CITY OF COLUMBIA
TENNESSEE

AGENDA

The Columbia Planning Commission Development Review Committee will meet on Tuesday, June 10, 2025 at 10:00 AM in Conference Room A, Basement Level, City Hall, to consider the following:

I. Items For Review

1. Request from Abigail Overstreet for Final Plat approval with surety of Hampshire Pike Steadfast Mixed Use Subdivision Phase 2 located at Tax Map 89 Parcel 41.15 off Hampshire Pike.

2. Request from Allen O'Leary for Final Plat approval with surety of Rutherford Lane Subdivision Phase 2 located at Tax Map 112 Parcel 3.06 off Rutherford Lane.

3. Request from TKC Architecture & Engineering for Final Plat approval with surety of Reserve at Hickory Ridge Subdivision Phase 1A, formerly part of Dabbs Subdivision, located off Bear Creek Pike at Tax Map 72 Parcel 66.

4. Request from Wyatt Woeltje for Final Plat approval with surety of Columbia Mall Lot 1 located at 800 S James M. Campbell Blvd. being Tax Map 100N Group L Parcel 6.

5. Request from M2 Group LLC for Final Plat approval with surety of Idlewild Farms Subdivision Phase 3 located off Hiwassee Drive, being Tax Map 89 Parcels 23.01 & 23.02.

6. Request from WES Engineers & Surveyors for Preliminary Plat and Site Development Plan approval of Legends at Hunters Glen, being Tax Map 112 Parcel 18.02 located off Hunters Glen Drive.

7. Request from Calvary Chapel Church for Alternative Performance approval of a Site Development Plan concerning property at 1028 Nashville Highway, being Tax Map 90 Parcel 21.01.

8. Request from TKC Architecture & Engineering to Rezone property at 1221 E. End Street, being Tax Map 99 Parcel 59.03 from CD-3L (Residential Large Lot Character District) to CD-3 (Neighborhood Character District).

9. Request from Greg Gamble for Preliminary PUD Master Plan with Architectural Design approval of Waters Edge at Taylor Landing located at River Road and Taylor Landing, being Tax Map 90 Parcl 7.12.

10. Request from Nick Moran for Annexation with Plan of Services approval including a Comprehensive Plan Land Use Designation Amendment from Rural Transition to Suburban Neighborhoods with the default zoning designation of CD-3L (Neighborhood Large Lot Character District) for property at Tax Map 67 Parcel 1 located off Double Branch Road.

11. Request from Adam Crunk, PE, for Annexation with Plan of Services approval including a Comprehensive Land Use Designation Amendment from Rural Transition to Suburban Neighborhoods with Rezoning to CD-3 (Neighborhood Character District) for property at Tax Map 112 Parcel 17 off Foster Lane.

II. Items for Additional Review

1. Request from Ragan Smith & Associates for Final Plat approval with surety in the amount of $560,000 for Marlons Creek Phase 1B, being a portion of Tax Map 73 Parcel 15 off Lasea Road.

2. Request from Lynn Ealey for Final Plat approval with surety in the amount of $915,000 for Heritage Green Phase 1 located off Baker Road at Tax Map 74 Parcel 37.

LEGEND

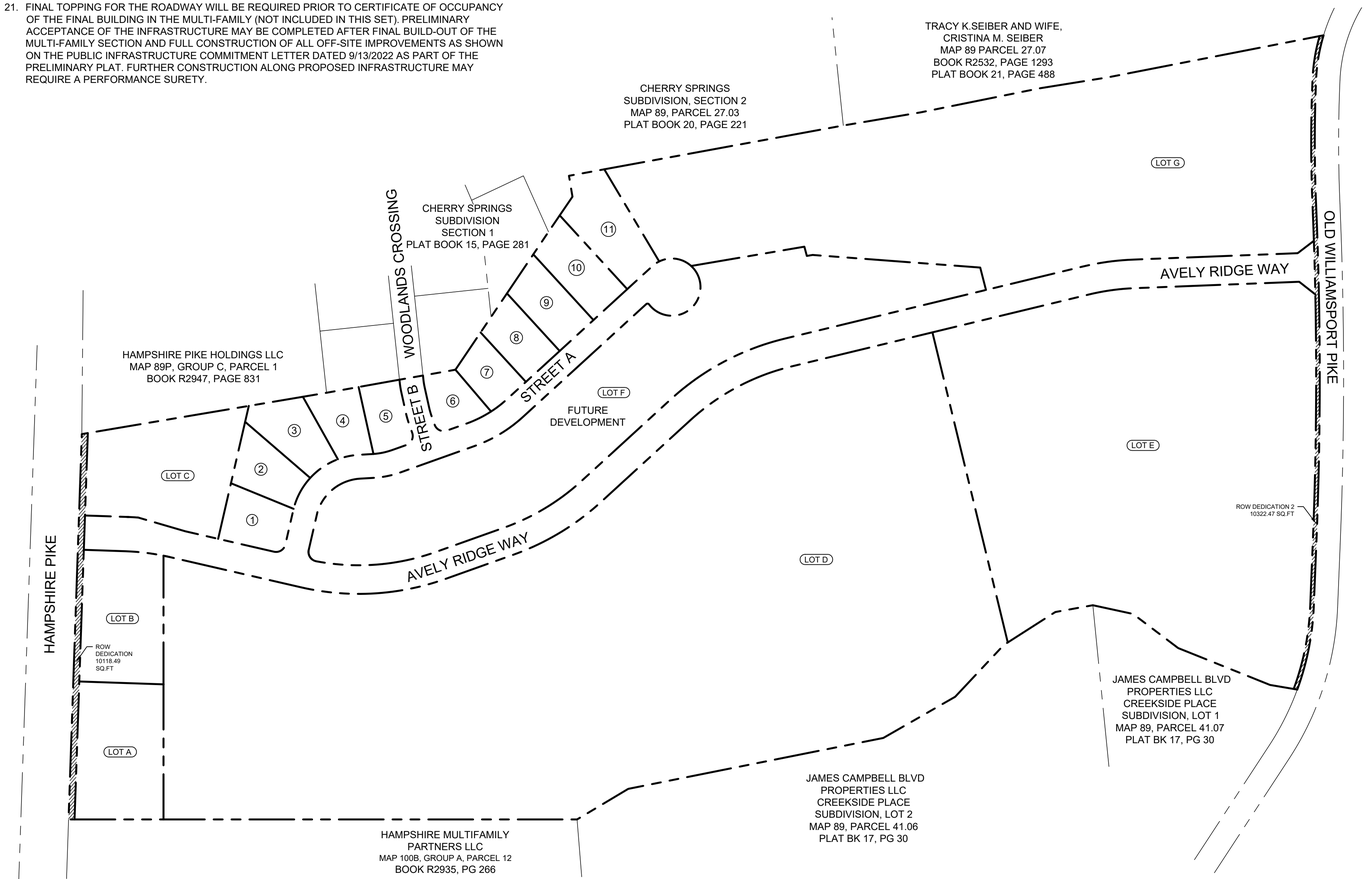
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY SEWER	8S SA / 8" SA	WATER FEATURE	
NON-MONUMENTED POINT		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

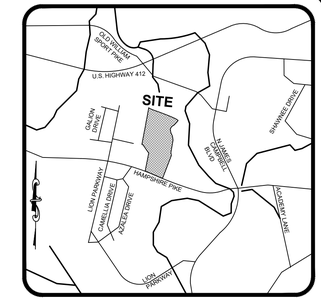
HATCH LEGEND

ROW DEDICATION

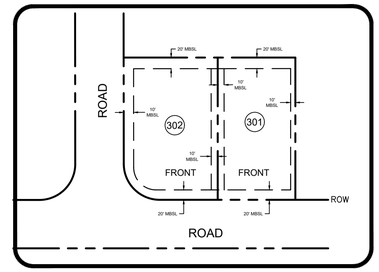
PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 18 LOTS AND DEDICATE RIGHT-OF-WAY.
2. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 41.15, ON MAURY COUNTY TAX MAP 089. SAID PARCEL IS FURTHER IDENTIFIED AS THE PROPERTY DESCRIBED IN BOOK R2858, PAGE 105, 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: 10-01-2021
   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" AND ZONE "AE" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0280E AND 47119C0165E, 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 ____, PAGES ____.
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. DETENTION PONDS AND OUTLET STRUCTURES WITHIN PUBLIC DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
14. 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.
15. 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.
16. MAINTENANCE OF ALL STORMWATER MANAGEMENT FEATURES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR HOA.
17. 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.
18. 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.
19. 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.
20. LOTS A, B, AND C SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO HAMPSHIRE PIKE.
21. FINAL TOPPING FOR THE ROADWAY WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY OF THE FINAL BUILDING IN THE MULTI-FAMILY (NOT INCLUDED IN THIS SET). PRELIMINARY ACCEPTANCE OF THE INFRASTRUCTURE MAY BE COMPLETED AFTER FINAL BUILD-OUT OF THE MULTI-FAMILY SECTION AND FULL CONSTRUCTION OF ALL OFF-SITE IMPROVEMENTS AS SHOWN ON THE PUBLIC INFRASTRUCTURE COMMITMENT LETTER DATED 9/13/2022 AS PART OF THE PRELIMINARY PLAT. FURTHER CONSTRUCTION ALONG PROPOSED INFRASTRUCTURE MAY REQUIRE A PERFORMANCE SURETY.





VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
LOT A	51983.31'	1.193
LOT B	47303.93'	1.086
LOT C	67507.00'	1.550
LOT D	1081848.95'	24.836
LOT E	526167.32'	12.079
LOT F	248322.75'	5.701
LOT G	478678.60'	10.989

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
1	15066.68'	0.346
2	15501.53'	0.356
3	17568.04'	0.403
4	13635.64'	0.313
5	12114.51'	0.278
6	11499.81'	0.264
7	12077.34'	0.277
8	14604.62'	0.335
9	16821.14'	0.386
10	19033.53'	0.437
11	25996.81'	0.597

Additional ROW Dedication Area Table		
ROW #	Area (SF)	Area (AC)
ROW DEDICATION 1	10118.49'	0.232
ROW DEDICATION 2	10322.47'	0.237



GRAPHIC SCALE: 1" = 150'

OWNER: HAMPSHIRE PIKE HOLDINGS LLC
18100 VON KARMAN AVENUE,SUITE 500
IRVINE,CA,92612
949-518-2191

ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TN 37210
615-564-2701
KELLEY FRANK@KIMLEY-HORN.COM

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

SEAN ALAN MCGOWAN — REGISTERED LAND SURVEYOR — AGRICULTURE — COMMERCE — TENNESSEE NO. 3516

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

HAMPSHIRE PIKE

MIXED USE SUBDIVISION PHASE 2

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 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 R2858, PAGE 105, 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

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:	67.282	TOTAL NO. OF LOTS:	18
ACRES NEW RD/ST:	5.856 (ROW)	L.F. OF NEW RD/ST:	2749.5717
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 150'	DATE:	05/14/2025

WA PROJECT NO. 21-1752 — SHEET 1 OF 3

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	93.65'	375.00'	14° 18' 31"	S62° 07' 47"E	93.41'
C2	91.58'	382.51'	13° 43' 01"	S62° 25' 31"E	91.36'
C3	263.09'	3068.00'	4° 54' 48"	S71° 44' 27"E	263.01'
C4	263.74'	3075.50'	4° 54' 48"	S71° 44' 27"E	263.66'
C5	709.46'	8499.93'	4° 46' 56"	S71° 48' 23"E	709.26'
C6	75.56'	8492.43'	0° 30' 35"	S73° 56' 33"E	75.56'
C7	112.41'	8492.43'	0° 45' 30"	S73° 18' 30"E	112.41'
C8	520.87'	8492.43'	3° 30' 51"	S71° 10' 20"E	520.79'
C9	178.22'	575.00'	17° 45' 32"	S60° 32' 09"E	177.51'
C10	177.29'	567.50'	17° 53' 57"	S60° 27' 56"E	176.57'
C11	23.64'	542.26'	2° 29' 53"	S21° 26' 26"W	23.64'
C12	32.21'	20.00'	92° 15' 51"	N75° 05' 34"E	28.84'
C13	121.61'	100.00'	69° 40' 33"	S19° 54' 22"E	114.25'
C14	56.87'	200.00'	16° 17' 35"	S6° 47' 07"W	56.68'
C15	118.93'	298.00'	22° 51' 58"	S12° 47' 40"E	118.14'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	6.66'	4.00'	95° 22' 46"	S23° 27' 44"W	5.92'
C17	199.55'	60.00'	190° 33' 13"	S24° 07' 30"E	119.49'
C18	71.83'	60.00'	68° 35' 35"	N26° 18' 06"E	67.62'
C19	254.02'	480.00'	30° 19' 19"	N13° 47' 59"E	251.07'
C20	191.56'	480.00'	22° 51' 58"	N12° 47' 40"W	190.29'
C21	272.08'	540.00'	28° 52' 06"	N9° 47' 36"W	269.21'
C22	107.15'	540.00'	11° 22' 08"	N10° 19' 31"E	106.97'
C23	95.24'	480.00'	11° 22' 08"	S10° 19' 31"W	95.09'
C24	241.85'	480.00'	28° 52' 06"	S9° 47' 36"E	239.30'
C25	215.51'	540.00'	22° 51' 58"	S12° 47' 40"E	214.08'
C26	307.12'	540.00'	32° 35' 10"	S14° 55' 55"W	303.00'
C27	12.62'	480.00'	1° 30' 23"	S30° 28' 19"W	12.62'
C28	79.66'	480.00'	9° 30' 30"	N24° 57' 52"E	79.57'

HATCH LEGEND

ROW DEDICATION

DETENTION POND

CHERRY SPRINGS SUBDIVISION, SECTION 2
MAP 89, PARCEL 27.03
PLAT BOOK 20, PAGE 221

TRACY K.SEIBER AND WIFE, CRISTINA M. SEIBER
MAP 89 PARCEL 27.07
BOOK R2532, PAGE 1293
PLAT BOOK 21, PAGE 488

POB
N:470741.49
E:1649350.82

CHERRY SPRINGS SUBDIVISION SECTION 1
PLAT BOOK 15, PAGE 281

HAMPSHIRE PIKE HOLDINGS LLC
MAP 89P, GROUP C, PARCEL 1
BOOK R2947, PAGE 831

HAMPSHIRE PIKE (100' R.O.W.)

WOODLANDS CROSSING (50' R.O.W.)

STREET A (50' R.O.W.)

STREET B (50' R.O.W.)

AVELY RIDGE WAY (60' R.O.W.)
MAJOR LOCAL

OLD WILLIAMSPORT PIKE (50' R.O.W.)

SHEET 3

FUTURE DEVELOPMENT

LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G

FLOOD ZONE X
FLOOD ZONE AE
REGULAR FLOODWAY
BASE FLOOD ELEVATION: 577'

WATER QUALITY DETENTION POND

20' PROPOSED WATER ESMT

20' SANITARY SEWER EASEMENT BOOK 1134, PAGE 220

30' STREAM BUFFER

40' STREAM BUFFER

TOP OF BANK

RETAINING WALL

BIGBY CREEK

SEWER LINE TO BE ABANDONED

50' EAST TENNESSEE NATURAL GAS PIPELINE EASEMENT OF RECORD BOOK 283, PAGE 386

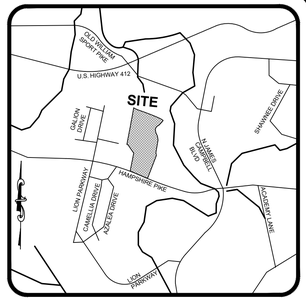
ROW DEDICATION 1
10518.48 SQ.FT

ROW DEDICATION 2
10322.47 SQ.FT

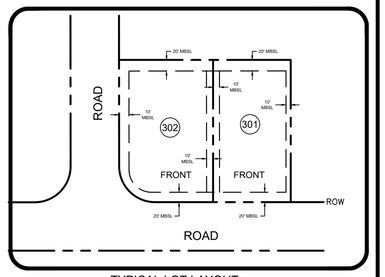
HAMPSHIRE MULTIFAMILY PARTNERS LLC
MAP 100B, GROUP A, PARCEL 12
BOOK R2935, PG 266

JAMES CAMPBELL BLVD PROPERTIES LLC
CREEKSIDE PLACE
SUBDIVISION, LOT 1
MAP 89, PARCEL 41.07
PLAT BK 17, PG 30

JAMES CAMPBELL BLVD PROPERTIES LLC
CREEKSIDE PLACE
SUBDIVISION, LOT 2
MAP 89, PARCEL 41.06
PLAT BK 17, PG 30



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

Parcel Line Table		
Line #	Length	Direction
L1	8.46'	N7°12'30"E
L2	7.63'	N27°51'17"E
L3	50.45'	N27°51'17"E
L4	118.69'	S55°18'29"W
L5	86.06'	S30°29'38"W
L6	79.99'	S7°58'19"W
L7	118.34'	N14°23'00"W
L8	9.97'	N14°23'00"W
L9	72.00'	S69°47'23"E
L10	50.10'	N8°07'38"E
L11	69.15'	N8°07'38"E
L12	41.77'	N37°28'50"W
L13	47.47'	N37°28'50"W

Parcel Line Table		
Line #	Length	Direction
L14	44.42'	N81°16'34"W
L15	88.09'	S20°12'37"W
L16	102.68'	S34°29'23"W
L17	70.69'	S31°13'30"W
L18	80.64'	S58°46'30"E
L19	28.34'	S14°55'55"W
L20	20.09'	S86°45'59"E
L21	12.28'	N8°34'35"E
L22	48.48'	S86°12'18"E
L23	42.70'	N19°07'41"W
L24	42.97'	S56°21'44"W
L25	8.61'	S31°13'30"W
L26	88.09'	N20°12'37"E

GRAPHIC SCALE: 1" = 100'

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	
NON-MONUMENTED POINT		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

SHAWN ALAN MCCOWAN
REGISTERED LAND SURVEYOR
TENNESSEE NO. 3516

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

HAMPSHIRE PIKE

MIXED USE SUBDIVISION PHASE 2

FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

RECORDING STAMP HERE

IF YOU CAN READ THIS YOU ARE HOLDING AN UNRECORDED COPY

TOTAL ACRES:	67.282	TOTAL NO. OF LOTS:	18
ACRES NEW RD/ST:	5.856 (ROW)	L.F. OF NEW RD/ST:	2749.5717
ACRES OPEN SPACE:	0.000	CIVIL DISTRICT:	3RD
DRAWN BY:	AS	CLOSURE ERROR:	SEE NOTE
SCALE:	1" = 100'	DATE:	05/14/2025

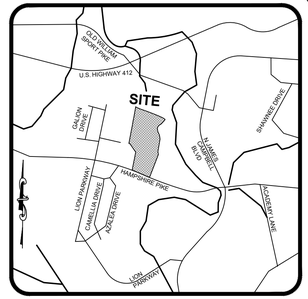
WA PROJECT NO. 21-1752 SHEET 2 OF 3

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	
NON-MONUMENTED POINT		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

HATCH LEGEND

- ROW DEDICATION
- DETENTION POND

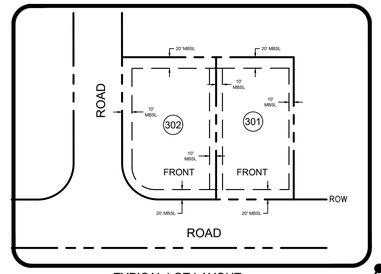


VICINITY MAP
NOT TO SCALE

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C11	23.64'	542.26'	2° 29' 53"	S21° 26' 26"W	23.64'
C12	32.21'	20.00'	92° 15' 51"	N75° 05' 34"E	28.84'
C13	121.61'	100.00'	69° 40' 33"	S19° 54' 22"E	114.25'
C14	56.87'	200.00'	16° 17' 35"	S6° 47' 07"W	56.68'
C15	118.93'	298.00'	22° 51' 58"	S12° 47' 40"E	118.14'
C16	6.66'	4.00'	95° 22' 46"	S23° 27' 44"W	5.92'
C17	199.55'	60.00'	190° 33' 13"	S24° 07' 30"E	119.49'
C18	71.83'	60.00'	68° 35' 35"	N26° 18' 06"E	67.62'
C19	254.02'	480.00'	30° 19' 19"	N13° 47' 59"E	251.07'
C20	191.56'	480.00'	22° 51' 58"	N12° 47' 40"W	190.29'
C21	272.08'	540.00'	28° 52' 06"	N9° 47' 36"W	269.21'
C22	107.15'	540.00'	11° 22' 08"	N10° 19' 31"E	106.97'
C23	95.24'	480.00'	11° 22' 08"	S10° 19' 31"W	95.09'
C24	241.85'	480.00'	28° 52' 06"	S9° 47' 36"E	239.30'
C25	215.51'	540.00'	22° 51' 58"	S12° 47' 40"E	214.08'
C26	307.12'	540.00'	32° 35' 10"	S14° 55' 55"W	303.00'
C27	12.62'	480.00'	1° 30' 23"	S30° 28' 19"W	12.62'
C28	79.66'	480.00'	9° 30' 30"	N24° 57' 52"E	79.57'
C29	31.42'	20.00'	90° 00' 00"	N13° 46' 30"W	28.28'
C30	2.87'	150.00'	1° 05' 41"	N58° 13' 40"W	2.87'
C31	74.31'	150.00'	28° 23' 00"	N43° 29' 19"W	73.55'
C32	70.63'	150.00'	26° 58' 47"	N15° 48' 26"W	69.98'
C33	45.16'	150.00'	17° 14' 57"	N6° 18' 26"E	44.99'
C34	2.28'	150.00'	0° 52' 12"	N14° 29' 49"E	2.28'
C35	40.38'	150.00'	15° 25' 23"	N6° 21' 01"E	40.26'
C36	31.42'	20.00'	90° 00' 00"	N46° 21' 41"W	28.28'
C37	24.73'	200.00'	7° 05' 08"	N87° 49' 06"W	24.72'
C38	22.50'	200.00'	6° 26' 40"	N81° 03' 12"W	22.48'
C39	16.87'	150.00'	6° 26' 40"	S81° 03' 12"E	16.86'
C40	18.55'	150.00'	7° 05' 08"	S87° 49' 06"E	18.54'
C41	31.42'	20.00'	90° 00' 00"	N43° 38' 19"E	28.28'
C42	57.25'	248.00'	13° 13' 38"	N7° 58' 30"W	57.13'
C43	41.72'	248.00'	9° 38' 20"	N19° 24' 29"W	41.67'
C44	17.00'	60.00'	16° 13' 57"	N16° 06' 40"W	16.94'

Parcel Line Table		
Line #	Length	Direction
L9	72.00'	S69°47'23"E
L10	50.10'	N8°07'38"E
L11	69.15'	N8°07'38"E
L12	41.77'	N37°28'50"W
L13	47.47'	N37°28'50"W
L14	44.42'	N81°16'34"W
L15	88.09'	S20°12'37"W
L16	102.68'	S34°29'23"W
L17	70.69'	S31°13'30"W
L18	80.64'	S58°46'30"E
L19	28.34'	S14°55'55"W
L20	20.09'	S86°45'59"E
L21	12.28'	N8°34'35"E
L22	48.48'	S86°12'18"E
L23	42.70'	N19°07'41"W
L24	42.97'	S56°21'44"W
L25	8.61'	S31°13'30"W

Parcel Line Table		
Line #	Length	Direction
L26	88.09'	N20°12'37"E
L27	120.00'	N31°13'30"E
L28	73.97'	N58°46'30"W
L29	28.34'	N14°55'55"E
L30	31.49'	N1°21'41"W
L31	18.96'	S88°38'19"W
L32	43.08'	N84°16'32"W
L33	5.46'	N77°33'40"W
L34	8.99'	S77°49'53"E
L35	43.08'	S84°16'32"E
L36	18.96'	N88°38'19"E
L37	44.00'	N1°21'41"W
L38	54.21'	N24°13'39"W
L39	96.00'	N24°13'39"W
L40	96.00'	N24°13'39"W
L41	96.00'	N24°13'39"W
L42	71.88'	N24°13'39"W



TYPICAL LOT LAYOUT
N.T.S.

HAMPSHIRE PIKE (100' R.O.W.)
HAMPSHIRE PIKE HOLDINGS LLC
MAP 89P, GROUP C, PARCEL 1
BOOK R2947, PAGE 831
CHERRY SPRINGS SUBDIVISION SECTION 1 PLAT BOOK 15, PAGE 281
WOODLANDS CROSSING (50' R.O.W.)
STREET A (50' R.O.W.)
STREET B (50' R.O.W.)
AVELY RIDGE WAY LOCAL (50' R.O.W.)
FUTURE DEVELOPMENT
LOT C
LOT F
ROW DEDICATION 1018.49 SQ.FT
SEWER LINE TO BE ABANDONED
S69°47'23"E 172.87'
N8°39'08"E 520.27'
342.21'
12.76'
115.00'
50.30'
68.25'
N8°05'02"E 155.24'
86.99'
34.21'
N75°59'51"E 190.17'
N29°01'29"E 190.27'
S89°46'30"E 286.06'
132.21'
N40°28'06"E 141.87'
119.62'
S84°16'32"E 143.76'
N8°34'35"E 240.74'
N1°21'41"W 151.47'
S1°21'41"E 165.49'
S1°21'41"E 151.47'
N24°13'39"W 254.36'
S24°13'39"E 254.36'
N31°13'30"E 274.49'
S24°13'39"E 350.37'
N7°51'13"E 584.57'
509.31'
75.26'
N77°26'30"E 224.98'
N65°46'21"E 209.65'
58.92'
S37°26'55"E 89.24'
98.74'
N37°45'02"W 346.86'
98.74'
N65°46'21"E 186.76'
N65°46'21"E 169.86'
94.30'
N65°46'21"E 140.59'
N87°47'20"E 15.11'
TOP OF BANK
SEE SHEET 2
SEE SHEET 2
20' SANITARY SEWER EASEMENT BOOK 1784, PAGE 203
10' PROPOSED WATER EASMT
40' EAST TENNESSEE NATURAL GAS PIPELINE RIGHT OF WAY EASEMENT BOOK 353, PAGE 366
SAS
GAS
WS-W
WS-P
WS-R
SS
STM
OHE
UGE
8" SA
8" W
4" W
4" G
10' SA
20' MBSL (TYP.)
10' MBSL (TYP.)
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23 L24 L25 L26 L27 L28 L29 L30 L31 L32 L33 L34 L35 L36 L37 L38 L39 L40

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

7 day of May, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Hampshire Pike Development Holdings, LLC, the DEVELOPER (hereinafter the "DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the 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.

Hampshire Pike Mixed-Use
PROJECT

Completed by the Developer	*Completed by the City*
Hampshire Pike Development Holdings, LLC DEVELOPER NAME	
Dinesh Dalvar AUTHORIZED AGENT NAME	CITY ENGINEER
SIGNATURE	SIGNATURE
May 7, 2025 DATE	DATE
18100 Von Karman Ave Ste 500 STREET	
Irvine, CA 92612 CITY, STATE, ZIP	
949-852-0700 PHONE	
Chase.Emery@Steadfastco.com EMAIL	
Attest	*Attest*
Jacklyn White ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
May 7, 2025 DATE	DATE

OWNER AFFIDAVIT
COLUMBIA, MAURY COUNTY, TENNESSEE

I/we, Hampshire Pike Holdings, LLC
(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:

Map 089, Parcel 41.15
(Property Parcel/Tax ID Number)

and located at:

Hampshire Pike, Columbia, TN
(Street Address)

am fully aware of the request for development approval in 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

18100 Von Karman, Suite 500
Property Owner Mailing Address

Irvine, CA 92612
City, State, & Zip

Subscribed and sworn to before me this ____ day of _____, 20____.

See attached certificate
Notary Public

My Commission Expires: _____

CALIFORNIA ALL PURPOSE JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA)
ss
County of ORANGE)

Subscribed and sworn to (or affirmed) before me on this 17th day of March, 2025, by Rodney F. Emery, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

CRISTINA B. SONG
Notary Public - California
Orange County
Commission # 2422287
My Comm. Expires Oct 20, 2026

WITNESS my hand and official seal.

C Song

Signature of Notary Public

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	Hampshire Pike, Columbia, TN		
	TAX MAP: 089	GROUP:	PARCEL: 41.15
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this plat is to create 7 lots 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

	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	Abigail Overstreet	PHONE	615-749-0740
ADDRESS	108 Beasley Dr, Franklin, TN 37064	EMAIL	aoverstreet@wilsonpc.com

PROPERTY OWNER NAME	Hampshire Pike Holdings, LLC	PHONE	(949) 852-0700
ADDRESS	18100 Von Karman, Suite 500 Irvine, CA 92612	EMAIL	james.palda@steadfastco.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	3/14/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Hampshire Pike Holdings, LLC Rod Emery, Authorized Signer	Rod Emery (Mar 17, 2025 13:22 PDT)	Mar 17, 2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

21-1752 Hampshire Pike - Final Plat - Submittal Application

Final Audit Report 2025-03-17

Created:	2025-03-17
By:	Breana Finney (Breana.Finney@SteadfastCo.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAlMpDagpxplhKy8PvX-SVlsP8MHtXF6Hf

"21-1752 Hampshire Pike - Final Plat - Submittal Application" History

Document created by Breana Finney (Breana.Finney@SteadfastCo.com)
2025-03-17 - 6:38:59 PM GMT- IP address: 72.194.102.130

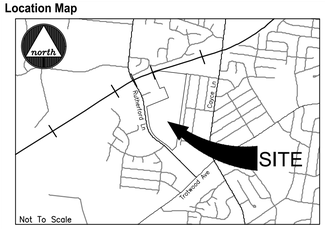
Document emailed to Rod Emery (Rod.Emery@SteadfastCo.com) for signature
2025-03-17 - 6:39:27 PM GMT

Email viewed by Rod Emery (Rod.Emery@SteadfastCo.com)
2025-03-17 - 8:22:21 PM GMT- IP address: 104.47.56.126

Document e-signed by Rod Emery (Rod.Emery@SteadfastCo.com)
Signature Date: 2025-03-17 - 8:22:53 PM GMT - Time Source: server- IP address: 204.2.198.46

Agreement completed.
2025-03-17 - 8:22:53 PM GMT

Location Map



LOT AREA TABLE			
LOT	SQ. FT.	ACRES
1	10,388.7	0.24
2	10,746.4	0.25
3	11,210.6	0.26
4	14,009.2	0.32
5	14,773.4	0.34
6	10,069.4	0.23
7	10,065.5	0.23
8	10,059.6	0.23
9	10,055.7	0.23
10	10,061.6	0.23
11	10,687.9	0.25
12	10,288.7	0.24
13	11,758.2	0.27
14	10,050.0	0.23
15	10,050.0	0.23
16	10,050.0	0.23
17	10,050.0	0.23
18	10,050.0	0.23
19	10,050.0	0.23
20	10,050.0	0.23
21	11,390.0	0.26
53	10,050.0	0.23
54	10,050.0	0.23
55	10,050.0	0.23
56	10,050.0	0.23
57	10,050.0	0.23
58	10,050.0	0.23
59	10,050.0	0.23
60	10,049.8	0.23
61	17,191.1	0.39
62	12,196.3	0.28
104	10,436.1	0.24
105	13,220.9	0.30
121	10,041.3	0.23
122	10,041.3	0.23
123	10,131.5	0.23
OS-3B	39,160.5	0.90
OS-4B	465,492.0	10.69

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C26	175.00'	45.41'	45.28'	N 00°41'20" E	14°52'02"
C27	53.00'	55.68'	53.15'	N 36°50'23" W	60°11'24"
C28	175.00'	45.62'	45.49'	N 74°24'10" W	14°56'11"
C29	1175.00'	4.97'	4.97'	N 81°59'32" W	0°14'32"
C30	1175.00'	83.83'	83.81'	N 84°09'26" W	4°05'16"
C31	1175.00'	3.30'	3.30'	N 86°16'53" W	0°09'39"
C32	275.00'	93.52'	93.07'	S 83°53'46" W	19°29'02"
C33	275.00'	29.65'	29.64'	S 71°03'55" W	6°10'40"
C34	325.00'	59.47'	59.38'	S 73°13'06" W	10°29'01"
C35	325.00'	20.84'	20.83'	S 80°17'49" W	3°40'25"
C36	25.00'	39.32'	35.39'	S 37°04'35" W	90°06'53"
C37	25.00'	39.22'	35.32'	S 52°55'25" E	89°53'07"
C38	275.00'	67.95'	67.78'	N 75°03'18" E	14°09'27"
C39	325.00'	145.56'	144.35'	N 80°48'26" E	25°39'42"
C40	25.00'	39.27'	35.36'	N 48°38'17" E	90°00'00"
C41	225.00'	86.75'	86.22'	N 07°24'27" W	22°05'28"
C66	175.00'	45.77'	45.64'	S 00°37'45" W	14°59'12"
C67	53.00'	55.54'	53.04'	S 36°53'13" E	60°02'45"
C68	175.00'	45.70'	45.57'	S 74°23'26" E	14°57'40"
C69	175.00'	45.65'	45.52'	N 89°20'37" W	14°56'42"
C70	53.00'	55.55'	53.04'	S 53°09'36" W	60°02'53"
C71	175.00'	45.86'	45.73'	S 15°37'46" W	15°00'49"
C85	1225.00'	40.37'	40.37'	N 82°48'55" W	1°53'18"
C86	25.00'	38.13'	34.54'	N 40°03'38" W	87°23'51"
C96	175.00'	45.49'	45.36'	S 15°34'11" W	14°53'40"
C97	53.00'	55.68'	53.15'	S 53°06'47" W	60°11'30"
C98	175.00'	45.57'	45.44'	N 89°19'52" W	14°55'13"

Legend

- EIP — Iron Rod/Pipe Found
- IPS — Iron Rod Set
- ECM — Concrete Monument Existing
- MAG — Mag Nail
- Fence Post
- T-Post
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Post Indicator Valve
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Curb Inlet
- Catch Basin
- Area Drain
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Electric Riser
- Cable Riser
- Telephone Riser
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Power Pole
- Guy Wire
- Flag Pole
- Sign
- Parking Block
- Handicap Parking
- Bollard
- Water Spigot
- Mailbox
- Evergreen Tree
- Deciduous Tree
- Bush
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- Gas Line
- Sanitary Sewer Line
- Water Line
- Storm Sewer Line
- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line

DEVELOPMENT AREA

OPEN SPACE NOTE:

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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 R2839, Page 368, Maury County Registers Office, and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, and that offers of irrevocable dedication for all public ways, utilities, and other facilities have been filed.

Date — Regent Homes LLC

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

I hereby certify that the streets, drainage, and utilities designated in Rutherford Subdivision, Phase 2 have been installed in accordance with City Specifications, or a performance surety in the amount of $ _____ for streets and drainage has been posted with the City of Columbia, Tennessee, to assure completion of such improvements.

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Date — Director of Wastewater Department, Columbia, Tennessee

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I, (we) hereby certify that the water system(s) outlined or indicated on the final subdivision plat entitled Rutherford Subdivision, Phase 2 has/have been installed in accordance with current local and state government requirements, or a sufficient bond or other surety has been filed to guarantee said installation.

Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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

Date — City Engineer, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR SUBDIVISION NAME AND STREET NAMES

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

Date — Maury County E-911, Columbia, Tennessee

CERTIFICATE OF APPROVAL FOR RECORDING

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

Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

5/19/25 — Allen B. O'Leary — TN RLS #1987
Date — Allen B. O'Leary — Number

©2025

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

Client
REGENT HOMES LLC
6901 LENOX VILLAGE DR
SUITE 107
NASHVILLE, TN 37211

FINAL PLAT

RUTHERFORD SUBDIVISION, PHASE 2

COLUMBIA, TN

REVISIONS	DATE

Drawn: EB
Checked: AO
Approved: AO
Date: 05-19-2024

Job. no. 23528
Scale: Vertical: 1"=50'
Horizontal:

1 of 2

Register of Deed Recording Stamp

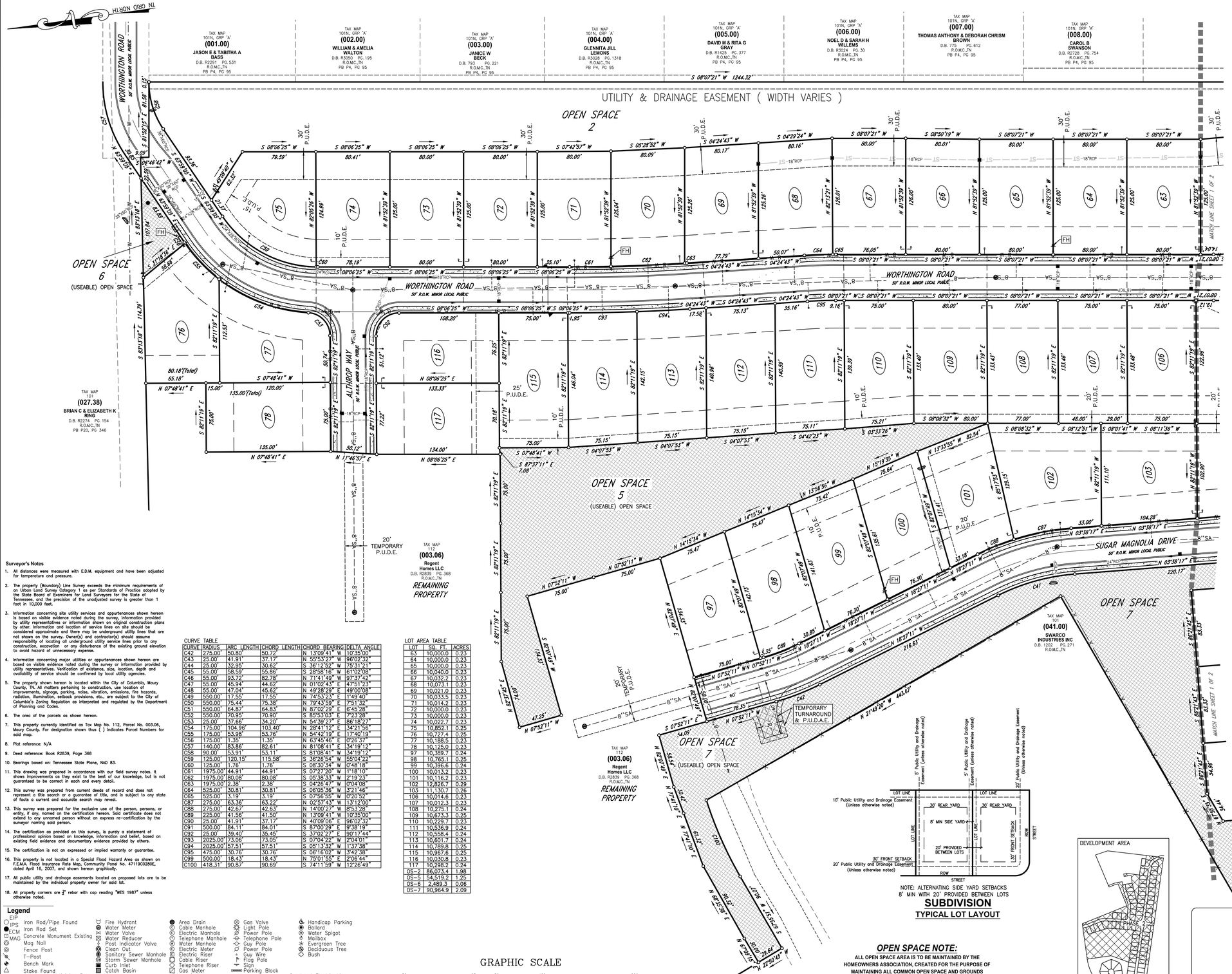


PURPOSE NOTE:
The purpose of this plat is to create 71 single family lots and dedicate right-of-way.

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

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

FILE:J:\WES_Engineers_Surveyors 2023\23528 - Rutherford - Regent Homes\Dwg\Survey\01 - Final Plat\23528 - Final Plat - Phase 2.dwg



Location Map



©2025

WES E NGINEERS & S URVEYORS
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NASHVILLE, TN 37211

FINAL PLAT

RUTHERFORD SUBDIVISION, PHASE 2

COLUMBIA, TN

DATE	REVISIONS

Drawn: EB | Checked: AO | Approved: AO | Date: 05-19-2024

Job. no. 23528 | Scale: Vertical: 1"=50' Horizontal:

2 of 2

CERTIFICATE OF OWNERSHIP AND DEDICATION

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Date — Columbia Power & Water Systems, Columbia, Tennessee

CERTIFICATE OF COMPLIANCE

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Date — Secretary, Planning Commission, Columbia, Tennessee

SURVEYOR'S CERTIFICATION (TENNESSEE)

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

5/19/25 — Allen B. O'Leary — TN RLS #1987

Date — Allen B. O'Leary — Number

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

Register of Deed Recording Stamp

Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee, and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by other. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expenses.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size, location, depth and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located within the City of Columbia, Maury County, TN. All matters pertaining to construction, use location of improvements, signage, parking, noise, vibration, emissions, fire hazards, radiation, illumination, setback provisions, etc., are subject to the City of Columbia's Zoning Regulation as interpreted and regulated by the Department of Planning and Codes.
6. The area of the parcels as shown hereon.
7. This property currently identified as Tax Map No. 112, Parcel No. 003.06, Maury County. For designation shown thus ( ) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Book R2839, Page 368
10. Bearings based on: Tennessee State Plane, NAD 83.
11. This drawing was prepared in accordance with our field survey notes. It shows improvements as they exist to the best of our knowledge, but is not guaranteed to be correct in each and every detail.
12. This survey was prepared from current deeds of record and does not represent a title search or a guarantee of title, and is subject to any state of facts a current and accurate search may reveal.
13. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express re-certification by the surveyor naming said person.
14. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
15. The certification is not an expressed or implied warranty or guarantee.
16. This property is not located in a Special Flood Hazard Area as shown on F.E.M.A. Flood Insurance Rate Map, Community Panel No. 47119C0220K, dated April 16, 2007, and shown hereon graphically.
17. All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
18. All property corners are ½" rebar with cap reading "WES 1987" unless otherwise noted.

Legend

- EIP — Iron Rod/Pipe Found
- IPS — Iron Rod Set
- ECM — Concrete Monument Existing
- MAG — Mag Nail
- Fence Post
- T-Post
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Post Indicator Valve
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Curb Inlet
- Catch Basin
- Area Drain
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Electric Riser
- Cable Riser
- Telephone Riser
- Gas Meter
- Gas Valve
- Light Pole
- Power Pole
- Telephone Pole
- Guy Pole
- Guy Wire
- Flag Pole
- Sign
- Parking Block
- Handicap Parking
- Bollard
- Water Spigot
- Mailbox
- Evergreen Tree
- Deciduous Tree
- Bush
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
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- Overhead Utility Line
- Overhead Cable Line
- Overhead Electric Line
- Overhead Telephone Line
- Underground Utility Line
- Underground Cable Line
- Underground Electric Line
- Underground Telephone Line
- Forced Main Line

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C42	275.00'	50.80'	50.72'	N 13°09'41" W	10°35'00"
C43	25.00'	41.91'	37.17'	N 55°53'27" W	96°02'32"
C44	25.00'	32.95'	30.62'	S 36°12'52" W	75°31'21"
C45	55.00'	58.59'	55.86'	S 28°58'16" W	61°02'08"
C46	55.00'	93.72'	82.78'	N 71°41'49" W	97°37'42"
C47	55.00'	45.94'	44.62'	N 01°02'43" E	47°51'23"
C48	55.00'	47.04'	45.62'	N 49°28'29" E	49°00'08"
C49	550.00'	17.55'	17.55'	N 74°53'23" E	1°49'40"
C50	550.00'	75.44'	75.38'	N 79°43'59" E	7°51'32"
C51	550.00'	64.87'	64.83'	N 87°02'29" E	6°45'28"
C52	550.00'	70.95'	70.90'	S 85°53'03" E	7°23'28"
C53	25.00'	37.66'	34.20'	N 54°39'27" E	86°18'27"
C54	175.00'	104.96'	103.40'	N 28°41'12" E	34°21'56"
C55	175.00'	53.98'	53.76'	N 54°42'19" E	17°40'19"
C56	175.00'	1.35'	1.35'	N 63°45'46" E	0°26'37"
C57	140.00'	83.86'	82.61'	N 81°08'41" E	34°19'12"
C58	90.00'	53.91'	53.11'	S 81°08'41" W	34°19'12"
C59	125.00'	120.15'	115.58'	S 36°26'54" W	55°04'22"
C60	125.00'	1.76'	1.76'	S 08°30'34" W	0°48'18"
C61	1975.00'	44.91'	44.91'	S 07°27'20" W	1°18'10"
C62	1975.00'	80.08'	80.08'	S 05°58'33" W	2°19'23"
C63	1975.00'	2.38'	2.38'	S 04°26'47" W	0°04'08"
C64	525.00'	30.81'	30.81'	S 06°05'36" W	3°21'46"
C65	525.00'	3.19'	3.19'	S 07°56'55" W	0°20'52"
C87	275.00'	63.36'	63.22'	N 02°57'43" W	13°12'00"
C88	275.00'	42.67'	42.63'	N 14°00'27" W	8°53'28"
C89	225.00'	41.56'	41.50'	N 13°09'41" W	10°35'00"
C90	25.00'	41.91'	37.17'	N 40°09'06" E	96°02'32"
C91	500.00'	84.11'	84.01'	S 87°00'29" E	9°38'19"
C92	25.00'	39.40'	35.45'	S 37°02'27" E	90°17'44"
C93	2025.00'	73.06'	73.05'	S 07°04'27" W	2°04'01"
C94	2025.00'	57.51'	57.51'	S 05°13'32" W	1°37'38"
C95	475.00'	30.76'	30.76'	S 06°16'02" W	3°42'38"
C99	500.00'	18.43'	18.43'	N 75°01'55" E	2°06'44"
C100	418.31'	90.87'	90.69'	S 74°11'59" W	12°26'49"

LOT AREA TABLE			
LOT	SQ. FT.	ACRES
63	10,000.0	0.23
64	10,000.0	0.23
65	10,000.0	0.23
66	10,040.0	0.23
67	10,039.2	0.23
68	10,073.1	0.23
69	10,021.0	0.23
70	10,033.5	0.23
71	10,010.4	0.23
72	10,000.0	0.23
73	10,000.0	0.23
74	10,022.7	0.23
75	10,852.1	0.25
76	10,727.4	0.25
77	10,188.5	0.23
78	10,125.0	0.23
97	10,389.7	0.24
98	10,765.1	0.25
99	10,396.6	0.24
100	10,013.2	0.23
101	10,116.2	0.23
102	12,826.7	0.29
103	11,130.7	0.26
106	10,014.6	0.23
107	10,010.8	0.23
108	10,275.1	0.24
109	10,673.3	0.25
110	10,229.7	0.23
111	10,536.9	0.24
112	10,558.4	0.24
113	10,601.7	0.24
114	10,789.8	0.25
115	10,967.6	0.25
116	10,030.8	0.23
117	10,298.2	0.24
OS-2	86,073.4	1.98
OS-5	54,519.2	1.25
OS-6	2,489.3	0.06
OS-7	90,964.9	2.09

NOTE: ALTERNATING SIDE YARD SETBACKS
8' MIN WITH 20' PROVIDED BETWEEN LOTS

SUBDIVISION
TYPICAL LOT LAYOUT

OPEN SPACE NOTE:

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

FILE: J:\WES_Engineers_Surveyors 2023\23528 - Rutherford - Regent Homes\Dwg\Survey\01 - Final Plat\23528 - Final Plat - Phase 2.dwg

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

12 day of May, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

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

PROJECT	
Completed by the Developer	*Completed by the City*
Regent Homes, LLC DEVELOPER NAME	
 AUTHORIZED AGENT NAME	 CITY ENGINEER
David McGowan SIGNATURE	 SIGNATURE
5-12-25 DATE	 DATE
7376 Althorp Way STREET	
Nashville, TN 37211 CITY, STATE, ZIP	
615-456-1341 PHONE	
john.beyer@regenthomes-tn.com EMAIL	
Attest	*Attest*
 ATTEST NAME	 ATTEST NAME
 ATTEST SIGNATURE	 ATTEST SIGNATURE
5-12-25 DATE	 DATE

May 19, 2025

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

RE: **Project Name: Rutherford Subdivision, Phase 2, Final Plat**
City of Columbia Staff Review Submittal

On behalf of Regent Homes LLC, the owner of these 71 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	Rutherford Lane, Columbia, TN		
	TAX MAP: 112	GROUP:	PARCEL: 03.06
SUMMARY OF NATURE OF REQUEST AND WORK	The purpose of this final plat is to create 71 single family lots and dedicate right-of-way.		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ❑ ARC Alternative Compliance ❑ As Approved Plans ❑ 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) Rutherford, Phase 2, Final Plat ☑ Total Number of Lots/Residential Units 71 ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 39.00 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 will go to the Applicant's email that is provided.

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

PROPERTY OWNER NAME	Regent Homes LLC	PHONE	
ADDRESS	6901 Lenox Village Dr, Ste 107 Nashville, TN 37211	EMAIL	

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

Allen B O'Leary		5/14/25
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Regent Homes LLC		5/13/25
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

DEVELOPER/OWNER:	D.R. HORTON
Parcel Address:	1690 BEAR CREEK PIKE COLUMBIA, TN 37064
Parcel Acreage:	+/- 155.5 Acres
Zoning:	A-2 (RURAL RESIDENTIAL)
Recorded Deed:	Deed Book R2974, Page 443 R.O.M.C. Deed Book R2974, Page 432 R.O.M.C.

RESERVE AT HICKORY RIDGE, SEC 1A

1690 BEAR CREEK PIKE, 4TH CIVIL DISTRICT MAP 072, PARCEL 066.00, & MAP 093, PARCEL 003.00, R.O.M.C., TN.
COLUMBIA, MAURY COUNTY, TENNESSEE
NOVEMBER 8, 2024

SURVEYOR & ENGINEER
THOUVENOT, WADE & MOERCHEN, INC.
390 MALLORY STATION ROAD, SUITE 100
FRANKLIN, TENNESSEE 37067

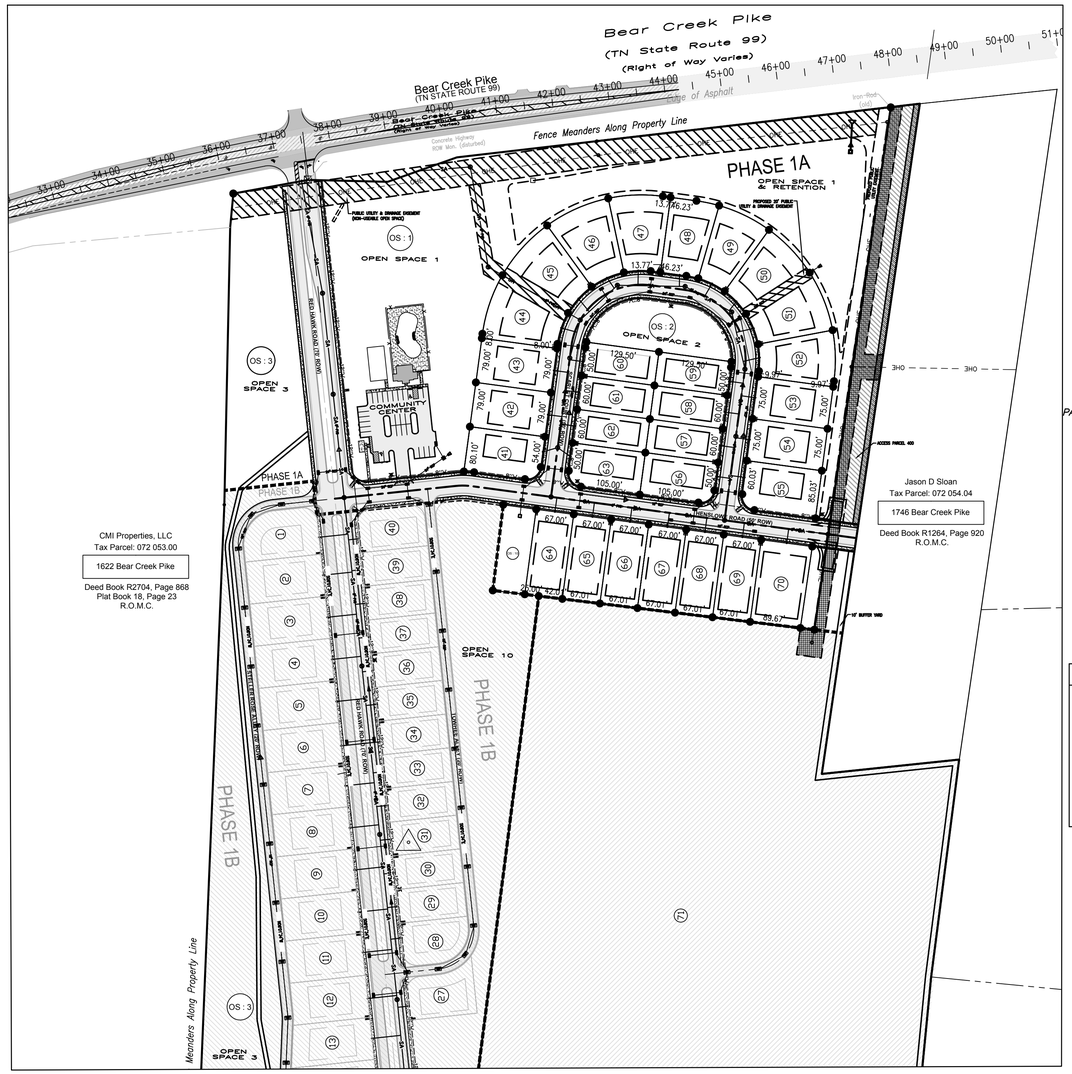
CONTACT: TKC ENGINEERING
615-617-7477
cole@tkc-ae.com

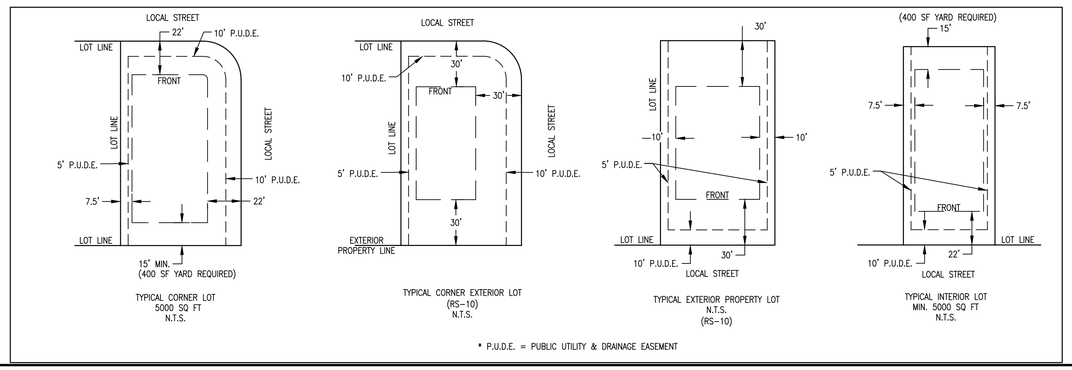
CONTACT: ROGER HARRAH
615-814-7414
rharrah@twm-inc.com

OWNER / SUBDIVIDER
D.R. HORTON
819 Seven Oaks Blvd,
Smyrna TN 37167
m: 615.906.7942
email: mwmckendree@drhorton.com

OWNER / PARCEL 400
LARRY ANDERSON
1740 BEAR CREEK PIKE
COLUMBIA, TN 38401

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
41	10458.52	0.24
42	10586.00	0.24
43	10586.00	0.24
44	12369.73	0.28
45	12208.79	0.28
46	12204.41	0.28
47	11810.21	0.27
48	10400.27	0.24
49	10100.85	0.23
50	10776.37	0.25
51	11289.42	0.26
52	10639.59	0.24
53	10050.00	0.23
54	10050.00	0.23
55	11260.37	0.26
56	9615.87	0.22
57	7800.00	0.18
58	7800.00	0.18
59	7798.33	0.18
60	7798.33	0.18
61	7800.00	0.18
62	7800.00	0.18
63	9615.87	0.22
64	10152.04	0.23
65	10095.15	0.23
66	10038.27	0.23
67	9981.38	0.23
68	9924.49	0.23
69	9867.60	0.23
70	13232.06	0.30
71	620763.41	14.25





* P.U.D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

LOT DEVELOPMENT

MINIMUM LOT SIZE = 5000 SQ FT. CLUSTER / 10000 SQ FT RS-10

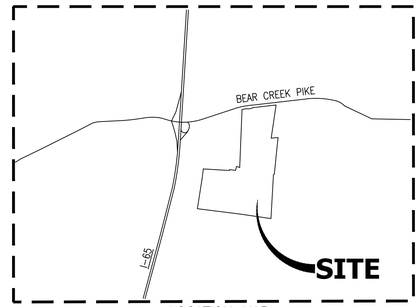
1. *SITE AREA 1A= 845453 SF / 19.409 ACRES*
2. *Base property Zoning is RS-10 Residential/Cluster Design*

MINIMUM LOT SIZE	*5000 SF (CLUSTER)*	*10000 SF (RS-10):*
SETBACKS:	*RS-10*	*UNDER 10000 SF:*
FRONT:	*30 FEET*	*22'*
SIDE SETBACKS:	*10 FEET*	*7.5'*
REAR SETBACKS :	*30 FEET*	*15'MIN. (400 SQ FT YARD)*

Open Space Area Table

PARCEL	SQ. FT.	ACRES
OS : 1	*312899*	*7.183*
OS : 2	*19111*	*0.439*
PART OF OS 10	*8825*	*0.203*

SECTION 1A AREA SUMMARY	
AREA IN LOTS:	21.018 ACRES
AREA IN R.O.W.:	3.093 ACRES
OPEN SPACE AREA:	7.822 ACRES
ACCESS PARCEL 400 –	1.513 ACRES
TOTAL AREA:	33.446 ACRES



LOCATION MAP
NOT TO SCALE

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 R2814, Page 651 (Lot 71), Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner(s) *Date*

Title (if action for corporation or partnership)

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 R2974, Page 443 (Tract 1), and Book R2974, Page 432 (Tract 2), Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

Owner(s) *Date*

Title (if action for corporation or partnership)

GENERAL NOTES

The purpose of this plat is to create 30 single family lots, 1 lot for future development, and 3 open space areas, establish easements, and dedicate right-of-way, as shown for Phase 1A of "RESERVE AT HICKORY RIDGE"

1. *Bearings as shown hereon are reference to the Tennessee Coordinate System of 1983.*
2. *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 date of April 16, 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 areas determined to be outside the 500-Year Flood Plain.*
3. *Base property Zoning is RS-10 Residential/Cluster Design*
4. *This map or plat and the survey on which it is based were made in accordance with the requirements of a General Property Survey and conforms to the accuracy of a Category I Survey as currently defined and adopted by the Tennessee State Board of Examiners for Land Surveyors and the ratio of precision of the unadjusted survey is less than 1:10,000.*
5. *Critical Lots are denoted with (*) . Engineered site plans will need to be provided for theses lots, due to the presence of 15-25% slopes.*
6. *All streets designated public and as such are public utility, access and drainage easements.*
7. *All public streets and drainage structures within the rights-of-way will be maintained by the Town of Thompson's Station.*
8. *Open space areas and all landscaping within roadway medians shall be maintained by the homeowner's association.*
9. *Open space tracts are also public utility, drainage and access easements.*

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Name *Date*

Title *Authorizing Agency*

CERTIFICATE OF 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 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: ___.

Date *Registered Surveyor, R.L.S. 2039*

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director *Date*
Columbia, Tennessee

CERTIFICATE OF ADDRESSES

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

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
ILLINOIS: SWANSEA, COLUMBIA, GLEN CARBON, PEORIA, DECATUR
MISSOURI: ST. CHARLES, ST. LOUIS, COLUMBIA
TENNESSEE: NASHVILLE, CHATTANOOGA, ATHENS

THOUVENOT, WADE & MOERCHEN, INC.
NASHVILLE OFFICE
390 MALLORY STATION RD.
SUITE 100, FRANKLIN, TENNESSEE
37067-8279
(615)-814-7414
WWW.TWM-INC.COM

PROF. LICENSE	NUMBER
IL. PROF. DESIGN FIRM	184-001220
IL. PROF. ENGR. CORP.	62-035370
IL. PROF. STR. ENGR. CORP.	81-005202
IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL
ROGER HARRAH
REGISTERED LAND SURVEYOR
TENNESSEE NO. 2039

SIGNATURE:
DATE SIGNED:

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

PROJECT:
FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:
COVER SHEET

1 OF 2

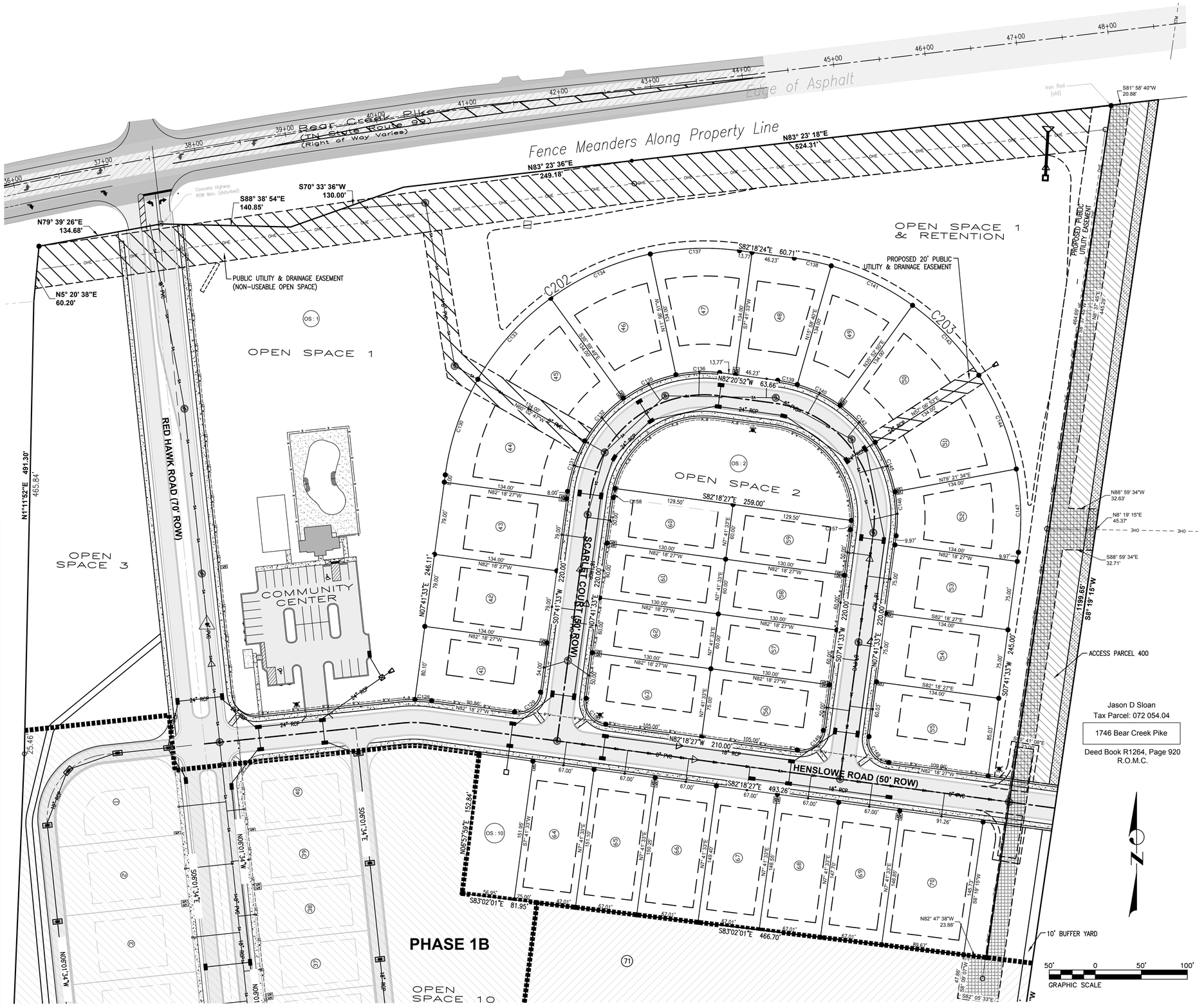
Parcel Area Table		
PARCEL	SQ. FT.	ACRES
41	10458.52	0.24
42	10586.00	0.24
43	10586.00	0.24
44	12369.73	0.28
45	12208.79	0.28
46	12204.41	0.28
47	11810.21	0.27
48	10400.27	0.24
49	10100.85	0.23
50	10776.37	0.25
51	11289.42	0.26
52	10639.59	0.24
53	10050.00	0.23
54	10050.00	0.23
55	11260.37	0.26
56	9615.87	0.22
57	7800.00	0.18
58	7800.00	0.18
59	7798.33	0.18
60	7798.33	0.18
61	7800.00	0.18
62	7800.00	0.18
63	9615.87	0.22
64	10152.04	0.23
65	10095.15	0.23
66	10038.27	0.23
67	9981.38	0.23
68	9924.49	0.23
69	9867.60	0.23
70	13232.06	0.30
71	620763.41	14.25

CMI Properties, LLC
Tax Parcel: 072 053.00

1622 Bear Creek Pike

Deed Book R2704, Page 868
Plat Book 18, Page 23
R.O.M.C.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C128	18.19	150.00	6.95	N85° 46' 52"W	18.18
C129	39.27	25.00	90.00	S52° 41' 33"W	35.36
C130	110.34	284.00	22.26	N18° 49' 23"E	109.65
C131	58.28	150.00	22.26	S18° 49' 23"W	57.91
C132	62.96	150.00	24.05	S41° 58' 42"W	62.50
C133	119.21	284.00	24.05	N41° 58' 42"E	118.33
C134	119.21	284.00	24.05	S66° 01' 40"W	118.33
C135	62.96	150.00	24.05	N66° 01' 40"E	62.50
C136	51.42	150.00	19.64	S87° 52' 21"W	51.17
C137	97.35	284.00	19.64	N87° 52' 21"E	96.87
C138	41.07	284.00	8.29	S78° 09' 54"E	41.03
C139	21.69	150.00	8.29	N78° 09' 54"W	21.67
C140	52.11	150.00	19.90	N64° 04' 15"E	51.84
C141	98.65	284.00	19.90	S64° 04' 15"E	98.16
C142	55.59	150.00	21.23	N43° 30' 09"W	55.27
C143	105.25	284.00	21.23	S43° 30' 09"E	104.65
C144	110.26	284.00	22.24	S21° 45' 47"E	109.57
C145	58.24	150.00	22.24	N21° 45' 47"W	57.87
C146	48.00	150.00	18.33	N1° 28' 27"W	47.79
C147	90.87	284.00	18.33	S1° 28' 27"E	90.48
C148	39.27	25.00	90.00	N37° 18' 27"W	35.36
C149	39.27	25.00	90.00	S52° 41' 33"W	35.36
C150	39.27	25.00	90.00	S37° 18' 27"E	35.36
C157	10.02	100.00	5.74	S4° 49' 22"W	10.01
C158	10.02	100.00	5.74	N10° 33' 43"E	10.01
C202	446.10	284.00	90.00	S52° 41' 35"W	401.63
C203	446.11	284.00	90.00	N37° 18' 27"W	401.64



TWM
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ILLINOIS	SWANSEA COLUMBIA GLEN CARBON PEORIA DECATUR
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PROF. LICENSE	NUMBER
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IL. PROF. LAND SURV. CORP.	048-000029
KS. PROF. ENGR. FACILITY	E-3256
MO. PROF. ENGR. CORP.	001528
MO. LAND SURVEYING CORP.	000346
TN. PROF. ENGR. FIRM	8974

SEAL

ROGER HARRAN — REGISTERED LAND SURVEYOR — TENNESSEE NO. 2039

SIGNATURE:
DATE SIGNED:

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

DRAWN BY:
DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: 211205A

PROJECT:

FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, ENNESSEE

TITLE:

SECTION 1A

2 OF 2

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

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

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register’s Office of Maury County, Tennessee. No further writing or deed shall be required.

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

Reserve at Hickory Ridge

PROJECT

Completed by the Developer	*Completed by the City*
D.R. Horton, Inc.	
DEVELOPER NAME	
Mathew McKendree	
AUTHORIZED AGENT NAME	CITY ENGINEER
Mathew McKendree	
SIGNATURE	SIGNATURE
05/13/25	
DATE	DATE
819 Seven OaK Blvd.	
STREET	
Smyrna, TN, 37167	
CITY, STATE, ZIP	
615.906.7942	
PHONE	
mwmkendree@drhorton.com	
EMAIL	
Attest	*Attest*
Cole Tarlas	
ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
5/13/25	
DATE	DATE

DOCUMENT PREPARED BY:
Name: Cole O Newton
Company TKC Architecture and Engineering

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 072 Parcel 0.66.00 & Map 093 Parcel 003.00
Project Name: Reserve at Hickory Ridge Phase 1A

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

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between _____ hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

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

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

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the 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 Mathew McKendree

Title Assistant Secretary

Signature _____

Owner D.R. Horton, Inc.

Address 819 Seven Oaks Blvd.

Smyrna, TN 37135

City, State ZIP _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, _____ of the state and county mentioned, personally appeared Mathew McKendree, 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 May, 20 25.

COLE TARLAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public

My Commission Expires: My Commission Expires March 6, 2029

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:_____

ARCHITECTURE
INTERIORS
CIVIL SITE

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COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

Reserve at Hickory Ridge Phase 1A
1690 Bear Creek Pike
COLUMBIA, TN 38401

Prepared by:

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC ARCHITECTURE AND ENGINEERING LLC

May 19, 2025

818 South Main Street
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TKC-AE.COM
615.617.7477

C**ONTENTS**

SECTION 1 : INTRODUCTION **3**

SECTION 2 : SYSTEM DESCRIPTION **3**

SECTION 3 : MAINTENANCE PROCEDURES **3**

3.1 Stormwater Detention Basin 3
3.2 Stormwater Pipe and Storm Inlets 4

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SECTION 1: INTRODUCTION

The project is to construct 30 housing lots for the Reserve at Hickory Ridge Phase 1A development in Columbia, Maury County, Tennessee. This post construction long term maintenance plan addresses the development which consists of 19.409 acres in which utility infrastructures (water, sewer, and storm) will be installed. The proposed construction consists primarily of site grading related to the installation of roadway pavements, curbs, sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

SECTION 2: SYSTEM DESCRIPTION

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

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak events, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 2066 LF OF 18" pipe, 782 LF of 24" pipe, 39 storm inlets, and 4 headwalls.

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

SECTION 3: MAINTENANCE PROCEDURES

3.1 Stormwater Detention Basin:

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

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uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted, and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931)-380-3371.

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

3.2 Storm Drains and storm inlets:

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

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Stormwater Pond Inspection and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

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

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

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

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

Inspector Comments: _____

_____

_____

_____

Overall Condition of Facility: ☐Acceptable ☐Unacceptable

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

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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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 Frequence	Inspected? (Yes/No)	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	A/M			

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inadequate watering?				
Filtration Capacity				
Clogging from oil or grease?	A/M			
Facility dewaters between storms?	A/M			
Check dams and energy dissipater/sumps				
Any evidence of sedimentation buildup?	A/S			
Are sumps greater than 50% full of sediment?	A/S			
Any evidence of erosion and downstream toe of drop structures?	A/S			
Any trash or blockages at weep holes?	A/S			
Sediment Deposition				
Swale clean of sediments?	A			
Sediment not > 25% of swale design?	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

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TKC-AE.COM
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If any of the above Inspection Items are checked "Yes" for "Maintenance Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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Storm Sewer Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number _____

Site Status: _____

Date: _____ Time: _____ Site conditions:

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

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

Inspection Items	Inspection Frequence	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 to 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	A/S			

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accumulation and remove when capacity is diminished by 20% or greater				
Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?)	A/S			
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 headwalls inlets and repair	A/S			
Evidence of staining?	A/S			
If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe.	A/S			
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 Need," list Maintenance actions and their completion dates below:

Maintenance Action Needed	Due Date

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The next routine inspection is scheduled for approximately: _____

(date)

Inspected by: (signature) _____

Inspected by: (printed) _____

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

May 19, 2025

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

Subject: Owner Consent Form –

Address: Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00

As the property owner of the property located at 1690 Bear Creek Pike in Columbia, TN (Map 072, Parcel 0.66.00, & Map 093, Parcel 003.00), I hereby give consent for TKC Architecture and Engineering LLC to submit a Final Plat application for approval on our property and represent that Final Plat to the City at Boards and Commissions.

Sincerely,

Owners Signature

Mathew McKendree for D.R. Horton, Inc.

Owners Printed Name

ARCHITECTURE
INTERIORS
CIVIL SITE

818 S MAIN STREET
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

May 19th, 2025

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

Project: Reserve at Hickory Ridge Phase 1A

Subject: Final Plat at 1690 Bear Creek Pike.

Staff,

We are submitting a Final Plat for the Reserve at Hickory Ridge Phase 1A at 1690 Bear Creek Pike in Columbia, TN 38401 (Map 72, Parcel 66.00, & Map 93, Parcel 03.00). This submittal follows the City's zoning ordinance and subdivision regulations. The Final Plat proposes 30 single-family residential lots. The total site is +/- 19.409 acres.

With this submittal please find: project letter, final plat, application, long-term maintenance plan, developers agreement, surety calculations and an owners consent form.

If you have any comments or questions, please contact TKC Architecture and Engineering.

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
931.797.3323 (c)
cole@tkc-ae.com

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	Reserve at Hickory Ridge Phase 1A		
	TAX MAP: 072 & 093	GROUP:	PARCEL:0.66.00 & 003.00
SUMMARY OF NATURE OF REQUEST AND WORK	Submittal of Final Plat for the property located at 1690 Bear Creek Pike. The property consists of 19.4 acres. The Final Plat shows 30 single-family lots in phase 1A of the development.		

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

	Plats/PUDs: ☒ Project Name (include Sections & Phases) Reserve at Hickory Ridge Phase 1A ☒ Total Number of Lots/Residential Units 30 lots ☐ Square Footage of Non-Residential Floor Space ☒ Total acreage 19.4 +/- 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	TKC Architecture & Engineering LLC	PHONE	615.617.7477
ADDRESS	818 S. Main St. Columbia, TN	EMAIL	cole@tkc-ae.com

PROPERTY OWNER NAME	D.R. Horton, Inc.	PHONE	615.906.7942
ADDRESS	819 Seven Oak Blvd. Smyrna, TN	EMAIL	mwmckendree@drhorton.com

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

TKC Architecture & Engineering	Cole Newton	5/8/25
APPLICANT NAME	APPLICANT SIGNATURE	DATE
D.R. Horton, Inc.		5/13/25
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

CITY OF COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)

If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	800 N. JAMES M. CAMPBELL BOULEVARD		
	TAX MAP: 100N	GROUP: L	PARCEL: 006.00
SUMMARY OF NATURE OF REQUEST AND WORK	REVISION TO LOT 1, 800 N. JAMES M. CAMPBELL BLVD TO ADD PUDAE AND CPWS WATERLINE EASEMENT TO PROPOSED BUILDING		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ❑ ARC Alternative Compliance ❑ As Approved Plans ❑ 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) REVISION LOT 1, 800 N. JAMES M. CAMPBELL BLVD. ❑ Total Number of Lots/Residential Units ONE ❑ Square Footage of Non-Residential Floor Space ❑ Total acreage 5.50 ACRES

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

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

NAME	Wyatt Woeltje	PHONE	731-313-9048
ADDRESS	73 White Bridge Rd, STE 103 #230, Nashville, TN 37205	EMAIL	wyatt@highlandcpt.com

PROPERTY OWNER NAME	HC Columbia, LLC	PHONE	731-313-9048
ADDRESS	73 White Bridge Rd, STE 103 #230, Nashville, TN 37205	EMAIL	wyatt@highlandcpt.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.

Wyatt Woeltje		5/12/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE

HC Columbia, LLC		5/12/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

May 19, 2025

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

RE: Project Name: Revision Lot 1 – 800 S James M Campbell, Final Plat
City of Columbia Staff Review Submittal

On behalf of HC Columbia, LLC, the owner of lot 1 containing the proposed easements, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

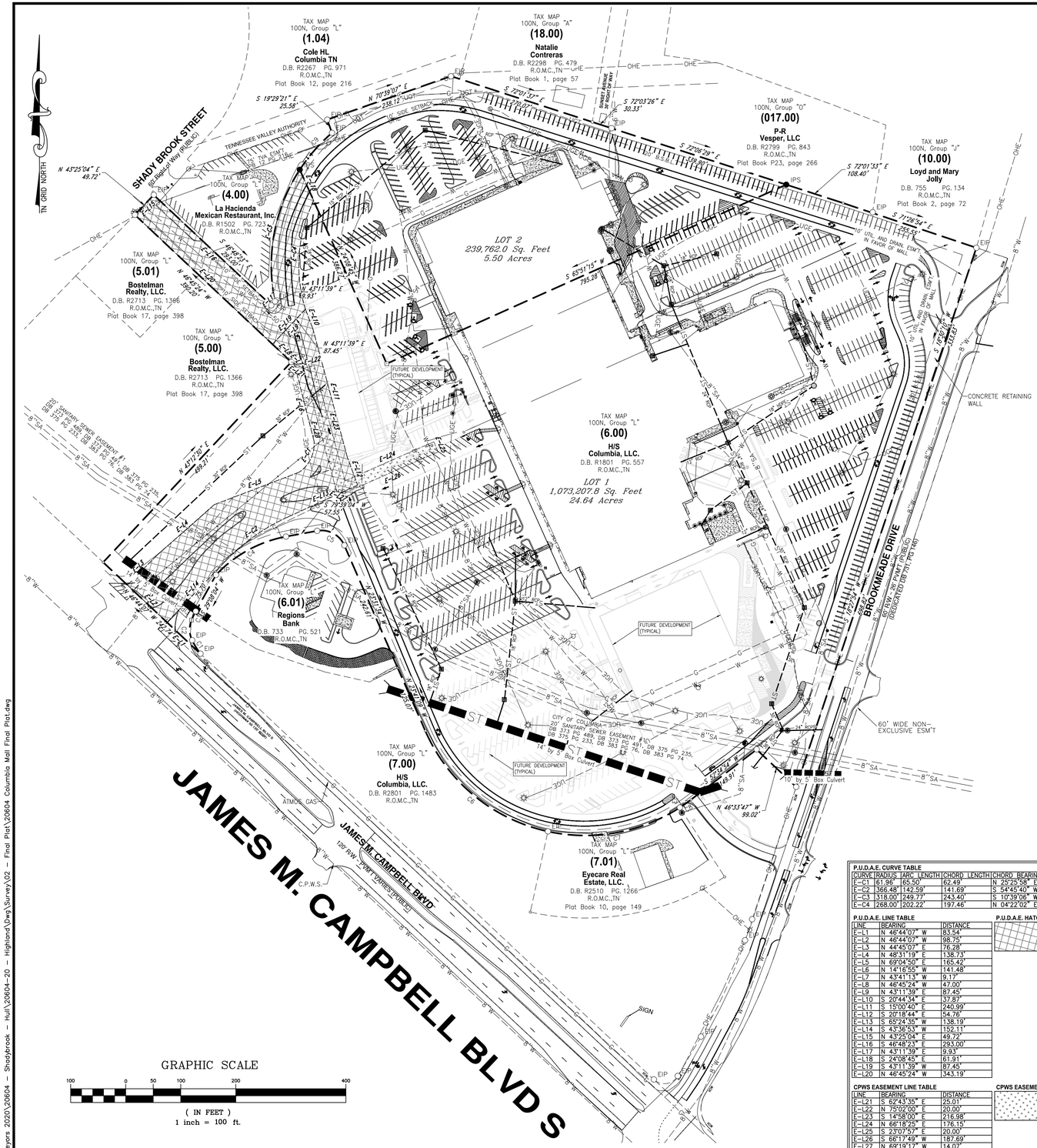
If you have any questions or comments with this submittal, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal

none


TN GRID NORTH
SHADY BROOK STREET
60' Radius Way (PUBLIC)
TAX MAP 100N, Group "L" (1.04) Cole HL Columbia TN D.B. R2267 PG. 971 R.O.M.C.,TN Plat Book 12, page 216
TAX MAP 100N, Group "A" (18.00) Natalie Contreras D.B. R2298 PG. 479 R.O.M.C.,TN Plat Book 1, page 57
TAX MAP 100N, Group "O" (017.00) P-R Vesper, LLC D.B. R2799 PG. 843 R.O.M.C.,TN Plat Book P23, page 266
TAX MAP 100N, Group "J" (10.00) Loyd and Mary Jolly D.B. 755 PG. 134 R.O.M.C.,TN Plat Book 2, page 72
TAX MAP 100N, Group "L" (4.00) La Hacienda Mexican Restaurant, Inc. D.B. R1502 PG. 723 R.O.M.C.,TN
TAX MAP 100N, Group "L" (5.01) Bostelman Realty, LLC. D.B. R2713 PG. 1366 R.O.M.C.,TN Plat Book 17, page 398
TAX MAP 100N, Group "L" (5.00) Bostelman Realty, LLC. D.B. R2713 PG. 1366 R.O.M.C.,TN Plat Book 17, page 398
TAX MAP 100N, Group "L" (6.00) H/S Columbia, LLC. D.B. R1801 PG. 557 R.O.M.C.,TN
LOT 2 239,762.0 Sq. Feet 5.50 Acres
LOT 1 1,073,207.8 Sq. Feet 24.64 Acres
TAX MAP 100N, Group (6.01) Regions Bank D.B. 733 PG. 521 R.O.M.C.,TN
TAX MAP 100N, Group "L" (7.00) H/S Columbia, LLC. D.B. R2801 PG. 1483 R.O.M.C.,TN
TAX MAP 100N, Group "L" (7.01) Eyecare Real Estate, LLC. D.B. R2510 PG. 1266 R.O.M.C.,TN Plat Book 10, page 149
JAMES M. CAMPBELL BLVD S
JAMES M. CAMPBELL BLVD
120' R/W (PARTIALLY DEDICATED)
BROOKMEADE DRIVE
50' R/W (PARTIALLY DEDICATED PER TAX MAP)
CONCRETE RETAINING WALL
60' WIDE NON-EXCLUSIVE ESM'T
10' ETN AND DRAIN EASEMENT IN FAVOR OF MAU ESM'T
FUTURE DEVELOPMENT (TYPICAL)
TENNESSEE VALLEY AUTHORITY
CITY OF COLUMBIA 20' SANITARY SEWER EASEMENT #1 DB 375 PG 235, DB 373 PG 489, DB 383 PG 74
CITY OF COLUMBIA 20' SANITARY SEWER EASEMENT #10 DB 373 PG 489, DB 383 PG 74
10' by 5' Box Culvert
14' by 5' Box Culvert
ATMOS GAS
SIGN
EIP
EIP CM
EIP PK
EIP RB
IPS
CP
N 43°25'04" E 49.72'
S 19°29'21" E 25.58'
N 70°59'07" E 258.12'
S 72°01'33" E 108.40'
S 72°03'26" E 30.33'
S 72°08'29" E 265.80'
S 71°26'34" E 265.24'
S 65°51'15" W 795.28'
S 45°00'07" E 351.61'
N 43°11'39" E 87.45'
N 46°44'07" W 98.75'
N 43°11'39" E 69.82'
N 46°44'07" W 383.20'
S 46°48'23" E 409.81'
S 79°39'04" E 57.55'
N 46°33'47" W 99.02'
S 43°20'53" W 230.36'
S 46°48'23" E 409.81'
N 46°44'07" W 383.20'
S 46°48'23" E 409.81'
N 46°44'07" W 98.75'
N 43°11'39" E 87.45'
S 65°51'15" W 795.28'
S 45°00'07" E 351.61'
S 71°26'34" E 265.24'
S 72°08'29" E 265.80'
S 72°01'33" E 108.40'
S 72°03'26" E 30.33'
N 70°59'07" E 258.12'
S 19°29'21" E 25.58'
N 43°25'04" E 49.72'
N 43°11'39" E 87.45'
N 43°11'39" E 69.82'
N 46°33'47" W 99.02'
S 43°20'53" W 230.36'
S 79°39'04" E 57.55'
N 46°44'07" W 383.20'
S 46°48'23" E 409.81'
N 46°44'07" W 98.75

FINAL PLAT FOR:

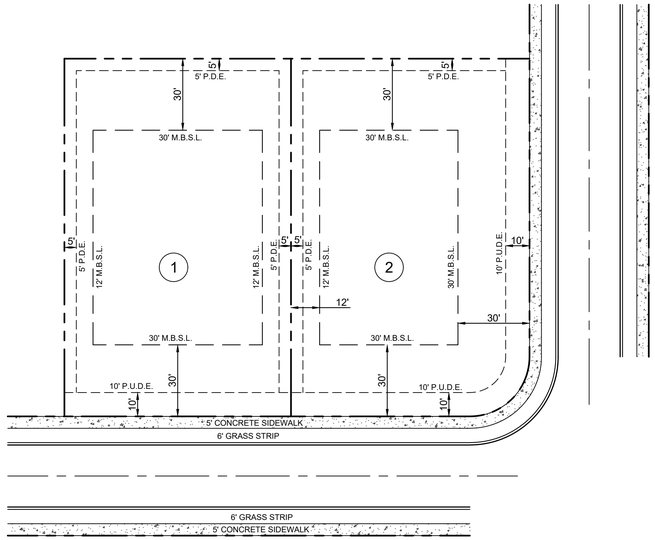
IDLEWILD FARMS

HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
MAP 89, PARCELS 23.01 & 23.02
MAY 19, 2025

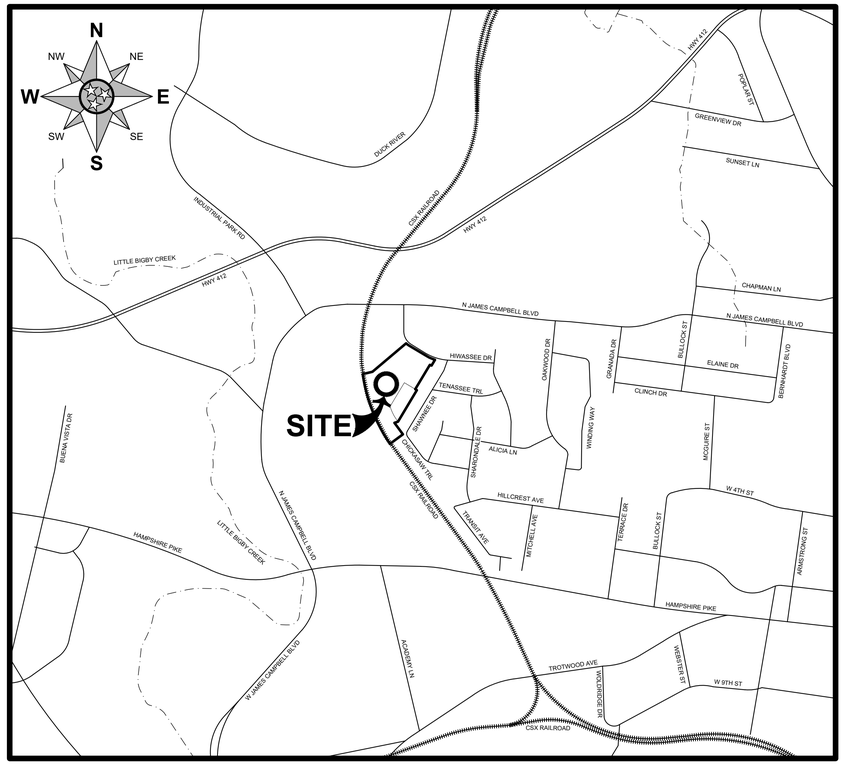
LOT AREA TABLE		
Lot #	Area (s.f.)	Area (ac.)
1	28,866	0.66
2	38,245	0.88
3	22,790	0.52
4	20,000	0.46
5	20,000	0.46
6	20,000	0.46
7	20,000	0.46
8	20,000	0.46
9	22,236	0.51
10	24,542	0.56
11	22,122	0.51
12	22,083	0.51
13	22,424	0.51
14	20,333	0.47
15	20,307	0.47
16	25,816	0.59

OPEN SPACE AREA TABLE		
O.S. #	AREA (S.F.)	AREA (AC.)
"A"	210,433	4.83
"B"	43,728	1.00

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
FP-01	COVER SHEET
FP-02	FINAL PLAT



TYPICAL LOT LAYOUT
SCALE: 1"=30'
(TYPICAL UNLESS NOTED OTHERWISE)



VICINITY MAP
SCALE: 1"=1000'

FINAL SUBDIVISION PLAT MAURY COUNTY, TENNESSEE	
TOTAL ACRES: 15.61	TOTAL LOTS: 16
ACRES NEW STREETS: 1.28	FEET NEW STREETS: 1,330
CIVIL DISTRICT: 4TH	CLOSURE ERROR: 1:10,000±
MILES OF NEW ROADS: 0.25	DATE: MAY 19, 2025

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON LOTS 82 & 83, AS REFERENCED IN IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15, CREATE 16 LOTS AND 2 OPEN SPACES.
2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S), PLAT OF SURVEY FOR IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15. ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 26, 2024.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 18" #4 REBAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC", UNLESS NOTED OTHERWISE.
9. UNDERGROUND UTILITIES, IF SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (CI/ASCE 38-2, QUALITY LEVEL C). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANELS 170 & 285 OF 440, MAP NUMBER 47119C0170E & 47119C0285E, REVISED APRIL 16, 2007.
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A ZONING DESIGNATION OF "R-20", ACCORDING TO THE PREVIOUS CITY OF COLUMBIA OFFICIAL ZONING ORDINANCE, ADOPTED AUGUST 2006 . SETBACK REQUIREMENTS ARE AS FOLLOWS:
    FRONT = 30 FEET
    SIDE = 12 FEET
    REAR = 30 FEET
12. DEVELOPMENT IS TO BE SERVED BY A MAIL KIOSK LOCATED IN OS-2.
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY WES ENGINEERS AND SURVEYORS, DATE OF SURVEY IS UNKNOWN.
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE).

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: RB R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: CD-3L

CONTACT LIST

OWNER/DEVELOPER

HABITAT FOR HUMANITY WILLIAMSON-MAURY
109 NOAH DRIVE
FRANKLIN, TN 37064
(615) 690-8090
CONTACT: JENNEE GALLAND, PRESIDENT & COO
E-MAIL: jgalland@hfhwm.org

SURVEYOR

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (931) 623-8913
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.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 R2892, PAGE 825, MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) DATE

TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL FOR RECORDING

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

PLANNING DIRECTOR DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

MAURY COUNTY E-911 DATE

CERTIFICATE OF 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 "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.

REGISTERED LAND SURVEYOR NUMBER 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

DRAWING1.DWG / Wednesday, January 10, 2018 12:04:03 PM

DESCRIPTION | DATE | REVISION #

FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

COVER SHEET

DRAWN BY : ERG
CHECKED BY : SVH
DATE : MAY 19, 2025
PROJECT NO. : 23-070

SHEET NUMBER:
FP-01

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: RB R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: R-20 (PER PREVIOUS ZONING)

50 0 50 100
GRAPHIC SCALE

GENERAL NOTES:

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    FRONT = 30 FEET
    SIDE = 12 FEET
    REAR = 30 FEET
12. DEVELOPMENT IS TO BE SERVED BY A MAIL KIOSK LOCATED IN OS-2.
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14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE) AND TO BE MAINTAINED BY THE HOMEOWNERS ASSOCATION (HOA).

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S72° 13' 06"W	52.46
L2	N49° 45' 38"E	4.55
L3	N66° 08' 05"W	25.02
L4	S59° 07' 45"E	25.50

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	34.29	175.00	N30° 53' 42"W	34.24
C2	123.91	175.00	N4° 59' 50"W	121.34
C3	48.06	175.00	N23° 09' 20"E	47.91
C4	39.33	25.00	N14° 02' 30"W	35.40
C5	39.21	25.00	S75° 57' 30"W	35.31
C6	147.33	125.00	S2° 44' 32"E	138.95
C7	200.69	2301.59	N31° 59' 47"W	200.62
C8	165.12	2301.59	N27° 26' 35"W	165.08
C9	162.85	2301.59	N23° 21' 39"W	162.82
C10	528.11	2301.59	N14° 45' 38"W	526.95
C11	46.68	206.10	S52° 37' 10"E	46.58
C12	127.63	543.54	S65° 50' 03"E	127.34

CSX TRANSPORTATION
RIGHT-OF-WAY CHARTER
MAP 099, PARCEL 403.00

MILLIKEN NONWOVENS LLC
MAP 089, PARCEL 23.03
DB R2260, PG 919

N76° 50' 38"E 139.85'
N49° 45' 38"E 611.89'
N31° 01' 25"E 1043.63' (TOTAL)
N31° 01' 25"E 809.85' (TOTAL)
S31° 01' 25"W 810.08' (TOTAL)
N30° 56' 22"E 396.77' (TOTAL)
N30° 52' 41"E 513.19' (TOTAL)
S30° 50' 35"W 94.69'
N64° 43' 01"E 190.27'
S53° 29' 30"W 208.29'
S53° 29' 30"W 225.07'
S14° 12' 46"E 173.04'
N36° 30' 30"W 200.00'
S38° 20' 28"E 108.75'
N36° 30' 30"W 6.91'
N59° 26' 51"W 291.39' (TOTAL)

150' TVA TRANSMISSION EASEMENT
(REFERENCED PER PB 4, PG 15)

STORMWATER MANAGEMENT AREA

OS-1
OPEN SPACE "A"
4.83 AC.

OS-2
OPEN SPACE "B"
1.00 AC.

OVERHEAD ELECTRIC LINES AND POLES TO BE RELOCATED

LOT LINES TO BE ABANDONED WITH THE RECORDING OF THIS PLAT

BESSER SPRINGS WAY
(50' PUBLIC R/W - MINOR LOCAL)

SHAWNEE DRIVE
(50' PUBLIC R/W - MINOR LOCAL)

HIWASSEE DRIVE
(50' PUBLIC R/W - MINOR LOCAL)

1	125.00'	30' MBSL	20' PUDE
2	114.69'	30' MBSL	20' PUDE
3	164.30'	30' MBSL	20' PUDE
4	125.00'	30' MBSL	20' PUDE
5	125.00'	30' MBSL	20' PUDE
6	125.00'	30' MBSL	20' PUDE
7	125.00'	30' MBSL	20' PUDE
8	125.00'	30' MBSL	20' PUDE
9	139.63'	30' MBSL	20' PUDE
10	182.37'	30' MBSL	20' PUDE
11	125.00'	30' MBSL	20' PUDE
12	125.00'	30' MBSL	20' PUDE
13	80.83'	30' MBSL	20' PUDE
14	135.00'	30' MBSL	20' PUDE
15	135.00'	30' MBSL	20' PUDE
16	135.00'	30' MBSL	20' PUDE

71B	AMANDA NICOLE POTTS HOUSER, ET VIR MAP 089K, GROUP B PARCEL 23.00 DB R2662, PG 1309 MINOR PLAT SUBDIVISION OF PROPERTY OF KENT CARVELL PB 8, PG 135	71A	AMANDA NICOLE POTTS MAP 089K, GROUP B PARCEL 22.00 DB R2097, PG 1107 MINOR PLAT SUBDIVISION OF PROPERTY OF KENT CARVELL PB 8, PG 135
81	THREE LITTLE BEES LLC MAP 089K, GROUP A PARCEL 10.00 DB R2608, PG 358 IDLEWILD SECTION 3 PB 4, PG 15	80	NOLAN PATEE MAP 089K, GROUP A PARCEL 9.00 DB R2641, PG 619 IDLEWILD SECTION 3 PB 4, PG 15
79	LETOURNEAU PROPERTIES TN LLC MAP 089K, GROUP A PARCEL 8.00 DB R2579, PG 99 IDLEWILD SECTION 3 PB 4, PG 15	78	SHERRY D TAYLOR MAP 089K, GROUP A PARCEL 7.00 DB R2263, PG 667 IDLEWILD SECTION 3 PB 4, PG 15
77	MARION PATRICK REAVES MAP 089K, GROUP A PARCEL 6.00 DB 1367, PG 918 IDLEWILD SECTION 3 PB 4, PG 15	76	G & R CONSTRUCTION, INC MAP 089K, GROUP A PARCEL 5.00 DB R2842, PG 63 IDLEWILD SECTION 3 PB 4, PG 15
75	KRISTIN G COGGIN MAP 089K, GROUP A PARCEL 4.00 DB R2338, PG 193 IDLEWILD SECTION 3 PB 4, PG 15	74	ADAM RYAN ETUX MAP 089K, GROUP A PARCEL 3.00 DB 2207, PG 708 IDLEWILD SECTION 3 PB 4, PG 15
73	ERNEST NEAL BRADY ETUX MAP 089K, GROUP A PARCEL 2.00 DB R2439, PG 1195 IDLEWILD SECTION 3 PB 4, PG 15	72	STEPHEN TAYLOR ELLIS MAP 089K, GROUP A PARCEL 1.00 DB R2559, PG 1097 IDLEWILD SECTION 3 PB 4, PG 15
84	LARON M TAYLOR MAP 089N, GROUP F, PARCEL 3.00 DB R1416, PG 403 IDLEWILD SECTION 3 PB 4, PG 15		

LEGEND:

PROPOSED PROPERTY LINE	SAN	EXISTING SANITARY SEWER LINE		FIRE HYDRANT	LIGHT STANDARD
PROPOSED RIGHT-OF-WAY	ST	EXISTING STORM SEWER LINE		WATER METER	COMMUNICATION PEDESTAL
EXISTING ADJACENT PROPERTY LINE	W	EXISTING WATER LINE		SANITARY MANHOLE	MBSL MINIMUM BUILDING SETBACK LINE
PROPOSED EASEMENT	OHE	EXISTING OVERHEAD ELECTRIC		CLEAN OUT	PDE PERMANENT DRAINAGE EASEMENT
EXISTING EASEMENT	G	EXISTING GAS LINE		CURB INLET	PUDE PERMANENT UTILITY & DRAINAGE EASEMENT
MBSL MINIMUM BUILDING SETBACK LINE		EXISTING RAILROAD TRACKS		POWER POLE	HW HEADWALL
SAN PROPOSED SANITARY SEWER LINE		IRON REBAR FOUND (IRF)		GUY WIRE	1 LOT NUMBER
ST PROPOSED STORM SEWER LINE		CONCRETE MONUMENT FOUND (CMF)		HIGH TENSION TOWER	
W PROPOSED WATER LINE		IRON PIPE FOUND (IPF)	ET	TRANSFORMER	
OH-E PROPOSED OVERHEAD ELECTRIC		IRON REBAR SET W/CAP (IRS)		ELECTRIC PEDESTAL	

Know what's below. Call before you dig.

REVISION #	DATE	DESCRIPTION

FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543
WWW.M2GROUPLLC.COM

FINAL PLAT

DRAWN BY : ERG
CHECKED BY : SVH
DATE : MAY 19, 2025
PROJECT NO. : 23-070

SHEET NUMBER:
FP-02

DRAWING1.DWG | Wednesday, January 10, 2018 12:04:03 PM

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

Habitat for Humanity Williamson - Maury, 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

21st day of January, 20 22 , Control # 21-0227
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.

Idlewild Farms
PROJECT

Completed by the Developer	*Completed by the City*
Habitat for Humanity Williamson - Maury DEVELOPER NAME	
Jennee Galland AUTHORIZED AGENT NAME	CITY ENGINEER
Jennee Galland SIGNATURE	SIGNATURE
5/16/25 DATE	DATE
109 Noah Drive STREET	
Franklin, TN 37064 CITY, STATE, ZIP	
615 690-8090 PHONE	
jgalland@hfhwm.org EMAIL	
Attest	*Attest*
ERIN WALKER ATTEST NAME	ATTEST NAME
ATTEST SIGNATURE	ATTEST SIGNATURE
5·16·2025 DATE	DATE

CITY OF
COLUMBIA
TENNESSEE

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

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 89, Parcels 23.01 & 23.02
Project Name and Address: Idlewild Farms, Hiwassee Drive

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

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between Habitat for Humanity Williamson - Maury hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

WITNESSETH
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 the OWNER(S)

Jennee Galland

OWNER(S) Name Printed

- Habitat for Humanity, Williamson - Maury

BY

President - COO

TITLE

109 Noah Drive

OWNER(S) Address

Franklin, TN 37064

OWNER(S) City, State and ZIP

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, JENNIFER GALLAND of the state and county mentioned, personally appeared _____, with whom I am personally acquainted(or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president(or other officer authorized to execute the instrument) of HFHWM, the within named bargainer, a corporation, and that such president or officer as such President & COO, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

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

Notary Public

My Commission Expires: 6.11.28

ERIN MICHELLE WALKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Below this line is for City use

APPROVED:

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

By:_____

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, _____ of the state and county mentioned, personally appeared _____, with whom I am personally acquainted(or provided to me on the basis of satisfactory evidence), and who acknowledge 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:_____

FINAL PLAT FOR:
IDLEWILD FARMS

HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
MAP 89, PARCELS 23.01 & 23.02
MARCH 17, 2025

LOT AREA TABLE		
Lot #	Area (s.f.)	Area (ac.)
1	28,866	0.66
2	38,245	0.88
3	22,790	0.52
4	20,009	0.46
5	20,000	0.46
6	20,000	0.46
7	20,000	0.46
8	20,000	0.46
9	22,224	0.51
10	24,542	0.56
11	22,122	0.51
12	22,083	0.51
13	22,424	0.51
14	20,333	0.47
15	20,397	0.47
16	20,818	0.69

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
FP-01	COVER SHEET
FP-02	FINAL PLAT

FINAL SUBDIVISION PLAT MAURY COUNTY, TENNESSEE	
TOTAL ACRES: 15.81	TOTAL LOTS: 16
ACRES NEW STREETS: 1.28	FEET NEW STREETS: 1,330
CIVIL DISTRICT: 4TH	CLOSURE ERROR: 1:10,000±
MILES OF NEW ROADS: 0.23	DATE: MARCH 17, 2025

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: RB R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: CO-3L

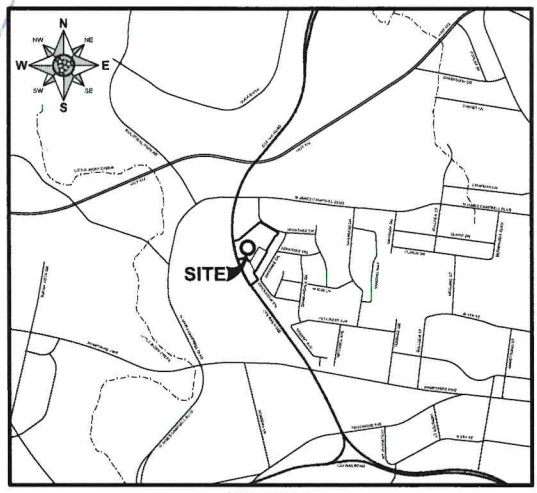
CONTACT LIST

OWNER/DEVELOPER

HABITAT FOR HUMANITY WILLIAMSON-MAURY
109 NOAH DRIVE
FRANKLIN, TN 37064
(615) 690-8090
CONTACT: JENNEE GALLAND, PRESIDENT & COO
E-MAIL: jgalland@hfrwm.org

SURVEYOR

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (931) 623-8913
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.com



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO AMANDON LOTS 92 & 93, AS REFERENCED IN IDLEWILD SUBDIVISION, SECTION 1, PH. II, PB. 15, CREATE 16 LOTS AND 1 OPEN SPACE.
2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S), PLAT OF SURVEY FOR IDLEWILD SUBDIVISION, SECTION 2, PB 4, PG 15, ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED OF THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 29, 2024.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTERS OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORDED PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 1/2" RE-BAR WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP" OR RE-BAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC" OR RE-BAR WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC" UNLESS NOTED OTHERWISE.
9. UNDERGROUND UTILITIES IF SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (CHARGE M.E QUALITY LEVEL D). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DEPICTED. FOR THE EXACT LOCATION OF UNDERGROUND FEATURES, IT IS RECOMMENDED THAT THE APPROPRIATE UTILITY OR CONTRACTOR BE ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE" PANELS 170 & 185 OF 440 "MAP NUMBER 47119C0170 E & 47119C0185 E", REVISED APRIL 16, 2009.
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A ZONING DESIGNATION OF "CO-3L" NEIGHBORHOOD DISTRICT ACCORDING TO THE CURRENT CITY OF COLUMBIA OFFICIAL ZONING MAP. SETBACK REQUIREMENTS ARE AS FOLLOWS:
FRONT = 30'/15'
SIDE = 12.5'/10'
REAR = 20'/15', OR 15 FEET FROM CENTERLINE OF REAR ALLEY
12. DEVELOPMENT IS TO BE SERVED BY A 6-INCH PUBLIC WATER MAIN.
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY M2 GROUP, PROJECTING AND SURVEYORS, DATE OF SURVEY IS UNKNOWN.
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUOAE).

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 R2892 PAGE 825, MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT.

OWNER(S) DATE

TITLE IF ACTION FOR CORPORATION OR PARTNERSHIP)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

NAME DATE

TITLE AUTHORIZING AGENCY

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

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

CITY ENGINEER, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

PLANNING DIRECTOR, COLUMBIA, TENNESSEE DATE

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 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 "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.

REGISTERED LAND SURVEYOR NUMBER DATE

CERTIFICATE OF SANITARY SEWER SYSTEM

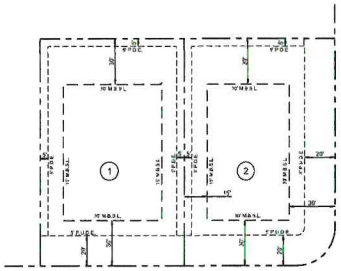
I HEREBY CERTIFY THAT THE SANITARY SEWER SYSTEM OUTLINED OR INDICATED ON THIS FINAL SUBDIVISION PLAT HAS BEEN INSTALLED IN ACCORDANCE WITH THE CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

DIRECTOR OF WASTEWATER DEPARTMENT, COLUMBIA, TENNESSEE DATE

CERTIFICATE OF COMPLIANCE

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

CITY ENGINEER, COLUMBIA, TENNESSEE DATE



TYPICAL LOT LAYOUT
SCALE: 1"=30'
(TYPICAL UNLESS NOTED OTHERWISE)

DESCRIPTION | DATE

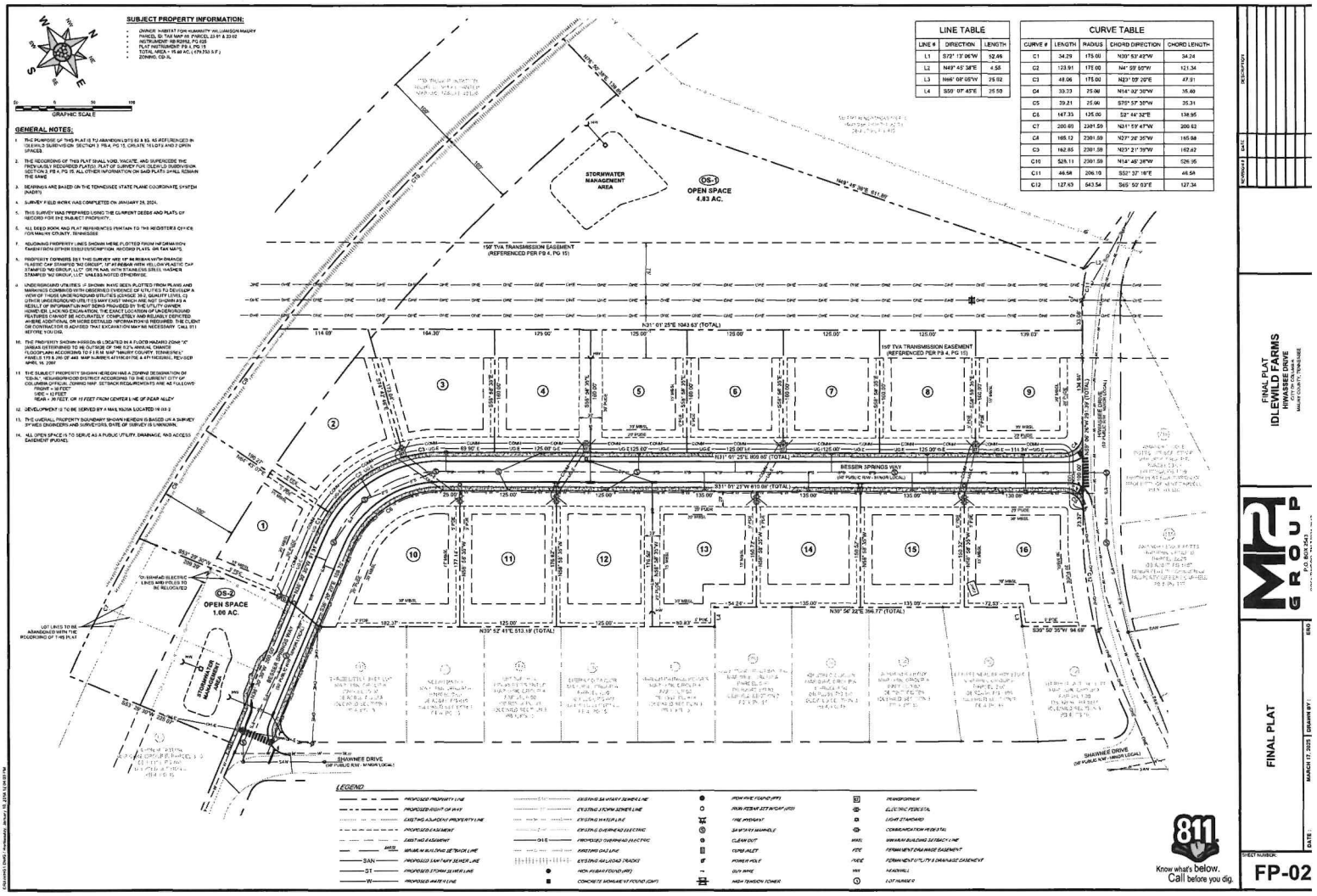
FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

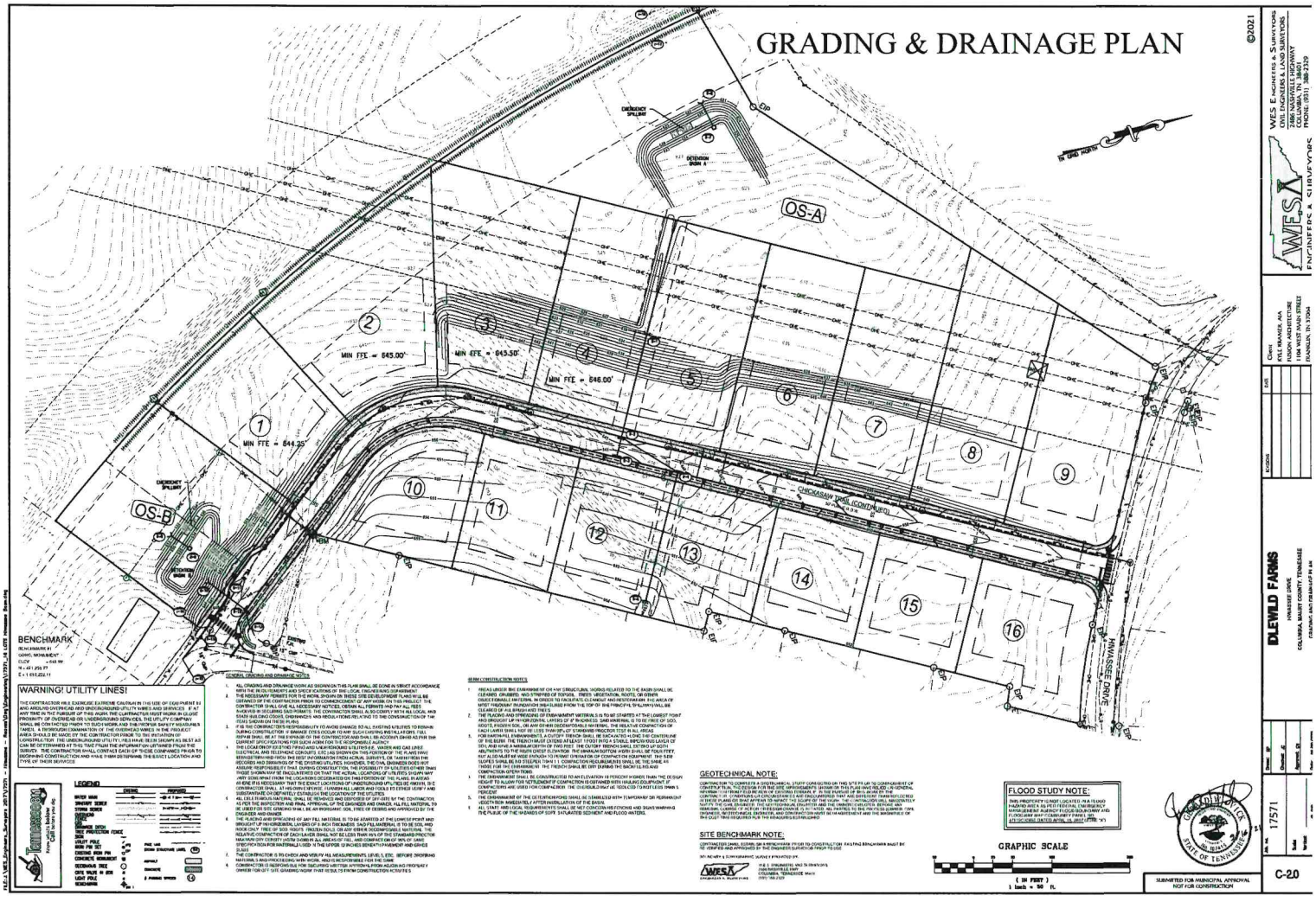
M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543

COVER SHEET

ENG
DRAWN BY:
DATE: MARCH 17, 2025

SHEET NUMBER:
FP-01


SUBJECT PROPERTY INFORMATION:
OWNER: HABITAT FOR HUMANITY WILLIAMSON MAURY
PARCEL ID: TAX MAP 58, PARCEL 23.01 & 23.02
INSTRUMENT: RB R2012, PG 628
PLAT INSTRUMENT: PB 4, PG 15
TOTAL AREA = 15.68 AC. (+/- 679,733 S.F.)
ZONING: CD-AL
GRAPHIC SCALE
GENERAL NOTES:
1. THE PURPOSE OF THIS PLAT IS TO ABANDON LOTS 83 & 93, AS REFERENCED IN OLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15, CREATE 16 LOTS AND 2 OPEN SPACES.
2. THE RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S): PLAT OF SURVEY FOR OLEWILD SUBDIVISION SECTION 3, PB 4, PG 15. ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 25, 2024.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE
7. ADJOINING PROPERTY LINES SHOWN HEREIN PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 1/2" #4 REBAR WITH ORANGE "ELMENT CAP STAMPED "NO GROUP", 12" #4 REBAR WITH YELLOW PLASTIC CAP STAMPED "MG GROUP, LLC" OR 7/8 NAIL WITH STAINLESS STEEL WASHER STAMPED "MG GROUP, LLC" UNLESS NOTED OTHERWISE.
9. UNDERGROUND UTILITIES IF SHOWN HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (CHAGE 20.2, QUALITY LEVEL C) UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE IN NATURE. TO OBTAIN EXACT LOCATION OF UNDERGROUND UTILITIES OWNED BY THE VOLUNTEER OWNER, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO F.I.R.M. MAP "MAURY COUNTY, TENNESSEE," PANELS 170 & 290 OF 440, MAP NUMBER 47119C0170 E & 47119C0290 E, REVISED APRIL 16, 2009
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A ZONING DESIGNATION OF "CD-AL," NEIGHBORHOOD DISTRICT ACCORDING TO THE CURRENT CITY OF COLUMBIA, TN ZONING MAP. SETBACK REQUIREMENTS ARE AS FOLLOWS: FRONT = 30 FEET SIDE = 10 FEET REAR = 30 FEET, OR 15 FEET FROM CENTER LINE OF REAR ALLEY
12. DEVELOPMENT IS TO BE SERVED BY A MAIL KIOSK LOCATED IN OS-2
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY MEG ENGINEERS AND SURVEYORS, DATE OF SURVEY UNKNOWN.
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUE/ME).
LINE TABLE
LINE # | DIRECTION | LENGTH
L1 | S72° 13' 06"W | 52.46
L2 | N49° 45' 38"E | 4.55
L3 | N66° 08' 05"W | 25.92
L4 | S59° 07' 45"E | 25.59
CURVE TABLE
CURVE # | LENGTH | RADIUS | CHORD DIRECTION | CHORD LENGTH
C1 | 34.29 | 175.00 | N39° 53' 43"W | 34.24
C2 | 123.91 | 175.00 | N4° 59' 05"W | 121.34
C3 | 48.06 | 175.00 | N23° 09' 29"E | 47.91
C4 | 33.33 | 25.00 | N14° 02' 36"W | 35.40
C5 | 39.21 | 25.00 | S76° 57' 36"W | 35.31
C6 | 147.35 | 125.00 | S2° 44' 32"E | 138.95
C7 | 200.69 | 2381.59 | N31° 59' 47"W | 200.62
C8 | 165.12 | 2381.59 | N27° 26' 35"W | 165.08
C9 | 162.85 | 2381.59 | N23° 21' 39"W | 162.82
C10 | 526.11 | 2381.59 | N14° 48' 38"W | 526.95
C11 | 46.58 | 206.10 | S52° 37' 16"E | 46.58
C12 | 127.43 | 543.54 | S45° 52' 03"E | 127.34
STORMWATER MANAGEMENT AREA
OS-1 OPEN SPACE 4.83 AC.
OS-2 OPEN SPACE 1.00 AC.
150' TVA TRANSMISSION EASEMENT (REFERENCED PER PB 4, PG 15)
110' TVA TRANSMISSION EASEMENT (REFERENCED PER PB 4, PG 15)
RESSEN SPRINGS WAY (50' PUBLIC R/W - MINOR LOCAL)
SHAWNEE DRIVE (50' PUBLIC R/W - MINOR LOCAL)
LOT LINES TO BE ABANDONED WITH THE RECORDING OF THIS PLAT
"D" BRYANT ELECTRIC LINES AND POLES TO BE RELOCATED
LEGEND
PROPOSED PROPERTY LINE
PROPOSED RIGHT-OF-WAY
EXISTING ADJACENT PROPERTY LINE
PROPOSED EASEMENT
EXISTING EASEMENT
MINIMUM BUILDING SETBACK LINE
PROPOSED SANITARY SEWER LINE
PROPOSED STORM SEWER LINE
PROPOSED WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM SEWER LINE
EXISTING WATER LINE
EXISTING OVERHEAD ELECTRIC
PROPOSED OVERHEAD ELECTRIC
EXISTING GAS LINE
EXISTING RAILROAD TRACKS
IRON PIN FOUND (IPF)
IRON REBAR SET W/CAP (IRS)
FIRE HYDRANT
SANITARY MANHOLE
CLEAN OUT
CURB INLET
POWER POLE
GUY WIRE
HIGH TENSION TOWER
TRANSFORMER
ELECTRIC PEDESTAL
LIGHT STANDARD
COMMUNICATION PEDESTAL
MINIMUM BUILDING SETBACK LINE
PERMANENT DRAINAGE EASEMENT
PERMANENT UTILITY & DRAINAGE EASEMENT
HEADWALL
LOT NUMBER
811 Know what's below. Call before you dig.
FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
MAURY COUNTY, TENNESSEE
MG GROUP
FINAL PLAT
DATE: MARCH 17, 2025
DRAWN BY:
CHK'D
SHEET NUMBER:
FP-02


GRADING & DRAINAGE PLAN
©2021
OS-A
OS-B
MIN FFE = 644.25'
MIN FFE = 645.00'
MIN FFE = 645.50'
MIN FFE = 646.00'
CHICKASAW DRIVE (CONTINUED)
MANASSEE DRIVE
EMERGENCY SPILLWAY
DETENTION BASIN A
DETENTION BASIN B
BENCHMARK
WARNING! UTILITY LINES!
LEGEND
GENERAL GRADING AND DRAINAGE NOTES
BERM CONSTRUCTION NOTES
GEOTECHNICAL NOTE:
SITE BENCHMARK NOTE:
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 000 ##J DATED DATED APRIL 16, 2007)
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
SUBMITTED FOR MUNICIPAL APPROVAL NOT FOR CONSTRUCTION
DLEWLD FARMS
HOHASSEE DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
WES ENGINEERS & SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-3320
KYLE BRAKER, AIA
HIXSON ARCHITECTURE
1184 WEST MAIN STREET
HENDERSON, TN 37064
17571
C-20

DOCUMENT PREPARED BY:
Name: Kevin Sturgill
Company M2 Group, llc
Address: PO Box 2543
Brentwood, TN 37024
After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 89, Parcels 23.01 & 23.02
Project Name: Idlewild Farms, Hiwassee Drive

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

THIS AGREEMENT, made this _____ day of _____, 20____ , by and between Habitat for Humanity Williamson - Maury 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 Jennee Galland

Title Peesident + COO - Habitat for Humanity, Williamson - Maury

Signature _____

Owner Habitat for Humanity, Williamson - Maury

Address 1908 Noah Drive

City, State ZIP Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Jennifer Galland 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 16 day of May, 20 25.

_____
Notary Public

My Commission Expires: 6-11-28

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
ERIN MICHELLE WALKER

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: _____

FINAL PLAT FOR:
IDLEWILD FARMS

HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
MAP 89, PARCELS 23.01 & 23.02
MARCH 17, 2025

LOT AREA TABLE		
Lot #	Area (s.f.)	Area (ac.)
1	28,866	0.66
2	36,245	0.88
3	23,790	0.52
4	20,000	0.46
5	20,000	0.46
6	20,000	0.46
7	20,000	0.46
8	20,000	0.46
9	22,236	0.51
10	24,542	0.56
11	22,122	0.51
12	22,083	0.51
13	22,424	0.51
14	20,333	0.47
15	20,307	0.47
16	25,616	0.59

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
FP-01	COVER SHEET
FP-02	FINAL PLAT

FINAL SUBDIVISION PLAT MAURY COUNTY, TENNESSEE	
TOTAL ACRES: 15.61	TOTAL LOTS: 16
ACRES NEW STREETS: 1.28	FEET NEW STREETS: 1,330
CIVIL DISTRICT: 4TH	CLOSURE ERROR: 1:10,000±
MILES OF NEW ROADS: 0.25	DATE: MARCH 17, 2025

SUBJECT PROPERTY INFORMATION:

- OWNER: HABITAT FOR HUMANITY WILLIAMSON-MAURY
- PARCEL ID: TAX MAP 89, PARCEL 23.01 & 23.02
- INSTRUMENT: R/B R2892, PG 825
- PLAT INSTRUMENT: PB 4, PG 15
- TOTAL AREA = 15.60 AC. (679,753 S.F.)
- ZONING: CD-3L

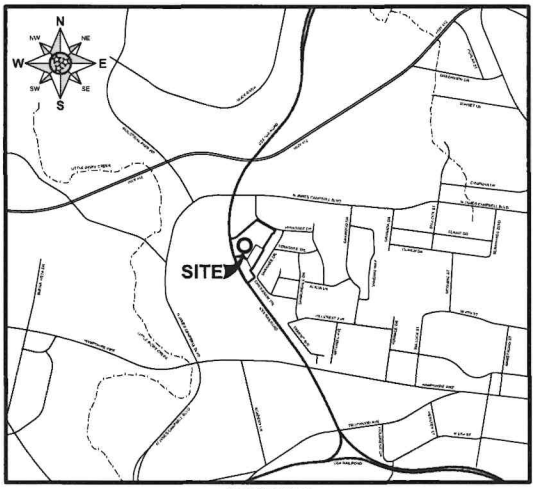
CONTACT LIST

OWNER/DEVELOPER

HABITAT FOR HUMANITY WILLIAMSON-MAURY
109 NOAH DRIVE
FRANKLIN, TN 37064
(615) 690-8090
CONTACT: JENNEE GALLAND, PRESIDENT & COO
E-MAIL: jgalland@hfhwm.org

SURVEYOR

M2 GROUP, LLC
P.O. BOX 2543
BRENTWOOD, TN 37024
PHONE: (931) 623-8913
CONTACT: STEPHEN VANDER HORST, RLS, CFS
E-MAIL: stephen@m2groupllc.com

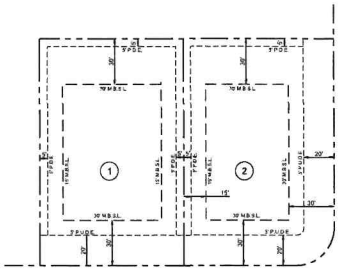


VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO ABANDON LOTS 12 & 13, AS REFERENCED IN IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15, CREATE 16 LOTS AND 2 OPEN SPACES.
2. THIS RECORDING OF THIS PLAT SHALL VOID, VACATE, AND SUPERCEDE THE PREVIOUSLY RECORDED PLAT(S) PLAT OF SURVEY FOR IDLEWILD SUBDIVISION, SECTION 3, PB 4, PG 15. ALL OTHER INFORMATION ON SAID PLATS SHALL REMAIN THE SAME.
3. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83).
4. SURVEY FIELD WORK WAS COMPLETED ON JANUARY 31, 2025.
5. THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS AND PLATS OF RECORD FOR THE SUBJECT PROPERTY.
6. ALL DEED BOOK AND PLAT REFERENCES PERTAIN TO THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
7. ADJOINING PROPERTY LINES SHOWN WERE PLOTTED FROM INFORMATION TAKEN FROM EITHER DEED DESCRIPTION, RECORD PLATS, OR TAX MAPS.
8. PROPERTY CORNERS SET THIS SURVEY ARE 1/2" REBARS WITH ORANGE PLASTIC CAP STAMPED "M2 GROUP", 18" #5 REBAR WITH YELLOW PLASTIC CAP STAMPED "M2 GROUP, LLC", OR PK NAIL WITH STAINLESS STEEL WASHER STAMPED "M2 GROUP, LLC" UNLESS NOTED OTHERWISE.
9. UNDERGROUND UTILITIES IS SHOWN, HAVE BEEN PLOTTED FROM PLANS AND MARKINGS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES (UNDISCLOSED QUALITY LEVEL D). OTHER UNDERGROUND UTILITIES MAY EXIST WHICH ARE NOT SHOWN AS A RESULT OF INFORMATION NOT BEING PROVIDED BY THE UTILITY OWNER. HOWEVER, THE LOCATION OF ALL UTILITIES AND THE EXISTENCE OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DETERMINED. WHERE ABSOLUTE FINAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT OR CONTRACTOR IS ADVISED THAT EXCAVATION MAY BE NECESSARY. CALL 811 BEFORE YOU DIG.
10. THE PROPERTY SHOWN HEREON IS LOCATED IN A FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO FIRM MAP "MAURY COUNTY, TENNESSEE" PANELS 170 & 260 OF 445, MAP NUMBER 47119C0170E & 47119C0260E, REVISED APRIL 16, 2009.
11. THE SUBJECT PROPERTY SHOWN HEREON HAS A ZONING DESIGNATION OF "CD-3L" NEIGHBORHOOD DISTRICT ACCORDING TO THE CURRENT CITY OF COLUMBIA OFFICIAL ZONING MAP. SETBACK REQUIREMENTS ARE AS FOLLOWS:
   FRONT = 30 FEET
   SIDE = 12 FEET
   REAR = 30 FEET, OR 12 FEET FROM CENTERLINE OF REAR ALLEY
12. DEVELOPMENT IS TO BE SERVED BY A WWA WITH LOCATED IN CD-3
13. THE OVERALL PROPERTY BOUNDARY SHOWN HEREON IS BASED ON A SURVEY BY MCE ENGINEERS AND SURVEYORS, DATE OF SURVEY IS UNKNOWN
14. ALL OPEN SPACE IS TO SERVE AS A PUBLIC UTILITY, DRAINAGE, AND ACCESS EASEMENT (PUDAE).

CERTIFICATE OF OWNERSHIP AND DEDICATION	CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES	CERTIFICATE OF ACCURACY
I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK R2892, PAGE 825, MAURY COUNTY REGISTERS OFFICE, AND ADOPT THIS FINAL SUBDIVISION PLAT OF THE PROPERTY AS SHOWN HEREON AND DEDICATE ALL PUBLIC WAYS AND EASEMENTS AS NOTED WITH MY (OUR) FREE CONSENT. OWNER(S) _____ DATE _____ TITLE (IF ACTION FOR CORPORATION OR PARTNERSHIP)	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	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 "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. REGISTERED LAND SURVEYOR _____ NUMBER _____ DATE _____
CERTIFICATE OF APPROVAL OF WATER SYSTEM	**CERTIFICATE OF APPROVAL FOR RECORDING**	**CERTIFICATE OF SANITARY SEWER 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 _____	I HEREBY CERTIFY THAT THE FINAL SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE CITY OF COLUMBIA SUBDIVISION REGULATIONS, WITH THE EXCEPTION OF SUCH VARIANCES IF ANY, AS NOTED IN THE MINUTES OF THE COLUMBIA MUNICIPAL PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAURY COUNTY REGISTER OF DEEDS. PLANNING DIRECTOR _____ DATE _____ COLUMBIA, TENNESSEE	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 SUBDIVISION NAME AND STREET NAMES	**CERTIFICATE OF COMPLIANCE**
	SUBDIVISION NAME AND STREET NAMES APPROVED BY THE CITY ENGINEERING DEPARTMENT AND BY E-911 MAURY COUNTY. MAURY COUNTY E-911 _____ DATE _____	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



TYPICAL LOT LAYOUT
SCALE: 1"=30'
(TYPICAL UNLESS NOTED OTHERWISE)

DESCRIPTION | DATE

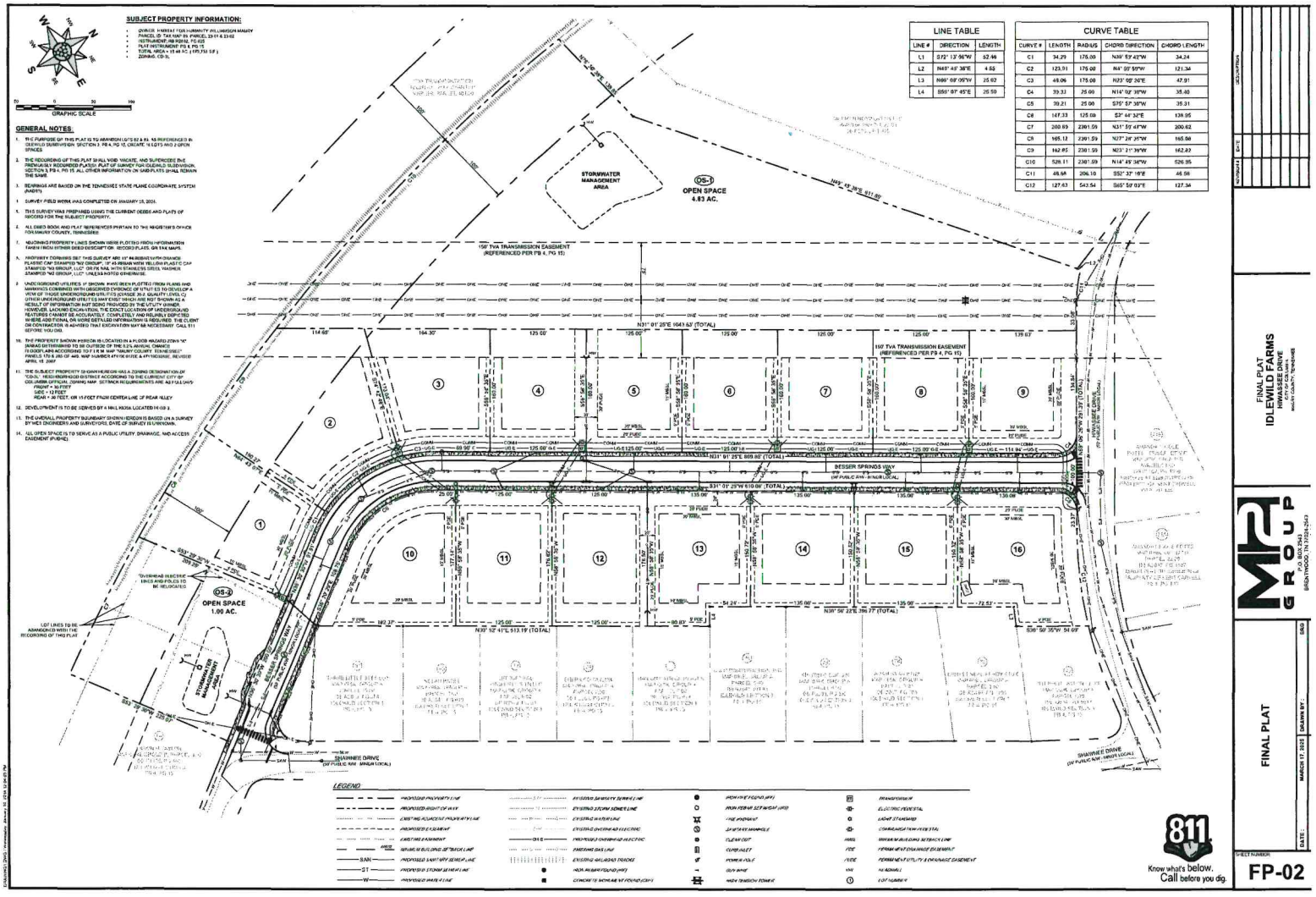
FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37024-2543

COVER SHEET

DRAWN BY: SAS
DATE: MARCH 17, 2025

SHEET NUMBER:
FP-01

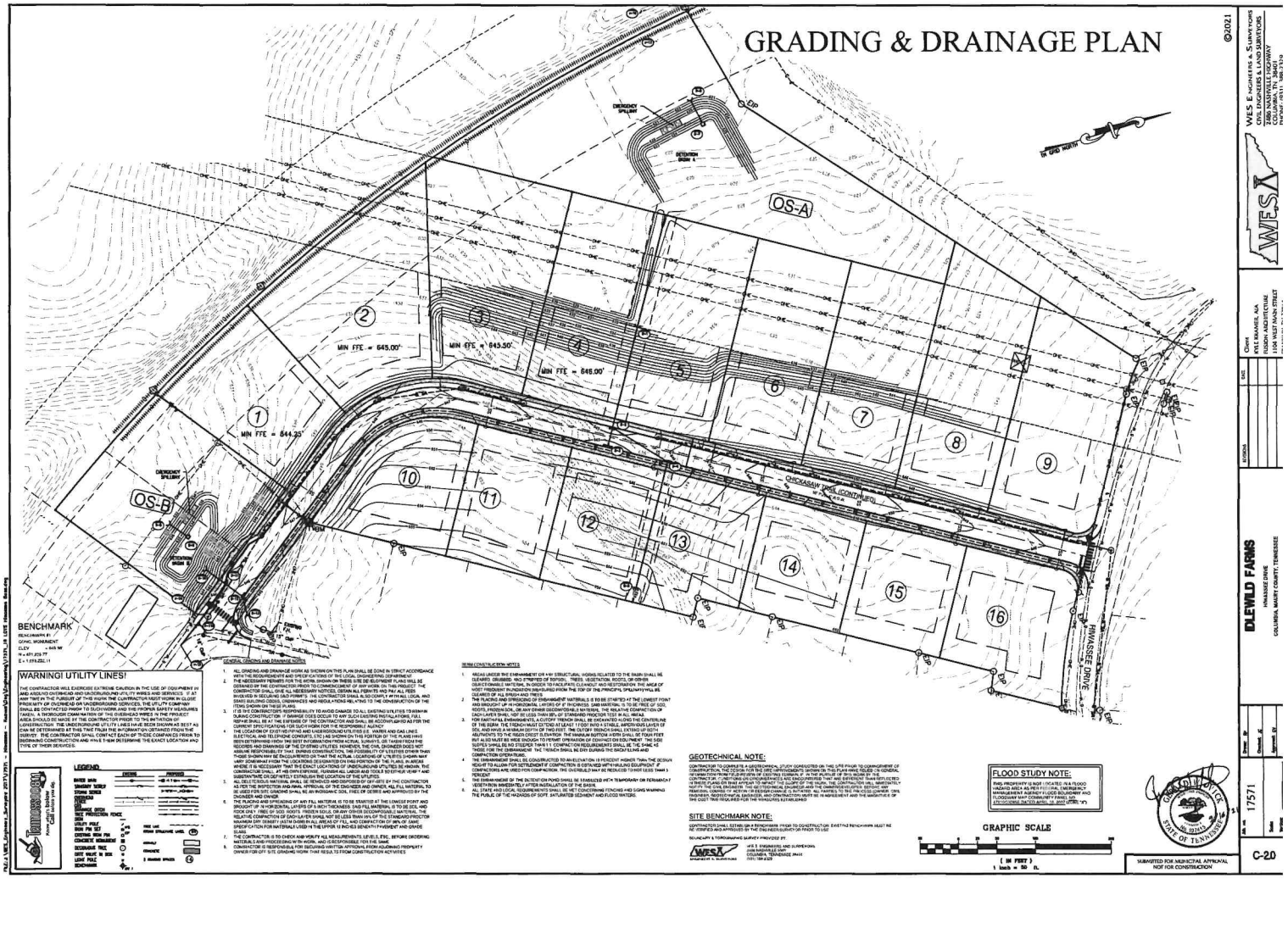


FINAL PLAT
IDLEWILD FARMS
HIWASSEE DRIVE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

MTA GROUP
P.O. BOX 2343
BRENTWOOD, TN 37024-2343

FINAL PLAT
DATE: MARCH 17, 2025
DRAWN BY: SKG

SHEET NUMBER
FP-02

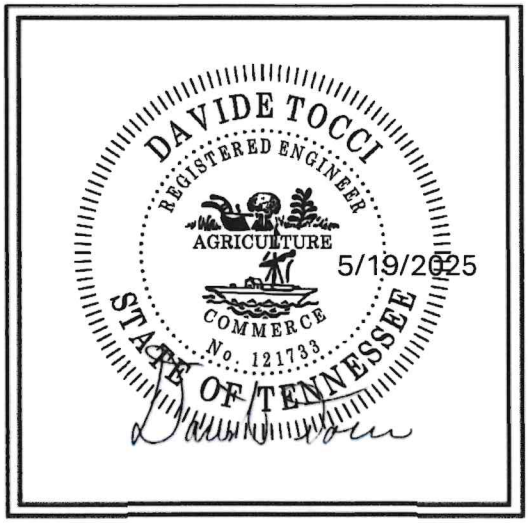

GRADING & DRAINAGE PLAN
©2021
OS-A
OS-B
MIN FFE = 644.25'
MIN FFE = 645.00'
MIN FFE = 643.50'
MIN FFE = 646.00'
DETENTION BASIN A
DETENTION BASIN B
EMERGENCY SPILLWAY
CHICKASAW TRAIL (CONTINUED)
HIWASSEE DRIVE
BENCHMARK
WARNING! UTILITY LINES!
LEGEND
GENERAL GRADING AND DRAINAGE NOTES
TEMP CONSTRUCTION NOTES
GEOTECHNICAL NOTE:
SITE BENCHMARK NOTE:
FLOOD STUDY NOTE:
THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FLOODWAY MAP COMMUNITY PANEL NO.
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
Client
KYLE RAMSEL, AIA
DLEWLD FARMS
HIWASSEE DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
Date
Drawn By
Checked By
Approved By
Job No. 17571
C-20
SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

Stormwater Facilities
Long Term Maintenance Plan

Project: Idlewild Farms
Address: Hiwassee Drive, Columbia, Tennessee Tax Map 89,
Parcel 23.01 & 23.02
M2 Project #: 23-070

Prepared By: Quentin L. Payne
Reviewed By: Kevin Sturgill.

Submittal Date: 05/19/2025



M2 GROUP

M2 GROUP

May, 2025

City of Columbia – Long Term Maintenance Plan (LTMP)

Overview

This project is to construct 16 residential lots development in Columbia, Maury County, Tennessee. This post construction LTMP addresses the development which consists of 14.61 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction for Idlewild Farms 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.

A LTMP is a component of the Maintenance Document for the development or site. After the new stormwater facilities are constructed at the project site, the property owner is responsible for their ongoing maintenance. This includes upkeep of the stormwater features serving the property. The owner has signed a Storm Water Management Maintenance Agreement as required by the City of Columbia, which mandates long-term maintenance of these facilities along with an annual inspection report. If the owner does not conduct the required inspections and maintenance, the city has the authority to perform these tasks, and the owner will be obligated to reimburse the city for any related expenses.

The LTMP must include or address the following elements:

- Description of the stormwater system components and a site map showing the location of each. Ongoing site inspection and maintenance compliance shall include verification that such areas remain as open space as indicated on the plans.
- Schedule of inspections and the techniques used to inspect and maintain the systems to ensure that they are functioning properly as designed.
- Where and how the trash, sediment and other pollutants removed from the stormwater system will be disposed of.
- Schematics of SCMs are located on the site. Landscape plans should also be included for bioretention areas.
- Person(s) and Phone number(s) of who will be responsible for inspection and maintenance. If the organization that will be responsible if yet to be organized, list the name, address, and phone number of the person or entity with interim responsibility.
- Provisions for permanent access and maintenance easements.

Project Name and Address:

Idlewild Farms

Hiwassee Drive, Columbia, Tennessee; Tax Map 89, Parcel 23.01 & 23.02

Owner /Developer (also responsible for maintenance):

Owner/Developer: Habitat for Humanity Williamson – Maury
109 Noah Drive Franklin, TN 37064

Stormwater Facilities:

- *562.52 LF of 18" RCP Pipe*
- *78.68 LF of 18" CMP Pipe*
- *44.03 LF of 12" Steel Pipe*
- *2 Detention Ponds*
- *4 Double storm inlets*
- *1 Triple storm inlets*
- *6 Headwalls*

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

Inspection and Maintenance:

A comprehensive inspection of all stormwater management facilities and practices shall be performed every 5 years on behalf of the owner by a qualified erosion prevention and sediment control (EPSC) professional with expertise in inspecting drainage system components. Such inspections must be conducted by either a professional engineer, professional surveyor, landscape architect, or other qualified EPSC. Results of this inspection must be submitted to the City of Columbia and any recommended maintenance actions undertaken within 45 days of the inspection occurring. Complete inspection reports for these five-year inspections shall include:

a) Facility type
b) Inspection date
c) Latitude and longitude and nearest street address
d) BMP owner information (e.g. name, address, phone number, fax and email)
e) A description of BMP condition including vegetation and soil; inlet and outlet channels and structures; embankments, slopes, and safety benches; spillways, weirs, and other control structures; and any sediment and debris accumulation
f) Photographic documentation of BMPs,
g) Specific maintenance items or violations that need to be corrected by the BMP owner along with deadlines and reinspection dates not to exceed 30 days from the initial inspection.

Scheduled Inspection:

The property owner must designate a person responsible for inspecting and maintaining the stormwater management facility. This individual will keep records of all required inspections and maintenance activities as specified in the Stormwater As-Built Plan. Regular inspections will ensure that the system operates as designed. The owner is required to submit an annual report to the City of Columbia by November first (1st) each year, detailing the inspections conducted and any maintenance performed. Records of inspections, maintenance, and repairs must be kept for a minimum of three (3) years and should be available for city inspection during routine assessments or upon request. The stormwater management facilities outlined in the plan will undergo periodic inspections to verify their effectiveness and to identify necessary maintenance tasks, as detailed below.

1. Inspect stormwater structures every six months. Inspect for clogging, trash or sediment accumulation, breakage, proper function, and blockage.
2. Annual inspection: Perform routine inspections to ensure that the BMP's 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 a site.
3. Comprehensive Inspection: Perform a comprehensive inspection of all stormwater management facilities and practice once every five years, at a minimum. Such inspections must be conducted by either a professional engineer or landscape architect, licensed in the State of Tennessee.

Maintenance Techniques:

Stormwater Detention Ponds

The outlet structure should 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 the 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 reaches 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. 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.

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.

Structures

Storm structure general maintenance will consist of checking for and removing sedimentation or blockages, confirming outlet control structures are functioning, concrete failures, and standing water. The maintenance schedule for these items should be performed on a semi-annual basis. The equipment needed for maintenance will range from shovels to general concrete repair equipment.

Storm Pipes

Storm Pipe general maintenance for culverts/pipes outside of the ROW or drainage easement will consist of debris removal, checking for erosion upstream and downstream, checking for sedimentation at upstream end and within pipes at cleanouts, flushing of pipes to remove sediment, removal of blockages, pipe settlement, joint failures, pipe failures, standing water, and check for consistent flow lines. The maintenance schedule for these items should be performed on a semi-annual basis. The equipment needed for maintenance will range from shovel, water hose, auger, grout work, seed and mulch, backhoe, and replacement pipes.

Maintenance Schedule

A customized maintenance schedule must be prepared for each detention facility, since maintenance tasks will differ depending on scale, the landscaping template chosen, and the type of surface cover. A generalized summary of common maintenance tasks and their frequency is provided below.

Maintenance Tasks	Frequency
Spot weeding, erosion repair, trash removal, and mulch raking	Twice during growing season
Add reinforcement planting to maintain desired vegetation density	As needed
Remove invasive plants using recommended control methods	As needed
Stabilize the contributing drainage area to prevent erosion	As needed
Spring inspection and cleanup	Annually
Prune trees and shrubs	Annually
Remove Sediment in Pretreatment cells and inflow points	Once every 2 to 3 years

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; M=monthly; S=after major storms

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

Inspection Items	Inspection Frequency	Inspected? (Yes/No)	Maintenance Needed? (Yes/No)	Comments/Description
Any evidence of erosion and downstream toe of drop structures?	*A,S*			
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?	*M*			
Public hazards noted?	*M*			
Maintenance accesses free of hazards and fully operational?	*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 ☐ Storm Pipe ☐ Headwalls ☐ Outfalls ☐ Catch Basin Inlets ☐

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:

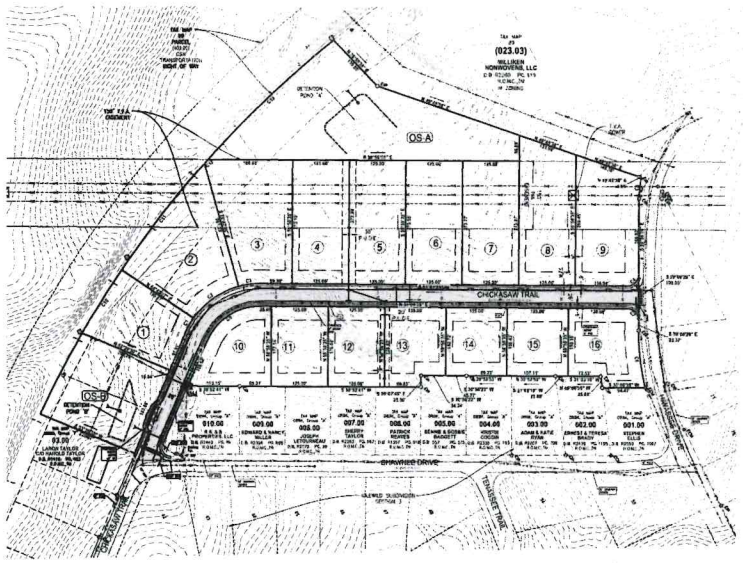
Maintenance Action Needed	Due Date

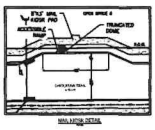
The next routine inspection is scheduled for approximately: _____
(date)

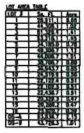
Inspected by: (signature) _____

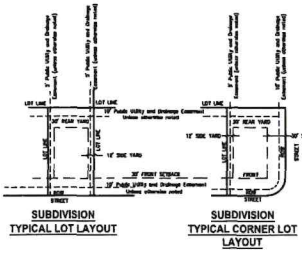
Inspected by: (printed) _____

PRELIMINARY PLAT

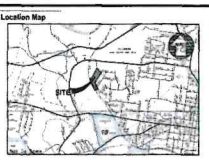




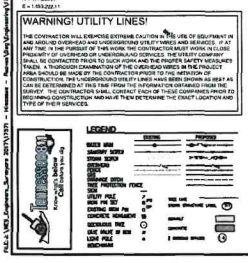












BENCHMARK

BENCHMARK #1
CONC. MONUMENT
ELEV. = 646.96'
N = 411 233.77
E = 1 653 200.11

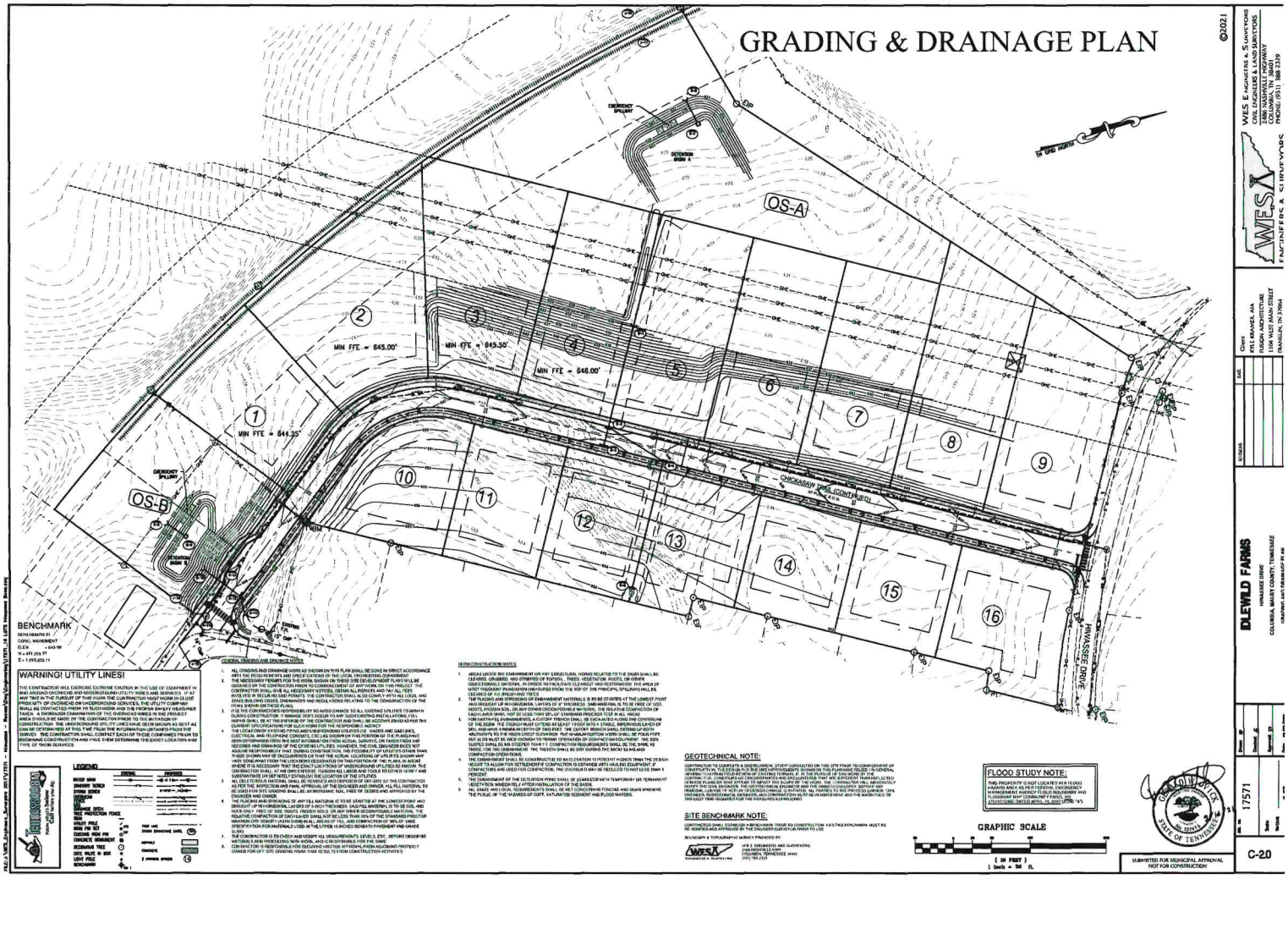
PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2021

ACTIVITY	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR
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												

SITE DATA:

OWNER	WILLIAMSON HOMES/RETAIL LLC 110 BAILEY HILL LANE FRANKLIN, TN 37064
PARCEL NUMBER	TAX MAP 94 PARCEL 23.01 DEED BOOK RJ064 PG 589 TAX MAP 94 PARCEL 23.02 DEED BOOK RJ064 PG 589
SUBJECT PARCEL ZONING	R-20
ACREAGE OF SITE	14.01 ACRES (PROPOSED 14.47+/- S.F. 1.21+/- RIGHT OF WAY DEDICATION)
MINIMUM REQUIRED BUILDING SETBACKS	40' FRONT (MINOR) 20' REAR 12' SIDE
	MINIMUM LOT AREA: 10,000 S.F. MINIMUM LOT WIDTH: 100'
UTILITY SERVICES	WATER SERVICE CDB (BIBBA PUGH) & WATER SYSTEMS 222 BY MAYS LANE COLUMBIA, TN 38401 (931) 388-7522 ELECTRIC SERVICE COLUMBIA POWER & WATER SYSTEMS 222 BY MAYS LANE COLUMBIA, TN 38401 (931) 388-1521
PURPOSE NOTE	CONSTRUCT 1 (ONE) S.F. DWELLING AND PROVIDE 16 RESIDENTIAL LOTS.
NOTES	1. INSTALLATION OF HVAC EQUIPMENT ON R-20 IS NOT PERMITTED IN FRONT YARDS. 2. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	BEARING	CHORD LENGTH
C1	14.13'	9.00'	9.00'	N 45°41'29" W	12.72'
C2	14.13'	9.00'	9.00'	N 44°18'31" E	12.72'
C3	14.13'	9.00'	9.00'	N 45°41'29" W	12.72'
C4	14.13'	9.00'	9.00'	N 44°18'31" E	12.72'
C5	14.13'	9.00'	9.00'	N 45°41'29" W	12.72'
C6	14.13'	9.00'	9.00'	N 44°18'31" E	12.72'


GRADING & DRAINAGE PLAN
©2021
OS-A
OS-B
MIN FFE = 644.25'
MIN FFE = 645.00'
MIN FFE = 645.50'
MIN FFE = 646.00'
CHICKASAW TRACE (CONTINUED)
PAWASSEE DRIVE
BENCHMARK
WARNING! UTILITY LINES!
GENERAL GRADING AND DRAINAGE NOTES
GEOTECHNICAL NOTE:
SITE BENCHMARK NOTE:
FLOOD STUDY NOTE:
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.
WES ENGINEERS & SURVEYORS
2385 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2139
Owner:
KYLE BRANZEL AIA
FUSION ARCHITECTURE
1104 WEST MAIN STREET
FRANKLIN, TN 37064
DLEWLD FARMS
HOHASSEE DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE
17571
C-20
SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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: EXAMPLE DEVELOPMENT
PROJECT LOCATION: 700 NORTH GARDEN STREET
OWNER/LEGAL ENTITY: DOUGLAS TONEY
TELEPHONE: (931) 560-1560
E-MAIL: DTONEY@COLUMBIATN.COM

DATE	ITEM INSPECTED	INSPECTOR	OBSERVATION & REMARKS
08/04/2008	Storm Sewer System	Chuck Hughes	No Sediment Accumulation
08/04/2008	Catch Basin Sumps	Chuck Hughes	No Sediment Accumulation
08/04/2008	Swales	Chuck Hughes	Grass was healthy and an acceptable height. No sediment has accumulated No debris or erosion was present
08/04/2008	Outflow Control Structures	Chuck Hughes	No Sediment accumulated at structure Debris was removed from V-Notched Weir No erosion was evident
08/04/2008	Infiltration Basin	Chuck Hughes	No erosion or sediment Accumulation Debris was removed
08/04/2008	Storm Detention Area	Chuck Hughes	There is no erosion sediment accumulation Grass is browning and shall be watered weekly
08/04/2008	Street Cleaning	Chuck Hughes	Streets have no sediment accumulation
08/04/2008	Catch Basin Inlet Casting	Chuck Hughes	Debris was removed
02/04/2009	Street Cleaning	Chuck Hughes	Streets have no sediment accumulation
08/04/2009	Storm Sewer System	Sid Bream	Sediment was removed
08/04/2009	Catch Basin Sumps	Sid Bream	Sediment was removed
08/04/2009	Outflow Control Structures	Sid Bream	Sediment was removed
08/04/2009	Infiltration Basin	Sid Bream	Sediment was removed

Docusign Envelope ID: 00D62CAA-4822-4807-BE80-A43EF7DC6488

CITY OF COLUMBIA TENNESSEE

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

**Note: Per Austin Brass, the fees are waived for this Habitat for Humanity project

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	Hiwassee Drive, Columbia, TN		
	TAX MAP: 89	GROUP:	PARCEL: 23.01 & 23.02
SUMMARY OF NATURE OF REQUEST AND WORK	Plat will abandon lots 82 & 83, as referenced in Idlewild Subdivision, Section 3, Plat Book 4, Page 15 in the Register's Office for Maury County, TN, and create 16 single-family lots and 2 open space lots. Also, plat will dedicate public right-of-way and utility/drainage easements.		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ❑ ARC Alternative Compliance ❑ As Approved Plans ❑ 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: 00D62CAA-4822-4807-BE80-A43EF7DC6488

	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 will go to the Applicant's email that is provided.

NAME	M2 Group, LLC	PHONE	615-656-0257
ADDRESS	PO Box 2543, Brentwood TN, 37024	EMAIL	stephen@m2groupllc.com

PROPERTY OWNER NAME	Habitat for Humanity Williamson-Maury	PHONE	615-690-8090
ADDRESS	109 Noah Drive, Franklin, TN 37064	EMAIL	jgalland@hfhwm.org

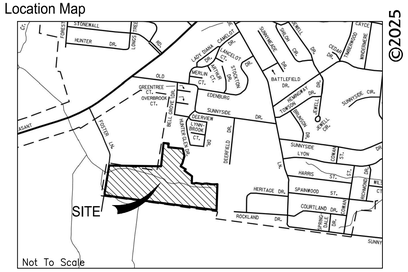
If owner is not a natural person, documentation must be provided showing signing authority on behalf of the entity. If multiple persons are listed as owners in the records of the Maury County Assessor, all owners must sign or the signatory must provide documentation of authority to apply on behalf of 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.

M2 Group, LLC Stephen Vander Horst, RLS, CFS	DocuSigned by: Stephen Vander Horst E7222172E3E842A...	May 19, 2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Habitat for Humanity Williamson-Maury Jennee Galland, President & COO	Signed by: Jennee Galland 440566FE7AF84A9...	May 19, 2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

PRELIMINARY PLAT

©2025

Location Map



PARCEL CALCULATIONS:

DENSITY:

TOTAL ACRES: 53.48 ACRES
ALLOWED: 4 UNITS PER ACRE
TOTAL ALLOWED: 213 UNITS
TOTAL SHOWN: 146 UNITS
DENSITY SHOWN: 2.7 UNITS PER ACRE

TREE CANOPY RETENTION:

TOTAL ACRES: 2,329,581.18 SF (53.48 ACRES)
EXISTING TREE CANOPY: 931,319.06 SF (40.0% CANOPY)
TOTAL RETENTION REQUIRED: 45.0%
TOTAL REQUIRED AREA TO RETAIN: 419,093.58 SF (9.62 ACRES)
PROPOSED AREA RETAINED: 428,634.43 SF (9.84 ACRES) (46.0%)

CIVIC SPACES:

REQUIRED 5% OF GROSS AREA
REQUIRED ACRES: 2.67 ACRES
REQUIRED SHOWN: 5.04 ACRES (9.4%)
CIVIC SPACE USE: PLAYGROUND / GREEN

BENCHMARK

BENCHMARK #1
IRON ROD
N = 455,617.25
E = 1,642,262.16
ELEV = 701.86'
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

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. 47119C0280E DATED APRIL 16, 2007 (ZONE "X")

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		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	

TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES
P.U.D.E.

SITE DATA:

OWNER: MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 12 PARCEL 18.02
DEED BOOK: R1466, PG 134

SUBJECT PARCEL ZONING: CD-3

ACREAGE OF SITE: ±53.48 ACRES
(PROPOSED 583,465.6 S.F. - 13.39 Ac. RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
25' FRONT
25' REAR - 15' FROM ℄ OF REAR ALLEY
8' SIDE
20' SIDE FOR CORNER LOTS

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

PURPOSE NOTE: SEEK APPROVAL OF PRELIMINARY PLAT AND SITE DEVELOPMENT PLAN. CONSTRUCT APPROXIMATELY 10,800 L.F. OF ROADWAY & PROVIDE 146 RESIDENTIAL LOTS & ±10.54 ACRES OF OPEN SPACE.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT WIDTH IS 65' OR 40' W/ALLEY ACCESS
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2025/2026

ACTIVITY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY
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												

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

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

GERALD W. LICK 15
No. 107415
STATE OF TENNESSEE
SURVEYOR

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

ENGINEERS & SURVEYORS

Client
MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401
LINDA WALKER, PARTNER

DATE	REVISIONS

LEGENDS AT HUNTERS GLEN

HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
PRELIMINARY PLAT

Drawn: CG | Checked: GV | Approved: GV | Date: 5/19/2025

Job. no. 17608 | Scale: Vertical: 1" = 100' Horizontal:

1 of 2

FILE: J:\WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD-3 - REV3.dwg

PRELIMINARY PLAT

©2025

LOT AREA TABLE

LOT	SQ. FT.	ACRES
1	7,858.9	0.18
2	10,150.5	0.23
3	17,211.3	0.40
4	16,001.1	0.37
5	12,027.6	0.28
6	8,161.5	0.19
7	8,123.4	0.19
8	10,077.5	0.23
9	10,205.7	0.23
10	10,345.6	0.24
11	7,287.1	0.17
12	7,287.1	0.17
13	7,287.1	0.17
14	7,287.1	0.17
15	7,287.1	0.17
16	7,287.1	0.17
17	7,287.1	0.17
18	7,287.1	0.17
19	7,287.1	0.17
20	7,287.1	0.17
21	7,283.3	0.17
22	8,889.4	0.20
23	8,950.0	0.21
24	9,625.4	0.22
25	8,629.4	0.20
26	8,297.4	0.19
27	8,949.8	0.21
28	9,894.1	0.23
29	12,796.0	0.29
30	7,952.2	0.18
31	8,438.9	0.19
32	6,957.8	0.16
33	7,301.2	0.17
34	8,916.4	0.20
35	7,329.2	0.17
36	7,150.0	0.16
37	7,138.1	0.16
38	8,023.5	0.18
39	8,288.7	0.19
40	7,156.6	0.16
41	9,160.9	0.21
42	7,948.1	0.18
43	7,962.5	0.18
44	7,962.5	0.18
45	7,962.5	0.18
46	7,962.5	0.18
47	7,962.5	0.18
48	8,079.6	0.19
49	7,511.7	0.17
50	7,532.6	0.17
51	6,494.6	0.15
52	5,717.7	0.13
53	5,481.4	0.13
54	6,805.7	0.16
55	8,601.8	0.20
56	6,368.8	0.15
57	6,449.7	0.15
58	8,304.7	0.19
59	8,029.6	0.18
60	7,475.0	0.17
61	7,305.5	0.17
62	7,475.0	0.17
63	7,475.0	0.17
64	7,475.0	0.17
65	7,475.0	0.17
66	7,475.0	0.17
67	7,475.0	0.17
68	7,475.0	0.17
69	7,475.0	0.17
70	7,475.0	0.17
71	11,077.6	0.25
72	8,795.2	0.20
73	6,490.0	0.15
74	6,490.0	0.15
75	6,490.0	0.15
76	6,490.0	0.15
77	6,342.5	0.15
78	6,342.5	0.15
79	6,342.5	0.15
80	6,342.5	0.15
81	7,345.4	0.17
82	7,860.2	0.18
83	6,020.0	0.14
84	6,020.0	0.14
85	6,020.0	0.14
86	6,020.0	0.14
87	5,435.1	0.12
88	5,362.7	0.12
89	5,290.2	0.12
90	5,217.7	0.12
91	5,145.2	0.12
92	5,883.9	0.14
93	7,475.0	0.17
94	11,288.1	0.26
95	9,814.6	0.23
96	7,475.0	0.17
97	7,475.0	0.17
98	7,475.0	0.17
99	7,475.0	0.17
100	7,475.0	0.17
101	7,475.0	0.17
102	7,475.0	0.17
103	7,475.0	0.17
104	7,475.0	0.17
105	7,475.0	0.17
106	7,475.0	0.17
107	8,117.4	0.19
108	7,760.5	0.18
109	8,162.7	0.19
110	11,105.1	0.25
111	7,599.1	0.17
112	4,940.0	0.11
113	5,043.8	0.12
114	5,208.9	0.12
115	5,015.1	0.12
116	4,940.0	0.11
117	4,940.0	0.11
118	4,940.0	0.11
119	4,940.0	0.11
120	4,940.0	0.11
121	4,940.0	0.11
122	4,940.0	0.11
123	4,940.0	0.11
124	6,619.2	0.15
125	6,438.0	0.15
126	4,810.0	0.11
127	4,810.0	0.11
128	4,810.0	0.11
129	4,810.0	0.11
130	4,810.0	0.11
131	4,810.0	0.11
132	4,810.0	0.11
133	4,810.0	0.11
134	4,737.2	0.11
135	5,086.1	0.12
136	4,750.0	0.11
137	4,810.0	0.11
138	6,642.7	0.15
139	7,208.7	0.17
140	7,208.7	0.17
141	7,208.7	0.17
142	7,208.7	0.17
143	7,208.7	0.17
144	7,208.7	0.17
145	7,208.7	0.17
146	7,806.2	0.18
MAIN_CIVIC_SPACE	144,778.8	3.32
CIVIC_SPACE_A	16,171.2	0.37
CIVIC_SPACE_B	11,357.6	0.26
CIVIC_SPACE_C	43,325.9	0.99
CIVIC_SPACE_D	3,850.5	0.09

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	S 37°26'38" E	90°00'00"
C2	130.00'	37.46'	37.33'	S 74°11'18" E	16°30'40"
C3	130.00'	65.30'	64.62'	S 51°32'30" E	28°46'56"
C4	130.00'	65.30'	64.62'	S 22°45'34" E	28°46'56"
C5	130.00'	65.30'	64.62'	S 06°01'22" W	28°46'56"
C6	130.00'	8.48'	8.48'	S 22°16'56" W	3°44'13"
C7	130.00'	16.73'	16.72'	S 27°50'15" W	7°22'25"
C8	130.00'	65.30'	64.62'	S 45°54'56" W	28°46'56"
C9	130.00'	65.30'	64.62'	S 74°41'52" W	28°46'56"
C10	130.00'	19.21'	19.19'	N 86°40'39" W	8°28'03"
C11	25.00'	39.27'	35.36'	S 52°33'22" W	90°00'00"
C12	25.00'	42.48'	37.55'	S 41°07'30" E	97°21'44"
C13	517.50'	69.68'	69.63'	N 86°20'11" E	7°42'53"
C14	517.50'	84.05'	83.96'	N 77°49'34" E	9°18'22"
C15	517.50'	80.23'	80.15'	N 68°43'55" E	8°52'56"
C16	517.50'	79.22'	79.14'	N 59°54'19" E	8°46'14"
C17	517.50'	79.97'	79.89'	N 51°05'35" E	8°51'13"
C18	517.50'	89.33'	89.22'	N 41°43'17" E	9°53'24"
C19	582.50'	65.05'	65.01'	S 44°22'31" W	6°23'53"
C20	582.50'	183.61'	182.85'	S 56°36'16" W	18°03'37"
C21	25.00'	36.90'	33.64'	S 23°21'01" W	84°34'08"
C22	132.50'	64.23'	63.60'	S 04°47'41" E	27°46'22"
C23	67.50'	32.60'	32.28'	N 04°44'39" W	27°40'17"
C24	25.00'	36.90'	33.64'	N 61°13'07" W	84°34'08"
C25	582.50'	28.19'	28.19'	S 77°53'01" W	2°46'23"
C26	25.00'	31.29'	29.29'	S 43°24'47" W	71°42'50"
C27	25.00'	44.27'	38.71'	N 43°10'10" W	101°27'05"
C28	582.50'	55.80'	55.78'	S 88°50'56" W	5°29'18"
C29	25.00'	36.67'	33.47'	S 49°34'29" W	84°02'13"
C30	25.00'	37.13'	33.81'	N 34°59'38" W	85°06'01"
C31	582.50'	25.70'	25.70'	N 76°16'48" W	2°31'41"
C32	25.00'	42.51'	37.57'	S 56°16'12" W	97°25'40"
C33	25.00'	36.03'	32.99'	N 33°43'48" W	82°34'20"
C34	25.00'	42.51'	37.57'	S 56°16'12" W	97°25'40"
C35	25.00'	36.03'	32.99'	N 33°43'48" W	82°34'20"
C36	172.50'	15.20'	15.20'	N 78°05'49" W	5°02'56"
C37	517.50'	12.46'	12.46'	S 75°42'22" E	1°22'48"
C38	25.00'	41.91'	37.17'	N 55°34'48" E	96°02'52"
C39	25.00'	39.27'	35.36'	N 52°33'22" E	90°00'00"
C40	70.00'	130.23'	112.24'	S 29°08'47" E	106°35'40"
C41	70.00'	79.65'	75.42'	S 56°44'46" W	65°11'27"
C42	70.00'	10.04'	10.03'	N 86°33'04" W	8°12'52"
C43	25.00'	39.27'	35.36'	N 37°26'38" W	90°00'00"
C44	470.00'	70.51'	70.44'	N 85°12'22" W	8°35'43"
C45	25.00'	36.80'	33.57'	S 48°19'37" W	84°20'18"
C46	532.50'	60.60'	60.57'	S 09°25'05" W	6°31'13"
C47	467.50'	132.85'	132.41'	N 05°02'11" E	16°16'56"
C48	467.50'	56.73'	56.70'	N 00°22'19" E	6°57'11"
C49	467.50'	70.44'	70.38'	N 07°25'17" W	8°38'00"
C50	467.50'	70.44'	70.38'	N 16°03'17" W	8°38'00"
C51	467.50'	31.96'	31.96'	N 22°19'48" W	3°55'03"
C52	55.50'	60.22'	57.31'	N 59°22'21" W	62°10'03"
C53	64.50'	150.50'	118.61'	N 19°36'36" W	133°41'33"
C54	25.00'	39.27'	35.36'	S 69°17'19" E	90°00'00"
C55	532.50'	49.75'	49.73'	N 68°23'16" E	5°21'11"
C56	532.50'	64.50'	64.46'	N 74°32'04" E	6°56'25"
C57	532.50'	64.63'	64.59'	N 81°28'54" E	6°57'15"
C58	532.50'	22.55'	22.55'	N 86°10'19" E	2°25'35"
C59	237.50'	70.98'	70.72'	S 84°03'09" E	17°07'28"
C60	172.50'	36.11'	36.04'	N 86°37'05" W	11°59'37"
C61	467.50'	36.55'	36.54'	S 85°08'43" W	4°28'48"
C62	467.50'	65.40'	65.35'	S 78°53'51" W	8°00'56"
C63	467.50'	74.89'	74.81'	S 70°18'02" W	9°10'42"
C64	25.00'	39.27'	35.36'	S 20°42'41" W	90°00'00"
C65	532.50'	53.10'	53.08'	S 21°25'55" E	5°42'48"
C66	532.50'	64.74'	64.70'	S 15°05'34" E	6°57'56"
C67	532.50'	59.89'	59.86'	S 08°23'16" E	6°26'40"
C68	25.00'	36.80'	33.57'	S 47°20'05" E	84°20'18"
C69	530.00'	79.51'	79.44'	S 85°12'22" E	8°35'43"
C70	25.00'	39.94'	35.83'	N 53°19'26" E	91°32'07"
C71	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"
C72	25.00'	39.94'	35.83'	N 53°19'26" E	91°32'07"
C73	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"
C74	25.00'	39.94'	35.83'	N 53°19'26" E	91°32'07"
C75	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"
C76	25.00'	39.94'	35.83'	N 53°19'26" E	91°32'07"
C77	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"
C78	25.00'	39.27'	35.36'	N 54°05'30" E	90°00'00"
C79	25.00'	39.27'	35.36'	S 35°54'30" E	90°00'00"
C80	25.00'	39.27'	35.36'	S 54°05'30" W	90°00'00"
C81	25.00'	39.27'	35.36'	S 35°54'30" E	90°00'00"
C82	25.00'	39.27'	35.36'	S 54°05'30" W	90°00'00"
C83	25.00'	39.27'	35.36'	S 35°54'30" E	90°00'00"
C84	762.50'	12.98'	12.98'	S 81°23'46" E	0°58'32"
C85	762.50'	51.84'	51.83'	S 83°49'54" E	3°53'43"
C86	762.50'	10.71'	10.71'	S 86°10'54" E	0°48'17"
C87	697.50'	69.09'	69.06'	S 83°44'46" E	5°40'32"
C88	25.00'	39.27'	35.36'	N 48°24'58" E	90°00'00"
C89	25.00'	39.27'	35.36'	S 41°35'02" E	90°00'00"
C90	25.00'	39.27'	35.36'	S 48°24'58" W	90°00'00"
C91	855.00'	12.01'	12.01'	N 86°10'54" W	0°48'17"
C92	855.00'	58.13'	58.12'	N 83°49'54" W	3°53'43"
C93	855.00'	14.56'	14.56'	N 81°23'46" W	0°58'32"
C94	25.00'	39.27'	35.36'	N 41°35'02" W	90°00'00"
C95	875.00'	20.11'	20.11'	N 85°55'32" W	1°19'00"
C96	875.00'	52.01'	52.00'	N 83°33'52" W	3°24'20"
C97	875.00'	14.56'	14.56'	N 81°23'06" W	0°57'11"
C98	25.00'	39.27'	35.36'	S 48°24'58" W	90°00'00"
C99	970.00'	22.29'	22.29'	N 85°55'32" W	1°19'00"
C100	970.00'	57.65'	57.65'	N 83°33'52" W	3°24'20"
C101	970.00'	16.14'	16.14'	N 81°23'06" W	0°57'11"
C102	25.00'	39.27'	35.36'	S 41°35'02" E	90°00'00"
C103	1030.00'	47.81'	47.81'	N 85°15'19" W	2°39'34"
C104	1030.00'	54.22'	54.21'	N 82°24'59" W	3°00'57"
C105	25.00'	39.94'	35.83'	S 53°19'26" W	91°32'07"
C106	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"

PARCEL CALCULATIONS:

DENSITY:

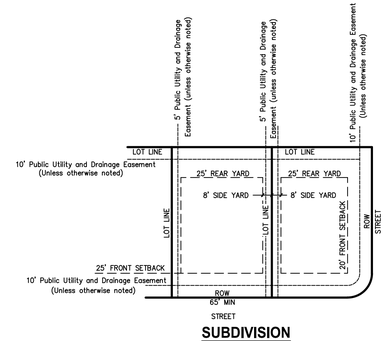
TOTAL ACRES: 53.48 ACRES
ALLOWED: 4 UNITS PER ACRE
TOTAL ALLOWED: 213 UNITS
TOTAL SHOWN: 146 UNITS
DENSITY SHOWN: 2.7 UNITS PER ACRE

TREE CANOPY RETENTION:

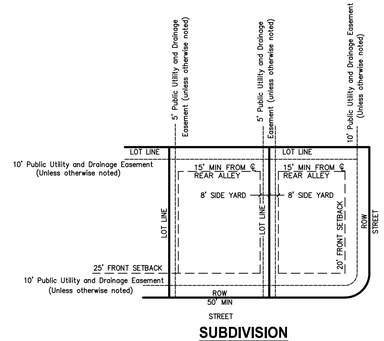
TOTAL ACRES: 2,329,581.18 SF (53.48 ACRES)
EXISTING TREE CANOPY: 931,319.06 SF (40.0% CANOPY)
TOTAL RETENTION REQUIRED: 45.0%
TOTAL REQUIRED AREA TO RETAIN: 419,093.58 SF (9.62 ACRES)
PROPOSED AREA RETAINED: 428,634.43 SF (9.84 ACRES) (46.0%)

CIVIC SPACES:

REQUIRED 5% OF GROSS AREA
REQUIRED ACRES: 2.67 ACRES
REQUIRED SHOWN: 5.04 ACRES (9.4%)
CIVIC SPACE USE: PLAYGROUND / GREEN



SUBDIVISION
TYPICAL LOT LAYOUT



SUBDIVISION
TYPICAL LOT LAYOUT
ALLEY LOADED

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PHONE: (931) 388-2329
www.wesengineers.com

ENGINEERS & SURVEYORS

Client
MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401
LINDA WALKER, PARTNER

REVISIONS	DATE

LEGENDS AT HUNTERS GLEN

HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
PRELIMINARY PLAT

Drawn: CG
Checked: GV
Approved: GV
Date: 5/19/2025

Job. no. 17608
Scale:
Vertical:
Horizontal:

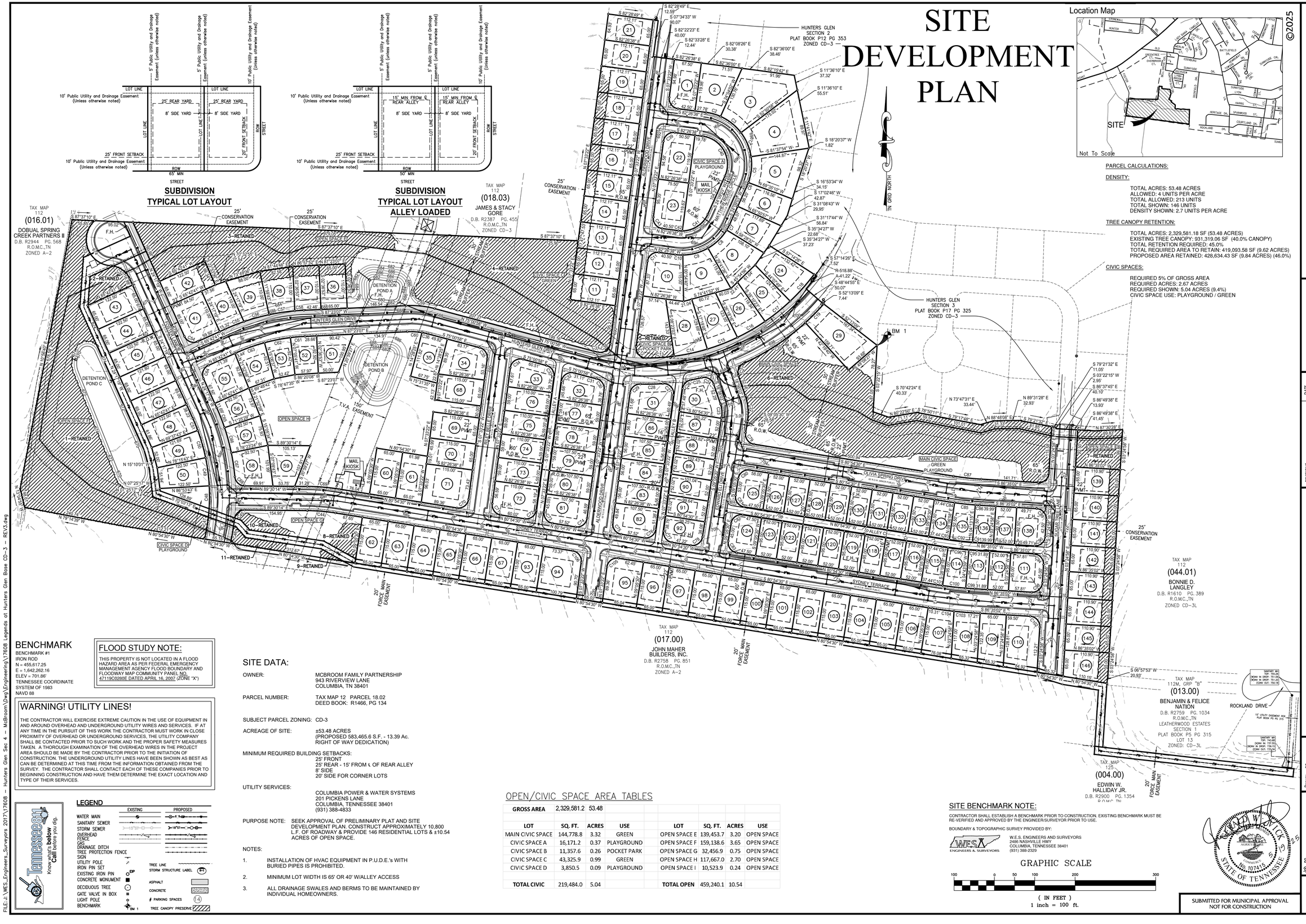


SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

2 of 2

FILE: J:\ WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD-3 - REV3.dwg

SITE DEVELOPMENT PLAN



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PARCEL CALCULATIONS:

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CIVIC SPACE USE: PLAYGROUND / GREEN

BENCHMARK

BENCHMARK #1
IRON ROD
N = 455,617.25
E = 1,642,262.16
ELEV = 701.86'
TENNESSEE COORDINATE SYSTEM OF 1983
NAVD 88

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. 47119C0280E DATED APRIL 16, 2007 (ZONE "X")

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		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
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		RCP
ASPHALT		
CONCRETE		
# PARKING SPACES		(4)
TREE CANOPY PRESERVE		

SITE DATA:

OWNER: MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 12 PARCEL 18.02
DEED BOOK: R1466, PG 134

SUBJECT PARCEL ZONING: CD-3

ACREAGE OF SITE: ±53.48 ACRES
(PROPOSED 583,465.6 S.F. - 13.39 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
25' FRONT
25' REAR - 15' FROM ℄ OF REAR ALLEY
8' SIDE
20' SIDE FOR CORNER LOTS

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

PURPOSE NOTE: SEEK APPROVAL OF PRELIMINARY PLAT AND SITE DEVELOPMENT PLAN. CONSTRUCT APPROXIMATELY 10,800 L.F. OF ROADWAY & PROVIDE 146 RESIDENTIAL LOTS & ±10.54 ACRES OF OPEN SPACE.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT WIDTH IS 65' OR 40' W/ALLEY ACCESS
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OPEN/CIVIC SPACE AREA TABLES

GROSS AREA	2,329,581.2	53.48					
LOT	SQ. FT.	ACRES	USE	LOT	SQ. FT.	ACRES	USE
MAIN CIVIC SPACE	144,778.8	3.32	GREEN	OPEN SPACE E	139,453.7	3.20	OPEN SPACE
CIVIC SPACE A	16,171.2	0.37	PLAYGROUND	OPEN SPACE F	159,138.6	3.65	OPEN SPACE
CIVIC SPACE B	11,357.6	0.26	POCKET PARK	OPEN SPACE G	32,456.9	0.75	OPEN SPACE
CIVIC SPACE C	43,325.9	0.99	GREEN	OPEN SPACE H	117,667.0	2.70	OPEN SPACE
CIVIC SPACE D	3,850.5	0.09	PLAYGROUND	OPEN SPACE I	10,523.9	0.24	OPEN SPACE
TOTAL CIVIC	219,484.0	5.04		TOTAL OPEN	459,240.1	10.54	

SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

GRAPHIC SCALE

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

JOSEPH W. GLICK 19 LICENSED PROFESSIONAL ENGINEER No. 107418 STATE OF TENNESSEE

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

Client
MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401
LINDA WALKER, PARTNER

REVISIONS	DATE

LEGENDS AT HUNTERS GLEN
HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
SITE DEVELOPMENT PLAN

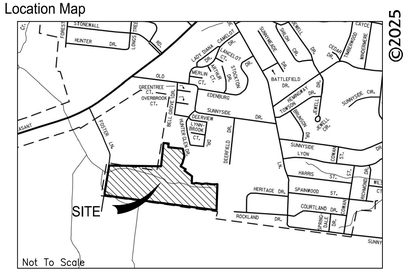
Drawn: CG
Checked: GV
Approved: GV
Date: 5/19/2025

Job. no. 17608
Scale:
Vertical: 1" = 100'
Horizontal:

1 of 1

FILE: J:_WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD-3 - REV3.dwg

PEDESTRIAN SHED PLAN



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PARCEL CALCULATIONS:

DENSITY:

TOTAL ACRES: 53.48 ACRES
ALLOWED: 4 UNITS PER ACRE
TOTAL ALLOWED: 213 UNITS
TOTAL SHOWN: 146 UNITS
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TOTAL RETENTION REQUIRED: 45.0%
TOTAL REQUIRED AREA TO RETAIN: 419,093.58 SF (9.62 ACRES)
PROPOSED AREA RETAINED: 428,634.43 SF (9.84 ACRES) (46.0%)

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REQUIRED 5% OF GROSS AREA
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REQUIRED SHOWN: 5.04 ACRES (9.4%)
CIVIC SPACE USE: PLAYGROUND / GREEN

BENCHMARK

BENCHMARK #1
IRON ROD
N = 455,617.25
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ELEV = 701.86'
TENNESSEE COORDINATE SYSTEM OF 1983
NAVD 88

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Tennessee811
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	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		(ST1)
ASPHALT		
CONCRETE		
# PARKING SPACES		(14)
TREE CANOPY PRESERVE		

SITE DATA:

OWNER: MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 12 PARCEL 18.02
DEED BOOK: R1466, PG 134

SUBJECT PARCEL ZONING: CD-3

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(PROPOSED 583,465.6 S.F. - 13.39 Ac.
RIGHT OF WAY DEDICATION)

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25' REAR - 15' FROM ℄ OF REAR ALLEY
8' SIDE
20' SIDE FOR CORNER LOTS

UTILITY SERVICES:
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201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: SEEK APPROVAL OF PRELIMINARY PLAT AND SITE DEVELOPMENT PLAN. CONSTRUCT APPROXIMATELY 10,800 L.F. OF ROADWAY & PROVIDE 146 RESIDENTIAL LOTS & ±10.54 ACRES OF OPEN SPACE.

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2486 NASHVILLE HWY
COLUMBIA, TENNESSEE 38401
(931) 388-2329

GRAPHIC SCALE

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

RICHARD H. BLALOCK
LICENSED PROFESSIONAL ENGINEER
No. 107418
STATE OF TENNESSEE
9/19/25

WES ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
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ENGINEERS & SURVEYORS

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COLUMBIA, TN 38401
LINDA WALKER, PARTNER

REVISIONS	DATE

LEGENDS AT HUNTERS GLEN

HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
SITE DEVELOPMENT PLAN

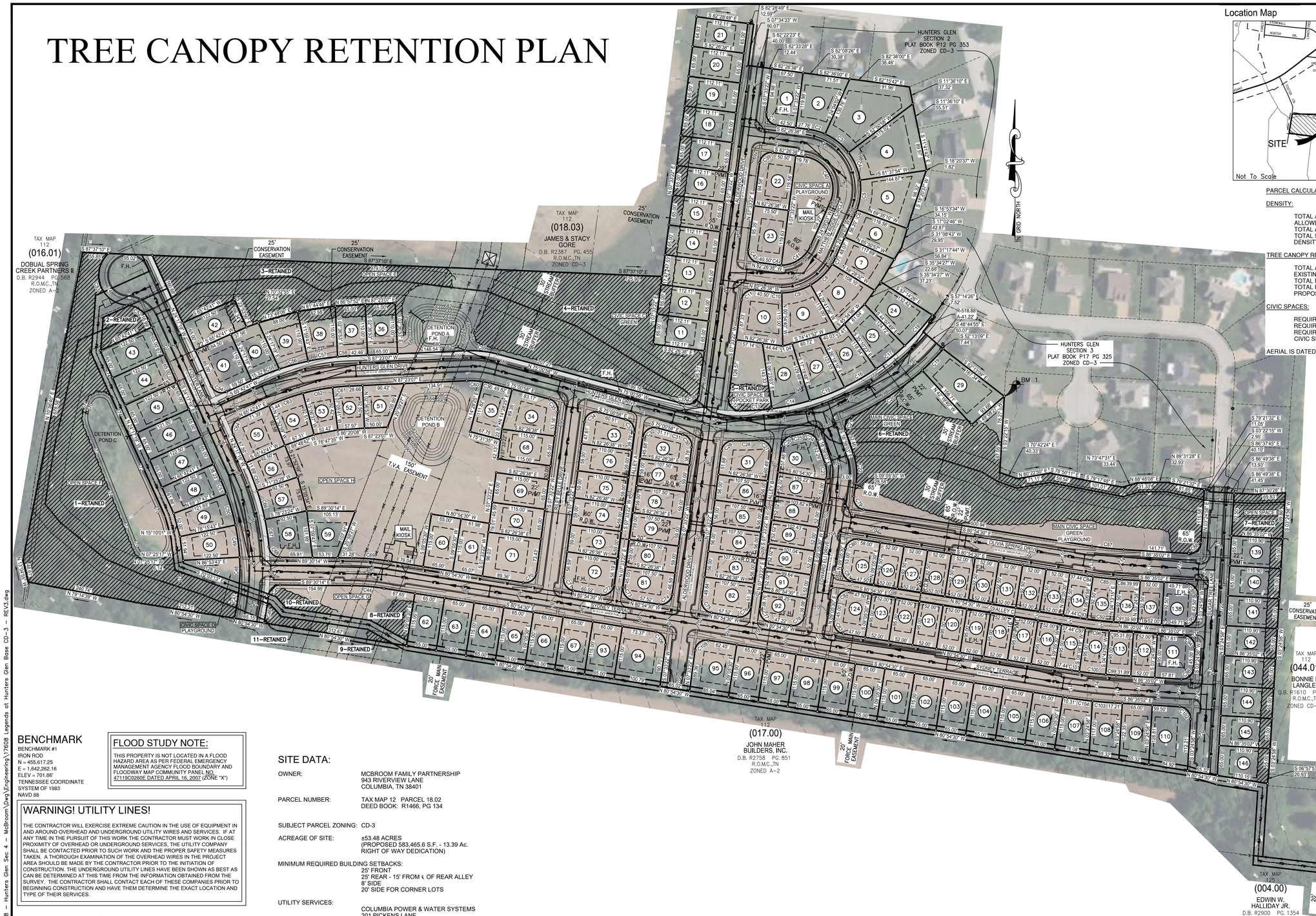
Drawn: CG
Checked: GV
Approved: GV
Date: 5/19/2025

Job. no. 17608
Scale: Vertical: 1" = 100'
Horizontal:

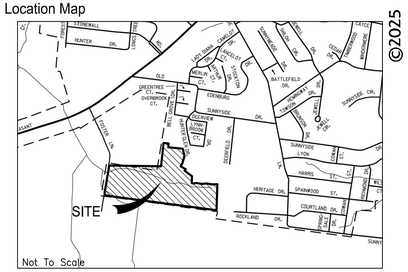
1 of 1

FILE..z:\WES_Engineers_Surveyors 2017\17608 – Hunters Glen Sec 4 – McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD–3 – REV3.dwg

TREE CANOPY RETENTION PLAN



Location Map



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ALLOWED: 4 UNITS PER ACRE (TABLE 5.4.A-1)
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TOTAL SHOWN: 146 UNITS
DENSITY SHOWN: 3 UNITS PER ACRE (146 / 53.48)

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TOTAL REQUIRED AREA TO RETAIN: 419,093.58 SF (9.62 ACRES)
PROPOSED AREA RETAINED: 428,634.43 SF (9.84 ACRES)

CIVIC SPACES:

REQUIRED 5% OF GROSS AREA (SECTION 5.3.1.A)
REQUIRED ACRES: 2.67 ACRES (53.48 * 5%)
REQUIRED SHOWN: 5.04 ACRES
CIVIC SPACE USE: PLAYGROUND / GREEN

AERIAL IS DATED 02/26/2025

CANOPY RETENTION TABLE

		SQ. FT.	ACRES
TOTAL AREA		2,329,581.18	53.48
EXISITING CANOPY A		275,429.63	6.32
EXISITING CANOPY B		406,013.32	9.32
EXISITING CANOPY C		57,887.50	1.33
EXISITING CANOPY D		11,195.56	0.26
EXISITING CANOPY E		170,899.83	3.92
EXISITING CANOPY F		6,143.55	0.14
EXISITING CANOPY G		3,749.67	0.09
EXISTING CANOPY AREA TOTAL		931,319.06	21.38
% OF CANOPY	40.0%		
CANOPY RETENTION (TABLE 4.3.16.L IN ZONING ORDINANCE)	45%	419,093.58	9.62
RETAINED CANOPY 1		105,070.90	2.41
RETAINED CANOPY 2		6,197.36	0.14
RETAINED CANOPY 3		61,225.59	1.41
RETAINED CANOPY 4		87,693.41	2.01
RETAINED CANOPY 5		4,815.19	0.11
RETAINED CANOPY 6		111,864.83	2.57
RETAINED CANOPY 7		10,523.98	0.24
RETAINED CANOPY 8		4,118.34	0.09
RETAINED CANOPY 9		616.58	0.01
RETAINED CANOPY 10		3,402.49	0.08
RETAINED CANOPY 11		3,193.21	0.07
RETAINED CANOPY TOTAL		398,721.88	9.15
CONSERVATION EASEMENTS TOTAL		29,912.55	0.69
PROPOSED RETAINED & EASEMENT TOTAL	46.0%	428,634.43	9.84

BENCHMARK

BENCHMARK #1
IRON ROD
N = 455,617.25
E = 1,642,262.16
ELEV = 701.86'
TENNESSEE COORDINATE SYSTEM OF 1983
NAVD 88

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. 47119C0280E DATED APRIL 16, 2007 (ZONE "X")

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.

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LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	CIP	
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
TREE CANOPY PRESERVE		

SITE DATA:

OWNER: MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 12 PARCEL 18.02
DEED BOOK: R1466, PG 134

SUBJECT PARCEL ZONING: CD-3

ACREAGE OF SITE: ±53.48 ACRES
(PROPOSED 583,465.6 S.F. - 13.39 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
25' FRONT
25' REAR - 15' FROM ℄ OF REAR ALLEY
8' SIDE
20' SIDE FOR CORNER LOTS

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

PURPOSE NOTE: SEEK APPROVAL OF PRELIMINARY PLAT AND SITE DEVELOPMENT PLAN. CONSTRUCT APPROXIMATELY 10,800 L.F. OF ROADWAY & PROVIDE 146 RESIDENTIAL LOTS & ±10.54 ACRES OF OPEN SPACE.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT WIDTH IS 65' OR 40' W/ALLEY ACCESS
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

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

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

ENGINEERS & SURVEYORS

Client: MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401
LINDA WALKER, PARTNER

REVISIONS | DATE

Drawn: CG | Checked: GV | Approved: GV | Date: 5/19/2025

Job no. 17608 | Scale: Vertical: 1" = 100' Horizontal:

LEGENDS AT HUNTERS GLEN

HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
TREE CANOPY RETENTION PLAN

TR-1

FILE: J:\WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD-3 - REV3.dwg

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning

Traffic Impact Study

Hunters Glen Section 4
Hunters Glen Drive
Columbia, TN

Prepared May 2025
For WES Engineers & Surveyors

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

Traffic Impact Study

Hunters Glen Section 4

Hunters Glen Drive
Columbia, Tennessee

Prepared May 2025

PREPARED FOR:
WES Engineers & Surveyors
2486 Nashville Highway
Columbia, TN 38401



PREPARED BY:
Ms. Gillian L. Fischbach, P.E., PTOE
Fischbach Transportation Group (FTG, LLC)
P.O. Box 682736
Franklin, TN 37068
Phone: (615) 771-8022
FTG Project Number: 11318

Table of Contents

1. INTRODUCTION 4
2. PROJECT DESCRIPTION....5
FIGURE 1. LOCATION OF THE PROJECT SITE....6
FIGURE 2. CURRENT PROJECT SITE PLAN....7
3. YEAR 2024 EXISTING CONDITIONS....8
3.1 EXISTING LANEAGE AND TRAFFIC CONTROL....8
FIGURE 3. EXISTING LANEAGE WITHIN THE STUDY AREA....9
3.2 YEAR 2024 EXISTING TRAFFIC VOLUMES....10
FIGURE 4. YEAR 2024 EXISTING PEAK HOUR TRAFFIC VOLUMES....11
TABLE 1. DESCRIPTIONS OF LOS FOR SIGNALIZED INTERSECTIONS....12
TABLE 2. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS....13
TABLE 3. YEAR 2024 EXISTING PEAK HOUR LEVELS OF SERVICE....14
4. YEAR 2030 BACKGROUND TRAFFIC VOLUMES....15
TABLE 4. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA....15
FIGURE 5A. INITIAL YEAR 2030 BACKGROUND TRAFFIC VOLUMES....16
FIGURE 5B. TRAFFIC VOLUMES GENERATED BY HIGHLAND MARKET....19
FIGURE 5C. TRAFFIC VOLUMES GENERATED BY OLD ZION ROAD PROJECT 20
FIGURE 5D. TRAFFIC VOLUMES GENERATED BY TROTWOOD GROVE....21
FIGURE 5E. FINAL YEAR 2030 BACKGROUND TRAFFIC VOLUMES....22
TABLE 5. YEAR 2030 BACKGROUND PEAK HOUR LEVELS OF SERVICE....23
5. IMPACTS OF PROPOSED DEVELOPMENT....25
5.1 TRIP GENERATION....25
TABLE 6. TRIP GENERATION....25
5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT....26
FIGURE 6. DIRECTIONAL DISTRIBUTION OF SITE TRAFFIC....27
FIGURE 7. ASSIGNMENT OF SITE-GENERATED TRAFFIC....28
5.3 CAPACITY ANALYSES....29
FIGURE 8. YEAR 2030 TOTAL PROJECTED TRAFFIC VOLUMES....31
TABLE 7. YEAR 2030 TOTAL PEAK HOUR LEVELS OF SERVICE....32
6. CONCLUSIONS AND RECOMMENDATIONS....34
FIGURE 9. PROPOSED IMPROVMENTS....36

APPENDIX A 37
APPENDIX B 55
APPENDIX C 89
APPENDIX D 91

1. INTRODUCTION

This traffic study has been prepared in order to identify the traffic impacts of a residential development that is proposed to be constructed at the southern terminus of Hunters Glen Drive in Columbia, Tennessee.

For the purposes of this study, existing and background traffic volumes were established, and capacity analyses were conducted for these conditions. Also, trip generation calculations were performed, and the trips which are expected to be generated by the proposed project were distributed to the roadway system and added to the background traffic volumes. The roadways and intersections which provide access to the site were then re-evaluated to determine the traffic impacts of the proposed project. Access needs for the project were evaluated, and the necessary roadway and/or traffic control improvements were identified. This report presents the results of these analyses and the subsequent recommendations.

2. PROJECT DESCRIPTION

The location of the proposed project is shown in Figure 1. As shown, the project site is located at the southern terminus of Hunters Glen Drive in Columbia, Tennessee. The developer of the proposed project plans to construct 148 single-family homes, and primary access to the project will be provided by extending Hunters Glen Drive into the project site. Secondary access will be provided by extending Alderwood Drive and Sugar Tree Lane into the project site.

The current site plan for the proposed project is shown in Figure 2. In large part, economic and market considerations will dictate the pace and timing with which the proposed project is actually completed. For the purposes of this study, it was assumed that the proposed project will be completed by Year 2030.

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Traffic Engineering and Planning

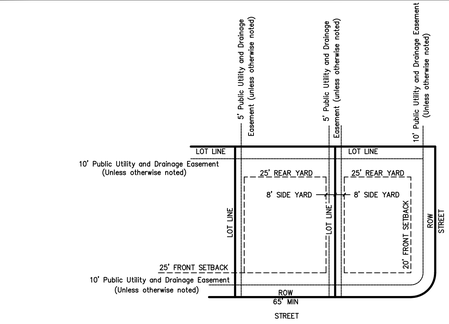


N

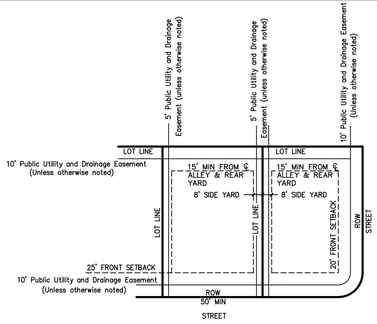
No Scale

Figure 1.
Location of the Proposed Project Site

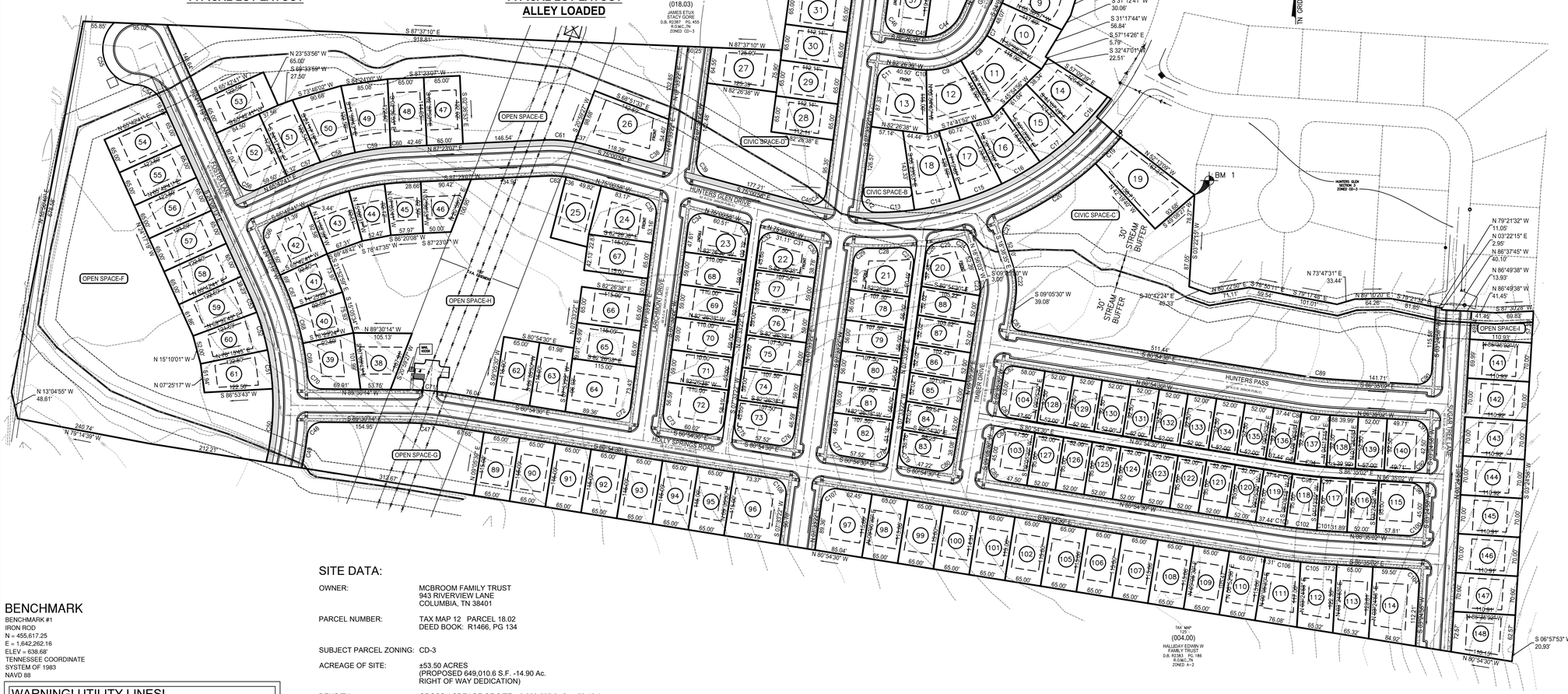
PRELIMINARY PLAT



SUBDIVISION
TYPICAL LOT LAYOUT



SUBDIVISION
TYPICAL LOT LAYOUT
ALLEY LOADED



BENCHMARK

BENCHMARK #1
IRON ROD
N = 455,617.25
E = 1,642,262.16
ELEV = 638.68'
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

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LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER		
STORM SEWER		
OVERHEAD		
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET	IPS	
EXISTING IRON PIN	EIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		ST1
ASPHALT		
CONCRETE		
# PARKING SPACES		14
P.U.D.E.		

SITE DATA:

OWNER: MCBROOM FAMILY TRUST
943 RIVERVIEW LANE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 12 PARCEL 18.02
DEED BOOK: R1466, PG 134

SUBJECT PARCEL ZONING: CD-3

ACREAGE OF SITE: ±53.50 ACRES
(PROPOSED 649,010.6 S.F. -14.90 Ac.
RIGHT OF WAY DEDICATION)

DENSITY: GROSS ACREAGE OF SITE 2,329,597.3 sf = ±53.48 Ac.
R.O.W. DEDICATION 571,484.6 sf = 13.12 Ac.
148 LOTS/40.36 Ac.=3.67/1

MINIMUM REQUIRED BUILDING SETBACKS:

25' FRONT
25' REAR - 15' FROM ℄ OF ALLEY
8' SIDE - 5 SIDE W / ALLEY
20' SIDE FOR CORNER LOTS

UTILITY SERVICES:

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

PURPOSE NOTE: REQUEST FOR CHANGE OF COMPREHENSIVE PLAN & AMEND THE EXISTING MASTER PLAN. CONSTRUCT 9,802.9 L.F. OF ROADWAY & PROVIDE 148 RESIDENTIAL LOTS & ±11.89 ACRES OF OPEN SPACE.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT WIDTH IS 65' OR 40' W/ALLEY ACCESS
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2024/2025

ACTIVITY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY
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												

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

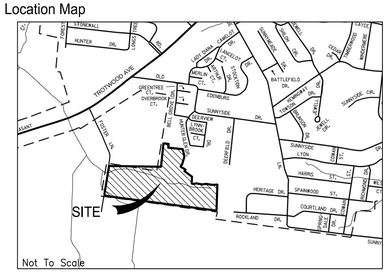
FLOOD STUDY NOTE:

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD BOUNDARY AND FLOODWAY MAP COMMUNITY PANEL NO. 47119C0280E DATED APRIL 16, 2007 (ZONE "X")

GRAPHIC SCALE

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

Location Map



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JEFFREY W. JOYCE
AGRICULTURAL & BIOSYSTEMS ENGINEER
No. 1074115
STATE OF TENNESSEE
NOT FOR CONSTRUCTION

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

Client
MCBROOM FAMILY PTR
943 RIVERVIEW LANE
COLUMBIA, TN 38401

REVISIONS | DATE

HUNTERS GLEN SECTION 4, PHASE 1

HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
PRELIMINARY PLAT

Drawn: RP | Checked: GV | Approved: GV | Date: 08/24/2024

Job no. 17608 | Scale: | Vertical: | Horizontal: 1" = 100'

1 of 2

FILE:J:\WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Hunters Glen Base 13_A_1_CD-3.dwg

3. YEAR 2024 EXISTING CONDITIONS

3.1 EXISTING LANEAGE AND TRAFFIC CONTROL

A field visit was completed on December 21, 2024 in order to confirm the laneage and traffic control noted during the collection of turning movement data at the intersections within the study area. The existing laneage and traffic control at the intersections within the study area are shown in Figure 3.

Southern Terminus of Hunters Glen Drive



Photo credit: Google Earth (6/2023)

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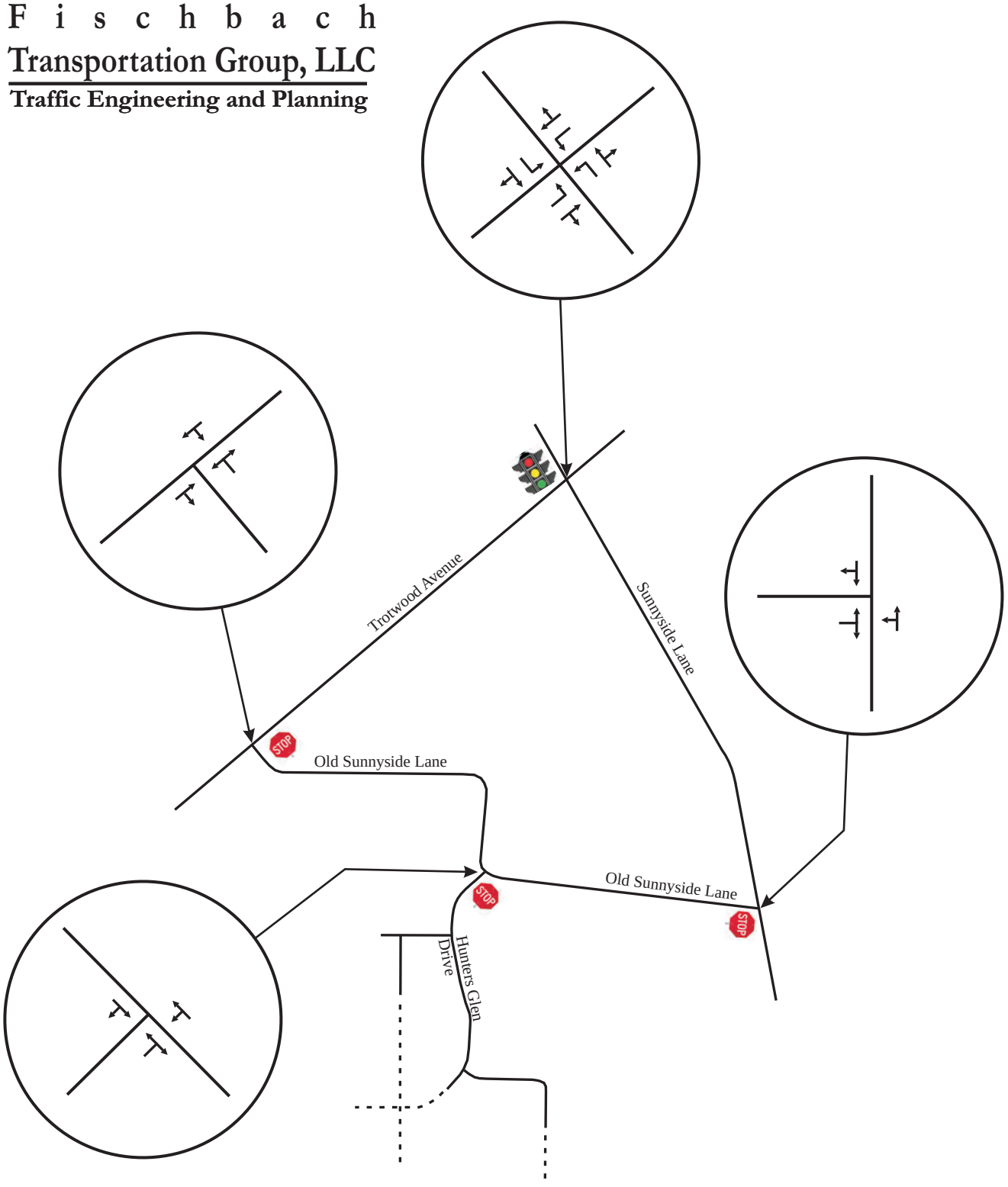
Transportation Group, LLC
Traffic Engineering and Planning



N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 3.
Existing Laneage and Traffic Control

3.2 YEAR 2024 EXISTING TRAFFIC VOLUMES

In order to provide data for the traffic impact analysis, traffic volumes were counted in 15-minute increments at the following intersections:

- Trotwood Avenue and Cayce Lane / Sunnyside Lane
- Trotwood Avenue and Old Sunnyside Lane
- Sunnyside Lane and Old Sunnyside Lane
- Old Sunnyside Lane and Hunters Glen Drive

This data was collected from 6:00 AM – 7:00 PM on typical weekdays in early December 2024 when schools were in session. The raw traffic volumes are included in Appendix A and are shown in Figure 4.

Using the existing peak hour traffic volumes shown in Figure 4, capacity analyses were conducted for the intersections studied. Specifically, in order to identify current peak hour levels of operation within the study area, the capacity calculations were performed according to the methods outlined in the Highway Capacity Manual 7 (HCM 7). These analyses result in the determination of a Level of Service (LOS), which is a measure of evaluation is used to describe how well an intersection or roadway operates. LOS A represents free flow traffic operations, and LOS F suggests that the traffic demand exceeds the available capacity. In an urbanized area, LOS D is typically considered to be the minimum acceptable LOS. Table 1 presents the descriptions of LOS for signalized intersections, and Table 2 presents the descriptions of LOS for unsignalized intersections.

The results of the capacity analyses for the existing peak hour traffic volumes are shown in Table 3, and Appendix B includes the capacity analyses worksheets. These analyses indicate the following:

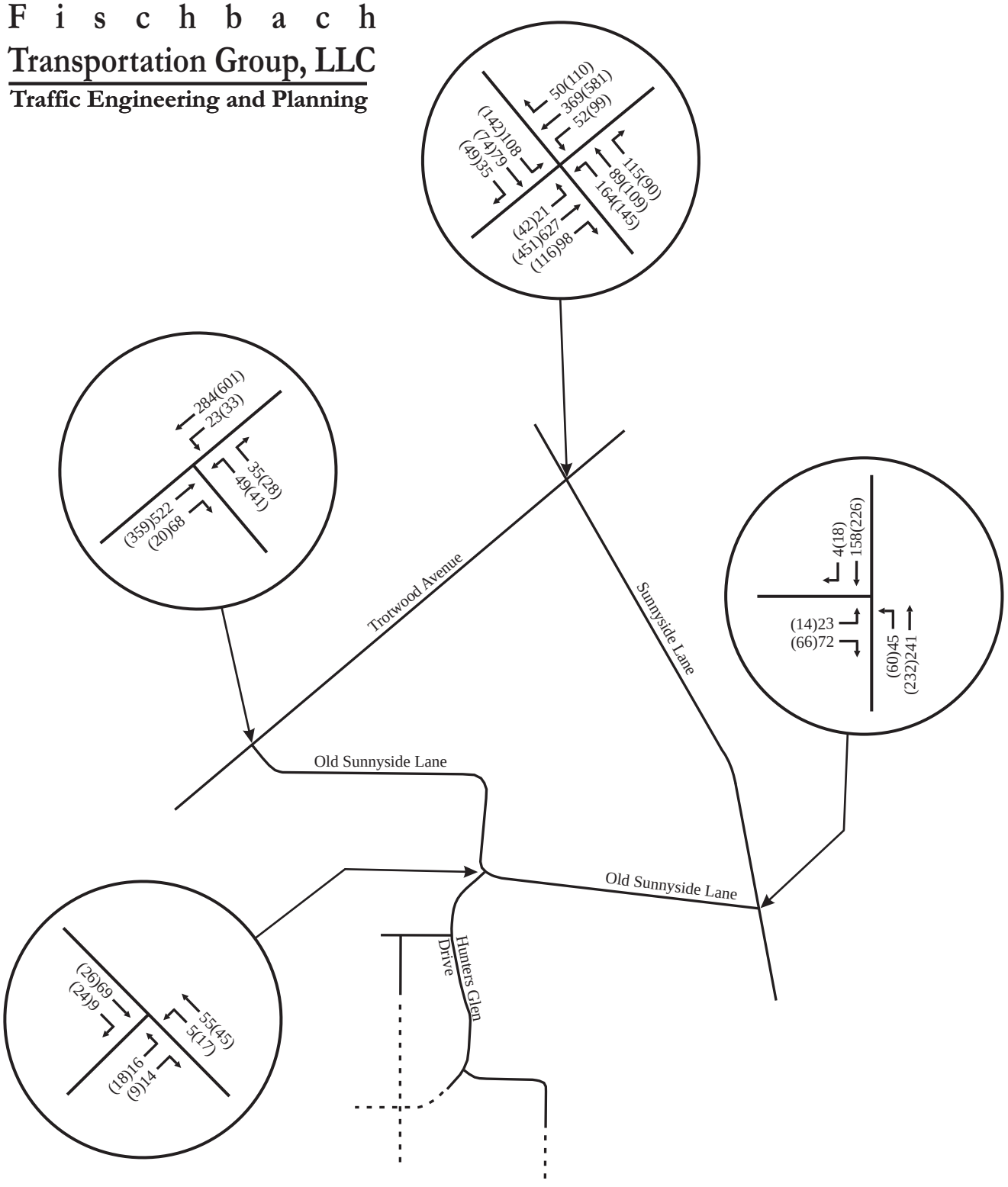
Trotwood Avenue and Cayce Lane / Sunnyside Lane
This signalized intersection operates at LOS C during both peak hours.

Trotwood Avenue and Old Sunnyside Lane
At this unsignalized intersection, all of the critical turning movements currently operate at LOS C or better during both peak hours.

Sunnyside Lane and Old Sunnyside Lane
At this unsignalized intersection, all of the critical turning movements currently operate at LOS B or better during both peak hours.

Old Sunnyside Lane and Hunters Glen Drive
At this unsignalized intersection, all of the critical turning movements currently operate at LOS A during both peak hours.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning



N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 4.
Existing Year 2024 Peak Hour Traffic Volumes
(Collected Early December 2024)

TABLE 1. DESCRIPTIONS OF LOS FOR SIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay per Vehicle (sec)
A	Operations with very low control delay. Progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	≤ 10
B	Operations with stable flows. This generally occurs with good progression, short cycle lengths, or both. More vehicles stop than for LOS A, causing higher levels of average delay.	> 10 and ≤ 20
C	Operations with stable flow. Occurs with fair progression, longer cycle lengths, or both. Individual cycle failures may begin to appear at this level. The number of vehicles stopping is significant, although many still pass through the intersection without stopping.	> 20 and ≤ 35
D	Approaching unstable flow. The influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high v/c ratios. Many vehicles stop.	> 35 and ≤ 55
E	Unstable flow. In many cases, this is considered to be the limit for acceptable delay. These high delays generally indicate poor progression, long cycle lengths, and high v/c ratios.	> 55 and ≤ 80
F	Unacceptable delay. This condition often occurs with oversaturation or with high v/c ratios. Poor progression and long cycle lengths may also cause such delay levels.	> 80

Source: Highway Capacity Manual 7 (HCM 7)

TABLE 2. DESCRIPTIONS OF LOS FOR UNSIGNALIZED INTERSECTIONS

Level of Service	Description	Average Control Delay (sec/veh)
A	Minimal delay	≤ 10
B	Brief delay	> 10 and ≤ 15
C	Average delay	> 15 and ≤ 25
D	Significant delay	> 25 and ≤ 35
E	Long delay	> 35 and ≤ 50
F	Extreme delay	> 50

Source: Highway Capacity Manual 7 (HCM 7)

TABLE 3. YEAR 2024 EXISTING PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Trotwood Avenue and Cayce Lane / Sunnyside Lane	Eastbound Left Turns	LOS B	1 veh (14 sec/veh)	LOS B	1 veh (19 sec/veh)
	Eastbound Thrus / Right Turns	LOS C	24 veh (33 sec/veh)	LOS C	17 veh (26 sec/veh)
	Westbound Left Turns	LOS B	1 veh (20 sec/veh)	LOS B	2 veh (17 sec/veh)
	Westbound Thrus / Right Turns	LOS B	11 veh (19 sec/veh)	LOS C	22 veh (32 sec/veh)
	Northbound Left Turns	LOS D	7 veh (41 sec/veh)	LOS D	6 veh (41 sec/veh)
	Northbound Thrus / Right Turns	LOS D	9 veh (44 sec/veh)	LOS D	9 veh (45 sec/veh)
	Southbound Left Turns	LOS D	5 veh (47 sec/veh)	LOS D	7 veh (47 sec/veh)
	Southbound Thrus / Right Turns	LOS D	5 veh (47 sec/veh)	LOS D	6 veh (45 sec/veh)
	OVERALL INTERSECTION	**LOS C (33 sec/veh)**		**LOS C (33 sec/veh)**	
Trotwood Avenue and Old Sunnyside Lane	Westbound Left Turns / Thrus	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS C	1 veh (20 sec/veh)	LOS C	1 veh (22 sec/veh)
Sunnyside Lane and Old Sunnyside Lane	Eastbound Left / Right Turns	LOS B	1 veh (11 sec/veh)	LOS B	1 veh (11 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
Old Sunnyside Lane and Hunters Glen Drive	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	0 veh (7 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (9 sec/veh)	LOS A	1 veh (9 sec/veh)

4. YEAR 2030 BACKGROUND TRAFFIC VOLUMES

In order to account for the traffic growth which will occur within the study area because of typical growth, background traffic volumes were established for the intersections within the study area. Specifically, in order to account for typical growth within the study area, consideration was given to the historical traffic volumes near the project site. The Tennessee Department of Transportation (TDOT) conducts an annual count program throughout the state. This count program includes the annual collection of average daily traffic (ADT) counts at numerous fixed locations.

As shown in Table 4, the daily traffic volumes within the study area have increased steadily since 2014. Based on this data, the existing traffic volumes were increased 3% per year, or a total of 18%, in order to establish the initial Year 2030 background traffic volumes shown in Figure 5A.

TABLE 4. HISTORICAL TRAFFIC VOLUMES IN THE STUDY AREA

Year	Station 167 Trotwood Ave ADT	Annual Growth	
2014	12,804		
2015	12,949	1.13%	
2016	13,078	1.00%	
2017	14,724	12.59%	**Overall Growth**
2018	14,095	-4.27%	
2019	14,164	0.49%	
2020	13,651	-3.62%	
2021	14,098	3.27%	
2022	15,056	6.80%	
2023	15,992	6.22%	2.77%
Year	**Station 191 Sunnyside Ln ADT**	**Annual Growth**	
2014	3,936		
2015	4,040	2.64%	
2016	3,822	-5.40%	
2017	4,284	12.09%	**Overall Growth**
2018	4,552	6.26%	
2019	4,286	-5.84%	
2020	3,918	-8.59%	
2021	4,188	6.89%	
2022	4,449	6.23%	
2023	4,834	8.65%	2.54%

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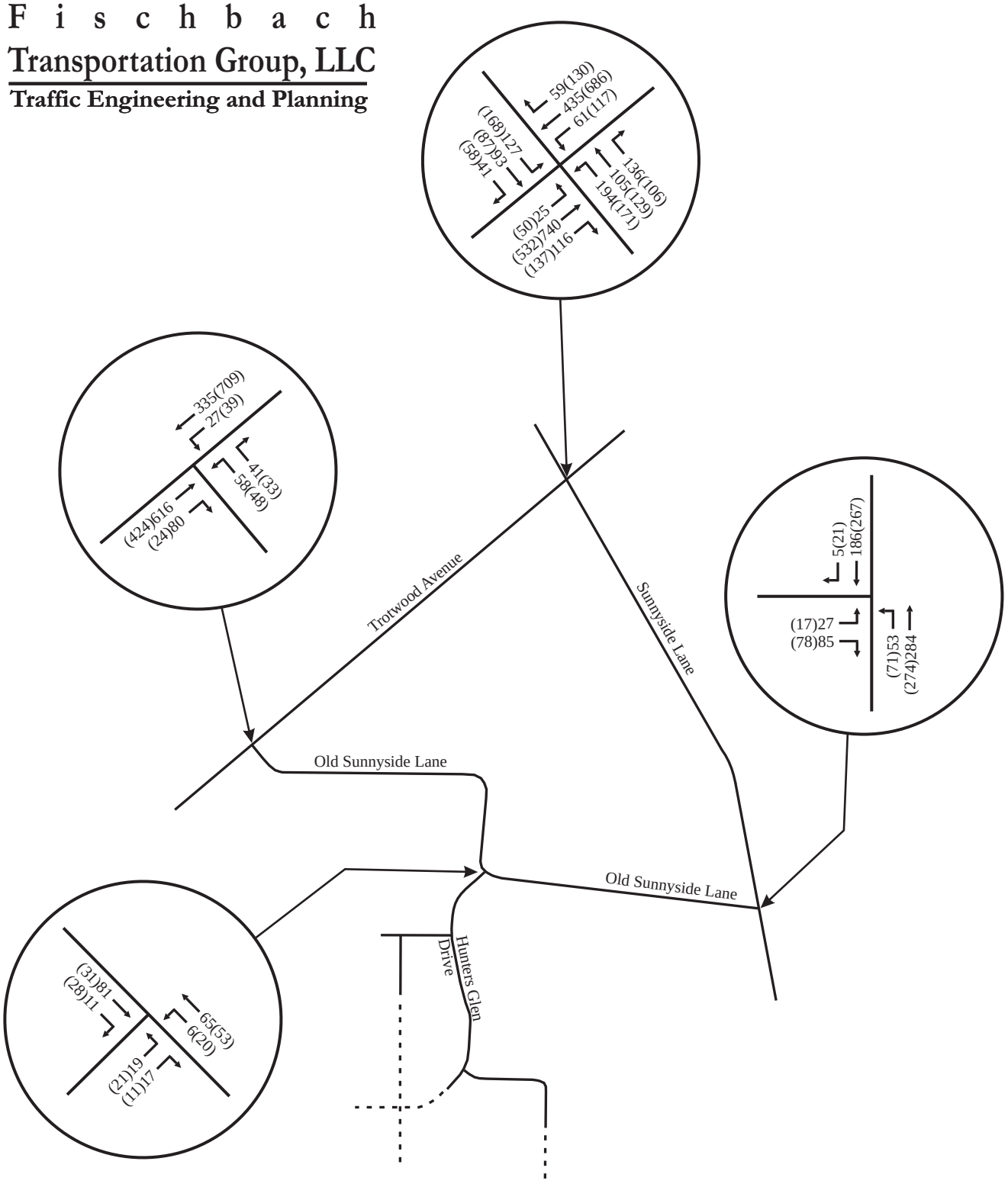

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5A.
Initial Year 2030 Background Peak Hour Traffic
(Existing Traffic Volumes Increased 18%)

It is important to note that the following projects are planned for construction in the vicinity of the project site:

1. A gas station and convenience store are planned for construction in the southeast quadrant of the intersection of Trotwood Avenue and Cayce Lane / Sunnyside Lane. The peak hour traffic volumes generated by this project are identified in the Traffic Impact Study prepared by FTG, LLC in June 2022, and these volumes are shown in Figure 5B. Information about this project is included in Appendix A.

2. A residential project is planned for construction on Old Zion Road, southwest of the proposed project site. The peak hour traffic volumes generated by this project are identified in the Traffic Impact Study prepared by Ragan Smith Associates, Inc. in February 2023, and these volumes are shown in Figure 5C. Information about this project is included in Appendix A.

3. The Trotwood Grove residential project is planned for construction immediately southwest of the proposed project site. The peak hour traffic volumes generated by this project are identified in the Traffic Impact Study prepared by Kimley Horn in January 2023, and these volumes are shown in Figure 5D. Information about this project is included in Appendix A.

The traffic volumes shown in Figures 5A-5D were added together in order to identify background traffic volumes, as shown in Figure 5E. Capacity analyses were conducted for the background conditions at the intersections within the study area, and for these analyses, it was assumed that all existing laneage and traffic control will be maintained and no improvements will be provided.

The results of the capacity analyses for the background peak hour traffic volumes are shown in Table 5, and Appendix B includes the capacity analyses worksheets. These analyses indicate the following:

Trotwood Avenue and Cayce Lane / Sunnyside Lane
With the existing laneage, this signalized intersection is expected to operate at LOS F during both peak hours. Based on these results, additional analyses were conducted in order to identify how well this intersection would operate if separate right turn lanes on the eastbound and westbound approaches of Trotwood Avenue. With this additional laneage and optimized signal timings, this signalized intersection is expected to operate at LOS D during both peak hours.

Trotwood Avenue and Old Sunnyside Lane
At this unsignalized intersection, the northbound turning movements are expected to operate at LOS F during both peak hours. However, the vehicle queues are expected to be reasonable.

Sunnyside Lane and Old Sunnyside Lane
At this unsignalized intersection, all of the critical turning movements are expected to operate at LOS B or better during both peak hours.

Old Sunnyside Lane and Hunters Glen Drive
At this unsignalized intersection, all of the critical turning movements are expected to operate at LOS A during both peak hours.

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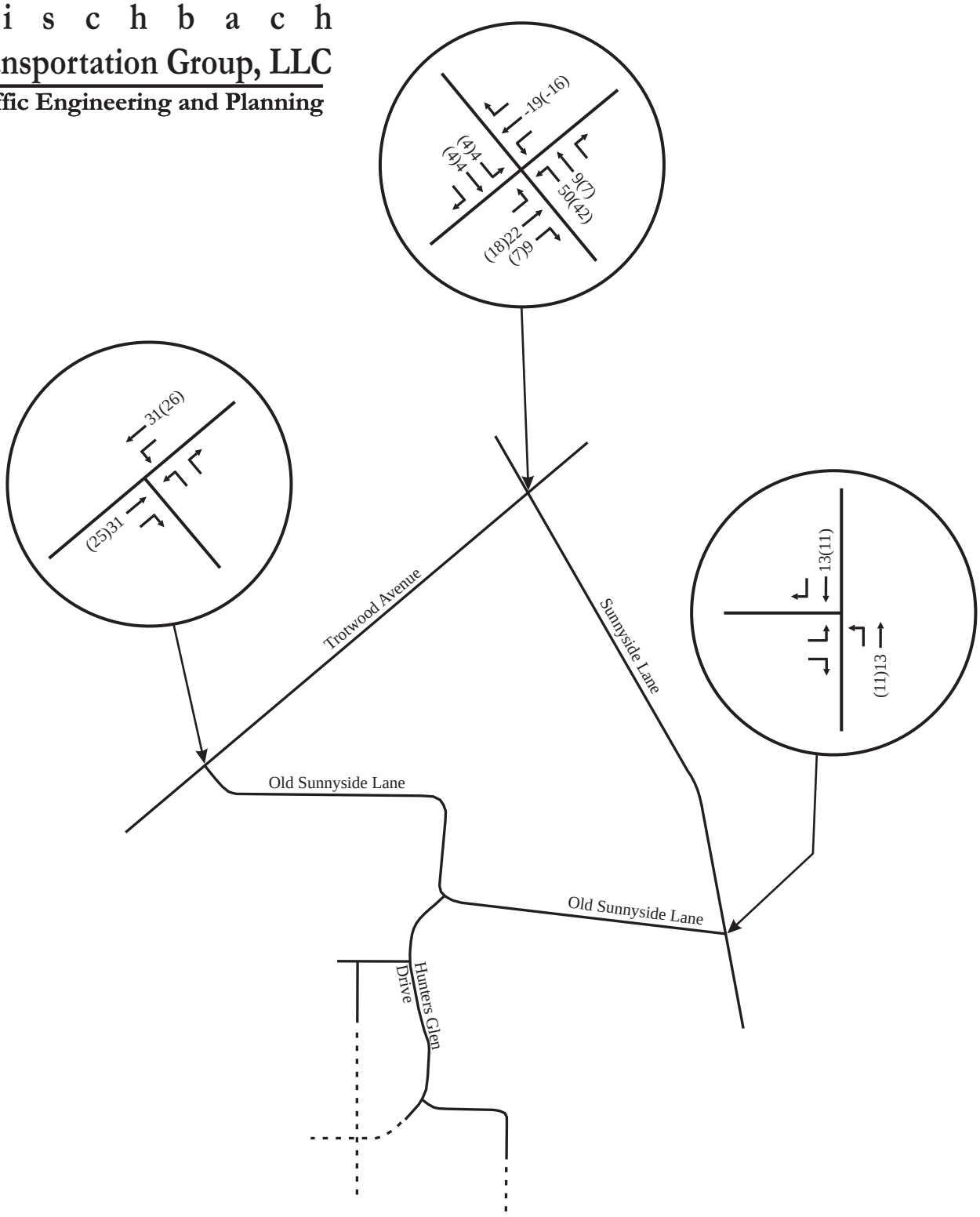

N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5B.
Peak Hour Traffic Volumes Generated by Highland Convenience Market (Jun 2022 TIS)

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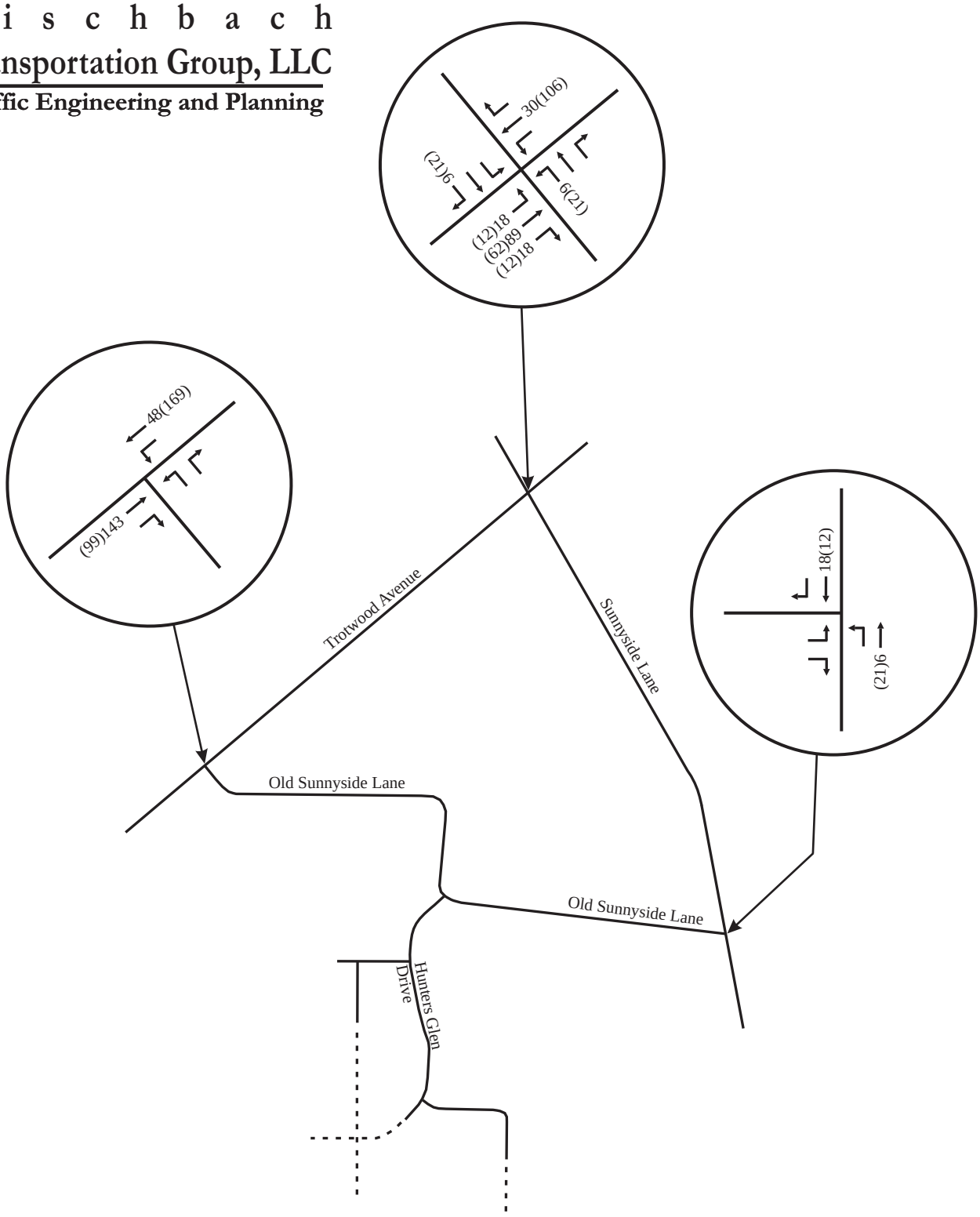

N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5C.
Peak Hour Traffic Volumes Generated by
Old Zion Road Residential Project (Feb 2023 TIS)

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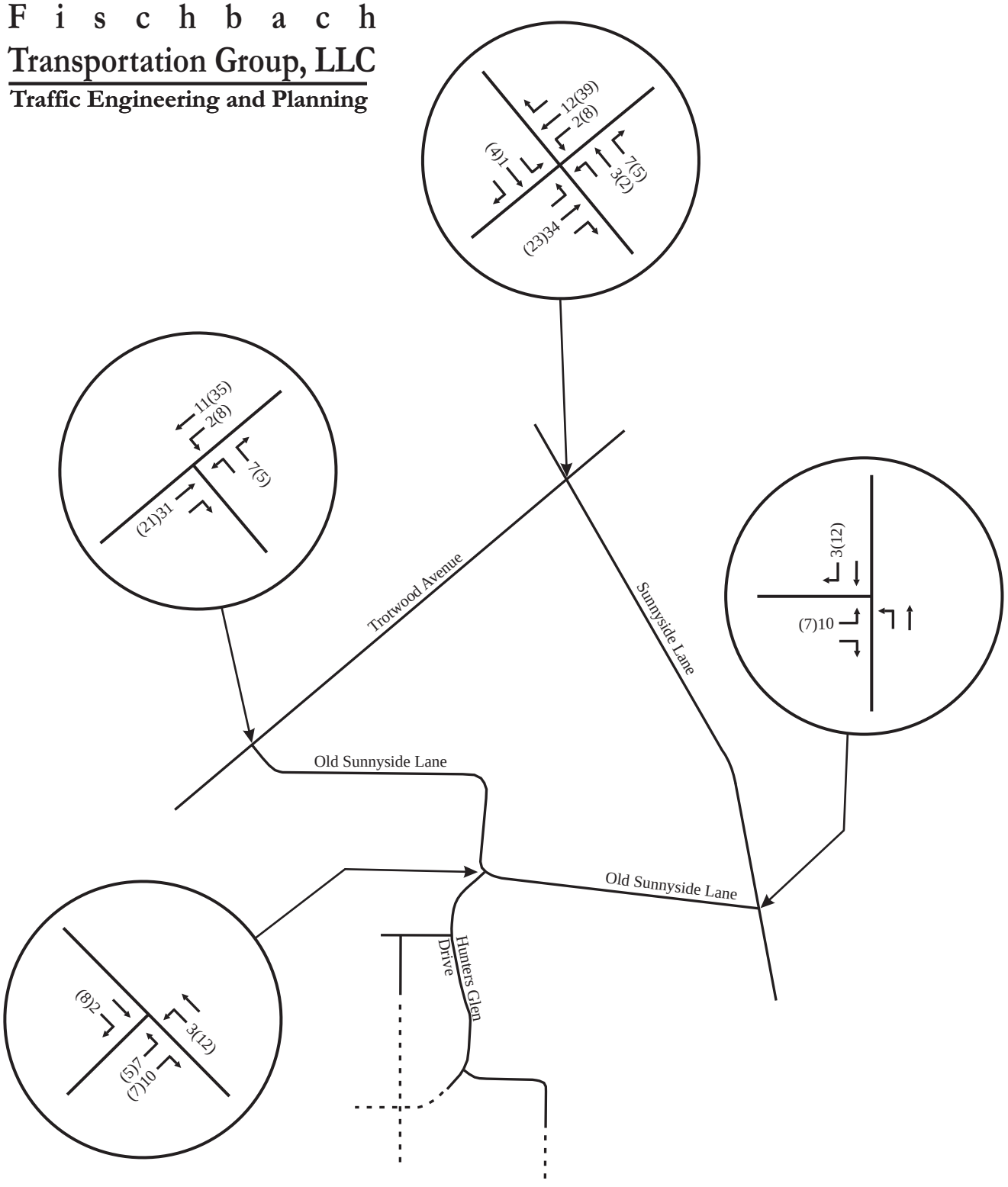

N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5D.
Peak Hour Traffic Volumes Generated by Trotwood Grove Project (Jan 2023 TIS)

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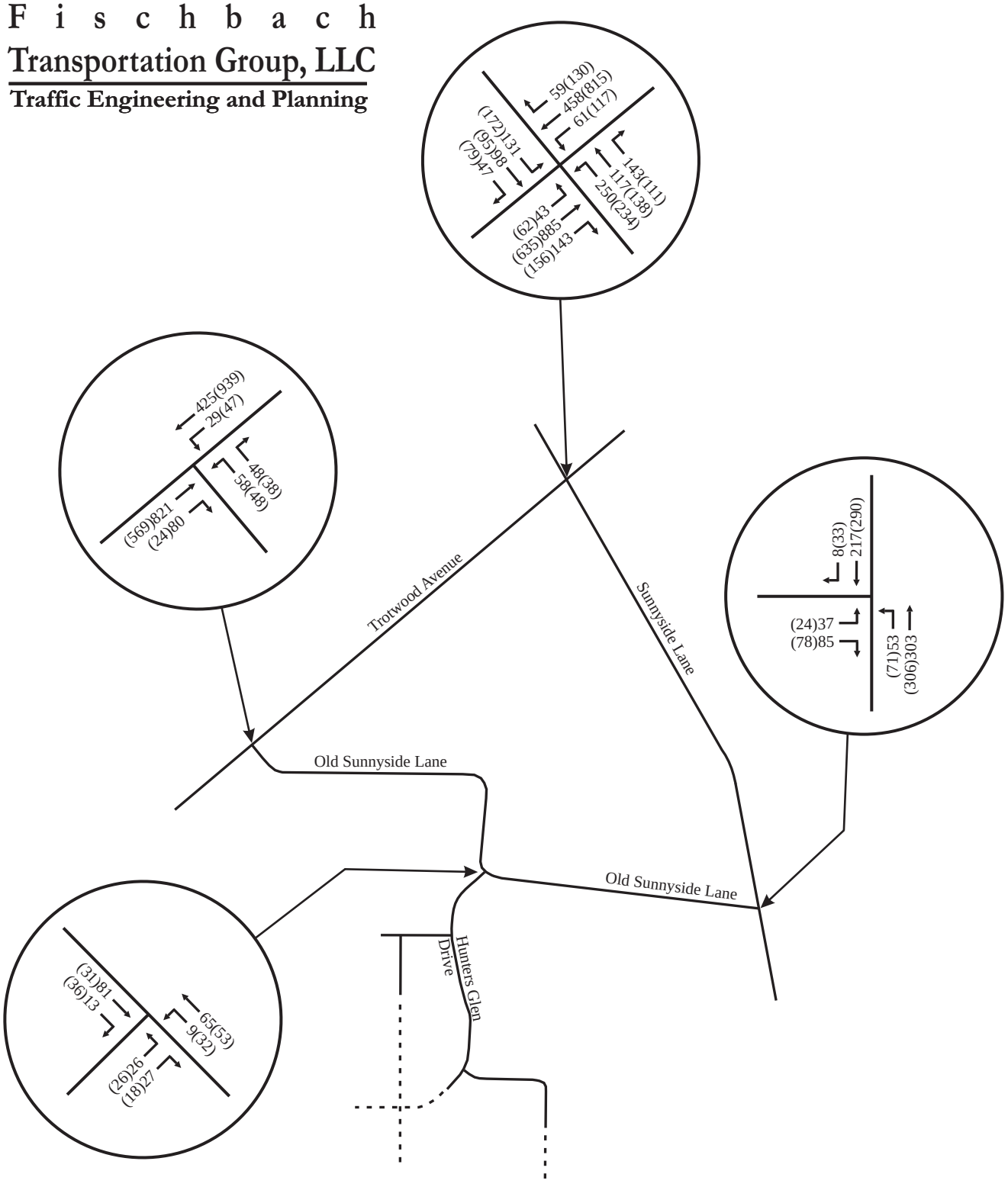

N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 5E.
Final Year 2030 Background Peak Hour Traffic

TABLE 5. YEAR 2030 BACKGROUND PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Trotwood Avenue and Cayce Lane / Sunnyside Lane (with existing laneage)	Eastbound Left Turns	LOS B	1 veh (15 sec/veh)	LOS C	1 veh (24 sec/veh)
	Eastbound Thrus / Right Turns	LOS F	71 veh (149 sec/veh)	LOS F	35 veh (65 sec/veh)
	Westbound Left Turns	LOS C	1 veh (25 sec/veh)	LOS C	3 veh (25 sec/veh)
	Westbound Thrus / Right Turns	LOS C	15 veh (24 sec/veh)	LOS F	58 veh (126 sec/veh)
	Northbound Left Turns	LOS E	13 veh (63 sec/veh)	LOS F	15 veh (101 sec/veh)
	Northbound Thrus / Right Turns	LOS F	15 veh (80 sec/veh)	LOS F	18 veh (130 sec/veh)
	Southbound Left Turns	LOS F	10 veh (112 sec/veh)	LOS D	9 veh (54 sec/veh)
	Southbound Thrus / Right Turns	LOS F	12 veh (146 sec/veh)	LOS E	9 veh (58 sec/veh)
	OVERALL INTERSECTION	**LOS F (99 sec/veh)**		**LOS F (91 sec/veh)**	
Trotwood Avenue and Cayce Lane / Sunnyside Lane (with dedicated eastbound and westbound right turn lanes)	Eastbound Left Turns	LOS B	1 veh (17 sec/veh)	LOS C	2 veh (30 sec/veh)
	Eastbound Thrus	LOS F	47 veh (74 sec/veh)	LOS C	25 veh (33 sec/veh)
	Eastbound Right Turns	LOS A	3 veh (8 sec/veh)	LOS A	3 veh (9 sec/veh)
	Westbound Left Turns	LOS C	2 veh (30 sec/veh)	LOS C	4 veh (22 sec/veh)
	Westbound Thrus	LOS C	15 veh (25 sec/veh)	LOS D	37 veh (45 sec/veh)
	Westbound Right Turns	LOS B	1 veh (11 sec/veh)	LOS B	3 veh (11 sec/veh)
	Northbound Left Turns	LOS D	12 veh (49 sec/veh)	LOS E	13 veh (58 sec/veh)
	Northbound Thrus / Right Turns	LOS D	13 veh (51 sec/veh)	LOS E	14 veh (61 sec/veh)
	Southbound Left Turns	LOS D	8 veh (54 sec/veh)	LOS E	11 veh (63 sec/veh)
	Southbound Thrus / Right Turns	LOS E	8 veh (56 sec/veh)	LOS E	11 veh (64 sec/veh)
	OVERALL INTERSECTION	**LOS D (50 sec/veh)**		**LOS D (42 sec/veh)**	

Trotwood Avenue and Old Sunnyside Lane	Westbound Left Turns / Thrus	LOS B	1 veh (10 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Left / Right Turns	LOS F	4 veh (59 sec/veh)	LOS F	4 veh (89 sec/veh)
Sunnyside Lane and Old Sunnyside Lane	Eastbound Left / Right Turns	LOS B	1 veh (12 sec/veh)	LOS B	1 veh (13 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
Old Sunnyside Lane and Hunters Glen Drive	Westbound Left Turns / Thrus	LOS A	0 veh (7 sec/veh)	LOS A	1 veh (7 sec/veh)
	Northbound Left / Right Turns	LOS A	1 veh (10 sec/veh)	LOS A	1 veh (10 sec/veh)

5. IMPACTS OF PROPOSED DEVELOPMENT

5.1 TRIP GENERATION

Trip generation calculations were conducted in order to identify how much traffic will be generated by the proposed project. Trip generation data for daily and peak hour trips were identified from Trip Generation, 11th Edition, which was published by the Institute of Transportation Engineers (ITE) in 2021. Table 6 presents the daily and peak hour trip generations for proposed project, and these calculations are included in Appendix C.

TABLE 6. TRIP GENERATION

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Single-Family Detached (LUC 210)	148 homes	1,448	28	79	90	53

5.2 TRIP DISTRIBUTION AND TRAFFIC ASSIGNMENT

For the purposes of this study, it was estimated that the trips generated by the proposed development will access the project site according to the directional distribution shown in Figure 6. The development of this distribution was based on the following factors:

- existing land use characteristics,
- the directions of approach of the existing traffic,
- the access proposed for the project, and
- the locations of population centers in the area.

The peak hour trip generations and directional distribution were used to add the site-generated trips to the roadway system. Figure 7 includes the peak hour traffic volumes that are expected to be generated by the proposed project.

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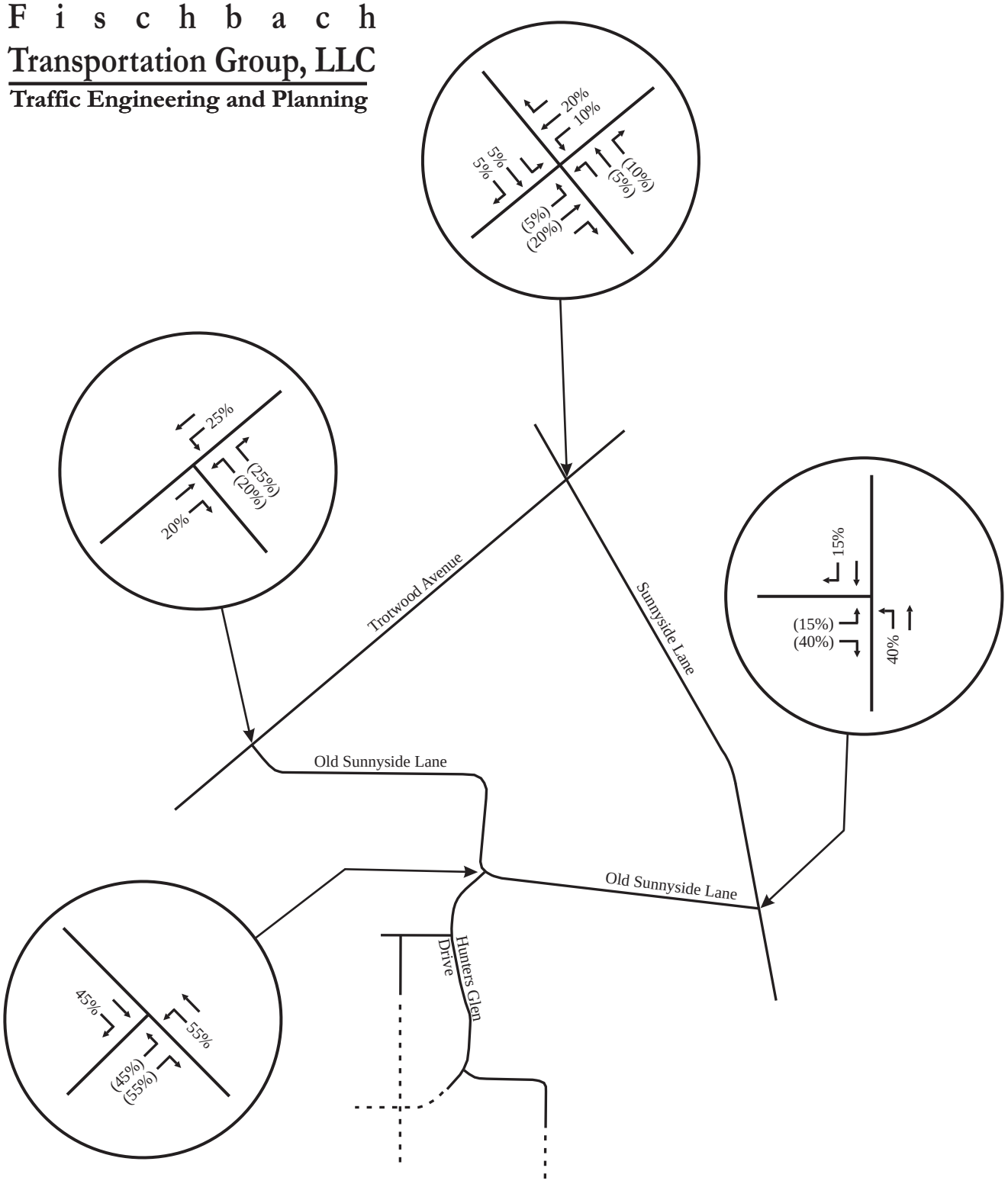

N

No Scale

XX - Entering Volumes
(XX) - Exiting Volumes

Figure 6.
Directional Distribution of Peak Hour Traffic Volumes Generated by the Proposed Project

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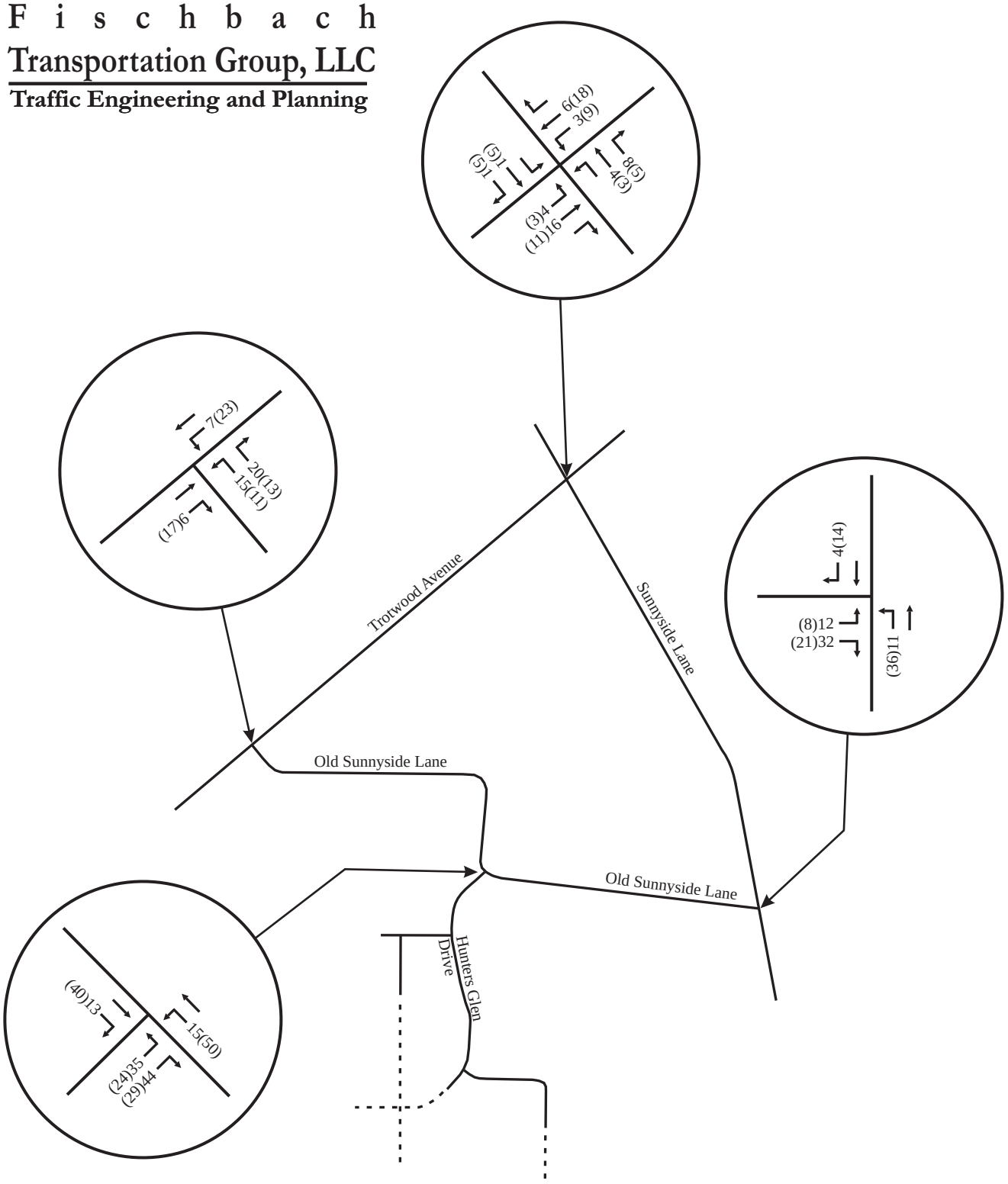
Traffic Engineering and Planning



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No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 7.
Peak Hour Traffic Volumes
Generated by the Proposed Project

5.3 CAPACITY ANALYSES

In order to identify the projected peak hour traffic volumes at the completion of the proposed project, the trips generated by the proposed development were added to the background peak hour traffic volumes within the study area. The resulting peak hour volumes are shown in Figure 8.

Using the total projected peak hour traffic volumes, capacity analyses were conducted in order to determine the impact of the proposed project on the roadway system. Specifically, these capacity analyses were used to evaluate the need for roadway and traffic control improvements within the study area. For these analyses, it was assumed that all existing laneage and traffic control will be maintained and no improvements will be provided.

The results of the capacity analyses for the total projected peak hour traffic volumes are shown in Table 7, and Appendix B includes the capacity analyses worksheets. These analyses indicate the following:

Trotwood Avenue and Cayce Lane / Sunnyside Lane
With the existing laneage, this signalized intersection is expected to operate at LOS F during both peak hours. Based on these results, additional analyses were conducted in order to identify how well this intersection would operate if separate right turn lanes on the eastbound and westbound approaches of Trotwood Avenue. With this additional laneage and optimized signal timings, this signalized intersection is expected to operate at LOS E during the AM peak hour and LOS D during the PM peak hour.

Trotwood Avenue and Old Sunnyside Lane
At this unsignalized intersection, the northbound turning movements are expected to operate at LOS F during both peak hours. Based on these results, additional analyses were conducted in order to identify how well this intersection would operate if a dedicated turn lane were provided on each approach. With this additional laneage and the existing unsignalized conditions, the northbound turning movements are expected to operate at LOS F during both peak hours but the northbound vehicle queues will be reduced.

Sunnyside Lane and Old Sunnyside Lane
At this unsignalized intersection, all of the critical turning movements are expected to operate at LOS B or better during both peak hours.

Old Sunnyside Lane and Hunters Glen Drive
At this unsignalized intersection, all of the critical turning movements are expected to operate at LOS B or better during both peak hours.

Using the total projected peak hour traffic volumes, analyses were conducted to determine whether or not the following turn lanes are warranted in conjunction with the proposed project:

- A westbound left turn lane on Trotwood Avenue at Old Sunnyside Lane.
- A eastbound right turn lane on Trotwood Avenue at Old Sunnyside Lane.

For these analyses, consideration was given to the *TDOT Highway System Access Manual*, Volume 3 Geometric Design Criteria, as included in Appendix D. The total projected traffic volumes shown in Figure 8 do warrant both of these dedicated turn lanes.

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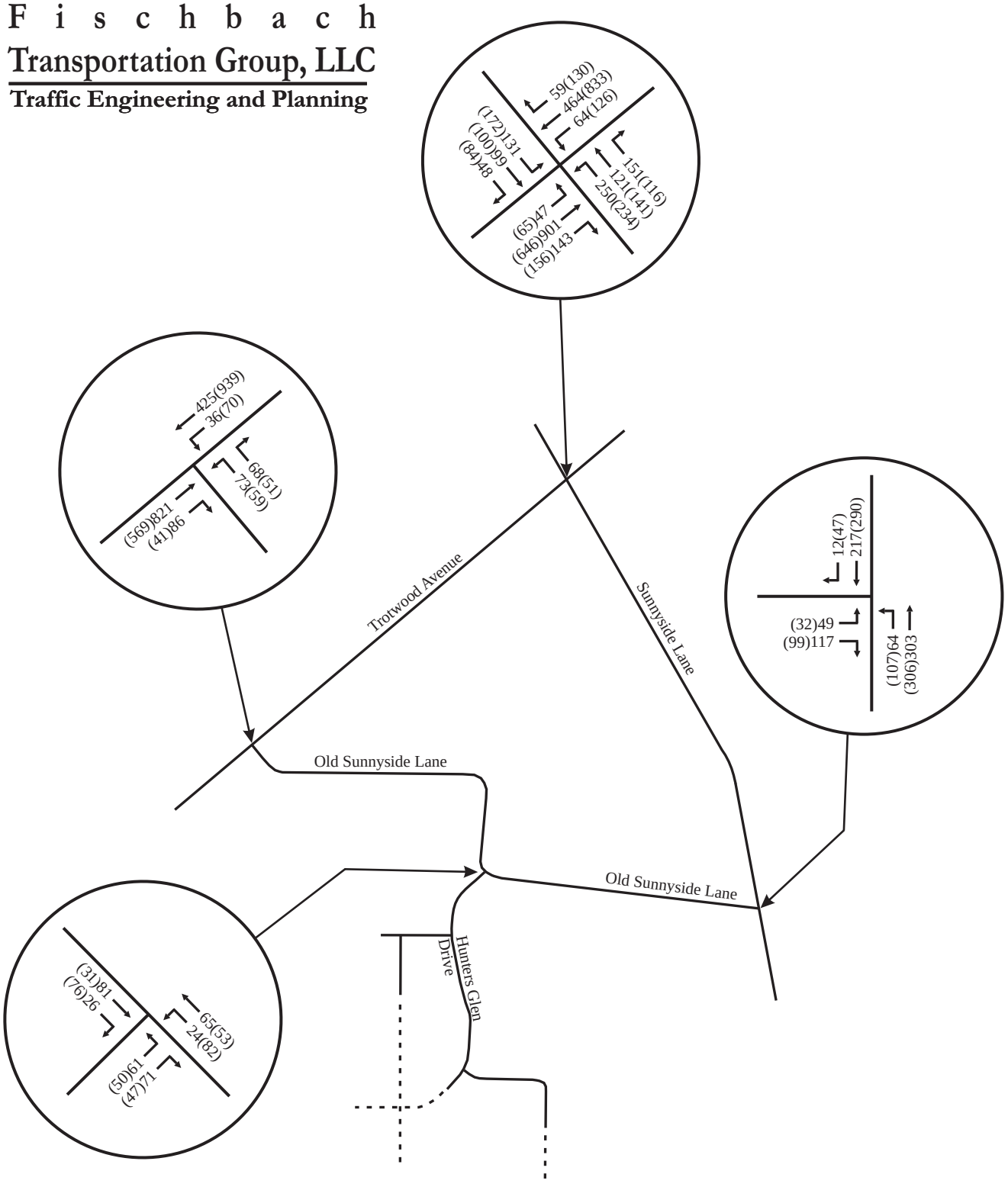
Transportation Group, LLC
Traffic Engineering and Planning



N

No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 8.
Total Projected Peak Hour Traffic Volumes at the Completion of the Proposed Project

TABLE 7. YEAR 2030 TOTAL PEAK HOUR LEVELS OF SERVICE

INTERSECTION	TURNING MOVEMENT	AM PEAK HOUR		PM PEAK HOUR	
		LEVEL OF SERVICE	95TH %-ILE QUEUE	LEVEL OF SERVICE	95TH %-ILE QUEUE
Trotwood Avenue and Cayce Lane / Sunnyside Lane (with existing laneage)	Eastbound Left Turns	LOS B	1 veh (15 sec/veh)	LOS C	1 veh (24 sec/veh)
	Eastbound Thrus / Right Turns	LOS F	74 veh (158 sec/veh)	LOS F	37 veh (72 sec/veh)
	Westbound Left Turns	LOS C	1 veh (25 sec/veh)	LOS C	3 veh (25 sec/veh)
	Westbound Thrus / Right Turns	LOS C	15 veh (24 sec/veh)	LOS F	62 veh (136 sec/veh)
	Northbound Left Turns	LOS E	13 veh (63 sec/veh)	LOS F	16 veh (115 sec/veh)
	Northbound Thrus / Right Turns	LOS F	17 veh (93 sec/veh)	LOS F	20 veh (161 sec/veh)
	Southbound Left Turns	LOS F	10 veh (112 sec/veh)	LOS D	8 veh (51 sec/veh)
	Southbound Thrus / Right Turns	LOS F	13 veh (151 sec/veh)	LOS E	10 veh (61 sec/veh)
	OVERALL INTERSECTION	**LOS F (104 sec/veh)**		**LOS F (101 sec/veh)**	
Trotwood Avenue and Cayce Lane / Sunnyside Lane (with dedicated eastbound and westbound right turn lanes)	Eastbound Left Turns	LOS B	1 veh (18 sec/veh)	LOS C	2 veh (31 sec/veh)
	Eastbound Thrus	LOS F	52 veh (89 sec/veh)	LOS C	27 veh (34 sec/veh)
	Eastbound Right Turns	LOS A	3 veh (8 sec/veh)	LOS A	4 veh (10 sec/veh)
	Westbound Left Turns	LOS C	2 veh (30 sec/veh)	LOS C	4 veh (23 sec/veh)
	Westbound Thrus	LOS C	16 veh (26 sec/veh)	LOS D	41 veh (48 sec/veh)
	Westbound Right Turns	LOS B	1 veh (12 sec/veh)	LOS B	3 veh (11 sec/veh)
	Northbound Left Turns	LOS D	12 veh (48 sec/veh)	LOS E	14 veh (62 sec/veh)
	Northbound Thrus / Right Turns	LOS D	14 veh (51 sec/veh)	LOS E	16 veh (66 sec/veh)
	Southbound Left Turns	LOS D	8 veh (54 sec/veh)	LOS E	11 veh (66 sec/veh)
	Southbound Thrus / Right Turns	LOS E	8 veh (56 sec/veh)	LOS E	12 veh (69 sec/veh)
	OVERALL INTERSECTION	**LOS E (56 sec/veh)**		**LOS D (45 sec/veh)**	

Trotwood Avenue and Old Sunnyside Lane (with existing laneage)	Westbound Left Turns / Thrus	LOS B	1 veh (11 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Left / Right Turns	LOS F	7 veh (97 sec/veh)	LOS F	7 veh (177 sec/veh)
Trotwood Avenue and Old Sunnyside Lane (with dedicated turn lanes)	Westbound Left Turns / Thrus	LOS B	1 veh (11 sec/veh)	LOS A	1 veh (9 sec/veh)
	Northbound Left Turns	LOS F	3 veh (66 sec/veh)	LOS F	4 veh (142 sec/veh)
	Northbound Right Turns	LOS C	1 veh (19 sec/veh)	LOS B	1 veh (13 sec/veh)
Sunnyside Lane and Old Sunnyside Lane	Eastbound Left / Right Turns	LOS B	1 veh (13 sec/veh)	LOS B	1 veh (14 sec/veh)
	Northbound Left Turns / Thrus	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
Old Sunnyside Lane and Hunters Glen Drive	Westbound Left Turns / Thrus	LOS A	1 veh (8 sec/veh)	LOS A	1 veh (8 sec/veh)
	Northbound Left / Right Turns	LOS B	1 veh (10 sec/veh)	LOS B	1 veh (11 sec/veh)

6. CONCLUSIONS AND RECOMMENDATIONS

The analyses conducted for the purposes of this study indicate that the following considerations should be made in order to accommodate the traffic volumes that will be generated by the proposed project:

Trotwood Avenue and Cayce Lane / Sunnyside Lane

With the existing laneage, this signalized intersection is expected to operate at LOS F during both peak hours under background and total projected conditions. Based on these results, additional analyses were conducted in order to identify how well this intersection would operate if separate right turn lanes on the eastbound and westbound approaches of Trotwood Avenue. With this additional laneage and optimized signal timings, this signalized intersection is expected to operate at LOS E during the AM peak hour and LOS D during the PM peak hour with the completion of the proposed project. ***However, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.***

Trotwood Avenue and Old Sunnyside Lane

At this unsignalized intersection, the northbound turning movements are expected to operate at LOS F during both peak hours under background and total projected conditions. Based on these results, additional analyses were conducted in order to identify how well this intersection would operate if a dedicated turn lane were provided on each approach. Specifically, this would include a dedicated westbound left turn lane, a dedicated eastbound right turn lane, and separate northbound left and right turn lanes. With this additional laneage and the existing unsignalized conditions, the northbound turning movements are expected to operate at LOS F during both peak hours but the northbound vehicle queues will be reduced.

If these turn lanes are provided in conjunction with the proposed project, each of them should be designed and constructed to AASHTO standards, and each turn lane should include at least 75 feet of storage. The developer of the proposed project has budgeted for the widening of Old Sunnyside Lane to provide separate turn lanes, as shown in Figure 9.

Sunnyside Lane and Old Sunnyside Lane

At this unsignalized intersection, all of the critical turning movements are expected to operate at LOS B or better during both peak hours at the completion of the proposed project.

Therefore, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.

Old Sunnyside Lane and Hunters Glen Drive

At this unsignalized intersection, all of the critical turning movements are expected to operate at LOS B or better during both peak hours at the completion of the proposed project.

Therefore, no laneage or traffic control modifications are recommended at this intersection in conjunction with the proposed project.

Traffic Calming in Hunters Glen

Although the traffic volumes in Hunters Glen are expected to remain relatively low and appropriate for medium-density residential communities, the additional vehicles generated by the proposed project may have a negative impact on the existing homeowners in the Hunters Glen community. Therefore, it would be appropriate for the City of Columbia to consider the following traffic calming techniques on the public streets that will provide direct access to the project site:

Chicanes

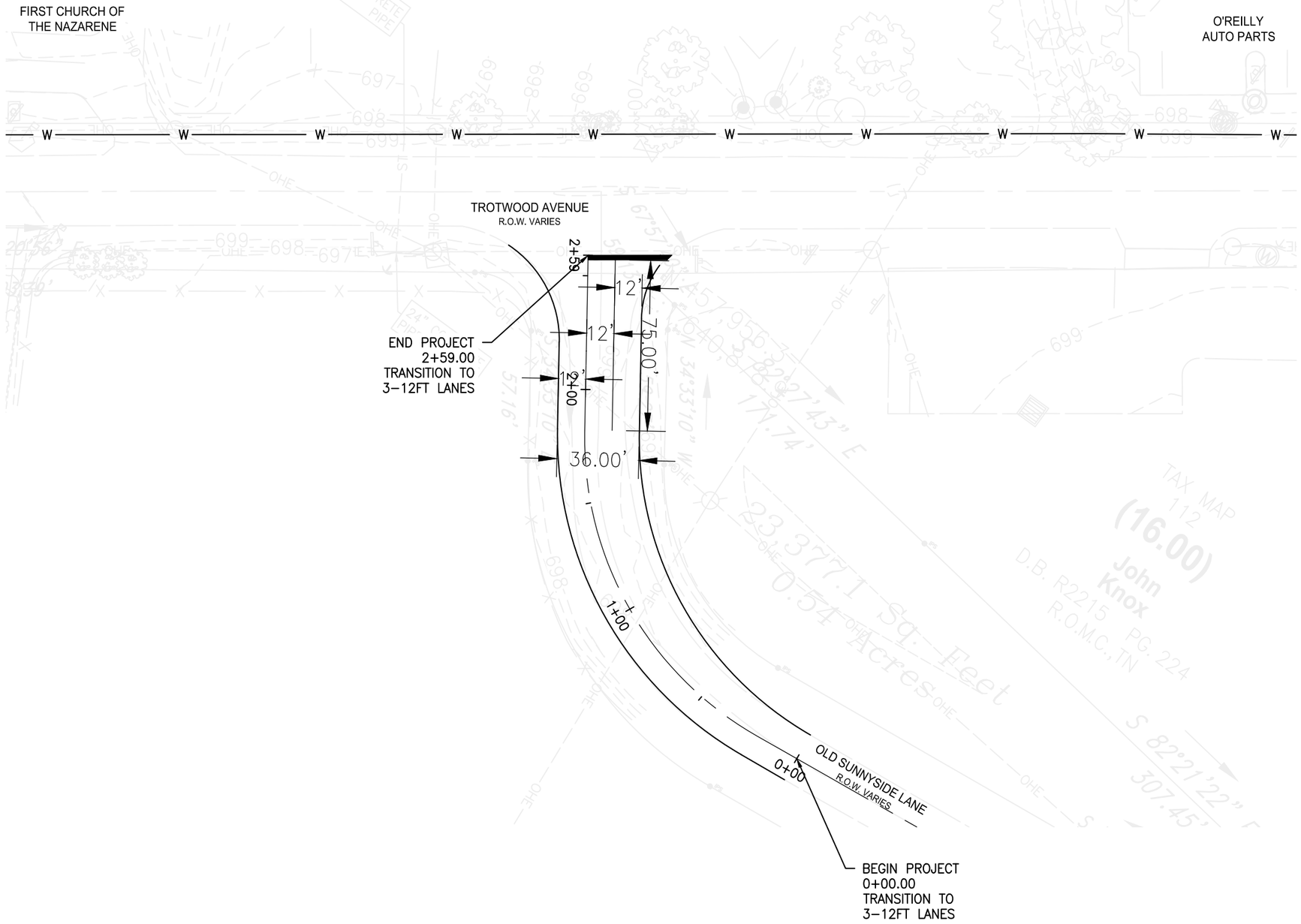
Chicanes are created when the path of travel is shifted and motorists are required to reduce vehicle speeds in order to navigate curves and/or avoid grassy, curbed bulbs that are constructed within the pavement. The public roadways within Hunters Glen typically include 30 feet of pavement, and so there is adequate width to construct chicanes on these facilities. While this treatment would likely reduce vehicle speeds and add more opportunities for green space within the Hunters Glen community, chicanes would also reduce the on-street parking and, potentially, reduce visibility for motorists. If chicanes are constructed on one or more roadways within the Hunters Glen community, the design and installation of these elements should be consistent with industry standards and should be reviewed and approved by the City of Columbia Engineering Department.

Radar Feedback

Radar speed signs are a relatively-low cost option for encouraging motorists to keep their speeds at or below the speed limit. Also, recent research indicates that radar feedback is generally effective at reducing typical vehicle speeds. However, there is some potential that motorists become desensitized to permanent installations of these signs. Also, these signs do not include any enforcement of vehicle speeds.

Narrow Striping

By striping relatively narrow travel lanes, motorists are encouraged to travel at reasonable speeds and improve safety for pedestrians and bicyclists. Also, within the existing 30-foot pavement widths, a nine-foot travel lane and a six-foot parking lane could be provided in each direction. However, if this treatment is implemented, each new cross-section should be reviewed and approved by the City of Columbia Engineering Department.



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LEGENDS AT HUNTERS GLEN TURN LANE EXHIBIT
TROTWOOD AVE & OLD SUNNYSIDE LN

COLUMBIA, TN 38401
T.D.O.T. DRIVEWAY ENTRANCE

LEGEND

	EXISTING	PROPOSED
WATER MAIN		
SANITARY SEWER	10"s	
STORM SEWER	15"r	
OVERHEAD		
DRAINAGE DITCH		
STREET SIGN		
LIGHT POLE		
UTILITY POLE		
STANDARD DUTY ASPHALT PAVEMENT		
HEAVY DUTY ASPHALT PAVEMENT		
CONCRETE PAVEMENT		
STORM STRUCTURE LABEL		

GRAPHIC SCALE

50 0 25 50 100 200

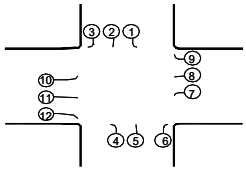
(IN FEET)
1 inch = 50 ft.

JEREMY W. GERACI
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 107415
STATE OF TENNESSEE
4/30/25

Drawn:	CB
Checked:	GWV
Approved:	GWV
Date:	4/30/2025
	17608 1 OF 1

FILE: J:\WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD-3 - REV3.dwg

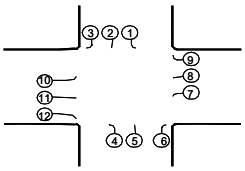
APPENDIX A
EXISTING TRAFFIC COUNTS AND SPEED DATA
BACKGROUND TRAFFIC COUNTS



INTERSECTION TRAFFIC VOLUME COUNTS

LOCATION: Trotwood Avenue and Cayce Lane / Sunnyside Lane
DATE: 12-Dec-24 Thu
RECORDER: Burns
NOTES: signalized

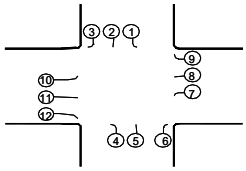
LOCATION	S/B Cayce Lane			N/B Sunnyside Lane			W/B Trotwood Avenue			E/B Trotwood Avenue				
TIME	1	2	3	4	5	6	7	8	9	10	11	12		
6:00-6:15	8	5	5	6	5	8	2	21	5	1	68	7	848	141
6:15-6:30	9	4	2	12	5	12	5	31	3		67	3	1,038	153
6:30-6:45	14	5	3	12	14	16	4	45	2	2	113	8	1,320	238
6:45-7:00	18	10	8	10	15	19	9	70	7	4	130	16	1,542	316
7:00-7:15	28	9	3	29	17	29	7	72	12	5	107	13	1,710	331
7:15-7:30	**26**	**16**	**6**	**34**	**25**	**33**	**8**	**89**	**10**	**5**	**163**	**20**	**1,807**	435
7:30-7:45	**32**	**26**	**12**	**41**	**29**	**29**	**8**	**78**	**14**	**4**	**168**	**19**	1,690	460
7:45-8:00	**25**	**20**	**7**	**40**	**18**	**24**	**22**	**113**	**16**	**5**	**162**	**32**	1,557	**484**
8:00-8:15	**25**	**17**	**10**	**49**	**17**	**29**	**14**	**89**	**10**	**7**	**134**	**27**	1,442	428
8:15-8:30	22	13	2	16	12	21	9	56	8	5	130	24	1,368	318
8:30-8:45	38	14	7	17	13	25	20	58	17	3	101	14	1,390	327
8:45-9:00	27	15	8	14	13	31	21	70	5	2	137	26	1,388	369
9:00-9:15	26	14	7	14	11	29	20	72	5	3	129	24	1,330	354
9:15-9:30	26	13	7	13	9	27	19	74	5	4	121	22	1,272	340
9:30-9:45	25	13	6	13	7	26	19	75	5	4	112	20	1,262	325
9:45-10:00	25	12	6	12	5	24	18	77	5	5	104	18	1,255	311
10:00-10:15	24	11	5	12	3	22	17	79	5	6	96	16	1,286	296
10:15-10:30	25	10	6	13	7	20	13	96	7	5	115	13	1,299	330
10:30-10:45	25	10	5	10	8	21	21	76	9	6	116	11	1,316	318
10:45-11:00	17	10	3	19	15	22	22	91	12	6	114	11	1,350	342
11:00-11:15	23	8	7	17	7	20	21	92	11	1	90	12	1,409	309
11:15-11:30	20	4	9	18	7	23	20	100	13	10	109	14	1,512	347
11:30-11:45	16	13	8	20	10	13	18	111	15	5	106	17	1,546	352
11:45-12:00	14	8	5	17	10	23	24	118	34	7	126	15	1,616	401
12:00-12:15	22	10	2	24	14	24	20	136	22	10	105	23	1,604	412
12:15-12:30	19	11	9	20	18	20	25	129	5	5	105	15	1,593	381
12:30-12:45	32	10	8	19	19	30	25	124	12	9	118	16	1,623	422
12:45-1:00	17	9	6	21	17	26	21	118	14	5	116	19	1,621	389
1:00-1:15	19	10	6	23	16	26	22	125	16	6	113	19	1,662	401
1:15-1:30	21	12	6	25	14	26	23	131	17	7	110	19	1,703	411
1:30-1:45	22	13	6	27	13	26	23	138	19	7	106	20	1,744	420
1:45-2:00	24	15	6	29	11	26	24	144	20	8	103	20	1,766	430
2:00-2:15	26	16	6	31	10	26	25	151	22	9	100	20	1,803	442
2:15-2:30	35	5	7	36	13	20	10	159	16	11	128	12	1,850	452
2:30-2:45	34	10	9	40	21	28	27	132	17	8	98	18	1,901	442
2:45-3:00	26	12	8	32	14	20	20	155	17	12	124	27	1,943	467
3:00-3:15	41	29	9	31	19	29	23	119	19	13	124	33	1,946	489
3:15-3:30	22	27	14	26	21	16	26	136	18	12	150	35	1,908	503
3:30-3:45	25	27	12	26	20	17	27	138	18	10	133	31	1,893	484
3:45-4:00	27	27	10	27	20	18	29	140	18	9	117	28	1,936	470
4:00-4:15	30	27	8	27	19	19	30	142	18	7	100	24	1,946	451
4:15-4:30	33	19	13	38	14	23	28	151	13	11	117	28	2,007	488
4:30-4:45	**43**	**27**	**17**	**39**	**17**	**21**	**18**	**162**	**23**	**10**	**115**	**35**	**2,008**	**527**
4:45-5:00	**31**	**17**	**12**	**37**	**32**	**24**	**24**	**144**	**20**	**6**	**101**	**32**	1,917	480
5:00-5:15	**37**	**12**	**12**	**35**	**38**	**23**	**32**	**138**	**22**	**17**	**118**	**28**	1,831	512
5:15-5:30	**31**	**18**	**8**	**34**	**22**	**22**	**25**	**137**	**45**	**9**	**117**	**21**	1,704	489
5:30-5:45	22	16	11	33	25	24	28	109	43	19	89	17	1,571	436
5:45-6:00	25	11	9	24	17	23	27	124	32	9	77	16	1,467	394
6:00-6:15	21	9	9	34	18	15	32	127	29	7	73	11	1,342	385
6:15-6:30	22	6	4	14	6	16	23	119	38	6	87	15		356
6:30-6:45	17	8	12	24	11	16	27	101	26	7	69	14		332
6:45-7:00	12	5	6	12	12	19	15	89	29	5	51	14		269
TOTAL	**1,274**	**698**	**392**	**1,246**	**773**	**1,169**	**1,040**	**5,571**	**843**	**359**	**5,782**	**1,012**		
AM PK HR	108	79	35	164	89	115	52	369	50	21	627	98	**7:15-8:15**	**0.93**
SCHOOL PK														
PM PK HR	142	74	49	145	109	90	99	581	110	42	451	116	**4:30-5:30**	**0.95**



INTERSECTION TRAFFIC VOLUME COUNTS

LOCATION: Trotwood Avenue and Old Sunnyside Lane
DATE: 4-Dec-24 Wed
RECORDER: Burns
NOTES: stop sign on Old Sunnyside Lane

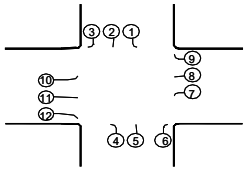
LOCATION	S/B Trotwood Avenue			N/B Trotwood Avenue			W/B Old Sunnyside Lane			E/B				
TIME	1	2	3	4	5	6	7	8	9	10	11	12		
6:00-6:15	1	19			53	1	3		1				546	78
6:15-6:30	1	31			88	5			4				643	129
6:30-6:45		50			88	4	2		8				781	152
6:45-7:00	3	51			111	8	9		5				903	187
7:00-7:15	1	65			91	5	4		9				940	175
7:15-7:30		**84**			**145**	**12**	**12**		**14**				**981**	267
7:30-7:45	**6**	**87**			**140**	**21**	**14**		**6**				878	**274**
7:45-8:00	**6**	**52**			**125**	**24**	**13**		**4**				782	224
8:00-8:15	**11**	**61**			**112**	**11**	**10**		**11**				728	216
8:15-8:30	7	54			89	6	6		2				681	164
8:30-8:45	1	57			106	3	8		3				682	178
8:45-9:00	3	47			107	5	4		4				666	170
9:00-9:15	3	51			102	5	4		4				654	169
9:15-9:30	2	55			97	5	3		3				642	165
9:30-9:45	2	59			91	4	3		3				652	162
9:45-10:00	1	63			86	4	2		2				666	158
10:00-10:15	1	67			81	4	2		2				698	157
10:15-10:30	6	76			85	3	1		4				726	175
10:30-10:45	3	75			94	2			2				732	176
10:45-11:00	3	77			103	3	3		1				732	190
11:00-11:15	3	80			92	3	3		4				746	185
11:15-11:30	4	82			82	3	4		6				750	181
11:30-11:45	4	85			71	3	4		9				749	176
11:45-12:00	7	97			90	2	6		2				771	204
12:00-12:15	3	97			77	3	3		6				752	189
12:15-12:30	3	101			61	7	3		5				753	180
12:30-12:45	4	93			90	4	3		4				766	198
12:45-1:00	5	78			90	7	3		2				768	185
1:00-1:15	5	86			88	6	3		2				786	190
1:15-1:30	4	93			85	5	3		3				804	193
1:30-1:45	4	101			83	5	4		3				842	200
1:45-2:00	3	108			80	4	4		4				869	203
2:00-2:15	3	116			78	3	4		4				932	208
2:15-2:30	1	122			83	5	9		11				979	231
2:30-2:45	6	110			92	10	6		3				1,026	227
2:45-3:00	5	130			107	7	13		4				1,065	266
3:00-3:15	6	118			114	9	6		2				1,054	255
3:15-3:30	17	134			103	14	7		3				1,042	278
3:30-3:45	14	130			100	11	8		3				1,039	266
3:45-4:00	11	125			96	9	10		4				1,032	255
4:00-4:15	8	121			93	6	11		4				1,062	243
4:15-4:30	8	150			92	8	13		4				1,059	275
4:30-4:45	**5**	**147**			**80**	**6**	**12**		**9**				**1,082**	259
4:45-5:00	**8**	**166**			**90**	**7**	**9**		**5**				1,053	285
5:00-5:15	**6**	**142**			**77**	**4**	**4**		**7**				1,007	240
5:15-5:30	**14**	**146**			**112**	**3**	**16**		**7**				971	**298**
5:30-5:45	9	127			74	6	9		5				846	230
5:45-6:00	8	122			87	10	9		3				769	239
6:00-6:15	8	108			72	6	6		4				678	204
6:15-6:30	6	95			63	5			4					173
6:30-6:45	3	85			54	6	4		1					153
6:45-7:00	5	74			56	4	4		5					148
TOTAL	**261**	**4,750**			**4,706**	**326**	**306**		**234**					
AM PK HR	23	284			522	68	49		35				**7:15-8:15**	**0.90**
SCHOOL PK														
PM PK HR	33	601			359	20	41		28				**4:30-5:30**	**0.91**



INTERSECTION TRAFFIC VOLUME COUNTS

LOCATION: Sunnyside Lane and Old Sunnyside Lane
DATE: 11-Dec-24 Wed
RECORDER: Burns
NOTES: stop sign on Old Sunnyside Lane

LOCATION	S/B Sunnyside Lane			N/B Old Sunnyside Lane			W/B			E/B Old Sunnyside Lane				
TIME	1	2	3	4	5	6	7	8	9	10	11	12		
6:00-6:15		11			9					2		1	194	23
6:15-6:30		12	1	1	22					1		3	256	40
6:30-6:45		19	1	3	24					2		6	333	55
6:45-7:00		30		1	33					4		8	424	76
7:00-7:15		26	1	9	32					3		14	488	85
7:15-7:30		**26**	**1**	**13**	**60**					**7**		**10**	**543**	117
7:30-7:45		**50**	**2**	**6**	**66**					**7**		**15**	523	**146**
7:45-8:00		**37**		**14**	**58**					**5**		**26**	454	140
8:00-8:15		**45**	**1**	**12**	**57**					**4**		**21**	400	140
8:15-8:30		33	5	8	33					4		14	341	97
8:30-8:45		28	1	6	38					1		3	318	77
8:45-9:00		30		5	41					3		7	311	86
9:00-9:15		29	1	4	38					3		6	288	81
9:15-9:30		27	1	3	35					3		5	265	74
9:30-9:45		26	2	3	31					3		5	253	70
9:45-10:00		24	2	2	28					3		4	248	63
10:00-10:15		23	3	1	25					3		3	274	58
10:15-10:30		24	2		28					3		5	287	62
10:30-10:45		23		2	33					1		6	301	65
10:45-11:00		28	1	6	43					5		6	322	89
11:00-11:15		23	3	5	35					2		3	302	71
11:15-11:30		29	2	5	30					4		6	314	76
11:30-11:45		24	4	9	40					2		7	302	86
11:45-12:00		38	2	4	21					2		2	315	69
12:00-12:15		35		5	38							5	339	83
12:15-12:30		27	4	4	26							3	338	64
12:30-12:45		27	2	10	51					3		6	354	99
12:45-1:00		25	6	4	49					4		5	335	93
1:00-1:15		32	1	4	43							2	319	82
1:15-1:30		30	1	5	40					1		3	312	80
1:30-1:45		28	2	6	37					2		5	326	80
1:45-2:00		26	2	7	33					3		6	370	77
2:00-2:15		24	2	8	30					4		7	410	75
2:15-2:30		30	5	8	44					1		6	466	94
2:30-2:45		42	4	12	50					5		11	528	124
2:45-3:00		42	4	8	48					5		10	559	117
3:00-3:15		53	3	6	52					7		10	595	131
3:15-3:30		**57**	**6**	**14**	**51**					**5**		**23**	**616**	**156**
3:30-3:45		**57**	**5**	**15**	**56**					**4**		**19**	610	155
3:45-4:00		**56**	**4**	**15**	**60**					**3**		**14**	607	153
4:00-4:15		**56**	**3**	**16**	**65**					**2**		**10**	593	152
4:15-4:30		52	2	18	61					2		15	585	150
4:30-4:45		61	5	6	64					2		14	573	152
4:45-5:00		50	5	13	63					3		5	536	139
5:00-5:15		50	2	14	64					7		7	520	144
5:15-5:30		56	1	12	57					4		8	447	138
5:30-5:45		51	1	7	46					5		5	417	115
5:45-6:00		54	4	11	45					2		7	365	123
6:00-6:15		35	5	3	21					5		2	293	71
6:15-6:30		41	3	3	44					10		7		108
6:30-6:45		34	1	4	23							1		63
6:45-7:00		23		2	20					1		5		51
TOTAL		**1,819**	**119**	**362**	**2,141**					**167**		**407**		
AM PK HR		158	4	45	241					23		72	**7:15-8:15**	**0.93**
SCHOOL PK														
PM PK HR		226	18	60	232					14		66	**3:15-4:15**	**0.99**



INTERSECTION TRAFFIC VOLUME COUNTS

LOCATION: Old Sunnyside Lane and Hunters Glen Drive
DATE: 5-Dec-24 Thu
RECORDER: Burns
NOTES: stop sign on Hunters Glen Drive

LOCATION	S/B Old Sunnyside Lane			N/B			W/B Old Sunnyside Lane			E/B Hunters Glen Drive				
TIME	1	2	3	4	5	6	7	8	9	10	11	12		
6:00-6:15	2		2							1	1		55	6
6:15-6:30	2							1	3	3	1		69	10
6:30-6:45	4		1						3	6	2		95	16
6:45-7:00	9								2	9	3		119	23
7:00-7:15	7		1					1	5	4	2		148	20
7:15-7:30	**15**		**1**						**13**	**6**	**1**		**168**	36
7:30-7:45	**13**		**2**						**14**	**7**	**4**		162	40
7:45-8:00	**24**		**2**					**1**	**16**	**2**	**7**		146	**52**
8:00-8:15	**17**		**4**					**4**	**12**	**1**	**2**		108	40
8:15-8:30	11		3					1	6	6	3		82	30
8:30-8:45	8		3					3	2	5	3		63	24
8:45-9:00	4		1					2	1	3	3		52	14
9:00-9:15	4		1					2	1	3	3		48	14
9:15-9:30	3		1					1	1	2	3		44	11
9:30-9:45	3		1					1	2	2	4		51	13
9:45-10:00	2		1						2	1	4		53	10
10:00-10:15	2		1						2	1	4		55	10
10:15-10:30	3		3					4	2	3	3		55	18
10:30-10:45	3		1					2	6	1	2		55	15
10:45-11:00	1		1					2	3	3	2		54	12
11:00-11:15	3		4					1		1	1		50	10
11:15-11:30	3		2					2	7		4		55	18
11:30-11:45	3		5						2	2	2		49	14
11:45-12:00	1								1	4	2		48	8
12:00-12:15	6		1					3	4	1			55	15
12:15-12:30	3		1						7	1			55	12
12:30-12:45	3		2						6	1	1		60	13
12:45-1:00	4		3					1	5	1	1		65	15
1:00-1:15	4		3					1	4	1	2		65	15
1:15-1:30	5		4					2	3	1	2		72	17
1:30-1:45	5		5					2	2	1	3		76	18
1:45-2:00	2		2					2	4	2	3		88	15
2:00-2:15	5		4					2	5	2	4		105	22
2:15-2:30	4		2					1	7	3	4		122	21
2:30-2:45	11		3					4	7	2	3		145	30
2:45-3:00	6		2					3	15	4	2		152	32
3:00-3:15	11		4					1	14	5	4		149	39
3:15-3:30	25		2					2	13	1	1		132	44
3:30-3:45	19		3					2	11	1	1		116	37
3:45-4:00	12		4					2	10		1		121	29
4:00-4:15	6		5					2	8		1		130	22
4:15-4:30	5		5					4	10	3	1		137	28
4:30-4:45	**9**		**5**					**8**	**11**	**7**	**2**		**139**	**42**
4:45-5:00	**7**		**7**					**4**	**10**	**6**	**4**		127	38
5:00-5:15	**5**		**5**						**14**	**3**	**2**		109	29
5:15-5:30	**5**		**7**					**5**	**10**	**2**	**1**		105	30
5:30-5:45	8		4					5	6	4	3		89	30
5:45-6:00	2		3					6	6	2	1		72	20
6:00-6:15	1		2					7	12	2	1		65	25
6:15-6:30	2		1					4	4	2	1			14
6:30-6:45	4		2					2	3	1	1			13
6:45-7:00	3		2					3	4	1				13
TOTAL	**329**		**134**					**106**	**321**	**136**	**116**			
AM PK HR	69		9					5	55	16	14		**7:15-8:15**	**0.81**
SCHOOL PK														
PM PK HR	26		24					17	45	18	9		**4:30-5:30**	**0.83**

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning

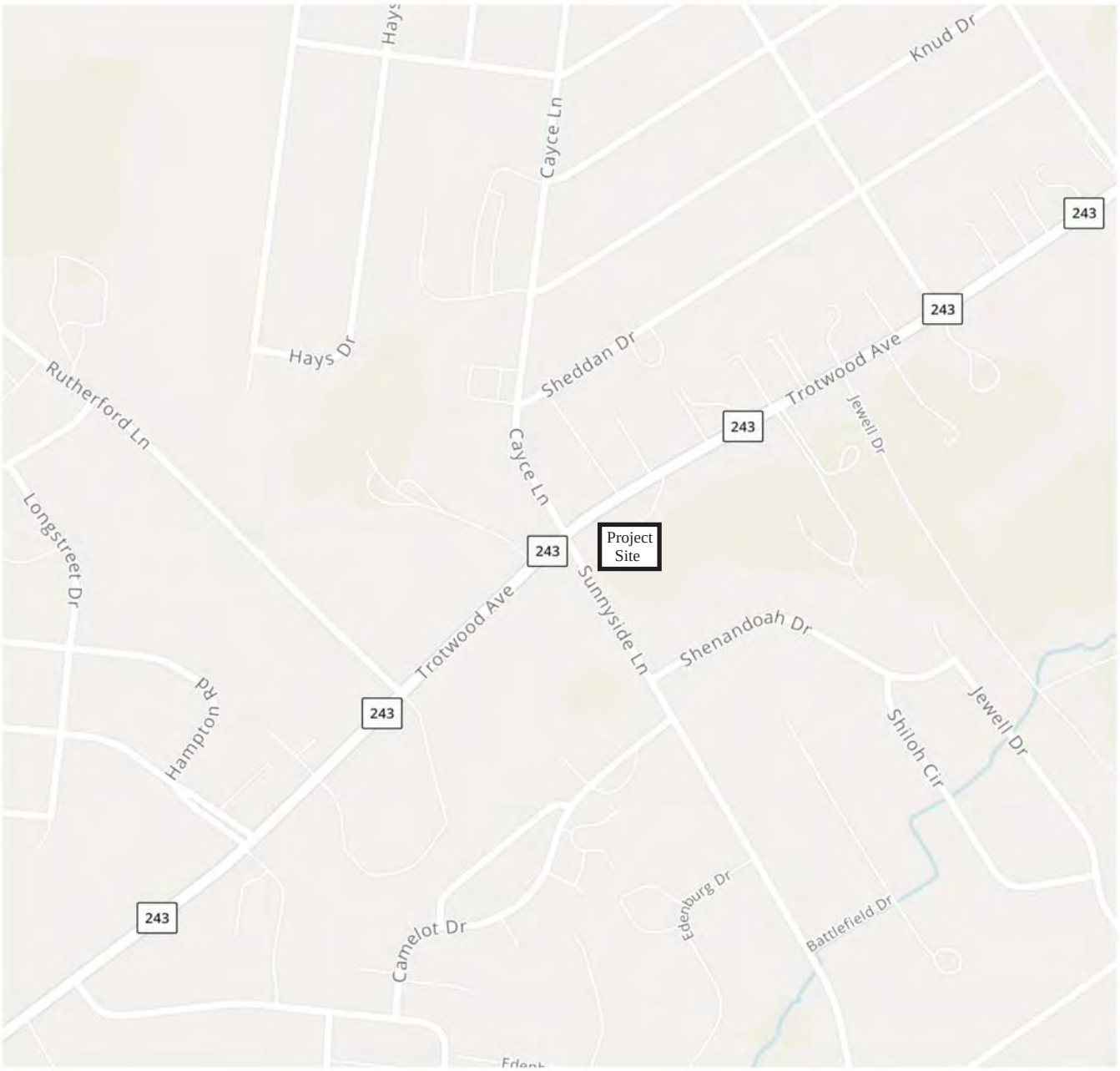
Traffic Impact Study

Highland Convenience Market
Trotwood Avenue and Sunnyside Lane
Columbia, TN

Prepared April 2022
(Revised June 2022)
For WES Engineers & Surveyors

FTG, LLC
P.O. Box 682736
Franklin, TN 37068
(615) 771-8022 phone
Gillian@FTGtraffic.com

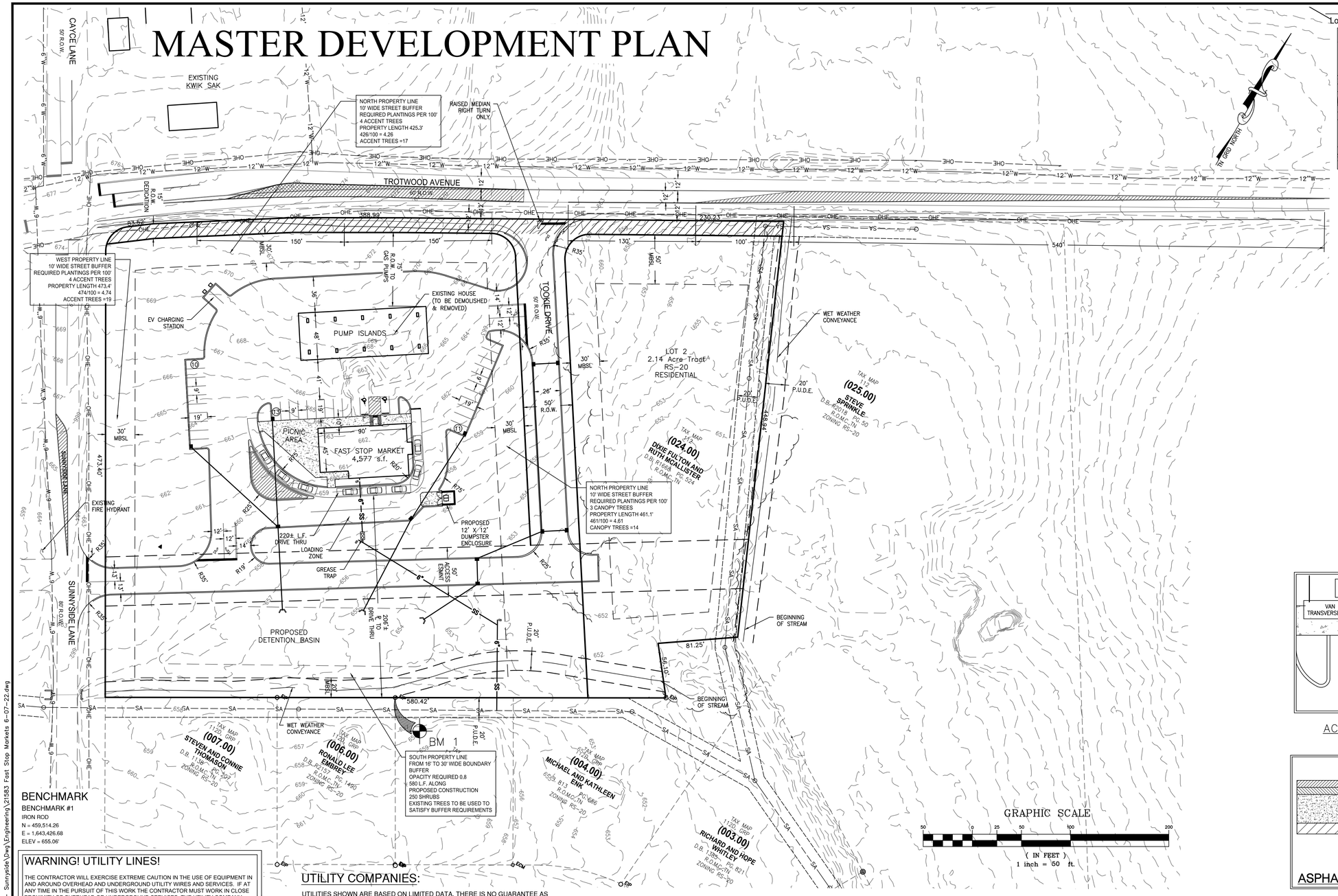
F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning



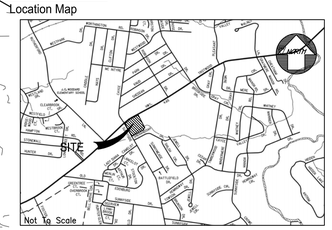
No Scale

Figure 1.
Location of the Proposed Project Site

MASTER DEVELOPMENT PLAN



Location Map



TN GRID NORTH

SITE DATA:

OWNER: DIXIE WILLIAMSON & RUTH MCALLISTER
6746 OLD ZION ROAD
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 112 PARCEL 22.00, 23.00, 24.00
DEED BOOK: R1668, PG 524

SUBJECT PARCEL ZONING: EXISTING: RS-20 PROPOSED: GCS - PUD

RIGHT OF WAY DEDICATION: 26,888.77 s.f. - 0.62 Ac.

ACREAGE OF SITE: LOT 1 - 202,267.40 s.f. / ±4.64 ACRES
LOT - 2 - 88,651.44 s.f. / ±2.04 ACRES

PARKING REQUIREMENTS: 1 SPACE PER 150 SF FLOOR SPACE
BLDG 4,221 SF / 150 = 29 REQUIRED
32 STANDARD SPACES
2 ACCESSIBLE SPACE
34 TOTAL PROVIDED

MINIMUM REQUIRED BUILDING SETBACKS:

50' FRONT
20' REAR SETBACK
10' SIDE SETBACK

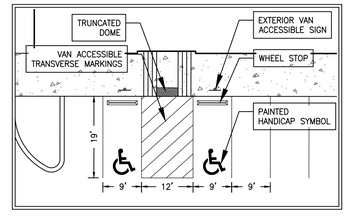
UTILITY SERVICES: WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

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

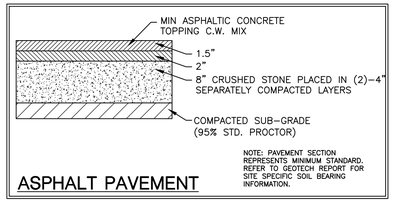
PURPOSE NOTE: REZONE A PORTION OF THE PARCEL TO CONSTRUCT CONVENIENCE STORE & GASOLINE STATION.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM RS-20 LOT SIZE IS 120' X 167' (20,000 S.F.)



ACCESSIBLE PARKING DETAIL
NOT TO SCALE



NOTE: PAVEMENT SECTION REPRESENTS MINIMUM STANDARD. REFER TO GEOTECH REPORT FOR SITE SPECIFIC SOIL BEARING INFORMATION.

ASPHALT PAVEMENT

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

BENCHMARK

BENCHMARK #1
IRON ROD
N = 459,514.26
E = 1,643,426.68
ELEV = 655.06'

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	OHE	OHE
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET	○ IPS	
EXISTING IRON PIN	● IPF	
CONCRETE MONUMENT	■ CM	
DECIDUOUS TREE		
GATE VALVE IN BOX	⊠ GV	
LIGHT POLE	☼ LP	
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		ST1
ASPHALT		
CONCRETE		
# PARKING SPACES		14

UTILITY COMPANIES:

UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:
CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

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

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

STORM WATER:
CITY OF COLUMBIA
ENGINEERING/INSPECTION
707 N. MAIN STREET
COLUMBIA, TN 38401
(931) 560-1530
Contact: Glenn Harper, P.E.

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

CABLE TELEVISION:
CHARTER COMMUNICATIONS
2008 S. MAIN STREET
COLUMBIA, TN 38401
(931) 388-1326

SANITARY:
CITY OF COLUMBIA
WASTEWATER SYSTEM
1244 TREATMENT PLANT RD.
COLUMBIA, TN 38401
(931) 560-1001
Donnie Boshers, Director

TELEPHONE:
AT&T
904 S. HIGH ST
COLUMBIA, TN 38401
JAMIE WHITFIELD
(615) 975-0505
jw0972@att.com

GAS:
ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
(888) 824-3434
NASHVILLE
(615) 872-5100

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2022

ACTIVITY	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG
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												

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:

WES ENGINEERS & SURVEYORS

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

FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47119C0280E DATED APRIL 16, 2007.

GERALD W. WICK
REGISTERED
No. 107415
STATE OF TENNESSEE
SURVEYOR
12/22
geraldw@wesengineers.com

SUBMITTED FOR MUNICIPAL REVIEW
NOT FOR CONSTRUCTION

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

ENGINEERS & SURVEYORS

Client
HIGHLAND CORPORATION
108 MILL AVENUE, P.O. BOX 190
HOWENWALD, TN 38462
CONTACT: BOBBY PAGE

DATE / REVISIONS

HIGHLAND CONVENIENCE MARKET

TROTWOOD AVENUE
COLUMBIA, TN
MASTER DEVELOPMENT PLAN

Drawn: RP
Checked: GV
Approved: GV
Date: APRIL 18, 2022

Job. no. 21583
Scale:
Vertical: 1"=50'
Horizontal:

MP-1

FILE: J:_WES_Engineers_Surveyors 2021\21583 - Fast Stop Markets - Sunnyside\Dwg\Engineering\21583 Fast Stop Markets 6-07-22.dwg

5. IMPACTS OF PROPOSED DEVELOPMENT

5.1 TRIP GENERATION

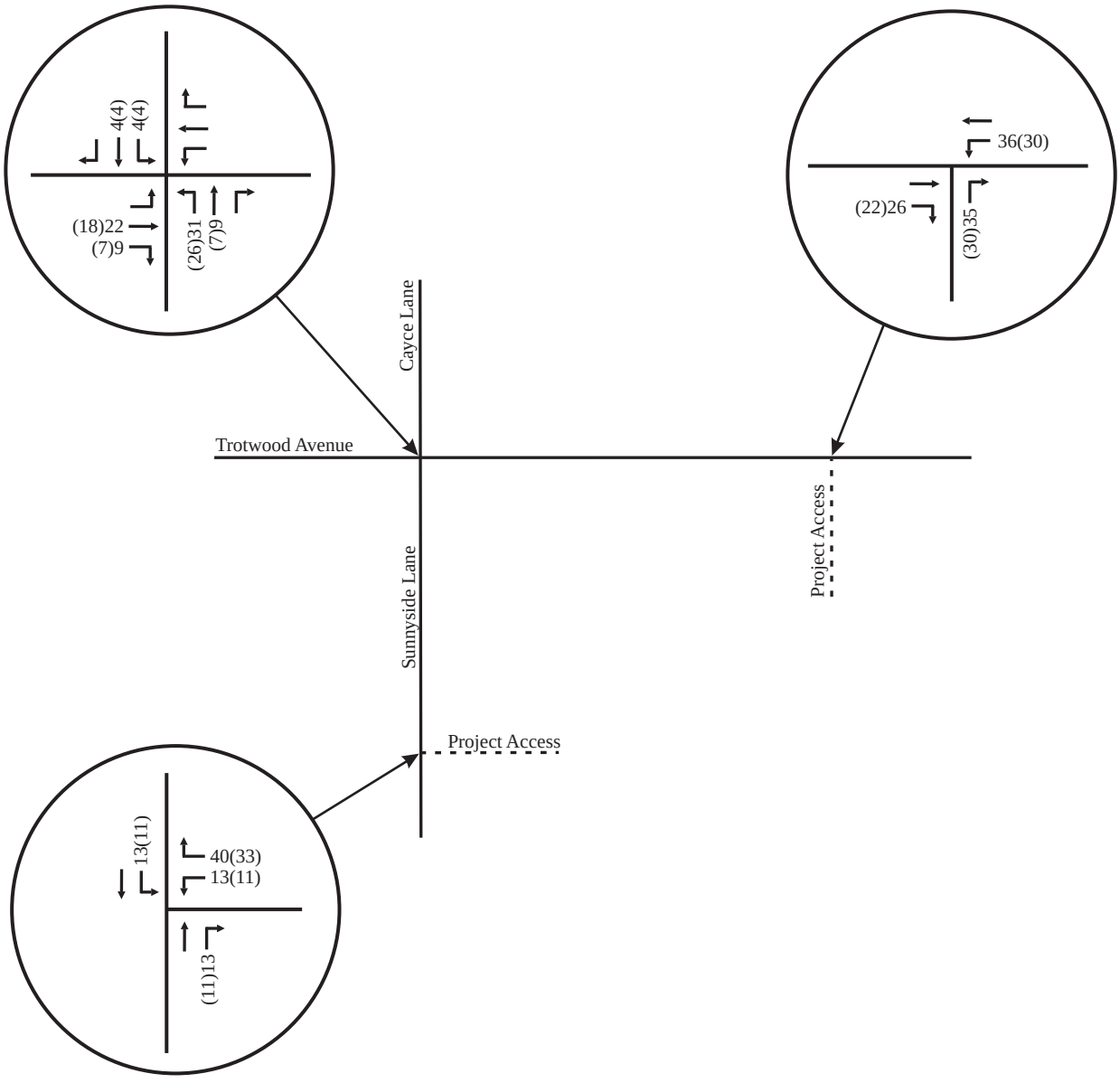
Trip generation calculations were conducted in order to identify how much traffic will be generated by the proposed project. Trip generation data for daily and peak hour trips were identified from Trip Generation, 11th Edition, which was published by the Institute of Transportation Engineers (ITE) in 2021. Table 6 presents the daily and peak hour trip generations for proposed project, and these calculations are included in Appendix C.

TABLE 6. TRIP GENERATION

LAND USE	SIZE	DAILY TRAFFIC	GENERATED TRAFFIC			
			AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Convenience / Gas (LUC 945)	GFA 4-5.5K 10 pumps	2,572	135	135	114	114

Studies have shown that, typically, a portion of the trips generated by commercial developments are captured, or "pass-by" trips from the adjacent street system. For the purposes of this study, it was assumed that 35% of the peak hour traffic generated by the proposed project will be pass-by traffic.

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning

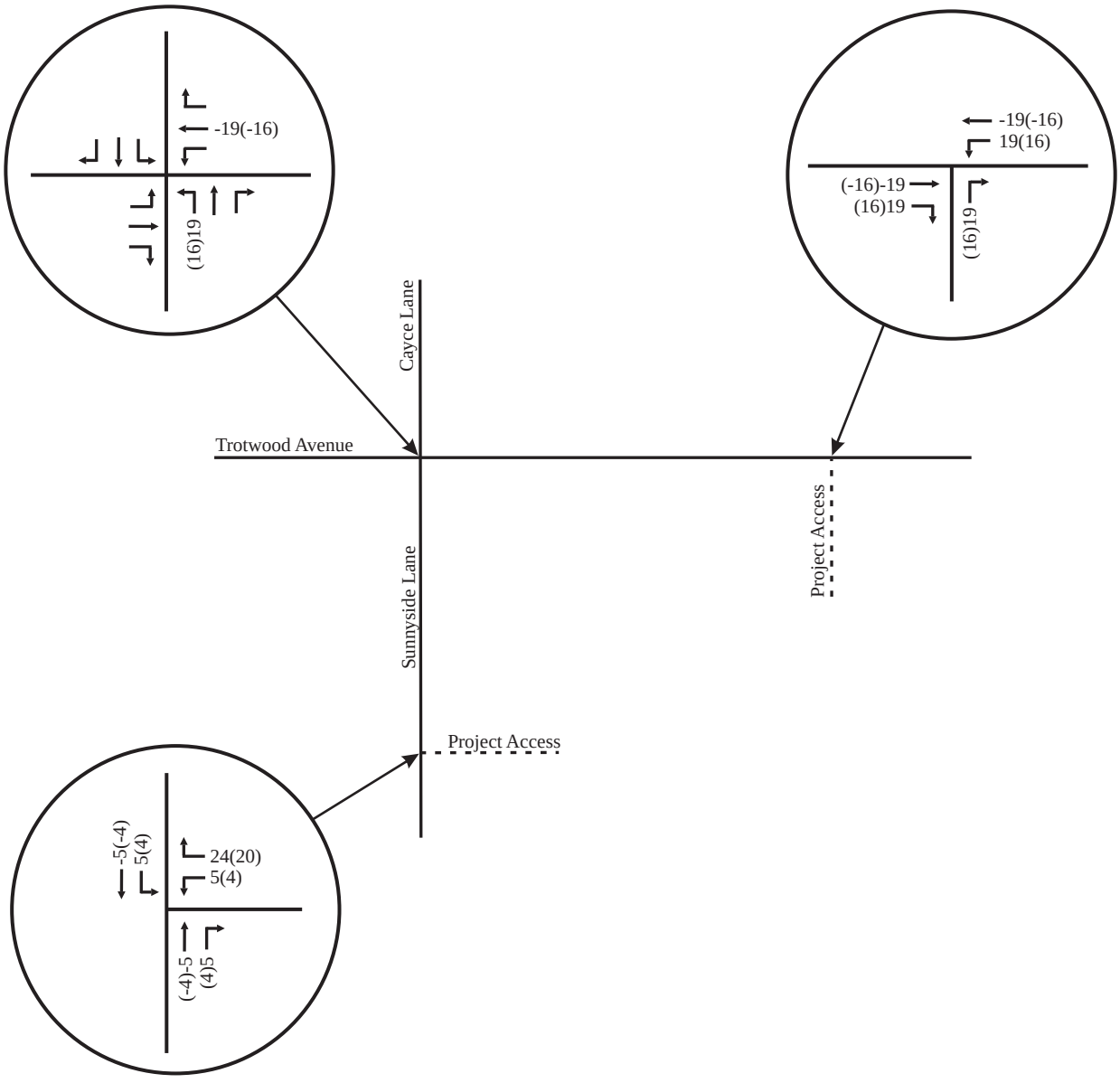


No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 7A.
PRIMARY Peak Hour Traffic Volumes Generated by the Proposed Project

F i s c h b a c h
Transportation Group, LLC
Traffic Engineering and Planning





No Scale

XX - AM Peak Hour Volumes
(XX) - PM Peak Hour Volumes

Figure 7B.
PASS-BY Peak Hour Traffic Volumes
Generated by the Proposed Project

TRAFFIC IMPACT STUDY

for

OLD ZION ROAD DEVELOPMENT

Columbia, Tennessee

March 21, 2022
Updated May 20, 2022
Updated June 21, 2022
Updated July 27, 2022
Updated September 19, 2022
Updated February 13, 2023

Prepared for:

Willow Branch Homes
1718 General George Patton Dr.
Brentwood, Tennessee, 37027

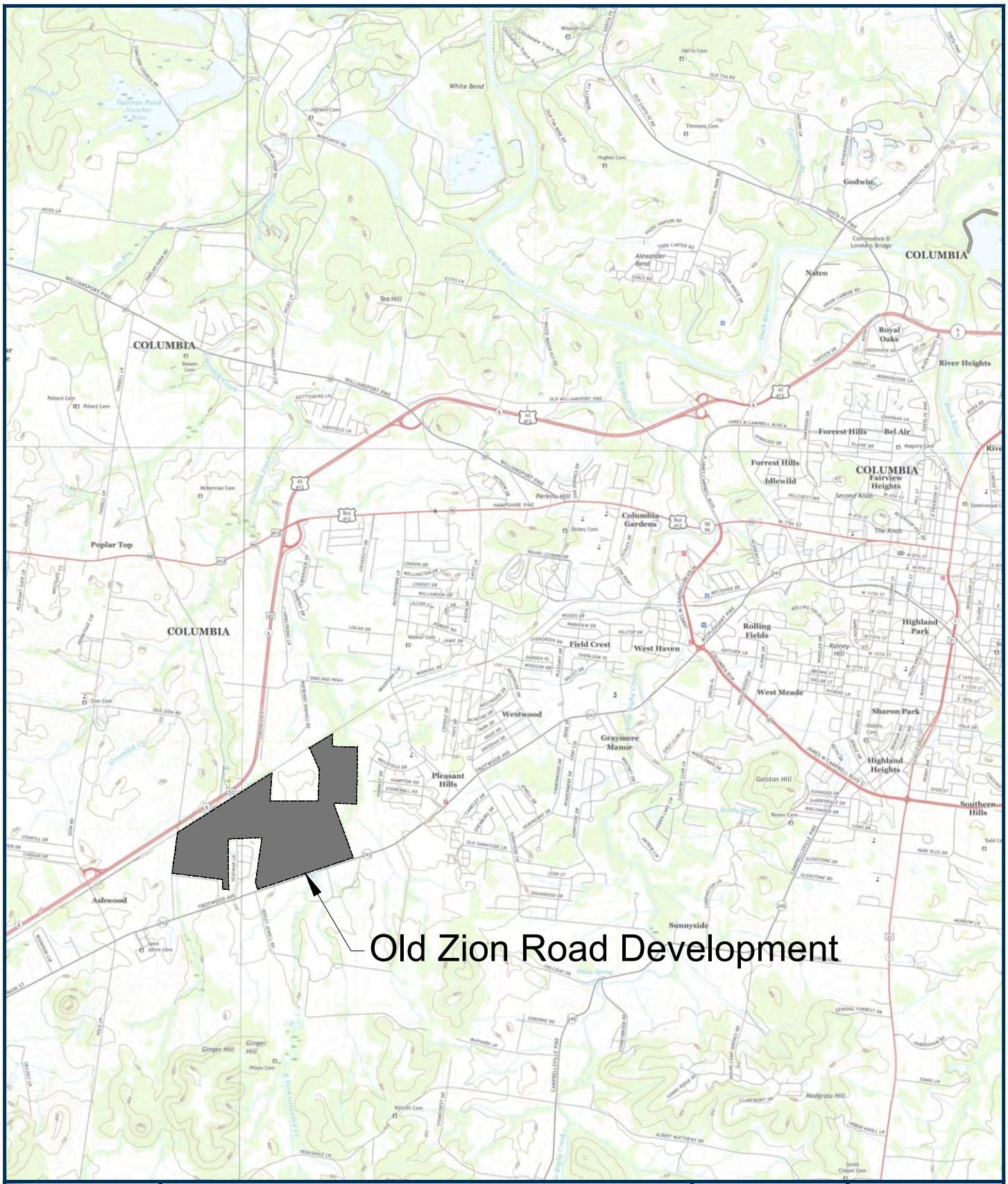
Prepared by:

RaganSmith



RAGAN-SMITH-ASSOCIATES, INC.
315 Woodland Street, P.O. Box 60070
Nashville, Tennessee 37206-0070
(615) 244-8591

21-0244



RaganSmith

Old Zion Road Development

Location Map

Figure
1

	60' LOT ALLEY	71 LOTS
	60' LOT	370 LOTS
	75' LOT ALLEY	29 LOTS
	75' LOT	278 LOTS
	100' LOT	16 LOTS
	7AC. HISTORIC HOME	1 LOT
	TOTAL	765 LOTS

COLUMBIA URBAN GROWTH BOUNDARY

LAWRENCEBURG HWY

EXISTING HOME TO REMAIN

RIDLEY PARK

PARK LAND DEDICATION +/- 31AC

AMENITY

STORM BASIN

OLD ZION RD

OLD ZION RD EXD

TROTWOOD AVE

COLUMBIA CITY LIMITS

RaganSmith

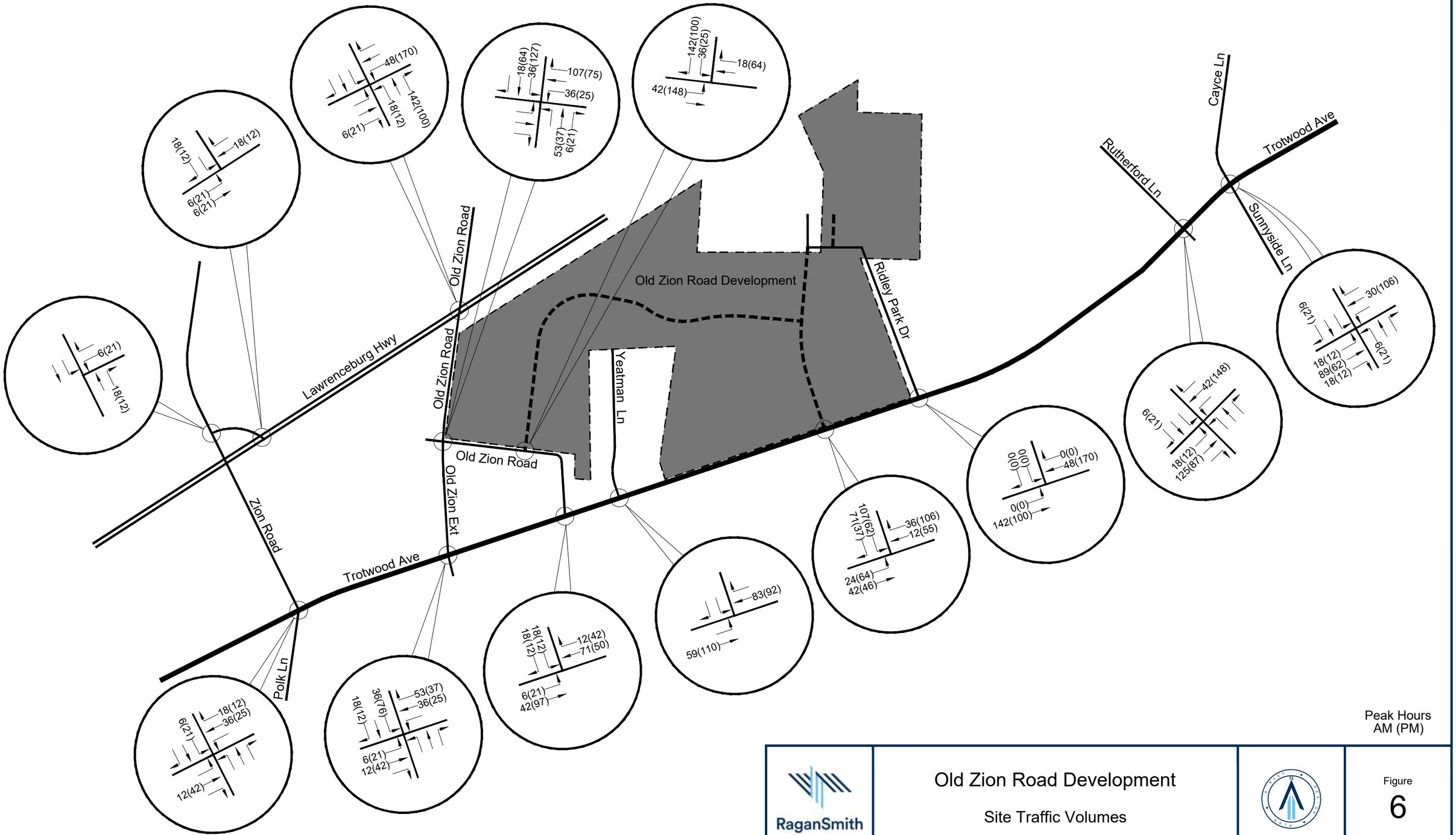
OLD ZION ROAD
PRELIMINARY PUD MASTERPLAN

DRAWING TITLE: OVERALL MASTERPLAN

DRAWING NUMBER: 2

0 600 1200

SCALE = 1"=300'



Peak Hours
AM (PM)

RaganSmith

Old Zion Road Development

Site Traffic Volumes

Figure
6

Traffic Impact Study

Trotwood & Foster Subdivision

January 2023

FOR SUBMITTAL TO:

City of Columbia, Tennessee

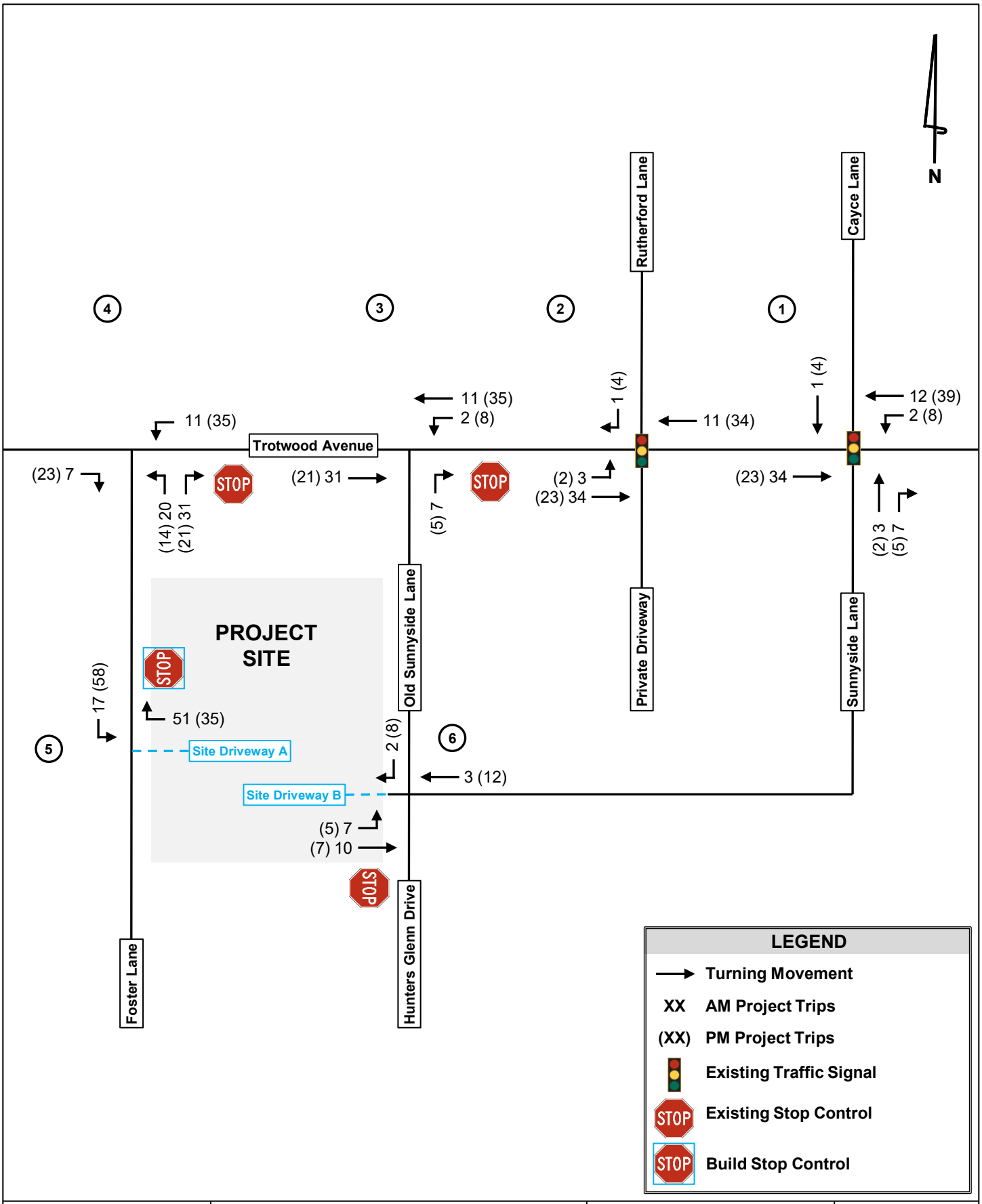
PREPARED FOR:

NoMau Partners

Kimley»Horn



Kimley»Horn	*Trotwood and Foster Subdivision* **Traffic Impact Study**	**Site Aerial**	**Figure 2**



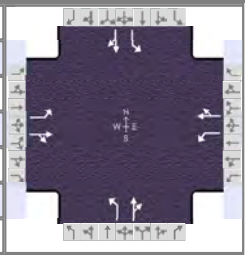
Kimley»Horn	*Trotwood and Foster Subdivision* Traffic Impact Study	Project Trips	Figure 7

APPENDIX B
CAPACITY ANALYSES

EXISTING CONDITIONS

HCS Signalized Intersection Results Summary

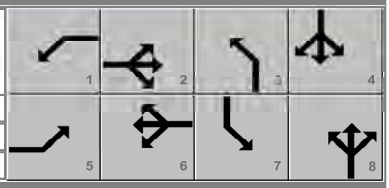
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	AM Peak Hour	PHF	0.93
Urban Street	Trotwood Avenue	Analysis Year	2024 (Existing)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_exam.xus		
Project Description	11257				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	21	627	98	52	369	50	164	89	115	108	79	35

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.8	0.4	48.9	8.9	15.0	0.0
Yellow	4.0	0.0	4.0	4.0	4.0	0.0
Red	2.0	0.0	2.0	2.0	2.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		10.0		10.0
Phase Duration, s	8.8	54.9	9.2	55.3		21.0		14.9
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	2.6		3.5			14.4		8.7
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0		0.6		0.3
Phase Call Probability	0.47		0.79			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	23	780		56	451		176	219		116	123	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1855		1810	1860		1810	1725		1810	1800	
Queue Service Time (g_s), s	0.6	37.0		1.5	16.2		9.2	12.4		6.2	6.7	
Cycle Queue Clearance Time (g_c), s	0.6	37.0		1.5	16.2		9.2	12.4		6.2	6.7	
Green Ratio (*g/C*)	0.52	0.49		0.52	0.49		0.15	0.15		0.09	0.09	
Capacity (*c*), veh/h	419	907		213	917		271	259		162	161	
Volume-to-Capacity Ratio (*X*)	0.054	0.859		0.263	0.492		0.650	0.848		0.719	0.762	
Back of Queue (*Q*), ft/ln (95 th percentile)	10	600		26	280		181	227		127	136	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.4	24.0		1.1	11.2		7.3	9.1		5.1	5.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.03	2.00		0.26	0.56		1.21	0.76		0.85	0.42	
Uniform Delay (d_1), s/veh	13.4	22.5		19.3	17.0		40.0	41.4		44.3	44.5	
Incremental Delay (d_2), s/veh	0.0	10.4		0.2	1.9		1.0	3.0		2.2	2.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	13.5	32.9		19.6	18.9		41.0	44.4		46.6	47.3	
Level of Service (LOS)	B	C		B	B		D	D		D	D	
Approach Delay, s/veh / LOS	32.4	C		18.9	B		42.9	D		46.9	D	
Intersection Delay, s/veh / LOS	32.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.95	B	1.94	B
Bicycle LOS Score / LOS	1.81	B	1.32	A	1.14	A	0.88	A

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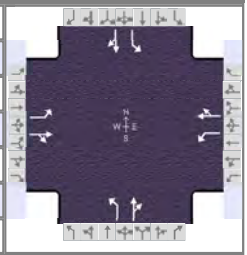
HCS Signalized Intersection Results Summary

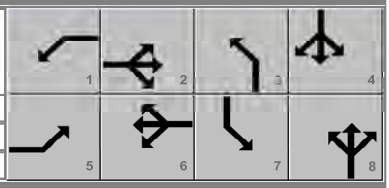
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Trotwood Avenue	Analysis Year	2024 (Existing)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_expm.xus		
Project Description	11257				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	42	451	116	99	581	110	145	109	90	142	74	49

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.2	0.6	46.6	10.4	14.2	0.0	
Yellow	4.0	0.0	4.0	4.0	4.0	0.0	
Red	2.0	0.0	2.0	2.0	2.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		10.0		10.0
Phase Duration, s	10.2	52.6	10.8	53.2		20.2		16.4
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	3.2		5.0			13.6		10.1
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0		0.5		0.3
Phase Call Probability	0.71		0.94			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	44	597		104	727		153	209		149	129	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1833		1810	1847		1810	1757		1810	1773	
Queue Service Time (g_s), s	1.2	25.8		3.0	34.3		7.9	11.6		8.1	7.1	
Cycle Queue Clearance Time (g_c), s	1.2	25.8		3.0	34.3		7.9	11.6		8.1	7.1	
Green Ratio (*g/C*)	0.51	0.47		0.51	0.47		0.14	0.14		0.10	0.10	
Capacity (*c*), veh/h	229	854		333	872		256	249		188	184	
Volume-to-Capacity Ratio (*X*)	0.193	0.699		0.313	0.834		0.596	0.842		0.795	0.703	
Back of Queue (*Q*), ft/ln (95 th percentile)	21	420		51	559		157	220		165	140	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	16.8		2.0	22.4		6.3	8.8		6.6	5.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.07	1.40		0.51	1.12		1.04	0.73		1.10	0.43	
Uniform Delay (d_1), s/veh	19.2	21.1		16.3	23.0		40.2	41.8		43.8	43.3	
Incremental Delay (d_2), s/veh	0.2	4.7		0.2	9.2		0.8	3.0		2.9	1.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	19.3	25.9		16.5	32.2		41.1	44.8		46.7	45.1	
Level of Service (LOS)	B	C		B	C		D	D		D	D	
Approach Delay, s/veh / LOS	25.4	C		30.2	C		43.2	D		46.0	D	
Intersection Delay, s/veh / LOS	33.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.95	B	1.94	B
Bicycle LOS Score / LOS	1.55	B	1.86	B	1.09	A	0.95	A

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HCS Two-Way Stop-Control Report

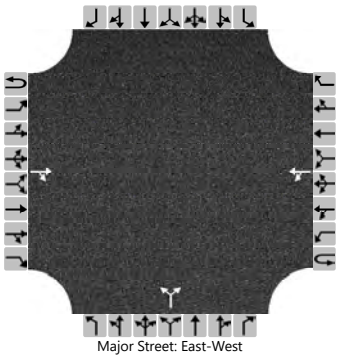
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Existing)

Site Information

Intersection	Trotwood/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Trotwood Ave
North/South Street	Old Sunnyside Ln
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			522	68		23	284			49		35				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						26					93					
Capacity, c (veh/h)						941					331					
v/c Ratio						0.03					0.28					
95% Queue Length, Q_{95} (veh)						0.1					1.1					
95% Queue Length, Q_{95} (ft)						2.5					27.5					
Control Delay (s/veh)						8.9	0.3				20.1					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.9				20.1						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

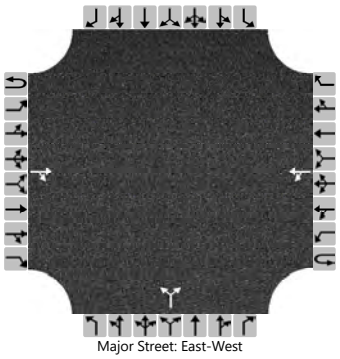
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Existing)

Site Information

Intersection	Trotwood/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Trotwood Ave
North/South Street	Old Sunnyside Ln
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			359	20		33	601			41		28				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage						Undivided										

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						36					76					
Capacity, c (veh/h)						1153					294					
v/c Ratio						0.03					0.26					
95% Queue Length, Q_{95} (veh)						0.1					1.0					
95% Queue Length, Q_{95} (ft)						2.5					25.0					
Control Delay (s/veh)						8.2	0.4				21.5					
Level of Service (LOS)						A	A				C					
Approach Delay (s/veh)						0.8				21.5						
Approach LOS						A				C						

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HCS Two-Way Stop-Control Report

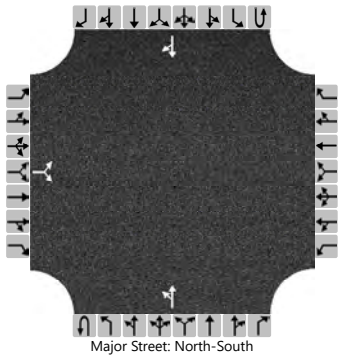
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11318 (Existing)

Site Information

Intersection	Sunnyside/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Sunnyside Ln
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		23		72						45	241				158	4
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			102							48						
Capacity, c (veh/h)			738							1415						
v/c Ratio			0.14							0.03						
95% Queue Length, Q_{95} (veh)			0.5							0.1						
95% Queue Length, Q_{95} (ft)			12.5							2.5						
Control Delay (s/veh)			10.7							7.6	0.3					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.7								1.5						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

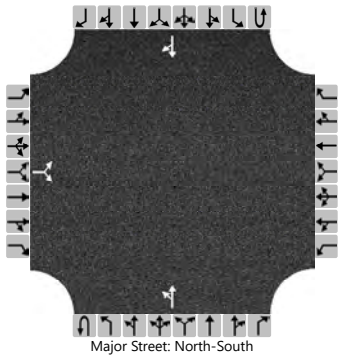
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11318 (Existing)

Site Information

Intersection	Sunnyside/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Sunnyside Ln
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		14		66						60	232				226	18
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			81							61						
Capacity, c (veh/h)			707							1331						
v/c Ratio			0.11							0.05						
95% Queue Length, Q_{95} (veh)			0.4							0.1						
95% Queue Length, Q_{95} (ft)			10.0							2.5						
Control Delay (s/veh)			10.7							7.8	0.4					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		10.7								1.9						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

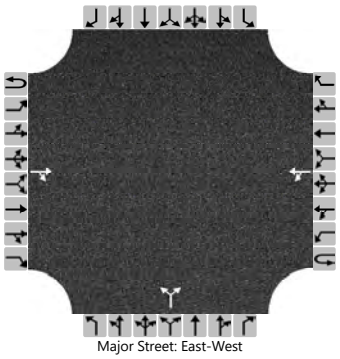
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2024
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Existing)

Site Information

Intersection	Old Sunnyside/Hunters Glen
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Hunters Glen Dr
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			69	9		5	55			16		14				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						6					37					
Capacity, c (veh/h)						1510					885					
v/c Ratio						0.00					0.04					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.4	0.0				9.2					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					0.6				9.2							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

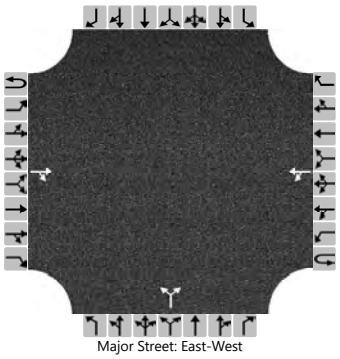
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2024
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Existing)

Site Information

Intersection	Old Sunnyside/Hunters Glen
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Hunters Glen Dr
Peak Hour Factor	0.83
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			26	24		17	45			18		9				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						20					33					
Capacity, c (veh/h)						1556					899					
v/c Ratio						0.01					0.04					
95% Queue Length, Q_{95} (veh)						0.0					0.1					
95% Queue Length, Q_{95} (ft)						0.0					2.5					
Control Delay (s/veh)						7.3	0.1				9.2					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					2.1				9.2							
Approach LOS					A				A							

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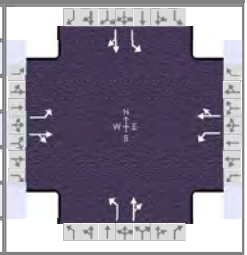
BACKGROUND CONDITIONS

HCS Signalized Intersection Results Summary

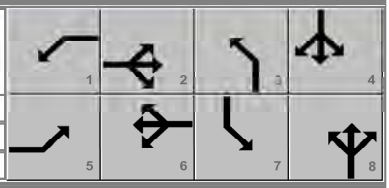
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	AM Peak Hour	PHF	0.93
Urban Street	Trotwood Avenue	Analysis Year	2030 (Back)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_bgam.xus		
Project Description	11257				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	43	885	143	61	458	59	250	117	143	131	98	47

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.4	1.0	46.7	8.0	17.0	0.0
Yellow	4.0	0.0	4.0	4.0	4.0	0.0
Red	2.0	0.0	2.0	2.0	2.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		10.0		10.0
Phase Duration, s	10.3	53.6	9.4	52.7		23.0		14.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	3.3		3.9			18.0		10.0
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.0		0.0
Phase Call Probability	0.72		0.84			1.00		1.00
Max Out Probability	0.01		0.00			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	46	1105		66	556		269	280		141	156	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1854		1810	1862		1810	1729		1810	1795	
Queue Service Time (g_s), s	1.3	47.6		1.9	22.7		14.5	16.0		7.8	8.0	
Cycle Queue Clearance Time (g_c), s	1.3	47.6		1.9	22.7		14.5	16.0		7.8	8.0	
Green Ratio (*g/C*)	0.51	0.48		0.50	0.47		0.17	0.17		0.08	0.08	
Capacity (*c*), veh/h	358	883		133	869		308	294		145	144	
Volume-to-Capacity Ratio (*X*)	0.129	1.252		0.494	0.640		0.874	0.951		0.973	1.086	
Back of Queue (*Q*), ft/ln (95 th percentile)	22	1768		34	379		320	372		252	307	
Back of Queue (*Q*), veh/ln (95 th percentile)	0.9	70.7		1.4	15.2		12.8	14.9		10.1	12.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.07	5.89		0.34	0.76		2.13	1.24		1.68	0.94	
Uniform Delay (d_1), s/veh	15.0	26.2		23.8	20.3		40.5	41.1		45.9	46.0	
Incremental Delay (d_2), s/veh	0.1	122.6		1.1	3.6		22.3	39.1		66.1	99.8	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	15.1	148.8		24.9	23.9		62.8	80.2		112.0	145.8	
Level of Service (LOS)	B	F		C	C		E	F		F	F	
Approach Delay, s/veh / LOS	143.4	F		24.0	C		71.7	E		129.8	F	
Intersection Delay, s/veh / LOS	98.5						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.95	B	1.94	B
Bicycle LOS Score / LOS	2.39	B	1.51	B	1.39	A	0.98	A

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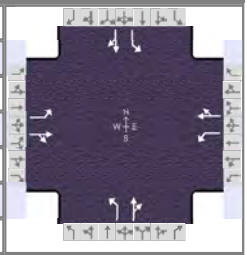
HCS Signalized Intersection Results Summary

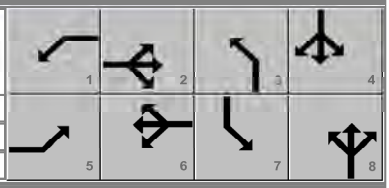
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Trotwood Avenue	Analysis Year	2030 (Back)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_bgpm.xus		
Project Description	11257				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	62	635	156	117	815	130	234	138	111	172	95	79

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.0	0.6	44.3	12.4	13.6	0.0
Yellow	4.0	0.0	4.0	4.0	4.0	0.0
Red	2.0	0.0	2.0	2.0	2.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		10.0		10.0
Phase Duration, s	11.0	50.3	11.7	51.0		19.6		18.4
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	3.9		5.7			15.6		12.2
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0		0.0		0.2
Phase Call Probability	0.84		0.97			1.00		1.00
Max Out Probability	0.00		0.00			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	65	833		123	995		246	262		181	183	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1835		1810	1854		1810	1759		1810	1756	
Queue Service Time (g_s), s	1.9	44.3		3.7	45.0		13.6	13.6		9.7	10.2	
Cycle Queue Clearance Time (g_c), s	1.9	44.3		3.7	45.0		13.6	13.6		9.7	10.2	
Green Ratio (*g/C*)	0.49	0.44		0.50	0.45		0.14	0.14		0.12	0.12	
Capacity (*c*), veh/h	163	814		174	834		246	239		225	218	
Volume-to-Capacity Ratio (*X*)	0.401	1.023		0.706	1.193		1.003	1.098		0.805	0.839	
Back of Queue (*Q*), ft/ln (95 th percentile)	34	881		67	1456		375	444		214	225	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	35.3		2.7	58.3		15.0	17.7		8.6	9.0	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.11	2.94		0.67	2.91		2.50	1.48		1.43	0.69	
Uniform Delay (d_1), s/veh	23.1	27.8		23.2	27.5		43.2	43.2		42.6	42.8	
Incremental Delay (d_2), s/veh	0.6	37.6		2.0	98.5		58.1	86.8		11.4	15.6	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.7	65.4		25.2	126.0		101.3	130.0		54.0	58.4	
Level of Service (LOS)	C	F		C	F		F	F		D	E	
Approach Delay, s/veh / LOS	62.4	E		114.9	F		116.1	F		56.2	E	
Intersection Delay, s/veh / LOS	91.4						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.95	B	1.94	B
Bicycle LOS Score / LOS	1.97	B	2.33	B	1.33	A	1.09	A

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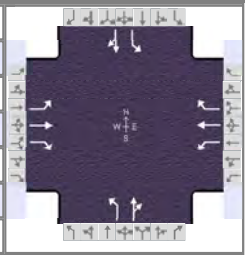
HCS Signalized Intersection Results Summary

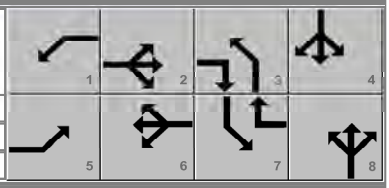
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	AM Peak Hour	PHF	0.93
Urban Street	Trotwood Avenue	Analysis Year	2030 (Back)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_bgam_imp.xus		
Project Description	11257				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	43	885	143	61	458	59	250	117	143	131	98	47

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	3.8	0.9	56.6	12.7	21.9	0.0	
Yellow	4.0	0.0	4.0	4.0	4.0	0.0	
Red	2.0	0.0	2.0	2.0	2.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	3.0		10.0		10.0
Phase Duration, s	10.7	63.5	9.8	62.6		27.9		18.7
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	3.5		4.2			20.9		12.2
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		1.0		0.5
Phase Call Probability	0.79		0.89			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	46	952	154	66	492	63	269	280		141	156	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1610	1810	1729		1810	1795	
Queue Service Time (g_s), s	1.5	57.5	4.3	2.2	22.2	2.1	17.1	18.9		9.1	10.2	
Cycle Queue Clearance Time (g_c), s	1.5	57.5	4.3	2.2	22.2	2.1	17.1	18.9		9.1	10.2	
Green Ratio (*g/C*)	0.51	0.48	0.66	0.50	0.47	0.58	0.18	0.18		0.11	0.11	
Capacity (*c*), veh/h	397	910	1066	118	897	931	331	316		192	190	
Volume-to-Capacity Ratio (*X*)	0.117	1.045	0.144	0.555	0.549	0.068	0.813	0.885		0.734	0.819	
Back of Queue (*Q*), ft/ln (95 th percentile)	28	1164	64	42	382	33	307	324		187	206	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	46.6	2.6	1.7	15.3	1.3	12.3	13.0		7.5	8.2	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.09	3.88	0.00	0.42	0.76	0.00	2.05	1.08		1.25	0.63	
Uniform Delay (d_1), s/veh	16.8	31.2	7.6	28.7	22.6	11.1	47.1	47.8		52.0	52.5	
Incremental Delay (d_2), s/veh	0.0	42.3	0.3	1.5	2.4	0.1	1.9	3.3		2.0	3.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	16.9	73.6	7.9	30.2	25.0	11.3	48.9	51.1		54.0	55.8	
Level of Service (LOS)	B	F	A	C	C	B	D	D		D	E	
Approach Delay, s/veh / LOS	62.5	E		24.2	C		50.0	D		55.0	D	
Intersection Delay, s/veh / LOS	49.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	2.15	B	2.14	B
Bicycle LOS Score / LOS	2.39	B	1.51	B	1.39	A	0.98	A

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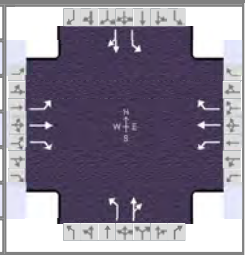
HCS Signalized Intersection Results Summary

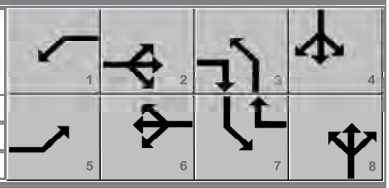
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Trotwood Avenue	Analysis Year	2030 (Back)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_bgpm_imp.xus		
Project Description	11257				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	62	635	156	117	815	130	234	138	111	172	95	79

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	5.5	1.3	68.8	17.0	23.4	0.0	
Yellow	4.0	0.0	4.0	4.0	4.0	0.0	
Red	2.0	0.0	2.0	2.0	2.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	3.0		10.0		10.0
Phase Duration, s	11.5	74.8	12.8	76.1		29.4		23.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	4.5		6.7			22.4		16.3
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0		0.9		0.7
Phase Call Probability	0.92		0.99			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	65	668	164	123	858	137	246	262		181	183	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1610	1810	1759		1810	1756	
Queue Service Time (g_s), s	2.5	38.6	5.4	4.7	57.5	4.9	18.4	20.4		13.7	14.3	
Cycle Queue Clearance Time (g_c), s	2.5	38.6	5.4	4.7	57.5	4.9	18.4	20.4		13.7	14.3	
Green Ratio (*g/C*)	0.53	0.49	0.66	0.54	0.50	0.62	0.17	0.17		0.12	0.12	
Capacity (*c*), veh/h	175	935	1060	311	952	1002	302	293		220	213	
Volume-to-Capacity Ratio (*X*)	0.373	0.715	0.155	0.396	0.901	0.137	0.817	0.894		0.825	0.860	
Back of Queue (*Q*), ft/ln (95 th percentile)	46	628	86	87	936	80	330	356		263	268	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	25.1	3.4	3.5	37.4	3.2	13.2	14.3		10.5	10.7	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.15	2.09	0.00	0.87	1.87	0.00	2.20	1.19		1.76	0.83	
Uniform Delay (d_1), s/veh	29.1	27.9	9.1	22.0	31.8	10.9	56.3	57.1		60.1	60.3	
Incremental Delay (d_2), s/veh	0.5	4.7	0.3	0.3	13.3	0.3	2.1	3.8		3.0	3.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	29.6	32.6	9.4	22.3	45.0	11.2	58.3	61.0		63.0	64.2	
Level of Service (LOS)	C	C	A	C	D	B	E	E		E	E	
Approach Delay, s/veh / LOS	28.1	C		38.4	D		59.7	E		63.6	E	
Intersection Delay, s/veh / LOS	42.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	2.16	B	2.14	B
Bicycle LOS Score / LOS	1.97	B	2.33	B	1.33	A	1.09	A

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HCS Two-Way Stop-Control Report

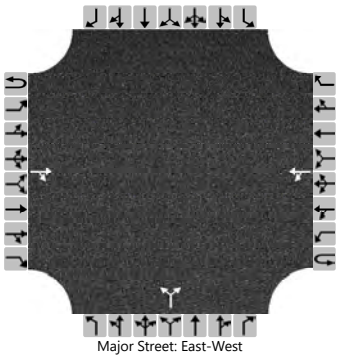
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Back)

Site Information

Intersection	Trotwood/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Trotwood Ave
North/South Street	Old Sunnyside Ln
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			821	80		29	425			58		48				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						32					118					
Capacity, c (veh/h)						700					176					
v/c Ratio						0.05					0.67					
95% Queue Length, Q_{95} (veh)						0.1					3.9					
95% Queue Length, Q_{95} (ft)						2.5					97.5					
Control Delay (s/veh)						10.4	0.6				59.4					
Level of Service (LOS)						B	A				F					
Approach Delay (s/veh)					1.3				59.4							
Approach LOS					A				F							

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HCS Two-Way Stop-Control Report

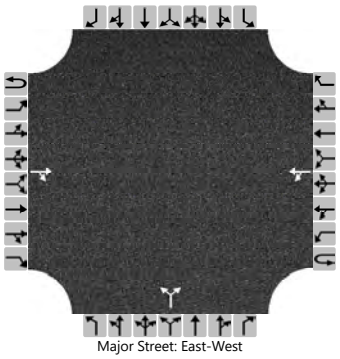
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Back)

Site Information

Intersection	Trotwood/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Trotwood Ave
North/South Street	Old Sunnyside Ln
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			569	24		47	939			48		38				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						52					95					
Capacity, c (veh/h)						944					127					
v/c Ratio						0.05					0.74					
95% Queue Length, Q_{95} (veh)						0.2					4.3					
95% Queue Length, Q_{95} (ft)						5.0					107.5					
Control Delay (s/veh)						9.0	1.2				88.7					
Level of Service (LOS)						A	A				F					
Approach Delay (s/veh)					1.5				88.7							
Approach LOS					A				F							

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HCS Two-Way Stop-Control Report

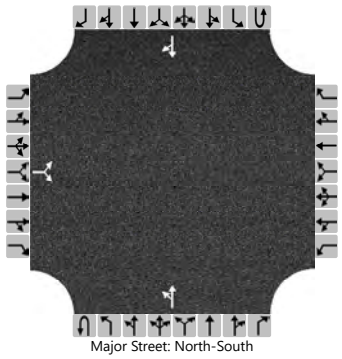
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11318 (Back)

Site Information

Intersection	Sunnyside/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Sunnyside Ln
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		37		85						53	303				217	8
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			131							57						
Capacity, c (veh/h)			616							1336						
v/c Ratio			0.21							0.04						
95% Queue Length, Q_{95} (veh)			0.8							0.1						
95% Queue Length, Q_{95} (ft)			20.0							2.5						
Control Delay (s/veh)			12.4							7.8	0.4					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		12.4								1.5						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

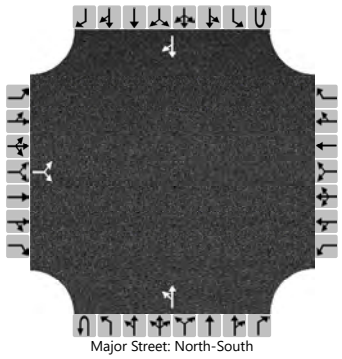
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11318 (Back)

Site Information

Intersection	Sunnyside/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Sunnyside Ln
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		24		78						71	306				290	33
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			103							72						
Capacity, c (veh/h)			584							1245						
v/c Ratio			0.18							0.06						
95% Queue Length, Q_{95} (veh)			0.6							0.2						
95% Queue Length, Q_{95} (ft)			15.0							5.0						
Control Delay (s/veh)			12.5							8.1	0.6					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		12.5								2.0						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

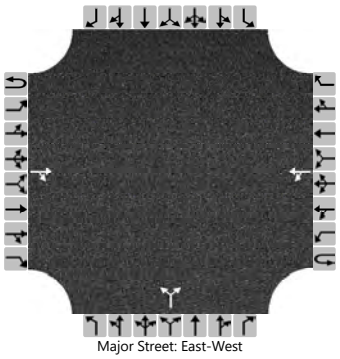
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Back)

Site Information

Intersection	Old Sunnyside/Hunters Glen
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Hunters Glen Dr
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			81	13		9	65			26		27				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						11					65					
Capacity, c (veh/h)						1485					857					
v/c Ratio						0.01					0.08					
95% Queue Length, Q_{95} (veh)						0.0					0.2					
95% Queue Length, Q_{95} (ft)						0.0					5.0					
Control Delay (s/veh)						7.4	0.1				9.6					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					1.0				9.6							
Approach LOS					A				A							

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HCS Two-Way Stop-Control Report

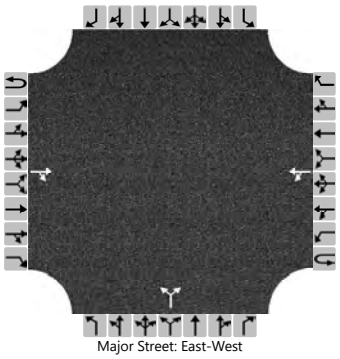
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Back)

Site Information

Intersection	Old Sunnyside/Hunters Glen
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Hunters Glen Dr
Peak Hour Factor	0.83
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			31	36		32	53			26		18				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						39					53					
Capacity, c (veh/h)						1530					855					
v/c Ratio						0.03					0.06					
95% Queue Length, Q_{95} (veh)						0.1					0.2					
95% Queue Length, Q_{95} (ft)						2.5					5.0					
Control Delay (s/veh)						7.4	0.2				9.5					
Level of Service (LOS)						A	A				A					
Approach Delay (s/veh)					2.9				9.5							
Approach LOS					A				A							

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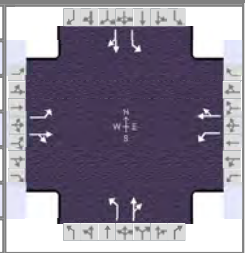
TOTAL PROJECTED CONDITIONS

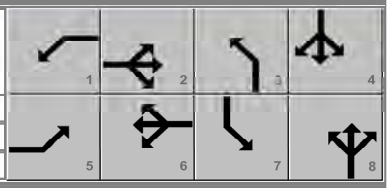
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	AM Peak Hour	PHF	0.93
Urban Street	Trotwood Avenue	Analysis Year	2030 (Total)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_fuam.xus		
Project Description	11257				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	901	143	64	464	59	250	121	151	131	99	48

Signal Information												
Cycle, s	100.0	Reference Phase	2									
Offset, s	0	Reference Point	End									
Uncoordinated	No	Simult. Gap E/W	On	Green	3.4	1.1	46.5	8.0	17.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Yellow	4.0	0.0	4.0	4.0	4.0	0.0		
				Red	2.0	0.0	2.0	2.0	2.0	0.0		



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		10.0		10.0
Phase Duration, s	10.5	53.6	9.4	52.5		23.0		14.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	3.4		4.0			18.9		10.0
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.0		0.0
Phase Call Probability	0.75		0.85			1.00		1.00
Max Out Probability	0.01		0.00			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	51	1123		69	562		269	292		141	158	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1854		1810	1862		1810	1727		1810	1795	
Queue Service Time (g_s), s	1.4	47.6		2.0	23.2		14.5	16.9		7.8	8.0	
Cycle Queue Clearance Time (g_c), s	1.4	47.6		2.0	23.2		14.5	16.9		7.8	8.0	
Green Ratio (*g/C*)	0.51	0.48		0.50	0.46		0.17	0.17		0.08	0.08	
Capacity (*c*), veh/h	355	882		134	865		308	294		145	144	
Volume-to-Capacity Ratio (*X*)	0.142	1.273		0.513	0.650		0.874	0.996		0.973	1.101	
Back of Queue (*Q*), ft/ln (95 th percentile)	24	1857		36	386		320	415		252	314	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.0	74.3		1.4	15.4		12.8	16.6		10.1	12.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.08	6.19		0.36	0.77		2.13	1.38		1.68	0.97	
Uniform Delay (d_1), s/veh	15.2	26.2		23.8	20.5		40.5	41.5		45.9	46.0	
Incremental Delay (d_2), s/veh	0.1	131.6		1.1	3.8		22.3	51.3		66.1	104.7	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	15.3	157.8		25.0	24.3		62.8	92.8		112.0	150.7	
Level of Service (LOS)	B	F		C	C		E	F		F	F	
Approach Delay, s/veh / LOS	151.7	F		24.4	C		78.4	E		132.5	F	
Intersection Delay, s/veh / LOS	103.9						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.90	B	1.90	B	1.95	B	1.94	B
Bicycle LOS Score / LOS	2.42	B	1.53	B	1.41	A	0.98	A

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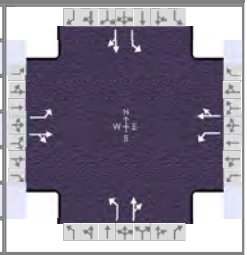
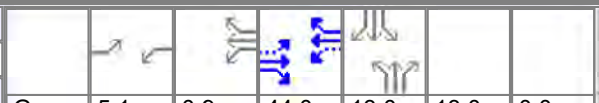
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Trotwood Avenue	Analysis Year	2030 (Total)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_fupm.xus		
Project Description	11257				

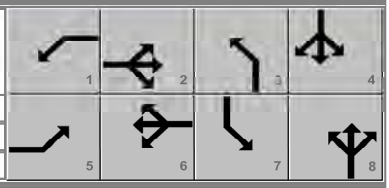


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	65	646	156	126	833	130	234	141	116	172	100	84

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.1	0.9	44.0	13.0	13.0	0.0
Yellow	4.0	0.0	4.0	4.0	4.0	0.0
Red	2.0	0.0	2.0	2.0	2.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	4.0	1.1	4.0		10.0		10.0
Phase Duration, s	11.1	50.0	12.0	50.9		19.0		19.0
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	4.0		6.0			15.0		12.8
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0		0.0		0.2
Phase Call Probability	0.85		0.97			1.00		1.00
Max Out Probability	0.00		0.00			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	68	844		133	1014		246	271		181	194	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1836		1810	1855		1810	1757		1810	1756	
Queue Service Time (g_s), s	2.0	44.0		4.0	44.9		13.0	13.0		9.7	10.8	
Cycle Queue Clearance Time (g_c), s	2.0	44.0		4.0	44.9		13.0	13.0		9.7	10.8	
Green Ratio (*g/C*)	0.49	0.44		0.50	0.45		0.13	0.13		0.13	0.13	
Capacity (*c*), veh/h	164	808		181	833		236	229		235	228	
Volume-to-Capacity Ratio (*X*)	0.416	1.045		0.733	1.217		1.046	1.183		0.771	0.850	
Back of Queue (*Q*), ft/ln (95 th percentile)	36	935		72	1548		396	506		210	240	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.4	37.4		2.9	61.9		15.9	20.2		8.4	9.6	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.12	3.12		0.73	3.10		2.64	1.69		1.40	0.74	
Uniform Delay (d_1), s/veh	23.1	28.0		23.2	27.6		43.5	43.5		42.1	42.6	
Incremental Delay (d_2), s/veh	0.6	44.2		2.2	108.6		71.2	117.8		9.2	18.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	23.8	72.2		25.3	136.2		114.7	161.3		51.2	60.6	
Level of Service (LOS)	C	F		C	F		F	F		D	E	
Approach Delay, s/veh / LOS	68.6	E		123.4	F		139.1	F		56.1	E	
Intersection Delay, s/veh / LOS	100.6						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	1.95	B	1.94	B
Bicycle LOS Score / LOS	1.99	B	2.38	B	1.34	A	1.11	A

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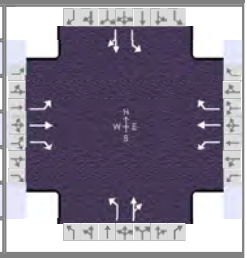
HCS Signalized Intersection Results Summary

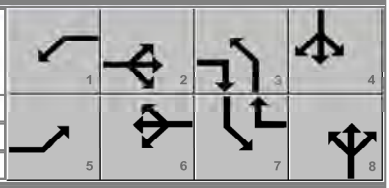
General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	AM Peak Hour	PHF	0.93
Urban Street	Trotwood Avenue	Analysis Year	2030 (Total)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_fuam_imp.xus		
Project Description	11257				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	47	901	143	64	464	59	250	121	151	131	99	48

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	4.0	0.9	55.4	12.9	22.8	0.0	
Yellow	4.0	0.0	4.0	4.0	4.0	0.0	
Red	2.0	0.0	2.0	2.0	2.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	3.0		10.0		10.0
Phase Duration, s	10.9	62.3	10.0	61.4		28.8		18.9
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	3.7		4.4			21.8		12.3
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		1.1		0.5
Phase Call Probability	0.81		0.90			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	51	969	154	69	499	63	269	292		141	158	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1610	1810	1727		1810	1795	
Queue Service Time (g_s), s	1.7	56.3	4.3	2.4	23.0	2.1	17.0	19.8		9.0	10.3	
Cycle Queue Clearance Time (g_c), s	1.7	56.3	4.3	2.4	23.0	2.1	17.0	19.8		9.0	10.3	
Green Ratio (*g/C*)	0.50	0.47	0.66	0.50	0.46	0.57	0.19	0.19		0.11	0.11	
Capacity (*c*), veh/h	384	891	1061	121	878	916	344	328		194	193	
Volume-to-Capacity Ratio (*X*)	0.131	1.087	0.145	0.570	0.569	0.069	0.781	0.891		0.726	0.821	
Back of Queue (*Q*), ft/ln (95 th percentile)	31	1287	65	46	396	34	303	336		186	208	
Back of Queue (*Q*), veh/ln (95 th percentile)	1.2	51.5	2.6	1.8	15.9	1.4	12.1	13.5		7.5	8.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.10	4.29	0.00	0.46	0.79	0.00	2.02	1.12		1.24	0.64	
Uniform Delay (d_1), s/veh	17.5	31.9	7.7	28.7	23.6	11.6	46.2	47.4		51.9	52.4	
Incremental Delay (d_2), s/veh	0.1	56.6	0.3	1.6	2.7	0.1	1.5	3.4		1.9	3.3	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	17.6	88.5	8.0	30.3	26.2	11.7	47.7	50.7		53.8	55.7	
Level of Service (LOS)	B	F	A	C	C	B	D	D		D	E	
Approach Delay, s/veh / LOS	74.9	E		25.2	C		49.3	D		54.8	D	
Intersection Delay, s/veh / LOS	55.5						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.91	B	1.91	B	2.15	B	2.14	B
Bicycle LOS Score / LOS	2.42	B	1.53	B	1.41	A	0.98	A

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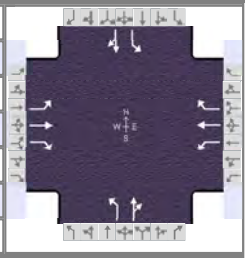
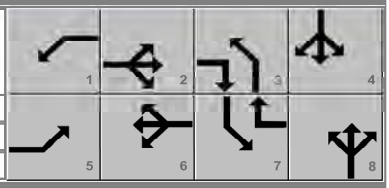
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	FTG			Duration, h	0.250
Analyst	FTG	Analysis Date	Jan 29, 2025	Area Type	Other
Jurisdiction	Columbia, TN	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Trotwood Avenue	Analysis Year	2030 (Total)	Analysis Period	1> 7:00
Intersection	Cayce Lane/Sunnyside…	File Name	1_fupm_imp.xus		
Project Description	11257				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	65	646	156	126	833	130	234	141	116	172	100	84

Signal Information												
Cycle, s	150.0	Reference Phase	2									
Offset, s	0	Reference Point	End	Green	5.7	1.9	74.1	18.9	25.4	0.0		
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0	4.0	4.0	4.0	0.0		
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0	2.0	2.0	2.0	0.0		



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	1.1	3.0	1.1	3.0		10.0		10.0
Phase Duration, s	11.7	80.1	13.5	82.0		31.4		24.9
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0		6.0		6.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0		3.1		3.1
Queue Clearance Time (g_s), s	4.7		7.4			24.7		18.3
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0		1.0		0.7
Phase Call Probability	0.94		1.00			1.00		1.00
Max Out Probability	0.00		0.00			0.00		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	68	680	164	133	877	137	246	271		181	194	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1610	1810	1757		1810	1756	
Queue Service Time (g_s), s	2.7	42.1	5.7	5.4	63.2	5.1	19.7	22.7		14.6	16.3	
Cycle Queue Clearance Time (g_c), s	2.7	42.1	5.7	5.4	63.2	5.1	19.7	22.7		14.6	16.3	
Green Ratio (*g/C*)	0.53	0.49	0.66	0.55	0.51	0.63	0.17	0.17		0.13	0.13	
Capacity (*c*), veh/h	175	943	1069	316	965	1021	304	295		228	222	
Volume-to-Capacity Ratio (*X*)	0.392	0.721	0.154	0.420	0.908	0.134	0.810	0.916		0.793	0.874	
Back of Queue (*Q*), ft/ln (95 th percentile)	52	681	92	101	1021	83	351	392		277	298	
Back of Queue (*Q*), veh/ln (95 th percentile)	2.1	27.2	3.7	4.1	40.8	3.3	14.0	15.7		11.1	11.9	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.17	2.27	0.00	1.01	2.04	0.00	2.34	1.31		1.85	0.92	
Uniform Delay (d_1), s/veh	30.7	29.7	9.4	23.1	33.7	11.0	60.1	61.4		63.6	64.4	
Incremental Delay (d_2), s/veh	0.5	4.8	0.3	0.3	13.8	0.3	2.0	4.7		2.4	4.2	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Control Delay (*d*), s/veh	31.3	34.4	9.7	23.4	47.6	11.2	62.1	66.1		66.0	68.6	
Level of Service (LOS)	C	C	A	C	D	B	E	E		E	E	
Approach Delay, s/veh / LOS	29.7	C		40.4	D		64.2	E		67.3	E	
Intersection Delay, s/veh / LOS	44.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.92	B	1.91	B	2.16	B	2.15	B
Bicycle LOS Score / LOS	1.99	B	2.38	B	1.34	A	1.11	A

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HCS Two-Way Stop-Control Report

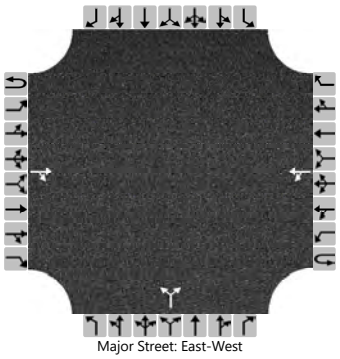
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Total)

Site Information

Intersection	Trotwood/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Trotwood Ave
North/South Street	Old Sunnyside Ln
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			821	86		36	425			73		68				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						40					157					
Capacity, c (veh/h)						696					174					
v/c Ratio						0.06					0.90					
95% Queue Length, Q_{95} (veh)						0.2					6.6					
95% Queue Length, Q_{95} (ft)						5.0					165.0					
Control Delay (s/veh)						10.5	0.8				97.3					
Level of Service (LOS)						B	A				F					
Approach Delay (s/veh)					1.6				97.3							
Approach LOS					A				F							

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HCS Two-Way Stop-Control Report

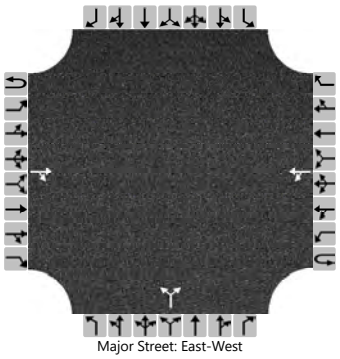
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Total)

Site Information

Intersection	Trotwood/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Trotwood Ave
North/South Street	Old Sunnyside Ln
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			569	41		70	939			59		51				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						77					121					
Capacity, c (veh/h)						929					113					
v/c Ratio						0.08					1.07					
95% Queue Length, Q_{95} (veh)						0.3					7.2					
95% Queue Length, Q_{95} (ft)						7.5					180.0					
Control Delay (s/veh)						9.2	1.8				176.8					
Level of Service (LOS)						A	A				F					
Approach Delay (s/veh)					2.3				176.8							
Approach LOS					A				F							

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HCS Two-Way Stop-Control Report

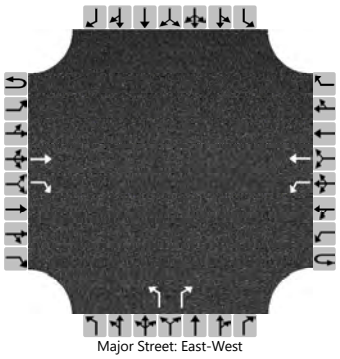
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Total)

Site Information

Intersection	Trotwood/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Trotwood Ave
North/South Street	Old Sunnyside Ln
Peak Hour Factor	0.90
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			821	86		36	425			73		68				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						40				81		76				
Capacity, c (veh/h)						696				135		335				
v/c Ratio						0.06				0.60		0.23				
95% Queue Length, Q_{95} (veh)						0.2				3.1		0.9				
95% Queue Length, Q_{95} (ft)						5.0				77.5		22.5				
Control Delay (s/veh)						10.5				65.8		18.9				
Level of Service (LOS)						B				F		C				
Approach Delay (s/veh)						0.8				43.2						
Approach LOS						A				E						

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HCS Two-Way Stop-Control Report

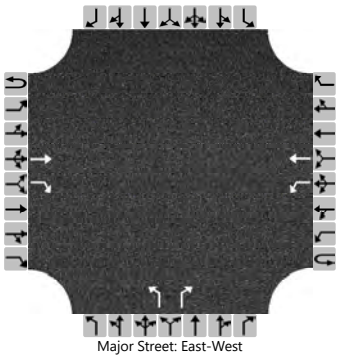
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Total)

Site Information

Intersection	Trotwood/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Trotwood Ave
North/South Street	Old Sunnyside Ln
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			569	41		70	939			59		51				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						77				65		56				
Capacity, c (veh/h)						929				80		488				
v/c Ratio						0.08				0.81		0.11				
95% Queue Length, Q_{95} (veh)						0.3				4.1		0.4				
95% Queue Length, Q_{95} (ft)						7.5				102.5		10.0				
Control Delay (s/veh)						9.2				141.7		13.3				
Level of Service (LOS)						A				F		B				
Approach Delay (s/veh)						0.6				82.2						
Approach LOS						A				F						

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HCS Two-Way Stop-Control Report

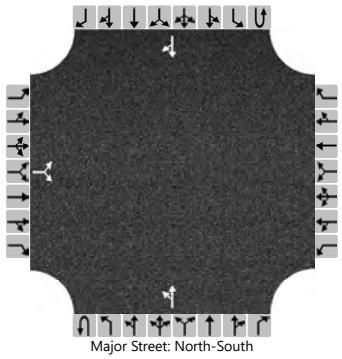
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	11318 (Total)

Site Information

Intersection	Sunnyside/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Sunnyside Ln
Peak Hour Factor	0.93
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		49		117						64	303				217	12
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			178							69						
Capacity, c (veh/h)			606							1332						
v/c Ratio			0.29							0.05						
95% Queue Length, Q_{95} (veh)			1.2							0.2						
95% Queue Length, Q_{95} (ft)			30.0							5.0						
Control Delay (s/veh)			13.4							7.9	0.5					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		13.4								1.8						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

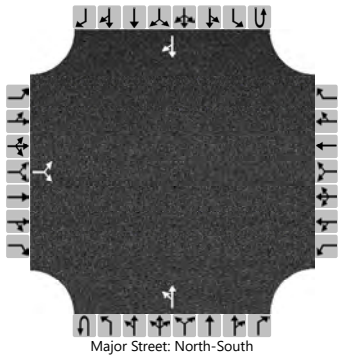
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	11318 (Total)

Site Information

Intersection	Sunnyside/Old Sunnyside
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Sunnyside Ln
Peak Hour Factor	0.99
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		32		99						107	306				290	47
Percent Heavy Vehicles (%)		0		0						0						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.40		6.20						4.10						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.50		3.30						2.20						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			132							108						
Capacity, c (veh/h)			541							1230						
v/c Ratio			0.24							0.09						
95% Queue Length, Q_{95} (veh)			1.0							0.3						
95% Queue Length, Q_{95} (ft)			25.0							7.5						
Control Delay (s/veh)			13.8							8.2	0.9					
Level of Service (LOS)			B							A	A					
Approach Delay (s/veh)		13.8								2.8						
Approach LOS		B								A						

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HCS Two-Way Stop-Control Report

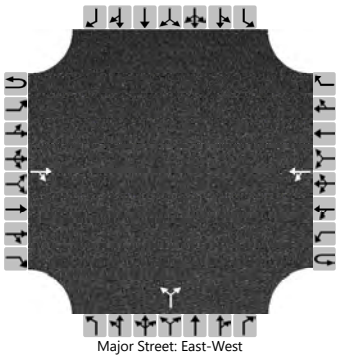
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Total)

Site Information

Intersection	Old Sunnyside/Hunters Glen
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Hunters Glen Dr
Peak Hour Factor	0.81
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			81	26		24	65			61		71				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						30					163					
Capacity, c (veh/h)						1465					826					
v/c Ratio						0.02					0.20					
95% Queue Length, Q_{95} (veh)						0.1					0.7					
95% Queue Length, Q_{95} (ft)						2.5					17.5					
Control Delay (s/veh)						7.5	0.2				10.4					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					2.1				10.4							
Approach LOS					A				B							

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HCS Two-Way Stop-Control Report

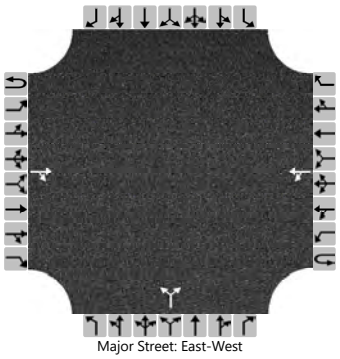
General Information

Analyst	FTG
Agency/Co.	FTG
Date Performed	Jan 2025
Analysis Year	2030
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	11318 (Total)

Site Information

Intersection	Old Sunnyside/Hunters Glen
Jurisdiction	Columbia, TN
East/West Street	Old Sunnyside Ln
North/South Street	Hunters Glen Dr
Peak Hour Factor	0.83
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			31	76		82	53			50		47				
Percent Heavy Vehicles (%)						0				0		0				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.10				6.40		6.20				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.20				3.50		3.30				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						99					117					
Capacity, c (veh/h)						1469					747					
v/c Ratio						0.07					0.16					
95% Queue Length, Q_{95} (veh)						0.2					0.6					
95% Queue Length, Q_{95} (ft)						5.0					15.0					
Control Delay (s/veh)						7.6	0.5				10.7					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					4.8				10.7							
Approach LOS					A				B							

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APPENDIX C
TRIP GENERATION

TRIP GENERATION CALCULATIONS - Single-Family Homes Detached

The following calculations are based on the data compiled for ITE Land Use Code 210.

Average Daily Traffic

Ln(T) = 0.92 Ln(**X**) + 2.68
Ln(T) = 0.92 Ln(**148**) + 2.68
T = 1,448 vehicles

Enter = 0.50 (1,448) = 724 vehicles
Exit = 0.50 (1,448) = 724 vehicles

AM traffic during peak hour of adjacent street

Ln(T) = 0.91 Ln(**X**) + 0.12
Ln(T) = 0.91 Ln(**148**) + 0.12
T = 107 vehicles

Enter = 0.26 (107) = 28 vehicles
Exit = 0.74 (107) = 79 vehicles

PM traffic during peak hour of adjacent street

Ln(T) = 0.94 Ln(**X**) + 0.27
Ln(T) = 0.94 Ln(**148**) + 0.27
T = 143 vehicles

Enter = 0.63 (143) = 90 vehicles
Exit = 0.37 (143) = 53 vehicles

APPENDIX D
RELEVANT PAGES FROM
TDOT HIGHWAY SYSTEM ACCESS MANUAL, VOLUME 3

where a left-turn lane would help mitigate traffic conflicts, not necessarily situations where a left-turn lane is required or must be constructed.

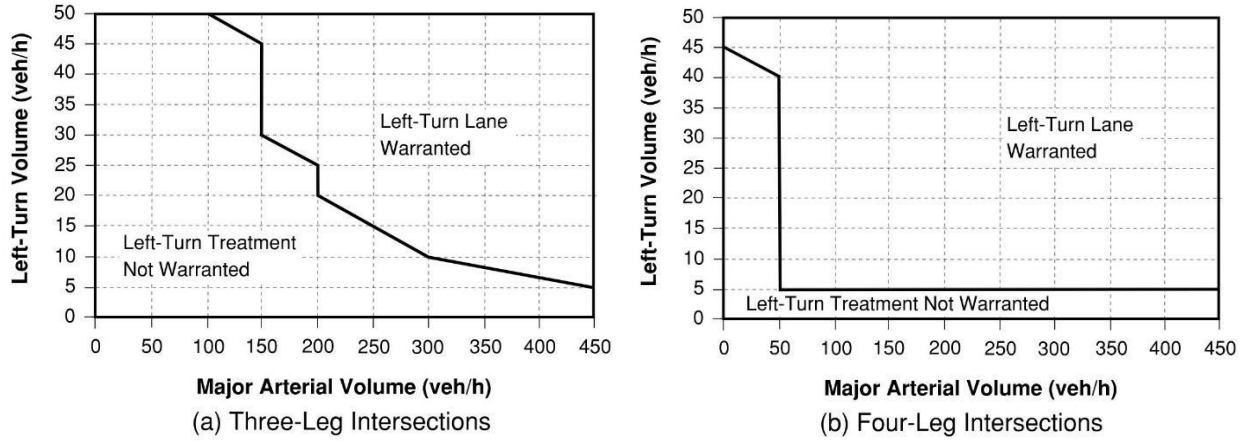


Figure 3-15: Left-Turn Lane Warrant for Urban and Suburban Arterials (Unsignalized)[20, 21]

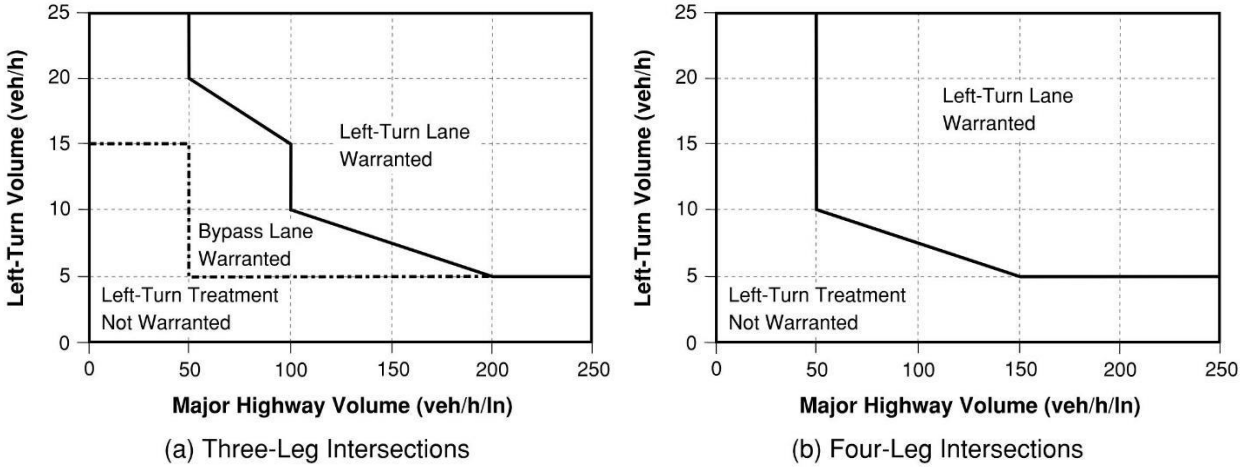


Figure 3-16: Left-Turn Lane Warrant for Two-Lane Rural Roadways (Unsignalized) [20, 21]

[20] TRB, NCHRP Repot 745, Left-Turn Accommodations at Unsignalized Intersections (2013)
[21] AASHTO, A Policy on Geometric Design of Highways and Streets 7th Edition (2018)

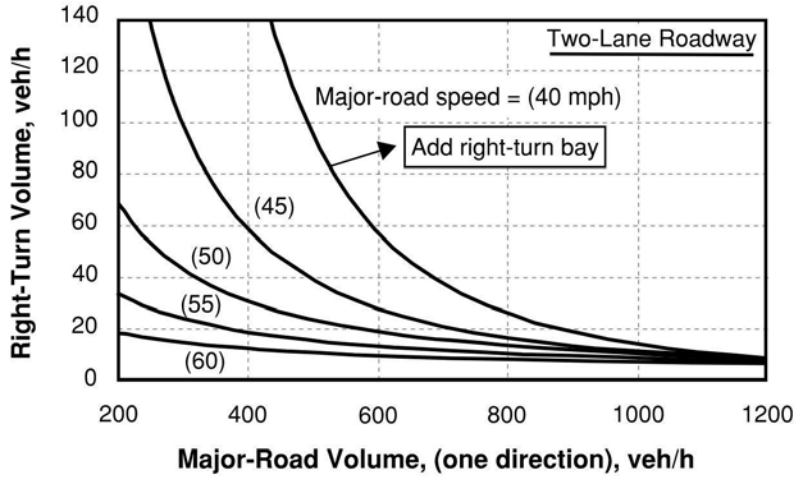


Figure 3-18: Right-Turn Lane Warrant along Two-Lane Roadway (Unsignalized Intersection with Two-Way Stop-Control)[24]

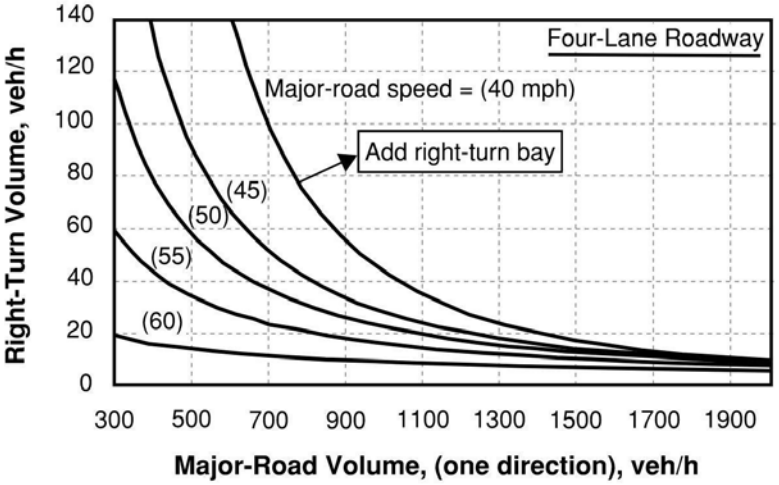
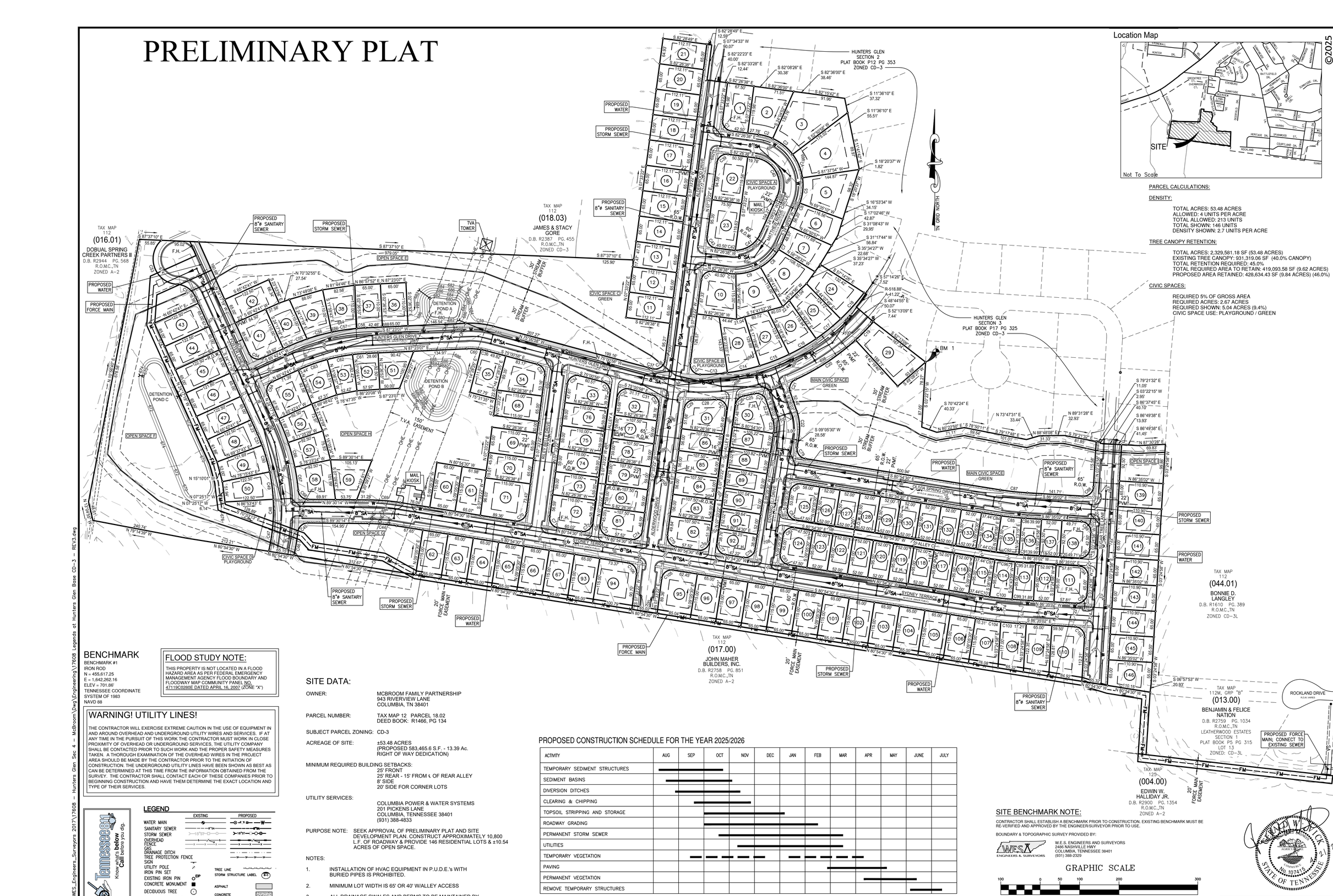


Figure 3-19: Right-Turn Lane Warrant along Four-Lane Roadway (Unsignalized Intersection with Two-Way Stop-Control) [25]

[24] TRB, NCHRP 457, Evaluating Intersection Improvements (2001)
[25] TRB, NCHRP 457, Evaluating Intersection Improvements (2001)

PRELIMINARY PLAT



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PARCEL CALCULATIONS:

DENSITY:

TOTAL ACRES: 53.48 ACRES
ALLOWED: 4 UNITS PER ACRE
TOTAL ALLOWED: 213 UNITS
TOTAL SHOWN: 146 UNITS
DENSITY SHOWN: 2.7 UNITS PER ACRE

TREE CANOPY RETENTION:

TOTAL ACRES: 2,329,581.18 SF (53.48 ACRES)
EXISTING TREE CANOPY: 931,319.06 SF (40.0% CANOPY)
TOTAL RETENTION REQUIRED: 45.0%
TOTAL REQUIRED AREA TO RETAIN: 419,093.58 SF (9.62 ACRES)
PROPOSED AREA RETAINED: 428,634.43 SF (9.84 ACRES) (46.0%)

CIVIC SPACES:

REQUIRED 5% OF GROSS AREA
REQUIRED ACRES: 2.67 ACRES
REQUIRED SHOWN: 5.04 ACRES (9.4%)
CIVIC SPACE USE: PLAYGROUND / GREEN

BENCHMARK

BENCHMARK #1
IRON ROD
N = 455,617.25
E = 1,642,262.16
ELEV = 701.86'
TENNESSEE COORDINATE SYSTEM OF 1983
NAVD 88

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. 47119C0280E DATED APRIL 16, 2007 (ZONE "X")

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

TREE LINE
STORM STRUCTURE LABEL
ASPHALT
CONCRETE
PARKING SPACES
P.U.D.E.

SITE DATA:

OWNER: MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 12 PARCEL 18.02
DEED BOOK: R1466, PG 134

SUBJECT PARCEL ZONING: CD-3

ACREAGE OF SITE: ±53.48 ACRES
(PROPOSED 583,465.6 S.F. - 13.39 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
25' FRONT
25' REAR - 15' FROM ℄ OF REAR ALLEY
8' SIDE
20' SIDE FOR CORNER LOTS

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

PURPOSE NOTE: SEEK APPROVAL OF PRELIMINARY PLAT AND SITE DEVELOPMENT PLAN. CONSTRUCT APPROXIMATELY 10,800 L.F. OF ROADWAY & PROVIDE 146 RESIDENTIAL LOTS & ±10.54 ACRES OF OPEN SPACE.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT WIDTH IS 65' OR 40' W/ALLEY ACCESS
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2025/2026

ACTIVITY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY
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												

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

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

RICHARD W. WOLLICK 2/4/26 REGISTERED LANDSCAPE ARCHITECT No. 107415 STATE OF TENNESSEE

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

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

ENGINEERS & SURVEYORS

Client
MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401
LINDA WALKER, PARTNER

DATE	REVISIONS

LEGENDS AT HUNTERS GLEN

HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
PRELIMINARY PLAT

Drawn: CG
Checked: GV
Approved: GV
Date: 4/21/2025

Job. no. 17608
Scale: Vertical: 1" = 100'
Horizontal:

1 of 2

FILE: J:\WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD-3 - REV3.dwg

PRELIMINARY PLAT

LOT AREA TABLE

LOT	SQ. FT.	ACRES
1	7,858.9	0.18
2	10,150.5	0.23
3	17,211.3	0.40
4	16,001.1	0.37
5	12,027.6	0.28
6	8,161.5	0.19
7	8,123.4	0.19
8	10,077.5	0.23
9	10,205.7	0.23
10	10,345.6	0.24
11	7,287.1	0.17
12	7,287.1	0.17
13	7,287.1	0.17
14	7,287.1	0.17
15	7,287.1	0.17
16	7,287.1	0.17
17	7,287.1	0.17
18	7,287.1	0.17
19	7,287.1	0.17
20	7,287.1	0.17
21	7,283.3	0.17
22	8,889.4	0.20
23	8,950.0	0.21
24	9,625.4	0.22
25	8,629.4	0.20
26	8,297.4	0.19
27	8,949.8	0.21
28	9,894.1	0.23
29	12,796.0	0.29
30	7,952.2	0.18
31	8,438.9	0.19
32	6,957.8	0.16
33	7,301.2	0.17
34	8,916.4	0.20
35	7,329.2	0.17
36	7,150.0	0.16
37	7,138.1	0.16
38	8,023.5	0.18
39	8,288.7	0.19
40	7,156.6	0.16
41	9,160.9	0.21
42	7,948.1	0.18
43	7,962.5	0.18
44	7,962.5	0.18
45	7,962.5	0.18
46	7,962.5	0.18
47	7,962.5	0.18
48	8,079.6	0.19
49	7,511.7	0.17
50	7,532.6	0.17
51	6,494.6	0.15
52	5,717.7	0.13
53	5,481.4	0.13
54	6,805.7	0.16
55	8,601.8	0.20
56	6,368.8	0.15
57	6,449.7	0.15
58	8,304.7	0.19
59	8,029.6	0.18
60	7,475.0	0.17
61	7,305.5	0.17
62	7,475.0	0.17
63	7,475.0	0.17
64	7,475.0	0.17
65	7,475.0	0.17
66	7,475.0	0.17
67	7,475.0	0.17
68	7,475.0	0.17
69	7,475.0	0.17
70	7,475.0	0.17
71	11,077.6	0.25
72	8,795.2	0.20
73	6,490.0	0.15
74	6,490.0	0.15
75	6,490.0	0.15
76	6,490.0	0.15
77	6,342.5	0.15
78	6,342.5	0.15
79	6,342.5	0.15
80	6,342.5	0.15
81	7,345.4	0.17
82	7,860.2	0.18
83	6,020.0	0.14
84	6,020.0	0.14
85	6,020.0	0.14
86	6,020.0	0.14
87	5,435.1	0.12
88	5,362.7	0.12
89	5,290.2	0.12
90	5,217.7	0.12
91	5,145.2	0.12
92	5,883.9	0.14
93	7,475.0	0.17
94	11,288.1	0.26
95	9,814.6	0.23
96	7,475.0	0.17
97	7,475.0	0.17
98	7,475.0	0.17
99	7,475.0	0.17
100	7,475.0	0.17
101	7,475.0	0.17
102	7,475.0	0.17
103	7,475.0	0.17
104	7,475.0	0.17
105	7,475.0	0.17
106	7,475.0	0.17
107	8,117.4	0.19
108	7,760.5	0.18
109	8,162.7	0.19
110	11,105.1	0.25
111	7,599.1	0.17
112	4,940.0	0.11
113	5,043.8	0.12
114	5,208.9	0.12
115	5,015.1	0.12
116	4,940.0	0.11
117	4,940.0	0.11
118	4,940.0	0.11
119	4,940.0	0.11
120	4,940.0	0.11
121	4,940.0	0.11
122	4,940.0	0.11
123	4,940.0	0.11
124	6,619.2	0.15
125	6,438.0	0.15
126	4,810.0	0.11
127	4,810.0	0.11
128	4,810.0	0.11
129	4,810.0	0.11
130	4,810.0	0.11
131	4,810.0	0.11
132	4,810.0	0.11
133	4,810.0	0.11
134	4,737.2	0.11
135	5,086.1	0.12
136	4,750.0	0.11
137	4,810.0	0.11
138	6,642.7	0.15
139	7,208.7	0.17
140	7,208.7	0.17
141	7,208.7	0.17
142	7,208.7	0.17
143	7,208.7	0.17
144	7,208.7	0.17
145	7,208.7	0.17
146	7,806.2	0.18
MAIN_CIVIC_SPACE	144,778.8	3.32
CIVIC_SPACE_A	16,171.2	0.37
CIVIC_SPACE_B	11,357.6	0.26
CIVIC_SPACE_C	43,325.9	0.99
CIVIC_SPACE_D	3,850.5	0.09

CURVE TABLE

CURVE	RADIUS	ARC_LENGTH	CHORD_LENGTH	CHORD_BEARING	DELTA_ANGLE
C1	25.00'	39.27'	35.36'	S 37°26'38" E	90°00'00"
C2	130.00'	37.46'	37.33'	S 74°11'18" E	16°30'40"
C3	130.00'	65.30'	64.62'	S 51°32'30" E	28°46'56"
C4	130.00'	65.30'	64.62'	S 22°45'34" E	28°46'56"
C5	130.00'	65.30'	64.62'	S 06°01'22" W	28°46'56"
C6	130.00'	8.48'	8.48'	S 22°16'56" W	3°44'13"
C7	130.00'	16.73'	16.72'	S 27°50'15" W	7°22'25"
C8	130.00'	65.30'	64.62'	S 45°54'56" W	28°46'56"
C9	130.00'	65.30'	64.62'	S 74°41'52" W	28°46'56"
C10	130.00'	19.21'	19.19'	N 86°40'39" W	8°28'03"
C11	25.00'	39.27'	35.36'	S 52°33'22" W	90°00'00"
C12	25.00'	42.48'	37.55'	S 41°07'30" E	97°21'44"
C13	517.50'	69.68'	69.63'	N 86°20'11" E	7°42'53"
C14	517.50'	84.05'	83.96'	N 77°49'34" E	9°18'22"
C15	517.50'	80.23'	80.15'	N 68°43'55" E	8°52'56"
C16	517.50'	79.22'	79.14'	N 59°54'19" E	8°46'14"
C17	517.50'	79.97'	79.89'	N 51°05'35" E	8°51'13"
C18	517.50'	89.33'	89.22'	N 41°43'17" E	9°53'24"
C19	582.50'	65.05'	65.01'	S 44°22'31" W	6°23'53"
C20	582.50'	183.61'	182.85'	S 56°36'16" W	18°03'37"
C21	25.00'	36.90'	33.64'	S 23°21'01" W	84°34'08"
C22	132.50'	64.23'	63.60'	S 04°47'41" E	27°46'22"
C23	67.50'	32.60'	32.28'	N 04°44'39" W	27°40'17"
C24	25.00'	36.90'	33.64'	N 61°13'07" W	84°34'08"
C25	582.50'	28.19'	28.19'	S 77°53'01" W	2°46'23"
C26	25.00'	31.29'	29.29'	S 43°24'47" W	71°42'50"
C27	25.00'	44.27'	38.71'	N 43°10'10" W	101°27'05"
C28	582.50'	55.80'	55.78'	S 88°50'56" W	5°29'18"
C29	25.00'	36.67'	33.47'	S 49°34'29" W	84°02'13"
C30	25.00'	37.13'	33.81'	N 34°59'38" W	85°06'01"
C31	582.50'	25.70'	25.70'	N 76°16'48" W	2°31'41"
C32	25.00'	42.51'	37.57'	S 56°16'12" W	97°25'40"
C33	25.00'	36.03'	32.99'	N 33°43'48" W	82°34'20"
C34	25.00'	42.51'	37.57'	S 56°16'12" W	97°25'40"
C35	25.00'	36.03'	32.99'	N 33°43'48" W	82°34'20"
C36	172.50'	15.20'	15.20'	N 78°05'49" W	5°02'56"
C37	517.50'	12.46'	12.46'	S 75°42'22" E	1°22'48"
C38	25.00'	41.91'	37.17'	N 55°34'48" E	96°02'52"
C39	25.00'	39.27'	35.36'	N 52°33'22" E	90°00'00"
C40	70.00'	130.23'	112.24'	S 29°08'47" E	106°35'40"
C41	70.00'	79.65'	75.42'	S 56°44'46" W	65°11'27"
C42	70.00'	10.04'	10.03'	N 86°33'04" W	8°12'52"
C43	25.00'	39.27'	35.36'	N 37°26'38" W	90°00'00"
C44	470.00'	70.51'	70.44'	N 85°12'22" W	8°35'43"
C45	25.00'	36.80'	33.57'	S 48°19'37" W	84°20'18"
C46	532.50'	60.60'	60.57'	S 09°25'05" W	6°31'13"
C47	467.50'	132.85'	132.41'	N 05°02'11" E	16°16'56"
C48	467.50'	56.73'	56.70'	N 00°22'19" E	6°57'11"
C49	467.50'	70.44'	70.38'	N 07°25'17" W	8°38'00"
C50	467.50'	70.44'	70.38'	N 16°03'17" W	8°38'00"
C51	467.50'	31.96'	31.96'	N 22°19'48" W	3°55'03"
C52	55.50'	60.22'	57.31'	N 59°22'21" W	62°10'33"
C53	64.50'	150.50'	118.61'	N 19°36'36" W	133°41'33"
C54	25.00'	39.27'	35.36'	S 69°17'19" E	90°00'00"
C55	532.50'	49.75'	49.73'	N 68°23'16" E	5°21'11"
C56	532.50'	64.50'	64.46'	N 74°32'04" E	6°56'25"
C57	532.50'	64.63'	64.59'	N 81°28'54" E	6°57'15"
C58	532.50'	22.55'	22.55'	N 86°10'19" E	2°25'35"
C59	237.50'	70.98'	70.72'	S 84°03'09" E	17°07'28"
C60	172.50'	36.11'	36.04'	N 86°37'05" W	11°59'37"
C61	467.50'	36.55'	36.54'	S 85°08'43" W	4°28'48"
C62	467.50'	65.40'	65.35'	S 78°53'51" W	8°00'56"
C63	467.50'	74.89'	74.81'	S 70°18'02" W	9°10'42"
C64	25.00'	39.27'	35.36'	S 20°42'41" W	90°00'00"
C65	532.50'	53.10'	53.08'	S 21°25'05" E	5°42'48"
C66	532.50'	64.74'	64.70'	S 15°05'34" E	6°57'56"
C67	532.50'	59.89'	59.86'	S 08°23'16" E	6°26'40"
C68	25.00'	36.80'	33.57'	S 47°20'05" E	84°20'18"
C69	530.00'	79.51'	79.44'	S 85°12'22" E	8°35'43"
C70	25.00'	39.94'	35.83'	N 53°19'26" E	91°32'07"
C71	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"
C72	25.00'	39.94'	35.83'	N 53°19'26" E	91°32'07"
C73	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"
C74	25.00'	39.94'	35.83'	N 53°19'26" E	91°32'07"
C75	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"
C76	25.00'	39.94'	35.83'	N 53°19'26" E	91°32'07"
C77	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"
C78	25.00'	39.27'	35.36'	N 54°05'30" E	90°00'00"
C79	25.00'	39.27'	35.36'	S 35°54'30" E	90°00'00"
C80	25.00'	39.27'	35.36'	S 54°05'30" W	90°00'00"
C81	25.00'	39.27'	35.36'	S 35°54'30" E	90°00'00"
C82	25.00'	39.27'	35.36'	S 54°05'30" W	90°00'00"
C83	25.00'	39.27'	35.36'	S 35°54'30" E	90°00'00"
C84	762.50'	12.98'	12.98'	S 81°23'46" E	0°58'32"
C85	762.50'	51.84'	51.83'	S 83°49'54" E	3°53'43"
C86	762.50'	10.71'	10.71'	S 86°10'54" E	0°48'17"
C87	697.50'	69.09'	69.06'	S 83°44'46" E	5°40'32"
C88	25.00'	39.27'	35.36'	N 48°24'58" E	90°00'00"
C89	25.00'	39.27'	35.36'	S 41°35'02" E	90°00'00"
C90	25.00'	39.27'	35.36'	S 48°24'58" W	90°00'00"
C91	855.00'	12.01'	12.01'	N 86°10'54" W	0°48'17"
C92	855.00'	58.13'	58.12'	N 83°49'54" W	3°53'43"
C93	855.00'	14.56'	14.56'	N 81°23'46" W	0°58'32"
C94	25.00'	39.27'	35.36'	N 41°35'02" W	90°00'00"
C95	875.00'	20.11'	20.11'	N 85°55'32" W	1°19'00"
C96	875.00'	52.01'	52.00'	N 83°33'52" W	3°24'20"
C97	875.00'	14.56'	14.56'	N 81°23'06" W	0°57'11"
C98	25.00'	39.27'	35.36'	S 48°24'58" W	90°00'00"
C99	970.00'	22.29'	22.29'	N 85°55'32" W	1°19'00"
C100	970.00'	57.65'	57.65'	N 83°33'52" W	3°24'20"
C101	970.00'	16.14'	16.14'	N 81°23'06" W	0°57'11"
C102	25.00'	39.27'	35.36'	S 41°35'02" E	90°00'00"
C103	1030.00'	47.81'	47.81'	N 85°15'19" W	2°39'34"
C104	1030.00'	54.22'	54.21'	N 82°24'59" W	3°00'57"
C105	25.00'	39.94'	35.83'	S 53°19'26" W	91°32'07"
C106	25.00'	38.60'	34.88'	S 36°40'34" E	88°27'53"

PARCEL CALCULATIONS:

DENSITY:

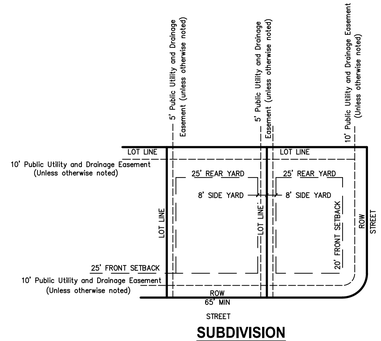
TOTAL ACRES: 53.48 ACRES
ALLOWED: 4 UNITS PER ACRE
TOTAL ALLOWED: 213 UNITS
TOTAL SHOWN: 146 UNITS
DENSITY SHOWN: 2.7 UNITS PER ACRE

TREE CANOPY RETENTION:

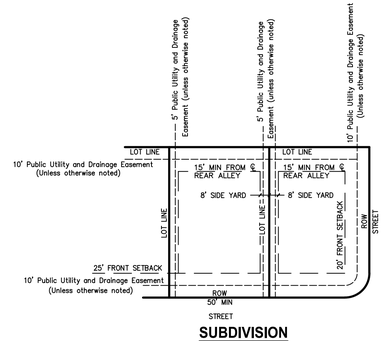
TOTAL ACRES: 2,329,581.18 SF (53.48 ACRES)
EXISTING TREE CANOPY: 931,319.06 SF (40.0% CANOPY)
TOTAL RETENTION REQUIRED: 45.0%
TOTAL REQUIRED AREA TO RETAIN: 419,093.58 SF (9.62 ACRES)
PROPOSED AREA RETAINED: 428,634.43 SF (9.84 ACRES) (46.0%)

CIVIC SPACES:

REQUIRED 5% OF GROSS AREA
REQUIRED ACRES: 2.67 ACRES
REQUIRED SHOWN: 5.04 ACRES (9.4%)
CIVIC SPACE USE: PLAYGROUND / GREEN



SUBDIVISION
TYPICAL LOT LAYOUT



SUBDIVISION
TYPICAL LOT LAYOUT
ALLEY LOADED

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www.wesengineers.com
ENGINEERS & SURVEYORS

Client
MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401
LINDA WALKER, PARTNER

REVISIONS	DATE

LEGENDS AT HUNTERS GLEN
HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
PRELIMINARY PLAT

Drawn: CG
Checked: GV
Approved: GV
Date: 4/21/2025

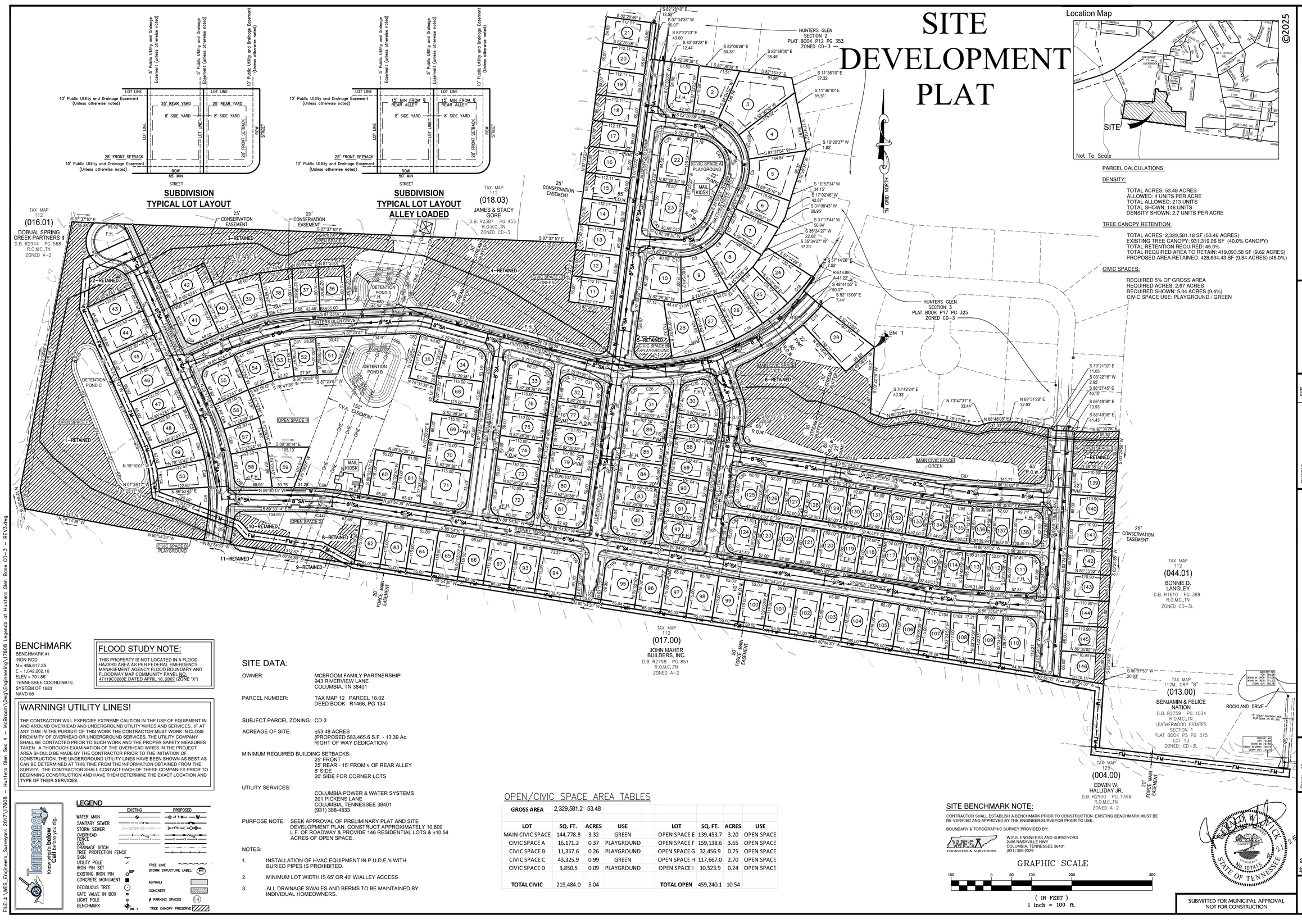
Job. no. 17608
Scale:
Vertical:
Horizontal:



SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

FILE: J:\WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD-3 - REV3.dwg

SITE DEVELOPMENT PLAT



Location Map

©2025

PARCEL CALCULATIONS:

DENSITY:

TOTAL ACRES: 53.48 ACRES
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REQUIRED 5% OF GROSS AREA
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REQUIRED SHOWN: 5.04 ACRES (9.4%)
CIVIC SPACE USE: PLAYGROUND / GREEN

BENCHMARK

BENCHMARK #1
IRON ROD
N = 455,617.25
E = 1,642,262.16
ELEV = 701.86'
TENNESSEE COORDINATE SYSTEM OF 1983
NAVD 88

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. 47119C0280E DATED APRIL 16, 2007 (ZONE "X")

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.

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LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER		S
STORM SEWER		
OVERHEAD		
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		RIT
ASPHALT		
CONCRETE		
# PARKING SPACES		(4)
TREE CANOPY PRESERVE		

SITE DATA:

OWNER: MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 12 PARCEL 18.02
DEED BOOK: R1466, PG 134

SUBJECT PARCEL ZONING: CD-3

ACREAGE OF SITE: ±53.48 ACRES
(PROPOSED 583,465.6 S.F. - 13.39 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
25' FRONT
25' REAR - 15' FROM ℄ OF REAR ALLEY
8' SIDE
20' SIDE FOR CORNER LOTS

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

PURPOSE NOTE: SEEK APPROVAL OF PRELIMINARY PLAT AND SITE DEVELOPMENT PLAN. CONSTRUCT APPROXIMATELY 10,800 L.F. OF ROADWAY & PROVIDE 146 RESIDENTIAL LOTS & ±10.54 ACRES OF OPEN SPACE.

NOTES:

1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'s WITH BURIED PIPES IS PROHIBITED.
2. MINIMUM LOT WIDTH IS 65' OR 40' W/ALLEY ACCESS
3. ALL DRAINAGE SWALES AND BERMS TO BE MAINTAINED BY INDIVIDUAL HOMEOWNERS.

OPEN/CIVIC SPACE AREA TABLES

GROSS AREA	2,329,581.2	53.48					
LOT	SQ. FT.	ACRES	USE	LOT	SQ. FT.	ACRES	USE
MAIN CIVIC SPACE	144,778.8	3.32	GREEN	OPEN SPACE E	139,453.7	3.20	OPEN SPACE
CIVIC SPACE A	16,171.2	0.37	PLAYGROUND	OPEN SPACE F	159,138.6	3.65	OPEN SPACE
CIVIC SPACE B	11,357.6	0.26	PLAYGROUND	OPEN SPACE G	32,456.9	0.75	OPEN SPACE
CIVIC SPACE C	43,325.9	0.99	GREEN	OPEN SPACE H	117,667.0	2.70	OPEN SPACE
CIVIC SPACE D	3,850.5	0.09	PLAYGROUND	OPEN SPACE I	10,523.9	0.24	OPEN SPACE
TOTAL CIVIC	219,484.0	5.04		TOTAL OPEN	459,240.1	10.54	

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:

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

GRAPHIC SCALE

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

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

Client
MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401
LINDA WALKER, PARTNER

REVISIONS	DATE

LEGENDS AT HUNTERS GLEN

HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
SITE DEVELOPMENT PLAN

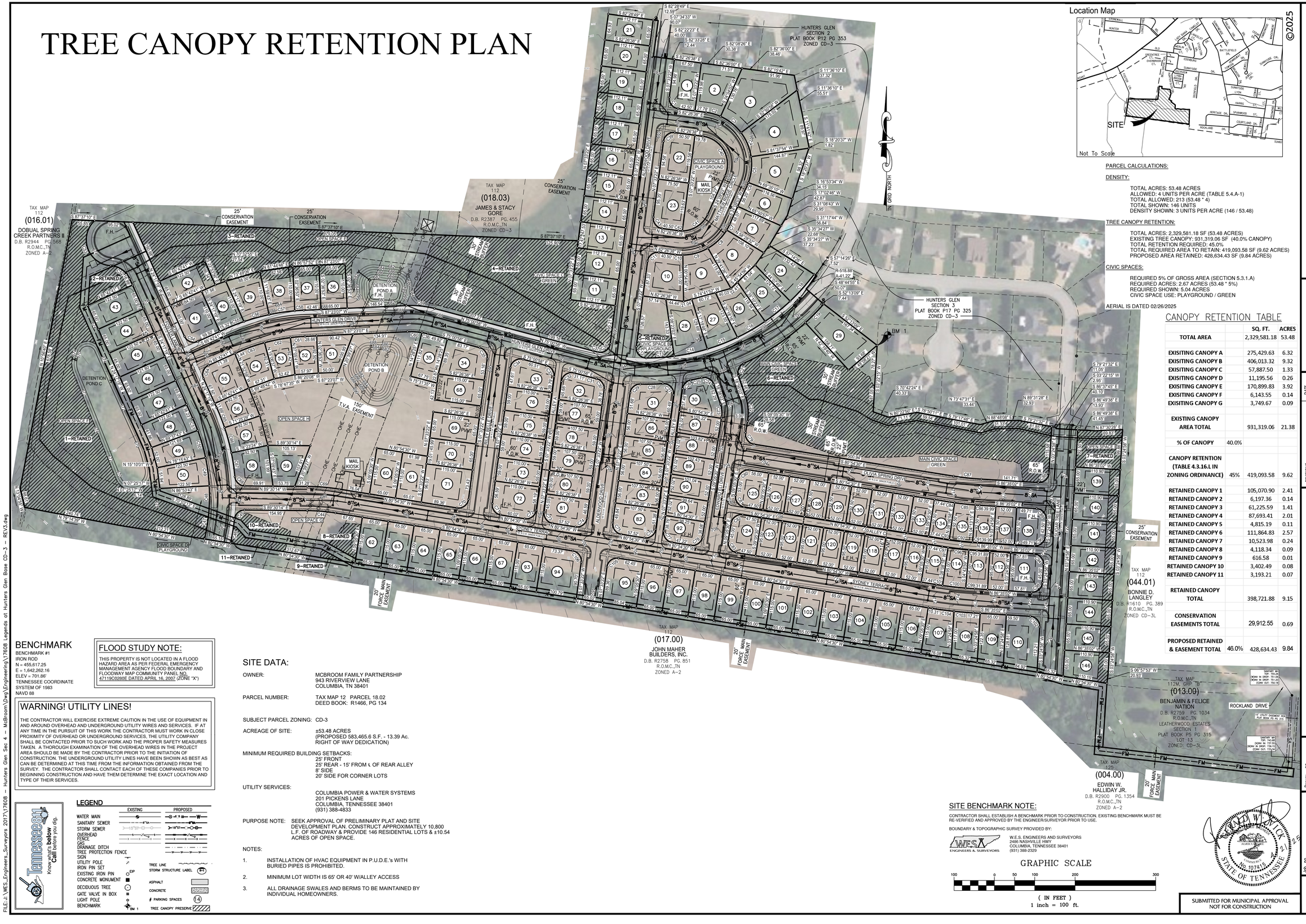
Drawn: CG
Checked: GV
Approved: GV
Date: 4/21/2025

Job no. 17608
Scale:
Vertical: 1" = 100'
Horizontal:

1 of 1

FILE: J:\ WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD-3 - REV3.dwg

TREE CANOPY RETENTION PLAN



©2025

PARCEL CALCULATIONS:

DENSITY:

TOTAL ACRES: 53.48 ACRES
ALLOWED: 4 UNITS PER ACRE (TABLE 5.4.A-1)
TOTAL ALLOWED: 213 (53.48 * 4)
TOTAL SHOWN: 146 UNITS
DENSITY SHOWN: 3 UNITS PER ACRE (146 / 53.48)

TREE CANOPY RETENTION:

TOTAL ACRES: 2,329,581.18 SF (53.48 ACRES)
EXISTING TREE CANOPY: 931,319.06 SF (40.0% CANOPY)
TOTAL RETENTION REQUIRED: 45.0%
TOTAL REQUIRED AREA TO RETAIN: 419,093.58 SF (9.62 ACRES)
PROPOSED AREA RETAINED: 428,634.43 SF (9.84 ACRES)

CIVIC SPACES:

REQUIRED 5% OF GROSS AREA (SECTION 5.3.1.A)
REQUIRED ACRES: 2.67 ACRES (53.48 * 5%)
REQUIRED SHOWN: 5.04 ACRES
CIVIC SPACE USE: PLAYGROUND / GREEN

AERIAL IS DATED 02/26/2025

CANOPY RETENTION TABLE

		SQ. FT.	ACRES
TOTAL AREA		2,329,581.18	53.48
EXISITING CANOPY A		275,429.63	6.32
EXISITING CANOPY B		406,013.32	9.32
EXISITING CANOPY C		57,887.50	1.33
EXISITING CANOPY D		11,195.56	0.26
EXISITING CANOPY E		170,899.83	3.92
EXISITING CANOPY F		6,143.55	0.14
EXISITING CANOPY G		3,749.67	0.09
EXISTING CANOPY AREA TOTAL		931,319.06	21.38
% OF CANOPY	40.0%		
CANOPY RETENTION (TABLE 4.3.16.L IN ZONING ORDINANCE)	45%	419,093.58	9.62
RETAINED CANOPY 1		105,070.90	2.41
RETAINED CANOPY 2		6,197.36	0.14
RETAINED CANOPY 3		61,225.59	1.41
RETAINED CANOPY 4		87,693.41	2.01
RETAINED CANOPY 5		4,815.19	0.11
RETAINED CANOPY 6		111,864.83	2.57
RETAINED CANOPY 7		10,523.98	0.24
RETAINED CANOPY 8		4,118.34	0.09
RETAINED CANOPY 9		616.58	0.01
RETAINED CANOPY 10		3,402.49	0.08
RETAINED CANOPY 11		3,193.21	0.07
RETAINED CANOPY TOTAL		398,721.88	9.15
CONSERVATION EASEMENTS TOTAL		29,912.55	0.69
PROPOSED RETAINED & EASEMENT TOTAL	46.0%	428,634.43	9.84

BENCHMARK

BENCHMARK #1
IRON ROD
N = 455,617.25
E = 1,642,262.16
ELEV = 701.86'
TENNESSEE COORDINATE SYSTEM OF 1983
NAVD 88

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. 47119C0280E DATED APRIL 16, 2007 (ZONE "X")

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Tennessee811 Know what's below Call before you dig.

LEGEND

	EXISTING	PROPOSED
WATER MAIN		W
SANITARY SEWER	8"SA	8"SA
STORM SEWER	18"ST	18"ST
OVERHEAD	OHE	
FENCE		
GAS		
DRAINAGE DITCH		
TREE PROTECTION FENCE		
SIGN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN	CIP	
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK	BM 1	
TREE LINE		
STORM STRUCTURE LABEL		ST1
ASPHALT		
CONCRETE		
# PARKING SPACES		14
TREE CANOPY PRESERVE		

SITE DATA:

OWNER: MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 12 PARCEL 18.02
DEED BOOK: R1466, PG 134

SUBJECT PARCEL ZONING: CD-3

ACREAGE OF SITE: ±53.48 ACRES
(PROPOSED 583,465.6 S.F. - 13.39 Ac.
RIGHT OF WAY DEDICATION)

MINIMUM REQUIRED BUILDING SETBACKS:
25' FRONT
25' REAR - 15' FROM ℄ OF REAR ALLEY
8' SIDE
20' SIDE FOR CORNER LOTS

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

PURPOSE NOTE: SEEK APPROVAL OF PRELIMINARY PLAT AND SITE DEVELOPMENT PLAN. CONSTRUCT APPROXIMATELY 10,800 L.F. OF ROADWAY & PROVIDE 146 RESIDENTIAL LOTS & ±10.54 ACRES OF OPEN SPACE.

NOTES:

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

GRAPHIC SCALE

100 0 50 100 200 300
(IN FEET)
1 inch = 100 ft.

JERRY W. WILLIAMS 2/5/26 STATE OF TENNESSEE No. 107414 REGISTERED ENGINEER

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ENGINEERS & SURVEYORS

Client
MCBROOM FAMILY PARTNERSHIP
943 RIVERVIEW LANE
COLUMBIA, TN 38401
LINDA WALKER, PARTNER

REVISIONS | DATE

Drawn: CG
Checked: GV
Approved: GV
Date: 4/21/2025

Job no. 17608
Scale: Vertical: 1" = 100'
Horizontal:

LEGENDS AT HUNTERS GLEN

HUNTERS GLEN DRIVE
COLUMBIA, TENNESSEE
TREE CANOPY RETENTION PLAN

TR-1

FILE: J:\WES_Engineers_Surveyors 2017\17608 - Hunters Glen Sec 4 - McBroom\Dwg\Engineering\17608 Legends at Hunters Glen Base CD-3 - REV3.dwg

LEGAL DESCRIPTION

Being a tract of land located in the 9th Civil District of Maury County, Tennessee, and in the city limits of Columbia, Tennessee, and bounded on the North by Campbell P. Ridley remaining portion of farm, and Old Sunnyside Lane; East by Old Sunnyside Lane, Campbell P. Ridley, Jr., Deerfield Subdivision, Lots 13 thru 17; Hubert E. Langley; Leatherwood Estates, Section 1, Lot 13; South by Jennie Jo Hardison; West by Old Thomas Lane, and Campbell P. Ridley remaining portion of farm; and more particularly described as follows:

Beginning at an iron pin in the center of Old Thomas Lane, and being the Northwest corner of Jennie Jo Hardison, and also being the Southwest corner of herein described tract; thence with the center of Old Thomas Lane North 03 deg. 06 min. East 212.05 feet to an iron pin; thence with same North 04 deg. 42 min. East 511.13 feet to an iron pin; thence with Campbell P. Ridley remaining portion of farm North 87 deg. 10 min. East 1255.14 feet to an iron pin; thence with same North 02 deg. 22 min. East passing an iron pin at 950.84 feet, in all 1502.38 feet to an iron pin; thence with same and fence line North 01 deg. 41 min. West 451.50 feet to an iron pin; thence with the South margin of Old Sunnyside Lane South 88 deg. 39 min. East 516.44 feet to an iron pin; thence with same with a curve to the right with a central angle of 90 deg. 05 min., T = 89.99 feet, R = 89.85 feet, a length on curve of 141.27 feet to an iron pin; thence with the West margin of Old Sunnyside Lane South 01 deg. 25 min. West 416.24 feet to an iron pin; thence with same with a curve to the left with a central angle of 88 deg. 07 min., T = 133.89 feet, R = 138.35 feet, a length on curve of 212.77 feet to an iron pin; thence with the South margin of Old Sunnyside Lane South 86 deg. 42 min. East 347.62 feet to an iron pin; thence with Campbell P. Ridley, Jr. South 00 deg. 57 min. West 815.98 feet to an iron pin; thence with same and fence line South 86 deg. 23 min. East 277.52 feet to an iron pin; thence with rock fence and Deerfield Subdivision, Lots 13 thru 17 South 00 deg. 21 min. West 555.75 feet to an iron pin; thence with Hubert E. Langley and rock fence South 01 deg. 48 min. East 835.27 feet to an iron pin; thence with Leatherwood Estates, Section 1, Lot 13 and rock fence South 00 deg. 27 min. East 20.85 feet to an iron pin; thence with Jennie Joe Hardison and fence line North 86 deg. 08 min. West 2478.66 feet to an iron pin; thence with same North 84 deg. 26 min. West 240.92 feet to the point of beginning containing 97.01 acres by survey of James D. Webb, Engineer-Surveyor, Maury County, Columbia, Tennessee, dated February 12, 1988.

Being all of the property obtained by Hunters Glen Limited Partnership as recorded in Deed Book 763, Page 510, Register's Office, Maury County, Columbia, Tennessee.

OLD SUNNYSIDE LANE (60' R.O.W.)

To U.S. Hwy. 43

S88°39'E 516.44'

Δ=90°05' T=89.99' L=141.27' R=89.85'

141.27'

416.24'

S1°25'W

Δ=88°07' T=133.89' L=212.77' R=138.35'

212.77'

OLD SUNNYSIDE LANE (60' R.O.W.)

S86°42'E 347.62'

35' 25' 35'

815.98'

S0°57'W

STAKED LINE

CAMPBELL P. RIDLEY, JR. DEED BK. 569, PG. 56 TAX MAP 112, PC. 18.01

WIRE FENCE

S86°23'E 277.52'

555.75'

S0°21'W

ROCK FENCE

DEERFIELD SUBDIVISION PLAT BK. 6, PG. 567-A

LOT 17 LOT 16 LOT 15 LOT 14 LOT 13

835.27'

S1°48'E

ROCK FENCE

HUBERT E. LANGLEY DEED BOOK 707, PG. 565 TAX MAP 112, PC. 44.01

S0°27'E 20.85'

LOT 12

LOT 13

LEATHERWOOD EST. SECTION 1 PLAT BK. 5, PAGE 315

MAGNETIC NORTH

CAMPBELL P. RIDLEY DEED BK. 469, PG. 507 TAX MAP 112, PC. 118

N1°41'W 451.50'

WIRE FENCE

N2°22'E 1502.38'

STAKED LINE

PP @ 950.84'

97.01 ACRES

HUNTERS GLEN LIMITED PARTNERSHIP
DEED BOOK 763, PG. 510
TAX MAP 112, PC. 18.02

NOTE: 97.01 ACRES IS INSIDE CITY LIMITS OF COLUMBIA, TENNESSEE AND IS ZONED RS-10, SINGLE FAMILY MEDIUM DENSITY RESIDENTIAL DISTRICT.

T.V.A. TOWER

STAKED LINE

N87°10'E 1255.14'

℄ DRAINAGE DITCH

℄ T.V.A. POWER LINE

℄ DRAINAGE DITCH

℄ OLD THOMAS LANE

N3°06'E 511.13'

N4°42'E 212.05'

℄ DRAINAGE DITCH

N84°26'W 240.92'

WIRE FENCE

POINT OF BEGINNING

75' R.O.W. 75' R.O.W.

N86°08'W 2478.66'

WIRE FENCE

JENNIE JO HARDISON
DEED BOOK 699, PG. 448
TAX MAP 112, PC. 17

FLOOD NOTE

I HAVE CONSULTED THE FLOOD BOUNDARY AND FLOODWAY MAP AND THE TRACT SHOWN IS NOT IN A DESIGNATED FLOOD AREA.

James D. Webb
JAMES D. WEBB
REGISTERED LAND SURVEYOR
TENNESSEE # 596

NOTE: ALL PROPERTY CORNERS ARE IRON PINS UNLESS OTHERWISE NOTED.

CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED THE TRACTS SHOWN AND THAT THIS PLAT IS A TRUE REPRESENTATION OF THE SURVEY.

James D. Webb
REGISTERED LAND SURVEYOR
TENNESSEE #596

JAMES D. WEBB REGISTERED LAND SURVEYOR AGRICULTURE COMMERCE TENNESSEE No. 596

NO.	DATE	REVISION	BY
		I HEREBY CERTIFY THAT THIS IS A CLASS "A" SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1/10,000+ AS SHOWN HEREON. James D. Webb	

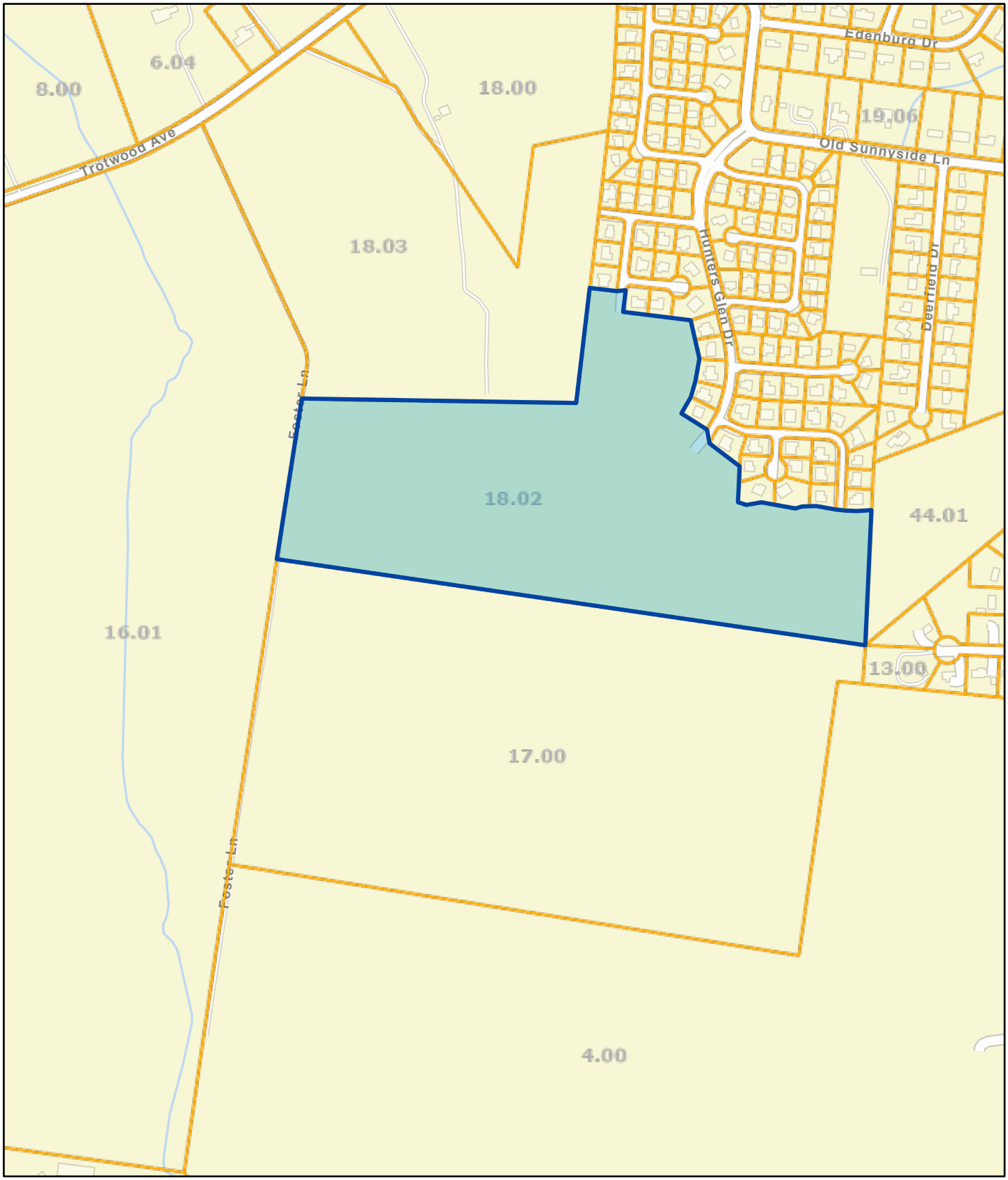
SHEET TITLE: PLAT OF SURVEY (97.01 ACRES) 9TH CIVIL DISTRICT MAURY COUNTY, TENNESSEE

PROJECT: HUNTERS GLEN LIMITED PARTNERSHIP FIVE POST OAK PARK, SUITE 2150 HOUSTON, TEXAS 77027

PROJECT NO. 88-5
SCALE 1" = 200'
DATE 2-12-88
DRAWN BY D. DALE
CHECKED BY J.D.W.
DRAWING NO. 88-5C
1 OF 1 SHTS

JAMES D. WEBB, ENGINEER-SURVEYOR
223 EAST JAMES M. CAMPBELL BLVD.
COLUMBIA, TN 38401
(615) 388-2329

Maury County - Parcel: 112 018.02



Date: September 16, 2024

County: Maury
Owner: MCBROOM FAMILY PARTNERSHIP
Address: HUNTERS GLEN DR
Parcel Number: 112 018.02
Deeded Acreage: 0
Calculated Acreage: 53.5
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

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

Maury County - Parcel: 112 018.02



Date: September 16, 2024

County: Maury
Owner: MCBROOM FAMILY PARTNERSHIP
Address: HUNTERS GLEN DR
Parcel Number: 112 018.02
Deeded Acreage: 0
Calculated Acreage: 53.5
Date of TDOT Imagery: 2021
Date of Vexcel Imagery: 2023

1:9,028

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

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

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

April 23, 2025

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**
Hunters Glen Subdivision Phase 4 – 148 Units
Tax Map 12, Parcel 18.02
Columbia, Maury County, TN

NWS Fees Paid: 12/01/2024
WAL Expires: 12/01/2025

Dear Mr. Vick:

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 148 single-family residential units near Trotwood Avenue east of Foster Lane. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. New Water Service (NWS) Fees have been paid by the applicant which initiated Design Review and Coordination with CPWS. As such, this Water Availability Letter will expire in one-year from payment of water service fees to provide time for the design and review process.

CPWS has determined that the existing system is <u>not</u> able to provide 1,000 gallons per minute (gpm) fire flow in the proposed development without adverse effects in the surrounding area. However, the existing system is able to meet the minimum 500 gpm fire flow requirement – which would require new development to incorporate fire sprinklers in the structures, according to the Fire Flow Requirements letter dated 9/9/2024 submitted as part of the

application. Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction – we welcome a meeting to discuss.

The demand load for the full buildout of the proposed development will require another water main connection to the 12-inch main in Trotwood Avenue via Foster Lane. It appears that the adjacent (proposed) Foster Lane subdivision is expected to be served by water mains running through the Hunters Glen Phase 4 subdivision. Based on this concept, we have reviewed this application with the understanding that both projects (Foster Lane Subdivision and Hunters Glen Ph4) would be constructed at the same time.

As such, CPWS can provide water for the proposed development according to the following criteria and requirements:

- The first 80-units (total between both projects; Foster Ln and Hunters Glen Ph4) can be served from existing water mains in the Hunters Glen development on Alterwood Drive, Hunters Glen Drive, and Sugar Tree Lane.
- Additional units (81 through buildout) will require an additional water main connection from the development to Trotwood Avenue via Foster Lane.
- The current CPWS system is only able to support a minimum fire flow of 500 gpm within the development until (planned) additional improvements in the Southside distribution area are completed.
- According to the Fire Flow Requirements Letter (provided with the application) this will require buildings to be sprinklered until the system can meet a 1,000 gpm minimum fire flow.
- Separate fire 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).

The remaining steps in the process to vest water service from CPWS are as follows:

- 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.
- Upon Construction Drawing approval by CPWS, applicant may then pay Impact 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
3/4" Service Meter Cost	148	$540	$79,920
1" Fire Meter Cost	148	$710	$105,080
Impact Fee for 3/4" Service Meter	148	$6,000	$888,000
Current Fees Due Prior to Pre-Construction Meeting =			$1,073,000

- After the pre-construction meeting, CPWS will then issue a formal 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 prior to the Notice to Proceed or 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: Randy McBroom
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 24-066

November 14, 2024

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
Hunters Glen Subdivision Phase 4 – 148 Units
Tax Map 12, Parcel 18.02
Columbia, Maury County, TN

Dear Mr. Vick:

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 148 single-family residential units near Trotwood Avenue east of Foster Lane. We provided an initial response letter on October 28th, 2024, indicating that the existing system could not meet the requested domestic and fire flow demands without causing service in the area to drop below minimum standards. However, CPWS has performed additional field measurements and water system hydraulic model analysis of the projected water demands for the proposed development since that date.

CPWS has determined that the existing system is <u>not</u> able to provide 1,000 gallons per minute (gpm) fire flow in the proposed development without adverse effects in the surrounding area. However, the existing system is able to meet the minimum 500 gpm fire flow requirement – which would require new development to incorporate fire sprinklers in the structures, according to the Fire Flow Requirements letter dated 9/9/2024 submitted as part of the

application. In addition, the demand load for the full buildout of the proposed development will require another water main connection to the 12-inch main in Trotwood Avenue via Foster Lane. As such, CPWS can provide water for the proposed development according to the following criteria and requirements:

- The first 80-units can be served from existing water mains in the Hunters Glen development on Alterwood Drive, Hunters Glen Drive, and Sugar Tree Lane.
- Additional units (81 through buildout) will require an additional water main connection from the development to Trotwood Avenue via Foster Lane.
- The current CPWS system is only able to support a minimum fire flow of 500 gpm within the development until (planned) additional improvements in the Southside distribution area are completed.
- According to the Fire Flow Requirements Letter (provided with the application) this will require buildings to be sprinklered until the system can meet a 1,000 gpm minimum fire flow.
- Separate fire 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).

Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction – we welcome a meeting to discuss.

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 water 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 system improvements 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 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	148	**$56,260**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact 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.
  - Note that meter fees are charged at time of purchase, based on price of meter at that time.

- Anticipated meter costs and impact fees for this project are according to the following table:

Impact Fees and Meter Costs	Number	$ / Unit	Total
3/4" Service Meter Cost	148	Current Price	Deferred
1" Fire Meter Cost	148	Current Price	Deferred
Impact Fee for 3/4" Service Meter	148	$6,000	$888,000.00
Current Fees Due Prior to Pre-Construction Meeting =			**$888,000.00**

- 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 24-066

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 9/9/2024
Name: Gerald W. Vick, PE
Phone: 931-388-2329
Email: gerald@wesengineers.com
Address/Parcel ID: Hunters Glen Drive Map 12 Parcel 18.02
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: V-B - Wood Frame
Enclosed Area (ft^2): +/- 3,000 SF per home

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

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

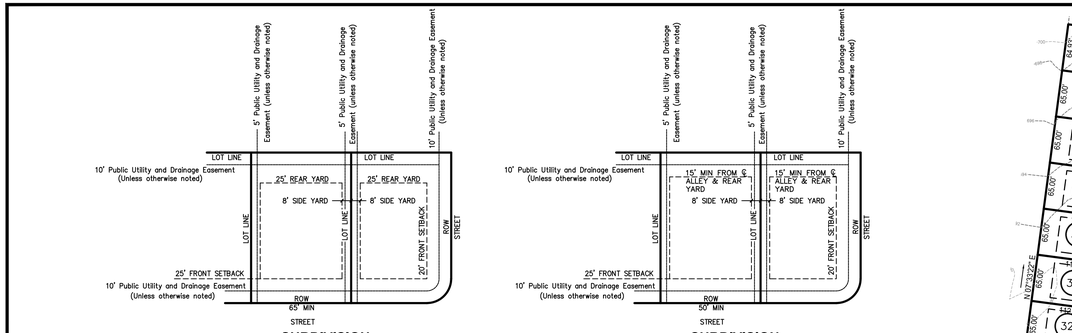
Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

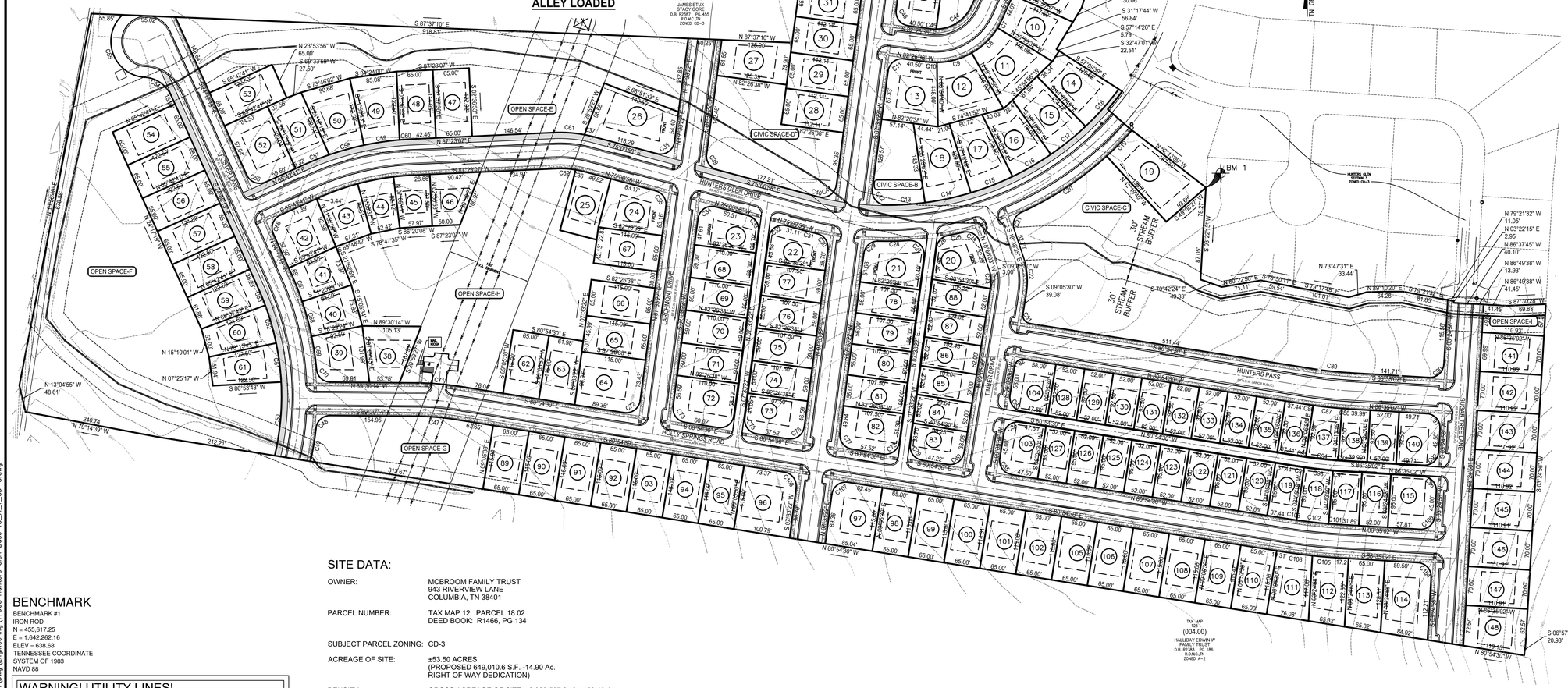
Fire Plan Reviewer: Brad Massey Date: 9/10/2024

PRELIMINARY PLAT



SUBDIVISION TYPICAL LOT LAYOUT

SUBDIVISION TYPICAL LOT LAYOUT ALLEY LOADED


TAX MAP 12 (018.03) JAMES ETUX STACY GORE D.B. R2387 PG. 455 R.O.M.C. TN ZONED: CD-3
TAX MAP 12 (004.00) HALLIDAY EDWIN W FAMILY TRUST D.B. R2383 PG. 186 R.O.M.C. TN ZONED A-2
AUBERWOOD DRIVE
CLEET COVE
HUNTERS GLEN DRIVE
LARKMONT DRIVE
HUNTERS PASS
HOLLY SPRINGS ROAD
CIVIC SPACE-A
CIVIC SPACE-B
CIVIC SPACE-C
CIVIC SPACE-D
OPEN SPACE-E
OPEN SPACE-F
OPEN SPACE-G
OPEN SPACE-H
OPEN SPACE-I
30' STREAM BUFFER
BM 1
HUNTERS GLEN SECTION 3 ZONED CD-3
S 82°28'49" E 142.14'
S 82°08'26" E 30.38'
S 82°36'00" E 38.46'
S 82°26'38" E 67.50'
S 82°36'00" E 71.51'
S 82°15'42" E 91.96'
S 11°36' 37.32'
S 11°36'1 55.51'
S 18°20'37" W 1.82'
S 16°53'34" W 34.15'
S 16°58'02" W 42.78'
S 31°12'41" W 30.06'
S 31°17'44" W 56.84'
S 57°14'26" E 5.79'
S 32°47'01" W 22.51'
S 87°37'10" E 918.91'
N 87°37'10" W 126.50'
N 82°26'38" W 75.50'
S 82°26'38" E 177.21'
S 87°23'07" W 146.54'
S 87°23'07" W 118.29'
N 87°23'07" E 146.54'
N 87°23'07" E 118.29'
N 23°53'56" W 65.00'
S 66°33'59" W 27.50'
S 66°47'41" W 106.09'
S 73°46'02" W 90.66'
S 84°24'00" W 85.08'
S 87°23'07" W 85.00'
S 87°23'07" W 65.00'
S 82°51'33" E 90.25'
S 87°23'07" W 90.42'
S 87°23'07" W 67.97'
S 86°20'08" W 50.00'
S 87°23'07" W 50.00'
S 78°47'35" W 52.42'
S 89°48'42" W 67.31'
S 87°54'30" E 61.98'
S 87°54'30" E 89.36'
S 87°54'30" E 154.95'
S 87°54'30" E 57.52'
S 87°54'30" E 57.52'
S 87°54'30" E 47.22'
S 87°54'30" E 47.22'
S 87°54'30" E 47.22

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

22 April 2025

Gerald Vick
WES Engineers & Surveyors
2486 Nashville Hwy
Columbia, TN 38401

RE: Hunter's Glen Drive 112018.02, Columbia, TN 38401; Legends at Hunters Glen

Gerald,

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.

The Developer is required to obtain easements and install the force main up to the sanitary sewer near Rockland Dr in order to avoid the Cayce Valley Dr main line.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Legends At Hunters Glen

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

General

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

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ❑ Location and approximate dimensions of all existing and proposed structures.
- ❑ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ❑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ❑ Location, type, and size of proposed signs
- ❑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

CITY OF COLUMBIA TENNESSEE

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

Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- ☑ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- ☑ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ❑ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- ❑ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas
- ❑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ❑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ❑ Any amenity features and structures for private or public benefit.
- ❑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ❑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

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PUD Specific Items

- ❑ List of all deviations from PUD Standards requested
- ❑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ❑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ❑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ❑ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Print Name	Signature	Date

April 21, 2025

Austin Brass, AICP, City Planner
Development Services – City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

RE: Legends at Hunters Glen – Preliminary Plat / Site Development Plan

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

The development consists of 146 proposed single family residential lots. The configuration proposes the extension of Hunters Glen Drive and Alderwood Drive as well as planning the extension / reconfiguration of Foster Lane. The original Master Plan of this development shows similar configuration with this proposed development planned to fit with the current Development Standards. Total acreage of the remaining parcel is 53.48 Acres with a proposed 13.39 acres as Right-of-Way dedication. Proposed density is 3.64 lots per acre with CD-3 allowing up to 4 lots per acre.

ATTACHMENTS: Preliminary Plat, Site Development Plan, Tree Canopy Retention Plan

The new service fees have been paid for the water so it is my understanding that at that point the availability does not expire. I hope you find the attached information helpful in your review. If you have any questions or comments regarding this and the associated documentation, please do not hesitate to contact me directly.

Sincerely,
WES Engineers & Surveyors

Gerald W. Vick, PE
Principal

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	Hunters Glen Drive		
	TAX MAP: 112	GROUP:	PARCEL: 018.02
SUMMARY OF NATURE OF REQUEST AND WORK	Request Preliminary Plat & Site Development Plan Approval for Legends at Hunters Glen.		

DATE OF PRE-APPLICATION CONFERENCE	7-10-2024	*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) Legends at Hunters Glen ☑ Total Number of Lots/Residential Units 146 ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 53.48 Ac

Applications and all required submittals must be filed with the Department of Development Services prior to the established deadline. Both the applicant and property owner (if different from applicant) must sign the application. 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	WES Engineers & Surveyors	PHONE	(931) 388-2329
ADDRESS	2486 Nashville Hwy, CLMA	EMAIL	gerald@wesengineers.com

PROPERTY OWNER NAME	McBroom Family Trust	PHONE	(931) 384-0092
ADDRESS	943 Riverview Lane, Columbia	EMAIL	mcbroom5@msn.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.

WES Eng & Srvs.		10/16/24
APPLICANT NAME	APPLICANT SIGNATURE	DATE
McBroom Family Trust		10/16/24
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 2/7/2024

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 7/19/2024
Name: KEVIN WOLFE (GC)
Phone: 615-545-8525
Email: kevin@renewbuilders.
Address/Parcel ID: 1028 Nashville Hwy Columbia / 021.01
Property Type: ☐ Residential ☒ Commercial ☐ Industrial
Construction Type: Remodel of Type III-E
Enclosed Area (ft²): 12,271

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: 2250 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

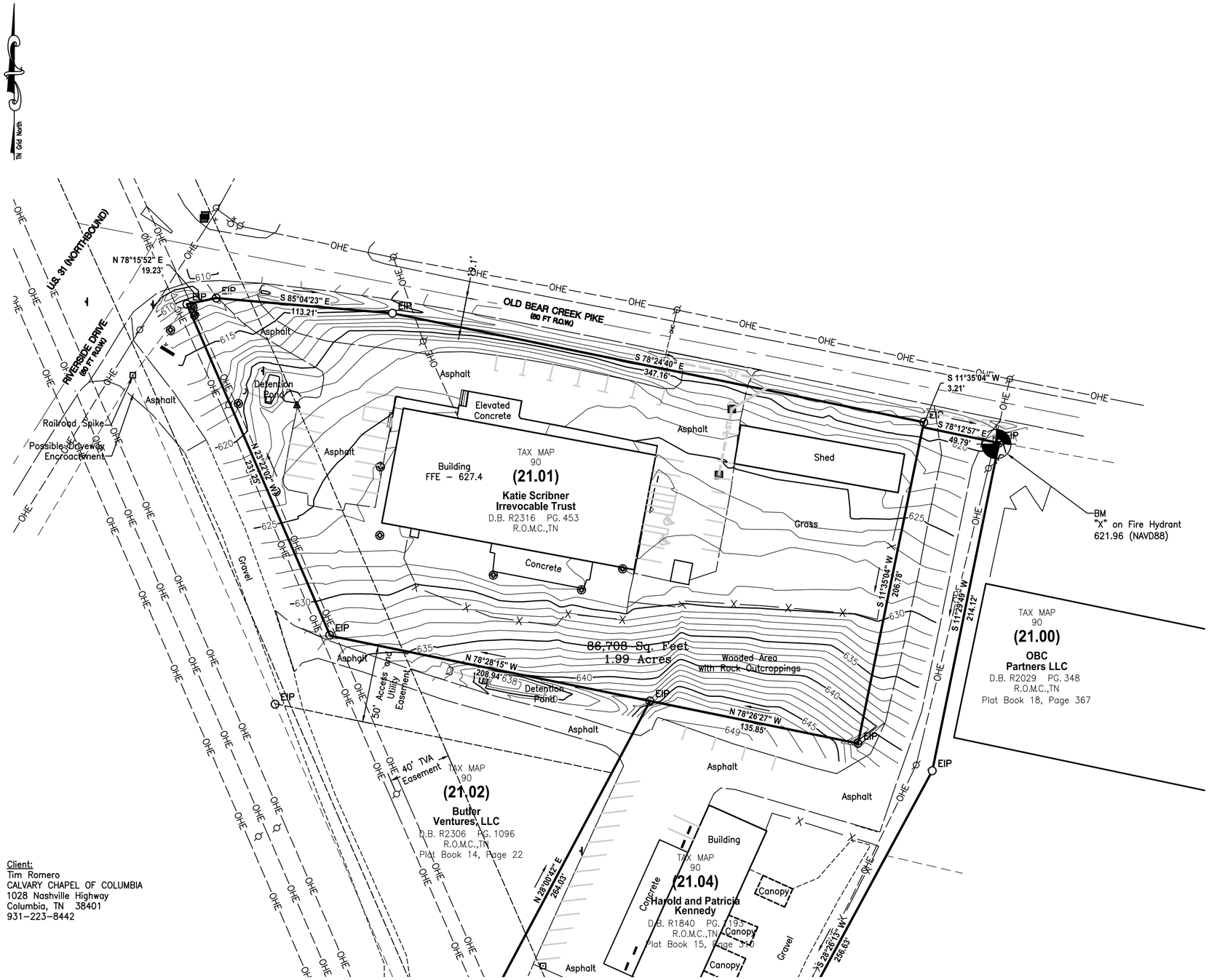
Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

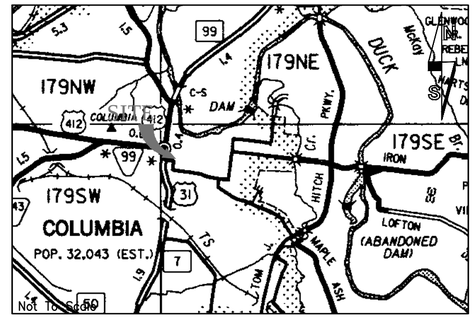
Fire Plan Reviewer: Sarah Glover Date: 7/19/24

TOPOGRAPHIC SURVEY

CALVARY CHAPEL OF COLUMBIA
1028 NASHVILLE HIGHWAY
City of Columbia, Maury County, TN 38401
Tax Map 91, Parcel 21.01



Location Map



Surveyor's Notes

1. All distances were measured with E.D.M. equipment and have been adjusted for temperature and pressure. Bearings are based on Tennessee State Plane Zone 4100, as observed using GPS on December 2016.
2. The property (Boundary) Line Survey exceeds the minimum requirements of an Urban Land Survey Category 1 as per Standards of Practice adopted by the State Board of Examiners for Land Surveyors for the State of Tennessee and the precision of the unadjusted survey is greater than 1 foot in 10,000 feet.
3. Information concerning site utility services and appurtenances shown hereon is based on visible evidence noted during the survey, information provided by utility representatives or information shown on original construction plans by others. Information and location of service lines on site should be considered approximate and there may be underground utility lines that are not shown on the survey. Owner(s) and contractor(s) should assume responsibility of locating all underground utility service lines prior to any construction, excavation or any disturbance of the existing ground elevation to avoid hazard of unnecessary expense.
4. Information concerning major utilities or appurtenances shown hereon are based on visible evidence noted during the survey or information provided by utility representatives. Verification of existence, size location, depth, and availability of service should be confirmed by local utility agencies.
5. The property shown hereon is located in 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 Development Services Office.
6. The area of the parcel as shown hereon is 1.99 Acres or 86,708 Square feet.
7. This property currently identified as a portion of Tax Map No. 90 Parcel No. 21.01. For designation shown thus (XXX) indicates Parcel Numbers for said map.
8. Plat reference: N/A
9. Deed reference: Deed Book R2316, page 453.
10. 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.
11. 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.
12. This survey was prepared for the exclusive use of the person, persons, or entity, if any, named on the certification hereon. Said certificate does not extend to any unnamed person without an express recertification by the surveyor naming said person.
13. The certification as provided on this survey, is purely a statement of professional opinion based on knowledge, information and belief, based on existing field evidence and documentary evidence provided by others.
14. The certification is not an expressed or implied warranty or guarantee.
15. The property does NOT lie within a special flood hazard area as shown on FEMA Map 47119C 0170E, effective April 16, 2007.

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

ENGINEERS & SURVEYORS

Client:
Tim Romero
CALVARY CHAPEL OF COLUMBIA
1028 Nashville Highway
Columbia, TN 38401
931-223-8442

GRAPHIC SCALE

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

Current Zoning:
GCS – General Commercial Service District
Maximum Lot Coverage – 65%
Max Height – 35 feet
Minimum Lot Width – 50 feet
Minimum Yard Requirements:
Street – 30 feet (if not abutting residential)
Side – 10 feet (if not abutting residential, plus buffers)
Rear – 20 feet (if not abutting residential, plus buffers)
See Article Sec. 6.4.2 (Commercial District Standards)

Surveyor's Certification (Tennessee)

I hereby certify that this is a Category "I" survey and the ratio of precision of the undjusted survey is greater than 1:10,000 as shown hereon and is in accordance to the Minimum Technical Standards for Surveying.

Allen B. O'Leary, TN RLS #1987

1/22/16
Date

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

allen@wesengineers.com

Legend

- I.R.F. Iron Rod Found
- I.R.S. Iron Rod Set
- I.P.F. Iron Pipe Found
- AXLE Axle Found
- F.P. Fence Post
- C.M.F. Concrete Monument Found
- P.K.F. PK Nail Found
- P.K.S. PK Nail Set
- R.R.S..F. Railroad Spike Found
- R.R.S.S. Railroad Spike Set
- Bench Mark
- Stake Found
- Fire Hydrant
- Water Meter
- Water Valve
- Water Reducer
- Clean Out
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Storm Pipe
- Cable Manhole
- Electric Manhole
- Telephone Manhole
- Water Manhole
- Electric Meter
- Cable Riser
- Electric Riser
- Telephone Riser
- Pay Phone
- Telephone Booth
- Gas Meter
- Gas Valve
- Light Pole
- Metal Light Pole
- Telephone Pole
- Power Pole
- Guy Pole
- Guy Wire
- Up-light
- Parking Block
- Parking Meter
- Handicap Parking
- Traffic Flow
- Bollard
- Septic Tank
- Water Spigot
- Traffic Signal
- Flag Pole
- Bore Hole
- Observation Well
- Tower
- Sinkhole
- Spring
- Well
- Mailbox
- Satellite Dish
- Line Break
- Centerline
- Water Flow Arrow
- Evergreen Tree
- Deciduous Tree
- Bush
- Sign
- Adjoining Property Line
- Subject Property Line
- Easement Line
- Building Setback Line
- Centerline
- Edge of Pavement
- Edge of Gravel
- Fence Line
- Landscape
- Woods / Tree line
- Edge of Water
- Ditch / Creek Centerline
- Minor Contour Line
- Index Contour Line
- G Gas Line
- SA Sanitary Sewer Line
- W Water Line
- ST Storm Sewer Line
- OH Overhead Utility Line
- OHC Overhead Cable Line
- OHE Overhead Electric Line
- OHT Overhead Telephone Line
- UG Underground Utility Line
- UGC Underground Cable Line
- UGE Underground Electric Line
- UGT Underground Telephone Line
- FM Forced Main Line

DRAWN BY:	ABO
SCALE:	1"=50'
JOB NO:	15-605
DATE:	January 22, 2016
REVISION:	
SHEET:	1 of 1

FILE: J:\WES_Engineers_Surveyors 2016\16510 - Calvary Baptist Church\dwg\Survey\16510-SURVEY.dwg

CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	Calvary Chapel Church 1028 Nashville Hwy Columbia, TN		
	TAX MAP:	GROUP:	PARCEL:
SUMMARY OF NATURE OF REQUEST AND WORK	We are submitting for site development plan for our Church parking lot.		

DATE OF PRE-APPLICATION CONFERENCE	5/7/25	*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ☐ ARC Alternative Compliance ☐ As Approved Plans ☐ 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 will go to the Applicant's email that is provided.

NAME	Calvary of Columbia	PHONE	931-922-6308
ADDRESS	1028 Nashville Hwy Columbia TN	EMAIL	Tim@calvaryofcolumbia.org allenbuckley85@gmail.com

PROPERTY OWNER NAME		PHONE	
ADDRESS		EMAIL	

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

Allen Buckley / Tim Romero		5/16/25
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Calvary of Columbia		5/16/25
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 3/5/2025



Total Site Data	
	PROVIDED
TOTAL PROPERTY ACREAGE	10.00 +/- AC
CURRENT ZONING	CD-3L
PROPOSED REZONING	CD-3
LOT WIDTH (MIN.)	40 FT. IF ALLEY LOADED GARAGE AT REAR, OTHERWISE 65 FT.
TREE SAVE AREA	0.43 AC > 0.43 AC (REQUIRED)
LOTS	4.82 AC
TOTAL OPEN SPACE	2.53 AC
TOTAL CIVIC SPACE	0.64 AC (6.4% OF GROSS ACREAGE)
RIGHT OF WAY	2.61 AC
TOTAL LOTS	26
CD-3 DENSITY	2.60 LOTS / AC

NOTES:

1. SEE THIS SHEET FOR THE TYPICAL ROADWAY SECTION.
2. TREE SAVE AREA GENERALLY LOCATED IN OPEN SPACE 1 & 4 (OS:1 & OS:4) & CIVIC SPACE 1. TREE REPLANTING AREA IS LOCATED IN OPEN SPACE 2 (OS:2).
3. CIVIC SPACE 1 TO BE GREEN AREA
4. CIVIC SPACE 2 TO BE PLAYGROUND
5. OS-3 TO BE MAIL KIOSK AREA
6. LOTS 1 - 8 - CD-3 ZONING (MIN. 65 FT WIDTH)
   LOTS 9 - 16 - CD-3 ZONING (MIN. 40 FT WIDTH)
   LOTS 16 - 26 - CD-3 ZONING (MIN. 65 FT WIDTH)

CIVIC SPACE AREA TABLE		
CIVIC SPACE NO.	AREA (SQ. FT.)	AREA (ACRES)
CIVIC SPACE 1	21,885	0.50
CIVIC SPACE 2	5,945	0.14

OPEN SPACE AREA TABLE		
OS NO.	AREA (SQ. FT.)	AREA (ACRES)
OS : 1	5,957	0.14
OS : 2	59,679	1.37
OS : 3	8,994	0.21
OS : 4	3,846	0.09
OS : 5	31,198	0.72

N

GRAPHIC SCALE
(IN FEET)
0 50 100

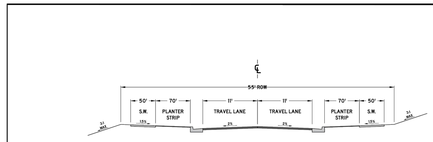
SCALE: 1" = 50'

LEGEND

PROPERTY LINE

EXISTING CONTOURS

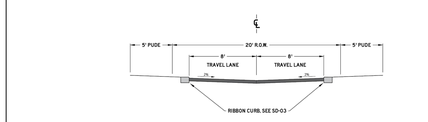
LOT AREA TABLE		
LOT NO.	AREA (SQ. FT.)	AREA (ACRES)
1	9,110	0.21
2	7,425	0.17
3	7,425	0.17
4	7,425	0.17
5	7,425	0.17
6	7,425	0.17
7	9,009	0.21
8	8,797	0.20
9	4,179	0.10
10	4,000	0.09
11	5,048	0.12
12	5,048	0.12
13	4,000	0.09
14	4,000	0.09
15	4,000	0.09
16	4,000	0.09
17	7,150	0.16
18	7,164	0.16
19	7,937	0.18
20	13,503	0.31
21	8,418	0.19
22	7,911	0.18
23	8,912	0.20
24	8,490	0.19
25	7,911	0.18
26	8,417	0.19



NOTES:

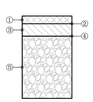
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS.
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. SIDEWALK, SEE SD-02
6. DECORATIVE LIGHT BASES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

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



PAVEMENT SCHEDULE

①	SURFACE @ 1.5" THICK 411-E ASPHALT CONCRETE MIX, PG64-22 W/ 20% GRADING D, SURFACE, OR GP 9.5 ASPHALT CONCRETE MIX, PG64-22 W/ 20% GRADING M, SURFACE
②	TACK COAT (GENERAL USE) 402-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) - CLASS 1 OR CLASS 2
③	BIT. BINDER @ 2" THICK 307-10 ASPHALT CONCRETE MIX, PG64-22 - DEPEND ON E-LOAD ON D-MIX
④	PRIME COAT 402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) - CLASS 2 OR CLASS 3 OR 402-02 AGGREGATE FOR CUTBACK MATERIAL (PC) - CLASS 1
⑤	MINERAL AGGREGATE BASE @ 6" THICK 303-04 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
2. DIMENSIONS REFLECT A MINIMUM STANDARD
3. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

CITY OF COLUMBIA TENNESSEE	CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	ALLEY (NTS)	DATE 6/9/2022 RD-06

ARCHITECTURE
INTERIORS
CIVIL SITE
TKC
818 SOUTH MAIN ST, COLUMBIA, TN 38401 | 615.377.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
1221 EAST END STREET
1221 EAST END STREET
COLUMBIA, TN 38401

SHEET TITLE:
CONCEPT PLAN

Revision		
No.	Date	Description

THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING (TKC A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.

NOT FOR CONSTRUCTION

REZONING

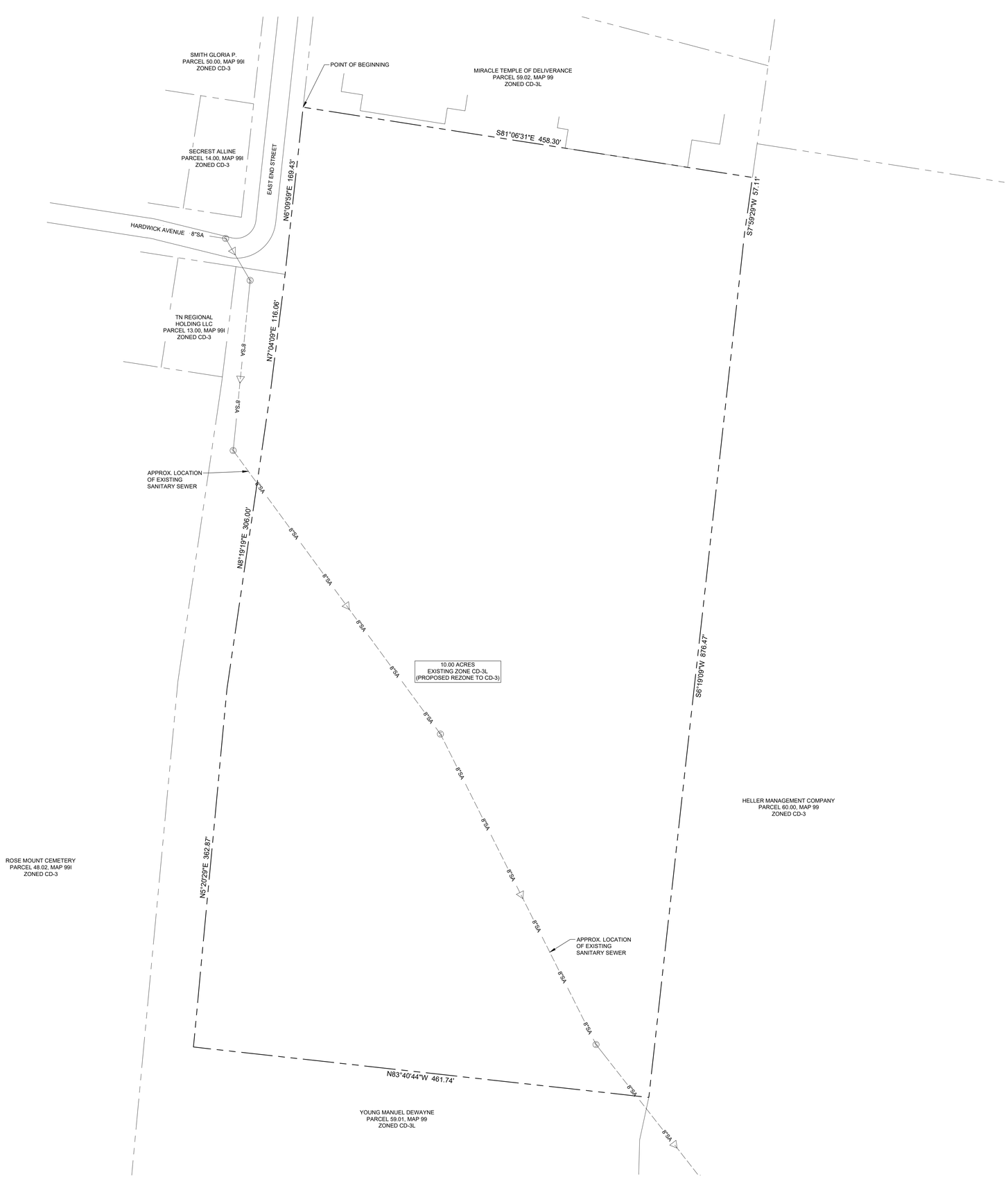
DATE: 04/15/2025

DRAWN BY: TS

PROJECT NO.: 2502

SHEET NO.:

1 of 1



N

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

LEGEND
PROPERTY LINE

ARCHITECTURE
INTERIORS
CIVIL SITE
TKC
818 SOUTH MAIN ST, COLUMBIA, TN 38401 | 615.377.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
1221 EAST END STREET
1221 EAST END STREET
COLUMBIA, TN 38401

Revision		
No.	Date	Description

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SHEET TITLE:
LEGAL DESCRIPTION

REZONING
DATE: 04/15/2025
DRAWN BY: TS
PROJECT NO.: 2502

SHEET NO.:

NOT FOR CONSTRUCTION

PARCEL 59.03 MAP 99 PROPERTY REZONING LEGAL DESCRIPTION

BEGINNING at a point on the east right-of-way margin of East End Street, said point being the southwest corner of Miracle Temple of Deliverance and the POINT OF BEGINNING.

THENCE LEAVING THE SAID RIGHT-OF-WAY MARGIN RUN SOUTH 81 DEGREES 6 MINUTES 31 SECONDS EAST – 458.30 FEET TO POINT, SAID POINT BEING THE SOUTHEAST CORNER OF MIRACLE TEMPLE DELIVERANCE; THENCE SOUTH 7 DEGREES 59 MINUTES 29 SECONDS WEST – 57.11 FEET TO A POINT ALONG THE WEST LINE OF HELLER MANAGEMENT COMPANY; THENCE SOUTH 6 DEGREES 19 MINUTES 9 SECONDS WEST – 876.47 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF MANUEL DEWAYNE YOUNG PROPERTY; THENCE NORTH 83 DEGREES 40 MINUTES 44 SECONDS WEST – 461.74 FEET; THENCE NORTH 5 DEGREES 20 MINUTES 29 SECONDS EAST – 362.87 FEET; THENCE NORTH 8 DEGREES 19 MINUTES 19 SECONDS EAST – 306.00 FEET; THENCE NORTH 7 DEGREES 4 MINUTES 9 SECONDS EAST – 116.06 FEET TO THE POINT ON THE EAST RIGHT-OF-WAY MARGIN OF EAST END STREET; THENCE ALONG THE SAID RIGHT-OF-WAY MARGIN, NORTH 6 DEGREES 9 MINUTES 59 SECONDS EAST – 169.43 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 435,717.49 SF (10.00 AC).

April 24, 2025

Mr. Tony Salonga
TKC Architecture and Engineering
818 S. Main Street
Columbia, TN 38401
Sent via email: *tsalonga@tkc-ae.com*

RE: **Water Availability Letter** Expires: 8/22/2025
1221 East End Street – 26 Units
Tax Map & Parcel: 099 059.03
Columbia, Maury County, TN

Dear Mr. Salonga:

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.

The proposed development is a residential subdivision consisting of 26 single family units. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and fire protection service while maintaining state standards for level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following criteria and requirements:

- CPWS is able to meet a fire-flow capacity of 1,000 gpm at this location
- Minimum 8-inch size water mains will be required in-tract for the development
- Separate 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	26	**$11,120**

- 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	26	$540	$14,040
Current Impact Fee for ¾" Service Meter	26	$5,000	$130,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$144,040**

- After the pre-construction meeting, CPWS will then issue a formal 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 prior to the Notice to Proceed or 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 25-010

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

7 February 2025

Tony Salonga
TKC Architecture and Engineering, LLC
818 S. Main Street
Columbia, TN 38401

RE: 1221 East End Street, Columbia, TN 38401; 26 units Single-Family

Tony,

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

ARCHITECTURE
INTERIORS
CIVIL SITE

818 S MAIN STREET
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

May 19th, 2025

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

Project: 1221 East End Street

Subject: 1221 East End Street Rezone

Staff,

We are requesting the acceptance of our Rezone of the property located at 1221 East End Street. We are proposing for Parcel 59.03 Map 99 to be rezoned to CD-3. The current zoning is CD-3L. This submittal follows the City's zoning ordinance and subdivision regulations. The existing conditions consist of one existing building, trees and grass areas. We are proposing 26 single-family lots.

The total site is +/- 10.00 acres.

With the Rezone approval we would submit for Site Development Plan and Preliminary Plat approval.

If you have any comments or questions, please contact TKC Architecture and Engineering.

Thank you,

Cole Newton, PE, LEED AP
TKC Architecture and Engineering LLC
615.617.7477 (o)
931.797.3323 (c)
cole@tkc-ae.com

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD*
Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	1221 East End		
	TAX MAP: 99	GROUP:	PARCEL: 59.03
SUMMARY OF NATURE OF REQUEST AND WORK	TO REZONE 10 ACRE PROPERTY FROM EXISTING CD-3L ZONING TO PROPOSED CD-3 ZONING USE		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	2/26/25	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ☒ Rezoning ❑ Sketch Plat – *Must be submitted at least two weeks prior to Preliminary Plat submittal* ❑ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan + Checklist ❑ PUD Final Site Plan + Checklist ❑ Multi-Family Site Plan ☒ Other: Concept Plan **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat* *Freedom Point Elevations*	Annexations/Rezoning: ☒ Written Legal Description copy ☒ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards Plats/PUDs: • Project Name (include Sections & Phases) _____ • Total Number of Lots Rezone Exhibit (26) • Total acreage 10.0 +/- 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.

APPLICANT

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

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

PROPERTY OWNER NAME	EASTEND TAX PARTNERS	PHONE	615-626-6917
ADDRESS	PO Box 25183 NASHVILLE TN 37202	EMAIL	Kroeger@bellsouth.net

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

Cole Newton (TKC A & E)	Cole Newton	4/21/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
EASTEND TAX PARTNERS	Ben Kroeger	5-16-25
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	

WATERS EDGE

REVISED PRELIMINARY PUD MASTER DEVELOPMENT PLAN

INTERSECTION OF RIVER ROAD AND TAYLOR BEND ROAD
COLUMBIA, TENNESSEE



LOCATION MAP

0 400 800
GRAPHIC SCALE 1"=400'-0"

SHEET INDEX

C0.0	COVER SHEET
C1.0	SURVEY
C2.0	PRELIMINARY PUD MASTER DEVELOPMENT PLAN
C3.0	CONCEPTUAL GRADING, STORM, UTILITIES
L1.0	TREE CANOPY COVERAGE
A1.0	ARCHITECTURAL ELEVATIONS

OWNER:
BRENT CAMPBELL
1187 GLENBROOK DR
FRANKLIN, TN 37064

DEVELOPER:
CPS LAND
213 OVERLOOK CIRCLE, SUITE B2
BRENTWOOD, TN 37027
CLIFF SMITH
cliff.smith@cpsland.com

APPLICANT/ LAND PLANNER:
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37064
GREG GAMBLE
615-975-5765
greg.gamble@gdc-tn.com

ENGINEER:
KIMLEY-HORN
4031 ASPEN GROVE DRIVE, SUITE 200
FRANKLIN, TN 37067
GRAY HARRISON, P.E.
615.564.2701
gray.harrison@kimley-horn.com

ARCHITECT:
OPEN ARCHITECTURE
ERIC CLAUS
513.403.7019
ERIC.CLAUS@OPENARCHITECTURE.COM

GREGORY C. GAMBLE — REGISTERED — LANDSCAPE ARCHITECT — 5/14/25

PRE-APP: APRIL 23, 2025
INITIAL SUBMITTAL: MAY 19, 2025
RESUBMITTAL:

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE



NOTES

1. THE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE TENNESSEE STATE NAD83 COORDINATE SYSTEM.
2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COLUMBIA
No. 137919
STATE OF TENNESSEE

Date: MAY 19, 2025

Revision Date
△
△
△

OVERALL EXISTING CONDITIONS

C1.0



0 40 80 120
GRAPHIC SCALE 1"=40'-0"

NOTE:

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

LEGAL DESCRIPTION OF PROPERTY:

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

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

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

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

PRELIMINARY PUD DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
VESTING: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019

THE SITE IS CURRENTLY ZONED PUD. HOWEVER, THE PUD MASTER PLAN HAS EXPIRED. THE APPLICANT SEEKS TO REVISE THE PUD MASTER PLAN.

THE PROPOSED PLAN REDUCES THE TOTAL NUMBER OF MULTI-FAMILY UNITS FROM 135 UNITS TO 99 UNITS. WHILE THE PREVIOUS PLAN CONSISTED OF 5 LARGE MULTI-FAMILY BUILDINGS, THE PROPOSED PLAN MIXES TOWNHOMES, LARGE AND SMALL MULTI-FAMILY BUILDINGS.

NEW PUDS DEVELOPING IN THE CCUV FUTURE LAND USE DISTRICT ARE REQUIRED TO BE ZONED PUD-MU. IN ORDER TO CREATE A MASTER PLAN IN KEEPING WITH THE FORM AND AESTHETIC OF THIS DISTRICT, THE PROPOSED PUD MASTER PLAN HAS FOLLOWED MANY OF THE DESIGN STANDARDS FOUND IN PUD-MU DISTRICTS INCLUDING THE LOCATION AND QUANTITY OF PARKING, IDENTIFICATION OF CIVIC SPACE, AND BUILDING FORM.

TOTAL DWELLING UNITS: 99 UNITS (REDUCTION FROM PREVIOUSLY APPROVED 135)
TOTAL DENSITY: 19.8 DUA

BUILDING BREAKDOWN:
- TOTAL MULTI-FAMILY UNITS: 99 DWELLING UNITS
  - LARGE MULTI-FAMILY BLDG 1: 17 DU
  - LARGE MULTI-FAMILY BLDG 2: 18 DU
  - LARGE MULTI-FAMILY BLDG 3: 18 DU
  - LARGE MULTI-FAMILY BLDG 4: 18 DU
  - SMALL MULTI-FAMILY BLDG 1: 4 DU; 8-GARAGE PARKING SPACES
- TOWNHOMES: 12 DWELLING UNITS
  - TOWNHOME 1, 6, 7, 12: 1 CODE COMPLIANT GARAGE SPACE
  - TOWNHOME 2-5; 8-11: 2 COVERED PARKING SPACE

BUILDING SITES:
PRINCIPAL STRUCTURE SETBACKS:
- FRONT SETBACK PUD-MU STANDARD: 0'-20'
- PROVIDED SETBACK: X TOWNHOMES; X LARGE MULTI-FAMILY;
- FRONT SETBACK SECONDARY PUD-MU STANDARD: 0'-20'
- PROVIDED SETBACK: X LARGE MULTI-FAMILY
- SIDE SETBACK PUD-MU STANDARD: 0' MIN. ATTACHED; OTHERWISE 10' - 24'
- PROVIDED SETBACK: 0'; 15' MINIMUM BETWEEN TOWNHOME BUILDINGS
- REAR SETBACK: NOT REGULATED

ENFRONTMENT PUD-MU STANDARD: UP TO 20% OF BUILDING SITE ARE ALLOWED TO FRONT PEDESTRIAN WAYS INSTEAD OF THOROUGHFARES.
- TOTAL NUMBER OF BUILDING SITES: 17
- BUILDING SITES ENFRONTING PEDESTRAIN WAYS: 2 (12% OF BUILDING SITES)

PARKING SUMMARY:
- TOTAL DWELLING UNITS: 99 UNITS
- REQUIRED MINIMUM PARKING RATIO: 2 SPACES PER UNIT
- REQUIRED CIVIC SPACE PARKING: 1 SPACE PER 5,000 SF OF REQUIRED CIVIC SPACE
- TOTAL REQUIRED PARKING: 198 PARKING RESIDENTIAL SPACES; 3 CIVIC PARKING SPACES
- TOTAL PROVIDED: 214 SPACES (PLUS 4 NON-CODE COMPLIANT GARAGE SPACES)
  - TOWNHOMES: 12 UNITS, 24 REQUIRED PARKING SPACES
  - PROVIDED ON-LOT: 16 COVERED CARPORT SPACES PROVIDED ON-LOT, 4 GARAGE SPACES (10' X 20')
  - MULTI-FAMILY: 87 UNITS, 174 REQUIRED PARKING SPACES
  - PROVIDED: 194 SPACES PROVIDED
    - 150 SURFACE PARKING; 8 GARAGE PARKING SPACES (10'X20' MIN.); 36 ON-STREET PARKING SPACES

TOTAL CIVIC SPACE: 0.40 AC
- REQUIRED 5% OF GROSS SITE AREA: 0.25 AC
- PROVIDED: 0.40 AC (8%)

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBLE REGISTERED LANDSCAPE ARCHITECT 5.15.25 LANDSCAPE ARCHITECT

Date: MAY 29, 2025

Revision Date
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△
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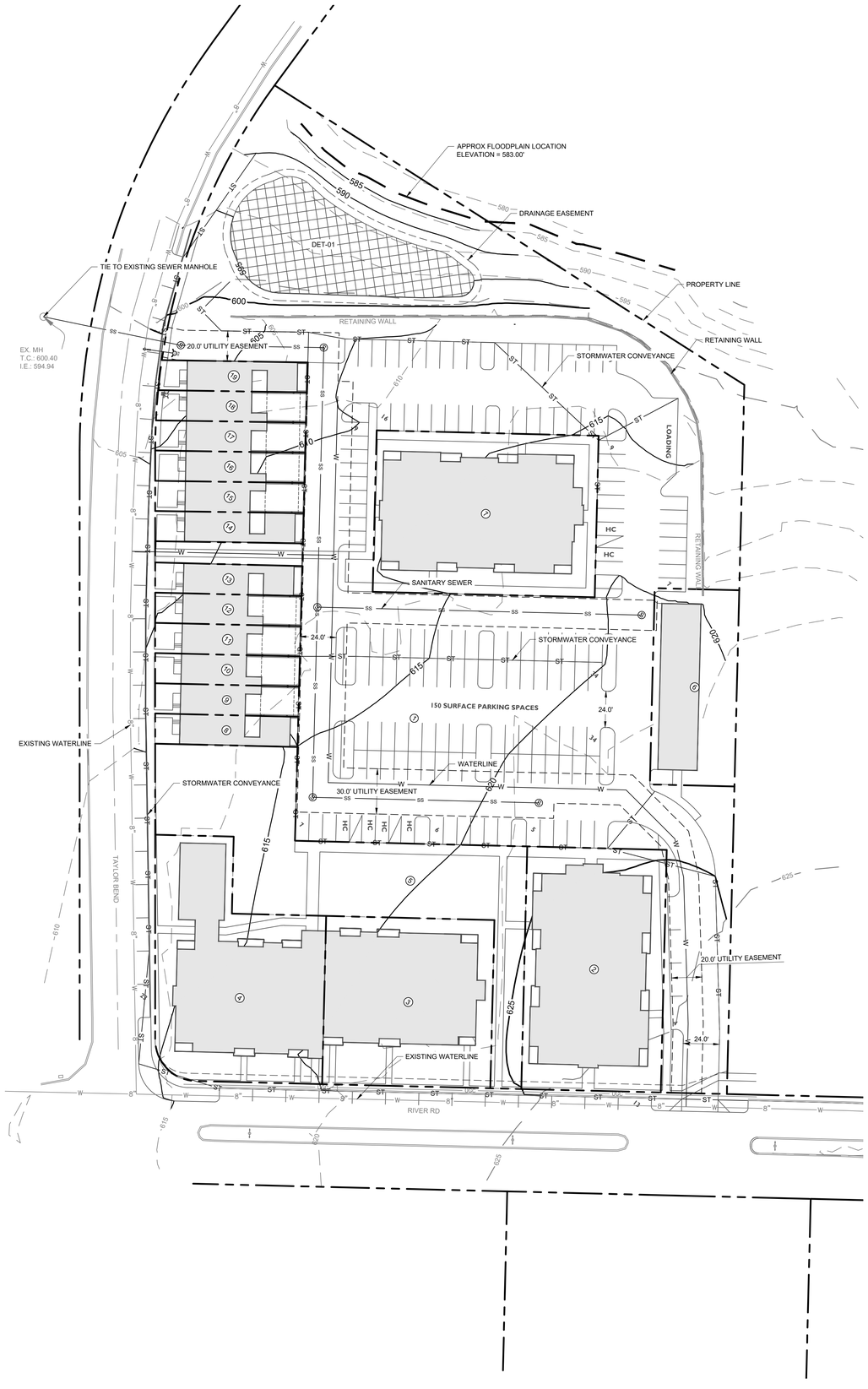
SITE DEVELOPMENT PLAN
SHEET
C2.0



NOTES

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2. NO PROPOSED BUILDINGS FALL WITHIN THE 100 YEAR FLOODPLAIN, PER THE FEMA FIRM MAP NUMBER 47119C0170E EFFECTIVE APRIL 16, 2007

PARCEL AREA TABLE

PARCEL #	AREA (SF)
1	112847.07
2	14839.59
3	12411.35
4	14931.75
5	17563.36
6	7280.00
7	15729.00
8	1889.66
9	1900.37
10	1911.09
11	1921.80
12	1932.51
13	1932.54
14	1961.60
15	1972.31
16	1983.03
17	1990.61
18	1982.01
19	1942.92

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

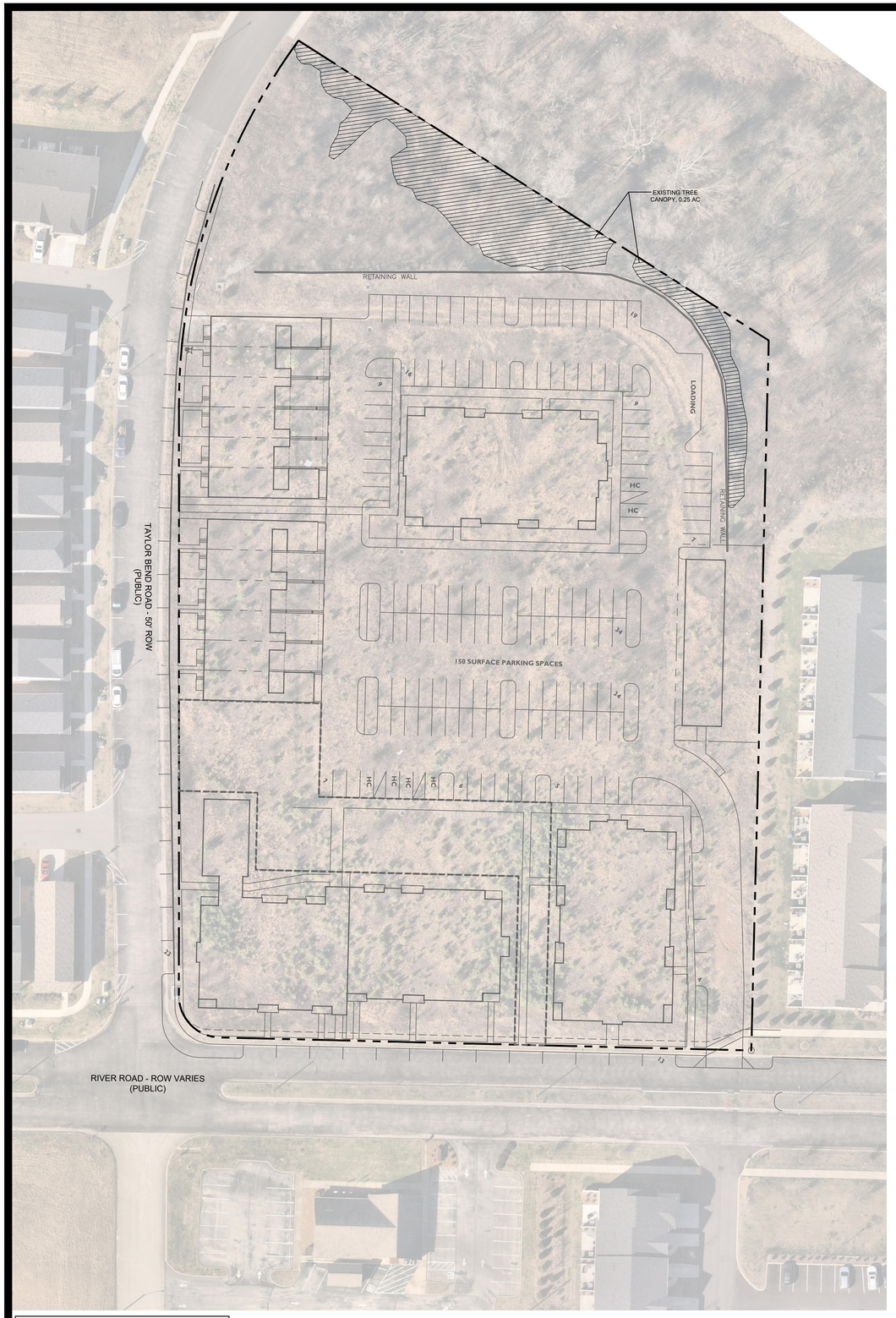
WILLIAM GRAY HARRISON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 127819
STATE OF TENNESSEE

Date: MAY 19, 2025

Revision Date
△
△
△

CONCEPTUAL GRADING STORM AND UTILITIES

C3.0



PRELIMINARY PUD DEVELOPMENT PLAN SITE DATA:

TOTAL SITE AREA: +/-5.0 AC
EXISTING ZONING: PUD
FUTURE LAND USE: CCUV - CITY CENTER URBAN VILLAGE
VESTING: WATERS EDGE PUD; ORDINANCE 4262; NOV. 14, 2019

THE SITE WAS PREVIOUSLY CLEARED IN ACCORDANCE WITH AN APPROVED SITE PLAN. BRUSH/VOLUNTEER GROWTH HAS OCCURRED IN THE DISTURBED AREA.

EXISTING TREE CANOPY: 10,677.4 SF (0.25 AC); 0.5% OF TOTAL SITE AREA
PUD-MU TREE CANOPY RETENTION STANDARD: 54% PRESERVATION

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

WATERS EDGE
REVISED PRELIMINARY PUD DEVELOPMENT PLAN
RIVER ROAD & TAYLOR BEND RD, COLUMBIA TN

GREGORY C. GAMBLE
REGISTERED LANDSCAPE ARCHITECT

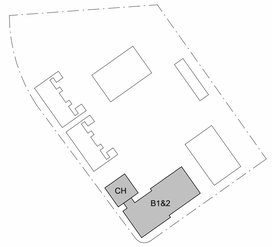
Date: MAY 29, 2025

Revision Date
△
△
△

CANOPY COVERAGE

SHEET
L1.0

KEY PLAN

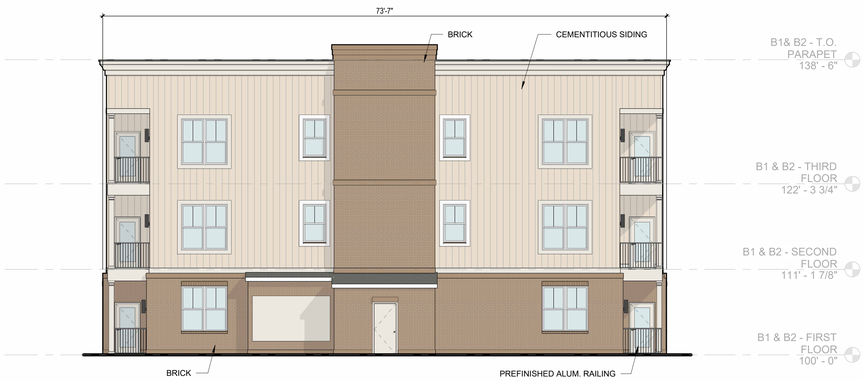


OPEN
ARCHITECTURE
1201 HARRISON AVE.
CINCINNATI, OH, 45214
OPENARCHITECTURE.COM

NOT FOR CONSTRUCTION



3 A202 **ELEVATION** AMENITY BACK
1/8" = 1'-0"



2 A202 **ELEVATION** BUILDING 1&2 - RIGHT
1/8" = 1'-0"



1 A202 **ELEVATION** BUILDING 1&2 - BACK
1/8" = 1'-0"

BARLOW BUILDERS & CPS LAND
TAYLORS BEND

ISSUANCES

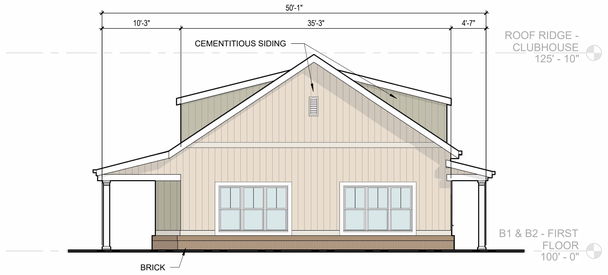
NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
BUILDING 1&2 ELEVATIONS

SHEET NUMBER:
A202

5/19/2025 1:35:26 PM



3 A201 **ELEVATION** CLUBHOUSE SIDE

1/8" = 1'-0"



2 A201 **ELEVATION** BUILDING 1&2 - LEFT

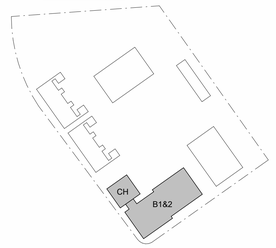
1/8" = 1'-0"



1 A201 **ELEVATION** BUILDING 1&2 - FRONT

1/8" = 1'-0"

KEY PLAN



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ISSUANCES

NO.	DATE	DESCRIPTION
	2025.05.19	ZONING SUBMISSION

PROJECT NO:
24053

SHEET TITLE:
BUILDING 1&2 ELEVATIONS

SHEET NUMBER:
A201

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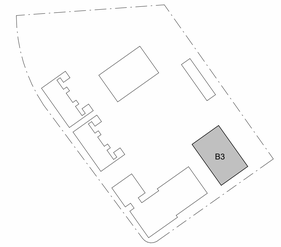



3 A203 **ELEVATION** BUILDING 3 - LEFT
1/8" = 1'-0"



1 A203 **ELEVATION** BUILDING 3 - FRONT
1/8" = 1'-0"



4 A203 **ELEVATION** BUILDING 3 - RIGHT
1/8" = 1'-0"



2 A203 **ELEVATION** BUILDING 3 - BACK
1/8" = 1'-0"

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PROJECT NO:
24053

SHEET TITLE:
BUILDING 3 ELEVATIONS

SHEET NUMBER:
A203

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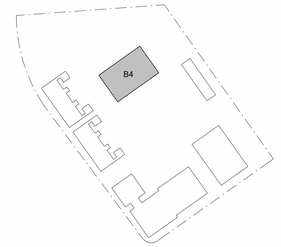
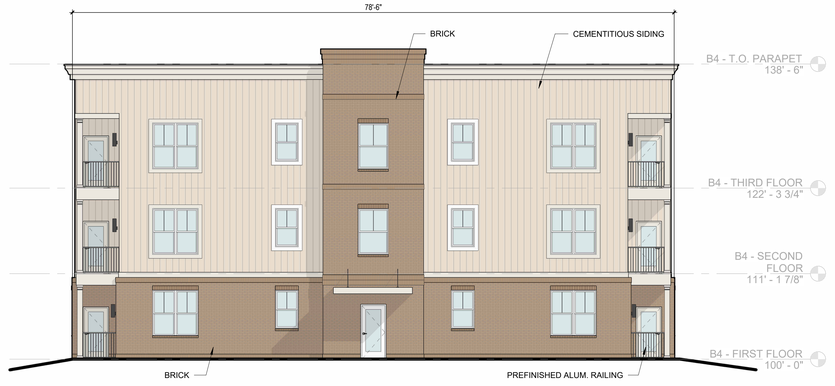
KEY PLAN





4 A204 **ELEVATION** BUILDING 4 - LEFT
1/8" = 1'-0"



1 A204 **ELEVATION** BUILDING 4 - FRONT
1/8" = 1'-0"



2 A204 **ELEVATION** BUILDING 4 - RIGHT
1/8" = 1'-0"



3 A204 **ELEVATION** BUILDING 4 - BACK
1/8" = 1'-0"

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SHEET TITLE:
BUILDING 4 ELEVATIONS

SHEET NUMBER:
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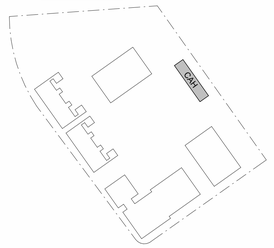
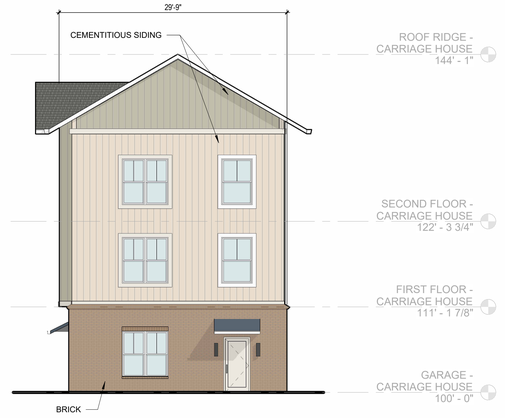
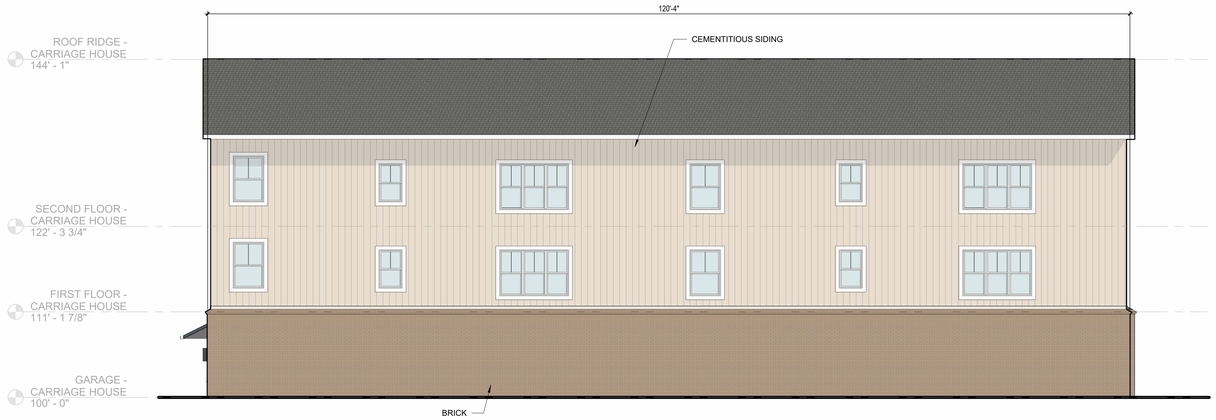




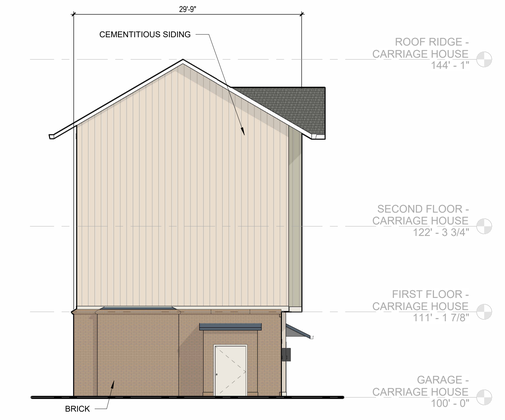
1 A205 **ELEVATION** CARRIAGE HOUSE - FRONT
1/8" = 1'-0"



4 A205 **ELEVATION** CARRIAGE HOUSE - SIDE 1
1/8" = 1'-0"



3 A205 **ELEVATION** CARRIAGE HOUSE - BACK
1/8" = 1'-0"



2 A205 **ELEVATION** CARRIAGE HOUSE - SIDE 2
1/8" = 1'-0"

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PROJECT NO:
24053

SHEET TITLE:
CARRIAGE HOUSE ELEVATIONS

SHEET NUMBER:
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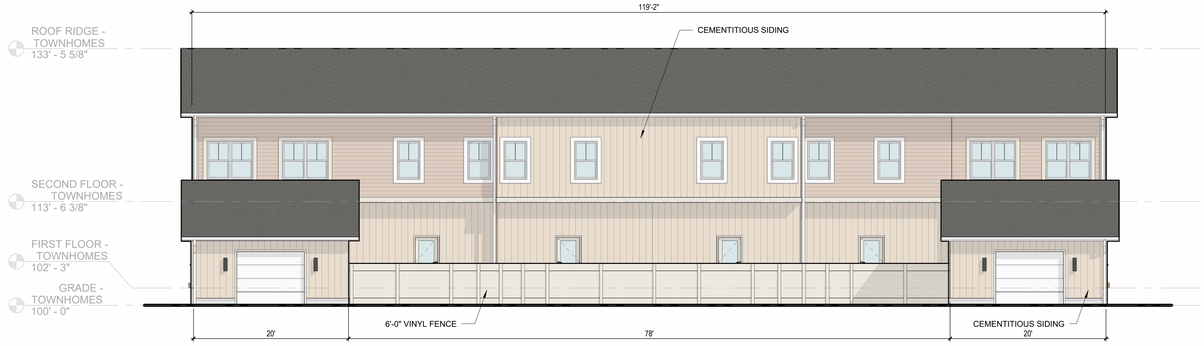
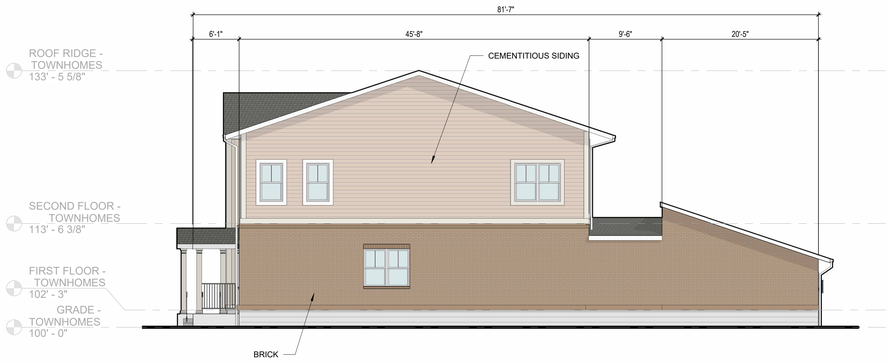
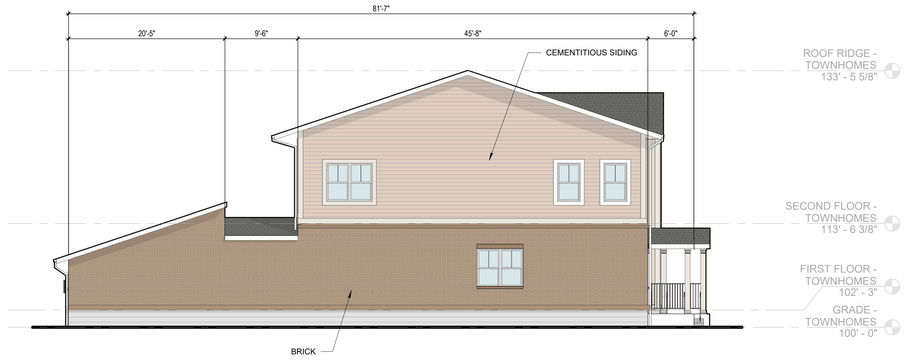


4 A206 **ELEVATION** TOWNHOME - ROW 1 - BACK
1/8" = 1'-0"



2 A206 **ELEVATION** TOWNHOME - ROW 1 - RIGHT
1/8" = 1'-0"

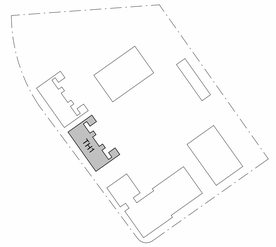


3 A206 **ELEVATION** TOWNHOME - ROW 1 - LEFT
1/8" = 1'-0"



1 A206 **ELEVATION** TOWNHOME - ROW 1 - FRONT
1/8" = 1'-0"

KEY PLAN



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PROJECT NO:
24053

SHEET TITLE:
TOWNHOME ELEVATIONS

SHEET NUMBER:
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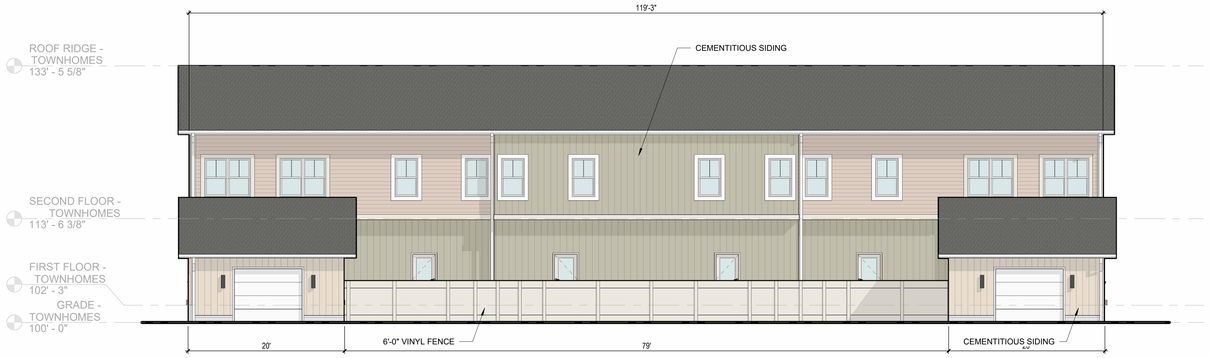
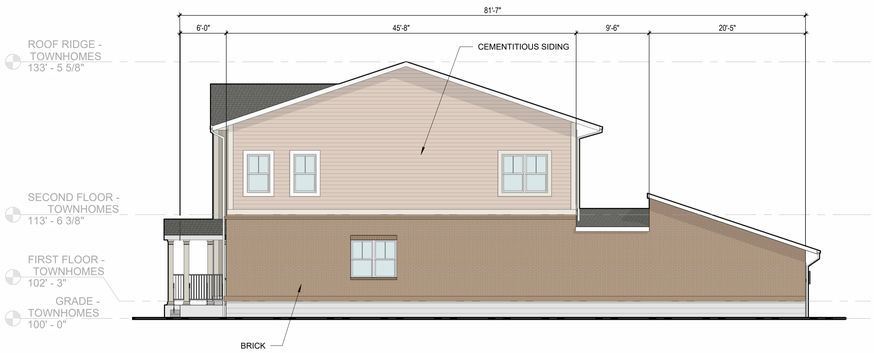


2 A207 **ELEVATION** TOWNHOME - ROW 2 - BACK
1/8" = 1'-0"



3 A207 **ELEVATION** TOWNHOME - ROW 2 - RIGHT
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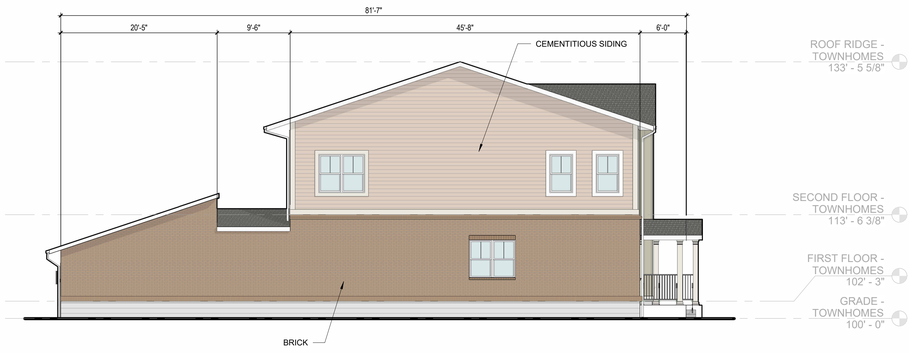
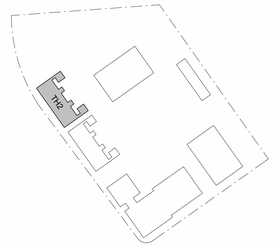


4 A207 **ELEVATION** TOWNHOME - ROW 2 - LEFT
1/8" = 1'-0"



1 A207 **ELEVATION** TOWNHOME - ROW 2 - FRONT
1/8" = 1'-0"

KEY PLAN



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SHEET TITLE:
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SHEET NUMBER:
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Traffic Impact Study

Water's Edge

May 2025

FOR SUBMITTAL TO:

City of Columbia

PREPARED FOR:

CPS Land



05/19/2025

PREPARED BY:

Kimley»Horn

4031 Aspen Grove Drive, Suite 200

Franklin, TN 37067

615-564-2701

Project Number 118119003

CONTENTS

1.0 Executive Summary 6
1.1 Development Improvement Recommendations 6
2.0 Introduction 7
3.0 Methodology 9
3.1 Scoping Meeting 9
3.2 Data Collection 9
3.3 Trip Generation 9
3.4 Capacity Analyses 9
3.5 Turn Lane Warrants 10
3.6 Sight Distance 10
4.0 Existing Conditions 11
4.1 Vehicular Network 11
4.2 Vehicular Volumes 11
5.0 No-Build Conditions 14
5.1 No-Build Volumes 14
5.2 Future Transportation Infrastructure Improvements 14
6.0 Build Conditions 16
6.1 Site Access 16
6.2 Project Traffic 16
6.2.1 Project Trips 16
6.2.2 Trip Distribution and Assignment 16
6.3 Turn Lane Evaluation 21
7.0 Capacity Analysis 22
8.0 Recommendations 26
8.1 Development Improvement Recommendations 26

FIGURES

Figure 1: Study Area 8
Figure 2: Existing Intersection Geometry 12
Figure 3: Existing Traffic Volumes 13
Figure 4: No-Build Traffic Volumes 15
Figure 5: Trip Distribution & Assignment 18
Figure 6: Project Trips 19
Figure 7: Build Traffic Volumes 20
Figure 8: Build Intersection Geometry 25

TABLES

Table 1: Study Intersections 7
Table 2: Roadway Orientations 7
Table 3: LOS Criteria for Intersections 10
Table 4: Roadway Network 11
Table 5: Intersection Peak Hours 11
Table 6: ADT Counts 11
Table 7: Approved Developments 14
Table 8: Site Access Details 16
Table 9: Trip Generation 17
Table 10: Turn Lane Warrants 21
Table 11: LOS Summary 23
Table 12: Queue Summary 24

APPENDICES

Appendix A: Site Plan

Appendix B: Traffic Counts

Appendix C: Volume Development

Appendix D: Capacity Reports

Appendix E: Turn Lane Warrants

Appendix F: Scoping Documents

1.0 EXECUTIVE SUMMARY

This traffic study evaluates the anticipated traffic impacts associated with the *Water's Edge* development. The site is approximately 5 acres and is located in the north quadrant at the intersection of Taylor Bend and River Road in Columbia, Tennessee.

The proposed development is planned to consist of 16 single family units and 83 multi-family units and will generate 680 daily trips, 52 AM peak hour trips and 62 PM peak hour trips.

The results of the analyses show that all study intersections currently operate at an acceptable overall LOS during the AM and PM peak hours. Under the projected No-Build and Build conditions, all study intersections are projected to continue to operate at an acceptable overall LOS during the AM and PM peak hours. It should be noted that it is not uncommon for side street approaches at unsignalized intersections or individual movements at signalized intersections to experience higher delay during peak periods.

1.1 DEVELOPMENT IMPROVEMENT RECOMMENDATIONS

The following improvements are recommended to be completed by the *Water's Edge* development.

- Intersection 6 – River Road at Site Driveway A
    - Provide one (1) ingress lane and one (1) egress lane.

2.0 INTRODUCTION

This traffic study evaluates the anticipated traffic impacts associated with the *Water's Edge* development. The following scenarios are analyzed in this study:

- Existing 2025 Conditions
  - Existing traffic counts and lane configurations
- Projected 2027 No-Build Conditions
  - Existing traffic counts grown to the build-out year at a standard growth rate plus traffic associated with nearby approved developments and existing lane configurations
- Projected 2027 Build Conditions
  - Existing traffic counts grown to the build-out year at a standard growth rate plus traffic associated with nearby approved developments and the proposed development and existing lane configurations

The study network analyzed in this study consists of the intersections listed in Table 1. For the purposes of this traffic impact study, the roadways within the study network are assumed to have the following orientations listed in Table 2. The study area and project site are shown in Figure 1. A site plan for the proposed development is included in Appendix A**.**

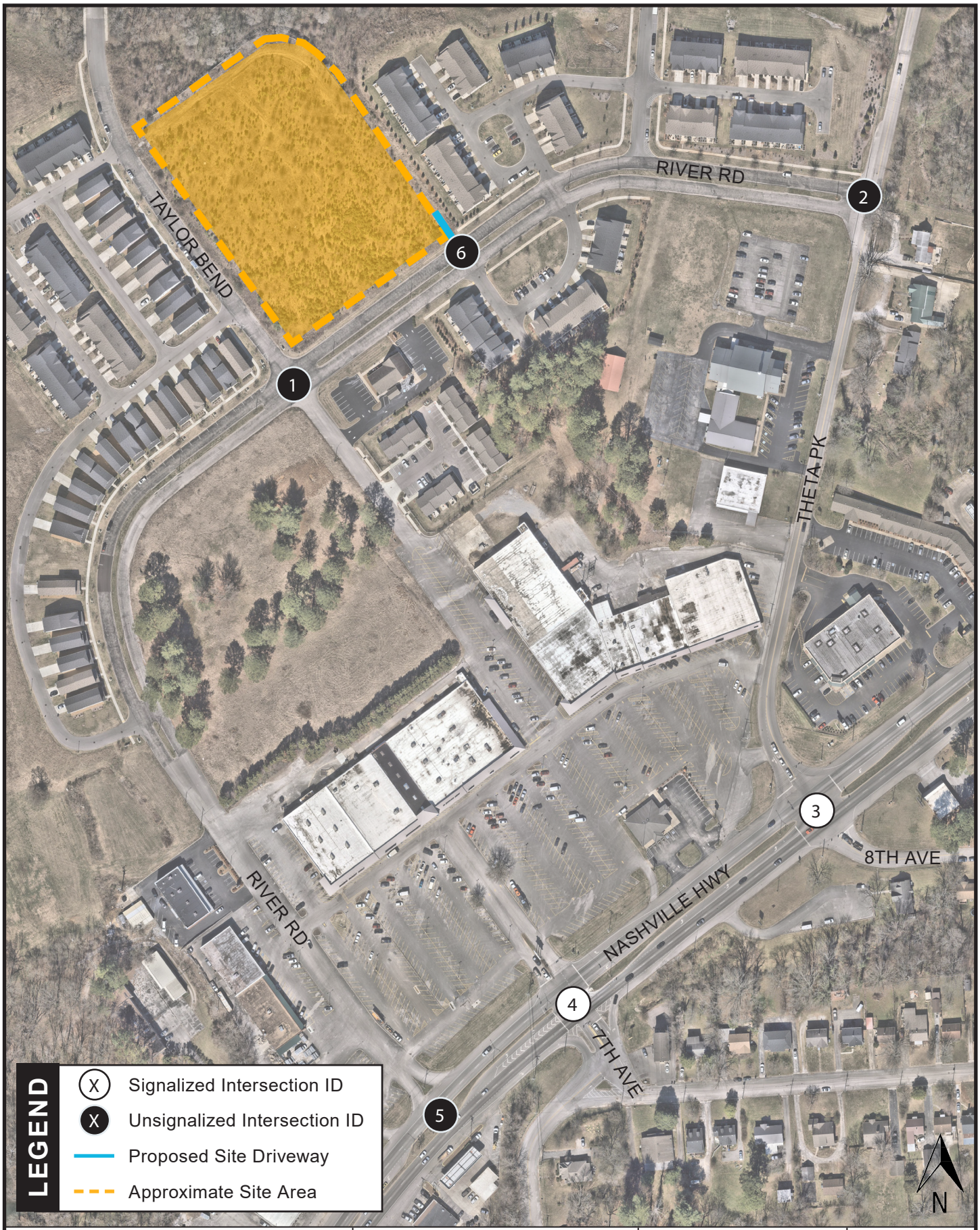
Table 1: Study Intersections

#	Intersection	Existing Control
1	Taylor Bend at River Road	TWSC*
2	River Road at Theta Pike	TWSC
3	Nashville Highway at Theta Pike	Signal
4	Nashville Highway at 7th Avenue	Signal
5	Nashville Highway at River Road	RIRO**

**Two-way stop control*
***Right-in/right-out*

Table 2: Roadway Orientations

Roadway	Orientation
Taylor Bend	North-South
River Road	East-West *(North-South at Int #5)*
Theta Pike	North-South
Nashville Highway	East-West
7th Avenue	North-South



Kimley»Horn	Water's Edge Traffic Impact Study	Study Area	Figure 1

3.0 METHODOLOGY

3.1 SCOPING MEETING

The scope of this study was determined via virtual meeting with City of Columbia on 04/28/2025. The final scoping documents and memorandum of understanding (MOU) incorporating assumptions and discussion from the meeting are included in Appendix F.

3.2 DATA COLLECTION

Volume peak hour turning movement counts (TMCs) were performed at each study intersection. The TMCs were collected from 7:00 AM - 9:00 AM for the AM peak period and 4:00 PM - 6:00 PM for the PM peak period.

3.3 TRIP GENERATION

Traffic for the proposed development was calculated using equations contained in the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, *11th Edition*, using equations where available. Internal capture (or mixed-use) reductions represent the concept that trips generated by individual land uses within a site may remain internal to the site. Mixed-use vehicle trip reductions are calculated using guidance from the *ITE Trip Generation Handbook, 3rd Edition*. Alternative modes of transportation include pedestrians, bicyclists, and transit users. Alternate mode reductions account for the notion that some site-generated trips will occur by a means other than automobile. A pass-by trip occurs when a proposed development diverts traffic that is already traveling on a street adjacent to the site. Pass-by reductions are calculated using guidance from the *(ITE) Trip Generation Manual, 11th Edition.*

3.4 CAPACITY ANALYSES

Level-of-service (LOS) determinations were made for the weekday AM and PM peak hours for the study network intersections using *Synchro, Version 12.0. Synchro* software uses methodologies contained in the *Highway Capacity Manual, 7th Edition* to determine the operating characteristics of an intersection. Capacity is defined as the maximum number of vehicles that can pass over a particular road segment or through a particular intersection within a specified period under prevailing roadway, traffic, and control conditions.

LOS is used to describe the operating characteristics of a road segment or intersection in relation to its capacity. LOS is defined as a qualitative measure that describes operational conditions and motorists' perceptions of a traffic stream. The *Highway Capacity Manual* defines six levels of service, LOS A through LOS F, with A being the best and F the worst.

LOS for unsignalized intersections, with stop control on the minor street only, are reported for the side-street approaches and major street left-turns. Low levels-of-service for side street approaches are not uncommon, as vehicles may experience significant delay turning onto a major roadway.

LOS for signalized and all-way stop controlled (AWSC) intersections are reported for the intersection as a whole. One or more movements at an intersection may experience a low level-of-service, while the intersection as a whole may operate acceptably. The LOS criteria for signalized and unsignalized intersections is shown in Table 3.

Table 3: LOS Criteria for Intersections

LOS	Signalized Delay	Unsignalized Delay	Description
A	≤10.0	≤10.0	Operations with very low delay and most vehicles do not stop.
B	>10.0 and ≤20.0	>10.0 and ≤15.0	Operations with good progression but with some restricted movement.
C	>20.0 and ≤35.0	>15.0 and ≤25.0	Operations where a significant number of vehicles are stopping with some backup and light congestion.
D	>35.0 and ≤55.0	>25.0 and ≤35.0	Operations where congestion is noticeable, longer delays occur, and many vehicles stop. The proportion of vehicles not stopping declines
E	>55.0 and ≤80.0	>35.0 and ≤50.0	Operations where there is significant delay, extensive queuing, and poor progression.
F	>80.0	>50.0	Operations that is unacceptable to most drivers, when the arrival rates exceed the capacity of the intersection.

3.5 TURN LANE WARRANTS

National Cooperative Highway Research Program (NCHRP) Report 457, "Evaluating Intersection Improvements: An Engineering Study Guide", was used to evaluate if left-turn and/or right-turn lanes should be implemented along non-state routes at unsignalized site driveways. From the NCHRP Report 457, the following methodology were applied to perform these evaluations:

- Figure 2-5 ("Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection")
- Figure 2-6 ("Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection")

3.6 SIGHT DISTANCE

Intersection sight distance measurements and calculations were performed using methodology provided in *A Policy on Geometric Design of Highways and Streets, 7th Edition (2018)*, published by the American Association of State Highways and Transportation Officials (AASHTO).

4.0 EXISTING CONDITIONS

4.1 VEHICULAR NETWORK

Characteristics for the roadways within the study are summarized in Table 1. The existing road geometry is illustrated in Figure 3.

Table 4: Roadway Network

Roadway	Lanes	Posted Speed	Classification	AADT
Taylor Bend	2	25*	Local	N/A
River Road	2	25*	Local	N/A
Theta Pike	2	35	Collector	4,408
Nashville Highway	4	45	Arterial	30,156
7th Avenue	2	25*	Local	N/A

**Not posted – assumed speed*

4.2 VEHICULAR VOLUMES

Vehicle peak hour turning movement counts (TMCs) were performed at each study intersection in 2023. The 2023 counts were grown at 3% per year to establish the existing 2025 volumes. Peak hours for the study intersections are shown in Table 5. The existing intersection geometry is shown in Figure 2. The existing peak hour traffic volumes are shown in Figure 3. The complete traffic count data is provided in Appendix B.

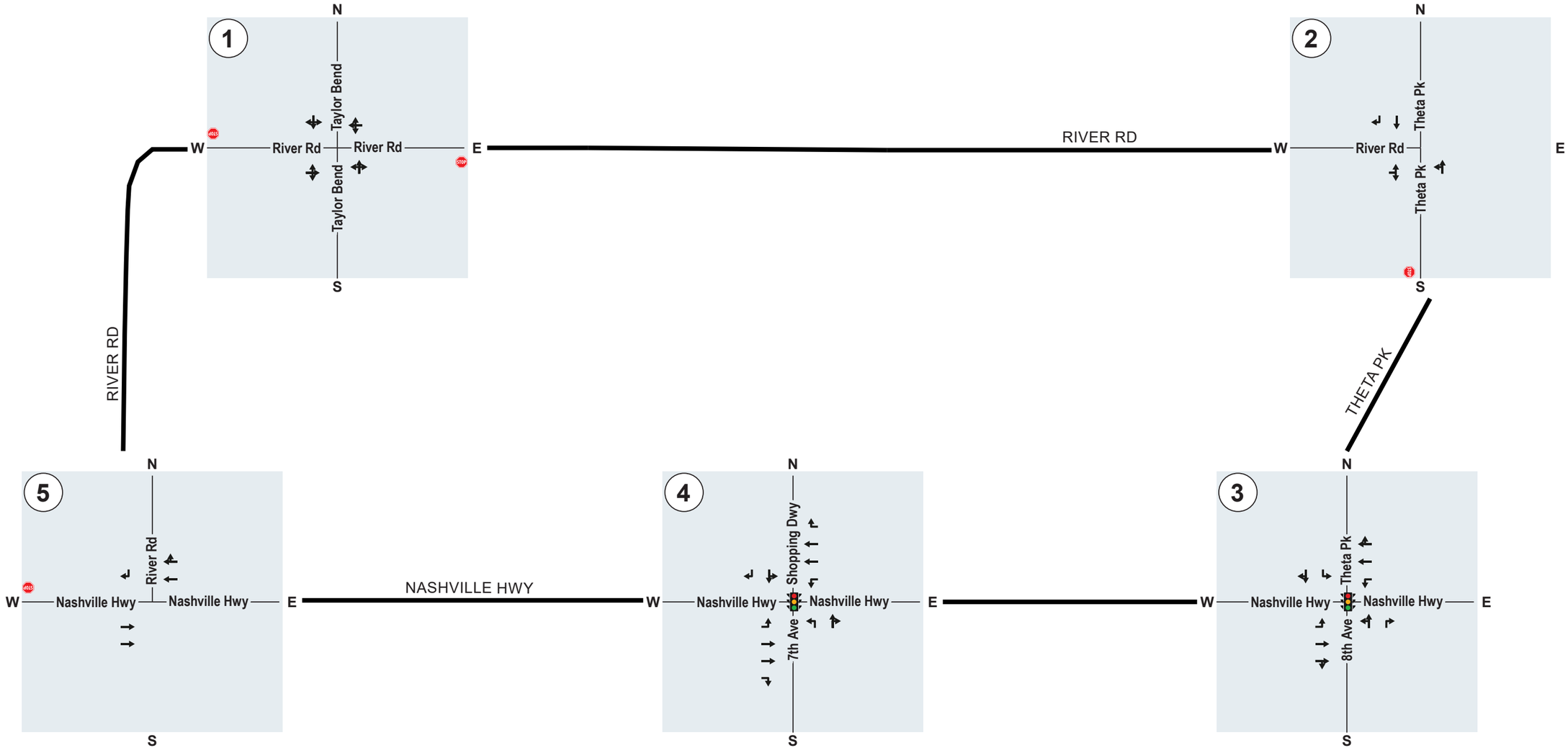
Table 5: Intersection Peak Hours

#	Intersection	Date Collected	AM	PM
1	Taylor Bend at River Road	10/24/2023	7:15 - 8:15	4:30 – 5:30
2	River Road at Theta Pike	10/24/2023	7:45 - 8:45	4:30 – 530
3	Nashville Highway at Theta Pike	10/24/2023	7:15 - 8:15	4:30 – 5:30
4	Nashville Highway at 7th Avenue	10/24/2023	7:15 - 8:15	4:30 – 5:30
5	Nashville Highway at River Road	10/24/2023	7:15 - 8:15	4:30 – 5:30

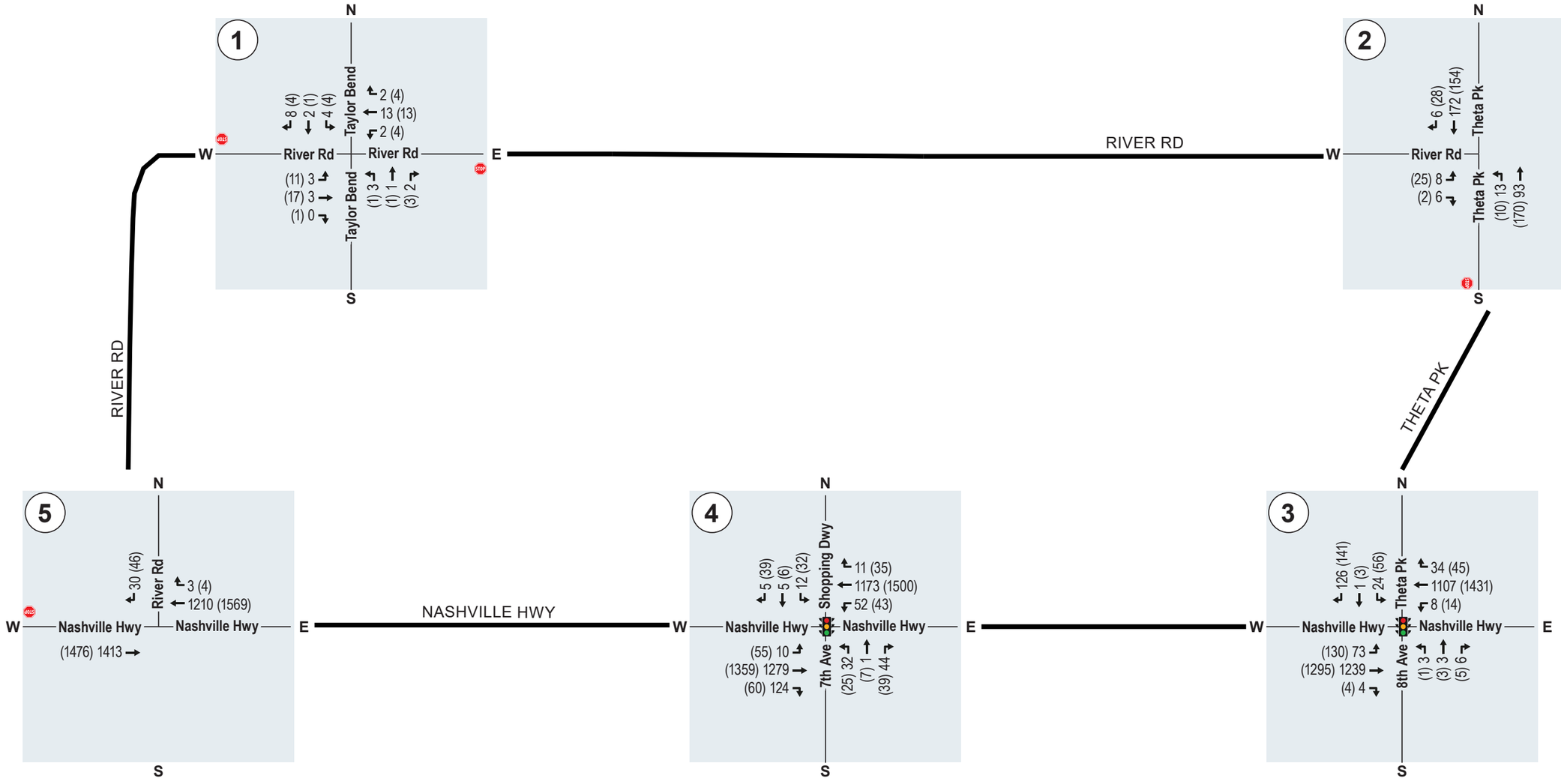
In addition to the TMCs, 24-hour average daily traffic (ADT) counts were also collected and are summarized in Table 6 below.

Table 6: ADT Counts

#	Roadway	Location	ADT	NB/EB	SB/WB	85th Speed
1	Theta Pike	south of River Road	3,348	1,758	1,590	37
2	Nashville Highway	south of River Road	32,797	16,718	16,079	46



Kimley»Horn	**Water's Edge Traffic Impact Study**	**Existing Intersection Geometry**	**Figure 2**



Kimley»Horn	Water's Edge Traffic Impact Study	Existing Traffic Volumes	Figure 3

5.0 NO-BUILD CONDITIONS

5.1 NO-BUILD VOLUMES

Background traffic is defined as expected traffic on the roadway in future year(s) absent the construction and opening of the proposed project. Background traffic can include a base growth rate based on historical count data as well as population growth data and estimates.

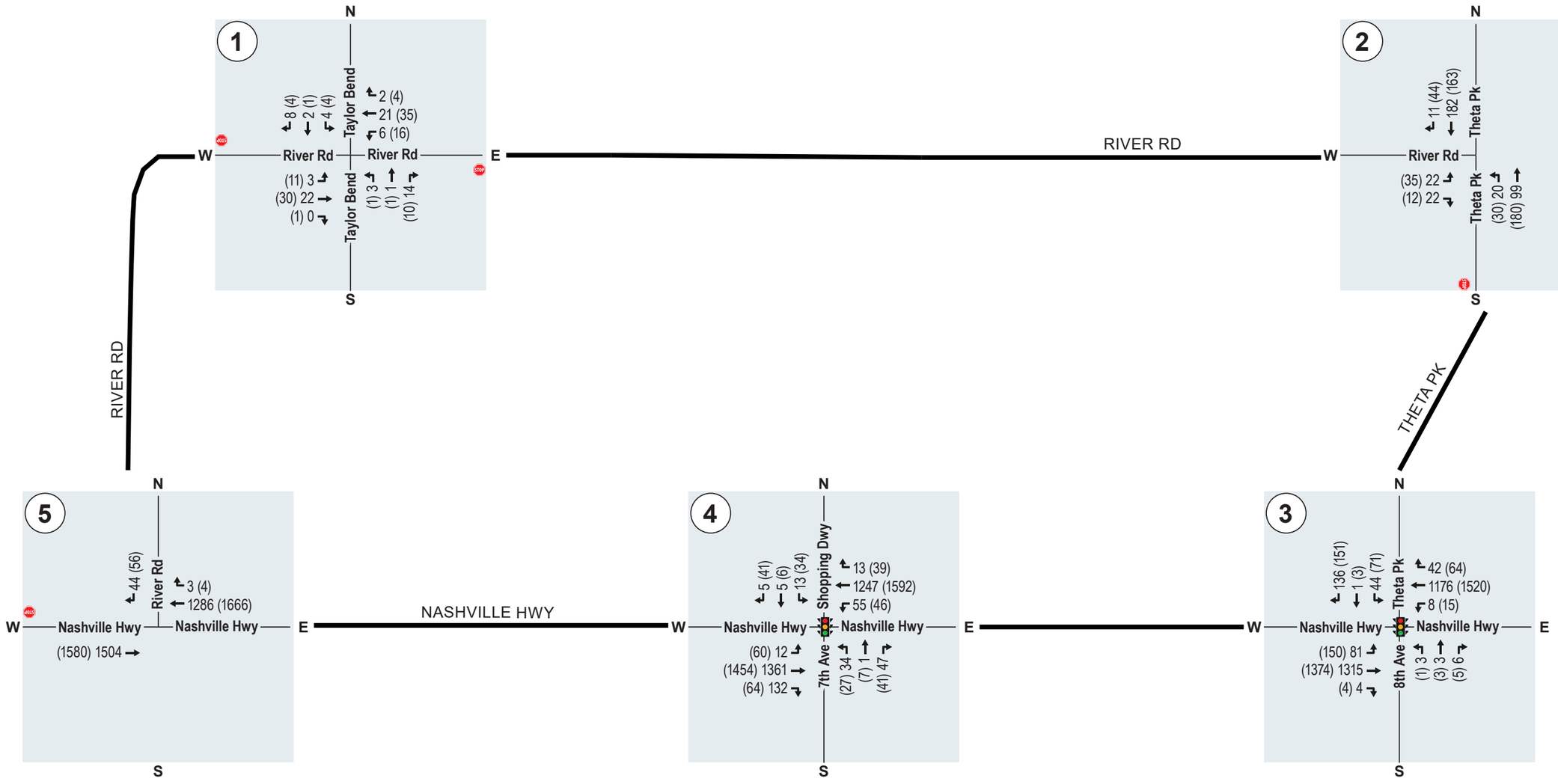
To account for background traffic, the existing traffic volumes were increased by 3.00% per year to account for the expected background growth through the build-out year. In addition to standard background growth, trips associated with the nearby approved developments listed in Table 7 were also incorporated into the volume projections. The no-build volumes are shown in Figure 4.

Table 7: Approved Developments

ID	Development Name	Build Year	Daily	AM	PM
A	River Road Columbia	2025	868	63	76

5.2 FUTURE TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS

No improvements were identified to be incorporated into the capacity analyses. There may be other improvements planned. However, they will not impact the number or characteristics of intersection lanes.



LEGEND

(X) Signalized Intersection ID	Existing Traffic Signal	XX	AM Peak Hour Traffic Volumes
X Unsignalized Intersection ID	STOP Existing Stop Sign	(XX)	PM Peak Hour Traffic Volumes
→ Turning Movement			

N

Kimley»Horn	**Water's Edge Traffic Impact Study**	**No-Build Traffic Volumes** — **Figure 4**

6.0 BUILD CONDITIONS

6.1 SITE ACCESS

A brief description of each site access point is listed in Table 8.

Table 8: Site Access Details

#	Intersection	Control/Movement	Location
6	River Road at Site Driveway	TWSC/Full-Movement	~400' east of Taylor Bend

The intersection sight distance required for vehicles exiting the site at the driveway is 335’ for vehicles turning left and 290’ for vehicles turning right. Sight distance is anticipated to be adequate at the site driveway.

6.2 PROJECT TRAFFIC

6.2.1 PROJECT TRIPS

Trip generation for the proposed development was calculated based on the methodology outlined in Section 3.3. Due to the location and proposed land uses, the trip generation was performed with no reductions to gross trips. Table 9 summarizes the project trip generation. A detailed trip generation worksheet for the proposed development is provided in Appendix C.

6.2.2 TRIP DISTRIBUTION AND ASSIGNMENT

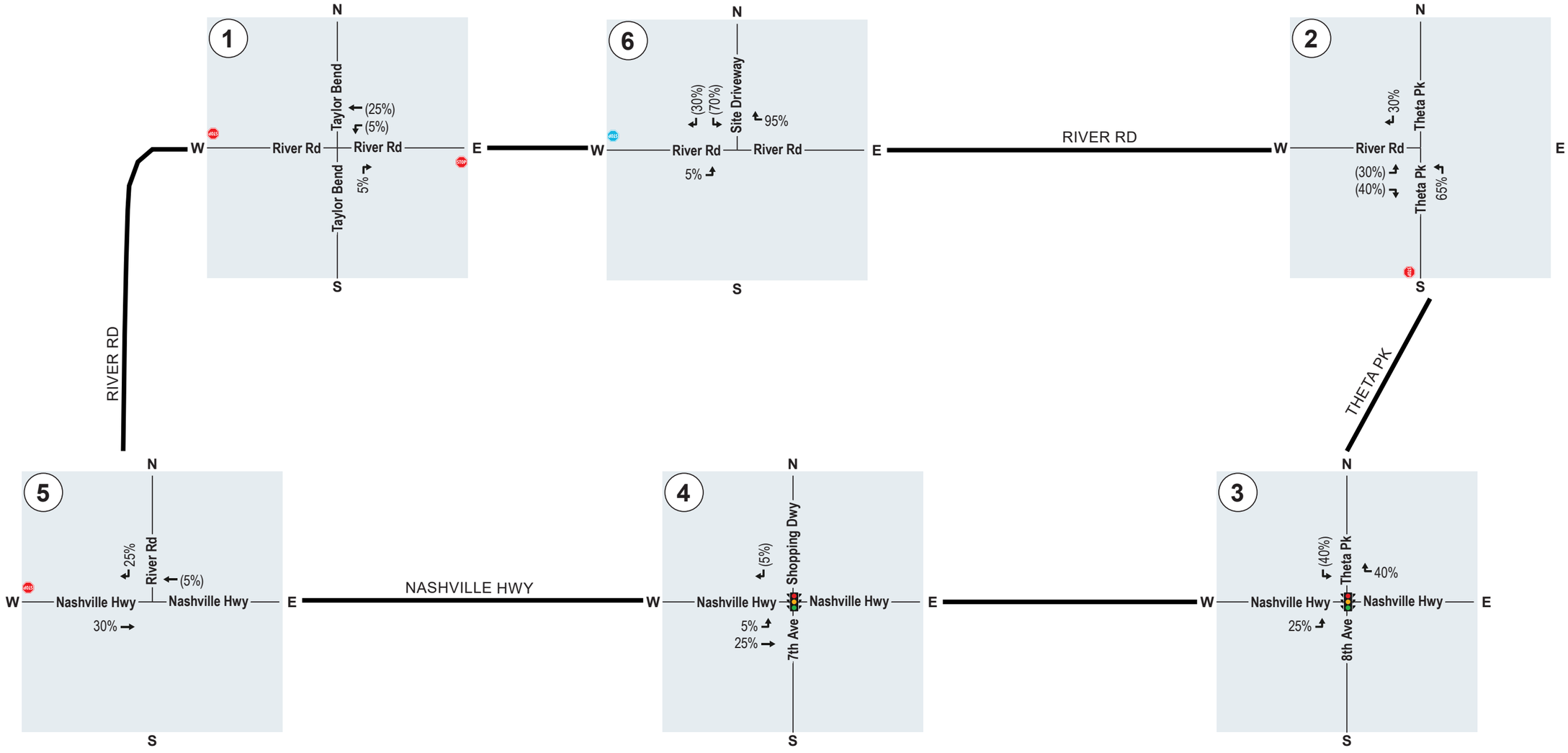
The directional distribution and assignment of new project trips was based on a review of land uses and population densities in the area as well as the existing peak hour turning movement counts. Figure 5 provides the directional distribution and assignment of new project trips. Figure 6 illustrates the assignment of project trips to the study network. The projected build peak hour volumes are shown in Figure 7. Intersection volume worksheets for all intersections and driveways within the study network are provided in Appendix C.

Table 9: Trip Generation

Proposed Trip Generation - Water's Edge

ITE Code	Land Use	Setting/Location	Density		Daily			AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
215	Single-Family Attached Housing	General Urban/Suburban	16	d.u.	72	36	36	3	1	2	6	3	3
220	Multifamily Housing (Low-Rise)	General Urban/Suburban	83	d.u.	608	304	304	49	12	37	56	35	21
GROSS PROPOSED TRIPS					**680**	**340**	**340**	**52**	**13**	**39**	**62**	**38**	**24**

Notes:

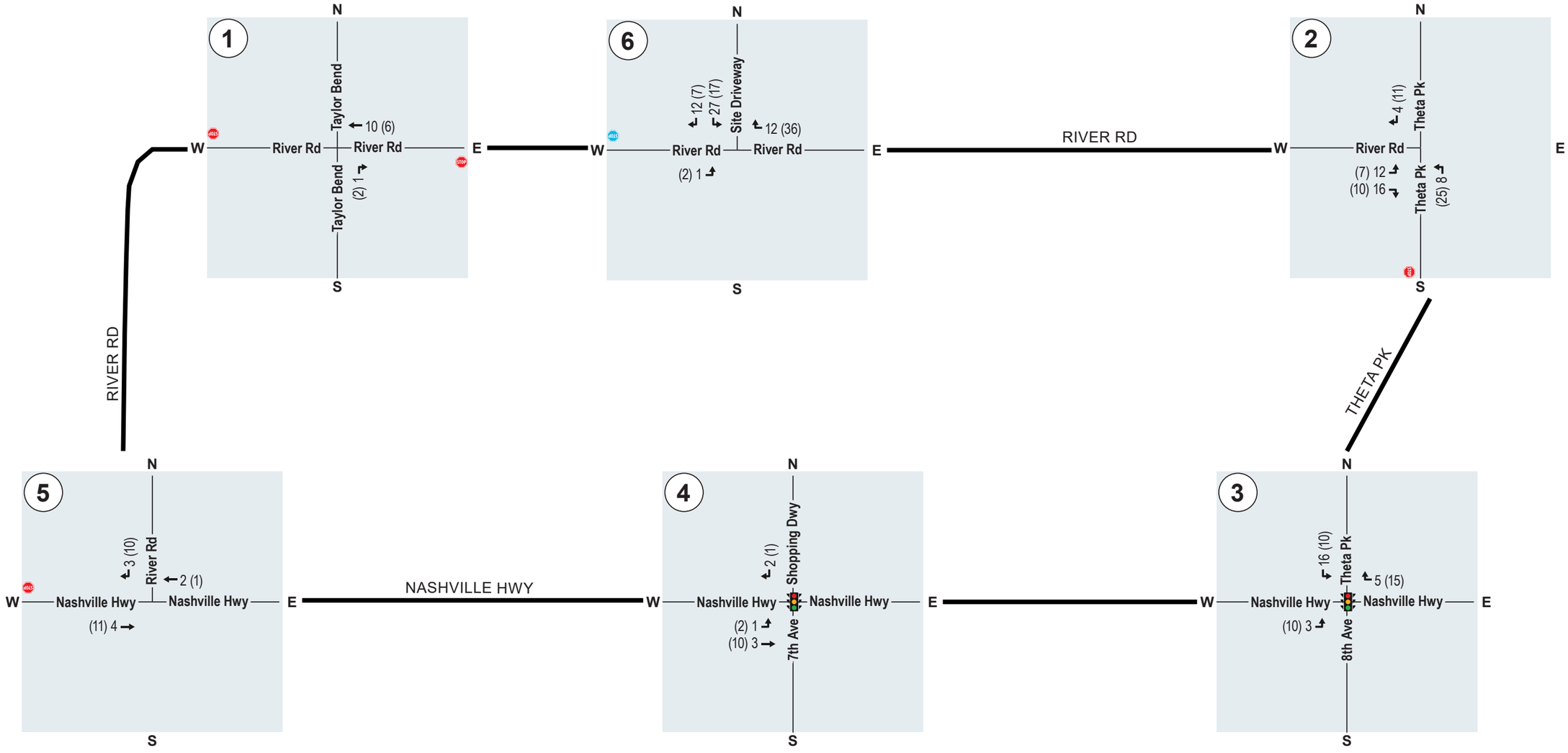


LEGEND

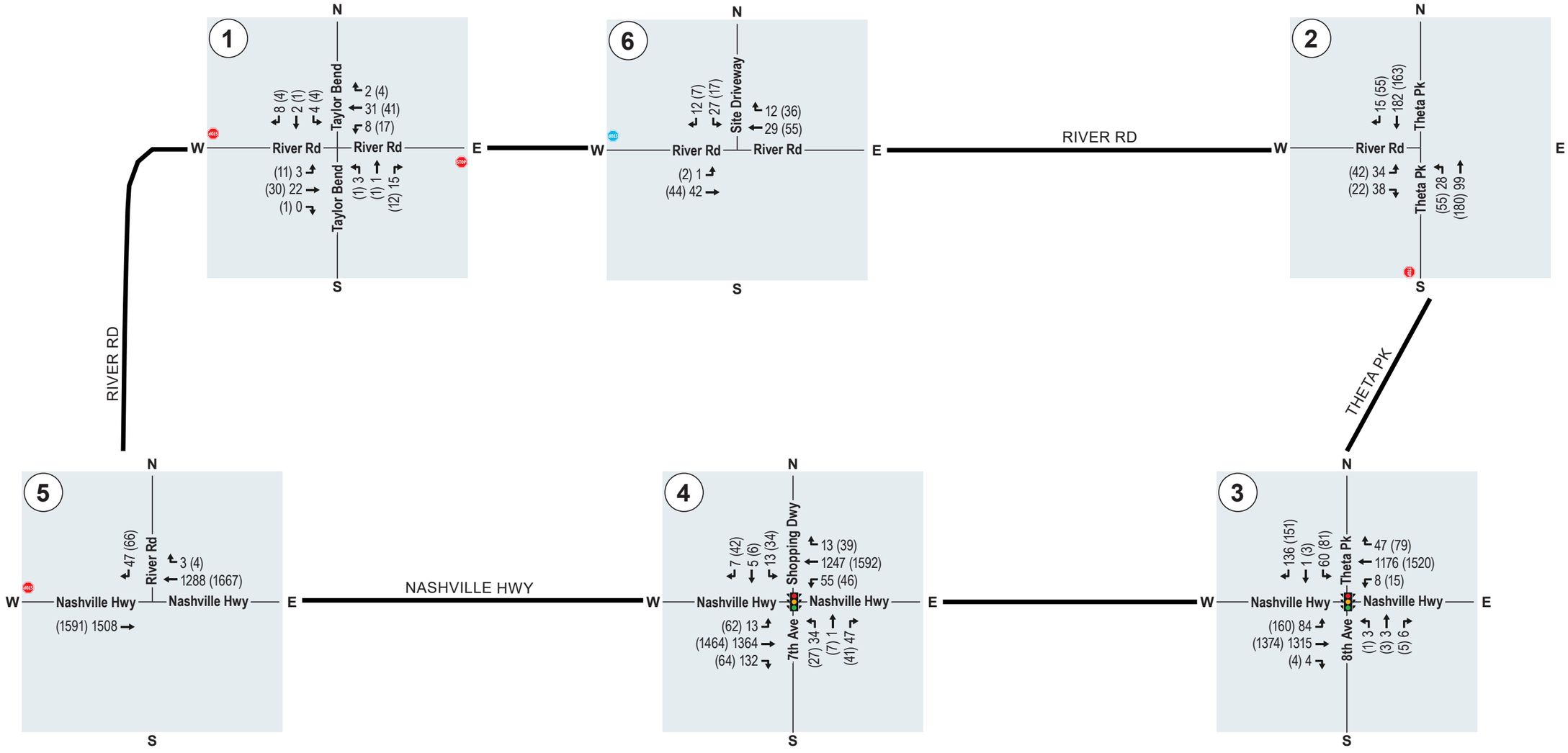
(X) Signalized Intersection ID	Existing Traffic Signal	XX%	% Entering Distribution
X Unsignalized Intersection ID	STOP Existing Stop Sign	(XX%)	% Exiting Distribution
→ Turning Movement	STOP Proposed Stop Sign		

N

Kimley»Horn	**Water's Edge Traffic Impact Study**	**Trip Distribution & Assignment**	**Figure 5**



Kimley»Horn	**Water's Edge Traffic Impact Study**	**Project Trips**	**Figure 6**



LEGEND

X Signalized Intersection ID	Existing Traffic Signal	XX	AM Peak Hour Traffic Volumes
X Unsignalized Intersection ID	STOP Existing Stop Sign	(XX)	PM Peak Hour Traffic Volumes
Turning Movement	STOP Proposed Stop Sign		

N

Kimley»Horn

Water's Edge
Traffic Impact Study

Build Traffic Volumes

Figure 7

6.3 TURN LANE EVALUATION

The turn lane evaluations were calculated based on the methodology outlined in Section 3.5. The results of the turn lane warrants are summarized in Table 10. Detailed turn lane calculations are provided in Appendix E.

Table 10: Turn Lane Warrants

#	Intersection	Movement	Scenario	AM	PM
2	Theta Pike and River Road	NBL	Existing	✗	✗
			No-Build	✗	✗
			Build	✗	✗

Based on the turn lane evaluation, a northbound left-turn lane at the intersection of Theta Pike at River Road (Intersection 2) is not warranted during the AM or PM peak hour under Existing, No-Build, or Build conditions.

7.0 CAPACITY ANALYSIS

The capacity analyses were calculated based on methodology outlined in Section 3.4. The results of the capacity analyses are summarized in Table 11 and Table 12. Detailed capacity reports are provided in Appendix D.

The results of the analyses show that all study intersections currently operate at an acceptable overall LOS during the AM and PM peak hours. Under the projected No-Build and Build conditions, all study intersections are projected to continue to operate at an acceptable overall LOS during the AM and PM peak hours. It should be noted that it is not uncommon for side street approaches at unsignalized intersections or individual movements at signalized intersections to experience higher delay during peak periods.

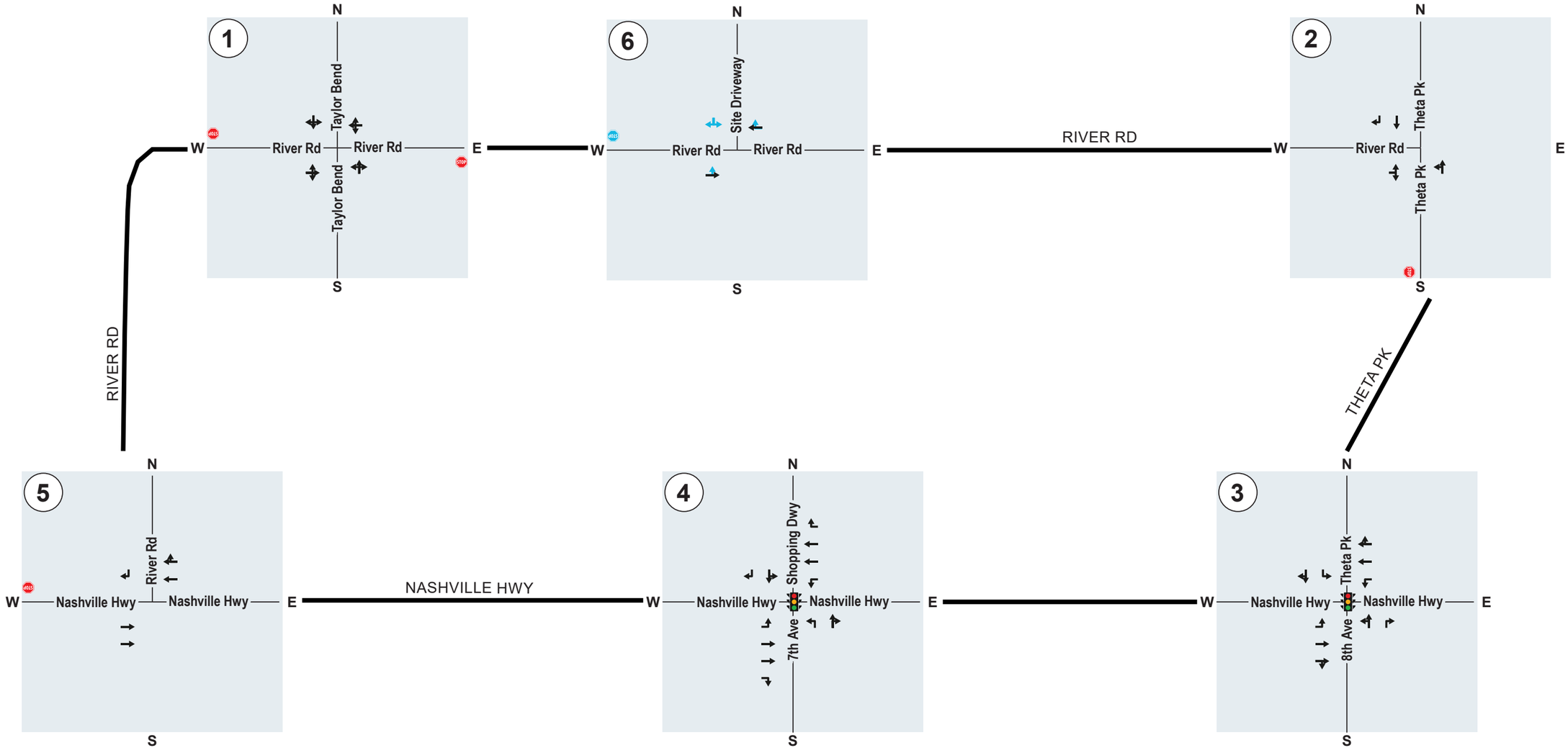
The Build lane configuration is shown in Figure 8.

Table 11: LOS Summary

			Existing AM		Existing PM		No-Build AM		No-Build PM		Build AM		Build PM	
#	Intersection	Movement	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
1	Taylor Bend & River Rd	EBL	A	7.3	A	7.3	A	7.3	A	7.3	A	7.3	A	7.4
		WBL	A	7.2	A	7.3	A	7.3	A	7.3	A	7.3	A	7.3
		NB	A	8.8	A	8.8	A	8.8	A	8.8	A	8.8	A	8.8
		SB	A	8.7	A	8.9	A	8.9	A	9.3	A	9.0	A	9.3
2	Theta Pk & River Rd	NBL	A	7.7	A	7.6	A	7.7	A	7.7	A	7.7	A	7.8
		EB	B	10.1	B	10.9	B	10.4	B	11.3	B	10.7	B	11.7
3	8th Ave/Theta Pk & Nashville Hwy	EBL	A	8.2	B	13.1	A	8.9	B	17.7	A	9.1	B	19.4
		EBT	A	1.6	A	1.6	A	1.8	A	1.8	A	1.8	A	1.7
		EBR	A	1.6	A	1.5	A	1.7	A	1.7	A	1.7	A	1.7
		WBL	A	6.9	A	6.9	A	7.0	A	7.1	A	7.0	A	7.2
		WBT	B	12.9	B	16.0	B	13.7	B	17.9	B	13.7	B	18.4
		WBR	B	12.8	B	15.9	B	13.6	B	18.0	B	13.7	B	18.5
		NBL	D	37.7	D	37.5	D	37.8	D	37.5	D	37.8	D	37.5
		NBT	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0
		NBR	D	37.5	D	37.5	D	37.5	D	37.5	D	37.5	D	37.5
		SBL	D	46.7	D	51.0	D	49.7	D	54.6	D	51.9	**E**	56.6
		SBT	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0
		SBR	D	46.6	D	47.9	D	47.8	D	49.3	D	47.8	D	49.3
		Intersection	A	9.4	B	12.0	B	10.2	B	13.5	B	10.5	B	14.0
4	7th Ave/Shopping Dwy & Nashville Hwy	EBL	**E**	59.4	**E**	58.7	**E**	59.4	**E**	58.7	**E**	59.4	**E**	58.7
		EBT	A	7.7	A	7.9	A	8.3	A	8.7	A	8.4	A	8.8
		EBR	A	4.7	A	4.5	A	4.9	A	4.8	A	4.9	A	4.8
		WBL	**E**	57.4	**E**	56.5	**E**	57.6	**E**	56.5	**E**	57.6	**E**	56.5
		WBT	A	5.7	A	8.6	A	6.2	A	9.2	A	6.2	A	9.2
		WBR	A	3.4	A	4.6	A	3.5	A	4.8	A	3.5	A	4.8
		NBL	D	54.2	D	53.8	D	54.3	D	53.8	D	54.3	D	53.8
		NBT	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0
		NBR	D	52.5	D	49.4	D	52.5	D	49.4	D	52.5	D	49.4
		SBL	D	48.2	D	49.3	D	48.3	D	49.5	D	48.3	D	49.7
		SBT	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0	A	0.0
		SBR	D	46.9	D	47.0	D	47.0	D	47.0	D	47.1	D	47.1
		Intersection	A	9.4	B	11.6	A	9.8	B	12.2	A	9.9	B	12.2
5	Nashville Hwy & River Rd	SB	B	14.6	C	18.3	C	15.8	C	20.3	C	15.9	C	21.0
6	River Rd & Site Driveway	EBL	--	--	--	--	--	--	--	--	A	7.3	A	7.5
		SB	--	--	--	--	--	--	--	--	A	9.1	A	9.3

Table 12: Queue Summary

			Existing AM		Existing PM		No-Build AM		No-Build PM		Build AM		Build PM	
#	Intersection	Movement	Storage	Queue	Storage	Queue	Storage	Queue	Storage	Queue	Storage	Queue	Storage	Queue
1	Taylor Bend & River Rd	EBL		0		0		0		0		0		0
		WBL		0		0		0		0		0		0
		NBL		0		0		3		0		3		3
		SBL		3		0		3		0		3		0
2	Theta Pk & River Rd	EBL		3		3		5		8		10		10
		NBL		0		0		3		3		3		3
3	8th Ave/Theta Pk & Nashville Hwy	EBL	325	m17	325	107	325	m19	325	144	325	m25	325	154
		EBT		112		122		118		129		118		128
		WBL	100	6	100	7	100	6	100	8	100	6	100	8
		WBT		321		524		357		613		360		624
		NBT		16		13		16		13		16		13
		NBR	85	0	85	0	85	0	85	0	85	0	85	0
		SBL	85	41	85	75	85	64	85	**90**	85	82	85	**101**
		SBT		53		57		55		59		55		59
4	7th Ave/Shopping Dwy & Nashville Hwy	EBL	160	26	160	78	160	26	160	78	160	26	160	78
		EBT		372		337		414		386		415		391
		EBR	160	33	160	10	160	36	160	12	160	36	160	12
		WBL	100	m79	100	m49	100	m71	100	m49	100	m70	100	m49
		WBT		36		37		38		39		38		39
		WBR	100	m0	100	m0	100	m0	100	m0	100	m0	100	m0
		NBL	115	55	115	45	115	57	115	47	115	57	115	47
		NBT		36		40		37		41		37		41
		SBT		34		60		35		62		35		62
		SBR		0		7		0		9		0		10
5	Nashville Hwy & River Rd	SBR		8		13		10		18		13		23
6	River Rd & Site Driveway	EBL		0		0		0		0		0		0
		SBL										5		3



LEGEND

(X) Signalized Intersection ID	Existing Traffic Signal	Existing Lane Configuration
X Unsignalized Intersection ID	STOP Existing Stop Sign	Build Lane Configuration
	STOP Proposed Stop Sign	

N

Kimley»Horn	Water's Edge Traffic Impact Study	Build Intersection Geometry	Figure 8

8.0 RECOMMENDATIONS

8.1 DEVELOPMENT IMPROVEMENT RECOMMENDATIONS

The following improvements are recommended to serve the traffic associated with the *Water's Edge* development.

- Intersection 6 – River Road at Site Driveway A
    - Provide one (1) ingress lane and one (1) egress lane.

APPENDIX A

Site Plan

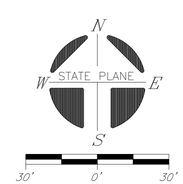
SITE PLAN:

99 UNITS:
- 12 TOWNHOMES
- 4 CARRIAGE HOUSE UNITS
- 83 LARGE MULTI-FAMILY UNITS

TOTAL PARKING GOAL: 201 SPACES
- CODE REQUIRES 1.5 SPACES/UNIT = 149
- CODE CIVIC SPACE PARKING: 1/5000 SF = 3
- 2/PER UNIT GOAL = 198 SPACES

PROVIDED PARKING: 193 + TAYLORS BEND SPACES
- 148 SURFACE PARK
- 13 ON-STREET RIVER ROAD
- 8 CARRIAGE HOUSE GARAGE SPACES
- 20 CODE COMPLIANT TH SPACES
- 4 TH GARAGE UNITS/ NON-CODE
- TDB ON-STREET TAYLOR BEND





APPENDIX B

Traffic Counts

Peak Hour Turning Movement Count

Columbia, TN

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, October 24, 2023	
Period	0700 - 0900
Peak Hour	0715 - 0815

* the Peak Hour Diagram does not include Bikes



Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0715 - 0730	3	0	0	-	0	3	2	0	4	-	0	6	0	0	0	-	0	0	0	2	1	-	0	3	12
0730 - 0745	0	0	1	-	0	1	2	1	0	-	0	3	0	2	0	-	0	2	0	7	1	-	0	8	14
0745 - 0800	0	1	1	-	0	2	0	1	2	-	0	3	1	0	0	-	0	1	0	1	0	-	0	1	7
0800 - 0815	0	0	0	-	0	0	0	0	2	-	0	2	2	1	0	-	0	3	2	2	0	-	0	4	9
Total	3	1	2	0	0	6	4	2	8	0	0	14	3	3	0	0	0	6	2	12	2	0	0	16	42
Approach %	50.00	16.67	33.33	0.00	0.00	-	28.57	14.29	57.14	0.00	0.00	-	50.00	50.00	0.00	0.00	0.00	-	12.50	75.00	12.50	0.00	0.00	-	
PHF	0.25	0.25	0.50	0.00	0.00	**0.50**	0.50	0.50	0.50	0.00	0.00	**0.58**	0.38	0.38	0.00	0.00	0.00	**0.50**	0.25	0.43	0.50	0.00	0.00	**0.50**	**0.75**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0715 - 0730	3	0	0	-	0	3	2	0	4	-	0	6	0	0	0	-	0	0	0	2	0	-	0	2	11
0730 - 0745	0	0	1	-	0	1	2	1	0	-	0	3	0	2	0	-	0	2	0	7	1	-	0	8	14
0745 - 0800	0	1	1	-	0	2	0	1	2	-	0	3	1	0	0	-	0	1	0	1	0	-	0	1	7
0800 - 0815	0	0	0	-	0	0	0	0	2	-	0	2	2	1	0	-	0	3	2	2	0	-	0	4	9
Total	3	1	2	0	0	6	4	2	8	0	0	14	3	3	0	0	0	6	2	12	1	0	0	15	41
Approach %	50.00	16.67	33.33	0.00	0.00	-	28.57	14.29	57.14	0.00	0.00	-	50.00	50.00	0.00	0.00	0.00	-	13.33	80.00	6.67	0.00	0.00	-	
PHF	0.25	0.25	0.50	0.00	0.00	**0.50**	0.50	0.50	0.50	0.00	0.00	**0.58**	0.38	0.38	0.00	0.00	0.00	**0.50**	0.25	0.43	0.25	0.00	0.00	**0.47**	**0.73**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	1	-	0	1	1
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	1
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.25	0.00	0.00	**0.25**	**0.25**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Peak Hour Turning Movement Count

Click here for Map

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, October 24, 2023	
Period	1600 - 1800
Peak Hour	1700 - 1800

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1700 - 1715	0	0	1	-	0	1	2	1	1	-	0	4	3	4	0	-	0	7	1	3	0	-	0	4	16
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	1	5	1	-	0	7	2	3	0	-	0	5	12
1730 - 1745	0	0	2	-	0	2	0	0	1	-	0	1	2	4	0	-	2	8	1	0	2	-	0	3	14
1745 - 1800	1	1	0	-	0	2	2	0	2	-	0	4	2	3	0	-	1	6	0	6	2	-	0	8	20
Total	1	1	3	0	0	5	4	1	4	0	0	9	8	16	1	0	3	28	4	12	4	0	0	20	62
Approach %	20.00	20.00	60.00	0.00	0.00	-	44.44	11.11	44.44	0.00	0.00	-	28.57	57.14	3.57	0.00	10.71	-	20.00	60.00	20.00	0.00	0.00	-	
PHF	0.25	0.25	0.38	0.00	0.00	**0.63**	0.50	0.25	0.50	0.00	0.00	**0.56**	0.67	0.80	0.25	0.00	0.38	**0.88**	0.50	0.50	0.50	0.00	0.00	**0.63**	**0.78**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1730 - 1745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1745 - 1800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1700 - 1715	0	0	1	-	0	1	2	1	1	-	0	4	3	4	0	-	0	7	1	3	0	-	0	4	16
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	1	5	1	-	0	7	2	3	0	-	0	5	12
1730 - 1745	0	0	2	-	0	2	0	0	1	-	0	1	2	4	0	-	2	8	1	0	2	-	0	3	14
1745 - 1800	1	1	0	-	0	2	2	0	2	-	0	4	2	3	0	-	1	6	0	6	2	-	0	8	20
Total	1	1	3	0	0	5	4	1	4	0	0	9	8	16	1	0	3	28	4	12	4	0	0	20	62
Approach %	20.00	20.00	60.00	0.00	0.00	-	44.44	11.11	44.44	0.00	0.00	-	28.57	57.14	3.57	0.00	10.71	-	20.00	60.00	20.00	0.00	0.00	-	
PHF	0.25	0.25	0.38	0.00	0.00	**0.63**	0.50	0.25	0.50	0.00	0.00	**0.56**	0.67	0.80	0.25	0.00	0.38	**0.88**	0.50	0.50	0.50	0.00	0.00	**0.63**	**0.78**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1730 - 1745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1745 - 1800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						Taylor Bend						River Rd (West)						River Rd (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	1.1	1.2	1.3		1.4	Total	1.5	1.6	1.7		1.8	Total	1.9	1.10	1.11		1.12	Total	1.13	1.14	1.15		1.16	Total	Total
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1715 - 1730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1730 - 1745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1745 - 1800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Peak Hour Turning Movement Count

Columbia, TN

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Marr Traffic DATA COLLECTION

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Tuesday, October 24, 2023	
Period	0700 - 0900
Peak Hour	0745 - 0845

* the Peak Hour Diagram does not include Bikes



Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
0745 - 0800	0	18	-	-	0	18	-	49	0	-	0	49	1	-	1	-	0	2	-	-	-	-	-	0	69
0800 - 0815	3	30	-	-	0	33	-	43	3	-	0	46	0	-	0	-	0	0	-	-	-	-	-	0	79
0815 - 0830	0	14	-	-	0	14	-	43	0	-	0	43	4	-	0	-	0	4	-	-	-	-	-	0	61
0830 - 0845	7	26	-	-	2	35	-	27	3	-	0	30	3	-	5	-	0	8	-	-	-	-	-	0	73
Total	10	88	0	0	2	100	0	162	6	0	0	168	8	0	6	0	0	14	0	0	0	0	0	0	282
Approach %	10.00	88.00	0.00	0.00	2.00	-	0.00	96.43	3.57	0.00	0.00	-	57.14	0.00	42.86	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.36	0.73	0.00	0.00	0.25	**0.71**	0.00	0.83	0.50	0.00	0.00	**0.86**	0.50	0.00	0.30	0.00	0.00	**0.44**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.89**

Bikes

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
0745 - 0800	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
0800 - 0815	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
0815 - 0830	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
0830 - 0845	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
0745 - 0800	0	18	-	-	0	18	-	49	0	-	0	49	1	-	1	-	0	2	-	-	-	-	-	0	69
0800 - 0815	3	28	-	-	0	31	-	43	3	-	0	46	0	-	0	-	0	0	-	-	-	-	-	0	77
0815 - 0830	0	14	-	-	0	14	-	40	0	-	0	40	4	-	0	-	0	4	-	-	-	-	-	0	58
0830 - 0845	7	25	-	-	2	34	-	27	3	-	0	30	3	-	5	-	0	8	-	-	-	-	-	0	72
Total	10	85	0	0	2	97	0	159	6	0	0	165	8	0	6	0	0	14	0	0	0	0	0	0	276
Approach %	10.31	87.63	0.00	0.00	2.06	-	0.00	96.36	3.64	0.00	0.00	-	57.14	0.00	42.86	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.36	0.76	0.00	0.00	0.25	**0.71**	0.00	0.81	0.50	0.00	0.00	**0.84**	0.50	0.00	0.30	0.00	0.00	**0.44**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.90**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
0745 - 0800	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
0800 - 0815	0	1	-	-	0	1	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	1
0815 - 0830	0	0	-	-	0	0	-	1	0	-	0	1	0	-	0	-	0	0	-	-	-	-	-	0	1
0830 - 0845	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
Total	0	1	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
Approach %	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.25	0.00	0.00	0.00	**0.25**	0.00	0.25	0.00	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.50**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
0745 - 0800	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
0800 - 0815	0	1	-	-	0	1	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	1
0815 - 0830	0	0	-	-	0	0	-	2	0	-	0	2	0	-	0	-	0	0	-	-	-	-	-	0	2
0830 - 0845	0	1	-	-	0	1	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	1
Total	0	2	0	0	0	2	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	4
Approach %	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.50	0.00	0.00	0.00	**0.50**	0.00	0.25	0.00	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.50**

Peak Hour Turning Movement Count

Columbia, TN

Click here for Map

Marr Traffic DATA COLLECTION

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Tuesday, October 24, 2023	
Period	1600 - 1800
Peak Hour	1645 - 1745

* the Peak Hour Diagram does not include Bikes



Session Parameters

(Drop Down Menu)

Peak Hour

Volume

All vehicles

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
1645 - 1700	0	40	-	-	0	40	-	44	6	-	0	50	6	-	0	-	0	6	-	-	-	-	-	0	96
1700 - 1715	2	40	-	-	0	42	-	37	6	-	0	43	4	-	1	-	0	5	-	-	-	-	-	0	90
1715 - 1730	4	45	-	-	0	49	-	32	8	-	0	40	3	-	0	-	1	4	-	-	-	-	-	0	93
1730 - 1745	3	35	-	-	0	38	-	32	6	-	0	38	10	-	1	-	0	11	-	-	-	-	-	0	87
Total	9	160	0	0	0	169	0	145	26	0	0	171	23	0	2	0	1	26	0	0	0	0	0	0	366
Approach %	5.33	94.67	0.00	0.00	0.00	-	0.00	84.80	15.20	0.00	0.00	-	88.46	0.00	7.69	0.00	3.85	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.56	0.89	0.00	0.00	0.00	**0.86**	0.00	0.82	0.81	0.00	0.00	**0.86**	0.58	0.00	0.50	0.00	0.25	**0.59**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.95**

Bikes

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
1645 - 1700	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1700 - 1715	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1715 - 1730	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1730 - 1745	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
1645 - 1700	0	39	-	-	0	39	-	42	6	-	0	48	6	-	0	-	0	6	-	-	-	-	-	0	93
1700 - 1715	2	40	-	-	0	42	-	37	6	-	0	43	4	-	1	-	0	5	-	-	-	-	-	0	90
1715 - 1730	4	45	-	-	0	49	-	32	8	-	0	40	3	-	0	-	1	4	-	-	-	-	-	0	93
1730 - 1745	3	35	-	-	0	38	-	31	6	-	0	37	10	-	1	-	0	11	-	-	-	-	-	0	86
Total	9	159	0	0	0	168	0	142	26	0	0	168	23	0	2	0	1	26	0	0	0	0	0	0	362
Approach %	5.36	94.64	0.00	0.00	0.00	-	0.00	84.52	15.48	0.00	0.00	-	88.46	0.00	7.69	0.00	3.85	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.56	0.88	0.00	0.00	0.00	**0.86**	0.00	0.85	0.81	0.00	0.00	**0.88**	0.58	0.00	0.50	0.00	0.25	**0.59**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.97**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
1645 - 1700	0	1	-	-	0	1	-	1	0	-	0	1	0	-	0	-	0	0	-	-	-	-	-	0	2
1700 - 1715	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1715 - 1730	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1730 - 1745	0	0	-	-	0	0	-	1	0	-	0	1	0	-	0	-	0	0	-	-	-	-	-	0	1
Total	0	1	0	0	0	1	0	2	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	3
Approach %	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.25	0.00	0.00	0.00	**0.25**	0.00	0.50	0.00	0.00	0.00	**0.50**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.38**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound												
	Theta Pike (South)						Theta Pike (North)						River Rd												
Time	Left 2.1	Thru 2.2			U-Turn 2.3	App Total		Thru 2.4	Right 2.5		U-Turn 2.6	App Total	Left 2.7		Right 2.8		U-Turn 2.9	App Total						App Total	Int Total
1645 - 1700	0	0	-	-	0	0	-	1	0	-	0	1	0	-	0	-	0	0	-	-	-	-	-	0	1
1700 - 1715	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1715 - 1730	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
1730 - 1745	0	0	-	-	0	0	-	0	0	-	0	0	0	-	0	-	0	0	-	-	-	-	-	0	0
Total	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.00	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.25**

Peak Hour Turning Movement Count

Columbia, TN

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Tuesday, October 24, 2023	
Period	0700 - 0900
Peak Hour	0715 - 0815

* the Peak Hour Diagram does not include Bikes



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0715 - 0730	1	0	2	-	0	3	7	0	29	-	0	36	12	258	1	-	0	271	1	238	5	-	1	245	555
0730 - 0745	1	1	1	-	0	3	5	0	30	-	0	35	15	296	1	-	0	312	2	281	7	-	0	290	640
0745 - 0800	1	0	1	-	0	2	7	1	33	-	0	41	14	322	1	-	0	337	2	274	7	-	0	283	663
0800 - 0815	0	2	2	-	0	4	4	0	27	-	0	31	28	292	1	-	0	321	0	250	13	-	2	265	621
Total	3	3	6	0	0	12	23	1	119	0	0	143	69	1168	4	0	0	1241	5	1043	32	0	3	1083	2479
Approach %	25.00	25.00	50.00	0.00	0.00	-	16.08	0.70	83.22	0.00	0.00	-	5.56	94.12	0.32	0.00	0.00	-	0.46	96.31	2.95	0.00	0.28	-	
PHF	0.75	0.38	0.75	0.00	0.00	**0.75**	0.82	0.25	0.90	0.00	0.00	**0.87**	0.62	0.91	1.00	0.00	0.00	**0.92**	0.63	0.93	0.62	0.00	0.38	**0.93**	**0.93**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0715 - 0730	1	0	2	-	0	3	7	0	28	-	0	35	12	249	1	-	0	262	1	228	3	-	1	233	533
0730 - 0745	1	1	1	-	0	3	5	0	30	-	0	35	14	284	1	-	0	299	2	274	6	-	0	282	619
0745 - 0800	1	0	1	-	0	2	7	1	33	-	0	41	14	307	1	-	0	322	2	266	7	-	0	275	640
0800 - 0815	0	2	2	-	0	4	4	0	27	-	0	31	27	272	1	-	0	300	0	240	13	-	2	255	590
Total	3	3	6	0	0	12	23	1	118	0	0	142	67	1112	4	0	0	1183	5	1008	29	0	3	1045	2382
Approach %	25.00	25.00	50.00	0.00	0.00	-	16.20	0.70	83.10	0.00	0.00	-	5.66	94.00	0.34	0.00	0.00	-	0.48	96.46	2.78	0.00	0.29	-	
PHF	0.75	0.38	0.75	0.00	0.00	**0.75**	0.82	0.25	0.89	0.00	0.00	**0.87**	0.62	0.91	1.00	0.00	0.00	**0.92**	0.63	0.92	0.56	0.00	0.38	**0.93**	**0.93**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0715 - 0730	0	0	0	-	0	0	0	0	1	-	0	1	0	9	0	-	0	9	0	7	2	-	0	9	19
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	8	0	-	0	8	0	5	0	-	0	5	13
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	8	0	-	0	8	0	4	0	-	0	4	12
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	0	13	0	-	0	13	0	8	0	-	0	8	21
Total	0	0	0	0	0	0	0	0	1	0	0	1	0	38	0	0	0	38	0	24	2	0	0	26	65
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	92.31	7.69	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.25	0.00	0.00	**0.25**	0.00	0.73	0.00	0.00	0.00	**0.73**	0.00	0.75	0.25	0.00	0.00	**0.72**	**0.77**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	0	3	3
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	1	4	0	-	0	5	0	2	1	-	0	3	8
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	7	0	-	0	7	0	4	0	-	0	4	11
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	1	7	0	-	0	8	0	2	0	-	0	2	10
Total	0	0	0	0	0	0	0	0	0	0	0	0	2	18	0	0	0	20	0	11	1	0	0	12	32
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	10.00	90.00	0.00	0.00	0.00	-	0.00	91.67	8.33	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.50	0.64	0.00	0.00	0.00	**0.63**	0.00	0.69	0.25	0.00	0.00	**0.75**	**0.73**

Peak Hour Turning Movement Count

Columbia, TN

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Tuesday, October 24, 2023	
Period	1600 - 1800
Peak Hour	1615 - 1715

* the Peak Hour Diagram does not include Bikes



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1615 - 1630	0	0	2	-	0	2	13	0	40	-	0	53	37	289	0	-	0	326	4	333	9	-	0	346	727
1630 - 1645	1	1	0	-	0	2	11	1	24	-	0	36	28	337	3	-	0	368	4	336	12	-	0	352	758
1645 - 1700	0	2	2	-	0	4	16	0	33	-	0	49	29	279	1	-	0	309	2	343	9	-	1	355	717
1700 - 1715	0	0	1	-	0	1	13	2	36	-	0	51	28	316	0	-	1	345	2	337	12	-	0	351	748
Total	1	3	5	0	0	9	53	3	133	0	0	189	122	1221	4	0	1	1348	12	1349	42	0	1	1404	2950
Approach %	11.11	33.33	55.56	0.00	0.00	-	28.04	1.59	70.37	0.00	0.00	-	9.05	90.58	0.30	0.00	0.07	-	0.85	96.08	2.99	0.00	0.07	-	
PHF	0.25	0.38	0.63	0.00	0.00	**0.56**	0.83	0.38	0.83	0.00	0.00	**0.89**	0.82	0.91	0.33	0.00	0.25	**0.92**	0.75	0.98	0.88	0.00	0.25	**0.99**	**0.97**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1615 - 1630	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1630 - 1645	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1645 - 1700	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1615 - 1630	0	0	2	-	0	2	13	0	39	-	0	52	37	284	0	-	0	321	4	327	8	-	0	339	714
1630 - 1645	1	1	0	-	0	2	11	1	22	-	0	34	28	329	2	-	0	359	4	330	12	-	0	346	741
1645 - 1700	0	2	2	-	0	4	16	0	32	-	0	48	28	274	1	-	0	303	2	336	9	-	1	348	703
1700 - 1715	0	0	1	-	0	1	13	2	36	-	0	51	28	315	0	-	1	344	2	331	12	-	0	345	741
Total	1	3	5	0	0	9	53	3	129	0	0	185	121	1202	3	0	1	1327	12	1324	41	0	1	1378	2899
Approach %	11.11	33.33	55.56	0.00	0.00	-	28.65	1.62	69.73	0.00	0.00	-	9.12	90.58	0.23	0.00	0.08	-	0.87	96.08	2.98	0.00	0.07	-	
PHF	0.25	0.38	0.63	0.00	0.00	**0.56**	0.83	0.38	0.83	0.00	0.00	**0.89**	0.82	0.91	0.38	0.00	0.25	**0.92**	0.75	0.99	0.85	0.00	0.25	**0.99**	**0.98**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1615 - 1630	0	0	0	-	0	0	0	0	1	-	0	1	0	4	0	-	0	4	0	4	1	-	0	5	10
1630 - 1645	0	0	0	-	0	0	0	0	1	-	0	1	0	6	1	-	0	7	0	4	0	-	0	4	12
1645 - 1700	0	0	0	-	0	0	0	0	1	-	0	1	1	4	0	-	0	5	0	5	0	-	0	5	11
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	3	0	-	0	3	3
Total	0	0	0	0	0	0	0	0	3	0	0	3	1	14	1	0	0	16	0	16	1	0	0	17	36
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	6.25	87.50	6.25	0.00	0.00	-	0.00	94.12	5.88	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.75	0.00	0.00	**0.75**	0.25	0.58	0.25	0.00	0.00	**0.57**	0.00	0.80	0.25	0.00	0.00	**0.85**	**0.75**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	8th Ave						Theta Pike						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	3.1	3.2	3.3		3.4	Total	3.5	3.6	3.7		3.8	Total	3.9	3.10	3.11		3.12	Total	3.13	3.14	3.15		3.16	Total	Total
1615 - 1630	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	2	0	-	0	2	3
1630 - 1645	0	0	0	-	0	0	0	0	1	-	0	1	0	2	0	-	0	2	0	2	0	-	0	2	5
1645 - 1700	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	2	0	-	0	2	3
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	3	0	-	0	3	4
Total	0	0	0	0	0	0	0	0	1	0	0	1	0	5	0	0	0	5	0	9	0	0	0	9	15
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.25	0.00	0.00	**0.25**	0.00	0.63	0.00	0.00	0.00	**0.63**	0.00	0.75	0.00	0.00	0.00	**0.75**	**0.75**

Peak Hour Turning Movement Count

Columbia, TN

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, October 24, 2023	
Period	0700 - 0900
Peak Hour	0715 - 0815

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
0715 - 0730	7	0	7	-	0	14	1	3	2	-	0	6	2	258	15	-	0	275	6	258	0	-	0	264	559
0730 - 0745	7	0	9	-	0	16	3	1	1	-	0	5	1	304	38	-	0	343	13	302	3	-	1	319	683
0745 - 0800	9	0	6	-	0	15	5	1	1	-	0	7	4	337	35	-	0	376	18	287	2	-	0	307	705
0800 - 0815	7	1	19	-	0	27	2	0	1	-	0	3	2	306	29	-	0	337	11	259	5	-	0	275	642
Total	30	1	41	0	0	72	11	5	5	0	0	21	9	1205	117	0	0	1331	48	1106	10	0	1	1165	2589
Approach %	41.67	1.39	56.94	0.00	0.00	-	52.38	23.81	23.81	0.00	0.00	-	0.68	90.53	8.79	0.00	0.00	-	4.12	94.94	0.86	0.00	0.09	-	
PHF	0.83	0.25	0.54	0.00	0.00	**0.67**	0.55	0.42	0.63	0.00	0.00	**0.75**	0.56	0.89	0.77	0.00	0.00	**0.88**	0.67	0.92	0.50	0.00	0.25	**0.91**	**0.92**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0745 - 0800	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
0715 - 0730	7	0	7	-	0	14	1	2	2	-	0	5	2	251	14	-	0	267	6	252	0	-	0	258	544
0730 - 0745	5	0	9	-	0	14	3	1	1	-	0	5	1	293	37	-	0	331	13	292	3	-	1	309	659
0745 - 0800	8	0	6	-	0	14	4	1	1	-	0	6	4	324	34	-	0	362	18	278	2	-	0	298	680
0800 - 0815	7	1	17	-	0	25	2	0	1	-	0	3	2	289	28	-	0	319	11	249	4	-	0	264	611
Total	27	1	39	0	0	67	10	4	5	0	0	19	9	1157	113	0	0	1279	48	1071	9	0	1	1129	2494
Approach %	40.30	1.49	58.21	0.00	0.00	-	52.63	21.05	26.32	0.00	0.00	-	0.70	90.46	8.84	0.00	0.00	-	4.25	94.86	0.80	0.00	0.09	-	
PHF	0.84	0.25	0.57	0.00	0.00	**0.67**	0.63	0.50	0.63	0.00	0.00	**0.79**	0.56	0.89	0.76	0.00	0.00	**0.88**	0.67	0.92	0.56	0.00	0.25	**0.91**	**0.92**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
0715 - 0730	0	0	0	-	0	0	0	1	0	-	0	1	0	6	1	-	0	7	0	3	0	-	0	3	11
0730 - 0745	2	0	0	-	0	2	0	0	0	-	0	0	0	9	1	-	0	10	0	8	0	-	0	8	20
0745 - 0800	0	0	0	-	0	0	1	0	0	-	0	1	0	6	1	-	0	7	0	5	0	-	0	5	13
0800 - 0815	0	0	2	-	0	2	0	0	0	-	0	0	0	10	1	-	0	11	0	8	1	-	0	9	22
Total	2	0	2	0	0	4	1	1	0	0	0	2	0	31	4	0	0	35	0	24	1	0	0	25	66
Approach %	50.00	0.00	50.00	0.00	0.00	-	50.00	50.00	0.00	0.00	0.00	-	0.00	88.57	11.43	0.00	0.00	-	0.00	96.00	4.00	0.00	0.00	-	
PHF	0.25	0.00	0.25	0.00	0.00	**0.50**	0.25	0.25	0.00	0.00	0.00	**0.50**	0.00	0.78	1.00	0.00	0.00	**0.80**	0.00	0.75	0.25	0.00	0.00	**0.69**	**0.75**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
0715 - 0730	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	3	0	-	0	3	4
0730 - 0745	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	0	2	0	2	0	-	0	2	4
0745 - 0800	1	0	0	-	0	1	0	0	0	-	0	0	0	7	0	-	0	7	0	4	0	-	0	4	12
0800 - 0815	0	0	0	-	0	0	0	0	0	-	0	0	0	7	0	-	0	7	0	2	0	-	0	2	9
Total	1	0	0	0	0	1	0	0	0	0	0	0	0	17	0	0	0	17	0	11	0	0	0	11	29
Approach %	100.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.25	0.00	0.00	0.00	0.00	**0.25**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.61	0.00	0.00	0.00	**0.61**	0.00	0.69	0.00	0.00	0.00	**0.69**	**0.60**

Peak Hour Turning Movement Count

Columbia, TN

Click here for Map

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, October 24, 2023	
Period	1600 - 1800
Peak Hour	1615 - 1715

* the Peak Hour Diagram does not include Bikes



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
1615 - 1630	8	2	7	-	0	17	8	2	8	-	0	18	11	297	11	-	0	319	9	356	11	-	0	376	730
1630 - 1645	5	1	9	-	0	15	6	1	10	-	0	17	15	358	7	-	0	380	8	345	8	-	1	362	774
1645 - 1700	7	3	10	-	0	20	6	1	8	-	0	15	12	300	25	-	1	338	12	360	9	-	0	381	754
1700 - 1715	4	1	11	-	0	16	10	2	11	-	0	23	12	326	14	-	1	353	11	353	5	-	0	369	761
Total	24	7	37	0	0	68	30	6	37	0	0	73	50	1281	57	0	2	1390	40	1414	33	0	1	1488	3019
Approach %	35.29	10.29	54.41	0.00	0.00	-	41.10	8.22	50.68	0.00	0.00	-	3.60	92.16	4.10	0.00	0.14	-	2.69	95.03	2.22	0.00	0.07	-	
PHF	0.75	0.58	0.84	0.00	0.00	**0.85**	0.75	0.75	0.84	0.00	0.00	**0.79**	0.83	0.89	0.57	0.00	0.50	**0.91**	0.83	0.98	0.75	0.00	0.25	**0.98**	**0.98**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
1615 - 1630	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1630 - 1645	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1645 - 1700	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0	0	0	-	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
1615 - 1630	8	2	7	-	0	17	8	1	8	-	0	17	11	292	11	-	0	314	9	351	11	-	0	371	719
1630 - 1645	5	1	9	-	0	15	6	1	10	-	0	17	15	350	7	-	0	372	8	340	8	-	1	357	761
1645 - 1700	7	3	10	-	0	20	6	1	8	-	0	15	12	294	25	-	1	332	12	349	9	-	0	370	737
1700 - 1715	4	1	11	-	0	16	10	2	11	-	0	23	12	324	14	-	1	351	10	348	5	-	0	363	753
Total	24	7	37	0	0	68	30	5	37	0	0	72	50	1260	57	0	2	1369	39	1388	33	0	1	1461	2970
Approach %	35.29	10.29	54.41	0.00	0.00	-	41.67	6.94	51.39	0.00	0.00	-	3.65	92.04	4.16	0.00	0.15	-	2.67	95.00	2.26	0.00	0.07	-	
PHF	0.75	0.58	0.84	0.00	0.00	**0.85**	0.75	0.63	0.84	0.00	0.00	**0.78**	0.83	0.90	0.57	0.00	0.50	**0.92**	0.81	0.99	0.75	0.00	0.25	**0.98**	**0.98**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
1615 - 1630	0	0	0	-	0	0	0	1	0	-	0	1	0	4	0	-	0	4	0	3	0	-	0	3	8
1630 - 1645	0	0	0	-	0	0	0	0	0	-	0	0	0	7	0	-	0	7	0	2	0	-	0	2	9
1645 - 1700	0	0	0	-	0	0	0	0	0	-	0	0	0	4	0	-	0	4	0	9	0	-	0	9	13
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	1	2	0	-	0	3	4
Total	0	0	0	0	0	0	0	1	0	0	0	1	0	16	0	0	0	16	1	16	0	0	0	17	34
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	5.88	94.12	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.25	0.00	0.00	0.00	**0.25**	0.00	0.57	0.00	0.00	0.00	**0.57**	0.25	0.44	0.00	0.00	0.00	**0.47**	**0.65**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	7th Ave						Driveway						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Left	Thru	Right		U-Turn	App	Int
Time	4.1	4.2	4.3		4.4	Total	4.5	4.6	4.7		4.8	Total	4.9	4.10	4.11		4.12	Total	4.13	4.14	4.15		4.16	Total	Total
1615 - 1630	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	2	0	-	0	2	3
1630 - 1645	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	3	0	-	0	3	4
1645 - 1700	0	0	0	-	0	0	0	0	0	-	0	0	0	2	0	-	0	2	0	2	0	-	0	2	4
1700 - 1715	0	0	0	-	0	0	0	0	0	-	0	0	0	1	0	-	0	1	0	3	0	-	0	3	4
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0	0	0	5	0	10	0	0	0	10	15
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.63	0.00	0.00	0.00	**0.63**	0.00	0.83	0.00	0.00	0.00	**0.83**	**0.94**

Peak Hour Turning Movement Count

Click here for Map

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, October 24, 2023	
Period	0700 - 0900
Peak Hour	0715 - 0815

* the Peak Hour Diagram does not include Bikes



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
0715 - 0730	-	-	0	-	-	0	-	-	11	-	-	11	-	291	-	-	-	291	-	268	1	-	-	269	571
0730 - 0745	-	-	0	-	-	0	-	-	5	-	-	5	-	340	-	-	-	340	-	309	0	-	-	309	654
0745 - 0800	-	-	0	-	-	0	-	-	8	-	-	8	-	372	-	-	-	372	-	298	1	-	-	299	679
0800 - 0815	-	-	0	-	-	0	-	-	4	-	-	4	-	329	-	-	-	329	-	265	1	-	-	266	599
Total	0	0	0	0	0	0	0	0	28	0	0	28	0	1332	0	0	0	1332	0	1140	3	0	0	1143	2503
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	99.74	0.26	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.64	0.00	0.00	**0.64**	0.00	0.90	0.00	0.00	0.00	**0.90**	0.00	0.92	0.75	0.00	0.00	**0.92**	**0.92**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
0715 - 0730	-	-	0	-	-	0	-	-	0	-	-	0	-	0	-	-	-	0	-	0	0	-	-	0	0
0730 - 0745	-	-	0	-	-	0	-	-	0	-	-	0	-	0	-	-	-	0	-	0	0	-	-	0	0
0745 - 0800	-	-	0	-	-	0	-	-	0	-	-	0	-	0	-	-	-	0	-	0	0	-	-	0	0
0800 - 0815	-	-	0	-	-	0	-	-	0	-	-	0	-	0	-	-	-	0	-	0	0	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
0715 - 0730	-	-	0	-	-	0	-	-	11	-	-	11	-	279	-	-	-	279	-	258	1	-	-	259	549
0730 - 0745	-	-	0	-	-	0	-	-	5	-	-	5	-	332	-	-	-	332	-	299	0	-	-	299	636
0745 - 0800	-	-	0	-	-	0	-	-	8	-	-	8	-	359	-	-	-	359	-	288	1	-	-	289	656
0800 - 0815	-	-	0	-	-	0	-	-	4	-	-	4	-	312	-	-	-	312	-	257	1	-	-	258	574
Total	0	0	0	0	0	0	0	0	28	0	0	28	0	1282	0	0	0	1282	0	1102	3	0	0	1105	2415
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	99.73	0.27	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.64	0.00	0.00	**0.64**	0.00	0.89	0.00	0.00	0.00	**0.89**	0.00	0.92	0.75	0.00	0.00	**0.92**	**0.92**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
0715 - 0730	-	-	0	-	-	0	-	-	0	-	-	0	-	11	-	-	-	11	-	7	0	-	-	7	18
0730 - 0745	-	-	0	-	-	0	-	-	0	-	-	0	-	5	-	-	-	5	-	8	0	-	-	8	13
0745 - 0800	-	-	0	-	-	0	-	-	0	-	-	0	-	7	-	-	-	7	-	5	0	-	-	5	12
0800 - 0815	-	-	0	-	-	0	-	-	0	-	-	0	-	11	-	-	-	11	-	6	0	-	-	6	17
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	34	0	0	0	34	0	26	0	0	0	26	60
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.77	0.00	0.00	0.00	**0.77**	0.00	0.81	0.00	0.00	0.00	**0.81**	**0.83**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
0715 - 0730	-	-	0	-	-	0	-	-	0	-	-	0	-	1	-	-	-	1	-	3	0	-	-	3	4
0730 - 0745	-	-	0	-	-	0	-	-	0	-	-	0	-	3	-	-	-	3	-	2	0	-	-	2	5
0745 - 0800	-	-	0	-	-	0	-	-	0	-	-	0	-	6	-	-	-	6	-	5	0	-	-	5	11
0800 - 0815	-	-	0	-	-	0	-	-	0	-	-	0	-	6	-	-	-	6	-	2	0	-	-	2	8
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	16	0	0	0	16	0	12	0	0	0	12	28
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.67	0.00	0.00	0.00	**0.67**	0.00	0.60	0.00	0.00	0.00	**0.60**	**0.64**

Peak Hour Turning Movement Count

Click here for Map

Columbia, TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

Tuesday, October 24, 2023	
Period	1600 - 1800
Peak Hour	1615 - 1715

* the Peak Hour Diagram does not include Bikes

Session Parameters

(Drop Down Menu)

Peak Hour

Volume



All vehicles

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
1615 - 1630	-	-	2	-	-	2	-	-	10	-	-	10	-	316	-	-	-	316	-	370	2	-	-	372	700
1630 - 1645	-	-	3	-	-	3	-	-	7	-	-	7	-	384	-	-	-	384	-	364	2	-	-	366	760
1645 - 1700	-	-	6	-	-	6	-	-	12	-	-	12	-	328	-	-	-	328	-	374	0	-	-	374	720
1700 - 1715	-	-	1	-	-	1	-	-	14	-	-	14	-	363	-	-	-	363	-	371	0	-	-	371	749
Total	0	0	12	0	0	12	0	0	43	0	0	43	0	1391	0	0	0	1391	0	1479	4	0	0	1483	2929
Approach %	0.00	0.00	100.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	99.73	0.27	0.00	0.00	-	
PHF	0.00	0.00	0.50	0.00	0.00	**0.50**	0.00	0.00	0.77	0.00	0.00	**0.77**	0.00	0.91	0.00	0.00	0.00	**0.91**	0.00	0.99	0.50	0.00	0.00	**0.99**	**0.96**

Bikes

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
1615 - 1630	-	-	0	-	-	0	-	-	0	-	-	0	-	0	-	-	-	0	-	0	0	-	-	0	0
1630 - 1645	-	-	0	-	-	0	-	-	0	-	-	0	-	0	-	-	-	0	-	0	0	-	-	0	0
1645 - 1700	-	-	0	-	-	0	-	-	0	-	-	0	-	0	-	-	-	0	-	0	0	-	-	0	0
1700 - 1715	-	-	0	-	-	0	-	-	0	-	-	0	-	0	-	-	-	0	-	0	0	-	-	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**

Passenger Vehicles (1-3)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
1615 - 1630	-	-	2	-	-	2	-	-	10	-	-	10	-	312	-	-	-	312	-	364	2	-	-	366	690
1630 - 1645	-	-	3	-	-	3	-	-	6	-	-	6	-	374	-	-	-	374	-	357	2	-	-	359	742
1645 - 1700	-	-	6	-	-	6	-	-	12	-	-	12	-	322	-	-	-	322	-	362	0	-	-	362	702
1700 - 1715	-	-	1	-	-	1	-	-	14	-	-	14	-	360	-	-	-	360	-	367	0	-	-	367	742
Total	0	0	12	0	0	12	0	0	42	0	0	42	0	1368	0	0	0	1368	0	1450	4	0	0	1454	2876
Approach %	0.00	0.00	100.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	99.72	0.28	0.00	0.00	-	
PHF	0.00	0.00	0.50	0.00	0.00	**0.50**	0.00	0.00	0.75	0.00	0.00	**0.75**	0.00	0.91	0.00	0.00	0.00	**0.91**	0.00	0.99	0.50	0.00	0.00	**0.99**	**0.97**

Single Unit Trucks (4-7)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
1615 - 1630	-	-	0	-	-	0	-	-	0	-	-	0	-	3	-	-	-	3	-	5	0	-	-	5	8
1630 - 1645	-	-	0	-	-	0	-	-	1	-	-	1	-	9	-	-	-	9	-	5	0	-	-	5	15
1645 - 1700	-	-	0	-	-	0	-	-	0	-	-	0	-	4	-	-	-	4	-	9	0	-	-	9	13
1700 - 1715	-	-	0	-	-	0	-	-	0	-	-	0	-	3	-	-	-	3	-	3	0	-	-	3	6
Total	0	0	0	0	0	0	0	0	1	0	0	1	0	19	0	0	0	19	0	22	0	0	0	22	42
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	100.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.25	0.00	0.00	**0.25**	0.00	0.53	0.00	0.00	0.00	**0.53**	0.00	0.61	0.00	0.00	0.00	**0.61**	**0.70**

Combination Trucks (8-13)

	Northbound						Southbound						Eastbound						Westbound						
	Driveway						River Rd						TN-99 Nashville Hwy (West)						TN-99 Nashville Hwy (East)						
Time			Right 5.1			App Total			Right 5.2			App Total		Thru 5.3				App Total		Thru 5.4	Right 5.5			App Total	Int Total
1615 - 1630	-	-	0	-	-	0	-	-	0	-	-	0	-	1	-	-	-	1	-	1	0	-	-	1	2
1630 - 1645	-	-	0	-	-	0	-	-	0	-	-	0	-	1	-	-	-	1	-	2	0	-	-	2	3
1645 - 1700	-	-	0	-	-	0	-	-	0	-	-	0	-	2	-	-	-	2	-	3	0	-	-	3	5
1700 - 1715	-	-	0	-	-	0	-	-	0	-	-	0	-	0	-	-	-	0	-	1	0	-	-	1	1
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	4	0	7	0	0	0	7	11
Approach %	0.00	0.00	0.00	0.00	0.00	-	0.00	0.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	0.00	100.00	0.00	0.00	0.00	-	
PHF	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.00	0.00	0.00	0.00	**0.00**	0.00	0.50	0.00	0.00	0.00	**0.50**	0.00	0.58	0.00	0.00	0.00	**0.58**	**0.55**

Bi-Directional Speed & Class Count || Volume Summary 15min

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Theta Pike,
south of River Rd

Date
Tuesday, October 24, 2023

Lat/Long
35.628853°, -87.029336°

Weather
Mostly Cloudy
67°F

Click here for Detailed Weather

Click here for Map

0000 - 2400 (Weekday 24h Session)
Volume Summary 15min

	Volume Summary 15min		15min	60min
Time	NB	SB	Total	Total
0000 - 0015	1	1	**2**	
0015 - 0030	1	1	**2**	
0030 - 0045	4	1	**5**	
0045 - 0100	1	0	**1**	**10**
0100 - 0115	1	0	**1**	
0115 - 0130	1	3	**4**	
0130 - 0145	2	2	**4**	
0145 - 0200	1	0	**1**	**10**
0200 - 0215	0	0	**0**	
0215 - 0230	0	1	**1**	
0230 - 0245	0	0	**0**	
0245 - 0300	0	1	**1**	**2**
0300 - 0315	2	0	**2**	
0315 - 0330	0	3	**3**	
0330 - 0345	2	2	**4**	
0345 - 0400	0	2	**2**	**11**
0400 - 0415	0	0	**0**	
0415 - 0430	1	0	**1**	
0430 - 0445	2	1	**3**	
0445 - 0500	0	4	**4**	**8**
0500 - 0515	2	2	**4**	
0515 - 0530	7	3	**10**	
0530 - 0545	3	3	**6**	
0545 - 0600	5	4	**9**	**29**
0600 - 0615	5	8	**13**	
0615 - 0630	9	17	**26**	
0630 - 0645	4	6	**10**	
0645 - 0700	15	19	**34**	**83**
0700 - 0715	14	24	**38**	
0715 - 0730	15	41	**56**	
0730 - 0745	20	37	**57**	
0745 - 0800	16	45	**61**	**212**
0800 - 0815	43	30	**73**	
0815 - 0830	42	29	**71**	
0830 - 0845	19	21	**40**	
0845 - 0900	17	24	**41**	**225**
0900 - 0915	19	25	**44**	
0915 - 0930	28	26	**54**	
0930 - 0945	17	29	**46**	
0945 - 1000	25	16	**41**	**185**
1000 - 1015	20	26	**46**	
1015 - 1030	21	10	**31**	
1030 - 1045	14	31	**45**	
1045 - 1100	17	30	**47**	**169**
1100 - 1115	16	23	**39**	
1115 - 1130	28	23	**51**	
1130 - 1145	31	28	**59**	
1145 - 1200	19	23	**42**	**191**
1200 - 1215	37	18	**55**	
1215 - 1230	28	24	**52**	
1230 - 1245	34	25	**59**	
1245 - 1300	32	30	**62**	**228**
1300 - 1315	19	25	**44**	
1315 - 1330	33	27	**60**	
1330 - 1345	18	21	**39**	
1345 - 1400	33	27	**60**	**203**
1400 - 1415	40	39	**79**	
1415 - 1430	40	34	**74**	
1430 - 1445	33	28	**61**	
1445 - 1500	33	27	**60**	**274**
1500 - 1515	38	30	**68**	
1515 - 1530	57	47	**104**	
1530 - 1545	41	41	**82**	
1545 - 1600	31	43	**74**	**328**
1600 - 1615	47	30	**77**	
1615 - 1630	46	36	**82**	
1630 - 1645	42	29	**71**	
1645 - 1700	37	41	**78**	**308**
1700 - 1715	42	36	**78**	
1715 - 1730	51	32	**83**	
1730 - 1745	30	24	**54**	
1745 - 1800	33	36	**69**	**284**
1800 - 1815	35	19	**54**	
1815 - 1830	33	23	**56**	
1830 - 1845	28	15	**43**	
1845 - 1900	18	23	**41**	**194**
1900 - 1915	36	14	**50**	
1915 - 1930	33	19	**52**	
1930 - 1945	22	8	**30**	
1945 - 2000	20	11	**31**	**163**
2000 - 2015	17	10	**27**	
2015 - 2030	14	11	**25**	
2030 - 2045	16	8	**24**	
2045 - 2100	13	14	**27**	**103**
2100 - 2115	22	6	**28**	
2115 - 2130	10	7	**17**	
2130 - 2145	15	4	**19**	
2145 - 2200	3	6	**9**	**73**
2200 - 2215	5	2	**7**	
2215 - 2230	6	3	**9**	
2230 - 2245	8	1	**9**	
2245 - 2300	2	4	**6**	**31**
2300 - 2315	7	4	**11**	
2315 - 2330	3	0	**3**	
2330 - 2345	3	2	**5**	
2345 - 0000	4	1	**5**	**24**

Session Total	1758	1590	**3348**
Session Average	18.31	16.56	**34.88**
Session Percentage	52.51	47.49	

Bi-Directional Speed & Class Count || Bi-Directional Speed 15min

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 1
Theta Pike,
south of River Rd

Date
Tuesday, October 24, 2023

Lat/Long
35.628853°, -87.029336°

Click here for Map

Weather
Mostly Cloudy
67°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session)
Bi-Directional Speed 15min

	Bi-Directional 15min															15min
Time	5-14 mph	15-19 mph	20-24 mph	25-29 mph	30-34 mph	35-39 mph	40-44 mph	45-49 mph	50-54 mph	55-59 mph	60-64 mph	65-69 mph	70-74 mph	75-79 mph	80-99 mph	Total
0000 - 0015	0	0	0	0	1	0	1	0	0	0	0	0	0	0	0	2
0015 - 0030	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	2
0030 - 0045	0	0	0	2	2	1	0	0	0	0	0	0	0	0	0	5
0045 - 0100	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
0100 - 0115	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
0115 - 0130	0	0	0	0	1	2	1	0	0	0	0	0	0	0	0	4
0130 - 0145	0	0	0	1	1	2	0	0	0	0	0	0	0	0	0	4
0145 - 0200	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
0200 - 0215	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0215 - 0230	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
0230 - 0245	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0245 - 0300	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
0300 - 0315	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
0315 - 0330	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3
0330 - 0345	0	0	0	0	1	2	0	1	0	0	0	0	0	0	0	4
0345 - 0400	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
0400 - 0415	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0415 - 0430	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
0430 - 0445	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	3
0445 - 0500	0	0	0	0	1	2	1	0	0	0	0	0	0	0	0	4
0500 - 0515	0	0	0	0	3	1	0	0	0	0	0	0	0	0	0	4
0515 - 0530	0	0	0	1	4	3	2	0	0	0	0	0	0	0	0	10
0530 - 0545	0	0	0	1	1	3	1	0	0	0	0	0	0	0	0	6
0545 - 0600	0	0	0	1	2	6	0	0	0	0	0	0	0	0	0	9
0600 - 0615	0	0	1	1	5	6	0	0	0	0	0	0	0	0	0	13
0615 - 0630	0	1	1	4	9	5	6	0	0	0	0	0	0	0	0	26
0630 - 0645	0	0	0	0	5	3	2	0	0	0	0	0	0	0	0	10
0645 - 0700	0	1	0	4	13	14	1	1	0	0	0	0	0	0	0	34
0700 - 0715	0	0	1	4	13	13	5	2	0	0	0	0	0	0	0	38
0715 - 0730	0	3	2	9	16	19	7	0	0	0	0	0	0	0	0	56
0730 - 0745	1	1	5	8	16	14	11	1	0	0	0	0	0	0	0	57
0745 - 0800	0	1	5	7	16	21	9	2	0	0	0	0	0	0	0	61
0800 - 0815	1	2	6	22	27	12	3	0	0	0	0	0	0	0	0	73
0815 - 0830	3	7	18	22	12	6	3	0	0	0	0	0	0	0	0	71
0830 - 0845	3	1	7	8	12	9	0	0	0	0	0	0	0	0	0	40
0845 - 0900	0	1	1	9	22	7	0	1	0	0	0	0	0	0	0	41
0900 - 0915	2	1	4	15	14	5	1	2	0	0	0	0	0	0	0	44
0915 - 0930	0	0	2	19	21	8	2	2	0	0	0	0	0	0	0	54
0930 - 0945	1	2	9	14	7	9	4	0	0	0	0	0	0	0	0	46
0945 - 1000	0	0	3	11	12	12	2	1	0	0	0	0	0	0	0	41
1000 - 1015	0	1	1	9	24	5	6	0	0	0	0	0	0	0	0	46
1015 - 1030	0	1	5	4	10	10	1	0	0	0	0	0	0	0	0	31
1030 - 1045	0	1	3	7	10	16	7	1	0	0	0	0	0	0	0	45
1045 - 1100	0	0	1	10	17	11	6	2	0	0	0	0	0	0	0	47
1100 - 1115	0	2	3	4	16	10	1	2	1	0	0	0	0	0	0	39
1115 - 1130	0	1	7	10	20	12	1	0	0	0	0	0	0	0	0	51
1130 - 1145	0	4	9	16	12	14	4	0	0	0	0	0	0	0	0	59
1145 - 1200	0	3	4	12	10	10	2	1	0	0	0	0	0	0	0	42
1200 - 1215	0	1	12	13	19	6	3	0	1	0	0	0	0	0	0	55
1215 - 1230	0	1	9	11	23	7	0	1	0	0	0	0	0	0	0	52
1230 - 1245	0	1	9	20	19	6	4	0	0	0	0	0	0	0	0	59
1245 - 1300	0	2	8	20	22	9	0	0	0	0	1	0	0	0	0	62
1300 - 1315	0	3	7	10	7	15	2	0	0	0	0	0	0	0	0	44
1315 - 1330	0	0	5	13	24	16	1	0	1	0	0	0	0	0	0	60
1330 - 1345	0	1	5	7	14	10	2	0	0	0	0	0	0	0	0	39
1345 - 1400	1	0	6	18	22	12	1	0	0	0	0	0	0	0	0	60
1400 - 1415	1	4	13	23	25	9	4	0	0	0	0	0	0	0	0	79
1415 - 1430	1	3	9	29	18	9	4	0	1	0	0	0	0	0	0	74
1430 - 1445	0	0	9	19	14	15	4	0	0	0	0	0	0	0	0	61
1445 - 1500	0	0	9	13	24	11	2	1	0	0	0	0	0	0	0	60
1500 - 1515	2	2	3	18	27	14	1	0	1	0	0	0	0	0	0	68
1515 - 1530	2	1	8	53	28	5	5	1	0	1	0	0	0	0	0	104
1530 - 1545	0	1	6	22	26	20	6	1	0	0	0	0	0	0	0	82
1545 - 1600	0	2	9	7	34	18	4	0	0	0	0	0	0	0	0	74
1600 - 1615	0	1	6	16	33	16	4	1	0	0	0	0	0	0	0	77
1615 - 1630	0	1	4	18	35	18	6	0	0	0	0	0	0	0	0	82
1630 - 1645	0	0	5	17	28	17	2	0	1	1	0	0	0	0	0	71
1645 - 1700	0	2	2	17	29	21	7	0	0	0	0	0	0	0	0	78
1700 - 1715	1	6	5	14	24	22	6	0	0	0	0	0	0	0	0	78
1715 - 1730	0	1	4	10	34	28	6	0	0	0	0	0	0	0	0	83
1730 - 1745	0	0	2	12	27	10	2	1	0	0	0	0	0	0	0	54
1745 - 1800	0	2	1	15	29	16	5	1	0	0	0	0	0	0	0	69
1800 - 1815	0	0	6	12	24	8	3	1	0	0	0	0	0	0	0	54
1815 - 1830	0	1	3	8	23	13	7	1	0	0	0	0	0	0	0	56
1830 - 1845	0	0	1	18	14	8	2	0	0	0	0	0	0	0	0	43
1845 - 1900	0	0	0	11	18	9	3	0	0	0	0	0	0	0	0	41
1900 - 1915	0	0	7	11	20	9	2	0	0	0	0	0	0	0	1	50
1915 - 1930	1	0	7	13	17	8	6	0	0	0	0	0	0	0	0	52
1930 - 1945	0	0	2	10	9	5	3	0	1	0	0	0	0	0	0	30
1945 - 2000	0	1	4	4	15	6	0	0	0	1	0	0	0	0	0	31
2000 - 2015	0	0	5	5	8	3	3	2	1	0	0	0	0	0	0	27
2015 - 2030	0	1	0	7	9	7	0	1	0	0	0	0	0	0	0	25
2030 - 2045	0	0	0	4	11	7	2	0	0	0	0	0	0	0	0	24
2045 - 2100	0	2	0	1	12	11	1	0	0	0	0	0	0	0	0	27
2100 - 2115	0	0	1	8	10	7	1	1	0	0	0	0	0	0	0	28
2115 - 2130	0	1	3	0	9	2	2	0	0	0	0	0	0	0	0	17
2130 - 2145	0	0	1	7	5	4	2	0	0	0	0	0	0	0	0	19
2145 - 2200	0	0	0	1	2	5	1	0	0	0	0	0	0	0	0	9
2200 - 2215	0	0	1	1	3	1	1	0	0	0	0	0	0	0	0	7
2215 - 2230	0	1	0	2	1	4	1	0	0	0	0	0	0	0	0	9
2230 - 2245	0	1	0	0	4	3	1	0	0	0	0	0	0	0	0	9
2245 - 2300	0	0	0	1	4	0	1	0	0	0	0	0	0	0	0	6
2300 - 2315	0	0	0	2	4	4	1	0	0	0	0	0	0	0	0	11
2315 - 2330	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
2330 - 2345	0	0	0	2	3	0	0	0	0	0	0	0	0	0	0	5
2345 - 2400	0	0	1	2	0	2	0	0	0	0	0	0	0	0	0	5
Session Total	20	77	296	782	1178	733	216	32	9	3	1	0	0	0	1	3348

10mph Pace Speed	Number in Pace
27-36	2070 (61.8%)

15th Percentile	50th Percentile	Average	85th Percentile	95th Percentile
25	32	31	37	41

Bi-Directional Speed & Class Count || Volume Summary 15min

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2
SR-99 U.S. Hwy 31,
south of River Rd

Date
Tuesday, October 24, 2023

Lat/Long
35.624448°, -87.032657°

Click here for Map

Weather
Mostly Cloudy
67°F

Click here for Detailed Weather

0000 - 2400 (Weekday 24h Session)
Volume Summary 15min

	Volume Summary 15min		15min	60min
Time	NB	SB	Total	Total
0000 - 0015	10	21	**31**	
0015 - 0030	18	30	**48**	
0030 - 0045	13	45	**58**	
0045 - 0100	9	32	**41**	**178**
0100 - 0115	8	10	**18**	
0115 - 0130	3	35	**38**	
0130 - 0145	13	76	**89**	
0145 - 0200	9	34	**43**	**188**
0200 - 0215	5	17	**22**	
0215 - 0230	8	18	**26**	
0230 - 0245	15	8	**23**	
0245 - 0300	10	12	**22**	**93**
0300 - 0315	16	12	**28**	
0315 - 0330	26	16	**42**	
0330 - 0345	42	19	**61**	
0345 - 0400	24	12	**36**	**167**
0400 - 0415	25	27	**52**	
0415 - 0430	46	30	**76**	
0430 - 0445	72	17	**89**	
0445 - 0500	84	22	**106**	**323**
0500 - 0515	162	27	**189**	
0515 - 0530	197	33	**230**	
0530 - 0545	198	33	**231**	
0545 - 0600	193	72	**265**	**915**
0600 - 0615	181	84	**265**	
0615 - 0630	195	126	**321**	
0630 - 0645	220	145	**365**	
0645 - 0700	244	179	**423**	**1374**
0700 - 0715	230	201	**431**	
0715 - 0730	271	295	**566**	
0730 - 0745	334	270	**604**	
0745 - 0800	332	268	**600**	**2201**
0800 - 0815	273	230	**503**	
0815 - 0830	228	240	**468**	
0830 - 0845	218	229	**447**	
0845 - 0900	242	227	**469**	**1887**
0900 - 0915	224	212	**436**	
0915 - 0930	237	227	**464**	
0930 - 0945	191	222	**413**	
0945 - 1000	235	229	**464**	**1777**
1000 - 1015	216	208	**424**	
1015 - 1030	237	197	**434**	
1030 - 1045	235	239	**474**	
1045 - 1100	215	253	**468**	**1800**
1100 - 1115	241	253	**494**	
1115 - 1130	236	270	**506**	
1130 - 1145	281	261	**542**	
1145 - 1200	248	273	**521**	**2063**
1200 - 1215	285	256	**541**	
1215 - 1230	285	276	**561**	
1230 - 1245	281	255	**536**	
1245 - 1300	266	258	**524**	**2162**
1300 - 1315	265	277	**542**	
1315 - 1330	264	254	**518**	
1330 - 1345	258	285	**543**	
1345 - 1400	259	263	**522**	**2125**
1400 - 1415	330	274	**604**	
1415 - 1430	282	307	**589**	
1430 - 1445	322	288	**610**	
1445 - 1500	313	319	**632**	**2435**
1500 - 1515	381	283	**664**	
1515 - 1530	381	319	**700**	
1530 - 1545	285	325	**610**	
1545 - 1600	296	334	**630**	**2604**
1600 - 1615	347	333	**680**	
1615 - 1630	304	329	**633**	
1630 - 1645	358	331	**689**	
1645 - 1700	311	332	**643**	**2645**
1700 - 1715	335	328	**663**	
1715 - 1730	306	320	**626**	
1730 - 1745	292	335	**627**	
1745 - 1800	233	322	**555**	**2471**
1800 - 1815	219	257	**476**	
1815 - 1830	218	282	**500**	
1830 - 1845	221	237	**458**	
1845 - 1900	194	215	**409**	**1843**
1900 - 1915	183	184	**367**	
1915 - 1930	176	207	**383**	
1930 - 1945	138	167	**305**	
1945 - 2000	158	133	**291**	**1346**
2000 - 2015	111	116	**227**	
2015 - 2030	126	118	**244**	
2030 - 2045	113	81	**194**	
2045 - 2100	88	113	**201**	**866**
2100 - 2115	99	108	**207**	
2115 - 2130	93	81	**174**	
2130 - 2145	92	78	**170**	
2145 - 2200	42	81	**123**	**674**
2200 - 2215	43	67	**110**	
2215 - 2230	41	82	**123**	
2230 - 2245	37	60	**97**	
2245 - 2300	26	56	**82**	**412**
2300 - 2315	29	51	**80**	
2315 - 2330	20	40	**60**	
2330 - 2345	23	30	**53**	
2345 - 0000	19	36	**55**	**248**

Session Total	16718	16079	**32797**
Session Average	174.15	167.49	**341.64**
Session Percentage	50.97	49.03	

Bi-Directional Speed & Class Count || Bi-Directional Speed 15min

Columbia, TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

Site 2
SR-99 U.S. Hwy 31,
south of River Rd

Date
Tuesday, October 24, 2023

Lat/Long
35.624448°, -87.032657°

Weather
Mostly Cloudy
67°F

Click here for Detailed Weather

Click here for Map

0000 - 2400 (Weekday 24h Session)
Bi-Directional Speed 15min

	Bi-Directional 15min															15min
Time	5-14 mph	15-19 mph	20-24 mph	25-29 mph	30-34 mph	35-39 mph	40-44 mph	45-49 mph	50-54 mph	55-59 mph	60-64 mph	65-69 mph	70-74 mph	75-79 mph	80-99 mph	Total
0000 - 0015	0	0	0	0	1	2	17	10	1	0	0	0	0	0	0	31
0015 - 0030	0	0	0	0	2	5	15	19	7	0	0	0	0	0	0	48
0030 - 0045	0	0	0	0	3	8	29	16	2	0	0	0	0	0	0	58
0045 - 0100	0	0	0	0	2	8	14	14	3	0	0	0	0	0	0	41
0100 - 0115	0	0	0	1	0	5	8	3	1	0	0	0	0	0	0	18
0115 - 0130	0	0	0	0	1	7	16	7	6	0	1	0	0	0	0	38
0130 - 0145	0	0	0	0	1	9	36	37	4	1	1	0	0	0	0	89
0145 - 0200	0	0	0	0	2	7	19	12	3	0	0	0	0	0	0	43
0200 - 0215	0	0	0	0	2	3	7	7	1	2	0	0	0	0	0	22
0215 - 0230	0	0	0	0	3	8	9	5	1	0	0	0	0	0	0	26
0230 - 0245	0	0	0	0	1	5	12	4	1	0	0	0	0	0	0	23
0245 - 0300	0	0	0	0	3	3	11	3	2	0	0	0	0	0	0	22
0300 - 0315	0	0	0	0	0	1	14	13	0	0	0	0	0	0	0	28
0315 - 0330	0	0	0	0	0	9	17	14	2	0	0	0	0	0	0	42
0330 - 0345	0	0	0	0	2	3	30	16	7	2	1	0	0	0	0	61
0345 - 0400	0	0	0	0	1	3	19	11	2	0	0	0	0	0	0	36
0400 - 0415	0	0	0	0	0	11	12	27	2	0	0	0	0	0	0	52
0415 - 0430	0	0	0	0	1	11	28	32	3	1	0	0	0	0	0	76
0430 - 0445	0	0	0	0	3	11	34	33	7	1	0	0	0	0	0	89
0445 - 0500	0	0	0	0	0	11	48	40	6	1	0	0	0	0	0	106
0500 - 0515	0	0	0	0	0	21	79	73	14	1	1	0	0	0	0	189
0515 - 0530	0	0	0	1	0	10	74	113	27	5	0	0	0	0	0	230
0530 - 0545	0	0	0	1	2	21	94	89	20	3	1	0	0	0	0	231
0545 - 0600	0	0	0	0	6	20	116	93	25	5	0	0	0	0	0	265
0600 - 0615	1	0	0	1	1	24	105	106	22	4	1	0	0	0	0	265
0615 - 0630	0	1	0	1	6	49	133	100	25	6	0	0	0	0	0	321
0630 - 0645	1	1	0	1	3	53	169	114	23	0	0	0	0	0	0	365
0645 - 0700	0	0	0	0	11	69	188	128	22	5	0	0	0	0	0	423
0700 - 0715	0	0	0	0	5	78	208	114	25	1	0	0	0	0	0	431
0715 - 0730	1	0	0	6	22	115	256	137	26	3	0	0	0	0	0	566
0730 - 0745	0	0	1	1	20	142	280	128	27	5	0	0	0	0	0	604
0745 - 0800	1	1	0	12	56	164	239	103	20	3	0	1	0	0	0	600
0800 - 0815	0	0	2	2	14	110	230	122	21	2	0	0	0	0	0	503
0815 - 0830	0	1	0	3	15	56	202	162	27	2	0	0	0	0	0	468
0830 - 0845	1	0	0	3	15	100	219	93	14	2	0	0	0	0	0	447
0845 - 0900	1	0	1	2	23	121	189	116	16	0	0	0	0	0	0	469
0900 - 0915	0	1	2	0	17	99	205	102	5	5	0	0	0	0	0	436
0915 - 0930	0	0	2	4	34	128	202	83	7	1	2	1	0	0	0	464
0930 - 0945	0	0	0	1	31	111	164	89	15	2	0	0	0	0	0	413
0945 - 1000	0	0	0	2	3	112	235	97	14	1	0	0	0	0	0	464
1000 - 1015	1	0	1	1	7	98	210	95	11	0	0	0	0	0	0	424
1015 - 1030	0	1	1	2	14	112	204	88	10	2	0	0	0	0	0	434
1030 - 1045	1	3	2	13	24	112	214	95	10	0	0	0	0	0	0	474
1045 - 1100	2	1	2	4	27	114	207	92	17	2	0	0	0	0	0	468
1100 - 1115	2	2	1	4	20	103	232	109	18	2	1	0	0	0	0	494
1115 - 1130	3	1	3	7	19	117	219	116	17	4	0	0	0	0	0	506
1130 - 1145	1	1	0	8	28	155	210	125	14	0	0	0	0	0	0	542
1145 - 1200	2	2	2	3	27	136	210	118	15	6	0	0	0	0	0	521
1200 - 1215	8	3	5	9	52	177	202	79	6	0	0	0	0	0	0	541
1215 - 1230	1	1	2	8	22	161	257	95	14	0	0	0	0	0	0	561
1230 - 1245	1	2	4	10	65	141	223	76	13	1	0	0	0	0	0	536
1245 - 1300	0	0	6	13	50	133	214	92	12	3	1	0	0	0	0	524
1300 - 1315	1	4	3	2	21	154	230	103	24	0	0	0	0	0	0	542
1315 - 1330	1	0	2	4	26	121	231	109	21	3	0	0	0	0	0	518
1330 - 1345	0	0	2	11	59	182	221	56	10	2	0	0	0	0	0	543
1345 - 1400	2	1	1	4	44	138	224	95	10	1	2	0	0	0	0	522
1400 - 1415	1	2	1	9	39	203	230	104	14	1	0	0	0	0	0	604
1415 - 1430	1	1	4	5	48	198	239	83	9	1	0	0	0	0	0	589
1430 - 1445	1	0	1	6	50	165	257	109	16	5	0	0	0	0	0	610
1445 - 1500	2	2	2	2	25	162	300	105	28	4	0	0	0	0	0	632
1500 - 1515	1	3	5	18	64	178	271	112	11	0	1	0	0	0	0	664
1515 - 1530	5	4	4	11	50	219	285	108	13	1	0	0	0	0	0	700
1530 - 1545	0	0	2	0	14	124	297	150	22	1	0	0	0	0	0	610
1545 - 1600	1	2	3	19	65	195	238	90	17	0	0	0	0	0	0	630
1600 - 1615	1	0	2	19	39	223	262	115	17	1	1	0	0	0	0	680
1615 - 1630	0	0	5	7	34	150	267	150	20	0	0	0	0	0	0	633
1630 - 1645	2	3	3	18	87	203	261	99	13	0	0	0	0	0	0	689
1645 - 1700	2	0	1	14	40	178	265	127	14	2	0	0	0	0	0	643
1700 - 1715	0	4	12	32	79	228	223	78	7	0	0	0	0	0	0	663
1715 - 1730	0	0	0	3	25	137	254	172	33	1	1	0	0	0	0	626
1730 - 1745	0	3	6	7	25	171	289	110	16	0	0	0	0	0	0	627
1745 - 1800	0	0	0	3	25	126	247	131	20	3	0	0	0	0	0	555
1800 - 1815	0	1	1	6	14	84	217	124	27	1	1	0	0	0	0	476
1815 - 1830	2	1	0	1	34	145	204	97	15	1	0	0	0	0	0	500
1830 - 1845	0	0	0	0	37	138	197	79	5	2	0	0	0	0	0	458
1845 - 1900	0	0	0	0	12	81	230	76	10	0	0	0	0	0	0	409
1900 - 1915	0	0	0	2	7	78	181	83	15	1	0	0	0	0	0	367
1915 - 1930	0	0	0	0	18	82	172	97	13	1	0	0	0	0	0	383
1930 - 1945	0	0	0	0	13	81	137	64	8	2	0	0	0	0	0	305
1945 - 2000	0	0	0	0	13	66	128	69	13	2	0	0	0	0	0	291
2000 - 2015	0	0	0	0	2	35	111	70	6	2	1	0	0	0	0	227
2015 - 2030	0	0	0	0	12	53	118	49	10	1	1	0	0	0	0	244
2030 - 2045	0	0	1	0	9	46	79	44	12	3	0	0	0	0	0	194
2045 - 2100	0	0	0	0	5	33	88	59	14	1	1	0	0	0	0	201
2100 - 2115	0	0	0	0	5	33	100	61	7	1	0	0	0	0	0	207
2115 - 2130	0	0	0	1	3	28	75	58	7	2	0	0	0	0	0	174
2130 - 2145	0	0	0	0	3	22	78	55	12	0	0	0	0	0	0	170
2145 - 2200	0	0	0	1	7	20	58	34	2	0	1	0	0	0	0	123
2200 - 2215	0	1	0	0	2	16	48	32	10	1	0	0	0	0	0	110
2215 - 2230	0	0	0	0	0	16	47	51	9	0	0	0	0	0	0	123
2230 - 2245	0	0	0	1	1	16	43	29	7	0	0	0	0	0	0	97
2245 - 2300	0	0	0	0	3	12	34	29	2	2	0	0	0	0	0	82
2300 - 2315	0	0	0	3	0	14	30	27	6	0	0	0	0	0	0	80
2315 - 2330	0	0	0	1	1	21	25	10	2	0	0	0	0	0	0	60
2330 - 2345	0	0	0	0	2	11	23	16	1	0	0	0	0	0	0	53
2345 - 2400	0	0	0	1	2	12	27	12	1	0	0	0	0	0	0	55
Session Total	51	54	98	335	1731	7890	14125	7196	1162	133	20	2	0	0	0	32797

10mph Pace Speed	Number in Pace
37-46	23988 (73.1%)

15th Percentile	50th Percentile	Average	85th Percentile	95th Percentile
37	42	41	46	49

APPENDIX C

Volume Development

Proposed Trip Generation - Water's Edge

ITE Code	Land Use	Setting/Location	Density		Daily			AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
215	Single-Family Attached Housing	General Urban/Suburban	16	d.u.	72	36	36	3	1	2	6	3	3
220	Multifamily Housing (Low-Rise)	General Urban/Suburban	83	d.u.	608	304	304	49	12	37	56	35	21
GROSS PROPOSED TRIPS					**680**	**340**	**340**	**52**	**13**	**39**	**62**	**38**	**24**

Notes:

INTERSECTION VOLUME WORKSHEET
INTERSECTION 1
River Rd at Driveway/Taylor Bend
AM PEAK HOUR

	River Rd Eastbound				River Rd Westbound				Driveway Northbound				Taylor Bend Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 AM Counts	*0*	*3*	*3*	*0*	*0*	*2*	*12*	*2*	*0*	*3*	*1*	*2*	*0*	*4*	*2*	*8*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Existing 2025 AM Volumes	**0**	**3**	**3**	**0**	**0**	**2**	**13**	**2**	**0**	**3**	**1**	**2**	**0**	**4**	**2**	**8**
Existing Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Conflicting Pedestrians		2		1		1		2		1		2		2		1
Heavy Vehicles	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0
Heavy Vehicle %	2	2	2	2	2	2	2	50	2	2	2	2	2	2	2	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
River Road Columbia Entering Distribution						25%	45%									
River Road Columbia Exiting Distribution			(40%)									(25%)				
River Road Columbia Trips	0	0	19	0	0	4	7	0	0	0	0	12	0	0	0	0
No-Build 2027 AM Volumes	**0**	**3**	**22**	**0**	**0**	**6**	**21**	**2**	**0**	**3**	**1**	**14**	**0**	**4**	**2**	**8**
Project Traffic																
Trip Distribution IN												5%				
Trip Distribution OUT						(5%)	(25%)									
Project Trips	0	0	0	0	0	2	10	0	0	0	0	1	0	0	0	0
Build 2027 AM Volumes	**0**	**3**	**22**	**0**	**0**	**8**	**31**	**2**	**0**	**3**	**1**	**15**	**0**	**4**	**2**	**8**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET
INTERSECTION 1
River Rd at Driveway/Taylor Bend
PM PEAK HOUR

	River Rd Eastbound				River Rd Westbound				Driveway Northbound				Taylor Bend Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 PM Counts	*3*	*8*	*16*	*1*	*0*	*4*	*12*	*4*	*0*	*1*	*1*	*3*	*0*	*4*	*1*	*4*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*0*	*1*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Existing 2025 PM Volumes	**3**	**8**	**17**	**1**	**0**	**4**	**13**	**4**	**0**	**1**	**1**	**3**	**0**	**4**	**1**	**4**
Existing Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Conflicting Pedestrians		3		0		0		3		0		4		4		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
River Road Columbia Entering Distribution						25%	45%									
River Road Columbia Exiting Distribution			(40%)									(25%)				
River Road Columbia Trips	0	0	12	0	0	12	21	0	0	0	0	7	0	0	0	0
No-Build 2027 PM Volumes	**3**	**8**	**30**	**1**	**0**	**16**	**35**	**4**	**0**	**1**	**1**	**10**	**0**	**4**	**1**	**4**
Project Traffic																
Trip Distribution IN												5%				
Trip Distribution OUT						(5%)	(25%)									
Project Trips	0	0	0	0	0	1	6	0	0	0	0	2	0	0	0	0
Build 2027 PM Volumes	**3**	**8**	**30**	**1**	**0**	**17**	**41**	**4**	**0**	**1**	**1**	**12**	**0**	**4**	**1**	**4**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET

INTERSECTION 2

River Rd at Theta Pike

AM PEAK HOUR

	River Rd Eastbound				Westbound				Theta Pike Northbound				Theta Pike Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 AM Counts	*0*	*8*	*0*	*6*	*0*	*0*	*0*	*0*	*2*	*10*	*88*	*0*	*0*	*0*	*162*	*6*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*5*	*0*	*0*	*0*	*10*	*0*
Existing 2025 AM Volumes	**0**	**8**	**0**	**6**	**0**	**0**	**0**	**0**	**2**	**11**	**93**	**0**	**0**	**0**	**172**	**6**
Existing Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	3	0	0	0	3	0
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	0	0	0	0	0	0	0	0	1	6	0	0	0	10	0
River Road Columbia Entering Distribution										40%						30%
River Road Columbia Exiting Distribution		(30%)		(35%)												
River Road Columbia Trips	0	14	0	16	0	0	0	0	0	6	0	0	0	0	0	5
No-Build 2027 AM Volumes	**0**	**22**	**0**	**22**	**0**	**0**	**0**	**0**	**2**	**18**	**99**	**0**	**0**	**0**	**182**	**11**
Project Traffic																
Trip Distribution IN										65%						30%
Trip Distribution OUT		(30%)		(40%)												
Project Trips	0	12	0	16	0	0	0	0	0	8	0	0	0	0	0	4
Build 2027 AM Volumes	**0**	**34**	**0**	**38**	**0**	**0**	**0**	**0**	**2**	**26**	**99**	**0**	**0**	**0**	**182**	**15**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET

INTERSECTION 2

River Rd at Theta Pike

PM PEAK HOUR

	River Rd Eastbound				Westbound				Theta Pike Northbound				Theta Pike Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 PM Counts	*1*	*23*	*0*	*2*	*0*	*0*	*0*	*0*	*0*	*9*	*160*	*0*	*0*	*0*	*145*	*26*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*1*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*10*	*0*	*0*	*0*	*9*	*2*
Existing 2025 PM Volumes	**1**	**24**	**0**	**2**	**0**	**0**	**0**	**0**	**0**	**10**	**170**	**0**	**0**	**0**	**154**	**28**
Existing Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	0
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	1	0	0	0	0	0	0	0	1	10	0	0	0	9	2
River Road Columbia Entering Distribution										40%						30%
River Road Columbia Exiting Distribution		(30%)		(35%)												
River Road Columbia Trips	0	9	0	10	0	0	0	0	0	19	0	0	0	0	0	14
No-Build 2027 PM Volumes	**1**	**34**	**0**	**12**	**0**	**0**	**0**	**0**	**0**	**30**	**180**	**0**	**0**	**0**	**163**	**44**
Project Traffic																
Trip Distribution IN										65%						30%
Trip Distribution OUT		(30%)		(40%)												
Project Trips	0	7	0	10	0	0	0	0	0	25	0	0	0	0	0	11
Build 2027 PM Volumes	**1**	**41**	**0**	**22**	**0**	**0**	**0**	**0**	**0**	**55**	**180**	**0**	**0**	**0**	**163**	**55**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET
INTERSECTION 3
TN-99 Nashville Hwy at 8th Ave/Theta Pike
AM PEAK HOUR

	TN-99 Nashville Hwy Eastbound				TN-99 Nashville Hwy Westbound				8th Ave Northbound				Theta Pike Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 AM Counts	*0*	*69*	*1168*	*4*	*3*	*5*	*1043*	*32*	*0*	*3*	*3*	*6*	*0*	*23*	*1*	*119*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*4*	*71*	*0*	*0*	*0*	*64*	*2*	*0*	*0*	*0*	*0*	*0*	*1*	*0*	*7*
Existing 2025 AM Volumes	**0**	**73**	**1239**	**4**	**3**	**5**	**1107**	**34**	**0**	**3**	**3**	**6**	**0**	**24**	**1**	**126**
Existing Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	2	56	0	0	0	35	3	0	0	0	0	0	0	0	1
Heavy Vehicle %	2	3	5	2	2	2	3	9	2	2	2	2	2	2	2	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	4	76	0	0	0	68	2	0	0	0	0	0	1	0	8
River Road Columbia Entering Distribution		25%					5%	35%								
River Road Columbia Exiting Distribution														(40%)		(5%)
River Road Columbia Trips	0	4	0	0	0	0	1	6	0	0	0	0	0	19	0	2
No-Build 2027 AM Volumes	**0**	**81**	**1315**	**4**	**3**	**5**	**1176**	**42**	**0**	**3**	**3**	**6**	**0**	**44**	**1**	**136**
Project Traffic																
Trip Distribution IN		25%						40%								
Trip Distribution OUT														(40%)		
Project Trips	0	3	0	0	0	0	0	5	0	0	0	0	0	16	0	0
Build 2027 AM Volumes	**0**	**84**	**1315**	**4**	**3**	**5**	**1176**	**47**	**0**	**3**	**3**	**6**	**0**	**60**	**1**	**136**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET
INTERSECTION 3
TN-99 Nashville Hwy at 8th Ave/Theta Pike
PM PEAK HOUR

	TN-99 Nashville Hwy Eastbound				TN-99 Nashville Hwy Westbound				8th Ave Northbound				Theta Pike Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 PM Counts	*1*	*122*	*1221*	*4*	*1*	*12*	*1349*	*42*	*0*	*1*	*3*	*5*	*0*	*53*	*3*	*133*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*7*	*74*	*0*	*0*	*1*	*82*	*3*	*0*	*0*	*0*	*0*	*0*	*3*	*0*	*8*
Existing 2025 PM Volumes	**1**	**129**	**1295**	**4**	**1**	**13**	**1431**	**45**	**0**	**1**	**3**	**5**	**0**	**56**	**3**	**141**
Existing Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Conflicting Pedestrians		1		0		0		1		0		0		0		0
Heavy Vehicles	0	1	19	1	0	0	25	1	0	0	0	0	0	0	0	4
Heavy Vehicle %	2	2	2	25	2	2	2	2	2	2	2	2	2	2	2	3
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	8	79	0	0	1	87	3	0	0	0	0	0	3	0	9
River Road Columbia Entering Distribution		25%					5%	35%								
River Road Columbia Exiting Distribution														(40%)		(5%)
River Road Columbia Trips	0	12	0	0	0	0	2	16	0	0	0	0	0	12	0	1
No-Build 2027 PM Volumes	**1**	**149**	**1374**	**4**	**1**	**14**	**1520**	**64**	**0**	**1**	**3**	**5**	**0**	**71**	**3**	**151**
Project Traffic																
Trip Distribution IN		25%						40%								
Trip Distribution OUT														(40%)		
Project Trips	0	10	0	0	0	0	0	15	0	0	0	0	0	10	0	0
Build 2027 PM Volumes	**1**	**159**	**1374**	**4**	**1**	**14**	**1520**	**79**	**0**	**1**	**3**	**5**	**0**	**81**	**3**	**151**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET
INTERSECTION 4
TN-99 Nashville Hwy at 7th Ave/Driveway
AM PEAK HOUR

	TN-99 Nashville Hwy **Eastbound**				TN-99 Nashville Hwy **Westbound**				7th Ave **Northbound**				Driveway **Southbound**			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 AM Counts	*0*	*9*	*1205*	*117*	*1*	*48*	*1106*	*10*	*0*	*30*	*1*	*41*	*0*	*11*	*5*	*5*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*1*	*74*	*7*	*0*	*3*	*67*	*1*	*0*	*2*	*0*	*3*	*0*	*1*	*0*	*0*
Existing 2025 AM Volumes	**0**	**10**	**1279**	**124**	**1**	**51**	**1173**	**11**	**0**	**32**	**1**	**44**	**0**	**12**	**5**	**5**
Existing Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Conflicting Pedestrians		1		0		0		1		0		0		0		0
Heavy Vehicles	0	0	48	4	0	0	35	1	0	3	0	2	0	1	1	0
Heavy Vehicle %	2	2	4	3	2	2	3	9	2	9	2	5	2	8	20	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	1	78	8	0	3	72	1	0	2	0	3	0	1	0	0
River Road Columbia Entering Distribution		5%	25%					5%								
River Road Columbia Exiting Distribution							(5%)									
River Road Columbia Trips	0	1	4	0	0	0	2	1	0	0	0	0	0	0	0	0
No-Build 2027 AM Volumes	**0**	**12**	**1361**	**132**	**1**	**54**	**1247**	**13**	**0**	**34**	**1**	**47**	**0**	**13**	**5**	**5**
Project Traffic																
Trip Distribution IN		5%	25%													
Trip Distribution OUT																(5%)
Project Trips	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	2
Build 2027 AM Volumes	**0**	**13**	**1364**	**132**	**1**	**54**	**1247**	**13**	**0**	**34**	**1**	**47**	**0**	**13**	**5**	**7**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET
INTERSECTION 4
TN-99 Nashville Hwy at 7th Ave/Driveway
PM PEAK HOUR

	TN-99 Nashville Hwy Eastbound				TN-99 Nashville Hwy Westbound				7th Ave Northbound				Driveway Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 PM Counts	*2*	*50*	*1281*	*57*	*1*	*40*	*1414*	*33*	*0*	*24*	*7*	*37*	*0*	*30*	*6*	*37*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*3*	*78*	*3*	*0*	*2*	*86*	*2*	*0*	*1*	*0*	*2*	*0*	*2*	*0*	*2*
Existing 2025 PM Volumes	**2**	**53**	**1359**	**60**	**1**	**42**	**1500**	**35**	**0**	**25**	**7**	**39**	**0**	**32**	**6**	**39**
Existing Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Conflicting Pedestrians		1		0		0		1		0		0		0		0
Heavy Vehicles	0	0	21	0	0	1	26	0	0	0	0	0	0	0	1	0
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	17	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	3	83	4	0	3	91	2	0	2	0	2	0	2	0	2
River Road Columbia Entering Distribution		5%	25%					5%								
River Road Columbia Exiting Distribution							(5%)									
River Road Columbia Trips	0	2	12	0	0	0	1	2	0	0	0	0	0	0	0	0
No-Build 2027 PM Volumes	**2**	**58**	**1454**	**64**	**1**	**45**	**1592**	**39**	**0**	**27**	**7**	**41**	**0**	**34**	**6**	**41**
Project Traffic																
Trip Distribution IN		5%	25%													
Trip Distribution OUT																(5%)
Project Trips	0	2	10	0	0	0	0	0	0	0	0	0	0	0	0	1
Build 2027 PM Volumes	**2**	**60**	**1464**	**64**	**1**	**45**	**1592**	**39**	**0**	**27**	**7**	**41**	**0**	**34**	**6**	**42**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET
INTERSECTION 5
TN-99 Nashville Hwy at Driveway/River Rd
AM PEAK HOUR

	TN-99 Nashville Hwy Eastbound				TN-99 Nashville Hwy Westbound				Driveway Northbound				River Rd Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 AM Counts	*0*	*0*	*1332*	*0*	*0*	*0*	*1140*	*3*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*28*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*0*	*81*	*0*	*0*	*0*	*70*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*2*
Existing 2025 AM Volumes	**0**	**0**	**1413**	**0**	**0**	**0**	**1210**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**30**
Existing Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	50	0	0	0	38	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2	2	4	2	2	2	3	2	2	2	2	2	2	2	2	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	0	86	0	0	0	74	0	0	0	0	0	0	0	0	2
River Road Columbia Entering Distribution			30%													
River Road Columbia Exiting Distribution							(5%)									(25%)
River Road Columbia Trips	0	0	5	0	0	0	2	0	0	0	0	0	0	0	0	12
No-Build 2027 AM Volumes	**0**	**0**	**1504**	**0**	**0**	**0**	**1286**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**44**
Project Traffic																
Trip Distribution IN			30%													25%
Trip Distribution OUT							(5%)									
Project Trips	0	0	4	0	0	0	2	0	0	0	0	0	0	0	0	3
Build 2027 AM Volumes	**0**	**0**	**1508**	**0**	**0**	**0**	**1288**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**47**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET
INTERSECTION 5
TN-99 Nashville Hwy at Driveway/River Rd
PM PEAK HOUR

	TN-99 Nashville Hwy Eastbound				TN-99 Nashville Hwy Westbound				Driveway Northbound				River Rd Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 PM Counts	*0*	*0*	*1391*	*0*	*0*	*0*	*1479*	*4*	*0*	*0*	*0*	*12*	*0*	*0*	*0*	*43*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*0*	*85*	*0*	*0*	*0*	*90*	*0*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*3*
Existing 2025 PM Volumes	**0**	**0**	**1476**	**0**	**0**	**0**	**1569**	**4**	**0**	**0**	**0**	**13**	**0**	**0**	**0**	**46**
Existing Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Conflicting Pedestrians		0		0		0		0		1		0		0		1
Heavy Vehicles	0	0	23	0	0	0	29	0	0	0	0	0	0	0	0	1
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	0	90	0	0	0	96	0	0	0	0	1	0	0	0	3
River Road Columbia Entering Distribution			30%													
River Road Columbia Exiting Distribution							(5%)									(25%)
River Road Columbia Trips	0	0	14	0	0	0	1	0	0	0	0	0	0	0	0	7
No-Build 2027 PM Volumes	**0**	**0**	**1580**	**0**	**0**	**0**	**1666**	**4**	**0**	**0**	**0**	**14**	**0**	**0**	**0**	**56**
Project Traffic																
Trip Distribution IN			30%													25%
Trip Distribution OUT							(5%)									
Project Trips	0	0	11	0	0	0	1	0	0	0	0	0	0	0	0	10
Build 2027 PM Volumes	**0**	**0**	**1591**	**0**	**0**	**0**	**1667**	**4**	**0**	**0**	**0**	**14**	**0**	**0**	**0**	**66**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET

INTERSECTION 6

River Road at Site Driveway

AM PEAK HOUR

	River Road Eastbound				River Road Westbound				Northbound				Site Driveway Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 AM Counts	*0*	*0*	*9*	*0*	*0*	*0*	*16*	*0*	*0*	*0*	*0*	*0*	*0*	*0*		*0*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*0*	*1*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Existing 2025 AM Volumes	**0**	**0**	**10**	**0**	**0**	**0**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Existing Peak Hour Factor	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75	0.75
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2	2	2	2	2	2	6	2	2	2	2	2	2	2	2	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0
River Road Columbia Entering Distribution							70%									
River Road Columbia Exiting Distribution			(65%)													
River Road Columbia Trips	0	0	31	0	0	0	11	0	0	0	0	0	0	0	0	0
No-Build 2027 AM Volumes	**0**	**0**	**42**	**0**	**0**	**0**	**29**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Project Traffic																
Trip Distribution IN		5%						95%								
Trip Distribution OUT														(70%)		(30%)
Project Trips	0	1	0	0	0	0	0	12	0	0	0	0	0	27	0	12
Build 2027 AM Volumes	**0**	**1**	**42**	**0**	**0**	**0**	**29**	**12**	**0**	**0**	**0**	**0**	**0**	**27**	**0**	**12**

Water's Edge Traffic Impact Study

INTERSECTION VOLUME WORKSHEET

INTERSECTION 6

River Road at Site Driveway

PM PEAK HOUR

	River Road Eastbound				River Road Westbound				Northbound				Site Driveway Southbound			
	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right	U-Turn	Left	Through	Right
Existing Traffic																
Raw 2025 PM Counts	*0*	*0*	*23*	*0*	*0*	*0*	*20*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*9*	*0*
Growth Rate (Raw Counts)	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*	*3%*
Growth Factor (Raw Counts)	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*	*1.061*
Growth Trips (Raw Counts)	*0*	*0*	*1*	*0*	*0*	*0*	*1*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*1*	*0*
Existing 2025 PM Volumes	**0**	**0**	**24**	**0**	**0**	**0**	**21**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**10**	**0**
Existing Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Conflicting Pedestrians		0		0		0		0		0		0		0		0
Heavy Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Heavy Vehicle %	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Background Traffic																
Annual Growth Rate	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Growth Factor	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061	1.061
Growth Trips	0	0	1	0	0	0	1	0	0	0	0	0	0	0	1	0
River Road Columbia Entering Distribution							70%									
River Road Columbia Exiting Distribution			(65%)													
River Road Columbia Trips	0	0	19	0	0	0	33	0	0	0	0	0	0	0	0	0
No-Build 2027 PM Volumes	**0**	**0**	**44**	**0**	**0**	**0**	**55**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**11**	**0**
Project Traffic																
Trip Distribution IN		5%						95%								
Trip Distribution OUT														(70%)		(30%)
Project Trips	0	2	0	0	0	0	0	36	0	0	0	0	0	17	0	7
Build 2027 PM Volumes	**0**	**2**	**44**	**0**	**0**	**0**	**55**	**36**	**0**	**0**	**0**	**0**	**0**	**17**	**11**	**7**

Water's Edge Traffic Impact Study

APPENDIX D

Capacity Reports

Intersection	
Int Delay, s/veh	4.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	3	0	2	13	2	3	1	2	4	2	8
Future Vol, veh/h	3	3	0	2	13	2	3	1	2	4	2	8
Conflicting Peds, #/hr	2	0	1	1	0	2	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	50	2	2	2	2	2	2
Mvmt Flow	4	4	0	3	17	3	4	1	3	5	3	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	22	0	0	5	0	0	38	40	7	41	39	22
Stage 1	-	-	-	-	-	-	13	13	-	26	26	-
Stage 2	-	-	-	-	-	-	25	27	-	15	13	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1593	-	-	1616	-	-	967	852	1075	963	853	1056
Stage 1	-	-	-	-	-	-	1007	885	-	992	874	-
Stage 2	-	-	-	-	-	-	993	872	-	1005	885	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1590	-	-	1615	-	-	948	846	1072	952	847	1053
Mov Cap-2 Maneuver	-	-	-	-	-	-	948	846	-	952	847	-
Stage 1	-	-	-	-	-	-	1004	882	-	988	870	-
Stage 2	-	-	-	-	-	-	977	869	-	997	882	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	3.63	0.85	8.76	8.71
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	966	900	-	-	206	-	-	988
HCM Lane V/C Ratio	0.008	0.003	-	-	0.002	-	-	0.019
HCM Control Delay (s/veh)	8.8	7.3	0	-	7.2	0	-	8.7
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0.1

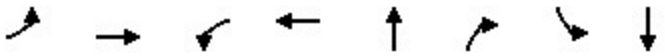
Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	6	13	93	172	6
Future Vol, veh/h	8	6	13	93	172	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	3	2	2
Mvmt Flow	9	7	15	104	193	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	327	193	200	0	-	0
Stage 1	193	-	-	-	-	-
Stage 2	134	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	667	848	1372	-	-	-
Stage 1	839	-	-	-	-	-
Stage 2	893	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	660	848	1372	-	-	-
Mov Cap-2 Maneuver	660	-	-	-	-	-
Stage 1	830	-	-	-	-	-
Stage 2	893	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	10.05	0.94	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	221	-	729	-	-
HCM Lane V/C Ratio	0.011	-	0.022	-	-
HCM Control Delay (s/veh)	7.7	0	10	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	78	1336	9	1227	6	6	26	136
v/c Ratio	0.25	0.56	0.03	0.56	0.02	0.02	0.10	0.35
Control Delay (s/veh)	5.1	5.9	4.4	13.1	37.8	0.2	39.3	9.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	5.1	6.0	4.4	13.1	37.8	0.2	39.3	9.6
Queue Length 50th (ft)	9	91	1	250	4	0	16	1
Queue Length 95th (ft)	m17	112	6	321	16	0	41	53
Internal Link Dist (ft)		454		255	398			1046
Turn Bay Length (ft)	325		100			85	85	
Base Capacity (vph)	422	2403	432	2207	295	341	249	392
Starvation Cap Reductn	0	70	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.18	0.57	0.02	0.56	0.02	0.02	0.10	0.35

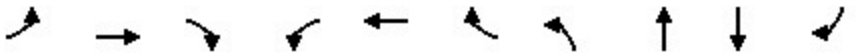
Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	73	1239	4	8	1107	34	3	3	6	24	1	126
Future Volume (veh/h)	73	1239	4	8	1107	34	3	3	6	24	1	126
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1826	1870	1870	1856	1767	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	78	1332	4	9	1190	37	3	3	6	26	1	135
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	3	5	2	2	3	9	2	2	2	2	2	2
Cap, veh/h	340	2364	7	345	2220	69	124	109	281	206	2	279
Arrive On Green	0.08	1.00	1.00	0.01	0.64	0.64	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1767	3548	11	1781	3490	108	424	616	1585	1406	12	1575
Grp Volume(v), veh/h	78	651	685	9	601	626	6	0	6	26	0	136
Grp Sat Flow(s),veh/h/ln	1767	1735	1824	1781	1763	1836	1040	0	1585	1406	0	1587
Q Serve(g_s), s	1.6	0.0	0.0	0.2	20.7	20.7	0.0	0.0	0.3	1.9	0.0	8.5
Cycle Q Clear(g_c), s	1.6	0.0	0.0	0.2	20.7	20.7	8.5	0.0	0.3	10.4	0.0	8.5
Prop In Lane	1.00		0.01	1.00		0.06	0.50		1.00	1.00		0.99
Lane Grp Cap(c), veh/h	340	1156	1215	345	1121	1168	233	0	281	206	0	281
V/C Ratio(X)	0.23	0.56	0.56	0.03	0.54	0.54	0.03	0.00	0.02	0.13	0.00	0.48
Avail Cap(c_a), veh/h	516	1156	1215	577	1121	1168	233	0	281	206	0	281
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.82	0.82	0.82	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	7.9	0.0	0.0	6.9	11.1	11.1	37.5	0.0	37.4	45.4	0.0	40.7
Incr Delay (d2), s/veh	0.3	1.6	1.6	0.0	1.8	1.8	0.2	0.0	0.1	1.3	0.0	5.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.5	0.5	0.1	7.5	7.8	0.1	0.0	0.1	0.7	0.0	3.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	8.2	1.6	1.6	6.9	12.9	12.8	37.7	0.0	37.5	46.7	0.0	46.6
LnGrp LOS	A	A	A	A	B	B	D		D	D		D
Approach Vol, veh/h		1414			1236			12			162	
Approach Delay, s/veh		2.0			12.8			37.6			46.6	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.0	76.0		25.0	5.7	79.3		25.0				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	15.5	59.0		19.5	15.5	59.0		19.5				
Max Q Clear Time (g_c+I1), s	3.6	22.7		12.4	2.2	2.0		10.5				
Green Ext Time (p_c), s	0.1	18.9		0.3	0.0	26.7		0.0				

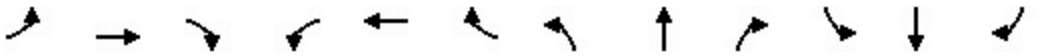
Intersection Summary			
HCM 7th Control Delay, s/veh		9.4	
HCM 7th LOS		A	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	11	1390	135	57	1275	12	35	49	18	5
v/c Ratio	0.13	0.55	0.11	0.47	0.45	0.01	0.28	0.26	0.16	0.02
Control Delay (s/veh)	53.4	10.1	2.9	77.9	1.1	0.0	51.3	16.6	47.5	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	53.4	10.1	2.9	77.9	1.1	0.0	51.3	16.6	47.5	0.2
Queue Length 50th (ft)	8	244	8	43	9	0	23	1	12	0
Queue Length 95th (ft)	26	372	33	m79	36	m0	55	36	34	0
Internal Link Dist (ft)		248			454			156	255	
Turn Bay Length (ft)	160		160	100		100	115			
Base Capacity (vph)	241	2550	1177	241	2844	1192	224	306	222	338
Starvation Cap Reductn	0	0	0	0	140	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.55	0.11	0.24	0.47	0.01	0.16	0.16	0.08	0.01

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	1279	124	52	1173	11	32	1	44	12	5	5
Future Volume (veh/h)	10	1279	124	52	1173	11	32	1	44	12	5	5
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1856	1870	1856	1767	1767	1870	1826	1781	1604	1870
Adj Flow Rate, veh/h	11	1390	135	57	1275	12	35	1	48	13	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	4	3	2	3	9	9	2	5	8	20	2
Cap, veh/h	23	2538	1141	74	2659	1128	125	3	122	101	28	124
Arrive On Green	0.01	0.73	0.73	0.04	0.75	0.75	0.08	0.08	0.08	0.08	0.08	0.08
Sat Flow, veh/h	1781	3497	1571	1781	3526	1496	1327	32	1558	571	362	1585
Grp Volume(v), veh/h	11	1390	135	57	1275	12	35	0	49	18	0	5
Grp Sat Flow(s),veh/h/ln	1781	1749	1571	1781	1763	1496	1327	0	1590	933	0	1585
Q Serve(g_s), s	0.7	19.9	2.8	3.5	15.3	0.2	2.8	0.0	3.2	0.5	0.0	0.3
Cycle Q Clear(g_c), s	0.7	19.9	2.8	3.5	15.3	0.2	6.6	0.0	3.2	3.7	0.0	0.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.98	0.72		1.00
Lane Grp Cap(c), veh/h	23	2538	1141	74	2659	1128	125	0	125	129	0	124
V/C Ratio(X)	0.48	0.55	0.12	0.78	0.48	0.01	0.28	0.00	0.39	0.14	0.00	0.04
Avail Cap(c_a), veh/h	243	2538	1141	243	2659	1128	250	0	275	248	0	274
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.81	0.81	0.81	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	53.9	6.9	4.5	52.2	5.2	3.4	51.6	0.0	48.2	48.1	0.0	46.9
Incr Delay (d2), s/veh	5.5	0.9	0.2	5.2	0.5	0.0	2.6	0.0	4.3	0.2	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	5.9	0.8	1.6	4.2	0.1	1.0	0.0	1.4	0.5	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	59.4	7.7	4.7	57.4	5.7	3.4	54.2	0.0	52.5	48.2	0.0	46.9
LnGrp LOS	E	A	A	E	A	A	D		D	D		D
Approach Vol, veh/h		1536			1344			84			23	
Approach Delay, s/veh		7.8			7.9			53.2			47.9	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.5	85.8		14.6	6.4	89.0		14.6				
Change Period (Y+Rc), s	5.0	6.0		6.0	5.0	6.0		6.0				
Max Green Setting (Gmax), s	15.0	59.0		19.0	15.0	59.0		19.0				
Max Q Clear Time (g_c+I1), s	5.5	21.9		5.7	2.7	17.3		8.6				
Green Ext Time (p_c), s	0.0	24.5		0.0	0.0	22.4		0.4				

Intersection Summary												
HCM 7th Control Delay, s/veh			9.4									
HCM 7th LOS			A									

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1413	1210	3	0	30
Future Vol, veh/h	0	1413	1210	3	0	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	4	3	2	2	2
Mvmt Flow	0	1536	1315	3	0	33

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	659
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	406
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	406
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	14.64
HCM LOS			B

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	406
HCM Lane V/C Ratio	-	-	-	0.08
HCM Control Delay (s/veh)	-	-	-	14.6
HCM Lane LOS	-	-	-	B
HCM 95th %tile Q(veh)	-	-	-	0.3

Intersection	
Int Delay, s/veh	3.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	11	17	1	4	13	4	1	1	3	4	1	4
Future Vol, veh/h	11	17	1	4	13	4	1	1	3	4	1	4
Conflicting Peds, #/hr	3	0	0	0	0	3	0	0	4	4	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	22	1	5	17	5	1	1	4	5	1	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	25	0	0	23	0	0	78	86	26	87	84	22
Stage 1	-	-	-	-	-	-	51	51	-	32	32	-
Stage 2	-	-	-	-	-	-	28	35	-	55	51	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1590	-	-	1592	-	-	911	804	1049	899	806	1055
Stage 1	-	-	-	-	-	-	962	853	-	984	868	-
Stage 2	-	-	-	-	-	-	990	866	-	958	852	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1585	-	-	1592	-	-	894	792	1045	877	794	1052
Mov Cap-2 Maneuver	-	-	-	-	-	-	894	792	-	877	794	-
Stage 1	-	-	-	-	-	-	954	845	-	978	863	-
Stage 2	-	-	-	-	-	-	980	861	-	940	844	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	2.77	1.38	8.81	8.9
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	952	675	-	-	327	-	-	935
HCM Lane V/C Ratio	0.007	0.009	-	-	0.003	-	-	0.012
HCM Control Delay (s/veh)	8.8	7.3	0	-	7.3	0	-	8.9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

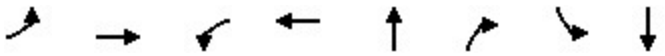
Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	25	2	10	170	154	28
Future Vol, veh/h	25	2	10	170	154	28
Conflicting Peds, #/hr	0	0	1	0	0	1
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	2	11	179	162	29

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	363	163	193	0	-	0
Stage 1	163	-	-	-	-	-
Stage 2	200	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	636	882	1381	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	834	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	630	881	1379	-	-	-
Mov Cap-2 Maneuver	630	-	-	-	-	-
Stage 1	858	-	-	-	-	-
Stage 2	833	-	-	-	-	-

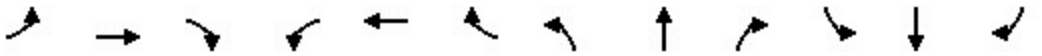
Approach	EB	NB	SB
HCM Control Delay, s/v	10.86	0.42	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	100	-	643	-	-
HCM Lane V/C Ratio	0.008	-	0.044	-	-
HCM Control Delay (s/veh)	7.6	0	10.9	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	134	1339	14	1521	4	5	58	148
v/c Ratio	0.52	0.56	0.05	0.73	0.01	0.01	0.23	0.37
Control Delay (s/veh)	30.4	6.6	4.9	19.5	37.5	0.0	41.8	9.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	30.4	6.6	4.9	19.5	37.5	0.0	41.8	9.8
Queue Length 50th (ft)	35	103	2	378	2	0	35	2
Queue Length 95th (ft)	107	122	7	524	13	0	75	57
Internal Link Dist (ft)		454		255	398			1046
Turn Bay Length (ft)	325		100			85	85	
Base Capacity (vph)	342	2405	433	2075	313	341	249	398
Starvation Cap Reductn	0	103	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.39	0.58	0.03	0.73	0.01	0.01	0.23	0.37

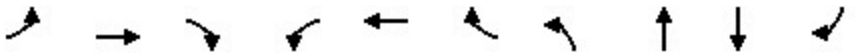
Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	130	1295	4	14	1431	45	1	3	5	56	3	141
Future Volume (veh/h)	130	1295	4	14	1431	45	1	3	5	56	3	141
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1530	1870	1870	1870	1870	1870	1870	1870	1870	1856
Adj Flow Rate, veh/h	134	1335	4	14	1475	46	1	3	5	58	3	145
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	25	2	2	2	2	2	2	2	2	3
Cap, veh/h	272	2404	7	351	2221	69	79	211	281	196	6	276
Arrive On Green	0.09	1.00	1.00	0.02	0.63	0.63	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1781	3634	11	1781	3518	110	217	1192	1585	1407	32	1558
Grp Volume(v), veh/h	134	653	686	14	744	777	4	0	5	58	0	148
Grp Sat Flow(s),veh/h/ln	1781	1777	1868	1781	1777	1851	1410	0	1585	1407	0	1590
Q Serve(g_s), s	2.9	0.0	0.0	0.3	29.2	29.4	0.0	0.0	0.3	4.3	0.0	9.3
Cycle Q Clear(g_c), s	2.9	0.0	0.0	0.3	29.2	29.4	9.3	0.0	0.3	13.6	0.0	9.3
Prop In Lane	1.00		0.01	1.00		0.06	0.25		1.00	1.00		0.98
Lane Grp Cap(c), veh/h	272	1175	1236	351	1122	1168	291	0	281	196	0	282
V/C Ratio(X)	0.49	0.56	0.56	0.04	0.66	0.67	0.01	0.00	0.02	0.30	0.00	0.53
Avail Cap(c_a), veh/h	441	1175	1236	574	1122	1168	291	0	281	196	0	282
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.84	0.84	0.84	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	11.9	0.0	0.0	6.9	12.9	12.9	37.4	0.0	37.3	47.2	0.0	41.0
Incr Delay (d2), s/veh	1.2	1.6	1.5	0.0	3.1	3.0	0.1	0.0	0.1	3.8	0.0	6.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	0.5	0.5	0.1	10.8	11.3	0.1	0.0	0.1	1.7	0.0	4.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	13.1	1.6	1.5	6.9	16.0	15.9	37.5	0.0	37.5	51.0	0.0	47.9
LnGrp LOS	B	A	A	A	B	B	D		D	D		D
Approach Vol, veh/h		1473			1535			9			206	
Approach Delay, s/veh		2.6			15.8			37.5			48.8	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.6	75.4		25.0	6.2	78.8		25.0				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	15.5	59.0		19.5	15.5	59.0		19.5				
Max Q Clear Time (g_c+I1), s	4.9	31.4		15.6	2.3	2.0		11.3				
Green Ext Time (p_c), s	0.2	20.2		0.2	0.0	26.7		0.0				

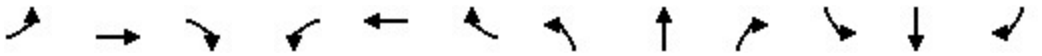
Intersection Summary			
HCM 7th Control Delay, s/veh		12.0	
HCM 7th LOS		B	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	56	1387	61	44	1531	36	26	47	39	40
v/c Ratio	0.46	0.52	0.05	0.40	0.58	0.03	0.22	0.26	0.36	0.20
Control Delay (s/veh)	60.7	8.9	1.1	68.4	1.5	0.0	50.3	21.1	55.7	3.6
Queue Delay	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	60.7	8.9	1.1	68.4	1.5	0.0	50.3	21.1	55.7	3.6
Queue Length 50th (ft)	39	226	0	33	15	0	17	5	26	0
Queue Length 95th (ft)	78	337	10	m49	37	m0	45	40	60	7
Internal Link Dist (ft)		248			454			156	255	
Turn Bay Length (ft)	160		160	100		100	115			
Base Capacity (vph)	241	2648	1204	241	2627	1171	235	313	228	338
Starvation Cap Reductn	0	0	0	0	131	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.52	0.05	0.18	0.61	0.03	0.11	0.15	0.17	0.12

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	1359	60	43	1500	35	25	7	39	32	6	39
Future Volume (veh/h)	55	1359	60	43	1500	35	25	7	39	32	6	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1648	1870
Adj Flow Rate, veh/h	56	1387	61	44	1531	36	26	7	40	33	6	40
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	17	2
Cap, veh/h	72	2561	1142	60	2537	1131	118	22	126	128	18	144
Arrive On Green	0.04	0.72	0.72	0.03	0.71	0.71	0.09	0.09	0.09	0.09	0.09	0.09
Sat Flow, veh/h	1781	3554	1584	1781	3554	1584	1360	242	1380	745	195	1585
Grp Volume(v), veh/h	56	1387	61	44	1531	36	26	0	47	39	0	40
Grp Sat Flow(s),veh/h/ln	1781	1777	1584	1781	1777	1584	1360	0	1622	940	0	1585
Q Serve(g_s), s	3.4	19.7	1.2	2.7	23.8	0.7	2.1	0.0	3.0	2.8	0.0	2.6
Cycle Q Clear(g_c), s	3.4	19.7	1.2	2.7	23.8	0.7	7.8	0.0	3.0	5.8	0.0	2.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.85	0.85		1.00
Lane Grp Cap(c), veh/h	72	2561	1142	60	2537	1131	118	0	148	146	0	144
V/C Ratio(X)	0.78	0.54	0.05	0.74	0.60	0.03	0.22	0.00	0.32	0.27	0.00	0.28
Avail Cap(c_a), veh/h	243	2561	1142	243	2537	1131	229	0	280	248	0	274
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	0.60	0.60	0.60	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.3	7.0	4.5	52.7	7.9	4.6	51.8	0.0	46.8	48.9	0.0	46.6
Incr Delay (d2), s/veh	6.5	0.8	0.1	3.9	0.6	0.0	2.0	0.0	2.6	0.4	0.0	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	6.0	0.3	1.2	7.2	0.2	0.8	0.0	1.3	1.1	0.0	1.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	58.7	7.9	4.5	56.5	8.6	4.6	53.8	0.0	49.4	49.3	0.0	47.0
LnGrp LOS	E	A	A	E	A	A	D		D	D		D
Approach Vol, veh/h		1504			1611			73			79	
Approach Delay, s/veh		9.6			9.8			51.0			48.1	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.7	85.3		16.0	9.5	84.5		16.0				
Change Period (Y+Rc), s	5.0	6.0		6.0	5.0	6.0		6.0				
Max Green Setting (Gmax), s	15.0	59.0		19.0	15.0	59.0		19.0				
Max Q Clear Time (g_c+I1), s	4.7	21.7		7.8	5.4	25.8		9.8				
Green Ext Time (p_c), s	0.0	23.8		0.1	0.0	24.0		0.3				

Intersection Summary												
HCM 7th Control Delay, s/veh			11.6									
HCM 7th LOS			B									

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1476	1569	4	0	46
Future Vol, veh/h	0	1476	1569	4	0	46
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1538	1634	4	0	48

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	820
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	318
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	318
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	18.34
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	318
HCM Lane V/C Ratio	-	-	-	0.151
HCM Control Delay (s/veh)	-	-	-	18.3
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.5

Intersection	
Int Delay, s/veh	4.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	22	0	6	21	2	3	2	14	4	2	8
Future Vol, veh/h	3	22	0	6	21	2	3	2	14	4	2	8
Conflicting Peds, #/hr	2	0	1	1	0	2	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	50	2	2	2	2	2	2
Mvmt Flow	4	29	0	8	28	3	4	3	19	5	3	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	33	0	0	30	0	0	85	87	32	88	86	32
Stage 1	-	-	-	-	-	-	38	38	-	47	47	-
Stage 2	-	-	-	-	-	-	46	49	-	41	38	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1579	-	-	1582	-	-	902	803	1041	897	804	1041
Stage 1	-	-	-	-	-	-	977	863	-	966	855	-
Stage 2	-	-	-	-	-	-	967	854	-	974	863	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1576	-	-	1581	-	-	881	795	1038	868	796	1038
Mov Cap-2 Maneuver	-	-	-	-	-	-	881	795	-	868	796	-
Stage 1	-	-	-	-	-	-	973	860	-	959	849	-
Stage 2	-	-	-	-	-	-	949	848	-	949	860	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.87	1.51	8.77	8.89
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	979	216	-	-	366	-	-	944
HCM Lane V/C Ratio	0.026	0.003	-	-	0.005	-	-	0.02
HCM Control Delay (s/veh)	8.8	7.3	0	-	7.3	0	-	8.9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

**Volumes and platoon ratios were adjusted as needed so that delay increases from previous scenario due to Synchro glitch.*

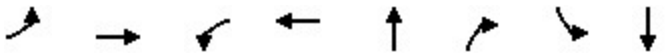
Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	22	22	20	99	182	11
Future Vol, veh/h	22	22	20	99	182	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	3	2	2
Mvmt Flow	25	25	22	111	204	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	361	204	217	0	-	0
Stage 1	204	-	-	-	-	-
Stage 2	156	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	638	836	1353	-	-	-
Stage 1	830	-	-	-	-	-
Stage 2	872	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	627	836	1353	-	-	-
Mov Cap-2 Maneuver	627	-	-	-	-	-
Stage 1	815	-	-	-	-	-
Stage 2	872	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	10.4	1.3	0
HCM LOS	B		

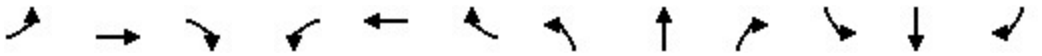
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	303	-	717	-	-
HCM Lane V/C Ratio	0.017	-	0.069	-	-
HCM Control Delay (s/veh)	7.7	0	10.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.2	-	-



Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	87	1418	9	1310	6	6	47	147
v/c Ratio	0.31	0.59	0.03	0.60	0.02	0.02	0.19	0.37
Control Delay (s/veh)	7.0	6.1	4.5	13.9	37.8	0.2	40.9	9.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.0	6.1	4.5	13.9	37.8	0.2	40.9	9.4
Queue Length 50th (ft)	10	97	1	278	4	0	29	1
Queue Length 95th (ft)	m19	118	6	357	16	0	64	55
Internal Link Dist (ft)		454		255	398			1046
Turn Bay Length (ft)	325		100			85	85	
Base Capacity (vph)	400	2403	410	2201	295	341	249	401
Starvation Cap Reductn	0	72	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.22	0.61	0.02	0.60	0.02	0.02	0.19	0.37

Intersection Summary

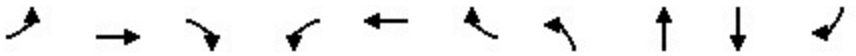
m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	81	1315	4	8	1176	42	3	3	6	44	1	136
Future Volume (veh/h)	81	1315	4	8	1176	42	3	3	6	44	1	136
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1826	1870	1870	1856	1767	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	87	1414	4	9	1265	45	3	3	6	47	1	146
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	3	5	2	2	3	9	2	2	2	2	2	2
Cap, veh/h	317	2365	7	325	2205	78	119	104	281	196	2	279
Arrive On Green	0.08	1.00	1.00	0.01	0.64	0.64	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1767	3549	10	1781	3473	123	392	584	1585	1406	11	1576
Grp Volume(v), veh/h	87	691	727	9	642	668	6	0	6	47	0	147
Grp Sat Flow(s),veh/h/ln	1767	1735	1824	1781	1763	1833	977	0	1585	1406	0	1587
Q Serve(g_s), s	1.8	0.0	0.0	0.2	23.0	23.0	0.0	0.0	0.3	3.5	0.0	9.2
Cycle Q Clear(g_c), s	1.8	0.0	0.0	0.2	23.0	23.0	9.3	0.0	0.3	12.7	0.0	9.2
Prop In Lane	1.00		0.01	1.00		0.07	0.50		1.00	1.00		0.99
Lane Grp Cap(c), veh/h	317	1156	1215	325	1119	1164	222	0	281	196	0	281
V/C Ratio(X)	0.27	0.60	0.60	0.03	0.57	0.57	0.03	0.00	0.02	0.24	0.00	0.52
Avail Cap(c_a), veh/h	492	1156	1215	557	1119	1164	222	0	281	196	0	281
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.79	0.79	0.79	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.6	0.0	0.0	6.9	11.5	11.5	37.6	0.0	37.4	46.8	0.0	41.0
Incr Delay (d2), s/veh	0.4	1.8	1.7	0.0	2.1	2.1	0.2	0.0	0.1	2.9	0.0	6.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.6	0.6	0.1	8.3	8.6	0.1	0.0	0.1	1.4	0.0	4.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	8.9	1.8	1.7	7.0	13.7	13.6	37.8	0.0	37.5	49.7	0.0	47.8
LnGrp LOS	A	A	A	A	B	B	D		D	D		D
Approach Vol, veh/h		1505			1319			12			194	
Approach Delay, s/veh		2.2			13.6			37.7			48.3	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.1	75.9		25.0	5.7	79.3		25.0				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	15.5	59.0		19.5	15.5	59.0		19.5				
Max Q Clear Time (g_c+I1), s	3.8	25.0		14.7	2.2	2.0		11.3				
Green Ext Time (p_c), s	0.1	19.8		0.2	0.0	29.5		0.0				

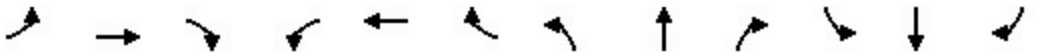
Intersection Summary	
HCM 7th Control Delay, s/veh	10.2
HCM 7th LOS	B



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	11	1479	143	54	1355	14	37	52	19	5
v/c Ratio	0.13	0.58	0.12	0.45	0.48	0.01	0.30	0.27	0.16	0.02
Control Delay (s/veh)	53.4	10.6	3.1	76.4	1.1	0.0	51.5	16.4	47.4	0.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	53.4	10.6	3.1	76.4	1.2	0.0	51.5	16.4	47.4	0.2
Queue Length 50th (ft)	8	270	10	41	10	0	25	1	13	0
Queue Length 95th (ft)	26	414	36	m71	38	m0	57	37	35	0
Internal Link Dist (ft)		248			454			156	255	
Turn Bay Length (ft)	160		160	100		100	115			
Base Capacity (vph)	241	2551	1177	241	2839	1190	224	308	221	338
Starvation Cap Reductn	0	0	0	0	138	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.58	0.12	0.22	0.50	0.01	0.17	0.17	0.09	0.01

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	1361	132	50	1247	13	34	1	47	13	5	5
Future Volume (veh/h)	10	1361	132	50	1247	13	34	1	47	13	5	5
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1856	1870	1856	1767	1767	1870	1826	1781	1604	1870
Adj Flow Rate, veh/h	11	1479	143	54	1355	14	37	1	51	14	5	5
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	4	3	2	3	9	9	2	5	8	20	2
Cap, veh/h	23	2527	1135	70	2639	1120	127	3	131	105	28	133
Arrive On Green	0.01	0.72	0.72	0.04	0.75	0.75	0.08	0.08	0.07	0.08	0.08	0.07
Sat Flow, veh/h	1781	3497	1571	1781	3526	1496	1327	31	1559	579	331	1585
Grp Volume(v), veh/h	11	1479	143	54	1355	14	37	0	52	19	0	5
Grp Sat Flow(s),veh/h/ln	1781	1749	1571	1781	1763	1496	1327	0	1590	909	0	1585
Q Serve(g_s), s	0.7	22.4	3.1	3.3	17.3	0.3	3.0	0.0	3.4	0.7	0.0	0.3
Cycle Q Clear(g_c), s	0.7	22.4	3.1	3.3	17.3	0.3	7.1	0.0	3.4	4.1	0.0	0.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.98	0.74		1.00
Lane Grp Cap(c), veh/h	23	2527	1135	70	2639	1120	127	0	133	133	0	133
V/C Ratio(X)	0.48	0.59	0.13	0.78	0.51	0.01	0.29	0.00	0.39	0.14	0.00	0.04
Avail Cap(c_a), veh/h	243	2527	1135	243	2639	1120	245	0	275	244	0	274
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.80	0.90	1.00	0.85
Upstream Filter(I)	1.00	1.00	1.00	0.77	0.77	0.77	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	53.9	7.3	4.7	52.4	5.6	3.5	51.7	0.0	48.6	48.1	0.0	47.0
Incr Delay (d2), s/veh	5.5	1.0	0.2	5.2	0.6	0.0	2.7	0.0	3.9	0.2	0.0	0.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	6.7	0.8	1.5	4.8	0.1	1.1	0.0	1.5	0.5	0.0	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	59.4	8.3	4.9	57.6	6.2	3.5	54.3	0.0	52.5	48.3	0.0	47.0
LnGrp LOS	E	A	A	E	A	A	D		D	D		D
Approach Vol, veh/h		1633			1423			89			24	
Approach Delay, s/veh		8.4			8.1			53.3			48.1	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.3	85.5		15.2	6.4	88.4		15.2				
Change Period (Y+Rc), s	5.0	6.0		6.0	5.0	6.0		6.0				
Max Green Setting (Gmax), s	15.0	59.0		19.0	15.0	59.0		19.0				
Max Q Clear Time (g_c+I1), s	5.3	24.4		6.1	2.7	19.3		9.1				
Green Ext Time (p_c), s	0.0	24.8		0.0	0.0	23.6		0.4				

Intersection Summary												
HCM 7th Control Delay, s/veh			9.8									
HCM 7th LOS			A									

**Volumes and platoon ratios were adjusted as needed so that delay increases from previous scenario due to Synchro glitch.*

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1504	1286	3	0	44
Future Vol, veh/h	0	1504	1286	3	0	44
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	4	3	2	2	2
Mvmt Flow	0	1635	1398	3	0	48

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	701
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	381
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	381
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	15.79
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	381
HCM Lane V/C Ratio	-	-	-	0.125
HCM Control Delay (s/veh)	-	-	-	15.8
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.4

Intersection	
Int Delay, s/veh	3.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	11	30	1	16	35	4	1	1	10	4	1	4
Future Vol, veh/h	11	30	1	16	35	4	1	1	10	4	1	4
Conflicting Peds, #/hr	3	0	0	0	0	3	0	0	4	4	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	38	1	21	45	5	1	1	13	5	1	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	53	0	0	40	0	0	154	161	43	163	159	50
Stage 1	-	-	-	-	-	-	67	67	-	91	91	-
Stage 2	-	-	-	-	-	-	87	94	-	71	68	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1553	-	-	1570	-	-	813	731	1027	802	733	1018
Stage 1	-	-	-	-	-	-	943	839	-	916	819	-
Stage 2	-	-	-	-	-	-	921	817	-	938	838	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1548	-	-	1570	-	-	789	712	1023	768	714	1015
Mov Cap-2 Maneuver	-	-	-	-	-	-	789	712	-	768	714	-
Stage 1	-	-	-	-	-	-	934	831	-	901	806	-
Stage 2	-	-	-	-	-	-	903	804	-	913	831	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	1.92	2.13	8.79	9.28
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	964	468	-	-	513	-	-	853
HCM Lane V/C Ratio	0.016	0.009	-	-	0.013	-	-	0.014
HCM Control Delay (s/veh)	8.8	7.3	0	-	7.3	0	-	9.3
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0	0	-	-	0	-	-	0

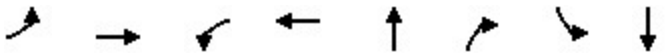
Intersection	
Int Delay, s/veh	1.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	12	30	180	163	44
Future Vol, veh/h	35	12	30	180	163	44
Conflicting Peds, #/hr	0	0	1	0	0	1
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	37	13	32	189	172	46

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	425	173	219	0	-	0
Stage 1	173	-	-	-	-	-
Stage 2	253	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	586	871	1351	-	-	-
Stage 1	858	-	-	-	-	-
Stage 2	789	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	569	870	1349	-	-	-
Mov Cap-2 Maneuver	569	-	-	-	-	-
Stage 1	834	-	-	-	-	-
Stage 2	789	-	-	-	-	-

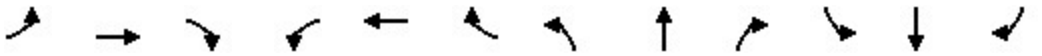
Approach	EB	NB	SB
HCM Control Delay, s/v	11.26	1.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	257	-	625	-	-
HCM Lane V/C Ratio	0.023	-	0.079	-	-
HCM Control Delay (s/veh)	7.7	0	11.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.3	-	-



Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	155	1420	15	1633	4	5	73	159
v/c Ratio	0.63	0.59	0.06	0.80	0.01	0.01	0.29	0.39
Control Delay (s/veh)	45.1	6.7	5.3	22.6	37.5	0.0	43.0	9.7
Queue Delay	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	45.1	6.8	5.3	22.6	37.5	0.0	43.0	9.7
Queue Length 50th (ft)	70	108	3	444	2	0	45	2
Queue Length 95th (ft)	144	129	8	613	13	0	90	59
Internal Link Dist (ft)		454		255	398			1046
Turn Bay Length (ft)	325		100			85	85	
Base Capacity (vph)	316	2404	412	2040	313	341	249	407
Starvation Cap Reductn	0	111	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.49	0.62	0.04	0.80	0.01	0.01	0.29	0.39

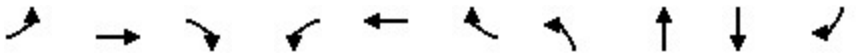
Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	150	1374	4	15	1520	64	1	3	5	71	3	151
Future Volume (veh/h)	150	1374	4	15	1520	64	1	3	5	71	3	151
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1530	1870	1870	1870	1870	1870	1870	1870	1870	1856
Adj Flow Rate, veh/h	155	1416	4	15	1567	66	1	3	5	73	3	156
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	25	2	2	2	2	2	2	2	2	3
Cap, veh/h	254	2401	7	332	2176	91	76	202	281	186	5	276
Arrive On Green	0.10	1.00	1.00	0.02	0.63	0.63	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1781	3635	10	1781	3475	146	200	1141	1585	1407	30	1560
Grp Volume(v), veh/h	155	692	728	15	799	834	4	0	5	73	0	159
Grp Sat Flow(s),veh/h/ln	1781	1777	1869	1781	1777	1844	1341	0	1585	1407	0	1590
Q Serve(g_s), s	3.4	0.0	0.0	0.3	33.6	34.0	0.0	0.0	0.3	5.5	0.0	10.1
Cycle Q Clear(g_c), s	3.4	0.0	0.0	0.3	33.6	34.0	10.1	0.0	0.3	15.6	0.0	10.1
Prop In Lane	1.00		0.01	1.00		0.08	0.25		1.00	1.00		0.98
Lane Grp Cap(c), veh/h	254	1174	1234	332	1113	1155	279	0	281	186	0	282
V/C Ratio(X)	0.61	0.59	0.59	0.05	0.72	0.72	0.01	0.00	0.02	0.39	0.00	0.56
Avail Cap(c_a), veh/h	414	1174	1234	553	1113	1155	279	0	281	186	0	282
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.80	0.80	0.80	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	15.7	0.0	0.0	7.1	14.0	14.0	37.4	0.0	37.3	48.5	0.0	41.4
Incr Delay (d2), s/veh	1.9	1.7	1.7	0.1	4.0	3.9	0.1	0.0	0.1	6.1	0.0	7.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.9	0.6	0.6	0.1	12.7	13.2	0.1	0.0	0.1	2.2	0.0	4.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.6	1.7	1.7	7.1	17.9	18.0	37.5	0.0	37.5	54.6	0.0	49.3
LnGrp LOS	B	A	A	A	B	B	D		D	D		D
Approach Vol, veh/h		1575			1648			9			232	
Approach Delay, s/veh		3.3			17.9			37.5			51.0	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.1	74.9		25.0	6.3	78.7		25.0				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	15.5	59.0		19.5	15.5	59.0		19.5				
Max Q Clear Time (g_c+I1), s	5.4	36.0		17.6	2.3	2.0		12.1				
Green Ext Time (p_c), s	0.3	18.6		0.1	0.0	29.4		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh		13.5
HCM 7th LOS		B



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	56	1484	65	49	1624	40	28	49	41	42
v/c Ratio	0.46	0.56	0.05	0.42	0.62	0.03	0.23	0.27	0.37	0.20
Control Delay (s/veh)	60.7	9.7	1.3	66.4	1.5	0.0	50.5	20.6	56.0	4.4
Queue Delay	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	60.7	9.7	1.3	66.4	1.6	0.0	50.5	20.6	56.0	4.4
Queue Length 50th (ft)	39	257	0	37	16	0	19	5	28	0
Queue Length 95th (ft)	78	386	12	m49	39	m0	47	41	62	9
Internal Link Dist (ft)		248			454			156	255	
Turn Bay Length (ft)	160		160	100		100	115			
Base Capacity (vph)	241	2634	1198	241	2622	1169	234	314	227	338
Starvation Cap Reductn	0	0	0	0	141	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.56	0.05	0.20	0.65	0.03	0.12	0.16	0.18	0.12

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	1454	64	48	1592	39	27	7	41	34	6	41
Future Volume (veh/h)	55	1454	64	48	1592	39	27	7	41	34	6	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1648	1870
Adj Flow Rate, veh/h	56	1484	65	49	1624	40	28	7	42	35	6	42
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	17	2
Cap, veh/h	72	2537	1131	63	2519	1123	120	22	133	133	17	152
Arrive On Green	0.04	0.71	0.71	0.04	0.71	0.71	0.10	0.10	0.08	0.09	0.10	0.09
Sat Flow, veh/h	1781	3554	1584	1781	3554	1584	1357	231	1389	750	182	1585
Grp Volume(v), veh/h	56	1484	65	49	1624	40	28	0	49	41	0	42
Grp Sat Flow(s),veh/h/ln	1781	1777	1584	1781	1777	1584	1357	0	1620	932	0	1585
Q Serve(g_s), s	3.4	22.6	1.3	3.0	27.0	0.8	2.2	0.0	3.1	3.0	0.0	2.7
Cycle Q Clear(g_c), s	3.4	22.6	1.3	3.0	27.0	0.8	8.3	0.0	3.1	6.1	0.0	2.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	0.85		1.00
Lane Grp Cap(c), veh/h	72	2537	1131	63	2519	1123	120	0	156	150	0	152
V/C Ratio(X)	0.78	0.58	0.06	0.78	0.64	0.04	0.23	0.00	0.31	0.27	0.00	0.28
Avail Cap(c_a), veh/h	243	2537	1131	243	2519	1123	224	0	280	246	0	274
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.85	0.90	1.00	0.90
Upstream Filter(I)	1.00	1.00	1.00	0.50	0.50	0.50	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.3	7.7	4.7	52.6	8.6	4.8	51.7	0.0	47.0	49.1	0.0	46.7
Incr Delay (d2), s/veh	6.5	1.0	0.1	3.8	0.6	0.0	2.1	0.0	2.4	0.4	0.0	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	6.9	0.4	1.4	8.2	0.2	0.8	0.0	1.4	1.1	0.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	58.7	8.7	4.8	56.5	9.2	4.8	53.8	0.0	49.4	49.5	0.0	47.0
LnGrp LOS	E	A	A	E	A	A	D		D	D		D
Approach Vol, veh/h		1605			1713			77			83	
Approach Delay, s/veh		10.3			10.5			51.0			48.2	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.9	84.6		16.6	9.5	84.0		16.6				
Change Period (Y+Rc), s	5.0	6.0		6.0	5.0	6.0		6.0				
Max Green Setting (Gmax), s	15.0	59.0		19.0	15.0	59.0		19.0				
Max Q Clear Time (g_c+I1), s	5.0	24.6		8.1	5.4	29.0		10.3				
Green Ext Time (p_c), s	0.0	24.1		0.1	0.0	23.4		0.3				

Intersection Summary			
HCM 7th Control Delay, s/veh		12.2	
HCM 7th LOS		B	

**Volumes and platoon ratios were adjusted as needed so that delay increases from previous scenario due to Synchro glitch.*

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1580	1666	4	0	56
Future Vol, veh/h	0	1580	1666	4	0	56
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1646	1735	4	0	58

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	871
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	294
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	294
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	20.25
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	294
HCM Lane V/C Ratio	-	-	-	0.198
HCM Control Delay (s/veh)	-	-	-	20.2
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.7

Intersection	
Int Delay, s/veh	3.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	3	22	0	8	31	2	3	2	15	4	2	8
Future Vol, veh/h	3	22	0	8	31	2	3	2	15	4	2	8
Conflicting Peds, #/hr	2	0	1	1	0	2	1	0	2	2	0	1
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	75	75	75	75	75	75	75	75	75	75	75	75
Heavy Vehicles, %	2	2	2	2	2	50	2	2	2	2	2	2
Mvmt Flow	4	29	0	11	41	3	4	3	20	5	3	11

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	46	0	0	30	0	0	103	106	32	107	104	46
Stage 1	-	-	-	-	-	-	38	38	-	66	66	-
Stage 2	-	-	-	-	-	-	65	67	-	41	38	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1562	-	-	1582	-	-	877	784	1041	873	786	1024
Stage 1	-	-	-	-	-	-	977	863	-	945	840	-
Stage 2	-	-	-	-	-	-	946	839	-	974	863	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1559	-	-	1581	-	-	855	775	1038	842	776	1021
Mov Cap-2 Maneuver	-	-	-	-	-	-	855	775	-	842	776	-
Stage 1	-	-	-	-	-	-	973	860	-	936	833	-
Stage 2	-	-	-	-	-	-	925	831	-	948	860	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	0.88	1.42	8.8	8.98
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	974	216	-	-	347	-	-	923
HCM Lane V/C Ratio	0.027	0.003	-	-	0.007	-	-	0.02
HCM Control Delay (s/veh)	8.8	7.3	0	-	7.3	0	-	9
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0.1

**Volumes and platoon ratios were adjusted as needed so that delay increases from previous scenario due to Synchro glitch.*

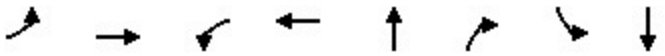
Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	34	38	28	99	182	15
Future Vol, veh/h	34	38	28	99	182	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	2	2	2	3	2	2
Mvmt Flow	38	43	31	111	204	17

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	379	204	221	0	-	0
Stage 1	204	-	-	-	-	-
Stage 2	174	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	623	836	1348	-	-	-
Stage 1	830	-	-	-	-	-
Stage 2	856	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	608	836	1348	-	-	-
Mov Cap-2 Maneuver	608	-	-	-	-	-
Stage 1	809	-	-	-	-	-
Stage 2	856	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v	10.72	1.71	0
HCM LOS	B		

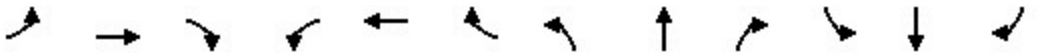
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	397	-	710	-	-
HCM Lane V/C Ratio	0.023	-	0.114	-	-
HCM Control Delay (s/veh)	7.7	0	10.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	-	-



Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	90	1418	9	1316	6	6	65	147
v/c Ratio	0.32	0.59	0.03	0.60	0.02	0.02	0.26	0.37
Control Delay (s/veh)	7.9	6.1	4.5	14.0	37.8	0.2	42.3	9.4
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	7.9	6.1	4.5	14.0	37.8	0.2	42.3	9.4
Queue Length 50th (ft)	11	97	1	281	4	0	40	1
Queue Length 95th (ft)	m24	118	6	360	16	0	82	55
Internal Link Dist (ft)		454		255	398			1046
Turn Bay Length (ft)	325		100			85	85	
Base Capacity (vph)	398	2403	410	2198	295	341	249	401
Starvation Cap Reductn	0	75	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.61	0.02	0.60	0.02	0.02	0.26	0.37

Intersection Summary

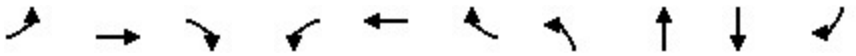
m Volume for 95th percentile queue is metered by upstream signal.



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	84	1315	4	8	1176	47	3	3	6	60	1	136
Future Volume (veh/h)	84	1315	4	8	1176	47	3	3	6	60	1	136
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1826	1870	1870	1856	1767	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	90	1414	4	9	1265	51	3	3	6	65	1	146
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	3	5	2	2	3	9	2	2	2	2	2	2
Cap, veh/h	316	2365	7	325	2192	88	119	104	281	196	2	279
Arrive On Green	0.09	1.00	1.00	0.01	0.63	0.63	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1767	3549	10	1781	3454	139	392	584	1585	1406	11	1576
Grp Volume(v), veh/h	90	691	727	9	645	671	6	0	6	65	0	147
Grp Sat Flow(s),veh/h/ln	1767	1735	1824	1781	1763	1830	977	0	1585	1406	0	1587
Q Serve(g_s), s	1.9	0.0	0.0	0.2	23.2	23.2	0.0	0.0	0.3	4.8	0.0	9.2
Cycle Q Clear(g_c), s	1.9	0.0	0.0	0.2	23.2	23.2	9.3	0.0	0.3	14.1	0.0	9.2
Prop In Lane	1.00		0.01	1.00		0.08	0.50		1.00	1.00		0.99
Lane Grp Cap(c), veh/h	316	1156	1215	325	1119	1162	222	0	281	196	0	281
V/C Ratio(X)	0.28	0.60	0.60	0.03	0.58	0.58	0.03	0.00	0.02	0.33	0.00	0.52
Avail Cap(c_a), veh/h	490	1156	1215	557	1119	1162	222	0	281	196	0	281
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.79	0.79	0.79	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	8.7	0.0	0.0	6.9	11.6	11.6	37.6	0.0	37.4	47.4	0.0	41.0
Incr Delay (d2), s/veh	0.4	1.8	1.7	0.0	2.2	2.1	0.2	0.0	0.1	4.5	0.0	6.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.6	0.6	0.6	0.1	8.4	8.7	0.1	0.0	0.1	1.9	0.0	4.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	9.1	1.8	1.7	7.0	13.7	13.7	37.8	0.0	37.5	51.9	0.0	47.8
LnGrp LOS	A	A	A	A	B	B	D		D	D		D
Approach Vol, veh/h		1508			1325			12			212	
Approach Delay, s/veh		2.2			13.7			37.7			49.1	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.2	75.8		25.0	5.7	79.3		25.0				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	15.5	59.0		19.5	15.5	59.0		19.5				
Max Q Clear Time (g_c+I1), s	3.9	25.2		16.1	2.2	2.0		11.3				
Green Ext Time (p_c), s	0.1	19.8		0.2	0.0	29.5		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh	10.6	
HCM 7th LOS	B	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	11	1483	143	54	1355	14	37	52	19	8
v/c Ratio	0.13	0.58	0.12	0.45	0.48	0.01	0.30	0.27	0.16	0.04
Control Delay (s/veh)	53.4	10.7	3.1	76.3	1.1	0.0	51.5	16.4	47.4	0.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	53.4	10.7	3.1	76.3	1.2	0.0	51.5	16.4	47.4	0.3
Queue Length 50th (ft)	8	272	10	41	10	0	25	1	13	0
Queue Length 95th (ft)	26	415	36	m70	38	m0	57	37	35	0
Internal Link Dist (ft)		248			454			156	255	
Turn Bay Length (ft)	160		160	100		100	115			
Base Capacity (vph)	241	2551	1177	241	2839	1190	224	308	221	338
Starvation Cap Reductn	0	0	0	0	145	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.58	0.12	0.22	0.50	0.01	0.17	0.17	0.09	0.02

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	1364	132	50	1247	13	34	1	47	13	5	7
Future Volume (veh/h)	10	1364	132	50	1247	13	34	1	47	13	5	7
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1841	1856	1870	1856	1767	1767	1870	1826	1781	1604	1870
Adj Flow Rate, veh/h	11	1483	143	54	1355	14	37	1	51	14	5	8
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	4	3	2	3	9	9	2	5	8	20	2
Cap, veh/h	23	2526	1135	70	2638	1120	127	3	131	106	28	133
Arrive On Green	0.01	0.72	0.72	0.04	0.75	0.75	0.08	0.08	0.07	0.08	0.08	0.07
Sat Flow, veh/h	1781	3497	1571	1781	3526	1496	1323	31	1559	580	331	1585
Grp Volume(v), veh/h	11	1483	143	54	1355	14	37	0	52	19	0	8
Grp Sat Flow(s),veh/h/ln	1781	1749	1571	1781	1763	1496	1323	0	1590	911	0	1585
Q Serve(g_s), s	0.7	22.5	3.1	3.3	17.3	0.3	3.0	0.0	3.4	0.7	0.0	0.5
Cycle Q Clear(g_c), s	0.7	22.5	3.1	3.3	17.3	0.3	7.1	0.0	3.4	4.1	0.0	0.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.98	0.74		1.00
Lane Grp Cap(c), veh/h	23	2526	1135	70	2638	1120	127	0	134	133	0	133
V/C Ratio(X)	0.48	0.59	0.13	0.78	0.51	0.01	0.29	0.00	0.39	0.14	0.00	0.06
Avail Cap(c_a), veh/h	243	2526	1135	243	2638	1120	245	0	275	244	0	274
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	0.80	0.90	1.00	0.85
Upstream Filter(I)	1.00	1.00	1.00	0.77	0.77	0.77	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	53.9	7.4	4.7	52.4	5.7	3.5	51.6	0.0	48.6	48.1	0.0	47.0
Incr Delay (d2), s/veh	5.5	1.0	0.2	5.2	0.6	0.0	2.7	0.0	3.9	0.2	0.0	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	6.7	0.8	1.5	4.8	0.1	1.1	0.0	1.5	0.5	0.0	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	59.4	8.4	4.9	57.6	6.2	3.5	54.3	0.0	52.5	48.3	0.0	47.1
LnGrp LOS	E	A	A	E	A	A	D		D	D		D
Approach Vol, veh/h		1637			1423			89			27	
Approach Delay, s/veh		8.4			8.1			53.2			47.9	
Approach LOS		A			A			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	9.3	85.5		15.2	6.4	88.3		15.2				
Change Period (Y+Rc), s	5.0	6.0		6.0	5.0	6.0		6.0				
Max Green Setting (Gmax), s	15.0	59.0		19.0	15.0	59.0		19.0				
Max Q Clear Time (g_c+I1), s	5.3	24.5		6.1	2.7	19.3		9.1				
Green Ext Time (p_c), s	0.0	24.8		0.0	0.0	23.6		0.4				

Intersection Summary		
HCM 7th Control Delay, s/veh		9.9
HCM 7th LOS		A

**Volumes and platoon ratios were adjusted as needed so that delay increases from previous scenario due to Synchro glitch.*

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1508	1288	3	0	47
Future Vol, veh/h	0	1508	1288	3	0	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	4	3	2	2	2
Mvmt Flow	0	1639	1400	3	0	51

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	702
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	381
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	381
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	15.91
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	381
HCM Lane V/C Ratio	-	-	-	0.134
HCM Control Delay (s/veh)	-	-	-	15.9
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.5

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	1	42	29	12	27	12
Future Vol, veh/h	1	42	29	12	27	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	2	2	6	2	2	2
Mvmt Flow	1	56	39	16	36	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	55	0	-	0	105	47
Stage 1	-	-	-	-	47	-
Stage 2	-	-	-	-	59	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1550	-	-	-	892	1023
Stage 1	-	-	-	-	976	-
Stage 2	-	-	-	-	964	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1550	-	-	-	892	1023
Mov Cap-2 Maneuver	-	-	-	-	892	-
Stage 1	-	-	-	-	975	-
Stage 2	-	-	-	-	964	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.17	0	9.11
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	42	-	-	-	928
HCM Lane V/C Ratio	0.001	-	-	-	0.056
HCM Control Delay (s/veh)	7.3	0	-	-	9.1
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.2

Intersection	
Int Delay, s/veh	3.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	11	30	1	17	41	4	1	1	12	4	1	4
Future Vol, veh/h	11	30	1	17	41	4	1	1	12	4	1	4
Conflicting Peds, #/hr	3	0	0	0	0	3	0	0	4	4	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	78	78	78	78	78	78	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	38	1	22	53	5	1	1	15	5	1	5

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	61	0	0	40	0	0	164	172	43	173	170	58
Stage 1	-	-	-	-	-	-	67	67	-	102	102	-
Stage 2	-	-	-	-	-	-	97	104	-	71	68	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1543	-	-	1570	-	-	801	722	1027	790	723	1008
Stage 1	-	-	-	-	-	-	943	839	-	904	811	-
Stage 2	-	-	-	-	-	-	910	809	-	938	838	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1538	-	-	1570	-	-	776	702	1023	753	704	1005
Mov Cap-2 Maneuver	-	-	-	-	-	-	776	702	-	753	704	-
Stage 1	-	-	-	-	-	-	934	831	-	889	797	-
Stage 2	-	-	-	-	-	-	891	795	-	911	830	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v	1.93	2.01	8.78	9.34
HCM LOS			A	A

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	970	468	-	-	485	-	-	840
HCM Lane V/C Ratio	0.019	0.009	-	-	0.014	-	-	0.014
HCM Control Delay (s/veh)	8.8	7.4	0	-	7.3	0	-	9.3
HCM Lane LOS	A	A	A	-	A	A	-	A
HCM 95th %tile Q(veh)	0.1	0	-	-	0	-	-	0

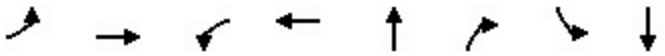
Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	42	22	55	180	163	55
Future Vol, veh/h	42	22	55	180	163	55
Conflicting Peds, #/hr	0	0	1	0	0	1
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	44	23	58	189	172	58

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	478	173	230	0	-	0
Stage 1	173	-	-	-	-	-
Stage 2	305	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	546	871	1337	-	-	-
Stage 1	858	-	-	-	-	-
Stage 2	747	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	519	870	1336	-	-	-
Mov Cap-2 Maneuver	519	-	-	-	-	-
Stage 1	815	-	-	-	-	-
Stage 2	747	-	-	-	-	-

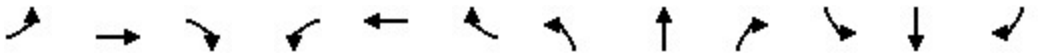
Approach	EB	NB	SB
HCM Control Delay, s/v	11.73	1.83	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	421	-	602	-	-
HCM Lane V/C Ratio	0.043	-	0.112	-	-
HCM Control Delay (s/veh)	7.8	0	11.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	-	-



Lane Group	EBL	EBT	WBL	WBT	NBT	NBR	SBL	SBT
Lane Group Flow (vph)	165	1420	15	1648	4	5	84	159
v/c Ratio	0.67	0.59	0.06	0.81	0.01	0.01	0.34	0.39
Control Delay (s/veh)	48.1	6.7	5.3	23.4	37.5	0.0	44.0	9.7
Queue Delay	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	48.1	6.8	5.3	23.4	37.5	0.0	44.0	9.7
Queue Length 50th (ft)	80	108	3	459	2	0	52	2
Queue Length 95th (ft)	155	128	8	624	13	0	101	59
Internal Link Dist (ft)		454		255	398			1046
Turn Bay Length (ft)	325		100			85	85	
Base Capacity (vph)	314	2404	413	2025	313	341	249	407
Starvation Cap Reductn	0	118	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.53	0.62	0.04	0.81	0.01	0.01	0.34	0.39

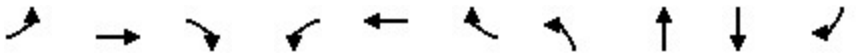
Intersection Summary



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	1374	4	15	1520	79	1	3	5	81	3	151
Future Volume (veh/h)	160	1374	4	15	1520	79	1	3	5	81	3	151
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1530	1870	1870	1870	1870	1870	1870	1870	1870	1856
Adj Flow Rate, veh/h	165	1416	4	15	1567	81	1	3	5	84	3	156
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	25	2	2	2	2	2	2	2	2	3
Cap, veh/h	254	2401	7	331	2145	110	76	202	281	186	5	276
Arrive On Green	0.11	1.00	1.00	0.02	0.62	0.62	0.18	0.18	0.18	0.18	0.18	0.18
Sat Flow, veh/h	1781	3635	10	1781	3438	177	200	1141	1585	1407	30	1560
Grp Volume(v), veh/h	165	692	728	15	807	841	4	0	5	84	0	159
Grp Sat Flow(s),veh/h/ln	1781	1777	1869	1781	1777	1838	1341	0	1585	1407	0	1590
Q Serve(g_s), s	3.6	0.0	0.0	0.3	34.4	34.9	0.0	0.0	0.3	6.4	0.0	10.1
Cycle Q Clear(g_c), s	3.6	0.0	0.0	0.3	34.4	34.9	10.1	0.0	0.3	16.5	0.0	10.1
Prop In Lane	1.00		0.01	1.00		0.10	0.25		1.00	1.00		0.98
Lane Grp Cap(c), veh/h	254	1174	1234	331	1108	1147	279	0	281	186	0	282
V/C Ratio(X)	0.65	0.59	0.59	0.05	0.73	0.73	0.01	0.00	0.02	0.45	0.00	0.56
Avail Cap(c_a), veh/h	409	1174	1234	552	1108	1147	279	0	281	186	0	282
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	0.80	0.80	0.80	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.1	0.0	0.0	7.2	14.3	14.4	37.4	0.0	37.3	48.9	0.0	41.4
Incr Delay (d2), s/veh	2.3	1.7	1.7	0.1	4.2	4.2	0.1	0.0	0.1	7.7	0.0	7.9
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.6	0.6	0.1	13.0	13.6	0.1	0.0	0.1	2.6	0.0	4.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	19.4	1.7	1.7	7.2	18.4	18.5	37.5	0.0	37.5	56.6	0.0	49.3
LnGrp LOS	B	A	A	A	B	B	D		D	E		D
Approach Vol, veh/h		1585			1663			9			243	
Approach Delay, s/veh		3.5			18.4			37.5			51.8	
Approach LOS		A			B			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	10.4	74.6		25.0	6.3	78.7		25.0				
Change Period (Y+Rc), s	4.5	6.0		5.5	4.5	6.0		5.5				
Max Green Setting (Gmax), s	15.5	59.0		19.5	15.5	59.0		19.5				
Max Q Clear Time (g_c+I1), s	5.6	36.9		18.5	2.3	2.0		12.1				
Green Ext Time (p_c), s	0.3	18.1		0.1	0.0	29.4		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh		14.0
HCM 7th LOS		B



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBT	SBR
Lane Group Flow (vph)	56	1494	65	49	1624	40	28	49	41	43
v/c Ratio	0.46	0.57	0.05	0.42	0.62	0.03	0.23	0.27	0.37	0.21
Control Delay (s/veh)	60.7	9.8	1.3	66.0	1.5	0.0	50.5	20.6	56.0	4.7
Queue Delay	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	60.7	9.8	1.3	66.0	1.6	0.0	50.5	20.6	56.0	4.7
Queue Length 50th (ft)	39	261	0	37	16	0	19	5	28	0
Queue Length 95th (ft)	78	391	12	m49	39	m0	47	41	62	10
Internal Link Dist (ft)		248			454			156	255	
Turn Bay Length (ft)	160		160	100		100	115			
Base Capacity (vph)	241	2634	1198	241	2622	1169	234	314	227	338
Starvation Cap Reductn	0	0	0	0	151	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.57	0.05	0.20	0.66	0.03	0.12	0.16	0.18	0.13

Intersection Summary

m Volume for 95th percentile queue is metered by upstream signal.

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	55	1464	64	48	1592	39	27	7	41	34	6	42
Future Volume (veh/h)	55	1464	64	48	1592	39	27	7	41	34	6	42
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1648	1870
Adj Flow Rate, veh/h	56	1494	65	49	1624	40	28	7	42	35	6	43
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	17	2
Cap, veh/h	72	2537	1131	63	2519	1123	120	22	134	133	18	152
Arrive On Green	0.04	0.71	0.71	0.03	0.71	0.71	0.10	0.10	0.08	0.08	0.10	0.09
Sat Flow, veh/h	1781	3554	1584	1781	3554	1584	1356	231	1389	750	182	1585
Grp Volume(v), veh/h	56	1494	65	49	1624	40	28	0	49	41	0	43
Grp Sat Flow(s),veh/h/ln	1781	1777	1584	1781	1777	1584	1356	0	1620	933	0	1585
Q Serve(g_s), s	3.4	22.8	1.3	3.0	27.0	0.8	2.2	0.0	3.1	3.0	0.0	2.8
Cycle Q Clear(g_c), s	3.4	22.8	1.3	3.0	27.0	0.8	8.4	0.0	3.1	6.1	0.0	2.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	0.85		1.00
Lane Grp Cap(c), veh/h	72	2537	1131	63	2519	1123	120	0	156	150	0	152
V/C Ratio(X)	0.78	0.59	0.06	0.78	0.64	0.04	0.23	0.00	0.31	0.27	0.00	0.28
Avail Cap(c_a), veh/h	243	2537	1131	243	2519	1123	224	0	280	246	0	274
HCM Platoon Ratio	1.00	1.00	1.00	0.90	1.00	1.00	1.00	1.00	0.85	0.85	1.00	0.90
Upstream Filter(I)	1.00	1.00	1.00	0.48	0.48	0.48	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	52.3	7.8	4.7	52.8	8.6	4.8	51.7	0.0	47.0	49.3	0.0	46.7
Incr Delay (d2), s/veh	6.5	1.0	0.1	3.7	0.6	0.0	2.1	0.0	2.4	0.4	0.0	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	7.0	0.4	1.4	8.2	0.2	0.8	0.0	1.4	1.1	0.0	1.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	58.7	8.8	4.8	56.5	9.2	4.8	53.8	0.0	49.4	49.7	0.0	47.1
LnGrp LOS	E	A	A	E	A	A	D		D	D		D
Approach Vol, veh/h		1615			1713			77			84	
Approach Delay, s/veh		10.3			10.5			51.0			48.3	
Approach LOS		B			B			D			D	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	8.9	84.5		16.6	9.5	84.0		16.6				
Change Period (Y+Rc), s	5.0	6.0		6.0	5.0	6.0		6.0				
Max Green Setting (Gmax), s	15.0	59.0		19.0	15.0	59.0		19.0				
Max Q Clear Time (g_c+I1), s	5.0	24.8		8.1	5.4	29.0		10.4				
Green Ext Time (p_c), s	0.0	24.2		0.1	0.0	23.4		0.3				

Intersection Summary		
HCM 7th Control Delay, s/veh		12.2
HCM 7th LOS		B

**Volumes and platoon ratios were adjusted as needed so that delay increases from previous scenario due to Synchro glitch.*

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	1591	1667	4	0	66
Future Vol, veh/h	0	1591	1667	4	0	66
Conflicting Peds, #/hr	0	0	0	0	0	1
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	-	0
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	1657	1736	4	0	69

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	-	871
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-
Critical Hdwy	-	-	-	-	-	6.94
Critical Hdwy Stg 1	-	-	-	-	-	-
Critical Hdwy Stg 2	-	-	-	-	-	-
Follow-up Hdwy	-	-	-	-	-	3.32
Pot Cap-1 Maneuver	0	-	-	-	0	294
Stage 1	0	-	-	-	0	-
Stage 2	0	-	-	-	0	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	-	-	-	-	-	294
Mov Cap-2 Maneuver	-	-	-	-	-	-
Stage 1	-	-	-	-	-	-
Stage 2	-	-	-	-	-	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0	0	20.95
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	-	-	-	294
HCM Lane V/C Ratio	-	-	-	0.234
HCM Control Delay (s/veh)	-	-	-	21
HCM Lane LOS	-	-	-	C
HCM 95th %tile Q(veh)	-	-	-	0.9

Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	2	44	55	36	17	7
Future Vol, veh/h	2	44	55	36	17	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	78	78	78	78	78	78
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	56	71	46	22	9

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	117	0	-	0	155	94
Stage 1	-	-	-	-	94	-
Stage 2	-	-	-	-	62	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1472	-	-	-	836	963
Stage 1	-	-	-	-	930	-
Stage 2	-	-	-	-	961	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1472	-	-	-	835	963
Mov Cap-2 Maneuver	-	-	-	-	835	-
Stage 1	-	-	-	-	928	-
Stage 2	-	-	-	-	961	-

Approach	EB	WB	SB
HCM Control Delay, s/v	0.32	0	9.3
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	78	-	-	-	869
HCM Lane V/C Ratio	0.002	-	-	-	0.035
HCM Control Delay (s/veh)	7.5	0	-	-	9.3
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

APPENDIX E

Turn Lane Warrants

NCHRP Turn Lane Warrants

NCHRP Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

NCHRP Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

2-Lane Left Turn Assumptions

Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

4-Lane Left Turn Assumptions

Average time for making left-turn, s:	4.0
Critical headway, s:	6.0

#	Movement	Scenario	TOD	Facility Type	Speed	Advancing Volume	Opposing Volume	Left-Turn Volume	% Lefts in Advancing Volume	Limiting Advancing Volume	Warranted
2	NBL	Existing	AM	2-lane roadway	35	104	178	11	11%	486	No
2	NBL	Existing	PM	2-lane roadway	35	180	182	10	6%	649	No
2	NBL	No-Build	AM	2-lane roadway	35	117	193	18	15%	407	No
2	NBL	No-Build	PM	2-lane roadway	35	210	207	30	14%	413	No
2	NBL	Build	AM	2-lane roadway	35	125	197	26	21%	360	No
2	NBL	Build	PM	2-lane roadway	35	235	218	55	23%	337	No

APPENDIX F

Scoping Documents

CITY OF COLUMBIA – DEVELOPMENT SERVICES

TRAFFIC IMPACT STUDY (TIS) MEMORANDUM OF UNDERSTANDING (MOU) & AGREEMENT

CONTACT INFO (Identify primary point of contact)	
DEVELOPER/OWNER ☐ PRIMARY CONTACT	CIVIL CONSULTANT ☑ PRIMARY CONTACT
Contact Name: Cliff Smith	Contact Name: Sophia Close
Company: CPS Land	Company: Kimley-Horn
Address: 213 Overlook Cir. Suite B2, Brentwood, TN 37027	Address: 4031 Aspen Grove Dr., Suite 200, Franklin, TN 37067
Email: cliff.smith@cpsland.com	Email: Sophia.Close@kimley-horn.com
Phone: 615.477.3186	Phone: 984.263.9807

DEVELOPERS TIS CONSULTANT CONTACT INFO: *complete if study was completed by Developer's consultant.*			
Contact Name:	Kennedy Adams	Company:	Kimley-Horn
Address:	4031 Aspen Grove Dr., Suite 200, Franklin, TN 37067		
Email:	Kennedy.Adams@kimley-horn.com	Phone:	615.314.5662

INDICATE THE LEVEL OF TIS REVIEW TO BE PERFORMED BY 3RD PARTY CONSULTANT AND CORRESPONDING FEE (SUBJECT TO STAFF CONFIRMATION):

* Level of TIS determined by the number of Daily & Peak Hour Trips per estimated trip generation calculation.

☐ Traffic Access Study ($2,900) ☐ Level I TIS ($3,900) ☑ Level II TIS ($4,800) ☐ Level III TIS (Fee TBD)

TRANSPORTATION IMPACT STUDY – MEMORANDUM OF UNDERSTANDING (MOU)

This MOU acknowledges that the transportation impact study for the following project will be prepared in accordance with the latest version of the City of Columbia Land Development Regulations.

PROJECT INFORMATION:	
Name:	Water's Edge
Address:	
Description:	Located north of River Road and east of Taylor Bend in Columbia, TN.
Existing Land Use (be specific):	Vacant
Proposed Land Use (be specific):	PUD (Mixed town homes and multi-family)
Reason for Request: (Planned Unit Development, Site Plan, Rezoning)	PUD Amendment
Potential Development Yield (number of residential units; building square footage, projected number of employees, hours of operations):	99 units (16 town homes and 83 multi-family units)

☑ Attach a site map and a trip generation table with a description of the proposed land uses, ITE rates, estimated daily, morning, midday and afternoon peak hour volumes (ins/outs/totals), proposed trip credits, etc.

☑ Attach a conceptual development plan showing all access points and adjacent streets.

Project Buildout Year: 2027	Ambient or CMP Growth Rate (% Per Year): 3.0

STUDY INTERSECTIONS: *use additional pages as necessary	
1. Taylor Bend at River Road	9.
2. River Road at Theta Pike	10.
3. Nashville Highway at Theta Pike	11.
4. Nashville Highway at 7th Avenue	12.
5. Nashville Highway at River Road	13.
6.	14.
7.	15.
8.	16.

TRIP CREDITS (EXACT AMOUNT OF CREDIT SUBJECT TO APPROVAL BY CITY OF COLUMBIA):

	YES	(indicate ☐% of total trips)	NO
Transit Usage	◯	%	☑
Existing Active Land Use	☐	%	☑
Previous Land Use	☐	%	☑
Internal Trip	☐	%	☑
Pass-By Trip	☐	%	☑

3RD PARTY TRAFFIC CONSULTANT CONTACT INFO:	☐ NEEL SCHAFFER	☑ VOLKERT	
NEEL SCHAFFER - GREG JUDY		VOLKERT – DYAN DAMRON	
201 E. Main Street, Suite 325 Murfreesboro, TN 37130		302 Innovation Drive, Suite 100 Franklin, TN 37067	
greg.judy@neel-schaffer.com	615-217-0500	dyan.damron@volkert.com	615-656-1845

MEMORANDUM OF UNDERSTANDING SIGN OFF:

APPLICANT: Cliff Smith (Name) | Cliff Smith (Signature) | 5/16/25 (Date)

*As applicant, I agree to pay 100% of the review fee. *Paid to the City of Columbia.*
I understand that no work will commence until FULL payment is received and that it is NON-REFUNDABLE.

3RD PARTY TRAFFIC CONSULTANT: _____ (Name) _____ (Signature) _____ (Date)

CITY ENGINEER: _____ (Name) _____ (Signature) _____ (Date)

DIRECTOR OF DEVELOPMENT SERVICES: _____ (Name) _____ (Signature) _____ (Date)

Questions may be submitted and the completed form shall be emailed for review to: Glenn Harper, City Engineer gharper@columbiatn.com.

Water's Edge Scoping Summary

We have a project located east of Taylor Bend and North of River Road in Columbia, Tennessee. Please see some notes for our assumptions listed below. Supporting documentation is also attached.

Trip Generation

- Existing Uses (To Be Removed)
  - None
- Proposed Uses (To Be Added)
  - Multifamily Housing (Low-Rise) – 83 Units
  - Single-Family Attached Housing – 16 Units
- Internal Capture Reductions
  - No reduction proposed
- Pass-By Reductions
  - No reduction proposed
- Alternative Mode Reductions
  - No reduction proposed

Build Out Year

- 2027

Growth Rate

- 3.0%

Background Developments

- River Road Columbia

Study Intersections

- Taylor Bend at River Road
- River Road at Theta Pike
- Nashville Highway at Theta Pike
- Nashville Highway at 7th Avenue
- Nashville Highway at River Road

Site access:

- One full movement driveway along River Road

Study Scenarios

- Existing AM
- Existing PM
- No-Build AM
- No-Build PM
- Build AM
- Build PM

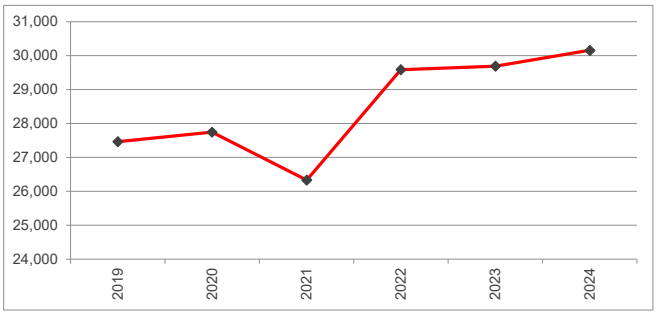
Additional Notes:

- Historical counts collected 10/24/2023

Growth Rate Calculations - Water's Edge

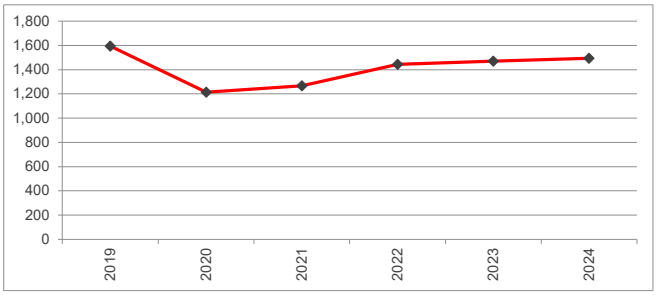
Station	600000046		
Route	Nashville Highway		
Location	North of Bass Drive		
Count Type	Count Year	AADT	Annual Growth Rate
Actual	2019	27,466	
Estimate	2020	27,741	1.0%
Actual	2021	26,329	-5.1%
Actual	2022	29,584	12.4%
Actual	2023	29,688	0.4%
Actual	2024	30,156	1.6%

	AADT
5 Year Growth Rate	1.9%
Average 1 Year Growth Rate	2.0%
Most Recent Actual Count Growth Rate	1.6%



Station	60000151		
Route	Carter Street		
Location	South of Nashville Highway		
Count Type	Count Year	AADT	Annual Growth Rate
Actual	2019	1,593	
Actual	2020	1,215	-23.7%
Actual	2021	1,267	4.3%
Actual	2022	1,444	14.0%
Actual	2023	1,470	1.8%
Estimate	2024	1,495	1.7%

	AADT
5 Year Growth Rate	-1.3%
Average 1 Year Growth Rate	-0.4%
Most Recent Actual Count Growth Rate	1.8%



Average of Sites

	AADT
5 Year Growth Rate	0.3%
Average 1 Year Growth Rate	0.8%
Most Recent Actual Count Growth Rate	1.7%

Proposed Trip Generation - Water's Edge

ITE Code	Land Use	Setting/Location	Density		Daily			AM Peak Hour			PM Peak Hour		
					Total	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit
215	Single-Family Attached Housing	General Urban/Suburban	16	d.u.	72	36	36	3	1	2	6	3	3
220	Multifamily Housing (Low-Rise)	General Urban/Suburban	83	d.u.	608	304	304	49	12	37	56	35	21
GROSS PROPOSED TRIPS					**680**	**340**	**340**	**52**	**13**	**39**	**62**	**38**	**24**

Notes:

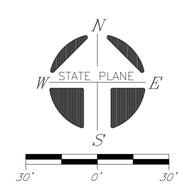
SITE PLAN:

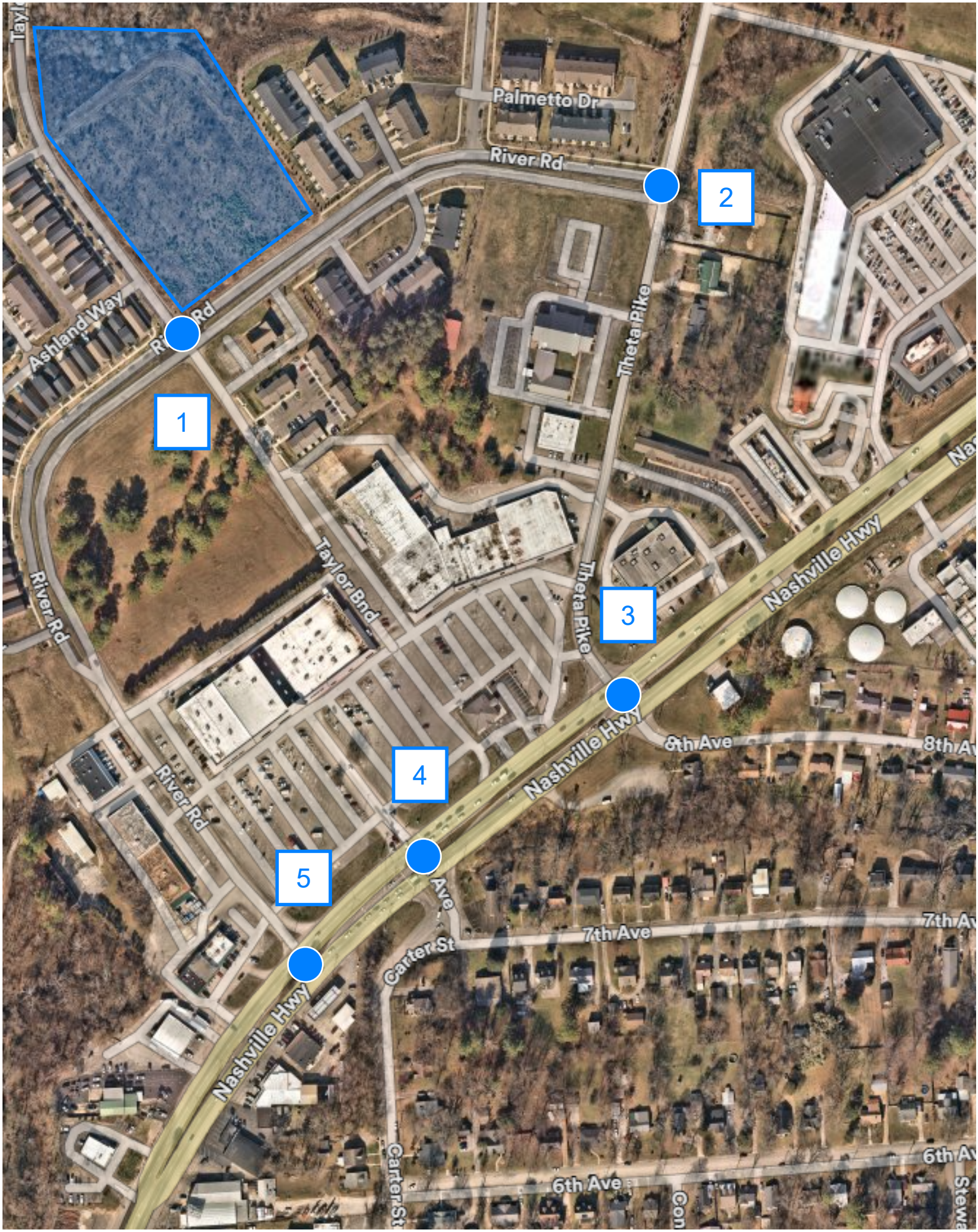
99 UNITS:
- 12 TOWNHOMES
- 4 CARRIAGE HOUSE UNITS
- 83 LARGE MULTI-FAMILY UNITS

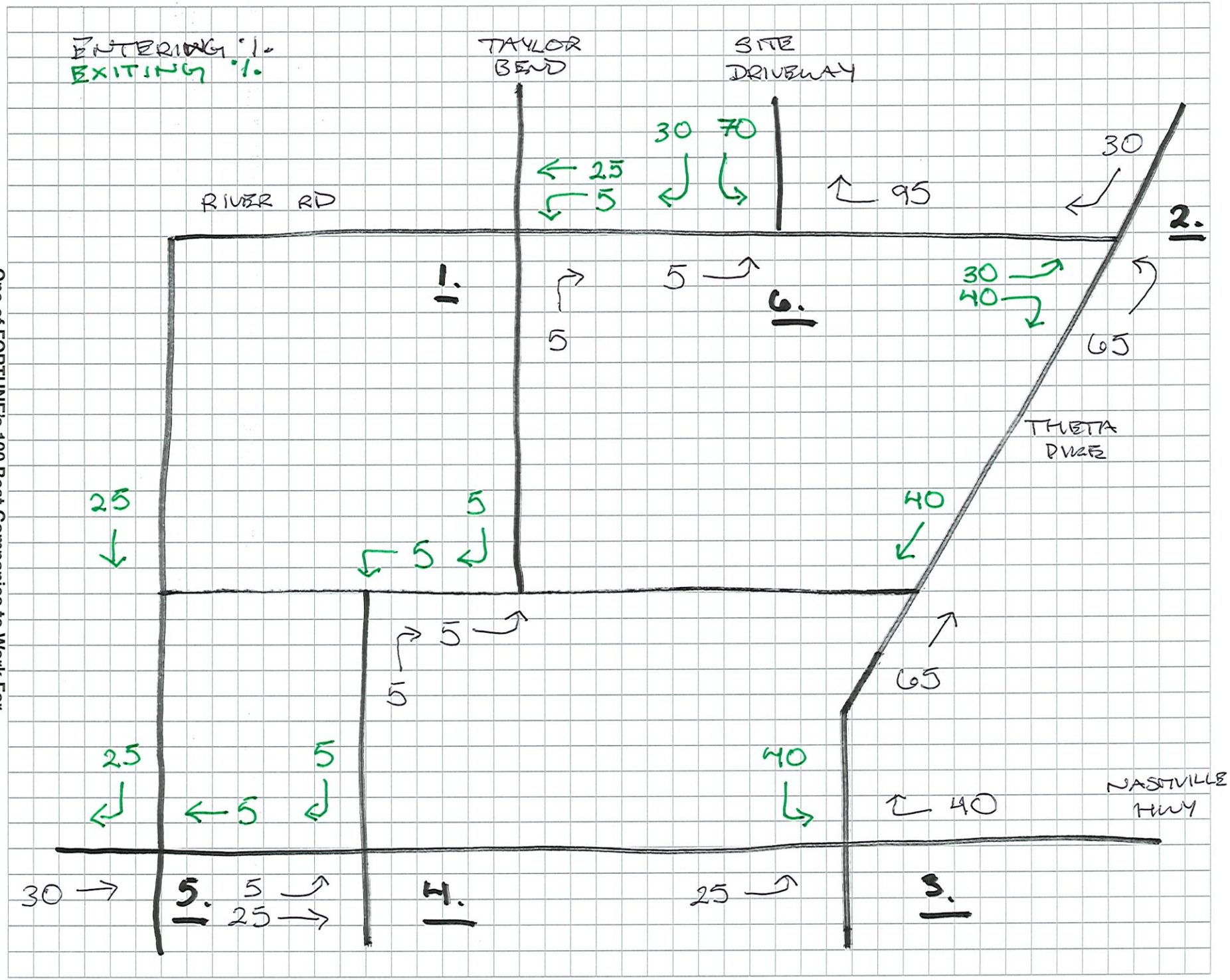
TOTAL PARKING GOAL: 201 SPACES
- CODE REQUIRES 1.5 SPACES/UNIT = 149
- CODE CIVIC SPACE PARKING: 1/5000 SF = 3
- 2/PER UNIT GOAL = 198 SPACES

PROVIDED PARKING: 193 + TAYLORS BEND SPACES
- 148 SURFACE PARK
- 13 ON-STREET RIVER ROAD
- 8 CARRIAGE HOUSE GARAGE SPACES
- 20 CODE COMPLIANT TH SPACES
- 4 TH GARAGE UNITS/ NON-CODE
- TDB ON-STREET TAYLOR BEND






Palmetto Dr
River Rd
2
Ashland Way
1
Theta Pike
Taylor Bnd
River Rd
3
Nashville Hwy
8th Ave
4
5
7th Ave
Carter St
6th Ave



Kimley»Horn
Expect More. Experience Better.

Job WATER'S EDGE Subject DISTRIBUTION Sheet No. ___ of ___
Designed By ___ Date ___ Checked By ___ Date ___ Job No. ___

One of FORTUNE's 100 Best Companies to Work For

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

May 16, 2025

CPS Land
Cliff Smith
215 Ward Circle, Suite 103
Brentwood, TN 37027

Re: Taylor Bend, being Tax Map 90 Parcel 00712 000

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 & WATER SYSTEMS

Trevor Gilmer
Power Engineering Manager

kw

CPWS

October 7, 2024
Mr. Keyshawn Gallon
Kimley-Horn
4031 Aspen Grove Drive Suite 200
Franklin, TN 37067
Sent via email: keyshaw.gallon@kimley-horn.com
RE: Water Availability Letter
Waters Edge
Northeast Intersection at Taylors Bend and River Rd
Tax Map 90, Parcel 7.12
Columbia, Maury County, TN

Dear Mr. Gallon:

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

The proposed development consists of 135 multi-family units in 7 buildings, with an amenity center. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,650 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connections will be made to the existing 8-inch water mains located on Taylors Bend and/or River Rd.
- Dual domestic and fire master meters will be required.

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

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

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

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

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

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

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

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

Sincerely,



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

cc: Matt Wheeler, CPWS
File 24-062

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 08/27/2024
Name: Keyshawn Gallon
Phone: (615) 432-5521
Email: keyshawn.gallon@kimley-horn.com
Address/Parcel ID: Parcel Number: 090 007.12
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Multi-Family
Enclosed Area (ft²): +/- 57,249

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: _____ gpm Duration: _____ hours

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

Minimum number of hydrants: _____

Average spacing between hydrants: _____ft.

Maximum distance from frontage to hydrant: _____ ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,650 gpm Duration: 2 hours

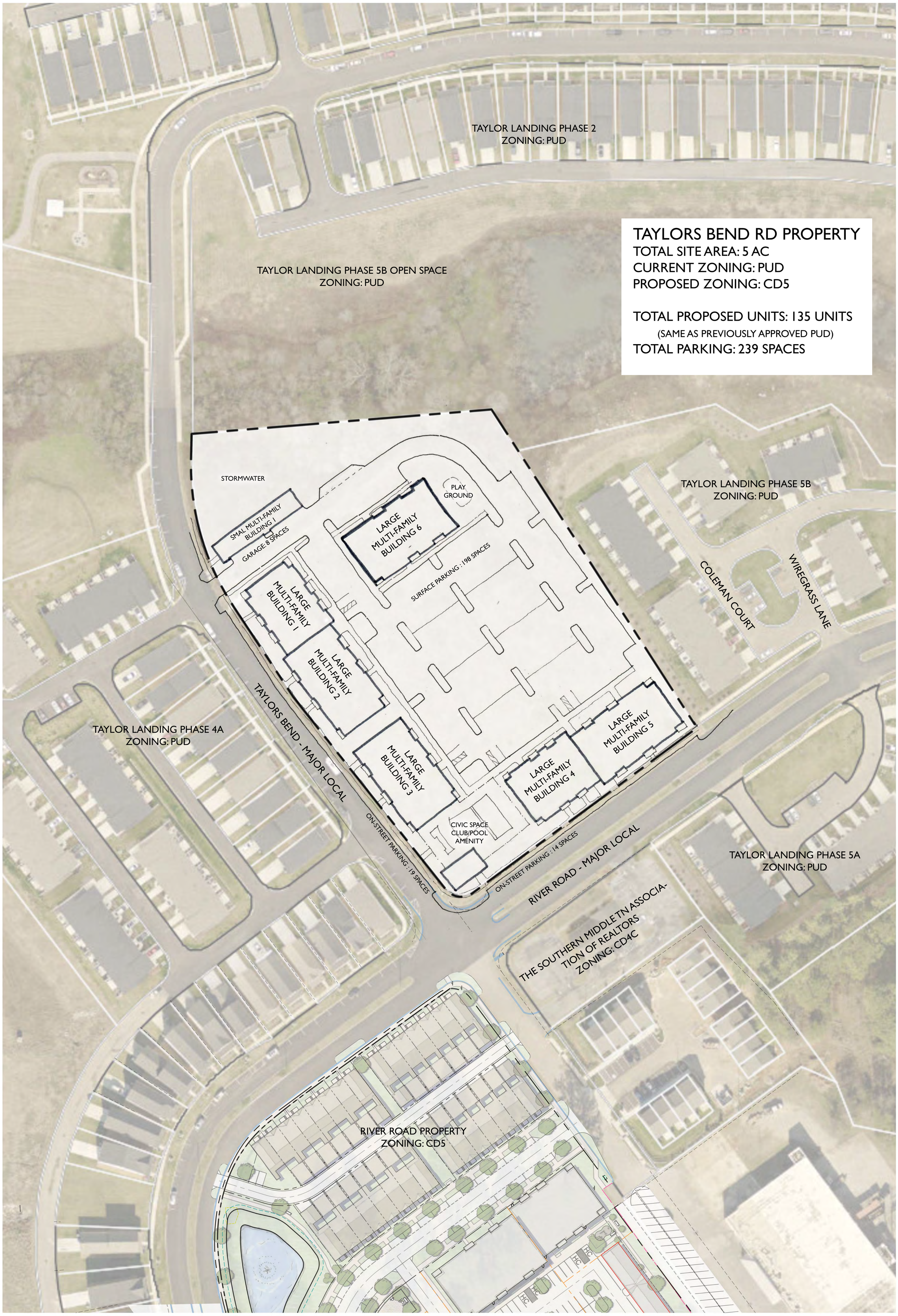
Fire Hydrant Location and Distribution (International Fire Code Appendix C)

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: 8/28/2024



N

0 50 100
GRAPHIC SCALE

TAYLORS BEND ROAD
CONCEPTUAL MASTER PLAN
August 8, 2024

GAMBLE DESIGN COLLABORATIVE

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

30 August 2024

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

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

Keyshawn,

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Revised Waters Edge Preliminary PUD aka Taylor Bend Property

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

General

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

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- NA ☐ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures.
- existing wall ☐ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- at FMDP ☐ Location, type, and size of proposed signs
- ☑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

CITY OF COLUMBIA
TENNESSEE

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

Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- ☑ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- ☑ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ☑ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- NA ❑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☑ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas
- ☑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- at FMDP ❑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.
- at FMDP ❑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

CITY OF
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700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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PUD Specific Items

- ☑ List of all deviations from PUD Standards requested
- ☑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- at FMDP ☐ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- at FMDP ☐ Exterior lighting plan.

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Keli Frymire	KR Frymire	5.19.2025
Print Name	Signature	Date

May 19, 2025

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Initial Submittal – Waters Edge PUD Revised Preliminary Master Development Plan

Dear Mr. Keltner,
The accompanying submittal is to amend the PUD Master Plan for the above referenced property. This property is currently zoned PUD, with an expired master plan. Site work, approved with previous development, was started on this property in the past. This included clearing, grading and the construction of a retaining wall, which is proposed to remain. Previously, the applicant sought to rezone the property to CD-5 but withdrew that application in response to feedback from Planning Commission and the neighbors that favored the revised PUD master plan in lieu of a rezoning.

The proposed master plan follows the aesthetic and building form requirements of PUD-MU, which would be the only new PUD type allowed for this location based on the Connect Columbia land use policy. The proposed revised master plan would be able to meet the requirements set forth in a PUD-MU plan, with the exception of the existing density entitlement and parcel size criteria.

The revised plan includes townhomes along the Taylor Bend frontage and large multi-family buildings along the River Road frontage. The developer of this project was also the developer of the CD-5 property to the southwest of the River Road/Taylor Bend intersection and intends to utilize complementary architecture between the two sites. The overall number of dwelling units is being reduced from 135 units to 99 units. Buildings have been setback from the ROW based on the setbacks of the surrounding development. Parking is located in the third layer and on-street parking along both Taylor Bend and River Road.

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

Thank you,

Gamble Design Collaborative
Greg Gamble

DEVELOPMENT PLANNING | DESIGN | MANAGEMENT

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

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	Intersection of River Rd and Taylor Bend		
	TAX MAP: 90	GROUP:	PARCEL: 7.12
SUMMARY OF NATURE OF REQUEST AND WORK	The applicant is seeking to amend the Waters Edge at Taylor Bend PUD Masterplan. The current master plan is expired. The revised PUD master plan reduces the number of units from 135 to 99 units. A combination of townhomes and multi-family buildings are proposed, as well as amenity features/civic open spaces.		

DATE OF PRE-APPLICATION CONFERENCE	4/23/2025	*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ☐ ARC Alternative Compliance ☐ As Approved Plans ☐ 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 NA ☒ 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.

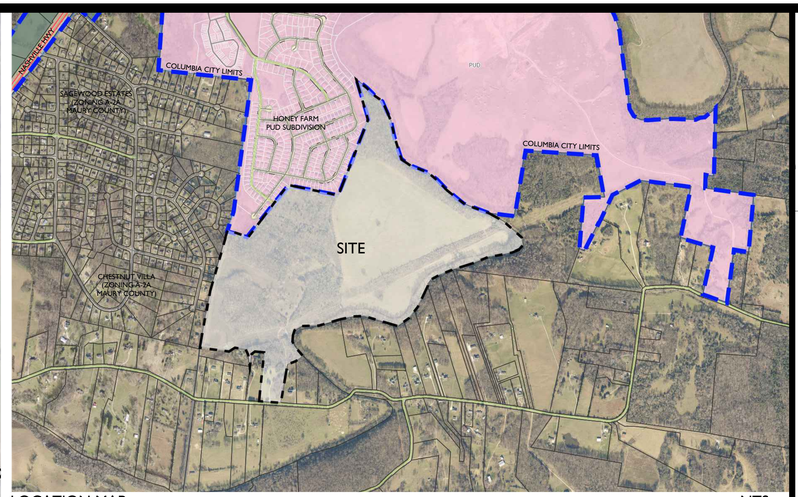
APPLICANT
All communications will go to the Applicant's email that is provided.

NAME	Greg Gamble; Gamble Design Collaborative	PHONE	615.975.5765
ADDRESS	3020 Standberry Ln STE 201, Franklin TN	EMAIL	info@gdc-tn.com

PROPERTY OWNER NAME		PHONE	
ADDRESS		EMAIL	

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

Greg Gamble		5.12.2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Brent Campbell		
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE



LOCATION MAP NTS

BEESWAX STREET
SWARM COURT
QUEEN BEE DRIVE
SPRING VALLEY DRIVE
BLUE RIDGE DRIVE
CLUBHOUSE
SW
SW
ELECTRIC EASEMENT
FLOOD PLAIN
FLOOD WAY
RUTHERFORD CREEK
DOUBLE BRANCH ROAD

PROJECT INFORMATION:

PARCEL: MAP 67 PARCEL 1.00
ADDRESS: DOUBLE BRANCH ROAD
AREA: 206.96 AC

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

DEVELOPER:
PATRICK ACHILLES
DREES HOMES
1651 WESTGATE CIRCLE
BRENTWOOD, TN 37027
615-516-9397
pachilles@dreeshomes.com

OWNER:
C&E DOUBLE BRANCH LLC.
1250 SADDLE SPRINGS DRIVE
THOMPSON'S STATION, TN 37179
615-642-6939
Robclepley@gmail.com

SKETCH PLAN CD-3L DESIGN CRITERIA:

GROSS SITE AREA: 206.96 AC
GROSS DENSITY: 1.21 DUA
TOTAL UNITS: 250 UNITS

REQUIRED CIVIC SPACE: 10.35 AC MIN (5% GROSS AREA)

ANNEXATION REQUEST:

EXISTING ZONING: A-2A (COUNTY)
FUTURE LAND USE: RURAL TRANSITION
REQUESTED ZONING: CD-3L

ON BEHALF OF THE PROPERTY OWNER, THE APPLICANT IS REQUESTING ANNEXATION INTO THE CITY OF COLUMBIA FOR THE PROPERTY LOCATED AT DOUBLE BRANCH ROAD, (MAP 067, PARCEL 1.00). THIS PROPERTY IS 206.96 AC AND SHARES A BOUNDARY WITH RUTHERFORD CREEK. THE PROPERTY INCLUDES FLOODWAY, 100-YEAR FLOODPLAIN, AN ELECTRIC EASEMENT, WOODED AREAS, AND ROLLING HILLS. THE PROPERTY'S NORTHERN PROPERTY LINE ABUTS WITH THE CURRENT COLUMBIA CITY LIMITS.

THE PROPERTY WILL BE DEVELOPED UNDER THE BASE ANNEXATION ZONING OF CD-3L AND ADHERE TO ALL ZONING REQUIREMENTS AS OUTLINED IN THE ZONING ORDINANCE. NO VARIANCES ARE REQUESTED AT THIS TIME.

THE MASTER PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO REFINEMENT. THE ANNEXATION APPLICATION STATES THE NUMBER OF UNITS AS 250, FOR A 1.21 DU/AC.

THE FUTURE LAND USE PLAN ADOPTED IN 2024, DESIGNATES THIS PROPERTY AS RURAL TRANSITION, WHICH HAS A MAXIMUM 1 DU/AC. HOWEVER, APPROXIMATELY 50% OF THE PROPERTY ABUTS THE SUBURBAN NEIGHBORHOOD LAND USE, WHICH HAS A MAXIMUM 4-24 DU/AC. THIS DEVELOPMENT WILL SERVE AS A TRANSITION IN LOT SIZES FROM MORE DENSE DEVELOPMENTS NORTHWEST OF THE PROPERTY TO THE LESS DENSE RURAL DEVELOPMENTS TO THE SOUTHEAST.

CONCEPT PLAN LOT DIMENSIONS:

SINGLE-FAMILY LOTS

100' X 130'
FRONT SETBACK: 30'
SIDE SETBACK: 12'
REAR SETBACK: 30'
MAXIMUM BUILDING WIDTH: 76'
MAXIMUM UNITS PER BUILDING: 1
PARKING PROVIDED IN GARAGES AND DRIVEWAYS

100' X 150'
FRONT SETBACK: 30'
SIDE SETBACK: 12'
REAR SETBACK: 30'
MAXIMUM BUILDING WIDTH: 76'
MAXIMUM UNITS PER BUILDING: 1
PARKING PROVIDED IN GARAGES AND DRIVEWAYS

KEY
100' X 130' LOTS
100' X 150' LOTS

LEGAL DESCRIPTION OF PROPERTY:
PROPERTY MAP 067, PARCEL 1.00
DOUBLE BRANCH ROAD
MAURY COUNTY, TENNESSEE

FOR COMPLETE LEGAL DESCRIPTION, PLEASE SEE ALTA SURVEY.

N
0 200 400 600
BASE INFORMATION - GIS, AND BING AERIAL 2024

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOUBLE BRANCH ROAD
ANNEXATION REQUEST
Columbia, Maury County, Tennessee

GREGORY A. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE NO. 1419
9/9/25

Revision Date
△
△
△
△

ANNEXATION REQUEST
SHEET
LI.0

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

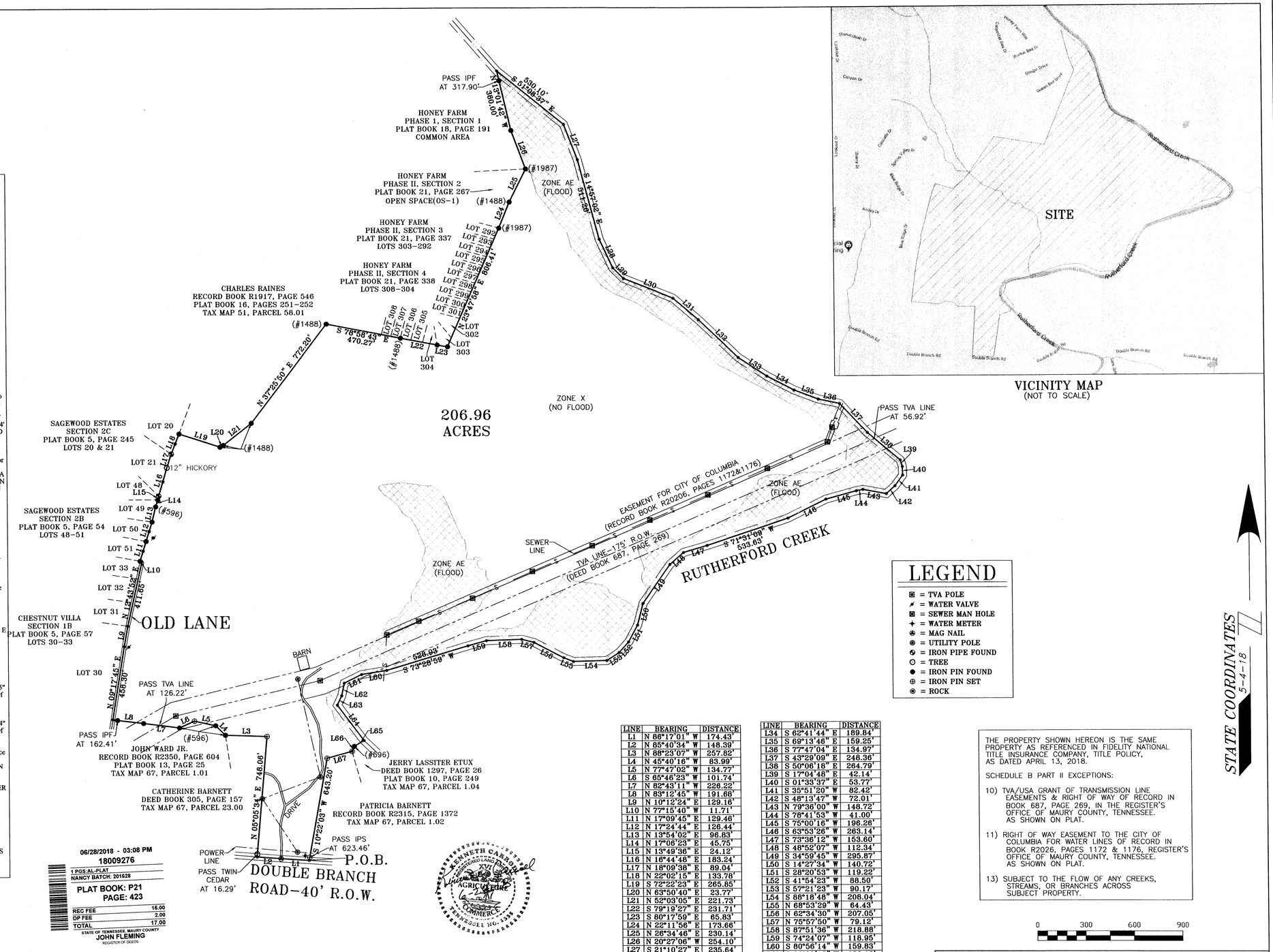
LEGAL DESCRIPTION

BEING AND LYING IN THE 3RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE AND LYING NORTH OF DOUBLE BRANCH ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A POINT IN THE CENTER OF DOUBLE BRANCH ROAD; SAID POINT BEING THE SOUTHERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF PATRICIA BARNETT; THENCE WITH CENTER OF SAID ROAD, N 86°17'01" W For A Distance Of 174.43' To A MAG NAIL; THENCE N 85°40'34" W For A Distance Of 148.39' TO A POINT; SAID POINT BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF CATHERINE BARNETT; THENCE LEAVING SAID ROAD WITH BARNETT, N 05°05'34" E, PASSING A TWIN CEDAR TREE AT 16.29', IN ALL A Distance Of 748.06' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHEAST CORNER OF BARNETT; THENCE CONTINUING WITH BARNETT, N 88°23'07" W For A Distance Of 257.82' To A IRON PIN FOUND (#596); SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF BARNETT, AND THE NORTHEAST CORNER OF JOHN WARD JR.; THENCE WITH WARD, N 45°40'16" W For A Distance Of 83.99' To A IRON PIN FOUND (#596); THENCE N 77°47'02" W For A Distance Of 134.77' To A IRON PIN SET; THENCE S 65°46'23" W For A Distance Of 101.74' To A IRON PIN FOUND(#596); THENCE N 82°43'11" W, PASSING THE CENTER OF A TVA LINE AT 126.22', IN ALL A Distance Of 226.22' To A IRON PIN FOUND; THENCE N 83°12'45" W, PASSING AN IRON PIN FOUND AT 162.41' IN ALL A Distance Of 191.68' TO A POINT IN THE CENTER OF AND OLD LANE; SAID POINT BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING, THE NORTHWEST CORNER OF WARD, AND THE EAST BOUNDARY OF LOT 30 OF CHESTNUT VILLA SECTION 1B; THENCE WITH CENTER OF SAID ROAD AND EAST BOUNDARY OF LOT 30 OF CHESTNUT VILLA, N 09°17'45" E For A Distance Of 458.30' To A POINT; THENCE N 10°12'24" E For A Distance Of 129.16' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 30, AND THE SOUTHEAST CORNER OF LOT 31; THENCE WITH LOTS 31-33, N 12°43'52" E For A Distance Of 411.65' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 33; THENCE LEAVING CENTER OF SAID OLD LANE CONTINUING WITH LOT 33, N 77°15'40" W For A Distance Of 11.71' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 51 OF SAGEWOOD ESTATES SECTION 2B; THENCE WITH LOT 51 OF SAGEWOOD ESTATES SECTION 2B AND A FENCE, N 17°09'45" E For A Distance Of 129.46' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 50; THENCE WITH LOT 50 AND CONTINUING WITH A FENCE, N 17°24'44" E For A Distance Of 126.44' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 49; THENCE WITH LOT 49 AND CONTINUING WITH A FENCE, N 13°54'02" E For A Distance Of 96.83' To A IRON PIN FOUND (#596); THENCE N 17°06'23" E For A Distance Of 45.75' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 48; THENCE WITH LOT 48 AND CONTINUING WITH A FENCE, N 13°49'36" E For A Distance Of 24.12' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF LOT 21 OF SAGEWOOD ESTATES SECTION 2C; THENCE WITH LOT 21 OF SAGEWOOD ESTATES SECTION 2C AND CONTINUING WITH A FENCE, N 16°44'48" E For A Distance Of 183.24' To A 12" HICKORY; THENCE N 18°09'38" E For A Distance Of 89.04' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF LOT 20; THENCE WITH LOT 20 AND CONTINUING WITH A FENCE, N 22°02'15" E For A Distance Of 133.78' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE WESTERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF CHARLES RAINES; THENCE LEAVING SAGEWOOD ESTATES SECTION 2C AND SAID FENCE WITH RAINES, S 72°22'23" E For A Distance Of 265.85' To A IRON PIN FOUND (#1488); SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHEAST CORNER OF RAINES; THENCE CONTINUING WITH RAINES, N 63°50'40" E For A Distance Of 23.77' To A IRON PIN FOUND (#1488); THENCE N 52°03'05" E For A Distance Of 221.73' To A IRON PIN FOUND (#1488); THENCE N 37°25'50" E For A Distance Of 772.20' To A IRON PIN FOUND (#1488); THENCE S 78°58'43" E, PASSING THE EASTERN MOST SOUTHEAST CORNER OF RAINES, AND THE SOUTH BOUNDARY OF LOT 308 OF HONEY FARM PHASE II SECTION 4, For A Distance Of 470.27' To A IRON PIN FOUND (#1488); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 307, AND THE SOUTHWEST CORNER OF LOT 306; THENCE WITH LOTS 306-304, S 79°19'27" E For A Distance Of 231.71' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF LOT 303 OF HONEY FARM PHASE II SECTION 3; THENCE WITH LOT 303 OF HONEY FARM PHASE II SECTION 3, S 80°17'59" E For A Distance Of 65.83' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 303; THENCE WITH LOTS 303-292 OF HONEY FARM PHASE II SECTION 3, N 23°47'58" E For A Distance Of 806.41' To A IRON PIN FOUND (#1987); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF LOT 292, AND THE SOUTHEAST CORNER OF OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2; THENCE WITH OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2, N 22°11'56" E For A Distance Of 173.66' To A IRON PIN FOUND (#1488); THENCE N 26°34'46" E For A Distance Of 230.14' To A IRON PIN FOUND (#1987); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2, AND THE SOUTHEAST CORNER OF A COMMON AREA OF HONEY FARM PHASE I SECTION 1; THENCE WITH A COMMON AREA OF HONEY FARM PHASE I SECTION 1, N 20°27'06" W For A Distance Of 254.10' To A IRON PIN FOUND; THENCE N 13°01'42" W, PASSING AN IRON PIN FOUND AT 317.90', IN ALL A Distance Of 380.00' To A POINT IN THE CENTER OF RUTHERFORD CREEK; SAID POINT BEING THE NORTHERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH CENTER OF SAID CREEK, S 51°08'37" E For A Distance Of 530.10'; THENCE S 21°10'27" E For A Distance Of 235.64'; THENCE S 14°57'02" E For A Distance Of 511.26'; THENCE S 24°44'10" E For A Distance Of 196.45'; THENCE S 45°00'00" E For A Distance Of 93.74'; THENCE S 68°07'46" E For A Distance Of 331.06'; THENCE S 49°24'17" E For A Distance Of 204.66'; THENCE S 46°25'20" E For A Distance Of 341.03'; THENCE S 57°19'33" E For A Distance Of 212.10'; THENCE S 62°41'44" E For A Distance Of 189.84'; THENCE S 69°13'46" E For A Distance Of 159.25'; THENCE S 77°47'04" E For A Distance Of 134.97'; THENCE S 43°29'09" E For A Distance Of 248.36'; THENCE S 50°06'18" E, PASSING THE CENTER OF A TVA LINE AT 56.92', IN ALL A Distance Of 264.79'; THENCE S 17°04'48" E For A Distance Of 42.14'; THENCE S 01°33'37" E For A Distance Of 53.77'; THENCE S 35°51'20" W For A Distance Of 82.42'; THENCE S 48°13'47" W For A Distance Of 72.01'; THENCE N 79°36'00" W For A Distance Of 148.72'; THENCE S 78°41'53" W For A Distance Of 41.00'; THENCE S 75°00'16" W For A Distance Of 196.26'; THENCE S 63°53'26" W For A Distance Of 263.14'; THENCE S 71°31'09" W For A Distance Of 533.63'; THENCE S 73°36'12" W For A Distance Of 153.60'; THENCE S 48°52'07" W For A Distance Of 112.34'; THENCE S 34°59'45" W For A Distance Of 295.87'; THENCE S 14°27'34" W For A Distance Of 140.72'; THENCE S 28°20'53" W For A Distance Of 119.22'; THENCE S 41°54'23" W For A Distance Of 88.50'; THENCE S 57°21'23" W For A Distance Of 90.17'; THENCE S 88°18'48" W For A Distance Of 208.04'; THENCE N 68°53'29" W For A Distance Of 64.43'; THENCE N 62°34'30" W For A Distance Of 207.05'; THENCE N 75°57'50" W For A Distance Of 79.12'; THENCE S 87°51'36" W For A Distance Of 218.88'; THENCE S 74°24'07" W For A Distance Of 118.95'; THENCE S 73°28'59" W For A Distance Of 528.93'; THENCE S 80°56'14" W For A Distance Of 159.83'; THENCE S 63°39'13" W For A Distance Of 120.16'; THENCE S 11°45'48" W For A Distance Of 79.77'; THENCE S 25°40'20" W For A Distance Of 63.44'; THENCE S 36°44'47" E For A Distance Of 273.01' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF JERRY LASSITER ETUX; THENCE LEAVING SAID CREEK WITH LASSITER, S 59°23'35" W For A Distance Of 69.95' To A IRON PIN FOUND; THENCE S 25°22'28" W For A Distance Of 34.24' To A Rock; SAID ROCK BEING THE NORTHWEST CORNER OF LASSITER, AND THE NORTHEAST CORNER OF PATRICIA BARNETT; THENCE WITH BARNETT, S 74°47'08" W For A Distance Of 160.59' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF BARNETT; THENCE CONTINUING WITH BARNETT, S 10°22'03" W, PASSING AN IRON PIN SET AT 623.46', IN ALL A Distance Of 643.20' To The Point Of Beginning And Containing 206.96 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 4, 2018.

THE ABOVE TRACT IS SUBJECT TO 20 FEET OF THE 40 FOOT R.O.W. OF DOUBLE BRANCH ROAD, A 175' TVA LINE R.O.W. AS RECORDED IN DEED BOOK 687, PAGE 269, AND AN EASEMENT FOR CITY OF COLUMBIA AS RECORDED IN RECORD BOOK R2026, PAGES 1172 AND 1176, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED TO L E BARNETT ETAL AS RECORDED IN DEED BOOK 609, PAGE 77, DEED BOOK 811, PAGE 314, DEED BOOK 285, PAGE 273, AND DEED BOOK 231, PAGE 589, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- ⊠ = TVA POLE
- ✕ = WATER VALVE
- ▣ = SEWER MAN HOLE
- ✛ = WATER METER
- ⊕ = MAG NAIL
- ◉ = UTILITY POLE
- ◔ = IRON PIPE FOUND
- ○ = TREE
- ● = IRON PIN FOUND
- ⊕ = IRON PIN SET
- ◉ = ROCK

LINE	BEARING	DISTANCE
L1	N 86°17'01" W	174.43'
L2	N 85°40'34" W	148.39'
L3	N 88°23'07" W	257.82'
L4	N 45°40'16" W	83.99'
L5	N 77°47'02" W	134.77'
L6	S 65°46'23" W	101.74'
L7	N 82°43'11" W	226.22'
L8	N 83°12'45" W	191.68'
L9	N 10°12'24" E	129.16'
L10	N 77°15'40" W	11.71'
L11	N 17°09'45" E	129.46'
L12	N 17°24'44" E	126.44'
L13	N 13°54'02" E	96.83'
L14	N 17°06'23" E	45.75'
L15	N 13°49'36" E	24.12'
L16	N 16°44'48" E	183.24'
L17	N 18°09'38" E	89.04'
L18	N 22°02'15" E	133.78'
L19	S 72°22'23" E	265.85'
L20	N 63°50'40" E	23.77'
L21	N 52°03'05" E	221.73'
L22	S 79°19'27" E	231.71'
L23	S 80°17'59" E	65.83'
L24	N 22°11'56" E	173.66'
L25	N 26°34'46" E	230.14'
L26	N 20°27'06" W	254.10'
L27	S 21°10'27" E	235.64'
L28	S 24°44'10" E	196.45'
L29	S 45°00'00" E	93.74'
L30	S 68°07'46" E	331.06'
L31	S 49°24'17" E	204.66'
L32	S 46°25'20" E	341.03'
L33	S 57°19'33" E	212.10'

LINE	BEARING	DISTANCE
L34	S 62°41'44" E	189.84'
L35	S 69°13'46" E	159.25'
L36	S 77°47'04" E	134.97'
L37	S 43°29'09" E	248.36'
L38	S 50°06'18" E	264.79'
L39	S 17°04'48" E	42.14'
L40	S 01°33'37" E	53.77'
L41	S 35°51'20" W	82.42'
L42	S 48°13'47" W	72.01'
L43	N 79°36'00" W	148.72'
L44	S 78°41'53" W	41.00'
L45	S 75°00'16" W	196.26'
L46	S 63°53'26" W	263.14'
L47	S 73°36'12" W	153.60'
L48	S 48°52'07" W	112.34'
L49	S 34°59'45" W	295.87'
L50	S 14°27'34" W	140.72'
L51	S 28°20'53" W	119.22'
L52	S 41°54'23" W	88.50'
L53	S 57°21'23" W	90.17'
L54	S 88°18'48" W	208.04'
L55	N 68°53'29" W	64.43'
L56	N 62°34'30" W	207.05'
L57	N 75°57'50" W	79.12'
L58	S 87°51'36" W	218.88'
L59	S 74°24'07" W	118.95'
L60	S 80°56'14" W	159.83'
L61	S 63°39'13" W	120.16'
L62	S 11°45'48" W	79.77'
L63	S 25°40'20" W	63.44'
L64	S 36°44'47" E	273.01'
L65	S 59°23'35" W	69.95'
L66	S 25°22'28" W	34.24'
L67	S 74°47'08" W	160.59'

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE POLICY, AS DATED APRIL 13, 2018.

SCHEDULE B PART II EXCEPTIONS:

10) TVA/USA GRANT OF TRANSMISSION LINE EASEMENTS & RIGHT OF WAY OF RECORD IN BOOK 687, PAGE 269, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. AS SHOWN ON PLAT.

11) RIGHT OF WAY EASEMENT TO THE CITY OF COLUMBIA FOR WATER LINES OF RECORD IN BOOK R2026, PAGES 1172 & 1176, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. AS SHOWN ON PLAT.

13) SUBJECT TO THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY.

0 300 600 900

STATE COORDINATES 5-4-18

06/28/2018 - 03:08 PM
18009276
1 POS-AL-PLAT
NANCY BATCH: 201628
PLAT BOOK: P21
PAGE: 423

REC FEE	15.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

CERTIFICATION

I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND ROBERT C. LEPLEY AND TERI L. LEPLEY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

Kenneth Carroll
KENNETH CARROLL
TENN. REG NO. 1335

NOTE:
EASEMENT FOR ACCESS AND WATER SET OUT IN DEED BOOK 305, PAGE 159 EXTINGUISHED BY QUITCLAIM DEED AND WARRANTY DEED BEING RECORDED SIMULTANEOUSLY HEREWITH.

NOTE: MY REVIEW OF THE "FEMA" FLOOD HAZARD MAP AVAILABLE INDICATES THAT THIS PROPERTY IS IN ZONE "AE&X" AS INDICATED BY MAP

47119C0190E 470123

AS DATED APRIL 16, 2007.

Kenneth Carroll

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

ALTA SURVEY OF L E BARNETT ESTATE

SCALE: 1" = 300'	APPROVED BY: KENNETH CARROLL	DRAWN BY: BRITTANY RICHARDSON
DATE: 5/4/18		

3RD CIVIL DISTRICT - MAURY COUNTY, TN

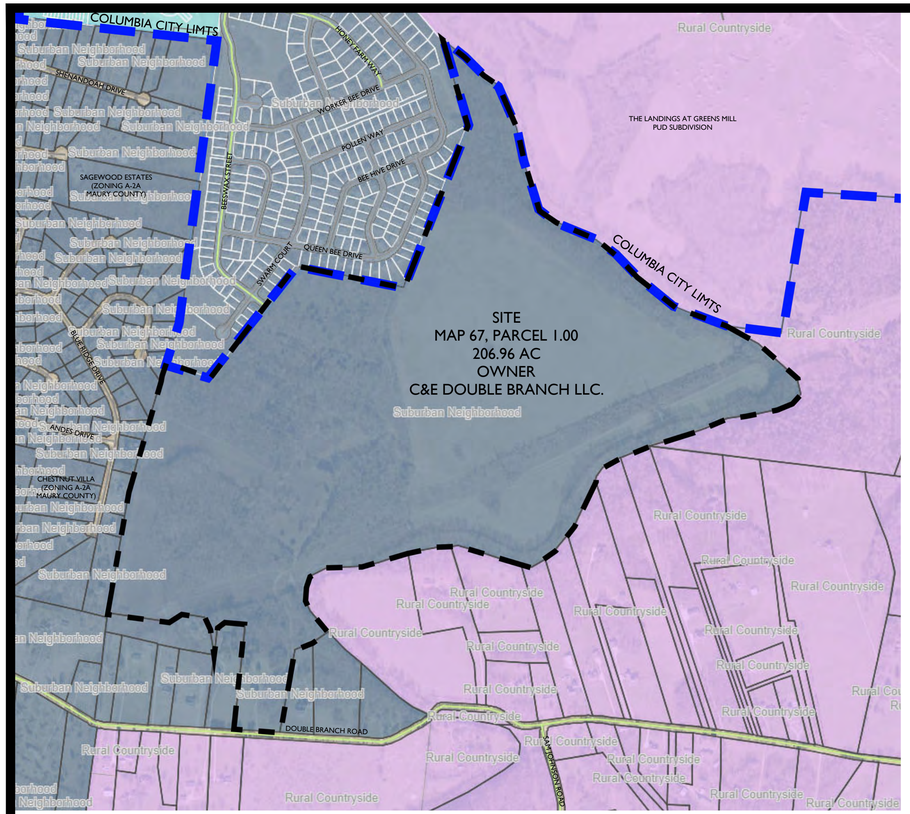
REF: DEED BOOK 609, PAGE 77; DEED BOOK 811, PAGE 314; DEED BOOK 285, PAGE 273; DEED BOOK 231, PAGE 589; TAX MAP 67, PARCEL 1.00

JOB NAME: BARN518 (JC)

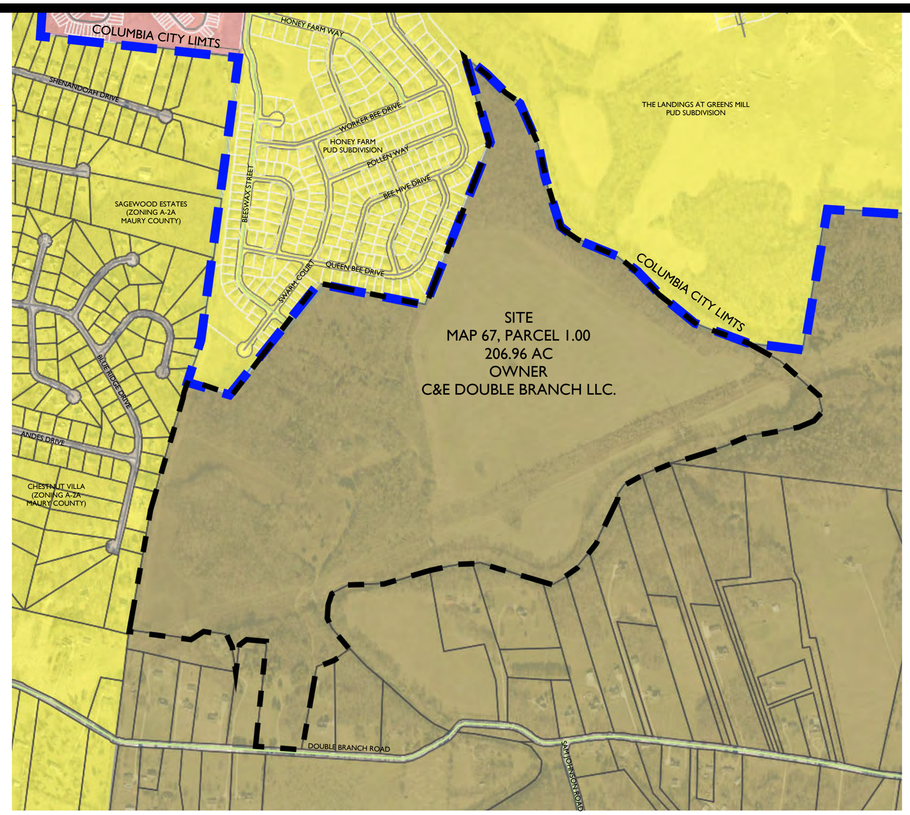
Description of Requested Zone

The parcel ID is Map 067 Parcel 001.00 and the address is Double Branch Road. The location would not allow us to select the correct parcel ID. The applicant is requesting the annexation of the for mentioned parcel into the City of Columbia. This property is 206.96 AC. The applicant is not requesting a rezoning with the annexation. The property will be developed under the CD-3L design standards.

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.



PRE 2024 LAND USE PLAN



CURRENT LAND USE PLAN

KEY

- COLUMBIA CITY LIMITS

PRE 2024 LAND USE PLAN

- SUBURBAN NEIGHBORHOOD
- RURAL COUNTRYSIDE
- SUBURBAN CORRIDOR

CURRENT LAND USE PLAN

- SUBURBAN NEIGHBORHOOD
- RURAL TRANSITIONS
- CITY CENTER AND URBAN VILLAGE

PROJECT INFORMATION:

PARCEL: MAP 67 PARCEL 1.00
ADDRESS: DOUBLE BRANCH ROAD
AREA: 206.96 AC

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

DEVELOPER:
PATRICK ACHILLES
DREES HOMES
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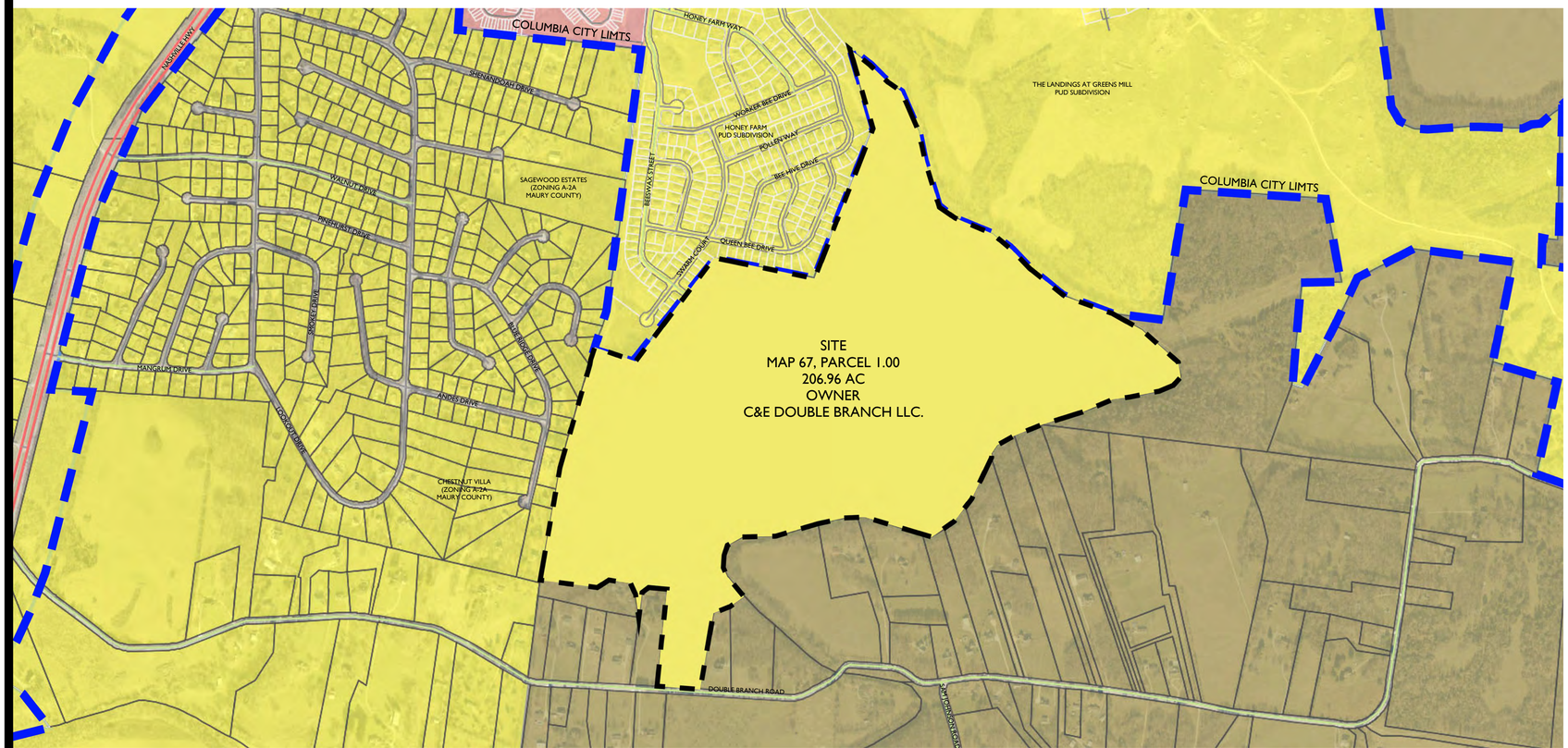
Robclepley@gmail.com



PROPOSED LAND USE PLAN

LEGAL DESCRIPTION OF PROPERTY:
PROPERTY MAP 067, PARCEL 1.00
DOUBLE BRANCH ROAD
MAURY COUNTY, TENNESSEE

FOR COMPLETE LEGAL DESCRIPTION, PLEASE SEE ALTA SURVEY.

N

0 500 1000 1500

BASE INFORMATION - GIS, AND BING AERIAL 2024

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOUBLE BRANCH ROAD
LAND USE PLAN AMENDMENT
Columbia, Maury County, Tennessee

Revision Date

LAND USE PLAN AMENDMENT

SHEET

LI.0

LAND USE PLAN AMENDMENT JUSTIFICATION

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;

Please refer to the following exserts from the Connect Columbia Comprehensive Plan and the applicant responses:

- *"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".*

If one were to consider predictable suburban growth patterns, this site presents an exciting opportunity to help transition the recently approved subdivisions of Honey Farm and The Landings at Greens Mill, to the rural character of the county. These communities, located along the city limits, would greatly benefit from the additional infrastructure an SN neighborhood would provide. Road connections, utilities, and programmed open spaces would be features within a new community.

- *"extend the established form and pattern to create a more interconnected community".*

Any proposed development for the site, would be required to provide connection to the surrounding communities. This road network would give these communities future connection to Double Branch Road (Major Local Road) within approximately 1 mile from Nashville HWY. The site is also located along Rutherford Creek. This natural boundary in the landscape, can be used as a delineation between the two future land uses of SN and RT. Using waterways as a natural break between future land uses is a common practice. One example would be The Landings at Greens Mill, now under the SN future land use, separated by Rutherford Creek from the RT policy to the north.

- *"density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification".*

Lot sizes consist with the SN future land use could be used to transition from the smaller lots within the surrounding communities, and the rural homesteads located in the county. Natural characteristics of the site, preclude it from high density development. The undulating topography discourages large building pads and expansive parking areas. The creek and floodplain prevent any development within close proximity to the proposed delineation line and establishes and natural barrier between the two future land uses.

- *"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."*

This parcel is one of only a few undeveloped, large tracks of land in the area. This allows for the creation and formation of future suburban growth patterns that help aid in the transition from city to county. The formation of these areas will be influenced by the natural characteristics of the site. Blocks and street networks can be clustered around existing development and transition into large informal open spaces as the site moves south towards Rutherford Creek. This natural buffer provides an ideal opportunity to ease the transition between SN and RT.

Connect Columbia established goals to help guide development. The following are objectives for Connect Columbia and our responses:

- Objective 2.4: Prioritize investments which enhance Columbia residents' ability to move efficiently throughout the city

Additional road networks that come with future development, are designed with the intention of improving existing connectivity. Current subdivision like Honey Farm and The Landings at Greens Mill, would greatly benefit from road connections to the south. A Major Local Road, Double Branch Road, could serve as a connection point. This parcel has direct access to Double Branch Road and is located approximately 1 mile from Nashville HWY (Principal Arterial).

- Objective 2.5: Create a range of housing opportunities for all households and income levels

The SN future land use allows for a much greater level of diversity when it comes to housing opportunities. The current zoning districts associated with the RT future land use, are more restrictive and only accommodate the lots of 1 AC or larger. This type of housing does not lend itself to people from different income levels living within the same community. The SN associated zoning districts are much more flexible when it comes to housing types, income level, and different uses. Due to the natural constraints and context within the surrounding area of the site, it is not suitable for high density development, but it would appropriate for low to medium density development. Allowing this amendment, increases the sites ability to provide different housing opportunities, while also maintaining the natural landscape.

- Objective 4.1: Establish gateways to the city

Although the site's geographic location and orientation doesn't provide an obvious opportunity for a gateway into the city's downtown area, the proposed design does offer a transition of intensity from the county properties at the south end of the site to the city zoned properties to the north.

2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;

As recently as 2024, this property was designated with the "Suburban Neighborhood" Future Land Use category. After the current Comprehensive Plan was approved in 2024, this property was reassigned to the "Rural Transitions" Future Land-Use category, although the reasoning for this reassignment is unknown. Amending the property back to a "Suburban Neighborhood" Future Land Use designation, would align with the context of the area. Approximately 50% of the property, borders along the SN future land uses designation. In the Connect Columbia Comprehensive Plan, there are many cases where an existing waterway is used as a natural delineation between future land uses. Perhaps most notably, The Landings at Greens Mill shares a SN to RT boundary that utilizes Rutherford Creek is a natural barrier between the two future lands uses. We request the same be applied to this portion of Rutherford Creek.

3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;

The owner has a strong desire to annex the property into the City of Columbia. This property is in the urban growth boundary and abutting city limits on its northwest and northeast boundaries, ideally situated for annexation. However, the Zoning Ordinance requires all annexed property to be annexed into the city as a CD-3L district (see *SECTION 2.3 NEWLY ANNEXED PROPERTIES).* The CD-3L zoning district is not listed under the "Rural Transition" implementing districts. In order to proceed and promote predictable growth patterns, the Future Land Use Plan must be amended. Given the design criteria of the SN future land use designation and context of the surrounding area, this Land Use Amendment would have no adverse effects on the region. The future road network and infrastructure will help to fill in gaps within the region, while maintaining the sites natural character.

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

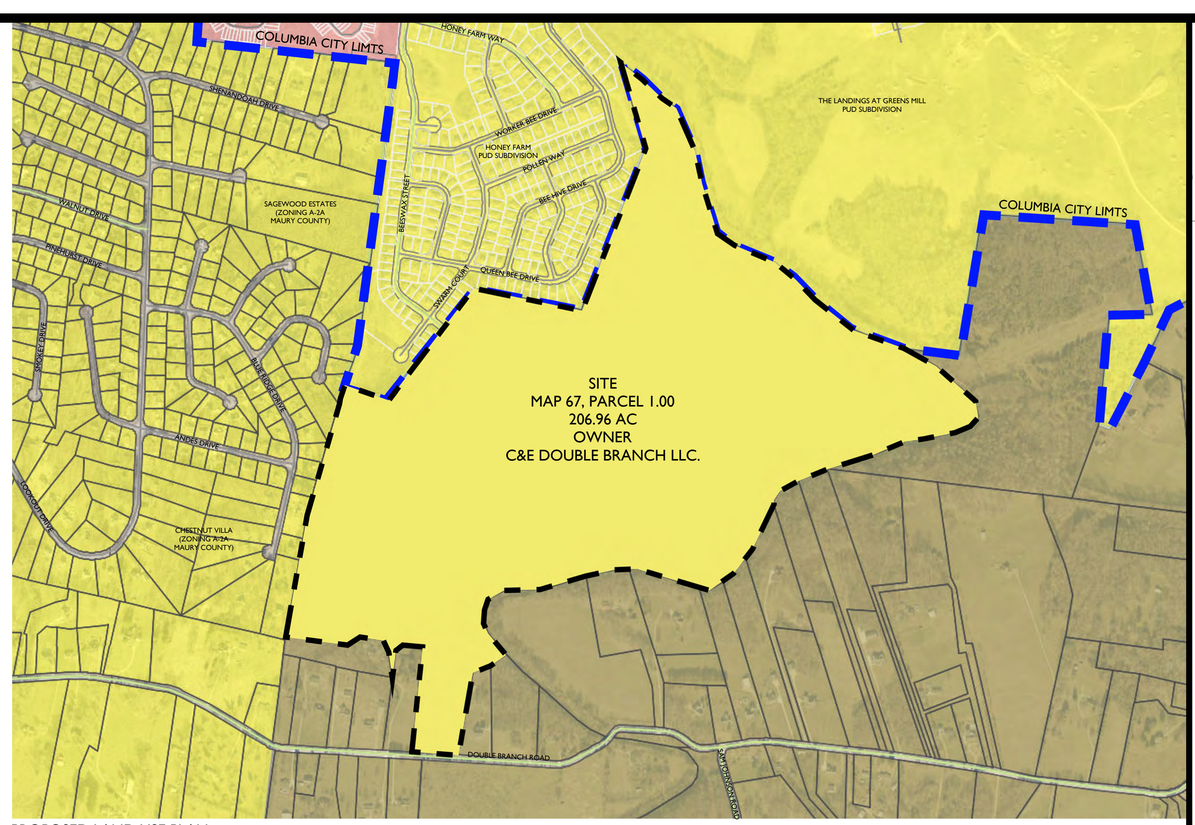
The current Connect Columbia Comprehensive Plan was adopted in February 2024. Prior to that, this parcel of land was designated as "Suburban Neighborhood". Within the context of the surrounding area, we believe this parcel was incorrectly assigned as RT. The property is located approximately 1 mile from Nashville HWY and has multiple street connections to existing neighborhoods within the city limits. Honey Farms and The Landings at Greens Mill are directly adjacent to the North. Both communities could benefit from the future infrastructure and connectivity that comes with development. The development of this property under the SN future land use and the southern connection that it provides to Double Branch Road would be particularly helpful to the residents of Honey Farms which consists of 582 homes and only a single point of access (northwest to Nashville HWY).

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

This property is approximately 206.96 AC in size, making it one of the larger, unbroken tracks of land in the area.

"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."

Due to its size and shape, this parcel is more than adequate to accommodate the proposed change to SN. Because of the parcel's large size, the formation of blocks and road networks can be accomplished while being respectful of the site's natural resources.



PROPOSED LAND USE PLAN

KEY

COLUMBIA CITY LIMITS

CURRENT LAND USE PLAN

SUBURBAN NEIGHBORHOOD

RURAL TRANSITIONS

CITY CENTER AND URBAN VILLAGE

N

0 500 1000 1500

BASE INFORMATION - GIS, AND BING AERIAL 2024

PROJECT INFORMATION:

PARCEL: MAP 67 PARCEL 1.00
ADDRESS: DOUBLE BRANCH ROAD
AREA: 206.96 AC

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

DEVELOPER:
PATRICK ACHILLES
DREES HOMES
1651 WESTGATE CIRCLE
BRENTWOOD, TN 37027
615-516-9397
pachilles@dreeshomes.com

OWNER:
C&E DOUBLE BRANCH LLC.
1250 SADDLE SPRINGS DRIVE
THOMPSON'S STATION, TN 37179
615-642-6939
Robclepley@gmail.com

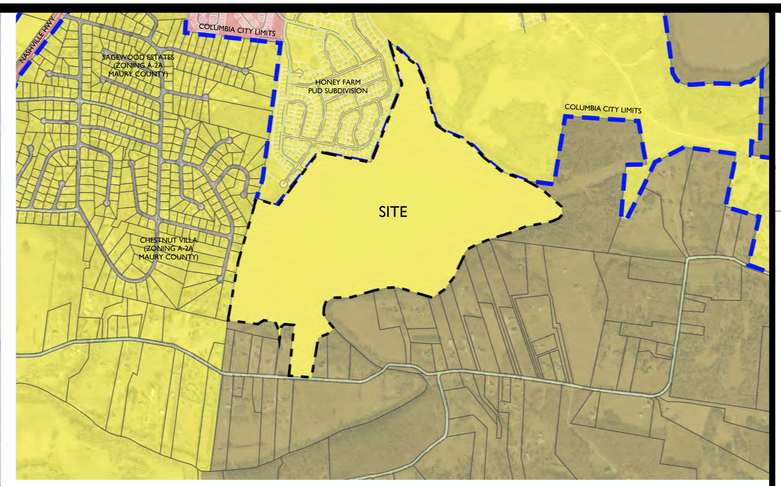
GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOUBLE BRANCH ROAD
LAND USE PLAN AMENDMENT
Columbia, Maury County, Tennessee

Revision Date

LAND USE PLAN AMENDMENT JUSTIFICATION SHEET

L2.0



LOCATION MAP - PROPOSED LAND USE PLAN NTS

BEESWAX STREET
SWARM COURT
QUEEN BEE DRIVE
RUTHERFO CREEK
SPRING VALLEY DRIVE
BLUE RIDGE DRIVE
CLUBHOUSE
SW
SW
ELECTRIC EASEMENT
FLOOD PLAIN
FLOOD WAY
RUTHERFORD CREEK
DOUBLE BRANCH ROAD

PROJECT INFORMATION:

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SKETCH PLAN CD-3L DESIGN CRITERIA:

GROSS SITE AREA: 206.96 AC
GROSS DENSITY: 1.21 DUA
TOTAL UNITS: 250 UNITS

REQUIRED CIVIC SPACE: 10.35 AC MIN (5% GROSS AREA)

CONCEPT PLAN LOT DIMENSIONS:

SINGLE-FAMILY LOTS

100' X 130'
FRONT SETBACK: 30'
SIDE SETBACK: 12'
REAR SETBACK: 30'
MAXIMUM BUILDING WIDTH: 76'
MAXIMUM UNITS PER BUILDING: 1
PARKING PROVIDED IN GARAGES AND DRIVEWAYS

100' X 150'
FRONT SETBACK: 30'
SIDE SETBACK: 12'
REAR SETBACK: 30'
MAXIMUM BUILDING WIDTH: 76'
MAXIMUM UNITS PER BUILDING: 1
PARKING PROVIDED IN GARAGES AND DRIVEWAYS

KEY
100' X 130' LOTS
100' X 150' LOTS

LEGAL DESCRIPTION OF PROPERTY:
PROPERTY MAP 067, PARCEL 1.00
DOUBLE BRANCH ROAD
MAURY COUNTY, TENNESSEE

FOR COMPLETE LEGAL DESCRIPTION, PLEASE SEE ALTA SURVEY.

N
0 200 400 600
BASE INFORMATION - GIS, AND BING AERIAL 2024

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOUBLE BRANCH ROAD
LAND USE PLAN AMENDMENT
Columbia, Maury County, Tennessee

STATE OF TENNESSEE
REGISTERED
LANDSCAPE ARCHITECT

Revision Date
△ _____
△ _____
△ _____
△ _____

CONCEPTUAL MASTER PLAN

SHEET
L3.0

LAND USE PLAN AMENDMENT JUSTIFICATION

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;

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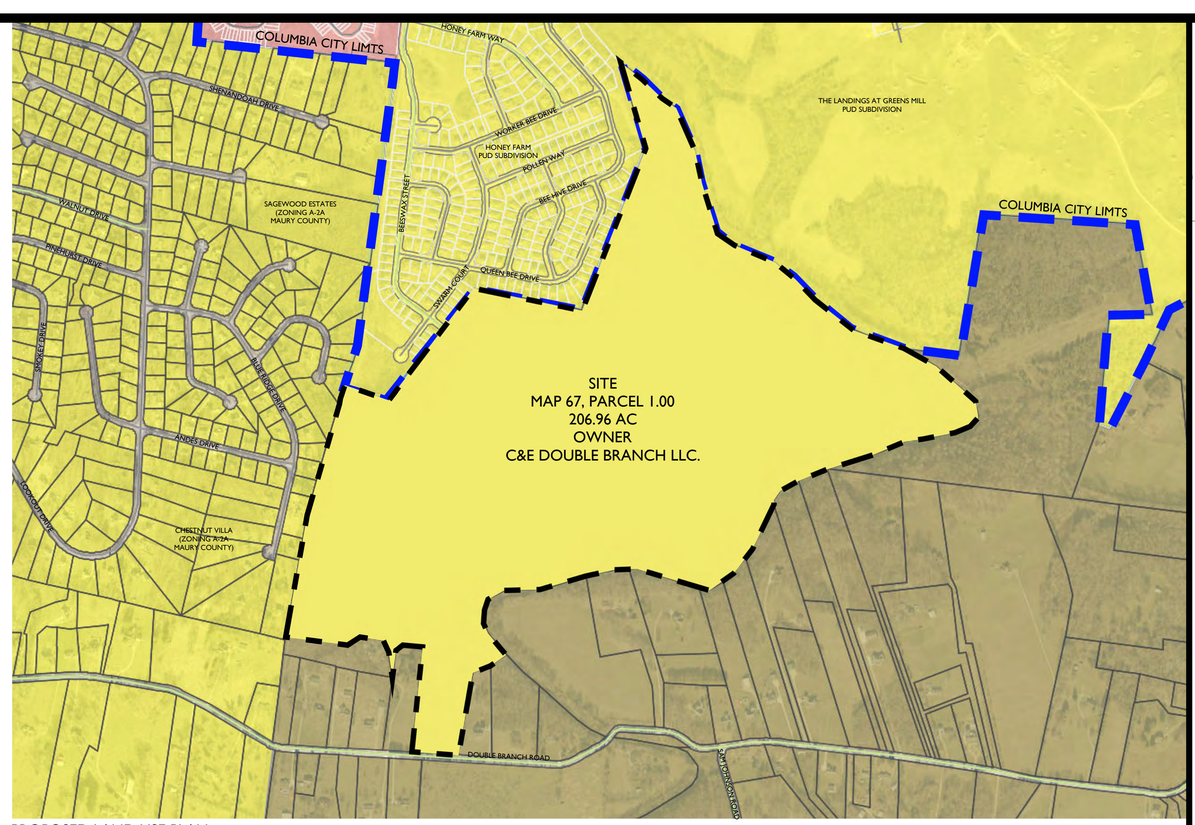

PROPOSED LAND USE PLAN

KEY

COLUMBIA CITY LIMITS

CURRENT LAND USE PLAN

SUBURBAN NEIGHBORHOOD

RURAL TRANSITIONS

CITY CENTER AND URBAN VILLAGE

N

0 500 1000 1500

BASE INFORMATION - GIS, AND BING AERIAL 2024

PROJECT INFORMATION:

PARCEL: MAP 67 PARCEL 1.00
ADDRESS: DOUBLE BRANCH ROAD
AREA: 206.96 AC

APPLICANT/LANDSCAPE ARCHITECT:
GREG GAMBLE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
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DEVELOPER:
PATRICK ACHILLES
DREES HOMES
1651 WESTGATE CIRCLE
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OWNER:
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Robclepley@gmail.com

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

DOUBLE BRANCH ROAD
LAND USE PLAN AMENDMENT
Columbia, Maury County, Tennessee

Revision Date
- △ _____
- △ _____
- △ _____
- △ _____

LAND USE PLAN AMENDMENT JUSTIFICATION SHEET

L2.0

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

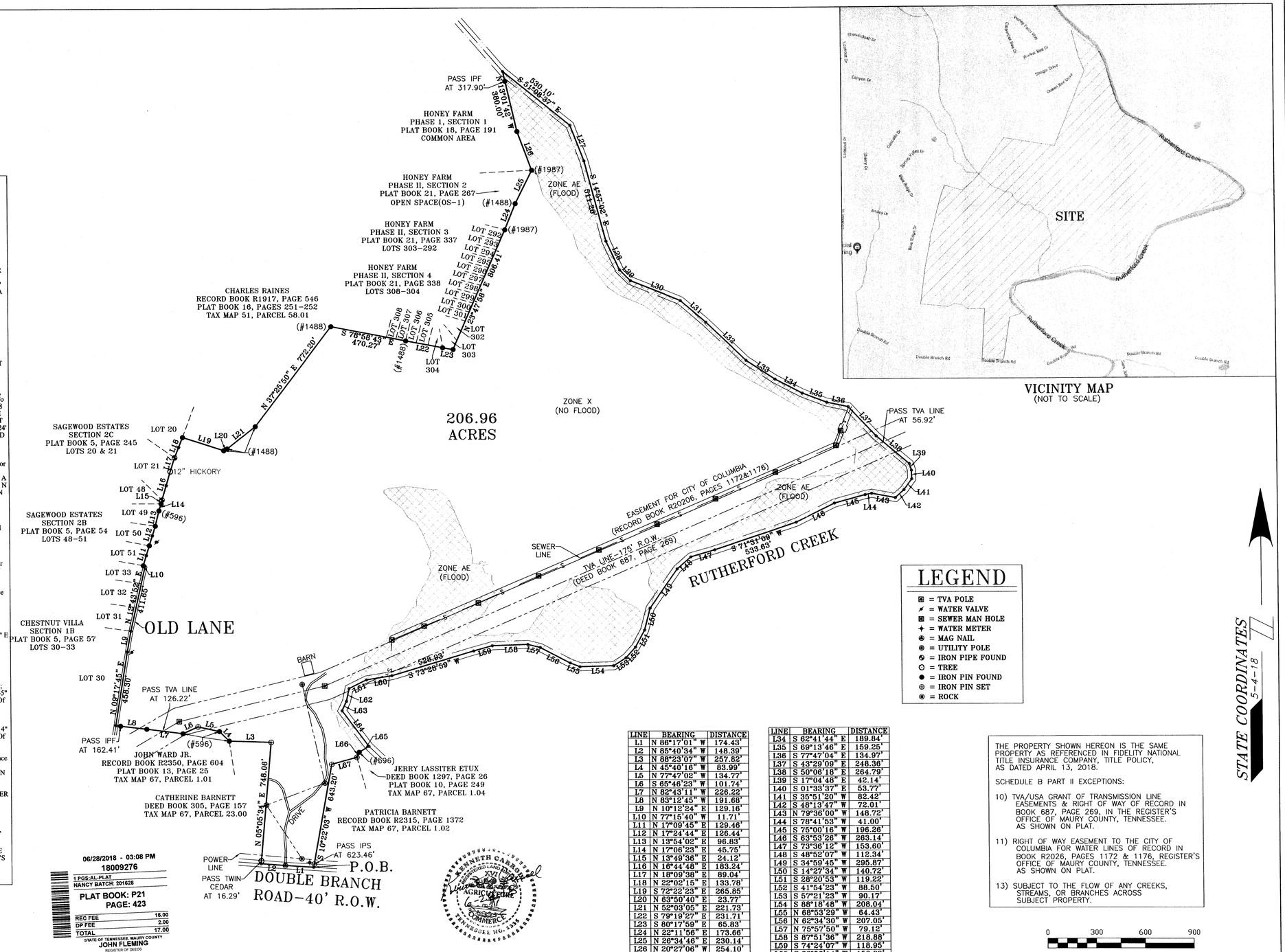
LEGAL DESCRIPTION

BEING AND LYING IN THE 3RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE AND LYING NORTH OF DOUBLE BRANCH ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A POINT IN THE CENTER OF DOUBLE BRANCH ROAD; SAID POINT BEING THE SOUTHERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF PATRICIA BARNETT; THENCE WITH CENTER OF SAID ROAD, N 86°17'01" W For A Distance Of 174.43' To A MAG NAIL; THENCE N 85°40'34" W For A Distance Of 148.39' TO A POINT; SAID POINT BEING THE SOUTHERN MOST SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF CATHERINE BARNETT; THENCE LEAVING SAID ROAD WITH BARNETT, N 05°05'34" E, PASSING A TWIN CEDAR TREE AT 16.29', IN ALL A Distance Of 748.06' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHEAST CORNER OF BARNETT; THENCE CONTINUING WITH BARNETT, N 88°23'07" W For A Distance Of 257.82' To A IRON PIN FOUND (#596); SAID IRON PIN FOUND BEING THE NORTHWEST CORNER OF BARNETT, AND THE NORTHEAST CORNER OF JOHN WARD JR.; THENCE WITH WARD, N 45°40'16" W For A Distance Of 83.99' To A IRON PIN FOUND (#596); THENCE N 77°47'02" W For A Distance Of 134.77' To A IRON PIN SET; THENCE S 65°46'23" W For A Distance Of 101.74' To A IRON PIN FOUND(#596); THENCE N 82°43'11" W, PASSING THE CENTER OF A TVA LINE AT 126.22', IN ALL A Distance Of 226.22' To A IRON PIN FOUND; THENCE N 83°12'45" W, PASSING AN IRON PIN FOUND AT 162.41' IN ALL A Distance Of 191.68' TO A POINT IN THE CENTER OF AND OLD LANE; SAID POINT BEING THE WESTERN MOST SOUTHWEST CORNER OF THE TRACT BEING, THE NORTHWEST CORNER OF WARD, AND THE EAST BOUNDARY OF LOT 30 OF CHESTNUT VILLA SECTION 1B; THENCE WITH CENTER OF SAID ROAD AND EAST BOUNDARY OF LOT 30 OF CHESTNUT VILLA, N 09°17'45" E For A Distance Of 458.30' To A POINT; THENCE N 10°12'24" E For A Distance Of 129.16' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 30, AND THE SOUTHEAST CORNER OF LOT 31; THENCE WITH LOTS 31-33, N 12°43'52" E For A Distance Of 411.65' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF LOT 33; THENCE LEAVING CENTER OF SAID OLD LANE CONTINUING WITH LOT 33, N 77°15'40" W For A Distance Of 11.71' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 51 OF SAGEWOOD ESTATES SECTION 2B; THENCE WITH LOT 51 OF SAGEWOOD ESTATES SECTION 2B AND A FENCE, N 17°09'45" E For A Distance Of 129.46' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 50; THENCE WITH LOT 50 AND CONTINUING WITH A FENCE, N 17°24'44" E For A Distance Of 126.44' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 49; THENCE WITH LOT 49 AND CONTINUING WITH A FENCE, N 13°54'02" E For A Distance Of 96.83' To A IRON PIN FOUND (#596); THENCE N 17°06'23" E For A Distance Of 45.75' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 48; THENCE WITH LOT 48 AND CONTINUING WITH A FENCE, N 13°49'36" E For A Distance Of 24.12' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF LOT 21 OF SAGEWOOD ESTATES SECTION 2C; THENCE WITH LOT 21 OF SAGEWOOD ESTATES SECTION 2C AND CONTINUING WITH A FENCE, N 16°44'48" E For A Distance Of 183.24' To A 12" HICKORY; THENCE N 18°09'38" E For A Distance Of 89.04' To A IRON PIPE FOUND; SAID IRON PIPE FOUND BEING THE SOUTHEAST CORNER OF LOT 20; THENCE WITH LOT 20 AND CONTINUING WITH A FENCE, N 22°02'15" E For A Distance Of 133.78' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE WESTERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHWEST CORNER OF CHARLES RAINES; THENCE LEAVING SAGEWOOD ESTATES SECTION 2C AND SAID FENCE WITH RAINES, S 72°22'23" E For A Distance Of 265.85' To A IRON PIN FOUND (#1488); SAID IRON PIN FOUND BEING THE SOUTHERN MOST SOUTHEAST CORNER OF RAINES; THENCE CONTINUING WITH RAINES, N 63°50'40" E For A Distance Of 23.77' To A IRON PIN FOUND (#1488); THENCE N 52°03'05" E For A Distance Of 221.73' To A IRON PIN FOUND (#1488); THENCE N 37°25'50" E For A Distance Of 772.20' To A IRON PIN FOUND (#1488); THENCE S 78°58'43" E, PASSING THE EASTERN MOST SOUTHEAST CORNER OF RAINES, AND THE SOUTH BOUNDARY OF LOT 308 OF HONEY FARM PHASE II SECTION 4, For A Distance Of 470.27' To A IRON PIN FOUND (#1488); SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 307, AND THE SOUTHWEST CORNER OF LOT 306; THENCE WITH LOTS 306-304, S 79°19'27" E For A Distance Of 231.71' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHWEST CORNER OF LOT 303 OF HONEY FARM PHASE II SECTION 3; THENCE WITH LOT 303 OF HONEY FARM PHASE II SECTION 3, S 80°17'59" E For A Distance Of 65.83' To A IRON PIN FOUND; SAID IRON PIN FOUND BEING THE SOUTHEAST CORNER OF LOT 303; THENCE WITH LOTS 303-292 OF HONEY FARM PHASE II SECTION 3, N 23°47'58" E For A Distance Of 806.41' To A IRON PIN FOUND (#1987); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF LOT 292, AND THE SOUTHEAST CORNER OF OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2; THENCE WITH OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2, N 22°11'56" E For A Distance Of 173.66' To A IRON PIN FOUND (#1488); THENCE N 26°34'46" E For A Distance Of 230.14' To A IRON PIN FOUND (#1987); SAID IRON PIN FOUND BEING THE NORTHEAST CORNER OF OPEN SPACE (OS-1) OF HONEY FARM PHASE II SECTION 2, AND THE SOUTHEAST CORNER OF A COMMON AREA OF HONEY FARM PHASE I SECTION 1; THENCE WITH A COMMON AREA OF HONEY FARM PHASE I SECTION 1, N 20°27'06" W For A Distance Of 254.10' To A IRON PIN FOUND; THENCE N 13°01'42" W, PASSING AN IRON PIN FOUND AT 317.90', IN ALL A Distance Of 380.00' To A POINT IN THE CENTER OF RUTHERFORD CREEK; SAID POINT BEING THE NORTHERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE WITH CENTER OF SAID CREEK, S 51°08'37" E For A Distance Of 530.10'; THENCE S 21°10'27" E For A Distance Of 235.64'; THENCE S 14°57'02" E For A Distance Of 511.26'; THENCE S 24°44'10" E For A Distance Of 196.45'; THENCE S 45°00'00" E For A Distance Of 93.74'; THENCE S 68°07'46" E For A Distance Of 331.06'; THENCE S 49°24'17" E For A Distance Of 204.66'; THENCE S 46°25'20" E For A Distance Of 341.03'; THENCE S 57°19'33" E For A Distance Of 212.10'; THENCE S 62°41'44" E For A Distance Of 189.84'; THENCE S 69°13'46" E For A Distance Of 159.25'; THENCE S 77°47'04" E For A Distance Of 134.97'; THENCE S 43°29'09" E For A Distance Of 248.36'; THENCE S 50°06'18" E, PASSING THE CENTER OF A TVA LINE AT 56.92', IN ALL A Distance Of 264.79'; THENCE S 17°04'48" E For A Distance Of 42.14'; THENCE S 01°33'37" E For A Distance Of 53.77'; THENCE S 35°51'20" W For A Distance Of 82.42'; THENCE S 48°13'47" W For A Distance Of 72.01'; THENCE N 79°36'00" W For A Distance Of 148.72'; THENCE S 78°41'53" W For A Distance Of 41.00'; THENCE S 75°00'16" W For A Distance Of 196.26'; THENCE S 63°53'26" W For A Distance Of 263.14'; THENCE S 71°31'09" W For A Distance Of 533.63'; THENCE S 73°36'12" W For A Distance Of 153.60'; THENCE S 48°52'07" W For A Distance Of 112.34'; THENCE S 34°59'45" W For A Distance Of 295.87'; THENCE S 14°27'34" W For A Distance Of 140.72'; THENCE S 28°20'53" W For A Distance Of 119.22'; THENCE S 41°54'23" W For A Distance Of 88.50'; THENCE S 57°21'23" W For A Distance Of 90.17'; THENCE S 88°18'48" W For A Distance Of 208.04'; THENCE N 68°53'29" W For A Distance Of 64.43'; THENCE N 62°34'30" W For A Distance Of 207.05'; THENCE N 75°57'50" W For A Distance Of 79.12'; THENCE S 87°51'36" W For A Distance Of 218.88'; THENCE S 74°24'07" W For A Distance Of 118.95'; THENCE S 73°28'59" W For A Distance Of 528.93'; THENCE S 80°56'14" W For A Distance Of 159.83'; THENCE S 63°39'13" W For A Distance Of 120.16'; THENCE S 11°45'48" W For A Distance Of 79.77'; THENCE S 25°40'20" W For A Distance Of 63.44'; THENCE S 36°44'47" E For A Distance Of 273.01' To A POINT; SAID POINT BEING THE NORTHEAST CORNER OF JERRY LASSITER ETUX; THENCE LEAVING SAID CREEK WITH LASSITER, S 59°23'35" W For A Distance Of 69.95' To A IRON PIN FOUND; THENCE S 25°22'28" W For A Distance Of 34.24' To A Rock; SAID ROCK BEING THE NORTHWEST CORNER OF LASSITER, AND THE NORTHEAST CORNER OF PATRICIA BARNETT; THENCE WITH BARNETT, S 74°47'08" W For A Distance Of 160.59' To A IRON PIN SET; SAID IRON PIN SET BEING THE NORTHWEST CORNER OF BARNETT; THENCE CONTINUING WITH BARNETT, S 10°22'03" W, PASSING AN IRON PIN SET AT 623.46', IN ALL A Distance Of 643.20' To The Point Of Beginning And Containing 206.96 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, MAY 4, 2018.

THE ABOVE TRACT IS SUBJECT TO 20 FEET OF THE 40 FOOT R.O.W. OF DOUBLE BRANCH ROAD, A 175' TVA LINE R.O.W. AS RECORDED IN DEED BOOK 687, PAGE 269, AND AN EASEMENT FOR CITY OF COLUMBIA AS RECORDED IN RECORD BOOK R2026, PAGES 1172 AND 1176, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

BEING THE SAME PROPERTY AS CONVEYED TO L E BARNETT ETAL AS RECORDED IN DEED BOOK 609, PAGE 77, DEED BOOK 811, PAGE 314, DEED BOOK 285, PAGE 273, AND DEED BOOK 231, PAGE 589, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



VICINITY MAP
(NOT TO SCALE)

LEGEND

- ⊠ = TVA POLE
- ✕ = WATER VALVE
- ▣ = SEWER MAN HOLE
- ✛ = WATER METER
- ⊕ = MAG NAIL
- ◉ = UTILITY POLE
- ◐ = IRON PIPE FOUND
- ○ = TREE
- ● = IRON PIN FOUND
- ⊕ = IRON PIN SET
- ◉ = ROCK

LINE	BEARING	DISTANCE
L1	N 86°17'01" W	174.43'
L2	N 85°40'34" W	148.39'
L3	N 88°23'07" W	257.82'
L4	N 45°40'16" W	83.99'
L5	N 77°47'02" W	134.77'
L6	S 65°46'23" W	101.74'
L7	N 82°43'11" W	226.22'
L8	N 83°12'45" W	191.68'
L9	N 10°12'24" E	129.16'
L10	N 77°15'40" W	11.71'
L11	N 17°09'45" E	129.46'
L12	N 17°24'44" E	126.44'
L13	N 13°54'02" E	96.83'
L14	N 17°06'23" E	45.75'
L15	N 13°49'36" E	24.12'
L16	N 16°44'48" E	183.24'
L17	N 18°09'38" E	89.04'
L18	N 22°02'15" E	133.78'
L19	S 72°22'23" E	265.85'
L20	N 63°50'40" E	23.77'
L21	N 52°03'05" E	221.73'
L22	S 79°19'27" E	231.71'
L23	S 80°17'59" E	65.83'
L24	N 22°11'56" E	173.66'
L25	N 26°34'46" E	230.14'
L26	N 20°27'06" W	254.10'
L27	S 21°10'27" E	235.64'
L28	S 24°44'10" E	196.45'
L29	S 45°00'00" E	93.74'
L30	S 68°07'46" E	331.06'
L31	S 49°24'17" E	204.66'
L32	S 46°25'20" E	341.03'
L33	S 57°19'33" E	212.10'

LINE	BEARING	DISTANCE
L34	S 62°41'44" E	189.84'
L35	S 69°13'46" E	159.25'
L36	S 77°47'04" E	134.97'
L37	S 43°29'09" E	248.36'
L38	S 50°06'18" E	264.79'
L39	S 17°04'48" E	42.14'
L40	S 01°33'37" E	53.77'
L41	S 35°51'20" W	82.42'
L42	S 48°13'47" W	72.01'
L43	N 79°36'00" W	148.72'
L44	S 78°41'53" W	41.00'
L45	S 75°00'16" W	196.26'
L46	S 63°53'26" W	263.14'
L47	S 73°36'12" W	153.60'
L48	S 48°52'07" W	112.34'
L49	S 34°59'45" W	295.87'
L50	S 14°27'34" W	140.72'
L51	S 28°20'53" W	119.22'
L52	S 41°54'23" W	88.50'
L53	S 57°21'23" W	90.17'
L54	S 88°18'48" W	208.04'
L55	N 68°53'29" W	64.43'
L56	N 62°34'30" W	207.05'
L57	N 75°57'50" W	79.12'
L58	S 87°51'36" W	218.88'
L59	S 74°24'07" W	118.95'
L60	S 80°56'14" W	159.83'
L61	S 63°39'13" W	120.16'
L62	S 11°45'48" W	79.77'
L63	S 25°40'20" W	63.44'
L64	S 36°44'47" E	273.01'
L65	S 59°23'35" W	69.95'
L66	S 25°22'28" W	34.24'
L67	S 74°47'08" W	160.59'

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE POLICY, AS DATED APRIL 13, 2018.

SCHEDULE B PART II EXCEPTIONS:

10) TVA/USA GRANT OF TRANSMISSION LINE EASEMENTS & RIGHT OF WAY OF RECORD IN BOOK 687, PAGE 269, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. AS SHOWN ON PLAT.

11) RIGHT OF WAY EASEMENT TO THE CITY OF COLUMBIA FOR WATER LINES OF RECORD IN BOOK R2026, PAGES 1172 & 1176, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. AS SHOWN ON PLAT.

13) SUBJECT TO THE FLOW OF ANY CREEKS, STREAMS, OR BRANCHES ACROSS SUBJECT PROPERTY.

0 300 600 900

STATE COORDINATES 5-4-18

06/28/2018 - 03:08 PM
18009276
1 POS-AL-PLAT
NANCY BATCH: 201628
PLAT BOOK: P21
PAGE: 423

REC FEE	16.00
DP FEE	2.00
TOTAL	17.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

CERTIFICATION

I, KENNETH CARROLL, LICENSED LAND SURVEYOR, DO HEREBY CERTIFY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND ROBERT C. LEPLEY AND TERI L. LEPLEY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION, THAT IT IS MY OPINION THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR A CATEGORY 1 SURVEY, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY WAS 1:10,000 + AS SHOWN HEREON.

Kenneth Carroll
KENNETH CARROLL
TENN. REG NO. 1335

NOTE:
EASEMENT FOR ACCESS AND WATER SET OUT IN DEED BOOK 305, PAGE 159 EXTINGUISHED BY QUITCLAIM DEED AND WARRANTY DEED BEING RECORDED SIMULTANEOUSLY HEREWITH.

NOTE: MY REVIEW OF THE "FEMA" FLOOD HAZARD MAP AVAILABLE INDICATES THAT THIS PROPERTY IS IN ZONE "AE&X" AS INDICATED BY MAP

47119C0190E 470123

AS DATED APRIL 16, 2007.

Kenneth Carroll

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

ALTA SURVEY OF L E BARNETT ESTATE

SCALE: 1" = 300'	APPROVED BY: KENNETH CARROLL	DRAWN BY: BRITTANY RICHARDSON
DATE: 5/4/18		

3RD CIVIL DISTRICT - MAURY COUNTY, TN

REF: DEED BOOK 609, PAGE 77; DEED BOOK 811, PAGE 314; DEED BOOK 285, PAGE 273; DEED BOOK 231, PAGE 589; TAX MAP 67, PARCEL 1.00

JOB NAME: BARN518 (JC)

May 20, 2025

Mr. Wes Magill
Magill Incorporated
9248 Stepping Stone Drive
Franklin, TN 37067
Sent via email: *wmagill@magillinc.com*

RE: Conditional Water Availability Letter Expires: 5/20/2026
Lepley Farm at Double Branch – 230 Units
Off Double Branch Road
Tax Map & Parcel #: 067 00100 000
Columbia, Maury County, TN

Dear Mr. Magill:

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 development consisting of 230 residential units, an amenity center, pool, and pool house located off Double Branch Road in Maury County. We understand this project is requesting annexation into the City of Columbia.

CPWS will be able to meet the anticipated water demands and fire flow requirements with the extension of backbone water service mains to the project site. However, 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 source water availability for additional developments 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.

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.
- Water main extensions will be necessary to serve the proposed development, with details to be determined as part of design coordination after subsequent application for water service.
- Separate fire, commercial, landscape irrigation, and domestic meters (with backflow devices) will be required to serve the proposed Project.
- 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: Koby DuMont, Monterra Development
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 25-019

Docusign Envelope ID: 52F72A06-4DDE-49C7-9014-28568515592D

CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, C+E Double Branch LLC being the sole owner of the property more particularly described as 206.96 Acres on Plat of Record in Plat Book 21 Page 423 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

C+E Double Branch LLC
Print Name

4-21-25
Date

DocuSigned by:
Rob Lepley
BCCD263A63B2411...
Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

Docusign Envelope ID: D23AFE30-0AF4-4BA5-95BD-E9E83D71FF08

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	Double Branch Rd		
	TAX MAP:	GROUP:	PARCEL: 067 00100
SUMMARY OF NATURE OF REQUEST AND WORK			

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ☐ ARC Alternative Compliance ☐ As Approved Plans ☐ 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: D23AFE30-0AF4-4BA5-95BD-E9E83D71FF08

Plats/PUDs:

- ❑ Project Name (include Sections & Phases)
  Double Branch
- ❑ Total Number of Lots/Residential Units
  250
- ❑ Square Footage of Non-Residential Floor Space
- ❑ Total acreage 206.96

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 will go to the Applicant's email that is provided.

NAME	Nick Moran	PHONE	615-371-9750
ADDRESS	1651 Westgate Circle	EMAIL	nmoran@dreeshomes.com

PROPERTY OWNER NAME	C+E Double Branch LLC	PHONE	615-642-6939
ADDRESS	1250 Saddle Springs Dr.	EMAIL	Robcleplay@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.

Nick Moran		5/19/25
APPLICANT NAME	APPLICANT SIGNATURE	DATE
C &E Double Branch LLC	DocuSigned by: Rob Lepley BCCD263A63B2411...	5-19-2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 3/5/2025

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	Double Branch Rd		
	TAX MAP:	GROUP:	PARCEL: 067 00100
SUMMARY OF NATURE OF REQUEST AND WORK	Request permission from owners to annex		

DATE OF PRE-APPLICATION CONFERENCE		*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ☐ ARC Alternative Compliance ☐ As Approved Plans ☐ 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) Double Branch ☑ Total Number of Lots/Residential Units 250 ☐ Square Footage of Non-Residential Floor Space ☑ Total acreage 206.96

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 will go to the Applicant's email that is provided.

NAME	Nick Moran	PHONE	615-371-9750
ADDRESS	1631 Westgate Circle	EMAIL	nmoran@dreeshomes.com

PROPERTY OWNER NAME	C+E Double Branch LLC	PHONE	615-642-6939
ADDRESS	1250 Saddlesprings Dr.	EMAIL	Robcleplay@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.

Nick Moran		4/18/25
APPLICANT NAME	APPLICANT SIGNATURE	DATE
C+E Double Branch LLC	Member	4-20-25
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE



SITE DATA TABLE

PARCEL ID: 112 017.00
OWNER: JOHN MAHER BUILDERS, INC
ADDRESS: P.O. BOX 681727 FRANKLIN, TN 37068
SITE ACREAGE: 86.7-AC

EXISTING ZONING: N/A - COUNTY JURISDICTION
EXISTING USE: FARM
PROPOSED ZONING: CD-3
PROPOSED USE: RESIDENTIAL DEVELOPMENT

ZONE CD-3 DESIGN STANDARDS:
MAX DENSITY: 4 UNITS / GROSS ACREAGE (MAX)
MAX BLOCK PERIMETER: 2800-FT
MIN LOT WIDTH: 65-FT
SETBACKS:
FRONT = 25-FT (MIN)
SECONDARY FRONTAGE = 20-FT (MIN)
SIDE = 8-FT (MIN)
REAR = 25-FT (MIN)
OFF STREET PARKING: MIN. LENGTH OF 100-FT FROM INTERNAL DRIVE
CIVIC SPACE REQUIREMENT: MINIMUM 0.5-AC, MAXIMUM 8-AC

DESIGN ELEMENTS:
DENSITY: 174 UNITS / 86.7-AC = 2.0 UNITS / AC
CIVIC SPACE PROVIDED: 27.7-AC (31.9% OF GROSS ACREAGE)

Parcel Table	
Lot #	Area
1	11,825
2	11,212
3	11,543
4	10,356
5	10,356
6	10,356
7	10,356
8	10,356
9	10,356
10	10,356
11	10,356
12	10,356
13	10,356
14	10,552
15	10,379
16	10,477
17	10,477
18	10,477
19	10,477
20	10,477
21	10,477
22	10,477
23	11,732
24	12,566
25	13,534
26	9,495
27	11,687
28	13,016
29	14,345
30	15,675
31	16,870
32	10,090
33	10,090
34	10,090
35	10,090
36	10,090
37	10,090
38	10,090
39	10,090
40	10,090
41	10,090
42	10,090
43	11,533
44	12,164
45	12,164
46	11,549
47	10,090
48	10,090
49	10,090
50	10,090
51	10,090
52	10,090
53	10,538
54	10,672
55	10,672
56	10,672
57	10,672
58	10,672
59	10,672
60	10,672
61	10,672
62	10,761
63	11,059
64	11,169

Parcel Table	
Lot #	Area
66	11,128
67	11,107
68	11,086
69	11,065
70	11,045
71	11,024
72	11,003
73	10,983
74	10,962
75	10,808
76	10,141
77	10,258
78	10,239
79	10,221
80	10,202
81	10,184
82	13,633
83	10,400
84	10,400
85	10,400
86	10,400
87	10,400
88	10,266
89	10,908
90	11,042
91	11,042
92	11,042
93	11,042
94	11,042
95	11,042
96	11,042
97	11,042
98	11,042
99	11,042
100	11,042
101	10,908
102	10,908
103	11,042
104	11,042
105	11,042
106	11,042
107	11,042
108	11,042
109	11,042
110	11,042
111	11,042
112	11,042
113	11,042
114	10,908
115	11,019
116	11,153
117	11,153
118	11,153
119	11,153
120	11,153
121	11,019
122	10,307
123	10,441
124	10,441
125	10,441
126	10,441
127	10,441
128	10,441
129	10,441

Parcel Table	
Lot #	Area
131	10,307
132	10,441
133	10,441
134	10,441
135	10,441
136	10,441
137	10,441
138	10,441
139	10,307
140	11,763
141	11,897
142	11,897
143	11,897
144	11,897
145	11,897
146	11,897
147	11,897
148	11,763
149	11,763
150	11,897
151	11,897
152	11,897
153	11,897
154	11,897
155	11,897
156	11,897
157	11,763
158	10,307
159	10,441
160	10,441
161	10,441
162	10,441
163	10,441
164	10,441
165	10,441
166	10,307
167	13,310
168	11,231
169	11,231
170	11,231
171	11,231
172	11,231
173	11,231
174	11,097
1000	217,611
1001	28,253
1002	61,498
1003	147,143
1004	116,053
1005	23,264
1006	613,809

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

EXHIBIT

FOSTER LANE SUBDIVISON

FOSTER LANE COLUMBIA, TN

REVISIONS

No.	DATE

04/21/2025 21072

C0.0

PRELIMINARY
LAYOUT EXHIBIT

Drawing Path: P:\2021\21072 - Foster Ln Subdivision Columbia\Dwg\Sketch\Foster Ln Layout_CD3_2025 (PUC).dwg

Legal Description

A parcel of land located in the 9th civil District of Maury County, Tennessee. More particularly described as follows;

Beginning at a found iron rod and Cap in the centerline of Foster Lane, A.K.A. Old Thomas Lane, having a right-of-way width of 30'.

Said point of beginning being the southwest corner of lands owned by the McBroom Family Partnership, of record in deed book R1466, page 135, Register's Office Maury County, Tennessee (R.O.M.C, TN.);

Thence, along the south line of said lands of McBroom Family Partnership, South 79°12'28" East, a distance of 240.92 feet to a found iron pin;

Thence, continuing along the South line of said lands of McBroom Family Partnership, generally along a fence, South 80°54'28" East, a distance of 2477.51 feet to a found iron rod and cap in the west line of lot 13 of leatherwood Estates, Section 1, of record in Plat book 56, page 315, R.O.M.C., TN.;

Thence, along the west line of said lot 13 of Leatherwood Estates, South 03°36'18" West, a distance of 158.91 feet to a found metal stake in a rock wall, and the Southwest corner of Lot 13 Leatherwood Estates. Said point also being on the North line of lands owned by Edwin W. Halliday, Family Trust of record in deed book R2383, page 186, R.O.M.C., TN.;

Thence, along the North Line of said lands of Halliday Family Trust, North 8301'05" West, a distance of 117.28 feet, to tree with a fence intersection, at the northwest corner of said lands of Halliday Family Trust;

Thence, along the centerline of foster lane, North 09'19"07 East, a distance of 116.73 feet to the point of Beginning. Being 85.711 acres of land, more or less, according to a Boundary Survey by Homeland Surveying & Mapping, LLC, dated July 20, 2021.

December 13, 2024
Extension: 4/10/2025

Mr. Aaron Keathley
Crunk Engineering, LLC
7112 Crossroads Blvd. Suite 201
Franklin, TN 37067
Sent via email: Aaron@crunkeng.com

RE: Water Availability Letter (Extension) Expires: 6/12/2025
Foster Lane Subdivision – 174 Units
Tax Map 112, Parcel 017.00
Columbia, Maury County, TN

Dear Mr. Keathley:

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 174 single-family residential units off Foster Lane south of the intersection with Trotwood Avenue. It appears that the proposed water infrastructure connections are anticipated to come through stub-streets in the adjacent (proposed) Hunters Glen Phase 4 subdivision. Based on this concept, we have reviewed this application for service with the understanding that both projects (Foster Lane Subdivision and Hunters Glen Ph4) would be constructed at the same time. CPWS has performed field measurements and water system hydraulic model analysis of the projected water demands for the proposed development.

CPWS has determined that the existing system is <u>not</u> able to provide 1,000 gallons per minute (gpm) fire flow in the proposed development without adverse effects in the surrounding area.

However, the existing system is able to meet the minimum 500 gpm fire flow requirement – which would require new development to incorporate fire sprinklers in the structures, according to the Fire Flow Requirements letter submitted as part of the application. In addition, the demand load for the full buildout of the proposed development will require another water main connection to the 12-inch main in Trotwood Avenue via Foster Lane. As such, CPWS can provide water for the proposed development according to the following criteria and requirements:

- The first 80-units (total between both projects; Foster Ln and Hunters Glen Ph4) can be served from existing water mains in the Hunters Glen development on Alterwood Drive, Hunters Glen Drive, and Sugar Tree Lane.
- Additional units (81 through buildout) will require an additional water main connection from the development to Trotwood Avenue via Foster Lane.
- The current CPWS system is only able to support a minimum fire flow of 500 gpm within the development until (planned) additional improvements in the Southside distribution area are completed.
- According to the Fire Flow Requirements Letter (dated 11/25/2024) this will require buildings to be sprinklered until the system can meet a 1,000 gpm minimum fire flow.
- Separate fire 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).

Please be aware that CPWS Distribution System Master Planning includes improvements in this area to support a higher level of service and growth, including the ability to support larger fire flow demands. If the developer is interested in accelerating those system improvements by direct participation - including construction – we welcome a meeting to discuss.

This Water Availability Letter will expire on the date listed on the first page 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 water 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 system improvements 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	174	**$65,880**

- Upon Construction Drawing approval by CPWS, applicant may then pay Impact 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.
    - Note that meter fees are charged at time of purchase, based on price of meter at that time.

- 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
3/4" Service Meter Cost	174	Current Price	Deferred
1" Fire Meter Cost	174	Current Price	Deferred
Current Impact Fee for 3/4" Service Meter	174	$5,000	$870,000.00
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$870,000.00**

- 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: John Maher, John Maher Builders
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 23-034

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 11/25/2024
Name: Aaron Keathley
Phone: 615-708-3517
Email: aaron@crunkeng.com
Address/Parcel ID: 112 017.00
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Residential Subdivisi
Enclosed Area (ft²): 2000/home

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

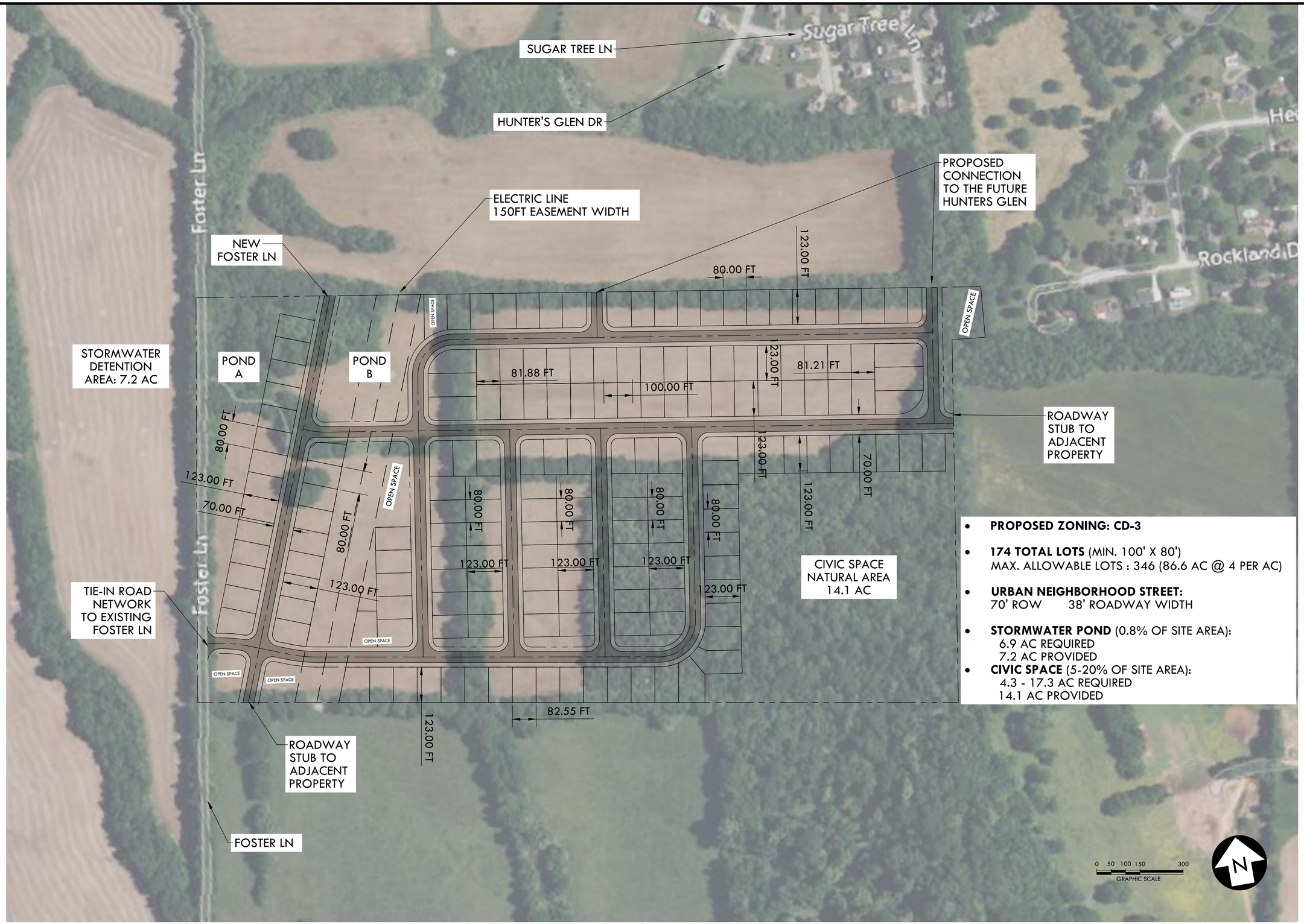
Fire Hydrant Location and Distribution (International Fire Code Appendix C)

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: 11/25/2024



- **PROPOSED ZONING: CD-3**
- **174 TOTAL LOTS** (MIN. 100' X 80')
  MAX. ALLOWABLE LOTS : 346 (86.6 AC @ 4 PER AC)
- **URBAN NEIGHBORHOOD STREET:**
  70' ROW 38' ROADWAY WIDTH
- **STORMWATER POND** (0.8% OF SITE AREA):
  6.9 AC REQUIRED
  7.2 AC PROVIDED
- **CIVIC SPACE** (5-20% OF SITE AREA):
  4.3 - 17.3 AC REQUIRED
  14.1 AC PROVIDED

CRUNK ENGINEERING LLC
7112 CROSSROADS BLVD
SUITE 201
FRANKLIN, TN 37067
(615) 873-1795
WWW.CRUNKENG.COM

NOT FOR CONSTRUCTION

FOSTER LN SUBDIVISION

FOSTER LN
COLUMBIA, TN 38401

REVISIONS

No.	DATE

08/01/24 21072

C1.0

PRELIMINARY LAYOUT PLAN

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 4, 2024

Aaron Keathley, E.I.T.
Crunk Engineering, LLC

Re: Foster Lane, being Tax Map: 112 Parcel: 017.00

Dear Sir:

Columbia Power System serving this development is dependent on the development of the adjacent property and/or any necessary utility easements across adjacent properties.

We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

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

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

kw

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

21 November 2024

Aaron Keathley
Crunk Engineering, LLC
7112 Crossroads Blvd, Ste 201
Brentwood, TN 37027

RE: Foster Ln, Columbia, TN 38401; 112 0017.00

Aaron,

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.

Given the unit count of 174 and the nature of the site, which will require the installation of a pump station, it is in the City's best interest to require the pump station to be placed at a point which is outside the subject parcel so that it is at the lowest possible point for joint-development purposes and so that the force main may terminate at a manhole closer to Rockland Dr.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Aaron Keathley

From: Ryan Filipkowski <RFilipkowski@Columbiatn.gov>
Sent: Thursday, February 20, 2025 10:03 AM
To: Aaron Keathley
Cc: Austin Brass; Melissa Sanders; Donnie Boshers; Douglas Toney; Adam Crunk
Subject: RE: [Caution External Email] - Online Form Submission #1879 for Wastewater Will-Serve-Letter Request

Yes, it is valid from 1 year of the date on the letter.

Ryan Filipkowski, P.E.
Civil Engineer
Columbia Wastewater Department
O) 931-560-1001 Ext. 1023
C) 931-777-9020
RFilipkowski@Columbiatn.gov
*Note .gov email change

From: Aaron Keathley <aaron@crunkeng.com>
Sent: Wednesday, February 19, 2025 9:21 AM
To: Ryan Filipkowski <RFilipkowski@Columbiatn.gov>
Cc: KMcCarthy@columbiatn.gov; Melissa Sanders <MSanders@Columbiatn.gov>; Donnie Boshers <DBoshers@Columbiatn.gov>; Douglas Toney <DToney@Columbiatn.gov>; Adam Crunk <adam@crunkeng.com>
Subject: RE: [Caution External Email] - Online Form Submission #1879 for Wastewater Will-Serve-Letter Request

Good Morning Ryan,
I wanted to follow up to this request and see if this letter was still valid?

Thanks!

Aaron Keathley, E.I
Civil : Site Development
Crunk Engineering, LLC
C: 615.708.3517

From: Aaron Keathley <uk.keathley@gmail.com>
Sent: Friday, November 22, 2024 8:31 AM
To: Aaron Keathley <aaron@crunkeng.com>
Subject: Fwd: [Caution External Email] - Online Form Submission #1879 for Wastewater Will-Serve-Letter Request

---------- Forwarded message ---------
From: **Ryan Filipkowski** <RFilipkowski@columbiatn.gov>
Date: Thu, Nov 21, 2024 at 3:47 PM
Subject: RE: [Caution External Email] - Online Form Submission #1879 for Wastewater Will-Serve-Letter Request
To: uk.keathley@gmail.com <uk.keathley@gmail.com>, Kevin McCarthy <KMcCarthy@columbiatn.gov>, Melissa Sanders <MSanders@columbiatn.gov>, Donnie Boshers <DBoshers@columbiatn.gov>, Douglas Toney <DToney@columbiatn.gov>, Adam Crunk (adam@crunkeng.com) <adam@crunkeng.com>

Attached. Please note the requirements in the letter.

Ryan Filipkowski, P.E.

Civil Engineer

Columbia Wastewater Department

O) 931-560-1001 Ext. 1023

C) 931-777-9020

RFilipkowski@Columbiatn.gov

*Note .gov email change

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, November 21, 2024 11:56 AM
To: Kevin McCarthy <KMcCarthy@Columbiatn.gov>; Ryan Filipkowski <RFilipkowski@Columbiatn.gov>; Melissa Sanders <MSanders@Columbiatn.gov>; Donnie Boshers <DBoshers@Columbiatn.gov>; Douglas Toney <DToney@Columbiatn.gov>
Subject: [Caution External Email] - Online Form Submission #1879 for Wastewater Will-Serve-Letter Request

Wastewater Will-Serve-Letter Request

This is an application to Columbia Wastewater Department to evaluate a request for sewer service for the property identified in this application. Beginning in January 2024, a will serve letter is required for all applications to the Columbia Municipal Planning Commission for Annexations, Rezonings, Preliminary Plats, major Site Development Plans, and Planned Unit Developments. The letter must be submitted with the application on or before the applicable CMPC submittal deadline in order to initiate the Development Review Process. Additionally, the Zoning Administrator (or designee) or the Wastewater Director (or designee) may require a will serve letter for any parcel of real property requiring new or increased service, or requiring a sewer line extension. The Zoning Administrator (or designee) may waive this requirement for development proposals of four or fewer density units as described in Article 5 of the Zoning Ordinance. Letters are valid for one year from date of issuance, unless a shorter time is specified.

Contact kmccarthy@columbiatn.gov and rfilipkowski@columbiatn.gov with question about this form.

Applicant Information

Name of Firm	Crunk Engineering, LLC
Name	Aaron Keathley
Email Address	uk.keathley@gmail.com
Address	7112 Crossroads Blvd, Ste 201
City	Brentwood
State	TN
Zip Code	37027
Phone Number	6157083517
Have you had a pre-app with Development Services?	Yes

Property Information

Please provide as much information as possible.

Development Name	Foster Lane Subdivision

Description of Project	Construction of 174 single family homes including the utility and roadway infrastructure to support the development.
Property Address	*Field not completed.*
Parcel ID	112 0017.00
TN Property Viewer GIS Link	https://tnmap.tn.gov/assessment/
Is this property currently inside the city of Columbia?	No
Is this property currently served by Columbia Wastewater	No
Total Land Area (Acres)	85.71
Intended Use	Single-Family Detached
Number of Residential Units	174
Square Footage of Non-Residential Structures	0
Concept Plan File Upload	Foster_Ln_Subdivision_CD3.pdf

Email not displaying correctly? View it in your browser.

Disclaimer

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CITY OF COLUMBIA
TENNESSEE

DEVELOPMENT SERVICES

I, John Maher being the sole owner of the Foster Lane Property more particularly described as Parcel 112 017.00 on Deed of Record in Deed Book R2758 Pages 851-853 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

John Maher
Print Name

12-2-24
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

May 19, 2025

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Comprehensive Plan Amendment // Statement of Justification

Columbia Planning Commission -

This letter serves as a formal request for a Comprehensive Plan Amendment (CPA) to the Connect Columbia Comprehensive Plan and its associated Future Land Use Map (FLUM). The subject of this request includes Tax Map #112 017.00, an 85.8-acre parcel owned by John Maher Builders, Inc., hereafter referred to as Parcel A, and the neighboring Parcel #112 018.02, a 53.5-acre tract owned by the McBroom Family Partnership, hereafter referred to as Parcel B.

Both parcels are located on Foster Lane, a rural road that connects to Trotwood Avenue just east of Columbia. They are currently designated as Rural Transition (RT) on the FLUM. This classification is intended for very low-density residential neighborhoods, large-lot semi-rural estates, open spaces, and legacy agricultural operations. The RT classification serves to create and preserve a distinct transition between agricultural uses in unincorporated Maury County and the suburban character of Columbia. According to the FLUM zoning matrix, the RT classification supports zoning character districts CD-2 (Rural) and CV (Civic), with a permitted maximum density of 1 dwelling unit per acre.

Parcel B, however, has been approved for development as the Hunters Glen Subdivision and has already been assigned the CD-3 zoning designation, with 148 lots currently under construction. This equates to an approximate density of 2.8 dwelling units per acre, which is inconsistent with the current FLUM designation.

To support the continued development of Parcel B and to establish a cohesive and consistent development pattern along Foster Lane, we respectfully request an amendment to the FLUM to reclassify both Parcel A and Parcel B as Suburban Neighborhood (SN). This amendment will enable the annexation and zoning of Parcel B under CD-3 in alignment with the comprehensive plan and will promote consistent land use along this growing corridor.

Respectfully,

Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795

Crunk Engineering, LLC
7112 Crossroads Blvd. Ste 201
Brentwood, TN 37027
[615] 873-1795

May 19, 2025

City of Columbia
Development Services
700 North Garden Street
Columbia, TN 38401
[931] 560-1560

Subject: Comprehensive Plan Amendment // Statement of Justification

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Respectfully,

Adam Crunk, P.E.
Project Engineer
adam@crunkeng.com
[615] 873-1795

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	**Foster Lane**		
	TAX MAP: ~~017.00~~ 112	GROUP:	PARCEL: ~~112~~ 17.00
SUMMARY OF NATURE OF REQUEST AND WORK	**Requesting the annexation of the parcel identified in this application, along with the assignment of a CD-3 zoning designation to the property.**		

DATE OF PRE-APPLICATION CONFERENCE	**9/1/2021**	*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ☐ ARC Alternative Compliance ☐ As Approved Plans ☐ 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) **Foster Lane Subdivision** ☒ Total Number of Lots/Residential Units **174 Lots** ☐ Square Footage of Non-Residential Floor Space ☒ Total acreage **86.6**

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 will go to the Applicant's email that is provided.

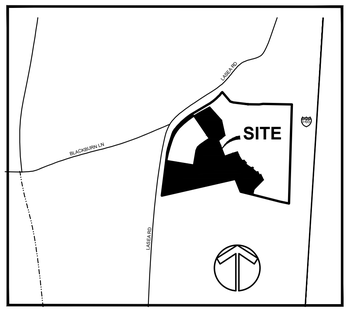
NAME	**Adam Crunk, PE**	PHONE	**615-873-1795**
ADDRESS	**7112 Crossroads Blvd. Ste 201, Brentwood, TN 37207**	EMAIL	**adam@crunkeng.com**

PROPERTY OWNER NAME	**John Maher Builders, Inc.**	PHONE	**615-351-1980**
ADDRESS	**1109 Old Kedron Rd. Spring Hill, TN 37174**	EMAIL	**johnmaher1@comcast.net**

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

Adam Crunk		5/16/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
John Maher		5-16-2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

Rev. 3/5/2025



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 28 RESIDENTIAL LOTS AND TO DEDICATE RIGHT-OF-WAY.

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

3. THIS PROPERTY IS CURRENTLY ZONED CD3.

4. 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 DATE OF 4/16/2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 471013 PANEL NO. "NOT PRINTED" WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

5. 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 NOR 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.

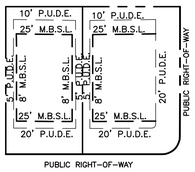
6. BEING A PORTION OF PARCEL NUMBER 15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 73.

7. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THE MAURY COUNTY HIGHWAY DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE SIDEWALK IN THE LASEA ROAD RIGHT-OF-WAY.

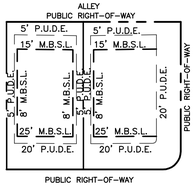
8. THIS PROPERTY IS SUBJECT TO THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES AS RECORDED IN BOOK R3051, PAGE 1245 IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.

9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.

10. LOT 2 WILL NOT EXIST IN THIS SUBDIVISION.



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
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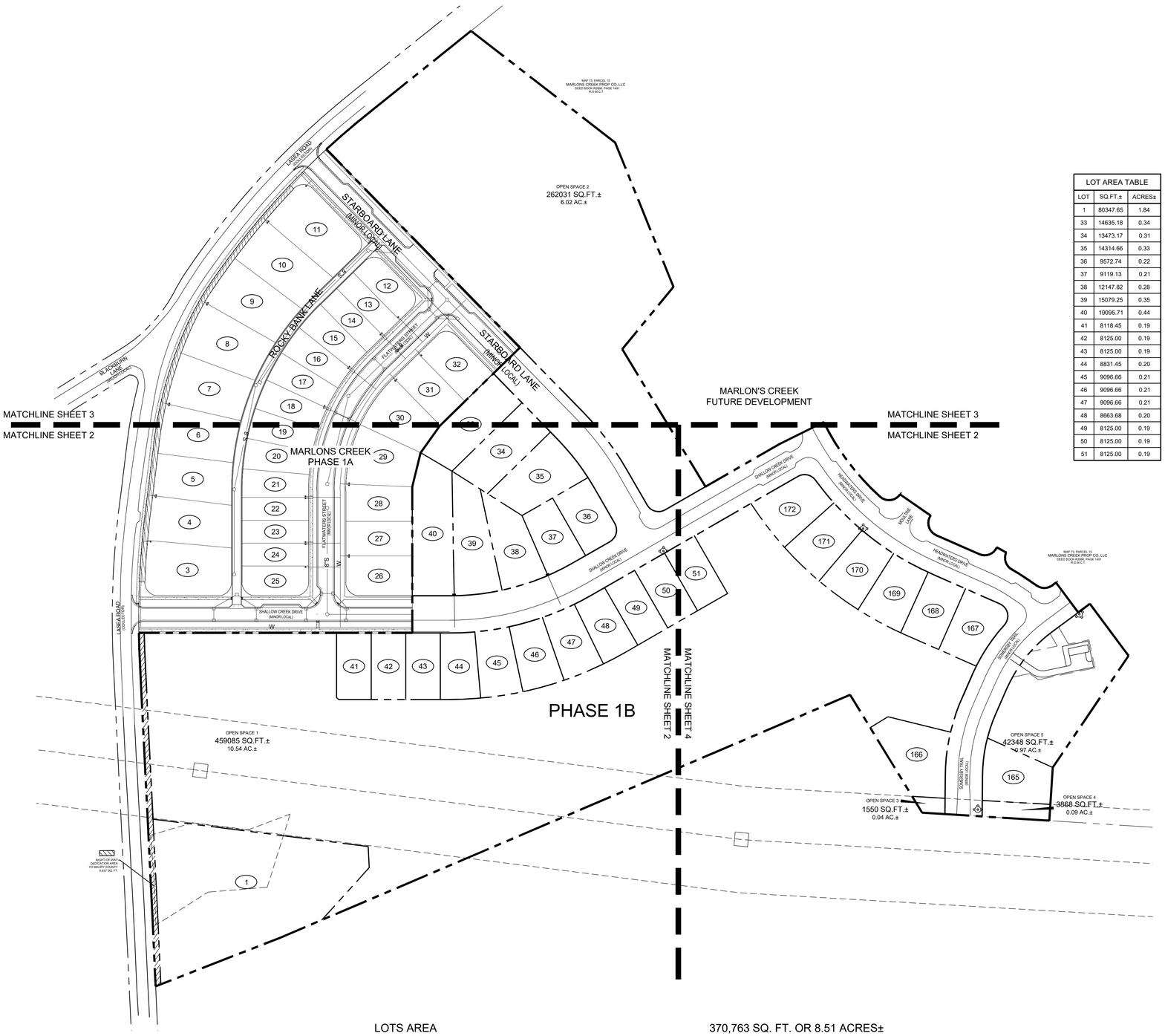

LOTS AREA	370,763 SQ. FT. OR 8.51 ACRES±
OPEN SPACE	769,029 SQ. FT. OR 17.65 ACRES±
CITY OF COLUMBIA RIGHT-OF-WAY DEDICATION	159,009 SQ. FT. OR 3.65 ACRES±
MAURY COUNTY RIGHT-OF-WAY DEDICATION	6,637 SQ. FT. OR 0.15 ACRES±
TOTAL AREA	1,305,438 SQ. FT. OR 29.96 ACRES±
PHASE 1A AREA	413,586 SQ.FT. OR 9.49 ACRES±
FUTURE DEVELOPMENT	2,970,389 SQ. FT. OR 68.19 ACRES±
TOTAL SITE AREA	3,797,561 SQ. FT. OR 87.18 ACRES±

SEE NOTE 1.

0 50 100

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
1	80347.65	1.84
33	14635.18	0.34
34	13473.17	0.31
35	14314.66	0.33
36	9572.74	0.22
37	9119.13	0.21
38	12147.82	0.28
39	15079.25	0.35
40	19095.71	0.44
41	8118.45	0.19
42	8125.00	0.19
43	8125.00	0.19
44	8831.45	0.20
45	9096.66	0.21
46	9096.66	0.21
47	9096.66	0.21
48	8663.68	0.20
49	8125.00	0.19
50	8125.00	0.19
51	8125.00	0.19

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
165	12280.07	0.28
166	14683.98	0.34
167	10723.58	0.25
168	9686.25	0.22
169	10320.60	0.24
170	10320.60	0.24
171	10320.60	0.24
172	11249.42	0.26

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
OS1	459122.00	10.54
OS2	262031.33	6.02
OS3	1550.31	0.04
OS4	3868.30	0.09
OS5	42347.88	0.97

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 R2896, PAGE 1491, 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 1:304,042.

RAGAN-SMITH ASSOCIATES, LLC

TED J. STEVENSON, II, RLS NUMBER 2136 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 PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: MAY 23, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 1 of 4

LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: tstevenson@ragansmith.com

OWNER/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
(615) 934-2864

RaganSmith
a Pape-Dawson company

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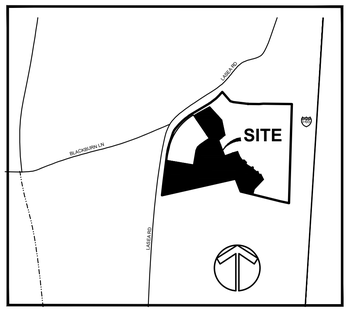
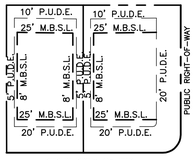
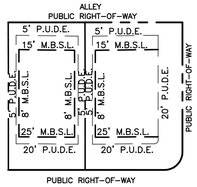


VICINITY MAP
(N.T.S.)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°35'24"E	39.08'
L2	N76°39'54"W	62.04'
L3	S10°29'37"W	42.73'
L4	N10°29'37"E	46.21'
L5	S38°15'17"E	5.14'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	1481.74'	107.91'	4°10'22"	53.98'	107.89'	N59°24'33"E
C2	470.00'	177.11'	21°35'27"	89.62'	176.07'	S27°08'26"E
C3	25.00'	42.65'	97°44'56"	28.63'	37.66'	S86°48'38"E
C4	25.00'	43.86'	100°31'34"	30.07'	38.45'	S05°56'53"E
C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	N78°47'20"E
C6	25.00'	36.85'	84°27'03"	22.69'	33.60'	S08°26'11"E
C7	335.00'	29.63'	5°04'02"	14.82'	29.62'	S48°07'42"E
C8	25.00'	30.98'	71°00'00"	17.83'	29.04'	S81°05'41"E
C9	1646.76'	62.33'	2°10'07"	31.17'	62.33'	N07°58'45"E
C10	465.00'	242.83'	29°55'14"	124.25'	240.08'	N85°03'01"E
C11	25.00'	39.27'	90°00'00"	25.00'	35.36'	N25°05'24"E
C12	465.00'	116.82'	14°23'37"	58.72'	116.51'	N27°06'25"W
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C18	25.00'	47.39'	108°36'25"	34.80'	40.61'	S01°54'27"E
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C21	298.00'	121.16'	23°17'43"	61.43'	120.33'	N22°08'29"E
C22	265.00'	136.98'	29°36'59"	70.06'	135.46'	N48°35'50"E
C23	665.00'	386.31'	33°17'03"	198.78'	380.90'	S39°34'09"E
C24	660.00'	80.39'	6°58'42"	40.24'	80.34'	N88°32'23"W
C25	1636.76'	61.81'	2°09'49"	30.91'	61.81'	S07°58'33"W

LEGEND

- ●IR(N) IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- FIRE HYDRANT
- ⊠ WATER VALVE
- □ CATCH BASIN/CURB INLET
- —W— WATER LINE
- —S— SANITARY SEWER LINE
- —P— OVERHEAD ELECTRIC POWER LINE
- R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

MATCHLINE SHEET 3
MATCHLINE SHEET 2

MARLONS CREEK
PHASE 1A

FLATWATERS STREET
(MINOR LOCAL)

LASEA ROAD
(COLLECTOR)

SHALLOW CREEK DRIVE
(MINOR LOCAL)

N10°00'36"E 276.01'

N79°59'23"W 514.40'

S45°35'23"W 39.08'

S23°48'26"W 62.04'

S45°27'14"E 68.47'

S47°35'43"E 62.83'

S41°05'43"E 80.39'

S70°05'24"W 70.00'

S10°05'24"W 70.00'

N79°59'23"W 70.61'

S79°59'23"E 70.61'

STREAM BUFFER

TOP OF BANK

OPEN SPACE 1
459085 SQ.FT.±
10.54 AC.±

200' TVA POWER LINE EASEMENT DEED BOOK 489, PAGE 293, R.O.M.C.T.

TVA TOWER

SEPTIC AREA

RIGHT-OF-WAY DEDICATION AREA TO MAURY COUNTY 6,637 SQ. FT.

N07°27'01"E 472.49'

N07°27'01"E 298.80'

N07°27'01"E 130.85'

S72°43'36"E 408.24'

S76°55'37"W 1166.99'

S78°41'38"W 250.58'

S52°04'59"W 132.66'

MATCHLINE SHEET 4
MATCHLINE SHEET 2

SEE NOTE 1.

0 50 100

FINAL PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: MAY 23, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 2 of 4

LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
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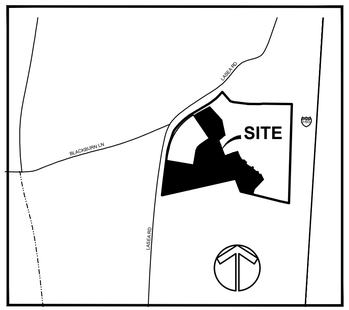

VICINITY MAP
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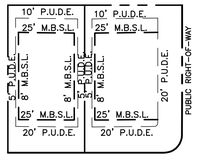
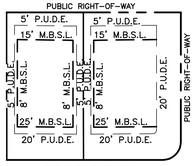


SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



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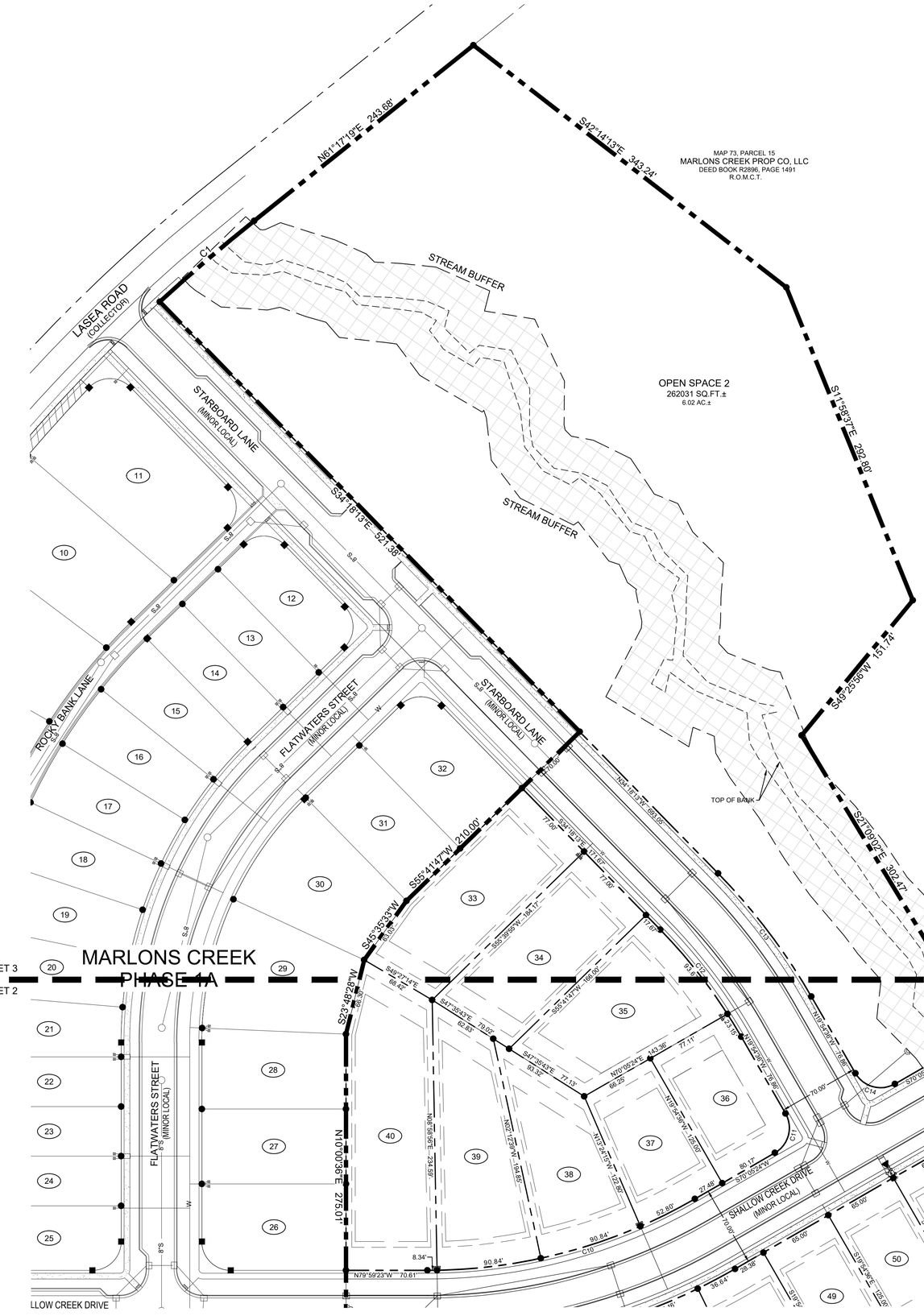

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SEE NOTE 1.

0 50 100

LEGEND

- IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN/CURB INLET
- W — WATER LINE
- S — SANITARY SEWER LINE
- P — OVERHEAD ELECTRIC POWER LINE
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

G:\21-0282\1.ISURVEY\PLAT\FINAL\PHASE 1B\PHASE 1B FINAL PLAT.DWG

FINAL PLAT

MARLONS CREEK
PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

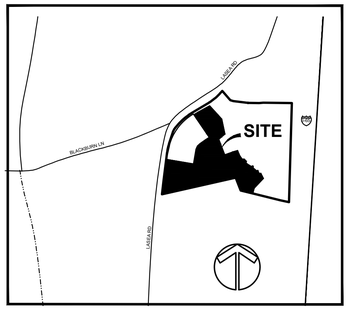
DATE: MAY 23, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 3 of 4

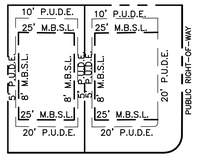
LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: tstevenson@ragansmith.com

OWNER/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
(615) 934-2864

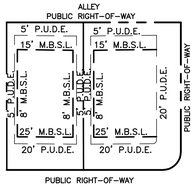
RaganSmith
a Pape-Dawson company



VICINITY MAP
(N.T.S.)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°35'24"E	39.08'
L2	N76°39'54"W	62.04'
L3	S10°29'37"W	42.73'
L4	N10°29'37"E	46.21'
L5	S38°15'17"E	5.14'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	1481.74'	107.91'	4°10'22"	53.98'	107.89'	N59°24'33"E
C2	470.00'	177.11'	21°35'27"	89.62'	176.07'	S27°08'26"E
C3	25.00'	42.65'	97°44'56"	28.63'	37.66'	S86°48'38"E
C4	25.00'	43.86'	100°31'34"	30.07'	38.45'	S05°56'53"E
C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	N78°47'20"E
C6	25.00'	36.85'	84°27'03"	22.69'	33.60'	S08°26'11"E
C7	335.00'	29.63'	5°04'02"	14.82'	29.62'	S48°07'42"E
C8	25.00'	30.98'	71°00'00"	17.83'	29.04'	S81°05'41"E
C9	1646.76'	62.33'	2°10'07"	31.17'	62.33'	N07°58'45"E
C10	465.00'	242.83'	29°55'14"	124.25'	240.08'	N85°03'01"E
C11	25.00'	39.27'	90°00'00"	25.00'	35.36'	N25°05'24"E
C12	465.00'	116.82'	14°23'37"	58.72'	116.51'	N27°06'25"W
C13	535.00'	134.40'	14°23'37"	67.56'	134.05'	N27°06'25"W
C14	25.00'	39.27'	90°00'00"	25.00'	35.36'	N64°54'36"W
C15	535.00'	279.38'	29°55'14"	142.95'	276.22'	N85°03'01"E
C16	25.00'	36.61'	83°54'14"	22.47'	33.43'	S67°57'29"E
C17	540.00'	284.68'	30°12'18"	145.73'	281.39'	S41°06'31"E
C18	25.00'	47.39'	108°36'25"	34.80'	40.61'	S01°54'27"E
C19	335.00'	108.79'	18°36'25"	54.88'	108.32'	S43°05'33"W
C20	368.91'	155.15'	24°05'49"	78.74'	154.01'	S22°33'23"W
C21	298.00'	121.16'	23°17'43"	61.43'	120.33'	N22°08'29"E
C22	265.00'	136.98'	29°36'59"	70.06'	135.46'	N48°35'50"E
C23	665.00'	386.31'	33°17'03"	198.78'	380.90'	S39°34'09"E
C24	660.00'	80.39'	6°58'42"	40.24'	80.34'	N88°32'23"W
C25	1636.76'	61.81'	2°09'49"	30.91'	61.81'	S07°58'33"W



0 50 100

MARLON'S CREEK
FUTURE DEVELOPMENT

OPEN SPACE 1

OPEN SPACE 1

STREAM BUFFER

STREAM BUFFER

STREAM BUFFER

TOP OF BANK

TOP OF BANK

TOP OF BANK

SHALLOW CREEK DRIVE (MINOR LOCAL)

HEADWATERS DRIVE (MINOR LOCAL)

MOULTRIE LANE

SOMERSBY TRAIL (MINOR LOCAL)

SOMERSBY TRAIL (MINOR LOCAL)

OPEN SPACE 5
42348 SQ.FT.±
0.97 AC.±

OPEN SPACE 4
3868 SQ.FT.±
0.09 AC.±

OPEN SPACE 3
1550 SQ.FT.±
0.04 AC.±

WASTEWATER PUMP STATION EASEMENT

200' TVA POWER LINE EASEMENT DEED BOOK 489, PAGE 293, R.O.M.C.T.

TVA TOWER

MAP 73, PARCEL 15
MARLONS CREEK PROP CO, LLC
DEED BOOK R2896, PAGE 1491
R.O.M.C.T.

MATCHLINE SHEET 2

MATCHLINE SHEET 4

N70°05'24"E 160.74'

N73°39'17"E 92.69'

S27°09'02"E 302.47'

S70°05'24"W 223.38'

S76°55'37"W 1166.99'

N76°21'42"W 239.95'

N27°23'36"W 239.79'

S44°10'38"W 254.02'

S26°35'41"E 122.00'

S51°23'21"E 20.07'

N63°24'19"E 8.90'

N63°24'19"E 27.32'

S26°35'41"E 70.00'

S13°38'18"W 100.28'

S45°14'39"E 70.00'

S56°12'40"E 88.48'

N76°39'54"W 128.74'

S66°15'29"E 121.37'

S55°39'45"E 134.85'

S65°39'55"W 184.17'

S25°41'37"W 165.00'

S41°39'43"E 93.32'

N70°05'24"E 143.96'

N70°54'55"W 78.86'

N70°05'24"E 67.31'

N70°05'24"E 102.56'

S70°05'24"W 80.37'

N10°54'36"W 125.00'

S10°54'36"E 125.00'

S10°54'36"E 125.00'

S10°54'36"E 125.00'

S09°10'29"E 125.00'

S09°10'14"E 125.00'

S10°54'36"E 125.00'

N10°54'36"W 125.00'

S38°07'10"W 125.00'

S36°10'04"W 125.00'

S34°25'05"W 125.00'

S34°39'52"W 125.00'

S56°12'40"E 140.15'

N56°12'40"W 146.66'

N63°24'19"E 67.69'

S33°17'29"W 51.12'

N63°24'19"E 70.00'

N10°29'37"E 46.21'

S10°29'37"W 42.73'

S38°15'17"E 5.14'

N68°35'24"E 39.08'

N76°39'54"W 62.04'

S10°29'37"W 42.73'

N10°29'37"E 46.21'

S38°15'17"E 5.14'



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FINAL PLAT

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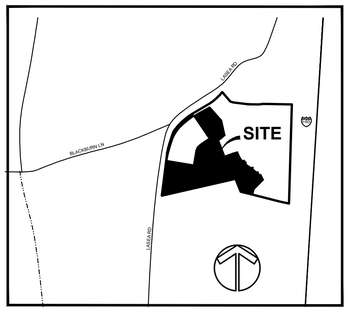


VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 28 RESIDENTIAL LOTS AND TO DEDICATE RIGHT-OF-WAY.

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

3. THIS PROPERTY IS CURRENTLY ZONED CD3.

4. 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 DATE OF 4/16/2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 471013 PANEL NO. "NOT PRINTED" WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

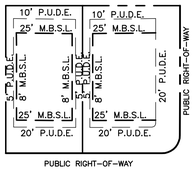
5. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES 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 NOR 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.

6. BEING A PORTION OF PARCEL NUMBER 15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 73.

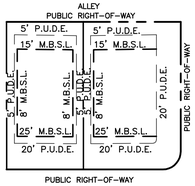
7. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THE MAURY COUNTY HIGHWAY DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE SIDEWALK IN THE LASEA ROAD RIGHT-OF-WAY.

8. THIS PROPERTY IS SUBJECT TO THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES AS RECORDED IN BOOK R3051, PAGE 1245 IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.

9. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS LOCATED ON PROPOSED LOTS ARE TO BE MAINTAINED BY THE INDIVIDUAL PROPERTY OWNER FOR SAID LOT.



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
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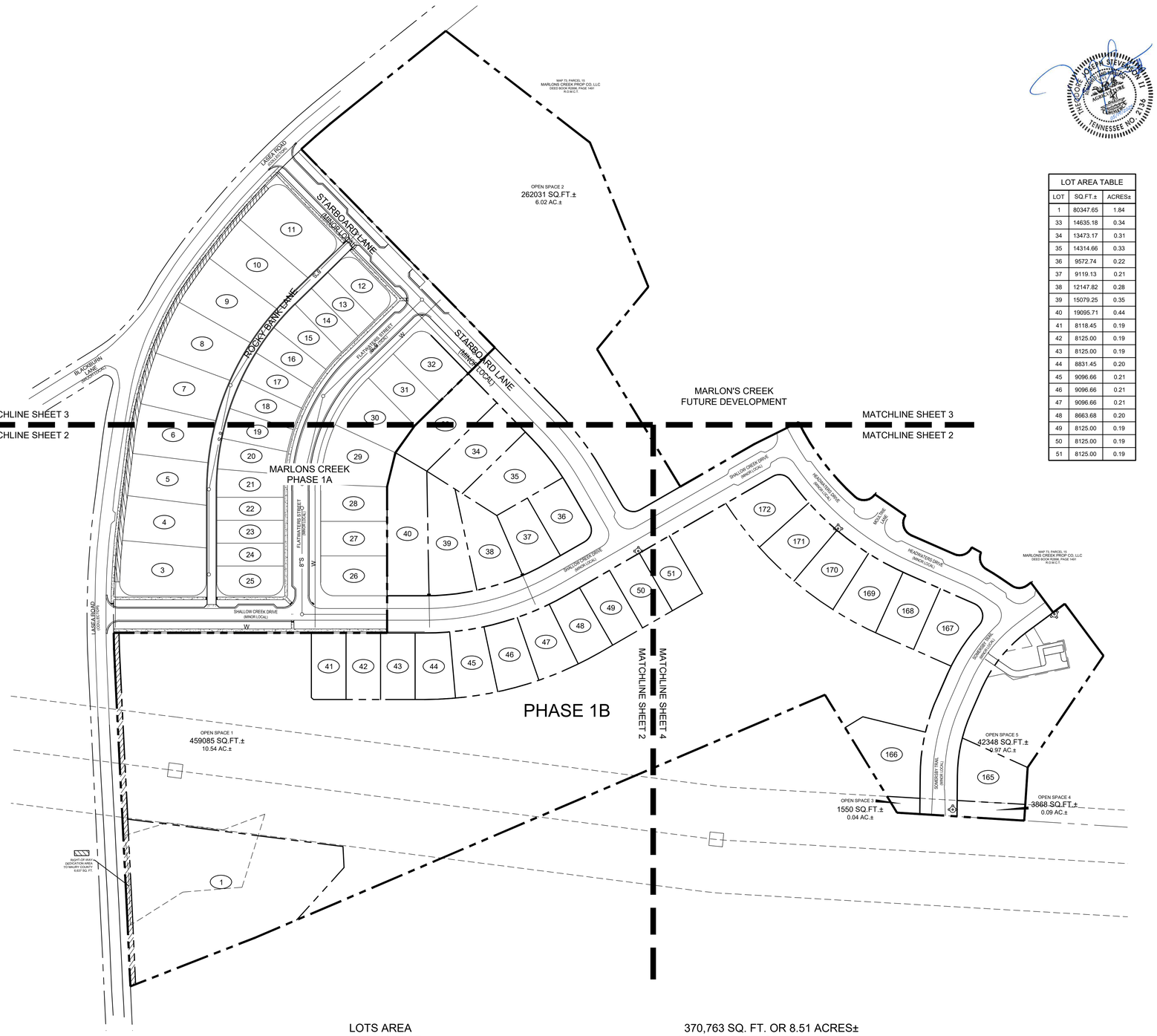

LOTS AREA	370,763 SQ. FT. OR 8.51 ACRES±
OPEN SPACE	769,029 SQ. FT. OR 17.65 ACRES±
CITY OF COLUMBIA RIGHT-OF-WAY DEDICATION	159,009 SQ. FT. OR 3.65 ACRES±
MAURY COUNTY RIGHT-OF-WAY DEDICATION	6,637 SQ. FT. OR 0.15 ACRES±
TOTAL AREA	1,305,438 SQ. FT. OR 29.96 ACRES±
PHASE 1A AREA	413,586 SQ.FT. OR 9.49 ACRES±
FUTURE DEVELOPMENT	2,970,389 SQ. FT. OR 68.19 ACRES±
TOTAL SITE AREA	3,797,561 SQ. FT. OR 87.18 ACRES±

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
1	80347.65	1.84
33	14635.18	0.34
34	13473.17	0.31
35	14314.66	0.33
36	9572.74	0.22
37	9119.13	0.21
38	12147.82	0.28
39	15079.25	0.35
40	19095.71	0.44
41	8118.45	0.19
42	8125.00	0.19
43	8125.00	0.19
44	8831.45	0.20
45	9096.66	0.21
46	9096.66	0.21
47	9096.66	0.21
48	8663.68	0.20
49	8125.00	0.19
50	8125.00	0.19
51	8125.00	0.19

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
165	12280.07	0.28
166	14683.98	0.34
167	10723.58	0.25
168	9686.25	0.22
169	10320.60	0.24
170	10320.60	0.24
171	10320.60	0.24
172	11249.42	0.26

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
OS1	459122.00	10.54
OS2	262031.33	6.02
OS3	1550.31	0.04
OS4	3868.30	0.09
OS5	42347.88	0.97

SEE NOTE 1.

0 50 100

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 R2896, PAGE 1491, 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 1:304,042.

RAGAN-SMITH ASSOCIATES, LLC

TED J. STEVENSON, II, RLS NUMBER 2136 5/19/2025 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 PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: MAY 19, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 1 of 4

LAND SURVEYOR
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RAGAN-SMITH ASSOCIATES, LLC.
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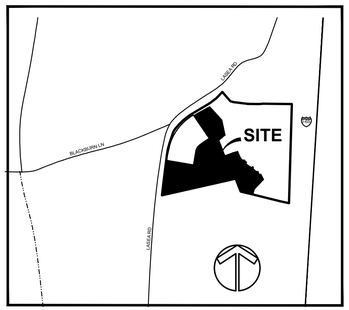
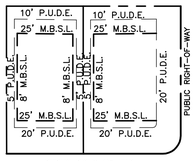
a Pape-Dawson company

G:\21-0282\1-SURVEY\PLAT\FINAL\PHASE 1B\PHASE 1B FINAL PLAT.DWG



VICINITY MAP
(N.T.S.)



SINGLE FAMILY
TYPICAL LOT DETAIL
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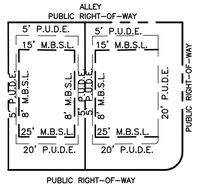

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TYPICAL LOT DETAIL
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LEGEND

- IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN/CURB INLET
- —W— WATER LINE
- —S— SANITARY SEWER LINE
- —P— OVERHEAD ELECTRIC POWER LINE
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

MATCHLINE SHEET 3
MATCHLINE SHEET 2

MARLONS CREEK
PHASE 1A

LASEA ROAD
(COLLECTOR)

FLATWATERS STREET
(MINOR LOCAL)

SHALLOW CREEK DRIVE
(MINOR LOCAL)

SHALLOW CREEK DRIVE
(MINOR LOCAL)

N10°00'36"E 276.01'

N79°59'23"W 514.40'

N79°59'23"W 70.61'

S79°59'23"E 70.61'

STREAM BUFFER

TOP OF BANK

OPEN SPACE 1
459085 SQ.FT.±
10.54 AC.±

200' TVA POWER LINE EASEMENT DEED BOOK 489, PAGE 293, R.O.M.C.T.

TVA TOWER

N07°10'21"E 472.49'

S72°43'36"E 408.24'

SEPTIC AREA

RIGHT-OF-WAY DEDICATION AREA TO MAURY COUNTY 6,637 SQ. FT.

S76°55'37"W 1166.99'

S76°41'38"W 250.58'

N07°27'01"E 130.85'

MATCHLINE SHEET 4
MATCHLINE SHEET 2

SEE NOTE 1.

0 50 100

FINAL PLAT

MARLONS CREEK
PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: MAY 19, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 2 of 4

LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: tstevenson@ragansmith.com

OWNER/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
(615) 934-2864

RaganSmith
a Pape-Dawson company

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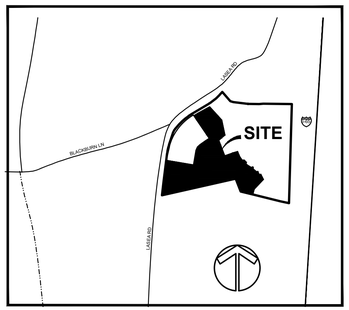
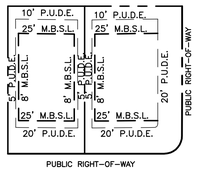
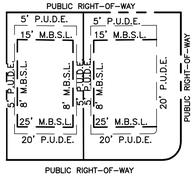


VICINITY MAP
(N.T.S.)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
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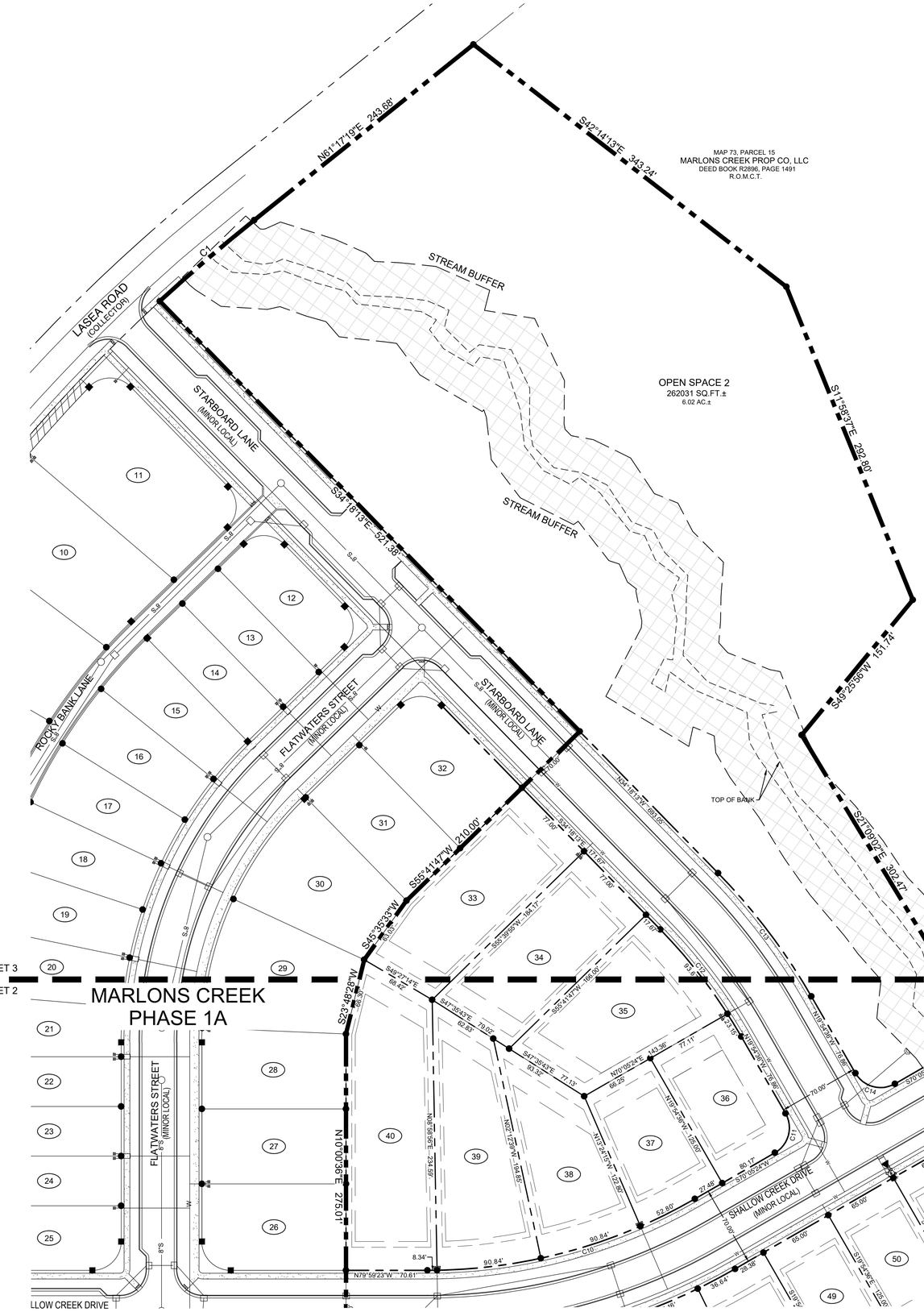

SEE NOTE 1.

0 50 100

LINE TABLE		
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FINAL PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: MAY 19, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 3 of 4

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a Pape-Dawson company

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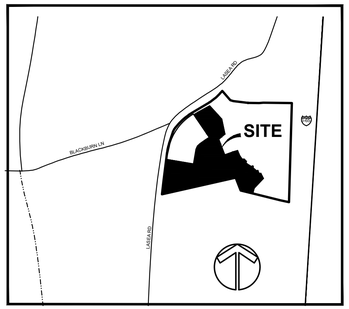

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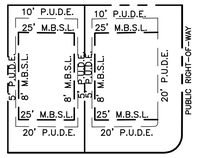

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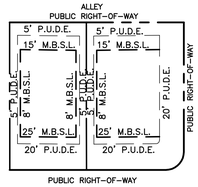

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0 50 100

MARLON'S CREEK
FUTURE DEVELOPMENT

OPEN SPACE 1

OPEN SPACE 1

STREAM BUFFER

STREAM BUFFER

STREAM BUFFER

TOP OF BANK

TOP OF BANK

TOP OF BANK

SHALLOW CREEK DRIVE (MINOR LOCAL)

HEADWATERS DRIVE (MINOR LOCAL)

MOULTRIE LANE

SOMERSBY TRAIL (MINOR LOCAL)

OPEN SPACE 5
42348 SQ.FT.±
0.97 AC.±

OPEN SPACE 4
3868 SQ.FT.±
0.09 AC.±

OPEN SPACE 3
1550 SQ.FT.±
0.04 AC.±

WASTEWATER PUMP STATION EASEMENT

200' TVA POWER LINE EASEMENT DEED BOOK 489, PAGE 293, R.O.M.C.T.

TVA TOWER

MAP 73, PARCEL 15
MARLONS CREEK PROP CO, LLC
DEED BOOK R2896, PAGE 1491
R.O.M.C.T.

MATCHLINE SHEET 2

MATCHLINE SHEET 4

S71°09'02"E 302.47'

N70°05'24"E 160.74'

N73°39'17"E 92.69'

S45°14'39"E 70.00'

S56°12'40"E 88.48'

S51°23'21"E 20.07'

N63°24'19"E 8.90'

S26°35'41"E 70.00'

N63°24'19"E 27.32'

S26°35'41"E 122.00'

S44°10'38"W 25.02'

S13°38'18"W 100.28'

N76°21'42"W 239.95'

N21°23'36"W 239.79'

S76°55'37"W 1166.99'

S70°05'24"W 223.38'

S70°05'24"W 61.31'

S70°05'24"W 27.48'

S70°05'24"W 80.37'

N70°05'24"E 102.56'

N70°05'24"E 446.21'

N70°05'24"E 70.00'

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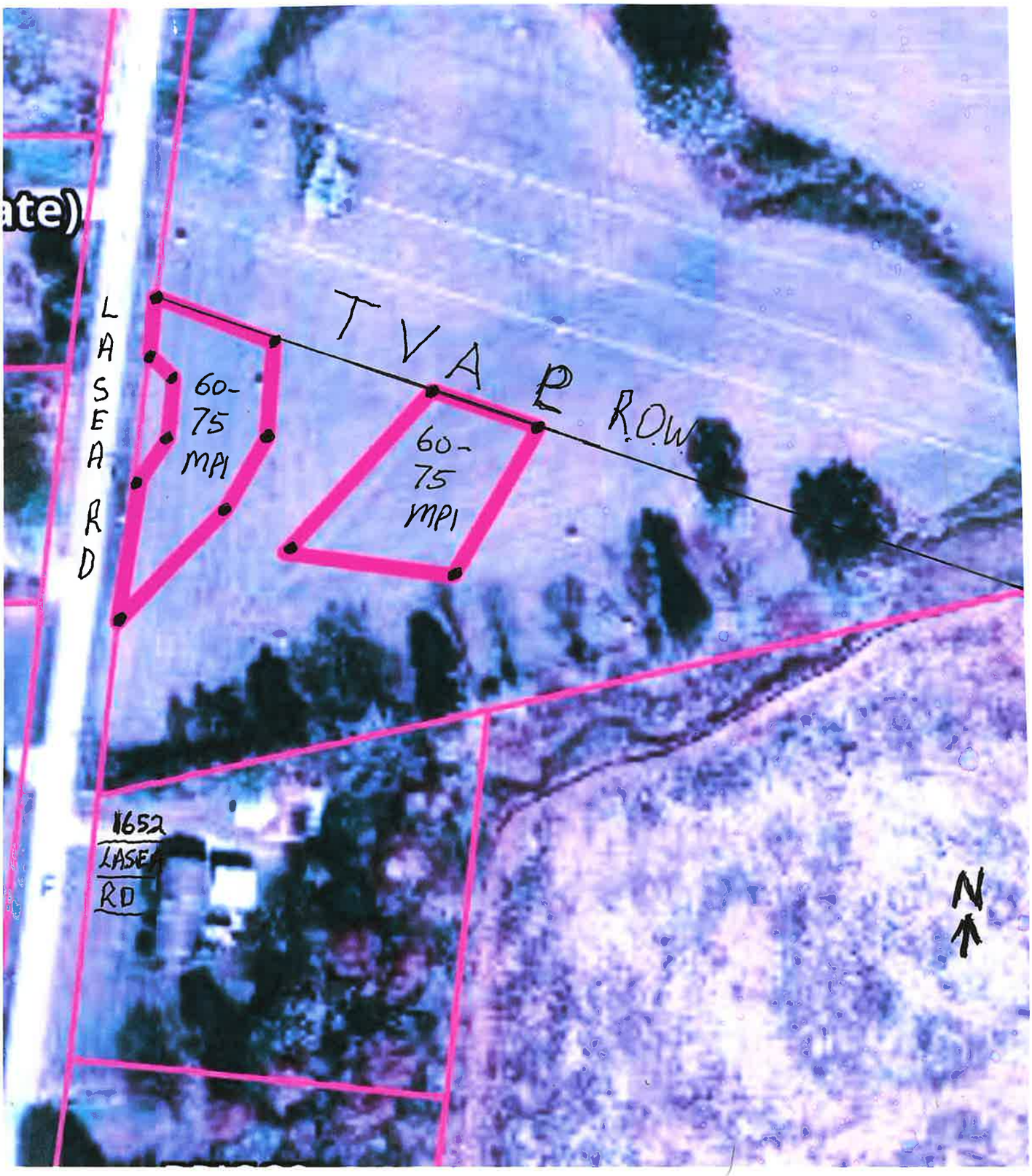


Preliminary Soils Report

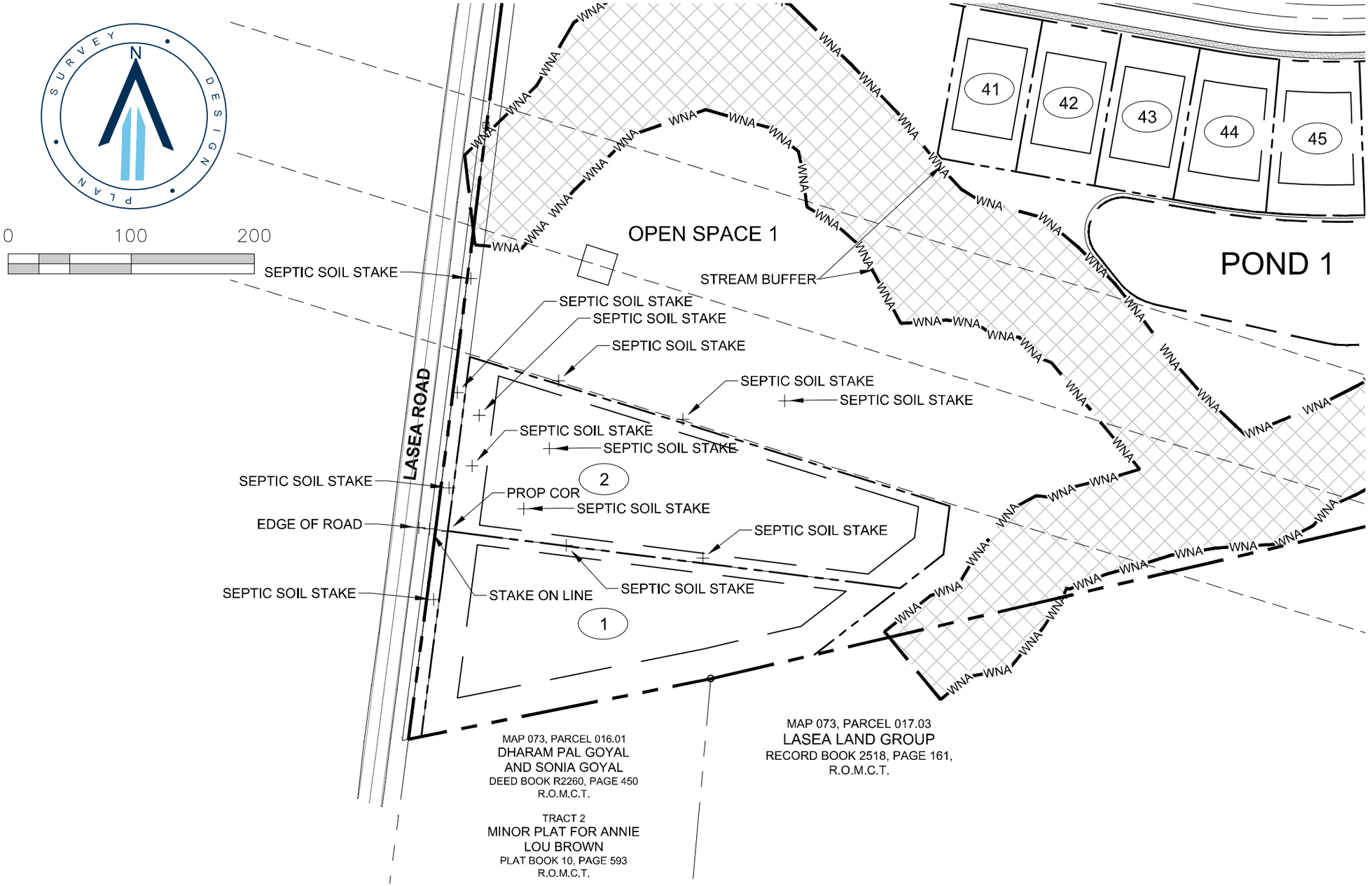
* Soils were investigated at High Intensity but could not be Adequately tied down to property lines. Surveying of soils sites is needed. Each soils site likely will support A 3-4 Bedroom house.

ANY CUTTING, FILLING OR COMPACTION WILL VOID THIS SOIL MAP. HEAVY TRAFFIC MAY CAUSE COMPACTION

8/14/24

LICENSED PROFESSIONAL NORMAN MARABLE TENNESSEE LIC. # SOIL SCIENTIST

Norman Marable
Soils Consultant
P.O. Box 481
Columbia, TN 38402


0
100
200
SEPTIC SOIL STAKE
SEPTIC SOIL STAKE
SEPTIC SOIL STAKE

RaganSmith
a Pape-Dawson company

May 19, 2025
via Electronic Application Submittal
Charles Rush
Principal Planner
700 N Garden Street
Columbis, TN., 38401

RE: Marlons Creek, Phase 1B
1686 Lasea Road
Columbia, Tennessee

Dear Mr. Charles Rush,

Enclosed please find the above referenced Final Plat dated March 17, 2025, revised per comments in your email of March 13, 2025. Responses to the comments are addressed as follows:

Planning

Comment 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.*
Response: **Acknowledged.**

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

Comment 3. *Other phase should be grey scaled so only current phase is shown on the final plat.*
Response: **Now shown thereon.**

NASHVILLE
315 Woodland Street
P.O. Box 60070
Nashville, TN 37206

CHATTANOOGA
35 Station Street
Chattanooga, TN 37408

MURFREESBORO
1500 Medical Center Parkway
Suite 2 J
Murfreesboro, TN 37129

FRANKLIN
4068 Rural Plains Circle
Suite 290
Franklin, TN 37064

Comment 4. *I believe that lot 1 is now going to be septic? If so, show septic location for Lot 1 and add TDEC signature block. TDEC will need to verify that the sites prec. Septic lots have to be over an 1 acre.*
Response: **Now shown thereon.**

Engineering

Comment 5. *Letter of Credit provided in the amount of $560,000 prior to resubmittal date.*
Response: **Acknowledged.**

Comment 6. *Asphalt binder and curbing shall be installed prior to resubmittal date.*
Response: **Acknowledged.**

Comment 7. *Grading shall substantially conform to approved construction plans (within 1 ft.)*
Response: **Acknowledged.**

Comment 8. *Install street signage (stop, street names)*
Response: **Acknowledged.**

Comment 9. *Wastewater pump station easement in OS5 should encompass the access drive.*
Response: **Now shown thereon.**

Comment 10. *Label roadways as public.*
Response: **Now shown thereon.**

Comment 11. *Add Note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot..*
Response: **Now shown thereon.**

Comment 12. *Provide engineer certification letter for the box culvert*
Response: **Acknowledged.**

Fire

Comment 13. *No comment*
Response: **Acknowledged.**

Wastewater

Comment 14. *Sewer services are not shown.*
Response: **Now shown thereon.**

Maury County E911

Comment 15. Street names - Shallow Creek Dr. Flatwaters St., Starboard Ln., Headwaters Dr. are correct.
Response: Acknowledged.

Comment 16. Scouting Dr. and Moultrie Ln were denied in 2023.
Response: Acknowledged.

Comment 17. Road connecting into Sombersby Trl. needs to all be the same continuing name for addressing.
Response: Acknowledged. Now shown thereon.

Comment 18. Request should be submitted promptly, allowing us sufficient time to review.
Response: Acknowledged.

Comment 19. Lot numbers are correct.
Response: Acknowledged

Maury County Schools

Comment 20. 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.*
Response: Acknowledged.

Duck River Electric Membership Corp

Comment 21. DREMC will be the local power provider for Marlons Creek Subdivision. Distribution power will be provided in accordance with all DREMC Service policies, rules, and regulations.
Response: Acknowledged.

City Attorney

Comment 22. *No comments provided.*
Response: **Acknowledged.**

Building

Comment 23. *No comments*
Response: **Acknowledged.**

Columbia Power

Comment 24. *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.**

ATT

Comment 25. *ATT intends to serve*
Response: **Acknowledged.**

Columbia Water

Comment 26. *Coordinate walk-through, Bacteria pressure testing with CPWS.*
Response: **Acknowledged.**

Comment 27. *Show water meter/service locations on plat.*
Response: **Acknowledged.**

Comment 28. *All water infrastructure must be installed up to and including the meter box/vault.*
Response: **Acknowledged.**

Comment 29. Available Fire Flow Capacity in Marlon's Creek Subdivision is Less Than 1,000 gpm Until Offsite Improvements are Completed on Blackburn Lane at Clara Mathis.
Response: Acknowledged.

Comment 30. 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.
Response: Acknowledged.

Comment 31. Water system must be complete and active at time of plat signing.
Response: Acknowledged.

Please call if you have any questions or comments.

Sincerely,
RaganSmith Associates, LLC



Ted J. Stevenson II, PLS
Survey Project Manager

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, May 13, 2025

ITEM NO.
25-0140

DESCRIPTION: 1686 Lasea Road Marlons Creek Phase 1B

COMMENTS:

Planning

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

Fire

13. No comments

Wastewater

14. Sewer services are not shown.

Maury County E911

15. Street names - Shallow Creek Dr. Flatwaters St., Starboard Ln., Headwaters Dr. are correct.
16. Scouting Dr. and Moultrie Ln were denied in 2023.
17. Road connecting into Sombersby Trl. needs to all be the same continuing name for addressing.
18. Request should be submitted promptly, allowing us sufficient time to review.
19. Lot numbers are correct.

Maury County Schools

20. 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.

Duck River Electric Membership Corp

21. DREMC will be the local power provider for Marlons Creek Subdivision. Distribution power will be provided in accordance with all DREMC Service policies, rules, and regulations.

City Attorney

22. No comment provided.

Building

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

23. No comments.

Columbia Power

24. 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.

ATT

25. ATT INTENDS TO SERVE

Columbia Water

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

    Show water meter/service locations on plat.

    Available Fire Flow Capacity in Marlon's Creek Subdivision is Less Than 1,000 gpm Until Offsite Improvements are
    Completed on Blackburn Lane at Clara Mathis.

    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.

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.

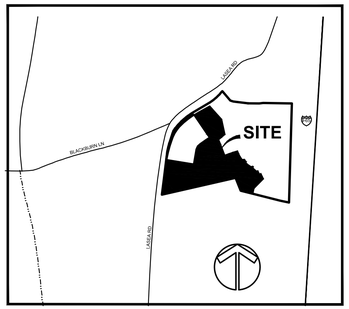
Please contact pkeltner@columbiatn.gov or srichardson@columbiatn.gov if you encounter difficulties with the online portal.

CITY OF
COLUMBIA
TENNESSEE

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

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.



VICINITY MAP
(N.T.S.)

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 28 RESIDENTIAL LOTS AND TO DEDICATE RIGHT-OF-WAY.

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

3. THIS PROPERTY IS CURRENTLY ZONED CD3.

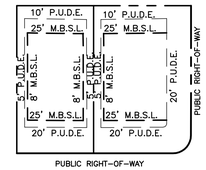
4. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE DATE OF 4/16/2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 471013 PANEL NO. "NOT PRINTED" WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

5. 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 NOR 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.

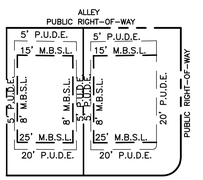
6. BEING A PORTION OF PARCEL NUMBER 15 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 73.

7. ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION THE MAURY COUNTY HIGHWAY DEPARTMENT WILL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OF THE SIDEWALK IN THE LASEA ROAD RIGHT-OF-WAY.

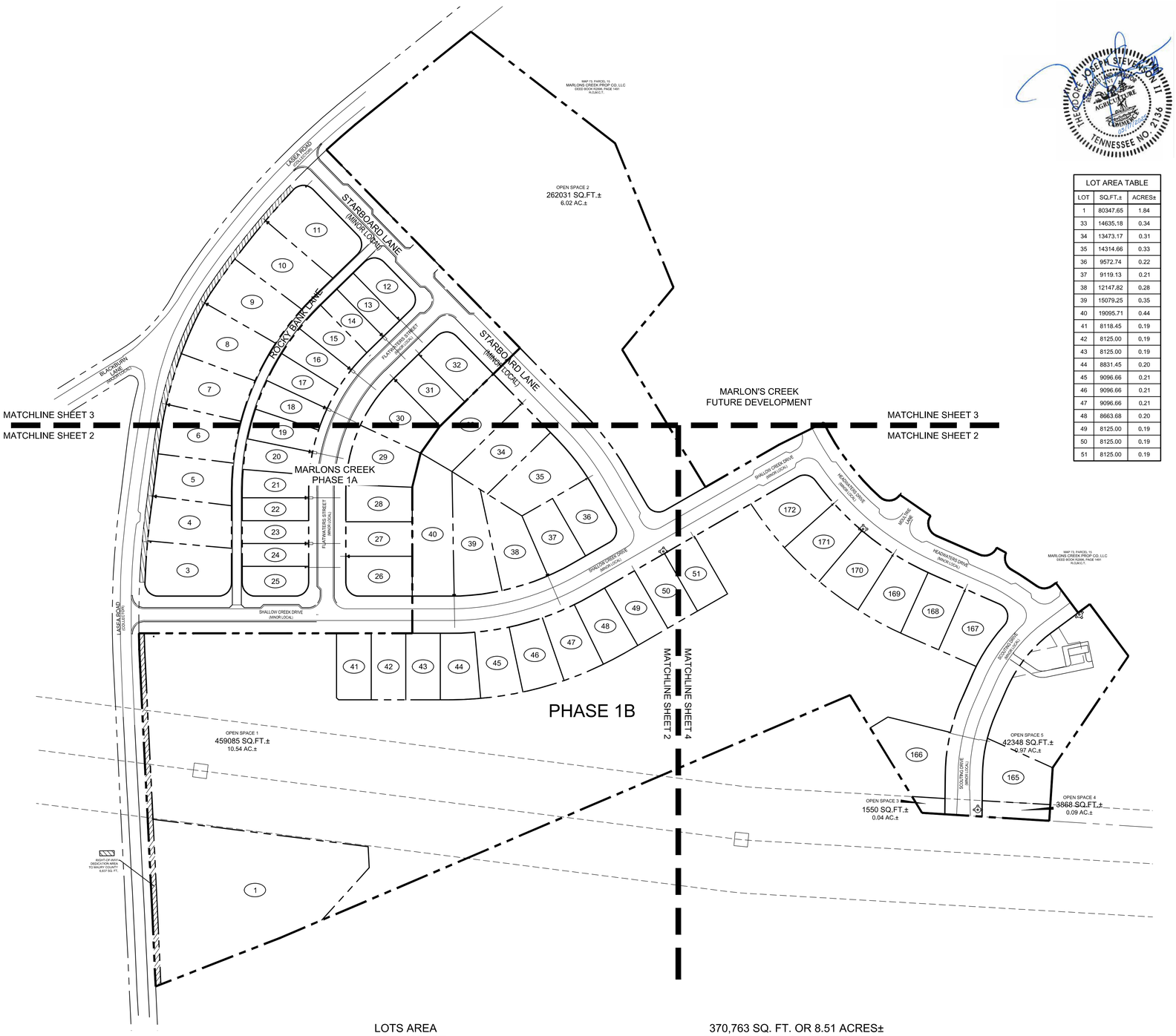
8. THIS PROPERTY IS SUBJECT TO THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES AS RECORDED IN BOOK R3051, PAGE 1245 IN THE REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)





0 50 100

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
1	80347.65	1.84
33	14635.18	0.34
34	13473.17	0.31
35	14314.66	0.33
36	9572.74	0.22
37	9119.13	0.21
38	12147.82	0.28
39	15079.25	0.35
40	19095.71	0.44
41	8118.45	0.19
42	8125.00	0.19
43	8125.00	0.19
44	8831.45	0.20
45	9096.66	0.21
46	9096.66	0.21
47	9096.66	0.21
48	8663.68	0.20
49	8125.00	0.19
50	8125.00	0.19
51	8125.00	0.19

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
165	12280.07	0.28
166	14683.98	0.34
167	10723.58	0.25
168	9686.25	0.22
169	10320.60	0.24
170	10320.60	0.24
171	10320.60	0.24
172	11249.42	0.26

LOT AREA TABLE		
LOT	SQ.FT.±	ACRES±
OS1	459122.00	10.54
OS2	262031.33	6.02
OS3	1550.31	0.04
OS4	3868.30	0.09
OS5	42347.88	0.97

LOTS AREA	370,763 SQ. FT. OR 8.51 ACRES±
OPEN SPACE	769,029 SQ. FT. OR 17.65 ACRES±
CITY OF COLUMBIA RIGHT-OF-WAY DEDICATION	159,009 SQ. FT. OR 3.65 ACRES±
MAURY COUNTY RIGHT-OF-WAY DEDICATION	6,637 SQ. FT. OR 0.15 ACRES±
TOTAL AREA	1,305,438 SQ. FT. OR 29.96 ACRES±
PHASE 1A AREA	413,586 SQ.FT. OR 9.49 ACRES±
FUTURE DEVELOPMENT	2,970,389 SQ. FT. OR 68.19 ACRES±
TOTAL SITE AREA	3,797,561 SQ. FT. OR 87.18 ACRES±

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN DEED BOOK R2896, PAGE 1491, 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 1:304,042.

RAGAN-SMITH ASSOCIATES, LLC

TED J. STEVENSON, II, RLS NUMBER 2136 3/17/2025 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 PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: MARCH 17, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

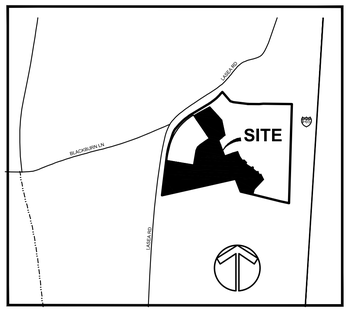
SHEET 1 of 4

LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: tstevenson@ragansmith.com

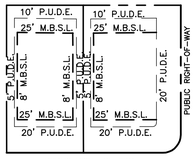
OWNER/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
(615) 934-2864

RaganSmith
a Pape-Dawson company

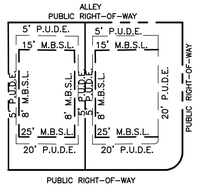
G:\21-0282\1-SURVEY\PLAT\FINAL\PHASE 1B\PHASE 1B FINAL PLAT.DWG



VICINITY MAP
(N.T.S.)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°35'24"E	39.08'
L2	N76°39'54"W	62.04'
L3	S10°29'37"W	42.73'
L4	N10°29'37"E	46.21'
L5	S38°15'17"E	5.14'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	1481.74'	107.91'	4°10'22"	53.98'	107.89'	N59°24'33"E
C2	470.00'	177.11'	21°35'27"	89.62'	176.07'	S27°08'26"E
C3	25.00'	42.65'	97°44'56"	28.63'	37.66'	S86°48'38"E
C4	25.00'	43.86'	100°31'34"	30.07'	38.45'	S05°56'53"E
C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	N78°47'20"E
C6	25.00'	36.85'	84°27'03"	22.69'	33.60'	S08°26'11"E
C7	335.00'	29.63'	5°04'02"	14.82'	29.62'	S48°07'42"E
C8	25.00'	30.98'	71°00'00"	17.83'	29.04'	S81°05'41"E
C9	1646.76'	62.33'	2°10'07"	31.17'	62.33'	N07°58'45"E
C10	465.00'	242.83'	29°55'14"	124.25'	240.08'	N85°03'01"E
C11	25.00'	39.27'	90°00'00"	25.00'	35.36'	N25°05'24"E
C12	465.00'	116.82'	14°23'37"	58.72'	116.51'	N27°06'25"W
C13	535.00'	134.40'	14°23'37"	67.56'	134.05'	N27°06'25"W
C14	25.00'	39.27'	90°00'00"	25.00'	35.36'	N64°54'36"W
C15	535.00'	279.38'	29°55'14"	142.95'	276.22'	N85°03'01"E
C16	25.00'	36.61'	83°54'14"	22.47'	33.43'	S67°57'29"E
C17	540.00'	284.68'	30°12'18"	145.73'	281.39'	S41°06'31"E
C18	25.00'	47.39'	108°36'25"	34.80'	40.61'	S01°54'27"E
C19	335.00'	108.79'	18°36'25"	54.88'	108.32'	S43°05'33"W
C20	368.91'	155.15'	24°05'49"	78.74'	154.01'	S22°33'23"W
C21	298.00'	121.16'	23°17'43"	61.43'	120.33'	N22°08'29"E
C22	265.00'	136.98'	29°36'59"	70.06'	135.46'	N48°35'50"E
C23	665.00'	386,31'	33°17'03"	198,78'	380,90'	S39°34'09"E
C24	660.00'	80.39'	6°58'42"	40.24'	80.34'	N88°32'23"W
C25	1636,76'	61,81'	2°09'49"	30,91'	61,81'	S07°58'33"W

LEGEND

- ● IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- FIRE HYDRANT
- ⊠ WATER VALVE
- □ CATCH BASIN/CURB INLET
- —W— WATER LINE
- —S— SANITARY SEWER LINE
- —P— OVERHEAD ELECTRIC POWER LINE
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

MATCHLINE SHEET 3
MATCHLINE SHEET 2

MARLONS CREEK
PHASE 1A

FLATWATERS STREET
(MINOR LOCAL)

SHALLOW CREEK DRIVE
(MINOR LOCAL)

LASEA ROAD
(COLLECTOR)

N79°59'23"W 514.40'

N10°00'36"E 276.01'

S45°35'23"W

S23°48'26"W

STREAM BUFFER

TOP OF BANK

OPEN SPACE 1
459085 SQ.FT.±
10.54 AC.±

200' TVA POWER
LINE EASEMENT
DEED BOOK 489,
PAGE 293, R.O.M.C.T.

TVA TOWER

N07°10'21"E 472.49'

S72°43'36"E 408.24'

S76°55'37"W 1166.99'

S78°41'38"W 250.58'

N07°27'01"E 130.85'

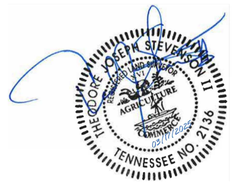
RIGHT-OF-WAY
DEDICATION AREA
TO MAURY COUNTY
6,637 SQ. FT.

1

MATCHLINE SHEET 4
MATCHLINE SHEET 2

SEE NOTE 1.

0 50 100



FINAL PLAT

MARLONS CREEK
PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: MARCH 17, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 2 of 4

LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
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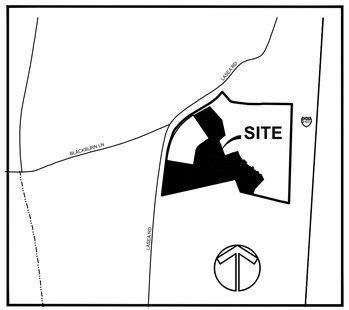
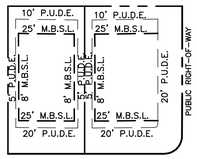
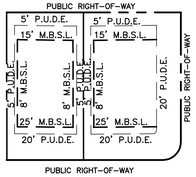
G:\21-0282\1-SURVEY\PLAT\FINAL\PHASE 1B\PHASE 1B FINAL PLAT.DWG



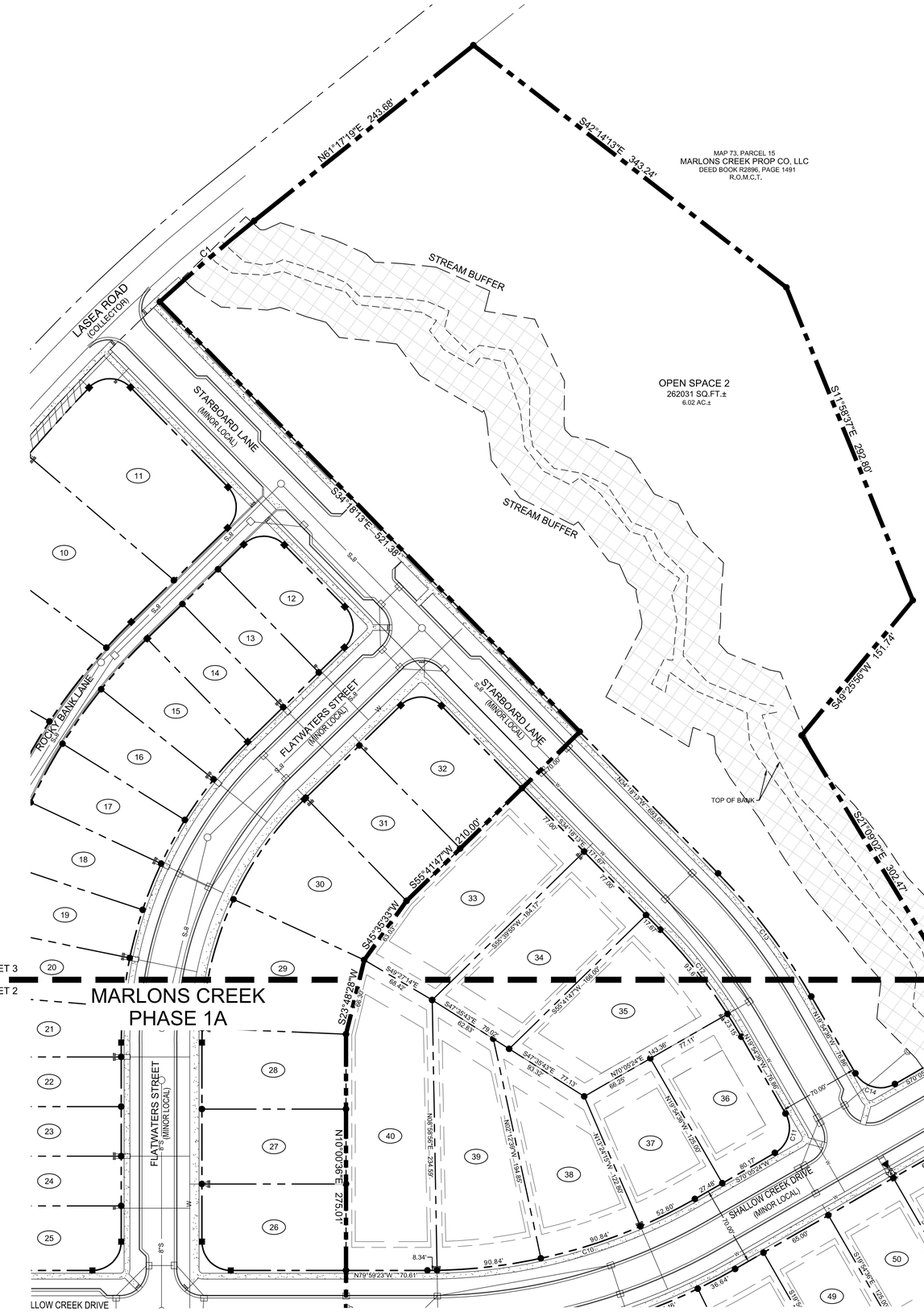
VICINITY MAP
(N.T.S.)

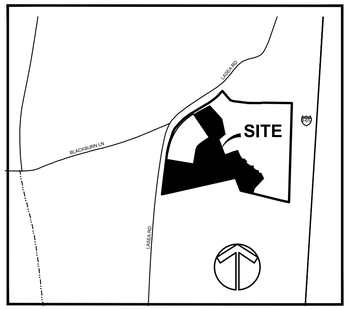


SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

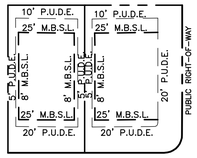


ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

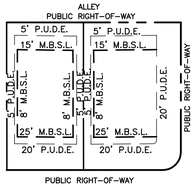

N61°17'19"E 243.68'
S42°14'13"E 343.24'
S11°58'37"E 292.80'
S45°25'56"W 151.74'
S07°09'02"E 302.47'
MAP 73, PARCEL 15
MARLONS CREEK PROP CO, LLC
DEED BOOK R2696, PAGE 1491
R.O.M.C.T.
LASEA ROAD
(COLLECTOR)
STREAM BUFFER
STARBOARD LANE
(MINOR LOCAL)
OPEN SPACE 2
262031 SQ.FT.±
6.02 AC.±
STREAM BUFFER
S34°18'13"E 521.38'
TOP OF BANK
MARLON'S CREEK
FUTURE DEVELOPMENT
ROCKY BANK LANE
FLATWATERS STREET
(MINOR LOCAL)
STARBOARD LANE
(MINOR LOCAL)
S55°41'47"W 210.00'
S45°38'39"W
S23°48'28"W
MATCHLINE SHEET 3
MATCHLINE SHEET 2
MARLONS CREEK
PHASE 1A
N10°00'36"E 275.01'
N79°59'23"W 70.61'
N73°39'17"E 92.39'
N70°05'24"E 160.74'
SHALLOW CREEK DRIVE
(MINOR LOCAL)
HEADWATERS DRIVE
(MINOR LOCAL)
MOULTRIE LANE
OPEN SPACE 1
MATCHLINE SHEET 3
MATCHLINE SHEET 2
S45°14'59"E
S70°05'24"W
N19°54'36"W 125.00'
S19°54'36"E 125.00'
N70°05'24"E 125.00'
S70°05'24"W 125.00'



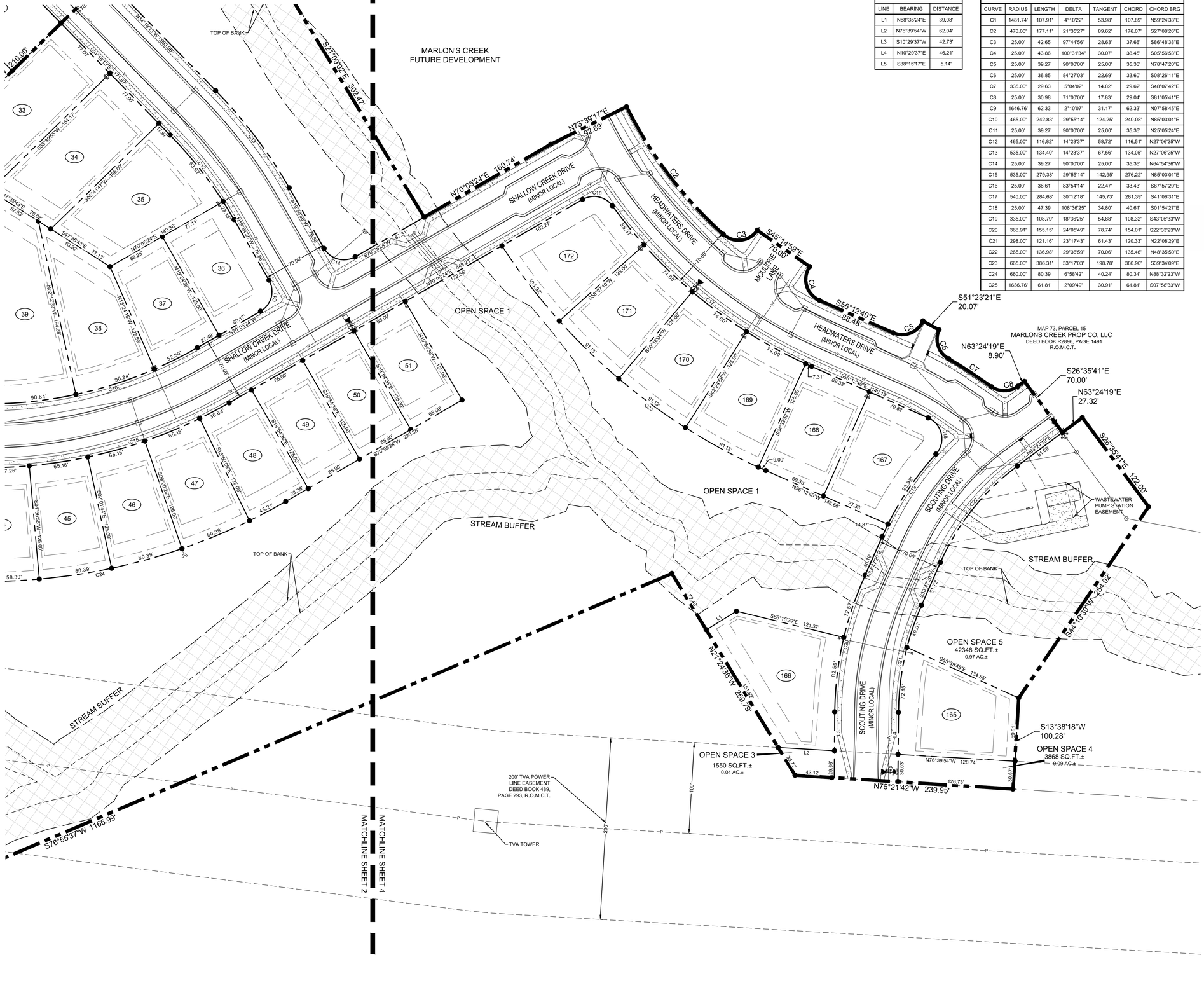
VICINITY MAP
(N.T.S.)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)



ALLEY LOADED
SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

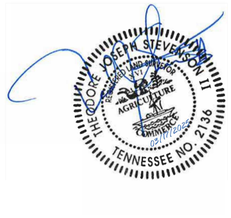


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°35'24"E	39.08'
L2	N76°39'54"W	62.04'
L3	S10°29'37"W	42.73'
L4	N10°29'37"E	46.21'
L5	S38°15'17"E	5.14'

CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BRG
C1	1481.74'	107.91'	4°10'22"	53.98'	107.89'	N59°24'33"E
C2	470.00'	177.11'	21°35'27"	89.62'	176.07'	S27°08'26"E
C3	25.00'	42.65'	97°44'56"	28.63'	37.66'	S86°48'38"E
C4	25.00'	43.86'	100°31'34"	30.07'	38.45'	S05°56'53"E
C5	25.00'	39.27'	90°00'00"	25.00'	35.36'	N78°47'20"E
C6	25.00'	36.85'	84°27'03"	22.69'	33.60'	S08°26'11"E
C7	335.00'	29.63'	5°04'02"	14.82'	29.62'	S48°07'42"E
C8	25.00'	30.98'	71°00'00"	17.83'	29.04'	S81°05'41"E
C9	1646.76'	62.33'	2°10'07"	31.17'	62.33'	N07°58'45"E
C10	465.00'	242.83'	29°55'14"	124.25'	240.08'	N85°03'01"E
C11	25.00'	39.27'	90°00'00"	25.00'	35.36'	N25°05'24"E
C12	465.00'	116.82'	14°23'37"	58.72'	116.51'	N27°06'25"W
C13	535.00'	134.40'	14°23'37"	67.56'	134.05'	N27°06'25"W
C14	25.00'	39.27'	90°00'00"	25.00'	35.36'	N64°54'36"W
C15	535.00'	279.38'	29°55'14"	142.95'	276.22'	N85°03'01"E
C16	25.00'	36.61'	83°54'14"	22.47'	33.43'	S67°57'29"E
C17	540.00'	284.68'	30°12'18"	145.73'	281.39'	S41°06'31"E
C18	25.00'	47.39'	108°36'25"	34.80'	40.61'	S01°54'27"E
C19	335.00'	108.79'	18°36'25"	54.88'	108.32'	S43°05'33"W
C20	368.91'	155.15'	24°05'49"	78.74'	154.01'	S22°33'23"W
C21	298.00'	121.16'	23°17'43"	61.43'	120.33'	N22°08'29"E
C22	265.00'	136.98'	29°36'59"	70.06'	135.46'	N48°35'50"E
C23	665.00'	386.31'	33°17'03"	198.78'	380.90'	S39°34'09"E
C24	660.00'	80.39'	6°58'42"	40.24'	80.34'	N88°32'23"W
C25	1636.76'	61.81'	2°09'49"	30.91'	61.81'	S07°58'33"W

SEE NOTE 1.

0 50 100



LEGEND

- IR(N) — IRON ROD (NEW) (5/8" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- FIRE HYDRANT
- WATER VALVE
- CATCH BASIN/CURB INLET
- W — WATER LINE
- S — SANITARY SEWER LINE
- P — OVERHEAD ELECTRIC POWER LINE
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

FINAL PLAT

MARLONS CREEK PHASE 1B

1686 LASEA ROAD
3RD CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE: MARCH 17, 2025
SCALE: 1"= 50'
JOB NO. 21-0282

SHEET 4 of 4

LAND SURVEYOR
TED STEVENSON, TN RLS
RAGAN-SMITH ASSOCIATES, LLC.
315 WOODLAND STREET
NASHVILLE, TENNESSEE 37206
OFFICE: 615.244.8591
EMAIL: tstevenson@ragansmith.com

OWNER/DEVELOPER
MARLONS CREEK PROP CO, LLC
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: OWEN HOSAY
(615) 934-2864

RaganSmith
a Pape-Dawson company

G:\21-0282\1-SURVEY\PLAT\FINAL\PHASE 1B\PHASE 1B FINAL PLAT.DWG

Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

17th day of February, 2025,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Marlons Creek Prop Co, 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

17th day of February, 2025,
pursuant to Tennessee Code Annotated Title 13, Chapter 4, and the Subdivision Regulations of Columbia, Tennessee (hereinafter the "SUBDIVISION REGULATIONS"); and,

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

The DEVELOPER shall pay all reasonable costs and expenses incurred by the CITY in enforcing or completing this agreement. The DEVELOPER shall pay all costs and expenses, including the CITY'S attorney fees, of any legal proceedings brought by the CITY against the DEVELOPER seeking remedies for the DEVELOPER'S failure to perform any of its obligations hereunder, whether or not any proceedings are prosecuted to judgment.

B1.9 Agreement Not Assignable

No third party shall obtain any benefits or rights under this agreement nor shall the rights or duties be assigned by either party.

B1.10 Revocation and Interpretation

This agreement shall bind the DEVELOPER when executed by the DEVELOPER and may not be revoked by the DEVELOPER without permission of the CITY, even if the agreement has not been executed by the CITY, or does not bind CITY, for other reasons. This agreement shall be interpreted in accordance with Tennessee law and may only be enforced in the Chancery Court or Circuit Court or Court of competent jurisdiction of Maury County, Tennessee, and Tennessee Appellate Courts.

B1.11 No Oral Agreement

This agreement may not be orally amended and supersedes all prior negotiations, commitments, or understandings.

B1.12 Separability

If any portion of this agreement is held to be unenforceable, the CITY shall have the right to determine whether the remainder of the agreement shall remain in effect, or whether the agreement shall be void and all rights of the DEVELOPER pursuant to this agreement terminated.

B 1.13 Transferability

The DEVELOPER agrees to not transfer the property on which this PROJECT is to be located without first providing the CITY with written notice. The transferee shall provide the CITY an Assumption Agreement of this Agreement, whereby the transferee agrees to perform the IMPROVEMENTS required under this agreement and to provide a performance surety. The DEVELOPER understands that if the DEVELOPER transfers said property without providing the notice of transfer and Assumption Agreement as required herein, they will be in breach of this agreement and in violation of the Subdivision Regulations.

B1.14 Indemnity

The DEVELOPER shall indemnify and hold the CITY harmless from all loss, costs, expenses, liability, money damages, penalties, or claims arising out of any work covered by this agreement, including any attorney fees incurred by the CITY in connection therewith. Inspection of the IMPROVEMENTS by an authorized representative of the CITY shall not constitute a waiver by the CITY of any defect or of any of the DEVELOPER'S obligations hereunder.

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

This document contains the entire agreement between the parties, and there are no collateral understandings or agreements between them. No variations or alterations of the terms of this agreement shall be binding upon either of the parties, unless the same be reduced to writing and made an amendment to this agreement.

B1.17 Headings

Paragraph titles and headings contained herein are inserted for convenience only and shall not be deemed a part of the agreement and in no way shall define, limit, extend, or describe the scope or intent of any provision, hereof.

B2 Performance Surety

At the time of execution of this agreement, the DEVELOPER shall provide the CITY a performance surety, in an amount determined by the City Engineer for the IMPROVEMENTS and other items specified by the Construction Plans, plats, and plans approved by the CMPC. This performance surety shall secure performance of all obligations of the DEVELOPER under this agreement. The performance surety shall meet all requirements established in Chapter 4: Performance Agreement of the Subdivision Regulations and secure full compliance with all terms and conditions of this agreement. The performance surety may be called for failure to comply with the provisions of this agreement in whole or in part according to the terms of the performance surety. The performance surety will not be released, except and until there has been full compliance with this agreement.

B3 Construction

B3.1 Construction Plans

The DEVELOPER shall submit to the CITY, Construction Plans describing in reasonable detail all utility systems, all storm water management systems, all street systems, pedestrian facilities, and all IMPROVEMENTS. The Construction Plans shall be designed according to the Engineering Standards and Specifications, all other codes and ordinances enforced by the City, and sound engineering judgment. The design of all utility systems shall follow the State of Tennessee and utility provider design criteria and specifications. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. The Construction Plans shall be prepared by a design professional licensed by the State of Tennessee to design all systems and shall bear the seal, signature, date, and license number of the professional preparing the Construction Plans.

B3.2 Commencement of Construction

Construction of IMPROVEMENTS may not begin until the following events have occurred:

A. The Preliminary Plat has been approved by the CMPC;
B. The Construction Plans are approved by the CITY;
C. The Tennessee Department of Environment and Conservation has approved the applicable portions of the Plans and has confirmed its approval to the CITY and/or DEVELOPER in writing;
D. The CITY shall have received an appropriately executed Development Agreement; and
E. The DEVELOPER shall give the CITY notice of commencement of construction, in writing at least one (1) working day prior to commencement.

B3.3 Site Grading

The DEVELOPER, hereby, agrees to construct all site grading to comply with the approved Construction Plans, including the approved Erosion Control Plan for the PROJECT and to comply with the Engineering Standards and Specifications, Stormwater Ordinance, and all other codes and ordinances enforced by the CITY.

B3.4 Storm Water Management Systems

The DEVELOPER shall be responsible for all storm water management work made necessary by the development of this PROJECT. It is understood and agreed that the CITY in its proprietary function is not and could not be expected to oversee, supervise, or direct the construction of all drainage improvements, and the excavation incident thereto. Neither is the CITY vested with the original design responsibility nor the means to formally survey elevations or the locations of improvements at every stage of the construction process. The CITY is vested with the right of periodic inspections, stop work order, and final approval as a measure of secondary or subsequent enforcement. The DEVELOPER has and shall retain the responsibility to properly anticipate, survey, design and construct the subdivision storm water improvements and give full assurance that same shall not adversely affect the flow or quality of surface water from or upon any property. In providing technical assistance, plan and design review, the CITY does not and shall not relieve or accept any liability from the DEVELOPER.

B3.5 Street Construction

The DEVELOPER, hereby, agrees to construct and improve the streets shown on the Construction Plans to comply with the CITY's specifications and to the satisfaction and approval of the City Engineer by grading, draining, subgrade preparation, base preparation, curbing, signage, striping, signalization, sidewalk installation, and paving with the required preparation, amounts, and types of material. The DEVELOPER further agrees to pay the cost of all engineering, inspection and laboratory cost incidental to the construction of subdivision streets including but not limited to material and density testing. The DEVELOPER further agrees to make all necessary adjustments to manholes and valve boxes to meet finished surface grade and to repair subsurface or base material, as required, in areas directed by the CITY Engineer, prior to application of final surface.

B3.6 Time Period for Construction

The DEVELOPER agrees to be bound to complete, within three (3) years of commencement of construction, all IMPROVEMENTS shown on the plat and plans and all things required by this agreement.

The DEVELOPER further agrees that if due to unforeseen circumstances, he is unable to complete all work included in this agreement within the time specified above, but desires to complete said agreement to the satisfaction of the CITY, the DEVELOPER shall submit a written request for extension of the agreement period to the CITY at least sixty (60) days prior to the expiration of the existing agreement period, specifying the reason for the DEVELOPER's failure to complete the work as agreed and a prospective date for such completion. The DEVELOPER further agrees that if the performance surety executed to secure the value of the work to be performed under this agreement, due to inflation or rising costs, is determined to be inadequate by the City Engineer to secure the cost of said IMPROVEMENTS at the time an extension is sought, the DEVELOPER will provide the additional security to bring the performance surety amount in line with current cost projections as made by the CITY. The DEVELOPER understands that the DEVELOPER's failure to follow the extension procedure constitutes a breach of this agreement and places the DEVELOPER in violation of the Subdivision Regulations. The DEVELOPER further understands, that should the DEVELOPER fail to complete any part of the work outlined in this agreement in a good and workmanlike manner as approved, the CITY shall reserve the right to withhold and withdraw all building permits within the PROJECT until all items of this Agreement have been fulfilled by the DEVELOPER.

B3.7 Off-Site Improvements

The DEVELOPER shall construct any and all off-site facilities that may be required to serve the PROJECT. Unless specifically noted in the Construction Plans and made a part of separate agreement with the CITY, the CITY shall not be required to reimburse the DEVELOPER for construction of off-site improvements.

B3.9 Inspection and Compliance

After construction begins, the CITY shall provide on-site construction inspection as the CITY deems necessary to ensure that all work is performed and completed in accordance with the Construction Plans, CITY specifications, and the contents of this agreement. In the event of a disagreement as to compliance with or interpretation of the Construction Plans and the CITY'S specifications, the decision of the CITY shall be final and binding on the DEVELOPER. If the DEVELOPER fails to construct in accordance with the approved Construction Plans or to comply with the CITY'S specifications, the CITY may issue a stop-work order and DEVELOPER, hereby, agrees to be bound by such order.

B3.10 Testing

The DEVELOPER agrees to pay the cost of all engineering, inspection, and laboratory cost incidental to construction of the streets, sidewalks, utilities, sewers, compacted fill material, and other facilities included within this agreement. Such testing includes, but is not limited to, material and density testing.

B3.11 Scrap Removal

The DEVELOPER agrees to comply with all local, state, and federal rules and regulations regarding waste material and debris disposal.

B3.12 Traffic Control

The DEVELOPER, hereby, agrees to prepare a traffic control/detour plan where required and shall submit said plan to the CITY for review and approval. All traffic control and safety devices, including

signs, lane markings, and barriers necessitated by construction activity undertaken pursuant to this agreement shall be installed and maintained by the DEVELOPER. All traffic control devices shall meet the standards and be installed in accordance with the latest edition of the Manual on Uniform Traffic Control Devices for Streets and Highways, published by the United States Department of Transportation.

B3.13 Temporary Facilities

The DEVELOPER shall provide all temporary facilities including but not limited to utilities and roadways, that are determined by the CITY to be required in connection with or as a result of interruption of service or access that occurs as a consequence of construction activity associated with the work covered by this agreement. Such temporary services shall in all regards and at all points in time be adequate to assure emergency access and adequate fire flows.

B4 Acceptance of Improvements

B4.1 Completion of Improvements

At such time as the improvements have been constructed and installed, in accordance with the Constructions Plans and specifications, required testing and inspections completed and found satisfactory, and all clean-up and cover-up has been done to the satisfaction the City Engineer, a letter requesting preliminary acceptance of the PROJECT will be provided by the DEVELOPER. Formal acceptance shall follow the procedure established in the Subdivision Regulations.

The DEVELOPER agrees the DEVELOPER shall have no claim, direct or implied, in the title or ownership of the IMPROVEMENTS specified in this agreement when the IMPROVEMENTS are complete and thereafter accepted by the CITY. The DEVELOPER will be responsible for construction failures and defects in PROJECT prior to final acceptance. During this period, it shall remain the responsibility of the DEVELOPER to correct and cure these defects and failures.

B4.2 As-Built Drawings and Post-Completion Items

The DEVELOPER agrees to furnish to the CITY as-built plans, on a reproducible, stable media, of the sanitary sewer, storm water management, water mains and service system, and streets within the subdivision before the CITY shall accept the subdivision.

B4.3 Acceptance of Facilities

Upon final acceptance of all or part of the IMPROVEMENTS in the PROJECT, then those IMPROVEMENTS shall become the property of the CITY free from all claims from any person or entity without the necessity of any further writing, agreement, or deed. The DEVELOPER further agrees that any facilities placed within a public or platted right-of-way or dedicated public easement are irrevocably dedicated to the public use without any right of reimbursement or compensation of any kind.

B4.4 Failure to Install

In the event the DEVELOPER fails to install the facilities in accordance with the terms of this agreement, the CITY may, in its sole discretion, elect to accept all or a portion of the IMPROVEMENTS in the PROJECT. Should the CITY choose to accept all or a portion of these IMPROVEMENTS, the CITY shall become the sole owner of these facilities. The CITY may give notice of acceptance by writing delivered to the DEVELOPER or recorded in the Register's Office of Maury County, Tennessee. No further writing or deed shall be required.

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

Marlons Creek Subdivision
PROJECT

Completed by the Developer	*Completed by the City*
Marlons Creek Prop Co. LLC DEVELOPER NAME	
Owen Hosey AUTHORIZED AGENT NAME	CITY ENGINEER
 SIGNATURE	SIGNATURE
2-17-2025 DATE	DATE
2925 Berry Hill Drive STREET	
Nashville, TN 37204 CITY, STATE, ZIP	
615-934-8264 PHONE	
owen@freehillventures.net EMAIL	
Attest	*Attest*
Mandy A. Allen ATTEST NAME	ATTEST NAME
 ATTEST SIGNATURE	ATTEST SIGNATURE
02/17/2025 DATE	DATE

Plu Owen Hosay

BK/PG: R3051/1245-1261
25003177

17 PGS:AL-AGREEMENT
JANE BATCH: 347084 03/10/2025 - 10:10 AM

VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	85.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	87.00

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

DOCUMENT PREPARED BY:
Name: Hunter Fred
Company Ragan Smith
Address: 315 Woodland St.
Nashville TN, 37206

After recording return copy to City of Columbia, Development Services

INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 73, Parcel 15.00
Project Name: Marlons Creek Phase 1B

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2896, Page(s) 1491-1496.

THIS AGREEMENT, made this 10 day of March, 2025, by and between Marlons Creek Prop Co. 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 Lynn Earley

Title Member

Signature

Owner Marlons Creek Propco LLC

Address 2925 Berry Hill Dr.

City, State ZIP Nashville TN, 37204

STATE OF TN
COUNTY OF DAVIDSON

Before me, SUSAN GORMAN of the state and county mentioned, personally appeared Gary Lynn Earley, 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 5th day of March, 2025.

Susan E. Gorman
Notary Public

My Commission Expires: 3/9/2027

SUSAN E. GORMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY: R. Neil Scruggs
R. NEIL SCRUGGS

STATE OF TENNESSEE
COUNTY OF MAURY

Before me, Kim Dale of the state and county mentioned, personally appeared 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 10 day of March, 2025.

Kim Dale
Notary Public
My Commission Expires: 5/20/2026

KIM DALE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

Freehill
VENTURES

February 17, 2025

Register's Office

Maury County

RE: Marlon's Creek Phase 1B

To Whom It May Concern,

Please allow this letter to serve as Marlon's Creek Prop Co, LLC's authorization for Ragan-Smith Associates, on our behalf, to; final plans, site plan(s), and any other necessary documentation concerning our Marlons Creek project submittal.

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,

Nathan J. Quinn

Owner's Representative

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	1686 Lasea Road, Columbia, TN		
	TAX MAP: 73	GROUP:	PARCEL: 15
SUMMARY OF NATURE OF REQUEST AND WORK	Marlons Creek Phase 1B Final Plat		

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

Marlons Creek Phase 1B Final Plat	**Plats/PUDs:** ☒ Project Name (include Sections & Phases)
28	☒ Total Number of Lots/Residential Units
N/A	☐ Square Footage of Non-Residential Floor Space
1,305,438 sq ft	☒ 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	Owen Hosay	PHONE	615-934-8264
ADDRESS	2925 Berry Hill Dr.Nashville, TN	EMAIL	owen@freehillventures.net

PROPERTY OWNER NAME	Marlons Creek Prop Co, LLC	PHONE	615-934-8264
ADDRESS	2925 Berry Hill Dr.	EMAIL	owen@freehillventures.net

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.

Owen Hosay		4/21/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Owen Hosay		4/21/2025
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, May 13, 2025

ITEM NO.
25-0133

DESCRIPTION: 626 Baker Rd_Heritage Green Phase 1

COMMENTS:

Planning

1. The lead staff person for this case is Jeremy Humphrey, Planner II. Please contact jhumphrey@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. Please indicate classification of connecting/proposed streets (#25).
4. Plat indicates the 100-year flood line and references FEMA map. However, please clearly delineate and label FEMA SFHA boundaries, including elevations. Clearly delineate and label 100-year floodplain (F-P) boundaries, including elevations. Clearly delineate and label Floodway (F-W) boundaries, including elevations. Please provide the exact location of the nearest benchmark. Also, provide specific flood insurance zone(s) with FIRM panel number and effective date (2.3.10 #16).

Engineering

1. Letter of credit required in the amount of $915,000 prior to resubmittal date.
2. Asphalt binder and curbing shall be installed prior to resubmittal date.
3. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date.
4. Record stormwater maintenance agreement prior to resubmittal date.
5. Install street signage (stop, street names) prior to resubmittal date.
6. Provide Road names, classification, and ownership (public).

DEVELOPMENT SERVICES
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COLUMBIA, TN 38401
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7. Complete turn lane improvements at Bear Creek Pike and Baker Rd prior to resubmittal date.

8. Complete Baker Road upgrades along plat frontage and to Bear Creek Pike.
9. Add note: All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.
10. Provide signature block for Bobby Sands for the ROW dedication.

Fire

11. No comments

Maury County E911

12. No road names listed on plat to verify.
13. 911 has concerns for addressing ranges pertaining to Lots 60-70, 116-121. We have reached out to our state advisors for suggestions.
14. Lot numbers are correct.

Maury County Schools

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). 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

Columbia Power

16. 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.

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City Attorney

17. No comments provided.

Building

18. No comment.

ATT

19. ATT INTENDS TO SERVE

Columbia Water

20. Complete all water infrastructure up to and including the meter boxes.

    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.

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

Duck River Electric Membership Corp

21. No comments.

Wastewater

22. No comment.

Police

23. No comments provided.

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COLUMBIA, TN 38401
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FAX: (931) 560-1541

Public Works

24. No comments.

Atmos Energy

25. No comments provided.

Maury County Highway Dept.

26. Specify beneficiary of ROW dedication(s) along Baker Road.

Resubmittal Guidelines

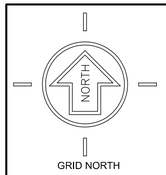
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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.



GRID NORTH

Scale: 1"=200'

0' 100' 200' 400' 600'

GRAPHIC SCALE

CERTIFICATE OF SUBDIVISION NAME AND STREET NAMES

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

Maury County E-911 Date

CERTIFICATE OF COMPLIANCE

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

City Engineer
Columbia, Tennessee Date

CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director
Columbia, Tennessee Date

CERTIFICATE OF COMMON AREAS DEDICATION

Green Trails, LLC, in recording this plat has designated certain areas of land shown hereon as common areas intended for use by the homeowners within Heritage Green Subdivision - Phase 1, for recreation and related activities. The above-described areas are not dedicated for use by the general public, but are dedicated to the common use of the homeowners within the named subdivision.

"Declaration of Covenants and Restrictions", applicable to the above named subdivision, is hereby incorporated and made part of this plat.

Date Owner

CERTIFICATE OF 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 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 SURVEY ACCURACY

I (we) do hereby certify that to the best of my (our) knowledge, and belief this is a true and accurate survey of the property known herein. This is a Category "1" Land Survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and the ratio of precision is greater than or equal to 1: 10,000.

James G. Terry 2281 1-17-25
Registered Land Surveyor Number Date

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

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

City Engineer
Columbia, Tennessee Date

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 2858, Page 1296, Maury County Register's Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.

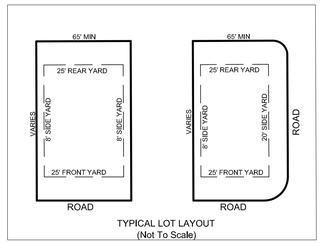
Owner(s) Date

Title (if acting for corporation or partnership)

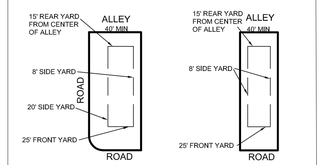
CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

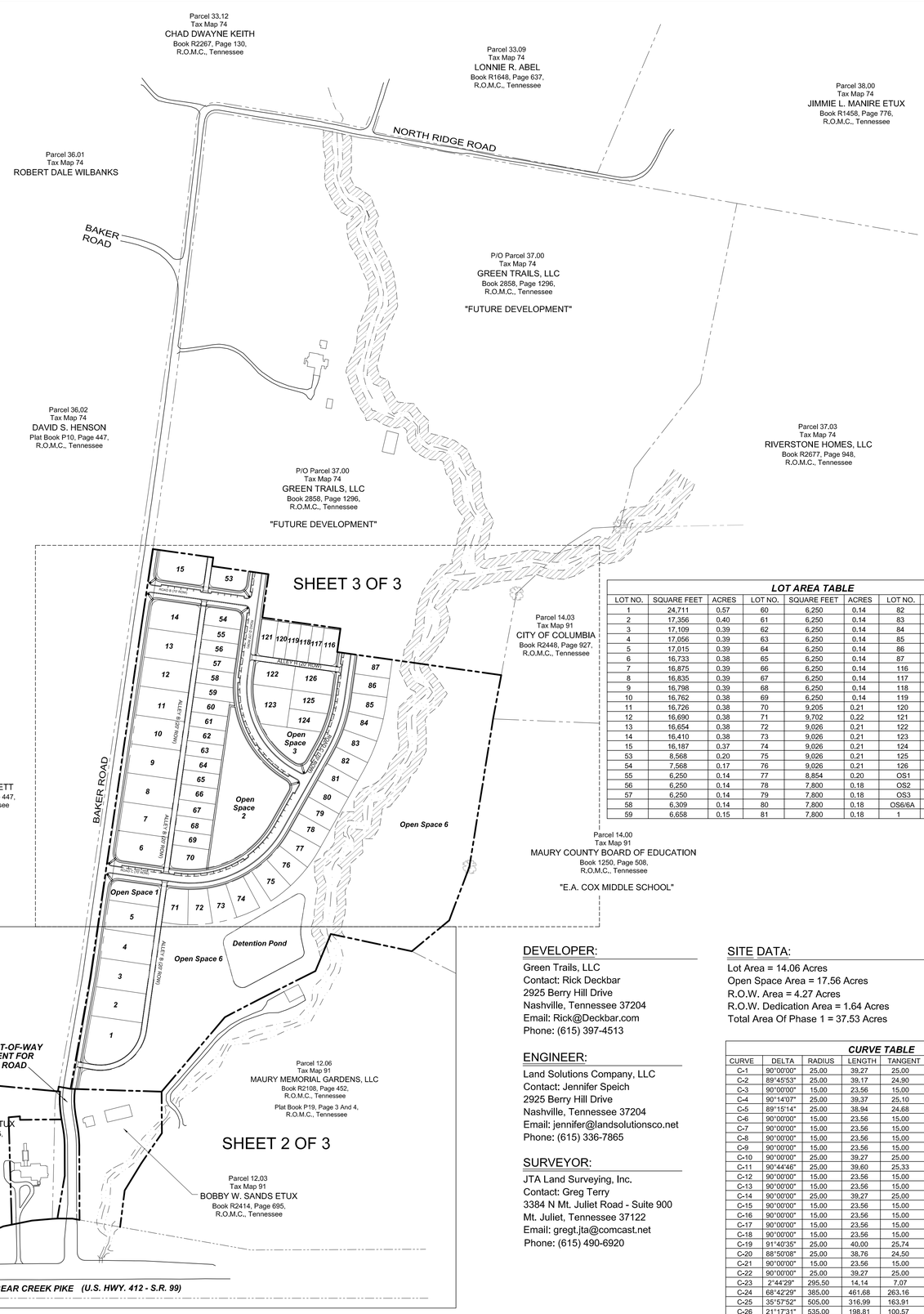
Date Name, Title, and Agency or Authorized Approving Agent



TYPICAL LOT LAYOUT
(Not To Scale)



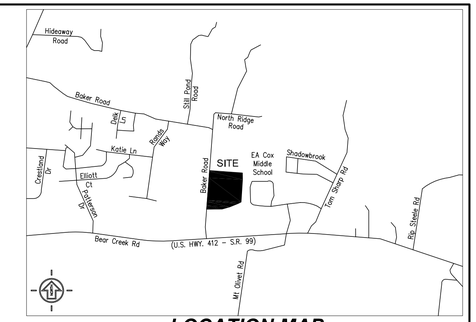
TYPICAL ALLEY LOT LAYOUT
(Not To Scale)



LEGEND:

IR(0)○	Existing Iron Rod – IR(0)
IR(N)●	Iron Rod (New) – IR(N)
	Sanitary Manhole
	Fire Hydrant (F.H.)
	Catch Basin
	Storm Manhole
	Concrete Headwall
PUDE	Public Utility & Drainage Easement
R.O.M.C.	Registers' Office Maury County

ZONING: CD3



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 61 BUILDABLE LOTS, 4 OPEN SPACE LOTS, DEDICATION OF RIGHT OF WAY AND EASEMENTS.
2. PROPERTY SHOWN HEREON IS PART OF PARCEL (37.00) ON MAURY COUNTY PROPERTY MAP 74.
3. BEARINGS SHOWN HEREON ARE BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 5301, FIPZONE 4100, NAD 83 DATUM.
4. BEING PART OF THE SAME PROPERTY CONVEYED TO GREEN TRAILS, LLC AS OF RECORD IN BOOK 2858, PAGE 1296 REGISTERS' OFFICE, MAURY COUNTY, TENNESSEE.
5. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA OF FLOOD INUNDATION AS SHOWN FEMA MAP NUMBER: 47119C 0190 E, DATED: 4/16/2007.
6. THIS PROPERTY IS CURRENTLY ZONED: CD3.
7. WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY COLUMBIA PUBLIC UTILITIES.
8. THERE IS A 10' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE REAR PROPERTY LINE AND ALL STREET R.O.W. UNLESS SHOWN OTHERWISE. THERE IS A 5' PUBLIC UTILITY & DRAINAGE EASEMENT RUNNING PARALLEL TO THE SIDE PROPERTY LINE UNLESS SHOWN OTHERWISE.
9. ALL UTILITIES ARE TO BE UNDERGROUND.
10. NO MOBILE HOMES SHALL BE PERMITTED.
11. NO DRIVEWAY TO BE CONSTRUCTED OVER SANITARY SEWER SERVICE LINE.
12. FOR MINIMUM YARD LINES SEE THE TYPICAL LOT DETAILS.
13. ALL NOTES AND CERTIFICATES APPLY TO ALL SHEETS.
14. SIDEWALKS ARE 5' WIDE, UNLESS OTHERWISE NOTED.
15. EXISTING USE: VACANT, PROPOSED USE : ONE-FAMILY, DETACHED DWELLINGS
16. ALL OPEN SPACE TRACTS SHALL BE OWNED AND MAINTAINED BY HERITAGE GREEN HOMEOWNERS ASSOCIATION.
17. ROADS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED AS REQUIRED BY THE CITY OF COLUMBIA SUBDIVISION REGULATIONS.
18. THIS SUBDIVISION IS SUBJECT TO THE TERMS AND CONDITIONS OF THE RECORDED STORMWATER INSPECTION AND MAINTENANCE AGREEMENT FOR THESE FACILITIES AS RECORDED IN BOOK _____ PAGE _____ R.O.M.C., TN.
19. A STREAM BUFFER AS SHOWN ON THIS PLAN IS TO BE A PERMANENT WATER QUALITY BUFFER IN ACCORDANCE WITH ARTICLE 6 SECTION 9 OF THE CITY OF COLUMBIA STORMWATER ORDINANCE. THIS STREAM BUFFER IS TO REMAIN IN A NATURAL VEGETATED STATE FREE OF OBSTRUCTIONS, STRUCTURES, AND INTRUSIONS. BUFFER IS TO BE A NO MOW BUFFER AREA, AND THE MAINTENANCE WITHIN STREAM BUFFERS TO BE LIMITED TO HAND OPERATED TOOLS AND BE PERFORMED IN ACCORDANCE WITH CURRENT CITY OF COLUMBIA STORMWATER ORDINANCE AND OR AT THE DIRECTION OF THE CITY OF COLUMBIA ENGINEERING DIVISION.
20. NO OBSTRUCTIONS OR ENCROACHMENTS WHICH IMPEDE THE FLOW OF STORMWATER SHALL BE PERMITTED WITHIN PUBLIC DRAINAGE EASEMENTS. THE CITY OF COLUMBIA IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF ANY ENCROACHMENTS THAT ARE DAMAGED OR REMOVED IN THE COURSE OF MAINTENANCE ACTIVITY WITHIN EASEMENTS AS REFERENCED IN THE COLUMBIA GENERAL MANAGEMENT CODE, CHAPTER 15, ARTICLE 1, SECTION 15-8.
21. THE FINAL PLAT SHOWN HEREON IS VESTED UNDER THE PREVIOUS ZONING CODE WITHIN ZONING ORDINANCE 3638 AS AN RS-10 PLANNED UNIT DEVELOPMENT.

LOT AREA TABLE

LOT NO.	SQUARE FEET	ACRES	LOT NO.	SQUARE FEET	ACRES	LOT NO.	SQUARE FEET	ACRES
1	24,711	0.57	60	6,250	0.14	82	8,141	0.19
2	17,356	0.40	61	6,250	0.14	83	8,680	0.20
3	17,109	0.39	62	6,250	0.14	84	8,680	0.20
4	17,056	0.39	63	6,250	0.14	85	8,388	0.19
5	17,015	0.39	64	6,250	0.14	86	7,800	0.18
6	16,733	0.38	65	6,250	0.14	87	7,800	0.18
7	16,875	0.39	66	6,250	0.14	116	6,825	0.16
8	16,835	0.39	67	6,250	0.14	117	5,000	0.11
9	16,798	0.39	68	6,250	0.14	118	5,000	0.11
10	16,762	0.38	69	6,250	0.14	119	5,000	0.11
11	16,726	0.38	70	9,205	0.21	120	5,000	0.11
12	16,690	0.38	71	9,702	0.22	121	6,827	0.16
13	16,654	0.38	72	9,026	0.21	122	10,739	0.25
14	16,410	0.38	73	9,026	0.21	123	15,226	0.35
15	16,187	0.37	74	9,026	0.21	124	8,114	0.19
53	8,568	0.20	75	9,026	0.21	125	8,688	0.20
54	7,568	0.17	76	9,026	0.21	126	10,752	0.25
55	6,250	0.14	77	8,854	0.20	OS1	11,714	0.27
56	6,250	0.14	78	7,800	0.18	OS2	77,633	1.78
57	6,250	0.14	79	7,800	0.18	OS3	15,285	0.35
58	6,309	0.14	80	7,800	0.18	OS6/6A	661,604	15.19
59	6,658	0.15	81	7,800	0.18	1	24,711	0.57

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	90°00'00"	25.00	39.27	25.00	S38°15'51"E	35.36
C-2	89°45'53"	25.00	39.17	24.90	S50°02'13"W	35.28
C-3	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-4	90°14'07"	25.00	39.37	25.10	S39°57'47"E	35.43
C-5	89°15'14"	25.00	38.94	24.68	S50°17'33"W	35.12
C-6	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-7	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-8	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-9	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-10	90°00'00"	25.00	39.27	25.00	N40°04'50"W	35.36
C-11	90°44'46"	25.00	39.60	25.33	S39°42'27"E	35.58
C-12	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-13	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-14	90°00'00"	25.00	39.27	25.00	N49°55'10"E	35.36
C-15	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-16	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-17	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-18	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-19	91°40'35"	25.00	40.00	25.74	N72°02'58"E	35.87
C-20	88°50'08"	25.00	38.76	24.50	N18°12'23"W	34.99
C-21	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-22	90°00'00"	25.00	39.27	25.00	S51°44'09"W	35.36
C-23	2°44'29"	295.50	14.14	7.07	S05°21'55"W	14.14
C-24	68°42'29"	385.00	461.68	263.16	N60°33'55"E	434.51
C-25	35°57'52"	505.00	316.99	163.91	S76°56'14"W	311.81
C-26	21°17'31"	535.00	198.81	100.57	N15°33'55"E	197.67
C-27	27°41'22"	505.00	244.05	124.46	S40°03'22"W	241.68
C-28	67°01'54"	298.00	348.64	197.36	S28°35'48"E	329.09

DEVELOPER:

Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: Rick@Deckbar.com
Phone: (615) 397-4513

ENGINEER:

Land Solutions Company, LLC
Contact: Jennifer Speich
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: jennifer@landsolutionsco.net
Phone: (615) 336-7865

SURVEYOR:

JTA Land Surveying, Inc.
Contact: Greg Terry
3384 N Mt. Juliet Road - Suite 900
Mt. Juliet, Tennessee 37122
Email: gregt.jta@comcast.net
Phone: (615) 490-6920

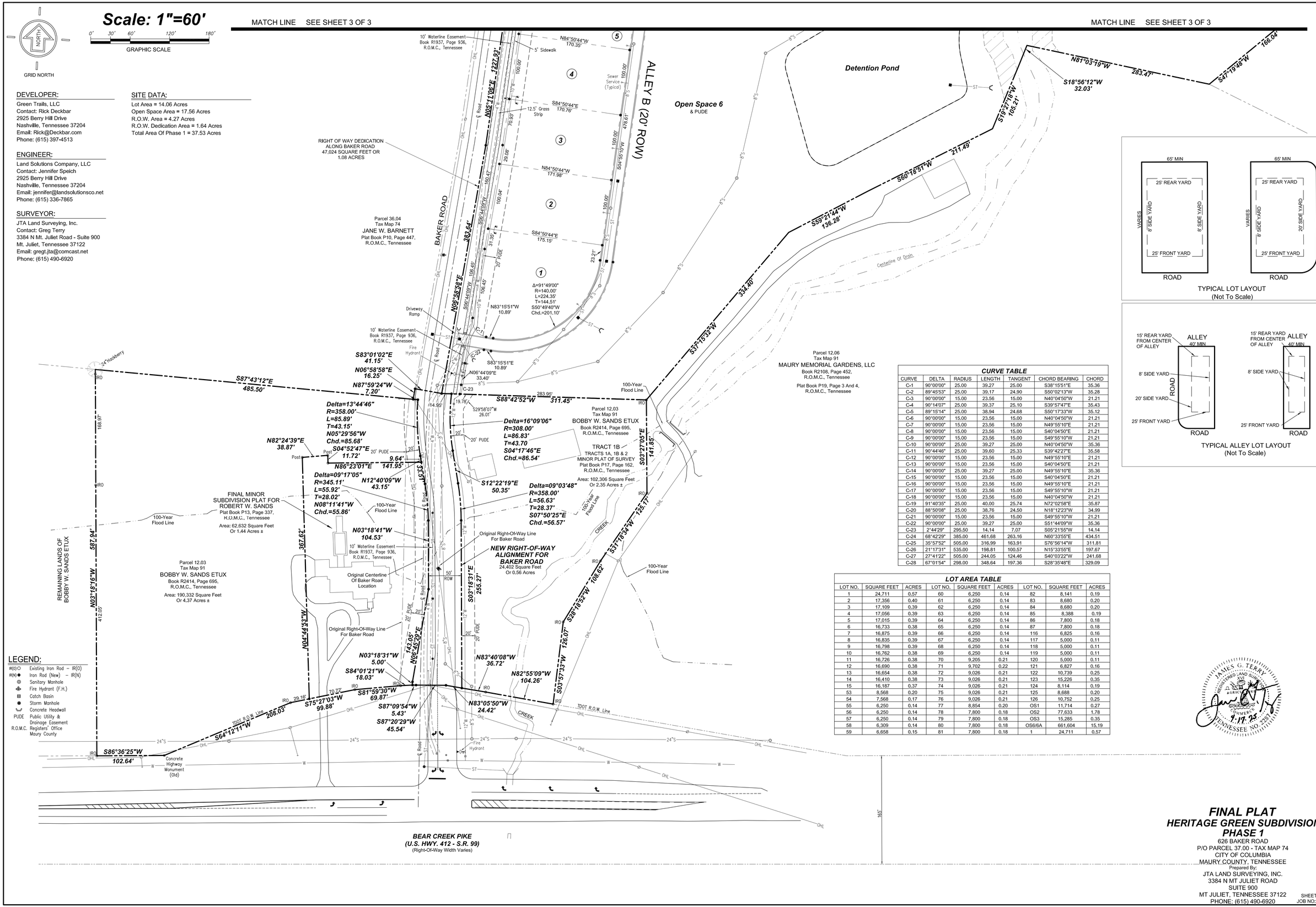
SITE DATA:

Lot Area = 14.06 Acres
Open Space Area = 17.56 Acres
R.O.W. Area = 4.27 Acres
R.O.W. Dedication Area = 1.64 Acres
Total Area Of Phase 1 = 37.53 Acres

FINAL PLAT
HERITAGE GREEN SUBDIVISION PHASE 1

626 BAKER ROAD
P/O PARCEL 37.00 - TAX MAP 74
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

SHEET 1 OF 3
JOB NO: 2025-132


Scale: 1"=60'
0' 30' 60' 120' 180'
GRAPHIC SCALE
NORTH
GRID NORTH
MATCH LINE SEE SHEET 3 OF 3
MATCH LINE SEE SHEET 3 OF 3
DEVELOPER:
Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: Rick@Deckbar.com
Phone: (615) 397-4513
ENGINEER:
Land Solutions Company, LLC
Contact: Jennifer Speich
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: jennifer@landsolutionsco.net
Phone: (615) 336-7865
SURVEYOR:
JTA Land Surveying, Inc.
Contact: Greg Terry
3384 N Mt. Juliet Road - Suite 900
Mt. Juliet, Tennessee 37122
Email: gregt.jta@comcast.net
Phone: (615) 490-6920
SITE DATA:
Lot Area = 14.06 Acres
Open Space Area = 17.56 Acres
R.O.W. Area = 4.27 Acres
R.O.W. Dedication Area = 1.64 Acres
Total Area Of Phase 1 = 37.53 Acres
ALLEY B (20' ROW)
BAKER ROAD
Open Space 6
& PUDE
Detention Pond
RIGHT OF WAY DEDICATION ALONG BAKER ROAD 47,024 SQUARE FEET OR 1.08 ACRES
Parcel 36.04
Tax Map 74
JANE W. BARNETT
Plat Book P10, Page 447, R.O.M.C., Tennessee
Parcel 12.06
Tax Map 91
MAURY MEMORIAL GARDENS, LLC
Book R2108, Page 452, R.O.M.C., Tennessee
Plat Book P19, Page 3 And 4, R.O.M.C., Tennessee
Parcel 12.03
Tax Map 91
BOBBY W. SANDS ETUX
Book R2414, Page 695, R.O.M.C., Tennessee
TRACT 1B
TRACTS 1A, 1B & 2 MINOR PLAT OF SURVEY
Plat Book P17, Page 162, R.O.M.C., Tennessee
Area: 102,306 Square Feet Or 2.35 Acres ±
FINAL MINOR SUBDIVISION PLAT FOR ROBERT W. SANDS
Plat Book P13, Page 337, R.O.M.C., Tennessee
Area: 62,632 Square Feet Or 1.44 Acres ±
Parcel 12.03
Tax Map 91
BOBBY W. SANDS ETUX
Book R2414, Page 695, R.O.M.C., Tennessee
Area: 190,332 Square Feet Or 4.37 Acres ±
REMAINING LANDS OF BOBBY W. SANDS ETUX
NEW RIGHT-OF-WAY ALIGNMENT FOR BAKER ROAD
24,402 Square Feet Or 0.56 Acres
Original Right-Of-Way Line For Baker Road
Original Centerline Of Baker Road Location
Centerline Of Drain
100-Year Flood Line
BEAR CREEK PIKE
(U.S. HWY. 412 - S.R. 99)
(Right-Of-Way Width Varies)
TDOT R.O.W. Line
Concrete Highway Monument (Old)
Fire Hydrant
Driveway Ramp
24" Hackberry
10' Waterline Easement Book R1937, Page 936, R.O.M.C., Tennessee
5' Sidewalk
12.5' Grass Strip
Sewer Service (Typical)
Δ=91°49'00"
R=140.00'
L=224.35'
T=144.51'
S50°49'40"W
Chd.=201.10'
N09°58'58"E 1227.93'
N84°50'44"W 170.35'
S84°50'44"E 170.76'
N84°50'44"W 171.98'
S84°50'44"E 175.15'
N83°15'51"W 10.89'
S83°15'51"E 10.89'
N06°44'09"E 33.40'
S83°01'02"E 41.15'
N06°58'58"E 16.25'
N87°59'24"W 7.20'
S87°43'12"E 485.50'
S88°42'52"W 283.95'
311.45'
S59°21'44"W 136.28'
S60°18'57"W 211.49'
S37°15'32"W 334.40'
S19°27'18"W 105.21'
S18°56'12"W 32.03'
N81°03'19"W 283.47'
S47°19'48"W 166.04'
S03°27'05"E 141.83'
S12°22'19"E 50.35'
S03°18'31"E 255.27'
S03°57'33"W 126.07'
S26°18'52"W 108.62'
S31°18'34"W 125.17'
N83°40'08"W 36.72'
N82°55'09"W 104.26'
N83°05'50"W 24.42'
S87°09'54"W 5.43'
S87°20'29"W 45.54'
S81°59'30"W 69.87'
S75°27'03"W 99.88'
S64°12'11"W 208.03'
S86°36'25"W 102.64'
N82°24'39"E 38.87'
S04°52'47"E 11.72'
N86°23'01"E 9.64'
141.95'
Delta=13°44'46"
R=358.00'
L=85.89'
T=43.15'
N05°29'56"W
Chd.=85.68'
Delta=09°17'05"
R=345.11'
L=55.92'
T=28.02'
N08°11'41"W
Chd.=55.86'
N12°40'09"W 43.15'
Delta=16°09'06"
R=308.00'
L=86.83'
T=43.70
S04°17'46"E
Chd.=86.54'
Delta=09°03'48"
R=358.00'
L=56.63'
T=28.37'
S07°50'25"E
Chd.=56.57'
N03°18'41"W 104.53'
N03°18'31"W 5.00'
S84°01'21"W 18.03'
N04°44'53"W 143.06'
N06°45'29"E 114.95'
N03°18'16"W 587.94'
N03°18'16"W 412.05'
367.62'
383.64'
160.47'
100.04'
106.45'
70.93'
29.08'
31.35'
23.21'
19.78'
S29°58'07"W 26.01'
C-23
C-22
Parcel 36.04
Tax Map 74
JANE W. BARNETT
Plat Book P10, Page 447, R.O.M.C., Tennessee
Parcel 12.06
Tax Map 91
MAURY MEMORIAL GARDENS, LLC
Book R2108, Page 452, R.O.M.C., Tennessee
Plat Book P19, Page 3 And 4, R.O.M.C., Tennessee
Parcel 12.03
Tax Map 91
BOBBY W. SANDS ETUX
Book R2414, Page 695, R.O.M.C., Tennessee
TRACT 1B
TRACTS 1A, 1B & 2 MINOR PLAT OF SURVEY
Plat Book P17, Page 162, R.O.M.C., Tennessee
Area: 102,306 Square Feet Or 2.35 Acres ±
FINAL MINOR SUBDIVISION PLAT FOR ROBERT W. SANDS
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Area: 62,632 Square Feet Or 1.44 Acres ±
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Tax Map 91
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Book R2414, Page 695, R.O.M.C., Tennessee
Area: 190,332 Square Feet Or 4.37 Acres ±
REMAINING LANDS OF BOBBY W. SANDS ETUX
NEW RIGHT-OF-WAY ALIGNMENT FOR BAKER ROAD
24,402 Square Feet Or 0.56 Acres
Original Right-Of-Way Line For Baker Road
Original Centerline Of Baker Road Location
Centerline Of Drain
100-Year Flood Line
BEAR CREEK PIKE
(U.S. HWY. 412 - S.R. 99)
(Right-Of-Way Width Varies)
TDOT R.O.W. Line
Concrete Highway Monument (Old)
Fire Hydrant
Driveway Ramp
24" Hackberry
10' Waterline Easement Book R1937, Page 936, R.O.M.C., Tennessee
5' Sidewalk
12.5' Grass Strip
Sewer Service (Typical)
Δ=91°49'00"
R=140.00'
L=224.35'
T=144.51'
S50°49'40"W
Chd.=201.10'
N09°58'58"E 1227.93'
N84°50'44"W 170.35'
S84°50'44"E 170.76'
N84°50'44"W 171.98'
S84°50'44"E 175.15'
N83°15'51"W 10.89'
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S83°01'02"E 41.15'
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N87°59'24"W 7.20'
S87°43'12"E 485.50'
S88°42'52"W 283.95'
311.45'
S59°21'44"W 136.28'
S60°18'57"W 211.49'
S37°15'32"W 334.40'
S19°27'18"W 105.21'
S18°56'12"W 32.03'
N81°03'19"W 283.47'
S47°19'48"W 166.04'
S03°27'05"E 141.83'
S12°22'19"E 50.35'
S03°18'31"E 255.27'
S03°57'33"W 126.07'
S26°18'52"W 108.62'
S31°18'34"W 125.17'
N83°40'08"W 36.72'
N82°55'09"W 104.26'
N83°05'50"W 24.42'
S87°09'54"W 5.43'
S87°20'29"W 45.54'
S81°59'30"W 69.87'
S75°27'03"W 99.88'
S64°12'11"W 208.03'
S86°36'25"W 102.64'
N82°24'39"E 38.87'
S04°52'47"E 11.72'
N86°23'01"E 9.64'
141.95'
Delta=13°44'46"
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L=85.89'
T=43.15'
N05°29'56"W
Chd.=85.68'
Delta=09°17'05"
R=345.11'
L=55.92'
T=28.02'
N08°11'41"W
Chd.=55.86'
N12°40'09"W 43.15'
Delta=16°09'06"
R=308.00'
L=86.83'
T=43.70
S04°17'46"E
Chd.=86.54'
Delta=09°03'48"
R=358.00'
L=56.63'
T=28.37'
S07°50'25"E
Chd.=56.57'
N03°18'41"W 104.53'
N03°18'31"W 5.00'
S84°01'21"W 18.03'
N04°44'53"W 143.06'
N06°45'29"E 114.95'
N03°18'16"W 587.94'
N03°18'16"W 412.05'
367.62'
383.64'
160.47'
100.04'
106.45'
70.93'
29.08'
31.35'
23.21'
19.78'
S29°58'07"W 26.01'
C-23
C-22
LEGEND:
IR(O) Existing Iron Rod – IR(O)
IR(N) Iron Rod (New) – IR(N)
Sanitary Manhole
Fire Hydrant (F.H.)
Catch Basin
Storm Manhole
Concrete Headwall
PUDE Public Utility & Drainage Easement
R.O.M.C. Registers' Office Maury County
TYPICAL LOT LAYOUT
(Not To Scale)
65' MIN
25' REAR YARD
VARIES
8' SIDE YARD
20' SIDE YARD
25' FRONT YARD
ROAD
TYPICAL ALLEY LOT LAYOUT
(Not To Scale)
15' REAR YARD FROM CENTER OF ALLEY
ALLEY
40' MIN
8' SIDE YARD
20' SIDE YARD
25' FRONT YARD
ROAD
CURVE TABLE
CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD BEARING | CHORD
C-1 | 90°00'00" | 25.00 | 39.27 | 25.00 | S38°15'51"E | 35.36
C-2 | 89°45'53" | 25.00 | 39.17 | 24.90 | S50°02'13"W | 35.28
C-3 | 90°00'00" | 15.00 | 23.56 | 15.00 | N40°04'50"W | 21.21
C-4 | 90°14'07" | 25.00 | 39.37 | 25.10 | S39°57'47"E | 35.43
C-5 | 89°15'14" | 25.00 | 38.94 | 24.68 | S50°17'33"W | 35.12
C-6 | 90°00'00" | 15.00 | 23.56 | 15.00 | N40°04'50"W | 21.21
C-7 | 90°00'00" | 15.00 | 23.56 | 15.00 | N49°55'10"E | 21.21
C-8 | 90°00'00" | 15.00 | 23.56 | 15.00 | S40°04'50"E | 21.21
C-9 | 90°00'00" | 15.00 | 23.56 | 15.00 | S49°55'10"W | 21.21
C-10 | 90°00'00" | 25.00 | 39.27 | 25.00 | N40°04'50"W | 35.36
C-11 | 90°44'46" | 25.00 | 39.60 | 25.33 | S39°42'27"E | 35.58
C-12 | 90°00'00" | 15.00 | 23.56 | 15.00 | N49°55'10"E | 21.21
C-13 | 90°00'00" | 15.00 | 23.56 | 15.00 | S40°04'50"E | 21.21
C-14 | 90°00'00" | 25.00 | 39.27 | 25.00 | N49°55'10"E | 35.36
C-15 | 90°00'00" | 15.00 | 23.56 | 15.00 | S40°04'50"E | 21.21
C-16 | 90°00'00" | 15.00 | 23.56 | 15.00 | N49°55'10"E | 21.21
C-17 | 90°00'00" | 15.00 | 23.56 | 15.00 | S49°55'10"W | 21.21
C-18 | 90°00'00" | 15.00 | 23.56 | 15.00 | N40°04'50"W | 21.21
C-19 | 91°40'35" | 25.00 | 40.00 | 25.74 | N72°02'58"E | 35.87
C-20 | 88°50'08" | 25.00 | 38.76 | 24.50 | N18°12'23"W | 34.99
C-21 | 90°00'00" | 15.00 | 23.56 | 15.00 | S49°55'10"W | 21.21
C-22 | 90°00'00" | 25.00 | 39.27 | 25.00 | S51°44'09"W | 35.36
C-23 | 2°44'29" | 295.50 | 14.14 | 7.07 | S05°21'55"W | 14.14
C-24 | 68°42'29" | 385.00 | 461.68 | 263.16 | N60°33'55"E | 434.51
C-25 | 35°57'52" | 505.00 | 316.99 | 163.91 | S76°56'14"W | 311.81
C-26 | 21°17'31" | 535.00 | 198.81 | 100.57 | N15°33'55"E | 197.67
C-27 | 27°41'22" | 505.00 | 244.05 | 124.46 | S40°03'22"W | 241.68
C-28 | 67°01'54" | 298.00 | 348.64 | 197.36 | S28°35'48"E | 329.09
LOT AREA TABLE
LOT NO. | SQUARE FEET | ACRES | LOT NO. | SQUARE FEET | ACRES | LOT NO. | SQUARE FEET | ACRES
1 | 24,711 | 0.57 | 60 | 6,250 | 0.14 | 82 | 8,141 | 0.19
2 | 17,356 | 0.40 | 61 | 6,250 | 0.14 | 83 | 8,680 | 0.20
3 | 17,109 | 0.39 | 62 | 6,250 | 0.14 | 84 | 8,680 | 0.20
4 | 17,056 | 0.39 | 63 | 6,250 | 0.14 | 85 | 8,388 | 0.19
5 | 17,015 | 0.39 | 64 | 6,250 | 0.14 | 86 | 7,800 | 0.18
6 | 16,733 | 0.38 | 65 | 6,250 | 0.14 | 87 | 7,800 | 0.18
7 | 16,875 | 0.39 | 66 | 6,250 | 0.14 | 116 | 6,825 | 0.16
8 | 16,835 | 0.39 | 67 | 6,250 | 0.14 | 117 | 5,000 | 0.11
9 | 16,798 | 0.39 | 68 | 6,250 | 0.14 | 118 | 5,000 | 0.11
10 | 16,762 | 0.38 | 69 | 6,250 | 0.14 | 119 | 5,000 | 0.11
11 | 16,726 | 0.38 | 70 | 9,205 | 0.21 | 120 | 5,000 | 0.11
12 | 16,690 | 0.38 | 71 | 9,702 | 0.22 | 121 | 6,827 | 0.16
13 | 16,654 | 0.38 | 72 | 9,026 | 0.21 | 122 | 10,739 | 0.25
14 | 16,410 | 0.38 | 73 | 9,026 | 0.21 | 123 | 15,226 | 0.35
15 | 16,187 | 0.37 | 74 | 9,026 | 0.21 | 124 | 8,114 | 0.19
53 | 8,568 | 0.20 | 75 | 9,026 | 0.21 | 125 | 8,688 | 0.20
54 | 7,568 | 0.17 | 76 | 9,026 | 0.21 | 126 | 10,752 | 0.25
55 | 6,250 | 0.14 | 77 | 8,854 | 0.20 | OS1 | 11,714 | 0.27
56 | 6,250 | 0.14 | 78 | 7,800 | 0.18 | OS2 | 77,633 | 1.78
57 | 6,250 | 0.14 | 79 | 7,800 | 0.18 | OS3 | 15,285 | 0.35
58 | 6,309 | 0.14 | 80 | 7,800 | 0.18 | OS6/6A | 661,604 | 15.19
59 | 6,658 | 0.15 | 81 | 7,800 | 0.18 | 1 | 24,711 | 0.57
JAMES G. TERRY
REGISTERED LAND SURVEYOR
No. 2107
AGRICULTURAL
COMMERCIAL
TENNESSEE U.S.A.
1-17-25
FINAL PLAT
HERITAGE GREEN SUBDIVISION
PHASE 1
626 BAKER ROAD
P/O PARCEL 37.00 - TAX MAP 74
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE
Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TENNESSEE 37122
PHONE: (615) 490-6920
SHEET 2 OF 3
JOB NO: 2025-132

Scale: 1"=60'

NORTH

GRAPHIC SCALE 0' 30' 60' 120' 180'

GRID NORTH

LOT AREA TABLE

LOT NO.	SQUARE FEET	ACRES
1	24,711	0.57
2	17,356	0.40
3	17,109	0.39
4	17,056	0.39
5	17,015	0.39
6	16,733	0.38
7	16,875	0.39
8	16,835	0.39
9	16,798	0.39
10	16,762	0.38
11	16,726	0.38
12	16,690	0.38
13	16,654	0.38
14	16,410	0.38
15	16,187	0.37
53	8,568	0.20
54	7,568	0.17
55	6,250	0.14
56	6,250	0.14
57	6,250	0.14
58	6,309	0.14
59	6,658	0.15
60	6,250	0.14
61	6,250	0.14
62	6,250	0.14
63	6,250	0.14
64	6,250	0.14
65	6,250	0.14
66	6,250	0.14
67	6,250	0.14
68	6,250	0.14
69	6,250	0.14
70	9,205	0.21
71	9,702	0.22
72	9,026	0.21
73	9,026	0.21
74	9,026	0.21
75	9,026	0.21
76	9,026	0.21
77	8,854	0.20
78	7,800	0.18
79	7,800	0.18
80	7,800	0.18
81	7,800	0.18
82	8,141	0.19
83	8,680	0.20
84	8,680	0.20
85	8,388	0.19
86	7,800	0.18
87	7,800	0.18
116	6,825	0.16
117	5,000	0.11
118	5,000	0.11
119	5,000	0.11
120	5,000	0.11
121	6,827	0.16
122	10,739	0.25
123	15,226	0.35
124	8,114	0.19
125	8,688	0.20
126	10,752	0.25
OS1	11,714	0.27
OS2	77,633	1.78
OS3	15,285	0.35
OS6	661,604	15.19

RIGHT OF WAY DEDICATION
ALONG BAKER ROAD
47,024 SQUARE FEET OR
1.08 ACRES

DEVELOPER:

Green Trails, LLC
Contact: Rick Deckbar
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: Rick@Deckbar.com
Phone: (615) 397-4513

ENGINEER:

Land Solutions Company, LLC
Contact: Jennifer Speich
2925 Berry Hill Drive
Nashville, Tennessee 37204
Email: jennifer@landsolutionsco.net
Phone: (615) 336-7865

SURVEYOR:

JTA Land Surveying, Inc.
Contact: Greg Terry
3384 N Mt. Juliet Road - Suite 900
Mt. Juliet, Tennessee 37122
Email: gregt.jta@comcast.net
Phone: (615) 490-6920

SITE DATA:

Lot Area = 14.06 Acres
Open Space Area = 17.56 Acres
R.O.W. Area = 4.27 Acres
R.O.W. Dedication Area = 1.64 Acres
Total Area Of Phase 1 = 37.53 Acres

P/O Parcel 37.00
Tax Map 74
GREEN TRAILS, LLC
Book 2858, Page 1296,
R.O.M.C., Tennessee

"Future Development"

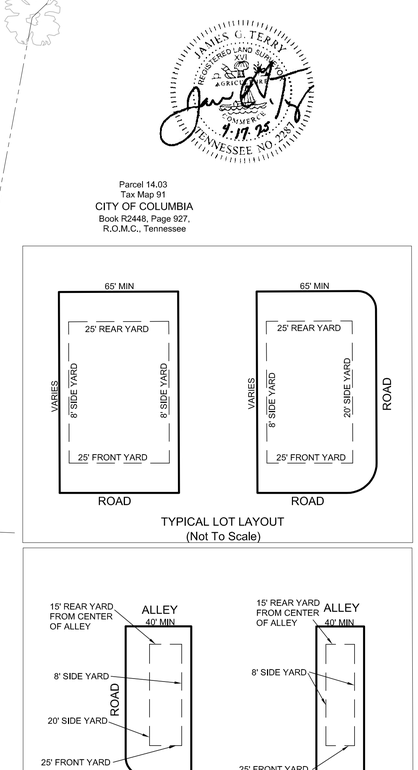
Parcel 14.03
Tax Map 91
CITY OF COLUMBIA
Book R2448, Page 927,
R.O.M.C., Tennessee

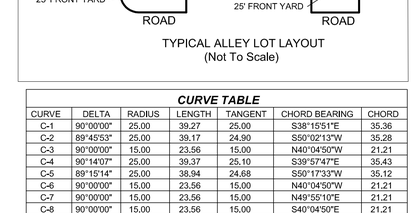
Parcel 36.04
Tax Map 74
JANE W. BARNETT
Plat Book P10, Page 447,
R.O.M.C., Tennessee

Parcel 14.00
Tax Map 91
MAURY COUNTY BOARD OF EDUCATION
Book 1250, Page 508,
R.O.M.C., Tennessee

"E.A. COX MIDDLE SCHOOL"

JAMES G. TERRY
REGISTERED LAND SURVEYOR
2349
AGRICULTURAL
SURVEYOR
TENNESSEE NO. 2349
1.17.25





CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	90°00'00"	25.00	39.27	25.00	S38°15'51"E	35.36
C-2	89°45'53"	25.00	39.17	24.90	S50°02'13"W	35.28
C-3	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-4	90°14'07"	25.00	39.37	25.10	S39°57'47"E	35.43
C-5	89°15'14"	25.00	38.94	24.68	S50°17'33"W	35.12
C-6	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-7	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-8	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-9	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-10	90°00'00"	25.00	39.27	25.00	N40°04'50"W	35.36
C-11	90°44'46"	25.00	39.60	25.33	S39°42'27"E	35.58
C-12	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-13	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-14	90°00'00"	25.00	39.27	25.00	N49°55'10"E	35.36
C-15	90°00'00"	15.00	23.56	15.00	S40°04'50"E	21.21
C-16	90°00'00"	15.00	23.56	15.00	N49°55'10"E	21.21
C-17	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-18	90°00'00"	15.00	23.56	15.00	N40°04'50"W	21.21
C-19	91°40'35"	25.00	40.00	25.74	N72°02'58"E	35.87
C-20	88°50'08"	25.00	38.76	24.50	N18°12'23"W	34.99
C-21	90°00'00"	15.00	23.56	15.00	S49°55'10"W	21.21
C-22	90°00'00"	25.00	39.27	25.00	S51°44'09"W	35.36
C-23	2°44'29"	295.50	14.14	7.07	S05°21'55"W	14.14
C-24	68°42'29"	385.00	461.68	263.16	N60°33'55"E	434.51
C-25	35°57'52"	505.00	316.99	163.91	S76°56'14"W	311.81
C-26	21°17'31"	535.00	198.81	100.57	N15°33'55"E	197.67
C-27	27°41'22"	505.00	244.05	124.46	S40°03'22"W	241.68
C-28	67°01'54"	298.00	348.64	197.36	S28°35'48"E	329.09

LEGEND:

- IR(0)○ Existing Iron Rod – IR(O)
- IR(N)● Iron Rod (New) – IR(N)
- Sanitary Manhole
- Fire Hydrant (F.H.)
- Catch Basin
- Storm Manhole
- Concrete Headwall
- PUDE Public Utility & Drainage Easement
- R.O.M.C. Registers' Office Maury County

MATCH LINE SEE SHEET 2 OF 3

MATCH LINE SEE SHEET 2 OF 3

FINAL PLAT
HERITAGE GREEN SUBDIVISION
PHASE 1

626 BAKER ROAD
P/O PARCEL 37.00 - TAX MAP 74
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

Prepared By:
JTA LAND SURVEYING, INC.
3384 N MT JULIET ROAD
SUITE 900
MT JULIET, TENNESSEE 37122
PHONE: (615) 490-6920

SHEET 3 OF 3
JOB NO: 2025-132

Will work with Engineering staff to determine Surety amount and draft development agreement with initial review of the Final Plat.

CPWS

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

January 13, 2025

RE: Heritage Green Phase 1
Columbia Power and Water Systems, Maury County, Tennessee

Dear Ms. Dodd,

We have approved the design of the above referenced project consisting of ***approximately 600LF of 12-inch, 1,835LF of 10-inch, 2,250LF of 8-inch and 60LF of 4-inch mains*** and all related appurtenances to provide water service, and agree to own, operate and maintain the proposed project once in operation. We have conducted an analysis and determined the system has adequate flow and pressure for the design flow rate and that the project will not negatively affect existing customers or the water distribution system in general.

Hydraulic modeling calculations were performed by our consultant, Inflo Design Group, and are included with this submittal. If you have any questions or require any additional information, please contact Eric King at 423-774-0349 or eric.king@inflodesign.com.

Sincerely,

Matthew J. Wheeler, P.E.
Vice President of Water Resources, CPWS

cc: File 22-011

STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Davy Crockett Tower, 9th Floor
500 James Robertson Parkway
Nashville, Tennessee 37243-1204

February 10, 2025

Gary Lynn Ealey, PE
e-copy: lynn@landsolutionsco.net
Land Solutions Company, LLC
2925 Berry Hill Dr.
Nashville, TN 37204

RE: **COLUMBIA POWER & WATER SYSTEMS (PWSID TN0000128)**
Maury County
Project Number: DW20250061
Heritage Green Phase 1

Dear Mr. Ealey:

The Tennessee Department of Environment and Conservation, Division of Water Resources, acknowledges receipt of construction documents for the referenced project on January 22, 2025 with additional documentation received through February 10, 2025.

The project consists of approximately 602 feet of 12-inch DIP; 1,835 feet of 10-inch DIP; 2,244 feet of 8-inch DIP; 60 lf of 4-inch DIP; and associated appurtenances. Construction is to be completed in accordance with the approved standard specifications of Columbia Power and Water Systems. As indicated by our stamp, this project has been approved for construction.

This letter, with the enclosed engineering documents bearing our official stamp, constitutes approval by the Commissioner of the Tennessee Department of Environment and Conservation for construction of the referenced facility. Approval is granted in accordance with the Tennessee Safe Drinking Water Act of 1983 and Regulations of the Tennessee Board of Water Quality, Oil and Gas. One complete set of plans and specifications, bearing the official stamp, must be kept at the construction site. Projects utilizing previously approved standard specifications are not required to maintain a stamped copy of the specifications at the construction site. All construction must conform with these approved documents. It is the responsibility of the water utility and/or their engineer to ensure that construction conforms to the plans and specifications.

Approval expires one year from the stamped approval date (February 10, 2025) unless construction is either underway or complete. Deviations from the approved plan documents which

may affect the quality or quantity of potable water must be submitted and approved in writing before such changes are made.

The Columbia Environmental Field Office should also be contacted for determinations regarding whether an Aquatic Resource Alteration Permit (ARAP) and/or a National Pollutant Discharge Elimination System (NPDES) construction stormwater permit will need to be obtained prior to the beginning of construction of this project.

The Division's appropriate Field Office may desire to schedule an inspection of the construction work to verify compliance with the approved plans and specifications. Therefore, the engineer or the water utility shall notify the Columbia Field Office of the start of construction. This notification may be made by completing and sending the attached "Construction Start Notification" form to the field office.

To expedite matters, please reference the assigned drinking water project number DW20250061 on any future correspondence. If you have any questions, please feel free to contact Mr. Matthew Tipton, E.I. at 423-203-0948 or by E-mail at *Matthew.Tipton2@tn.gov*.

Sincerely,

Angela Jones, PE, CPM
Manager, Engineering Services Unit

Enclosures: Approved Construction Documents
Construction Start Notification Form

cc: Shane Andrews, Distribution Superintendent , Columbia Power & Water Systems, Shane.Andrews@cpws.com
David Alley, Land Solutions Company, david@landsolutionsco.net
Crystal Stacey, Multi-Program Coordinator, TDEC - Columbia Environmental Field Office, Crystal.Stacey@tn.gov

CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

Please submit scanned copy of the application online at City of Columbia | Permitting (onlama.com)
If there is no access to a computer, please submit all pertinent information on a flash drive as well as provide one hard copy. Additional fee may apply.

ADDRESS/LOCATION	626 Baker Rd		
	TAX MAP: 74	GROUP:	PARCEL: 37.00
SUMMARY OF NATURE OF REQUEST AND WORK	Final Plat for Heritage Green Phase 1. 61 lots and associated R.O.W. 37.53 Acres		

DATE OF PRE-APPLICATION CONFERENCE	n/a	*Pre-application meetings are scheduled for Wednesdays. Concept plan/fee due the Friday before the meeting.*

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 ☐ ARC Alternative Compliance ☐ As Approved Plans ☐ 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 n/a ☑ Total acreage 37.53 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 will go to the Applicant's email that is provided.

NAME	Lynn Eoley	PHONE	615-969-9202
ADDRESS	2925 Berry Hill Dr Nashville 37204	EMAIL	Lynn@landsolutionsco.net

PROPERTY OWNER NAME	Green Trails LLC	PHONE	Same
ADDRESS	Same	EMAIL	Same

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.

Lynn Eoley		4/21/2025
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Richard Jackson		4/21/2025
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE