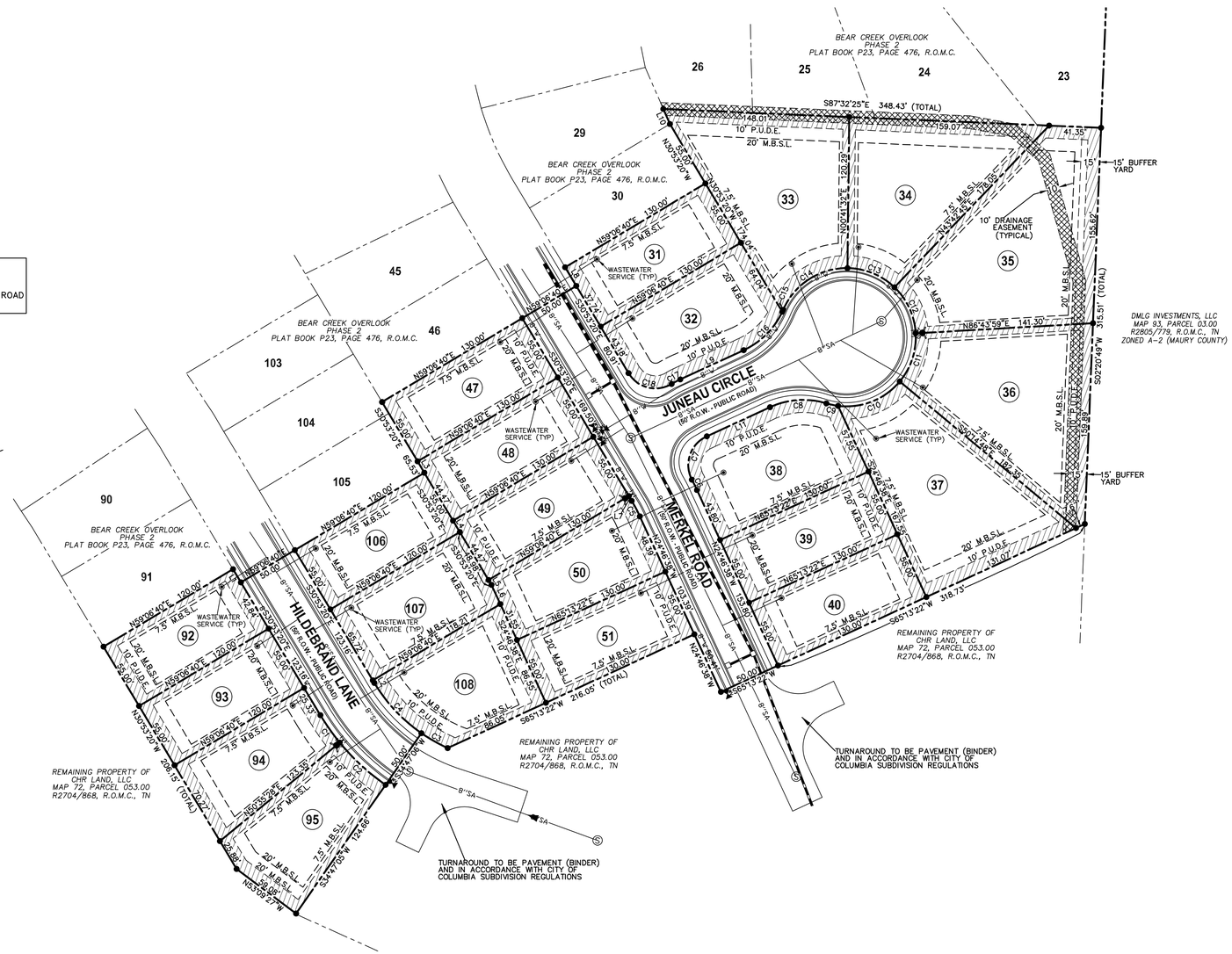
BOUNDARY ANNOTATION TABLES

LINE	BEARING	DISTANCE
L1	S30°53'20"E	12.16'
L2	S30°53'20"E	2.44'
L3	S30°53'20"E	10.53'
L4	S30°53'20"E	10.53'
L5	S30°53'20"E	4.50'
L6	S24°46'38"E	16.84'
L7	S30°53'20"E	4.50'
L8	S30°53'20"E	17.26'
L9	N65°13'22"E	55.56'
L10	N23°32'48"W	13.08'
L11	N65°13'22"E	55.34'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°31'11"	180.00'	26.77'	S35°08'56"E	26.74'
C2	15°48'23"	180.00'	49.66	S47°18'43"E	49.50'
C3	10°36'54"	130.00'	24.08'	N60°31'21"W	24.05'
C4	24°19'54"	130.00'	55.19'	N43°03'08"W	54.78'
C5	6°06'43"	130.00'	13.87'	S27°49'59"E	13.86'
C6	2°55'19"	180.00'	9.18'	N26°14'18"W	9.18'
C7	9°25'36"	25.06'	40.87'	N19°05'05"E	36.49'
C8	41°46'31"	63.00'	45.93'	N86°06'38"E	44.92'
C9	9°57'14"	55.00'	9.56'	S77°58'44"E	9.54'
C10	57°17'27"	55.00'	55.00'	N68°23'56"E	52.73'
C11	43°01'13"	55.00'	41.30'	N18°14'35"E	40.33'
C12	43°01'13"	55.00'	41.30'	N24°46'38"W	40.33'
C13	43°01'13"	55.00'	41.30'	N67°47'51"W	40.33'
C14	67°14'41"	55.00'	64.55'	S57°04'11"W	60.91'
C15	1°36'12"	63.00'	1.76'	S24°14'57"W	1.76'
C16	40°10'20"	63.00'	44.17'	S45°08'12"W	43.27'
C17	5°55'59"	75.10'	7.78'	S62°04'44"W	7.77'
C18	90°00'00"	25.00'	39.27'	N75°53'20"W	35.36'



VICINITY MAP
NOT TO SCALE


BEAR CREEK OVERLOOK PHASE 2 PLAT BOOK P23, PAGE 476, R.O.M.C.
BEAR CREEK OVERLOOK PHASE 3 PLAT BOOK P23, PAGE 476, R.O.M.C.
JUNEAU CIRCLE
(50' R.O.W. - PUBLIC ROAD)
MERKEL ROAD
(50' R.O.W. - PUBLIC ROAD)
HILDEBRAND LANE
(50' R.O.W. - PUBLIC ROAD)
S87°32'25"E 348.43' (TOTAL)
148.01'
59.07'
41.35'
15' BUFFER YARD
10' P.U.D.E.
20' M.B.S.L.
10' DRAINAGE EASEMENT (TYPICAL)
WASTEWATER SERVICE (TYP)
7.5' M.B.S.L.
N59°06'40"E 130.00'
S30°53'20"E 85.53'
N30°53'20"W 85.53'
S30°53'20"E 85.53'
N24°46'38"W 135.00'
S24°46'38"E 135.00'
N65°13'22"E 130.00'
S65°13'22"W 130.00'
N86°43'59"E 141.20'
S02°20'49"W 35.51' (TOTAL)
S65°13'22"W 316.73'
S65°13'22"W 216.05' (TOTAL)
N24°46'38"W 135.00'
N24°46'38"W 135.00'
N24°46'38"W 135.00'
S24°46'38"E 135.00'
S24°46'38"E 135.00'
S24°46'38"E 135.00'
S24°46'38"E 135.00'
N24°46'38"W 135.00'
N24°46'38"W 135.00'
N24°46'38"W

April 21, 2025

City of Columbia
Attn: Robert Archibald
700 North Garden Street
Columbia, TN 38401
Phone: (931)560-1560

RE: Bear Creek Overlook – Phase 3

M2 Group, LLC (M2) has received the comments dated April 8th,2025 regarding the Bear Creek Overlook – Phase 3 from Robert Archibald, Principal Planner. Please allow this letter to serve as a response to the review comments. A digital copy of the revised Site Plan has been included in this resubmittal.

Review Comments

Planning Comments

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
   Acknowledged.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
   Acknowledged, please review this letter
3. Notate required buffer in the locations as approved on the Preliminary Plat
   Acknowledged, please review revised Final Plat.
4. Correct Project Name on second page of application to identify correct phase.
   Acknowledged, please see the revised Development Application.

Engineering Comments

5. Letter of credit required in the amount of $145,000 prior to resubmittal date.

   Letter of Credit paid in full by Gary Martin.

6. Asphalt binder and curbing shall be installed prior to resubmittal date.

   Asphalt Binder and curbing has been installed.

7. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.

   Grading substantially conforms to the approved construction plans within 1ft.

8. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date.

   Please see the Stormwater Maintenance Agreement enclosed with this resubmittal.

9. Install street signage (stop, street names) prior to resubmittal.

   Street signage has been installed.

10. Revise Note 9 to match typical lot layout. There is a PUDE ten (10) feet in width on all property lines parallel and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines

    Acknowledged, please review revised Final Plat.

11. Provide drainage easement along (10 ft) along centerline of ditch behind lots 33-36. See construction plans.

    Acknowledged, please review revised Final Plat.

Fire Comments

12. No Comments.

    Acknowledged.

Maury County Schools

13. The development combined with current neighborhoods and additional approved developments in 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) school 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.

Columbia Power Comments

14. 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.

    Acknowledged.

Building Comments

15. No Comments.

    Acknowledged.

City Attorney

16. No Comments provided.

    Acknowledged.

Duck River Electric Membership Corp

17. We plan to serve, infrastructure in place.

    Acknowledged.

Maury County Highway Dept

18. No Comment.

    Acknowledged.

Columbia Water

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

    Acknowledged.

20. Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.

    Acknowledged.

21. Water system must be complete and active at time of plat signing.

    Acknowledged.

ATT

22. No comments provided.

    Acknowledged.

Police

23. No comments provided.

    Acknowledged.

Public Works

24. No comment.

    Acknowledged.

Atmos Energy

25. No comment provided.

    Acknowledged.

Maury County E911

26. No comment.

    Acknowledged.

If you have any questions, please feel free to contact me at 615.656.0257 or dave@m2groupllc.com.

Sincerely,

Davide Tocci, PE
M2 Group, LLC

BK/PG: R3013/160-169
24011411

10 PGS:AL-AGREEMENT
NANCY BATCH: 333721 08/27/2024 - 01:50 PM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	50.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	52.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

DOCUMENT PREPARED BY:
Name: Gary Martin – PICK up.
Company Martin Engineering & Surveying, LLC
Address: 818 S. Main Street
Columbia, TN 38401

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 72 Parcel 53.00
Project Name: Bear Creek Overlook Phase 2 and 3

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

THIS AGREEMENT, made this 15 day of Aug, 2024, by and between Gary Martin hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.
3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.
4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.
5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.
6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)
7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.
8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.
9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Gary Martin

Title Owner

Signature Gary Martin

Owner CHR Land, LLC

Address 808 S. Main Street

City, State ZIP Columbia, TN 38401

STATE OF Florida
COUNTY OF Sarasota

Before me, Casey oneill of the state and county mentioned, personally appeared Gary martin, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 8 day of August, 2024.

Notary Public

CASEY O'NEILL
Commission # HH 135894
Expires May 31, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires: 05/31/2025

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY: R Neil Scruggs

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Leia Smith of the state and county mentioned, personally appeared R. Neil Scruggs, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 20 day of Aug, 2024.

Notary Public
My Commission Expires: 23 April 2025

LETA SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Rev. 1/17/2017

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

BEAR CREEK OVERLOOK
PHASE 2 AND 3

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

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

MARCH 2024

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

Table of Contents

SECTION 1: INTRODUCTION 1

SECTION 2: SYSTEM DESCRIPTION 1

SECTION 3: MAINTENANCE PROCEDURES 1

3.1 Storm Pipes and Storm Inlets 2

SECTION 1: INTRODUCTION

The project is to construct 46 single-family residential lots for Phases 2 and 3 of the proposed Bear Creek Overlook development in Columbia, Maury County, Tennessee. This post construction long term maintenance plans addresses Phases 2 and 3 of the development which consist of 11.80 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction for Phases 2 and 3 consists primarily of site grading related to the installation of roadway pavements, curbs sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

Phases 2 and 3 construction consists of stormwater conveyance inlets and pipes.

1. 574 lf 18" pipe, 244 lf 24" pipe, 336 lf of 30" pipe, and 8 storm inlets.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

SECTION 3: MAINTENANCE PROCEDURES

3.1 Storm Pipes and Storm Inlets:

These structures to be inspected annually and cleaned monthly of accumulated debris and sediment. All sediment to be disposed of per TDEC disposal procedures. All debris (paper products, floatables) to be disposed of per Maury County Waste Management requirements.

Grass Channel Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

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

Inspection Items	Inspection	Inspected?	Maintenance Needed? (Yes/No)	Comments/Description
Debris Removal				
Facility and adjacent area free of debris?	*A/M*			
Inlets and outlets free of debris?	*A/M*			
Any dumping of yard wastes into facility?	*A/M*			
Litter (branches) removed?	*A/M*			
Vegetation				
Surrounding area fully stabilized? (no evidence of eroding material into swale, channel or filter strip)	*A/M*			
Grass mowed?	*A/M*			
Grass height not less than 3 to 4 inches?	*A/M*			
Fertilized per specifications?	*A/M*			
Grasses planted according to approved plan?	*A/M*			
Unauthorized or inappropriate plantings?	*A*			
Grasses healthy? (no diseased or dying vegetation)	*A/M*			
Evidence of grasses stressed from inadequate watering?	*A/M*			
Filtration Capacity				
Clogging from oil or grease?	*A/M*			
Facility dewaters between storms?	*A/M*			
Check dams and energy dissipaters/sumps				
Any evidence of sedimentation buildup?	*A/S*			
Are sumps greater than 50% full of sediment?	*A/S*			
Any evidence of erosion and downstream	*A/S*			

Inspection Items	Inspection	Inspected?	Maintenance Needed? (Yes/No)	Comments/Description
toe of drop structures?				
Any trash or blockages at weep holes?	*A/S*			
Sediment Deposition				
Swale clean of sediments?	*A*			
Sediment not > 25% of swale design depth?	*A*			
Outlet/Overflow Spillway				
In good condition?	*A*			
Any evidence of erosion?	*A*			
Any evidence of blockages?	*A*			
Has facility been filled or blocked inappropriately?	*A*			
Hazards				
Have there been complaints from residents?	*A/M*			
Public hazards noted?	*A/M*			
Maintenance accesses free of hazards and fully operational?	*A/M*			

Inspector Comments: _____

_____

_____

Overall Condition of Facility: □ Acceptable □ Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	**Due Date**

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____
Inspected by: (printed) _____

Storm Sewer Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Site conditions: _____

Indicate Features Present: Catch Basins fl Storm Pipe fl Headwalls fl Outfalls fl Catch Basin Inlets fl

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

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Catch Basins				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition ensure all are set properly in place over inlets	*A/S*			
Check for sediment, leaf, or debris clogging grates and remove	*A/S*			
Catch Basin Inlets				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater	*A/S*			
Pipes				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater.	*A/S*			
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	*A/S*			

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Headwalls and Endwalls				
Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition	*A/S*			
Inspect for blockage or sediment	*A/S*			
Check for erosion or scouring around headwall inlets and repair	*A/S*			
Evidence of staining?	*A/S*			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	*A/S*			
Hazards				
Have there been complaints from residents?	*A/S*			

Inspector Comments: _____

_____

_____

Overall Condition of Facility: [ ] Acceptable [ ] Unacceptable

If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____
(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

MARTIN ENGINEERING & SURVEYING, LLC
819 S. Main Street
Columbia, TN 38401
615.812.2747
gary@martinengrsrvg.com

GRADING AND DRAINAGE PLAN

BEAR CREEK OVERLOOK
PHASE 2 AND 3
COLUMBIA, TENNESSEE
MAURY COUNTY

General Notes

No.	Revision/Issue	Date
1	Revised per City comments	3/29/23

4/29/22 | 1" = 60' | C3.0

GRAPHIC SCALE
1 inch = 60 ft.

LEGEND
- STORM SEWER
- CURB INLET/CATCH BASIN
- JUNCTION BOX
- CLEAN OUT
- HEADWALL
- RIP-RAP
- SPOT ELEVATION

RESIDENTIAL LOT GRADING AND DRAINAGE

STANDARD DETAILS

DATE 6/7/2022
DD-04

STORM SEWER STRUCTURE AND PIPE DATA

ITEM NO.	DESCRIPTION	TOP OF STRUCTURE ELEV. (ft)	IE (IN) ELEV. (ft)	IE (OUT) ELEV. (ft)	PIPE SIZE (in)	LENGTH (ft)	PIPE SLOPE (%)	MATERIAL
H1	EX. INLET	800.10	790.60	790.60				
H1 TO H2	PIPE				30	116	1.55	RCP
H2	DOUBLE INLET	804.00	792.70	792.70				
H2 TO H3	PIPE				30	229	1.55	RCP
H3	DOUBLE INLET	804.00	797.00	797.00				
H3 TO H4	PIPE				24	244	2.25	RCP
H4	DOUBLE INLET	797.70	784.30	784.30				
H1	EX. INLET	800.10	790.60	790.60				
H1 TO H4A	PIPE				18	100	5.10	RCP
H4A	DOUBLE INLET	795.00	790.00					
H3	DOUBLE INLET	804.00	797.00	797.00				
H3 TO H3A	PIPE				18	20	2.25	RCP
H3A	DOUBLE INLET	804.00	797.70					
H4	DOUBLE INLET	797.70	784.30	784.30				
H4 TO H4A	PIPE				18	38	1.54	RCP
H4A	DOUBLE INLET	797.00		784.00				
C3	DOUBLE INLET	794.70	786.20	786.20				
C3 TO C4	PIPE				18	170	3.10	RCP
C4	DOUBLE INLET	797.00	790.00	790.00				
C4 TO C5	PIPE				18	38	1.15	RCP
C5	DOUBLE INLET	797.40		789.50				

EXISTING PHASE I

PHASE II

PHASE III

FUTURE DEVELOPMENT

TEMPORARY TURNAROUND

EXISTING STORM PIPE TO REMAIN

EXISTING STORM PIPE TO OVERFLOW INTO DETENTION POND I

EXISTING DETENTION POND I
TOP OF POND ELEV=808.00
BOTTOM OF POND ELEV=800.00

EXISTING STORM PIPE TO REMAIN

PROPOSED GRASSED LINED DITCH
1' WIDE BOTTOM, 1.5' DEEP, 3:1 SIDE SLOPES

STUB 130 LF OF 18" DIA. RCP AT 2.30% SLOPE PLUG AT ELEV=811.50

NOTE: DIRECTION TO PROVIDE HIGH POINTS BETWEEN LOTS TO PROVIDE POSITIVE DRAINAGE DOWN LOT LINES AND AWAY FROM BUILDING FOUNDATIONS

24 LF OF 18" DIA. RCP AT 2.30% SLOPE TO MATCH EXISTING STORM PIPE

TO MATCH INVERT

GENERAL GRADING NOTES:

A. ALL EARTH WORK SHALL CONFORM TO CONSTRUCTION PLANS AND SPECIFICATIONS AS PREPARED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EARTHWORK, GRADING AND PAVING AS SHOWN ON THE PLANS, INCLUDING ALL CLEARING, GRUBBING, STRIPPING, EXCAVATION, EMBANKMENT, SUBGRADE PREPARATION, AND DISPOSAL OF SURPLUS OR UNSUITABLE MATERIALS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY EQUIPMENT, LABOR, AND MATERIALS TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

B. SITE PREPARATION AND CLEARING: CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE PLANS. ALL TREES, STUMPS, ROOTS, BRUSH, AND OTHER VEGETATION SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS. TOPSOIL SUITABLE FOR REUSE SHALL BE STOCKPILED AND PROTECTED FROM EROSION.

C. EXCAVATION AND EMBANKMENT: EXCAVATION SHALL BE PERFORMED TO THE LINES AND GRADES SHOWN ON THE PLANS. EMBANKMENTS SHALL BE CONSTRUCTED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS, COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR). FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER, DEBRIS, AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.

D. SUBGRADE PREPARATION: SUBGRADE SHALL BE PROOF-ROLLED WITH A LOADED DUMP TRUCK OR SIMILAR EQUIPMENT TO IDENTIFY SOFT OR UNSTABLE AREAS. UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL. THE SUBGRADE SHALL BE SHAPED AND COMPACTED TO PROVIDE A UNIFORM SURFACE FOR PAVEMENT, CURB, AND SIDEWALK CONSTRUCTION.

E. FINISH GRADING: FINISH GRADES SHALL BE WITHIN 0.1 FOOT OF THE PLAN GRADES. THE CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING GRADES. ALL DISTURBED AREAS SHALL BE GRADED TO DRAIN AND PROTECTED FROM EROSION.

F. ALL SLOPES TO BE GRADED TO 3:1 OR FLATTER UNLESS OTHERWISE NOTED ON PLANS.

GENERAL NOTES:

1. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON AVAILABLE RECORDS AND FIELD OBSERVATIONS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION, DEPTH, AND CONDITION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL CONTACT THE TENNESSEE ONE-CALL SYSTEM (811) AT LEAST 48 HOURS PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND PERMIT REQUIREMENTS DURING CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE BEGINNING WORK AND SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES RESULTING FROM NON-COMPLIANCE.

3. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE TRAFFIC CONTROL DEVICES, SIGNS, AND FLAGMEN AS REQUIRED TO ENSURE THE SAFETY OF THE PUBLIC AND CONSTRUCTION PERSONNEL. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY LOCAL REQUIREMENTS.

4. THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND THE REQUIREMENTS OF THE TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION (TDEC). ALL DISTURBED AREAS SHALL BE STABILIZED WITH PERMANENT VEGETATION OR OTHER APPROVED MEASURES WITHIN 14 DAYS OF FINAL GRADING.

5. ALL CONSTRUCTION SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK IS PERFORMED BY QUALIFIED PERSONNEL AND THAT ALL MATERIALS MEET THE REQUIRED STANDARDS. THE ENGINEER OR OWNER'S REPRESENTATIVE SHALL HAVE THE RIGHT TO INSPECT ALL WORK AND MATERIALS AND TO REJECT ANY WORK THAT DOES NOT CONFORM TO THE PLANS AND SPECIFICATIONS.

6. NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, INCLUDING THE LOCATION, ELEVATION, AND CONDITION OF ALL UTILITIES AND STRUCTURES, PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL NOT PROCEED WITH WORK IN AREAS WHERE DISCREPANCIES EXIST UNTIL THEY HAVE BEEN RESOLVED BY THE ENGINEER.

7. EMPLOYER'S NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY OWNERS AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE BEGINNING CONSTRUCTION AND SHALL CONTACT THE UTILITY OWNERS FOR FIELD LOCATIONS AS NECESSARY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING CONSTRUCTION.

8. NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION, TRENCH SAFETY, AND SHORING IN ACCORDANCE WITH OSHA STANDARDS (29 CFR 1926, SUBPART P). THE CONTRACTOR SHALL DESIGN AND IMPLEMENT ADEQUATE SHORING, BRACING, OR SLOPING FOR ALL EXCAVATIONS DEEPER THAN 5 FEET, OR AS REQUIRED BY SOIL CONDITIONS. THE CONTRACTOR SHALL NOT ENTER TRENCHES DEEPER THAN 5 FEET UNLESS THEY HAVE BEEN INSPECTED BY A COMPETENT PERSON AND FOUND TO BE SAFE. ALL SHORING AND BRACING SHALL BE MAINTAINED IN GOOD CONDITION AND REMOVED IN A MANNER THAT DOES NOT ENDANGER WORKERS OR ADJACENT STRUCTURES.

Docusign Envelope ID: BD5C4CFE-1ABA-40C6-A8AC-37E6810DF81C

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			
	TAX MAP: 72	GROUP:	PARCEL: 053.00
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat review of Bear Creek Overlook Phase 3		

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

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

Docusign Envelope ID: BD5C4CFE-1ABA-40C6-A8AC-37E6810DF81C

	Plats/PUDs: ❑ Project Name (include Sections & Phases) Bear Creek Overlook - Phase 3 ❑ Total Number of Lots/Residential Units 22 Residential Lots ❑ Square Footage of Non-Residential Floor Space 0 SF ❑ Total acreage 5.65 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	DAVIDE TOCCI	PHONE	615-656-0257 X1003
ADDRESS	P.O. BOX 2543, BRENTWOOD TN 37024	EMAIL	dave@m2groupllc.com

PROPERTY OWNER NAME	GARY MARTIN	PHONE	615-812-2147
ADDRESS	818 S. MAIN ST, COLUMBIA TN 38401	EMAIL	gary@martinengrg.com

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

DAVIDE TOCCI		3/13/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
GARY MARTIN	DocuSigned by: Gary Martin CBB2CD49D1164...	03-13-2025 | 10:34:29 CDT
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO CREATE 22 RESIDENTIAL LOTS.

Surveyor's Notes

1. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use, location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulations as interpreted and regulated by the Department of Development Services.
2. This property currently identified as a portion of Parcel Number 053.00 per Tax Map No. 72.
3. Deed reference: Record Book R2704, Page 868, Register's Office of Maury County, Tennessee.
4. Bearings based on: Tennessee State Plane Coordinate System, NAD83.
5. 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.
6. 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.
7. Total area of property surveyed is 5.65 Acres ±.
8. New Right-Of-Way dedication: 0.96 Acres ±.
9. There is a 10 foot easement on property lines parallel to the public road for public utility and drainage easements. Additional requirements may apply based on actual field conditions.
10. Subject property does not lie in a FEMA/FIRM "Special Flood Hazard Area" as shown on Map 47119C0195E dated April 16, 2007.
11. Unless otherwise noted, all lot corners are marked with iron rods.

Utility Notes

Stormwater appurtenances as depicted on this Final Plat shall be maintained as directed in the "Inspection and Maintenance Agreement of Private Stormwater Management Facilities" as recorded in Record Book R3013, Page 160 in the Register's Office of Maury County, Tennessee.

Note:
Preliminary Plat passed Planning Commission at the Dec 9th, 2020 meeting.

Scale : 1" = 50'

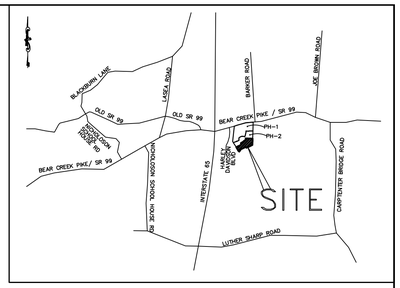
0' 25' 50' 100'

GRAPHIC SCALE

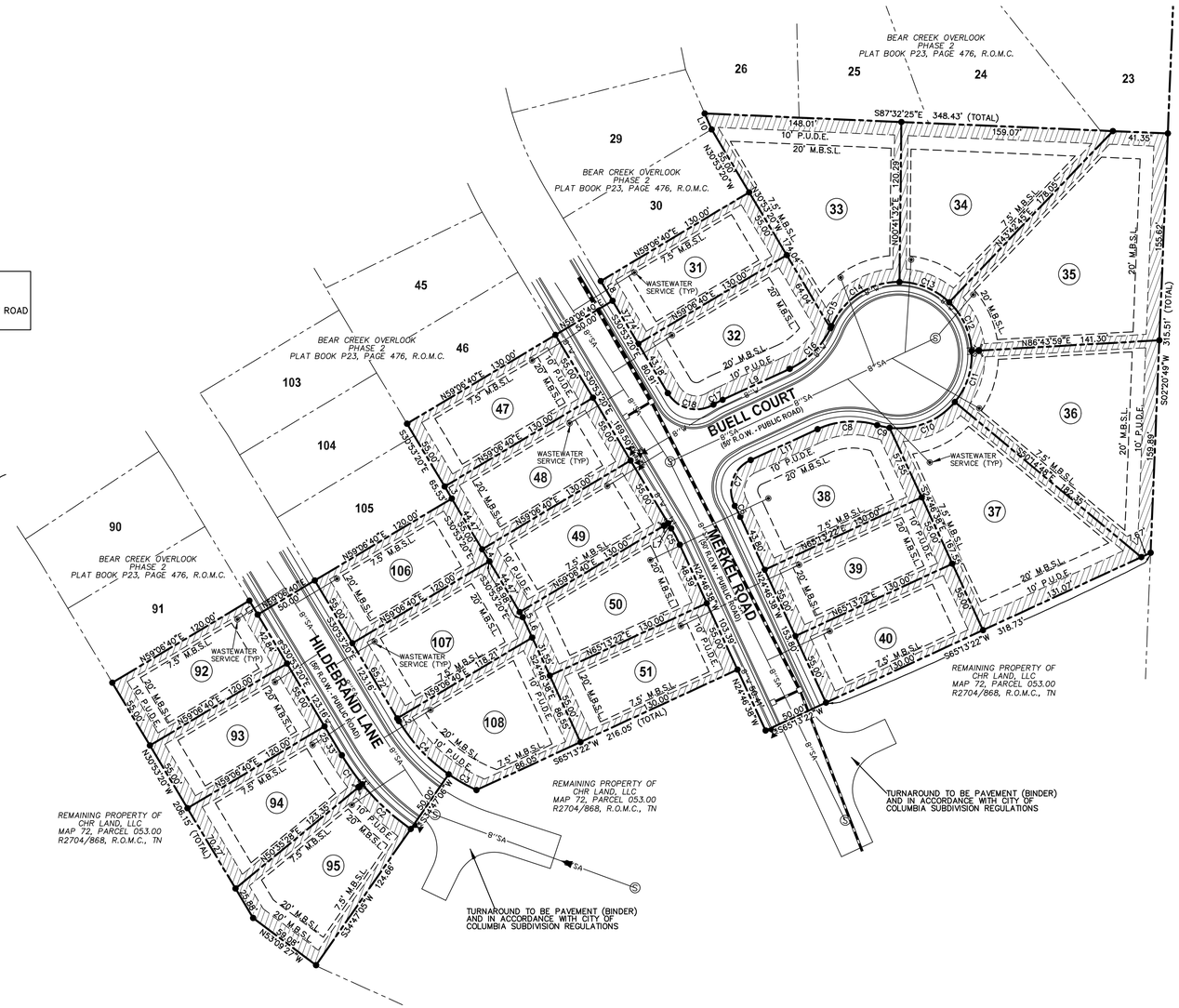
BOUNDARY ANNOTATION TABLES

LINE	BEARING	DISTANCE
L1	S30°53'20"E	12.16'
L2	S30°53'20"E	2.44'
L3	S30°53'20"E	10.53'
L4	S30°53'20"E	10.53'
L5	S30°53'20"E	4.50'
L6	S24°46'38"E	16.84'
L7	S30°53'20"E	4.50'
L8	S30°53'20"E	17.26'
L9	N65°13'22"E	55.56'
L10	N23°32'48"W	13.08'
L11	N65°13'22"E	55.34'

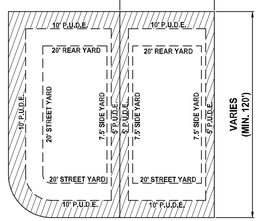
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	8°31'11"	180.00'	26.77'	S35°08'56"E	26.74'
C2	15°48'23"	180.00'	49.66	S47°18'43"E	49.50'
C3	10°36'54"	130.00'	24.08'	N60°31'21"W	24.05'
C4	24°19'54"	130.00'	55.19'	N43°03'08"W	54.78'
C5	6°06'43"	130.00'	13.87'	S27°49'59"E	13.86'
C6	2°55'19"	180.00'	9.18'	N26°14'18"W	9.18'
C7	9°25'36"	25.06'	40.87'	N19°05'05"E	36.49'
C8	41°46'31"	63.00'	45.93'	N86°06'38"E	44.92'
C9	9°57'14"	55.00'	9.56'	S77°58'44"E	9.54'
C10	57°17'27"	55.00'	55.00'	N68°23'56"E	52.73'
C11	43°01'13"	55.00'	41.30'	N18°14'35"E	40.33'
C12	43°01'13"	55.00'	41.30'	N24°46'38"W	40.33'
C13	43°01'13"	55.00'	41.30'	N67°47'51"W	40.33'
C14	67°14'41"	55.00'	64.55'	S57°04'11"W	60.91'
C15	1°36'12"	63.00'	1.76'	S24°14'57"W	1.76'
C16	40°10'20"	63.00'	44.17'	S45°08'12"W	43.27'
C17	5°55'59"	75.10'	7.78'	S62°04'44"W	7.77'
C18	90°00'00"	25.00'	39.27'	N75°53'20"W	35.36'



VICINITY MAP
NOT TO SCALE



DETAIL
N.T.S.



TYPICAL LOT CONFIGURATION FOR LOTS 31-40, 47-51, 92-95, & 106-108
P.U.D.E.=PUBLIC UTILITY AND DRAINAGE EASEMENT

=P.U.D.E.

LOT TABLE	
LOT NO.	AREA (SF)
31	7,150
32	9,073
33	14,458
34	12,800
35	17,687
36	15,303
37	14,960
38	9,822
39	7,150
40	7,150
47	7,150
48	7,150
49	7,150
50	7,777
51	7,150
92	6,600
93	6,600
94	7,371
95	8,407
106	6,600
107	7,872
108	8,610

LEGEND

These standard symbols will be found in the drawing.

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

Owner:
CHR LAND, LLC
1081 CRANFORD HOLLOW ROAD
COLUMBIA, TN 38401

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 R2704, Page 868, Maury County Register's Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

_____, 2025 _____
Date

_____
Title (CHR Land, LLC.)

Certificate of Survey Accuracy

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

3/13, 2025 David Lee Cyphers 2779
Date Registered Land Surveyor Number
DAVID LEE CYPHERS, RLS
TENNESSEE RLS NO. 2779

Certificate of Approval of Water System

I hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled "Final Plat – Bear Creek Overlook – Phase 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.

_____, 2025 _____
Date Superintendent, Columbia Water System

Certificate of Approval of Streets, Drainage, and Utilities

I hereby certify that the streets, drainage, and utilities designated in Bear Creek Overlook – Phase 3 have been installed in accordance with City specifications, or a performance bond in the amount of $_____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

_____, 2025 _____
Date City Engineer, Columbia, Tennessee

Certificate of Approval for Recording

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

_____ _____
Secretary, Planning Commission Date
Columbia, Tennessee

Certificate of Approval of Subdivision Name and Street Names

Subdivision name and street names approved by Maury County E-911,

_____, 2025 _____
Date Maury County E-911

Certificate of Approval for Sewer System

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

_____, 2025 _____
Date Superintendent, Columbia Wastewater System

Certificate of Compliance

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

_____ _____
City Engineer Date
Columbia, Tennessee

H & H LAND SURVEYING, INC.
P.O. BOX 2433
SMYRNA, TENNESSEE 37167
(615) 831-0756 (FAX) 355-6928
H & H Project No. 2023-0437

Final Plat
Bear Creek Overlook - Phase 3

3rd CIVIL DISTRICT OF MAURY COUNTY, TN
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET 1 OF 1

TAX MAP 72, P/O PARCEL 53.00
ZONED: MRC

SCALE: 1"= 50'
AREA: 5.65 ACRES±
DATE: MARCH 13, 2025

Docusign Envelope ID: BD5C4CFE-1ABA-40C6-A8AC-37E6810DF81C

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

_____ day of _____, 20_____ ,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

_____Gary Martin_____, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

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

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

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

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

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

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

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

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B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

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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.

Bear Creek Overlook - Phase 3

PROJECT

Completed by the Developer	*Completed by the City*
Gary Martin	
DEVELOPER NAME	
Gary Martin	
AUTHORIZED AGENT NAME	CITY ENGINEER
DocuSigned by: Gary Martin C8B8C049D41645C...	
SIGNATURE	SIGNATURE
03-13-2025 | 10:34:29 CDT	
DATE	DATE
1081 Cranford Hollow Road	
STREET	
Columbia, TN 38401	
CITY, STATE, ZIP	
615-812-2147	
PHONE	
gary@martinengrg.com	
EMAIL	
Attest	*Attest*
Davide Tocci, PE	
ATTEST NAME	ATTEST NAME
Signed by: Davide Tocci BD4951385F0A483...	
ATTEST SIGNATURE	ATTEST SIGNATURE
03-13-2025 | 08:46:51 PDT	
DATE	DATE

Docusign Envelope ID: BD5C4CFE-1ABA-40C6-A8AC-37E6810DF81C

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			
	TAX MAP: 72	GROUP:	PARCEL: 053.00
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat review of Bear Creek Overlook Phase 3		

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

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	Plats/PUDs: ❑ Project Name (include Sections & Phases) Bear Creek Glen - Phase 2 ❑ Total Number of Lots/Residential Units 22 Residential Lots ❑ Square Footage of Non-Residential Floor Space 0 SF ❑ Total acreage 5.65 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	DAVIDE TOCCI	PHONE	615-656-0257 X1003
ADDRESS	P.O. BOX 2543, BRENTWOOD TN 37024	EMAIL	dave@m2groupllc.com

PROPERTY OWNER NAME	GARY MARTIN	PHONE	615-812-2147
ADDRESS	818 S. MAIN ST, COLUMBIA TN 38401	EMAIL	gary@martinengrg.com

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

DAVIDE TOCCI		3/13/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
GARY MARTIN	DocuSigned by: Gary Martin CBB2CD49D11643C...	03-13-2025 | 10:34:29 CDT
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

CITY OF COLUMBIA TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, April 8, 2025

ITEM NO.
25-0085

DESCRIPTION: Bear Creek Overlook - Phase 3

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case 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. Notate required buffer in the locations as approved on the Preliminary Plat
4. Correct Project Name on second page of application to identify correct phase.

Engineering

5. Letter of credit required in the amount of $145,000 prior to resubmittal date.
6. Asphalt binder and curbing shall be installed prior to resubmittal date.
7. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
8. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date.
9. Install street signage (stop, street names) prior to resubmittal date.
10. Revise Note 9 to match typical lot layout. There is a PUDE ten (10) feet in width on all property lines parallel and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines
11. Provide drainage easement along (10 ft) along centerline of ditch behind lots 33-36. See construction plans.

Fire

12. No comments

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Maury County Schools

13. The development combined with current neighborhoods and additional approved developments in 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) school 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

Columbia Power

14. 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.

Building

15. No comments

City Attorney

16. No comments provided.

Duck River Electric Membership Corp

17. We plan to serve, infrastructure in place.

Maury County Highway Dept.

18. No comment.

Columbia Water

19. Coordinate walk-through, Bacteria sampling, and pressure testing with CPWS.
20. Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.
21. Water system must be complete and active at time of plat signing.

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ATT

22. No comments provided.

Police

23. No comments provided.

Public Works

24. No comment.

Atmos Energy

25. NO comment provided.

Maury County E911

26. No comment.

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Resubmittal Guidelines

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

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

Please contact 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.

Bullock Street Townhomes

Project #:	25-0087	Location:	Map 88 Parcel 51.05
Applicant:	Harakas Construction	Case Type(s):	Final Plat
Staff Planner:	Jeremy Humphrey, Planner II	Proposed Use:	Town Homes

PROJECT SUMMARY

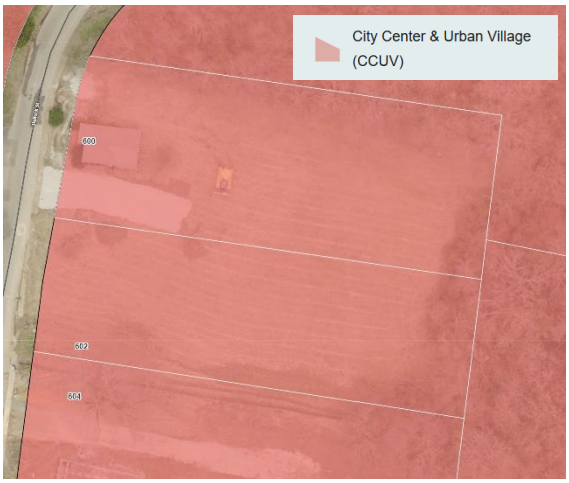
The applicant requests approval of a Final Plat to create (16) townhomes. The Planning Commission approved a Preliminary Plat for the development in February 2022. The approval created a vested right to develop under RS-10 Preliminary Plat based on the RS-10 standards of the previous Zoning Ordinance.

- The development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.
- The Final Plat conforms to the approved Preliminary Plat.
- The applicant has provided financial surety in the amount of $175,000 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 DRC reviewed this proposal at its April 2025 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
CD-3	Vacant	Infrastructure for Development	+/-12.66 Acres

FUTURE LAND USE MAP	ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Cit Center & Urban Village	PUD	Vacant/Developing
North	Cit Center & Urban Village	MUNIC OR CIVIC	Vacant
South	Cit Center & Urban Village	CD-3	Single Family
East	Cit Center & Urban Village	CD-3	Vacant
West	Cit Center & Urban Village	CD-3	Single Family

The subject site is a PUD development. The property is bounded on the north by vacant land zoned Munic or Civic. A duplex is located on the property on the south. Vacant land is to the east and single-family homes to the west.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the preliminary plat that has been previously approved.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its May 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.

SAMPLE MOTIONS

Approve:

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 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].

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the property shown and described hereon as evidenced in Book Number 2891, Page 269, Maury County Registers Office, and that I hereby adopt this plan of subdivision with my 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 Curt Harakas

CERTIFICATE OF SURVEY ACCURACY
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "1" Land Survey as defined in TCA Title 62, Chapter 18 and that the ratio of precision is greater than or equal to 1:15,000.

_____ _____
Date Doyle M. Elkins - RLS 2427

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

_____ _____
Date Columbia Power & Water Systems

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.

_____ _____
Date City Engineer

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 Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

_____ _____
Date Planning Director

CERTIFICATE OFSUBDIVISION 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

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.

_____ _____
Date Director of Wastewater Department

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

_____ _____
Date City Engineer

COMPASS NORTH

Total Area:
71,248 S.F.
1.64 Acres

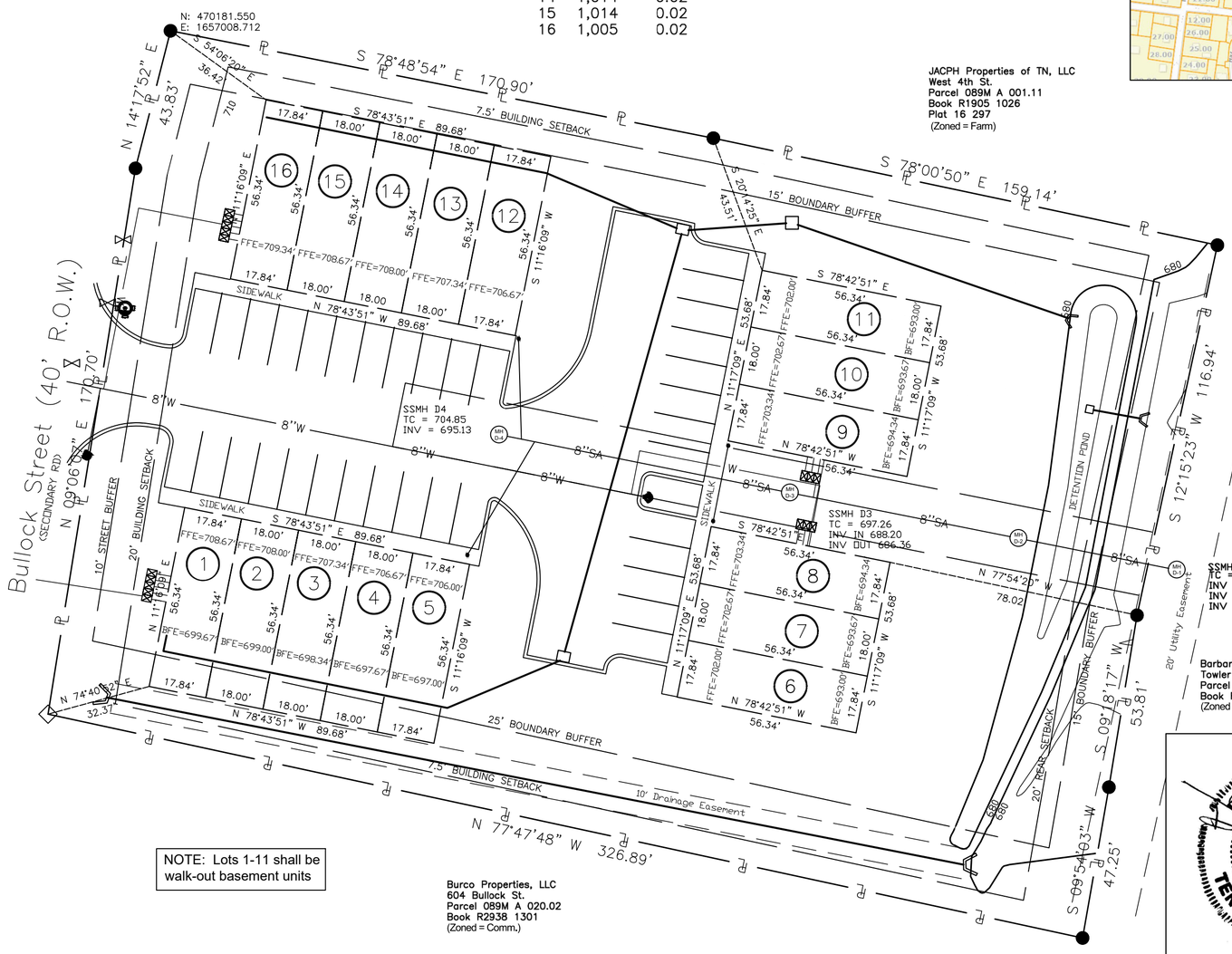
Open Space:
55,095 S.F.
1.26 Acres

LOT SIZE TABLE

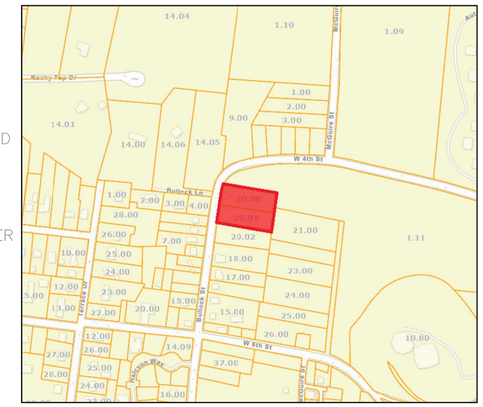
Lot	Sq. Feet	Acres
1	1,005	0.02
2	1,014	0.02
3	1,014	0.02
4	1,014	0.02
5	1,005	0.02
6	1,005	0.02
7	1,014	0.02
8	1,005	0.02
9	1,005	0.02
10	1,014	0.02
11	1,005	0.02
12	1,005	0.02
13	1,014	0.02
14	1,014	0.02
15	1,014	0.02
16	1,005	0.02

LEGEND
These standard symbols will be found in the drawing.

WATER VALVE
FIRE HYDRANT
IRON PIN FOUND
DEED POINT
PROPERTY LINE
NEW LOT LINE
SETBACK/BUFFER
8"SA SAN. SEWER
8"W 8"W WATER LINE
EASEMENT



JACPH Properties of TN, LLC
West 4th St.
Parcel 089M A 001.11
Book R1905 1026
Plat 16 297
(Zoned = Farm)



VICINITY MAP NOT TO SCALE

But the fruit of the *Spirit* is
love, joy, peace, patience, kindness, goodness, faithfulness, gentleness and *self-control*
Against these things there is no law.
Galatians 5:22

EXISTING SSMH
TC 675.35
INV IN 670.25
INV OUT 669.82

Barbara Hopkins
Towler Ln.
Parcel 089M A 021.00
Book R2537 527
(Zoned = Resid.)

NOTE: Lots 1-11 shall be walk-out basement units

Burco Properties, LLC
604 Bullock St.
Parcel 089M A 020.02
Book R2938 1301
(Zoned = Comm.)

DOYLE M. ELKINS
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
DEPARTMENT OF AGRICULTURE
COMMERCE
TENNESSEE NO 2427

0 30 60 90

OWNER INFORMATION:
Curt Harakas
2700 New Highway 7
Santa Fe, TN 38482
615-207-3813
harakasconst@yahoo.com

PROPERTY INFORMATION:
600 & 602 Bullock Street
Columbia, TN 38401
Parcels 089M A 020.00 & 020.01
Book R2891 269

FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. **47119C0285E** effective date of 4/16/2007. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL
520 W Lytle St Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414
Elkinsdoyle@gmail.com

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

FINAL PLAT

BULLOCK STREET TOWNHOMES

600 BULLOCK ST, COLUMBIA, TN

PREPARED FOR: HARAKAS GRADING

DATE	SCALE	SHEET	DRAWN BY	PROJECT
11/12/2024	1" = 30'	1 OF 1	DME/BKA	24235

UPDATED 4-25-2025

DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, April 8, 2025

ITEM NO.
25- 0087

Planning
Compare approved preliminary plot to final submittal and match.

Mark typical lot buildouts (#18).

Better define boundary properties and add zoning to those properties (#10).

Define parking spaces as indicated on prelim plat.

Label sidewalks and other pedestrian items (#21).

"Identify and list detention area at rear of property (#27).
"
List 20' utility easement at rear of property.

Note HOA dues will be used to maintain sign(s) and detention area.

Mark storm drain easement (#26).

Mark asphalt for dumpster pad.

Note Bullock St. classification (#25).

The lead staff person for this case is Jeremy Humphrey, Planner II; he will prepare the staff report for this item. Please contact jhumphrey@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.

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.

Engineering
Letter of Credit provided in the amount of $175,000.

Asphalt binder and curbing shall be installed prior to resubmittal date.

Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.

Reference Stormwater Maintenance Agreement prior to resubmittal date.

Install street signage (stop, street names) prior to resubmittal date (if applicable).

Provide drainage easement (10') along centerline of drain and ditch along southern property line.

Remove rezoning from the intent note.

Indicate stormwater management areas.

Condition: Final pavement repair of Bullock Street shall be completed prior to first Certificate of Occupancy.

Condition: Sidewalk along Bullock Street shall be completed prior to first Certificate of Occupancy.

Condition: Sidewalks, curbing, landscaping, and other site improvements adjacent to each block of units shall be completed prior to the first Certificate of Occupancy within each block of units.

Condition: All site improvements shall be completed prior to the first Certificate of Occupancy in the last block of units.

Provide note that lots 1-11 shall be walkout basement units.

Provide BFFEs and FFEs for all lots as established on the Final PUD Master Plan.

Fire
No Comments

Wastewater
Remove the services from the building as only the service stub out from the main is required to be shown. Services for lots 12-16 and 1-5 both come from the main, not the manhole.
Building
No Comments

Police
No Comments

Public Works
"No change from previously submitted comments: For 16 townhomes, we recommend one 8-yard dumpster with once 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 multifamily 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."

"DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
DUMPSTER AND COMPACTOR STANDARDS
GENERAL
All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
GUIDELINES FOR DUMPSTERS
The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.
DUMPSTER PAD REQUIREMENTS
1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing."

"6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.

5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection"

City Attorney
No comments provided.

Columbia Power
"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.
"

Columbia Water
"Coordinate walk-through, Bacteria sampling, and pressure testing with CPWS.

Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.

Water system must be complete and active at time of plat signing.
"

Atmos Energy
No comments provided.

Maury County E911

Maury County Schools
"Riverside Elementary, Whitthorne Middle School, Central High School
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.
"

Duck River Electric Membership Corp.
No comment

Maury County Highway Dept.

No comment

ATT
No comment

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.

GENERAL NOTES:

1. The intent of this plat is to rezone map 089M group A parcels 020.00 and 020.01 from RM-1 to RM-1 PUD to construct 16 residential units with related appurtenances.
2. This parcel is subject to any and all rights-of-way and easements as shown or any other rights-of-way and easements or restrictions either recorded or by prescription that a title search may reveal.
3. This survey has been made using the latest recorded deeds and there are no encroachments or projections other than those shown hereon. This survey is subject to the findings of a title report. This parcel is subject to all restrictions, covenants, and easements applicable.
4. This final plat is vested under the previous Zoning Ordinance 3638 within an RM-1 PUD.
5. Bearings based on the Tennessee State Plane Coordinate System (NAD 1983).
6. Public Utility and Drainage Easements (PUDE) shall be required and be ten (10) feet in width on all property lines parallel and abutting public roads or rights-of-way, and five (5) feet in width on all interior lot lines.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I hereby certify that I am the owner of the property shown and described hereon as evidenced in Book Number 2891, Page 269, Maury County Registers Office, and that I hereby adopt this plan of subdivision with my 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 Curt Harakas

CERTIFICATE OF SURVEY ACCURACY
I hereby certify that to the best of my knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a Class "1" Land Survey as defined in TCA Title 62, Chapter 18 and that the ratio of precision is greater than or equal to 1:15,000.

Date Doyle M. Elkins - RLS 2427

CERTIFICATE OF APPROVAL OF WATER SYSTEM
I hereby certify that the water system(s) outlined or indicated on this final subdivision plat has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date Columbia Power & Water Systems

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.

Date City Engineer

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 Columbia Municipal Planning Commission, and that it has been approved for recording in the Office of the Maury County Register of Deeds.

Date Planning Director

CERTIFICATE OFSUBDIVISION 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

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.

Date Director of Wastewater Department

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

Date City Engineer

COMPASS NORTH

Doyle Elkins
Professional Land Surveyor
Registered in TN & AL
520 W Lytle St. Suite B
Murfreesboro, TN 37130
Phone: 615-907-8625
Cell: 931-636-2414
Elkinsdoyle@gmail.com

Total Area:
71,248 S.F.
1.64 Acres

Open Space:
55,095 S.F.
1.26 Acres

LOT SIZE TABLE

Lot	Sq. Feet	Acres
1	1,005	0.02
2	1,014	0.02
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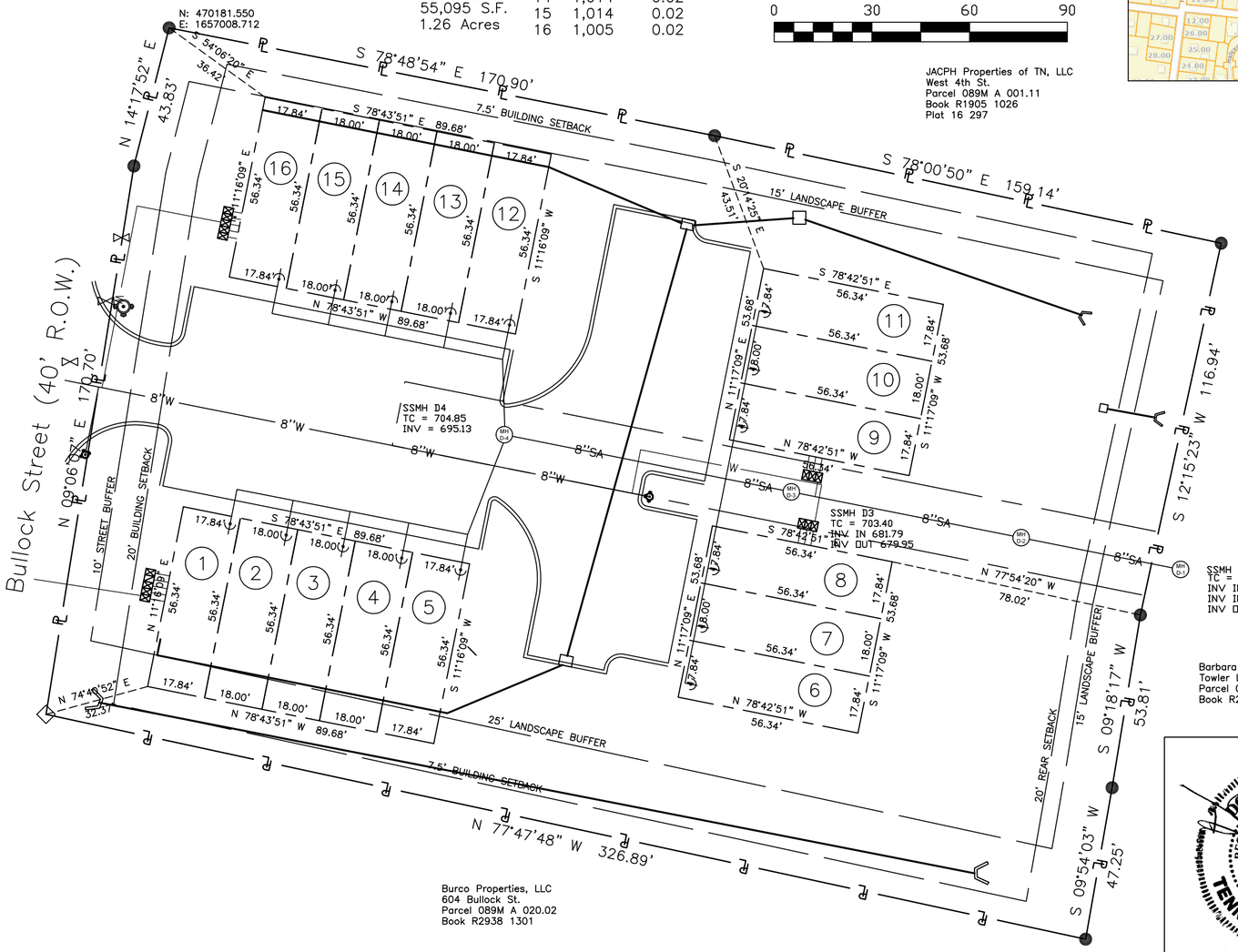
12	1,005	0.02
13	1,014	0.02
14	1,014	0.02
15	1,014	0.02
16	1,005	0.02

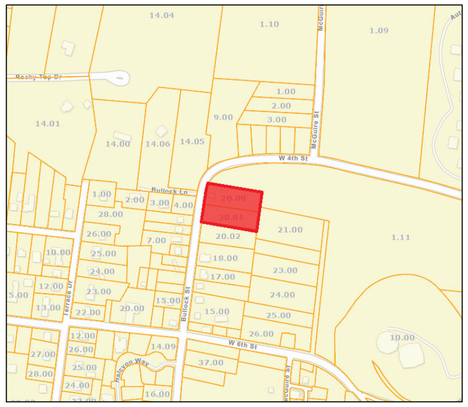
LEGEND
These standard symbols will be found in the drawing.

WATER VALVE
FIRE HYDRANT
IRON PIN FOUND
DEED POINT
PROPERTY LINE
NEW LOT LINE
SETBACK/BUFFER
SAN. SEWER
WATER LINE
EASEMENT

0 30 60 90



JACPH Properties of TN, LLC
West 4th St.
Parcel 089M A 001.11
Book R1905 1026
Plat 16 297



VICINITY MAP NOT TO SCALE

But the fruit of the *Spirit* is
love, joy, peace, patience, kindness, goodness, faithfulness, gentleness and *self-control*
Against these things there is no law.
Galatians 5:22

EXISTING SSMH
TC 675.35
INV IN 670.25
INV OUT 669.82

Barbara Hopkins
Towler Ln.
Parcel 089M A 021.00
Book R2537 527

Burco Properties, LLC
604 Bullock St.
Parcel 089M A 020.02
Book R2938 1301

DOYLE M. ELKINS
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE NO 2427

APPROX. BLDG LOCATION

APPROX. BLDG LOCATION

OWNER INFORMATION:
Curt Harakas
2700 New Highway 7
Santa Fe, TN 38482
615-207-3813
harakasconst@yahoo.com

PROPERTY INFORMATION:
600 & 602 Bullock Street
Columbia, TN 38401
Parcels 089M A 020.00 & 020.01
Book R2891 269
Zoning: PUD

FLOOD INSURANCE NOTE:
By graphics plotting only, this property is in **ZONE X** of the Flood Insurance Rate Map, Community Panel No. **47119C0285E** effective date of 4/16/2007. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

I HEREBY CERTIFY THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION FOR THE UNADJUSTED SURVEY IS GREATER THAN 1:15,000 AS SHOWN HEREON.

FINAL PLAT
BULLOCK STREET TOWNHOMES
600 BULLOCK ST, COLUMBIA, TN
PREPARED FOR: HARAKAS GRADING

DATE	SCALE	SHEET	DRAWN BY	PROJECT
11/12/2024	1" = 30'	1 OF 1	DME/BKA	24235

REVISED 1/21/2025

ELKINS SURVEYING COMPANY

520 WEST LYTLE ST. SUITE B
MURFREESBORO, TN 37130

RESPONSE LETTER
INITIAL REVIEW COMMENTS
ITEM NO. 24-0525
600 BULLOCK STREET

Planning

1. The case planner for this project is Austin Brass (abrass@columbiatn.gov) Please provide a updated plat with comment response letter by resubmittal deadline. **This is the response letter.**
2. Provide a purpose note that describes the intent of the plat. **See note 1.**
3. Provide note referencing Tennessee State Plane Coordinate System, NAD 83 Datum. **See note 5.**
4. Provide The approximate location of all existing structures adjacent to the property. **Done.**
5. Provide a typical lot layout depicting proposed setbacks and easement. **The typical lot does not have any setbacks or easements.**
6. Provide information on proposed ownership and maintenance responsibility of ROW **Provided by Harakas.**
7. Correct 25' boundary buffer to 25' landscape buffer **Done.**
8. Correct 15' boundary buffer to 15' landscape buffer **Done.**
9. Provide zoning notation of current zoning and note that this final plat is vested under the previous Zoning Ordinance 3638 within an RM-1 PUD. **See note 4.**

Engineering

10. Provide LOC calculation and LOC by resubmittal date. **Provided by Harakas.**
11. Record and reference the stormwater maintenance agreement by resubmittal date **Provided by Harakas.**
12. Install street signs by resubmittal date. Stop & St Names **Acknowledged.**
13. Grading shall be substantially in compliance with the approved construction plans (within 1 ft.). **Acknowledged.**
14. Asphalt binder and subgrade failures to be repaired by resubmittal date **Acknowledged.**
15. Remove contours from the final plat **Done.**
16. Provide note referencing the TN State Plane Coordinate System, NAD 83 Datum **See note 5.**
17. Provide note referencing the PUDE. **Was unable to get clarification regarding the content of this note.**
18. Provide signed development agreement by resubmittal date **Provided by Harakas.**
19. Install storm infrastructure as approved in the PUD and Construction plans, and show/label on final plat by resubmittal date. **Done.**
20. Condition: final pavement repair on Bullock shall be completed prior to the first certificate of occupancy. **Acknowledged.**

21. Condition: sidewalk along Bullock St shall be completed prior to the first certificate of occupancy. **Acknowledged.**
22. Condition: sidewalks, curbing, landscaping, and other site improvements adjacent to each block of units shall be completed prior to the first certificate of occupancy within each block of units. **Acknowledged.**
23. Condition: all site improvements shall be completed prior to the first certificate of occupancy in the last block of units. **Acknowledged.**
24. Area between lots 5 and 6 shall be graded to the approved construction plans. **Acknowledged.**
25. Pads for lots 12-16 shall be completed to grade and debris and rocks over 6" in diameter shall be removed from the compacted area. **Acknowledged.**

Building

26. No comments.

Police

27. No comments provided.

City Attorney

28. No comments provided.

Public Works

29. For 16 townhomes, we recommend one 8-yard dumpster with once 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. **Acknowledged.**

Wastewater

30. Final Plat signature is subject to final testing and inspection. **Acknowledged.**

Maury County Schools

31. Riverside Elementary, Whitthorne Middle School, Central High School
    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

32. No comments

ATT

33. ATT INTENDS TO SERVE.

Columbia Power

34. 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.
35. CPWS BB: Plan to Serve

Atmos Energy

36. Gas available on Bullock Street.

Maury County Highway Dept.

37. No comment.

Duck River Electric Membership Corp

38. No comment.

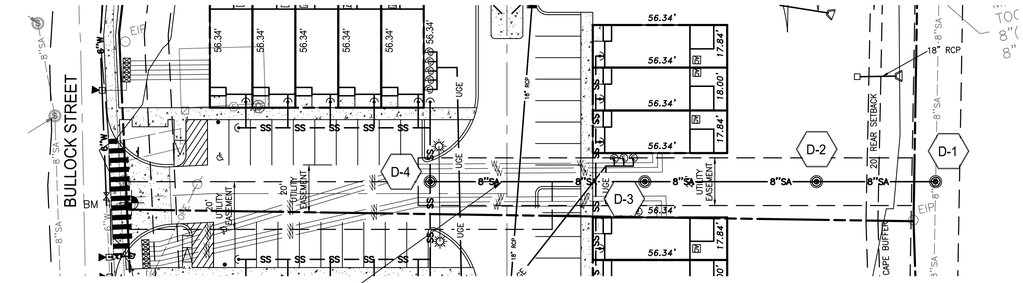
Columbia Water

39. Coordinate walk-through, Bacteria pressure testing with CPWS. **Acknowledged.**

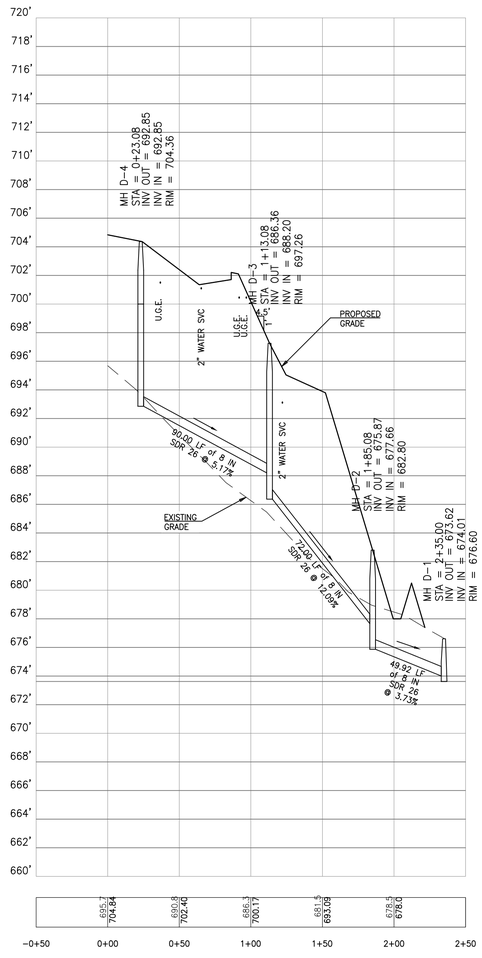
Maury County E911

40. No comments provided.

SANITARY SEWER PLAN & PROFILE



ALL SANITARY SEWER BACKFILL IN THE ROAD SHALL BE #67 CRUSHED STONE UP TO THE ROAD SUB GRADE.



BENCHMARK

BENCHMARK #1

X ON EXISTING FIRE HYDRANT

N= 470,071.68

E= 1,656,986.51

ELEV. = 708.72'

WARNING! UTILITY LINES!

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

Tennessee811 Know what's **below** **Call** before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	15"ST	15"ST
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		IPS
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE

STORM STRUCTURE LABEL (ST1)

ASPHALT

CONCRETE

PARKING SPACES (14)

T.O.W. TOP OF WALL
B.O.W. BOTTOM OF WALL

SURVEYOR NOTE:

REVISED PROFILE GRADING IS BASED ON SURVEY INFORMATION PROVIDED BY OTHERS. AS-BUILT INFORMATION WAS PROVIDED TO MY ON AN AS-BUILT DOCUMENT SIGNED AND SEALED BY MR ELKINS:

DOYLE ELKINS
ELKINS LAND SURVEYING
520 W. LYTLE STREET, SUITE B
MURFREESBORO, TN 37130
(615) 907-8625

THE DOCUMENT WAS PRESENTED TO ME ON FEBURARY 21, 2025 AND THE SEAL IS UNDATED.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 47119C0285E DATED APRIL 16, 2007 (ZONE "X")

GERALD W. HICKS 11/7/25 — AGRICULTURE, COMMERCE — No. 107415 — STATE OF TENNESSEE

gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WHEN STAMPED APPROVED BY MUNICIPALITY

© 2022

TN GRID NORTH

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

Client
STEVE DESOTO
14 GIST STREET
FRANKLIN, TN 37064

REVISIONS	DATE
Addressed Staff Comments	3/19/21
Rev. Water Per CPWS Requirements	7/26/23

BULLOCK STREET TOWNHOMES

BULLOCK STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
SANITARY SEWER PLAN & PROFILE

Drawn: KC | Checked: GV | Approved: GV | Date: 7/26/23

Job. no. 20531 | Scale: | Vertical: 1"=50' | Horizontal:

C-60

FILE:J:\ WES_Engineers_Surveyors 2020\20531 – Bullock Street – DeSoto\Dwg\Engineering\20531 Bullock_base Rev Grading (sewer).dwg

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

13th day of January, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Harakas Development 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

16th day of May, 2022,
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.

PROJECT	
Completed by the Developer	*Completed by the City*
Harakas Development LLC. DEVELOPER NAME	
Curt Harakas AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
1-13-25 DATE	DATE
1138 West Highway 7 STREET	
Columbia TN 38401 CITY, STATE, ZIP	
615-207-3813 PHONE	
harakasconst@yahoo.com EMAIL	
Attest	*Attest*
Laura Turner ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
1/13/25 DATE	DATE

BK/PG: R3040/798-804
25000256

7 PGS:AL-EASEMENT	
JANE BATCH: 342471	01/06/2025 - 03:13 PM
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	37.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

DOCUMENT PREPARED BY: Pla
Name: Curt Harakas
Company: Harakas Development LLC
Address: 1138 New Highway 7 Columbia Tn 38401

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: 089M-020.00 000/089M-020.01 000
Project Name: Bullock street townhomes

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book Plat 5, Page(s) 260.

THIS AGREEMENT, made this 6th day of Janurary, 2025, by and between Deed R2891 Pg 269 Harakas Development LLC hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Curt Harakas

Title Managing member

Signature

Owner Harakas Development LLC

Address 1138 New Highway 7

City, State ZIP Columbia Tn 38401

STATE OF TN
COUNTY OF Maury

Before me, ~~Curt Harakas Laura Turner~~ of the state and county mentioned, personally appeared Curt Harakas, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 16 day of Jan, 20 25.

Notary Public

My Commission Expires: 4/20/27

LAURA LAWSON TURNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY:

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Leia Smith of the state and county mentioned, personally appeared Nedl Scruggs, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 16 day of Jan, 20 25

Notary Public

My Commission Expires: 23 April 25

LEIA SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Rev. 1/17/2017

City of COLUMBIA TENNESSEE DEVELOPMENT SERVICES 700 NORTH

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

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN FOR

PROJECT NAME: *Bullock Street townhomes*

SYSTEM DESCRIPTION

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

There is one stormwater detention pond sized to detain through the 100 year peak event. The orifice is designed to contain the first flush, 1 inch, for 72 hour.

- 275 feet of 8" pipe for gutter drains all drains to storm water infrastructure
- All down spouts of building drain to detention pond
- 580 feet of 18 inch pipe and 2 storm inlets, 1 Junction box 4 head walls.
- 1 storm water outlet structure at east side mid ways of the detention pond.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

A copy of the **INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES** that has been completed, notarized and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.

MAINTENANCE PROCEDURES 1. STORMWATER DETENTION PONDS

- The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.
- Check banks and bottom surface of basin for erosion and correct as necessary.
- Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes.
- This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers
- Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed. Grass should be mowed so that it does not get over 6 inches.

- Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.

- Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites,

fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.

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

2. GRASS LINED OPEN CHANNEL

- The facility should be checked annually for signs of erosion, vegetation loss, and channelization of the flow.
- The grass should be mowed when it reaches a height of 8 inches (20.3 cm) and no shorter than 3 inches (7.6 cm). Allowing the grass to grow taller may cause it to thin and become less effective. The clippings should be bagged and removed.
- Mow grass covered biofilters regularly to promote growth and pollutant uptake.
- Remove cuttings and dispose of properly (preferably through composting).
- Remove sediment by hand with a flat-bottomed shovel during dry periods.
- Remove only the amount of sediment necessary to restore hydraulic capacity, leaving as much of the vegetation in place as possible. Reseed or plug any damaged turf or vegetation.
- Eventually, sufficient sediment will be trapped that the entire biofilter will need to be removed with sediment and reconstructed to begin a new cycle of stormwater quality control.
- Roto-till or cultivate the surface of the sand/soil bed of dry swales if the swale does not draw down within 48.

3. 580 FT OF 18 INCH PIPE AND 2 STORM DRAINS

- These structures will be inspected and cleaned annually

4. STORMCEPTOR WATER QUALITY UNIT

- N/A

5. STREAMSIDE WATER QUALITY BUFFER

- N/A

6. TYPICAL MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS (SOURCE: EPA, 1999)

- N/A

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

EXAMPLE STORMWATER MANAGEMENT INSPECTION/MAINTENANCE FORM

To be kept on site

PROJECT NAME: Bullock Street townhomes
PROJECT LOCATION: 600/602 Bullock st
OWNER/LEGAL ENTITY: Curt Harakas/Harakas Development
TELEPHONE: (615)207-3813

E-MAIL: harakasconst@yahoo.com **DATE**	**ITEM INSPECTED**	**INSPECTOR**	**OBSERVATION & REMARKS**

GRADING AND DRAINAGE PLAN

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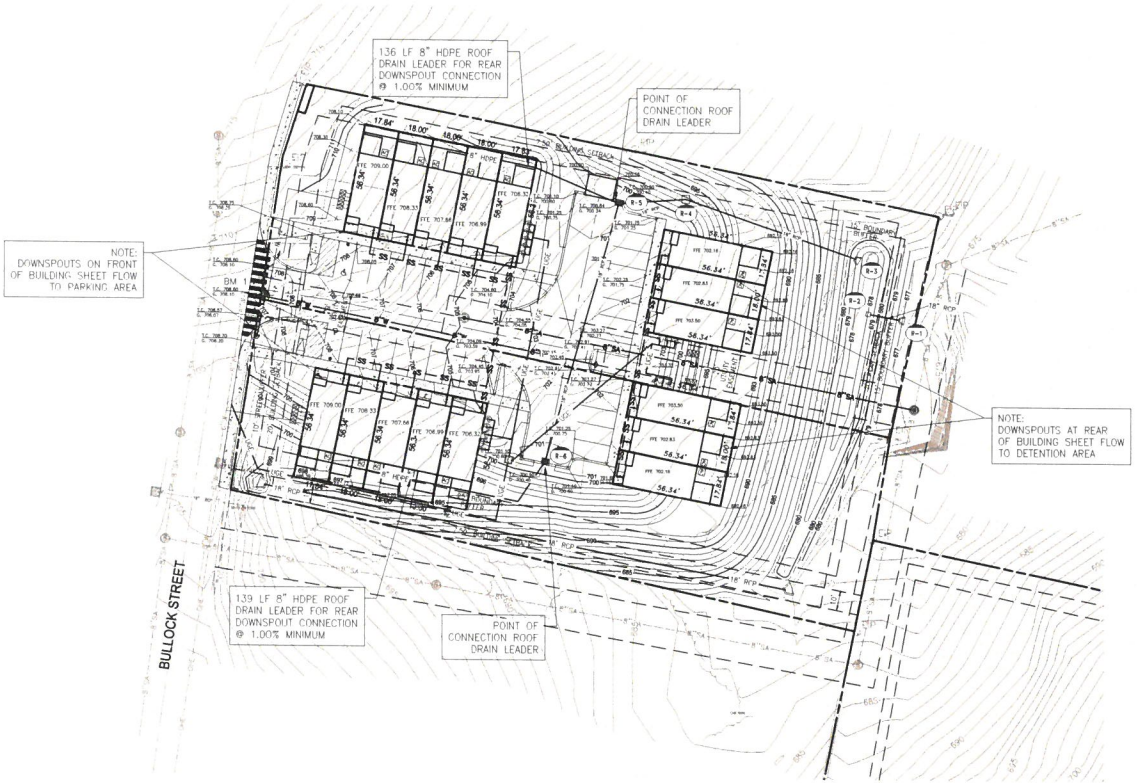

GENERAL GRADING AND DRAINAGE NOTES

1. ALL GRADING AND DRAINAGE WORK AS SHOWN ON THIS PLAN SHALL BE DONE IN STRICT ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL ENGINEERING DEPARTMENT.
2. THE NECESSARY PERMITS FOR THE WORK SHOWN ON THESE SITE DEVELOPMENT PLANS WILL BE OBTAINED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS AND PAY ALL FEES WHICH ARE IN REGARD TO SAID PERMITS. THE CONTRACTOR SHALL ALSO COMPLY WITH ALL LOCAL AND STATE BUILDING CODES, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF THE ITEMS SHOWN ON THE SITE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID DAMAGE TO ALL EXISTING UTILITIES TO REMAIN DURING CONSTRUCTION. IF DAMAGE DOES OCCUR TO ANY SUCH EXISTING INSTALLATIONS, FULL REPAIR SHALL BE AT THE EXPENSE OF THE CONTRACTOR AND SHALL BE ACCOMPLISHED AS PER THE CURRENT SPECIFICATIONS FOR SUCH WORK FOR THE RESPONSIBLE AGENCY.
4. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES (I.E., WATER AND GAS LINES, ELECTRICAL AND TELEPHONE CONDUITS, ETC.) AS SHOWN ON THIS PORTION OF THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION FROM ACTUAL SURVEYS, OR TAKEN FROM THE RECORDS AND DRAWINGS OF THE EXISTING UTILITIES. HOWEVER, THE CIVIL ENGINEER DOES NOT ASSUME RESPONSIBILITY THAT, DURING CONSTRUCTION, THE POSSIBILITY OF UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATIONS OF UTILITIES SHOWN MAY VARY SOMEWHAT FROM THE LOCATIONS DESIGNATED ON THIS PORTION OF THE PLANS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS OF UNDERGROUND UTILITIES BE KNOWN, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE LOCATION OF THE UTILITIES.
5. ALL DELETERIOUS MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR AS PER THE INSPECTION AND FINAL APPROVAL OF THE ENGINEER AND OWNER. ALL FILL MATERIAL TO BE USED FOR SITE GRADING SHALL BE AN INORGANIC SOIL, FREE OF DEBRIS AND APPROVED BY THE ENGINEER AND OWNER.
6. THE PLACING AND SPREADING OF ANY FILL MATERIAL IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8-INCH THICKNESS. SAID FILL MATERIAL IS TO BE SOIL AND ROCK ONLY. FREE OF SOD, ROOTS, PROPEN SOILS, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D-698) IN ALL AREAS OF FILL, AND COMPACTION OF 98% OF SAME SPECIFICATION FOR MATERIALS USED IN THE UPPER 12 INCHES BENEATH PAVEMENT AND GRADE SLABS.
7. THE CONTRACTOR IS TO CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, ETC., BEFORE ORDERING MATERIALS AND PROCEEDING WITH WORK, AND IS RESPONSIBLE FOR THE SAME.
8. CONTRACTOR IS BE RESPONSIBLE FOR SECURING WRITTEN APPROVAL FROM ADJOINING PROPERTY OWNER FOR OFF-SITE GRADING WORK THAT RESULTS FROM CONSTRUCTION ACTIVITIES.

SILTING CONSTRUCTION NOTES

1. AREAS UNDER THE EMBANKMENT OR ANY STRUCTURAL WORKS RELATED TO THE BASIN SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL, TREES, VEGETATION, ROOTS, OR OTHER OBJECTIONABLE MATERIAL. IN ORDER TO FACILITATE CLEANOUT AND RESTORATION, THE AREA OF MOST FREQUENT INUNDATION (MEASURED FROM THE TOP OF THE PRINCIPAL SPILLWAY) WILL BE CLEARED OF ALL BRUSH AND TREES.
2. THE PLACING AND SPREADING OF EMBANKMENT MATERIALS IS TO BE STARTED AT THE LOWEST POINT AND BROUGHT UP IN HORIZONTAL LAYERS OF 8" THICKNESS. SAID MATERIAL IS TO BE FREE OF SOD, ROOTS, FROZEN SOIL, OR ANY OTHER DECOMPOSABLE MATERIAL. THE RELATIVE COMPACTION OF EACH LAYER SHALL NOT BE LESS THAN 95% OF STANDARD PROCTOR TEST IN ALL AREAS.
3. FOR EARTH FILL EMBANKMENTS, A CUTOFF TRENCH SHALL BE EXCAVATED ALONG THE CENTERLINE OF THE BERM. THE TRENCH MUST EXTEND AT LEAST 1 FOOT INTO A STABLE, IMPERVIOUS LAYER OF SOIL AND HAVE A MINIMUM DEPTH OF TWO FEET. THE CUTOFF TRENCH SHALL EXTEND UP BOTH ABUTMENTS TO THE RISER CREST ELEVATION. THE MINIMUM BOTTOM WIDTH SHALL BE FOUR FEET, BUT AS SO MUST BE WIDE ENOUGH TO PERMIT OPERATION OF COMPACTION EQUIPMENT. THE SIDE SLOPES SHALL BE NO STEEPER THAN 1:1. COMPACTION REQUIREMENTS SHALL BE THE SAME AS THOSE FOR THE EMBANKMENT. THE TRENCH SHALL BE DRY DURING THE BACKFILLING AND COMPACTION OPERATIONS.
4. THE EMBANKMENT SHALL BE CONSTRUCTED TO AN ELEVATION 10 PERCENT HIGHER THAN THE DESIGN HEIGHT TO ALLOW FOR SETTLEMENT IF COMPACTION IS OBTAINED WITH HAULING EQUIPMENT. IF COMPACTORS ARE USED FOR COMPACTION, THE OVERBUILD MAY BE REDUCED TO NOT LESS THAN 5 PERCENT.
5. THE EMBANKMENT OF THE DETENTION POND SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATION IMMEDIATELY AFTER INSTALLATION OF THE BARM.
6. ALL STATE AND LOCAL REQUIREMENTS SHALL BE MET CONCERNING FENCING AND SIGNS WARNING THE PUBLIC OF THE HAZARDS OF BORY, SATURATED SEDIMENT AND FLOOD WATERS.

EXISTING CONDITIONS		
IMPERVIOUS	0.02 ACRES	1.23%
PERVIOUS	1.61 ACRES	98.77%
TOTAL SITE	1.63 ACRES	100.00%

PROPOSED CONDITIONS		
IMPERVIOUS	0.78 ACRES	47.85%
PERVIOUS	0.85 ACRES	52.15%
TOTAL SITE	1.63 ACRES	100.00%

TOTAL DISTURBED AREA 71,171 SF OR 1.63 ACRES

DEVELOPMENT RUNOFF (CFS)

STORM EVENT	EXISTING SITE	PROPOSED SITE	DETENTION BASIN OUTFALL	BYPASS	TOTAL PROPOSED RUNOFF	Q DECREASE
2-YR	2.05	4.84	0.26	0.97	1.23	0.82
5-YR	2.75	6.38	0.61	1.28	1.89	0.86
10-YR	3.10	7.12	0.88	1.43	2.31	0.79
25-YR	3.56	8.16	1.30	1.63	2.93	0.63
50-YR	3.97	9.09	1.71	1.82	3.53	0.44
100-YR	4.39	9.93	2.08	1.99	4.07	0.32

BENCHMARK

BENCHMARK #1
X ON EXISTING FIRE HYDRANT
ELEV. = 708.72'

WARNING! UTILITY LINES!

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

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

LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
TREE LINE		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
TERN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK		
TREE LINE		
STORM STRUCTURE LABEL		
ASPHALT		
CONCRETE		
# PARKING SPACES		

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE REFLECTION OF GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK, THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER, BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED. ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2480 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 47119C0095E DATED APRIL 16, 2007 (ZONE "X")

gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2480 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
(931) 388-2329
ENGINEERS & SURVEYORS

Client
STEVE DESOTO
14 GIBT STREET
FRANKLIN, TN 37064

REVISIONS | DATE

BULLOCK STREET TOWNHOMES

BULLOCK STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
GRADING AND DRAINAGE PLAN

Job No. 20531
Drawn: AC
Checked: GV
Approved: GV
Date: JANUARY 13, 2021
Scale: Vertical 1"=30' Horizontal

C-4.0

P:\Eng\WES Engineers_Surveyors\20531 - Bullock Street - Franklin\Engineering\20531_Base.dwg

City of COLUMBIA TENNESSEE DEVELOPMENT SERVICES 700 NORTH

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

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN FOR

PROJECT NAME: *Bullock Street townhomes*

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- N/A

5. STREAMSIDE WATER QUALITY BUFFER

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6. TYPICAL MAINTENANCE ACTIVITIES FOR BIORETENTION AREAS (SOURCE: EPA, 1999)

- N/A

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

EXAMPLE STORMWATER MANAGEMENT INSPECTION/MAINTENANCE FORM

To be kept on site

PROJECT NAME: Bullock Street townhomes
PROJECT LOCATION: 600/602 Bullock st
OWNER/LEGAL ENTITY: Curt Harakas/Harakas Development
TELEPHONE: (615)207-3813

E-MAIL: harakasconst@yahoo.com **DATE**	**ITEM INSPECTED**	**INSPECTOR**	**OBSERVATION & REMARKS**

DOCUMENT PREPARED BY:
Name: Curt Harakas
Company Harakas Development LLC
Address: 1138 New Highway 7 Columbia Tn 38401

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: 089M-020.00 000/089M-020.01 000
Project Name: Bullock street townhomes

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book 5, Page(s) 260.

THIS AGREEMENT, made this 6th day of Janurary, 2025, by and between Harakas Development LLC hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.
2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.
3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.
4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.
5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.
6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)
7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.
8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.
9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.
11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.
12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.
13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name Curt Harakas

Title Managing member

Signature _____

Owner Harakas Development LLC

Address 1138 New Highway 7

City, State ZIP Columbia Tn 38401

STATE OF _____
COUNTY OF _____

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted and who acknowledged that he/she executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public

My Commission Expires:_____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

_____
Notary Public
My Commission Expires:_____

PER ITEM 1 OF THIS AGREEMENT:

A post construction long term maintenance plan shall be recorded with this agreement.

The plan shall include a reduced grading and drainage sheet, location map, and deed of easement drawing or plat.

REMOVE THIS SHEET

REPLACE WITH THE REQUIREMENTS LISTED ABOVE.

CPWS

May 19, 2023

Mr. Gerald W. Vick P.E.
WES Engineers & Surveyors
2486 Nashville Hwy
Columbia, TN 38401
Sent via email: gerald@wesengineers.com

RE: **Water Availability Letter**
Bullock Street Townhomes – 16 Units
600 Bullock Street
Tax Map 89M, Parcel 20.00 & 20.01
Columbia, Maury County, TN

Dear Mr. Vick:

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

The proposed development consists of 16 townhome units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 6-inch water main located on Bullock Street.

CPWS

- A 6-inch water main will be required to be extended from West 4Th Street to Bullock Street to create a looped connection to meet fire flow requirements. See attached figure.
- Units may be served via gang-meter vaults located at the lot frontage.

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:

- Present the attached hydrant analysis report for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- 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 (16 SFUs)	$7,420.00

- 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 (16 meters)	$8,640.00
Impact Fee: $4,500 per 3/4" meter (16 meters)	$72,000.00
Total Meter and Impact Fees Due =	**$80,640.00**

- 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.

CPWS

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

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

cc: Jonathan Hardin, CPWS
File 22-046

Water Availability Review

Bullock Street Townhomes

Tax Map 089M, Group A, Parcel 20.00 and 20.01

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

2022

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Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 1-17-2023
Name: Curt Harakas
Phone: 615-207-3813
Email: harakasconst@yahoo.com
Address/Parcel ID: 600 Bullock Street Townhomes
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: VB
Enclosed Area (ft^2): < 3,600

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13R

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

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

Minimum number of hydrants: 1

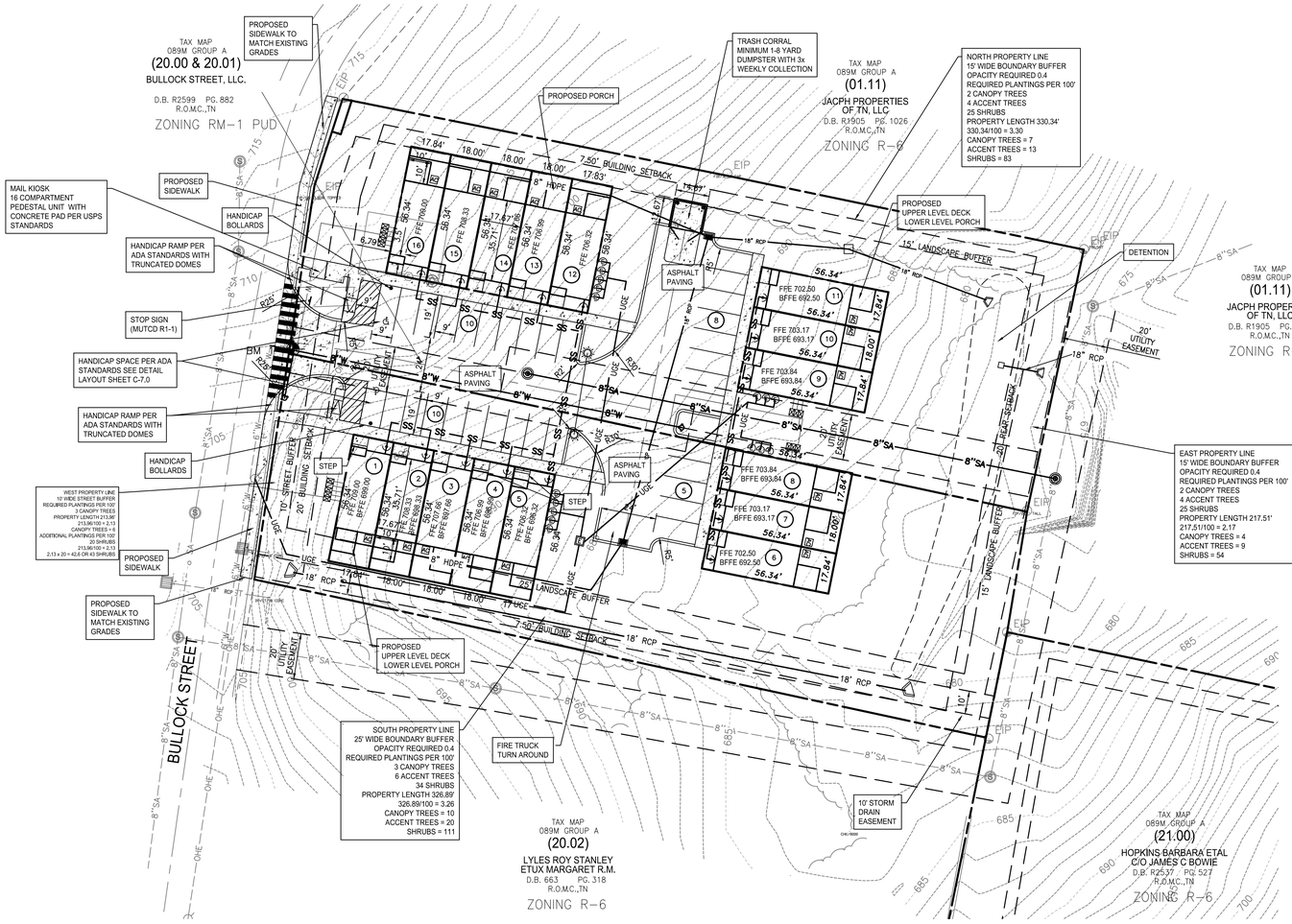
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

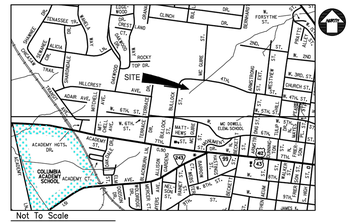
Fire Plan Reviewer: Brad Massey Date: 1-17-2023

PUD FINAL PLAN / PRELIMINARY PLAT

LOT AREA TABLE		
LOT NUMBER	SQUARE FEET	ACRES
1	1005	0.023
2	1014	0.023
3	1014	0.023
4	1014	0.023
5	1005	0.023
6	1005	0.023
7	1014	0.023
8	1005	0.023
9	1005	0.023
10	1014	0.023
11	1005	0.023
12	1005	0.023
13	1014	0.023
14	1014	0.023
15	1014	0.023
16	1005	0.023



TN GRID NORTH



Not To Scale

Location Map

SITE DATA:

OWNER: BULLOCK STREET, LLC
1113 MURFREESBORO ROAD SUITE 106-406
FRANKLIN, TN 37064

PARCEL NUMBER: TAX MAP 89M GROUP A PARCELS 020.00& 020.01
DEED BOOK: R2537, PG 527

SUBJECT PARCEL ZONING: MAP 89M GROUP A PARCELS 020.00 & 020.01 - RM-1

PROPOSED PARCEL ZONING: RM-1 PUD

ACREAGE OF SITE: 1.63± ACRES

MINIMUM REQUIRED BUILDING SETBACKS:
20' FRONT (MINOR)
20' REAR
7.5' SIDE

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

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

PURPOSE NOTE: REZONE MAP 089M GROUP A PARCELS 020.00 AND 020.01 FROM RM-1 TO RM-1 PUD TO CONSTRUCT 16 RESIDENTIAL UNITS WITH RELATED APPURTENANCES

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM UNIT WIDTH IS 17'-8"
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY HOMEOWNERS.

PARKING DATA: MULTIFAMILY/APARTMENT 1.5 SPACES PER TWO BEDROOMS

REQUIRED PARKING
16 UNITS @ TWO BEDROOM/UNIT = 32 BEDROOMS
16 X 1.5 = 24 SPACES

PROPOSED PARKING 33 SPACES

NOTE:
PATIOS THAT FALL WITHIN THE BUILDING SETBACK WILL NOT BE PERMITTED TO HAVE ANY VERTICAL STRUCTURES INSTALLED.

PUD FINAL PLAN / PRELIMINARY PLAT:

THE PUD MASTER PLAN FOR THIS PROJECT WAS APPROVED JANUARY 2021 - PLANNING CASE #20-0236
THE PRELIMINARY PLAT FOR THIS PROJECT WAS APPROVED APRIL 2021 - PLANNING CASE #21-0037

THIS SUBMITTAL IS TO REQUEST APPROVAL OF THE PUD FINAL PLAN (FINAL MASTER PLAN, FINAL MASTER DEVELOPMENT PLAN, FINAL PUD MASTER PLAN, PUD FINAL MASTER PLAN) / PRELIMINARY PLAT FOR THE PROJECT.

COLUMBIA FIRE & RESCUE NOTES:

PUBLIC WATER SYSTEM DEMAND:

NFPA 13R

FIRE FLOW: 2,250 GPM	DURATION: 2 HOURS	(WITHOUT SPRINKLER CREDIT)
FIRE FLOW: 1,500 GPM	DURATION: 2 HOURS	(WITH SPRINKLER CREDIT)
MINIMUM NO OF HYDRANTS:		2
SPACING BETWEEN HYDRANTS:		450 FT
MAX DISTANCE FROM FRONTAGE TO HYDRANT:		225 FT

GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN, IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER, BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

W.E.S. ENGINEERS AND SURVEYORS
2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C0285E DATED APRIL 16, 2007 (ZONE "X")

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GERALD D. LOVICK — REGISTERED ENGINEER — AGRICULTURE — CIVIL — STRUCTURES — No. 107415 — STATE OF TENNESSEE — 12/16/21
gerald@wesengineers.com

RELEASED FOR CONSTRUCTION WHEN STAMPED APPROVED BY MUNICIPALITY

BENCHMARK

BENCHMARK #1
X ON EXISTING FIRE HYDRANT
N=470,071.68
E=1,656,986.51
ELEV. = 708.72'

WARNING! UTILITY LINES!

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

Tennessee811 Know what's below Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	15"RCP	15"RCP
OVERHEAD	OHE	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		S#1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2021

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

OPEN SPACE NOTE:

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

© 2022

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

ENGINEERS & SURVEYORS

Client
STEVE DESOTO
14 GIST STREET
FRANKLIN, TN 37064

REVISIONS	DATE
Addressed Staff Comments	1/19/21

Drawn: KC
Checked: GV
Approved: GV
Date: 4/8/2022

Job. no. 20531
Scale: Vertical: 1"=50' Horizontal:

BULLOCK STREET TOWNHOMES

BULLOCK STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
PUD FINAL PLAN / PRELIMINARY PLAT

1OF 1

FILE:J:\WES_Engineers_Surveyors 2020\20531 - Bullock Street - DeSoto\Dwg\Engineering\20531_base.dwg

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

15 May 2023

Jennifer Dodd, Director
Division of Water Resources
ATTN: Engineering Services Unit
William R. Snodgrass Tennessee Tower
312 Rosa L. Parks Avenue, 11th Floor
Nashville, TN 37243

RE: Bullock St
Columbia, TN 38401

Ms. Dodd,

The City of Columbia Wastewater Department has reviewed and approved the design of the subject project, consisting of 212 linear feet of 8" gravity sewer main. Our Department has conducted an analysis and determined the system has adequate capacity and the project will not create or exacerbate any overflow problems.

Regards,

Donald J. Boshers, Director
City of Columbia, TN
Wastewater Department
(931) 560-1001

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	600 Bullock St 602 Bullock St		
	TAX MAP: 089	GROUP: A	PARCEL: 02000 & 02001
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter **Plats/PUDs:** ☒ Project Name (include Sections & Phases) 600 Bullock St ☒ Total Number of Lots 16 ☐ Total acreage 1.39

Rev. 4/14/2022

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

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

APPLICANT

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

NAME	Curt Harakas	PHONE	615-207-3813
ADDRESS	1138 New Hwy 7	EMAIL	harakasconst@yahoo.com

PROPERTY OWNER NAME	Curt Harakas	PHONE	615-207-3813
ADDRESS	1138 New Hwy 7	EMAIL	harakasconst@yahoo.com

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

Curt Harakas		12-2-24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

2643 Pulaski Hwy – Hillcrest Village Townhomes

Project #:	25-0052	Location:	2643 Pulaski Hwy
Applicant:	Abigail Overstreet	Case Type(s):	Final Plat
Staff Planner:	Robert Archibald, Principal Planner	Proposed Use:	Townhomes

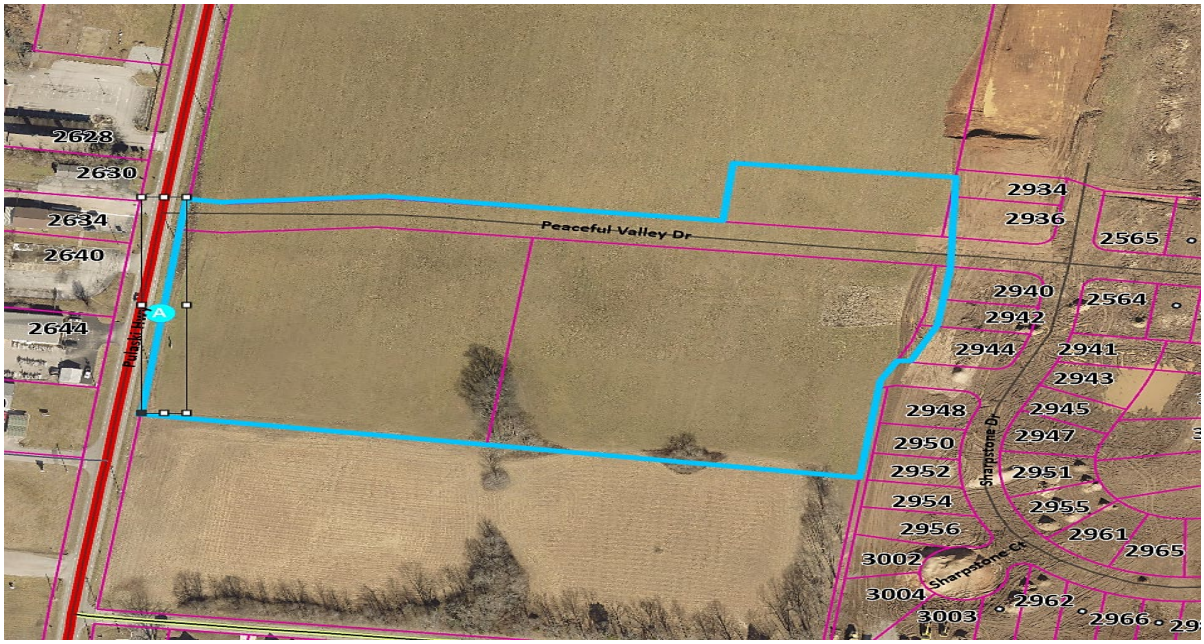
PROJECT SUMMARY

The applicant requests a Final Plat approval for the Hillcrest Village Townhome development. The purpose of this plat is to create 55 townhome residential lots and 6 open spaces and dedication of right-of-way.

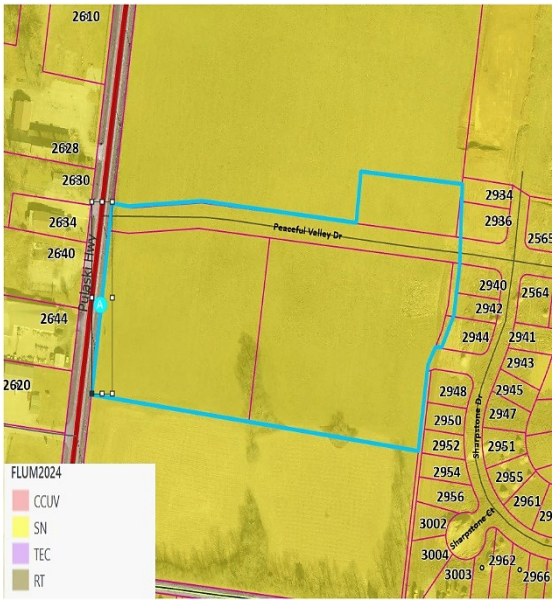
- This development is subject to Ordinance 4400, the current zoning ordinance.
- The Final Plat conforms to the approved Preliminary Plat as approved March 2023 (22-0297).
- The applicant has provided financial surety in the amount of $455,000 to guarantee completion of infrastructure.
- The applicant has executed a development agreement in the format prescribed by Appendix B of the Subdivision Regulations.
- The applicant has provided a stormwater maintenance agreement.
- The DRC reviewed this proposal at its April 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- Staff review included standard comments and requests for technical corrections.
- 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 a properly formatted motion.

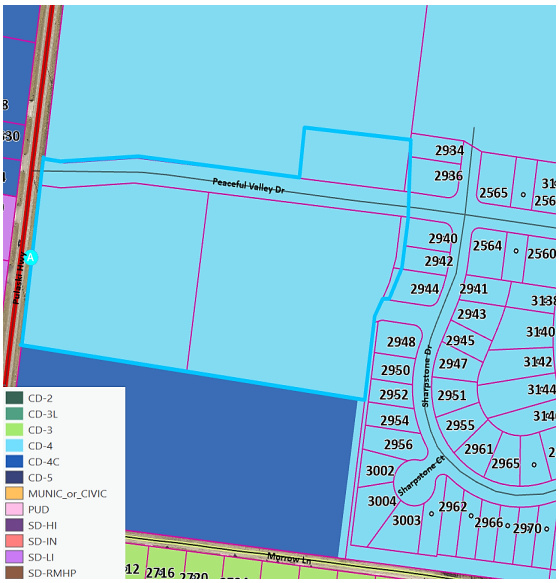
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4	Townhomes	Infrastructure for Development	+/-6.949 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	CD-4	Townhome
North	Suburban Neighborhoods	CD-4	Vacant
South	Suburban Neighborhoods	CD-4C	Vacant/Commercial
East	Suburban Neighborhoods	CD-4	Single-Family
West	Suburban Neighborhoods	SD-LI	Industrial

This property is townhome development located in close proximity of the intersection of Pulaski Hwy. and Morrow Ln. To the north of the property is an undeveloped portion of the site with 246 linear feet of commercial building frontage provided along Pulaski Hwy. Immediately to the south is a vacant commercial lot. The property fronts Pulaski Hwy to the west, and the east is a portion of the development for single-family homes.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the Subdivision Regulations and the approved Preliminary Plat.

- When constructed, the finished structures will conform to the setback and bulk standards of the current Zoning Ordinance during permit review.
- Plat is subject to CCTV, as-built testing comments which may include necessary repair requirements per Columbia Wastewater. Additionally, owner is responsible for completing the remaining pump station requirements to the satisfaction of Wastewater requirements.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its April 2025 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 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.

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 the plat 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].

Hillcrest Village Townhomes Resubmittal Letter

ITEM NO.
25-0052

DESCRIPTION: 2643 Pulaski Hwy. Hillcrest Village Townhomes

COMMENTS (Responses 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.com with questions about the development review process or technical comments. The lead planner should be copied on all communication with other city staff. Acknowledged.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. Acknowledged.
3. Provide correct labeling on typical lot layout. You have noted 5' & 6' MBSL. The minimum front setback is 6 foot. Completed.
4. Note minimum lot width and length on typical lot layout as approved on the Preliminary Plat. Completed.
5. Add PUDE's on typical lot layout. Completed.
6. Correct zoning notation to only include CD-4 as this is the vestment for the development. Completed.
7. Identify required Civic Space as shown on Preliminary Plat. Completed.

Engineering

1. Provide Letter of Credit in the amount of $455,000 prior to resubmittal date. Acknowledged.
2. Asphalt binder and curbing shall be installed prior to resubmittal date. Acknowledged.
3. Grading shall substantially conform to approved construction plans (within 1 ft.) Acknowledged.
4. Record/reference Stormwater Maintenance Agreement. Completed.
5. Install street signage. (stop, street names) Acknowledged.
6. Sign and date seal. Completed.
7. Offsite Improvements (Pulaski Hwy) to be completed prior to resubmittal date. Acknowledged.
8. Alley A annotation should be Norwood Alley. Completed.

Wastewater

1. Plat is subject to CCTV, as-built and testing comments which might include necessary repair requirements. Acknowledged.

2. Plat is also subject to the owner completing the rest of the items related to water service at the sanitary sewer pump station installed in Phase 1. Acknowledged.

Building

1. No comment. Acknowledged.

Police

1. No comments provided. Acknowledged.

City Attorney

1. No comments provided. Acknowledged.

Public Works

1. For 55 townhomes, we recommend two 8-yard dumpsters with twice a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements. Acknowledged.

Columbia Power

1. 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. Acknowledged.

CPWS BB

1. Plan to serve. Acknowledged.

Fire

1. No comments. Acknowledged.

Columbia Water

1. Coordinate walk-through, Bacteria pressure testing with CPWS. Acknowledged.

2. Water Meter Vaults are partially obscured on plat, add Typical Note to identify/clarify location. Completed.
3. Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form. Acknowledged.
4. Water system must be complete and active at time of plat signing. Acknowledged.

Atmos Energy

1. No comments provided. Acknowledged.

Maury County E911

1. No comments provided. Acknowledged.

Maury County Schools

1. No comments provided. Acknowledged.

Duck River Electric Membership Corp

1. No comments provided. Acknowledged.

Maury County Highway Dept.

1. No comments. Acknowledged.

ATT

1. ATT to serve. 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, April 8, 2025

ITEM NO.
25-0052

DESCRIPTION: 2643 Pulaski Hwy Hillcrest Village Townhomes

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case 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. Provide correct labeling on typical lot layout. You have noted 5' & 6' MBSL. The minimum front setback is 6 foot.
4. Note minimum lot width and length on typical lot layout as approved on the Preliminary Plat
5. Add PUDE's on typical lot layout
6. Correct zoning notation to only include CD-4 as this is the vestment for the development
7. Identify required Civic Space as shown on Preliminary Plat

Engineering

8. Letter of Credit provided in the amount of $455,000.
9. Asphalt binder and curbing shall be installed prior to resubmittal date.
10. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
11. Record/reference Stormwater Maintenance Agreement prior to resubmittal date.
12. Install street signage. (stop, street names) prior to resubmittal date.
13. Sign and date seal.
14. Offsite Improvements (Pulaski Hwy) to be completed prior to resubmittal date.
15. Alley A annotation should be Norwood Alley

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Wastewater

16. Plat is subject to CCTV, as-built and testing comments which might include necessary repair requirements.
17. Plat is also subject to the owner completing the rest of the items related to water service at the sanitary sewer pump station installed in Phase 1.

Building

18. No comments.

Police

19. No comments provided.

Public Works

20. For 55 townhomes, we recommend two 8-yard dumpsters with twice a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
21. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet
    and 6 inches of clearance on each side of the dumpster.
    DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.

4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

22. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

23. No change from previously submitted comments: For 55 townhomes, we recommend two 8-yard dumpsters with twice a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multifamily 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.

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Columbia Power

26. 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.
27. CPWS BB: Plan to Serve

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Fire

28. No comments

Columbia Water

29. Coordinate walk-through, Bacteria sampling, and pressure testing with CPWS.
    Water Meter Vaults are partially obscured on the plat, add Typical Note to identify/clarify location.
    Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.
    Water system must be complete and active at time of plat signing.

Atmos Energy

30. No comments provided.

Maury County E911

31. No comments provided.

Maury County Schools

32. Brown Elementary School, Whitthorne Middle School, Central High School
    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.

Duck River Electric Membership Corp

33. No comments provided.

Maury County Highway Dept.

34. No comments.

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ATT

35. 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.

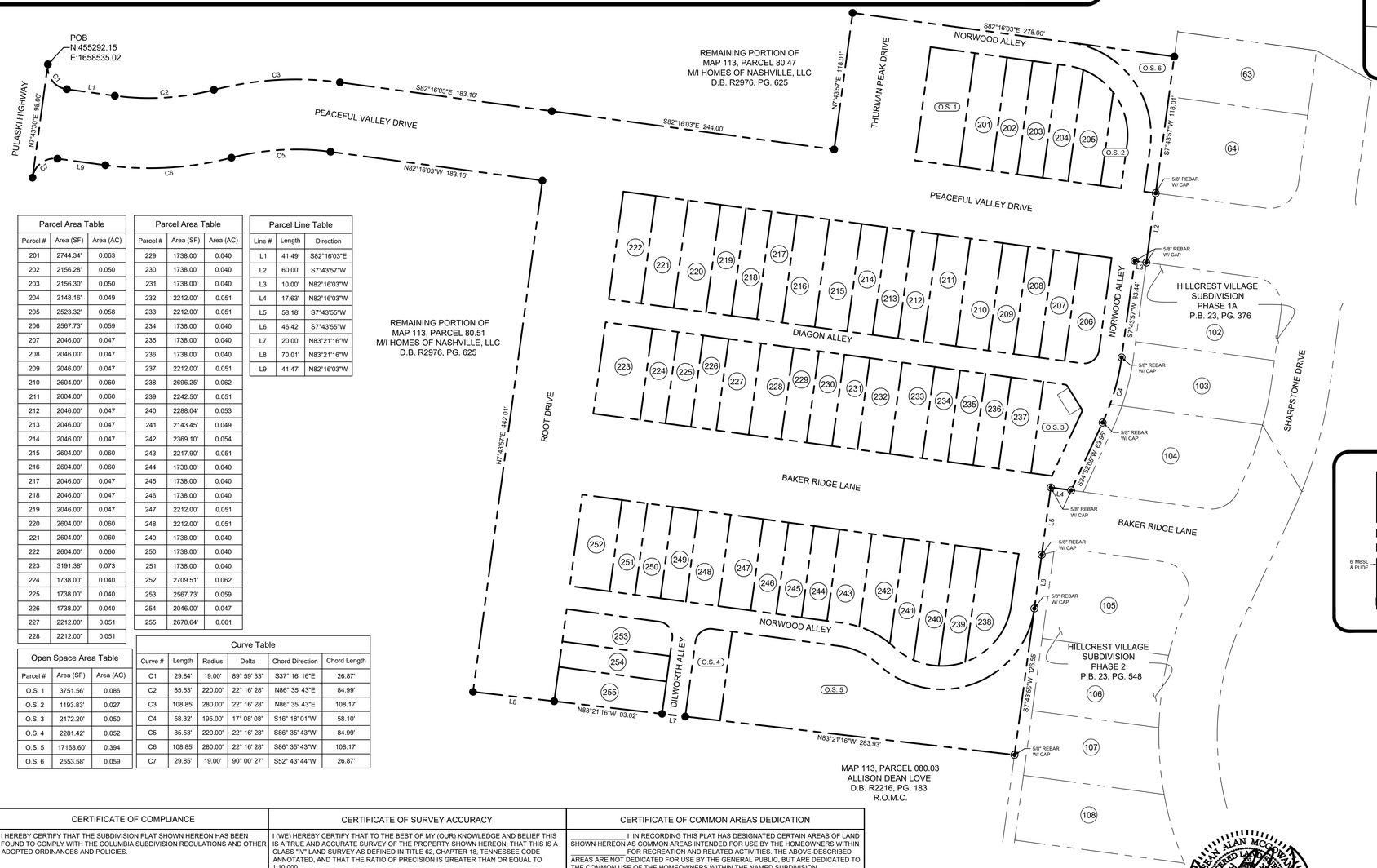
NOTE: All resubmittals must demonstrate compliance with city standards prior to Planning Commission review. Requests which do not adhere to regulations and/or remain unresponsive to technical comments will not be forwarded to the next agenda until such items are amended. Final Plat applications which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

LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA — 8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W — 4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE — UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE — OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G — 4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM — COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 55 TOWNHOMES RESIDENTIAL LOTS AND 6 OPEN SPACES AND DEDICATE RIGHT-OF-WAY.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS A PORTION OF PARCEL 80.47 AND A PORTION OF PARCEL 80.51, ON MAURY COUNTY TAX MAP 113. SAID PARCEL IS FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN R2976 PAGE: 625, REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
4. EXISTING ZONING: CD-4
5. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 3/16/2023
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
6. NO COMBINED GRID FACTORS WERE USED.
7. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
8. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0285E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP IF ZONE "X" IS SHADED. ***IF FIELD RUN CONTOURS ARE ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON BFE UNLESS THE PROPERTY IS IN ZONE A.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK R3051, PAGES 738-751.
12. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
13. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF COLUMBIA. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
15. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF COLUMBIA."
18. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20. THE CITY OF COLUMBIA WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF COLUMBIA EASEMENT, THE CITY OF COLUMBIA SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF COLUMBIA TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF COLUMBIA. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
21. ALL LOTS WITHIN TOWNHOMES REQUIRE A FIRE SPRINKLER SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. A HORN AND STROBE WILL BE REQUIRED ON THE FRONT OF THE HOUSE. IT WILL ACTIVATE WHEN THE SPRINKLER SYSTEM IS ACTIVATED.
22. PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) SHALL BE REQUIRED AND BE TEN (10) FEET IN WIDTH ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS OR RIGHTS-OF-WAY, AND FIVE (5) FEET IN WIDTH ON ALL INTERIOR LOT LINES, EXCEPT FOR INTERIOR LOT LINES WITH A ZERO LOT LINE OR A COMMON WALL ALONG A LOT LINE.



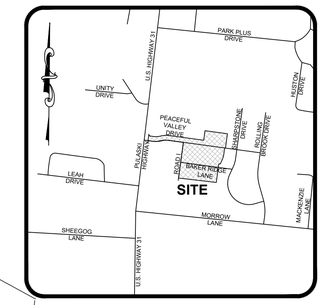
Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
201	2744.34'	0.063
202	2156.28'	0.050
203	2156.30'	0.050
204	2148.16'	0.049
205	2523.32'	0.058
206	2567.73'	0.059
207	2046.00'	0.047
208	2046.00'	0.047
209	2046.00'	0.047
210	2604.00'	0.060
211	2604.00'	0.060
212	2046.00'	0.047
213	2046.00'	0.047
214	2046.00'	0.047
215	2604.00'	0.060
216	2604.00'	0.060
217	2046.00'	0.047
218	2046.00'	0.047
219	2046.00'	0.047
220	2604.00'	0.060
221	2604.00'	0.060
222	2604.00'	0.060
223	3191.38'	0.073
224	1738.00'	0.040
225	1738.00'	0.040
226	1738.00'	0.040
227	2212.00'	0.051
228	2212.00'	0.051

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
229	1738.00'	0.040
230	1738.00'	0.040
231	1738.00'	0.040
232	2212.00'	0.051
233	2212.00'	0.051
234	1738.00'	0.040
235	1738.00'	0.040
236	1738.00'	0.040
237	2212.00'	0.051
238	2696.25'	0.062
239	2242.50'	0.051
240	2288.04'	0.053
241	2143.45'	0.049
242	2369.10'	0.054
243	2217.90'	0.051
244	1738.00'	0.040
245	1738.00'	0.040
246	1738.00'	0.040
247	2212.00'	0.051
248	2212.00'	0.051
249	1738.00'	0.040
250	1738.00'	0.040
251	1738.00'	0.040
252	2709.51'	0.062
253	2567.73'	0.059
254	2046.00'	0.047
255	2678.64'	0.061

Parcel Line Table		
Line #	Length	Direction
L1	41.49'	S82°16'03"E
L2	60.00'	S7°43'57"W
L3	10.00'	N82°16'03"W
L4	17.63'	N82°16'03"W
L5	58.18'	S7°43'55"W
L6	46.42'	S7°43'55"W
L7	20.00'	N83°21'16"W
L8	70.01'	N83°21'16"W
L9	41.47'	N82°16'03"W

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	3751.56'	0.086
O.S. 2	1193.83'	0.027
O.S. 3	2172.20'	0.050
O.S. 4	2281.42'	0.052
O.S. 5	17168.60'	0.394
O.S. 6	2553.58'	0.059

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.84'	19.00'	89° 59' 33"	S37° 16' 16"E	26.87'
C2	85.53'	220.00'	22° 16' 28"	N86° 35' 43"E	84.99'
C3	108.85'	280.00'	22° 16' 28"	N86° 35' 43"E	108.17'
C4	58.32'	195.00'	17° 08' 08"	S16° 18' 01"W	58.10'
C5	85.53'	220.00'	22° 16' 28"	S86° 35' 43"W	84.99'
C6	108.85'	280.00'	22° 16' 28"	S86° 35' 43"W	108.17'
C7	29.85'	19.00'	90° 00' 27"	S52° 43' 44"W	26.87'

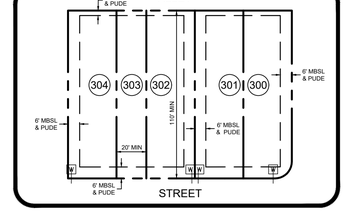


VICINITY MAP
NOT TO SCALE

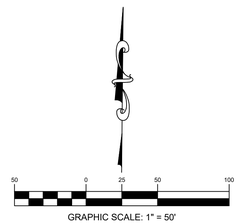
OWNER: M/I HOMES OF NASHVILLE LLC
4131 WORTH AVE STE 500
COLUMBUS OH 43219
(224) 402-5607
DAVID M. CUMMING, PE

ENGINEER: CRUNK ENGINEERING, LLC
7112 CROSSROADS BLVD STE 201
BRENTWOOD, TN 37027
615-873-1795
ADAM CRUNK, PE
ADAM@CRUNKENG.COM

SURVEYOR: SEAN ALAN MCGOWAN, PE, PS
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE
FRANKLIN, TN 37064
(615) 794-2176
SMCGOWAN@WILSONPC.COM



TYPICAL LOT LAYOUT- TOWNHOMES
DETAILS
N.T.S.



GRAPHIC SCALE: 1" = 50'

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT — DATE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF SURVEY ACCURACY

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

DATE

SEAN ALAN MCGOWAN, PE, PS, TENNESSEE RLS NO. 3516
WILSON & ASSOCIATES, P.C.
108 BEASLEY DRIVE, FRANKLIN, TN 37064
(615)794-2176
SMCGOWAN@WILSONPC.COM

CERTIFICATE OF COMMON AREAS DEDICATION

I, _____, IN RECORDING THIS PLAT HAS DESIGNATED CERTAIN AREAS OF LAND SHOWN HEREON AS COMMON AREAS INTENDED FOR USE BY THE HOMEOWNERS WITHIN _____ FOR RECREATION AND RELATED ACTIVITIES. THE ABOVE-DESCRIBED AREAS ARE NOT DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE DEDICATED TO THE COMMON USE OF THE HOMEOWNERS WITHIN THE NAMED SUBDIVISION.

"DECLARATION OF COVENANTS AND RESTRICTIONS", APPLICABLE TO THE ABOVE NAMED SUBDIVISION, IS HERBY INCORPORATED AND MADE A PART OF THIS PLAT.

OWNER — DATE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2976, PAGE 625, MAURY COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & UTILITIES

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

CITY ENGINEER, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL FOR SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, PLANNING COMMISSION, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

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

MAURY COUNTY E911 — DATE

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

HILLCREST VILLAGE
TOWNHOMES

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

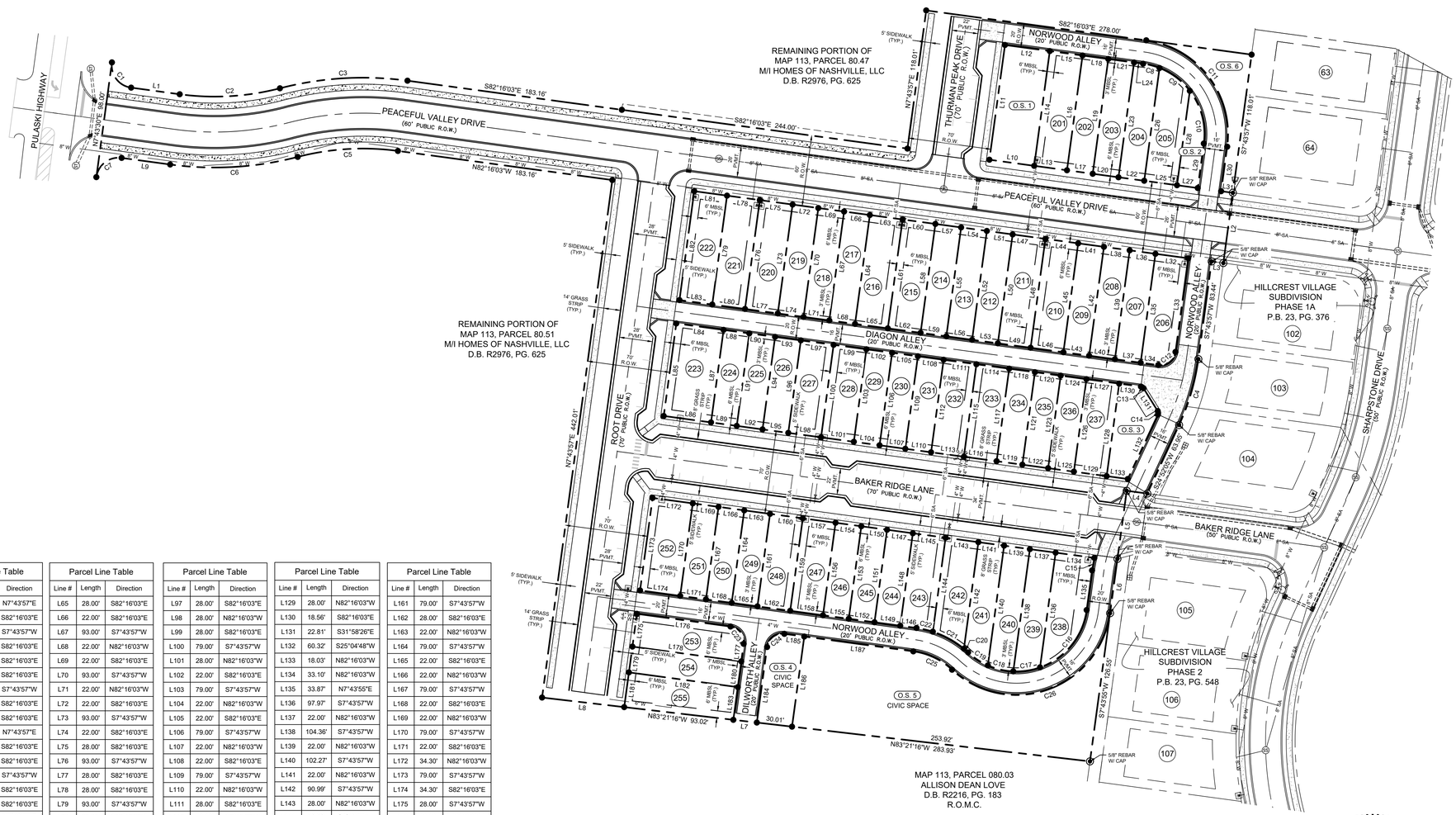
CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

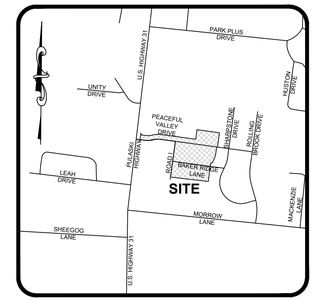
TOTAL ACRES:	6.949	TOTAL NO. OF LOTS:	55
ACRES NEW RD/ST:	3.534 (ROW)	L.F. OF NEW RD/ST:	3665.4098+/-
ACRES OPEN SPACE:	0.668	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	04/21/2025

WA PROJECT NO. 21-1861 — SHEET 1 OF 2

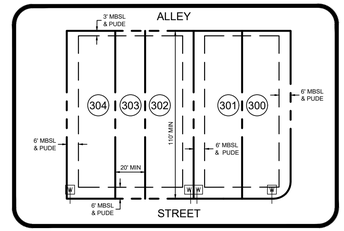
LEGEND

IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND		CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET		STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT





VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT- TOWNHOMES
DETAILS
N.T.S.

Parcel Line Table		
Line #	Length	Direction
L1	41.49'	S82°16'03"E
L2	60.00'	S7°43'57"W
L3	10.00'	N82°16'03"W
L4	17.63'	N82°16'03"W
L5	58.18'	S7°43'55"W
L6	46.42'	S7°43'55"W
L7	20.00'	N83°21'16"W
L8	70.01'	N83°21'16"W
L9	41.47'	N82°16'03"W
L10	38.28'	N82°15'58"W
L11	98.01'	N7°43'57"E
L12	38.28'	S82°16'03"E
L13	28.00'	N82°15'58"W
L14	98.01'	S7°43'57"W
L15	28.00'	S82°16'03"E
L16	98.01'	S7°43'57"W
L17	22.00'	N82°15'58"W
L18	22.00'	S82°16'03"E
L19	98.01'	S7°43'57"W
L20	22.00'	N82°15'57"W
L21	22.00'	S82°16'03"E
L22	22.00'	N82°15'57"W
L23	98.01'	S7°43'57"W
L24	7.72'	S82°16'03"E
L25	28.00'	N82°15'58"W
L26	96.29'	S7°43'57"W
L27	17.72'	S82°15'58"E
L28	80.59'	S7°43'57"W
L29	38.02'	N7°43'57"E
L30	38.01'	S7°43'57"W
L31	10.00'	S82°16'03"E
L32	28.00'	S82°16'03"E

Parcel Line Table		
Line #	Length	Direction
L33	80.00'	S82°16'03"E
L34	15.00'	S82°16'03"E
L35	93.00'	S7°43'57"W
L36	22.00'	S82°16'03"E
L37	22.00'	S82°16'03"E
L38	22.00'	S82°16'03"E
L39	93.00'	S7°43'57"W
L40	22.00'	S82°16'03"E
L41	22.00'	S82°16'03"E
L42	93.00'	N7°43'57"E
L43	22.00'	S82°16'03"E
L44	28.00'	S82°16'03"E
L45	93.00'	S7°43'57"W
L46	28.00'	S82°16'03"E
L47	28.00'	S82°16'03"E
L48	93.00'	N7°43'57"E
L49	28.00'	S82°16'03"E
L50	93.00'	S7°43'57"W
L51	22.00'	S82°16'03"E
L52	93.00'	S7°43'57"W
L53	22.00'	S82°16'03"E
L54	22.00'	S82°16'03"E
L55	93.00'	S7°43'57"W
L56	22.00'	S82°16'03"E
L57	22.00'	S82°16'03"E
L58	93.00'	S7°43'57"W
L59	22.00'	S82°16'03"E
L60	28.00'	S82°16'03"E
L61	93.00'	S7°43'57"W
L62	28.00'	S82°16'03"E
L63	28.00'	S82°16'03"E
L64	93.00'	S7°43'57"W

Parcel Line Table		
Line #	Length	Direction
L65	28.00'	S82°16'03"E
L66	22.00'	S82°16'03"E
L67	93.00'	S7°43'57"W
L68	22.00'	N82°16'03"W
L69	22.00'	S82°16'03"E
L70	93.00'	S7°43'57"W
L71	22.00'	N82°16'03"W
L72	22.00'	S82°16'03"E
L73	93.00'	S7°43'57"W
L74	22.00'	S82°16'03"E
L75	28.00'	S82°16'03"E
L76	93.00'	S7°43'57"W
L77	28.00'	S82°16'03"E
L78	28.00'	S82°16'03"E
L79	93.00'	S7°43'57"W
L80	28.00'	S82°16'03"E
L81	28.00'	S82°16'03"E
L82	93.00'	S7°43'57"W
L83	28.00'	S82°16'03"E
L84	40.40'	S82°16'03"E
L85	79.00'	N7°43'57"E
L86	40.40'	N82°16'03"W
L87	79.00'	S7°43'57"W
L88	22.00'	S82°16'03"E
L89	22.00'	N82°16'03"W
L90	22.00'	S82°16'03"E
L91	79.00'	S7°43'57"W
L92	22.00'	N82°16'03"W
L93	22.00'	S82°16'03"E
L94	79.00'	S7°43'57"W
L95	22.00'	N82°16'03"W
L96	79.00'	S7°43'57"W

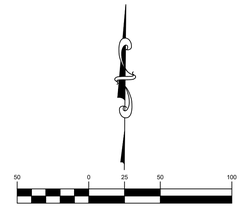
Parcel Line Table		
Line #	Length	Direction
L97	28.00'	S82°16'03"E
L98	28.00'	N82°16'03"W
L99	28.00'	S82°16'03"E
L100	79.00'	S7°43'57"W
L101	28.00'	N82°16'03"W
L102	22.00'	S82°16'03"E
L103	79.00'	S7°43'57"W
L104	22.00'	N82°16'03"W
L105	22.00'	S82°16'03"E
L106	79.00'	S7°43'57"W
L107	22.00'	N82°16'03"W
L108	22.00'	S82°16'03"E
L109	79.00'	S7°43'57"W
L110	22.00'	N82°16'03"W
L111	28.00'	S82°16'03"E
L112	79.00'	S7°43'57"W
L113	28.00'	N82°16'03"W
L114	28.00'	S82°16'03"E
L115	79.00'	S7°43'57"W
L116	28.00'	N82°16'03"W
L117	79.00'	S7°43'57"W
L118	22.00'	S82°16'03"E
L119	22.00'	N82°16'03"W
L120	22.00'	S82°16'03"E
L121	79.00'	S7°43'57"W
L122	22.00'	N82°16'03"W
L123	79.00'	S7°43'57"W
L124	22.00'	S82°16'03"E
L125	22.00'	N82°16'03"W
L126	79.00'	S7°43'57"W
L127	28.00'	S82°16'03"E
L128	79.00'	S7°43'57"W

Parcel Line Table		
Line #	Length	Direction
L129	28.00'	N82°16'03"W
L130	18.56'	S82°16'03"E
L131	22.81'	S31°58'26"E
L132	60.32'	S25°04'48"W
L133	18.03'	N82°16'03"W
L134	33.10'	N82°16'03"W
L135	33.87'	N7°43'55"E
L136	97.97'	S7°43'57"W
L137	22.00'	N82°16'03"W
L138	104.36'	S7°43'57"W
L139	22.00'	N82°16'03"W
L140	102.27'	S7°43'57"W
L141	22.00'	N82°16'03"W
L142	90.99'	S7°43'57"W
L143	28.00'	N82°16'03"W
L144	80.26'	S7°43'57"W
L145	28.00'	N82°16'03"W
L146	13.87'	S82°16'03"E
L147	22.00'	N82°16'03"W
L148	79.00'	S7°43'57"W
L149	22.00'	S82°16'03"E
L150	22.00'	N82°16'03"W
L151	79.00'	N7°43'57"E
L152	22.00'	S82°16'03"E
L153	79.00'	S7°43'57"W
L154	22.00'	N82°16'03"W
L155	22.00'	S82°16'03"E
L156	79.00'	S7°43'57"W
L157	28.00'	N82°16'03"W
L158	28.00'	S82°16'03"E
L159	79.00'	S7°43'57"W
L160	28.00'	N82°16'03"W

Parcel Line Table		
Line #	Length	Direction
L161	79.00'	S7°43'57"W
L162	28.00'	S82°16'03"E
L163	22.00'	N82°16'03"W
L164	79.00'	S7°43'57"W
L165	22.00'	S82°16'03"E
L166	22.00'	N82°16'03"W
L167	79.00'	S7°43'57"W
L168	22.00'	S82°16'03"E
L169	22.00'	N82°16'03"W
L170	79.00'	S7°43'57"W
L171	22.00'	S82°16'03"E
L172	34.30'	N82°16'03"W
L173	79.00'	S7°43'57"W
L174	34.30'	S82°16'03"E
L175	28.00'	S7°43'57"W
L176	80.00'	N82°16'03"W
L177	15.00'	N7°43'57"E
L178	93.00'	N82°16'03"W
L179	22.00'	S7°43'57"W
L180	22.00'	N7°43'57"E
L181	29.68'	S7°43'57"W
L182	93.00'	N82°16'03"W
L183	27.92'	N7°43'57"E
L184	64.54'	S7°43'57"W
L185	17.00'	N82°16'03"W
L186	76.97'	S7°43'57"W
L187	93.17'	N82°16'03"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.84'	19.00'	89° 59' 33"	S37° 16' 16"E	26.87'
C2	85.53'	220.00'	22° 16' 28"	N86° 35' 43"E	84.99'
C3	108.85'	280.00'	22° 16' 28"	N86° 35' 43"E	108.17'
C4	58.32'	195.00'	17° 08' 08"	S16° 18' 01"W	58.10'
C5	85.53'	220.00'	22° 16' 28"	S86° 35' 43"W	84.99'
C6	108.85'	280.00'	22° 16' 28"	S86° 35' 43"W	108.17'
C7	29.85'	19.00'	90° 00' 27"	S52° 43' 44"W	26.87'
C8	14.41'	60.00'	13° 45' 55"	S75° 23' 05"E	14.38'
C9	32.50'	60.00'	31° 01' 58"	S52° 59' 08"E	32.10'
C10	47.34'	60.00'	45° 12' 06"	N14° 52' 06"W	46.12'
C11	125.66'	80.00'	90° 00' 00"	S37° 16' 03"E	113.14'
C12	20.42'	13.00'	90° 00' 00"	N52° 43' 57"E	18.38'
C13	2.63'	3.00'	50° 17' 37"	S57° 07' 14"E	2.55'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	2.97'	3.00'	56° 39' 32"	S3° 43' 06"E	2.85'
C15	10.75'	110.00'	5° 36' 01"	N10° 31' 56"E	10.75'
C16	65.77'	60.00'	62° 48' 15"	N39° 08' 02"E	62.52'
C17	23.05'	60.00'	22° 00' 40"	N81° 32' 30"E	22.91'
C18	22.23'	60.00'	21° 13' 27"	S76° 50' 26"E	22.10'
C19	20.07'	60.00'	19° 09' 51"	S56° 38' 47"E	19.98'
C20	4.78'	80.00'	3° 25' 33"	S48° 46' 39"E	4.78'
C21	30.17'	80.00'	21° 36' 16"	S61° 17' 33"E	29.99'
C22	14.20'	80.00'	10° 10' 22"	S77° 10' 52"E	14.19'
C23	20.42'	13.00'	90° 00' 00"	N37° 16' 03"W	18.38'
C24	20.42'	13.00'	90° 00' 00"	S52° 43' 57"W	18.38'
C25	36.86'	60.00'	35° 12' 11"	N64° 39' 57"W	36.29'
C26	174.82'	80.00'	125° 12' 13"	S70° 20' 02"W	142.05'



GRAPHIC SCALE: 1" = 50'

JEAN ALAN MCCOWAN
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
AGRICULTURE
COMMERCE
4/21/25
TENNESSEE NO. 3516

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

HILLCREST VILLAGE

TOWNHOMES

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FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

TOTAL ACRES:	6.949	TOTAL NO. OF LOTS:	55
ACRES NEW RD/ST:	3.534 (ROW)	L.F. OF NEW RD/ST:	3665.4098+/-
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DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
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WA PROJECT NO. 21-1861

SHEET 2 OF 2

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, March 11, 2025

ITEM NO.
25-0052

DESCRIPTION: 2643 Pulaski Hwy. Hillcrest Village Townhomes

COMMENTS:

Planning

1. The lead staff person for this case is Robert Archibald, Principal Planner. Please contact rarchibald@columbiatn.gov with questions about the development review process or technical comments. The case 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. Provide correct labeling on typical lot layout. You have noted 5' & 6' MBSL. The minimum front setback is 6 foot.
4. Note minimum lot width and length on typical lot layout as approved on the Preliminary Plat
5. Add PUDE's on typical lot layout
6. Correct zoning notation to only include CD-4 as this is the vestment for the development
7. Identify required Civic Space as shown on Preliminary Plat

Engineering

8. Provide Letter of Credit in the amount of $455,000 prior to resubmittal date.
9. Asphalt binder and curbing shall be installed prior to resubmittal date.
10. Grading shall substantially conform to approved construction plans (within 1 ft.)
11. Record/reference Stormwater Maintenance Agreement
12. Install street signage. (stop, street names)
13. Sign and date seal.
14. Offsite Improvements (Pulaski Hwy) to be completed prior to resubmittal date.
15. Alley A annotation should be Norwood Alley

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

Wastewater

16. Plat is subject to CCTV, as-built and testing comments which might include necessary repair requirements.
17. Plat is also subject to the owner completing the rest of the items related to water service at the sanitary sewer pump station installed in Phase 1.

Building

18. No comments.

Police

19. No comments provided.

City Attorney

20. No comments provided.

Public Works

21. For 55 townhomes, we recommend two 8-yard dumpsters with twice a week collection if utilizing City of Columbia sanitation services. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, may be utilized for townhome and multi-family residents. Individual trash receptacles will not be provided by the City of Columbia to townhome residents. Please see the attached City of Columbia Dumpster Guidelines & Accessibility Requirements.
22. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS DUMPSTER AND COMPACTOR STANDARDS GENERAL:

    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

    GUIDELINES FOR DUMPSTERS

    - The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.

DUMPSTER PAD REQUIREMENTS

- The concrete dumpster pad shall be at least 12 feet by 12 feet.
- The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
- A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
- Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
  5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
- Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
- If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
- Access area, approach and pad must be level.
- Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

- Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
- The collection truck shall not be required to back-up for no more than 200 feet.
- No backing into or across a public right-of-way.
- No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
- Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
- Gates must be unlocked and open for collection.

Columbia Power

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

CPWS BB

24. Plan to Serve

Fire

25. No comments

Columbia Water

26. Coordinate walk-through, Bacteria pressure testing with CPWS.
27. Water Meter Vaults are partially obscured on plat, add Typical Note to identify/clarify location.
28. Provide a detailed list of water infrastructure cost including labor to CPWS Water Department in advance of plat signing for Deed Over form.
29. Water system must be complete and active at time of plat signing.

Atmos Energy

30. No comments provided.

Maury County E911

31. No comments provided.

Maury County Schools

32. No comments provided.

Duck River Electric Membership Corp

33. No comments provided.

Maury County Highway Dept.

34. No comments.

ATT

35. ATT to serve

CITY OF
COLUMBIA
TENNESSEE

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.

LEGEND

IRON PIN FOUND	FIRE HYDRANT	UTILITY POLE	PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET	SANITARY SEWER MH	GUY ANCHOR	ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND	SANITARY SEWER CO	COMMUNICATION BOX	HANDICAP SPACE		BUFFER	
CONC. MON. SET	AREA DRAIN	COMMUNICATION MH	SANITARY SEWER	8" SA — 8" SA	WATER FEATURE	
CONTROL POINT FOUND	CURB INLET	GAS METER	WATER	4" W — 4" W	TREE LINE	
CONTROL POINT SET	STORM MH	GAS VALVE	UNDERGROUND ELEC	UGE — UGE	R.O.W.	RIGHT OF WAY
BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	OVERHEAD ELEC	OHE — OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	ELECTRIC MH	SIDEWALK	GAS	4" G — 4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE	LIGHT POLE	MIN. BUILDING SETBACK M.B.S.L	COMMUNICATIONS	COM — COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT

PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 55 TOWNHOMES RESIDENTIAL LOTS AND 6 OPEN SPACES AND DEDICATE RIGHT-OF-WAY.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS A PORTION OF PARCEL 80.47 AND A PORTION OF PARCEL 80.51, ON MAURY COUNTY TAX MAP 113. SAID PARCEL IS FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN R2976 PAGE: 625, REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.
3. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC., ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
4. EXISTING ZONING: CD-4 & RS-40
5. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS EQUIPMENT BASED ON THE TDOT CORPS NETWORK.
   a. POSITIONAL ACCURACY: 0.07'
   b. DATE OF SURVEY: 3/16/2023
   c. DATUM/EPOCH: TENNESSEE STATE PLANE (NAD83). OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
   d. GEOID 3, ZONE 7 REVISED
6. NO COMBINED GRID FACTORS WERE USED.
7. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88.
8. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0285E, WITH AN EFFECTIVE DATE OF APRIL 16, 2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "X" HAS TWO DESCRIPTIONS. PLEASE SEE FLOOD PLAIN MAP IF ZONE "X" IS SHADED. ***IF FIELD RUN CONTOURS ARE ESTABLISHED YOU MUST PLOT THE FLOOD LINE BASED ON BFE UNLESS THE PROPERTY IS IN ZONE A.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY WILL BE SET WITH 5/8 IRON ROD WITH CAP BEARING THIS SURVEYORS COMPANY NAME.
10. THE DEVELOPER ACKNOWLEDGES THAT ALL LOTS HAVE ADEQUATE BUILDING ENVELOPES AND NO VARIANCES WILL BE REQUIRED.
11. STORMWATER MAINTENANCE AGREEMENT RECORDED IN DEED BOOK R2874, PAGES 1163-1170.
12. ALL STREETS AND ALLEYS ARE DESIGNATED AS PUBLIC RIGHT-OF-WAY; THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR THE REPLACEMENT OR REPAIR OF ANY PRIVATE STRUCTURES WITHIN PUBLIC EASEMENTS SHOULD THE STRUCTURES BE DISTURBED IN THE PROCESS OF THE CITY EXERCISING ITS EASEMENT RIGHTS.
13. STREETS, DRAINAGE EASEMENTS, STRUCTURES, AND CULVERTS SHALL BE MAINTAINED BY THE CITY OF COLUMBIA. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. STORMWATER QUALITY SHALL BE ADDRESSED WITH EACH SITE PLAN.
15. OPEN SPACE AREAS, ROADWAY MEDIANS, BRICK PEDESTRIAN CROSSWALKS, BIKE PATHS, SIDEWALKS OUTSIDE OF RIGHT-OF-WAYS, TRAILS AND DETENTION FACILITIES SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION AND SHALL BE PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENTS.
16. WITHIN NEW DEVELOPMENTS AND FOR OFF-SITE LINES CONSTRUCTED AS A RESULT OF, OR TO PROVIDE SERVICE TO, THE NEW DEVELOPMENT, ALL UTILITIES, (INCLUDING CABLE TELEVISION, ELECTRICAL, NATURAL GAS, SEWER, TELEPHONE AND WATER LINES) SHALL BE PLACED UNDERGROUND.
17. AT ALL TEMPORARY TURNAROUNDS, A SIGN SHALL BE PLACED STATING, "STREET TO BE EXTENDED BY AUTHORITY OF THE CITY OF COLUMBIA."
18. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
19. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS BETWEEN LOTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS.
20. THE CITY OF COLUMBIA WATER MANAGEMENT DEPARTMENT HAS UNRESTRICTED ACCESS TO ITS DOMESTIC WATER, SANITARY SEWER, RECLAIM WATER LINES OR SYSTEM IMPROVEMENTS LOCATED WITHIN ITS EXCLUSIVE EASEMENTS WITHIN THE DEVELOPMENT. IN THE EVENT LANDSCAPING, FENCING, CONCRETE OR OTHER STRUCTURES ARE INSTALLED OR PLACED WITHIN A CITY OF COLUMBIA EASEMENT, THE CITY OF COLUMBIA SHALL HAVE THE RIGHT TO REMOVE SUCH ENCROACHMENTS WITHIN THE EASEMENT AS MAY BE NECESSARY FOR THE CITY OF COLUMBIA TO REPAIR, MAINTAIN OR REPLACE ITS INFRASTRUCTURE WHICH IS NOW OR IN THE FUTURE MAY BE LOCATED WITHIN THE EASEMENT WITHOUT OBTAINING ANY FURTHER PERMISSION FROM THE PROPERTY OWNER OR HOA. THE PROPERTY OWNER OR HOA SHALL BE RESPONSIBLE FOR REPAIRING AND/OR REPLACING ANY SUCH LANDSCAPING, FENCING, CONCRETE, OR OTHER STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA IN COMMON OPEN SPACE LOTS AND IN AREAS OWNED BY THE PROPERTY OWNER OR HOA AT NO EXPENSE TO THE CITY OF COLUMBIA. INDIVIDUAL HOMEOWNERS SHALL BE RESPONSIBLE FOR STRUCTURES REMOVED OR DISTURBED BY THE CITY OF COLUMBIA WITHIN AN EASEMENT ON THE HOMEOWNER'S LOT AT THE HOMEOWNER'S EXPENSE.
21. ALL LOTS WITHIN TOWNHOMES REQUIRE A FIRE SPRINKLER SYSTEM INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS. A HORN AND STROBE WILL BE REQUIRED ON THE FRONT OF THE HOUSE. IT WILL ACTIVATE WHEN THE SPRINKLER SYSTEM IS ACTIVATED.
22. PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) SHALL BE REQUIRED AND BE TEN (10) FEET IN WIDTH ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC ROADS OR RIGHTS-OF-WAY, AND FIVE (5) FEET IN WIDTH ON ALL INTERIOR LOT LINES, EXCEPT FOR INTERIOR LOT LINES WITH A ZERO LOT LINE OR A COMMON WALL ALONG A LOT LINE.

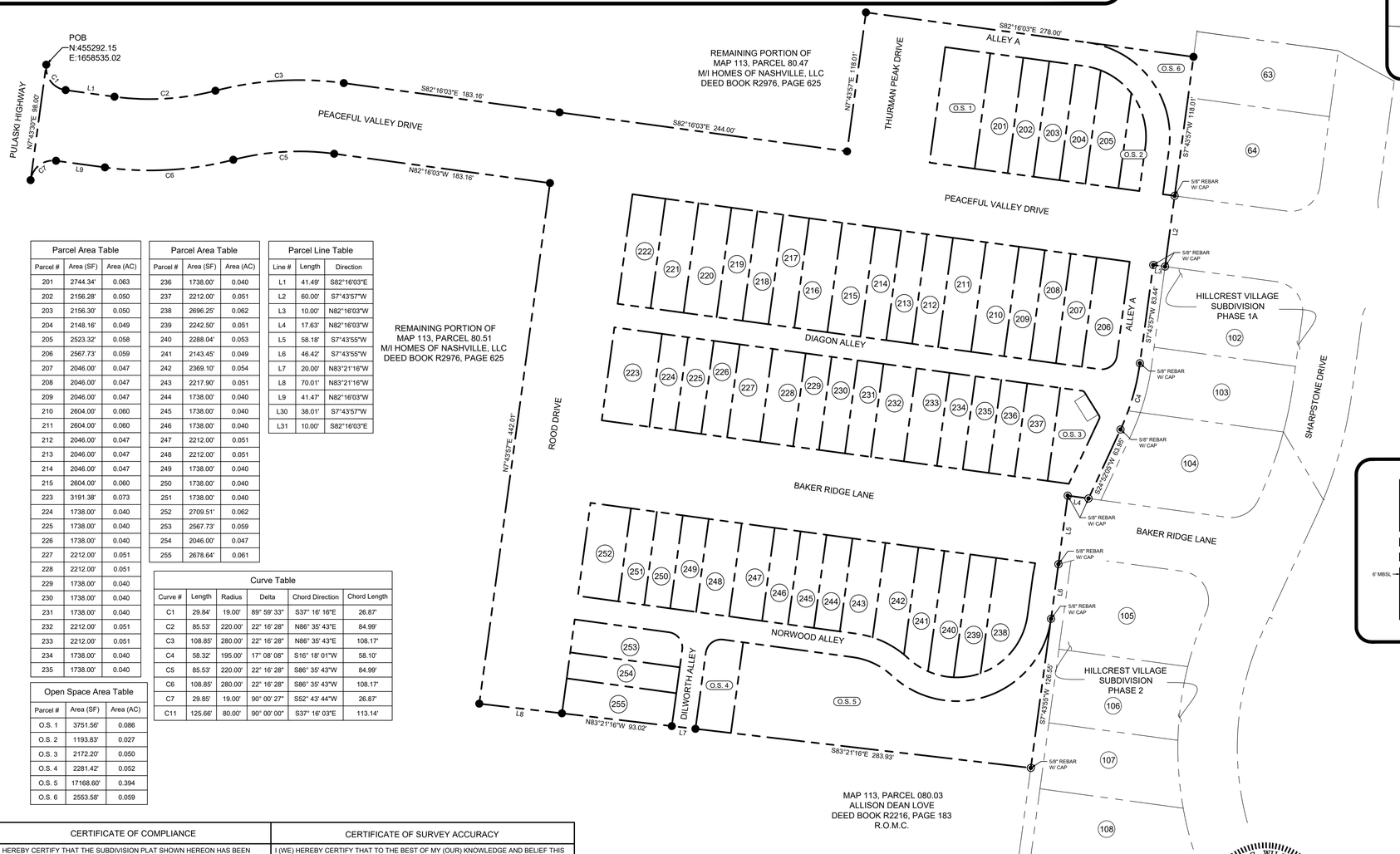
Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
201	2744.34'	0.063
202	2156.28'	0.050
203	2156.30'	0.050
204	2148.16'	0.049
205	2523.32'	0.058
206	2567.73'	0.059
207	2046.00'	0.047
208	2046.00'	0.047
209	2046.00'	0.047
210	2604.00'	0.060
211	2604.00'	0.060
212	2046.00'	0.047
213	2046.00'	0.047
214	2046.00'	0.047
215	2604.00'	0.060
223	3191.38'	0.073
224	1738.00'	0.040
225	1738.00'	0.040
226	1738.00'	0.040
227	2212.00'	0.051
228	2212.00'	0.051
229	1738.00'	0.040
230	1738.00'	0.040
231	1738.00'	0.040
232	2212.00'	0.051
233	2212.00'	0.051
234	1738.00'	0.040
235	1738.00'	0.040

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
236	1738.00'	0.040
237	2212.00'	0.051
238	2696.25'	0.062
239	2242.50'	0.051
240	2288.04'	0.053
241	2143.45'	0.049
242	2369.10'	0.054
243	2217.90'	0.051
244	1738.00'	0.040
245	1738.00'	0.040
246	1738.00'	0.040
247	2212.00'	0.051
248	2212.00'	0.051
249	1738.00'	0.040
250	1738.00'	0.040
251	1738.00'	0.040
252	2709.51'	0.062
253	2567.73'	0.059
254	2046.00'	0.047
255	2678.64'	0.061

Parcel Line Table		
Line #	Length	Direction
L1	41.49'	S82°16'03"E
L2	60.00'	S7°43'57"W
L3	10.00'	N82°16'03"W
L4	17.63'	N82°16'03"W
L5	58.18'	S7°43'55"W
L6	46.42'	S7°43'55"W
L7	20.00'	N83°21'16"W
L8	70.01'	N83°21'16"W
L9	41.47'	N82°16'03"W
L30	38.01'	S7°43'57"W
L31	10.00'	S82°16'03"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.84'	19.00'	89° 59' 33"	S37° 16' 16"E	26.87'
C2	85.53'	220.00'	22° 16' 28"	N86° 35' 43"E	84.99'
C3	108.85'	280.00'	22° 16' 28"	N86° 35' 43"E	108.17'
C4	58.32'	195.00'	17° 08' 08"	S16° 18' 01"W	58.10'
C5	85.53'	220.00'	22° 16' 28"	S86° 35' 43"W	84.99'
C6	108.85'	280.00'	22° 16' 28"	S86° 35' 43"W	108.17'
C7	29.85'	19.00'	90° 00' 27"	S52° 43' 44"W	26.87'
C11	125.66'	80.00'	90° 00' 00"	S37° 16' 03"E	113.14'

Open Space Area Table		
Parcel #	Area (SF)	Area (AC)
O.S. 1	3751.56'	0.086
O.S. 2	1193.83'	0.027
O.S. 3	2172.20'	0.050
O.S. 4	2281.42'	0.052
O.S. 5	17168.60'	0.394
O.S. 6	2553.58'	0.059

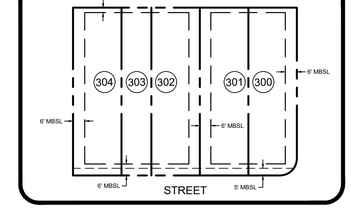


VICINITY MAP
NOT TO SCALE

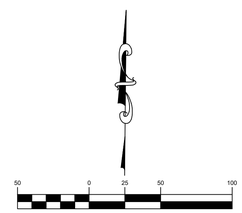
OWNER: M/I HOMES OF NASHVILLE LLC
4131 WORTH AVE STE 500
COLUMBUS OH 43219
(224) 402-5607
DAVID M. CUMMING, PE

ENGINEER: CRUNK ENGINEERING, LLC
7112 CROSSROADS BLVD STE 201
BRENTWOOD, TN 37027
615-873-1795
ADAM CRUNK, PE
ADAM@CRUNKENG.COM

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



TYPICAL LOT LAYOUT- TOWNHOMES
DETAILS
N.T.S.



GRAPHIC SCALE: 1" = 50'

HILLCREST VILLAGE
TOWNHOMES

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

NAME, TITLE, AGENCY OF AUTHORIZED APPROVING AGENT — DATE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF SURVEY ACCURACY

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

DATE

JOEY C. WILSON II, TENNESSEE RLS NO. 2089
WILSON & ASSOCIATES, P.C.
ENGINEERING/SURVEYING/ENVIRONMENTAL
108 BEASLEY DRIVE, FRANKLIN, TN 37064
OFFICE: 615.794.2275 FAX 615.794.2176
JWILSON@WILSONPC.COM

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2976, PAGE 625, MAURY COUNTY REGISTERS OFFICE, AND THAT I (WE) HEREBY ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER — DATE

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE & UTILITIES

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

CITY ENGINEER, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL FOR SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, PLANNING COMMISSION, COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

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

MAURY COUNTY E911 — DATE

JOEY C. WILSON II — REGISTERED LAND SURVEYOR XVI — AGRICULTURE COMMERCE — TENNESSEE NO. 2089

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

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

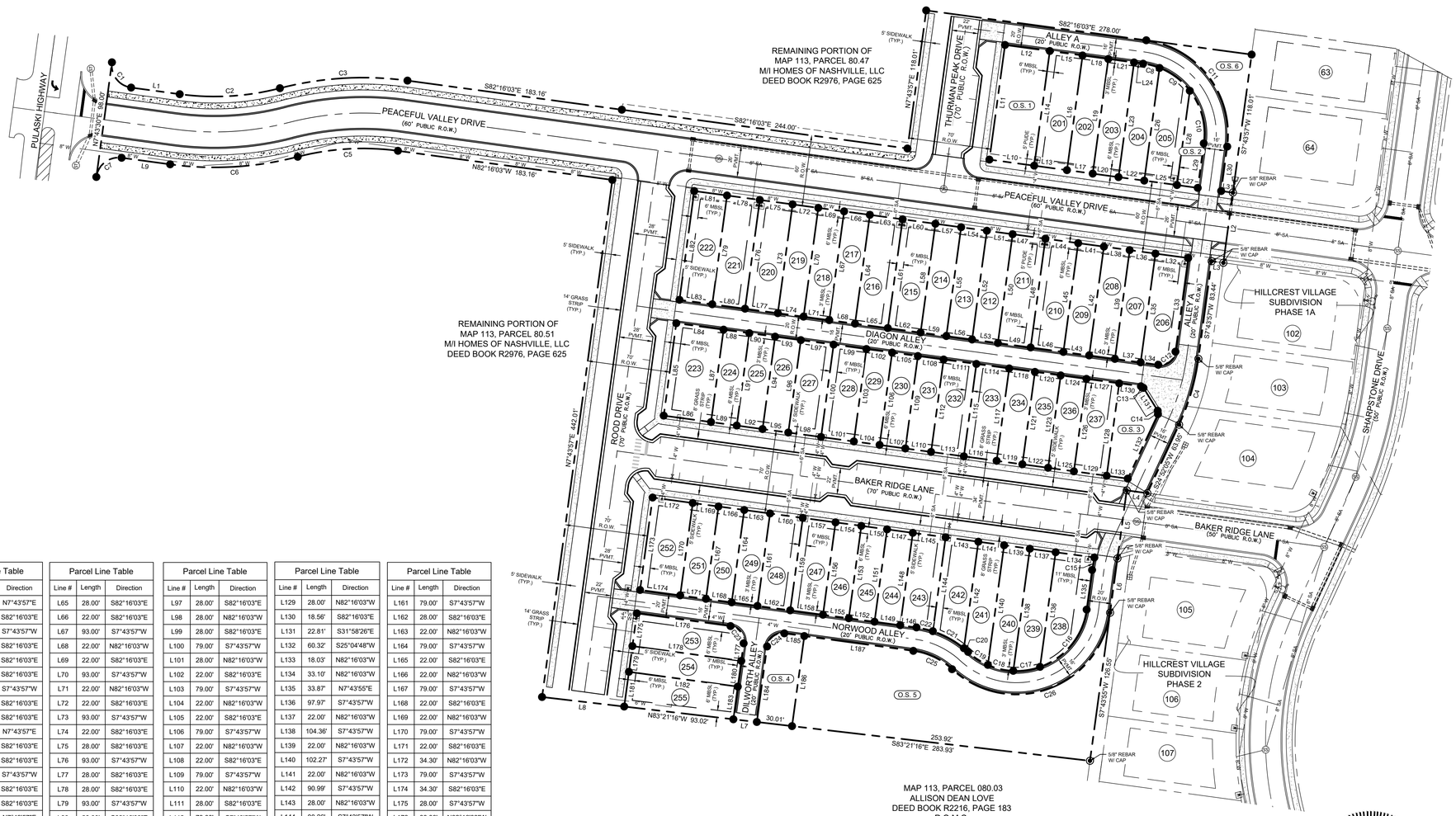
CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

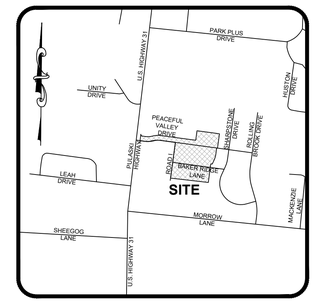
TOTAL ACRES:	6.949	TOTAL NO. OF LOTS:	55
ACRES NEW RD/ST:	3.534 (ROW)	L.F. OF NEW RD/ST:	3665.4098+/-
ACRES OPEN SPACE:	0.668	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	02/12/2025

WA PROJECT NO. 21-1861 — SHEET 1 OF 2

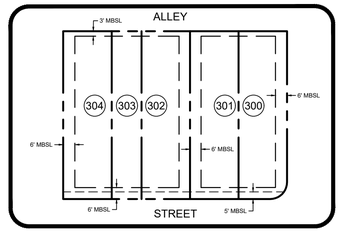
LEGEND

IRON PIN FOUND	◉	FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET	●	SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND	■	SANITARY SEWER CO	CO	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET	▪	AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8" SA	WATER FEATURE	
CONTROL POINT FOUND	▲	CURB INLET		GAS METER	G	WATER	4" W	TREE LINE	
CONTROL POINT SET	△	STORM MH	ST	GAS VALVE		UNDERGROUND ELEC	UGE	R.O.W.	RIGHT OF WAY
BENCH MARK		ELECTRIC METER-BOX	E	EVERGREEN TREE		OVERHEAD ELEC	OHE	PVMT.	EDGE OF PAVEMENT
WATER METER	W	ELECTRIC MH	E	SIDEWALK		GAS	4" G	PUDE	PUBLIC UTILITY AND DRAINAGE EASEMENT
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT





VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT- TOWNHOMES
DETAILS
N.T.S.

Parcel Line Table		
Line #	Length	Direction
L1	41.49'	S82°16'03"E
L2	60.00'	S7°43'57"W
L3	10.00'	N82°16'03"W
L4	17.63'	N82°16'03"W
L5	58.18'	S7°43'55"W
L6	46.42'	S7°43'55"W
L7	20.00'	N83°21'16"W
L8	70.01'	N83°21'16"W
L9	41.47'	N82°16'03"W
L10	38.28'	N82°15'58"W
L11	98.01'	N7°43'57"E
L12	38.28'	S82°16'03"E
L13	28.00'	N82°15'58"W
L14	98.01'	S7°43'57"W
L15	28.00'	S82°16'03"E
L16	98.01'	S7°43'57"W
L17	22.00'	N82°15'58"W
L18	22.00'	S82°16'03"E
L19	98.01'	S7°43'57"W
L20	22.00'	N82°15'57"W
L21	22.00'	S82°16'03"E
L22	22.00'	N82°15'57"W
L23	98.01'	S7°43'57"W
L24	7.72'	S82°16'03"E
L25	28.00'	N82°15'58"W
L26	96.29'	S7°43'57"W
L27	17.72'	S82°15'58"E
L28	80.59'	S7°43'57"W
L29	38.02'	N7°43'57"E
L30	38.01'	S7°43'57"W
L31	10.00'	S82°16'03"E
L32	28.00'	S82°16'03"E

Parcel Line Table		
Line #	Length	Direction
L33	80.00'	N7°43'57"E
L34	15.00'	S82°16'03"E
L35	93.00'	S7°43'57"W
L36	22.00'	S82°16'03"E
L37	22.00'	S82°16'03"E
L38	22.00'	S82°16'03"E
L39	93.00'	S7°43'57"W
L40	22.00'	S82°16'03"E
L41	22.00'	S82°16'03"E
L42	93.00'	N7°43'57"E
L43	22.00'	S82°16'03"E
L44	28.00'	S82°16'03"E
L45	93.00'	S7°43'57"W
L46	28.00'	S82°16'03"E
L47	28.00'	S82°16'03"E
L48	93.00'	N7°43'57"E
L49	28.00'	S82°16'03"E
L50	93.00'	S7°43'57"W
L51	22.00'	S82°16'03"E
L52	93.00'	S7°43'57"W
L53	22.00'	S82°16'03"E
L54	22.00'	S82°16'03"E
L55	93.00'	S7°43'57"W
L56	22.00'	S82°16'03"E
L57	22.00'	S82°16'03"E
L58	93.00'	S7°43'57"W
L59	22.00'	S82°16'03"E
L60	28.00'	S82°16'03"E
L61	93.00'	S7°43'57"W
L62	28.00'	S82°16'03"E
L63	28.00'	S82°16'03"E
L64	93.00'	S7°43'57"W

Parcel Line Table		
Line #	Length	Direction
L65	28.00'	S82°16'03"E
L66	22.00'	S82°16'03"E
L67	93.00'	S7°43'57"W
L68	22.00'	N82°16'03"W
L69	22.00'	S82°16'03"E
L70	93.00'	S7°43'57"W
L71	22.00'	N82°16'03"W
L72	22.00'	S82°16'03"E
L73	93.00'	S7°43'57"W
L74	22.00'	S82°16'03"E
L75	28.00'	S82°16'03"E
L76	93.00'	S7°43'57"W
L77	28.00'	S82°16'03"E
L78	28.00'	S82°16'03"E
L79	93.00'	S7°43'57"W
L80	28.00'	S82°16'03"E
L81	28.00'	S82°16'03"E
L82	93.00'	S7°43'57"W
L83	28.00'	S82°16'03"E
L84	40.40'	S82°16'03"E
L85	79.00'	N7°43'57"E
L86	40.40'	N82°16'03"W
L87	79.00'	S7°43'57"W
L88	22.00'	S82°16'03"E
L89	22.00'	N82°16'03"W
L90	22.00'	S82°16'03"E
L91	79.00'	S7°43'57"W
L92	22.00'	N82°16'03"W
L93	22.00'	S82°16'03"E
L94	79.00'	S7°43'57"W
L95	22.00'	N82°16'03"W
L96	79.00'	S7°43'57"W

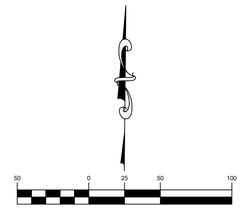
Parcel Line Table		
Line #	Length	Direction
L97	28.00'	S82°16'03"E
L98	28.00'	N82°16'03"W
L99	28.00'	S82°16'03"E
L100	79.00'	S7°43'57"W
L101	28.00'	N82°16'03"W
L102	22.00'	S82°16'03"E
L103	79.00'	S7°43'57"W
L104	22.00'	N82°16'03"W
L105	22.00'	S82°16'03"E
L106	79.00'	S7°43'57"W
L107	22.00'	N82°16'03"W
L108	22.00'	S82°16'03"E
L109	79.00'	S7°43'57"W
L110	22.00'	N82°16'03"W
L111	28.00'	S82°16'03"E
L112	79.00'	S7°43'57"W
L113	28.00'	N82°16'03"W
L114	28.00'	S82°16'03"E
L115	79.00'	S7°43'57"W
L116	28.00'	N82°16'03"W
L117	79.00'	S7°43'57"W
L118	22.00'	S82°16'03"E
L119	22.00'	N82°16'03"W
L120	22.00'	S82°16'03"E
L121	79.00'	S7°43'57"W
L122	22.00'	N82°16'03"W
L123	79.00'	S7°43'57"W
L124	22.00'	S82°16'03"E
L125	22.00'	N82°16'03"W
L126	79.00'	S7°43'57"W
L127	28.00'	S82°16'03"E
L128	79.00'	S7°43'57"W

Parcel Line Table		
Line #	Length	Direction
L129	28.00'	N82°16'03"W
L130	18.56'	S82°16'03"E
L131	22.81'	S31°58'26"E
L132	60.32'	S25°04'48"W
L133	18.03'	N82°16'03"W
L134	33.10'	N82°16'03"W
L135	33.87'	N7°43'55"E
L136	97.97'	S7°43'57"W
L137	22.00'	N82°16'03"W
L138	104.36'	S7°43'57"W
L139	22.00'	N82°16'03"W
L140	102.27'	S7°43'57"W
L141	22.00'	N82°16'03"W
L142	90.99'	S7°43'57"W
L143	28.00'	N82°16'03"W
L144	80.26'	S7°43'57"W
L145	28.00'	N82°16'03"W
L146	13.87'	S82°16'03"E
L147	22.00'	N82°16'03"W
L148	79.00'	S7°43'57"W
L149	22.00'	S82°16'03"E
L150	22.00'	N82°16'03"W
L151	79.00'	N7°43'57"E
L152	22.00'	S82°16'03"E
L153	79.00'	S7°43'57"W
L154	22.00'	N82°16'03"W
L155	22.00'	S82°16'03"E
L156	79.00'	S7°43'57"W
L157	28.00'	N82°16'03"W
L158	28.00'	S82°16'03"E
L159	79.00'	S7°43'57"W
L160	28.00'	N82°16'03"W

Parcel Line Table		
Line #	Length	Direction
L161	79.00'	S7°43'57"W
L162	28.00'	S82°16'03"E
L163	22.00'	N82°16'03"W
L165	22.00'	S82°16'03"E
L166	22.00'	N82°16'03"W
L167	79.00'	S7°43'57"W
L168	22.00'	S82°16'03"E
L169	22.00'	N82°16'03"W
L170	79.00'	S7°43'57"W
L171	22.00'	S82°16'03"E
L172	34.30'	N82°16'03"W
L173	79.00'	S7°43'57"W
L174	34.30'	S82°16'03"E
L175	28.00'	S7°43'57"W
L176	80.00'	N82°16'03"W
L177	15.00'	N7°43'57"E
L178	93.00'	N82°16'03"W
L179	22.00'	S7°43'57"W
L180	22.00'	N7°43'57"E
L181	29.68'	S7°43'57"W
L182	93.00'	N82°16'03"W
L183	27.92'	N7°43'57"E
L184	64.54'	S7°43'57"W
L185	17.00'	N82°16'03"W
L186	76.97'	S7°43'57"W
L187	93.17'	N82°16'03"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	29.84'	19.00'	89° 59' 33"	S37° 16' 16"E	26.87'
C2	85.53'	220.00'	22° 16' 28"	N86° 35' 43"E	84.99'
C3	108.85'	280.00'	22° 16' 28"	N86° 35' 43"E	108.17'
C4	58.32'	195.00'	17° 08' 08"	S16° 18' 01"W	58.10'
C5	85.53'	220.00'	22° 16' 28"	S86° 35' 43"W	84.99'
C6	108.85'	280.00'	22° 16' 28"	S86° 35' 43"W	108.17'
C7	29.85'	19.00'	90° 00' 27"	S52° 43' 44"W	26.87'
C8	14.41'	60.00'	13° 45' 55"	S75° 23' 05"E	14.38'
C9	32.50'	60.00'	31° 01' 58"	S52° 59' 08"E	32.10'
C10	47.34'	60.00'	45° 12' 06"	N14° 52' 06"W	46.12'
C11	125.66'	80.00'	90° 00' 00"	S37° 16' 03"E	113.14'
C12	20.42'	13.00'	90° 00' 00"	N52° 43' 57"E	18.38'
C13	2.63'	3.00'	50° 17' 37"	S57° 07' 14"E	2.55'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C14	2.97'	3.00'	56° 39' 32"	S3° 43' 06"E	2.85'
C15	10.75'	110.00'	5° 36' 01"	N10° 31' 56"E	10.75'
C16	65.77'	60.00'	62° 48' 15"	N39° 08' 02"E	62.52'
C17	23.05'	60.00'	22° 00' 40"	N81° 32' 30"E	22.91'
C18	22.23'	60.00'	21° 13' 27"	S76° 50' 26"E	22.10'
C19	20.07'	60.00'	19° 09' 51"	S56° 38' 47"E	19.98'
C20	4.78'	80.00'	3° 25' 33"	S48° 46' 39"E	4.78'
C21	30.17'	80.00'	21° 36' 16"	S61° 17' 33"E	29.99'
C22	14.20'	80.00'	10° 10' 22"	S77° 10' 52"E	14.19'
C23	20.42'	13.00'	90° 00' 00"	N37° 16' 03"W	18.38'
C24	20.42'	13.00'	90° 00' 00"	S52° 43' 57"W	18.38'
C25	36.86'	60.00'	35° 12' 11"	N64° 39' 57"W	36.29'
C26	174.82'	80.00'	125° 12' 13"	S70° 20' 02"W	142.05'



GRAPHIC SCALE: 1" = 50'

JOEY C. WILSON II
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE
NO. 2069

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

HILLCREST VILLAGE
TOWNHOMES

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

TOTAL ACRES:	6.949	TOTAL NO. OF LOTS:	55
ACRES NEW RD/ST:	3.534 (ROW)	L.F. OF NEW RD/ST:	3665.4098+/-
ACRES OPEN SPACE:	0.668	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	> 1:10,000
SCALE:	1" = 50'	DATE:	02/12/2025

WA PROJECT NO. 21-1861 SHEET 2 OF 2

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

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

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

Hillcrest Village (Baker Property)
PROJECT

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

DOCUMENT PREPARED BY:
Name: Alexander Mollica
Company Crunk Engineering
Address: 7112 Crossroads Blvd.
Brentwood, TN 37027
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF
PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 113, Group 08047, Parcel 000
Project Name: Hilcrest Townhomes

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

THIS AGREEMENT, made this 12 day of February, 20 25, by and between M/I Homes of Nashville, LLC hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WE, the OWNER(S), with full authority to execute deeds, mortgages, other covenants, all rights, titles, and interests in the property described above, do hereby covenant with the CITY and agree as follows:

1. The OWNER(S) covenant and agree with the CITY that the OWNER(S) shall provide for adequate long term maintenance and continuation of stormwater control measures described in the Long Term Maintenance Plan and shown on the location map, deed of easement drawing or plat attached hereto to ensure that the facilities, are and remain in proper working condition in accordance with approved design standards, rules and regulations, and applicable laws. The OWNER(S) shall perform preventative maintenance activities at intervals described in the schedule attached hereto along with necessary landscaping (grass cutting, etc.) and trash removal as part of regular maintenance.

2. The OWNER(S) shall perform routine inspections to ensure that all long term stormwater management facilities are properly functioning. These inspections shall be conducted on an annual basis, at a minimum. These inspections shall be conducted by a person familiar with control measures implemented at the site. The OWNER(S) or operators shall maintain documents of these inspections.

3. The OWNER(S) shall perform comprehensive inspections of all stormwater management facilities and practices. These inspections shall be conducted once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect.

4. The OWNER(S) shall grant to the CITY or its agent or contractor the right of entry at reasonable times and in a reasonable manner for the purpose of inspecting, operating, installing, constructing, reconstructing, maintaining or repairing the facility within the CITY.

5. The OWNER(S) shall record and grant to the CITY the necessary easements and rights-of-way and maintain perpetual access from public rights-of-way to the facility for the CITY or its agent and contractor.

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

7. The CITY is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any obligation on the CITY. The OWNER(S) shall reimburse the CITY upon demand the costs incurred in the maintenance of the facilities.

8. If the OWNER(S) fails to pay the CITY for the above expensive after forty-five (45) days written notice, the OWNER(S) authorizes the CITY to collect said expenses from the OWNER(S) through appropriate legal action and the OWNER(S) shall be liable for the reasonable expenses of collection, court costs, and attorney fees.

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part,

against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement **without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S)** to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name David M. Cumming

Title VP of Land

Signature

Owner M/I Homes of Nashville, LLC

Address 725 Cool Springs Blvd suite 180

City, State ZIP Franklin, TN 37067

STATE OF Tennessee
COUNTY OF Maury

Before me, Erika Root of the state and county mentioned, personally appeared David M. Cumming, with whom I am personally acquainted and who acknowledged that he/~~she~~ executed the foregoing instrument of the purposes therein contained.

Witness my hand this the 13th day of February 20 25.

Notary Public

My Commission Expires: 6/26/27

ERIKA ROOT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 06-26-2027

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY : _____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted, and who acknowledged themselves to be the City Engineer of the City of Columbia or his designee and as such, being authorized so to do, executed the foregoing instrument of the purposes therein contained.

Witness my hand this the _____ day of _____, 20_____.

Notary Public
My Commission Expires: _____

Post Construction Long Term Maintenance Plan

Waterford Townhomes

Columbia, TN

February 12, 2025

Table of Contents

Section Name

System Description
Maintenance Procedures

System Description

The site consists of a series of stormwater conveyance of pipe.

- 2057 feet of 18 in ADS pipe, and 30 storm inlets.

Upon completion of the site construction, 'Record Drawings' in a version not less than AutoCAD 2006 LT (NAD83, NAVD88) of the stormwater controls will be provided to the City of Columbia for verification.

A copy of the INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES that has been completed, notarized, and recorded in the Land Records of the County of Maury, Tennessee will be kept on site with this document.

Maintenance Procedures

1. **2057 feet of 18 in ADS pipe, and 30 storm inlets.**
    a. These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

C6.0
OVERALL GRADING & DRAINAGE PLAN

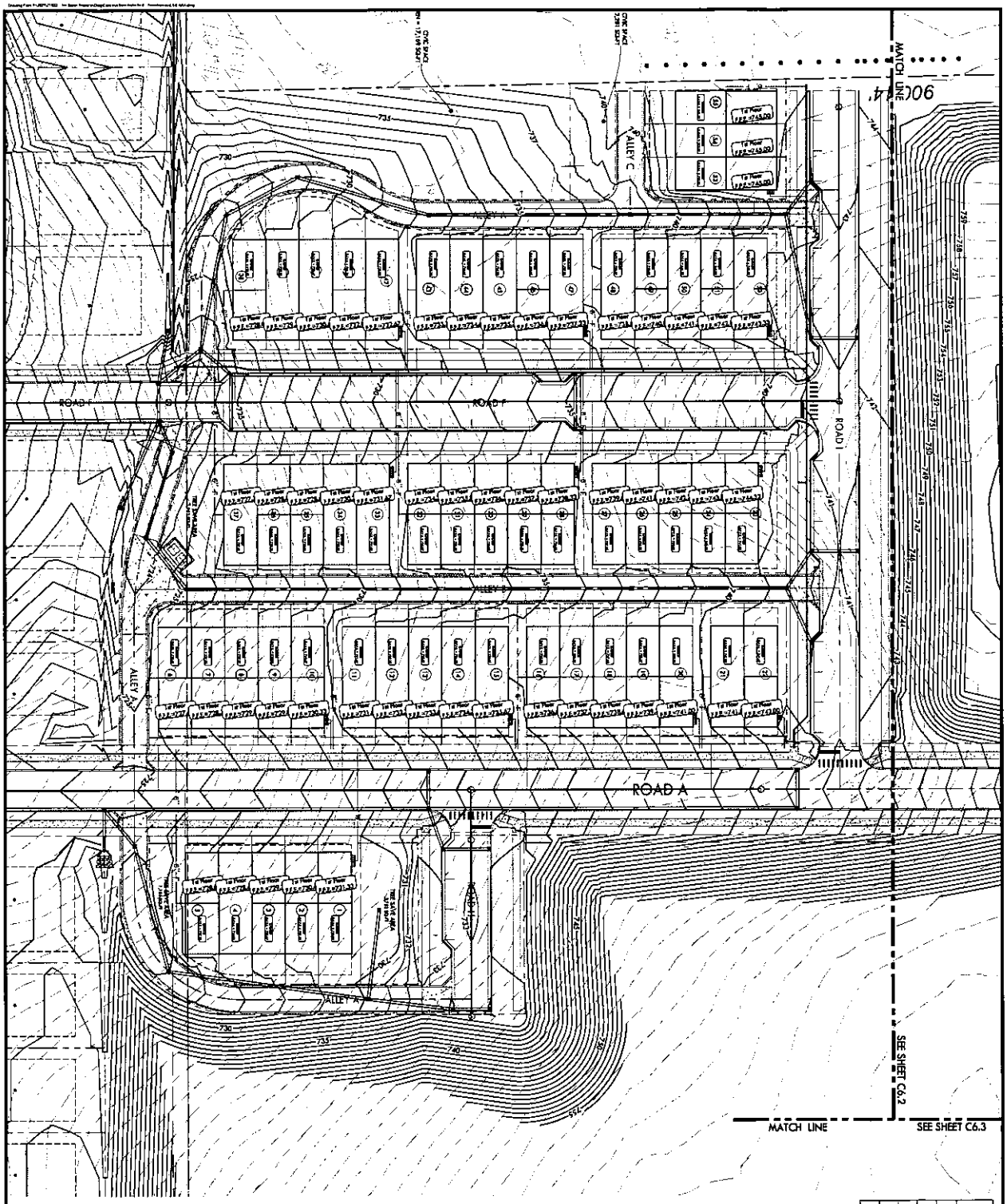
09/08/23
21022

REVISIONS	
No.	DATE

WATERFORD TOWNHOMES

COLUMBIA, TENNESSEE

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



GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	SHEET LOCATION
(01)	SINGLE CURB INLET	C6.1 - 3
(02)	SINGLE GATOR MAIN	C6.1 - 4
(03)	JUNCTION BOX	C6.1 - 2
(04)	CONCRETE HEADWALL	C6.1 - 6

PROPOSED GRADING & DRAINAGE LEGEND

PROPOSED CONTOUR

PROPOSED SPOT ELEVATION

STORM STRUCTURE LABEL

STORM PIPE

SINGLE CURB INLET

SINGLE GATOR MAIN

JUNCTION BOX

NOTES:
1. REFER TO SHEET C6.6 FOR PIPE NOTES.
2. ADA RAMPS TO BE FACE-FILLED WITH 859 STONE TO A DEPTH OF 1' ABOVE SWALE ELEVATION.

GRAPHIC SCALE: 0 15 30 60

N

C6.1 GRADING PLAN

09/08/23

21022

REVISIONS	
No.	DATE

WATERFORD TOWNHOMES

COLUMBIA, TENNESSEE

CRUNK ENGINEERING LLC
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BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

GRADING & DRAINAGE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
(S1)	SINGLE CURB INLET	C8.1 - 3
(S2)	SINGLE CATCH BASIN	C8.1 - 4
(S3)	JUNCTION BOX	C8.1 - 2
(S4)	CONCRETE HEADWALL	C8.1 - 6

PROPOSED GRADING & DRAINAGE LEGEND

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

NOTES:
1. REFER TO SHEET C6.4 FOR NOTES.
2. ADD PIPE TO BE ENCIRCLED WITH 45° STONE TO A DEPTH OF 18" ABOVE PIPE ELEVATION.

C6.2
DRAINAGE PLAN

09/08/23
21022

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WATERFORD TOWNHOMES

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C6.2
GRADING PLAN

09/08/23
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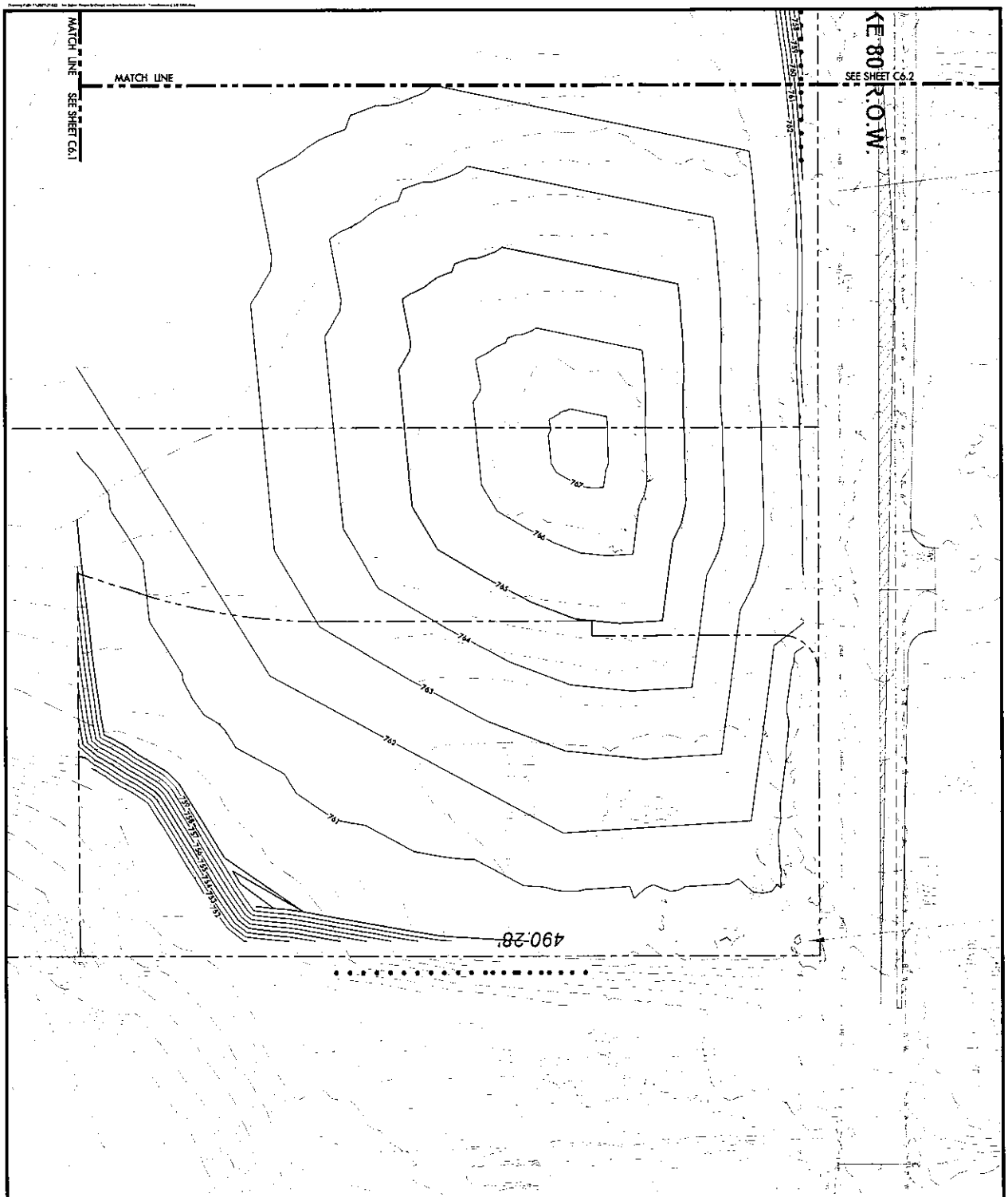

NOTES

1. CONTRACTOR TO VERIFY ALL GRADES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED AND MULCH OR SOD IMMEDIATELY AFTER GRADING IS COMPLETED.

C6.3
GRADING PLAN

09/08/23
21022

REVISIONS	
No.	DATE

WATERFORD TOWNHOMES

COLUMBIA, TENNESSEE

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7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
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STORM STRUCTURE TABLE

ID	RIM	INVERT	TYPE
A1	735.09	18" ADS (PP) @-S 730.10 18" ADS (PP) (OUT) 730.00	SINGLE CATCH BASIN
A3	734.98	18" ADS (PP) @-S 731.60 18" ADS (PP) (OUT) 731.50	SINGLE CATCH BASIN
A3	730.11	18" ADS (PP) @-S 735.50 18" ADS (PP) @-S 735.50 18" ADS (PP) (OUT) 735.40	SINGLE CATCH BASIN
A4	739.16	18" ADS (PP) (OUT) 736.10	SINGLE CATCH BASIN
B1	732.52	18" ADS (PP) @-S 727.80 18" ADS (PP) (OUT) 727.70	SINGLE CURB INLET
B2	732.24	18" ADS (PP) (OUT) 729.00	SINGLE CURB INLET
C1	731.87	18" ADS (PP) @-S 728.40 18" ADS (PP) (OUT) 728.30	ROLL OVER INLET
C3	731.87	18" ADS (PP) (OUT) 728.70	SINGLE CURB INLET
D1	722.74	18" ADS (PP) @-S 718.30 18" ADS (PP) (OUT) 718.20	SINGLE CATCH BASIN
D3	723.51	18" ADS (PP) @-S 719.50 18" ADS (PP) (OUT) 719.40	SINGLE CATCH BASIN
D3	725.17	18" ADS (PP) @-S 721.20 18" ADS (PP) (OUT) 721.10	SINGLE CATCH BASIN
D4	737.73	18" ADS (PP) @-S 733.00 18" ADS (PP) (OUT) 732.90	SINGLE CATCH BASIN
D5	741.44	18" ADS (PP) @-S 737.00 18" ADS (PP) @-S 737.00 18" ADS (PP) (OUT) 736.90	SINGLE CATCH BASIN
D6	740.89	18" ADS (PP) (OUT) 737.50	SINGLE CURB INLET
E1	724.54	18" ADS (PP) @-S 718.60 18" ADS (PP) @-S 718.50 18" ADS (PP) (OUT) 718.40	SINGLE CURB INLET
E2	734.77	18" ADS (PP) @-S 731.00 18" ADS (PP) (OUT) 730.90	SINGLE CURB INLET
E3	734.77	18" ADS (PP) (OUT) 731.70	SINGLE CURB INLET
F1	741.76	18" ADS (PP) @-S 738.40 18" ADS (PP) (OUT) 738.30	SINGLE CURB INLET
F2	741.88	18" ADS (PP) (OUT) 738.70	SINGLE CURB INLET
G1	723.16	18" ADS (PP) @-S 717.10 18" ADS (PP) @-S 717.10 18" ADS (PP) (OUT) 717.00	SINGLE CATCH BASIN
G2	726.60	18" ADS (PP) @-S 722.00 18" ADS (PP) (OUT) 721.90	SINGLE CATCH BASIN
G3	738.64	18" ADS (PP) @-S 734.20 18" ADS (PP) (OUT) 734.10	SINGLE CATCH BASIN
G4	733.23	18" ADS (PP) @-S 728.00 18" ADS (PP) (OUT) 727.90	SINGLE CATCH BASIN
G5	738.38	18" ADS (PP) @-S 734.80 18" ADS (PP) (OUT) 734.70	SINGLE CATCH BASIN
G6	743.46	18" ADS (PP) @-S 739.30 18" ADS (PP) @-S 737.40 18" ADS (PP) (OUT) 737.30	SINGLE CATCH BASIN
G7	743.89	18" ADS (PP) (OUT) 740.10	SINGLE CURB INLET
H1	740.54	18" ADS (PP) @-S 737.40 18" ADS (PP) (OUT) 737.30	SINGLE CURB INLET
H2	740.66	18" ADS (PP) (OUT) 737.70	SINGLE CURB INLET
I1	734.58	18" ADS (PP) (OUT) 730.40	SINGLE CURB INLET

STORM PIPE TABLE

INLET	INVERT	OUTLET	INVERT	LENGTH (FT)	SLOPE (%)	SHAPE	DIAMETER (IN)	MATERIAL
A1	730.00		719.50	31	1.59%	CIRCULAR	18	ADS (PP)
A2	731.50	A1	720.10	86	1.64%	CIRCULAR	18	ADS (PP)
A3	735.40	A2	731.60	134	2.84%	CIRCULAR	18	ADS (PP)
A4	736.10	A3	735.50	59	1.01%	CIRCULAR	18	ADS (PP)
B1	727.70		727.10	28	2.12%	CIRCULAR	18	ADS (PP)
B2	729.00	B1	727.80	31	3.87%	CIRCULAR	18	ADS (PP)
C1	728.30	A3	725.50	56	4.98%	CIRCULAR	18	ADS (PP)
C3	728.70	C1	728.40	25	1.20%	CIRCULAR	18	ADS (PP)
D1	718.30		717.80	33	1.98%	CIRCULAR	18	ADS (PP)
D2	719.40	D1	718.30	59	1.86%	CIRCULAR	15	ADS (PP)
D3	721.10	D2	719.50	44	3.66%	CIRCULAR	18	ADS (PP)
D4	732.90	D3	721.20	294	3.97%	CIRCULAR	18	ADS (PP)
D5	736.90	D4	733.00	103	3.80%	CIRCULAR	18	ADS (PP)
D6	737.60	D6	737.50	40	1.37%	CIRCULAR	18	ADS (PP)
E1	718.40	G1	717.10	26	5.01%	CIRCULAR	18	ADS (PP)
E2	730.90	E1	718.50	278	5.44%	CIRCULAR	18	ADS (PP)
E3	731.70	E2	731.00	37	1.89%	CIRCULAR	18	ADS (PP)
F1	738.30	G6	737.40	84	1.07%	CIRCULAR	18	ADS (PP)
F2	738.70	F1	738.40	31	0.97%	CIRCULAR	18	ADS (PP)
G1	717.00		714.85	36	5.93%	CIRCULAR	18	ADS (PP)
G2	721.90	G1	717.10	91	5.30%	CIRCULAR	18	ADS (PP)
G3	734.10	G2	722.00	54	3.91%	CIRCULAR	18	ADS (PP)
G4	727.90	G3	734.20	91	4.08%	CIRCULAR	18	ADS (PP)
G5	734.70	G4	728.00	133	5.03%	CIRCULAR	18	ADS (PP)
G6	737.30	G5	734.80	103	2.43%	CIRCULAR	18	ADS (PP)
G7	740.10	G6	739.30	28	2.73%	CIRCULAR	18	ADS (PP)
H1	737.30	B3	737.00	30	1.01%	CIRCULAR	15	ADS (PP)
H2	737.70	H1	737.40	31	0.97%	CIRCULAR	15	ADS (PP)
I1	730.40	E1	718.50	37	5.14%	CIRCULAR	18	ADS (PP)

CRUNK ENGINEERING LLC
7112 CROSSBRIDGE BOULEVARD
SUITE 300
BRENTWOOD, TN 37027
(615) 823-1795
WWW.CRUNKENG.COM

WATERFORD TOWNHOMES

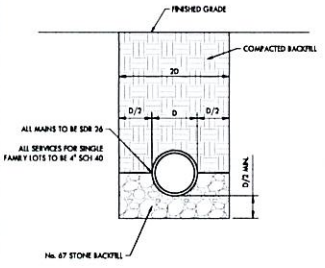
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

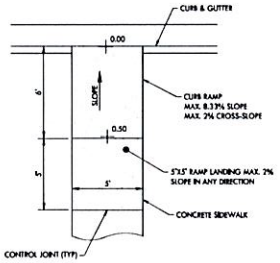
09/08/23 21022

C6.5

STORM STRUCTURE & PIPE TABLES



10 PIPE TRENCHING
NOT TO SCALE



7 CURB RAMP
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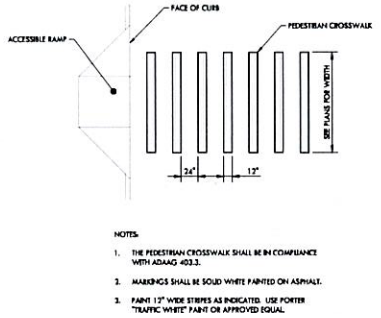
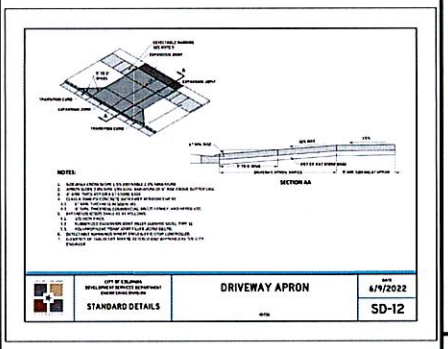


4 PEDESTRIAN CROSSWALK
NOT TO SCALE



1 DRIVEWAY APRON
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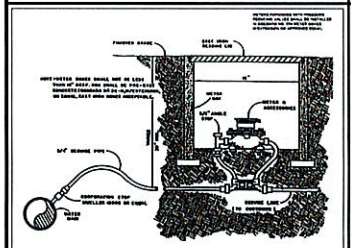

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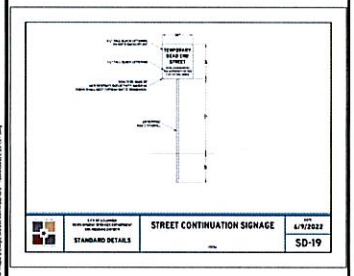
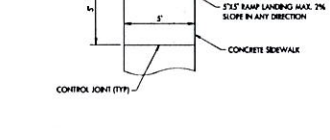
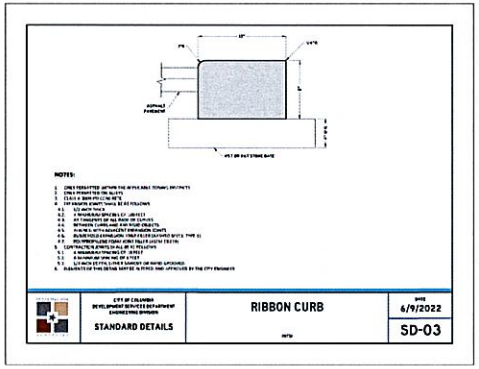


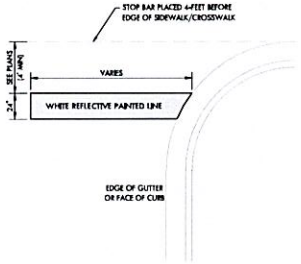
12 STREET CONT. SIGNAGE



8 CONCRETE PAVEMENT SECTION (DUMPSTER ENCLOSURE)
NOT TO SCALE



9 CONCRETE RETAINING WALL
NOT TO SCALE



5 24" PAINTED STOP BAR
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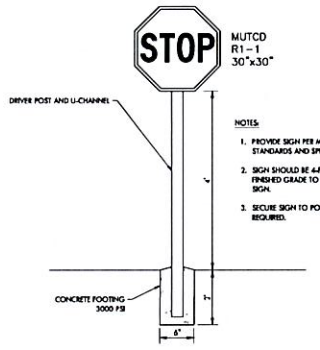

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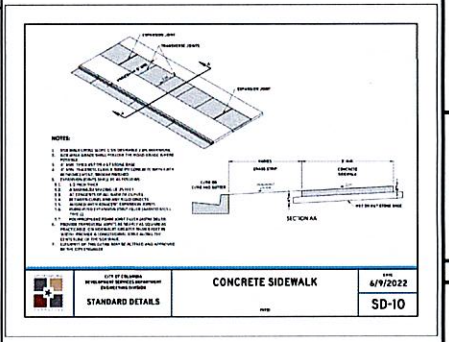
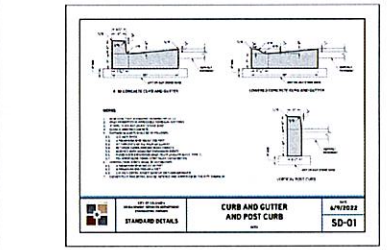


3 CONCRETE SIDEWALK
NOT TO SCALE



2 CURB AND GUTTER
NOT TO SCALE

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SUITE 210
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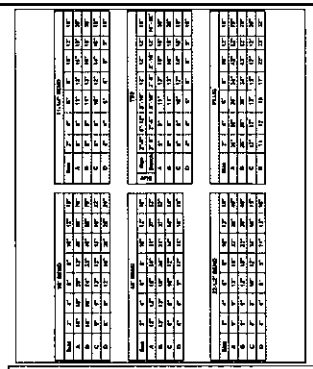
WWW.CRUNKENG.COM

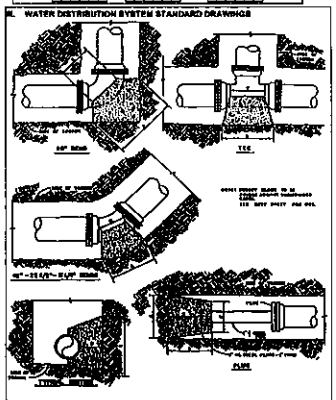
WATERFORD TOWNHOMES
COLUMBIA, TENNESSEE

REVISIONS No.	DATE

09/08/23 21022

C8.0
DETAILS



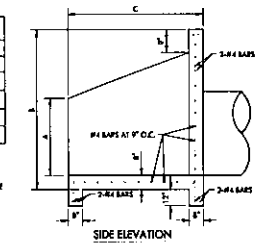


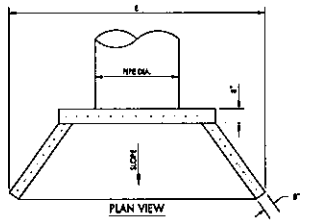
8

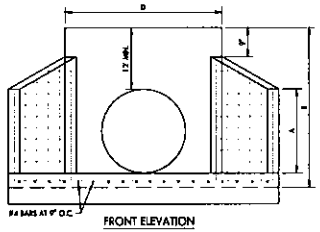
COLUMBIA WATER SYSTEM	REVISED: December 2019	THRUST BLOCKING DETAILS	DRAWING NO. CWS 1

DIMENSION TABLE					
PIPE DIA.	A	B	C	D	E
UP TO 18"	15"	36"	30"	30"	96"
18" TO 30"	24"	48"	42"	63"	120"
30" TO 42"	30"	60"	48"	76"	136"
42" TO 60"	36"	80"	54"	96"	160"
60" TO 72"	42"	92"	66"	108"	176"

NOTES:
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60, MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".







6 CONCRETE HEADWALL
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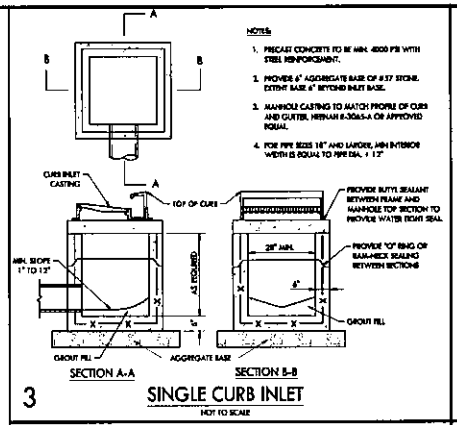

3 SINGLE CURB INLET
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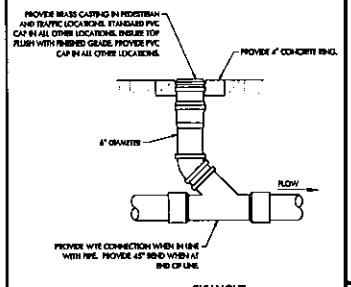
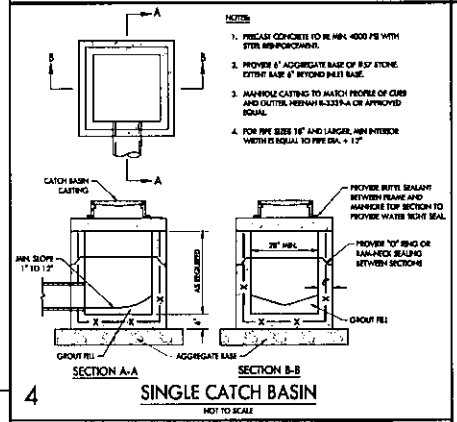


1 CLEANOUT
NOT TO SCALE



4 SINGLE CATCH BASIN
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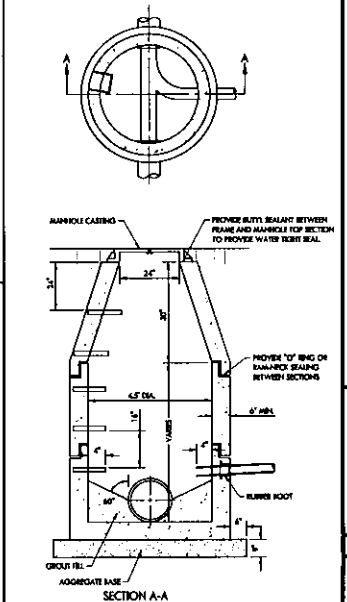

2 PRECAST CONCRETE MANHOLE
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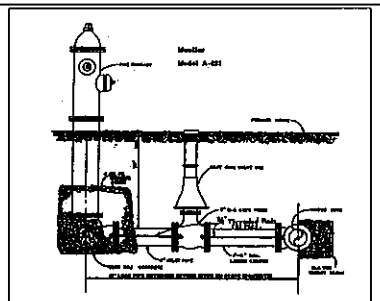
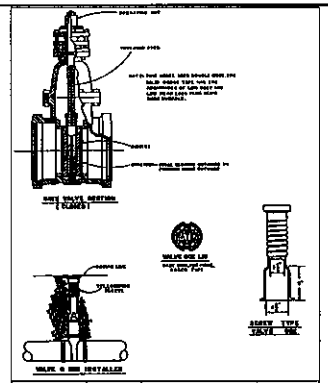


COLUMBIA WATER SYSTEM	REVISED: December 2019	FIRE HYDRANT ASSEMBLY	DRAWING NO. FHA 1

7



COLUMBIA WATER SYSTEM	REVISED: December 2019	GATE VALVE & VALVE BOX	DRAWING NO. GV-VB 1

5

9 RESERVED
NOT TO SCALE

CRUNK ENGINEERING LLC
7112 CROSSKEYS SQUELVARD
SUITE 101
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

TENNESSEE LICENSED PROFESSIONAL ENGINEER WILLIAM CRUNK 115135 7/6/23

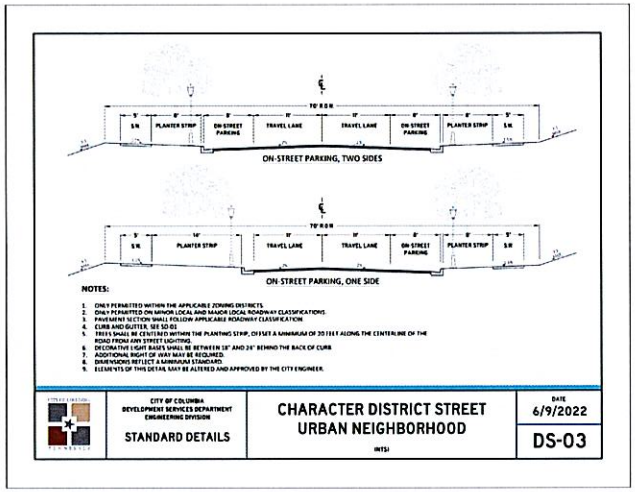
WATERFORD TOWNHOMES

COLUMBIA, TENNESSEE

REVISIONS No.	DATE

09/08/23 21022

C8.1
DETAILS



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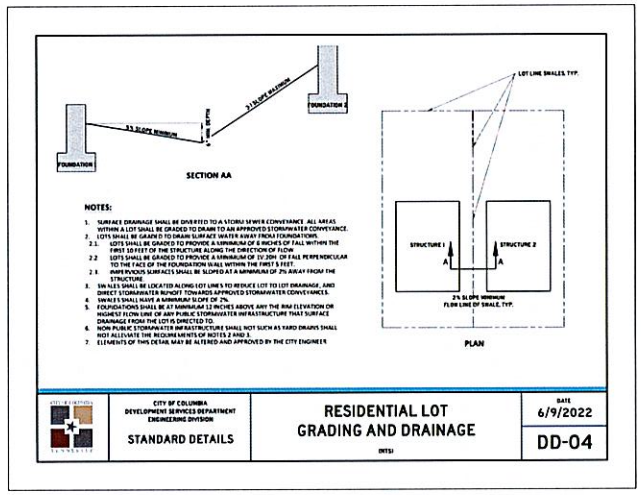
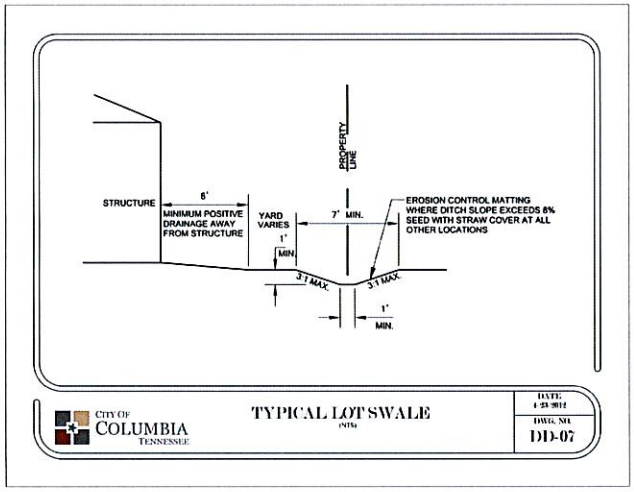
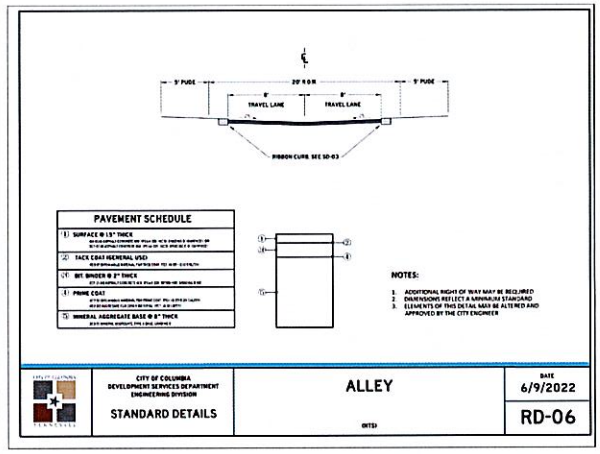


1 RESIDENTIAL LOT GRADING



4 TYPICAL LOT SWALE

3 RESERVED



2 MINOR LOCAL ROADWAY

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

WATERFORD TOWNHOMES
COLUMBIA, TENNESSEE

REVISIONS	
No.	DATE

09/08/23 21022

C8.2
DETAILS

OWNER AFFIDAVIT
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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

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

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

and located at:

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

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

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

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

Signature

3020 Stansberry Lane, Suite 202
Property Owner Mailing Address

Franklin, TN 37069
City, State, & Zip

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

Notary Public

My Commission Expires: 11-19-2025

PAIGE SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-19-2025

Zoho Sign Document ID: 33CAC7B8-9LX9FMTMZX86IYOWFWJAMK85YTPT0I3AHUILWSVURYI

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

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

ADDRESS/LOCATION	2643 Pulaski Hwy, Columbia, TN 38401		
	TAX MAP: 113	GROUP:	PARCEL: 80.47 & 80.51
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 55 townhome residential lots and 6 open spaces and dedicate right-of-way.		

DATE OF PRE-APPLICATION CONFERENCE	N/A	*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

Zoho Sign Document ID: 33CAC7B8-9LX9FMTMZX86IYOWFWJAMK85YTPT0I3AHUILWSVURYI

	Plats/PUDs: ❑ Project Name (include Sections & Phases) Hillcrest Village - Townhomes ❑ Total Number of Lots/Residential Units 55 ❑ Square Footage of Non-Residential Floor Space 0 ❑ Total acreage 6.949 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	Wilson & Associates, P.C. - Abigail Overstreet	PHONE	615-794-2275
ADDRESS	108 Beasley Dr, Franklin, TN 37064	EMAIL	aoverstreet@wilsonpc.com

PROPERTY OWNER NAME	Elias Jordon	PHONE	919-763-4630
ADDRESS	725 Cool Springs Blvd ste. 180 Franklin TN 37067	EMAIL	ejordon@mihomes.com

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

Abigail Overstreet	Abigail Overstreet	2/12/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Elias Jordon	Elias Jordon	Feb 12 2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

1754 Hampshire Pike Annexation & Rezoning

Project #:	24-0491	Location:	Tax Map 88 Parcel 071.01
Applicant:	Josh Rowland	Case Type(s):	Annexation & Rezoning
Staff Planner:	Austin Brass, AICP	Proposed Use:	Commercial/ Residential

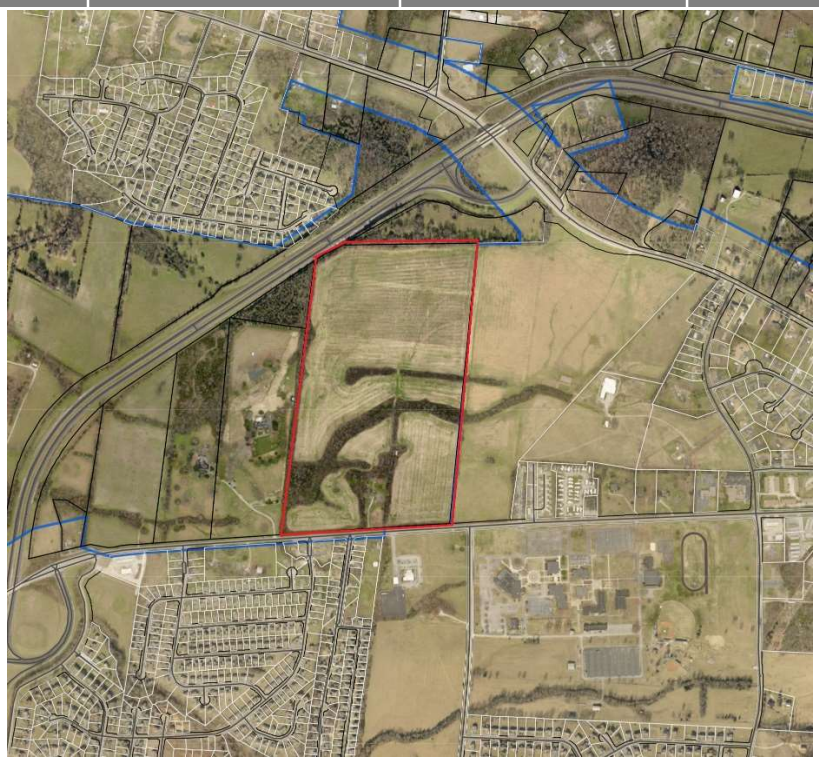
PROJECT SUMMARY

The applicant requests annexation with a plan of services for 104.01 acres on the north side of Hampshire Pike. With this annexation request, a zoning of CD-4C, CD-3, and Civic have been requested.

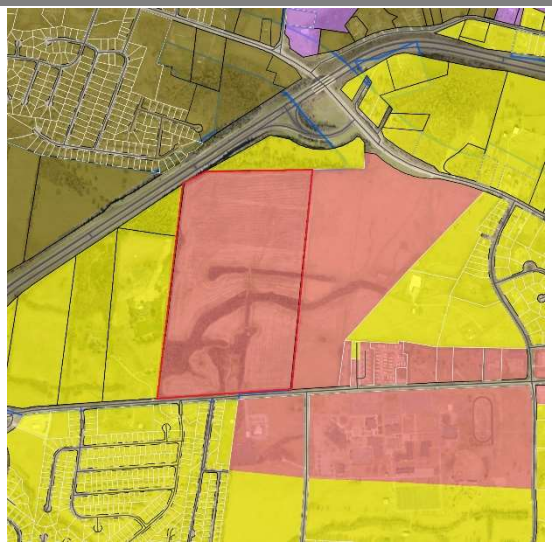
- The subject site is located in on the north side of Hampshire Pike adjacent to the city limits from the south and east of the subject site.
- The Development Review Committee (DRC) evaluated this application at it February 2025 meeting with comments associated with the request.
- A conditional water availability letter has been issued from CPWS noting its validity of 120 days from issuance. It was highlighted in the letter that current planning anticipates completion of water system improvements near the end of 2028.
- A concept plan indicates commercial uses within the first 400' of the property along Hampshire Pike as required for a CD-4C district enfronting arterial corridors.
- The proposed development is consistent with the future land use element of the comprehensive plan, *Connect Columbia* being City Center & Urban Village.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The Planning Commission is a **recommending body** to City Council for the annexation in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

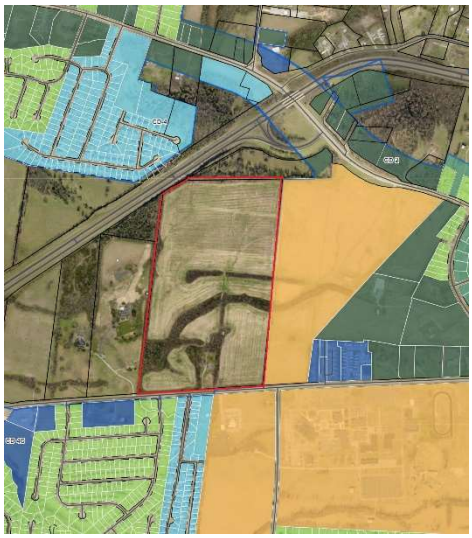
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Vacant	Commercial/ Residntial	+/- 104.01 acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	County	Vacant
North	Suburban Neighborhood	County	Vacant
South	Suburban Neighborhood/ City Center & Urban Village	CD-3/CD-4/Civic	Single-Family Residential
East	City Center & Urban Village	Civic	Vacant
West	Suburban Neighborhood	County	Single Family Residential

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning of CD-3, CD-4C & Civic is consistent with the future land use map of 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.

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.F.3** of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The concept plan indicates the required commercial uses within the first 400' of the development as required from Hampshire Pike for a CD-4C Character District. Within the center of the site, a Civic Zoning is introduced that implements the hillside and natural features element of Connect Columbia requiring a natural buffer within 200' of a stream bank as identified for the stie. The remaining sections of the parcel are proposed to be CD-3 Zoning that permits single-family homes at 4 density units per acre, and a CD4-C district that permits 24 units that allows for townhome residential uses.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its meeting in February 2025. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Engineering:** No comments
- **Planning** noted that the implementing Character district for Hillside and Natural Space protection is Civic. The applicant responded by establishing a Civic district over the required protection area in accordance with *Connect Columbia.* Furthermore, planning noted that access with the adjoining CPWS property to the east of the subject property will require joint agreements if a Development Plan for the subject site is created.
- **Fire Marshal:** Advisory note was made that structure over 150 ft off main roads will not meet the code. This was based off of the concept plan only and would be required to addressed at time of Site Development Plan.
- **Columbia Water** issued conditional water availability letter on January 2, 2025, and remains valid for 120 days. It was highlighted in the letter that current planning anticipates completion of water system improvements near the end of 2028.
- **Wastewater** noted that it has the available capacity to service the development; however, existing infrastructure improvements may be required to covey additional sanitary sewer flow from the development with a requirement of a contract with a third-party engineering consultant.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its February 2025 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.

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[1] 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.

SAMPE MOTIONS

Approve:

[1] **Rezoning**: A change in the district boundaries or district classifications of the Zoning map pursuant to Section 8.5.19. **For the purposes of the Ordinance, rezoning also includes the initial zoning of a property that occurs with annexation.**

Move to find, 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.4** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the request to annex with plan of services as presented, subject to technical comments and other conditions presented by planning staff.

Deny:

Move to recommend denial of the requested annexation with a plan of services and zoning 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.4** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

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

1754 Hampshire Pike

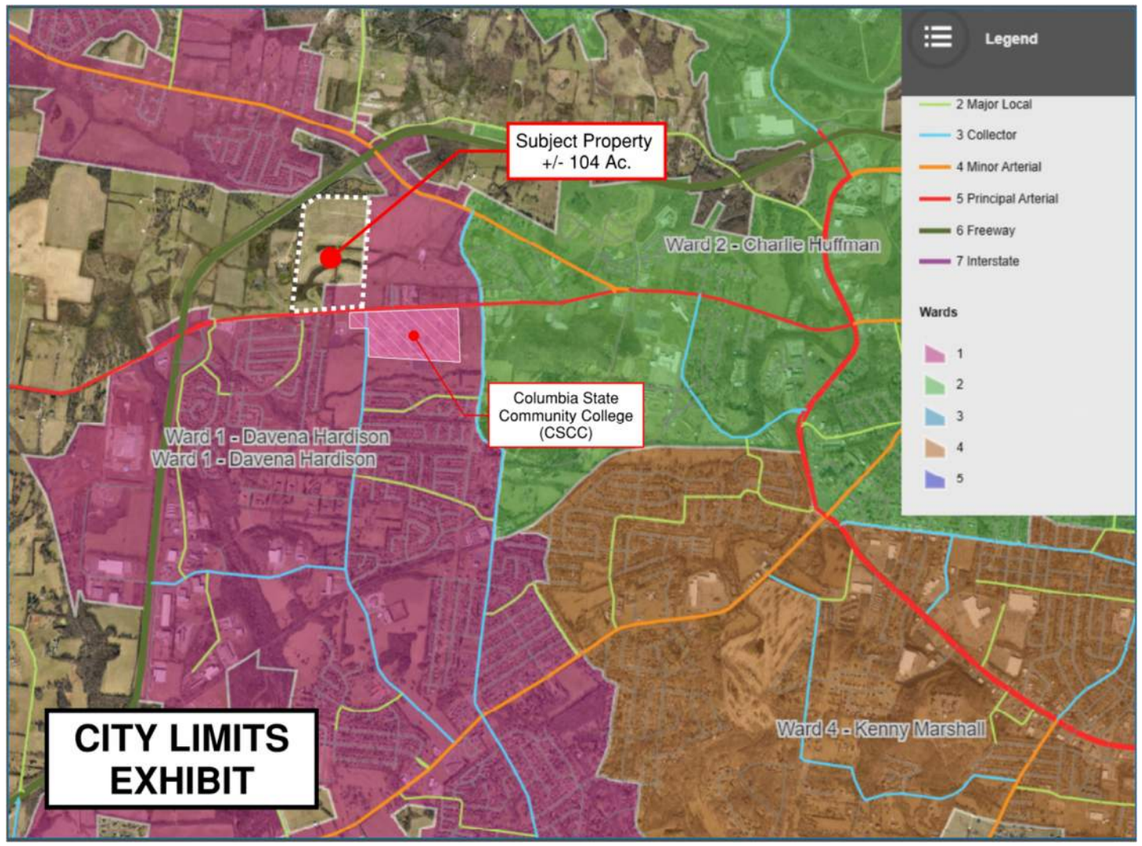
Annexation & Zoning Application for a Master Planned Mixed-Use Community

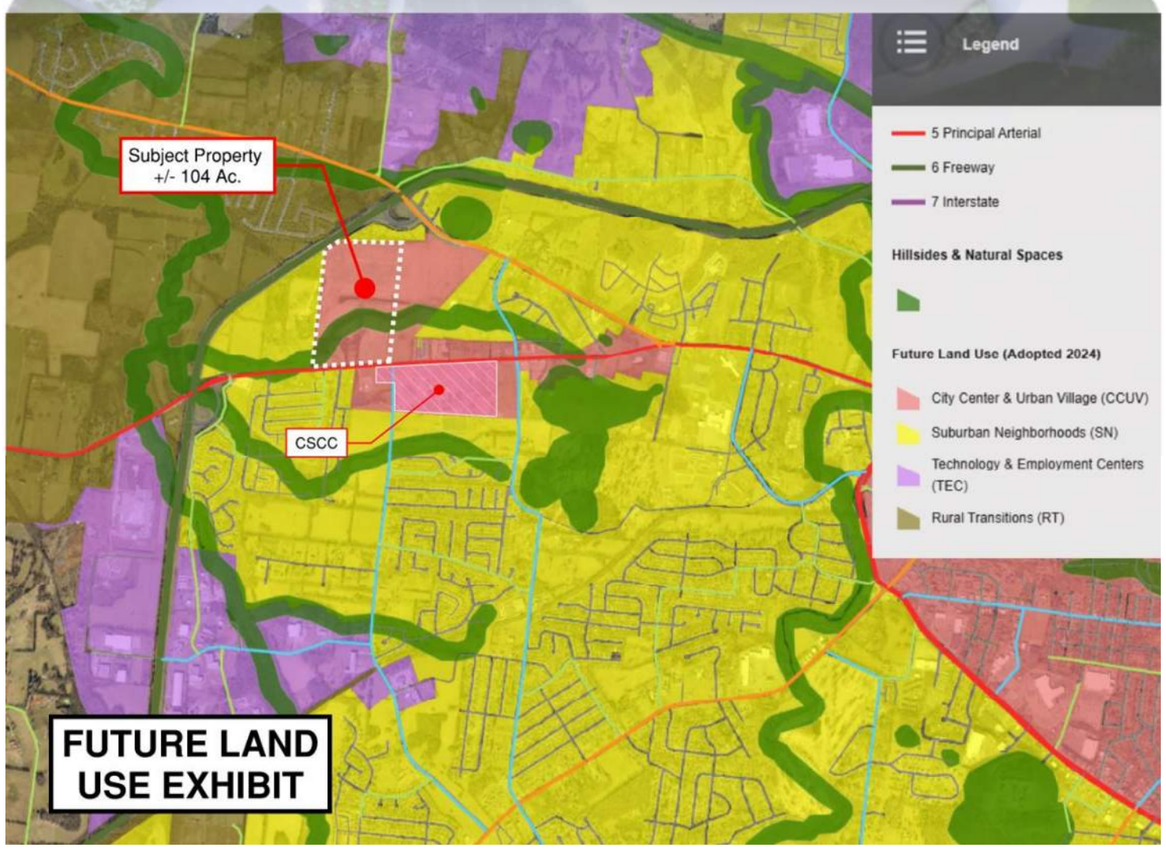
A Columnar Holdings Development

Kimley»Horn

Project Introduction

- Application to Annex and Zone 104 acres contiguous to current City Limits
- Proposing a mixed-use development with residential and commercial uses including **Main Street Retail** with a **Grocery Store Anchor**
- Future Land Use Plan designates the site as “City Center & Urban Village”
- Proposed **CD-3/CD-4C Zoning** and **Concept Plan** supported by **CCUV**

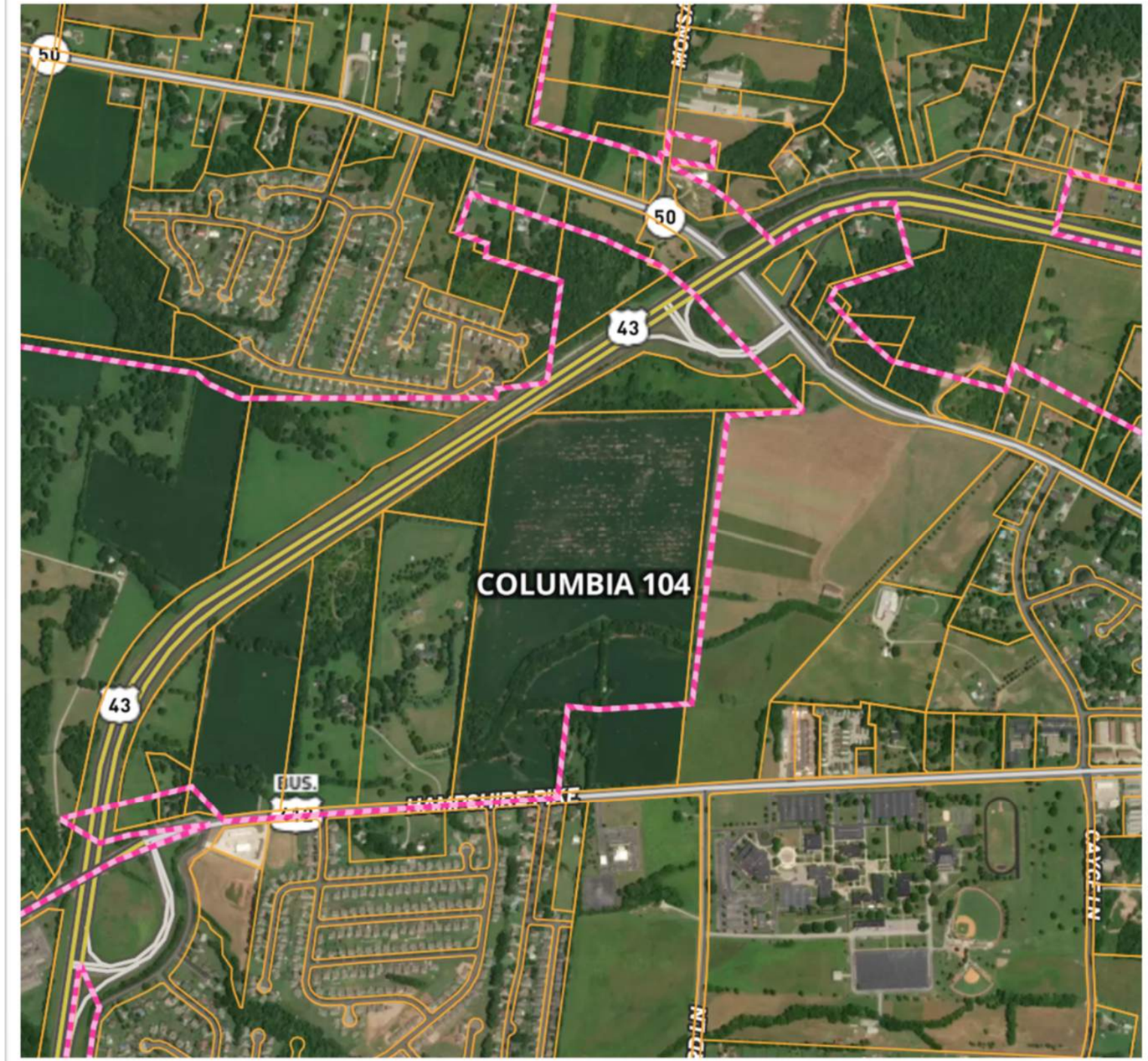




Logical Annexation Extension

- A small portion of the site is already within the city limits

- The site is surrounded on three sides by land within the existing city limits



Zoning & Master Plan

Proposed Zoning

- **Civic** – 22 ac., (Stream Buffer, Greenway, Parks, Amenities)
- **CD-3** – 17 ac., Density (du/ac): Proposed 3.5, Allowed 4.0
- **CD-4C** – 65 ac., Density (du/ac): Proposed 7.4, Allowed 24.0

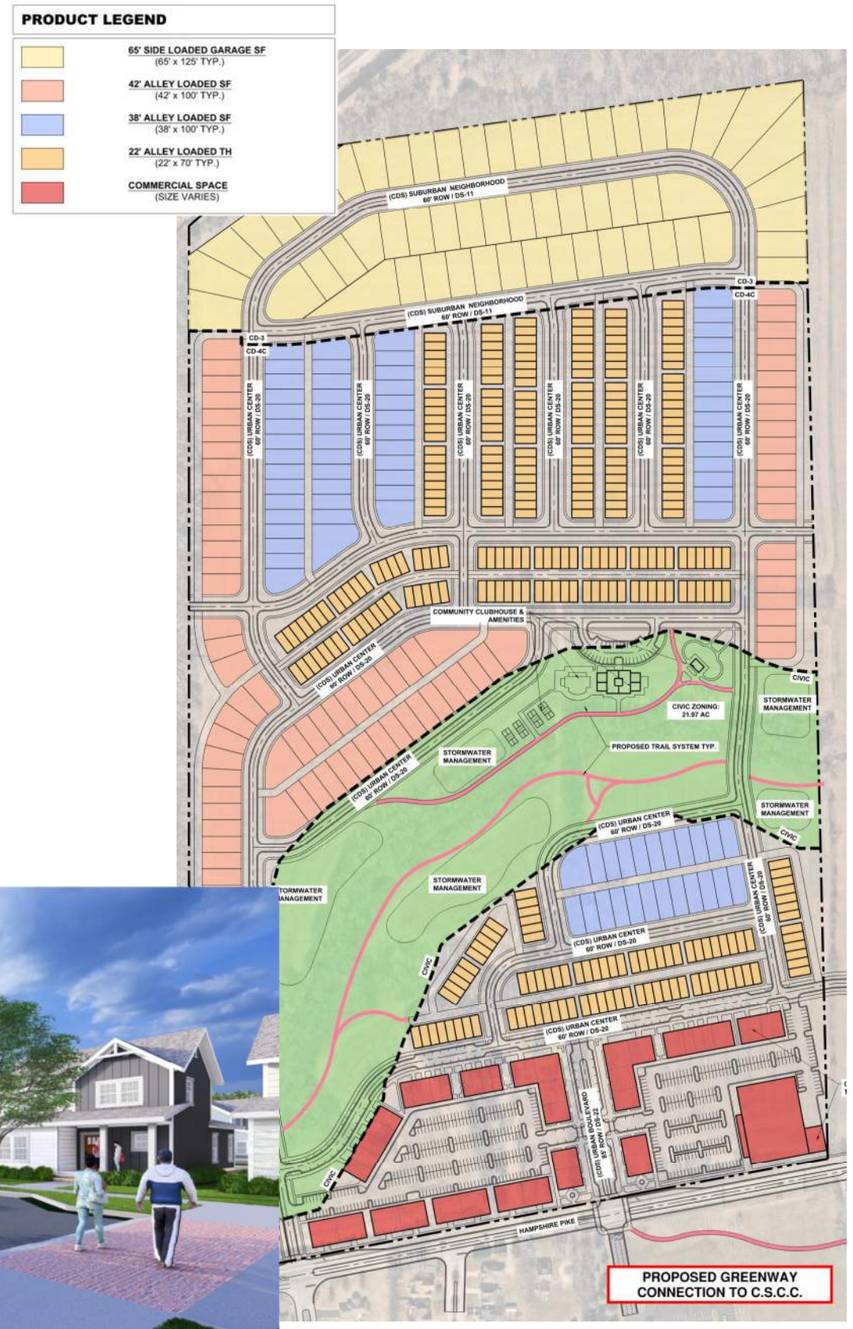
Mixed-Use Development Master Plan

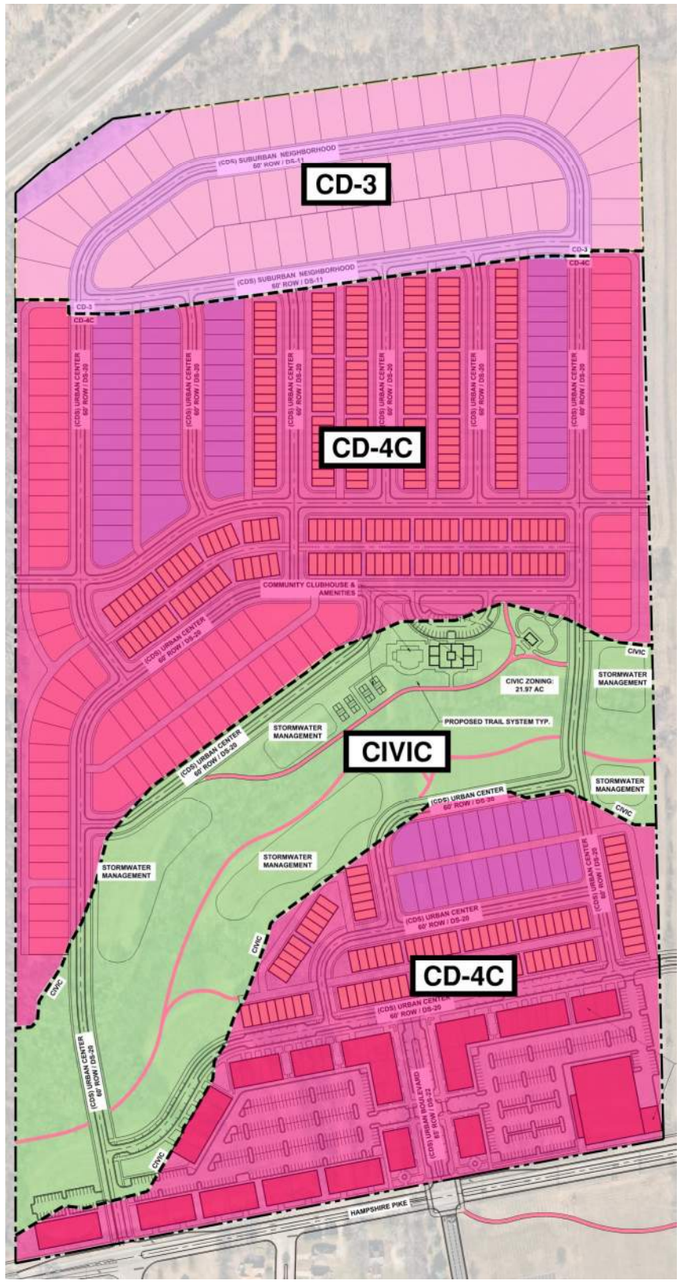
- Large recreational component with greenway trails, community amenity with clubhouse, resort pool, pickleball courts, and a playground.

- Development has coordinated with CSCC leadership to build a Greenway Trail connection for pedestrian access from the campus to the development town center

- Town Center with “Main Street” commercial uses including retail, restaurants, office, and a grocery store anchor tenant

- Residential uses including alley parked townhomes and single-family homes, and large lot homes towards the back

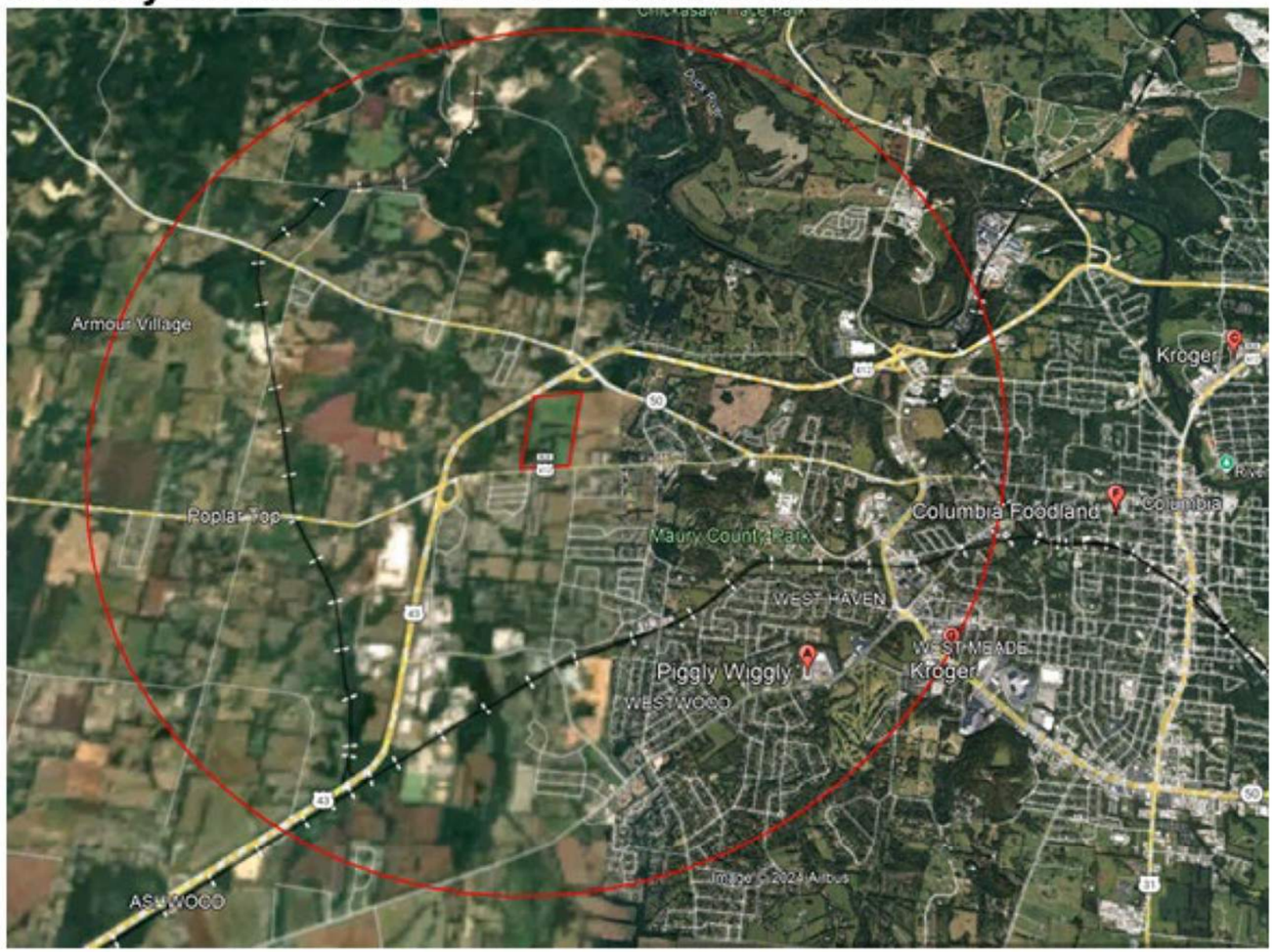




Master Plan Conceptual Renderings

PROXIMITY OF GROCERY STORES

Grocery Stores within 3-Mile Radius of the Site



- **Only Piggly Wiggly is within 3-mile radius of the site.**
- **Kroger 1 – 4-mile drive from the site**
- **Kroger 2 – 5-mile drive from the site**
- **Walmart Supercenter – 4.5-mile drive from the site**

- **Limited commercial services** exist for the current residents and future homes.
- The nearest grocery store is the Piggly Wiggly located over 3 miles from the development
- Where will the existing and future population of 23,088 shop on the west side of town?

Columbia 104 Aligns with Supply of Housing

- 11,575 unit supply or 3.9 year supply of new homes.
- Most of the housing supply does not segment/compete with Columbia 104's unique mixed-use community.
  - No multi-family and large lot single-family.

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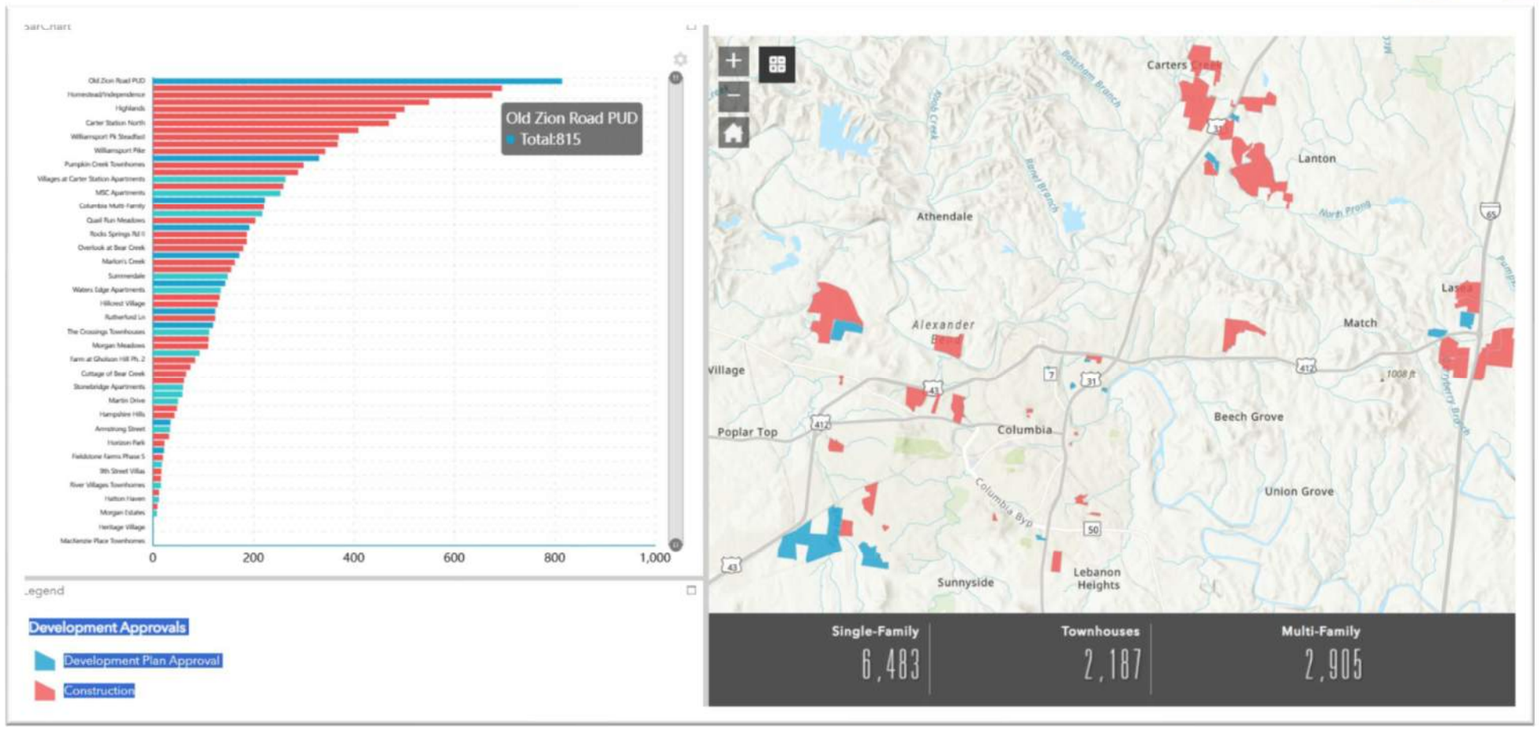

Housing Product Type	Plan Approval/Constructio
SFR Supply	6,483
Townhome Supply	2,187
Multi-Family Supply	2,905
Total Supply	**11,575**
2024 Total Permits	2,862
2025 Projected Permits	2,900
Years Supply	3.9

Source: City of Columbia Development Tracker and City of Columbia 2025 projected building permits

POLICY 8.5.19.F REZONE

f. Prior to zoning approval, “It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.”

CPWS Will Serve Letter:
“CPWS has evaluated the projected water demands for the proposed mixed-use development in the water system hydraulic model and **will be able to meet the anticipated water demands and fire flow requirements** after offsite system improvements are completed to bring larger-diameter water service mains to the project site.”

- CPWS does not state the project cannot be served and merely states it can be served once improvements are made just like sewer and roads.
- CPWS letter is consistent with policy 8.5.19.F. just like sewer, roads, other infrastructure.

ALL FACILITIES ARE CONDITIONAL AT ANNEXATION/REZONE STAGE

Facility improvements are determined after annexation/rezone but prior to prelim. Plat.:

- Traffic modeling/improvements
- Sewer modeling/improvements
- Water modeling/improvements

We know there is **“a”** solution to serve consistent with policy 8.5.19.f, but we do not know **“the”** solution at the annexation/zoning stage

Sewer is Conditional

"Columbia Wastewater Department has the available capacity to service the above-referenced development"

- Conditioned upon modeling/analysis of sewer upgrades to be determined prior to Preliminary Plat approval.
- Just like water, sewer upgrades will be required to serve the project and TBD after annexation/zoning, but prior to Preliminary Plat approval.

To determine the upgrades necessary to convey proposed sanitary sewer flow from the subject development, the developer will sign a Memorandum of Understanding with the Wastewater Department who will enter into contract with a third-party engineering consultant to study and analyze the existing sanitary sewer system, the study and analysis of which are required before Preliminary Plat. Based upon proposed development, the third-party engineering consultant will design necessary improvements to existing infrastructure according to said analysis, with the understanding that it is required of the developer to construct, test, film and implement the improvements prior to any Final Plat approval.

Traffic is Conditional

- We know traffic improvements will be required prior to the first home, but we don't know what specific improvements at the annexation/rezone stage.

- Traffic modeling to identify specific improvements comes after annexation/zoning.

Annexation/Rezoning

- Does not allow construction.
- Does not determine or identify specific infrastructure improvements to be completed.
- Allows the process to start to model traffic, sewer, water, and other facilities that will be required of the development.
- 2-year effort of planning and coming back to the Planning Commission with modeling results.
- Prudent to allow planning to proceed but not construction.
  - Master Planning concurrent with infrastructure planning
- $100 million plus investment into the City of Columbia takes time to plan, but the planning needs to start now.

Approximate Project Schedule and Water Improvements

- Quality Mixed-Use Master Plans Take Time to Entitlement, Design, and Construct.
- Annexation/Rezone decision today is for housing almost four years from now.
- Timing is aligned with CPWS timing to complete water improvements.

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	DRAFT Project Timing (SUBJECT TO CITY AND CPWS PROCESS/APPROVALS)	2025 Q1	2025 Q2	2025 Q3	2025 Q4	2026 Q1	2026 Q2	2026 Q3	2026 Q4	2027 Q1	2027 Q2	2027 Q3	2027 Q4	2028 Q1	2028 Q2	2028 Q3	2028 Q4
COLUMBIA 104 PROJECT																	
	Annexation, Rezone, & Non-Binding Concept Plan		■	■	■												
	Engineering /Construction Docs/ Dev Plans					■	■	■	■								
	Horizontal Construction Commences									■	■	■	■				
	Home Construction													■	■	■	
	Home Sales																■
CPWS WATER PLANT EXPANSION, WITHDRAW, & TRANSMISSION																	
	CPWS Design	■	■	■													
	Project Permitting/Approvals	■	■	■	■												
	Bond Issuance				■												
	Construction					■	■	■	■	■	■	■	■	■	■	■	

Water Improvements Require Future Growth to be Planned now

- The water bond is paid back through user fees and impact fees.
- Pressure on existing homeowners without growth.
- Growth should pay for growth, but the planning/approvals need to start now in order to ensure sufficient user and impact fee revenue in four years.
- Estimated Columbia 104 water fee revenue to help pay off bond:
  - $5,800,000 in impact fees*
  - $31,666/month in user fees*

*Current fees and rates in 2025 dollars

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Development planned concurrently with infrastructure and not sequentially.

Conclusions

1. CPWS letter is consistent with Policy 8.5.19.F stating ***"it* will be able to meet the anticipated water demands"** upon project upon improvements
    1. Just like sewer, roads, and other infrastructure that is conditional.
2. Annexation/rezone does not allow construction
3. Annexation/rezone does not determine specific infrastructure improvements to be completed.
4. Annexation/rezone allows the process to start to model specific infrastructure improvements e.g., roads, sewer, and water.
5. Project timing aligns with water supply timing.
6. Annexation/Rezone needs to start now services, bring needed supply online in 4 years.
7. The west side of town needs commercial services, and it will help reduce congestion in the core.
8. Proposed water bond is relying on the proposed project's fees and rates post 2028 to payoff the bond.
9. Financial shortfalls to support infrastructure being planned.
    1. Process master plans concurrently with infrastructure plans.

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1754 Hampshire Pike

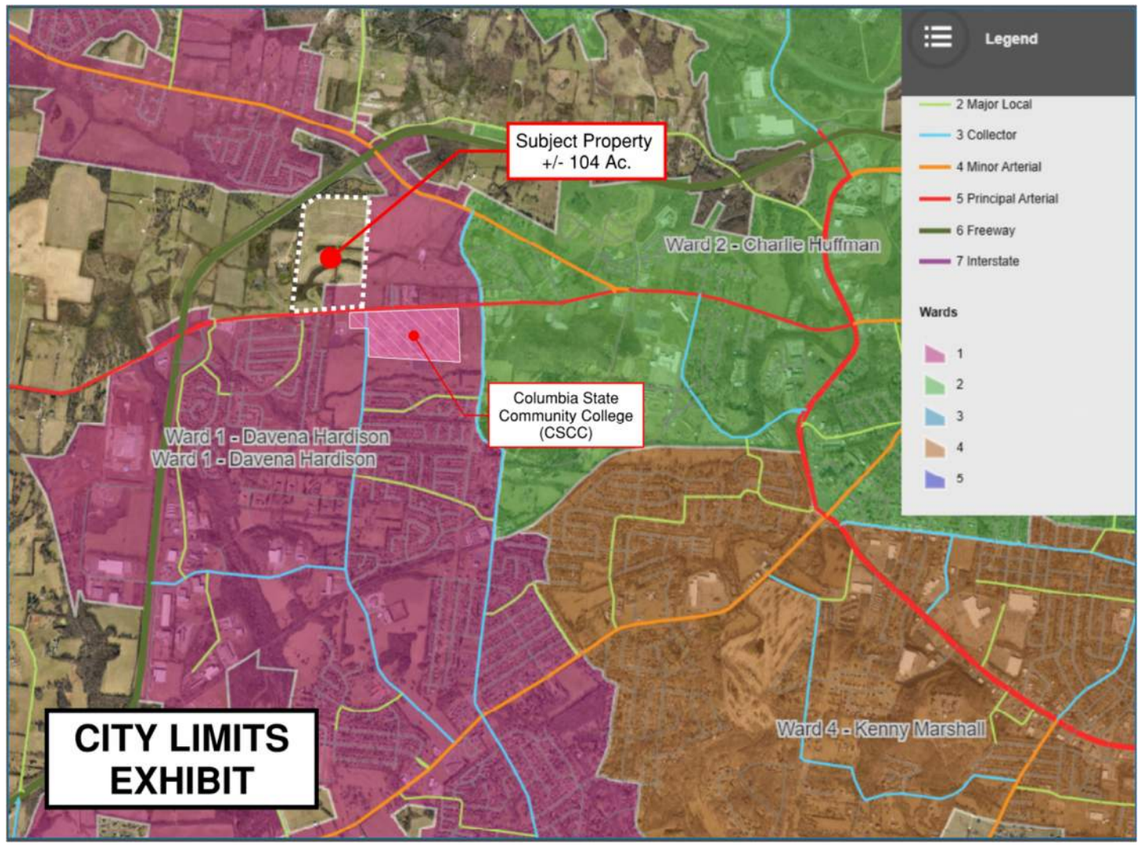
Annexation & Zoning Application for a Master Planned Mixed-Use Community

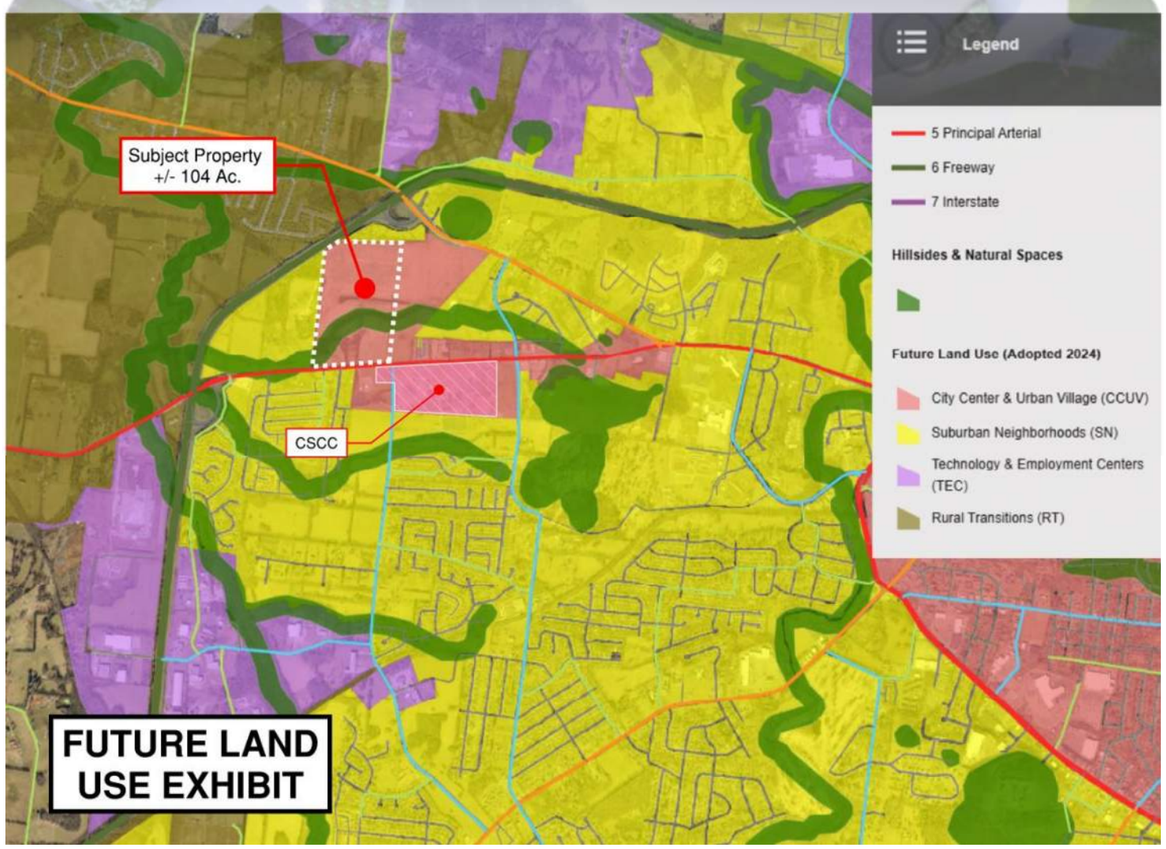
A Columnar Holdings Development

Kimley»Horn

Project Introduction

- Application to Annex and Zone 104 acres contiguous to current City Limits
- Proposing a mixed-use development with residential and commercial uses including **Main Street Retail** with a **Grocery Store Anchor**
- Future Land Use Plan designates the site as “City Center & Urban Village”
- Proposed **CD-3/CD-4C Zoning** and **Concept Plan** supported by **CCUV**





Logical Annexation Extension

- A small portion of the site is already within the city limits

- The site is surrounded on three sides by land within the existing city limits

Zoning & Master Plan

Proposed Zoning

- **Civic** – 22 ac., (Stream Buffer, Greenway, Parks, Amenities)
- **CD-3** – 17 ac., Density (du/ac): Proposed 3.5, Allowed 4.0
- **CD-4C** – 65 ac., Density (du/ac): Proposed 7.4, Allowed 24.0

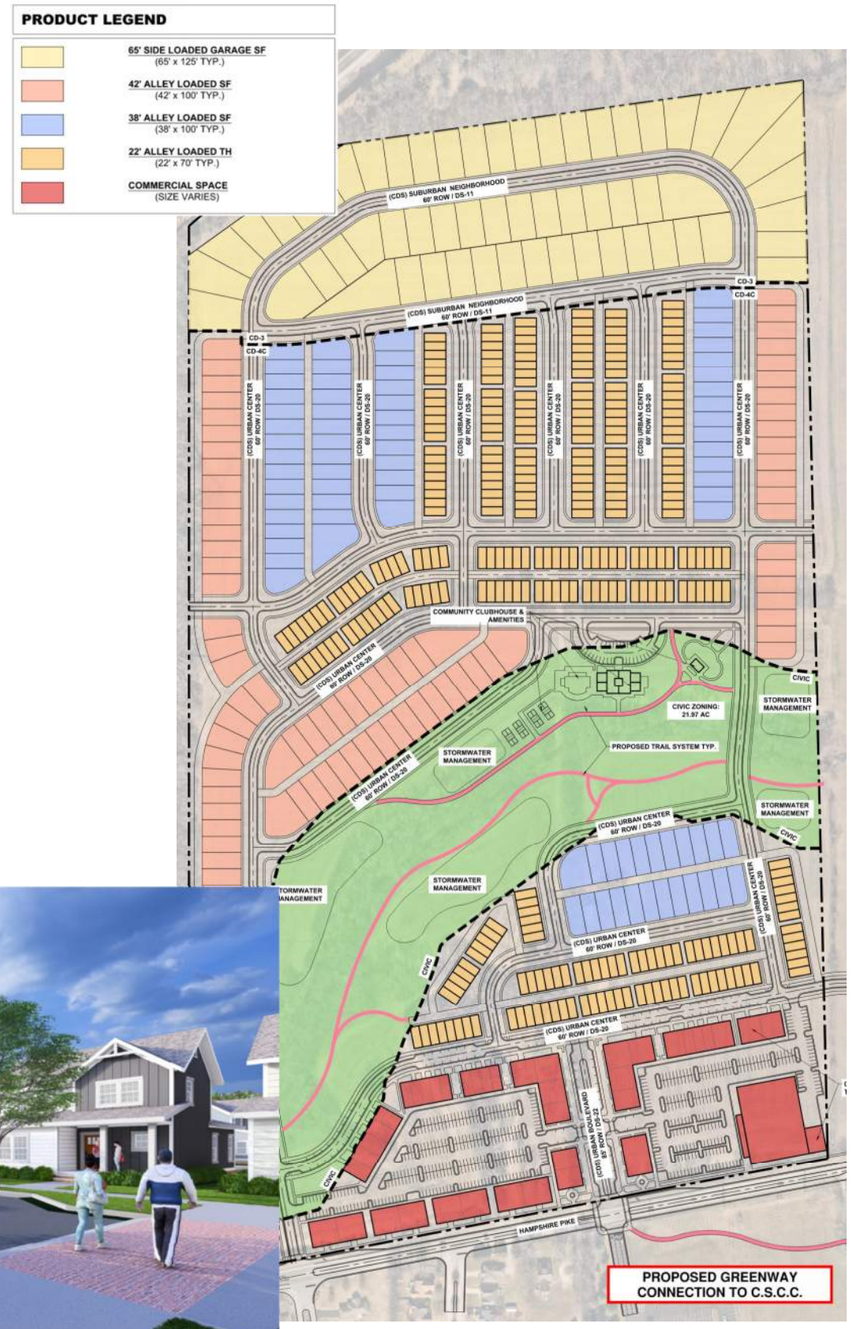
Mixed-Use Development Master Plan

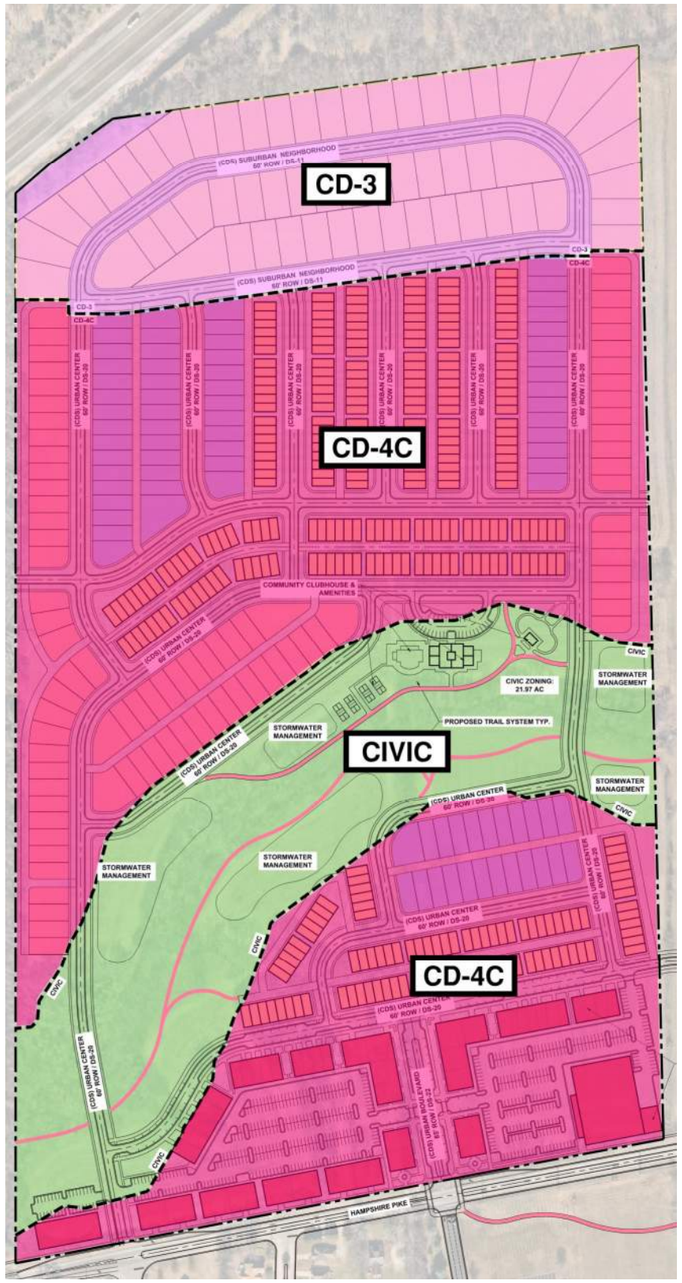
- Large recreational component with greenway trails, community amenity with clubhouse, resort pool, pickleball courts, and a playground.

- Development has coordinated with CSCC leadership to build a Greenway Trail connection for pedestrian access from the campus to the development town center

- Town Center with “Main Street” commercial uses including retail, restaurants, office, and a grocery store anchor tenant

- Residential uses including alley parked townhomes and single-family homes, and large lot homes towards the back





Master Plan Conceptual Renderings

Public Roadway Improvements to Hampshire Pike

IMPROVED HAMPSHIRE PIKE PERSPECTIVE

Kimley»Horn

Benefits of Development for Public Infrastructure

- Private development funds and constructs public improvements that provide safer vehicular and pedestrian infrastructure and beautifies the community

Benefits of Mixed-Use Development

- Access to neighborhood commercial services encourages local trips and reduces regional traffic congestion

EXISTING HAMPSHIRE PIKE PERSPECTIVE

Kimley»Horn

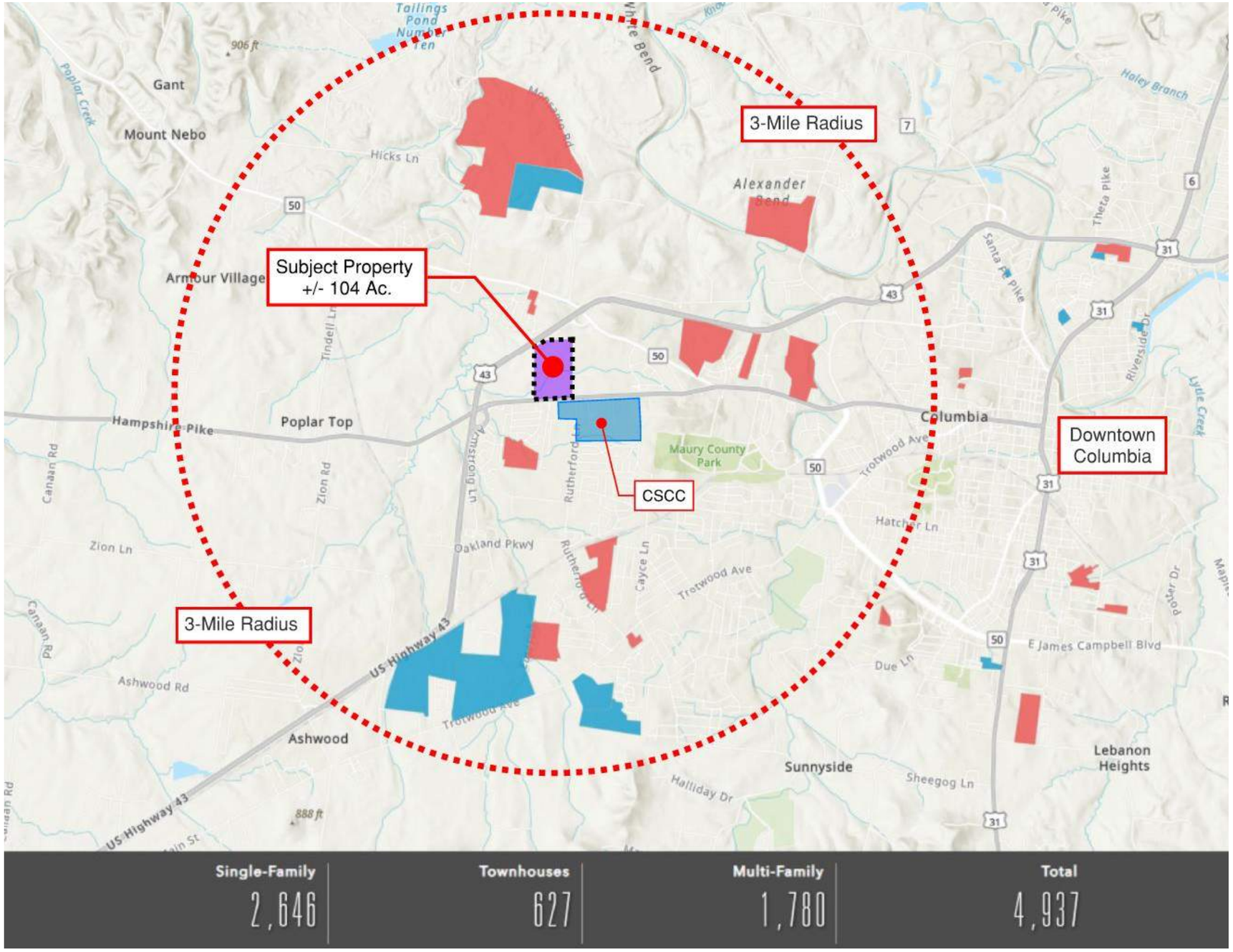
Regional Impacts

Community Statistics

- **13,624 residents** currently reside within a 3-mile radius of the proposed mixed-use development.
- **4,937 homes** approved and/or under construction within a 3-mile radius of the proposed mixed-use development increasing the **population to 23,088** with no planned shopping/services.

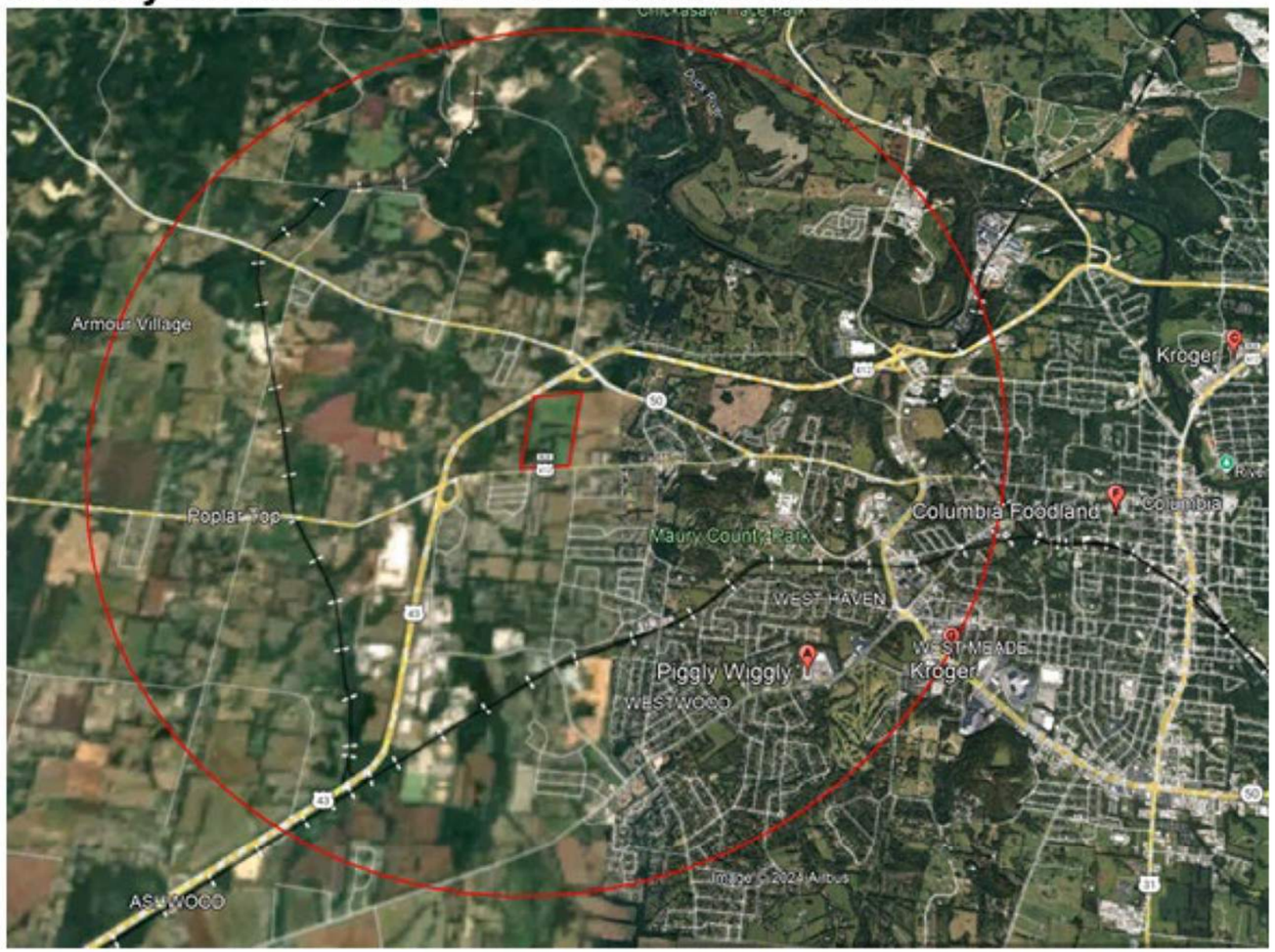
Mixed-use developments

- Promote shorter travel distances for residents
- Decrease reliance and wear-and-tear on external road networks
- Enhance the overall efficiency of the regional transportation system.



PROXIMITY OF GROCERY STORES

Grocery Stores within 3-Mile Radius of the Site



- **Only Piggly Wiggly is within 3-mile radius of the site.**
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- **Kroger 2 – 5-mile drive from the site**
- **Walmart Supercenter – 4.5-mile drive from the site**

- **Limited commercial services** exist for the current residents and future homes.
- The nearest grocery store is the Piggly Wiggly located over 3 miles from the development
- Where will the existing and future population of 23,088 shop on the west side of town?

Preliminary Traffic Analysis

Replica Cell Phone Traffic Modeling Data Concluded:

- “Decentralizing commercial land uses can significantly reduce traffic congestion by distributing travel demand more evenly across a city”

- “Mixed-use developments like this promote shorter travel distances for residents, decrease reliance on external road networks, and enhance the overall efficiency of the transportation system.”

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Overview

By The Numbers

40+
Developments in Seven States

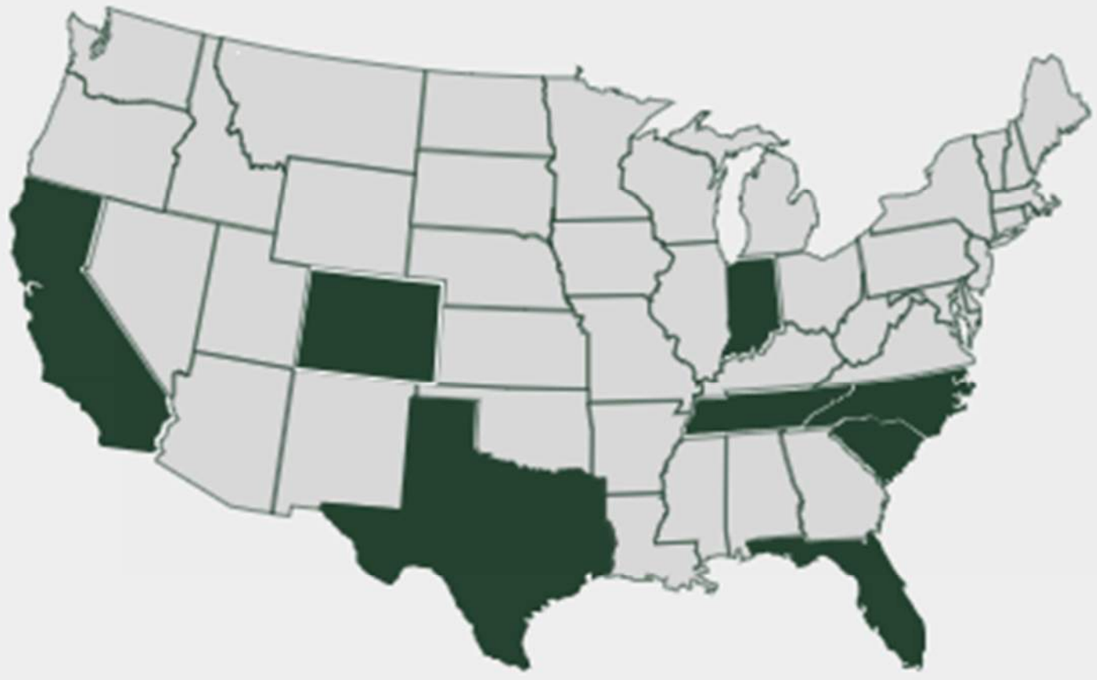
7 Million SF
Commercial & Industrial in Development

13,300
Residential Units Entitled & Developed

Areas of Expertise

- Entitlements
- Residential
- Multifamily
- Industrial
- Retail
- Office

Active Development Sites



Vertical Integration

Companies

COLUMNAR LAND

COLUMNAR COMMERCIAL

ROCKWELL HOMES

Columnar is a vertically integrated real estate investment and development company with the capability in house to take a piece of land from greenfield through vertical construction. The team has experience across multiple product types including Residential, Mixed-Use, Multifamily, Industrial, Medical & Professional Office and Retail.

Why does CLQ land and Columnar want to invest in Columbia?

- Pro-business city.
- City has designated the site for future growth; inside UGB.
- City future land use designation: “City Center Urban Village” (CCUV).
- Zoning Ordinance: Forward thinking mixed-use traditional neighborhood development .
- Demographics and location support strong commercial need
    - Existing population of 13,624 and planned population of 23,088 within 3-mile radius.
    - Limited services on the west side of town for a large population and community college.
- Synergies with Columbia State Community College.
- We can deliver a unique mix-use community and not just another residential only development.
- Project timing lines up with water Improvements.
- Limited housing supply when this project comes online in four years.

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Approximate Project Schedule and Water Improvements

- Quality Mixed-Use Master Plans Take Time to Entitlement, Design, and Construct.

- Annexation/Rezone decision today is for housing almost four years from now.

- Annexation/Rezone does not give water rights, does not allow development, and only starts the long process to bring housing online in four years.

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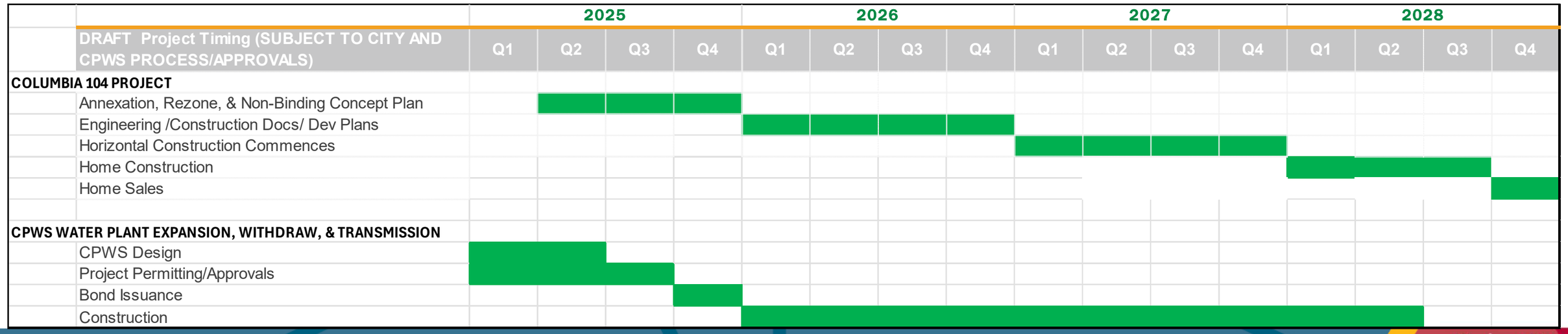
- Timing is aligned with CPWS timing to complete water improvements.



Water Improvements Require Future Growth to be Planned Now

- Water bond to pay for water infrastructure upgrades to ensure sufficient water supply.
- The water bond is paid back through user fees and impact fees.
- If there is not sufficient growth to pay off the bond with user fees and impacts fees, then there is more pressure on existing homeowners to pay the bond via increased user rates.
- Growth should pay for growth, but the planning/approvals need to start now in order to ensure sufficient user and impact fee revenue in four years.
- Estimated Columbia 104 water fee revenue to help pay off bond:
  - $5,800,000 in impact fees*
  - $31,666/month in user fees*

*Current fees and rates in 2025 dollars

COLUMNAR

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Columbia 104 Aligns with Supply of Housing

- 11,575 unit supply or 3.9 year supply of new homes.
- Most of the housing supply does not segment/compete with Columbia 104's unique mixed-use community.
- No multi-family and large lot single-family.

COLUMNAR

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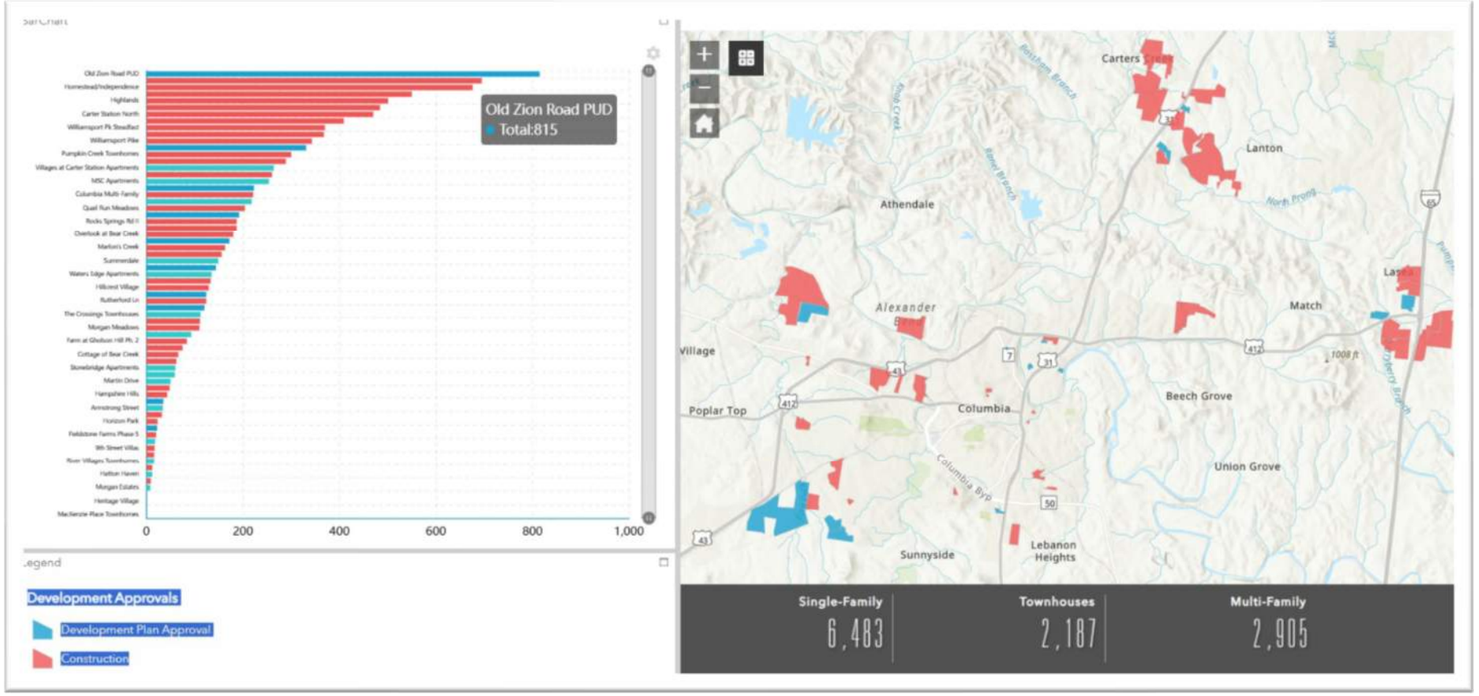

Housing Product Type	Plan Approval/Constructio
SFR Supply	6,483
Townhome Supply	2,187
Multi-Family Supply	2,905
Total Supply	**11,575**
2024 Total Permits	2,862
2025 Projected Permits	2,900
Years Supply	3.9

Source: City of Columbia Development Tracker and City of Columbia 2025 projected building permits

Conclusions

1. 100% Consistent with UGB, Future Land Use Plan and Zoning Ordinance.
2. Unique mixed-use master plan; not a residential only development.
3. Fulfills housing needs in four years once the current 3.9 supply runs out.
4. Proposed project does not compete/segment with the majority of housing supply.
5. Commercial sales tax revenue and financial contributor to the city. 29% of city revenue on 2024 came from sales tax.
6. Project timing aligns with water supply timing.
7. Proposed water bond is relying on the proposed project's fees and rates post 2028 to pay off the bond.
8. Annexation/Rezone needs to start now services, bring needed supply online in 4 years.
9. The west side of town needs commercial services, and it will help reduce congestion in the core.

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DEVELOPMENT SUMMARY

PROPOSED PRODUCT

65' SIDE-LOADED GARAGE SF:	58 DU
42' ALLEY LOADED SF:	85 DU
38' ALLEY LOADED SF:	79 DU
22' TOWN HOME SFA:	317 DU
TOTAL:	539 DU

TYPICAL LOT SIZE

65' SIDE-LOADED GARAGE SF: (65' x 125' TYP.)	7,800 SF
42' ALLEY LOADED SF: (42' x 100' TYP.)	4,200 SF
38' ALLEY LOADED SF: (38' x 100' TYP.)	3,800 SF
22' ALLEY LOADED TH: (22' x 70' TYP.)	1,540 SF

TYPICAL SETBACKS

CD-3	
FRONT:	25'
SIDE:	8'
SIDE STREET:	12'
REAR:	25'
CD-4C	
FRONT:	10'
SIDE:	6'
SIDE STREET:	10'
REAR:	5'

COMMERCIAL PARCEL

GROCER GLA:	32,925 SF
PARKING REQUIRED:	165 SPACES (1 PER 200 SF)
PARKING PROVIDED:	165 SPACES
COMMERCIAL GLA:	137,150 SF
PARKING REQUIRED:	275 SPACES (1 PER 500 SF)
PARKING PROVIDED:	405 SPACES

FRONTAGE REQUIREMENTS

REQUIRED RESIDENTIAL FRONTAGE:	85% MAX
REQUIRED COMMERCIAL FRONTAGE:	15% MAX
RESIDENTIAL FRONTAGE:	
65' SIDE LOADED GARAGE SF:	2,852 LF
42' ALLEY LOADED SF:	2,550 LF
38' ALLEY LOADED SF:	2,106 LF
22' ALLEY LOADED TH:	7,018 LF
TOTAL RESIDENTIAL FRONTAGE:	14,526 LF
COMMERCIAL FRONTAGE:	
PROPOSED COMMERCIAL FRONTAGE:	2,565 LF
REQUIRED COMMERCIAL FRONTAGE: (15% OF TOTAL FRONTAGE)	2,564 LF

PRODUCT LEGEND

- **65' SIDE LOADED GARAGE SF** (65' x 125' TYP.)
- **42' ALLEY LOADED SF** (42' x 100' TYP.)
- **38' ALLEY LOADED SF** (38' x 100' TYP.)
- **22' ALLEY LOADED TH** (22' x 70' TYP.)
- **COMMERCIAL SPACE** (SIZE VARIES)

(CDS) SUBURBAN NEIGHBORHOOD 60' ROW / DS-11
(CDS) SUBURBAN NEIGHBORHOOD 60' ROW / DS-11
CD-3
CD-4C
CD-3
CD-4C
(CDS) URBAN CENTER 60' ROW / DS-20
COMMUNITY CLUBHOUSE & AMENITIES
(CDS) URBAN CENTER 60' ROW / DS-20
CIVIC
STORMWATER MANAGEMENT
CIVIC ZONING: 21.97 AC
PROPOSED TRAIL SYSTEM TYP.
(CDS) URBAN CENTER 60' ROW / DS-20
STORMWATER MANAGEMENT
CIVIC
STORMWATER MANAGEMENT
STORMWATER MANAGEMENT
(CDS) URBAN CENTER 60' ROW / DS-20
(CDS) URBAN CENTER 60' ROW / DS-20
CIVIC
(CDS) URBAN CENTER 60' ROW / DS-20
(CDS) URBAN CENTER 60' ROW / DS-20
CIVIC
(CDS) URBAN CENTER 60' ROW / DS-20
(CDS) URBAN BOULEVARD 85' ROW / DS-22
COMMERCIAL BUILDING TYP.
HAMPSHIRE PIKE

Kimley»Horn

COLUMNAR HOLDINGS - HAMPSHIRE PIKE DEVELOPMENT, COLUMBIA, TN

CONCEPTUAL LAND USE PLAN

NORTH

MARCH 6, 2025

0 50 100 200 300

REQUESTING REZONING FROM MAURY COUNTY ZONING / AGRICULTURAL USE TO CD-3C AND CD-4C TO MATCH ADJACENT ZONING

COLUMBIA CITY LIMITS

SUBJECT PARCEL
CD-3

SUBJECT PARCEL
CD-4C

SUBJECT PARCEL
CIVIC

SUBJECT PARCEL
CD-4C

MUNIC OR CIVIC

MUNIC OR CIVIC

CD-3

CD-4C

CD-3

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Kimley»Horn

1754 HAMPSHIRE PIKE DEVELOPMENT

REZONING EXHIBIT
December 9, 2024

0 100 200 400 600

NORTH

Kimley»Horn

Staff Comment Response Letter

To:	City of Columbia Review Staff
From:	Spencer Sanders
	Kimley-Horn and Associates, Inc.
Date:	March 11, 2025
Subject:	1754 Hampshire Pike Annexation with Rezoning (24-0491)

Please see the below responses to comments on the 1754 Hampshire Pike Annexation with Rezoning submittal provided to Kimley-Horn on Thursday, February 13, 2025. The original comments are listed below with our responses listed in Red.

Planning

- Please provide legal description for each portion of property per zoning district. *(Application)*
  Legal descriptions of each portion of the property per zoning district provided

- Note that Water Availability Letter has an expiration date of 1-2-26 and it conditional only. *(Utilities)*
  Noted

- Provide notation on concept regarding Hillsides and Natural Spaces Requirement. The implementing districts are Civic for this hillside and natural protection zone and the overall City Center & Urban Village Future Land Use. Please indicate this Civic Zoning over the required natural spaces area. Update application for requested Zone and any additional concept plans submitted. *(Comprehensive Plan)*
  Civic Zoning added over the required natural spaces area

- Concept Plan indicates access with adjoining CPWS property to the east of the subject property. Agreement will be needed with property owner (CPWS) at time of development plan review. *(Access and Circulation)*
  Noted

Fire

- Advisory note: Alleys are not designed for fire apparatus use, all structures that are over 150 feet off the main roads will not meet code.

New roads added behind alley loaded lots so none are more than 150 ft from roads.

Wastewater

- The availability letter uploaded to the site is expired and not the same availability letter addressed to Josh Rowland dated 11/15/2024. Columbia Wastewater has no comments besides what is stated in the availability letter concerning capacity: This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Improvements to existing infrastructure may be necessary to satisfactorily convey the additional sanitary sewer flow from the proposed subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time. To determine the upgrades necessary to convey proposed sanitary sewer flow from the subject development, the developer will sign a Memorandum of Understanding with the Wastewater Department who will enter into contract with a third-party engineering consultant to study and analyze the existing sanitary sewer system, the study and analysis of which are required before Preliminary Plat. Based upon proposed development, the third-party engineering consultant will design necessary improvements to existing infrastructure according to said analysis, with the understanding that it is required of the developer to construct, test, film and implement the improvements prior to any Final Plat approval.
  Noted

Columbia Power

- 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 challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.
  Noted

- CPWS Plan to Serve.
  Noted

Engineering

- No comments on annexation and rezoning.
  Noted

Maury County Schools

- Baker Elementary School, Whitthorne Middle, Central High School. 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.
  Noted

Public Works

- For 313 townhomes, we recommend a minimum of eight 8-yard dumpsters with three times 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 Plan of Services and City of Columbia Dumpster Guidelines & Accessibility Requirements.
  Noted

- Garbage Collection - Single family homes will receive the following City of Columbia sanitation services:
  - Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.
  - Multi-family apartments and townhomes will receive the following services if utilizing City of Columbia sanitation services:
    - The Sanitation Department will provide dumpster collection. For the 313 townhomes, we recommend a minimum of eight (8) 8-yard dumpsters serviced 3 times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Private sanitation services, including dumpsters, compactors, individual receptacles or valet service, are an option for multi-family apartments and townhomes (or High Density Residential). Individual trash receptacles will not be provided by the City of Columbia to multi-family apartment or townhome residents.

  Noted

- Streets and Drainage - Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be maintained by Public Works. Services will include:
  - Street sweeping
  - Catch basin cleaning
  - Street and curb repair
  - Snow removal
  - Drainage maintenance
  - Sidewalk repair

  Noted

- Signage - Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

  Noted

- DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
  - DUMPSTER AND COMPACTOR STANDARDS
  - GENERAL
    - All requirements for collection and accessibility to containers apply, regardless of whether
      collection is public or private.
  - GUIDELINES FOR DUMPSTERS
    - The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.
  - DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
    5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
    6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
    7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.

8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

- ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
  1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
  2. The collection truck shall not be required to back-up for no more than 200 feet.
  3. No backing into or across a public right-of-way.
  4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
  5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
  6. Gates must be unlocked and open for collection

Noted

ATT

- ATT INTENDS TO SERVE
  Noted

City Attorney

- No comment provided.
  Noted

Atmos Energy

- No comments provided.
  Noted

Maury County Highway Dept.

- No comments.
  Noted

Maury County E911

- No comments provided.
  Noted

Police

- No comments provided.
  Noted

Building

- No comments.
  Noted

Duck River Electric Membership Corp

- No comments.
  Noted

Columbia Water

- A water availability letter was issued on January 2, 2025, 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.
  Noted

PLAN OF SERVICES

FOR ANNEXATION & REZONING
1754 Hampshire Pike PROPERTY
+/-104.01 ACRES,
BEING
TAX MAP 088 PARCEL 071.01

(24-0491)

A. Water

"The project is within Columbia Power and Water's service area. The availability of capacity to serve will be 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." The development of the property will be subject to limited capacity, until additional water facility improvements have been made.

B. Sewer

All sewer improvements including but not limited to off-site improvements, on-site improvements, and pump station and equipment installation shall be completed and functioning to the satisfaction of the Director of the Wastewater Department prior to the filing of any Final Plat with the City of Columbia Municipal Planning Commission, unless specific approval is granted by the Director and a surety of sufficient amount is provided. Note: Pump stations will require a building permit and all other required permits from additional entities. All inspections must be completed and certificates of completion granted before Council Agenda Deadline. Please contact the Wastewater Department for standard design details and equipment.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

1. The City of Columbia Fire & Rescue Department provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) Class 1 rating.

   Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

Infrastructure:

The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

Water:

Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

Roadway and Bridges: Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or

your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

Damage Free Home/Facility Access: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and/or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

Emergency Response to Your Location: The proposed annex will be located on the Property at 1754 Hampshire Pike in Columbia, Tennessee. This location is approximately 2.4 from Fire Station #4 located at 5040Trotwood Ave., 2.6 miles from Columbia Fire Station #2 located at 711 Lion Parkway, 4.3 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

Medical Emergency Response: Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #4 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 3.50 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #2 or Fire Station #4 could send an additional unit and arrive on-scene within 4.00 minutes of your 911 call.

Fire Incident Response: Columbia Fire & Rescue recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinkles in future homes. Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 3.50 minutes, the second fire apparatus should be on-scene within 4.00 minutes, and the third/fourth apparatus should be on-scene within 6.50 minutes. Columbia Fire & Rescue also has an automatic aid agreement and you would also receive a response from Mount Pleasant Fire Department with-in 7.00 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating an interior

fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 4.00 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned CD-3 (Neighborhood Character District), Civic And CD-4C (General Urban Corridor Character District) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street repair and snow removal drainage maintenance, and sidewalk repair.

2. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

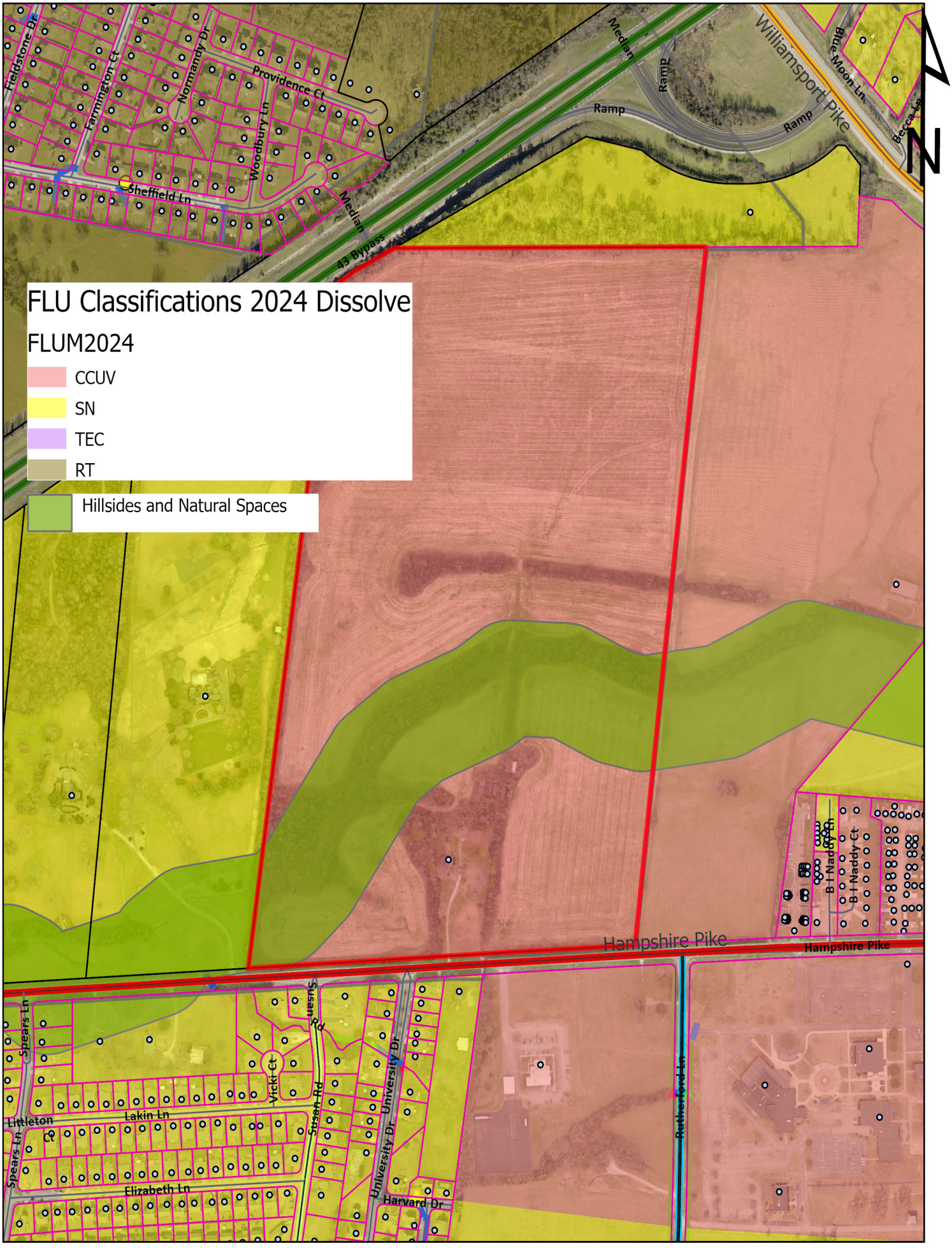
Single family homes will receive City of Columbia trashcan service.
Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

I. Power

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

J. Schools

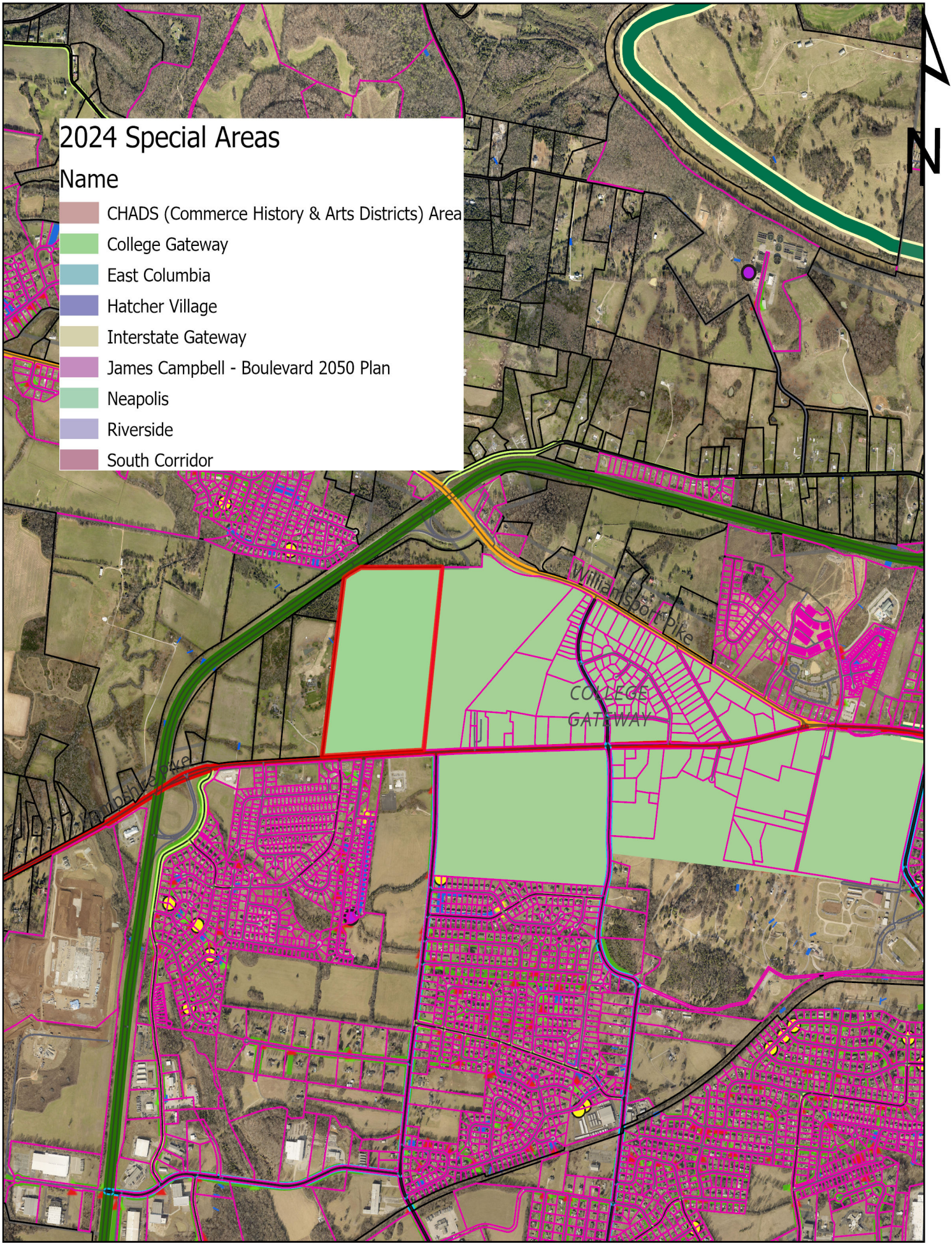
This property falls under the jurisdiction of Maury County Public School System.
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.



24-0491
1754 Hampshire Pike

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

CITY OF COLUMBIA
TENNESSEE



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CITY OF COLUMBIA

24-0491
1754 Hampshire Pike

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Columbia, TN 38401
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CITY OF COLUMBIA

Legal Description
1754 Hampshire Pike Phase CD-4C

BEING A PART OF A TRACT OF LAND IDENTIFIED AS MAURY COUNTY PARCEL NUMBER 088 071.01 OWNED BY SARAH JOYCE REINERT C/O MICHAEL REINERT AS EVIDENCED IN BOOK 765-PAGE 758 R.O.M.C. TN. LOCATED AT 1754 HAMPSHIRE PIKE AND MORE PARTICURLARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin found in the southwest corner of the parent tract, said iron pin lying in the north margin of Hampshire Pike and in common with parcel 088 070.04;

Beginning point having coordinates of **N:469584.00**, **E:1638325.37**;

thence with a bearing of **N 07°39'57" E** a distance of **2019.44** feet to a point, passing through a angle iron at distance 2014.04, said angle iron is located in a common corner with parcels 088 070.04 and 088 070.09;

thence with a bearing of **N 07°39'57" E** a distance of **396.16** feet to a point in the northwest corner of Phase CD-4C;

thence along the common line of Phase CD-4C and Phase CD-3 with a bearing of **S 82°20'03" E** a distance of **133.06** feet to a point;

thence with a bearing of **S 07°39'57" W** a distance of **35.04** feet to a point;

thence with a bearing of **S 82°20'03" E** a distance of **97.11** feet to a point;

thence with a curve to the left with a chord bearing of **S 86°16'30" E** a chord distance of **72.17**, a delta angle of **07°52'55",** with a radius of **525.04** feet and an arc length of **72.23** feet to a point;

thence with a bearing of **N 89°47'02" E** a distance of **987.98** feet to a point;

thence with a curve to the right with a chord bearing of **S 86°16'30" E** a chord distance of **65.29**, a delta angle of **07°52'55",** with a radius of **474.97** feet and an arc length of **65.34** feet to a point;

thence with a bearing of **S 82°19'33" E** a distance of **97.11** feet to a point;

thence with a bearing of **N 07°39'57" E** a distance of **12.54** feet to a point;

thence with a bearing of **S 82°20'03" E** a distance of **129.10** feet to a point in the northeast corner of Phase CD-4C;

thence with a bearing of **S 06°20'18" W** a distance of **2229.82** feet to a concrete monument in the southeast corner of the parent tract, said monument being in the north margin of Hampshire Pike;

thence with a bearing of **S 87°10'21" W** a distance of **473.45** feet to a point;

thence with a bearing of **S 86°47'16" W** a distance of **990.42** feet to a point;

thence with a bearing of **S 86°47'44" W** a distance of **189.06** feet to the point of beginning;

containing 3,683,274.18 square feet or **84.55** acres

Legal Description
1754 Hampshire Pike Phase CD-3

BEING A PART OF A TRACT OF LAND IDENTIFIED AS MAURY COUNTY PARCEL NUMBER 088 071.01 OWNED BY SARAH JOYCE REINERT C/O MICHAEL REINERT AS EVIDENCED IN BOOK 765-PAGE 758 R.O.M.C. TN. LOCATED AT 1754 HAMPSHIRE PIKE AND MORE PARTICURLARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin found in the northwest corner of the parent tract, said iron pin lying in the south margin of Highway 412 and in common with the northeast margin of parcel 088 070.09;

Beginning point having coordinates of **N:472242.34**, **E:1638683.18**;

thence with a bearing of **N 56°59'16" E** a distance of **115.08** feet to a concrete monument, said monument lying in the southerly right of way of Highway 412;

thence with a bearing of **N 61°57'48" E** a distance of **192.39** feet to a point lying in the southerly right of way of Highway 412;

thence with a bearing of **N 89°47'02" E** a distance of **1329.20** feet to an iron pin, said pin lying in the northeast corner of the aren't tract and being in common with parcel 088 071.03;

thence with a bearing of **S 00°13'22" E** a distance of **1.00** feet to a point;

thence with a bearing of **S 06°20'18" W** a distance of **512.99** feet to a point, said point being the common corner between Phase CD-3 and CD-4C lying in the common line of parcel 088 071.03;

thence along the common line of Phase CD-3 and CD-4C with a bearing of **N 82°20'03" W** a distance of **129.10** feet to a point;

thence with a bearing of **S 07°39'57" W** a distance of **12.54** feet to a point;

thence with a bearing of **N 82°19'33" W** a distance of **129.10** feet to a point;

thence with a curve to the left with a chord bearing of **N 86°16'30" W** a chord distance of **65.29** feet, a delta angle of **07°52'55"**, a radius of **474.97** feet an arc length of **65.34** feet to a point;

thence with a bearing of **S 89°47'02" W** a distance of **987.98** feet to a point;

thence with a curve to the left with a chord bearing of **N 86°16'30" W** a chord distance of **72.17** feet, a delta angle of **07°52'55"**, a radius of **525.04** feet an arc length of **72.23** feet to a point;

thence with a bearing of **N 82°20'03" W** a distance of **97.11** feet to a point;

thence with a bearing of **N 07°39'57" W** a distance of **35.04** feet to a point;

thence with a bearing of **N 82°20'03" W** a distance of **133.06** feet to a point, said point being a common corner of Phase CD-3 and Phase CD-4C and also lying in the common line of Parcel 088 070.09;

thence with a bearing of **N 07°39'57" E** a distance of **266.70** feet to the point of beginning;

containing 746,445.87 square feet or **17.14** acres

Melissa Sanders

From: Sanders, Spencer <Spencer.Sanders@kimley-horn.com>
Sent: Tuesday, February 18, 2025 3:48 PM
To: Austin Brass
Cc: Hanson Hanson; Sandra Richardson; Robert Archibald; Melissa Sanders; Rowland, Josh; Irby, William; Hanson Hanson
Subject: RE: [Caution External Email] - Project - 24-0491-AREZ

Austin,

We are deferring until the 4/9/25 Planning Commission Meeting. We are going to coordinate further internally on the concept and utilities before resubmittal. I believe that puts us at a 3/11/25 resubmittal date, correct?

Thanks,

Spencer Sanders, PLA | Landscape Architecture and Planning
Kimley-Horn | 10 Lea Avenue, Suite 400, Nashville, TN 37210
Direct: 615-314-5679 | Main: 615-564-2701
Connect with us: Twitter | LinkedIn | Facebook | Instagram

Celebrating 17 years as one of FORTUNE's 100 Best Companies to Work For

---

From: Austin Brass <ABrass@Columbiatn.gov>
Sent: Tuesday, February 18, 2025 2:27 PM
To: Sanders, Spencer <Spencer.Sanders@kimley-horn.com>
Cc: Hanson Hanson <mark@clqland.com>; Sandra Richardson <SRichardson@Columbiatn.gov>; Robert Archibald <RArchibald@Columbiatn.gov>; Melissa Sanders <MSanders@Columbiatn.gov>
Subject: RE: [Caution External Email] - Project - 24-0491-AREZ

Hi Spencer,

Staff is reviewing our resubmittals and I was unable to find a response to comment letter?

Do you happen to have this letter in order for this submittal to move forward?

From: columbia@davengis.net [mailto:columbia@davengis.net]
Sent: Friday, February 14, 2025 11:00 PM
To: spencer.sanders@kimley-horn.com; Austin Brass <ABrass@Columbiatn.gov>
Subject: [Caution External Email] - Project - 24-0491-AREZ

Spencer: Please see attached. Thank you.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, February 11, 2025

ITEM NO.
24-0491

DESCRIPTION: 1754 Hampshire Pike

COMMENTS:

Planning

1. Please provide legal description for each portion of property per zoning district. *(Application)*
2. Note that Water Availability Letter has an expiration date of 1-2-26 and it conditional only. *(Utilities)*
3. Provide notation on concept regarding Hillsides and Natural Spaces Requirement. The implementing districts are Civic for this hillside and natural protection zone and the overall City Center & Urban Village Future Land Use. Please indicate this Civic Zoning over the required natural spaces area. Update application for requested Zone and any additional concept plans submitted. *(Comprehensive Plan)*
4. Concept Plan indicates access with adjoining CPWS property to the east of the subject property. Agreement will be needed with property owner (CPWS) at time of development plan review. *(Access and Circulation)*

Fire

5. Advisory note: Alleys are not designed for fire apparatus use, all structures that are over 150 feet off the main roads will not meet code.

Wastewater

6. The availability letter uploaded to the site is expired and not the same availability letter addressed to Josh Rowland dated 11/15/2024. Columbia Wastewater has no comments besides what is stated in the availability letter concerning capacity: This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Improvements to existing infrastructure may be necessary to satisfactorily convey the additional sanitary sewer flow from the proposed subject development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer,

reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. Any Final Plat approval and Dedication are both subject to installation and function, as determined by our Department. No detailed design plan for an extension of the sewer has been proposed at this time. To determine the upgrades necessary to convey proposed sanitary sewer flow from the subject development, the developer will sign a Memorandum of Understanding with the Wastewater Department who will enter into contract with a third-party engineering consultant to study and analyze the existing sanitary sewer system, the study and analysis of which are required before Preliminary Plat. Based upon proposed development, the third-party engineering consultant will design necessary improvements to existing infrastructure according to said analysis, with the understanding that it is required of the developer to construct, test, film and implement the improvements prior to any Final Plat approval.

Columbia Power

7. 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 challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.
8. CPWS

   Plan to Serve.

Engineering

9. No comments on annexation and rezoning.
10.

Maury County Schools

11. Baker Elementary School, Whitthorne Middle, Central High School
    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.

Public Works

12. For 313 townhomes, we recommend a minimum of eight 8-yard dumpsters with three times 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 Plan of Services and City of Columbia Dumpster Guidelines & Accessibility Requirements.
13. Garbage Collection
    Single family homes will receive the following City of Columbia sanitation services: Residential customers
    will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage
    receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly
    curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly
    basis. Residents are allotted three free bulk item pickups per year.
    Multi-family apartments and townhomes will receive the following services if utilizing City of Columbia
    sanitation services: The Sanitation Department will provide dumpster collection. For the 313 townhomes,
    we recommend a minimum of eight (8) 8-yard dumpsters serviced 3 times a week. Brush collection will be
    provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Private
    sanitation services, including dumpsters, compactors, individual receptacles or valet service, are an option
    for multi-family apartments and townhomes (or High Density Residential). Individual trash receptacles will
    not be provided by the City of Columbia to multi-family apartment or townhome residents.
    Streets and Drainage
    Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be
    maintained by Public Works. Services will include:
    - Street sweeping
    - Catch basin cleaning

- Street and curb repair
- Snow removal
- Drainage maintenance
- Sidewalk repair

Signage

Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

14. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS

DUMPSTER AND COMPACTOR STANDARDS

GENERAL

All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.

GUIDELINES FOR DUMPSTERS

The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet

and 6 inches of clearance on each side of the dumpster.

DUMPSTER PAD REQUIREMENTS

1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton loadbearing capacity.
3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.

15. 6. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
7. If the box is enclosed, it is recommended that there be pedestrian access in addition to service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.

ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need

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

a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection

ATT

16. ATT INTENDS TO SERVE

City Attorney

17. No comment provided.

Atmos Energy

18. No comments provided.

Maury County Highway Dept.

19. No comments.

Maury County E911

20. No comments provided.

Police

21. No comments provided.

Building

22. No comments.

CITY OF COLUMBIA TENNESSEE

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

Duck River Electric Membership Corp

23. No comments.

Columbia Water

24. A water availability letter was issued on January 2, 2025, 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.

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.

DEVELOPMENT SUMMARY

PROPOSED PRODUCT

65' SIDE-LOADED GARAGE SF:	58 DU
42' ALLEY LOADED SF:	85 DU
38' ALLEY LOADED SF:	76 DU
22' TOWN HOME SFA:	313 DU
TOTAL:	532 DU

TYPICAL LOT SIZE

65' SIDE-LOADED GARAGE SF: (65' x 125' TYP.)	7,800 SF
42' ALLEY LOADED SF: (42' x 100' TYP.)	4,200 SF
38' ALLEY LOADED SF: (38' x 100' TYP.)	3,800 SF
22' ALLEY LOADED TH: (22' x 70' TYP.)	1,540 SF

TYPICAL SETBACKS

CD-3	
FRONT:	25'
SIDE:	8'
SIDE STREET:	12'
REAR:	25'
CD-4C	
FRONT:	10'
SIDE:	6'
SIDE STREET:	10'
REAR:	5'

COMMERCIAL PARCEL

GROCER GLA:	32,925 SF
PARKING REQUIRED:	165 SPACES (1 PER 200 SF)
PARKING PROVIDED:	165 SPACES
COMMERCIAL GLA:	137,150 SF
PARKING REQUIRED:	275 SPACES (1 PER 500 SF)
PARKING PROVIDED:	405 SPACES

FRONTAGE REQUIREMENTS

REQUIRED RESIDENTIAL FRONTAGE:	85% MAX
REQUIRED COMMERCIAL FRONTAGE:	15% MAX
RESIDENTIAL FRONTAGE:	
65' SIDE LOADED GARAGE SF:	2,852 LF
42' ALLEY LOADED SF:	2,550 LF
38' ALLEY LOADED SF:	2,106 LF
22' ALLEY LOADED TH:	7,018 LF
TOTAL RESIDENTIAL FRONTAGE:	14,526 LF
COMMERCIAL FRONTAGE:	
PROPOSED COMMERCIAL FRONTAGE:	2,565 LF
REQUIRED COMMERCIAL FRONTAGE: (15% OF TOTAL FRONTAGE)	2,564 LF

PRODUCT LEGEND

- **65' SIDE LOADED GARAGE SF** (65' x 125' TYP.)
- **42' ALLEY LOADED SF** (42' x 100' TYP.)
- **38' ALLEY LOADED SF** (38' x 100' TYP.)
- **22' ALLEY LOADED TH** (22' x 70' TYP.)
- **COMMERCIAL SPACE** (SIZE VARIES)

(CDS) SUBURBAN NEIGHBORHOOD 60' ROW / DS-11

(CDS) SUBURBAN NEIGHBORHOOD 60' ROW / DS-11

CD-3

CD-4C

CD-3

CD-4C

(CDS) URBAN CENTER 60' ROW / DS-20

(CDS) URBAN CENTER 60' ROW / DS-20

(CDS) URBAN CENTER 60' ROW / DS-20

(CDS) URBAN CENTER 60' ROW / DS-20

(CDS) URBAN CENTER 60' ROW / DS-20

(CDS) URBAN CENTER 60' ROW / DS-20

COMMUNITY CLUBHOUSE & AMENITIES

(CDS) URBAN CENTER 60' ROW / DS-20

CIVIC SPACE: NATURAL AREA 21.97 AC

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

PROPOSED TRAIL SYSTEM TYP.

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

(CDS) URBAN CENTER 60' ROW / DS-20

(CDS) URBAN CENTER 60' ROW / DS-20

(CDS) URBAN CENTER 60' ROW / DS-20

(CDS) URBAN BOULEVARD 85' ROW / DS-22

COMMERCIAL BUILDING TYP.

HAMPSHIRE PIKE

Kimley»Horn

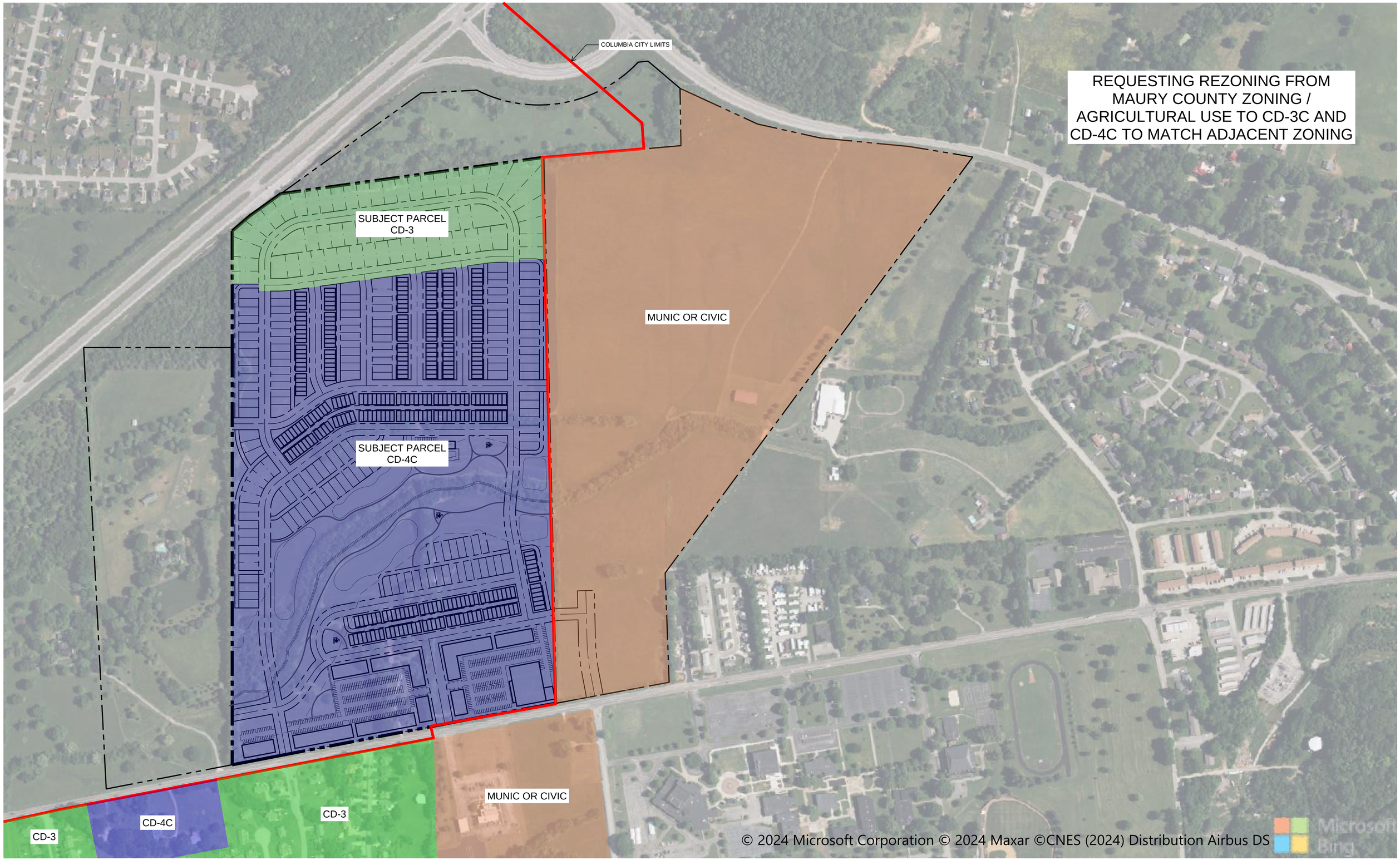
COLUMNAR HOLDINGS - HAMPSHIRE PIKE DEVELOPMENT, COLUMBIA, TN

CONCEPTUAL LAND USE PLAN OPTION 1

NORTH

JANUARY 16, 2025

0 50 100 200 300



Kimley»Horn

1754 HAMPSHIRE PIKE DEVELOPMENT

REZONING EXHIBIT

December 9, 2024

0 100 200 400 600

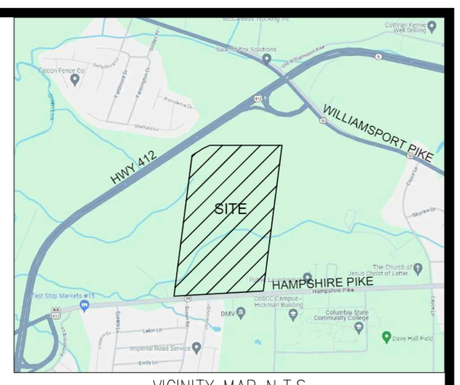
NORTH

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

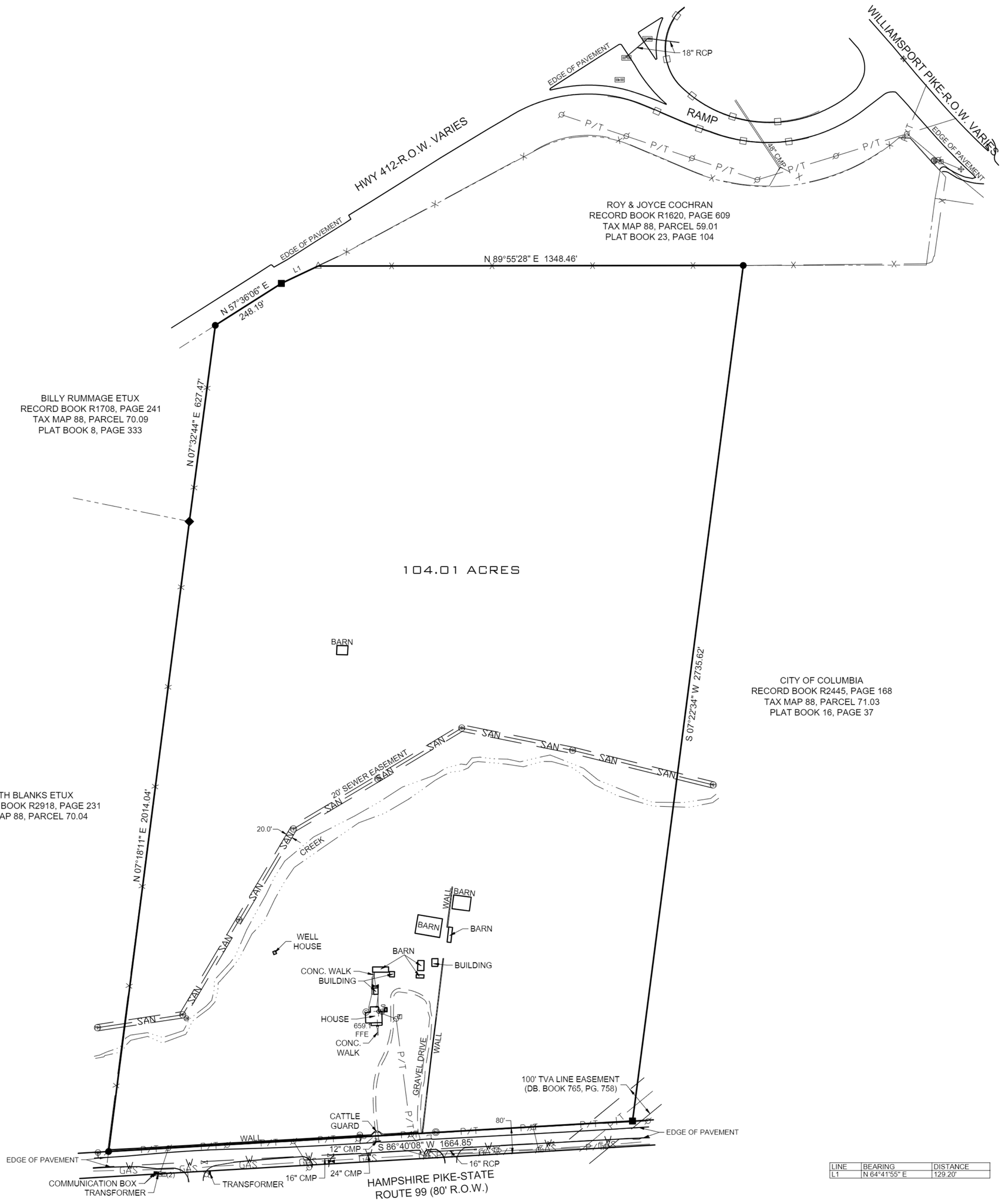
SCALE 1" = 200'

0 200 400 600

TN SPCS NAD 83



VICINITY MAP N.T.S.



LINE	BEARING	DISTANCE
L1	N 64°41'55" E	129.20'

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000, AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

J. MARK CANTRELL, TN PLS# 1859

1. No portion of the described tract lies within Floodway, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47119C0280E & 47119C0165E on the Flood Insurance Rate Maps for City of Columbia, Tennessee (effective date April 16, 2007).

2. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants,or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

3. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

3. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

4. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.

LEGEND

IRON PIN FOUND	TELEPHONE PEDESTAL
CALCULATED POINT	ELECTRIC METER
FIRE HYDRANT	CONCRETE MONUMENT
AREA DRAIN	WATER METER
UTILITY POLE	FENCE CORNER
SPIGOT	ANGLE IRON
CLEAN OUT	SATELLITE DISH
WATER VALVE	STREET LIGHT
STORM MANHOLE	SEWER VENT
SANITARY SEWER MAN HOLE	GAS VALVE
UNDERGROUND TELEPHONE MARKER	
P/T — OVERHEAD POWER & TELEPHONE	
X — FENCE LINE	
GUARDRAIL	
SAN — SANITARY SEWER LINE	
G — GAS LINE	
WATER LINE	

PROJECT: 23-0930

REVISIONS

NO.	DATE
1	2-6-24

DATE: 6 FEB 2024
SCALE: 1" = 200'
DRAWN BY: IIC / DSW
REVIEWER: JMC
SHEET: 1 OF 1

BOUNDARY AS-BUILT SURVEY

SARAH REINHERT c/o MICHAEL REINHERT
1754 HAMPSHIRE PIKE
DEED BOOK 765, PAGES 758-759
TAX MAP 88, PARCEL 71.01

MAURY COUNTY, TENNESSEE

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE COMMERCE
TENNESSEE NO. 1859
2-6-2024

T-SQUARE ENGINEERING
SURVEY DIVISION
1329 WEST MAIN STREET, FRANKLIN, TN. 37064

January 2, 2025

Mr. Mark Hanson
CLQ Land
4650 Majestic Meadows Drive
Arrington, TN 37014
Sent via email: ***mark@clqland.com***

RE: **Conditional Water Availability Letter** Expiration Date: 01/02/2026
1754 Hampshire Pike
Columbia, Maury County, TN 38401
Tax Map & Parcel Numbers: 088 07101 000

Dear Mr. Hanson:

Columbia Power & 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 (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is 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.

We have received your application for water availability to serve a proposed residential and commercial development consisting of 600 single family and townhome residential units, 12-acres commercial center, and a community clubhouse & pool. The proposed development is pending annexation and rezone approval by the City of Columbia.

CPWS has evaluated the projected water demands for the proposed mixed-use development in the water system hydraulic model and will be able to meet the anticipated water demands and fire flow requirements after offsite system improvements are completed to bring larger-diameter water service mains to the project site. In addition, current peak season water usage and planned (committed) water demands for developments in progress are expected to reach the CPWS source water withdrawal limit set by our water system permit. As such, CPWS cannot commit additional water availability for a development of this size until several major Long Term Water Supply Program (LTWSP) improvements have been constructed and our water

system permit is updated. Note that current planning anticipates completion of the LTWSP improvements near the end of 2028, but that schedule is subject to several external agency approvals and public processes which could extend the timeline.

Since this project is in a long-range planning stage, with significant additional steps necessary for annexation and approval, CPWS is providing a Conditional Water Availability Letter for the Project which is dependent on the following stipulations and requirements:

- Source Water availability to serve the proposed development is subject to expansion of the CPWS water treatment plant (WTP), raw water pumping and transmission system, and water system permit to withdraw and serve sufficient additional water beyond the demands of this development.
- An approximately 70-foot-wide permanent utility easement is required along the north boundary between State Route 6 / HWY 412 and the proposed development.
- A new 12-inch (minimum) water main must be constructed from the intersection of Hampshire Pike and Cayce Lane to the west side of the proposed development fronting Hampshire Pike.
- Townhome units will be served via gang-meter vaults.
- Apartment units will be served via mater meters and mixed-use buildings will be served by a single domestic meter for each building. Any sub-metering for individual units is the responsibility of the applicant/property owner.
- Separate fire, commercial, landscape irrigation, and domestic meters (with backflow devices) will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

A typical Water Availability Letter expires in one-hundred twenty (120) days unless vested by payment of water service fees and impact fees for the proposed project. However, this Conditional Water Availability Letter represents a planning-level document for use by the applicant during due-diligence and efforts toward completing the entitlement process. It is premature to set the New Water Service Fees and Impact Fees at this time, as the development detail is expected to change through the entitlement process and fee escalations are anticipated within that timeline as well. As such, **this Conditional Water Availability Letter will be valid for a period of one year**. After that time, the applicant will be required to submit a new application for water availability and CPWS will update timing for availability and detail the additional fees for vesting of water availability.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Bart Anderson, CPWS
Eric King, Inflo Design Group
Josh Rowland, Kimley-Horn
File 24-072

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 12/5/2024
Name: Spencer Sanders
Phone: 615-314-5679
Email: spencer.sanders@kimley-horn.com
Address/Parcel ID: 1754 Hampshire Pike Columbia, TN
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: IIIB
Enclosed Area (ft²): 11,700 NS, 32,925 S

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 2,250 gpm Duration: 2 hours

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

Minimum number of hydrants: 2

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 2 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 12-16-2024

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

December 6, 2024

Spencer Sanders, PLA
Kimley-Horn
10 Lea Ave., Ste. 400
Nashville, TN 37210

Re: Request for annexation and plan of services and rezoning to CD-4C at
1754 Hampshire Pike

Dear Sir:

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

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

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

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

22 January 2024

Allison Corolla
1329 West Main Street
Franklin, TN 37064

RE: 1754 Hampshire Pike

Allison,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Improvements to existing infrastructure may be necessary to satisfactorily convey the additional sanitary sewer flow from the above-referenced proposed 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.

Included in upgrades might be the upgrade of the size of existing mains downstream of this site, and potentially thousands of feet. A survey must be conducted and submitted to the Wastewater Department. Formal plans and calculations of the upgrades will be designed and/or reviewed by the Engineers of Record of the City Wastewater Department. There shall be no pumping/pressure systems designed on this site.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Kimley»Horn

January 21, 2025

City of Columbia Planning Commission
700 N Garden St
Columbia, TN 38401

RE: ***1754 Hampshire Pike Development***
Statement of Compliance with the Comprehensive Plan (Connect Columbia)

Below is a narrative explaining why we believe the five criteria for Planning Commission Recommendations listed at 8.5.20.F of the Zoning Ordinance (p. 450) support the proposed annexation and rezoning.

Criteria 1

Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans.

Connect Columbia Guiding Principles:

Connection – Provide options for safe and efficient movement throughout the city by a variety of transportation modes on an interconnected network.

The proposed project allows for expanded street systems that align with existing intersections. This internal network of streets connects commercial and residential development to Hampshire Pike while also providing pedestrian connections to Columbia State Community College.

Vitality – Columbia is a safe community with opportunities for healthy living at all stages of life, natural resources for the benefit of current and future residents, and high standards for the quality of the built environment.

The proposed project allows for a high-quality planned development that preserves and places active recreation uses along a natural stream resource for the enjoyment of the future residents. Homes and amenities will have high standards for quality and design.

Steadfast – Columbia is a fiscally stable municipality where growth is economically sustainable, history is preserved, new development is cohesive and compatible, and the unique character of each neighborhood is celebrated.

The proposed project plan proposes a community that will meet the growing demand for new high-quality single-family homes. This new development is cohesive and compatible with the neighboring Armstrong Meadows and College Park Taylor's Creek development with a similar lot size and density. The addition of alley homes will add a unique character to the development that is not found in surrounding communities.

Neighborly - Columbia is a place where all feel welcome and included in community decisions.
The proposed project will create a new neighborhood and community amenities where there is a growing demand for high quality housing.

Connect Columbia Goals & Objectives
Goal #1: Sustain the unique character of Columbia as it grows over time.
Objective 1.1 – Ensure a high-quality built environment
Objective 1.2 – Protect Columbia's natural assets and scenic views
The proposed project allows for a high-quality planned development that preserves and places active recreation uses along a natural stream resource for the enjoyment of the future residents.

Goal #2: Accelerate Columbia's Future.
Objective 2.2: Identify and promote emerging business and cultural districts through focused subarea planning
Objective 2.3: Support revitalization and reinvestment in Columbia's Commercial corridors
Objective 2.5: Create a range of housing opportunities for all households and income levels
Objective 2.7: Increase prosperity for all residents through expanded employment base and retail options
The proposed project allows for a high-quality planned development that provides a housing option that compliments other options in the vicinity. The commercial development at the proposed project will expand employment and reinvest in the Hampshire Pike Commercial Corridor.

Goal #3: Nurture Columbia's Strengths
Objective 3.1 - Support entrepreneurs who create Columbia's flavor
Objective 3.2 - Integrate compatible neighborhood commercial services and other amenities in established neighborhoods
The proposed project allows for approximately 137,000 s.f. of new commercial development along Hampshire Pike. This commercial development will bring businesses, and other services close to where residents live and provide space for local businesses to develop.

Goal #4: Invest in Columbia.
Objective 4.2 - Maintain and expand Columbia's world class parks and greenways
The proposed project allows for a high-quality planned development that preserves and places active recreation and walking trails along a natural stream resource for the enjoyment of the future residents.

Criteria 2

Whether the proposed change would be compatible with the existing land use pattern and designated future land uses.

The current Comp Plan has the proposed project parcel as City Center & Urban Village (CCUV) future land use area. This land use area supports the proposed zoning of CD-4C and CD-3C.

Criteria 3

Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general.

The proposed project allows for a land use that is approved in the comprehensive plan and is similar in density and development type of the adjacent properties.

Criteria 4

Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change.

The proposed project is in keeping with the ongoing progression of commercial development and single-family communities in the area.

Criteria 5

Whether subject parcel is of adequate shape and size to accommodate the proposed change.

The proposed project site is over 100 acres and is adequate to meet the zoning ordinance development criteria for a development of this type and nature.

Being a tract of land lying in Maury County, Tennessee, generally bounded on the north by Roy & Joyce Cochran (DB R1620, pg. 609) and US Highway 43/US Highway 412 (controlled access, right-of-way varies), on the east by City of Columbia (DB R2445, pg. 168), on the south by Hampshire Pike (State Route 99, 80 ft. right-of-way), and on the west by Seth Blanks (DB R2918, pg. 231) and Billy Rummage (DB R1708, pg. 241), and being more particularly described as follows:

Beginning at a concrete monument found in the north margin of Hampshire Pike, being the southwest corner of City of Columbia and the southeast corner of the property herein described; thence along the margin of Hampshire Pike, S 86°40'08" W , 1664.85' to an iron pin found, being the southeast corner of Blanks and the southwest corner of the property herein described; thence leaving the margin of said road and with the east line of Blanks, N 07°18'11" E , 2014.04' to an angle iron found, being the northeast corner of Blanks and the southeast corner of Rummage; thence with the east line of Rummage, N 07°32'44" E , 627.47' to an iron pin found in the southeast margin of US Highway 43/US Highway 412, being the northeast corner of Rummage and the northwest corner of the property herein described; thence along the margin of US Highway 43/US Highway 412, the following calls: N 57°36'06" E , 248.19' to a concrete monument found; thence N 64°41'55" E , 129.20' to a point, being the southwest corner of Cochran; thence leaving the margin of US Highway 43/US Highway 412 and with the south line of Cochran, N 89°55'28" E , 1348.46' to an iron pin found, being the northwest corner of City of Columbia and the northeast corner of the property herein described; thence with the west line of City of Columbia, S 07°22'34" W , 2735.62' to the Point of Beginning. Containing 104.01 Acres, as surveyed by T-Square Surveying, J. Mark Cantrell, RLS #1859, dated 2-6-2024.

CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	1754 Hampshire Pike, Columbia TN 38401		
	TAX MAP: 088	GROUP:	PARCEL: 071.01
SUMMARY OF NATURE OF REQUEST AND WORK	The proposed development is located on a parcel fronting Hampshire Pike in Columbia, TN to include a mix of commercial and residential uses, associated roadways, parking, stormwater management infrastructure, and utilities.		

DATE OF PRE-APPLICATION CONFERENCE	11/6/2024	*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	Josh Rowland	PHONE	615-823-2209
ADDRESS	10 Lea Ave. Suite 400 Nashville, TN	EMAIL	josh.rowland@kimley-horn.com

PLEASE EMAIL TO:

PROPERTY OWNER NAME	MICHAEL REINERT	PHONE	407-39-2317
ADDRESS	1299 BRIARWOOD RD ORLAND PARK, FL 32832	EMAIL	SUSAN.REINERT@ATKINSGLOBAL.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.

Josh Rowland	Josh Rowland	12/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
MICHAEL REINERT	M. Reinert	12-17-2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 2/7/2024

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Final Plat: * *1 hard copy of all materials for submittal + PDF copy on a USB flash drive (no multiple applications on one storage device)*
Fold hard copy submittals larger than 8½"x11"
All Others: * Please submit the Application online at City of Columbia | Permitting (onlama.com)

ADDRESS/LOCATION	1754 Hampshire Pike, Columbia TN 38401		
	TAX MAP: 088	GROUP:	PARCEL: 071.01
SUMMARY OF NATURE OF REQUEST AND WORK	The proposed development is located on a parcel fronting Hampshire Pike in Columbia, TN to include a mix of commercial and residential uses, associated roadways, parking, stormwater management infrastructure, and utilities.		

DATE OF PRE-APPLICATION CONFERENCE	11/6/2024	*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	Josh Rowland	PHONE	615-823-2209
ADDRESS	10 Lea Ave. Suite 400 Nashville, TN	EMAIL	josh.rowland@kimley-horn.com

PLEASE EMAIL TO:

PROPERTY OWNER NAME	MICHAEL REINERT	PHONE	407-39-2317
ADDRESS	1299 BRIARWOOD RD ORLAND, FL 32832	EMAIL	SUSAN.REINERT@ATKINSGLOBAL.COM

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Josh Rowland	Josh Rowland	12/16/2024
APPLICANT NAME	APPLICANT SIGNATURE	DATE
MICHAEL REINERT	M. Reinert	12-17-2024
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

1616 Lasea Road Annexation & Rezoning

Project #:	25-0091	Location:	Tax Map 73 Parcel 017.02
Applicant:	Louis Sloyan	Case Type(s):	Annexation & Rezoning
Staff Planner:	Charles Rush	Proposed Use:	Residential

PROJECT SUMMARY

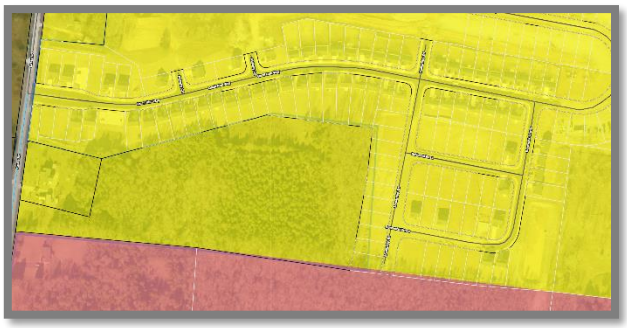
The applicant requests annexation with a plan of services for 12.4 acres located on Lasea Road (just north of the I-65 Bear Creek Pike exit). With this annexation request, a zoning of CD-3 has been requested.

- The subject site is located on the north-west side of the Bear Creek Pike/I-65 exit.
- The subject property is adjacent to the city limits both north and south. Immediately adjacent to the Quail Run Meadows Subdivision.
- The Development Review Committee (DRC) evaluated this application at its April 2025 meeting with comments associated with the request.
- A conditional water availability letter has been issued from CPWS, noting its validity of 120 days from issuance. Fire Flow requirements within the City of Columbia are 1,000 gallons per minute (gpm) without sprinkler credit and 500 gallons per minute (gpm) from structures with sprinklers. The letter highlights that unless improvements are made along Blackburn Road at Clara Mathis Road, CPWS is only able to support a minimum fire flow of 500 gpm. CPWS goes on to state that they anticipate completion of water system improvements within the next 2 to 4 years.
- A concept plan, which was submitted, indicates 31 total lots. This concept plan is non-binding.
- The proposed development is consistent with the future land use map (located in Connect Columbia) and is labeled as being Suburban Neighborhoods (SN). SN indicates which Character Districts align with this development pattern. CD-3 is permitted within the SN designation.
- The concept plan submitted demonstrates that it is possible to develop the site in conformity with the standards of the requested character districts.
- The Planning Commission is a **recommending body** for the annexation, in which Section 8.5.20.F of the Zoning Ordinance lists the criteria for Planning Commission action.
- 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
County	Vacant	Residential	+/- 12.4 acres

FUTURE LAND USE MAP

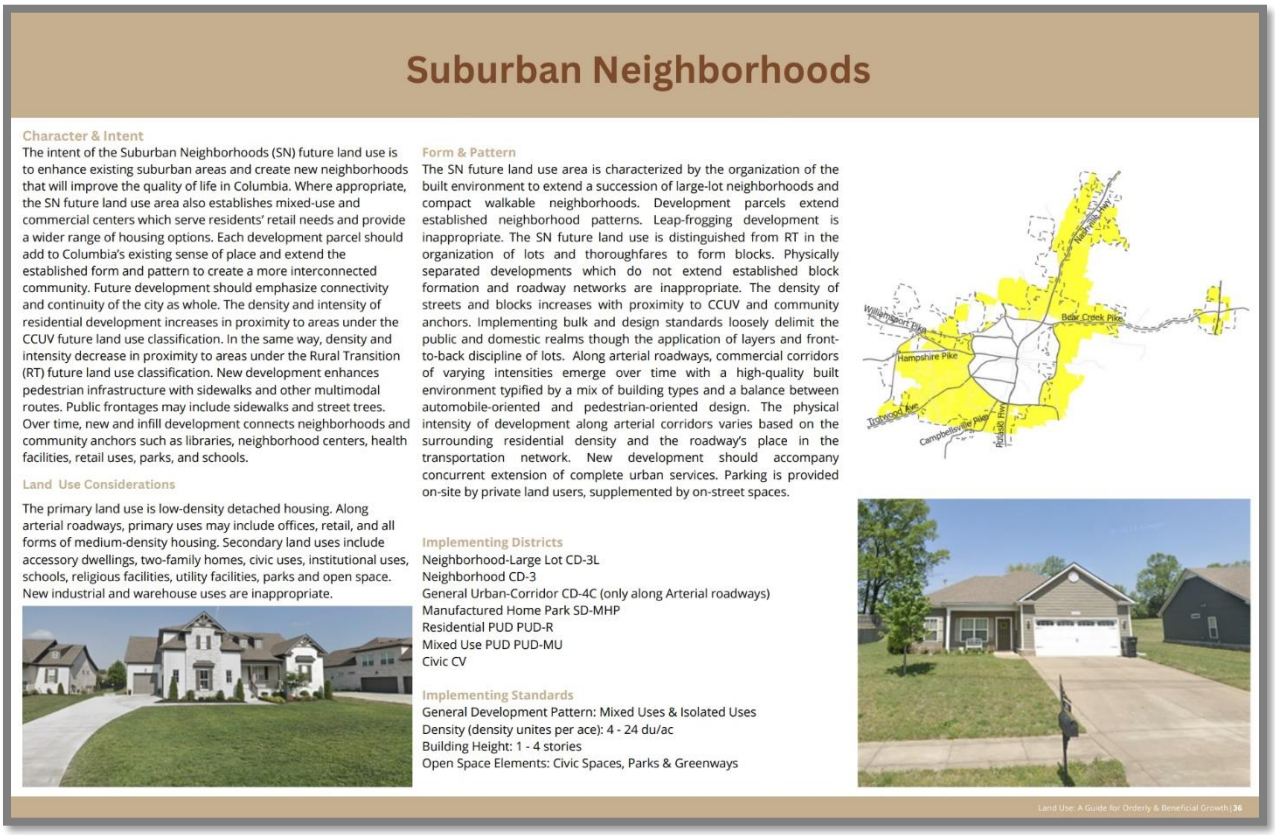


ZONING MAP

SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	County	Vacant
North	Suburban Neighborhood	CD-3	Single-Family Residential
South	City Center & Urban Village	CD-2	Single-Family Residential
East	City Center & Urban Village	Civic	Vacant
West	Rural Transitions	County	Single Family Residential/Vacant

CONSISTENCY WITH CONNECT COLUMBIA

Suburban Neighborhoods: The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as a whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools



Suburban Neighborhoods

Character & Intent

The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

Land Use Considerations

The primary land use is low-density detached housing. Along arterial roadways, primary uses may include offices, retail, and all forms of medium-density housing. Secondary land uses include accessory dwellings, two-family homes, civic uses, institutional uses, schools, religious facilities, utility facilities, parks and open space. New industrial and warehouse uses are inappropriate.

Form & Pattern

The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land use is distinguished from RT in the organization of lots and thoroughfares to form blocks. Physically separated developments which do not extend established block formation and roadway networks are inappropriate. The density of streets and blocks increases with proximity to CCUV and community anchors. Implementing bulk and design standards loosely delimit the public and domestic realms though the application of layers and front-to-back discipline of lots. Along arterial roadways, commercial corridors of varying intensities emerge over time with a high-quality built environment typified by a mix of building types and a balance between automobile-oriented and pedestrian-oriented design. The physical intensity of development along arterial corridors varies based on the surrounding residential density and the roadway's place in the transportation network. New development should accompany concurrent extension of complete urban services. Parking is provided on-site by private land users, supplemented by on-street spaces.

Implementing Districts

Neighborhood-Large Lot CD-3L
Neighborhood CD-3
General Urban-Corridor CD-4C (only along Arterial roadways)
Manufactured Home Park SD-MHP
Residential PUD PUD-R
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): 4 - 24 du/ac
Building Height: 1 - 4 stories
Open Space Elements: Civic Spaces, Parks & Greenways

CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant has provided a concept plan. The purpose of the concept plan is to demonstrate that it may be possible to develop the site in conformity with the standards of the requested character districts. The concept plan indicates that the property can be developed within the Character Neighborhood District (CD-3).

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its meeting in April 2025. A full list of comments and the applicant's responses is provided in the agenda packet. Some key comments are noted below.

- **Engineering:** Provide ROW/roadway connection to south and north properties (17.01 & 19.01).
- **Planning:** No Comments.
- **Fire Marshal:** No comments.
- **Columbia Water:** A water availability letter was issued on March 13, 2025, 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.
- **Wastewater:** No comments

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its April 2025 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.

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*[1] *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.

SAMPE 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 **8.5.19.H.4** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the request to annex with plan of services as presented, subject to technical comments and other conditions presented by planning staff.

Deny:

Move to recommend denial of the requested annexation with a plan of services and zoning 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.4** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

[1] **Rezoning**: A change in the district boundaries or district classifications of the Zoning map pursuant to Section 8.5.19. **For the purposes of the Ordinance, rezoning also includes the initial zoning of a property that occurs with annexation.**

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

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			
	TAX MAP: 73	GROUP:	PARCEL: 017.02
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation of parcel and rezone to CD-3		

DATE OF PRE-APPLICATION CONFERENCE	1/15/2025	*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

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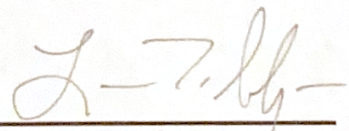
APPLICANT
All communications go to the Applicant's email that is provided.

NAME	Louis Sloyan	PHONE	615-678-8212
ADDRESS	111 SE Parkway Ct Franklin, TN 37064	EMAIL	Louis.sloyan@t2-eng.com

PROPERTY OWNER NAME	Mike Sparks	PHONE	931-982-3993
ADDRESS		EMAIL	superbuys37174@yahoo.com

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

Louis Sloyan		2/17/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Mike Sparks		2/17/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 2/7/2024

T-SQUARE ENGINEERING
SITE DEVELOPMENT|TRAFFIC|WASTEWATER|SURVEYING

111 SE Parkway Court
Franklin, TN 37064
615.678.8212

www.T2-eng.com

City of Columbia
700 North Garden Street
Columbia, TN 38401

4/21/2025

RE: 1610 Lasea Road Annexation and Rezoning

Staff:

We would like to formally request that the property at 1610 Lasea Road, parcel ID 073 01702 000, be annexed into the City of Columbia and rezoned to CD-3 zoning.

This property is bounded to the north and east by Quail Run Meadows Subdivision, the west by Lasea Road, and the south by the CORE Spaces project that has received a Development Plan approval for 331 units (per the City of Columbia Development Tracker Map). The surrounding properties are located inside of the current City of Columbia limits and this annexation would assist in closing an existing “donut hole”.

The future land use plan shows this parcel to be classified as Suburban Neighborhoods (SN), which has CD-3 listed as one of the Implementing Districts in the Connect Columbia plan. The CD-3 zoning would match the Quail Run Meadows Subdivision zoning that is adjacent to the north and the south and would be less dense than the approximate 6.9 units/acre of the approved CORE Spaces development plan to the south.

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

Louis Sloyan, PE Professional Engineer
T-Square Engineering, Inc.
OFFICE: 615.678.8212
EMAIL: Louis.Sloyan@T2-Eng.com

N

GRAPHIC SCALE
(IN FEET)
50 0 25 50 100
SCALE: 1" = 50'

50' ROW
LASEA ROAD

JAMES E. & SHARON D. BURNS
TAX MAP 73, PARCEL 17.01
BK 1144, PG 599
(R.O.M.C., TN)

PHASE 1A
QUAIL RUN MEADOWS
SUBDIVISION
PLAT BOOK: P22, PAGE: 330

Detention Pond

Civic Space
0.62AC

Civic Space
0.30AC

Detention Pond

Detention Pond

PHASE 2
QUAIL RUN MEADOWS
SUBDIVISION
PLAT BOOK: P23, PAGE: 91

LARRY A. & JO ANN ANDERSON
TAX MAP 73, PARCEL 19.01
BK 1182, PG 974
(R.O.M.C., TN)

HULEN FAMILY PARTNERSHIP
TAX MAP 73, PARCEL 18.00
BK R2756, PG 441
(R.O.M.C., TN)

TRACELAND, LLC
TAX MAP 99, PARCEL 29.05
BK 7090, PG 511
(R.O.W.C., TN)

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # 47119C0195E OF CITY OF COLUMBIA, MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
SPARKS MIKE & DARYL HANKINS LASEA RD SPRING HILL, TN 37174 DEED BOOK 2963, PAGE 1406, R.O.M.C.
APPLICANT
T-SQUARE ENGINEERING 111 SE PARKWAY COURT FRANKLIN, TN 37064 615.678.8212

T-SQUARE ENGINEERING

REVISIONS

NO.	DATE

DATE: 09/06/2024
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: LTS

CONCEPT PLAN

MAP 073, PARCEL 017.02
COLUMBIA, TENNESSEE

1616 LASEA ROAD

PROJECT
24-0813

SHEET
C-0.0

P:\Projects\2024\24-0813 (1616 Lasea Rd - Mike Sparks)\Reference\24-0813 Concept Plan.dwg, 1/8/2025 8:35:02 AM

PLAN OF SERVICES

FOR ANNEXATION & REZONING
Lasea Road PROPERTY
+/-12.34 ACRES,
BEING
TAX MAP 73 PARCEL 017.02

(25-0091)

A. Water

A water availability letter was issued on March 13, 2025, 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."

B. Sewer

All sewer improvements including but not limited to off-site improvements, on-site improvements, and pump station and equipment installation shall be completed and functioning to the satisfaction of the Director of the Wastewater Department prior to the filing of any Final Plat with the City of Columbia Municipal Planning Commission, unless specific approval is granted by the Director and a surety of sufficient amount is provided. Note: Pump stations will require a building permit and all other required permits from additional entities. All inspections must be completed and certificates of completion granted before Council Agenda Deadline. Please contact the Wastewater Department for standard design details and equipment.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

1. The City of Columbia Fire & Rescue Department provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) Class 1 rating.

   Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

Infrastructure:

The infrastructure put in place is like the foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

Water:

Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footages, and etc. If you install fire sprinkler systems in your facilities, Columbia Fire & Rescue can drastically reduce fire flow requirements.

Roadway and Bridges: Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be a ladder truck with a gross vehicle weight rating of approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also

be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

Damage Free Home/Facility Access: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and/or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

Emergency Response to Your Location: The proposed annex will be located on the Property at Lasea Road Tax Map 73 Parcel 17.02 in Columbia, Tennessee. This location is approximately 4.8 miles from Fire Station #3 located at 705 Firefighters DR., 9.5 miles from Columbia Fire Station #1 located at 1000 South Garden St. in downtown Columbia, and 9.1 miles from Fire Station #5 located at 2633 Nashville Highway. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

Medical Emergency Response: Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #3 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 4.50 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #3 could send an additional unit and arrive on-scene within 4.50 minutes of your 911 call.

Fire Incident Response: Columbia Fire & Rescue recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinkles in future homes. Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 4.50 minutes, the second fire apparatus should be on-scene within 4.50 minutes, and the third/fourth apparatus should be on-scene within 9.50 minutes. Columbia Fire & Rescue also has an automatic aid agreement and you would also receive a response from Mount Pleasant Fire Department with-in 12.00 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating an interior

fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 4.50 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned CD-3 (Neighborhood Character District) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street repair and snow removal drainage maintenance, and sidewalk repair.

2. Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

Single family homes will receive City of Columbia trashcan service.
Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

I. Power

Duck River Electric Membership Corp have the ability to serve this development. You will need to reach out to thooper@dremc.com and cisley@dremc.com to get started.

J. Schools

This property falls under the jurisdiction of Maury County Public School System.
The development combined with current neighborhoods and additional approved developments in these zones may require either new construction or realignment of school zones to accommodate new students.

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, April 8, 2025

ITEM NO.
25-0091

DESCRIPTION: 1610 Lasea Rd

COMMENTS:

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case 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. Future Land Use identifies this parcel as a Suburban Neighborhoods (SN). SN are allowed to be rezoned as CD-3L, CD-3, CD-4C (Along Arterial roadmaps), Manufactured Home Park (SD-MHP), Residential PUD (PUD-R), Mixed Use PUD (PUD-MU), and Civic (CV).
4. Need an updated application that is correctly filled out. Page 1 All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS section needs to be completed
5. Rezoning letter mentions CD-3L which is Large Lots, when it needs to reference CD-3. Last paragraph mentions Neighborhood Large Lot Character District. Large lot is CD-3L. This just needs to be taken out.

Engineering

6. No comments on annexation and rezoning.
7. Provide ROW/roadway connection to south and north properties (17.01 & 19.01)

Building

8. No comments.

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

Police

9. No comments provided.

Public Works

10. Please see attached Plan of Services.

11. Garbage Collection
    Single family homes will receive the following City of Columbia sanitation services: Residential customers
    will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage
    receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly
    curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly
    basis. Residents are allotted three free bulk item pickups per year.
    Streets and Drainage
    Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be
    maintained by Public Works. Services will include:
    - Street sweeping
    - Catch basin cleaning
    - Street and curb repair
    - Snow removal
    - Drainage maintenance
    - Sidewalk repair

    Signage
    Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Atmos Energy

12. No comments provided.

Maury County Schools

13. 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).

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 on annexation
15. Advisory note: If you want to build houses before the water improvements are made, per the water letter, you can build, but you must sprinkle each structure with a NFPA 13D sprinkler system.

Columbia Power

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

Duck River Electric Membership Corp

17. We have the ability and capacity to serve this development. You will need to reach out to thooper@dremc.com and cisley@dremc.com to get started.

Maury County E911

18. No comments provided.

Maury County Highway Dept.

19. Portions of the Lasea Road roadway and ROW are under Maury County Highway Department (MCHD) jurisdiction along the frontage of this proposed development. Applicant shall coordinate with the MCHD on evaluation of the proposed improvements and any potential off-site improvements necessary due to the proposed improvements.

Columbia Water

20. A water availability letter was issued on March 13, 2025, 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.

ATT

21. No comment.

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.

T-SQUARE ENGINEERING
SITE DEVELOPMENT|TRAFFIC|WASTEWATER|SURVEYING

111 SE Parkway Court
Franklin, TN 37064
615.678.8212

www.T2-eng.com

City of Columbia
700 North Garden Street
Columbia, TN 38401

4/21/2025

RE: 1610 Lasea Road Annexation and Rezoning Comment Response Memo

Staff:

Please find below the responses in red to the comments to the 1610 Lasea Road Rezoning project.

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
   Acknowledged.

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

3. Future Land Use identifies this parcel as a Suburban Neighborhoods (SN). SN are allowed to be rezoned as CD-3L, CD-3, CD-4C (Along Arterial roadmaps), Manufactured Home Park (SD-MHP), Residential PUD (PUD-R), Mixed Use PUD (PUD-MU), and Civic (CV).
   Acknowledged.

4. Need an updated application that is correctly filled out. Page 1 All Annexations/Rezoning/Preliminary Plats/Site Development Plans and PUDS section needs to be completed
   Application has been updated

5. Rezoning letter mentions CD-3L which is Large Lots, when it needs to reference CD-3. Last paragraph mentions Neighborhood Large Lot Character District. Large lot is CD-3L. This just needs to be taken out.
   After discussing with staff, the CD-3 descriptive paragraph taken from the zoning code has been removed from the rezoning letter.

Engineering

6. No comments on annexation and rezoning.
   Acknowledged.

7. Provide ROW/roadway connection to south and north properties (17.01 & 19.01)
   We have not updated the preliminary concept provided at the rezoning stage and will gladly work with staff at the Preliminary Plat phase to accommodate these connection requests.

Building

8. No comments.
   Acknowledged.

Police

9. No comments provided.
   Acknowledged.

Public Works

10. Please see attached Plan of Services.
    Acknowledged.

11. Garbage Collection
    Single family homes will receive the following City of Columbia sanitation services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.
    Streets and Drainage
    Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be maintained by Public Works. Services will include:
    - Street sweeping
    - Catch basin cleaning
    - Street and curb repair
    - Snow removal
    - Drainage maintenance
    - Sidewalk repair

    Signage
    Upon acceptance by City Council, all approved street signs will be maintained by Public Works.
    Acknowledged.

Atmos Energy

12. No comments provided.
    Acknowledged.

Maury County Schools

13. 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). 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.

Fire

14. No comments on annexation
    Acknowledged.

15. Advisory note: If you want to build houses before the water improvements are made, per the water letter, you can build, but you must sprinkle each structure with a NFPA 13D sprinkler system.
    Acknowledged.

Columbia Power

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

Duck River Electric Membership Corp

17. We have the ability and capacity to serve this development. You will need to reach out to thooper@dremc.com and cisley@dremc.com to get started.
    Acknowledged, we will reach out as we start the preliminary plat phase to start the design process.

Maury County E911

18. No comments provided.
    Acknowledged.

Maury County Highway Dept.

19. Portions of the Lasea Road roadway and ROW are under Maury County Highway Department (MCHD) jurisdiction along the frontage of this proposed development. Applicant shall coordinate with the MCHD on evaluation of the proposed improvements and any potential off-site improvements necessary due to the proposed improvements.
    Acknowledged, we will reach out during the preliminary plat process to coordinate the Lasea Road frontage.

Columbia Water

20. A water availability letter was issued on March 13, 2025, 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.
Acknowledged.

ATT

21. No comment.
Acknowledged.

Please do not hesitate to reach out with any questions or concerns.
Thank you,

Louis Sloyan, PE Professional Engineer
T-Square Engineering, Inc.
OFFICE: 615.678.8212
EMAIL: Louis.Sloyan@T2-Eng.com

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

27 January 2025

Louis Sloyan
T-Square Engineering
111 Southeast Parkway Court
Franklin, TN 37064

RE: 1616 Lasea Rd, Columbia, TN 38401; 31-Lot Subdivision

Louis,

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

March 13, 2025

Mr. Louis Sloyan
T-Square Engineering
111 Southeast Parkway Court
Franklin, TN 37064
Sent via email: *Louis.Sloyan@t2-eng.com*

RE: Water Availability Letter Expires: 7/11/2025
1616 Lasea Road Subdivision
Tax Map 73, Parcel 017.02
Columbia, Maury County, TN

Dear Mr. Sloyan:

Columbia Power & 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 (TDEC), various Planning Commissions, and other authorities in Cities and Counties. These Cities and Counties have also adopted rules and regulations. Water service will be made available on a first-come, first-served basis, subject to the payment of all charges and fees imposed by CPWS and the approval of any and all required governmental agencies. Water service is 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.

We have received your application for water availability to serve a proposed residential development consisting of 31 single-family units at 1616 Lasea Road. Expected Fire Flow Requirements for residential development within the City of Columbia are as follows (subject to verification by a formal requirements letter from Columbia Fire Department):

- 1,000 gallons per minute (gpm) without sprinkler credit
- 500 gpm for structures with sprinklers

CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and has determined that the existing system is <u>not</u> currently able to provide 1,000 gallons per minute (gpm) fire flow in the proposed development without adverse effects in the surrounding area. However, offsite system improvements have been identified which will improve flow capacity to this area and meet the higher fire flow

requirements. CPWS can provide water for the proposed development according to the following criteria and requirements:

- The current CPWS system is only able to support a minimum fire flow of 500 gpm within the development until a (planned) water main loop connection on Blackburn Road is completed.
- Once the looped connection is completed on Blackburn Road at Clara Mathis Road, then the system will be able to support fire flows above 1,000 gpm.
- Timing of the water system improvements on Blackburn Road is not known, but a rough estimate is within the next 2 to 4 years. If you are interested in accelerating those system improvements by direct participation – including construction – we welcome a meeting to talk through options.
- Separate fire and irrigation meters with backflow devices will be required to serve the proposed Project.

All of the above requirements up to and including the meter(s) are to be constructed and paid for by the Applicant and dedicated to CPWS once complete. No construction of water infrastructure shall be initiated until final construction plans have been approved by CPWS (including TDEC approval).

This Water Availability Letter will expire in one-hundred twenty (120) days unless vested by payment of water service fees and impact fees for the proposed project. If the Applicant elects to pay only a portion of the impact fees due for the proposed development, then the vesting will only apply to the portion for which impact fees were paid. Any request for water availability after the expiration date of this letter will be considered a new application.

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

- Remit to CPWS new water service fees for plan review, TDEC coordination, and inspection as follows:

  $1,500 + $370 per SFU equivalent

- Applicant will prepare design drawings for review and approval by CPWS for construction of the proposed water system improvements.
  - Provide design drawings in AutoCAD and .pdf format for CPWS review of proposed development. Include design drawings for grading, drainage, roadway improvements, buried (wet and dry) utilities, water systems, and surface improvements.
  - CPWS will submit proposed improvements design to TDEC for review and approval.
  - Once comments received from TDEC have been addressed and approved, CPWS will approve the Construction Drawings for the proposed water system improvements.

- As an option, the applicant may request CPWS design the public water system infrastructure to support the proposed development project. Under this option, the applicant will:
    - 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.
    - CPWS will then develop design drawings for the water main extension and submit to TDEC for review and approval.
- Current water service fees due prior to CPWS review of design plans are listed in the table below. *Note that payment of Water Service Fees will extend the expiration of this Water Availability Letter for one year, while the applicant is working with CPWS on design and review of the improvement drawings.*

Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	31	**$12,970**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact Fees and Meter Fees and schedule the pre-construction meeting. Pre-construction meeting will be canceled and re-scheduled unless all impact fees are paid at least 48 hours prior, or surety is provided in lieu of full payment.
- Water meters will be ordered by CPWS once meter fees are paid by the Applicant.
    - Meter 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.
- Applicants will be charged Impact Fees and Meter Fees in effect at time of payment. Please see CPWS website for schedule of impact fees and timing of planned fee escalations. Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
¾" Service Meter Cost	31	$540	$16,740
2" Fire Meter Cost	31	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	31	$5,000	$155,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$171,740**

- After the pre-construction meeting, CPWS will then issue a formal Notice to Proceed. No construction of water improvements may take place prior to the Notice to Proceed.
- Applicant is 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. No construction of water improvements may take place without a CPWS inspector present.

Please feel free to contact me at 931-388-4833 x7655 or Matt.Wheeler@cpws.com if you have questions or would like to discuss.

Sincerely,

Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: Bart Anderson, CPWS
Eric King, Inflo Design Group
File 25-004

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			
	TAX MAP: 73	GROUP:	PARCEL: 017.02
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation of parcel and rezone to CD-3		

DATE OF PRE-APPLICATION CONFERENCE	1/15/2025	*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

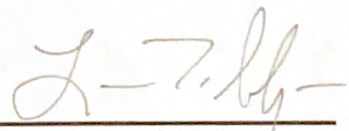
Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. Any requests to defer or move the item to future meeting dates must be requested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

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

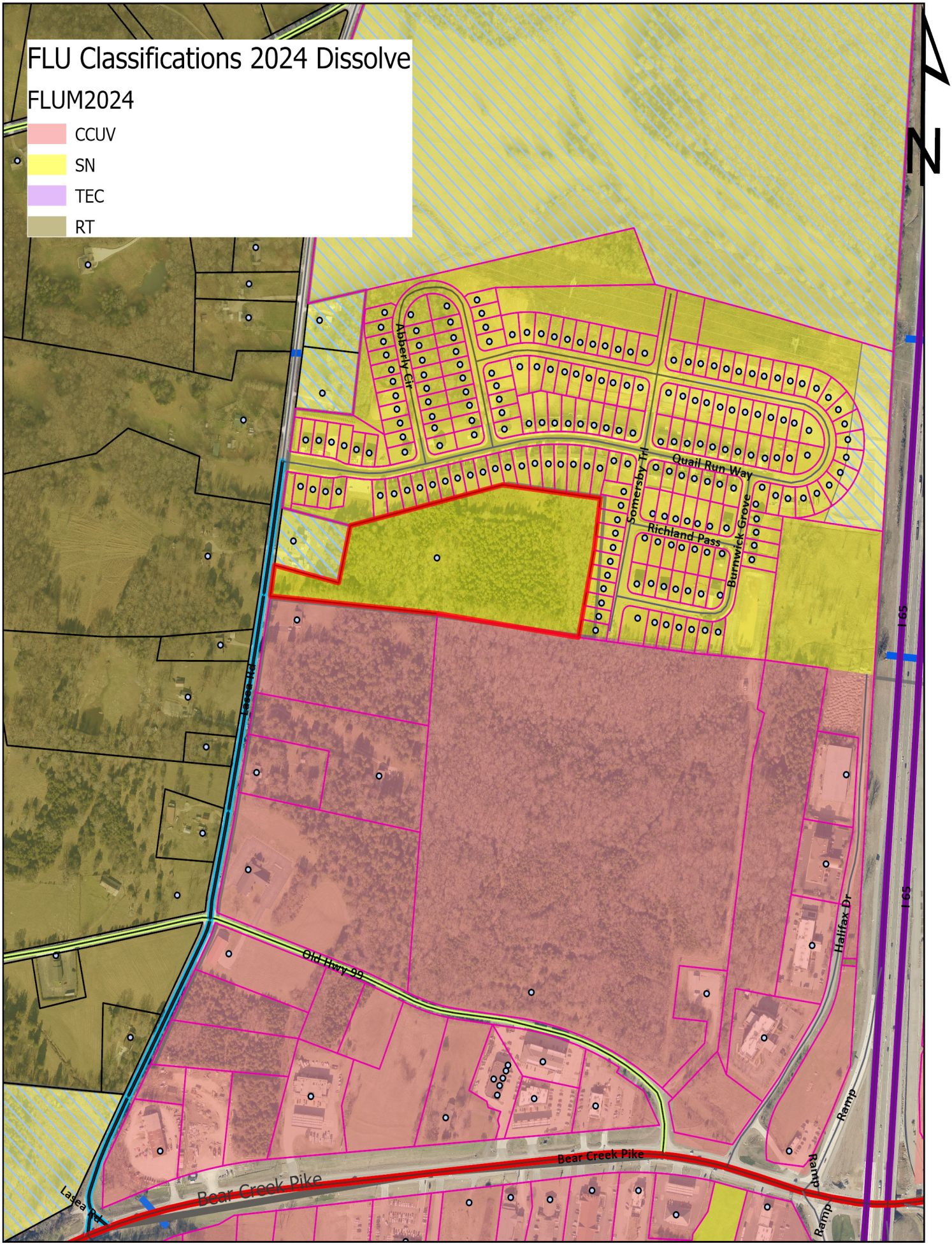
NAME	Louis Sloyan	PHONE	615-678-8212
ADDRESS	111 SE Parkway Ct Franklin, TN 37064	EMAIL	Louis.sloyan@t2-eng.com

PROPERTY OWNER NAME	Mike Sparks	PHONE	931-982-3993
ADDRESS		EMAIL	superbuys37174@yahoo.com

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

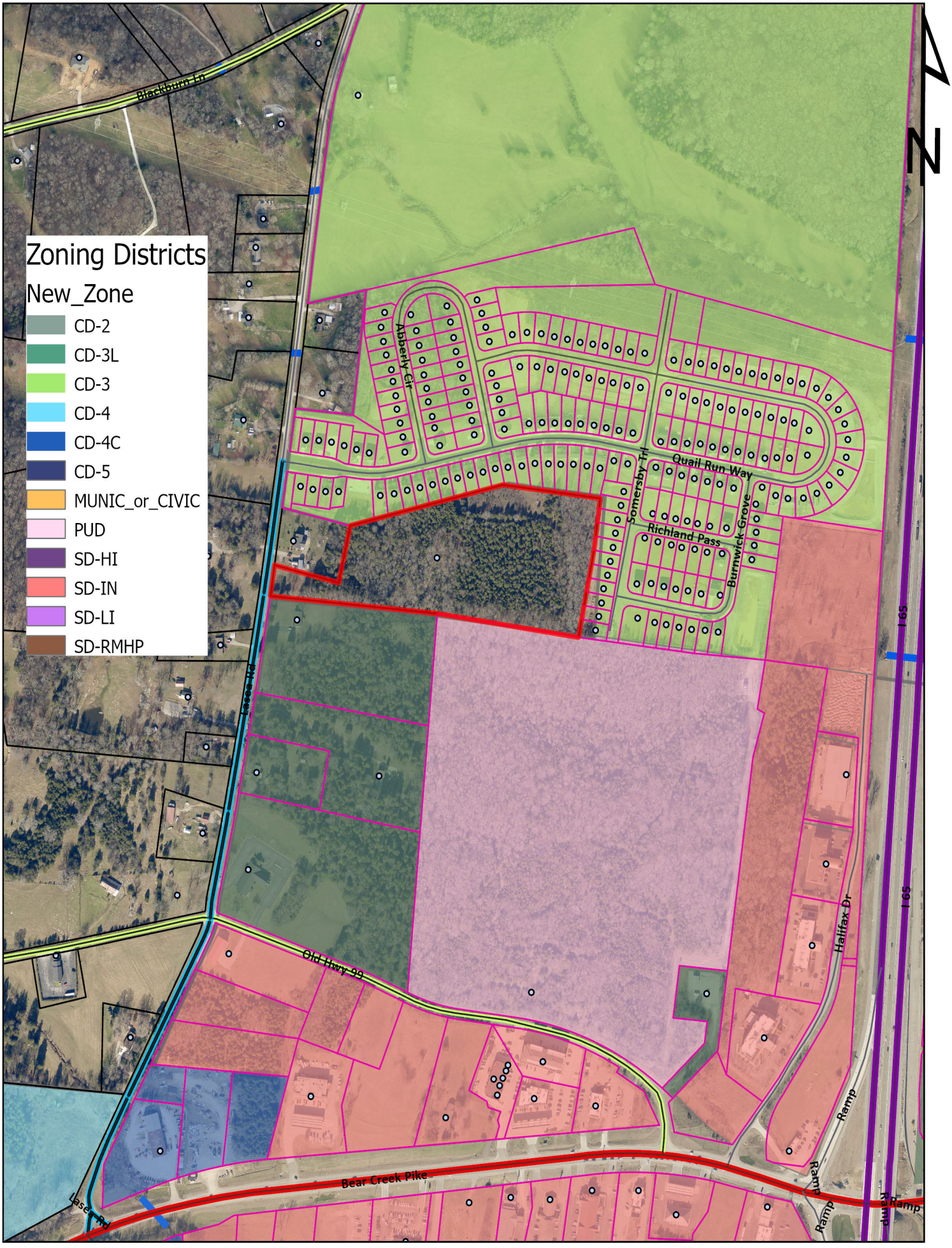
Louis Sloyan		2/17/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Mike Sparks		2/17/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 2/7/2024



25-0091
1610 Lasea Road
Tax Map 73 Parcel 17.02

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



25-0091
1610 Lasea Road
Tax Map 73 Parcel

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700 N. Garden Street
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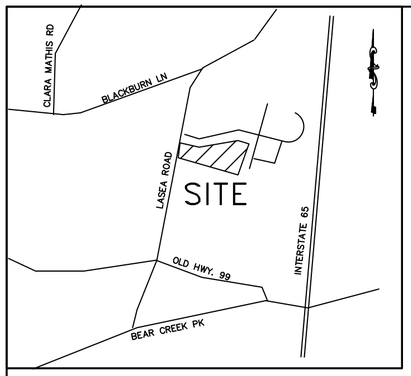
CITY OF COLUMBIA
TENNESSEE



VICINITY MAP
NOT TO SCALE

STANDARD NOTES

1. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL-TIME KINEMATIC (GPS) OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM USING U.S. SURVEY FOOT (HORIZONTAL = NAD83-C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEOID MODEL MID TN 25012A), USING SOKKIA GPS MODEL GRX3 GNSS RECEIVER RTK (L1+L2. HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm.
2. THE WITHIN DESCRIBED TRACT LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (UNSHADED) AS EVIDENCED ON FEMA MAPS NUMBERED 47119C0195E ON THE FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE (DATED REVISED 04-16-2007).
3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS 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 AS INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES 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.
5. IN TENNESSEE IT IS A REQUIREMENT OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT" THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNER(S) NO LESS THAN THREE NOR MORE THAN TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY HAZARD OR CONFLICT. THE TENNESSEE ONE CALL TELEPHONE NUMBER IS 1-800-351-1111. UTILITIES WERE NOT CHECKED DURING THE COURSE OF THIS SURVEY.
6. THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJOINERS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.
7. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THOSE PARTIES IDENTIFIED IN THE CERTIFICATION AND DOES NOT EXTEND TO ANY UNNAMED PARTY.
8. THE SUBJECT TRACT IS SHOWN ON MAURY COUNTY TAX MAP 73, AS PARCEL 17.02.
9. ALL IRON RODS (SET) ARE CAPPED AND STAMPED "H.H. SURVEY".

STANDARD LEGEND

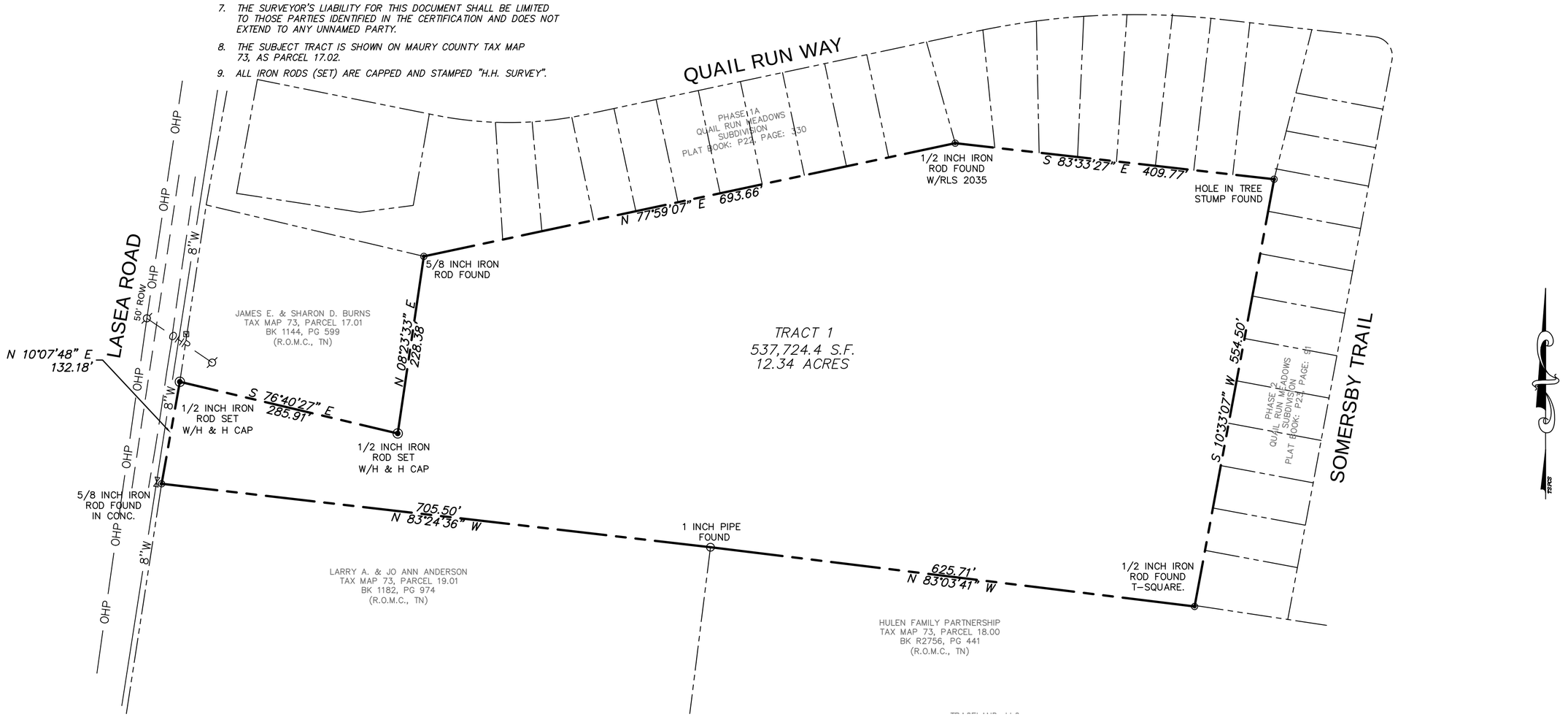
- IPF (IRON PIN FOUND)
- IPS (IRON PIN SET) H AND H SURVEY
- CONCRETE MONUMENT
- OHP — OVERHEAD UTILITY LINES
- WATER LINES

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

DAVID LEE CYPHERS
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE 2779

I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN SURVEY REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820-3 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON 01/29/2024.

DAVID LEE CYPHERS
RLS NUMBER 2779
DATE: MAY, 01, 2024



H & H LAND SURVEYING, INC.
P.O. BOX 2433
SMYRNA, TENNESSEE 37167
PHONE: (615) 831-0756 / E-MAIL: office@handhland.com

BOUNDARY SURVEY
THE MIKE SPARKS PROPERTY
0 LASEA ROAD
SPRING HILL, MAURY COUNTY, TENNESSEE
TAX MAP 73, PARCEL 17.02
RECORD BOOK R2379, PAGE 457-(R.O.M.C., TN)

DRAWN BY: TSH | CHECKED BY: DLC
Scale : 1" = 100'
GRAPHIC SCALE 0' 50' 100' 200'

DATE: MAY, 01, 2024	REVISIONS		
	MK	DATE	BY	CHANGE

JOB NO. 2023-0498
SHEET 1 OF 1

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			
	TAX MAP: 73	GROUP:	PARCEL: 017.02
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation of parcel and rezone to CD-3		

DATE OF PRE-APPLICATION CONFERENCE	1/15/2025	*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.

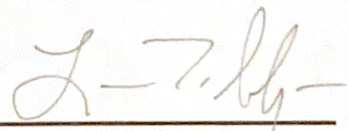
APPLICANT

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

NAME	Louis Sloyan	PHONE	615-678-8212
ADDRESS	111 SE Parkway Ct Franklin, TN 37064	EMAIL	Louis.sloyan@t2-eng.com

PROPERTY OWNER NAME	Mike Sparks	PHONE	931-982-3993
ADDRESS		EMAIL	superbuys37174@yahoo.com

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

Louis Sloyan		2/17/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Mike Sparks		2/17/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 2/7/2024

225 Tara Court (The Crossings Site Plan Modifications)

Project #:	25-0075	Location:	Map 75 Parcel 34
Applicant:	Cindy Sims (Center of Hope)	Case Type(s):	SDP
Staff Planner:	Austin Brass, AICP	Proposed Use:	Multi-Family Site Plan Revision

PROJECT SUMMARY

The applicant seeks approval for modifications to a previously approved Multi-Family Site Development Plan, *The Crossings*. The Planning Commission approved this Multi-Family Site Development Plan on January 14th 2004 that included all landscaping, fencing, and site amenities for the 112-unit multi-family development. This site plan has remained active since initial approval with the final buildout now complete. At this time, the final CO (*Certificate of Occupancy*) for the last remaining unit at 225 Tara Court has been held due to the lack of completion of the site plan that includes fencing, landscaping, and minor engineering items such as the grates over stormwater drains and grading. The applicant is formally requesting that the Planning Commission waive the requirements of this site multi-family site plan approval that removes the requirements for the east boundary landscaping buffer; north boundary landscaping buffer with perimeter fencing; east boundary landscaping buffer with perimeter fencing; parking lot island landscaping; cul-de sac parking on one cul-de-sac, and parking lot not constructed to plans.

- This site plan is vested to a previous Zoning Ordinance (1507) with a multi-family site development plan approved in 2004.
- A previous request (22-0206) was denied by the Planning Commission for the removal of a vinyl fence within the landscape buffers on September 14th, 2022.
- A previous request was approved in October 2020 by the Planning Commission to amend the site plan amenities to replace the pool and pool house with a covered patio area and to replace the requested wood fence requirements with a vinyl fence.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.
- The Planning Commission is the **decision-making authority** for the Development Plan modification.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4	Townhomes	Multi-Family/Townhomes	+ /-11.81 acres

FUTURE LAND USE MAP (Suburban Neighborhood)	ZONING MAP (CD-4)

SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhoods	CD-4	Townhome Residential
North	Suburban Neighborhoods	CD-2/PUD	Multi-Family Residential
South	Suburban Neighborhoods	CD-4C/CD-3L	Single-Family Residential/ Commercial
East	Suburban Neighborhoods	CD-4C/CD-2	Office/ Single-Family Residential
West	Suburban Neighborhoods	CD-3L	Single-Family Residential

CONFORMITY WITH ZONING ORDINANCE

- The approved Site Development Plan indicates parking stalls located in a cul-de-sac. The applicant requests to remove these parking stalls as shown due to the cul-de-sac not built to approved plans.
- The approved Site Development Plan indicates a 30' landscaping and screening buffer around the entire perimeter of the property. The landscape buffer has been installed on the South (*Burt Drive*) boundary line. The applicant requests to remove the 30' requirement for landscaping on the East, West and North boundary line as it has yet to be installed.
- A 6' tall wood fence was required on all boundaries of the plan. An October 2020 approval by Planning Commission amended this requirement from a wood clad fence to a vinyl fence. This fence has since been installed on the South and West boundary lines. The applicant is requesting to remove this fence requirement on the East and North boundary line as it has yet to be installed. It shall be noted that this fence has been partially installed on the north row of townhome units.
- The approved landscaping plan indicates street trees where all islands are located. The applicant requests to deviate from standard in not providing the street trees.
- The parking lot area as described in note (7) on the site development plan was not built to plans. Likewise, parking area in the cul-de-sac was not constructed to plans. Applicant request to deviate from this standard.

REVIEW PROCESS

The Development Review Committee reviewed this multi-family site plan modification at its April 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized below.

Applications for a Multi-Family Dwellings are subject to the Site Development Plan Review Requirements of Section **8.5.6** and shall require Planning Commission approval.

Sections **8.5.6.** I. establish the criteria for review of a Site Development Plan.

I. Review Criteria.

1. The criteria to be applied by the Zoning Administrator in reviewing a Development Plan and application shall be whether such Plan and application comply with the applicable conditions, standards, and requirements of this Ordinance, all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans.

2. With respect to a Development Plan the Planning Commission shall rely on all conditions, standards, and requirements of Articles 1-5 and Article 7 of this Ordinance and the Planning Commission shall review the Plan and application for compliance with all other conditions, standards, and requirements of this Ordinance, including without limitation those of Article 6 (Supplemental Standards) , and compliance with all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans. Additionally, in the case of Development in a Special District, the Planning Commission shall determine:

a. Whether the Development design and Development intensity are appropriate for and tailored to the unique characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;

b. Whether the proposed access and circulation are adequate with respect to traffic patterns, traffic control measures, and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties;

c. Compliance with site construction requirements;

d. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines; and

e. Compliance with requirements for Easements or dedications.

K. Development Plan Procedures Decision-Making Authority's Action.

1. Within 62 days for a Development Plan and application for which the Zoning Administrator is the Decision-Making Authority, or within 62 days after the hearing on a Development Plan and application for which the Planning Commission is the Decision-Making Authority, the Development Plan and application shall be approved or disapproved by the Decision-Making Authority in accordance with the review criteria of Section 8.5.6.N and Sections 8.5.6.O.2-.5.

2. A Development Plan and application shall be approved by the Decision-Making Authority, upon a finding that the Development Plan and application are in compliance with the review criteria set forth in Section 8.5.6.N.

3. If a Development Plan and Application are approved, the Development Plan as approved shall become part of the record of approval, and subsequent actions relating to the authorized Development must be consistent with approved items.

4. A Development Plan and application shall be disapproved if the Decision-Making Authority determines that the Plan and application do not comply with any one or more of the review criteria set forth in Section 8.5.6.N.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its April 2025 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 a previous case from the September 2022 Planning Commission was denied to remove the fence requirements as part of the approval of the 2004 Site Development Plan.
- **Engineering** noted that if approved, staff will work with the applicant to complete the required Engineering items prior to C.O. issuance for the unit.

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 revised Site Development Plan 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, have been satisfied and approve the revised Site Development Plan subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny the Site Development Plan 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 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.

P.O. Box 1961 ~ Columbia, Tennessee 38402-1961
931-840-0916 – Office
855-465-4652 – 24 hour Crisis, Information & Referral Line
http://centerofhopetn.org

Item No. 25-0075

Description: 225 Tara Court

Comments:

1. Engineering: No additional comment on request. If approved, we are excited to work with Engineering to complete the required Engineering items as stated in our application.
2. Planning: We appreciate your willingness to discuss our request. Without the requested changes in the plan, Center of Hope will be unable to proceed. These changes will allow us to obtain the CO and sell the property. We will use the proceeds to serve victims of domestic and sexual violence in our community.

Cindy Sims, ED
Center of Hope

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, April 8, 2025

ITEM NO.
25-0075

DESCRIPTION: 225 Tara Ct

COMMENTS:

Engineering

1. No comment on request. If approved, Engineering will work with the applicant to complete the required Engineering items prior to C.O. issuance for the unit.

Planning

2. Staff Planner for this case is Austin Brass. Please ensure all communication is with abrass@columbiatn.gov
3. Advisory note- Previous request by Planning Commission was denied to remove 6' tall boundary fence from north and east boundary. Case#22-0206
4. Provide parking that is shown on the site plan that is required to be approved, and existing parking that is present in the field. This is to ensure an accurate count of parking spaces that would be reduced and/or deviated from.

Fire

5. No comments

Maury County Schools

6. No Comment

Columbia Power

7. 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

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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.

Building

8. No comments.

Police

9. No comments provided.

Public Works

10. No comments.

City Attorney

11. No comments provided.

Columbia Water

12. No comment.

Maury County Highway Dept.

13. No comment.

Atmos Energy

14. No comment provided.

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Maury County E911

15. No comment provided.

Duck River Electric Membership Corp

16. No comment.

ATT

17. No comment.

Resubmittal Guidelines

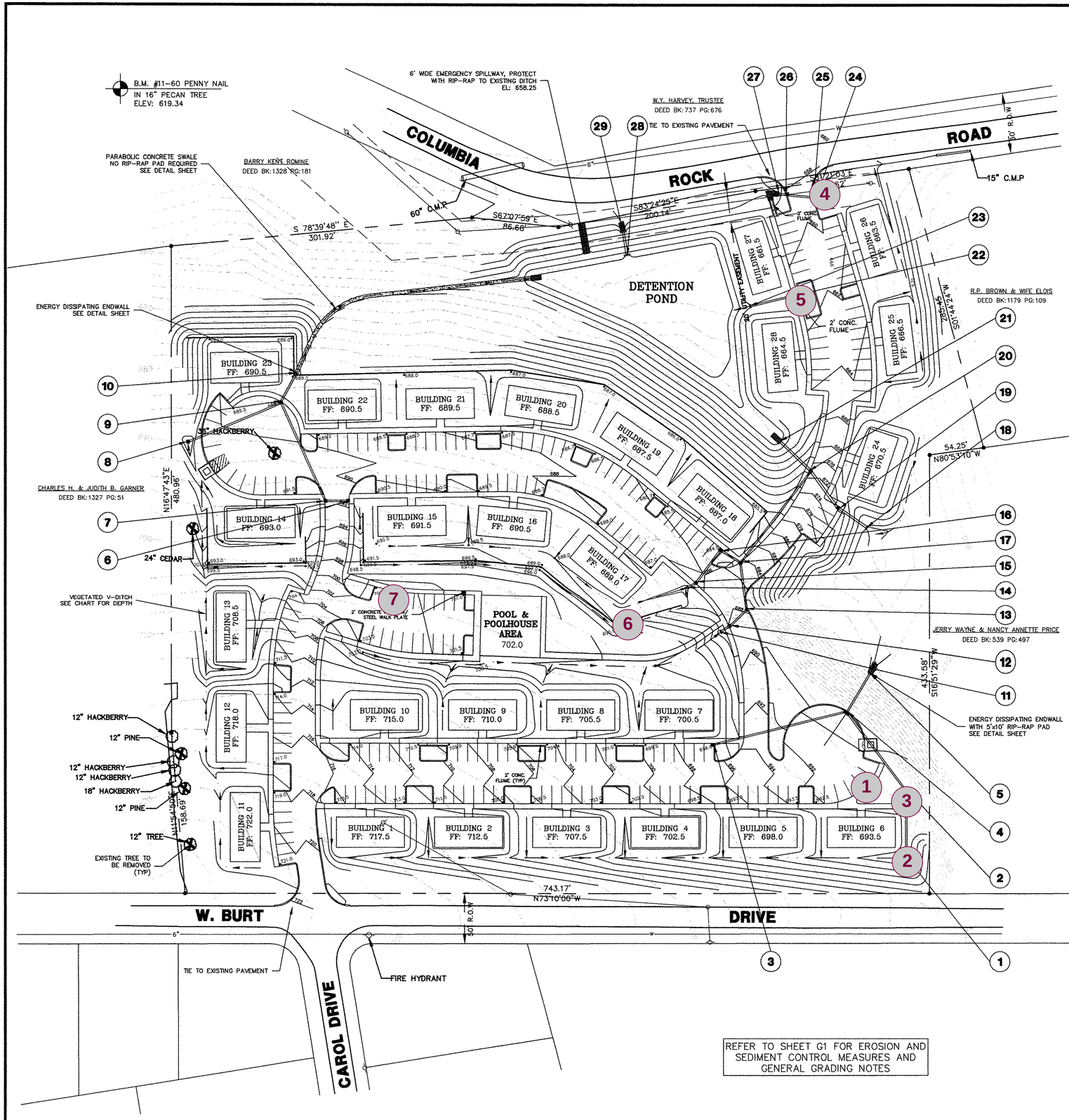
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

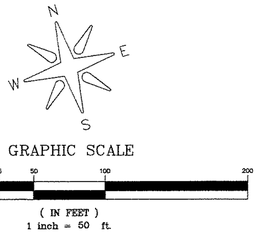
Please contact the case planner identified in the Planning Comments with any questions about the review process.

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.





ALL OUTLETS TO HAVE 5'x10' RIP-RAP PAD UNLESS NOTED OTHERWISE

DITCH CHART

NO	TYPE	SIDE SLOPES	MINIMUM DEPTH	MINIMUM WIDTH	MINIMUM SLOPE	FLOW (CFS)	FLOW DEPTH	VELOCITY (FT/SEC)
D1	SODDED	3:1	1.00'	6.00'	1.00%	4.84	0.74'	2.95
D2	SODDED	3:1	0.75'	4.50'	1.00%	2.34	0.56'	2.46
D3	SODDED	3:1	0.75'	4.50'	1.00%	1.40	0.46'	2.17
D4	SODDED	3:1	0.75'	4.50'	1.00%	1.40	0.46'	2.17
D5	SODDED	3:1	0.75'	4.50'	1.00%	2.44	0.57'	2.49
D6	CONCRETE	3:1	1.25'	7.50'	1.00%	8.58	0.92'	3.41

STRUCTURE CHART

NO.	DESCRIPTION	ROAD NAME	DISTANCE	STATION	TOP OF CASTING	INVERT IN	INVERT OUT
1	DOUBLE AREA	ROAD "B"	83.5'R	6+06.9	690.00	–	687.00
2	SINGLE CURB	ROAD "B"	17.5'R	5+97.9	690.80	686.35	686.25
3	SINGLE CURB	ROAD "B"	30'R	4+08.5	696.00	–	693.00
4	DOUBLE CURB	ROAD "B"	60.9'R	5+42.8	688.80	685.30	685.20
5	ENDWALL	ROAD "B"	99.8'R	5+66	–	–	668.00
6	SINGLE CURB	ROAD "A"	12'R	3+93	691.70		688.70
7	SINGLE CURB	ROAD "A"	12'L	3+93	691.70	688.50	688.40
8	SINGLE AREA	ROAD "C"	24'R	7+61.5	687.50	–	684.50
9	SINGLE CURB	ROAD "C"	61.8'R	6+67.9	668.50	683.50	683.40
10	ENDWALL	ROAD "C"	79.2'R	6+56.9	–	–	680.00
11	HEADWALL	ROAD "C"	22.1'L	1+47.3	–	688.00	–
12	SINGLE CURB	ROAD "C"	12'L	1+48.8	690.40	687.40	687.30
13	SINGLE CURB	ROAD "C"	12'R	1+55.9	689.50	686.50	686.40
14	HEADWALL	ROAD "C"	12'L	2+11.2	–	684.00	–
15	SINGLE CURB	ROAD "C"	20.8'L	2+14.5	685.00	682.00	681.90
16	SINGLE CURB	ROAD "C"	30.3'R	2+15.4	684.50	681.50	681.40
17	SINGLE CURB	ROAD "D"	12'L	0+34.2	684.40	681.15	681.05
18	HEADWALL	ROAD "D"	64'R	1+32.8	–	–	661.50
19	SINGLE CURB	ROAD "D"	30'R	1+35.7	671.50	661.10	661.00
20	SINGLE CURB	ROAD "D"	12'L	1+55.8	671.10	660.50	660.40
21	ENDWALL	ROAD "D"	40'L	1+76.7	660.05	–	–
22	SINGLE AREA	ROAD "D"	30'L	3+47.5	660.80	–	657.80
23	ENDWALL	ROAD "D"	79'L	3+50.2	–	657.30	–
24	HEADWALL	ROAD "D"	20'R	4+41	657.50	–	–
25	SINGLE CURB	ROAD "D"	12'R	4+36.5	659.00	656.00	655.90
26	SINGLE CURB	ROAD "D"	12'L	4+45.9	658.80	655.65	655.55
27	ENDWALL	ROAD "D"	20'L	4+48.8	655.00	–	–
28	POND OUTLET	N/A	N/A	N/A	–	–	–
29	ENDWALL	N/A	N/A	N/A	–	–	–

PIPE SCHEDULE

FROM	TO	I.E. (IN)	I.E. (OUT)	GRADE (%)	SIZE (INCHES)	LENGTH (FEET)	TYPE	FLOW (cfs)	CAPACITY (cfs)
1	2	687.00	686.35	1.0	18	64	CPP	4.84	10.5
2	4	686.25	685.30	1.0	18	92	CPP	5.12	10.5
3	4	693.00	685.30	5.6	18	136	CPP	3.13	24.9
4	5	685.20	668.00	39.0	18	44	CPP	18.73	65.6
6	7	688.70	688.50	1.0	15	20	CPP	0.84	5.4
7	9	688.40	683.50	4.7	18	104	CPP	2.74	22.8
8	9	684.50	683.50	1.0	18	98	CPP	2.44	10.5
9	10	683.40	680.00	8.5	18	40	CPP	8.58	30.6
11	12	688.00	687.40	6.0	15	10	CPP	2.34	15.8
12	13	687.30	686.50	3.6	15	22	CPP	2.90	12.2
13	17	686.40	681.15	10.9	15	48	CPP	3.28	21.3
14	15	684.00	682.00	20.0	15	10	CPP	2.80	28.8
15	16	681.90	681.40	1.3	15	38	CPP	5.93	7.3
16	17	681.40	681.15	1.1	18	22	CPP	9.80	11.0
17	20	681.05	660.50	18.3	18	112	CPP	13.13	44.9
18	19	661.50	661.10	1.0	24	36	RCP	20.50	22.0
19	20	661.00	660.50	1.2	24	42	RCP	21.03	25.0
20	21	660.40	660.05	1.0	30	34	RCP	34.60	41.0
22	23	657.80	657.20	1.0	15	48	CPP	0.89	6.4
24	25	657.50	656.00	5.0	15	10	CPP	4.00	14.4
25	26	655.90	655.65	1.1	15	22	CPP	5.69	6.9
26	27	655.55	655.00	5.5	15	10	CPP	5.77	15.1
28	29	655.00	654.00	2.8	30	35	RCP	–	–

E. ROBERTS ALLEY & ASSOCIATES
CONSULTING ENGINEERS
230 WILSON PIKE CIRCLE
BRENTWOOD, TENNESSEE 37027
PHONE: 615-373-1567 FAX 615-373-3697

E. ROBERTS Alley & Associates INCORPORATED

SITE DEVELOPMENT PLANS FOR

THE CROSSINGS

RESIDENTIAL SITE DEVELOPMENT

9th CIVIL DISTRICT
COLUMBIA, MAURY COUNTY, TENNESSEE

RYAN R. WORKMAN
REGISTERED ENGINEER
No. 105741
STATE OF TENNESSEE
2/16/2024

DRAWN BY: RRW
CHECKED BY: GMC

NO.	REVISION	BY	DATE

GRADING AND DRAINAGE PLAN

G-2

DATE: FEB. 16, 2004
FILE: 2001-592

1. Cul-de-sac parking and sidewalk not built to plans

2. Missing storm grate

3. Missing storm grate

4. Broken Headwall

5. Missing lid

6. Greater than 3:1 slope and eroded

7. Parking lot not built to plans

P.O. Box 1961 ~ Columbia, Tennessee 38402-1961
931-840-0916 – Office
855-465-4652 – 24 hour Crisis, Information & Referral Line
http://centerofhopetn.org

Center of Hope, a non-profit serving victims of domestic violence, sexual assault, stalking and human trafficking in Maury Co, has been gifted the property at 225 Tara Court, Columbia, TN. from the estate of Marvel Properties. Center of Hope cannot accept this gift unless we are able to obtain a CO for the unit at 225 Tara Court. Our intention for this property is to sell it and use the funds to support our mission.

Center of Hope is requesting a revision to the previously approved site plan. We would like to amend the plan to exclude the requirement of landscaping, parking orientation, and fencing.

Specifically, we asked to exclude the requirement for the:

West Boundary internal landscape buffer;

North Boundary landscape buffer and perimeter fencing;

East Boundary landscape buffer and perimeter fencing;

Parking island landscaping;

Parking lot west of amenities area canopy tree plantings at either side of the entrance from Carol Dr.;

Cul-de-sac parking and sidewalk (1) on Site Development Plan;

Parking lot not built to plans (7) on Site Development Plan.

Thank you for your consideration.

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" x 11"
All Others: * Please submit the Application online at City of Columbia - Permitting.cotiviti.com

ADDRESS/LOCATION	225 Tara Court Columbia TN 38401		
	TAX MAP:	GROUP:	PARCEL:
SUMMARY OF NATURE OF REQUEST AND WORK			

DATE OF PRE-APPLICATION CONFERENCE	2.26.25	*Pre-application meetings are scheduled for Wednesdays*

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

	Plats/PUDs: ☒ Project Name (include Sections & Phases) The Crossings ☐ 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	Cindy Sims	PHONE	931-840-0916
ADDRESS	PO Box 1961 Columbia	EMAIL	CSims@centerofhopetn.org

PROPERTY OWNER NAME	Marvel Properties, LLC	PHONE	901-481-0222
ADDRESS	PO Box 189, Millington, TN	EMAIL	Caresse.hyneman@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.

Center of Hope APPLICANT NAME	Cindy Sims APPLICANT SIGNATURE	3/17/25 DATE
Marvel Properties, LLC PROPERTY OWNER NAME	Caresse Hyneman PROPERTY OWNER SIGNATURE	3/17/25 DATE

2494 Nashville HWY CEG-PUD (Christ Our Savior)

Project #:	25-0083	Location:	Map 051 Parcel 007.01
Applicant:	Michael Sandifer & Vogue Towers II	Case Type(s):	PUD Revision
Staff Planner:	Charles Rush, Principal Planner	Proposed Use:	None

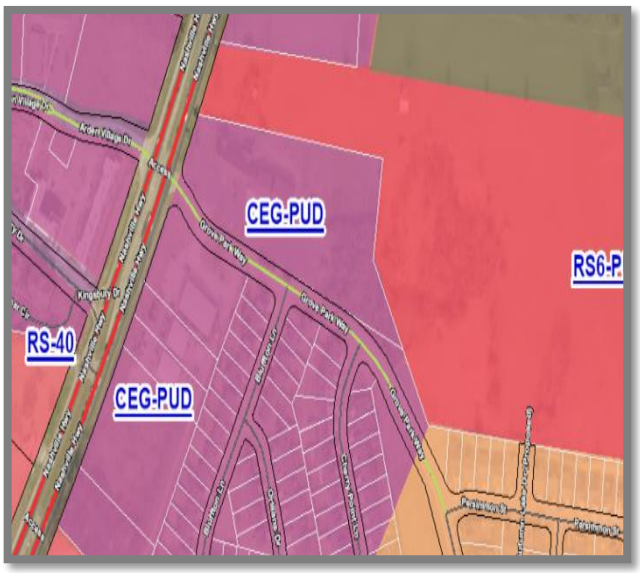
PROJECT SUMMARY

The applicant requests a PUD revision and has submitted a preliminary PUD Master Plan for 2494 Nashville Hwy which will allow a 125' mono-pine with grounding, utilities, fenced compound, and other support structures and components. The Planning Commission approved the rezoning from RS-40 (Residential Single-Family Low Density) to CEG-PUD (Commercial Enterprise General Planned Unit Development) in Ordinance 4042 for the development in December 2015.

- The development is subject to Ordinance 4400
- This PUD revision complies to all standards in which govern a cell tower
- A Financial Surety, Development Agreement, and stormwater maintenance agreement are not applicable to this request.
- The DRC reviewed this proposal at its April 2025 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 **Recommending Authority** for a PUD revision.
- The City Council is the **Decision-Making Authority** for a PUD revision.
- 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
CEG-PUD	Vacant	None	+/-2.56 Acres



PREVIOUS ZONING MAP		ZONING MAP	
SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	PUD	Commercial
North	City Center Urban Village	PUD	Commercial/Residential
South	City Center Urban Village	PUD	Commercial/Residential
East	City Center Urban Village	PUD	Residential
West	City Center Urban Village	PUD	Residential

The subject site is part of an independent PUD development. It is bordered entirely by other PUD developments. Aside from the parcels that front Nashville Highway the rest of the land around the subject parcel will be or currently is used for residential.

CONFORMITY WITH ZONING ORDINANCE

Article 4.3.9.E. PP (p.243) of the Zoning Ordinance govern Wireless Communication Facilities other than Communication Towers

Wireless Communication Facilities other than Communications Towers shall be permitted in accordance with the applicable Use Table, subject to the following:

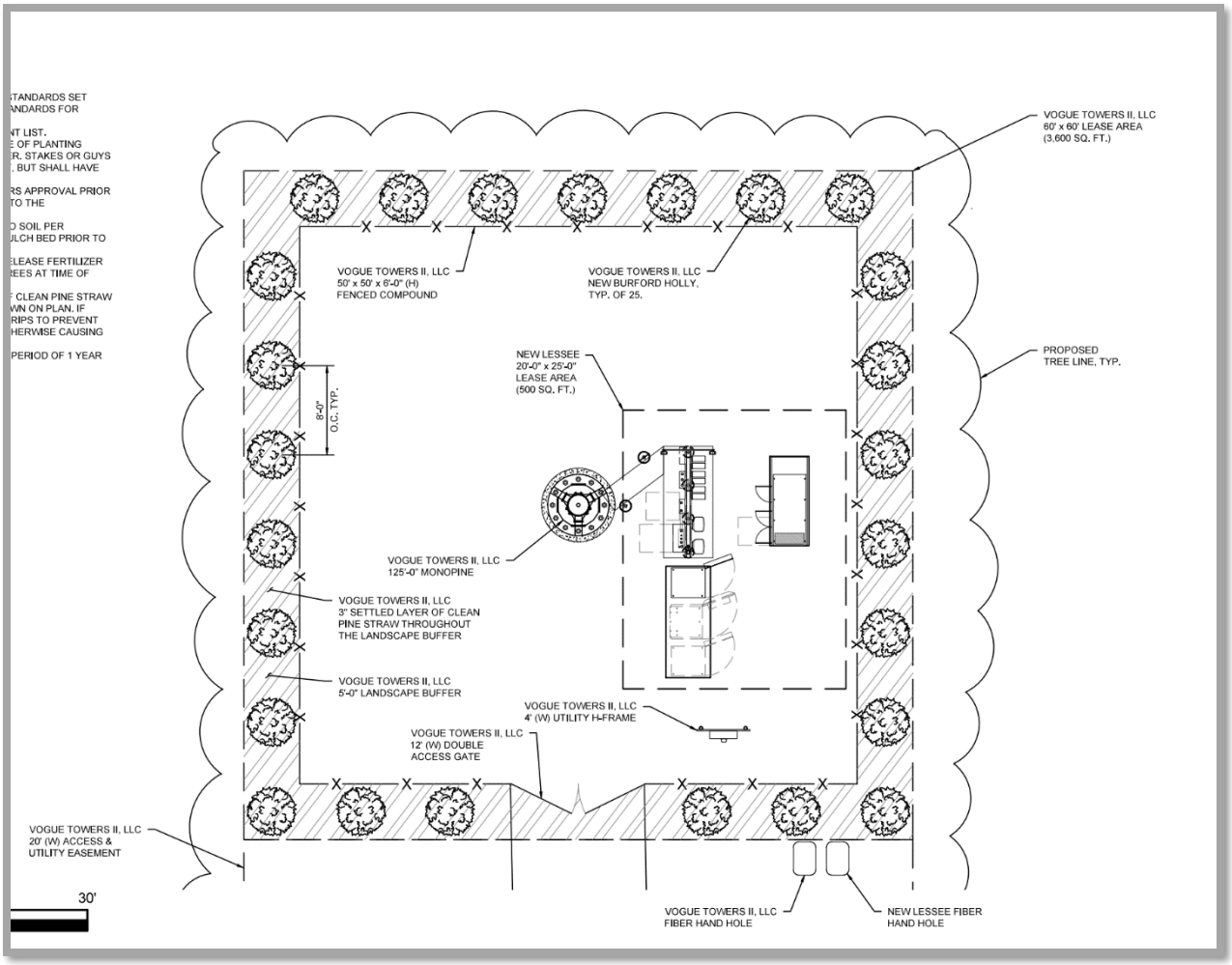
(1) The requirements set forth in this Section 4.3.9.D.6.n. shall govern the location of Towers that exceed, and antennas that are installed at a height in excess of 70 feet. The height limitations applicable to Buildings and Structures shall not apply to Towers and Antennas.

(2) Antennas or Towers located on property owned, leased, or otherwise controlled by the CITY shall be exempt from the requirements of this subsection, provided a license or lease authorizing such Antenna or Tower has been approved by City Council. N/A, property is owned by Christ our Savior Evangelical Lutheran Church.

(3) This Section shall not govern any Tower, or the installation of any Antenna, that is under 70 feet in height and is owned and operated by a federally – licensed amateur radio station operator or is used exclusively for receive – only Antennas. N/A

(4) The following requirements must be met:

> (a) Site and landscape plans drawn to scale and landscape plans drawn to scale; Site and landscape plans included in attached design drawings.



(b) A report including a description of the Tower with technical reasons for its design; The proposed mono-pine tower consists of an eighteen-sided monopole structure, tapered from bottom to top. The structure, foundation and anchor bolt designs are based strictly on ANSI/TIA-222 as amended (currently Rev H). Monopole materials are hot dip galvanized as outlined in ASTM A-123. The attached Fall Zone Letter provides additional explanation as to tower design parameters, including Risk Category, Site Exposure Category, Topographic Category and Environmental Loading.

(c) Documentation establishing the structural integrity for the Tower's proposed uses, certified by a professional engineer licensed in the State of Tennessee competent in such design, the general capacity of the Tower and information necessary to assure that ANSI (American National Standard Institute) standards are met; See attached tower manufacturer design.

(d) A statement of intent whether excess space on the Tower will be leased; See attached letter.

(e) Proof of ownership of the site or a copy of the owner's authorization to use the site; See attached (recorded) Memorandum of Option to Lease between Applicant and property owner.

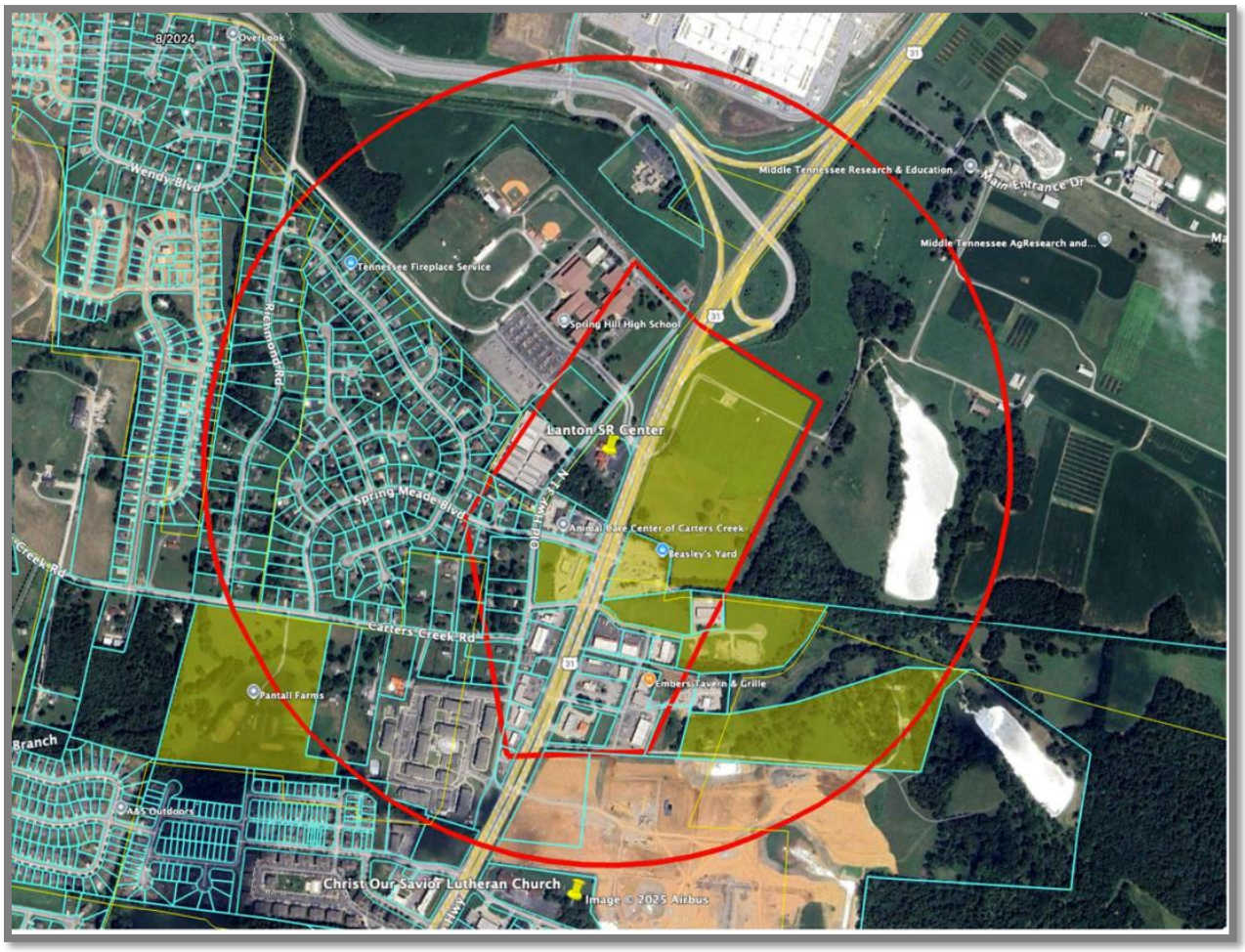
(f) Copies of any Easements necessary to gain access or limited Development areas; Easements noted on survey included in design drawings.

(g) An analysis of the site containing existing topographical contours; Topographical contours are depicted on survey and addressed in the grading plan included in the attached design drawings.

(h) A written opinion from an appropriate authority that the soils and underlying materials will support the intended Structure; The Engineer of Record for the site civil design has reviewed and approved all related design elements as noted in the design drawings, considering typical soils for the region. All sites are drilled for geotechnical data and that information, including boring log and engineer analysis, are provided to the tower manufacturer as part of their engineered design of the tower and foundation.

(i) Evidence that the Tower facility meets technical emissions standards set by the FCC (Federal Communication Commission); See attached letter from Co-Applicant, Verizon Wireless.

(j) Evidence of "Determination of No Hazard" from the FAA (Federal Aviation Administration), as well as all required FCC permit information; Applicant complies, receiving a "Determination of No Hazard to Air Navigation" from the FAA (2025-ASO-245-OE). In addition, Applicant utilizes a 3rd party to review their locations in conjunction with the FAA filing. The attached report from Airspace Safety Analysis & Compliance (ASAC) evaluated the proposed tower in accordance with the requirements specified by the FAA under Federal Aviation Rules part 77 and found that this proposed tower is not a hazard to air navigation. (k) Alternatives to the Tower location and why this site was selected; and Applicant contacted Edwards Real Estate, Dean Norton and Beasley's Yard, none of which 3 were interested. We initiated discussions Middle Tennessee Ag Research Station, and they were initially interested but then stopped responding. We also spoke to Bell Group and could not come to financial terms. We tried to reach Pantall Farms with voicemail and a letter but never received a response. Christ our Savior Lutheran Church said expressed and maintained interest. The attached Real Estate Candidates map highlights the various parcels attempted.



(l) Evidence that the site complies with requirements of the NEPA (National Environmental Policy Act) in regard to impact on wildlife, endangered species, historical sites, Native American religious sites, floodplains, wetlands, high intensity white lights in Residential neighborhoods, and frequency emissions in excess of FCC guidelines. Applicant's site development process includes completing the National Environmental Policy Act (NEPA) review process, which includes consultation with State Historical Preservation Office, Tribal Historical Preservation Office, US Fish & Wildlife, and others to evaluate any impact of the proposed facility at this location. The NEPA process is ongoing, and Applicant is happy to make the final NEPA report a condition of approval. Addressing high intensity white lights, as described in (j) above, the proposed tower has been approved by the FAA and does not require any lighting.

(5) Towers may be built on the same Lot or Building Site with another Principal Use. A separation a minimum of the Tower height between the Tower and any other Principal Use is

required in order to provide for the health, safety and welfare of individuals and Structures occupying the same site. Joint use is prohibited on a Lot or Building Site where a proposed or existing Principal Use includes the storage, distribution or sale of volatile, flammable, explosive or hazardous wastes such as LP gas, propane, gasoline, natural gas and corrosive or dangerous chemicals. Applicant is proposing a 125' monopine, a self-supporting tubular tower structure, similar to ones used for utility lines. Applicant is providing documentation outlining the design characteristics of the reduced "fall zone" area in the form of the attached engineer stamped letter. Per the attached and sealed "Fall Zone" letter, the Tower will be designed such that the top 50% will collapse over onto itself in the event of a catastrophic failure, reducing the impacted area via a reduced "fall zone" that will be contained within the reduced boundaries of this setback radius. This is accomplished by overdesigning the bottom portion of the structure. Specifically, the tower base and its foundation are designed to carry the entire force applied to the tower (Force X); however, when the top 50% of the tower collapses, only the maximum of 25% of Force X will be applied to the tower base and foundation that are designed for 100% of Force X. In layman's terms, the tower base and its foundation are approx. 4 times stronger (100%/25%) than the maximum force that can be applied to them when the top 50% of the tower collapses. As the design drawings depict, incorporating this engineering into the design, the fall zone is greatly reduced, complying with the setback requirement.

(6) Towers 80 feet or more in height shall be located on the Lot so that the distance from the base of the Tower to any adjoining property line or supporting Structure of another Tower is a minimum of 100% of the proposed Tower height. No Variance shall be granted from this minimum setback requirement. As depicted in the attached design drawings, Applicant complies.

(7) Except as specifically required by the FAA (Federal Aviation Administration) or the FCC (Federal Communication Commission), transmission Structures shall: Applicant will comply.

(a) use colors such as gray, blue or green which reduce their visual impacts; provided, wooden poles do not have to be painted; and As depicted in the attached design drawings and photo simulations, Applicant is proposing a monopine tower structure. The pole will be painted brown with the branches starting at approx. the halfway point.

(b) not be illuminated, except equipment shelters may use lighting for security reasons which is compatible with the surrounding neighborhood; Applicant complies.

(c) not use strobe lights unless specifically required by FAA. Applicant complies (see 4(j) above).

(8) Any proposed Tower shall be structurally designed so as to accommodate the minimum number of foreseeable shared users. Applicant's design incorporates space on the tower and ground for a minimum of three wireless providers, including Co-Applicant, Verizon Wireless.

(9) No advertising or display is permitted on any Communication Tower. Applicant will comply, only posting signage for site identification, emergency contact or as required by federal agencies.

(10) Any Accessory Buildings or Structures shall be located a minimum of 50 feet from any adjoining property line. Except for emergency purposes, the accessory facilities may not include offices, long-term vehicular storage, other outdoor storage, or broadcast studios, unless the Use is permitted in the district. Applicant will comply.

(11) The Tower base and equipment area shall be enclosed with a fence no less than six feet in height. Access shall be locked at all times when the site is not occupied. Applicant complies, see attached design drawings.

(12) Where the Tower site abuts or is contiguous to any Residential District, there shall be provided a continuous, solid Screening and it shall be of such plant material as will provide an evergreen Screen. Screening as required herein shall be not less than four feet in height at the time of planting and shall be permanently maintained. See attached landscape buffer design and tree preservation plan in the attached design drawings. In addition, the site has been located to utilize the natural vegetation buffer of the wooded area on the property.

(13) Location on any other Structure other than a Tower (i.e., water tank, utility poles, roof tops, etc.) is permitted subject to the provisions listed above relating to a Tower location. The attached Nearby Structures table and map illustrate that there are no existing tower structures within one mile of the Applicant's location, the closest broadband structure being approx. 1.62 miles away, with Verizon Wireless located on this structure. There are also no structures capable of meeting the coverage objective within the immediate area.

Name	Latitude	Longitude	FCC ASR#	Distance (miles)	Comments
Vogue Towers	35.705626	-86.974395	Pending	N/A	*Candidate Location*
Crown Communications LLC	35.7145	-87.001	1205701	1.62	*Appears to be 2+ carriers, including Verizon*
TVA	35.7217	-86.9737	None	1.11	*Inside TVA facility, likely direct bury pole.*
TVA (2)	35.7411	-86.9633	None	2.53	*Inside former plant, likely direct bury pole.*

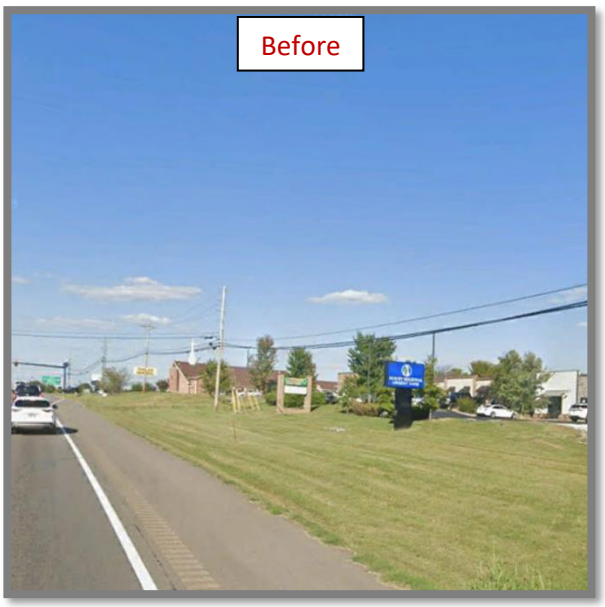
(14) Co – location on Towers is encouraged. See (13) above.

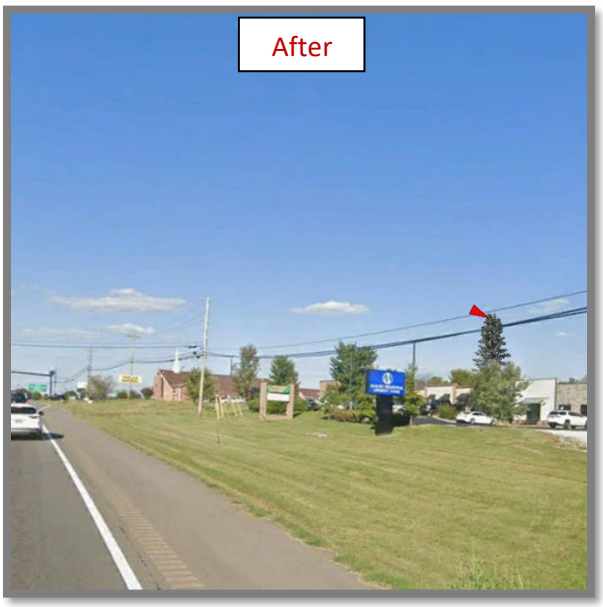
The Zoning Administrator has authority to approve a co – location on an existing Tower subject to: (a) receipt of a letter from a licensed engineer stating that the Tower is structurally adequate to handle the additional load; and (b) the FCC technical emissions standards not being exceeded.

(15) Any Antenna or Tower that is not operated for a continuous period of 12 months shall be considered abandoned and the owner of such antenna or tower, as well as any shared user(s) of the Tower or Antenna, shall remove same within 90 days of receipt of notice from the City notifying the owner and shared user(s) of such abandonment. If such Antenna or Tower is not removed within said 90 days, the City may remove or have the Structure removed at the owner's expense. Applicant will comply.

Staff has reviewed the PUD revision approval and found that this tower will align with the requirements of this ordinance as it pertains to towers. Staff will work closely with the developer to assure compliance. Any future modifications to this plan will necessitate a revision of the PUD.

MONOPINE PHOTOSHOP IMAGES, MANUFACTURER IMAGES & REAL-LIFE IMAGES





Before
After
Before
After

REVIEW PROCESS

The Development Review Committee evaluated the proposed PUD revision at its April 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized below.

The tower has been reviewed under the requirements of **4.3.9.E.PP.**

As required by **8.5.4.D** of the Zoning Ordinance, staff posted signs on the subject property, mailed letters to adjacent property owners, and published notice of the Planning Commission's meeting in newspapers of general circulation.

Section **8.5.21** of the Zoning Ordinance directs the Planning Commission to review any and all Planned Unit Developments for conformity with the standards of the Ordinance.

The Planning Commission is the **recommending body** for PUD revisions that are major in nature under **8.3.3.B.8** of the Zoning Ordinance.

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its January 2025 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

Planning - NEPA (National Environmental Policy Act) will be a condition of approval.

Engineering - Access easement shall have a provision allowing adjustment in the future to accommodate modification.

FCC LAWS REGARDING TOWERS

Section 704 of the 1996 Telecommunications Act contains several key provisions affecting the authority of municipalities to regulate the placement of towers for cellular telephones, personal communications services, and other similar transmitters. Generally, the act preserves municipal zoning authority as it relates to radio towers and their siting, but it also creates three key protections for firms seeking to erect a tower:

- Local ordinances may not "unreasonably" discriminate among providers of functionally equivalent services. Tower siting policies must not favor one company, or one technology, over another;
- Local government may not impose a blanket prohibition against the placement of telecommunications towers; and
- Local ordinances may not impose more stringent "environmental effects" limits on radio frequency emissions than those adopted by the Federal Communications Commission (FCC).

A municipality would do well to encourage colocation of telecommunications facilities — essentially the sharing of a single tower by multiple telecommunications services. Such practices have the potential to reduce the proliferation of towers. Federal law encourages this practice

and gives cities some leverage to assure that legitimate efforts are made to effect colocation. 47 U.S.C. 251(c)(1) and 47 U.S.C. 251(c)(6) discuss the "duty" of telecommunications service to negotiate in good faith for colocation opportunities. Municipal ordinances should reflect this obligation, and final tower approval should depend on an applicant's demonstration of these efforts. Federal law allows cities to deny construction permit applications for telecommunications towers. The denial, however, must be based on a reasoned approach, otherwise the FCC is authorized to pre-empt the local decision and grant the construction permit. Without adopting a telecommunications tower policy, it is doubtful that a municipality's denial of a construction permit will be seen as resulting from a reasoned approach.

SAMPLE MOTIONS

Positive Recommendation with Conditions:

Move to send a positive recommendation on the PUD Revision for the preliminary PUD Master Plan as presented and find that the tower conforms to the applicable zoning ordinance, [subject to a condition of approval that the NEPA report meets the requirements of 4400)

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.

Negative Recommendation:

Move to send a negative recommendation on the PUD Revision for the preliminary PUD Master Plan presented does not conform to the applicable zoning ordinance, the Subdivision Regulations, or the approved Preliminary Plat [list specific deficiencies].

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	2494 Nashville Hwy, Columbita, TN		
	TAX MAP: 051	GROUP:	PARCEL: 007.01
SUMMARY OF NATURE OF REQUEST AND WORK	Preliminary site plan approval of proposed wireless communications facility within PUD zoning, requiring PUD Amendment. Proposed facility is a multi-provider site, including 125' monopine tower structure.		

DATE OF PRE-APPLICATION CONFERENCE	Oct 9, 1024	*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:PUD Amendment **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 N/A ❑ Columbia Waste Water Department Will Serve Letter N/A

Rev. 2/7/2024

	Plats/PUDs: ☒ Project Name (include Sections & Phases) Lanton (TN-5001) ☒ Total Number of Lots/Residential Units 0 ☒ Square Footage of Non-Residential Floor Space 0 ☒ Total acreage Lease area 3,600 sq/ft (plus access), parent parcel approx 5 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.

Michael Sandifer, on behalf of Vogue Towers

NAME	Vogue Towers II, LLC and Cellco Partnership, d/b/a Verizon Wireless	PHONE	205-532-4870
ADDRESS	430 Chestnut St, Suite 101-B, Chattanooga, TN	EMAIL	Michael@bear-group.net

PROPERTY OWNER NAME	Christ our Savior Evangelical Lutheran Church	PHONE	
ADDRESS	2494 Nashville Hwy, Columbia, TN	EMAIL	Elder@coslutheran.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.

Michael Sandifer, on behalf of Vogue Towers II, LLC, and Verizon Wireless		March 11, 2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
JOSHUA DAVIS		3-11-25
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 2/7/2024

Site Name: **LANTON (PREV)**
Site Number: **TN-5001**
Site Location: **Grove Park Way, Columbia, TN 38401**

LESSEE'S PREMISES:
All that tract or parcel of land lying and being in Maury County, Tennessee and being a portion of the property of Christ Our Savior Evangelical Lutheran Church, of record in Deed Book 1195, Page 444, Register's Office, Maury County, Tennessee and being more particularly described as follows,

COMMENCE at a one-half-inch Iron Rod Found at the Southeast Corner of aforesaid property;
Thence along a Chord Tie Line having a Bearing of N 49°47'18" W, a distance of 318.15 feet to the POINT OF BEGINNING;

Thence N 68°32'42" W, a distance of 60.00 feet;
Thence N 21°27'18" E, a distance of 60.00 feet;
Thence S 68°32'42" E, a distance of 60.00 feet;
Thence S 21°27'18" W, a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract Premises 0.08 Acres (3,600 Square Feet), more or less.

LESSEE'S 20 Access & Utility Easement
All that tract or parcel of land lying and being in Maury County, Tennessee and being a portion of the property of Christ Our Savior Evangelical Lutheran Church, of record in Deed Book 1195, Page 444, Register's Office, Maury County, Tennessee and being more particularly described as follows,

COMMENCE at a one-half-inch Iron Rod Found at the Southeast Corner of aforesaid property;
Thence along a Chord Tie Line having a Bearing of N 49°47'18" W, a distance of 318.15 feet to the POINT OF BEGINNING;

Thence S 21°27'18" W, a distance of 33.79 feet;
Thence N 69°39'42" W, a distance of 123.26 feet;
Thence N 67°59'50" W, a distance of 269.56 feet;
Thence with a curve to the left with an arc length of 3.73 feet, with a radius of 2.38 feet, with a chord bearing of S 67°03'24" W, with a chord length of 3.36 feet;
Thence with a curve to the right with an arc length of 81.44 feet, with a radius of 33.55 feet, with a chord bearing of N 88°20'53" W, with a chord length of 62.87 feet;
Thence with a curve to the left with an arc length of 16.78 feet, with a radius of 20.00 feet, with a chord bearing of N 42°50'38" W, with a chord length of 16.29 feet;
Thence N 66°52'54" W, a distance of 19.09 feet;
Thence with a curve to the left with an arc length of 45.46 feet, with a radius of 30.00 feet, with a chord bearing of S 69°42'15" W, with a chord length of 41.24 feet;
Thence S 26°17'23" W, a distance of 15.83 feet to a point on the Northern Right-of-Way Line of Grove Park Way;
Thence along said Right-of-Way Line and with a curve to the right with an arc length of 20.45 feet, with a radius of 270.00 feet, with a chord bearing of N 51°45'15" W, with a chord length of 20.44 feet;
Thence N 26°17'23" E, leaving said Right-of-Way Line and a distance of 11.59 feet;

Thence with a curve to the right with an arc length of 75.77 feet, with a radius of 50.00 feet, with a chord bearing of N 69°42'15" E, with a chord length of 68.73 feet;
Thence S 66°52'54" E, a distance of 19.09 feet;
Thence with a curve to the right with an arc length of 33.56 feet, with a radius of 40.00 feet, with a chord bearing of S 42°50'38" E, with a chord length of 32.59 feet;
Thence with a curve to the left with an arc length of 32.89 feet, with a radius of 13.55 feet, with a chord bearing of S 88°20'53" E, with a chord length of 25.39 feet;
Thence with a curve to the right with an arc length of 35.11 feet, with a radius of 22.38 feet, with a chord bearing of N 67°03'24" E, with a chord length of 31.62 feet;
Thence S 67°59'50" E, a distance of 269.27 feet;
Thence S 69°39'42" E, a distance of 63.35 feet;
Thence N 21°27'18" E, a distance of 14.95 feet;
Thence S 68°32'42" E, a distance of 60.00 feet to the POINT OF BEGINNING.

Said Easement contains 0.29 Acres (12,623 Square Feet), more or less.

APPLICATION FOR APPROVAL BY VOGUE TOWERS II, LLC, AND CELLCO PARTNERSHIP, d/b/a VERIZON WIRELESS FOR THE CONSTRUCTION OF A WIRELESS COMMUNICATION FACILITY

Application: For City of Columbia approval by Vogue Towers II, LLC ("Vogue Towers") and Cellco Partnership, d/b/a Verizon Wireless ("Verizon"), together "Applicant" for the zoning approval for a proposed multi-provider wireless communications facility.

Site Name: Lanton (TN-5001)

Project Description: Vogue Towers proposes to construct a multi-provider 125' monopine tower (125' structure with 5' lightning rod, overall height 130') within a fenced compound area (see attached design drawings for details). This facility will have provisions for multiple wireless providers, satisfying the purpose of the City's ordinance to reduce the need for new towers.

Parcel Address: 2494 Nashville Hwy, Columbia, TN, Parcel #051 007.01

Property Owner: Christ our Savior Evangelical Lutheran Church

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Narrative:

The wireless industry is continually improving networks to best meet the needs of the community. In the present case, the increase in usage at existing locations requires a new tower. The purpose of this proposed wireless communications facility will be to provide improved wireless service quality and safety to the area, specifically to customers and residents in and around this area of Columbia.

As the demand for wireless continues to increase with the use of "smart phones" there is an increased need for wireless telecommunications infrastructure to keep up with the demand. Per CTIA's 2024 Annual Survey, *"Demand for wireless data continued to skyrocket in 2023, with Americans using more than 100 trillion MBs – enough data for every single US Household to watch the first season of House of the Dragon every day for the entire year."* 100T MB is almost a 2x increase over data usage just two years ago (2021) and is more data than was used between 2010-2018 combined. 2023 wireless traffic totaled over 2.1 trillion messages (SMS and MMS), or 67,000 messages/second, and over 2.4 trillion minutes of talking via wireless connections.

As network traffic increases on a given wireless network, additional facilities are needed to provide consumers with quality, high-speed mobile broadband. Each wireless telecommunications facility can only process a fixed amount of service and/or cover so far, and this tower is needed to provide additional coverage and capacity for this portion of the community as per CTIA there are now 558 million connections in America, or 1.6 connections for every American. Greater signal strength is needed to adequately penetrate the buildings and provide reliable voice and improved data throughput rates for wireless subscribers.

This proposal is to construct a multi-provider wireless communications facility. Applicant will lease the use of space and access as shown on the site plan. Within that area, there will be an approx. 2,500 sq/ft fenced compound providing room for Verizon Wireless and other wireless providers such as AT&T, T-Mobile, and DISH to place equipment cabinets/buildings within the compound of the new tower. In addition, Vogue Towers makes space available to local E911 and first responders at no cost, whenever possible.

Consideration of this application should not, however, be limited to examining how successfully Vogue Towers has mitigated any negative impact through design and location. The positive impact of the site should be given full weight as well. We live in a society where our wireless devices have become an essential tool for daily living, a necessity with approximately 80% of E911 calls (of an est. 240 million) being made from wireless devices each year and more than 7 out of 10 adults living in wireless-only households, 72.6% as of 2022 (*National Center for Health Statistics*). These figures peak among younger demographic ranges for wireless only adults, the next generation of homebuyers and entrepreneurs, with 25-29 at 87.6%, and 30-34 at 88.4%. Furthermore, the benefits of this site to the community go beyond just convenience for residents and businesses where 80% of consumers now consider wireless service "indispensable" (*CTIA*). Quality wireless service is part of the critical infrastructure necessary for public safety and first responders in emergency situations such as accidents, crimes, health incidents or natural disaster. Given the design, location and benefits provided by this proposed site, and lack of significant impacts, approval of this application is respectfully requested.

ARTICLE 4: BUILDING, LOT & BUILDING SITE TANDARDS

am. ***Wireless Communication Facilities other than Communications Towers*** *shall be permitted in accordance with the applicable Use Table, subject to the following:*

(1) *The requirements set forth in this Section 4.3.9.D.6.n. shall govern the location of Towers that exceed, and antennas that are installed at a height in excess of 70 feet. The height limitations applicable to Buildings and Structures shall not apply to Towers and Antennas.*

(2) *Antennas or Towers located on property owned, leased, or otherwise controlled by the CITY shall be exempt from the requirements of this subsection, provided a license or lease authorizing such Antenna or Tower has been approved by City Council.* **N/A, property is owned by Christ our Savior Evangelical Lutheran Church.**

(3) *This Section shall not govern any Tower, or the installation of any Antenna, that is under 70 feet in height and is owned and operated by a federally – licensed amateur radio station operator or is used exclusively for receive – only Antennas.* **N/A**

(4) *The following requirements must be met:*

(a) *Site and landscape plans drawn to scale and landscape plans drawn to scale;* **Site and landscape plans included in attached design drawings.**

(b) *A report including a description of the Tower with technical reasons for its design;* **The proposed monopine tower consists of an eighteen-sided monopole structure, tapered from bottom to top. The structure, foundation and anchor bolt designs are based strictly on ANSI/TIA-222 as amended (currently Rev H). Monopole materials are hot dip galvanized as outlined in ASTM A-123. The attached Fall Zone Letter provides additional explanation as to tower design parameters, including Risk Category, Site Exposure Category, Topographic Category and Environmental Loading.**

(c) *Documentation establishing the structural integrity for the Tower's proposed uses, certified by a professional engineer licensed in the State of Tennessee competent in such design, the general capacity of the Tower and information necessary to assure that ANSI (American National Standard Institute) standards are met;* **See attached tower manufacturer design.**

(d) *A statement of intent whether excess space on the Tower will be leased;* **See attached letter.**

(e) *Proof of ownership of the site or a copy of the owner's authorization to use the site;* **See attached (recorded) Memorandum of Option to Lease between Applicant and property owner.**

(f) *Copies of any Easements necessary to gain access or limited Development areas;* **Easements noted on survey included in design drawings.**

(g) *An analysis of the site containing existing topographical contours;* **Topographical contours are depicted on survey and addressed in the grading plan included in the attached design drawings.**

(h) *A written opinion from an appropriate authority that the soils and underlying materials will support the intended Structure;* **The Engineer of Record for the site civil design has reviewed and approved all related design elements as noted in the design drawings, considering typical soils for the region. All sites are drilled for geotechnical data and that information, including boring log and engineer analysis, are provided to the tower manufacturer as part of their engineered design of the tower and foundation.**

(i) *Evidence that the Tower facility meets technical emissions standards set by the FCC (Federal Communication Commission);* **See attached letter from Co-Applicant, Verizon Wireless.**

(j) *Evidence of "Determination of No Hazard" from the FAA (Federal Aviation Administration), as well as all required FCC permit information;* **Applicant complies, receiving a "Determination of No Hazard to Air Navigation" from the FAA (2025-ASO-245-OE). In addition, Applicant utilizes a 3rd party to review their locations in conjunction with the FAA filing. The attached report from Airspace Safety Analysis & Compliance (ASAC) evaluated the proposed tower in accordance with the requirements specified by the FAA under Federal Aviation Rules part 77 and found that this proposed tower is not a hazard to air navigation.**

(k) *Alternatives to the Tower location and why this site was selected; and* **Applicant contacted Edwards Real Estate, Dean Norton and Beasley's Yard, none of which 3 were interested. We initiated discussions Middle Tennessee Ag Research Station, and they were initially interested but then stopped responding. We also spoke to Bell Group and could not come to financial terms. We tried to reach Pantall Farms with voicemail and a letter but never received a response. Christ our Savior Lutheran Church said expressed and maintained interest. The attached Real Estate Candidates map highlights the various parcels attempted.**

(l) *Evidence that the site complies with requirements of the NEPA (National Environmental Policy Act) in regard to impact on wildlife, endangered species, historical sites, Native American religious sites, floodplains, wetlands, high intensity white lights in Residential neighborhoods ,and frequency emissions in excess of FCC guidelines.* **Applicant's site development process includes completing the National Environmental Policy Act (NEPA) review process, which includes consultation with State Historical Preservation Office, Tribal Historical Preservation Office, US Fish & Wildlife, and others to evaluate any impact of the proposed facility at this location. The NEPA process is ongoing, and Applicant is happy to make the final NEPA report a condition of approval. Addressing high intensity white lights, as described in (j) above, the proposed tower has been approved by the FAA and does not require any lighting.**

(5) *Towers may be built on the same Lot or Building Site with another Principal Use. A separation a minimum of the Tower height between the Tower and any other Principal Use is required in order to provide for the health, safety and welfare of individuals and Structures occupying the same site. Joint use is prohibited on a Lot or Building Site where a proposed or existing Principal Use includes the storage, distribution or sale of volatile, flammable, explosive or hazardous wastes such as LP gas, propane, gasoline, natural gas and corrosive or dangerous chemicals.* **Applicant is proposing a 125' monopine, a self-supporting tubular tower structure, similar to ones used for utility lines. Applicant is providing documentation outlining the design characteristics of the reduced "fall zone" area in the form of the attached engineer stamped letter. Per the attached and sealed "Fall Zone" letter, the Tower will be designed such that the top 50% will collapse over onto itself in the event of a catastrophic failure, reducing the impacted area via a reduced "fall zone" that will be contained within the reduced boundaries of this setback radius. This is accomplished by overdesigning the bottom portion of the structure. Specifically, the tower base and its foundation are designed to carry the entire force applied to the tower (Force X); however, when the top 50% of the tower collapses, only the maximum of 25% of Force X will be applied to the tower base and foundation that are designed for 100% of Force X. In layman's terms, the tower base and its foundation are approx. 4 times stronger (100%/25%) than the maximum force that can be applied to them when the top 50% of the tower collapses. As the design drawings depict, incorporating this engineering into the design, the fall zone is greatly reduced, complying with the setback requirement.**

(6) *Towers 80 feet or more in height shall be located on the Lot so that the distance from the base of the Tower to any adjoining property line or supporting Structure of another Tower is a minimum of 100% of the proposed Tower height. No Variance shall be granted from this minimum setback requirement.* **As depicted in the attached design drawings, Applicant complies.**

(7) *Except as specifically required by the FAA (Federal Aviation Administration) or the FCC (Federal Communication Commission), transmission Structures shall:* **Applicant will comply.**

(a) *use colors such as gray, blue or green which reduce their visual impacts; provided, wooden poles do not have to be painted; and* **As depicted in the attached design drawings and photo simulations, Applicant is proposing a monopine tower structure. The pole will be painted brown with the branches starting at approx. the halfway point.**

(b) *not be illuminated, except equipment shelters may use lighting for security reasons which is compatible with the surrounding neighborhood;* **Applicant complies.**

(c) not use strobe lights unless specifically required by FAA. **Applicant complies (see 4(j) above).**

(8) *Any proposed Tower shall be structurally designed so as to accommodate the minimum number of foreseeable shared users.* **Applicant's design incorporates space on the tower and ground for a minimum of three wireless providers, including Co-Applicant, Verizon Wireless.**

(9) *No advertising or display is permitted on any Communication Tower.* **Applicant will comply, only posting signage for site identification, emergency contact or as required by federal agencies.**

(10) *Any Accessory Buildings or Structures shall be located a minimum of 50 feet from any adjoining property line. Except for emergency purposes, the accessory facilities may not include offices, long-term vehicular storage, other outdoor storage, or broadcast studios, unless the Use is permitted in the District.* **Applicant will comply.**

(11) *The Tower base and equipment area shall be enclosed with a fence no less than six feet in height. Access shall be locked at all times when the site is not occupied.* **Applicant complies, see attached design drawings.**

(12) *Where the Tower site abuts or is contiguous to any Residential District, there shall be provided a continuous, solid Screening and it shall be of such plant material as will provide an evergreen Screen. Screening as required herein shall be not less than four feet in height at the time of planting and shall be permanently maintained.* **See attached landscape buffer design and tree preservation plan in the attached design drawings. In addition, the site has been located to utilize the natural vegetation buffer of the wooded area on the property.**

(13) *Location on any other Structure other than a Tower (i.e. water tank, utility poles, roof tops, etc.) is permitted subject to the provisions listed above relating to a Tower location.* **The attached Nearby Structures table and map illustrate that there are no existing tower structures within one mile of the Applicant's location, the closest broadband structure being approx. 1.62 miles away, with Verizon Wireless located on this structure. There are also no structures capable of meeting the coverage objective within the immediate area.**

(14) *Co – location on Towers is encouraged.* **See (13) above.**

The Zoning Administrator has authority to approve a co – location on an existing Tower subject to:

(a) *receipt of a letter from a licensed engineer stating that the Tower is structurally adequate to handle the additional load; and*

(b) *the FCC technical emissions standards not being exceeded.*

Any Antenna or Tower that is not operated for a continuous period of 12 months shall be considered abandoned and the owner of such antenna or tower, as well as any shared user(s) of the Tower or Antenna, shall remove same within 90 days of receipt of notice from the City notifying the owner and shared user(s) of such abandonment. If such Antenna or Tower is not removed within said 90 days, the City may remove or have the Structure removed at the owner's expense. **Applicant will comply.**

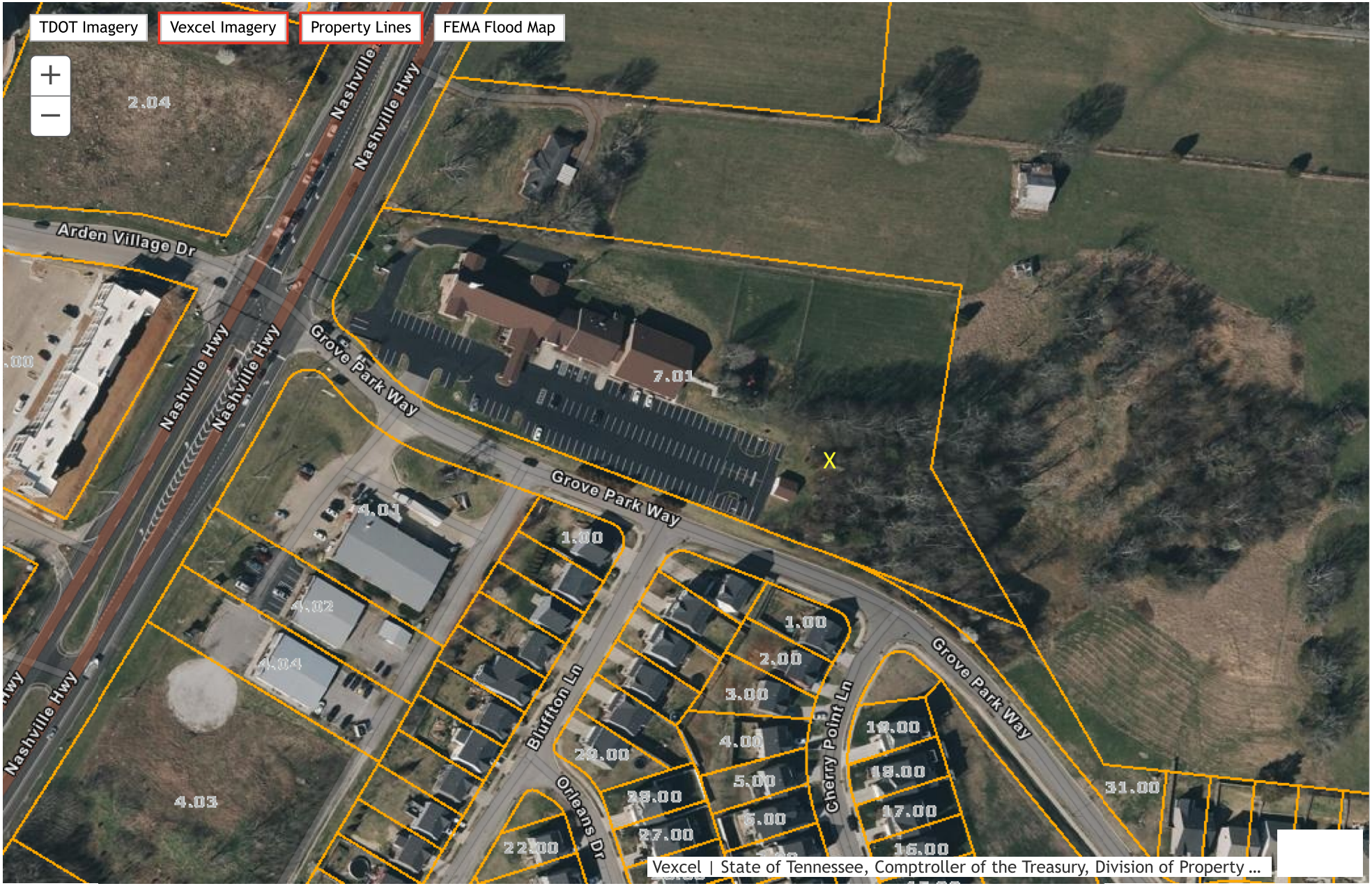
As provided for in this application package, Vogue Towers is requesting approval of their application as identified above per the conditions and specifications of the City's Ordinance, ARTICLE 4: BUILDING, LOT & BUILDING SITE TANDARDS; am. Wireless Communication Facilities other than Communications Towers. Wireless service is increasingly considered a public necessity as it is often the only means citizens have to emergency services. The location and character of the use, if developed according to the plan submitted and recommended, will be in harmony with the area in which it is to be located. The proposed wireless telecommunications facility will meet the infrastructure needs of this area and will provide additional access to emergency services, if needed.

Respectfully submitted,

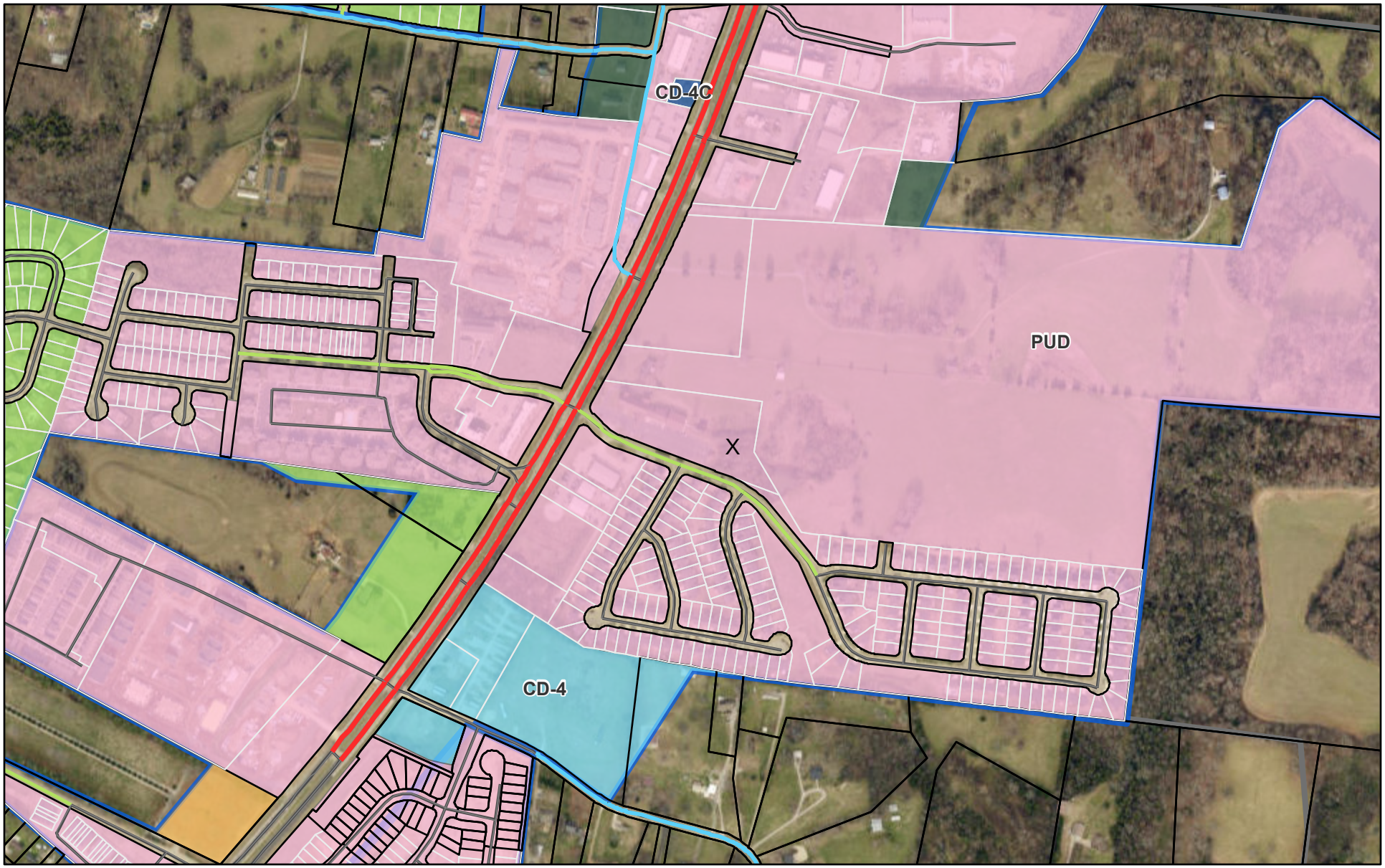
Pat Troxell-Tant

Pat Troxell-Tant
President of Development
Vogue Towers II, LLC

Tennessee Property Viewer



City of Columbia GIS Mapping



August 8, 2024

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

VOGUE TOWERS

430 Chestnut Street – Suite 101-B
Chattanooga, TN 37402

423-269-7455

Voguetowers.net

February 21, 2025

City of Columbia, TN
Attn: Austin Brass
700 N Garden St
Columbia, TN 38401

RE: Proposed Tower, Article 4, am.(4)(d), Collocation Letter of Intent
Vogue Tower Site – Lanton
Vogue Tower Site # - TN-5001
Parcel ID: #051 007.01

Dear Mr. Brass:

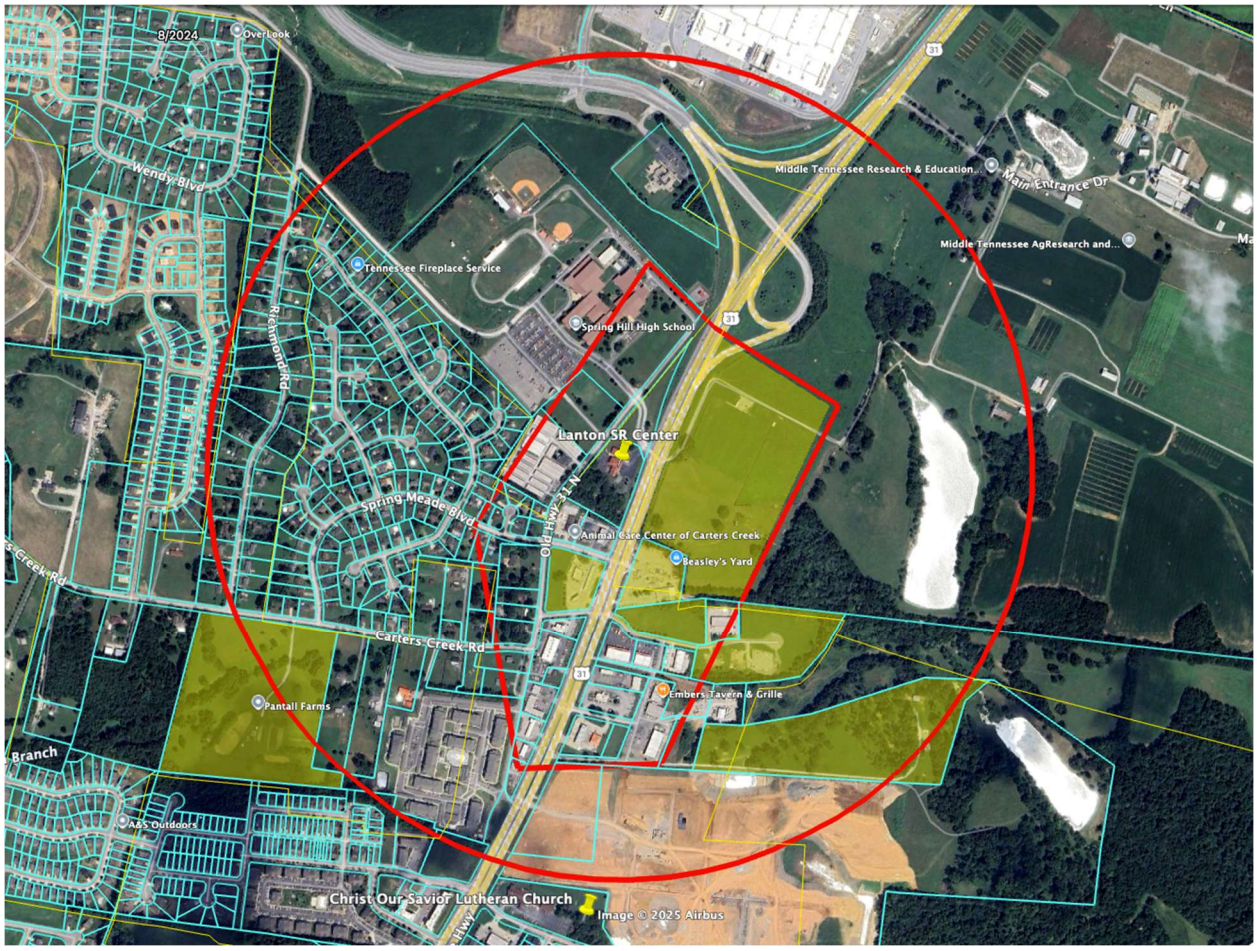
This letter is provided as confirmation that the new Tower will be designed to accommodate the collocation of additional antennas for future users and Applicant confirms to leasing excess space on the Tower to such users utilizing standard industry terms and rates, per the above reference section of the City's ordinance. Vogue Towers is not a wireless provider but is a developer of multi-provider wireless communications facilities. As such, Vogue's facilities are designed to accommodate multiple providers. The current design drawings included in this application package illustrate this design intent.

Respectfully submitted,

Patricia Troxell-Tant

Patricia Troxell-Tant
President
Vogue Towers II, LLC

Real Estate Candidate Search



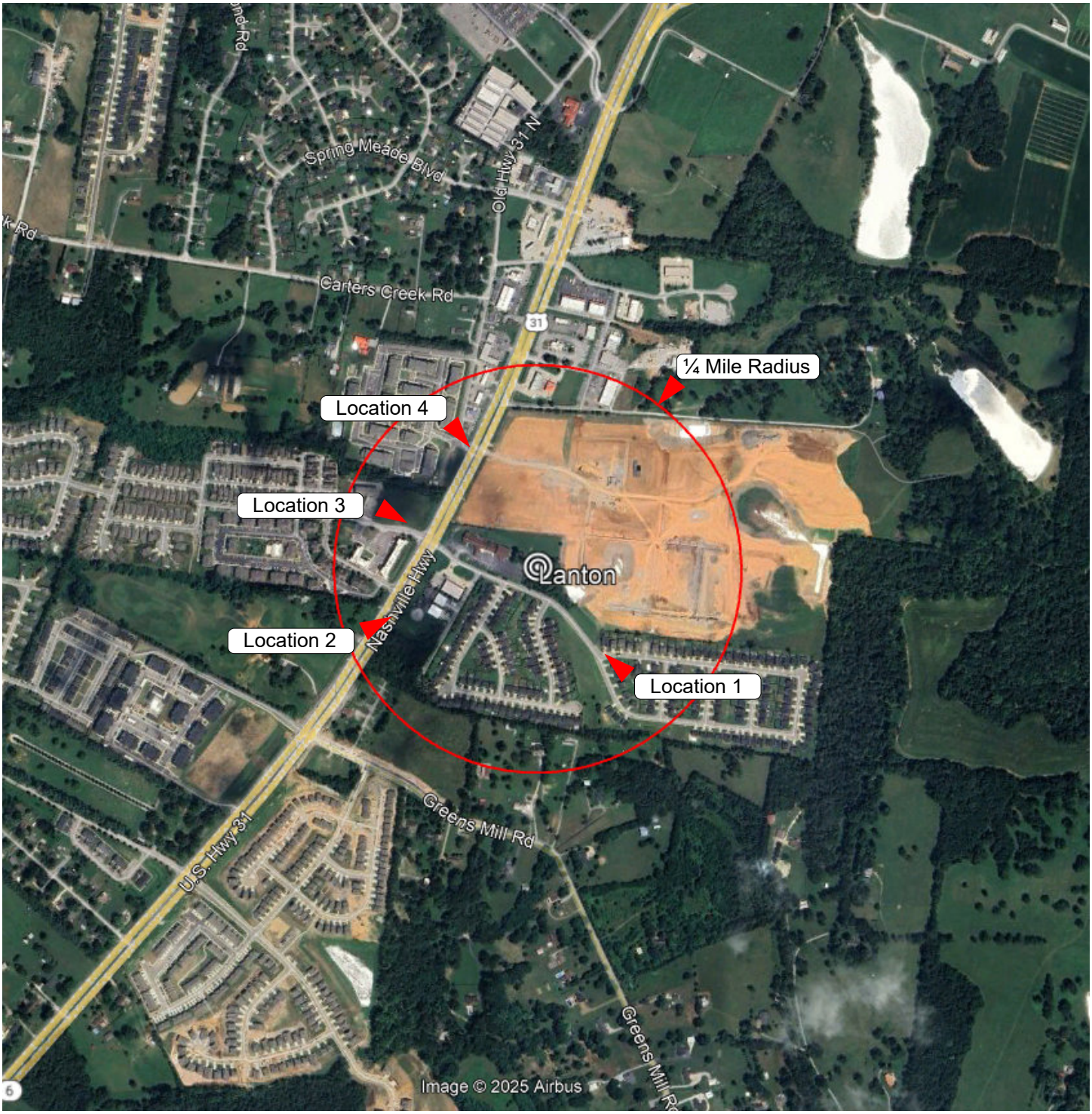
Applicant contacted Edwards Real Estate, Dean Norton and Beasley's Yard, none of which 3 were interested. We initiated discussions Middle Tennessee Ag Research Station, and they were initially interested but then stopped responding. We also spoke to Bell Group and could not come to financial terms. We tried to reach Pantall Farms with voicemail and a letter but never received a response. Christ our Savior Lutheran Church said yes. Those are all highlighted yellow on the aerial above.

Name	Latitude	Longitude	FCC ASR#	Distance (miles)	Comments
Vogue Towers	35.705626	-86.974395	Pending	N/A	*Candidate Location*
Crown Communications LLC	35.7145	-87.001	1205701	1.62	*Appears to be 2+ carriers, including Verizon*
TVA	35.7217	-86.9737	None	1.11	*Inside TVA facility, likely direct bury pole.*
TVA (2)	35.7411	-86.9633	None	2.53	*Inside former plant, likely direct bury pole.*

Vogue Towers - Lanton
Nearby Structures
.5 mile radius
Animal Care Center of Carters Creek
Beasley's Yard
Carters Creek Rd
Embers Tavern & Grille
Pantall Farms
A&S Outdoors
Vogue Towers
Maury Regional Urgent Care | North Columbia
Nashville Hwy
Bexley Spring Hill
Pinecrest Memorial Gardens
Greens Mill Rd
U.S. Hwy 31
Lennar at Drumwright
Google Earth
Image © 2025 Airbus
2000 ft
N

Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Lanton PhotoSims



Notes: Locations of the photosims.

Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Lanton PhotoSims

Notes: Location 1 before the photosim.

Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Lanton PhotoSims

Notes: Location 1 after photosim.

Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Lanton PhotoSims

Notes: Location 2 before photosim.

Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Lanton PhotoSims

Notes: Location 2 after photosim.

Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Lanton PhotoSims

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Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Lanton PhotoSims

Notes:

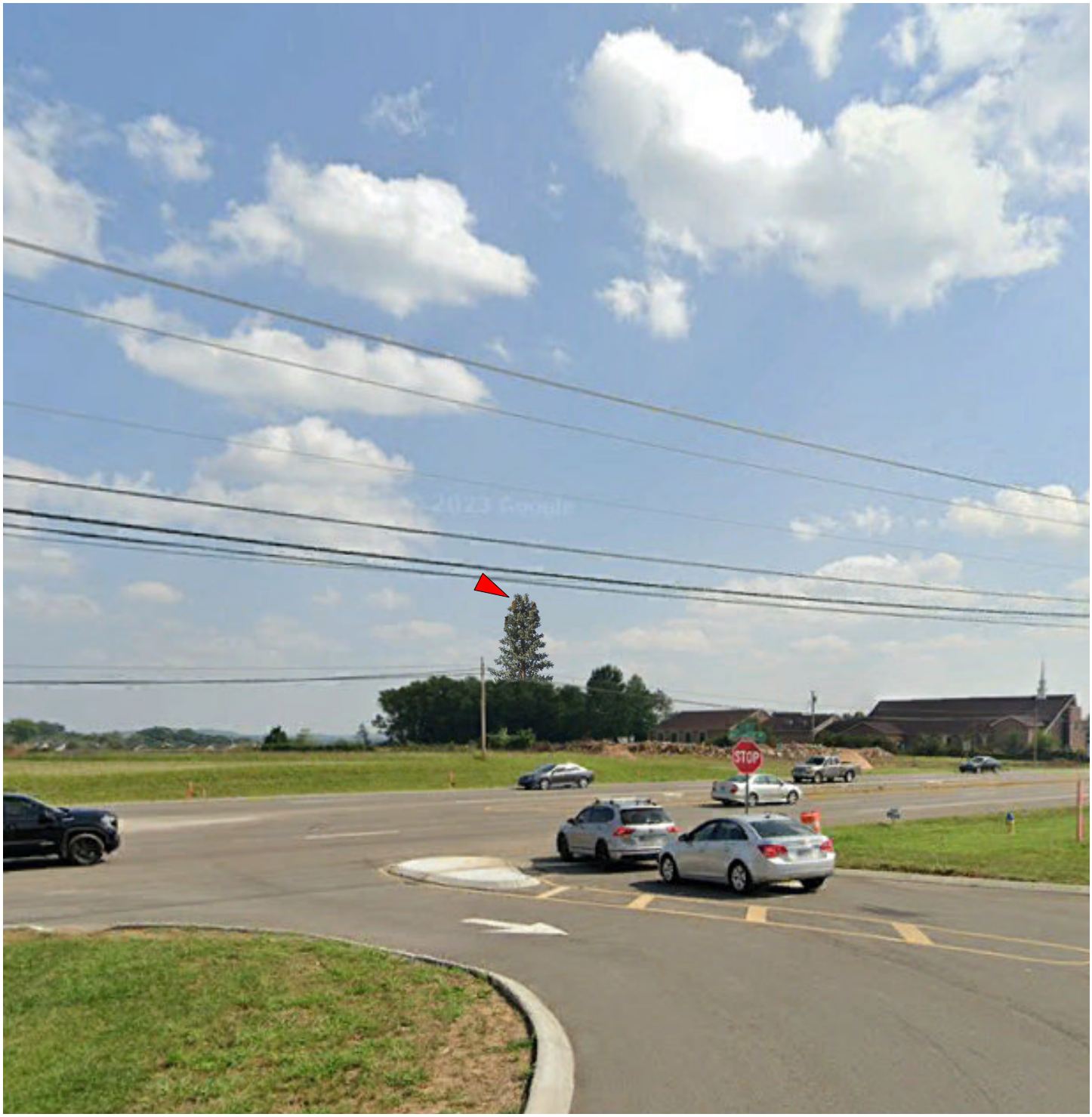
Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Lanton PhotoSims

Notes: Location 4 before photosim.

Gen7 Engineering, LLC
8807 Consolidated Drive
Soddy Daisy, Tennessee 37379

Lanton PhotoSims



Notes: Location 4 after photosim.

November 14, 2024

Transmitted via email to janet@voguetowers.net
RE: Verizon Colocation on Vogue Macro Monopole Site Located at: Grove Park Way, Columbia, TN 38401

To Whom It May Concern,

This is in response to your inquiry to Verizon concerning interference to your existing telecommunications devices and services related to Verizon's proposed facilities at Grove Park Way, Columbia, TN 38401. Verizon provides Commercial Mobile Radio Services (CMRS) under licenses granted by the Federal Communication Commission (FCC). Pursuant to these licenses, Verizon is authorized to operate its CMRS network in many geographic areas throughout the nation, including the above noted location.

The FCC exclusively regulates all technical aspects of Verizon operations and network and preempts all state and local regulation of radiofrequency transmissions. The FCC rules protect co-channel and adjacent licensees against harmful interference. The above noted proposed Verizon facility is compliant with all applicable FCC requirements. The points below cover Verizon's practices pertinent to complying with the FCC requirements:

1. Verizon locates its transmitting antenna(s) in order to maximize vertical and horizontal separation from other operator's systems to minimize interference potential.
2. All equipment at the proposed facility is designed and certified to operate within the frequencies licensed to Verizon by the FCC, and to operate in a manner approved by the FCC.
3. The power levels generated by the facility's radios and corresponding effective radiated power (ERP) from the transmitting antenna(s) are within the limitations specified by Part 22 (for cellular), Part 24 (for PCS), Part 27 (for 700 MHz, AWS or C-Band), Part 96 (for CBRS), Part 30 (UMFUS/mmWave) or Part 101 (for microwave) of the Commission's Rules.

Verizon is committed to providing state of the art wireless services that benefit your community.
In the unlikely event that interference does occur, Verizon agrees to fully cooperate with the entity experiencing interference to identify and correct, to the extent reasonably possible, any issues caused by the Verizon installation.

Please contact your local Verizon resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Jamison Tyler	SE-Regulatory@verizonwireless.com	NA

Sincerely,

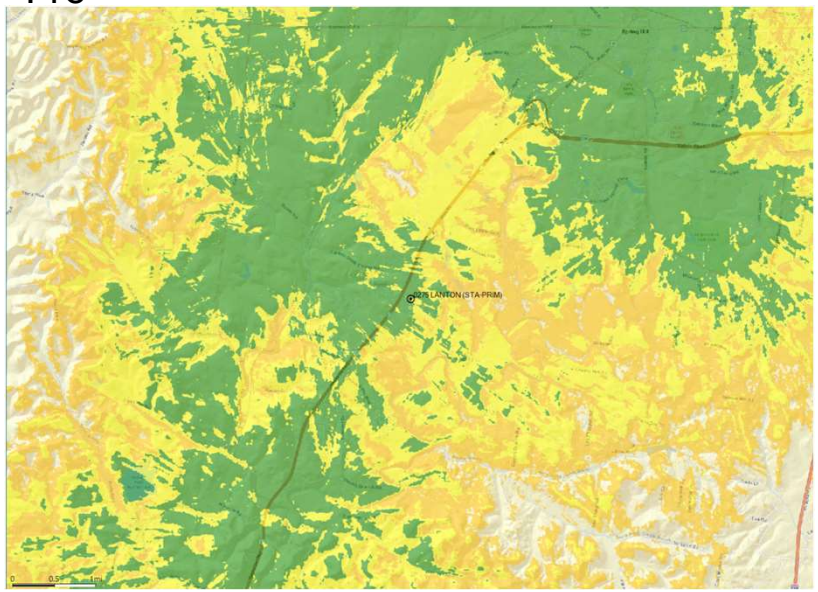
Minny Vidhya Duggirala
Manager-RF System Design
Verizon

Lanton RF Plots

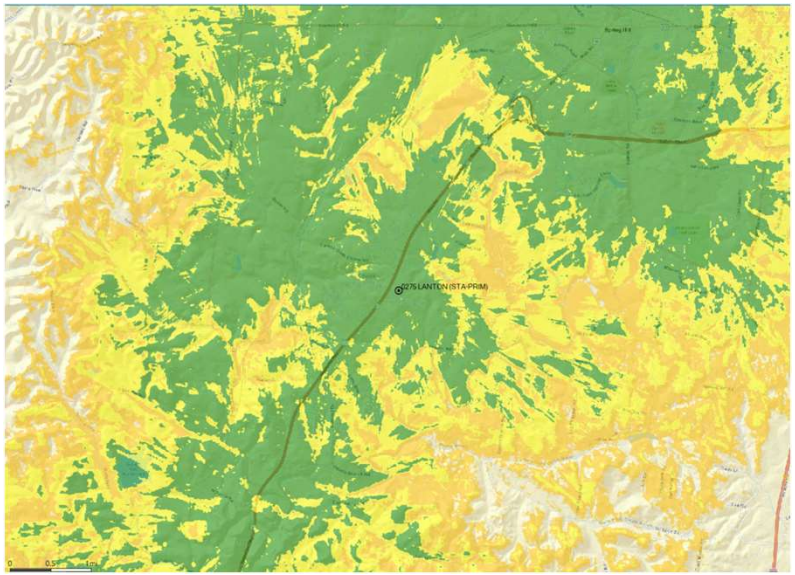
Verizon confidential and proprietary. Unauthorized disclosure, reproduction or other use prohibited.

Plots - Pre and Post 700MHz RSRP Coverage

Pre



Post



Coverage Level	Color
In-Building	
In-Vehicle	
On-Street	

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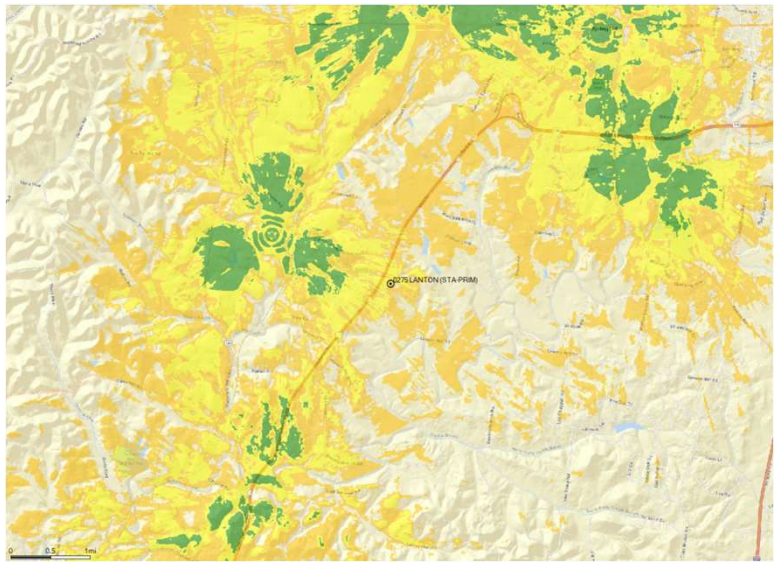
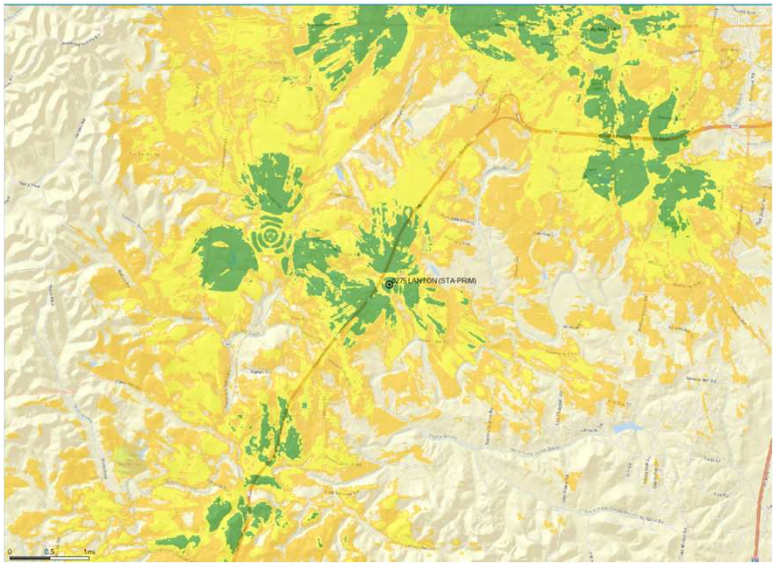
Plots - Pre and Post 2100 MHz RSRP Coverage

Pre



Post



Coverage Level	Color
In-Building	
In-Vehicle	
On-Street	

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Introduction:

Coverage and/or capacity deficiencies are the two main drivers that prompt the need for a new wireless communications facility (WCF). Most WCF provide a mixture of both capacity and coverage for the benefit of the end user.

Coverage describes the existence or lack of wireless service in an area. The request for improved service often comes from our customers or emergency services personnel that have no service or poor service. Coverage used to refer to the ability to make or place a call in vehicles, however, as usage patterns have shifted, coverage is now determined based on whether or not sufficient WCF exist to provide a reliable signal inside of buildings and residential areas, as well. Historically, when wireless was still in its infancy, coverage was the primary means to measure the effectiveness of the network in a given area.

Capacity is the metric used to determine if sufficient wireless resources exist and is now the primary means to measure how a community's wireless needs are being addressed. "Five bars" no longer means guaranteed coverage and capacity because each WCF has a limited amount of resources to handle voice calls, data connections and data volume. When these limits are reached and the WCF becomes overloaded (meaning there is more demand than signal to service it), the user experience quickly degrades preventing customers from making/receiving calls or getting applications to run. A WCF short on capacity could also make internet connections time out or delay information to emergency response personnel.

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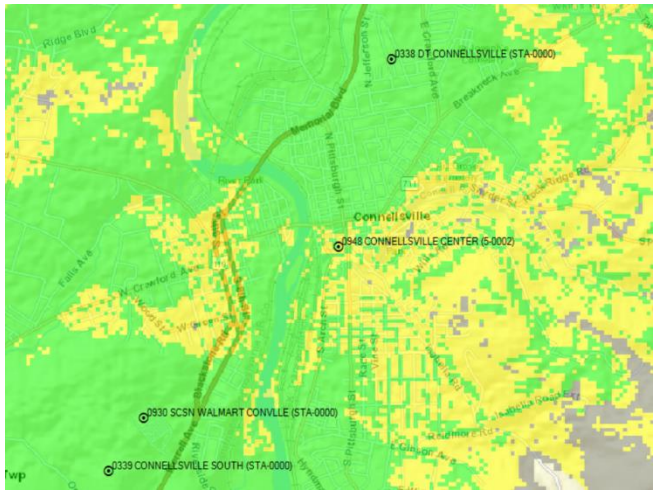
Explanation of Wireless Coverage



Coverage is best shown via coverage maps. RF engineers use tools that take into account terrain, vegetation, building types, and WCF specifics to model the existing coverage and prediction what we expect to see with the addition of a proposed WCF.

Coverage also changes depending on which frequencies are used. Most phones today use 3G at 800 MHz or 4G at 700 MHz spectrum which are considered low frequencies. Low frequencies can travel further distances than then the higher 1900 MHz and 2100 MHz frequencies now being employed due to increased capacity demands. Operating at higher frequencies makes it necessary for carriers to install substantially more wireless facilities to achieve the same coverage as one tower operating on the lower frequencies.

verizon

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Explanation of Wireless Capacity

Capacity is the amount of resources that a WCF has to service customer demand. Verizon utilizes sophisticated programs and customer feedback to monitor current usage trends and to forecast future needs. Because it takes an average of 2-3 years to complete a WCF, we have to start the process of adding a new WCF several years in advance of when the WCF will be needed.

Location, Location, Location. A good capacity WCF needs to be in the center of a user population which insures that traffic is evenly distributed around the WCF. A typical WCF is configured into three sectors (like a pie cut into three pieces), with each slice (sector) having 33% of the WCF resources. If one sector is under-utilized, it's resources can not necessarily be diverted to another sector. Therefore, optimal performance is only obtained when all three sectors have an even traffic distribution.

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Explanation of Wireless Data Growth

Wireless Data Growth

Each year Verizon sees large increases in how much data its customers need. As the resolution of the pictures we send increases, the quality of the video we watch improves and the complexity of the applications grow, we commonly see tremendous growth year-over-year.

- 240 million 911-calls are made annually. In many areas, 80% or more are from wireless devices.[1]
- The average North American smartphone user will consume 48 GB of data per month in 2023, up from just 5.2 GB per month in 2016 and 7.1 GB per month in 2017.[2]
- More than one-half of American homes had wireless only homes. [3]
- In North America, the average household has 13 connected devices with smartphones outnumbering tablets 6 to 1. [4]

Machine to Machine communications will also increase the data burden on wireless networks, as over the next five (5) years more and more services that improve our safety and make our lives easier will be available over the wireless infrastructure , such as:

- Cars that notify 911 when an airbag deploys.
- "Driverless" cars needing traffic data and maps to reach your destination as quickly as possible.
- Medical monitors that will alert us should a loved one neglect taking their prescription drugs.
- Home alarms that notify you when your child arrives home from school.
- Smart street lights that notify the city when they are not working.
- City garbage cans that let people know when they need to be emptied.
- Tracking watches will aid in finding lost Alzheimer patients.

1. National Emergency Number Association, 9-1-1 Statistics (January 7, 2019)
2. Ericsson Mobility Report, November 2017
3. CDC's 2018 Wireless Substitution: Early Release of Estimates From the National Health Interview Survey, January-July, 2018
4. IHS Market Connected Device Market Monitor: Q1 2016 , June 7, 2016

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Radio Emission Safety...

A common question received is “Are the radio emissions safe?”

Verizon goes to great effort to ensure that all of its projects meet the standards established by the FCC to ensure safety of the public and its employees. The links below are to three reputable organizations that have performed extensive reviews of the science available on this subject and have good educational articles on the results of their research.

World Health Organization
http://www.who.int/peh-emf/about/WhatisEMF/en/index1.html

America Cancer Society
http://www.cancer.org/cancer/cancercauses/othercarcinogens/athome/wireless facilityular-phone-towers

FCC Radio Frequency Safety
https://www.fcc.gov/general/radio-frequency-safety-0

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STRUT
Engineering & Investment, Inc

3485 Desert Dr Building 2
Suite 101
East Point, GA 30344
T: (404) 480-5555
Info@STRUTeni.com
www.STRUTeni.com

February 25, 2025

Attn: **Vogue Towers II, LLC**
430 Chestnut St., Suite 101B
Chattanooga, TN 37402

Re: **Fall Zone Letter for Proposed 125' Monopole (Excluding 5' Lightning Rod)**

Site Name:	Lanton
Address:	Grove Park Way, Columbia, TN 38401
Building Code:	IBC 2018
Design Standard:	ANSI/TIA-222-H

Dear Vogue Towers II,

Strut Engineering & Investment, Inc (Strut E&I, Inc) has reviewed the proposed Vogue Tower communications tower installation at the above-mentioned site. The project will contain a monopole-type antenna support tower with a height of 125' above ground level (AGL). The monopole structure is made up of hot dipped galvanized high strength steel tubing that is typically 48-60" diameter at its base and tapering to 18" diameter at the top.

The antenna cables will be routed from the ground-based equipment up the inside of the pole to the proposed antenna rad center. The tower manufacturer shall supply structural design drawings prepared by a licensed Structural Engineer in the State of Tennessee at the time of Building Permit submission for review by the County before construction can commence.

The tower will be designed in accordance with the Tennessee State Building Code and International Building Code (IBC). Both of these codes have adopted the Telecommunications Industry Association/Electronics Industry Association Standards (ANSI/TIA-222-H). These standards dictate the design of all communications towers and take into consideration the following parameters:

1. Structure Risk Category/Class
   Category/Class is chosen based upon the function of risk to human life, potential damage to property in the event of failure and the type of services that the tower will provide (i.e. essential communications vs. services that are optional)
2. Environmental Loading
   Includes wind, ice, and seismic loads based upon local county-based data
3. Site Exposure Category
   Category is chosen based upon "surface roughness" of local surrounding vegetation, structures and natural topography. This also impacts wind loading calculations
4. Topographic Category
   Category is chosen based upon wind "speed-up" effects from surrounding topography, such as towers being located within gently rolling terrain or at the top of a hill or ridge

The design of the tower shall be such that in the unlikely event of structural failure, the monopole will collapse onto itself and not onto a street or a building. In other words, structural failure would be typical of that of a straw bending onto itself, rather than a bowling pin being knocked over. **Vogue Towers shall stipulate to the tower manufacturer/designer that the area of probable failure be located at the 50% <u>TOTAL</u> height (65'-0" AGL) of the monopole plus lightning rod so that only the top 50% of the monopole plus the**

lightning rod (top 65'-0") would collapse onto itself. This is done by over-designing the tower sections below the failure point as necessary.

In regard to the possibility of any future corrosion of the structure, the monopole shall be constructed with hot dipped galvanized steel, similar to that of highway signs and traffic signal poles. The ANSI/TIA-222-H standards have been based in part on the American Association of State Highway and Transportation Officials (AASHTO) standards which govern the construction and design standards for those structures (which have an extremely rare rate of corrosion related failures). Furthermore, the tower owner will be required to inspect the structure at intervals stipulated by ANSI/TIA-222-H standards or as may be stipulated by the underlying municipal authority, whichever is more stringent.

A geotechnical evaluation will be conducted that will explore the subsurface conditions in the vicinity of the proposed tower and develop geotechnical engineering recommendations to facilitate the design of the tower foundation. A report will be generated that shall be utilized by the tower manufacturer/designer to prepare foundation design drawings to be submitted at the time of Building Permit submission for review by the County before construction can commence. The geotechnical report and design drawings shall all be prepared by licensed Geotechnical Engineers in the State of Tennessee.

In summary, monopole-type antenna support structures are designed for extreme wind conditions with factors of safety that result in a design that is extremely conservative. The occurrence of monopole failure is exceptionally rare and historically these structures have survived after experiencing wind speeds considerably higher than their design speeds.

Should you have any questions, please do not hesitate to contact me.

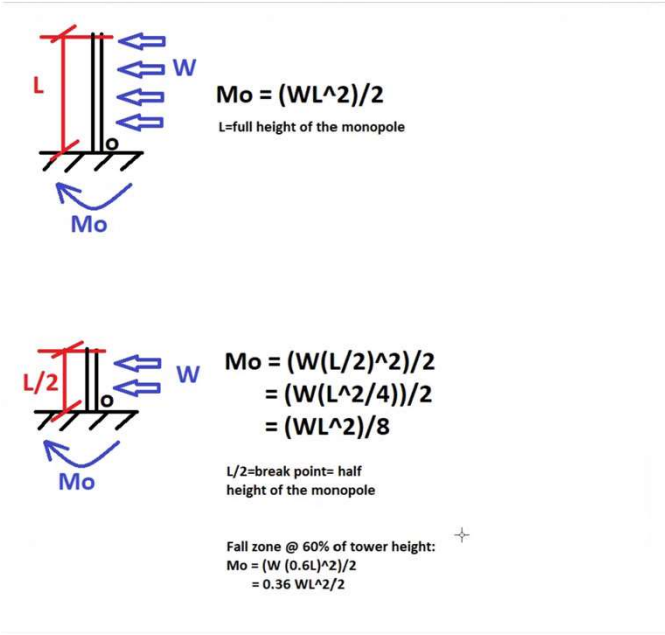
Sincerely,

STRUT Engineering & Investment, Inc.

Emad Badiee, P.E.
Senior Structural Engineer
ebadiee@struteni.com
(404) 480-5555

Designed Tower Fall Zones

- Towers designed per TIA-222 standards (currently Revision "H")
- The load calculated at the base of the tower does not change
- Reduction of 50% of tower height results in applied force reduction of 75%, the remaining pole now only carries 25% of the original applied load
  - Layman's terms, the remaining portion of the tower has a constant capacity, while the applied force is significantly decreased to 1/4th of the original applicable force. In another word, the base following a failure event is approx. 4x stronger because of the reduced applied force exerted on the tower
- Reduction of 40% of tower height from the top (bottom 60% remaining) results in applied force reduction of 64%



Designed Tower Failure

- Monopoles and Lattice Towers have a long history of providing safe and reliable antenna support for the telecommunications industry. In instances in which they do fail; the surrounding landscape has often been forever changed by extraordinary weather events well in excess of the required design loading.
- Both Monopoles and Lattice towers can be designed with theoretical failure points to ensure that the structure falls within a specified boundary even under extreme circumstances.
- Monopoles typically collapse like a bent straw during hurricanes or severe weather.
- All around us: In addition to supporting antennas, these same structures support lighting, power transmission lines, signage, and numerous other applications.

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2025-ASO-245-OE

Issued Date: 02/11/2025

Michael Sandifer
Vogue Towers II, LLC
100 North Point Center East, Suite
Alpharetta, GA 30022

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Monopole TN-5001 Lanton
Location:	Columbia, TN
Latitude:	35-42-20.26N NAD 83
Longitude:	86-58-27.82W
Heights:	742 feet site elevation (SE)
	130 feet above ground level (AGL)
	872 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

_____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M Change 1.

This determination expires on 08/10/2026 unless:

ASAC SITE SPECIFIC EVALUATION
FOR
Site Name: Lanton
Site Number: TN-5001
Site Location: Spring Hill, TN

Requestors Name: Michael Sandifer
Company Name: Vogue Towers II, LLC
Street Address: 430 Chestnut Street, Ste 101-B
City and Zip: Chattanooga, TN. 37402

This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.

EXECUTIVE SUMMARY

- **The max height that can be built at this site without notice to the FAA is 200 feet AGL or 942 feet AMSL.**
- **The max No Extended Study height at this site is 499 AGL, or 1241 AMSL.**
- **The max no hazard height at this site is 499 AGL, or 1241 AMSL.**
- **The max no marking and lighting height at this site is 200 AGL, or 942 AMSL.**

SITE DATA

Structure Type: Antenna Tower

Coordinates of site:	**Lat:**	**35°42'20.26"**
	Long:	**86°58'27.82"**
	Datum:	**NAD 83**

Site ground elevation:	**742**
Total height above the ground of the entire structure (AGL):	**130**
Total height above mean sea level (AMSL):	**872**

AIRPORT/HELIPORT INFORMATION

Nearest public use or Government Use (DOD) facility: Maury County Regional.

This structure will be located 13.5 NM or 82051 FT from the airport on a bearing of 227 degrees true to the airport.

Nearest private use landing facility is: Hunter.

This structure will be located 0.9 NM from the airport on a bearing of 120 degrees true to the airport.

STUDY FINDINGS

FAA FAR Part 77 paragraph 9 (FAR 77.9): (Construction or Alteration requiring notice.) (These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes.)

This structure does not require notification to the FAA.

FAA FAR Part 77 paragraph 17(FAR 77.17): (Standards for Determining Obstructions.)(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)

This structure does not exceed these surfaces.

FCC Notice Requirements:
(FCC Rules, Part 17)

This structure does not require notification to the FAA or FCC based on these rules.

FAA EMI:
(The FAA protects certain air navigational aids, radio transmitters, and RADAR facilities from possible interference. The distance and direction are dependent on the type of facility being evaluated. Some of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)

This site would not affect any FAA air navigational aids or transmitters.

Military Airspace:
(This would include low level visual and instrument routes along with operations areas and special use airspace.)

This structure will not affect this airspace.

AM Facilities:
(The FCC protects AM radio stations from possible interference for a distance of 3.0 km for directional facilities, and 1.0 km for non-directional facilities. New changes to the FCC critical distances are calculated based on the AM transmission Movement Method Proof evaluation.)

This site was evaluated against the FCC's AM antenna database using the Movement Method proof calculations and no further action is required.

MARKING AND LIGHTING

FAA Advisory Circular 70/7460-1:

Marking and lighting is not required for this structure.

RECOMMENDATIONS

This site was evaluated in accordance with the requirements specified by the FAA under Federal Aviation Rules part 77, and found not to be a hazard to air navigation.

Carter's Creek Station Antiques
Carters Creek
Carters
Terrell Br
CARTERS CREEK ROAD
Cem
The Ridge at Carter's Station by Richmond...
Roadside park
Park
125
31
700
Middle Tennessee Agricultural Experiment Station
Neapolis
Embers Tavern & Grille
Coleman Branch
Mile 3
640
Branch
Rainbow Ch
Meadow Lawn Memorial Garden
BM TS 1L
714
Bexley Spring Hill
883
Greens Mill Rd
GREENS MILL ROAD
Lennar at Drumwright
Hunter Lake
Hunter Airport
Rutherford
Mile 15
Southern Scapes landscaping
Greens Mill Rd
BM LRT 1576
750
Google Earth
Image © 2024 Airbus
Earth Point
3000 ft

(a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
(b) extended, revised, or terminated by the issuing office.
(c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5915, or Rodney.H-CTR.Love@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-ASO-245-OE.

Signature Control No: 643365461-647029366 (DNE)
Rodney Love
Technician

Attachment(s)
Additional Information
Frequency Data

Map(s)

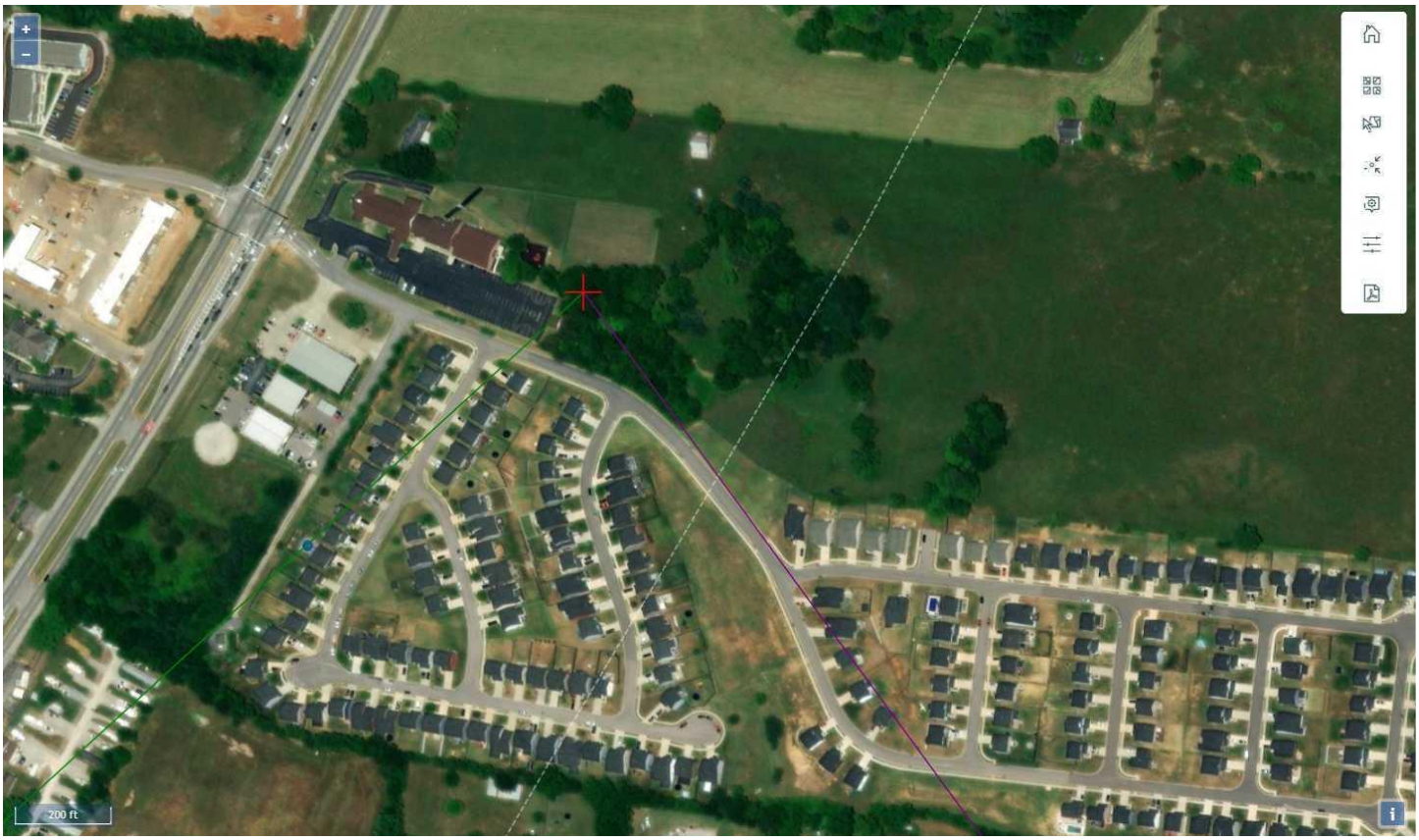
cc: FCC

The FAA recognizes emissions in 3.7-3.98 GHz at this location will result in Electromagnetic Interference (EMI) as described in Airworthiness Directives (AD) 2021-23-12 and 2021-23-13. NAS services including airport and helicopter operations within a radius of 42 NM will be impacted by 5G RF emissions. Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process.

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	42	dBW
6	7	GHz	55	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1756	1780	MHz	3280	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3450	3550	MHz	3280	W
3550	3700	MHz	50	W
3700	3980	MHz	3280	W
27500	28350	MHz	31623	W
29100	29250	MHz	31623	W
31000	31300	MHz	31623	W

38600	40000	MHz	31623	W

Verified Map for ASN 2025-ASO-245-OE



Structural Design Report

125' Monopine
Site: Lanton, TN
Site Number: TN-5001

Prepared for: VOGUE TOWERS
by: Sabre Industries ™

Job Number: 25-4001-JDS

March 10, 2025

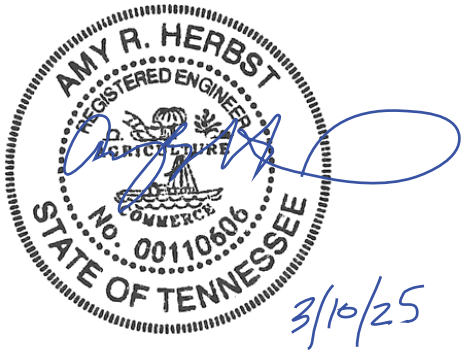
Monopole Profile..... 1

Foundation Design Summary (Preliminary) (Option 1)..... 2

Foundation Design Summary (Preliminary) (Option 2)..... 3

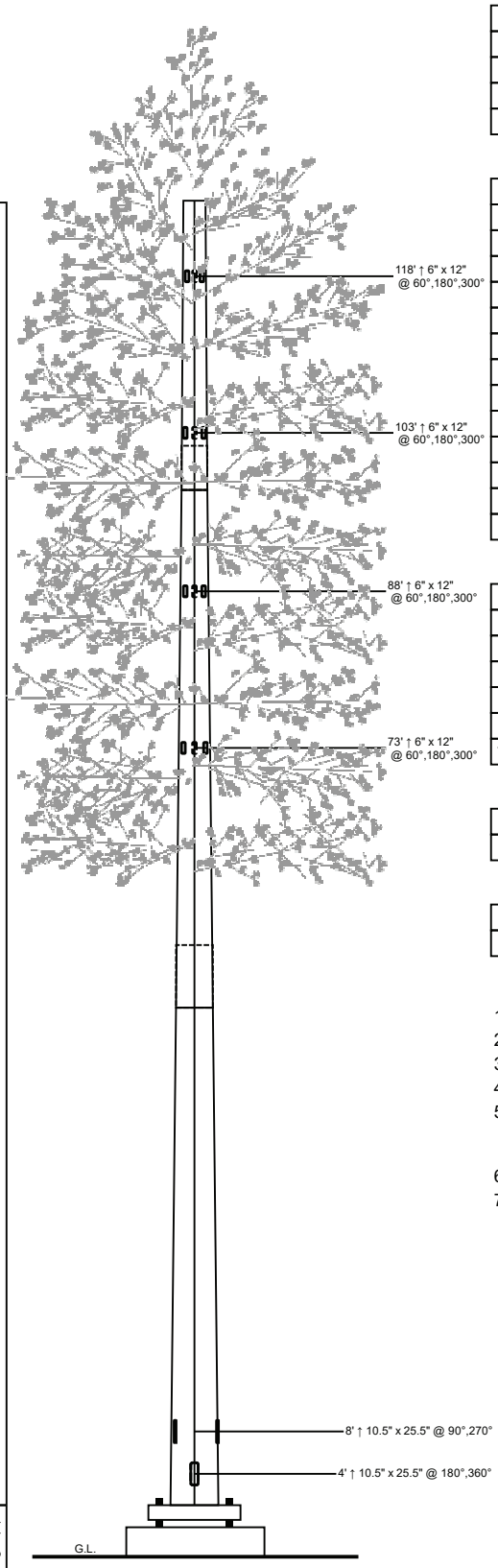
Pole Calculations..... 4-24

Foundation Calculations..... 25-34



Digitally Signed By Amy R. Herbst
DN: C=US,SERIALNUMBER=MAS20250205984400,ST=Texas,L=Alvarado,2.5.4.97=NTRUS\+DE-4349737,O=SABRE INDUSTRIES\, INC.,CN=Amy R. Herbst Date: 2025.03.10 13:05:22

Length (ft)	53'-3"	53'-6"	27'-6"
Number Of Sides	18		
Thickness (in)	1/2"	3/8"	1/4"
Lap Splice (ft)	6' - 0"		4' - 3"
Top Diameter (in)	40.29"	29.26"	24"
Bottom Diameter (in)	53.49"	42.53"	30.82"
Taper (in/ft)	0.2479		
Grade	A572-65		
Weight (lbs)	15963	8342	2318
Overall Steel Height (ft)	124		



Designed Appurtenance Loading

Elev	Description	Tx-Line
120	(1) 40,000 Sq. In. EPA 6000# (no ice)	(12) 1 5/8"
105	(1) 30,000 sq. in. EPA 6,000# (no ice)	(12) 1 5/8"
90	(1) 30,000 sq. in. EPA 6,000# (no ice)	(12) 1 5/8"
75	(1) 30,000 sq. in. EPA 6,000# (no ice)	(12) 1 5/8"

Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	742 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.294 g
1-sec Spectral Response, S1	0.143 g
Site Class	D (DEFAULT)
Seismic Design Category	D
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	70.22	64.1	6121.83	7.96	6.33
0.9 D + 1.0 Wo	52.73	64.14	6066.92	7.87	6.26
1.2 D + 1.0 Di + 1.0 Wi	129.29	8.55	852.34	1.14	0.9
1.2 D + 1.0 Ev + 1.0 Eh	73.5	3.27	336.34	0.46	0.37
0.9 D - 1.0 Ev + 1.0 Eh	48.86	3.24	327.62	0.45	0.36
1.0 D + 1.0 Wo (Service @ 60 mph)	58.35	18.77	1786.21	2.34	1.85

Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	66.25"	2.5"	60.5"	22	2.25"

Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
84"	2.25"	2.625"	2664.2	A615-75	Galv

Notes

1) Antenna Feed Lines Run Inside Pole
2) All dimensions are above ground level, unless otherwise specified.
3) Weights shown are estimates. Final weights may vary.
4) Full Height Step Bolts
5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2012 International Building Code.
6) Tower Rating: 95.4%
7) This structure has been designed to support pine tree branches starting at the 62' elevation to an overall height of 130'.

Sabre Industries
INNOVATION DELIVERED

Sabre Industries
7101 Southbridge Drive
P.O. Box 658
Sioux City, IA 51102-0658
Phone: (712) 258-6690
Fax: (712) 279-0814

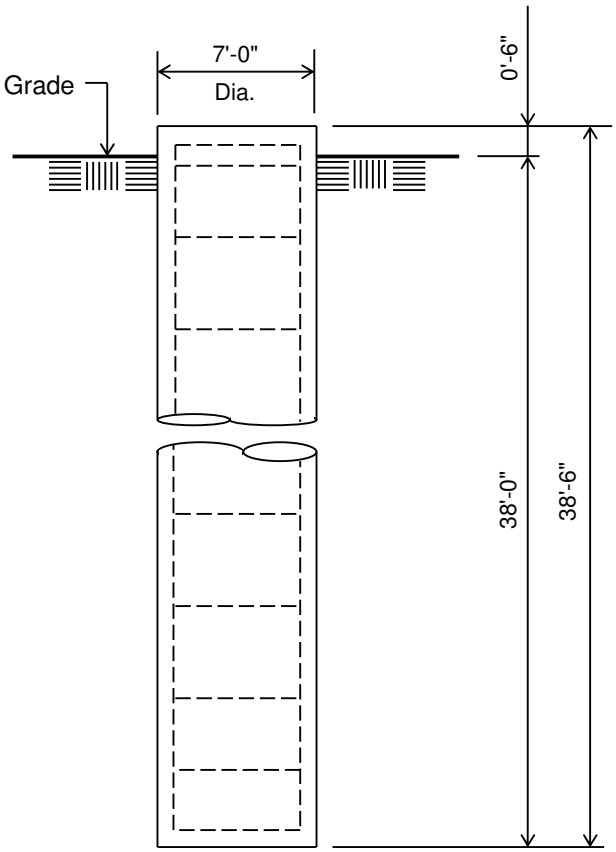
Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Job:	**25-4001-JDS**
Customer:	VOGUE TOWERS
Site Name:	Lanton, TN TN-5001
Description:	125' Monopine
Date:	3/10/2025 By: ARH

No.: 25-4001-JDS
Date: 03/10/25
By: ARH

Customer: VOGUE TOWERS
Site: Lanton, TN TN-5001
125' Monopine

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(54.88 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3" concrete cover.
4) All exposed concrete corners to be chamfered 3/4".
5) The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-H-2017. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.
6) This foundation is designed for a max capacity ratio of 99.5%.
7) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pier	
Pier	(38) #10 vertical rebar w/ #5 ties, (2) within top 5" of pier, then 8" C/C

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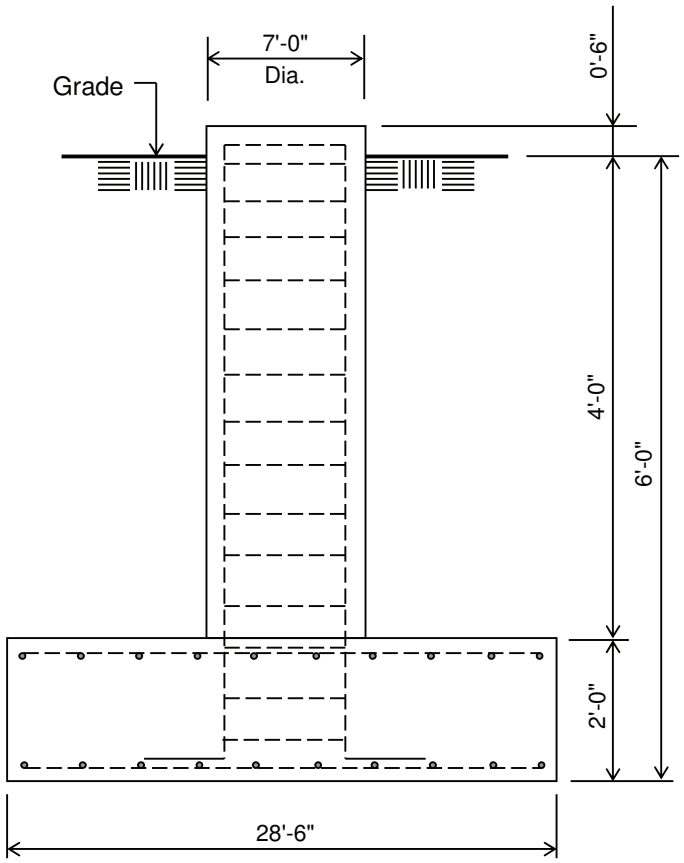
7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

No.: 25-4001-JDS
Date: 03/10/25
By: ARH

Customer: VOGUE TOWERS
Site: Lanton, TN TN-5001
125' Monopine

PRELIMINARY -NOT FOR CONSTRUCTION-



ELEVATION VIEW
(66.58 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

Notes:

1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
2) Rebar to conform to ASTM specification A615 Grade 60.
3) All rebar to have a minimum of 3" concrete cover.
4) All exposed concrete corners to be chamfered 3/4".
5) The foundation design is based on presumptive clay soil as defined in ANSI/TIA-222-H-2017. It is recommended that a soil analysis of the site be performed to verify the soil parameters used in the design.
6) 4 ft of soil cover is required over the entire area of the foundation slab.
7) This foundation is designed for a max capacity ratio of 99.5%.
8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(42) #9 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(41) #10 horizontal rebar evenly spaced each way top and bottom (164 total)

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7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814

125' Monopine / Lanton, TN

* All pole diameters shown on the following pages are across corners.
See profile drawing for widths across flats.

POLE GEOMETRY

ELEV	SECTION NAME	No. SIDE	OUTSIDE DIAM	THICK -NESS	RESISTANCES ϕ*Pn	ϕ*Mn	SPLICE TYPE	...OVERLAP... LENGTH	RATIO	w/t
ft			in	in	kip	ft-kip		ft		
124.0	.....									
			24.37	0.250	1400.1	682.2				
	A	18								15.7
			30.22	0.250	1647.1	999.0				
100.7	.....									
			30.22	0.250	1647.1	999.0				
	A/B	18					SLIP	4.25	1.68	
			30.79	0.375	2648.5	1624.2				
96.5	.....									
			30.79	0.375	2648.5	1624.2				
	B	18								13.3
			41.66	0.375	3475.8	2902.5				
53.2	.....									
			41.66	0.375	3475.8	2902.5				
	B/C	18					SLIP	6.00	1.72	
			42.43	0.500	4868.0	4117.1				
47.2	.....									
			42.43	0.500	4868.0	4117.1				
	C	18								13.9
			54.31	0.500	6065.9	6601.4				
0.0	.....									

POLE ASSEMBLY

SECTION NAME	BASE ELEV	.....BOLTS AT BASE OF SECTION..... NUMBER	TYPE	DIAM	STRENGTH	THREADS IN SHEAR PLANE	CALC BASE ELEV
	ft			in	ksi		ft
A	96.500	0	A325	0.00	92.0	0	96.500
B	47.250	0	A325	0.00	92.0	0	47.250
C	0.000	0	A325	0.00	92.0	0	0.000

POLE SECTIONS

SECTION NAME	No.of SIDES	LENGTH ft	OUTSIDE.DIAMETER * BOT in	OUTSIDE.DIAMETER * TOP in	BEND RAD in	MAT-ERIAL ID	FLANGE.ID BOT	FLANGE.ID TOP	FLANGE.WELD ..GROUP.ID.. BOT	FLANGE.WELD ..GROUP.ID.. TOP
A	18	27.50	31.29	24.37	0.625	1	0	0	0	0
B	18	53.50	43.18	29.72	0.625	2	0	0	0	0
C	18	53.25	54.31	40.91	0.625	3	0	0	0	0

* - Diameter of circumscribed circle

MATERIAL TYPES
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TYPE OF SHAPE	TYPE NO	NO OF ELEM.	ORIENT & deg	HEIGHT in	WIDTH in	.THICKNESS. WEB in	.THICKNESS. FLANGE in	IRREGULARITY .PROJECTION. % OF AREA	IRREGULARITY .PROJECTION. ORIENT deg
PL	1	1	0.0	31.29	0.25	0.250	0.250	0.00	0.0
PL	2	1	0.0	43.18	0.38	0.375	0.375	0.00	0.0
PL	3	1	0.0	54.31	0.50	0.500	0.500	0.00	0.0

& - With respect to vertical

MATERIAL PROPERTIES
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MATERIAL TYPE NO.	ELASTIC MODULUS ksi	UNIT WEIGHT pcf	.. STRENGTH .. Fu ksi	.. STRENGTH .. Fy ksi	THERMAL COEFFICIENT /deg
1	29000.0	490.0	80.0	65.0	0.00001170
2	29000.0	490.0	80.0	65.0	0.00001170
3	29000.0	490.0	80.0	65.0	0.00001170

* Only 5 condition(s) shown in full

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LOADING CONDITION A ==========

105 mph wind with no ice. Wind Azimuth: 0° (1.2 D + 1.0 Wo)

LOADS ON POLE
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LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	......FORCES...... HORIZ kip	DOWN kip	......MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	126.500	0.00	0.0	0.0	0.9561	0.3000	0.0000	0.0000
C	122.000	0.00	0.0	0.0	0.0111	0.0067	0.0000	0.0000

C	121.500	0.00	0.0	0.0	0.9481	0.3000	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0000	1.7821	0.0000	0.0000
C	119.000	0.00	0.0	0.0	10.4975	7.2000	0.0000	0.0000
C	116.500	0.00	0.0	0.0	1.8797	0.6000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0273	0.0168	0.0000	0.0000
C	111.500	0.00	0.0	0.0	1.8626	0.6000	0.0000	0.0000
C	106.500	0.00	0.0	0.0	1.8448	0.6000	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0268	0.0168	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.0000	1.5575	0.0000	0.0000
C	104.000	0.00	0.0	0.0	7.6365	7.2000	0.0000	0.0000
C	101.500	0.00	0.0	0.0	1.8264	0.6000	0.0000	0.0000
C	96.500	0.00	0.0	0.0	1.8073	0.6000	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0262	0.0168	0.0000	0.0000
C	91.500	0.00	0.0	0.0	1.7874	0.6000	0.0000	0.0000
C	89.000	0.00	0.0	0.0	0.0000	1.3329	0.0000	0.0000
C	89.000	0.00	0.0	0.0	7.3927	7.2000	0.0000	0.0000
C	86.500	0.00	0.0	0.0	1.7666	0.6000	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0256	0.0168	0.0000	0.0000
C	81.500	0.00	0.0	0.0	1.7448	0.6000	0.0000	0.0000
C	76.500	0.00	0.0	0.0	1.7220	0.6000	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0250	0.0168	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.0000	1.1082	0.0000	0.0000
C	74.000	0.00	0.0	0.0	7.1143	7.2000	0.0000	0.0000
C	71.500	0.00	0.0	0.0	1.8868	0.6000	0.0000	0.0000
C	66.500	0.00	0.0	0.0	1.8587	0.6000	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0242	0.0168	0.0000	0.0000
C	63.500	0.00	0.0	0.0	1.1046	0.3600	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0234	0.0168	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0224	0.0168	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0213	0.0168	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0198	0.0168	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0178	0.0168	0.0000	0.0000
D	124.000	0.00	180.0	0.0	0.0495	0.0784	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0573	0.0942	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0586	0.2406	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0586	0.2406	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0599	0.1495	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0699	0.1937	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0703	0.4641	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0703	0.4641	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0709	0.2726	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0665	0.3195	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0667	0.3289	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0686	0.3383	0.0000	0.0000

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LOADING CONDITION M ==========

105 mph wind with no ice. Wind Azimuth: 0° (0.9 D + 1.0 Wo)

LOADS ON POLE
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LOAD TYPE	ELEV	APPLY..LOAD..AT RADIUS	AZI	LOAD AZI	......FORCES...... HORIZ	DOWN	......MOMENTS..... VERTICAL	TORSNAL
	ft	ft			kip	kip	ft-kip	ft-kip

C	126.500	0.00	0.0	0.0	0.9561	0.2250	0.0000	0.0000
C	122.000	0.00	0.0	0.0	0.0111	0.0050	0.0000	0.0000
C	121.500	0.00	0.0	0.0	0.9481	0.2250	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0000	1.3366	0.0000	0.0000
C	119.000	0.00	0.0	0.0	10.4975	5.4000	0.0000	0.0000
C	116.500	0.00	0.0	0.0	1.8797	0.4500	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0273	0.0126	0.0000	0.0000
C	111.500	0.00	0.0	0.0	1.8626	0.4500	0.0000	0.0000
C	106.500	0.00	0.0	0.0	1.8448	0.4500	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0268	0.0126	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.0000	1.1681	0.0000	0.0000
C	104.000	0.00	0.0	0.0	7.6365	5.4000	0.0000	0.0000
C	101.500	0.00	0.0	0.0	1.8264	0.4500	0.0000	0.0000
C	96.500	0.00	0.0	0.0	1.8073	0.4500	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0262	0.0126	0.0000	0.0000
C	91.500	0.00	0.0	0.0	1.7874	0.4500	0.0000	0.0000
C	89.000	0.00	0.0	0.0	0.0000	0.9996	0.0000	0.0000
C	89.000	0.00	0.0	0.0	7.3927	5.4000	0.0000	0.0000
C	86.500	0.00	0.0	0.0	1.7666	0.4500	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0256	0.0126	0.0000	0.0000
C	81.500	0.00	0.0	0.0	1.7448	0.4500	0.0000	0.0000
C	76.500	0.00	0.0	0.0	1.7220	0.4500	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0250	0.0126	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.0000	0.8312	0.0000	0.0000
C	74.000	0.00	0.0	0.0	7.1143	5.4000	0.0000	0.0000
C	71.500	0.00	0.0	0.0	1.8868	0.4500	0.0000	0.0000
C	66.500	0.00	0.0	0.0	1.8587	0.4500	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0242	0.0126	0.0000	0.0000
C	63.500	0.00	0.0	0.0	1.1046	0.2700	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0234	0.0126	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0224	0.0126	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0213	0.0126	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0198	0.0126	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0178	0.0126	0.0000	0.0000
D	124.000	0.00	180.0	0.0	0.0495	0.0588	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0573	0.0707	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0586	0.1804	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0586	0.1804	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0599	0.1121	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0699	0.1453	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0703	0.3481	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0703	0.3481	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0709	0.2044	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0665	0.2396	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0667	0.2467	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0686	0.2537	0.0000	0.0000

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LOADING CONDITION Y ==========

30 mph wind with 1.5 ice. Wind Azimuth: 0° (1.2 D + 1.0 Di + 1.0 Wi)

LOADS ON POLE
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LOAD TYPE	ELEV	APPLY..LOAD..AT RADIUS	AZI	LOAD AZI	.....FORCES..... HORIZ	DOWN	.....MOMENTS..... VERTICAL	TORSNAL

	ft	ft			kip	kip	ft-kip	ft-kip
C	126.500	0.00	0.0	0.0	0.0995	0.9868	0.0000	0.0000
C	122.000	0.00	0.0	0.0	0.0070	0.0187	0.0000	0.0000
C	121.500	0.00	0.0	0.0	0.0986	0.9841	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0000	1.7821	0.0000	0.0000
C	119.000	0.00	0.0	0.0	1.4415	17.4402	0.0000	0.0000
C	116.500	0.00	0.0	0.0	0.2162	1.2812	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0172	0.0288	0.0000	0.0000
C	111.500	0.00	0.0	0.0	0.2139	1.2783	0.0000	0.0000
C	106.500	0.00	0.0	0.0	0.2116	1.2752	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0167	0.0288	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.0000	1.5575	0.0000	0.0000
C	104.000	0.00	0.0	0.0	1.0439	17.3044	0.0000	0.0000
C	101.500	0.00	0.0	0.0	0.2092	1.2720	0.0000	0.0000
C	96.500	0.00	0.0	0.0	0.2067	1.2687	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0162	0.0288	0.0000	0.0000
C	91.500	0.00	0.0	0.0	0.2041	1.2651	0.0000	0.0000
C	89.000	0.00	0.0	0.0	0.0000	1.3329	0.0000	0.0000
C	89.000	0.00	0.0	0.0	1.0044	17.1498	0.0000	0.0000
C	86.500	0.00	0.0	0.0	0.2014	1.2615	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0157	0.0288	0.0000	0.0000
C	81.500	0.00	0.0	0.0	0.1986	1.2576	0.0000	0.0000
C	76.500	0.00	0.0	0.0	0.1957	1.2535	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0151	0.0288	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.0000	1.1082	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.9596	16.9701	0.0000	0.0000
C	71.500	0.00	0.0	0.0	0.2080	1.2491	0.0000	0.0000
C	66.500	0.00	0.0	0.0	0.2045	1.2445	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0145	0.0288	0.0000	0.0000
C	63.500	0.00	0.0	0.0	0.2023	1.2416	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0138	0.0288	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0130	0.0288	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0121	0.0288	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0109	0.0288	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0094	0.0288	0.0000	0.0000
D	124.000	0.00	180.0	0.0	0.0080	0.1338	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0091	0.1590	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0093	0.3069	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0093	0.3069	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0094	0.2174	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0107	0.2763	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0108	0.5483	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0108	0.5483	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0108	0.3579	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0100	0.4088	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0100	0.4156	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0102	0.4195	0.0000	0.0000

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LOADING CONDITION AK ==========

Seismic - Azimuth: 0° (1.2 D + 1.0 Ev + 1.0 Eh)

LOADS ON POLE
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LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	......FORCES..... HORIZ kip	DOWN kip	......MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	126.500	0.00	0.0	0.0	0.0317	0.3154	0.0000	0.0000
C	122.000	0.00	0.0	0.0	0.0007	0.0070	0.0000	0.0000
C	121.500	0.00	0.0	0.0	0.0293	0.3154	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.6735	7.5684	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.1667	1.8733	0.0000	0.0000
C	116.500	0.00	0.0	0.0	0.0538	0.6307	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0015	0.0177	0.0000	0.0000
C	111.500	0.00	0.0	0.0	0.0493	0.6307	0.0000	0.0000
C	110.250	0.00	0.0	0.0	0.1938	2.5374	0.0000	0.0000
C	106.500	0.00	0.0	0.0	0.0450	0.6307	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0012	0.0177	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.5144	7.5684	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.1113	1.6372	0.0000	0.0000
C	101.500	0.00	0.0	0.0	0.0408	0.6307	0.0000	0.0000
C	96.500	0.00	0.0	0.0	0.0369	0.6307	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0010	0.0177	0.0000	0.0000
C	91.500	0.00	0.0	0.0	0.0332	0.6307	0.0000	0.0000
C	89.000	0.00	0.0	0.0	0.3767	7.5684	0.0000	0.0000
C	89.000	0.00	0.0	0.0	0.0697	1.4010	0.0000	0.0000
C	86.500	0.00	0.0	0.0	0.0297	0.6307	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0008	0.0177	0.0000	0.0000
C	81.500	0.00	0.0	0.0	0.0263	0.6307	0.0000	0.0000
C	76.500	0.00	0.0	0.0	0.0232	0.6307	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0006	0.0177	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.2604	7.5684	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.0401	1.1649	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.3332	9.6838	0.0000	0.0000
C	71.500	0.00	0.0	0.0	0.0203	0.6307	0.0000	0.0000
C	66.500	0.00	0.0	0.0	0.0175	0.6307	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0005	0.0177	0.0000	0.0000
C	63.500	0.00	0.0	0.0	0.0160	0.6307	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0003	0.0177	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0002	0.0177	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0001	0.0177	0.0000	0.0000
C	26.620	0.00	0.0	0.0	0.0747	16.7844	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0001	0.0177	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0000	0.0177	0.0000	0.0000
D	124.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000
D	0.000	0.00	180.0	180.0	0.0000	0.0000	0.0000	0.0000

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LOADING CONDITION AL ==========

Seismic - Azimuth: 0° (0.9 D - 1.0 Ev + 1.0 Eh)

LOADS ON POLE
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LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	......FORCES..... HORIZ kip	DOWN kip	......MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	126.500	0.00	0.0	0.0	0.0317	0.2096	0.0000	0.0000

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C      122.000      0.00    0.0    0.0    0.0007    0.0047    0.0000    0.0000
C      121.500      0.00    0.0    0.0    0.0293    0.2096    0.0000    0.0000
C      119.000      0.00    0.0    0.0    0.6735    5.0316    0.0000    0.0000
C      119.000      0.00    0.0    0.0    0.1667    1.2454    0.0000    0.0000
C      116.500      0.00    0.0    0.0    0.0538    0.4193    0.0000    0.0000
C      115.000      0.00    0.0    0.0    0.0015    0.0117    0.0000    0.0000
C      111.500      0.00    0.0    0.0    0.0493    0.4193    0.0000    0.0000
C      110.250      0.00    0.0    0.0    0.1938    1.6869    0.0000    0.0000
C      106.500      0.00    0.0    0.0    0.0450    0.4193    0.0000    0.0000
C      105.000      0.00    0.0    0.0    0.0012    0.0117    0.0000    0.0000
C      104.000      0.00    0.0    0.0    0.5144    5.0316    0.0000    0.0000
C      104.000      0.00    0.0    0.0    0.1113    1.0884    0.0000    0.0000
C      101.500      0.00    0.0    0.0    0.0408    0.4193    0.0000    0.0000
C       96.500      0.00    0.0    0.0    0.0369    0.4193    0.0000    0.0000
C       95.000      0.00    0.0    0.0    0.0010    0.0117    0.0000    0.0000
C       91.500      0.00    0.0    0.0    0.0332    0.4193    0.0000    0.0000
C       89.000      0.00    0.0    0.0    0.3767    5.0316    0.0000    0.0000
C       89.000      0.00    0.0    0.0    0.0697    0.9314    0.0000    0.0000
C       86.500      0.00    0.0    0.0    0.0297    0.4193    0.0000    0.0000
C       85.000      0.00    0.0    0.0    0.0008    0.0117    0.0000    0.0000
C       81.500      0.00    0.0    0.0    0.0263    0.4193    0.0000    0.0000
C       76.500      0.00    0.0    0.0    0.0232    0.4193    0.0000    0.0000
C       75.000      0.00    0.0    0.0    0.0006    0.0117    0.0000    0.0000
C       74.000      0.00    0.0    0.0    0.2604    5.0316    0.0000    0.0000
C       74.000      0.00    0.0    0.0    0.0401    0.7745    0.0000    0.0000
C       74.000      0.00    0.0    0.0    0.3332    6.4379    0.0000    0.0000
C       71.500      0.00    0.0    0.0    0.0203    0.4193    0.0000    0.0000
C       66.500      0.00    0.0    0.0    0.0175    0.4193    0.0000    0.0000
C       65.000      0.00    0.0    0.0    0.0005    0.0117    0.0000    0.0000
C       63.500      0.00    0.0    0.0    0.0160    0.4193    0.0000    0.0000
C       55.000      0.00    0.0    0.0    0.0003    0.0117    0.0000    0.0000
C       45.000      0.00    0.0    0.0    0.0002    0.0117    0.0000    0.0000
C       35.000      0.00    0.0    0.0    0.0001    0.0117    0.0000    0.0000
C       26.620      0.00    0.0    0.0    0.0747   11.1586    0.0000    0.0000
C       25.000      0.00    0.0    0.0    0.0001    0.0117    0.0000    0.0000
C       15.000      0.00    0.0    0.0    0.0000    0.0117    0.0000    0.0000

D      124.000      0.00  180.0  180.0    0.0000    0.0000    0.0000    0.0000
D        0.000      0.00  180.0  180.0    0.0000    0.0000    0.0000    0.0000

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Sabre Towers and Poles                              on: 10 mar 2025  at: 12:50:48
================================================================================

125' Monopine / Lanton, TN


MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)
============================================================

  MAST   .......DEFLECTIONS (ft).........   .........ROTATIONS (deg).........
```

ELEV	HORIZONTAL ALONG	HORIZONTAL ACROSS	DOWN	TILT ALONG	TILT ACROSS	TWIST
ft						
124.0	7.96L	0.06F	0.67L	6.33L	0.05F	0.00E
120.7	7.60L	0.06F	0.63L	6.33L	0.05F	0.00E
117.4	7.24L	0.05F	0.59L	6.32L	0.05F	0.00E
114.0	6.88L	0.05F	0.55L	6.29L	0.05F	0.00E
110.7	6.52L	-0.05U	0.51L	6.24L	0.05F	0.00E
107.4	6.16L	-0.05U	0.47L	6.16L	0.05F	0.00E
104.1	5.81L	-0.04U	0.44L	6.07L	0.05F	0.00E
100.7	5.47L	-0.04U	0.40L	5.95L	0.05F	0.00E
96.5	5.03L	-0.04U	0.36L	5.82L	0.04F	0.00E
90.3	4.42L	-0.03U	0.29L	5.58L	0.04F	0.00E
84.1	3.84L	-0.03U	0.24L	5.30L	0.04F	0.00E
78.0	3.29L	-0.02U	0.19L	4.96L	-0.04U	0.00E
71.8	2.78L	-0.02U	0.15L	4.59L	-0.03U	0.00E
65.6	2.31L	-0.02U	0.11L	4.18L	-0.03U	0.00E
59.4	1.89L	-0.01U	0.08L	3.74L	-0.03U	0.00E
53.2	1.51L	-0.01U	0.06L	3.27L	-0.02U	0.00E
47.2	1.19L	-0.01U	0.04L	2.92L	-0.02U	0.00E
41.3	0.91L	-0.01U	0.03L	2.55L	-0.02U	0.00E
35.4	0.66L	0.00U	0.02L	2.18L	-0.02U	0.00E
29.5	0.46L	0.00U	0.01L	1.80L	-0.01U	0.00E
23.6	0.29L	0.00U	0.01L	1.43L	-0.01U	0.00E
17.7	0.16L	0.00U	0.00L	1.07L	-0.01U	0.00E
11.8	0.07L	0.00U	0.00L	0.70L	-0.01U	0.00E
5.9	0.02L	0.00U	0.00AB	0.35L	0.00U	0.00E
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)

MAST ELEV	TOTAL AXIAL	SHEAR.w.r.t.WIND.DIR ALONG	SHEAR.w.r.t.WIND.DIR ACROSS	MOMENT.w.r.t.WIND.DIR ALONG	MOMENT.w.r.t.WIND.DIR ACROSS	TORSION
ft	kip	kip	kip	ft-kip	ft-kip	ft-kip

```
124.0  ..................................................................
         0.99 AA     1.04 K      0.03 X     -2.54 R      0.05 X     -0.01 X

         2.44 AA     2.16 K      0.03 X     -6.92 B     -0.05 X      0.01 X
120.7  ..................................................................
         2.44 AF     2.31 B     -0.14 N     -6.97 L      0.11 Q     -0.02 Q

        22.13 AF    12.98 B     -0.14 N    -33.53 B      0.46 N      0.04 L
117.4  ..................................................................
        22.13 AF    13.00 A     -0.24 X    -33.69 B      0.49 N      0.05 L

        23.91 AF    15.08 A     -0.24 X    -84.28 K      0.83 X      0.08 L
114.0  ..................................................................
        23.91 AF    15.12 M     -0.28 T    -84.32 K      1.00 X     -0.10 X

        25.68 AF    17.16 M     -0.28 T   -139.48 A      1.36 T      0.13 R
110.7  ..................................................................
        25.68 AF    17.17 M     -0.25 T   -139.65 A      1.37 T     -0.12 T

        26.18 AF    17.35 M     -0.25 T   -199.54 A      2.19 T     -0.19 T
107.4  ..................................................................
        26.18 AF    17.24 C     -0.34 T   -199.54 A      1.98 T      0.20 U

        27.99 AF    19.30 C     -0.34 T   -265.04 C      3.10 T     -0.28 T
104.1  ..................................................................
        27.99 AD    19.28 M      0.37 F   -265.45 C      3.09 T     -0.28 T

        48.65 AD    28.93 M      0.37 F   -362.47 C      3.87 T      0.34 R
100.7  ..................................................................
        48.65 AF    29.02 M     -0.35 H   -362.82 C      3.99 T     -0.35 T

        49.95 AF    29.27 M     -0.35 H   -494.84 C      5.11 T     -0.44 T
 96.5  ..................................................................
        51.22 AF    31.14 M      0.36 F   -494.83 C      5.04 T     -0.45 C

        53.88 AF    33.33 M      0.36 F   -702.44 C      6.93 T     -0.59 T
 90.3  ..................................................................
        53.88 AF    33.30 M      0.35 F   -702.54 C      6.98 T     -0.60 T

        75.08 AF    42.86 M      0.35 F   -965.20 L     -8.89 F     -0.72 H
 84.1  ..................................................................
        75.08 AF    42.88 L     -0.38 U   -965.23 L     -8.92 F     -0.72 T

        77.81 AF    45.02 L     -0.38 U  -1255.56 L    -11.30 F     -0.88 H
 78.0  ..................................................................
        77.81 AF    45.03 M     -0.43 U  -1255.65 L    -11.33 F     -0.88 H

        98.70 AF    54.29 M     -0.43 U  -1577.57 L    -13.86 F      1.10 E
 71.8  ..................................................................
        98.69 AF    54.37 M      0.43 F  -1577.66 L    -13.84 F      1.10 E

       102.77 AF    58.52 M      0.43 F  -1947.58 L    -16.59 F      1.29 E
 65.6  ..................................................................
       102.77 AF    58.41 M     -0.46 U  -1947.67 L    -16.58 F      1.28 E

       105.66 AF    59.96 M     -0.46 U  -2333.30 L    -18.80 F      1.47 E
 59.4  ..................................................................
       105.66 AF    60.02 M     -0.45 U  -2333.39 L    -18.84 F      1.47 E
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         107.37 AF    60.47 M     -0.45 U  -2722.70 L    -20.98 F      1.62 E
   53.2  ..........................................................................
         107.37 AF    60.49 M     -0.49 U  -2722.76 L    -20.97 F      1.63 E

         110.66 AF    60.91 M     -0.49 U  -3102.14 L     23.13 U      1.76 E
   47.2  ..........................................................................
         110.66 AF    60.93 M     -0.46 U  -3102.11 L     23.16 U      1.76 E

         112.83 AF    61.37 M     -0.46 U  -3477.51 L     25.91 U      1.89 E
   41.3  ..........................................................................
         112.83 AF    61.31 M     -0.42 U  -3477.55 L     25.92 U      1.89 E

         115.02 AF    61.73 M     -0.42 U  -3853.63 L     28.48 U      1.99 E
   35.4  ..........................................................................
         115.02 AF    61.69 M     -0.45 U  -3853.65 L     28.45 U      1.99 E

         117.29 AF    62.12 M     -0.45 U  -4230.58 L     31.18 U      2.08 E
   29.5  ..........................................................................
         117.29 AF    62.08 M     -0.47 U  -4230.60 L     31.20 U      2.08 E

         119.61 AF    62.51 M     -0.47 U  -4608.11 L     33.99 U      2.14 E
   23.6  ..........................................................................
         119.61 AF    62.52 M     -0.46 U  -4608.09 L     34.02 U      2.14 E

         121.94 AF    62.92 M     -0.46 U  -4986.23 L     36.79 U      2.19 E
   17.7  ..........................................................................
         121.94 AF    62.92 M     -0.47 U  -4986.25 L     36.79 U      2.19 E

         124.36 AF    63.33 M     -0.47 U  -5364.70 L     39.59 U      2.23 E
   11.8  ..........................................................................
         124.36 AF    63.33 M     -0.46 U  -5364.71 L     39.59 U      2.23 E

         126.82 AF    63.72 M     -0.46 U  -5743.22 L     42.34 U      2.25 E
    5.9  ..........................................................................
         126.82 AF    63.74 M     -0.47 U  -5743.22 L     42.34 U      2.25 E

         129.29 AF    64.14 M     -0.47 U  -6121.83 L     45.11 U      2.26 E
--------------------------------------------------------------------------------
 base
 reaction  129.29 AF   -64.14 M      0.47 U   6121.83 L    -45.11 U     -2.26 E
--------------------------------------------------------------------------------


 COMPLIANCE WITH 4.8.2 & 4.5.4
 =============================

   ELEV       AXIAL   BENDING SHEAR +       TOTAL SATISFIED  D/t(w/t)   MAX
                              TORSIONAL                                  ALLOWED
     ft

 124.00  ..........................................................................
             0.00AA    0.00R     0.00K     0.00R     YES      15.69A       45.2

             0.00AA    0.01B     0.00K     0.01B     YES      16.27A       45.2
 120.68  ..........................................................................
             0.00AF    0.01L     0.00B     0.01L     YES      16.27A       45.2

             0.01AF    0.04B     0.02B     0.05B     YES      16.85A       45.2
 117.36  ..........................................................................
             0.01AF    0.04B     0.02A     0.05B     YES      16.85A       45.2
```

```
          0.02AF    0.10K     0.02A     0.11K     YES      17.44A       45.2
114.04 ..........................................................................
          0.02AF    0.10K     0.02M     0.11K     YES      17.44A       45.2

          0.02AF    0.16A     0.02M     0.17A     YES      18.02A       45.2
110.71 ..........................................................................
          0.02AF    0.16A     0.02M     0.17A     YES      18.02A       45.2

          0.02AF    0.22A     0.02M     0.23A     YES      18.60A       45.2
107.39 ..........................................................................
          0.02AF    0.22A     0.02C     0.23A     YES      18.60A       45.2

          0.02AF    0.28C     0.02C     0.29A     YES      19.18A       45.2
104.07 ..........................................................................
          0.02AD    0.28C     0.02M     0.29C     YES      19.18A       45.2

          0.03AD    0.36C     0.04M     0.38C     YES      19.76A       45.2
100.75 ..........................................................................
          0.02AF    0.23C     0.02M     0.24C     YES      13.06A       45.2

          0.02AF    0.29C     0.02M     0.30C     YES      13.55A       45.2
 96.50 ..........................................................................
          0.02AF    0.30C     0.02M     0.31C     YES      13.32A       45.2

          0.02AF    0.39C     0.02M     0.40C     YES      14.04A       45.2
 90.32 ..........................................................................
          0.02AF    0.39C     0.02M     0.40C     YES      14.04A       45.2

          0.03AF    0.49L     0.03M     0.50L     YES      14.76A       45.2
 84.14 ..........................................................................
          0.03AF    0.49L     0.03L     0.50L     YES      14.76A       45.2

          0.03AF    0.58L     0.03L     0.59L     YES      15.48A       45.2
 77.96 ..........................................................................
          0.03AF    0.58L     0.03M     0.59L     YES      15.48A       45.2

          0.03AF    0.67L     0.03M     0.69L     YES      16.20A       45.2
 71.79 ..........................................................................
          0.03AF    0.67L     0.03M     0.69L     YES      16.20A       45.2

          0.03AF    0.77L     0.04M     0.79L     YES      16.92A       45.2
 65.61 ..........................................................................
          0.03AF    0.77L     0.04M     0.79L     YES      16.92A       45.2

          0.03AF    0.86L     0.04M     0.88L     YES      17.64A       45.2
 59.43 ..........................................................................
          0.03AF    0.86L     0.04M     0.88L     YES      17.64A       45.2

          0.03AF    0.94L     0.03M     0.95L     YES      18.36A       45.2
 53.25 ..........................................................................
          0.02AF    0.69L     0.03M     0.70L     YES      13.68A       45.2

          0.02AF    0.73L     0.02M     0.74L     YES      14.20A       45.2
 47.25 ..........................................................................
          0.02AF    0.75L     0.03M     0.77L     YES      13.94A       45.2

          0.02AF    0.79L     0.02M     0.80L     YES      14.46A       45.2
 41.34 ..........................................................................
          0.02AF    0.79L     0.02M     0.80L     YES      14.46A       45.2

          0.02AF    0.82L     0.02M     0.83L     YES      14.97A       45.2
```

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 35.44  ..........................................................................
           0.02AF    0.82L     0.02M     0.83L     YES      14.97A       45.2

           0.02AF    0.84L     0.02M     0.85L     YES      15.49A       45.2
 29.53  ..........................................................................
           0.02AF    0.84L     0.02M     0.85L     YES      15.49A       45.2

           0.02AF    0.86L     0.02E     0.87L     YES      16.01A       45.2
 23.62  ..........................................................................
           0.02AF    0.86L     0.02M     0.87L     YES      16.01A       45.2

           0.02AF    0.88L     0.02E     0.89L     YES      16.52A       45.2
 17.72  ..........................................................................
           0.02AF    0.88L     0.02E     0.89L     YES      16.52A       45.2

           0.02AF    0.90L     0.02E     0.91L     YES      17.04A       45.2
 11.81  ..........................................................................
           0.02AF    0.90L     0.02E     0.91L     YES      17.04A       45.2

           0.02AF    0.91L     0.02E     0.93L     YES      17.55A       45.2
  5.91  ..........................................................................
           0.02AF    0.91L     0.02E     0.93L     YES      17.55A       45.2

           0.02AF    0.93L     0.02E     0.94L     YES      18.07A       45.2
  0.00  ..........................................................................

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)
====================================================

    DOWN    SHEAR.w.r.t.WIND.DIR   MOMENT.w.r.t.WIND.DIR     TORSION
               ALONG      ACROSS       ALONG      ACROSS
     kip         kip         kip      ft-kip      ft-kip      ft-kip

  129.29       64.14       -0.47    -6121.83       45.11        2.26
      AF          M           U           L           U           E



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================================================================================

125' Monopine / Lanton, TN


********************************************************************************
*************************  Service Load Condition  *****************************
********************************************************************************

* Only 1 condition(s) shown in full
```

LOADING CONDITION A ==========

60 mph wind with no ice. Wind Azimuth: 0° (1.0 D + 1.0 Wo)

LOADS ON POLE
==========

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	126.500	0.00	0.0	0.0	0.2793	0.2500	0.0000	0.0000
C	122.000	0.00	0.0	0.0	0.0032	0.0056	0.0000	0.0000
C	121.500	0.00	0.0	0.0	0.2770	0.2500	0.0000	0.0000
C	119.000	0.00	0.0	0.0	0.0000	1.4851	0.0000	0.0000
C	119.000	0.00	0.0	0.0	3.0669	6.0000	0.0000	0.0000
C	116.500	0.00	0.0	0.0	0.5492	0.5000	0.0000	0.0000
C	115.000	0.00	0.0	0.0	0.0080	0.0140	0.0000	0.0000
C	111.500	0.00	0.0	0.0	0.5442	0.5000	0.0000	0.0000
C	106.500	0.00	0.0	0.0	0.5390	0.5000	0.0000	0.0000
C	105.000	0.00	0.0	0.0	0.0078	0.0140	0.0000	0.0000
C	104.000	0.00	0.0	0.0	0.0000	1.2979	0.0000	0.0000
C	104.000	0.00	0.0	0.0	2.2311	6.0000	0.0000	0.0000
C	101.500	0.00	0.0	0.0	0.5336	0.5000	0.0000	0.0000
C	96.500	0.00	0.0	0.0	0.5280	0.5000	0.0000	0.0000
C	95.000	0.00	0.0	0.0	0.0077	0.0140	0.0000	0.0000
C	91.500	0.00	0.0	0.0	0.5222	0.5000	0.0000	0.0000
C	89.000	0.00	0.0	0.0	0.0000	1.1107	0.0000	0.0000
C	89.000	0.00	0.0	0.0	2.1598	6.0000	0.0000	0.0000
C	86.500	0.00	0.0	0.0	0.5161	0.5000	0.0000	0.0000
C	85.000	0.00	0.0	0.0	0.0075	0.0140	0.0000	0.0000
C	81.500	0.00	0.0	0.0	0.5098	0.5000	0.0000	0.0000
C	76.500	0.00	0.0	0.0	0.5031	0.5000	0.0000	0.0000
C	75.000	0.00	0.0	0.0	0.0073	0.0140	0.0000	0.0000
C	74.000	0.00	0.0	0.0	0.0000	0.9235	0.0000	0.0000
C	74.000	0.00	0.0	0.0	2.0785	6.0000	0.0000	0.0000
C	71.500	0.00	0.0	0.0	0.5513	0.5000	0.0000	0.0000
C	66.500	0.00	0.0	0.0	0.5430	0.5000	0.0000	0.0000
C	65.000	0.00	0.0	0.0	0.0071	0.0140	0.0000	0.0000
C	63.500	0.00	0.0	0.0	0.3227	0.3000	0.0000	0.0000
C	55.000	0.00	0.0	0.0	0.0068	0.0140	0.0000	0.0000
C	45.000	0.00	0.0	0.0	0.0066	0.0140	0.0000	0.0000
C	35.000	0.00	0.0	0.0	0.0062	0.0140	0.0000	0.0000
C	25.000	0.00	0.0	0.0	0.0058	0.0140	0.0000	0.0000
C	15.000	0.00	0.0	0.0	0.0052	0.0140	0.0000	0.0000
D	124.000	0.00	180.0	0.0	0.0145	0.0653	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0168	0.0785	0.0000	0.0000
D	100.750	0.00	180.0	0.0	0.0171	0.2005	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0171	0.2005	0.0000	0.0000
D	96.500	0.00	180.0	0.0	0.0175	0.1246	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0204	0.1614	0.0000	0.0000
D	53.250	0.00	180.0	0.0	0.0205	0.3867	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0205	0.3867	0.0000	0.0000
D	47.250	0.00	180.0	0.0	0.0207	0.2271	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0194	0.2663	0.0000	0.0000
D	11.812	0.00	180.0	0.0	0.0195	0.2741	0.0000	0.0000
D	0.000	0.00	180.0	0.0	0.0201	0.2819	0.0000	0.0000

MAXIMUM POLE DEFORMATIONS CALCULATED(w.r.t. wind direction)

MAST ELEV ft	DEFLECTIONS (ft) HORIZONTAL ALONG	HORIZONTAL ACROSS	DOWN	ROTATIONS (deg) TILT ALONG	TILT ACROSS	TWIST
124.0	2.34L	0.02K	0.06L	1.85L	0.01K	0.00I
120.7	2.24L	0.02K	0.06L	1.85L	0.01K	0.00I
117.4	2.13L	0.02K	0.05L	1.85L	0.01K	0.00I
114.0	2.02L	0.01K	0.05L	1.84L	0.01K	0.00I
110.7	1.91L	0.01K	0.05L	1.82L	0.01K	0.00I
107.4	1.81L	0.01K	0.04L	1.80L	0.01K	0.00I
104.1	1.71L	0.01K	0.04L	1.77L	0.01K	0.00I
100.7	1.60L	0.01K	0.04L	1.74L	0.01K	0.00I
96.5	1.48L	0.01K	0.03L	1.70L	0.01K	0.00I
90.3	1.30L	0.01K	0.03L	1.63L	0.01K	0.00I
84.1	1.13L	0.01K	0.02L	1.55L	0.01K	0.00I
78.0	0.96L	0.01K	0.02L	1.45L	0.01K	0.00I
71.8	0.81L	0.01K	0.01L	1.34L	0.01K	0.00L
65.6	0.68L	0.00K	0.01L	1.22L	0.01K	0.00L
59.4	0.55L	0.00K	0.01L	1.09L	0.01K	0.00L
53.2	0.44L	0.00K	0.01L	0.95L	0.01K	0.00L
47.2	0.35L	0.00K	0.00L	0.85L	0.01K	0.00L
41.3	0.26L	0.00K	0.00L	0.74L	0.01K	0.00L
35.4	0.19L	0.00K	0.00L	0.63L	0.00K	0.00L
29.5	0.13L	0.00K	0.00L	0.53L	0.00K	0.00L
23.6	0.09L	0.00K	0.00I	0.42L	0.00K	0.00L
17.7	0.05L	0.00K	0.00I	0.31L	0.00K	0.00L
11.8	0.02L	0.00K	0.00I	0.21L	0.00K	0.00L
5.9	0.01L	0.00K	0.00I	0.10L	0.00K	0.00L
0.0	0.00A	0.00A	0.00A	0.00A	0.00A	0.00A

MAXIMUM POLE FORCES CALCULATED(w.r.t. to wind direction)
==========

MAST ELEV ft	TOTAL AXIAL kip	SHEAR.w.r.t.WIND.DIR ALONG kip	ACROSS kip	MOMENT.w.r.t.WIND.DIR ALONG ft-kip	ACROSS ft-kip	TORSION ft-kip
124.0						
	0.25 C	0.31 E	-0.01 K	-0.77 K	-0.03 K	0.00 K
	0.73 C	0.64 E	-0.01 K	-2.02 E	-0.04 E	0.00 E
120.7						
	0.73 B	0.67 L	0.08 L	-2.04 F	0.06 L	0.00 I
	8.45 B	3.79 L	0.08 L	-9.81 L	-0.21 L	0.01 L
117.4						
	8.45 B	3.78 L	-0.05 F	-9.77 A	-0.18 C	0.01 L
	9.20 B	4.39 L	-0.05 F	-24.65 L	-0.27 L	0.01 L
114.0						
	9.20 B	4.38 A	-0.08 F	-24.69 L	-0.32 L	0.01 L
	9.94 B	4.98 A	-0.08 F	-40.69 A	0.39 F	0.01 I
110.7						
	9.94 B	5.03 A	-0.04 E	-40.69 A	0.40 F	0.01 I
	10.19 B	5.08 A	-0.04 E	-58.49 A	0.53 F	0.02 I
107.4						
	10.19 B	5.08 L	-0.09 F	-58.52 A	0.50 F	0.02 I
	10.96 B	5.68 L	-0.09 F	-77.85 L	0.79 F	0.02 I
104.1						
	10.96 B	5.70 I	0.09 K	-77.76 A	0.78 F	0.02 I
	19.01 B	8.52 I	0.09 K	-106.21 L	1.09 F	0.02 I
100.7						
	19.01 B	8.49 L	0.11 K	-106.21 L	1.12 F	0.03 I
	19.86 B	8.57 L	0.11 K	-144.89 L	1.40 F	0.03 I
96.5						
	20.36 B	9.06 L	-0.10 L	-144.88 L	1.39 F	0.03 I
	21.66 B	9.70 L	-0.10 L	-205.56 L	-1.93 K	0.04 I
90.3						
	21.66 B	9.72 L	-0.11 L	-205.57 L	-1.92 K	0.04 I
	30.10 B	12.52 L	-0.11 L	-282.38 L	-2.57 K	0.05 I
84.1						
	30.10 B	12.53 K	-0.12 L	-282.37 L	-2.57 K	0.05 I
	31.46 B	13.16 K	-0.12 L	-366.77 L	-3.21 K	0.07 I
78.0						
	31.46 B	13.16 L	-0.11 L	-366.74 L	-3.20 K	0.07 I
	39.78 B	15.87 L	-0.11 L	-460.57 L	-3.79 K	0.08 I
71.8						
	39.78 B	15.87 L	-0.11 L	-460.56 L	-3.78 K	0.08 I
	41.69 B	17.08 L	-0.11 L	-568.24 L	-4.37 K	0.10 I

```
  65.6   ..........................................................................
          41.69 B     17.07 L      0.10 C   -568.25 L     -4.38 K      0.10 I

          42.95 B     17.52 L      0.10 C   -680.68 L     -5.04 K      0.11 I
  59.4   ..........................................................................
          42.95 B     17.53 L      0.11 K   -680.66 L     -5.05 K      0.11 I

          43.95 B     17.66 L      0.11 K   -794.12 L     -5.72 K     -0.12 L
  53.2   ..........................................................................
          43.95 B     17.67 I      0.11 K   -794.14 L     -5.72 K      0.12 I

          46.27 B     17.79 I      0.11 K   -904.68 L     -6.39 K     -0.12 L
  47.2   ..........................................................................
          46.27 B     17.80 L      0.12 K   -904.65 L     -6.38 K     -0.12 L

          47.64 B     17.93 L      0.12 K  -1013.97 L     -7.09 K     -0.13 L
  41.3   ..........................................................................
          47.64 B     17.92 L      0.11 K  -1013.95 L     -7.09 K     -0.13 L

          49.04 B     18.04 L      0.11 K  -1123.57 L     -7.74 K     -0.14 L
  35.4   ..........................................................................
          49.04 B     18.05 L      0.12 K  -1123.58 L     -7.74 K     -0.14 L

          50.49 B     18.17 L      0.12 K  -1233.53 L     -8.43 K     -0.15 L
  29.5   ..........................................................................
          50.49 B     18.18 L      0.12 K  -1233.54 L     -8.43 K     -0.15 L

          51.98 B     18.30 L      0.12 K  -1343.72 L     -9.14 K     -0.15 L
  23.6   ..........................................................................
          51.98 B     18.30 L      0.12 K  -1343.72 L     -9.14 K     -0.15 L

          53.50 B     18.41 L      0.12 K  -1454.10 L     -9.83 K     -0.15 L
  17.7   ..........................................................................
          53.50 B     18.41 L      0.12 K  -1454.10 L     -9.83 K     -0.15 L

          55.07 B     18.53 L      0.12 K  -1564.67 L    -10.53 K     -0.16 L
  11.8   ..........................................................................
          55.07 B     18.54 L      0.12 K  -1564.67 L    -10.53 K     -0.16 L

          56.70 B     18.66 L      0.12 K  -1675.38 L    -11.24 K     -0.16 L
   5.9   ..........................................................................
          56.70 B     18.66 L      0.12 K  -1675.38 L    -11.24 K     -0.16 L

          58.35 B     18.77 L      0.12 K  -1786.21 L    -11.95 K     -0.16 L
-------------------------------------------------------------------------------
 base
 reaction   58.35 B    -18.77 L     -0.12 K   1786.21 L     11.95 K      0.16 L
-------------------------------------------------------------------------------


 COMPLIANCE WITH 4.8.2 & 4.5.4
 =============================

   ELEV       AXIAL   BENDING SHEAR +       TOTAL SATISFIED  D/t(w/t)   MAX
                              TORSIONAL                                  ALLOWED
     ft

 124.00  ..........................................................................
            0.00C     0.00K     0.00E     0.00K     YES      15.69A       45.2

            0.00C     0.00E     0.00E     0.00E     YES      16.27A       45.2
```

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120.68 ..........................................................................
          0.00B     0.00F     0.00L     0.00F     YES      16.27A       45.2

          0.01B     0.01L     0.01L     0.02L     YES      16.85A       45.2
117.36 ..........................................................................
          0.01B     0.01A     0.01L     0.02A     YES      16.85A       45.2

          0.01B     0.03L     0.01L     0.04L     YES      17.44A       45.2
114.04 ..........................................................................
          0.01B     0.03L     0.01A     0.04L     YES      17.44A       45.2

          0.01B     0.05A     0.01A     0.05A     YES      18.02A       45.2
110.71 ..........................................................................
          0.01B     0.05A     0.01A     0.05A     YES      18.02A       45.2

          0.01B     0.06A     0.01A     0.07A     YES      18.60A       45.2
107.39 ..........................................................................
          0.01B     0.06A     0.01L     0.07A     YES      18.60A       45.2

          0.01B     0.08L     0.01L     0.09L     YES      19.18A       45.2
104.07 ..........................................................................
          0.01B     0.08A     0.01I     0.09A     YES      19.18A       45.2

          0.01B     0.11L     0.01I     0.12L     YES      19.76A       45.2
100.75 ..........................................................................
          0.01B     0.07L     0.01L     0.08L     YES      13.06A       45.2

          0.01B     0.09L     0.01L     0.09L     YES      13.55A       45.2
 96.50 ..........................................................................
          0.01B     0.09L     0.01L     0.10L     YES      13.32A       45.2

          0.01B     0.11L     0.01L     0.12L     YES      14.04A       45.2
 90.32 ..........................................................................
          0.01B     0.11L     0.01L     0.12L     YES      14.04A       45.2

          0.01B     0.14L     0.01L     0.15L     YES      14.76A       45.2
 84.14 ..........................................................................
          0.01B     0.14L     0.01K     0.15L     YES      14.76A       45.2

          0.01B     0.17L     0.01K     0.18L     YES      15.48A       45.2
 77.96 ..........................................................................
          0.01B     0.17L     0.01L     0.18L     YES      15.48A       45.2

          0.01B     0.20L     0.01L     0.21L     YES      16.20A       45.2
 71.79 ..........................................................................
          0.01B     0.20L     0.01L     0.21L     YES      16.20A       45.2

          0.01B     0.22L     0.01L     0.24L     YES      16.92A       45.2
 65.61 ..........................................................................
          0.01B     0.22L     0.01L     0.24L     YES      16.92A       45.2

          0.01B     0.25L     0.01L     0.26L     YES      17.64A       45.2
 59.43 ..........................................................................
          0.01B     0.25L     0.01L     0.26L     YES      17.64A       45.2

          0.01B     0.27L     0.01L     0.29L     YES      18.36A       45.2
 53.25 ..........................................................................
          0.01B     0.20L     0.01I     0.21L     YES      13.68A       45.2

          0.01B     0.21L     0.01I     0.22L     YES      14.20A       45.2
 47.25 ..........................................................................
```

```
           0.01B     0.22L     0.01L     0.23L     YES      13.94A       45.2

           0.01B     0.23L     0.01L     0.24L     YES      14.46A       45.2
 41.34  ..........................................................................
           0.01B     0.23L     0.01L     0.24L     YES      14.46A       45.2

           0.01B     0.24L     0.01L     0.25L     YES      14.97A       45.2
 35.44  ..........................................................................
           0.01B     0.24L     0.01L     0.25L     YES      14.97A       45.2

           0.01B     0.24L     0.01L     0.25L     YES      15.49A       45.2
 29.53  ..........................................................................
           0.01B     0.24L     0.01L     0.25L     YES      15.49A       45.2

           0.01B     0.25L     0.01L     0.26L     YES      16.01A       45.2
 23.62  ..........................................................................
           0.01B     0.25L     0.01L     0.26L     YES      16.01A       45.2

           0.01B     0.26L     0.01L     0.27L     YES      16.52A       45.2
 17.72  ..........................................................................
           0.01B     0.26L     0.01L     0.27L     YES      16.52A       45.2

           0.01B     0.26L     0.01L     0.27L     YES      17.04A       45.2
 11.81  ..........................................................................
           0.01B     0.26L     0.01L     0.27L     YES      17.04A       45.2

           0.01B     0.27L     0.01L     0.28L     YES      17.55A       45.2
  5.91  ..........................................................................
           0.01B     0.27L     0.01L     0.28L     YES      17.55A       45.2

           0.01B     0.27L     0.01L     0.28L     YES      18.07A       45.2
  0.00  ..........................................................................

MAXIMUM LOADS ONTO FOUNDATION(w.r.t. wind direction)
====================================================

    DOWN    SHEAR.w.r.t.WIND.DIR   MOMENT.w.r.t.WIND.DIR     TORSION
               ALONG      ACROSS       ALONG      ACROSS
     kip         kip         kip      ft-kip      ft-kip      ft-kip

   58.35       18.77        0.12    -1786.21      -11.95       -0.16
      B           L           K           L           K           L


================================================================================
```

Seismic Load Effects
Equivalent Lateral Force Procedure
ANSI/TIA-222-H

Parameters	
Risk Category	II
R	1.500
S_S	0.294
S_1	0.143
Site Class	D (default)
T_L (sec)	12.000
F_a	1.565
F_v	2.314
S_{MS}	0.460
S_{M1}	0.331
S_{DS}	0.307
S_{D1}	0.221
T_s	0.720
I_e	1.000
Ω	1.500
C_S	0.056
E (ksi)	29,000
I_{top} (in^4)	1,346
I_{bot} (in^4)	29,906
I_{avg} (in^4)	15,626
g (in/s^2)	386.4
W_t (kips)	58.472
W_u (kips)	18.000
W_L (kips)	40.472
L_p (in)	1488
f_1 (Hertz)	0.383
T (sec)	2.612
k_e	2.0000
V_s (kips)	3.274
Seismic Design Category	D

Vertical Distribution of Seismic Forces

Description	h_i (ft.)	w_i (kips)	W_u (kips)	$w_i h_i^{ke}$	F_{sz} or E_h (kips)	E_V (kips)	1.2 D + 1.0 E_V (kips)	0.9 D - 1.0 E_V (kips)
Branches Load	126.50	0.2500	0.0000	4,000.5625	0.0317	0.0154	0.3154	0.2096
Step Bolts/Safety Climb Load	122.00	0.0056	0.0000	83.3504	0.0007	0.0003	0.0070	0.0047
Branches Load	121.50	0.2500	0.0000	3,690.5625	0.0293	0.0154	0.3154	0.2096
Antenna Load	119.00	6.0000	6.0000	84,966.0000	0.6735	0.3684	7.5684	5.0316
Line Deadload	119.00	1.4851	0.0000	21,030.5011	0.1667	0.0912	1.8733	1.2454
Branches Load	116.50	0.5000	0.0000	6,786.1250	0.0538	0.0307	0.6307	0.4193
Step Bolts/Safety Climb Load	115.00	0.0140	0.0000	185.1500	0.0015	0.0009	0.0177	0.0117
Branches Load	111.50	0.5000	0.0000	6,216.1250	0.0493	0.0307	0.6307	0.4193
Structure - Section 1	110.25	2.0116	0.0000	24,451.1237	0.1938	0.1235	2.5374	1.6869
Branches Load	106.50	0.5000	0.0000	5,671.1250	0.0450	0.0307	0.6307	0.4193
Step Bolts/Safety Climb Load	105.00	0.0140	0.0000	154.3500	0.0012	0.0009	0.0177	0.0117
Antenna Load	104.00	6.0000	6.0000	64,896.0000	0.5144	0.3684	7.5684	5.0316
Line Deadload	104.00	1.2979	0.0000	14,038.0864	0.1113	0.0797	1.6372	1.0884
Branches Load	101.50	0.5000	0.0000	5,151.1250	0.0408	0.0307	0.6307	0.4193
Branches Load	96.50	0.5000	0.0000	4,656.1250	0.0369	0.0307	0.6307	0.4193
Step Bolts/Safety Climb Load	95.00	0.0140	0.0000	126.3500	0.0010	0.0009	0.0177	0.0117
Branches Load	91.50	0.5000	0.0000	4,186.1250	0.0332	0.0307	0.6307	0.4193
Antenna Load	89.00	6.0000	6.0000	47,526.0000	0.3767	0.3684	7.5684	5.0316
Line Deadload	89.00	1.1107	0.0000	8,797.8547	0.0697	0.0682	1.4010	0.9314
Branches Load	86.50	0.5000	0.0000	3,741.1250	0.0297	0.0307	0.6307	0.4193
Step Bolts/Safety Climb Load	85.00	0.0140	0.0000	101.1500	0.0008	0.0009	0.0177	0.0117
Branches Load	81.50	0.5000	0.0000	3,321.1250	0.0263	0.0307	0.6307	0.4193
Branches Load	76.50	0.5000	0.0000	2,926.1250	0.0232	0.0307	0.6307	0.4193
Step Bolts/Safety Climb Load	75.00	0.0140	0.0000	78.7500	0.0006	0.0009	0.0177	0.0117
Antenna Load	74.00	6.0000	0.0000	32,856.0000	0.2604	0.3684	7.5684	5.0316
Line Deadload	74.00	0.9235	0.0000	5,057.0860	0.0401	0.0567	1.1649	0.7745
Structure - Section 2	74.00	7.6770	0.0000	42,039.2520	0.3332	0.4714	9.6838	6.4379
Branches Load	71.50	0.5000	0.0000	2,556.1250	0.0203	0.0307	0.6307	0.4193
Branches Load	66.50	0.5000	0.0000	2,211.1250	0.0175	0.0307	0.6307	0.4193
Step Bolts/Safety Climb Load	65.00	0.0140	0.0000	59.1500	0.0005	0.0009	0.0177	0.0117
Branches Load	63.50	0.5000	0.0000	2,016.1250	0.0160	0.0307	0.6307	0.4193
Step Bolts/Safety Climb Load	55.00	0.0140	0.0000	42.3500	0.0003	0.0009	0.0177	0.0117
Step Bolts/Safety Climb Load	45.00	0.0140	0.0000	28.3500	0.0002	0.0009	0.0177	0.0117
Step Bolts/Safety Climb Load	35.00	0.0140	0.0000	17.1500	0.0001	0.0009	0.0177	0.0117
Structure - Section 3	26.62	13.3062	0.0000	9,429.0980	0.0747	0.8170	16.7844	11.1586
Step Bolts/Safety Climb Load	25.00	0.0140	0.0000	8.7500	0.0001	0.0009	0.0177	0.0117
Step Bolts/Safety Climb Load	15.00	0.0140	0.0000	3.1500	0.0000	0.0009	0.0177	0.0117

Seismic Load Effects
Equivalent Lateral Force Procedure
ANSI/TIA-222-H

Vertical Distribution of Seismic Forces

Description	h_i (ft.)	w_i (kips)	W_u (kips)	$w_i h_i^{ke}$	F_{sz} or E_h (kips)	E_V (kips)	1.2 D + 1.0 E_V (kips)	0.9 D - 1.0 E_V (kips)
	Σ	58.47	18.0000	413,104.63	3.27	3.59	73.76	49.03

SO#: 25-4001-JDS
Site Name: Lanton, TN
Date: 3/10/2025

Round Base Plate and Anchor Rods, per ANSI/TIA 222-H

Pole Data

Diameter:	53.490	in (flat to flat)
Thickness:	0.5	in
Yield (Fy):	65	ksi
# of Sides:	18	"0" IF Round
Strength (Fu):	80	ksi

Reactions

Moment, Mu:	6121.83	ft-kips
Axial, Pu:	70.22	kips
Shear, Vu:	64.1	kips

Anchor Rod Data

Quantity:	22		
Diameter:	2.25	in	
Rod Material:	A615		
Strength (Fu):	100	ksi	
Yield (Fy):	75	ksi	
BC Diam. (in):	60.5	BC Override:	

Anchor Rod Results

(per 4.9.9)

Maximum Put:	218.38	Kips
Φt*Rnt:	243.75	Kips
Vu:	2.91	Kips
Φv*Rnv:	149.10	Kips
Tension Interaction Ratio:	0.80	
Maximum Puc:	223.96	Kips
Φc*Rnc:	268.39	Kips
Vu:	2.91	Kips
Φc*Rnvc:	120.77	Kips
Compression Interaction Ratio:	0.84	
Maximum Interaction Ratio:	**83.5%**	**Pass**

Plate Data

Diameter (in):	66.25	Dia. Override:	
Thickness:	2.5	in	
Yield (Fy):	50	ksi	
Eff Width/Rod:	7.72	in	
Drain Hole:	2.625	in. diameter	
Drain Location:	24.5	in. center of pole to center of drain hole	
Center Hole:	41	in. diameter	

Base Plate Results

Base Plate (Mu/Z):	40.0	ksi
Allowable Φ*Fy:	45.0	ksi (per AISC)
Base Plate Interaction Ratio:	**88.8%**	**Pass**

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                     LPile for Windows, Version 2019-11.009

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                Subjected to Lateral Loading Using the p-y Method
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Name of input data file:
25-4001-JDS.lp11d

Name of output report file:
25-4001-JDS.lp11o

Name of plot output file:
25-4001-JDS.lp11p

Name of runtime message file:
25-4001-JDS.lp11r



--------------------------------------------------------------------------------
                           Date and Time of Analysis
--------------------------------------------------------------------------------

               Date:  March 10, 2025             Time:  13:00:04



--------------------------------------------------------------------------------
                                  Problem Title
--------------------------------------------------------------------------------

Site         : Lanton, TN
```

Tower : 125' Monopine

Prepared for : VOGUE TOWERS

Job Number : 25-4001-JDS

Engineer : ARH

Program Options and Settings

Computational Options:
- Conventional Analysis

Engineering Units Used for Data Input and Computations:
- US Customary System Units (pounds, feet, inches)

Analysis Control Options:

- Maximum number of iterations allowed	=	999
- Deflection tolerance for convergence	=	1.0000E-05 in
- Maximum allowable deflection	=	100.0000 in
- Number of pile increments	=	100

Loading Type and Number of Cycles of Loading:
- Static loading specified

- Use of p-y modification factors for p-y curves not selected
- Analysis uses layering correction (Method of Georgiadis)
- No distributed lateral loads are entered
- Loading by lateral soil movements acting on pile not selected
- Input of shear resistance at the pile tip not selected
- Input of moment resistance at the pile tip not selected
- Input of side resistance moment along pile not selected
- Computation of pile-head foundation stiffness matrix not selected
- Push-over analysis of pile not selected
- Buckling analysis of pile not selected

Output Options:
- Output files use decimal points to denote decimal symbols.
- Report only summary tables of pile-head deflection, maximum bending moment, and maximum shear force in output report file.
- No p-y curves to be computed and reported for user-specified depths
- Print using wide report formats

Pile Structural Properties and Geometry

Number of pile sections defined	=	1
Total length of pile	=	38.500 ft
Depth of ground surface below top of pile	=	0.5000 ft

Pile diameters used for p-y curve computations are defined using 2 points.

p-y curves are computed using pile diameter values interpolated with depth over the length of the pile. A summary of values of pile diameter vs. depth follows.

Point No.	Depth Below Pile Head feet	Pile Diameter inches
1	0.000	84.0000
2	38.500	84.0000

Input Structural Properties for Pile Sections:

Pile Section No. 1:

Section 1 is a round drilled shaft, bored pile, or CIDH pile
Length of section = 38.500000 ft
Shaft Diameter = 84.000000 in
Shear capacity of section = 0.0000 lbs

Ground Slope and Pile Batter Angles

Ground Slope Angle = 0.000 degrees
= 0.000 radians

Pile Batter Angle = 0.000 degrees
= 0.000 radians

Soil and Rock Layering Information

The soil profile is modelled using 1 layers

Layer 1 is stiff clay without free water

Distance from top of pile to top of layer = 0.500000 ft
Distance from top of pile to bottom of layer = 60.500000 ft
Effective unit weight at top of layer = 110.000000 pcf
Effective unit weight at bottom of layer = 110.000000 pcf
Undrained cohesion at top of layer = 1000.000000 psf
Undrained cohesion at bottom of layer = 1000.000000 psf
Epsilon-50 at top of layer = 0.010000
Epsilon-50 at bottom of layer = 0.010000

(Depth of the lowest soil layer extends 22.000 ft below the pile tip)

Summary of Input Soil Properties

Layer Num.	Soil Type Name (p-y Curve Type)	Layer Depth ft	Effective Unit Wt. pcf	Cohesion psf	E50 or krm
1	Stiff Clay w/o Free Water	0.5000 60.5000	110.0000 110.0000	1000.0000 1000.0000	0.01000 0.01000

Static Loading Type

Static loading criteria were used when computing p-y curves for all analyses.

Pile-head Loading and Pile-head Fixity Conditions

Number of loads specified = 2

Load Run No.	Load Analysis Type	Condition 1	Condition 2	Axial Thrust Force, lbs	Compute Top y vs. Pile Length
1	1	V = 85896. lbs	M = 98441487. in-lbs	94097.	No Yes
2	1	V = 18864. lbs	M = 21542231. in-lbs	58643.	No Yes

V = shear force applied normal to pile axis
M = bending moment applied to pile head
y = lateral deflection normal to pile axis
S = pile slope relative to original pile batter angle
R = rotational stiffness applied to pile head
Values of top y vs. pile lengths can be computed only for load types with
specified shear loading (Load Types 1, 2, and 3).
Thrust force is assumed to be acting axially for all pile batter angles.

Computations of Nominal Moment Capacity and Nonlinear Bending Stiffness

Axial thrust force values were determined from pile-head loading conditions

Number of Pile Sections Analyzed = 1

Pile Section No. 1:

Dimensions and Properties of Drilled Shaft (Bored Pile):

Length of Section = 38.500000 ft

Shaft Diameter	=	84.000000	in
Concrete Cover Thickness (to edge of long. rebar)	=	3.625000	in
Number of Reinforcing Bars	=	38	bars
Yield Stress of Reinforcing Bars	=	60000.	psi
Modulus of Elasticity of Reinforcing Bars	=	29000000.	psi
Gross Area of Shaft	=	5542.	sq. in.
Total Area of Reinforcing Steel	=	48.137211	sq. in.
Area Ratio of Steel Reinforcement	=	0.87	percent
Edge-to-Edge Bar Spacing	=	4.963089	in
Maximum Concrete Aggregate Size	=	0.750000	in
Ratio of Bar Spacing to Aggregate Size	=	6.62	
Offset of Center of Rebar Cage from Center of Pile	=	0.0000	in

Axial Structural Capacities:

Nom. Axial Structural Capacity = 0.85 Fc Ac + Fy As	=	23901.376	kips
Tensile Load for Cracking of Concrete	=	-2579.712	kips
Nominal Axial Tensile Capacity	=	-2888.233	kips

Reinforcing Bar Dimensions and Positions Used in Computations:

Bar Number	Bar Diam. inches	Bar Area sq. in.	X inches	Y inches
1	1.270000	1.266769	37.740000	0.00000
2	1.270000	1.266769	37.225276	6.211800
3	1.270000	1.266769	35.695143	12.254158
4	1.270000	1.266769	33.191339	17.962255
5	1.270000	1.266769	29.782163	23.180388
6	1.270000	1.266769	25.560607	27.766220
7	1.270000	1.266769	20.641823	31.594663
8	1.270000	1.266769	15.159985	34.561285
9	1.270000	1.266769	9.264622	36.585166
10	1.270000	1.266769	3.116544	37.611099
11	1.270000	1.266769	-3.116544	37.611099
12	1.270000	1.266769	-9.264622	36.585166
13	1.270000	1.266769	-15.159985	34.561285
14	1.270000	1.266769	-20.641823	31.594663
15	1.270000	1.266769	-25.560607	27.766220
16	1.270000	1.266769	-29.782163	23.180388
17	1.270000	1.266769	-33.191339	17.962255
18	1.270000	1.266769	-35.695143	12.254158
19	1.270000	1.266769	-37.225276	6.211800
20	1.270000	1.266769	-37.740000	0.00000
21	1.270000	1.266769	-37.225276	-6.211800
22	1.270000	1.266769	-35.695143	-12.254158
23	1.270000	1.266769	-33.191339	-17.962255
24	1.270000	1.266769	-29.782163	-23.180388
25	1.270000	1.266769	-25.560607	-27.766220
26	1.270000	1.266769	-20.641823	-31.594663
27	1.270000	1.266769	-15.159985	-34.561285
28	1.270000	1.266769	-9.264622	-36.585166
29	1.270000	1.266769	-3.116544	-37.611099
30	1.270000	1.266769	3.116544	-37.611099
31	1.270000	1.266769	9.264622	-36.585166
32	1.270000	1.266769	15.159985	-34.561285
33	1.270000	1.266769	20.641823	-31.594663
34	1.270000	1.266769	25.560607	-27.766220
35	1.270000	1.266769	29.782163	-23.180388

36	1.270000	1.266769	33.191339	-17.962255
37	1.270000	1.266769	35.695143	-12.254158
38	1.270000	1.266769	37.225276	-6.211800

NOTE: The positions of the above rebars were computed by LPile

Minimum spacing between any two bars not equal to zero = 4.963 inches
between bars 32 and 33.

Ratio of bar spacing to maximum aggregate size = 6.62

Concrete Properties:

Compressive Strength of Concrete	=	4500. psi
Modulus of Elasticity of Concrete	=	3823676. psi
Modulus of Rupture of Concrete	=	-503.115295 psi
Compression Strain at Peak Stress	=	0.002001
Tensile Strain at Fracture of Concrete	=	-0.0001152
Maximum Coarse Aggregate Size	=	0.750000 in

Number of Axial Thrust Force Values Determined from Pile-head Loadings = 2

Number	Axial Thrust Force kips
1	58.643
2	94.097

Summary of Results for Nominal Moment Capacity for Section 1

Moment values interpolated at maximum compressive strain = 0.003
or maximum developed moment if pile fails at smaller strains.

Load No.	Axial Thrust kips	Nominal Mom. Cap. in-kip	Max. Comp. Strain
1	58.643	102713.680	0.00300000
2	94.097	103791.767	0.00300000

Note that the values of moment capacity in the table above are not
factored by a strength reduction factor (phi-factor).

In ACI 318, the value of the strength reduction factor depends on whether
the transverse reinforcing steel bars are tied hoops (0.65) or spirals (0.75).

The above values should be multiplied by the appropriate strength reduction
factor to compute ultimate moment capacity according to ACI 318,
or the value required by the design standard being followed.

The following table presents factored moment capacities and corresponding
bending stiffnesses computed for common resistance factor values used for
reinforced concrete sections.

Axial Resist. Nominal Nominal Ult. (Fac) Ult. (Fac) Bend. Stiff.

Load No.	Factor	Ax. Thrust kips	Moment Cap in-kips	Ax. Thrust kips	Moment Cap in-kips	at Ult Mom kip-in^2
1	0.65	58.643216	102714.	38.118090	66764.	2.0885E+09
2	0.65	94.097152	103792.	61.163149	67465.	2.1128E+09
1	0.75	58.643216	102714.	43.982412	77035.	2.0129E+09
2	0.75	94.097152	103792.	70.572864	77844.	2.0370E+09
1	0.90	58.643216	102714.	52.778894	92442.	1.3401E+09
2	0.90	94.097152	103792.	84.687437	93413.	1.3583E+09

Summary of Pile-head Responses for Conventional Analyses

Definitions of Pile-head Loading Conditions:

Load Type 1: Load 1 = Shear, V, lbs, and Load 2 = Moment, M, in-lbs
Load Type 2: Load 1 = Shear, V, lbs, and Load 2 = Slope, S, radians
Load Type 3: Load 1 = Shear, V, lbs, and Load 2 = Rot. Stiffness, R, in-lbs/rad.
Load Type 4: Load 1 = Top Deflection, y, inches, and Load 2 = Moment, M, in-lbs
Load Type 5: Load 1 = Top Deflection, y, inches, and Load 2 = Slope, S, radians

Load Case No.	Load Type 1	Pile-head Load 1	Load Type 2	Pile-head Load 2	Axial Loading lbs	Pile-head Deflection inches	Pile-head Rotation radians	Max Shear in Pile lbs	Max Moment in Pile in-lbs
1	V, lb	85896.	M, in-lb	9.84E+07	94097.	19.6421	-0.08174	-482018.	1.02E+08
2	V, lb	18864.	M, in-lb	2.15E+07	58643.	0.08257	-5.44E-04	-97887.	2.21E+07

Maximum pile-head deflection = 19.6420646061 inches
Maximum pile-head rotation = -0.0817445446 radians = -4.683617 deg.

The analysis ended normally.

IBC 1807.3.2.1

Moment (ft·k)	6,152.59	
Shear (k)	64.42	
Caisson diameter (ft)	7	
Caisson height above ground (ft)	0.5	
Caisson height below ground (ft)	31	
Lateral soil pressure (lb/ft^2)	**300.00**	
Ground to application of force, h (ft)	96.00	
Applied lateral force, P (lb)	64,422	
Lateral soil bearing pressure, S_1 (lb/ft)	3,100.00	
Diameter, b (ft)	7	
A	6.95	$= (2.34P)/(S_1 b)$
Minimum depth of embedment, d (ft)	30.66	$= 0.5A[\ 1 + (\ 1 + (\ 4.36h\ /\ A\ )\ )^{1/2}\ ]$

MAT FOUNDATION DESIGN BY SABRE INDUSTRIES

125' Monopine VOGUE TOWERS Lanton, TN (25-4001-JDS) 03/10/25 ARH

Overall Loads:			
Factored Moment (ft-kips)	6152.59		
Factored Axial (kips)	70.57		
Factored Shear (kips)	64.42		
Bearing Design Strength (ksf)	3.75	Max. Net Bearing Press. (ksf)	3.52
Water Table Below Grade (ft)	999		
Width of Mat (ft)	28.5	Allowable Bearing Pressure (ksf)	2.50
Thickness of Mat (ft)	2	Safety Factor	2.00
Depth to Bottom of Slab (ft)	6	Ultimate Bearing Pressure (ksf)	5.00
Quantity of Bolts in Bolt Circle	22	Bearing Φs	0.75
Bolt Circle Diameter (in)	60.5		
Effective Anchor Bolt Embedment (in)	66.5		
Diameter of Pier (ft)	7	Minimum Pier Diameter (ft)	7.00
Ht. of Pier Above Ground (ft)	0.5	Equivalent Square b (ft)	6.20
Ht. of Pier Below Ground (ft)	4	Square Pier? (Y/N)	N
Quantity of Bars in Mat	41		
Bar Diameter in Mat (in)	1.27		
Area of Bars in Mat (in^2)	51.94		
Spacing of Bars in Mat (in)	8.37	Recommended Spacing (in)	5 to 12
Quantity of Bars Pier	42		
Bar Diameter in Pier (in)	1.128		
Tie Bar Diameter in Pier (in)	0.625		
Spacing of Ties (in)	4		
Area of Bars in Pier (in^2)	41.97	Minimum Pier A_s (in^2)	27.71
Spacing of Bars in Pier (in)	5.66	Recommended Spacing (in)	5 to 12
f'c (ksi)	4.5		
fy (ksi)	60		
Unit Wt. of Soil (kcf)	0.11		
Unit Wt. of Concrete (kcf)	0.15		
Volume of Concrete (yd^3)	66.58		
Two-Way Shear Action:			
Average d (in)	19.73		
ϕv_c (ksi)	0.201	v_u (ksi)	0.141
$\phi v_c = \phi(2 + 4/\beta_c)f'_c{}^{1/2}$	0.302		
$\phi v_c = \phi(\alpha_s d/b_o+2)f'_c{}^{1/2}$	0.206	J (in^3)	1.111E+07
$\phi v_c = \phi 4f'_c{}^{1/2}$	0.201	c + d (in)	94.17
Shear perimeter, b_o (in)	376.69	$0.40M_{sc}$ (ft-kips)	2577.0
β_c	1		
One-Way Shear:			
ϕV_c (kips)	679.0	V_u (kips)	418.8
Stability:			
Overturning Design Strength (ft-k)	8578.9	Total Applied M (ft-k)	6571.3

Pier-Slab Transfer by Flexure:

b_{slab} (ft)	13.00		
ϕM_n (ft-kips)	3952.8	$0.60M_{sc}$ (ft-kips)	3865.5

Pier Design:

ϕV_n (kips)	1035.5	V_u (kips)	64.4
$\phi V_c=\phi 2(1+N_u/(2000A_g))f'_c{}^{1/2}b_wd$	571.6		
V_s (kips)	618.5	*** V_s max = 4 $f'_c{}^{1/2}b_wd$ (kips)	1514.7
Maximum Spacing (in)	8.71	(Only if Shear Ties are Required)	
Actual Hook Development (in)	18.46	Req'd Hook Development l_{dh} (in) - Tension	14.12
		Req'd Hook Development l_{dc} (in) - Compression	15.23

Flexure in Slab:

ϕM_n (ft-kips)	4332.9	M_u (ft-kips)	3295.8
a (in)	2.38		
Steel Ratio	0.00770		
β_1	0.825		
Maximum Steel Ratio (ρ_t)	0.0197		
Minimum Steel Ratio	0.0018		
Rebar Development in Pad (in)	126.00	Required Development in Pad (in)	34.08

Condition	1 is OK, 0 Fails
Maximum Soil Bearing Pressure	1
Pier Area of Steel	1
Pier Shear	1
Interaction Diagram	1
Two-Way Shear Action	1
One-Way Shear Action	1
Overturning	1
Flexure	1
Steel Ratio	1
Length of Development in Pad	1
Hook Development	1
Anchor Bolt Pullout	1
Anchor Bolt Punching Shear	1

BK/PG:R3041/488-494
25000439

7 PGS : LEASE	
BECKY BUCHANAN 343406 - 25000439	
01/13/2025 - 08:58 AM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	35.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	37.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

(Above 3" Space for Recorder's Use Only)

Prepared by and Return to:

Vogue Towers II, LLC
430 Chestnut Street, Suite 101-B
Chattanooga, TN 37402
ATTN: Pat Troxell-Tant

Tenant Site Reference: TN-50001
Parcel Reference: 060051007010002023

MEMORANDUM OF OPTION TO LEASE

This Memorandum of Option to Lease (the "**Memorandum**") evidences an Option and Lease Agreement (the "**Lease**") between **Christ Our Savior Evangelical Lutheran Church a/k/a Christ Our Savior Lutheran Church** ("**Landlord**"), whose address is 2494 Nashville Highway, Columbia, TN 38401 (the "**Landlord**"), and **Vogue Towers II, LLC**, a Delaware limited liability company, whose mailing address is 1000 Corporate Centre Drive, Suite 130, Franklin, TN 37067 (the "**Tenant**"), dated the 20 day of July, 2024 (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Pursuant to the Lease, Landlord has granted Tenant an exclusive option to lease the Premises (the "**Option**"). The Option commenced as of the Effective Date and shall continue in effect for a period of one (1) year from the Effective Date and may be renewed by Tenant for an additional one (1) year period.

Landlord ratifies, restates, and confirms the Lease and, upon exercise of the Option, shall lease to Tenant the Premises, subject to the terms and conditions of the Lease. The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with seven (7) renewal option(s) of an additional five (5) years each, and further provides:

1. The Lease may be assigned by Landlord only in its entirety and only to a purchaser of the fee interest of the Property;

2. Under certain circumstances, Tenant has a right of first refusal to acquire the Premises from Landlord;

3. This Memorandum is not intended to amend or modify and shall not be deemed or construed as amending or modifying, any of the terms, conditions, or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions

of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

[Signatures to follow]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF OPTION TO LEASE as of the date last signed by a party hereto.

LANDLORD:

Christ Our Savior Evangelical Lutheran Church
a/k/a Christ Our Savior Lutheran Church

By: _____

Name: John P. Fowler

STATE OF TENNESSEE
COUNTY OF _____

I, John K. Dale, a Notary Public of Maury County, Tennessee, certify that John P. Fowler personally came before me this day and acknowledged that he/she is the President of **Christ Our Savior Evangelical Lutheran Church a/k/a Christ Our Savior Lutheran Church**, a Tennessee Nonprofit Corporation, and that he/she, as said President, being authorized to do so, executed the foregoing instrument on behalf of said Nonprofit Corporation.

WITNESS my hand and official seal this 21st day of July, 2024.

_____
Notary Public

My Commission Expires:
10/19/2027

JOHN K. DALE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

[Tenant's Signature Page to Memorandum of Option to Lease]

TENANT:

VOGUE TOWERS II, LLC

By: Pat Troxell-Tant
Name: Pat Troxell-Tant
Title: President of Development

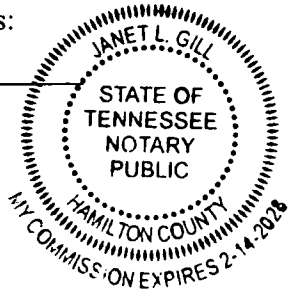
STATE OF TENNESSEE
COUNTY OF HAMILTON

I, Janet L. Gill, a Notary Public of Hamilton County, Tennessee, certify that **PAT TROXELL-TANT**, personally came before me this day and acknowledged that she is the **PRESIDENT OF DEVELOPMENT** of **VOGUE TOWERS II, LLC**, a Delaware limited liability company, and that she, as such **PRESIDENT OF DEVELOPMENT**, being authorized to do so, executed the foregoing instrument on behalf of said limited liability company.

Witness my hand and official seal this 24 day of July, 2024.

Janet L. Gill
Notary Public

My Commission Expires:
2-14-28



By:_____
Name: Scott Riggs
Title: Chief Operating Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I, _____, a Notary Public of Williamson County, Tennessee, certify that **SCOTT RIGGS** personally came before me this day and acknowledged that he is the **CHIEF OPERATING OFFICER** of **VOGUE TOWERS II, LLC**, a Delaware limited liability company, and that he, as said **CHIEF OPERATING OFFICER,** being authorized to do so, executed the foregoing instrument on behalf of said limited liability company.

Witness my hand and official seal this 26th day of July, 2024.

_____
Notary Public

My Commission Expires:
9/28/26

RUTH DUGGAR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 9-28-2026

EXHIBIT A
(TO MEMORANDUM OF OPTION TO LEASE)

The Property

Being a Tract of land located in Maury County, Tennessee, and being bounded on the West by U.S. Highway 31, North and East by Edward P. Foster as of record in Deed Book 643, page 570 and South by William Hunt, Trustee as of record in Deed Book 851, page 76 and 851, page 84, from whose property this tract is taken and being more particularly described as follows:

Beginning at an iron rod in the East margin of U.S. Highway 31, the southwest corner of the herein described tract; thence with margin of said road along a curve to the left having a radius of 10817.75 feet for a distance of 200.00 feet (chord North 27degrees 51 minutes 36 seconds East 200.00 feet) to an iron rod; thence leaving said highway with Edward P. Foster as of record in Deed Book 643, Page 570 South 82 degrees 53 minutes 57 seconds East 703.08 feet to an iron rod; thence with same South 7 degrees 12 minutes 24 seconds West 218.23 feet to an iron rod; thence with same South 34 degrees 37 minutes 37 seconds East 243.00 feet to an iron rod; thence with William Hunt, Trustee as of record in Deed Book 851, page 76 and 851, page 84 from whose property this tract is taken North 70 degrees 05 minutes 41 seconds West 959.16 feet to the beginning containing 5.00 acres more or less by survey of W.A. Richardson, Jr., (RLS #689), 403 Oakwood Drive, Columbia, TN 38401, January 18, 1993.

Less and except Deed recorded in Book R2072, Page 1244, in the Register's Office for Maury County, Tennessee.

Being the same property conveyed to Christ Our Savior Evangelical Luthern Church by Warranty Deed from William L. Hunt, Trustee for the Edgar J. Doyle Trust and the Lester Hill Doyle Trust of record in Book 1174, page 310, Register's Office for Maury County, Tennessee, dated March 01, 1993 and recorded on March 02, 1993, Correction Deed recorded in Book 1195, Page 444, said Register's Office.

CERTIFICATE OF AUTHENTICITY

I, Kirby W. Yost, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 26, 2024 *(date of document)*.

Kirby W. Yost, Affiant Signature
Dated: January 8, 2025

STATE OF TENNESSEE
COUNTY OF HAMILTON

Sworn and subscribed before me this 8th day of January, 2025

Rebecca Lynn Stone, Notary Signature

My Commission Expires: 01/17/2027

REBECCA LYNN STONE
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

VOGUE TOWERS

(HEREINAFTER REFERRED TO AS "VOGUE TOWERS II, LLC")

TN-5001
LANTON
2507 GROVE PARK WAY
COLUMBIA, TN 38401

verizon

CELLCO PARTNERSHIP D/B/A
VERIZON WIRELESS
(HEREINAFTER REFERRED TO AS "LESSEE")

GEN7 ENGINEERING

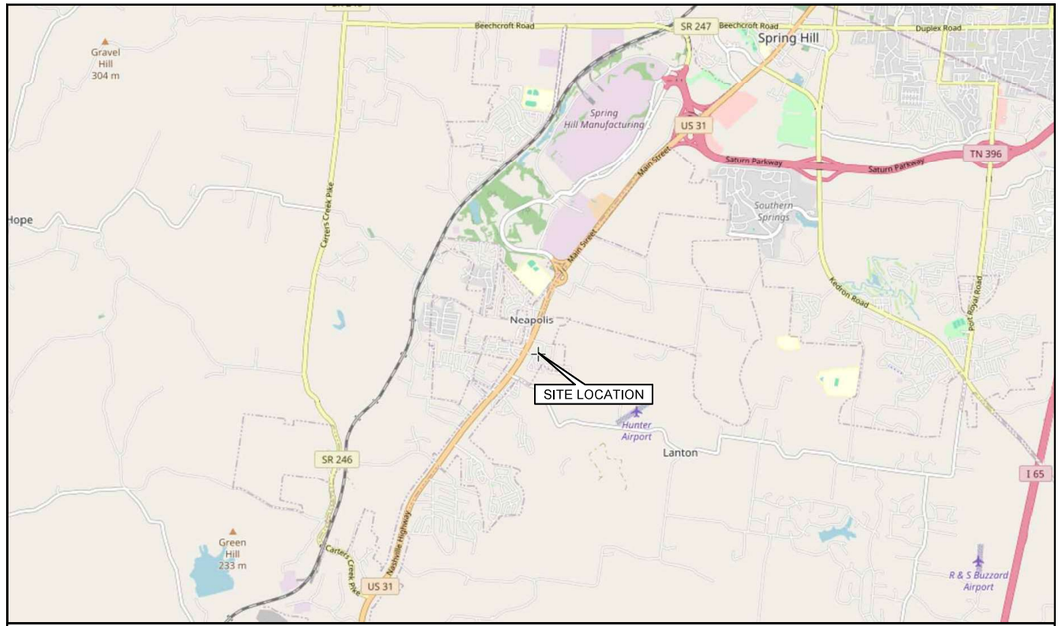
THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY	BNS
CHECKED BY	BNS

PROJECT SUMMARY

SITE NAME:	LANTON
SITE NUMBER:	TN-5001
SITE ADDRESS: (E911 ADDRESS VERIFIED)	2507 GROVE PARK WAY COLUMBIA, TN 38401
COUNTY:	MAURY COUNTY
JURISDICTION:	CITY OF COLUMBIA, TN
ZONING:	N/A
PROPERTY OWNER:	CHRIST OUR SAVIOR LUTHERAN CHURCH 2494 NASHVILLE HWY. COLUMBIA, TN 38401
CONTACT:	TBD
PHONE:	TBD
STRUCTURE OWNER:	VOGUE TOWERS II, LLC 430 CHESTNUT ST., SUITE 101-B CHATTANOOGA, TN 37402
CONTACT:	JANET GILL
PHONE:	(423) 260-4982
LESSEE:	CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS 8921 RESEARCH DR. CHARLOTTE, NC 28262
LESSEE SITE NAME:	LANTON
LESSEE SITE #:	17330373
SITE COORDINATES:	
LATITUDE:	35° 42' 20.26" N (NAD83)
LONGITUDE:	86° 58' 27.82" W (NAD83)
ELEVATION:	741.8' AMSL (NAVD88)
OCCUPANCY:	UNMANNED
SITE TYPE:	RAWLAND
POWER COMPANY:	COLUMBIA POWER & WATER SYSTEMS
CONTACT:	TBD
PHONE:	(931) 388-4833
FIBER:	TBD
CONTACT:	TBD
PHONE:	TBD
POLICE DEPARTMENT:	COLUMBIA POLICE DEPARTMENT
PHONE:	(931) 388-2727
FIRE DEPARTMENT:	COLUMBIA FIRE & RESCUE
PHONE:	(931) 560-1700

VICINITY MAP



NOT TO SCALE

SHEET INDEX

Z-001	TITLE SHEET
Z-002	GENERAL NOTES
LS-001 THRU LS-006	LAND SURVEY
Z-101	OVERALL SITE LAYOUT PLAN
Z-102	OVERALL AERIAL SITE LAYOUT PLAN
Z-103	SITE LAYOUT PLAN
Z-104	TOWER ELEVATION & EQUIPMENT LAYOUT PLAN
Z-105 THRU Z-106	LANDSCAPING DETAILS
Z-107	TREE PRESERVATION PLAN
Z-200	EROSION NOTES
Z-201	SITE GRADING PLAN
Z-202	DRIVEWAY PROFILE
Z-203	SITE GRADING DETAILS
Z-301 THRU Z-303	SITE DETAILS

SCOPE OF WORK

NEW BUILD - RAWLAND

INSTALLATION OF A 125'-0" MONOPINE W/ GROUNDING, UTILITIES, FENCED COMPOUND, AND OTHER SUPPORT STRUCTURES AND COMPONENTS.

INSTALLATION OF ANTENNAS AND ANCILLARY EQUIPMENT FOR WIRELESS COMMUNICATIONS.

APPLICABLE CODES

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

CODE TYPE	CODE
BUILDING	2018 IBC
RESIDENTIAL	2018 IRC
PLUMBING	2018 IPC
MECHANICAL	2018 IMC
FIRE	2018 IFC
ENERGY	2009 IEC
FUEL GAS	2018 IFGC
PROPERTY MAINTENANCE	2018 IPMC
ELECTRICAL	2017 NFPA 70 / NEC
EXISTING BUILDING	2012 IEBC
ACCESSIBLE BUILDINGS	2009 ICC/ANSI A117.1

STRUCTURAL REVIEW

CONTRACTOR SHALL ATTAIN AND VERIFY STRUCTURAL EVALUATION REPORT OF EXISTING TOWER FOR EXACT PLACEMENT OF ANTENNAS AND COAX CABLES. CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF THE STRUCTURAL EVALUATION REPORT AND NOTIFY VERIZON'S CONSTRUCTION MANAGER IN THE CASE OF ANY DISCREPANCIES. ANY STRUCTURAL MODIFICATION, IF REQUIRED, SHALL BE DONE PRIOR TO THE INSTALLATION OF ANTENNAS.

CALL TENNESSEE ONE CALL
(800) 351-1111
CALL 3 WORKING DAYS
BEFORE YOU DIG!

811

REVISIONS			
1	04/15/25	BNS	FINAL ISSUE
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B	03/06/25	BNS	PRELIMINARY ISSUE
A	03/05/25	BNS	PRELIMINARY ISSUE
#	DATE	BY	DESCRIPTION

STEPHEN M. CARPENTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 105147
STATE OF TENNESSEE
04/15/2025

verizon

SITE NAME	LANTON
SITE NUMBER	17330373

VOGUE TOWERS

SITE NAME	LANTON
SITE NUMBER	TN-5001
SITE ADDRESS	2507 GROVE PARK WAY COLUMBIA, TN 38401
SITE TYPE	RAWLAND
SHEET TITLE	TITLE SHEET

SHEET NUMBER	REVISION
Z-001	1

GENERAL NOTES

1. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL APPLICABLE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND THE CODES, REGULATIONS, AND STANDARDS OF ALL APPLICABLE GOVERNING AUTHORITIES.
3. THE GENERAL CONTRACTOR SHALL VERIFY THAT ALL EXISTING TOPOGRAPHY AND HORIZONTAL GEOMETRY IS AS INDICATED ON THESE DRAWINGS. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE OR REPAIR TO THESE FACILITIES CAUSED BY THE CONTRACTOR'S WORK FORCE. IMMEDIATELY NOTIFY THE OWNER REPRESENTATIVE OF ANY DISCREPANCIES OR INTERFERENCE WHICH AFFECT THE WORK OF THIS CONTRACT.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
5. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE OWNER REPRESENTATIVE AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.
6. ANY PROPERTY DAMAGE CAUSED BY THE CONTRACTOR OR HIS OPERATIONS SHALL BE CORRECTED AND/OR RESTORED TO THE SATISFACTION OF THE PROPERTY LESSOR(S) AND THE OWNER'S CONSTRUCTION MANAGER AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL MAINTAIN 20' HORIZONTAL CLEARANCE FROM CENTERLINE OF EXISTING POWER LINES OR AS REQUESTED BY THE POWER COMPANY.
8. NOTIFY THE OWNER REPRESENTATIVE TWENTY-FOUR HOURS PRIOR TO CONSTRUCTION TO ALLOW THE OWNER REPRESENTATIVE TO REVIEW THE SITE PRIOR TO EXCAVATION.
9. THE CONTRACTOR SHALL INCLUDE ALL WORK REQUIRED TO CO-LOCATE ON THE EXISTING TOWER INCLUDING ALL NECESSARY SITE IMPROVEMENTS, FOUNDATIONS, ELECTRICAL IMPROVEMENTS, SNAP-INS, H-FRAME, AND OTHER ACCESSORIES FOR COMPLETE INSTALLATION.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF THE FOLLOWING EQUIPMENT SUPPLIED BY THE OWNER: ANTENNAS, COAX CABLES, ICE BRIDGE, WAVEGUIDE LADDER, METER, AND EQUIPMENT CABINETS/SHELTER. THE EQUIPMENT CABINETS/SHELTER SHALL BE TRANSPORTED TO THE SITE BY THE CONTRACTOR.
11. CONTRACTOR TO NOTIFY THE OWNER REPRESENTATIVE FORTY-EIGHT HOURS PRIOR TO CONCRETE POURS.
12. CONTRACTOR TO PROVIDE RED LINE CONSTRUCTION DRAWINGS TO OWNER AND LESSEE AT COMPLETION OF JOB.

ABBREVIATIONS

AGL	ABOVE GROUND LEVEL	AMSL	ABOVE MEAN SEA LEVEL
CL	CENTERLINE	CONC	CONCRETE
DIA	DIAMETER	DIM	DIMENSION
(E)	EXISTING	EA	EACH
ELEV	ELEVATION	EQ	EQUAL
FTG	FOOTING	FDN	FOUNDATION
LLH	LONG LEG HORIZONTAL	HSS	HOLLOW STRUCTURE SHAPE
MAX	MAXIMUM	LLV	LONG LEG VERTICAL
NTS	NOT TO SCALE	MIN	MINIMUM
PL	PLATE	OC	ON CENTER
TOS	TOP OF STEEL	RGS	RIGID GALVANIZED STEEL
UNO	UNLESS NOTED OTHERWISE	TYP.	TYPICAL
W/	WITH	TBR	TO BE REMOVED

LEGEND

SYMBOLS OF EXISTING FEATURES	DESCRIPTION	SYMBOLS OF PROPOSED FEATURES
X 100.5	SPOT ELEVATION	712.9
95	CONTOUR LINE	98
SD	STORM DRAIN	SD
	CATCH BASIN	
ROW	RIGHT OF WAY	
	IRON PIN	
	BENCHMARK	
	CONCRETE MONUMENT	
℄	CENTERLINE	
OHT	OVERHEAD TELPHONE	OHT
UGT	UNDERGROUND TELEPHONE	UGT
OHP	OVERHEAD POWER	OHP
UGP	UNDERGROUND POWER	UGP
UGF	UNDERGROUND FIBER	UGF
X X X	FENCE LINE	X X X
SF SF	SILT FENCE	SF SF
LOD	LIMITS OF DISURBANCE	LOD
	UTILITY POLE	
	LIGHT POLE	
W	WATER LINE	
	WATER VALVE	
UGG	NATURAL GAS LINE	
G	GAS VALVE	
ST	SANITARY SEWER	
M	MANHOLE	

NOTE: THIS IS A GENERAL LEGEND. ALL FEATURES MAY NOT BE LOCATED IN THIS SITE.

GEN 7 ENGINEERING

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE, ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY	BNS
CHECKED BY	BNS

REVISIONS

#	DATE	BY	DESCRIPTION
1	04/15/25	BNS	FINAL ISSUE
0	03/07/25	BNS	FINAL ISSUE
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STEPHEN M. CARPENTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 105147
STATE OF TENNESSEE
04/15/2025

verizon

SITE NAME: LANTON
SITE NUMBER: 17330373

VOGUE TOWERS

SITE NAME: LANTON
SITE NUMBER: TN-5001

SITE ADDRESS: 2507 GROVE PARK WAY COLUMBIA, TN 38401

SITE TYPE: RAWLAND

SHEET TITLE: GENERAL NOTES

SHEET NUMBER	REVISION
Z-002	1

GENERAL NOTES:

1. This Survey is prepared exclusively to show site conditions and/or for use in support of instruments related to Leases and Easements as may be shown hereon. Any property boundary information shown hereon is a composite of information gathered from current or previous Surveys, Plat & Deed Description and/or Assessor's Tax Maps as may be referenced hereon. This Survey is not a Boundary Survey of any Tax Parcels or Deed Tracts, and does not create, combine, or divide any existing properties.
2. Survey shown hereon was performed under the supervision of a state-registered Land Surveyor and conforms to all applicable State Board Requirements.
3. Instruments Used: One or more of: Topcon Total Station, Topcon Hiperlite Plus GPS, Carlson Surveyor Data Collector, DJI UAV.
4. Where shown, improvements (utilities, buildings, trees, fences, etc.) are based on field Survey and/or aerial mapping.
5. Any Underground Utilities shown according to surface markings made by others, found at time of survey. Additional marked utilities outside the area covered by this survey map may be shown in provided CAD Files. Utility Markings may not be comprehensive: this survey does not relieve design and construction personnel of the responsibility to determine the locations of underground utilities prior to land disturbance activities.
6. This Survey is presented in the format required by Clients. Clients are advised that Official Jurisdictions may require the Survey to be presented in another format with additional notes and certifications. In the event other formats, notes or certifications are requested by applicable jurisdictions, it is the responsibility of the Client to request same be prepared by Surveyor. Survey as published is not intended to be suitable for recording as a Subdivision Plat.
7. This survey may have been reduced or enlarged in size due to subsequent reproduction. This should be taken into consideration when obtaining scaled data.
8. Geographic Coordinates, if published, meet FAA Accuracy Code 1A, and are accurate to within ± 20 feet horizontally and to within ± 3 feet vertically.
9. Any Flood Zone information presented hereon is according to current FEMA Flood Map information as may be referenced hereon. No Flood Elevation Survey of Certification performed.
10. This survey is not valid without the original signature seal of a State-Licensed Land Surveyor, and is not complete without the total of sheets as specified in Survey Title Blocks.
11. Unless indicated otherwise by reference to Record Instruments, any Lessee's Leases, Premises or Easements shown hereon are NOT YET OF RECORD and may be subject to change pending review and approval by Carrier, applicable jurisdictions and/or other involved parties.
12. Any Survey Markers placed as required by Standards of Practice and/or Client request represent the Leases and/or Easements as requested or designed by Clients at the time of this survey issue and may not reflect changes to site design which have not been communicated to Surveyor in the form of a Survey revision request. Surveyor shall not be liable for any circumstance arising as a result of revisions to Site Design (which may invalidate existing survey markers) occurring after the date of this Survey issue.

PROPOSED TOWER LOCATION DATA

Latitude:	NORTH:	35.705626°	35° 42' 20.26"
Longitude:	WEST:	86.974395°	86° 58' 27.82"
Ground Elev:	741.8	FEET AMSL	(NAVD88)
Benchmark:	DJ9562 TN37		

PARENT TAX PARCEL

CHRIST OUR SAVIOR EVANGELICAL LUTHERAN CHURCH
TAX PARCEL: 051 007.01

NORTH ORIENTATION

TENNESSEE STATE PLANE COORDINATE SYSTEM
Based on GPS Survey relative to NGS CORS Network, NAD83 (2011)
ELEVATION DATUM: NAVD88, GEOID 12B
DATE OF SURVEY: 11-13-2024

Method: RTK (CORS); Confidence Level: 95%
Positional Accuracy: HZ ± 0.10'
EPOCH 2010.0000
Convergence: 0.57045000°; Combined Factor: 0.99991983

FLOOD DATA

FEMA FLOOD MAP PANEL: 47119C0180E, Effective Date: 04-16-2007. Surveyed Area appears to lie within: ZONE X (Areas of Minimal Flood Hazard)

TITLE EXAMINATION:

See Sheet #6

ADDITIONAL NOTES

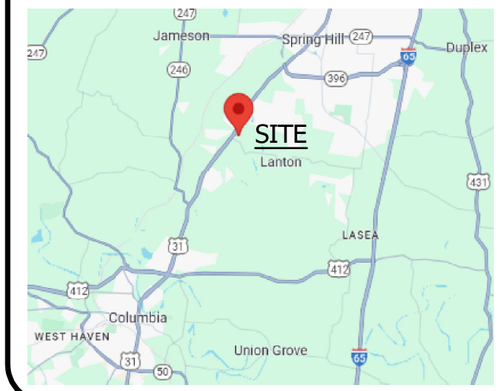
The Lessee's Access & Utility Easement extends to the Public R/W.

The Lessee's Premises lies entirely within the Parent Tax Parcel.

Except as noted hereon, no visible potential encroachments were observed at the time of the survey.

LOCATION MAP

NOT TO SCALE



LEGEND

R/W	RIGHT-OF-WAY
C/L	CENTER LINE
AU	ACCESS & UTILITY
ESMT	EASEMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
Sq Ft	SQUARE FEET
1	TREE (SEE TABLE, SHEET #5)

- IRON ROD FOUND (AS NOTED)
- IRON PIPE FOUND
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- TRANSFORMER
- TELECOM JUNCTION
- GAS LINE MARKER
- GAS VALVE
- CURB INLET
- PULL BOX
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- PROPOSED EQUIPMENT LOCATION
- SITE BENCHMARK

- PAVEMENT EDGE
- CURB LINE
- SIDEWALK
- OHU — OVERHEAD UTILITY LINES
- GUY — GUY WIRE
- FENCE
- 5' CONTOURS
- 1' CONTOURS
- RW — PUBLIC R/W
- TAX PARCEL BOUNDARY
- EXISTING EASEMENT
- LESSEE'S PREMISES
- LESSEE'S EASEMENTS

SURVEYOR'S CERTIFICATION

To: Vogue Towers II, LLC:
I hereby certify (or state) that this is a Category II Survey; the ratio of precision of the unadjusted survey exceeds 1:7.500; and that this survey was done in compliance with the current Tennessee Minimum Standards of Practice.

Travis L. Shields
Tennessee RLS
License No. 2921

SURVEY ISSUE DATA

#	DETAILS	DATE	DRAWN	APP
0	Original Survey Issue	12-16-2024	NB	TLS

THE LAND CONSULTANTS LLC
5449 Highway 41
Jasper, TN 37347
423·304·6722

PREPARED FOR

VOGUE TOWERS

VOGUE TOWERS II, LLC

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY
LANTON

Site Number: TN-5001
Grove Park Way, Columbia, TN 38401
Maury County, Tennessee

COVER SHEET

DWG#: 24234
ISSUE #: 0
ISSUE DATE: 12-16-2024
SEE SHEET #1

SHEET 1 OF 6

NASHVILLE HIGHWAY

GROVE PARK WAY
50' Public R/W (Ref: PB 21-282)

EXISTING BUILDING

CANOPY

Sidewalk

Paved Driveway

Paved Parking

Paved Driveway

Paved Parking

Paved Driveway

OHU

GUY

RW

733

734

735

736

737

738

739

740

731

732

C1 C2 C3 C4 C5 C6 C7 C8 C9

L8 L9 L10 L11

N
NORTH
S
W
E

TENNESSEE
STATE PLANE

LESSEE'S 20'
ACCESS & UTILITY
EASEMENT
12,623 Sq. Ft. - 0.29± Ac

See Call Tables, Sheet #5

SCALE: 1in = 30'

0' 30' 60' 90'

TRAVIS L. SHIELDS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2921
12/16/24

▲ SHEET #3 ▲
▼ SHEET #4 ▼

THE LAND CONSULTANTS LLC
5449 Highway 41
Jasper, TN 37347
423·304·6722

PREPARED FOR

VOGUE TOWERS

VOGUE TOWERS II, LLC

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY

LANTON

Site Number: TN-5001

Grove Park Way, Columbia, TN 38401

Maury County, Tennessee

SITE SURVEY

DWG#: 24234
ISSUE #: 0
ISSUE DATE: 12-16-2024
SEE SHEET #1

SHEET 3 OF 6

PROPERTY INFORMATION

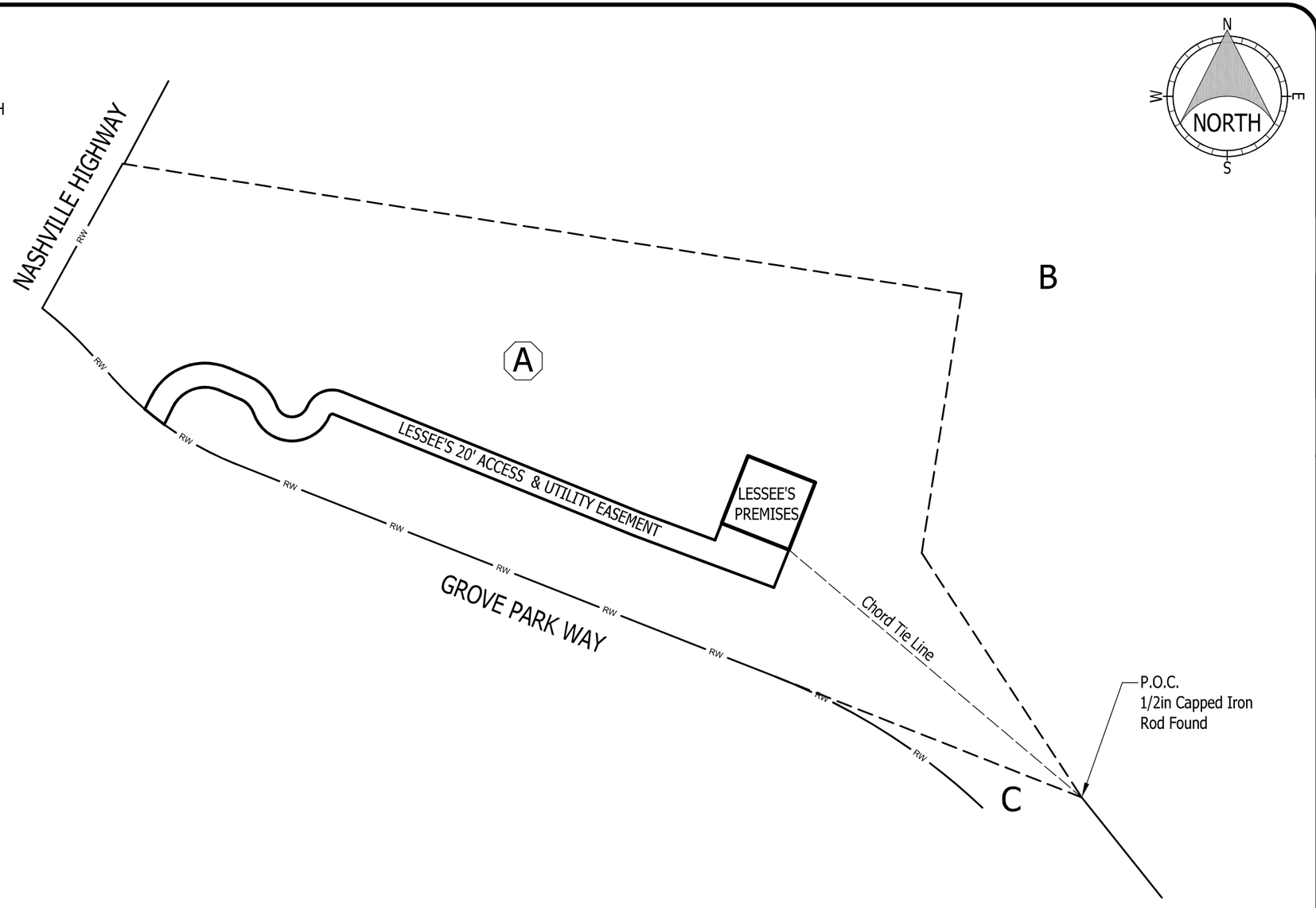
PARENT TAX PARCEL

A. CHRIST OUR SAVIOR EVANGELICAL LUTHERAN CHURCH
TAX PARCEL: 051 007.01
DEED BOOK 1195, PAGE 444

ADJOINING TAX PARCELS

B. GH TENNESSEE, LLC.
TAX PARCEL: 051 006.00
DEED BOOK R2813, PAGE 689

C. FORTUNA CAPITAL, LLC.
TAX PARCEL: 051B D 031.00
DEED BOOK R2293, PAGE 472
PLAT BOOK 21, PAGE 282



SCALE: 1in = 100'

0' 100' 200' 300'

OVERVIEW MAP CAVEAT:
OVERVIEW MAP IS NOT A SURVEY BUT A VICINITY / LOCATION MAP INTENDED ONLY TO SHOW SURVEYED PROPERTY IN RELATION TO SURROUNDING AREA. VESTING AND ADJOINING PARCEL BOUNDARIES ARE NOT INCLUDED IN OR CERTIFIED BY THIS SURVEY. BOUNDARY LINES ARE A COMPOSITE OF DEED, PLAT AND/OR TAX MAP INFORMATION

THE LAND CONSULTANTS LLC
5449 Highway 41
Jasper, TN 37347
423·304·6722

PREPARED FOR
VOGUE TOWERS
VOGUE TOWERS II, LLC

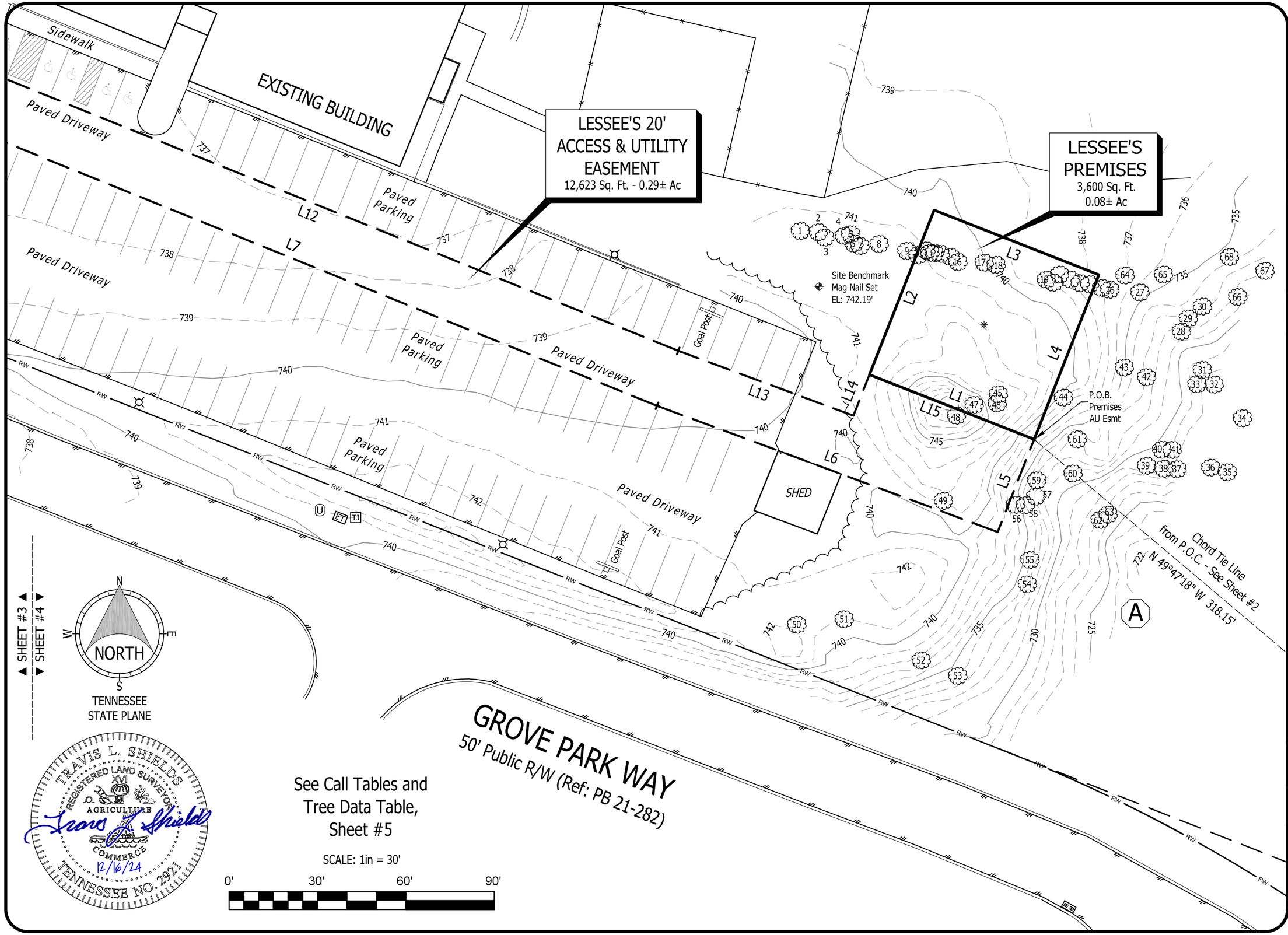
(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY
LANTON
Site Number: TN-5001
Grove Park Way, Columbia, TN 38401
Maury County, Tennessee

OVERVIEW MAP

DWG#: 24234
ISSUE #: 0
ISSUE DATE: 12-16-2024
SEE SHEET #1

SHEET 2 OF 6



THE LAND CONSULTANTS LLC
5449 Highway 41
Jasper, TN 37347
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PREPARED FOR

VOGUE TOWERS

VOGUE TOWERS II, LLC

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY
LANTON

Site Number: TN-5001

Grove Park Way, Columbia, TN 38401

Maury County, Tennessee

SITE SURVEY

DWG#: 24234
ISSUE #: 0
ISSUE DATE: 12-16-2024
SEE SHEET #1

SHEET 4 OF 6

LESSEE'S PREMISES

All that tract or parcel of land lying and being in Maury County, Tennessee and being a portion of the property of Christ Our Savior Evangelical Lutheran Church, of record in Deed Book 1195, Page 444, Register's Office, Maury County, Tennessee and being more particularly described as follows,

COMMENCE at a one-half-inch Iron Rod Found at the Southeast Corner of aforesaid property;
Thence along a Chord Tie Line having a Bearing of N 49°47'18" W, a distance of 318.15 feet to the POINT OF BEGINNING;

Thence N 68°32'42" W, a distance of 60.00 feet;
Thence N 21°27'18" E, a distance of 60.00 feet;
Thence S 68°32'42" E, a distance of 60.00 feet;
Thence S 21°27'18" W, a distance of 60.00 feet to the POINT OF BEGINNING.

Said tract Premises 0.08 Acres (3,600 Square Feet), more or less.

LESSEE'S 20' ACCESS & UTILITY EASEMENT

All that tract or parcel of land lying and being in Maury County, Tennessee and being a portion of the property of Christ Our Savior Evangelical Lutheran Church, of record in Deed Book 1195, Page 444, Register's Office, Maury County, Tennessee and being more particularly described as follows,

COMMENCE at a one-half-inch Iron Rod Found at the Southeast Corner of aforesaid property;
Thence along a Chord Tie Line having a Bearing of N 49°47'18" W, a distance of 318.15 feet to the POINT OF BEGINNING;

Thence S 21°27'18" W, a distance of 33.79 feet;
Thence N 69°39'42" W, a distance of 123.26 feet;
Thence N 67°59'50" W, a distance of 269.56 feet;
Thence with a curve to the left with an arc length of 3.73 feet, with a radius of 2.38 feet, with a chord bearing of S 67°03'24" W, with a chord length of 3.36 feet;
Thence with a curve to the right with an arc length of 81.44 feet, with a radius of 33.55 feet, with a chord bearing of N 88°20'53" W, with a chord length of 62.87 feet;
Thence with a curve to the left with an arc length of 16.78 feet, with a radius of 20.00 feet, with a chord bearing of N 42°50'38" W, with a chord length of 16.29 feet;
Thence N 66°52'54" W, a distance of 19.09 feet;
Thence with a curve to the left with an arc length of 45.46 feet, with a radius of 30.00 feet, with a chord bearing of S 69°42'15" W, with a chord length of 41.24 feet;
Thence S 26°17'23" W, a distance of 15.83 feet to a point on the Northern Right-of-Way Line of Grove Park Way;
Thence along said Right-of-Way Line and with a curve to the right with an arc length of 20.45 feet, with a radius of 270.00 feet, with a chord bearing of N 51°45'15" W, with a chord length of 20.44 feet;
Thence N 26°17'23" E, leaving said Right-of-Way Line and a distance of 11.59 feet;
Thence with a curve to the right with an arc length of 75.77 feet, with a radius of 50.00 feet, with a chord bearing of N 69°42'15" E, with a chord length of 68.73 feet;
Thence S 66°52'54" E, a distance of 19.09 feet;
Thence with a curve to the right with an arc length of 33.56 feet, with a radius of 40.00 feet, with a chord bearing of S 42°50'38" E, with a chord length of 32.59 feet;
Thence with a curve to the left with an arc length of 32.89 feet, with a radius of 13.55 feet, with a chord bearing of S 88°20'53" E, with a chord length of 25.39 feet;
Thence with a curve to the right with an arc length of 35.11 feet, with a radius of 22.38 feet, with a chord bearing of N 67°03'24" E, with a chord length of 31.62 feet;
Thence S 67°59'50" E, a distance of 269.27 feet;
Thence S 69°39'42" E, a distance of 63.35 feet;
Thence N 21°27'18" E, a distance of 14.95 feet;
Thence S 68°32'42" E, a distance of 60.00 feet to the POINT OF BEGINNING.

Said Easement contains 0.29 Acres (12,623 Square Feet), more or less.

CURVE DATA TABLE						
CURVE	RADIUS	ARC LEN	TANGENT	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	2.38'	3.73'	2.38'	89°53'33"	S 67°03'24" W	3.36'
C2	33.55'	81.44'	89.93'	139°05'00"	N 88°20'53" W	62.87'
C3	20.00'	16.78'	8.92'	48°04'31"	N 42°50'38" W	16.29'
C4	30.00'	45.46'	28.38'	86°49'42"	S 69°42'15" W	41.24'
C5	270.00'	20.45'	10.23'	4°20'21"	N 51°45'15" W	20.44'
C6	50.00'	75.77'	47.31'	86°49'42"	N 69°42'15" E	68.73'
C7	40.00'	33.56'	17.84'	48°04'31"	S 42°50'38" E	32.59'
C8	13.55'	32.89'	36.32'	139°05'00"	S 88°20'53" E	25.39'
C9	22.38'	35.11'	22.34'	89°53'33"	N 67°03'24" E	31.62'

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N 68°32'42" W	60.00'
L2	N 21°27'18" E	60.00'
L3	S 68°32'42" E	60.00'
L4	S 21°27'18" W	60.00'
L5	S 21°27'18" W	33.79'
L6	N 69°39'42" W	123.26'
L7	N 67°59'50" W	269.56'
L8	N 66°52'54" W	19.09'
L9	S 26°17'23" W	15.83'
L10	N 26°17'23" E	11.59'
L11	S 66°52'54" E	19.09'
L12	S 67°59'50" E	269.27'
L13	S 69°39'42" E	63.35'
L14	N 21°27'18" E	14.95'
L15	S 68°32'42" E	60.00'

TREE DATA TABLE

1	14in Hackberry	35	8in Hickory
2	8in Hackberry	36	8in Hickory
3	14in Hackberry	37	12in Locust (dead)
4	6in Hackberry	38	12in Ash
5	6in Hackberry	39	10in Ash
6	12in Hackberry	40	8in Hickory
7	18in Hackberry	41	16in Hickory
8	14in Hackberry twin	42	16in Cedar
9	10in Ash	43	16in Cedar
10	14in Hackberry	44	8in Ash
11	14in Hackberry	45	6in Cherry
12	14in Hackberry	46	6in Cherry
13	14in Hackberry	47	10in Cherry
14	14in Hackberry	48	6in pear twin
15	12in Hackberry	49	14in Mimosa
16	24in Hackberry	50	14in Mimosa
17	8in Hackberry (twin)	51	10in Mimosa
18	18in Hackberry	52	10in Pear
19	18in Hackberry	53	10in Cedar
20	14in Hackberry	54	10in Hackberry
21	12in Ash	55	8in Hackberry
22	12in Hackberry	56	12in Hickory
23	10in Hackberry	57	24in Hackberry
24	12in Hackberry	58	12in Hackberry
25	6in Hackberry	59	8in Hackberry
26	14in Hackberry	60	12in Hackberry
27	12in Hackberry (quad)	61	20in Cherry
28	20in Oak	62	14in Hickory
29	10in Cedar	63	6in Hackberry
30	24in Hackberry	64	14in Hackberry (twin)
31	6in Hackberry	65	8in Hackberry
32	6in Hickory	66	18in Hickory
33	12in Locust	67	8in Hickory
34	12in Hickory	68	24in Hackberry

TRAVIS L. SHIELDS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2921
12/16/24

THE LAND CONSULTANTS LLC
5449 Highway 41
Jasper, TN 37347
423·304·6722

PREPARED FOR
VOGUE TOWERS
VOGUE TOWERS II, LLC

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY
LANTON
Site Number: TN-5001
Grove Park Way, Columbia, TN 38401
Maury County, Tennessee

DESCRIPTIONS & TABLES

DWG#: 24234
ISSUE #: 0
ISSUE DATE: 12-16-2024
SEE SHEET #1

SHEET 5 OF 6

TITLE EXAMINATION

Surveyor's treatment of Title Examination Items is limited to the scope described in ALTA/NSPS 2021 requirements, Section 6. C. ii., and is limited to determination of the extent of land, that Title Items may influence, if any. "Extent of Property" may be: Blanket in nature for a Parcel or Parcels (not subject to mapping, but assumed to also apply to Lessee's Areas (if any) insofar as these may lie on Parcel(s) influenced by instrument); specifically described by instrument (mapped and shown only if within the Surveyed Area). Determination of physical location may not be possible if: instrument is illegible; instrument lacks sufficient descriptive information; or instrument refers to other instruments which were not included in the title exam and not otherwise available to surveyor. Factors beyond physical location, such as the type of influence that "Restrictions, Covenants, Terms or Conditions" contained in instruments may impart upon Parcels or Lessee's Site or Easements are not evaluated by Land Surveyor. Review by Title Attorney may be warranted. Land Surveyors may not practice Law.)

Reference: Commitment for Title Insurance prepared by Chicago Title Insurance Company, Commitment No. 20241650CTN, Commitment Date: July 30, 2024, Schedule B, Part II, Exceptions.

Item 1 - 9: General Items (no record instruments listed) or Taxes, not addressed by Survey.

Item 10: Deed R1807-1092, Stormwater Detention Easement: Blanket in nature for property of Church.

LEGAL DESCRIPTION OF PARENT PARCEL

North and East by Edward P. Foster as of record in Deed Book 643, page 570 and South by William Hunt, Trustee as of record in Deed Book 851, page 76 and 851, page 84, from whose property this tract is taken and being more particularly described as follows:

Beginning at an iron rod in the East margin of U.S. Highway 31, the southwest corner of the herein described tract; thence with margin of said road along a curve to the left having a radius of 10817.75 feet for a distance of 200.00 feet (chord North 27degrees 51 minutes 36 seconds East 200.00 feet) to an iron rod; thence leaving said highway with Edward P. Foster as of record in Deed Book 643, Page 570 South 82 degrees 53 minutes 57 seconds East 703.08 feet to an iron rod; thence with same South 7 degrees 12 minutes 24 seconds West 218.23 feet to an iron rod; thence with same South 34 degrees 37 minutes 37 seconds East 243.00 feet to an iron rod; thence with William Hunt, Trustee as of record in Deed Book 851, page 76 and 851, page 84 from whose property this tract is taken North 70 degrees 05 minutes 41 seconds West 959.16 feet to the beginning containing 5.00 acres more or less by survey of W.A. Richardson, Jr., (RLS #689), 403 Oakwood Drive, Columbia, TN 38401, January 18, 1993.

Less and except Deed recorded in Book R2072, Page 1244, in the Register's Office for Maury County, Tennessee.

Being the same property conveyed to Christ Our Savior Evangelical Luthern Church by Warranty Deed from William L. Hunt, Trustee for the Edgar J. Doyle Trust and the Lester Hill Doyle Trust of record in Book 1174, page 310, Register's Office for Maury County, Tennessee, dated March 01, 1993 and recorded on March 02, 1993, Correction Deed recorded in Book 1195, Page 444, said Register's Office.

THE LAND CONSULTANTS LLC
5449 HIGHWAY 41
JASPER, TN 37347
423·304·6722

PREPARED FOR

VOGUE TOWERS

VOGUE TOWERS II, LLC

(Not a Boundary Survey of Parent Lands. Not intended for fee simple Land Transfer)

SITE SURVEY
LANTON

Site Number: TN-5001

Grove Park Way, Columbia, TN 38401

Maury County, Tennessee

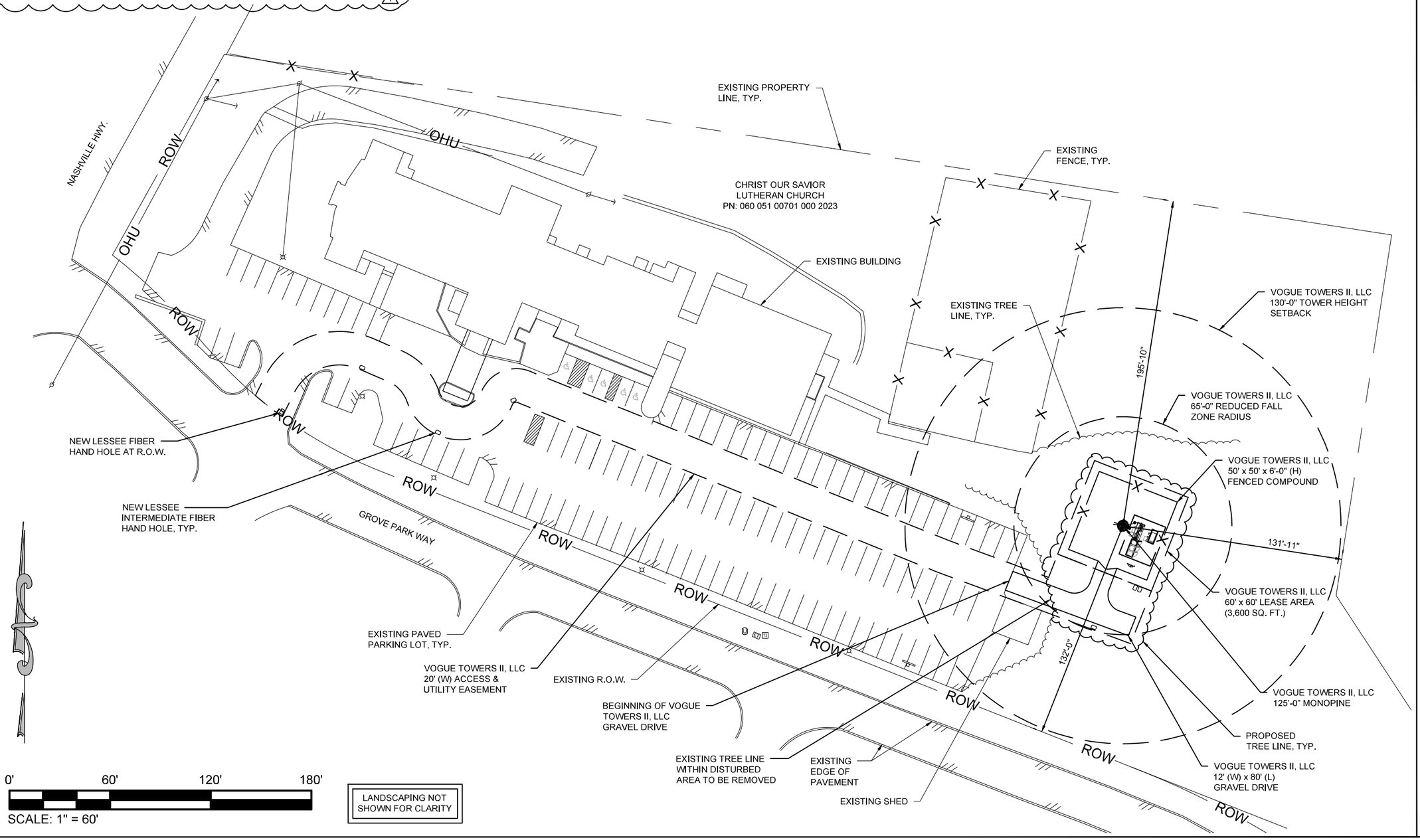
TITLE

DWG#: 24234
ISSUE #: 0
ISSUE DATE: 12-16-2024
SEE SHEET #1

SHEET 6 OF 6

NOTES:

1. THIS DRAWING IS BASED ON A SITE SURVEY BY THE LAND CONSULTANTS, LLC, DATED 12/16/2024. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET Z-002.
4. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.
5. VOGUE TOWERS II, LLC'S 20' WIDE ACCESS & UTILITY EASEMENT PATH SUBJECT TO FUTURE GROWTH PLANS OF PROPERTY OWNER AND WILL ADJUST AS NECESSARY TO ACCOMMODATE MODIFICATION TO THE ROW. 1



GEN7 ENGINEERING

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CHECKED BY	BNS

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1	04/15/25	BNS	FINAL ISSUE
0	03/07/25	BNS	FINAL ISSUE
B	03/06/25	BNS	PRELIMINARY ISSUE
A	03/05/25	BNS	PRELIMINARY ISSUE

STEPHEN M. CARPENTER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 105147 — STATE OF TENNESSEE — 04-15-2025

verizon

SITE NAME: LANTON
SITE NUMBER: 17330373

VOGUE TOWERS

SITE NAME: LANTON
SITE NUMBER: TN-5001

SITE ADDRESS: 2507 GROVE PARK WAY COLUMBIA, TN 38401
SITE TYPE: RAWLAND

SHEET TITLE: OVERALL SITE LAYOUT PLAN

SHEET NUMBER	REVISION
Z-101	1

NOTES:

1. THIS DRAWING IS BASED ON A SITE SURVEY BY THE LAND CONSULTANTS, LLC, DATED 12/16/2024. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE PROPOSED USE DOES NOT REQUIRE FULL OR PART TIME EMPLOYEES AT THE SITE.
3. FOR GENERAL SITE WORK NOTES, SEE SHEET Z-002.
4. ALL NORTH ARROWS ON SITE PLANS ARE TRUE NORTH, UNLESS OTHERWISE SPECIFIED.

GEN7 ENGINEERING

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STEPHEN M. CARPENTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 105147
STATE OF TENNESSEE
04/15/2025

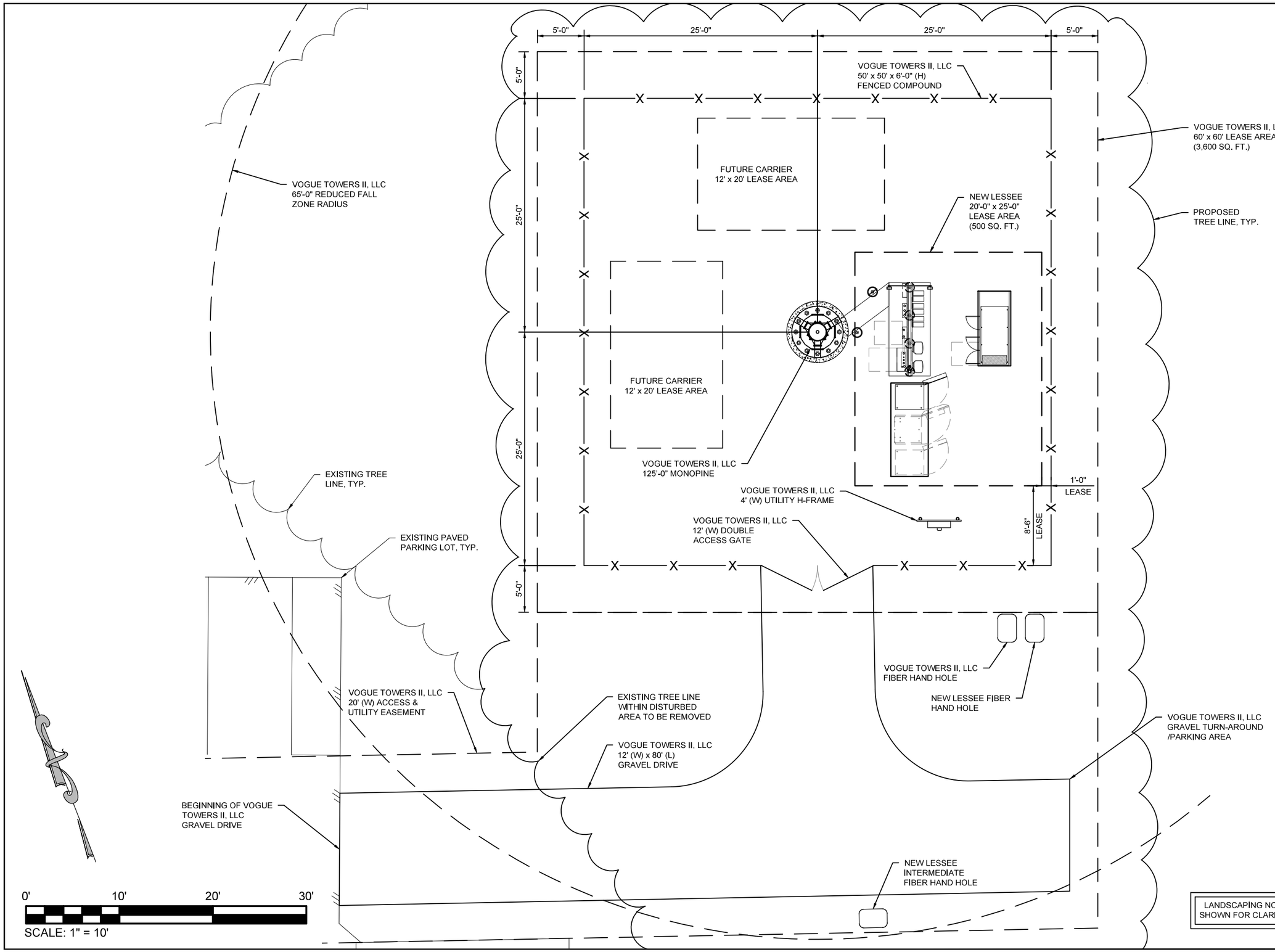
verizon

SITE NAME	LANTON
SITE NUMBER	17330373

VOGUE TOWERS

SITE NAME	LANTON
SITE NUMBER	TN-5001
SITE ADDRESS	2507 GROVE PARK WAY COLUMBIA, TN 38401
SITE TYPE	RAWLAND
SHEET TITLE	OVERALL AERIAL SITE LAYOUT PLAN

SHEET NUMBER	REVISION
Z-102	1



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STEPHEN M. CARPENTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 105147
STATE OF TENNESSEE
04/15/2025

verizon

SITE NAME: LANTON
SITE NUMBER: 17330373

VOGUE TOWERS

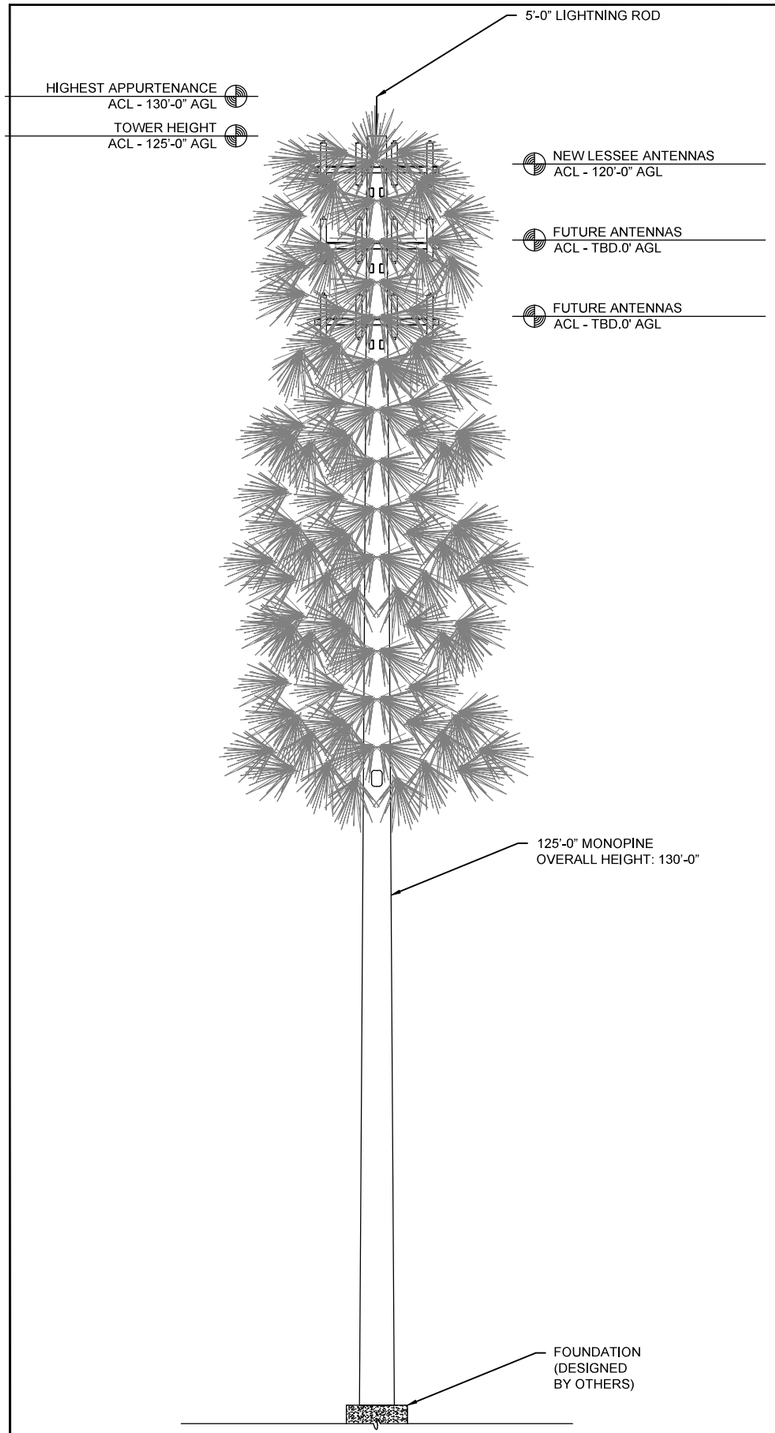
SITE NAME: LANTON
SITE NUMBER: TN-5001

SITE ADDRESS: 2507 GROVE PARK WAY
COLUMBIA, TN 38401

SITE TYPE: RAWLAND

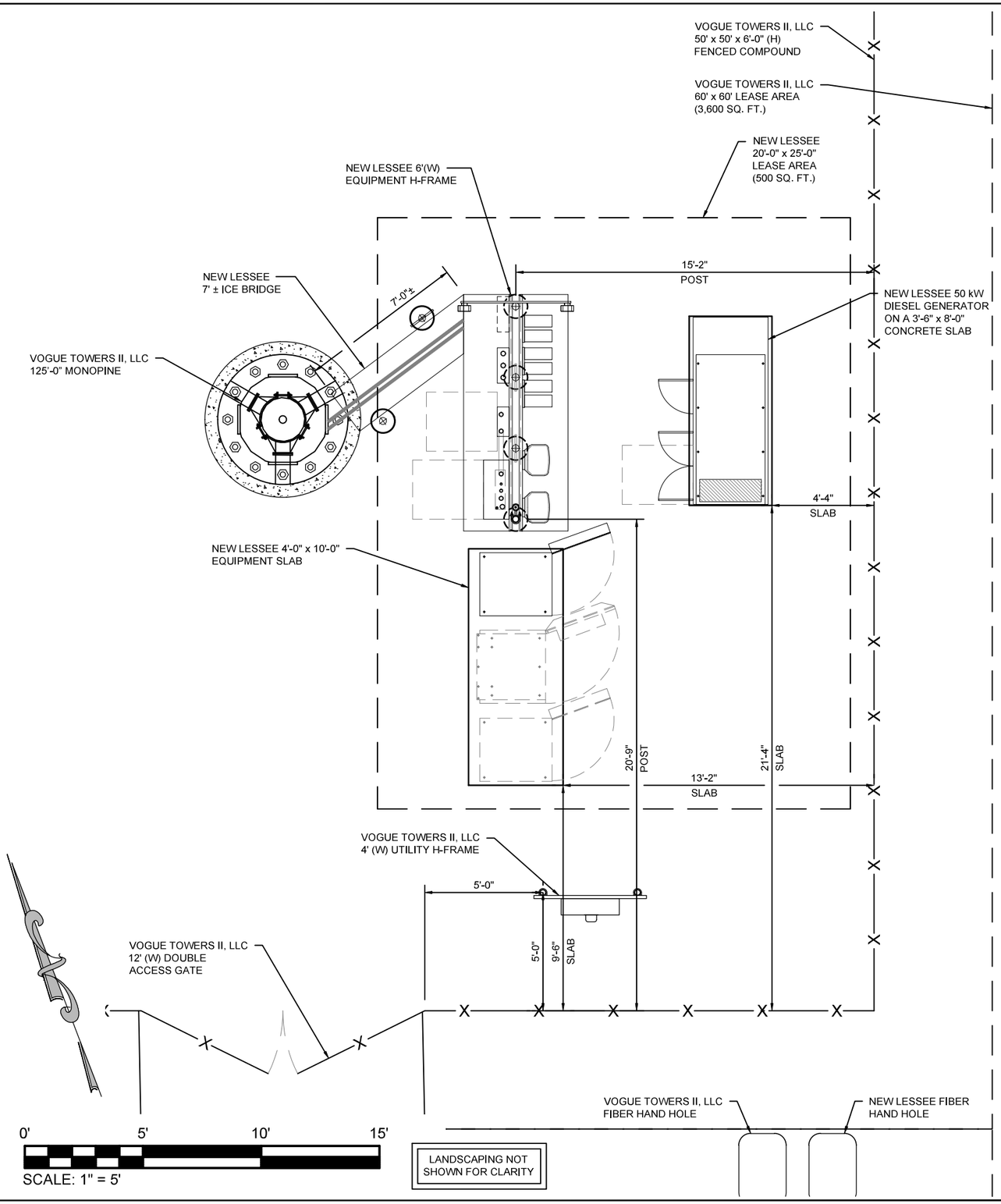
SHEET TITLE: SITE LAYOUT PLAN

SHEET NUMBER	REVISION
Z-103	1



TOWER ELEVATION

NTS



SCALE: 1" = 5'

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A	03/05/25	BNS	PRELIMINARY ISSUE

verizon

SITE NAME: LANTON

SITE NUMBER: 17330373

VOGUE TOWERS

SITE NAME: LANTON

SITE NUMBER: TN-5001

SITE ADDRESS: 2507 GROVE PARK WAY
COLUMBIA, TN 38401

SITE TYPE: RAWLAND

SHEET TITLE: TOWER ELEVATION & EQUIPMENT LAYOUT PLAN

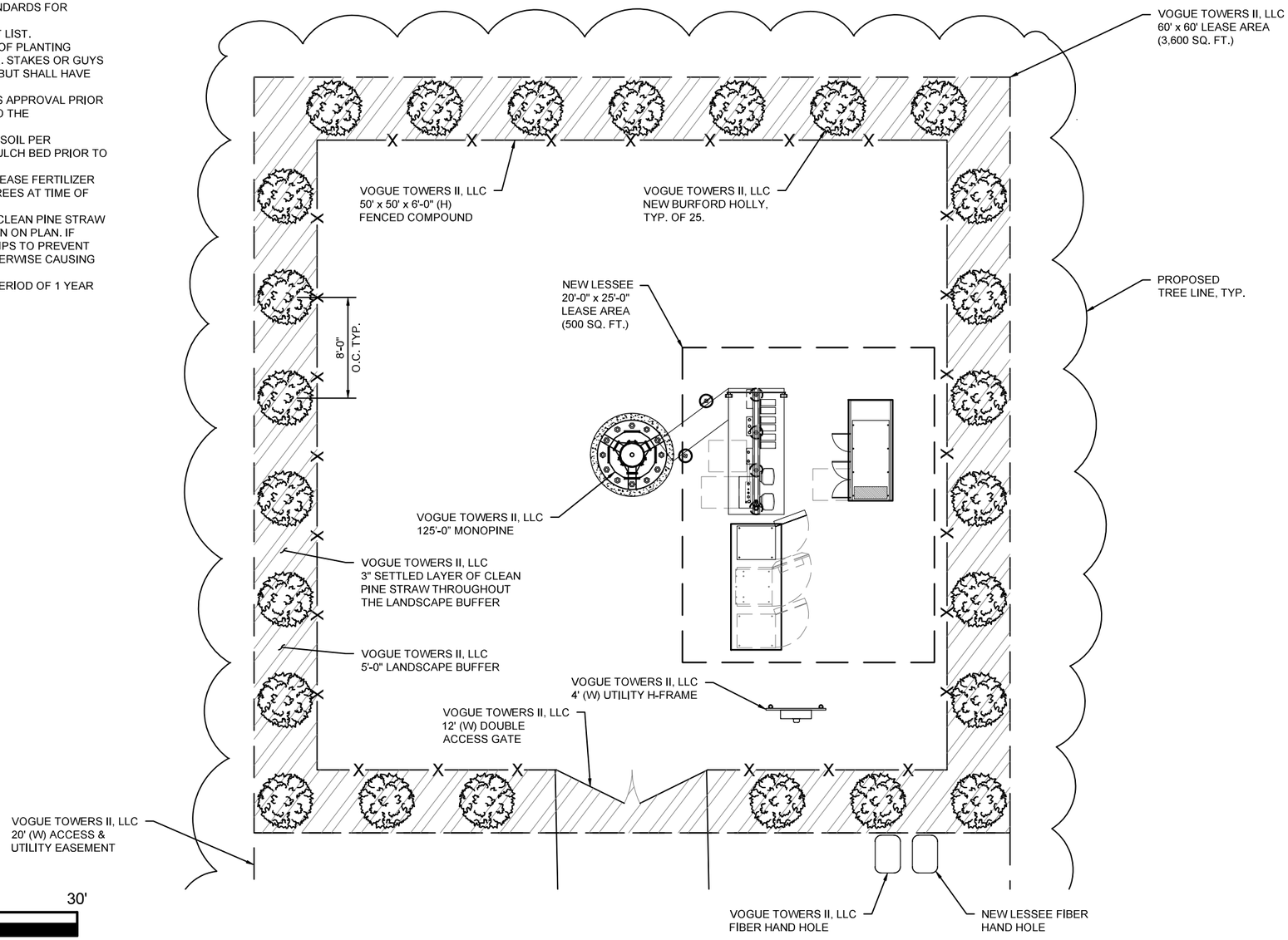
SHEET NUMBER	REVISION
Z-104	1

PLANTING SCHEDULE

QTY	BOTANICAL NAME	COMMON NAME	CALIPER	TYPE	SPACING	PLANTING HEIGHT	PLANTING WIDTH	MATURE HEIGHT	MATURE SPREAD	SUNLIGHT	SOIL CONDITIONS	SYMBOL	REMARKS
25	ILEX CORNUTA 'BURFORDII'	BURFORD HOLLY	N/A	UNDERSTORY EVERGREEN	SEE PLAN	5 FT	N/A	15 FT	8 FT	FULL OR PARTIAL	ADAPTABLE		FULL TO BASE

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS SET FORTH THE CURRENT EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK OF NURSERYMEN.
2. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
3. ALL TREES SHALL BE STAKED OR GUYED AT TIME OF PLANTING UNLESS NO STAKES IS PRE-APPROVED BY OWNER. STAKES OR GUYS SHALL NOT RESTRICT MOVEMENT OF THE PLANT, BUT SHALL HAVE 2"-3" OF SLACK IN EACH GUY WIRE.
4. ALL PLANT MATERIAL IS SUBJECT TO THE OWNERS APPROVAL PRIOR TO INSTALLATION TO INSURE THE CONFORMITY TO THE SPECIFICATIONS.
5. APPLY GRANULAR PRE-EMERGENT HERBICIDE TO SOIL PER MANUFACTURERS RECOMMENDATIONS BELOW MULCH BED PRIOR TO MULCH APPLICATION.
6. APPLY "LESCO" (OR EQUAL) GRANULAR SLOW RELEASE FERTILIZER PER MANUFACTURERS RECOMMENDATIONS TO TREES AT TIME OF PLANTING.
7. PLACE 3" MIN. THICKNESS OF SETTLED LAYER OF CLEAN PINE STRAW THROUGHOUT THE LANDSCAPE BUFFER AS SHOWN ON PLAN. IF NECESSARY, INSTALL METAL OR PVC EDGING STRIPS TO PREVENT PINE STRAW FROM WASHING ONTO ROAD OR OTHERWISE CAUSING PROBLEMS.
8. CONTRACTOR SHALL WARRANTY PLANTS FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE.



0' 10' 20' 30'

SCALE: 1" = 10'

GEN7 ENGINEERING

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STEPHEN M. CARPENTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 105147
STATE OF TENNESSEE
01-15-2025

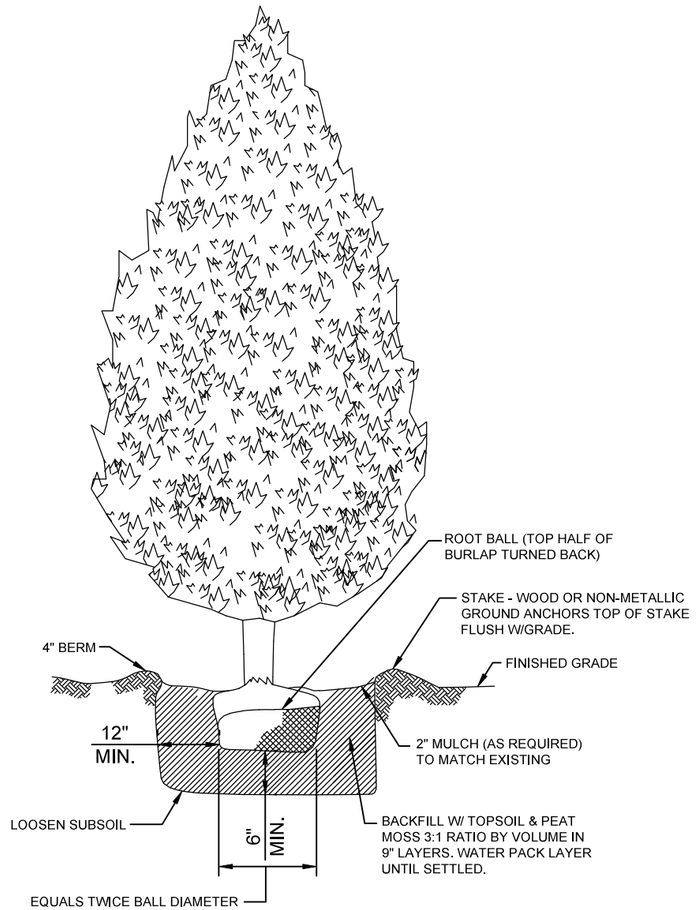
verizon

SITE NAME	LANTON
SITE NUMBER	17330373

VOGUE TOWERS

SITE NAME	LANTON
SITE NUMBER	TN-5001
SITE ADDRESS	2507 GROVE PARK WAY COLUMBIA, TN 38401
SITE TYPE	RAWLAND
SHEET TITLE	LANDSCAPING DETAILS

SHEET NUMBER	REVISION
Z-105	A



BURFORD HOLLY

NOTES:
1. PLANT SHALL BE MIN. 5'-0" IN HEIGHT AT TIME OF PLANTING.

GEN7 ENGINEERING

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STEPHEN M. CARPENTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 105147
STATE OF TENNESSEE
01-15-2025

verizon

SITE NAME: LANTON
SITE NUMBER: 17330373

VOGUE TOWERS

SITE NAME: LANTON
SITE NUMBER: TN-5001

SITE ADDRESS: 2507 GROVE PARK WAY COLUMBIA, TN 38401

SITE TYPE: RAWLAND

SHEET TITLE: LANDSCAPING DETAILS

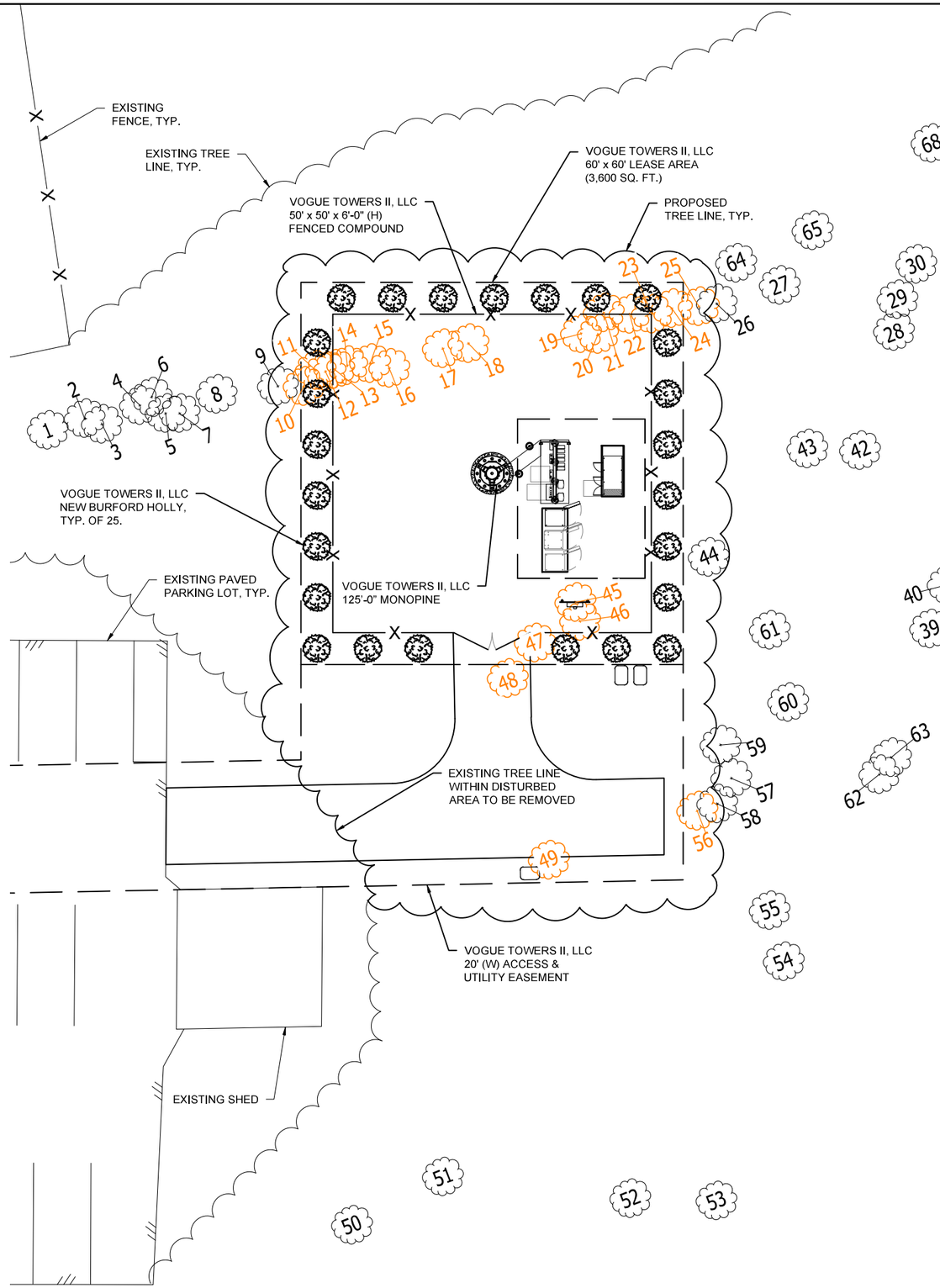
SHEET NUMBER	REVISION
Z-106	A

NOTES:

1. TREE LOCATIONS & REFERENCED NUMBERS ARE BASED ON A TREE SURVEY BY THE LAND CONSULTANTS, LLC, DATED 07/29/2024.

TREE DATA TABLE								
#	TREE TYPE	SIZE	#	TREE TYPE	SIZE	#	TREE TYPE	SIZE
1	HACKBERRY	14"	24	HACKBERRY	12"	47	CHERRY	10"
2	HACKBERRY	8"	25	HACKBERRY	6"	48	PEAR (TWIN)	6"
3	HACKBERRY	14"	26	HACKBERRY	14"	49	MIMOSA	14"
4	HACKBERRY	6"	27	HACKBERRY (QUAD)	12"	50	MIMOSA	14"
5	HACKBERRY	6"	28	OAK	20"	51	MIMOSA	10"
6	HACKBERRY	12"	29	CEDAR	10"	52	PEAR	10"
7	HACKBERRY	18"	30	HACKBERRY	24"	53	CEDAR	10"
8	HACKBERRY (TWIN)	14"	31	HACKBERRY	6"	54	HACKBERRY	10"
9	ASH	10"	32	HICKORY	6"	55	HACKBERRY	8"
10	HACKBERRY	14"	33	LOCUST	12"	56	HACKBERRY	12"
11	HACKBERRY	14"	34	HICKORY	12"	57	HACKBERRY	24"
12	HACKBERRY	14"	35	HICKORY	8"	58	HACKBERRY	12"
13	HACKBERRY	14"	36	HICKORY	8"	59	HACKBERRY	8"
14	HACKBERRY	14"	37	LOCUST (DEAD)	12"	60	HACKBERRY	12"
15	HACKBERRY	12"	38	ASH	12"	61	CHERRY	20"
16	HACKBERRY	24"	39	ASH	10"	62	HICKORY	14"
17	HACKBERRY (TWIN)	8"	40	HICKORY	8"	63	HACKBERRY	6"
18	HACKBERRY	18"	41	HICKORY	16"	64	HACKBERRY (TWIN)	14"
19	HACKBERRY	18"	42	CEDAR	16"	65	HACKBERRY	8"
20	HACKBERRY	14"	43	CEDAR	16"	66	HICKORY	18"
21	ASH	12"	44	ASH	8"	67	HICKORY	8"
22	HACKBERRY	12"	45	CHERRY	6"	68	HACKBERRY	24"
23	HACKBERRY	10"	46	CHERRY	6"			

EXISTING TOTAL TREE'S	= 68	TOTAL TREE'S BEING REMOVED	= 22 (-32.35%)
TOTAL TREE'S REMAINING	= 46 (67.65%)	TOTAL TREE'S BEING ADDED	= 25 (+36.76%)
NEW TREE TOTAL	= 71		



LEGEND

TREE TO REMAIN	
TREE TO BE REMOVED	
TREE TO BE ADDED	

0' 20' 40' 60'

SCALE: 1" = 20'

GEN7 ENGINEERING

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#	DATE	BY	DESCRIPTION

STEPHEN M. CARPENTER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 105147 — STATE OF TENNESSEE — 04/15/2025

verizon

SITE NAME	LANTON
SITE NUMBER	17330373

VOGUE TOWERS

SITE NAME	LANTON
SITE NUMBER	TN-5001
SITE ADDRESS	2507 GROVE PARK WAY COLUMBIA, TN 38401
SITE TYPE	RAWLAND
SHEET TITLE	TREE PRESERVATION PLAN
SHEET NUMBER	Z-107
REVISION	1

EROSION NOTES:

1. CLEARING AND GRUBBING SHALL NOT BE INITIATED MORE THAN 10 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING ACTIVITIES UNLESS THE AREA IS TEMPORARILY SEEDED.
1. ALL DISTURBED AREAS SHALL BE PROPERLY STABILIZED AS SOON AS PRACTICABLE.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED CONCURRENT WITH CLEARING OPERATIONS. AND SHALL BE FUNCTIONAL PRIOR TO ANY EARTH MOVING OPERATIONS.
3. CONSTRUCTION SHALL BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED SOIL AREAS AND SHALL BE PHASED FOR PROJECTS THAT HAVE OVER 50 ACRES OF SOIL DISTURBANCE. HOWEVER, PRIORITY SHALL BE GIVEN TO FINISHING OPERATIONS AND PERMANENT EROSION CONTROL MEASURES OVER TEMPORARY EROSION CONTROL MEASURES ON ALL PROJECTS.
4. SOIL MATERIALS MUST BE PREVENTED FROM ENTERING WATERS OF THE STATE / U.S. EROSION AND SEDIMENTATION CONTROL MEASURES TO PROTECT WATER QUALITY MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCE MUST BE INSTALLED ALONG THE BASE OF ALL FILLS AND CUTS. ON THE DOWNHILL SIDE OF STOCKPILED SOIL. AND ALONG STREAM BANKS IN CLEARED AREAS TO PREVENT SEDIMENT MIGRATION IN TO STREAMS. THEY MUST BE INSTALLED ON THE CONTOUR, ENTRENCHED AND STAKED, AND EXTEND THE WIDTH OF THE AREA TO BE CLEARED.
5. CHECK DAMS SHALL BE UTILIZED WHERE RUNOFF IS CONCENTRATED. CLEAN ROCK, BRUSH, SANDBAG, OR CHECK DAMS SHALL BE PROPERLY CONSTRUCTED TO DETAIN RUNOFF AND TRAP SEDIMENT. CLEAN ROCK IS ROCK OF VARIOUS TYPE AND SIZE, DEPENDING UPON APPLICATION, THAT CONTAINS NO FINES, SOILS, OR OTHER WASTES OR CONTAMINANTS.
6. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 15 DAYS AFTER FINAL GRADING OR OTHER EARTHWORK, PERMANENT SOIL STABILIZATION SHALL REPLACE TEMPORARY STABILIZATION AS SOON AS PRACTICABLE.
7. THE CONTRACTOR SHALL INSTALL A RAIN GAUGE ON-SITE AND MAINTAIN IT IN GOOD WORKING CONDITION. THE CONTRACTOR SHALL RECORD DAILY PRECIPITATION ON THE PROJECT AND PROVIDE THIS INFORMATION TO THE ENGINEER ON A MONTHLY BASIS.
8. INSPECTIONS OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS) AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER, AND AT LEAST TWALK-IN-CABINETE PER WEEK, 72 HOURS APART. THE RECORD OF INSPECTIONS MUST BE RETAINED ON SITE DURING THE DURATION OF THE PROJECT.
9. OUTFALL POINTS SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION AND SEDIMENT CONTROL MEASURES ARE EFFECTIVE IN PREVENTING IMPACTS TO SURROUNDING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE ROADWAY SEDIMENT TRACKING.
10. UPON CONCLUSION OF THE INSPECTIONS, EROSION AND SEDIMENT CONTROL MEASURE FOUND TO BE INEFFECTIVE SHALL BE REPAIRED, REPLACED, OR MODIFIED BEFORE THE NEXT RAIN EVENT, IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONDITION IS IDENTIFIED.
11. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN ON-SITE (OR AT A NEARBY OFFICE).
12. THE OPERATION OF EQUIPMENT IN WATERS OF THE STATE / U.S., INCLUDING WETLANDS, SHALL BE ONLY AS SHOWN ON THE PROJECT PLANS AND/OR AS SO SPECIFIED IN THE ARAP AND/OR SECTION 404 PERMIT (S). ANY ADDITIONAL PERMITS REQUIRED BY THE CONTRACTOR'S METHOD OF OPERATION, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN.
13. EXCAVATION AND FILL ACTIVITIES SHALL BE SEPARATED FROM FLOWING WATERS. ALL SURFACE WATER FLOWING TOWARD THE EXCAVATION OR FILL WORK SHALL BE DIVERTED THROUGH UTILIZATION OF COFFERDAMS, BERMS, OR TEMPORARY CHANNELS. TEMPORARY DIVERSION CHANNELS MUST BE PROTECTED BY NON-ERODIBLE MATERIAL AND LINED TO THE EXPECTED HIGH WATER LEVEL. COFFERDAMS MUST BE CONSTRUCTED OF SANDBAGS, CLEAN ROCK, STEEL SHEETING OR OTHER NON-ERODIBLE MATERIAL. CLEAN ROCK IS ROCK OF VARIOUS TYPE AND SIZE, DEPENDING UPON APPLICATION, THAT CONTAINS NO FINES, SOILS, OR OTHER WASTES OR CONTAMINANTS.
14. THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN A PROACTIVE METHOD TO PREVENT LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS FROM ENTERING WATERS OF STATE / U.S.
15. THE CONTRACTOR SHALL TAKE APPROPRIATE STEPS TO ENSURE THAT PETROLEUM PRODUCTS OR OTHER CHEMICAL POLLUTANTS ARE PREVENTED FROM ENTERING WATERS STATE / U.S. ALL EQUIPMENT REFUELING, SERVICING, AND STAGING AREAS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS, RULES, REGULATIONS, AND ORDINANCES: INCLUDING THOSE OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA). APPROPRIATE CONTAINMENT MEASURE FOR THESE AREAS SHALL BE UTILIZED. ALL SPILLS MUST BE REPORTED TO THE APPROPRIATE AGENCY, AND MEASURE SHALL BE TAKES IMMEDIATELY TO PREVENT THE POLLUTION OF WATERS OF THE STATE/U.S., INCLUDING GROUNDWATER, SHOULD A SPILL OCCUR.
16. BORROW AND WASTE DISPOSAL AREAS SHALL BE LOCATED IN NON-WETLAND AREAS AND ABOVE THE 100-YEAR, FEDERAL EMERGENCY MANAGEMENT AGENCY FLOODPLAIN. BORROW AND WASTE DISPOSAL AREAS SHALL NOT AFFECT ANY WATERS OF THE STATE / U.S. UNLESS THESE AREAS ARE SPECIFICALLY COVERED BY AN ARAP, 404, OR NPOES PERMIT, OBTAINED SOLELY BY THE CONTRACTOR.
17. WETLAND AREAS SHALL NOT BE USED AS EQUIPMENT STORAGE, STAGING, OR TRANSPORTATION AREAS, UNLESS PROVIDED FOR IN THE PLANS.
18. ANY DISAGREEMENT BETWEEN THE PROJECT PLANS, THE PROJECT AS CONSTRUCTED AND THE PERMIT OR PERMITS ISSUED FOR THE PROJECT, SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. THE ENGINEER SHALL DECIDE WHICH HAS PRECEDENCE AND WHETHER PERMIT OR PLANS REVISIONS ARE NEEDED. IN GENERAL, PERMIT CONDITIONS WILL PREVAIL.
19. THE EROSION AND SEDIMENT CONTROL MEASURE AND/OR PLAN SHALL BE MODIFIED AS NECESSARY SO THAT THEY ARE EFFECTIVE AT ALL TIMES THROUGHOUT THE COURSE OF THE PROJECT.
20. FOR THE INSTALLATION OF BURIED UTILITIES (PIPES AND CABLES), TRENCHES SHALL BE BACKFILLED DAILY AS CONSTRUCTION PROCEEDS. BACKFILLED TRENCHES SHALL BE SEEDED AND MULCHED OR SODDED DAILY IF POSSIBLE, BUT NO LATER THAN SEVEN (7) DAYS AFTER TRENCHING. ANY TEMPORARY SPOIL PILE OF EXCAVATED EARTH SHALL BE LOCATED WITHIN THE PROJECT EROSION CONTROL MEASURES ARE NOT BACKFILLED OVERNIGHT. APPROPRIATE EROSION CONTROL AND SAFETY MEASURE WILL BE INSTALLED UNTIL SUCH TIME AS THE TRENCH IS BACKFILLED.
21. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO AND/OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES AS DETAILED IN THESE PLANS.
22. THE EROSION, SEDIMENT CONTROL MEASURES, AND PLAN SHALL BE MODIFIED AS NECESSARY AS TO BE EFFECTIVE AND CURRENT AT ALL PHASES OF PROJECT.
23. CONTROLS TO PREVENT ON-SITE EROSION AND TRANSPORT OF SEDIMENT OFF-SITE SHALL AT A MINIMUM CONFORM TO THE LATEST EDITION OF THE STATE EROSION AND SEDIMENT CONTROL HANDBOOK AND ALL APPLICABLE LOCAL CODES.
24. FAILURE TO INSTALL, OPERATE, OR MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL RESULT IN ALL WORK ON THE SITE IMMEDIATELY BEING BROUGHT TO A HALT UNTIL THE MEASURES CAN BE BROUGHT INTO COMPLIANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK AND ALL APPLICABLE LOCAL CODES.
25. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED CONCURRENT WITH CLEARING OPERATIONS AND SHALL BE FUNCTIONAL PRIOR TO ANY EARTH MOVING OPERATIONS. THE LOCATION OF SOME CONTROL MEASURES MAY HAVE TO BE ALTERED SLIGHTLY FROM WHAT IS SHOWN ON THE APPROVED PLANS IF DRAINAGE PATTERNS DURING CONSTRUCTION ARE SIGNIFICANTLY DIFFERENT FROM FINAL DRAINAGE PATTERNS, OR AS ACTUAL SITE TOPOGRAPHY REQUIRES.
26. SITE CONSTRUCTION MAY COMMENCE WHEN EROSION AND SEDIMENT CONTROL MEASURES SUFFICIENT TO CONTROL SEDIMENT DEPOSITS AND EROSION HAVE BEEN INSTALLED. SEDIMENT AND EROSION CONTROLS SHALL REMAIN UNTIL PERMANENT VEGETATION HAS BEEN ESTABLISHED AND FINAL PAVING AND SURFACING IS COMPLETE.
27. CONSTRUCTION EXITS SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY OR EXIT FROM THE SITE AND SHALL PREVENT THE TRACK-OUT OF SEDIMENT OR OTHER MATERIAL FROM THE SITE ONTO PUBLIC RIGHT-OF-WAY. ANY MATERIAL APPEARING ON THE PUBLIC RIGHT-OF-WAY SHOULD BE REMOVED IMMEDIATELY. THE CONSTRUCTION EXIT SHALL BE MAINTAINED SO ITS PERFORMANCE DOES NOT DETERIORATE OVER THE SPAN OF THE PROJECT.
28. PERIMETER CONTROLS SHALL BE INSTALLED AFTER THE INSTALLATION OF CONSTRUCTION EXITS.
29. ALL SILT BARRIERS SHALL BE INSTALLED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL TUBES & WATTLES AND/OR SILT FENCES ARE INSTALLED AS SHOWN ON THE PLANS.
30. DISTURBED AREAS LEFT EXPOSED AND UNWORKED FOR PERIODS OF GREATER THAN 7 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY VEGETATION.
31. DISTURBED AREAS LEFT EXPOSED AND UNWORKED FOR PERIODS OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH AND PERMANENT VEGETATION.
32. DUST CONTROL SHALL BE UTILIZED AS NEEDED AND MUST BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL CODES.
33. AMENDMENTS AND/OR REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE ENGINEER.
34. THE CONTRACTOR SHALL REMOVE SILT FROM THE SILT FENCE OR TUBES & WATTLES WHEN THE ACCUMULATED DEPTH IS ONE-HALF (1/2) OF THE HEIGHT OF THE CONTROL.
35. ALL UTILITY LOCATIONS ARE APPROXIMATE, AND IT IS POSSIBLE SOME EXISTING UTILITIES ARE NOT SHOWN ON THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THE LOCATIONS OF ALL UNDERGROUND UTILITIES VERIFIED AND MARKED PRIOR TO CONSTRUCTION.

GRADING NOTES :

1. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN AT TOP OF CRUSHED STONE, TOP OF FOUNDATION, OR TOP OF TOPSOIL. SEE DETAILS FOR THICKNESS OF CRUSHED STONE. MASS GRADED AREAS AND CRUSHED STONE SHALL BE FINISHED WITHIN 4" OF GRADES SHOWN. FOUNDATIONS SHALL BE FINISHED WITHIN 0.5" OF GRADES SHOWN.
2. ALL TREES, ROOTS, BRUSH, AND ORGANIC MATTER (TOPSOIL) SHALL BE REMOVED BEFORE BEGINNING FILL. FILL MATERIAL SHALL BE CLEAR SOIL CONTAINING NO ROCKS LARGER THAN 6 INCHES.
3. FILLS SHALL BE FORMED OF SATISFACTORY MATERIAL PLACED IN SUCCESSIVE HORIZONTAL LAYERS OF NOT MORE THAN 6 INCHES IN LOOSE DEPTH FOR THE FULL WIDTH OF EACH STRIP. FILL SOIL SHALL BE PLACED AT A MOISTURE CONTENT THAT IS WITHIN MINUS 1% OR PLUS 3% A OF THE OPTIMUM MOISTURE CONTENT AND TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM 698 (STANDARD PROCTOR). THE UPPER 12 INCHES OF FILL SHALL BE COMPACTED TO 98%.
4. STANDARD PROCTOR TESTS (ASTM 698) SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY EMPLOYED BY THE CONTRACTOR. IN-PLACE DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT TO ENSURE PROPER PLACEMENT OF FILL MATERIAL.
5. ALL DISTURBED AREAS SHALL RECEIVE GROUND COVER. ALL AREAS TO RECEIVE GROUND COVER SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL. ALL FOREIGN DEBRIS SHALL BE REMOVED BEFORE PLACING TOPSOIL. AREAS WITH LESS THAN 4:1 SLOPE SHALL BE SEEDED WITH FOUR POUNDS OF KENTUCKY 31 FESCUE AND ONE POUND OF ANNUAL RYE PER 1,000 SQFT. SLOPES STEEPER THAN 4:1 SHALL BE SEEDED WITH A MIXTURE OF 1/4 POUND SCARIFIED SERICEA LESPEDEZA. 1/4 POUND CROWN VETCH, AND ONE POUND KENTUCKY 31 FESCUE PER 1,000 SQFT WITH 30 POUNDS PER 1,000 SQFT OF 6-12-12 FERTILIZER. SLOPES 3:1 OR STEEPER SHALL BE COVERED WITH NORTH AMERICAN GREEN EROSION CONTROL BLANKET S150 INSTALLED PER MANUFACTURERS SPECIFICATIONS (OR ENGINEER APPROVED EQUAL) TO PREVENT EROSION. CONTRACTOR SHALL WARRANTY GROUND COVER AND SLOPES FOR A PERIOD OF 1 YEAR.
6. CONFINE ALL CONSTRUCTION ACITIVITY TO PROPERTY OWNER'S PARCEL. DO NOT ENTER ADJACENT PROPERTY WITHOUT OBTAINING APPROVAL THROUGH TELLCO PARTNERSHIP.
7. CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FENCE AND OTHER TEMPORARY EROSION CONTROL MEASURES AFTER GRASS IS ESTABLISHED AND STABILIZED.
8. ALL DISTURBED AREAS NOT TO BE COVERED WITH GRAVEL, RIP RAP, PAVEMENT, OR OTHER STABILIZATION SHALL RECEIVE GROUND COVER. ALL AREAS TO RECEIVE GROUND COVER SHALL HAVE A MINIMUM OF 4 INCHES OF TOPSOIL
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AT ALL TIMES. DO NOT ALLOW WATER TO STAND OR POND. ANY DAMAGE TO STRUCTURES OR WORK ON THE SITE CAUSED BY INADEQUATE MAINTENANCE OF DRAINAGE PROVISIONS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND ANY COST ASSOCIATED WITH REPAIRS FOR SUCH DAMAGE WILL BE AT THE CONTRACTOR'S EXPENSE.
10. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OF OFF-SITE OR AS DIRECTED BY THE VOGUE TOWERS II, LLC'S CONSTRUCTION MANAGER AND IN ACCORDANCE WITH JURISDICTIONAL AUTHORITIES.
11. EXCAVATIONS ADJACENT TO EXISTING PAVEMENT SHALL BE MADE TO A NEAT SAW-CUT LINE.
12. ALL TREES THAT ARE CUT OR KNOCKED DOWN WITHIN THE LIMITS OF DISTURBANCE SHALL BE DISPOSED OF IN ACCORDANCE WITH NOTE 10 OR MULCHED FOR LATER USE.

GEN 7 ENGINEERING

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#	DATE	BY	DESCRIPTION
A	12/12/24	BNS	PRELIMINARY ISSUE

STEPHEN M. CARPENTER — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 105147 — STATE OF TENNESSEE — 01-15-2025

verizon

SITE NAME: LANTON

SITE NUMBER: 17330373

VOGUE TOWERS

SITE NAME: LANTON

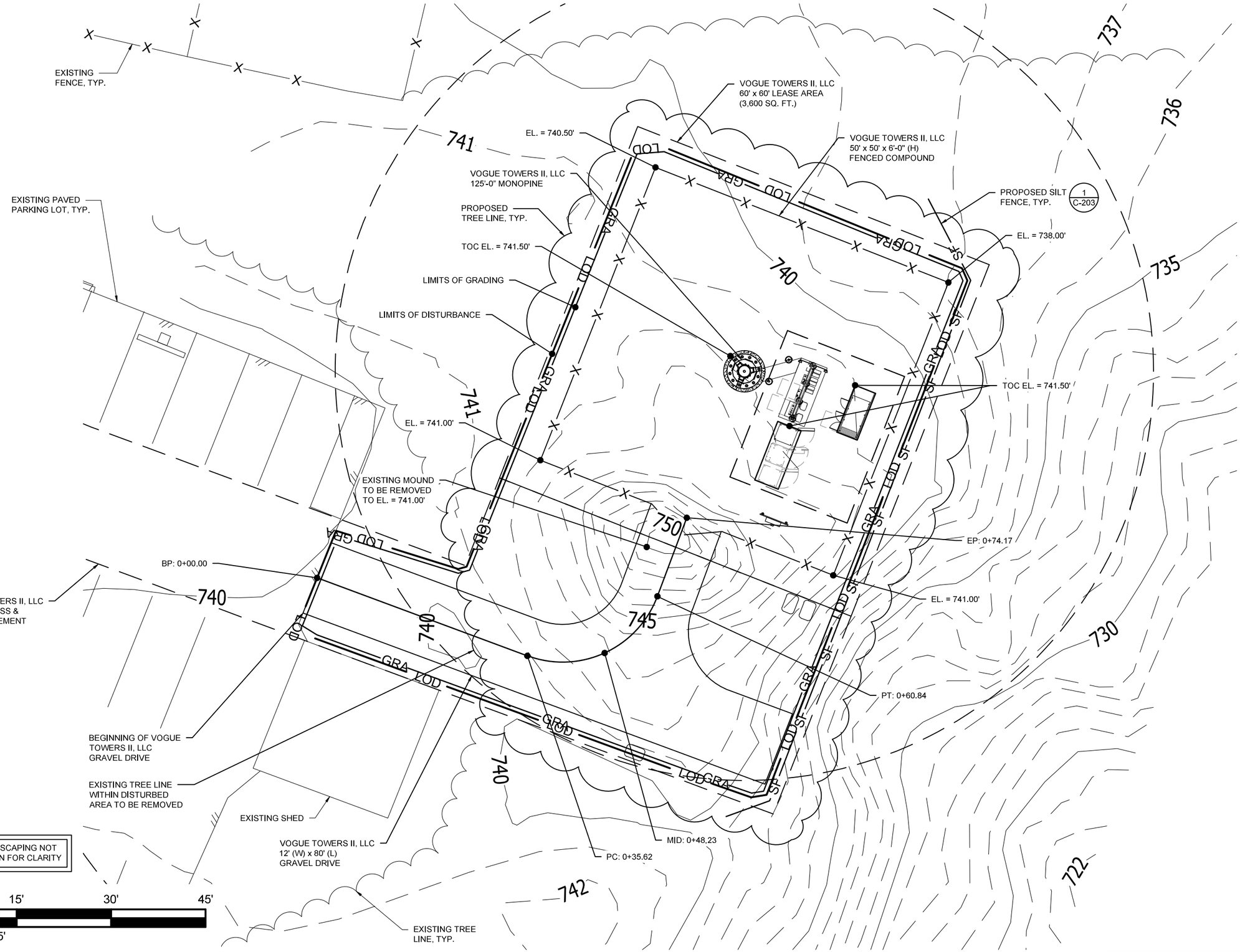
SITE NUMBER: TN-5001

SITE ADDRESS: 2507 GROVE PARK WAY, COLUMBIA, TN 38401

SITE TYPE: RAWLAND

SHEET TITLE: EROSION NOTES

SHEET NUMBER	REVISION
Z-200	A



GEN7 ENGINEERING

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STEPHEN M. CARPENTER 105147 REGISTERED ENGINEER AGRICULTURE COMMERCE STATE OF TENNESSEE
01-15-2025

verizon

SITE NAME: LANTON

SITE NUMBER: 17330373

VOGUE TOWERS

SITE NAME: LANTON

SITE NUMBER: TN-5001

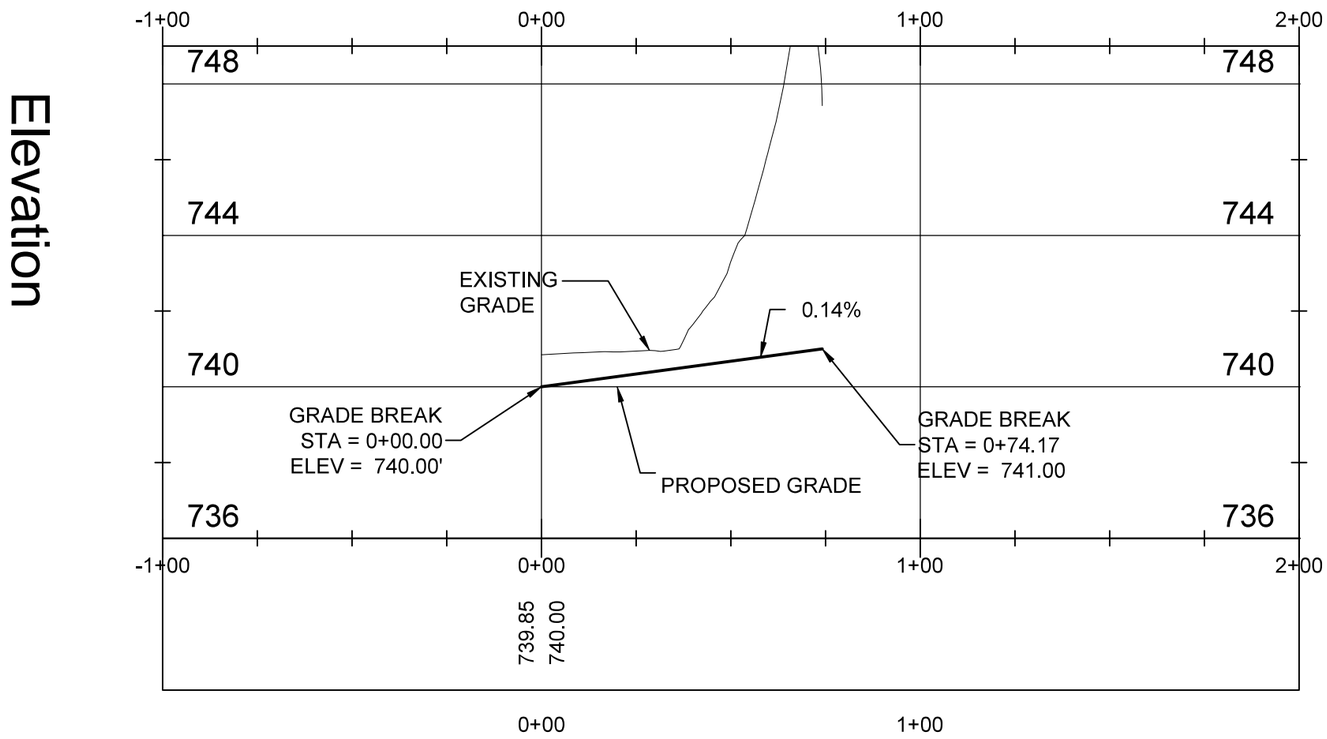
SITE ADDRESS: 2507 GROVE PARK WAY COLUMBIA, TN 38401

SITE TYPE: RAWLAND

SHEET TITLE: SITE GRADING PLAN

SHEET NUMBER	REVISION
Z-201	A

ACCESS DRIVE PROFILE



CUT / FILL SUMMARY :

TOTAL LIMITS OF DISTURBANCE :	TOTAL LIMITS OF GRADING :	NAME	2D AREA	CUT	FILL	NET
		COMPOUND vs EG	2500.00 SQ FT	15.82 CU YD	0.00 CU YD	15.82 CU YD <CUT>
		DRIVE vs EG	890.04 SQ FT	23.51 CU YD	0.00 CU YD	23.51 CU YD <CUT>
		TOTAL ROCK DISPLACEMENT	-	45.12 CU YD		45.12 CU YD <CUT>
0.125 AC ±	0.121 AC ±	TOTALS	3390.04 SQ FT	84.45 CU YD	0.00 CU YD	84.45 CU YD <CUT>

GEN7 ENGINEERING

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COMMERCE
NO. 105147
STATE OF TENNESSEE
01-15-2025

verizon

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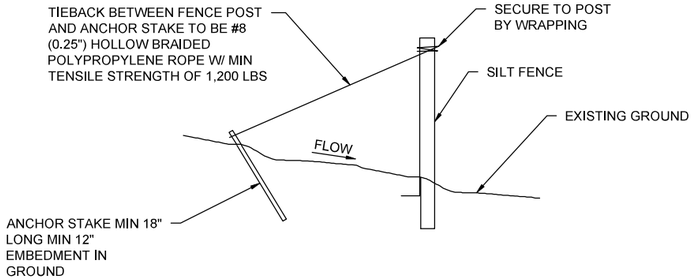
SITE NUMBER: TN-5001

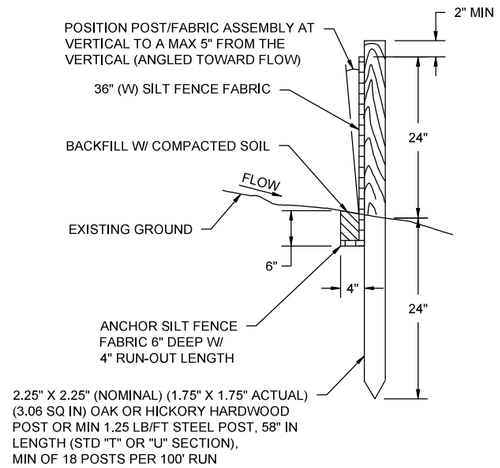
SITE ADDRESS: 2507 GROVE PARK WAY COLUMBIA, TN 38401
SITE TYPE: RAWLAND

SHEET TITLE: DRIVEWAY PROFILE

SHEET NUMBER	REVISION
Z-202	A



SILT FENCE TIEBACK FOR STEEL OR WOOD POSTS



SECTIONAL VIEW

SILT FENCE DETAIL (1)
NTS

GEN 7 ENGINEERING

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SITE NUMBER: TN-5001

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SITE TYPE: RAWLAND

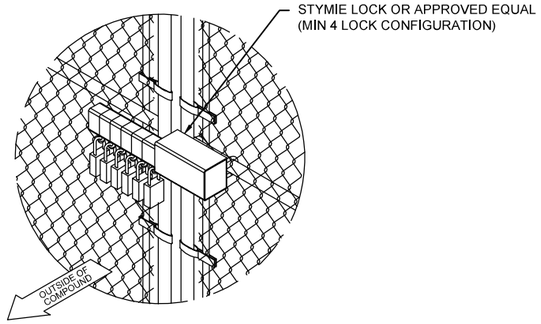
SHEET TITLE: SITE GRADING DETAILS

SHEET NUMBER	REVISION
Z-203	A

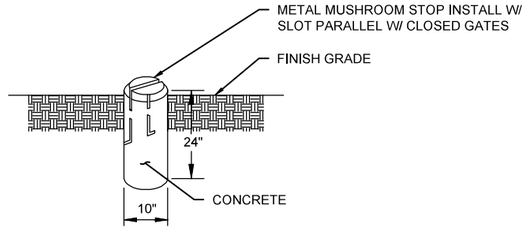
TYPICAL WOVEN WIRE FENCING NOTES:

(INSTALL FENCING PER ASTM F-567, SWING GATES PER ASTM F-900)

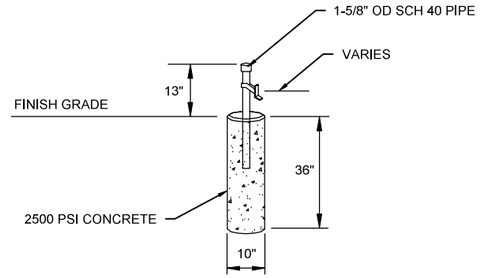
1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 3"Ø SCHEDULE 40 FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
2. LINE POST: 2"Ø SCHEDULE 40 PIPE PER ASTM-F1083. INSTALL EVERY 8'-0" ALONG FENCE LINE.
3. GATE FRAME: 1-1/2"Ø SCHEDULE 40 PIPE, STELL, HOT-DIPPED ZINC COATED (GALVANIZED) WELDED STEEL PIPE PER ASTM-F1083.
4. TOP RAIL & BRACE RAIL: 1-5/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
5. CHAIN LINK FABRIC: 9 GA. MIN. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
6. TIE WIRE: MINIMUM 11 GA. GALVANIZED STEEL INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
7. TENSION WIRE: 7 GA. GALVANIZED STEEL
8. GATE LATCH: 1-3/8" OD PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK (KEYED ALIKE FOR ALL SITES OR COMBINATION AS SPECIFIED BY OWNER)
9. HEIGHT = 6'-0" VERTICAL DIMENSION. WORK WITH SPECIFICATION 2831.



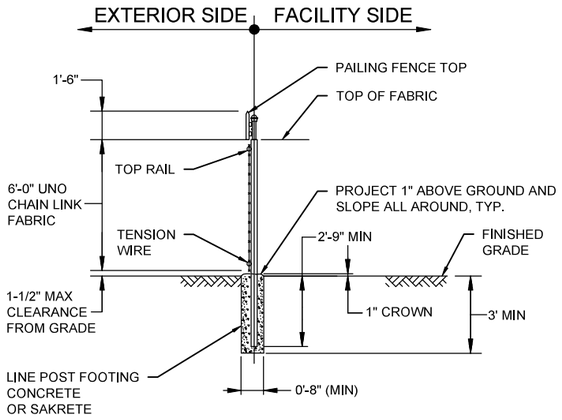
FENCE LOCK DETAIL
NTS



MUSHROOM STOP
NTS

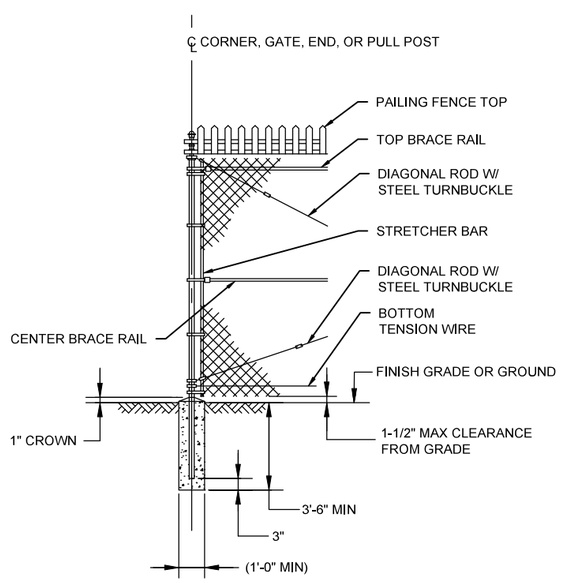


GATE STOP DETAIL
NTS

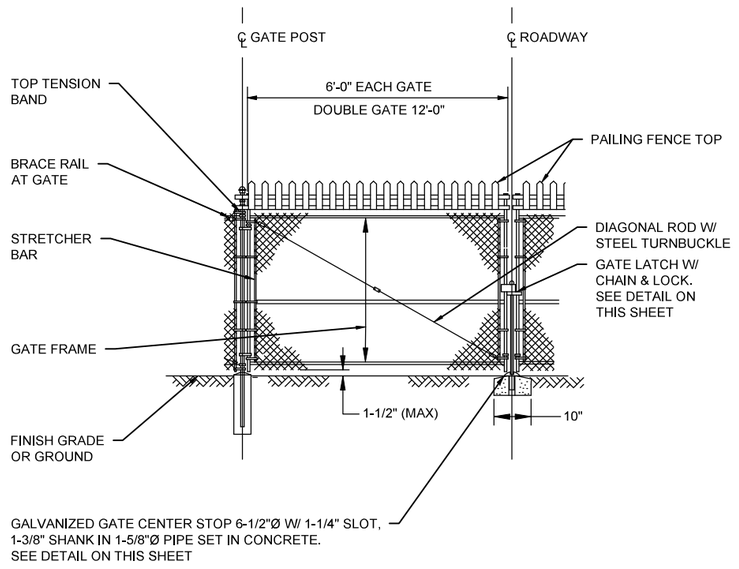


TYPICAL SECTION

WOVEN WIRE FENCE (1)
NTS



WOVEN WIRE CORNER, GATE, END, OR PULL POST (2)
NTS



WOVEN WIRE DOUBLE GATE (3)
NTS

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B	03/06/25	BNS	PRELIMINARY ISSUE
A	03/05/25	BNS	PRELIMINARY ISSUE

STEPHEN M. CARPENTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 105147
STATE OF TENNESSEE
04/15/2025

verizon

SITE NAME: LANTON
SITE NUMBER: 17330373

VOGUE TOWERS

SITE NAME: LANTON
SITE NUMBER: TN-5001

SITE ADDRESS: 2507 GROVE PARK WAY COLUMBIA, TN 38401
SITE TYPE: RAWLAND

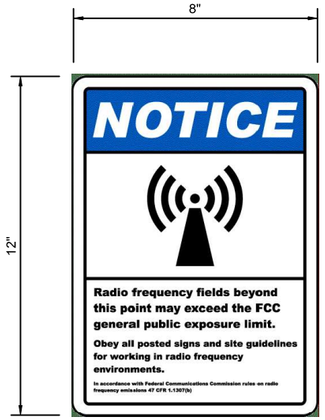
SHEET TITLE: SITE DETAILS

SHEET NUMBER	REVISION
Z-301	1

10" x 14"

NO TRESPASSING SIGN (1)

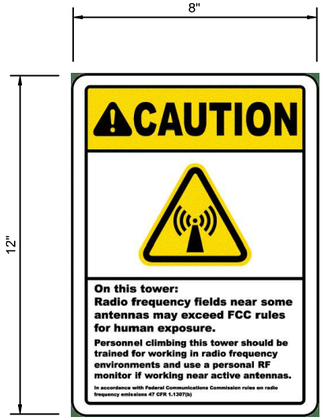
NTS



12" x 8"

RF GUIDELINES SIGN (2)

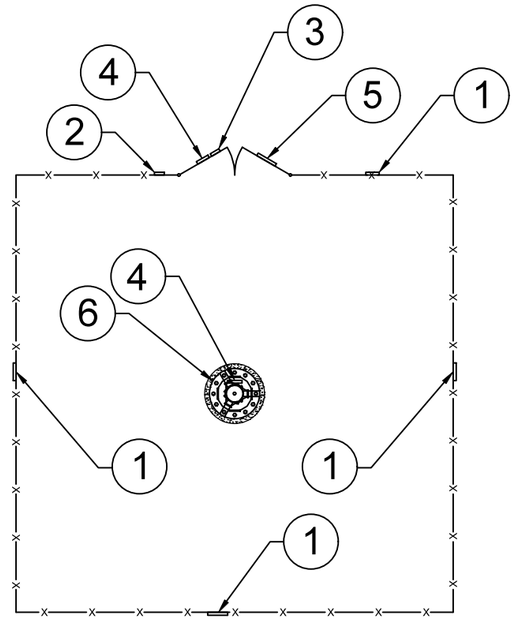
NTS

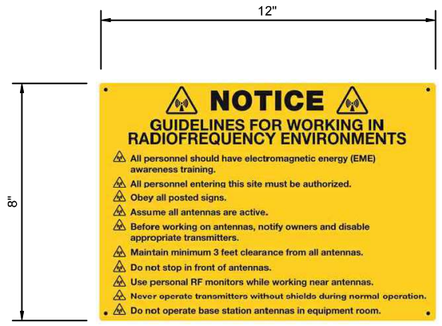


12" x 8"

RF GUIDELINES SIGN (3)

NTS

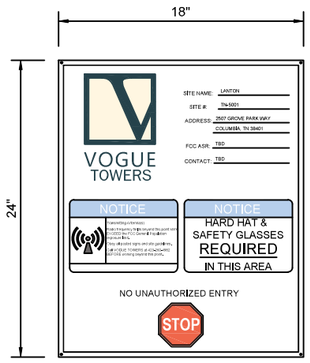




8" x 12"

RF GUIDELINES SIGN (4)

NTS



24" x 18"

SITE ID SIGN (5)

NTS

ASR # XXXXXXX

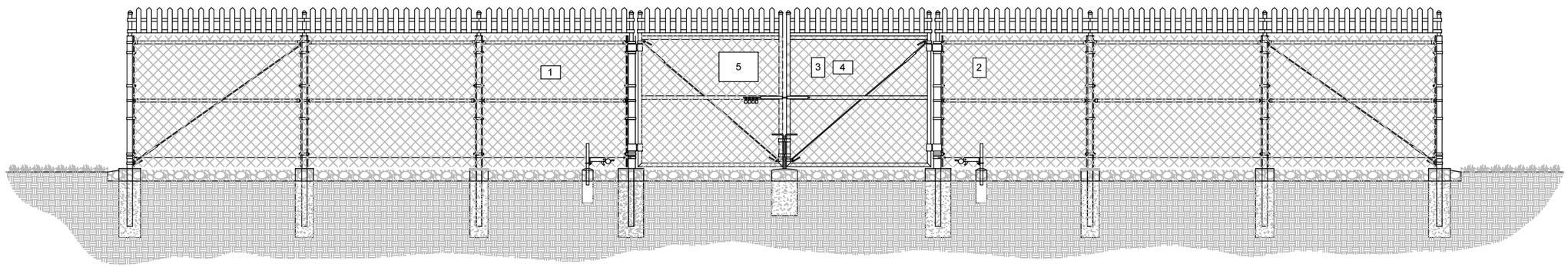
-WHEN REQUIRED, PLACE ON TOWER

-USE A DECAL ON MONOPOLE AND METAL SIGN ON SELF-SUPPORT TOWER OR GUYED TOWER

-LETTERS TO BE 3" MIN

ASR # (6)

NTS



FENCED COMPOUND DETAILS

NTS

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FOR REFERENCE ONLY

verizon

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SITE ADDRESS: 2507 GROVE PARK WAY COLUMBIA, TN 38401

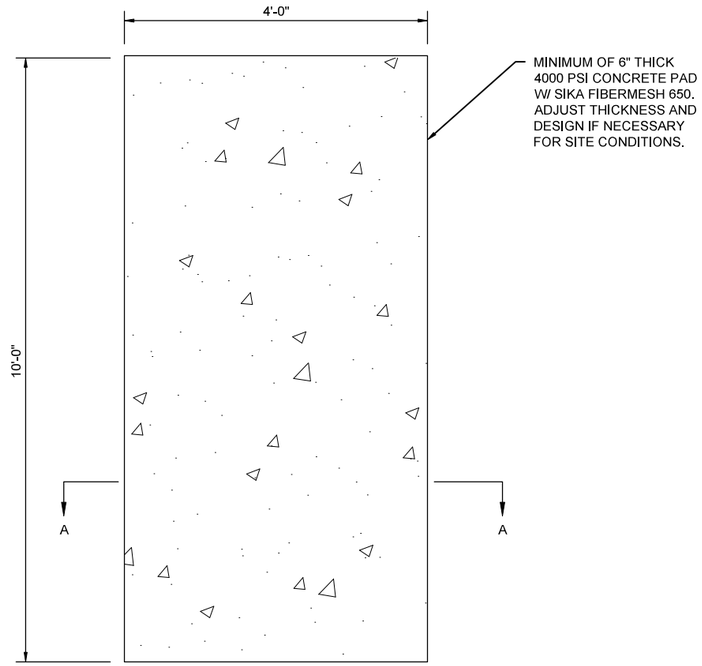
SITE TYPE: RAWLAND

SHEET TITLE: SITE DETAILS

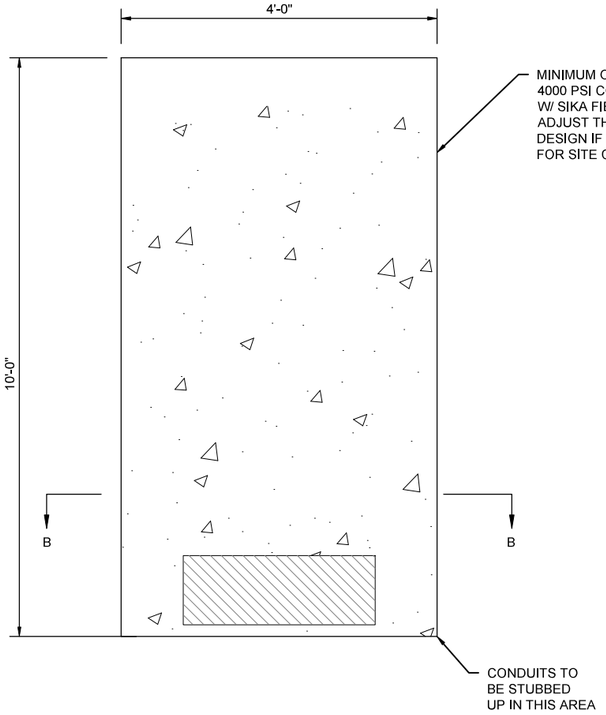
SHEET NUMBER	REVISION
Z-302	1

CONCRETE PAD NOTES:

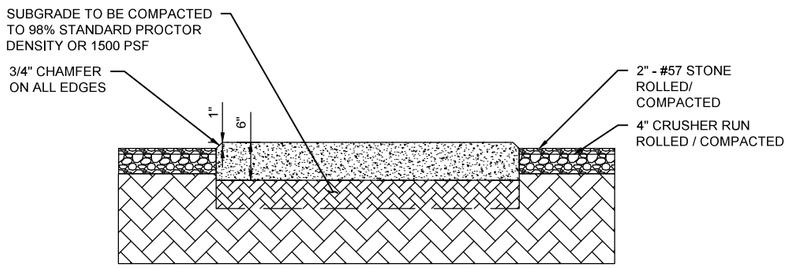
1. VERIFY GENERATOR STUB UP AREA FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
2. VERIFY PAD SIZE REQUIREMENTS FOR SPECIFIC MANUFACTURER/MODEL NUMBER.
3. CONDUITS TO STUB UP FULL HEIGHT THROUGH SLEEVE IN ENHANCED DIESEL TANK ENCLOSURE.
4. EMBED CONDUITS IN CONCRETE PAD.
5. ALL CONCRETE SHALL BE NORMAL WEIGHT AND CONFORM TO THE ACI 301 AND THE FOLLOWING:
   - 5.a. MINIMUM COMPRESSION STRENGTH 4,000 PSI
   - 5.b. AIR ENTRAPMENT RANGE 3% TO 6%
   - 5.c. SLUMP GREATER THAN 3", BUT NOT TO EXCEED 6"
6. CONDUITS TO BE TERMINATED WITH MALE ADAPTER AND THREADED BUSHING.



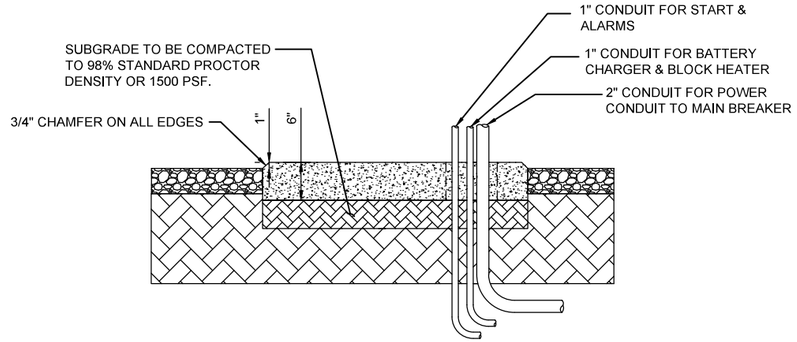
EQUIPMENT PAD PLAN (1)
NTS



GENERATOR PAD PLAN (2)
NTS



SECTION A-A THROUGH EQUIPMENT PAD
NTS



SECTION B-B THROUGH GENERATOR PAD
NTS

GEN7 ENGINEERING

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT IS STRICTLY PROHIBITED.

DRAWN BY	BNS
CHECKED BY	BNS

REVISIONS

#	DATE	BY	DESCRIPTION
1	04/15/25	BNS	FINAL ISSUE
0	03/07/25	BNS	FINAL ISSUE
B	03/06/25	BNS	PRELIMINARY ISSUE
A	03/05/25	BNS	PRELIMINARY ISSUE

STEPHEN M. CARPENTER
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 105147
STATE OF TENNESSEE
04/15/2025

verizon

SITE NAME: LANTON
SITE NUMBER: 17330373

VOGUE TOWERS

SITE NAME: LANTON
SITE NUMBER: TN-5001

SITE ADDRESS: 2507 GROVE PARK WAY COLUMBIA, TN 38401
SITE TYPE: RAWLAND

SHEET TITLE: SITE DETAILS

SHEET NUMBER	REVISION
Z-303	1

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, April 8, 2025

ITEM NO.
25-0083

DESCRIPTION: 2494 Nashville Hwy

COMMENTS:

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case 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. The proposed tower has to be located in the 3rd layer. Current it is proposed to be located in the 1st which is not permitted. To achieve 3rd layer, located building site behind frontage (Dollar General side). This is classified as secondary frontage, see layer definitions in article 9 of Zoning Ordinance for better understanding.
4. NEPA (National Environmental Policy Act) will be a condition of approval.
5. Need a complete application. Please check everything that relates to the PUD application requirements.
6. A rendering can give a false vision of the proposed tower and what it will look like in the environment. Pictures of monopines already constructed will be helpful to the PC.

Engineering

7. Access easement shall have a provision allowing adjustment in the future to accommodate modification.

Fire

8. No comments

Maury County Schools

9. No Comment.

Columbia Power

10. 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.

Columbia Water

11. No comments, no water impact.

Duck River Electric Membership Corp

12. No comments.

Maury County Highway Dept.

13. No comment.

ATT

14. No comment.

Maury County E911

15. No comments provided.

Atmos Energy

16. No comments provided.

City Attorney

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

17. No comment provided.

Public Works

18. No comment.

Police

19. No comment provided.

Building

20. No comment.

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.

BEAR
SERVICES GROUP

April 21, 2025

Mr. Charles Rush
Principal Planner, City of Columbia, TN
700 N Garden Street
Columbia, TN 38401

Re: 2494 Nashville Hwy; Item #25-0083; Development Review Committee Meeting Comments Received 4/11/2025

Dear Mr. Rush;

On behalf of Vogue Towers II, LLC ("Vogue Towers") and Cellco Partnership, d/b/a Verizon Wireless ("Verizon"), together "Applicant", this letter is in response to comments from the April 8th Design Review Committee Meeting, comments received April 11th, regarding item #25-0083. Below are response comments to the departmental review comments as provided.

COMMENTS:

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff. Understood.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. Acknowledged. Does original material need to be resubmitted as well, or just revisions & responses?
3. The proposed tower has to be located in the 3rd layer. Current it is proposed to be located in the 1st which is not permitted. To achieve 3rd layer, located building site behind frontage (Dollar General side). This is classified as secondary frontage, see layer definitions in article 9 of Zoning Ordinance for better understanding. As shown in the attached, layering will be achieved. The primary layer will be off Nashville Highway. Grove Park Way will be the second layer, entering third layer past the frontage along Grove Park.
4. NEPA (National Environmental Policy Act) will be a condition of approval. Understood.
5. Need a complete application. Please check everything that relates to the PUD application requirements. See revised application attached.
6. A rendering can give a false vision of the proposed tower and what it will look like in the environment. Pictures of monopines already constructed will be helpful to the PC. Photos of monopine examples submitted 4/9.

Engineering

7. Access easement shall have a provision allowing adjustment in the future to accommodate modification. Note added to sheet Z-101.

Fire

8. No comments

Maury County Schools

9. No Comment.

Columbia Power

10. 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. Understood, Applicant's engineering firm will be contacting you soon to request utility walk & design.

Columbia Water

11. No comments, no water impact.

Duck River Electric Membership Corp

12. No comments.

Maury County Highway Dept.

13. No comment.

ATT

14. No comment.

Maury County E911

15. No comments provided.

Atmos Energy

16. No comments provided.

City Attorney

17. No comment provided.

BEAR
SERVICES GROUP

Public Works

18. No comment.

Police

19. No comment provided.

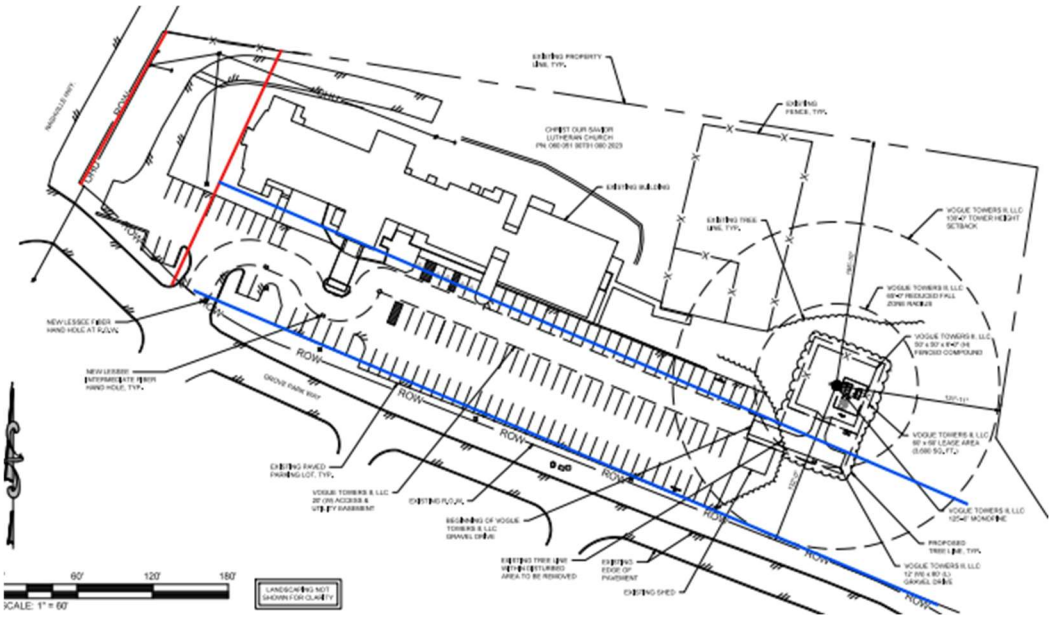
Building

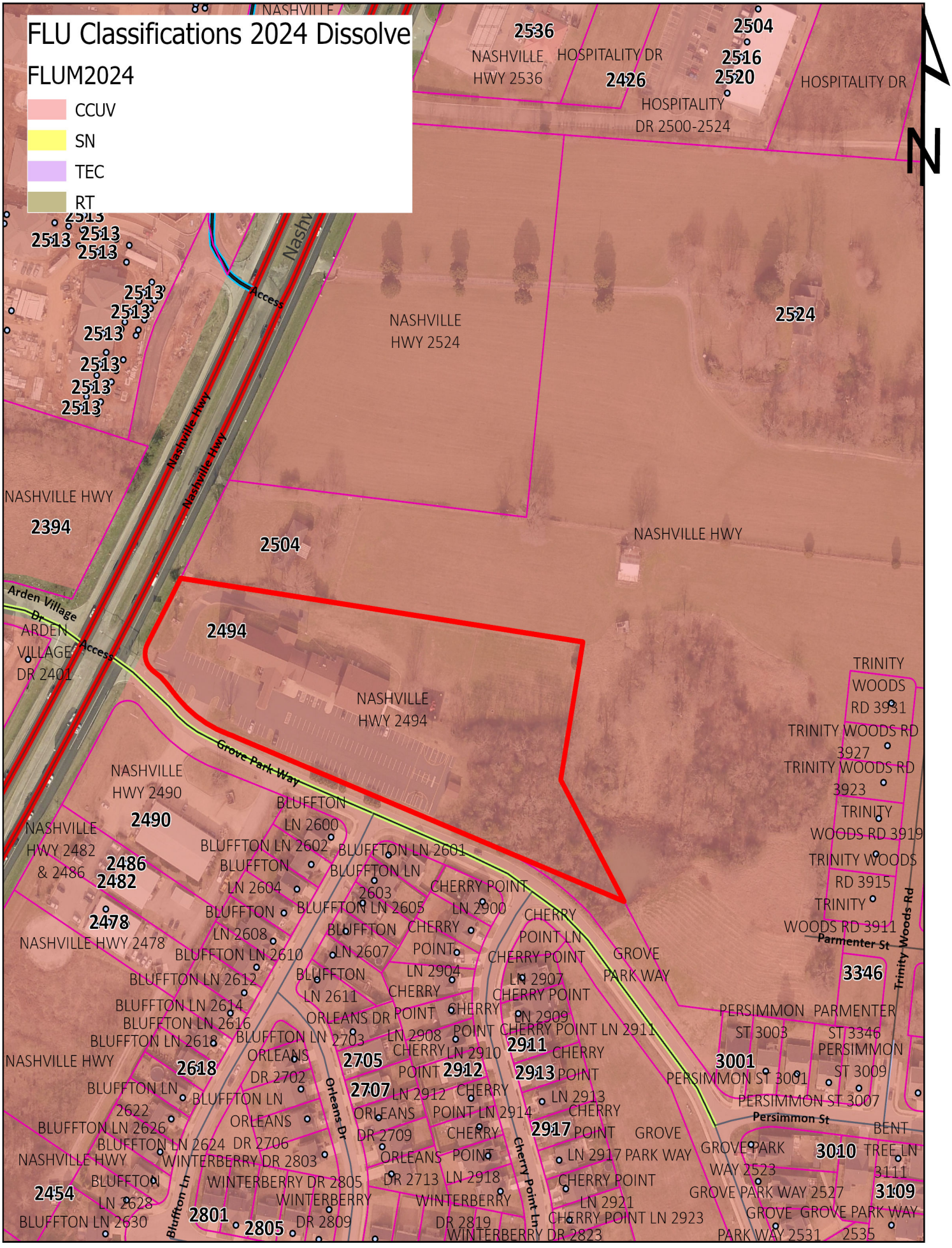
20. No comment.

Please let us know of additional questions or comments.

Respectfully Submitted,

Michael A. Sandifer
On behalf of Vogue Tower II, LLC

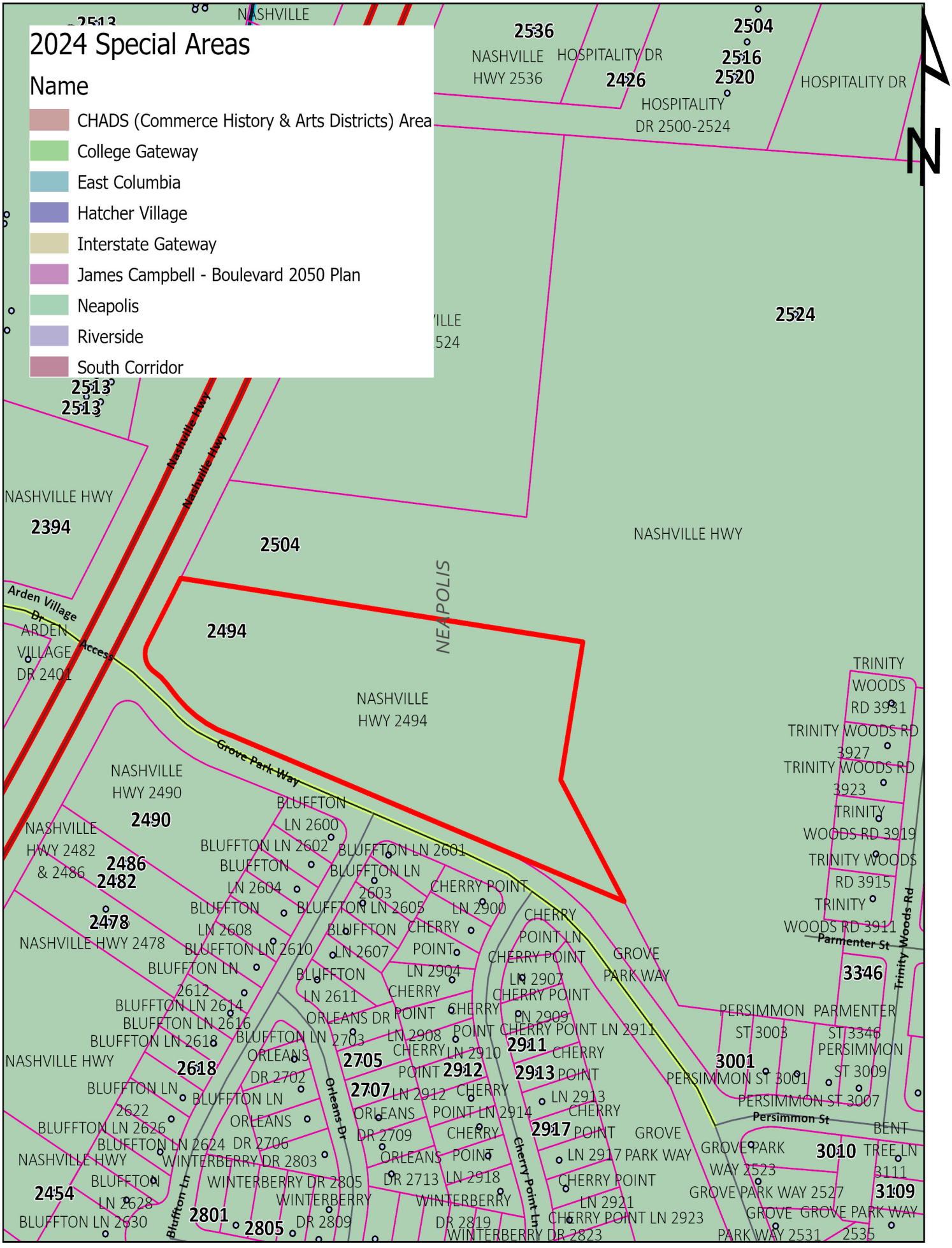

existing PROPERTY LINE, TYP.
existing FENCE, TYP.
CHRIST OUR SAVIOR LUTHERAN CHURCH
PIN 080-051 00701 080 2023
existing building
existing TREE LINE, TYP.
VOGUE TOWERS II, LLC
125'-0" TOWER HEIGHT SETBACK
VOGUE TOWERS II, LLC
125'-0" REDUCED FALL ZONE RADIUS
VOGUE TOWERS II, LLC
50' x 50' x 6'-0" (H) FENCED COMPOUND
VOGUE TOWERS II, LLC
50' x 50' LEASE AREA (0.060 SQ.FT.)
VOGUE TOWERS II, LLC
125'-0" MONOPINE
PROPOSED TREE LINE, TYP.
VOGUE TOWERS II, LLC
12' (W) x 80' (L) GRAVEL DRIVE
NEW LESSEE FIBER HAND HOLE AT R/O/W
NEW LESSEE INTERMEDIATE FIBER HAND HOLE, TYP.
GROVE PARK WAY
ROW
existing PAVED PARKING LOT, TYP.
VOGUE TOWERS II, LLC 20' (W) ACCESS & UTILITY EASEMENT
EXISTING R/O/W
BEGINNING OF VOGUE TOWERS II, LLC GRAVEL DRIVE
EXISTING TREE LINE WITH VEGETATION AREA TO BE REMOVED
EXISTING EDGE OF PAVEMENT
EXISTING SHED
60'
120'
180'
SCALE: 1" = 60'
LANDSCAPING NOT SHOWN FOR CLARITY



25-0083
2494 Nashville Hwy.
Tax Map 51 Parcel 7.01

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

CITY OF COLUMBIA
TENNESSEE



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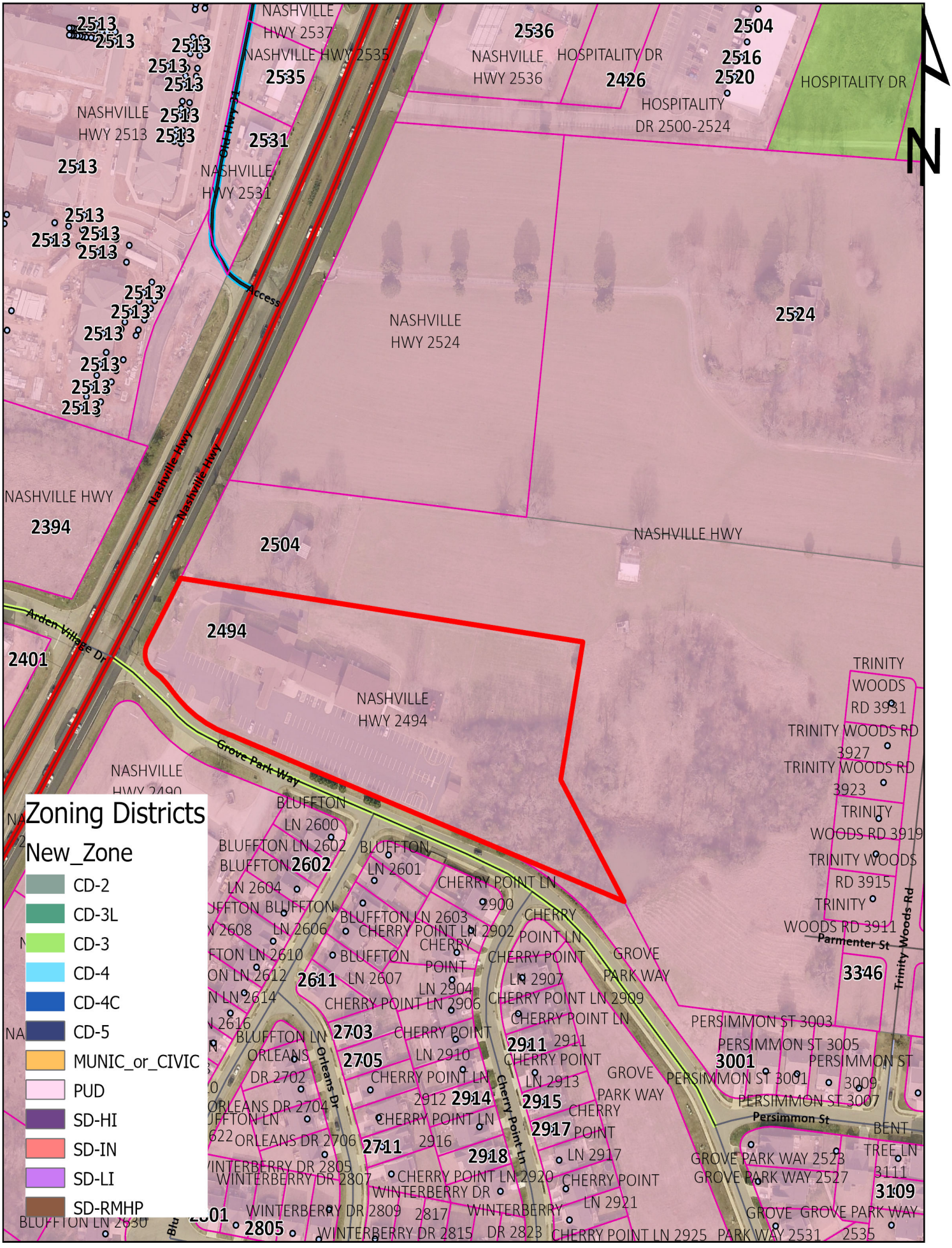
CITY OF COLUMBIA TENNESSEE



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