

AGENDA

The Columbia Municipal Planning Commission will meet on Wednesday, January 14, 2026 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

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

II. Consent

1. Request from Abigail Overstreet for Final Plat approval with surety of $535,000 for Hampshire Pike Steadfast located off Hampshire Pike at Tax Map 89 Parcel 41.15.
2. Request from TKC Architecture & Engineering, LLC for Final Plat approval with surety of $690,000 for Reserve at Hickory Ridge Phase 1B located at Tax Map 93 Parcel 3.02 off Bear Creek Pike and Red Hawk Road.

III. Discussion Items

1. Request from Hunter Fred for Preliminary Plat and Final PUD Master plan approval for Bear Springs Phase 2A located at Tax Map 92 Parcel 12 off Bear Creek Pike and Rock Springs Road. **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

2. Request from T-Square Engineering, Inc. to Rezone property located at 601 and 605 West 7th Street, being Tax Map 100D Group F Parcel 20, from CD-4 (General Urban Character District) to CD-5 (General Urban Center). **THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA. THE APPLICANT HAS WITHDRAWN THIS REQUEST.**

3. Request from TKC Architecture & Engineering for approval of an overlay Map Amendment to the *Downtown Columbia Commercial Historic District* concerning property at 810 Woodland Street, being Tax Map 99A Group K Parcel 11.

4. Request from Noah Burchell for Appeal approval to 5.12.2.A of the Engineering Standards and Specifications regarding property at 308 Granada Drive, being Tax Map 89K Group G Parcel 28.

5. Request from Patrick Carter for a *Connect Columbia* Comprehensive Plan Amendment approval to reclassify property atto the Future Land Use Designation to reclassify property at Tax Map 67 Parcel 1 located off Double Branch Road from Rural Transition (RT) to Suburban Neighborhoods (SN).

6. Request from Fulmer Lucas Engineering, LLC for Preliminary PUD Master Plan approval for new construction of a group care facility located at a portion of Tax Map 112 Parcel 3.07 off Rutherford Lane.

7. Request from William Irby for Preliminary PUD Master Plan approval for new townhome construction located off Honey Farm Way, being Lot 6B of Honey Farm Crossing at Tax Map 51 Parcel 58.

IV. Other Business

V. Public Comments

VI. Adjourn

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

Organization

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

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

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

Chairman Charlie Goatz called for the verbal roll call.

Those in attendance were:
Planning Commission Chairperson, Charlie Goatz; Planning Commission Member, Vice-Mayor Randy McBroom; Planning Commission Member, Dr. Christa Martin; Planning Commission Member, Mayor Chaz Molder; Planning Commission Member, James Shannon; Planning Commission Member, James Sloan; Planning Commission Member, Nancy Williams.

Other Attendees: Mr. Austin Brass, City Planner; Mr. Ryan Filipkowski, Wastewater Engineer; Mr. Glenn Harper, City Engineer; Mr. Jake Hubbell, City Attorney; Mr. Jeremy Humphrey, Planner II; Mr. Paul Keltner, Director of Development Services; Mrs. Sandra Richardson, Recording Secretary; Mr. Charles Rush, Principal Planner; Mrs. Melissa Sanders, Planner I; Mr. Douglas Toney, Assistant City Engineer.

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

Chairperson Charlie Goatz welcomed guests and applicants to the meeting. The Chairperson discussed the rules of conduct, the meeting order, and the process for guests and speakers to be heard.

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

Chairman Goatz read the agenda item. Mr. Paul Keltner, Director of Development Services, gave the details of the Acknowledgment of Official Communications of the Columbia City Council on Annexation and Zoning. Mr. Keltner stated that two items were considered: Ordinance 4564, and Resolution 2570. Both were concerning a request to annex and rezone off Lasea Road. This was the second consideration. During the second consideration, both items failed with a tie vote of 3-3.

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

Chairman Goatz read the agenda item. Dr. Martin moved to approve the minutes, and Mr. Shannon seconded. The motion to approve the minutes passed five to zero.

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

Chairperson Charlie Goatz read the agenda item. Mr. Glenn Harper, City Engineer, stated that all letters of credit are in order.

Consent

Chairperson Charlie Goatz read all three consent items. Mr. Shannon moved to approve all three items, and Mr. Goatz seconded the motion. The motion to approve all three items passed five to zero.

Item II.1. - **Request from Ragan Smith & Associates for Final Plat approval with surety in the amount of $340,000 for Marlon's Creek Subdivision Phase 2A, located at Tax Map 73 Parcel 15, off Lasea Road.**

Item II.2. - **Request from Allen O'Leary for Final Plat approval with surety in the amount of $55,000 for Woodward Estates Phase 1B located off Rutherford Lane at Tax Map 101 Parcel 36.06.**

Item II.3. - **Request from WES Engineers & Surveyors for Final Plat approval with surety in the amount of $35,000 for Lots 10 and 13 of the Beechcroft Plaza PUD located at Tax Map 42 Parcel 14 off Cayer Lane.**

Discussion Items

Item III.1. - **Request from Michael Williams for revision of the previously approved Heritage Village Multi-Family Site Development Plan located at Santa Fe Pike and River Heights Drive, being Tax Map 89E Group B Parcel 20. THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA.**

Mr. Goatz read the agenda item. Mr. Austin Brass, City Planner, gave the details of the staff report. He discussed the water main that ran across this site being the reason for the revision request, CPWS concern, and reshaping the building. Mr. Brass also discussed the proposed elevations.
Mr. Steve Roberts, Architect, was present to answer questions.
Mayor Molder arrived at the meeting at 4:07 PM.
The discussion included the setback requirements, the previously approved elevations, and parking requirements. Mr. Goatz asked the applicant if there was a way to square up the building. Mr. Roberts stated that they lost a parking spot by shifting them, and they are unable to shift anymore. Additional discussions included the detention pond, 16" water line easement, the waterline would have to cut off a couple of units, parking space requirement, condos, max setback in the CD-4, encroachment, and maximum setback line. Mr. Goatz went through the line items to confirm if they conformed, and Mr. Brass confirmed. Mr. Goatz moved to approve subject to technical comments. Mr. Shannon seconded the motion. The motion to approve passed six to zero.

Item III.2. -
Request from TKC Architecture and Engineering, LLC for Preliminary Plat revision of Reserve at Hickory Ridge Phase 1A amenity lot in Open Space 1, being a portion of Tax Map 72 Parcel 66 off Bear Creek Pike and Red Hawk Road.

Mr. Goatz read the agenda item. Mr. Rush gave the details of the staff report. The applicant is requesting to add an amenity center.
Dr. Martin moved to approve, and Ms. Williams seconded the motion. The motion to approve passed six to zero.

Vice Mayor McBroom attended the meeting at 4:18 PM.

Item III.3. - **Request from Hunter Fred for Preliminary Plat and Final PUD Master plan approval for Bear Springs Phase 2A located at Tax Map 92 Parcel 12 off Bear Creek Pike and Rock Springs Road.**

Mr. Goatz read the agenda item. Mr. Austin Brass gave the details of the staff report. Staff's concern is that the preliminary plat showed a lineal park, it does not show the walking trail now. This does introduce several retaining walls, noting that the average height will be five feet.
Mr. Hunter Fred, Engineer for Ragan Smith. Mr. Goatz inquired about the sidewalk walking trail. Mr. Fred explained. The discussion included a retention pond, walking trail, the retaining walls, the product on the lot, grading, J&B to the north, the retaining wall material, and being vested under the previous ordinance. Mr. Goatz stated that he would like to see the walking trails, anything that will benefit. He also stated that the only walking trail to be concerned with is the one to the north. Mr. Brass stated correct. Vice-Mayor McBroom inquired if this yard was going up against the retaining wall. Mr. Brass explained that in the backyard there will be a retaining wall. Vice-Mayor McBroom asked if they would have to put a fence around it. Mr. Brass referred to Mr. Glenn Harper, City Engineer. Mr. Harper stated that most retaining walls will require a pedestrian guard, and he further explained. Mr. Goatz stated that it sounds like there needs to be continued conversations with engineering. Mr. Goatz moved to defer allowing time for the applicant to work with staff. The motion was seconded by Dr. Martin. The motion to defer passed seven to zero.

Item III.4. - **Request from T-Square Engineering, Inc. to Rezone property located at 601 and 605 West 7th Street, being Tax Map 100D Group F Parcel 20, from CD-4 (General Urban Character District) to CD-5 (General Urban Center). THE APPLICANT HAS REQUESTED A DEFERRAL FOR THIS ITEM.**

Mr. Goatz read the agenda item, and stated that the applicant has requested a deferral. Mr. Goatz moved to defer, and Mr. Shannon seconded. The motion to defer passed six to zero with Dr. Sloan abstaining.

Item III.5. - **Request from Columbia City Council for review and recommendation of the de-annexation of properties located at Tax Map 52 Parcels 38.03, 38.05, 38.06 and Tax Map 66 Parcels 1.01, 1.02 and 1.03 off of Darks Mill Road.**

Mr. Goatz read the agenda item. Mr. Rush gave the details of the staff report, and the history of the property. Mr. Goatz, stated for clarification, the applicant is aware that with the de-annexation, benefits will be going away. The applicant nodded yes. Mr. Paul Keltner stated that, more importantly, for the use of the property, you will be bound by the County. Mayor Molder moved to approve the request, and Mr. Goatz seconded the request. Mayor Molder stated that this was an unusual request that came through, and he further discussed the nature of the request. Mr. Goatz asked if this annexation request proceeds to the Council, would there be two readings. Mr. Keltner stated it would be in an Ordinance form. Mr. Hubbell confirmed that it would be by Ordinance. Dr. Martin stated that this was a good read, and she thanked Mayor Molder for his comments. She also stated that she has been here for 30 years, and one of the things she asked City leaders was, had it ever happened before? And they told her no. She appreciated the history that was included in the staff report, because it gave the details that were needed. She also stated that in the future each request will have to stand on its own. The motion to approve passed seven to zero.

Other Business

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

Election of officers. Vice-Mayor McBroom moved to nominate Charlie Goatz as Chairman, and Mr. Shannon seconded the motion. Mr. Sloan called for the vote. The motion passed six to zero with Mr. Goatz abstaining.
Vice Chair- Vice-Mayor McBroom nominated Mr. James Sloan, and Dr. Martin seconded the motion. The motion passed six to zero with Mr. Sloan abstaining.
Secretary — Mr. Goatz nominated Mr. Austin Brass, City Planner and Dr. Martin seconded the motion. The motion passed seven to zero.

Mr. Paul Keltner discussed the schedule for next year.
Veterans day, Nov. 11th, City Hall will be closed. The meeting date will be moved to Nov. 10th.
Vice-Mayor McBroom thanked everyone for being present, and he wished everyone a Merry Christmas and a Happy New Year.

Public Comments

Adjourn

Mayor Molder moved to adjourn the meeting, and Mr. Shannon seconded the motion. The motion to adjourn passed seven to zero. The meeting adjourned at 4:43 PM.

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Planning Commission Chairman, Charlie Goatz

Date

Active Letters of Credit and Sureties

1/6/2026

SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Arlington Heights Subdivision, Phase 1, Section 2	Arlington Heights General Partnership	$106,000.00	05/09/2021
Arlington Heights Subdivision, Phase 2, Section 2	Arlington Heights General Partnership	$105,000.00	04/25/2021
Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	General Homes of Columbia, LLC	$203,500.00	05/05/2019
Armstrong Meadows Subdivision, Section 4	Smith Douglas, LLC	$475,000.00	02/01/2023
Armstrong Street Subdivision (roads & drainage)	Tennessee Regional Holdings, LLC	$75,500.00	05/14/2023
Baker Creek Place (roads & drainage)	SDH Nashville, LLC	$360,000.00	04/01/2026
Bear Creek Glen, Phase 1 (roads and drainage)	CHR Land, LLC	$90,000.00	07/10/2026
Bear Creek Overlook Place Phase 1 (roads and drainage)	CHR Land, LLC	$203,000.00	07/10/2026
Bear Creek Overlook, Ph. 2	CHR Land, LLC	$120,000.00	07/09/2026
Colter Place Subidivison, Section 1 (rds/drainage)	Sterling Martin	$5,000.00	06/13/2025
Cottages at Bear Creek , Phase 1 (roads & drainage)	Riverstone Homes, LLC	$165,000.00	07/19/2022
Cottages at Bear Creek , Phase II (roads & drainage)	Riverstone Homes, LLC	$156,000.00	03/18/2023
Drumwright Phase 3A	Lennar Homes of Tenn, LLC	$135,000.00	11/22/2024
Drumwright Phase 3B	Lennar Homes of Tenn, LLC	$120,000.00	11/22/2024
Drumwright Phase 3C	Lennar Homes of Tenn, LLC	$190,000.00	11/22/2024
Drumwright TH, Phase 2D	Lennar Homes of Tenn, LLC	$265,000.00	05/23/2024
Drumwright, Phase 1 Family Section (roads & drainage)	Lennar Homes of Tenn, LLC	$890,000.00	08/11/2023
Drumwright, Phase 1 Townhomes Section (roads & drainage)	Lennar Homes of Tenn, LLC	$275,000.00	08/11/2023
Drumwright, Phase 2A	Lennar Homes of Tenn, LLC	$200,000.00	05/23/2024
Drumwright, Phase 2B	Lennar Homes of Tenn, LLC	$125,000.00	05/23/2024
Drumwright, Phase 2C	Lennar Homes of Tenn, LLC	$125,000.00	05/23/2024
Elan Subdivision, Phase 2 (roads and drainage)	Shaw Enterprises	$142,000.00	01/04/2022
Fieldstone Farms - Section 4 (roads & drainage)	Estate of Cyril Evers	$21,000.00	03/13/2022
Greystone Subdivision	LPT, LLC	$16,650.00	03/07/2021
Hatton Hills Subdivision (roads & drainage)	J & B Estate	$32,000.00	03/22/2022
Hillcrest Village, Phase 1A	M/I Homes of Nashville, LLC	$645,000.00	01/19/2025
Hillcrest Village, Phase 2	M/I Homes of Nashville, LLC	$370,000.00	07/16/2025
Homestead at Carter's Station, 5.2 and 6.1	Pulte Homes Tennessee Partnership	$254,000.00	04/16/2022
Homestead at Carters Station, Section 5, Phase 2	Pulte Homes Tennessee Partnership	$149,000.00	07/29/2023
Homestead South @ Carter's Station	Pulte Homes Tennessee Partnership	$125,000.00	07/13/2026
Honey Farms Subdivision, Phase 2, Section 10	Charles Raines Construction, LLC	$10,300.00	05/23/2020
Honey Farms Townhomes , Phase 2, Section 3	Lennar Homes of Tenn, LLC	$50,000.00	04/05/2022
Honey Lakes, Phase 1	Honey Lakes LLC	$295,000.00	07/10/2026
Horizon Park, Ph. 1	Burchell Properties, LLC	$195,000.00	03/01/2025
Independence @ Carter's Station, Section 3, Phase 4	Pulte Homes Tennessee Partnership	$140,000.00	07/13/2024
Independence @ Carter's Station, Section 3, Phase 5	Pulte Homes Tennessee Partnership	$35,000.00	07/19/2024
Independence @ Carter's Station, Section 6, Phase 4	Pulte Homes Tennessee Partnership	$160,000.00	07/13/2024
Independence @Carter's Station, Section 3, Phase 1	Pulte Homes Tennessee Partnership	$390,000.00	09/15/2021
Independence at Carters Section 3, Phase 3	Pulte Homes Tennessee Partnership	$155,000.00	08/05/2024
Independence at Carters Station Section6, Phase 3	Pulte Homes Tennessee Partnership	$197,000.00	07/14/2023
Independence at Carter's Station, Section 3, Phase 2	Pulte Homes Tennessee Partnership	$372,000.00	12/06/2022
Independence at Carter's Station, Section 6, Phase 2	Pulte Homes Tennessee Partnership	$207,000.00	11/08/2022
Independence at Carter's Station, Section 6, Phase 5	Pulte Homes Tennessee Partnership	$220,000.00	05/01/2025
Morgan Meadow Phase 2 (roads & drainage)	KCS Property, LLC	$13,500.00	12/06/2024
Morgan Meadow Phase 3 (roads & drainage)	KCS Property, LLC	$22,000.00	11/05/2025
Polk Place , Phase 2B (roads & drainage)	Columbia Properties, LLC	$5,600.00	11/18/2025
Polk Place PUD Subdivision, Phase 1 (roads & drainage)	Columbia Properties, LLC	$2,800.00	11/18/2025
Polk Place PUD Subdivsion, Section 2A (roads & drainage)	Columbia Properties, LLC	$5,500.00	11/18/2025
Polk Place, Phase 3 , (roads and drainage)	Columbia Properties, LLC	$7,900.00	11/18/2025
Preserve at Drumwright, Phase 1 and Phase 2	Lennar Corporation	$1,190,000.00	11/14/2024
Quail Run Development Phase 1 (roads & drainage)	Quail Run Development Co., LLC	$15,700.00	03/12/2026
Quail Run Development, Phase 1B (roads and drainage)	Quail Run Development Co., LLC	$18,500.00	03/12/2026
Quail Run Development, Phase 2 (roads and drainage)	Quail Run Development Co., LLC	$18,200.00	07/03/2026
Quail Run Meadows, Phase 3	Quail Run Development Co., LLC	$185,000.00	07/03/2026
Quail Run Meadows, Phase 4	Quail Run Development Co., LLC	$210,000.00	07/03/2026

Active Letters of Credit and Sureties

1/6/2026

SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Ridge at Carter's Station, Phase 1B (roads & drainage)	Richmond American Homes of Tenn	$260,000.00	03/31/2023
Ridge at Carter's Station, Phase 2 (roads & drainage)	Richmond American Homes of Tenn	$645,000.00	10/31/2024
Ridgeview Oaks, Phase 1 (roads and drainage)	A1 Home Builders, Inc.	$45,000.00	08/22/2025
Ridgeview Oaks, Phase 2 (roads and drainage)	A-1 Home Builders, Inc.	$33,500.00	02/28/2025
Rutherford Subdivision, Phase 1	Regent Homes, LLC	$400,000.00	12/21/2025
Savannah Cove Subdivision - roads/drainage	Campbell and Lovell Rentals	$45,000.00	09/28/2021
Summerdale Subdivision, Phase 2 (roads & drainage)	P & L Development, LLC	$10,500.00	04/17/2026
Summerdale Subdivision, Phase 3 (roads & drainage)	P & L Development	$9,700.00	04/17/2026
Summerdale Subdivision, Phase 3B (roads & drainage)	P & L Development, LLC	$5,000.00	01/27/2024
Summerdale Subdivision, Phase 4 (roads & drainage)	P & L Development	$6,400.00	04/17/2026
Summerdale Subdivision, Phase 5 (roads & drainage)	P & L Development, LLC	$5,500.00	04/17/2026
Summerdale Subdivision, Phase 6 (roads & drainage)	P & L Development, LLC	$10,300.00	04/17/2026
Summerdale Subdivision, Phase 7 (roads & drainage)	P & L Development, LLC	$6,600.00	04/17/2026
Summerdale, Phase 1 (roads & drainage)	P & L Development	$13,500.00	04/16/2026
Summit at Carter's Station Phase 1 (roads & drainage)	Tamarack Land - Carter's Station LLC	$465,000.00	03/17/2024
Summit at Carter's Station Phase 2	Tamarack Land - Carter's Station LLC	$175,000.00	06/14/2024
Summit at Carter's Station West, Phase 1 (A)	Pulte Homes Tennessee Partnership	$120,000.00	10/06/2024
elan Subdivision, Phase 2 (roads and drainage)	Pulte Homes Tennessee Partnership	$470,000.00	04/25/2025
Summit at Carter's Station,East_Phase 4	Tamarack Land Carters Station LLC	$260,000.00	06/12/2025
Summit West, Ph. 1B	Pulte Homes Tennessee Partnership	$435,000.00	04/25/2026
Taylor Bend Road - roads & drainage	Meritage Homes of Tenn., Inc.	$120,000.00	06/30/2025
Taylor Landing - Phase 2 (roads & drainage)	Meritage Homes of Tenn., Inc.	$18,800.00	04/30/2026
Taylor Landing Subdivision, Phase 4B, (roads & drainage)	Meritage Homes of Tenn., Inc.	$78,000.00	06/30/2025
Taylor Landing Subdivision, Phase 5A (roads & drainage)	Meritage Homes of Tenn., Inc.	$48,000.00	06/30/2025
Taylor Landing Subdivision, Phase 5B (roads & drainage)	Meritage Homes of Tenn., Inc.	$72,000.00	06/30/2025
Taylor Landing, Phase 4A (roads & drainage)	Meritage Homes of Tenn., Inc.	$12,100.00	11/30/2025
The Landings at Greens Mill_Phase 1A	2558 Green Mill, LLC	$1,040,000.00	03/11/2026
The Ridge at Carter's Station, Phase 1A	Richmond American Homes of Tenn	$121,000.00	12/03/2022
The Summit at Carter's Station, Phase 3 (East)	Tamarack Land-Carter's Station, LLC	$610,000.00	12/20/2024
Vesper Court (completion of the work)	P-R Vesper, LLC	$18,500.00	04/18/2023
Vesper Court (completion of the work) 2	P-R Vesper, LLC	$10,000.00	06/16/2024
Vulcan Quary Site Restoration	Vulcan Construction Materials, LLC	$62,000.00	03/01/2024
Williamsport Landing, Phase 1	KCS Property LLC	$310,000.00	09/03/2026
Williamsport Landing, Phase 2	KCS Property LLC	$290,000.00	06/06/2026
Quail Run Meadows, Phase 5	Quail Run Development Co., LLC	$175,000.00	09/08/2026
Honey Farm Townhomes, Phase 1B	Lennar Homes of Tenn, LLC	$550,000.00	09/11/2025
Honey Farm Townhomes, Phase 1A	Lennar Homes of Tenn, LLC	$130,000.00	09/08/2025
The Landings at Greens Mill_Phase 1C	2558 Green Mill, LLC	$330,000.00	11/04/2025
The Landings at Greens Mill_Phase 1B	2558 Greens Mill, LLC	$440,000.00	11/04/2025
Honey Farm Townhomes_Phase 3	Lennar Homes of Tenn, LLC	$300,000.00	10/21/2025
Summit at Carters Station West - Phase 3	Pulte Homes Tennessee Partnership	$375,000.00	11/19/2025
Bear Springs Phase 1A	Willow Branch Partners	$675,000.00	11/27/2025
Bear Springs Phase 1B	Willow Branch Partners	$120,000.00	12/26/2025
Marlons Creek Phase 1A	Marlon's Creek Prop Co., LLC	$485,000.00	01/15/2026
Bear Creek Glen, Phase 2	CHR Land, LLC	$50,000.00	11/15/2025
Williamsport Landing, Phase 3	KCS Property LLC	$190,000.00	02/10/2026
Hillcrest Townhomes	M/I Homes of Nashville, LLC	$455,000.00	03/07/2026
Bullock Street Townhomes	Harakas Development, LLC	$175,000.00	03/17/2026
Bear Creek Overlook, Phase 3	CHR Land, LLC	$145,000.00	04/15/2026
Hampshire Pike Mixed -Use Steadfast	Hampshire Pike Holdings, LLC	$535,000.00	05/13/2026
Bear Springs 1A	Meritage Homes of Tenn., Inc.	$675,000.00	11/02/2025
Bear Springs 1B	Meritage Homes of Tenn., Inc.	$120,000.00	12/26/2026
Reserve at Hickory Ridge Phase 1A	D R Horton, Inc.	$445,000.00	05/28/2026

Active Letters of Credit and Sureties

1/6/2026

SUBDIVISION	DEVELOPER	AMOUNT	EXP. DATE
Reserve at Hickory Ridge Phase 1B	D R Horton, Inc.	$690,000.00	05/28/2026
Hiwassee Drive (Idlewild Farms)	Habitat for Humanity	$255,000.00	05/23/2026
Marlons Creek Phase 1B	Marlon's Creek Prop Co., LLC	$560,000.00	07/16/2026
Summit at Carters Station West - Phase 4	Pulte Homes Tennessee Partnership	$740,000.00	06/30/2026
Bear Creek Overlook _Phase 3	CHR Land, LLC	$145,000.00	04/15/2026
McClure Farms Phase 1A (roads and drainage)	Brightland Homes of Tennessee	$260,000.00	12/13/2025
McClure Farms Phase 1B (roads and drainage)	Brightland Homes of Tennessee	$515,000.00	05/20/2026
Woodward Estates	A-1 Home Builders, Inc.	$130,000.00	08/13/2026
Hampshire Hills	Smith Douglas, LLC	$455,000.00	03/21/2026

Hampshire Pk/Steadfast – Phase 1

Project #:	25-0423	**Location:**	089 41.15
Applicant:	Abigail Overstreet	**Case Type(s):**	Final Plat
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Mixed Use

PROJECT SUMMARY

The applicant is seeking approval for a Final Plat to establish eight lots and to dedicate a portion of right-of-way. These lots are part of a larger, multi-phase mixed-use development. The Planning Commission granted approval for a Preliminary Plat related to this development in October 2021 (21-0163). This prior approval has created a vested right to develop according to the MRC (Mixed Residential Commercial) district standards outlined in the previous Zoning Ordinance. This development is subject to Ordinance 3638, the pre-July 2022 zoning ordinance.

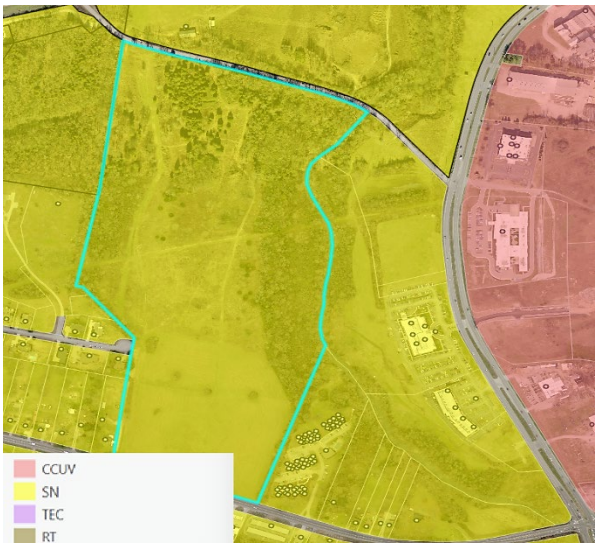
- The Final Plat conforms to the Preliminary Plat.
- The applicant has provided a financial surety in the amount of $535,000 to guarantee completion of infrastructure.
- The applicant has executed a development agreement in the format prescribed the Appendix B of the Subdivision Regulations.
- The applicant will record a stormwater maintenance agreement prior to recordation of the Final Plat.
- The DRC reviewed this proposal at its December 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- Staff review included standard comments and requests for technical corrections.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4	In Development	Mixed Residential/Commercial	+/-66.815 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Suburban Neighborhood	CD-4	Mixed Use
North	Suburban Neighborhood	Maury County	Undeveloped
South	Suburban Neighborhood	CD-3	Single-Family
East	Suburban Neighborhood	CD-3	Multi-Family/Commercial
West	City Center Urban Village	CD-3/Maury County	Single-Family/Undev.

The subject site is a large multiphase mixed-use development. The property is bounded on the north by undeveloped land currently not in the jurisdictional limits of Columbia. Established single-family residential units are to the south and west of this parcel. Adjacent to this site to the east is an established multi-family development.

CONFORMITY WITH ZONING ORDINANCE

The Final Plat conforms to the Preliminary Plat, the modified MRC standards of the applicable zoning ordinance (3638), and the Subdivision Regulations of the City of Columbia.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its March 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

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

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

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

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

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

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

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

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

Deny:

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

LEGEND

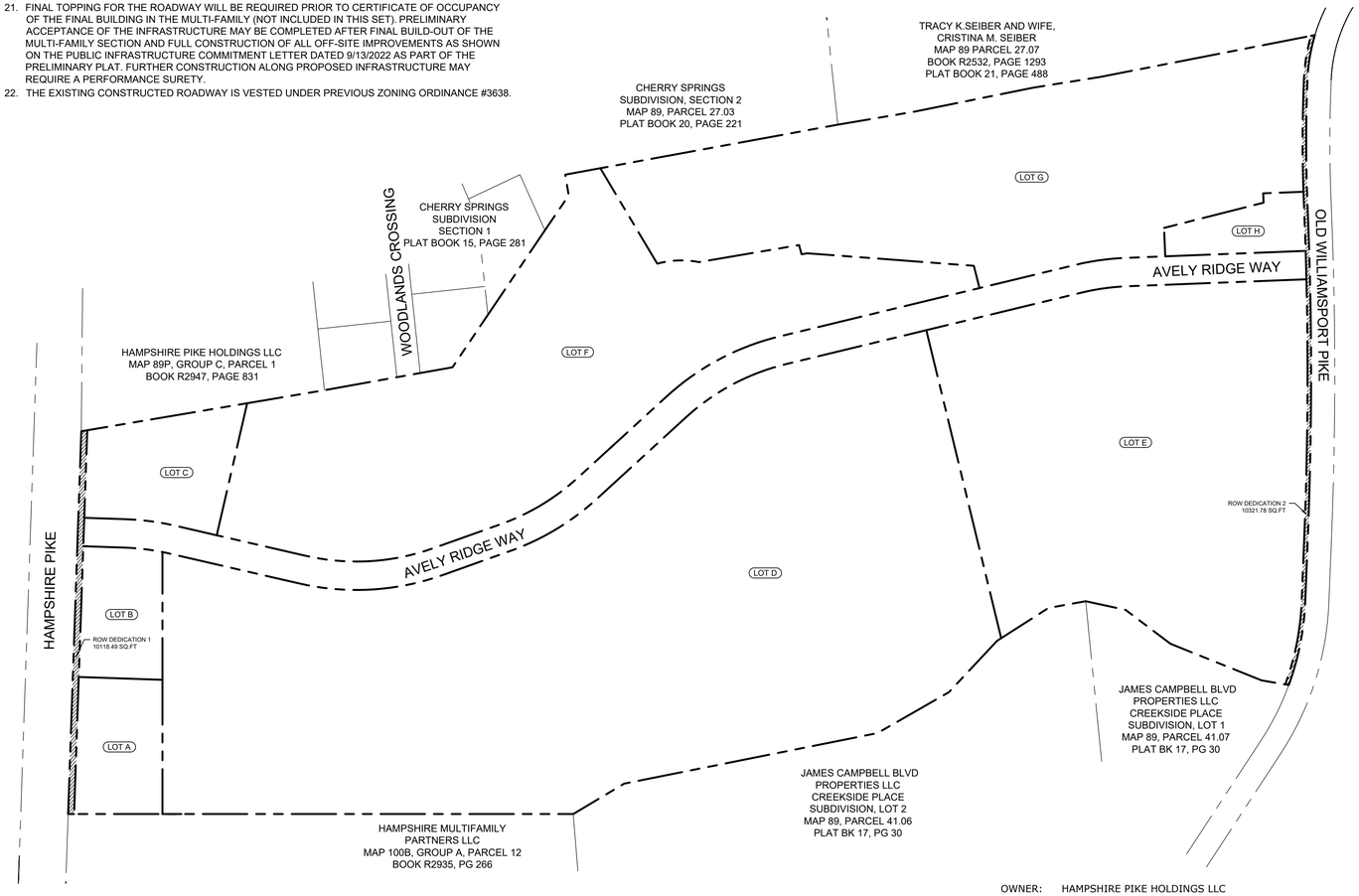
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.	BOUNDARY	
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234	CENTERLINE	
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	HANDICAP SPACE		BUFFER	
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY 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	PUADE	PUBLIC UTIL. & ACCESS DRAINAGE ESMT.
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM — COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT

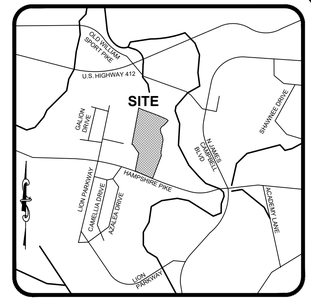
HATCH LEGEND

ROW DEDICATION

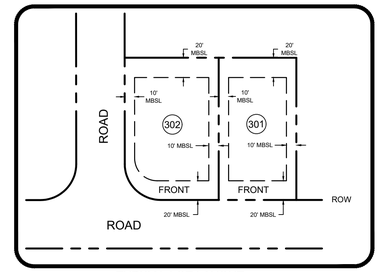
PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 8 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 (2011 US SURVEY FEET). 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 (2011 US SURVEY FEET).
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 RECORD BOOK 3067, PAGES 708.
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.
22. THE EXISTING CONSTRUCTED ROADWAY IS VESTED UNDER PREVIOUS ZONING ORDINANCE #3638.





VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
LOT A	51983.49'	1.193
LOT B	47303.93'	1.086
LOT C	69305.44'	1.591
LOT D	1081847.58'	24.836
LOT E	526629.63'	12.090
LOT F	489022.37'	11.226
LOT G	451275.23'	10.360
LOT H	28107.47'	0.645

Additional ROW Dedication Area Table		
ROW #	Area (SF)	Area (AC)
ROW Dedication 1	10118.49'	0.232
ROW Dedication 2	10321.78'	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 1

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 _____ DATE _____
COLUMBIA, TENNESSEE

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, 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 _____ DATE _____
COLUMBIA, TENNESSEE

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 _____ DATE _____
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 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 _____ DATE _____
COLUMBIA, TENNESSEE

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:	66.815	TOTAL NO. OF LOTS:	8
ACRES NEW RD/ST:	4.256 (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:	12/10/2025

WA PROJECT NO. 21-1752 SHEET 1 OF 2

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	93.65'	375.01'	14° 18' 30"	S62° 07' 47"E	93.41'
C2	91.58'	382.51'	13° 43' 01"	S62° 25' 33"E	91.36'
C3	263.09'	3068.00'	4° 54' 48"	S71° 44' 27"E	263.01'
C4	239.00'	3075.58'	4° 27' 08"	S71° 30' 37"E	238.94'
C5	24.74'	3075.58'	0° 27' 39"	N73° 58' 01"W	24.74'
C6	100.14'	8492.39'	0° 40' 32"	N73° 51' 35"W	100.14'
C7	60.00'	8492.39'	0° 24' 17"	S73° 19' 10"E	60.00'
C8	709.46'	8499.93'	4° 46' 56"	S71° 48' 23"E	709.26'
C9	548.70'	8492.39'	3° 42' 07"	S71° 15' 58"E	548.60'
C11	177.29'	567.46'	17° 54' 01"	S60° 27' 56"E	176.57'
C12	103.81'	540.00'	11° 00' 53"	N25° 43' 03"E	103.65'
C13	79.66'	480.00'	9° 30' 30"	S24° 57' 52"W	79.57'
C14	12.62'	480.00'	1° 30' 23"	S30° 28' 19"W	12.62'
C15	307.12'	540.00'	32° 35' 10"	S14° 55' 55"W	303.00'
C16	272.99'	480.00'	32° 35' 10"	N14° 55' 55"E	269.33'
C17	215.51'	540.00'	22° 51' 58"	S12° 47' 40"E	214.08'
C18	191.56'	480.00'	22° 51' 58"	N12° 47' 40"W	190.29'
C19	241.85'	480.00'	28° 52' 06"	S9° 47' 36"E	239.30'
C20	272.08'	540.00'	28° 52' 06"	N9° 47' 36"W	269.21'
C21	89.07'	192.50'	26° 30' 41"	N16° 06' 38"E	88.28'
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'
C25	178.22'	574.95'	17° 45' 37"	S60° 32' 09"E	177.51'

HATCH LEGEND

ROW DEDICATION

DETENTION POND

POB
N:470741.49
E:1649350.82

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

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

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 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

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

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

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

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

OLD WILLIAMSPORT PIKE
(PUBLIC R.O.W. VARIES)

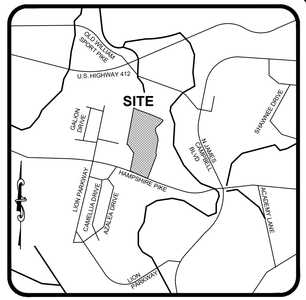
LOT A
LOT B
LOT C
LOT D
LOT E
LOT F
LOT G
LOT H

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

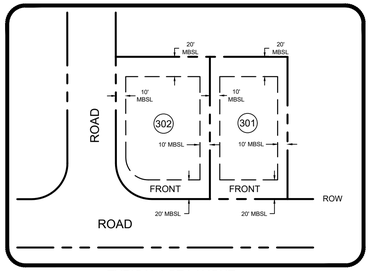
WATER QUALITY DETENTION POND

ROW DEDICATION 1
10118.49 SQ.FT

ROW DEDICATION 2
10321.78 SQ.FT



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

Parcel Line Table		
Line #	Length	Direction
L1	8.46'	S7°12'30"W
L2	7.63'	S27°51'17"W
L3	50.45'	S27°51'17"W
L4	118.69'	S55°18'29"W
L5	86.06'	S30°29'38"W
L6	79.99'	S7°58'19"W
L7	118.34'	S14°23'00"E
L8	9.97'	S14°23'00"E
L9	21.78'	N28°31'26"W
L10	127.10'	N28°34'27"W
L11	12.51'	S18°14'30"W
L12	12.76'	N8°39'08"E
L13	119.24'	N8°07'38"E
L14	89.24'	N37°28'50"W
L15	44.42'	N81°16'34"W
L16	60.00'	N69°47'23"W
L17	88.09'	N20°12'37"E
L18	88.09'	S20°12'37"W
L19	57.48'	S31°13'30"W
L20	57.48'	N31°13'30"E
L21	33.55'	N31°13'30"E
L22	225.63'	S31°13'30"W

Parcel Line Table		
Line #	Length	Direction
L23	192.07'	N31°13'30"E
L24	151.47'	N1°21'41"W
L25	151.47'	S1°21'41"E
L26	254.36'	S24°13'39"E
L27	254.36'	N24°13'39"W
L28	304.68'	S4°38'28"W
L29	434.74'	N4°38'28"E
L30	154.09'	S4°38'28"W
L31	24.03'	N4°38'28"E
L32	48.48'	S86°12'18"E
L33	12.28'	N8°34'35"E
L34	20.09'	S86°45'59"E
L35	66.93'	N77°26'30"E
L36	183.87'	N4°38'28"E
L37	183.87'	S4°38'28"W
L38	83.84'	N16°00'35"E
L39	60.10'	S73°59'25"E
L40	379.71'	S16°00'35"W
L41	296.58'	N16°00'35"E
L42	19.80'	S73°59'35"E
L43	85.08'	S16°00'25"W

100 0 50 100 200

GRAPHIC SCALE: 1" = 100'

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

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

HAMPSHIRE PIKE

MIXED USE SUBDIVISION PHASE 1

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	PUADE	PUBLIC UTIL. & ACCESS DRAINAGE ESMT.
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT

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FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

TOTAL ACRES:	66.815	TOTAL NO. OF LOTS:	8
ACRES NEW RD/ST:	4.256 (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:	12/10/2025

WA PROJECT NO. 21-1752 SHEET 2 OF 2

Hampshire Pike Resubmittal Letter

ITEM NO.
25-0205

DESCRIPTION: Hampshire Pk/Steadfast Ph 1

COMMENTS (Responses in RED)

Planning

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

Engineering

1. Surety provided in the amount of $535,000. Acknowledged.
2. Reference stormwater maintenance agreement R3067-708. Completed.

ATT

1. ATT intends to serve. Acknowledged.

City Attorney

1. No comments provided. Acknowledged.

Building

1. No comments provided. Acknowledged.

Police

1. No comments provided. Acknowledged.

Maury County Schools

1. Baker Elementary School, Whitthorne Middle, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require either new construction of realignment of school zones to accommodate new students. Acknowledged.

Fire

1. No comments. Acknowledged.

Wastewater

1. As-builts required before signature. Acknowledged.
2. Show lot A, B, C services. We are working to finalize these locations and will submit these before recording.
3. Commercial line is 8", not 12". Completed.
4. Does the extra manhole (near MHID 1977) near the corner in west side exist? Only one manhole exists, so this has been corrected.
5. Make easement on the northeast corner 30-ft on this property. Completed.
6. This sewer main on the west is not straight. This line has been revised.

Columbia Power

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

Duck River Electric Membership Corp

1. No comments. Acknowledged.

Maury County Highway Dept.

1. No comment. Acknowledged.

Maury County E911

1. Hampshire Pike Steadfast has not been approved by Maury 911. This name needs to be submitted to us for review. Go to our website at Maury911.org for application. Acknowledged.

Public Works

1. No comment. Acknowledged.

Columbia Water

1. We are pending the water response and will send asap once received. Acknowledged.

Atmos Energy

1. No comment provided. Acknowledged.

LEGEND

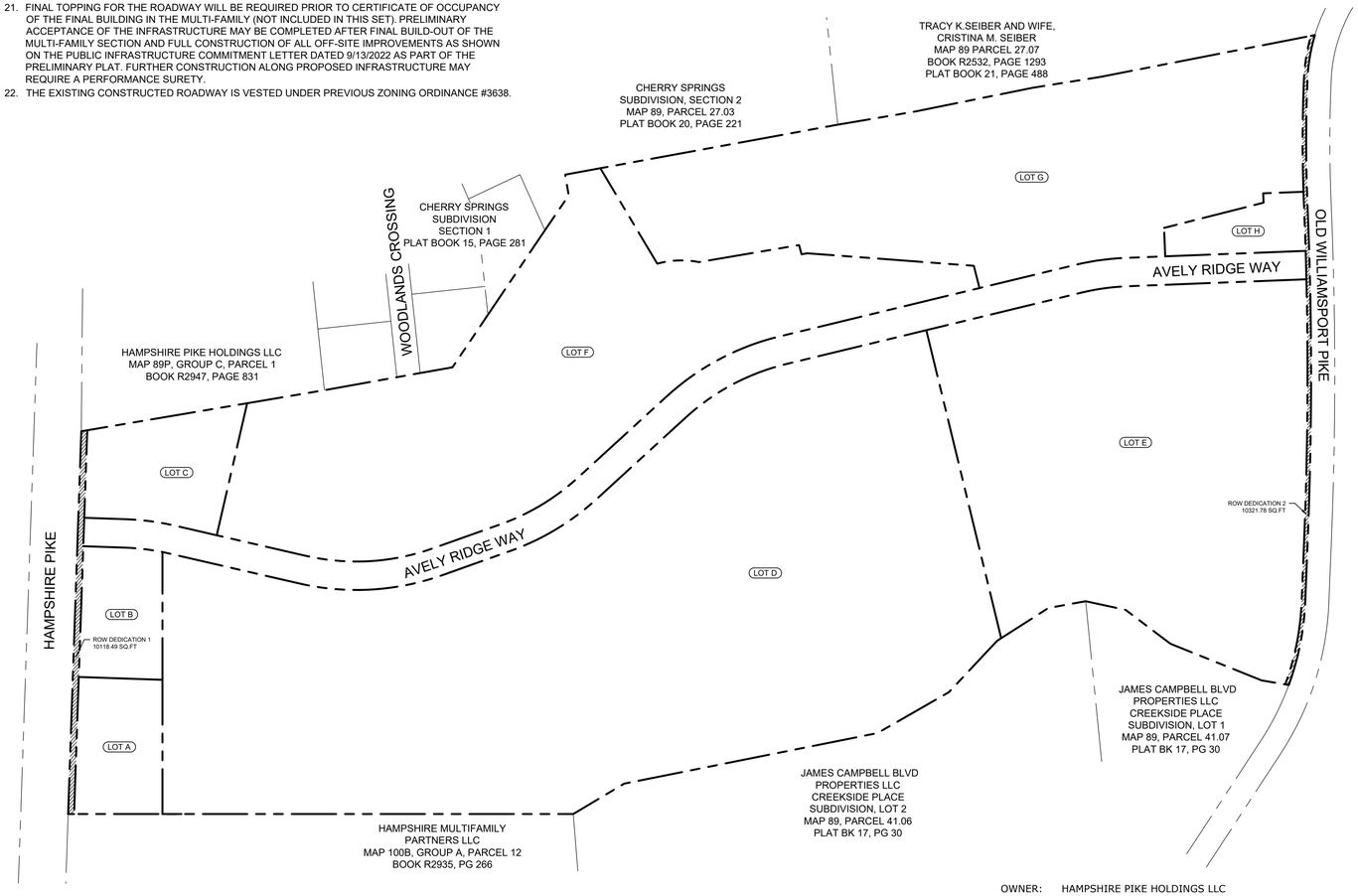
IRON PIN FOUND		FIRE HYDRANT		UTILITY POLE		PUBLIC UTIL. & DRAIN ESMT.	P.U.D.E.		BOUNDARY		
IRON PIN SET		SANITARY SEWER MH	SS	GUY ANCHOR		ADDRESSES	1234		CENTERLINE		
CONC. MON. FOUND		SANITARY SEWER CO	CO	COMMUNICATION BOX	C	HANDICAP SPACE			BUFFER		
CONC. MON. SET		AREA DRAIN		COMMUNICATION MH	C	SANITARY 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	PUADE	PUBLIC UTIL. & ACCESS DRAINAGE ESMT.	
WATER VALVE		LIGHT POLE		MIN. BUILDING SETBACK	M.B.S.L	COMMUNICATIONS	COM	COM	G.I.E.	GREEN INFRASTRUCTURE EASEMENT	

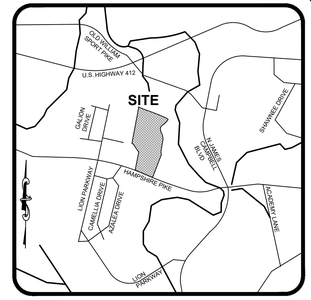
HATCH LEGEND

ROW DEDICATION

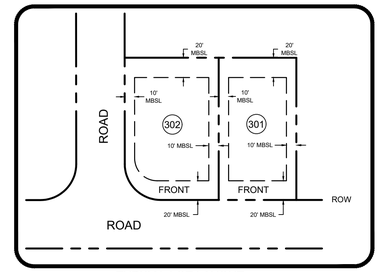
PLAT NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 8 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 (2011 US SURVEY FEET). 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 (2011 US SURVEY FEET).
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.
22. THE EXISTING CONSTRUCTED ROADWAY IS VESTED UNDER PREVIOUS ZONING ORDINANCE #3638.





VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

Parcel Area Table		
Parcel #	Area (SF)	Area (AC)
LOT A	51983.49'	1.193
LOT B	47303.93'	1.086
LOT C	69305.44'	1.591
LOT D	1081847.58'	24.836
LOT E	526629.63'	12.090
LOT F	489022.37'	11.226
LOT G	451275.23'	10.360
LOT H	28107.47'	0.645

Additional ROW Dedication Area Table		
ROW #	Area (SF)	Area (AC)
ROW Dedication 1	10118.49'	0.232
ROW Dedication 2	10321.78'	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 — TENNESSEE NO. 3516

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

HAMPSHIRE PIKE

MIXED USE SUBDIVISION PHASE 1

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, 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 OF SANITARY SEWER SYSTEM

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

DIRECTOR OF WASTEWATER DEPARTMENT
COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL FOR RECORDING

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

SECRETARY, PLANNING COMMISSION
COLUMBIA, TENNESSEE — DATE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME & STREET NAMES

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

MAURY COUNTY E911 — DATE

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FINAL SUBDIVISION PLAT

CITY OF COLUMBIA - MAURY COUNTY - TENNESSEE

TOTAL ACRES:	66.815	TOTAL NO. OF LOTS:	8
ACRES NEW RD/ST:	4.256 (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:	08/06/2025

WA PROJECT NO. 21-1752 — SHEET 1 OF 2

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	93.65'	375.01'	14° 18' 30"	S62° 07' 47"E	93.41'
C2	91.58'	382.51'	13° 43' 01"	S62° 25' 33"E	91.36'
C3	263.09'	3068.00'	4° 54' 48"	S71° 44' 27"E	263.01'
C4	239.00'	3075.58'	4° 27' 08"	S71° 30' 37"E	238.94'
C5	24.74'	3075.58'	0° 27' 39"	N73° 58' 01"W	24.74'
C6	100.14'	8492.39'	0° 40' 32"	N73° 51' 35"W	100.14'
C7	60.00'	8492.39'	0° 24' 17"	S73° 19' 10"E	60.00'
C8	709.46'	8499.93'	4° 46' 56"	S71° 48' 23"E	709.26'
C9	548.70'	8492.39'	3° 42' 07"	S71° 15' 58"E	548.60'
C11	177.29'	567.46'	17° 54' 01"	S60° 27' 56"E	176.57'
C12	103.81'	540.00'	11° 00' 53"	N25° 43' 03"E	103.65'
C13	79.66'	480.00'	9° 30' 30"	S24° 57' 52"W	79.57'
C14	12.62'	480.00'	1° 30' 23"	S30° 28' 19"W	12.62'
C15	307.12'	540.00'	32° 35' 10"	S14° 55' 55"W	303.00'
C16	272.99'	480.00'	32° 35' 10"	N14° 55' 55"E	269.33'
C17	215.51'	540.00'	22° 51' 58"	S12° 47' 40"E	214.08'
C18	191.56'	480.00'	22° 51' 58"	N12° 47' 40"W	190.29'
C19	241.85'	480.00'	28° 52' 06"	S9° 47' 36"E	239.30'
C20	272.08'	540.00'	28° 52' 06"	N9° 47' 36"W	269.21'
C21	89.07'	192.50'	26° 30' 41"	N16° 06' 38"E	88.28'
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'
C25	178.22'	574.95'	17° 45' 37"	S60° 32' 09"E	177.51'

HATCH LEGEND

ROW DEDICATION

DETENTION POND

POB
N:470741.49
E:1649350.82

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

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

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

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

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

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

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

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

OLD WILLIAMSPORT PIKE
(PUBLIC R.O.W. VARIES)

FLOODWAY BOUNDARY

FLOOD ZONE X
FLOOD ZONE AE

REGULAR FLOODWAY

BASE FLOOD ELEVATION: 577'

WATER QUALITY DETENTION POND

SEGMENTAL BLOCK RETAINING WALL

TOP OF BANK

BIGBY CREEK

LOT A

LOT B

LOT C

LOT D

LOT E

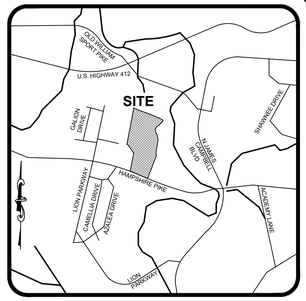
LOT F

LOT G

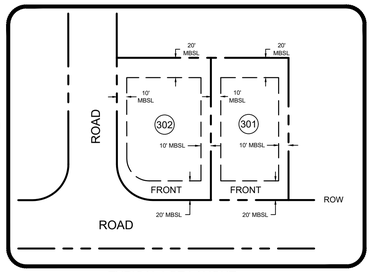
LOT H

ROW DEDICATION 1
10118.49 SQ.FT

ROW DEDICATION 2
10321.78 SQ.FT



VICINITY MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
N.T.S.

Parcel Line Table		
Line #	Length	Direction
L1	8.46'	S7°12'30"W
L2	7.63'	S27°51'17"W
L3	50.45'	S27°51'17"W
L4	118.69'	S55°18'29"W
L5	86.06'	S30°29'38"W
L6	79.99'	S7°58'19"W
L7	118.34'	S14°23'00"E
L8	9.97'	S14°23'00"E
L9	21.78'	N28°31'26"W
L10	127.10'	N28°34'27"W
L11	12.51'	S18°14'30"W
L12	12.76'	N8°39'08"E
L13	119.24'	N8°07'38"E
L14	89.24'	N37°28'50"W
L15	44.42'	N81°16'34"W
L16	60.00'	N69°47'23"W
L17	88.09'	N20°12'37"E
L18	88.09'	S20°12'37"W
L19	57.48'	S31°13'30"W
L20	57.48'	N31°13'30"E
L21	33.55'	N31°13'30"E
L22	225.63'	S31°13'30"W

Parcel Line Table		
Line #	Length	Direction
L23	192.07'	N31°13'30"E
L24	151.47'	N1°21'41"W
L25	151.47'	S1°21'41"E
L26	254.36'	S24°13'39"E
L27	254.36'	N24°13'39"W
L28	304.68'	S4°38'28"W
L29	434.74'	N4°38'28"E
L30	154.09'	S4°38'28"W
L31	24.03'	N4°38'28"E
L32	48.48'	S86°12'18"E
L33	12.28'	N8°34'35"E
L34	20.09'	S86°45'59"E
L35	66.93'	N77°26'30"E
L36	183.87'	N4°38'28"E
L37	183.87'	S4°38'28"W
L38	83.84'	N16°00'35"E
L39	60.10'	S73°59'25"E
L40	379.71'	S16°00'35"W
L41	296.58'	N16°00'35"E
L42	19.80'	S73°59'35"E
L43	85.08'	S16°00'25"W

100 0 50 100 200

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

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

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

HAMPSHIRE PIKE

MIXED USE SUBDIVISION PHASE 1

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:	66.815	TOTAL NO. OF LOTS:	8
ACRES NEW RD/ST:	4.256 (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:	08/06/2025

WA PROJECT NO. 21-1752 SHEET 2 OF 2

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

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

The Reserve at Hickory Ridge (formally Dabbs Subdivision) Final Plat for Phase 1B

Project #:	25-0391	Location:	1690 Bear Creek Pike
Applicant:	Cole Newton	Case Type(s):	Final Plat
Staff Planner:	Charles Rush	Proposed Use:	Single-Family Residential

PROJECT SUMMARY

The applicant requests approval of a Final Plat for the creation of forty (40) single-family lots. The total development consists of 155.5 acres.

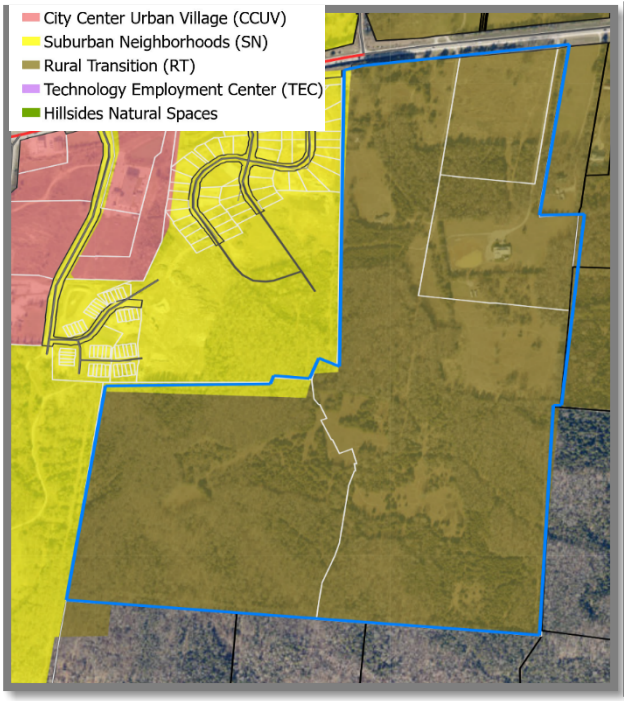
- This Final Plat adheres to the standards approved with the Preliminary Plat.
- A surety in the amount of $690,000 has been submitted associated with this Final Plat.
- The Final Plat is required to be recorded within 60 days of Planning Commission approval.
- The DRC reviewed this proposal at its December 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- The Planning Commission is the **Decision-Making Authority** for the Final Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

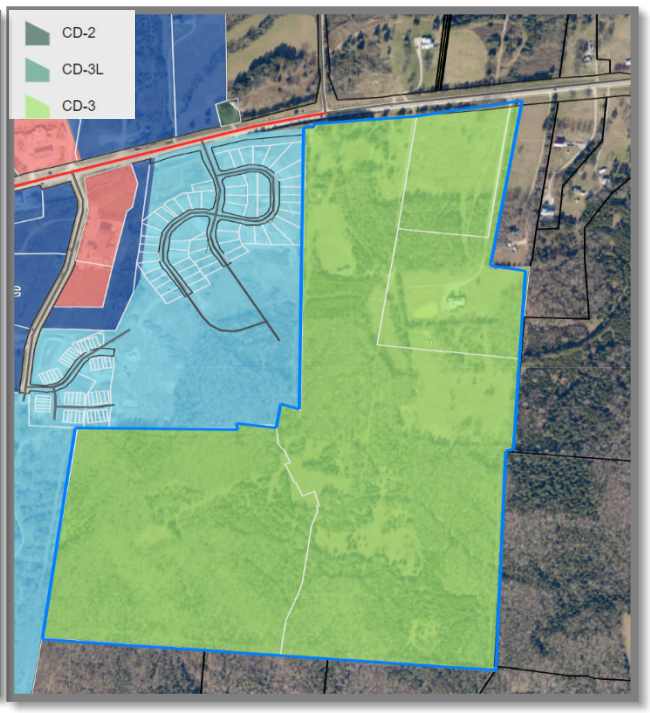
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3	In Construction	N/A	+/- 155.5 acres



FUTURE LAND USE MAP	ZONING MAP (*CD-3*)





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	Rural Transition	CD-3	In-development/ Infrastructure for 30 Single-Family Lots
North	Rural Transition	County	Single-Family Residential
South	County	County	Single-Family Home/ Vacant
East	Rural Transitions	County	Single-Family Residential/Vacant
West	Suburban Neighborhoods	CD-4	Single-Family Residential/Townhomes

CONFORMITY WITH ZONING ORDINANCE

This Final Plat conforms to the standards of the 3638 Zoning Ordinance (RS-10) within the previously approved Preliminary Plat 22-0161 on August 10, 2022, by the Planning Commission.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Final Plat at its December 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

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

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

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

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

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

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

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

Staff recommends approval of 25-0391 with the following conditions:

1. *That final plat be recorded at the Register of Deeds within sixty (60) days of Planning Commission approval per 2.3.5, Final Action of the City of Columbia Subdivision Regulations.*
2. *Approval subject to any technical comments as listed.*

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

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

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

Deny:

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

RESERVE AT HICKORY RIDGE, PHASE 1B

1690 BEAR CREEK PIKE, 4TH CIVIL DISTRICT MAP 072, PARCEL 066.00, & MAP 093, PARCEL 003.00 & 003.02, R.O.M.C., TN.
COLUMBIA, MAURY COUNTY, TENNESSEE

DEVELOPER/OWNER:	D.R. HORTON
Parcel Address:	1690 BEAR CREEK PIKE COLUMBIA, TN 37064
Parcel Acreage:	+/- 155.5 Acres
Zoning:	CD-3 (NEIGHBORHOOD CHARACTER DISTRICT)
Recorded Deed:	Deed Book R2974, Page 443 R.O.M.C. Deed Book R2974, Page 432 R.O.M.C.

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
1210 PREMIER DRIVE, SUITE 100
CHATTANOOGA, TENNESSEE 37421
(423) 497-1380
drhorton.com

OWNER / PARCEL 409
LARRY ANDERSON
1740 BEAR CREEK PIKE
COLUMBIA, TN 38401

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
1	10,483	0.241
2	10,050	0.231
3	10,050	0.231
4	10,050	0.231
5	10,050	0.231
6	10,050	0.231
7	10,050	0.231
8	10,050	0.231
9	10,050	0.231
10	10,050	0.231
11	10,050	0.231
12	10,065	0.231
13	10,615	0.244
14	11,442	0.263
15	12,269	0.282
16	13,096	0.301
17	16,596	0.381
18	9,365	0.215
19	8,393	0.193
20	7,200	0.165
21	7,200	0.165
22	7,200	0.165
23	7,200	0.165
24	7,200	0.165
25	7,200	0.165
26	7,200	0.165
27	7,200	0.165
28	7,200	0.165
29	7,200	0.165
30	7,200	0.165
31	8,732	0.200
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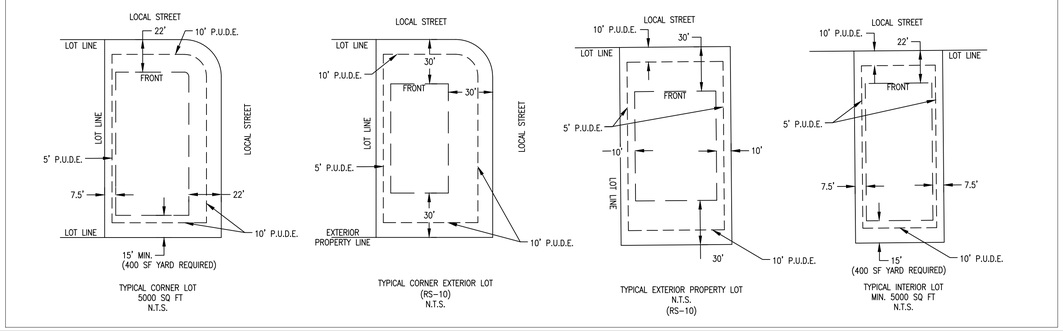


LOT DEVELOPMENT

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

1. *SITE AREA 1B= 802436 SF / 18.421 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

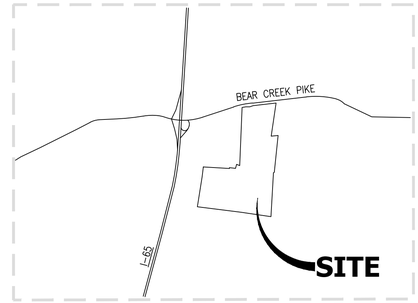
PARCEL	*SQ. FT.*	*ACRES*
PART OF OS : 3	*191668*	*4.400*
PART OF OS : 4	*146744*	*3.369*

AREA SUMMARY	
AREA IN LOTS:	8.282 ACRES
AREA IN R.O.W.:	2.999 ACRES
AREA IN 20' ROW	1.045 ACRES
OPEN SPACE AREA:	7.769 ACRES
TOTAL AREA:	20.095 ACRES

GENERAL NOTES

The purpose of this plat it to create 40 single family lots and 2 open space lots, establish easements, and dedicate right-of-way, as shown for Phase 1B 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 City of Columbia, once accepted for maintenance by City Council.*
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.*
10. *All public utility and drainage easements located on proposed lots are to be maintained by the individual property owner for said lot.*
11. *During construction phase each unit shall have pedestrian and vehicular access to all amenities at Planning Final inspection before C.O, is released. Construction will conform to this standard.*
12. *The HOA will be responsible for the monument signs and the mail kiosk area.*
13. *Private Stormwater Management Facilities shown on this Final Plat shall be maintained as directed in the Long Term Maintenance Plan as recorded in Record Book R3110, Pages 530-545 in the Register's of Deed's Office of Maury County, Tennessee.*
14. *Current zoning is CD-3. The development is vested under a previous zoning ordinance (ZO3638) and was zoned RS-10.*
15. *The subdivision was previously referred to as Dabbs Subdivision.*



LOCATION MAP
NOT TO SCALE

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 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)

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: __.

12/15/25 *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, Columbia, Tennessee *Date*

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, 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*

TWM
CONSULTING ENGINEERING
GEOSPATIAL SERVICES
ILLINOIS: SWANSEA, COLUMBIA, GLEN CARBON, PEORIA, DECATUR
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390 MALLORY STATION RD.
SUITE 100, FRANKLIN, TENNESSEE
37067-8279
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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 — 12/15/25

SIGNATURE:

DATE SIGNED:

ISSUED FOR
DATE OF ISSUANCE

REV.	DATE	DESCRIPTION
△		
△		
△		
△		
△		

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

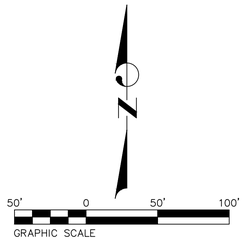
PROJECT:

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

TITLE:

COVER SHEET

1 OF 3



Parcel Area Table		
PARCEL	SQ. FT.	ACRES
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2	10,050	0.231
3	10,050	0.231
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5	10,050	0.231
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9	10,050	0.231
10	10,050	0.231
11	10,050	0.231
12	10,065	0.231
13	10,615	0.244
14	11,442	0.263
15	12,269	0.282
16	13,096	0.301
17	16,596	0.381
18	9,365	0.215
19	8,393	0.193
20	7,200	0.165
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354	10,058	0.231
355	7,116	0.163
356	5,000	0.115

1B



LEGEND

- STORM CATCH BASIN
- SET IRON PIN
- SET CONCRETE MONUMENT
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED STORM INLET
- PROPOSED SANITARY MANHOLE
- EXISTING RIGHT-OF-WAY LINE
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- MINIMUM SETBACK LINE
- PROPERTY LINE
- SUBJECT PROPERTY BOUNDARY
- PROPOSED STORM SEWER SYSTEM
- PROPOSED WATERMAIN SYSTEM
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- PROPOSED 5' SIDEWALK

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C120	39.27	25.00	90.00	S42° 39' 41"E	35.36
C121	39.27	25.00	90.00	S47° 20' 19"W	35.36
C122	39.27	25.00	90.00	S38° 58' 26"W	35.36
C123	67.84	80.00	48.59	S59° 40' 43"W	65.83
C124	39.27	25.00	90.00	N51° 01' 34"W	35.36
C125	94.25	60.00	90.00	S38° 58' 26"W	84.85
C126	39.27	25.00	90.00	S38° 58' 26"W	35.36
C127	39.27	25.00	90.00	N51° 01' 34"W	35.36
C151	39.27	25.00	90.00	S51° 01' 34"E	35.36
C152	94.25	60.00	90.00	N38° 58' 26"E	84.85
C153	21.91	128.29	9.78	N0° 43' 37"W	21.88
C154	39.27	25.00	90.00	N42° 39' 41"W	35.36
C155	39.27	25.00	90.00	S47° 20' 19"W	35.36
C156	24.82	170.00	8.36	S1° 50' 38"E	24.80
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

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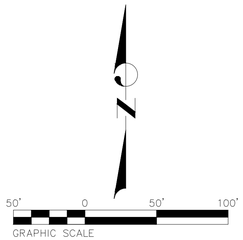
FINAL PLAT
RESERVE AT HICKORY RIDGE
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

TITLE:

PHASE 1B-1

2 OF 3



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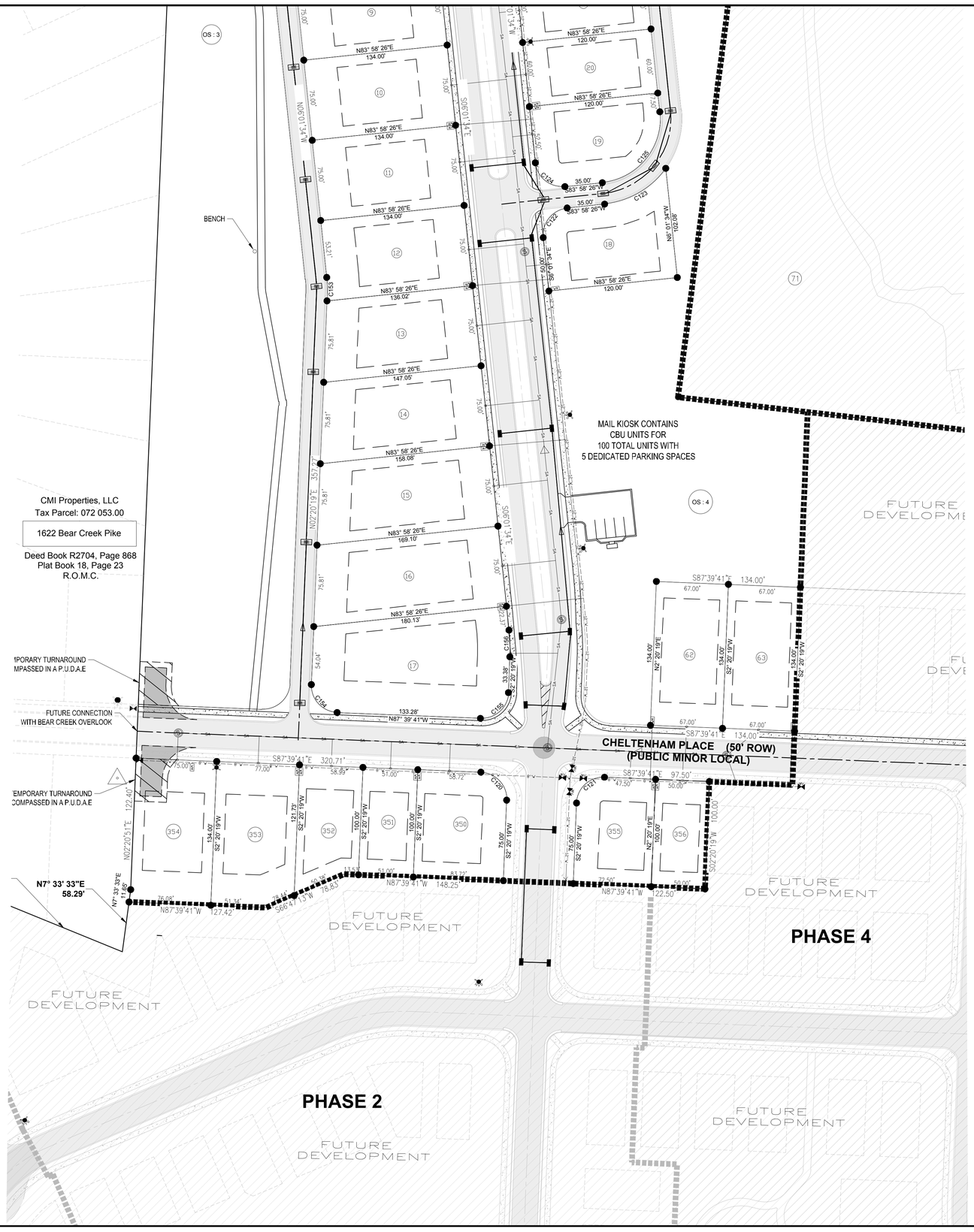

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SEAL



SIGNATURE:

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DESINGED BY:
CHECKED BY:
APPROVED BY:
PROJECT NO: D01211303A

PROJECT:

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

TITLE:

PHASE 1B-2

3 OF 3

ARCHITECTURE
INTERIORS
CIVIL SITE

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

12/15/2025

Charles Rush
Principal Planner
Development Services
City of Columbia
700 N. Garden Street
Columbia, TN 38401

ITEM NO.
25-0391

DESCRIPTION: 1690 Bear Creek Pike Reserve at Hickory Ridge Phase 1B

COMMENTS:

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff. Noted
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. Noted
3. Update application to the current 2025 version. Complete all pages in the document. Application has been updated to the 2025 version.
4. Explain lot number changes along Red Hawk Road. The lots are numbered 40-27 on the preliminary plat revision and approved construction plans. However, on Final Plat they are marked 31-18. Cheltenham Place lots are mark 18-22 on preliminary and construction plans and are not marked 354-350. Lots 25-26 are now 62 and 63. Lots 23 and 24 are now 353 & 356. Lot lines were submitted following the preliminary plat numbers. The construction plans will be updated and included in this submittal to reflect the preliminary plat and the final plat in this submittal.
5. On approved construction plans and submitted preliminary plat revision. Open Space 4 (OS: 4) is not shown in its current location. OS:10 seemed to include the current OS:4. Please Explain. Same comment as before. The OS area reflected preliminary plat. OS:10 is shown on the construction plans that will be updated and submitted in this resubmittal to reflect the preliminary plat and the final plat.
6. Add current zoning of CD-3. This has been added in the top left corner of the plat and in the general notes.
7. Add note that development is vested under a previous zoning ordinance (ZO3638) and was zoned RS-10. This has been added in the general notes section on the plat. Note 14.
8. Add note that subdivision was previously named Dabbs Subdivision. This has been added in the general notes section on the plat. Note 14.
9. On page 1 (top left) Zoning is marked as Rural Residential; (A-2). This has been removed and replaced with the current zoning, CD-3.

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COLUMBIA, TN 38401
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10. Add Tax Map 093, Parcel 003.02 to the parcel numbers included in the final plat. This has been included in the title of the final plat.
11. Subdivision Regulation Final Plat require #15 The approximate location of all existing structures adjacent to the property. All existing structures have been added on the plat.
12. The preliminary plat and construction plans need to match the final plat. Resubmit the preliminary and construction plans to match the proposed final plat. This is being addressed. The approved preliminary plat and the updated construction plans will be submitted in the resubmittal.

Engineering

13. LOC provided in the amount of $690,000. This has been addressed.
14. Asphalt binder and curbing shall be installed prior to resubmittal date. Noted.
15. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. Noted.
16. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date. Note 13 referencing the recorded Long-Term Maintenance Plan (R2974, 432-436) is incorrect. This is the Special Warranty Deed. The Stormwater Maintenance Agreement has been recorded and note 13 has been updated.
17. Install street signage. Stop & St Names prior to resubmittal date. Noted.
18. Provide roadway classifications for all roadways (public minor local). Red Hawk Road is public major local. The roadway classifications have been added to all roads on the plat.

Fire

19. No comments

Maury County Highway Dept.

20. No comment.

City Attorney

21. No comment provided.

Building

22. No comment.

Police

23. No comments provided.

Maury County Schools

24. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 SY 9-11th 9-12 (26/27 SY). Spring Hill High School 12th (25/26 SY). The development combined with current neighborhoods and additional

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approved developments in these zones may require new construction or realignment of school zones to accommodate new students. Noted.

Wastewater

25. Final plat signature is subject to final visual inspection, final testing, CCTV and as-built comments. Noted

ATT

26. No Comment.

Columbia Power

27. 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. Noted.

Duck River Electric Membership Corp

28. No comments provided.

Columbia

29. Complete water infrastructure by the resubmittal date. Noted

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

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

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

Public Works

30. No comments.

Atmos Energy

31. No comments provided.

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COLUMBIA, TN 38401
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Maury County E911

32. No comment provided.

Resubmittal Guidelines

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

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

Please contact 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.

Thank you,

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

ARCHITECTURE
INTERIORS
CIVIL SITE

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11/17/2025

Charles Rush
Principal Planner
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ITEM NO.
25-0391

DESCRIPTION: 1690 Bear Creek Pike Reserve At Hickory Ridge Phase 1B

COMMENTS:

Planning

1. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff. Noted
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal. Noted
3. Update application to the current 2025 version. Complete all pages in the document. Application has been updated to the 2025 version.
4. Explain lot number changes along Red Hawk Road. The lots are numbered 40-27 on the preliminary plat revision and approved construction plans. However, on Final Plat they are marked 31-18. Cheltenham Place lots are mark 18-22 on preliminary and construction plans and are not marked 354-350. Lots 25-26 are now 62 and 63. Lots 23 and 24 are now 353 & 356. Lot lines were submitted following the preliminary plat numbers. The construction plans will be updated and included in this submittal to reflect the preliminary plat and the final plat in this submittal.
5. On approved construction plans and submitted preliminary plat revision. Open Space 4 (OS: 4) is not shown in its current location. OS:10 seemed to include the current OS:4. Please Explain. Same comment as before. The OS area reflected preliminary plat. OS:10 is shown on the construction plans that will be updated and submitted in this resubmittal to reflect the preliminary plat and the final plat.
6. Add current zoning of CD-3. This has been added in the top left corner of the plat and in the general notes.
7. Add note that development is vested under a previous zoning ordinance (ZO3638) and was zoned RS-10. This has been added in the general notes section on the plat. Note 14.
8. Add note that subdivision was previously named Dabbs Subdivision. This has been added in the general notes section on the plat. Note 14.
9. On page 1 (top left) Zoning is marked as Rural Residential; (A-2). This has been removed and replaced with the current zoning, CD-3.

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10. Add Tax Map 093, Parcel 003.02 to the parcel numbers included in the final plat. This has been included in the title of the final plat.
11. Subdivision Regulation Final Plat require #15 The approximate location of all existing structures adjacent to the property. All existing structures have been added on the plat.
12. The preliminary plat and construction plans need to match the final plat. Resubmit the preliminary and construction plans to match the proposed final plat. This is being addressed. The approved preliminary plat and the updated construction plans will be submitted in the resubmittal.

Engineering

13. LOC provided in the amount of $690,000. This has been addressed.
14. Asphalt binder and curbing shall be installed prior to resubmittal date. Noted.
15. Grading shall substantially conform to approved construction plans (within 1 ft.) prior to resubmittal date. Noted.
16. Record/Reference Stormwater Maintenance Agreement prior to resubmittal date. Note 13 referencing the recorded Long-Term Maintenance Plan (R2974, 432-436) is incorrect. This is the Special Warranty Deed. The Stormwater Maintenance Agreement has been recorded and note 13 has been updated.
17. Install street signage. Stop & St Names prior to resubmittal date. Noted.
18. Provide roadway classifications for all roadways (public minor local). Red Hawk Road is public major local. The roadway classifications have been added to all roads on the plat.

Fire

19. No comments

Maury County Highway Dept.

20. No comment.

City Attorney

21. No comment provided.

Building

22. No comment.

Police

23. No comments provided.

Maury County Schools

24. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 SY 9-11th 9-12 (26/27 SY). Spring Hill High School 12th (25/26 SY). The development combined with current neighborhoods and additional

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approved developments in these zones may require new construction or realignment of school zones to accommodate new students. Noted.

Wastewater

25. Final plat signature is subject to final visual inspection, final testing, CCTV and as-built comments. Noted

ATT

26. No Comment.

Columbia Power

27. 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. Noted.

Duck River Electric Membership Corp

28. No comments provided.

Columbia

29. Complete water infrastructure by the resubmittal date. Noted

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

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

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

Public Works

30. No comments.

Atmos Energy

31. No comments provided.

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Maury County E911

32. No comment provided.

Resubmittal Guidelines

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

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

Please contact 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.

Thank you,

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

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

ARCHITECTURE
INTERIORS
CIVIL SITE

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

October 20, 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,

Mathew McKendree
Mathew McKendree (Oct 20, 2025 14:28:49 CDT)

Owners Signature

Mathew McKendree for D.R. Horton, Inc.

Owners Printed Name

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 1B

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 _____ Owner _____

Title _____ Address _____

_____

Signature _____ City, State ZIP _____

STATE OF _____
COUNTY OF _____

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

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

_____
Notary Public

My Commission Expires:_____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

_____
Notary Public
My Commission Expires:_____

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POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

Reserve at Hickory Ridge Phase 1B
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
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

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SECTION 1: INTRODUCTION

The project is to construct 40 housing lots for the Reserve at Hickory Ridge Phase 1B development in Columbia, Maury County, Tennessee. This post construction long term maintenance plan addresses the development which consists of 20.095 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. 3976 LF OF 18" pipe, 51 LF of 24" pipe, and 46 storm inlets.

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

SECTION 3: MAINTENANCE PROCEDURES

3.1 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.

ARCHITECTURE
INTERIORS
CIVIL SITE

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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) _____

ARCHITECTURE
INTERIORS
CIVIL SITE

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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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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) _____

ARCHITECTURE
INTERIORS
CIVIL SITE

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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) _____

Bear Springs Phase 2A, Final
PUD Master Plan Revision & Preliminary Plat

Project #:	25-0390	**Location:**	Map 092 Parcel 012.00
Applicant:	Mark Merill	**Case Type(s):**	Final PUD & Preliminary Plat Revision
Staff Planner:	Austin Brass, AICP Melissa Sanders	**Proposed Use:**	Single Family Homes

PROJECT SUMMARY

The applicant is seeking to revise a previously approved Planned Unit Development (PUD) Master Plan for the Previously approved Bear Springs PUD (1449 Rock Springs Rd.). This request amends the Final PUD Master plan from the approved Preliminary PUD Master Plan (21-0076) as approved by City Council on August 12, 2021. This request applies to Phases 2A that consists of 51 lots.

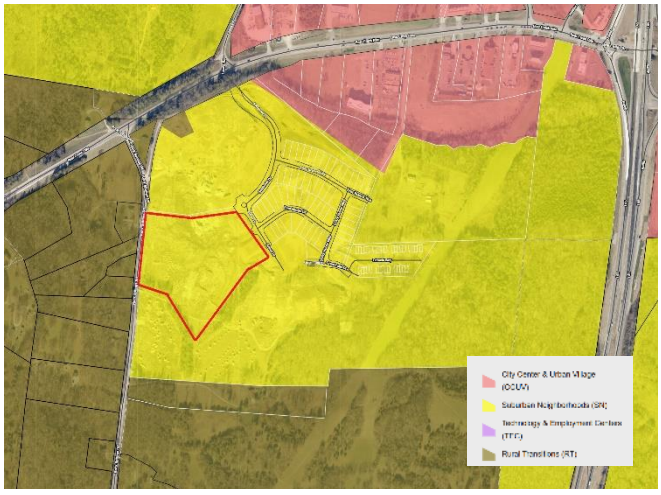
- The development was approved under Ordinance 3638, in effect between 2006 and 2022.
- The approvals created a vested right to develop under the standards in effect at the time.
- The property is subject to a Final PUD Master Plan based on standards of the previous Zoning Ordinance (3638).
- The DRC reviewed this proposal at its November 2025 meeting. Staff review included standard comments and requests for technical corrections. Full technical comments are provided in the agenda packet.
- This Final PUD Master Plan modification does not increase the number of units and site density from the previously approved PUD Master Plan.
- This Final PUD Master plan revision reduces 7 lots and includes a reorientation of lots and addition of a detention pond.
- The previous PUD Master Plan indicates a liner pedestrian park along Seminole Drive (*Road A*) and lots that enfront Road C. This PUD Master Plan revision removes this curvilinear walkway and replaces the area with open space and detention area.
- The Planning Commission is the **Decision-Making Authority** for the Final PUD Master Plan & Preliminary Plat.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

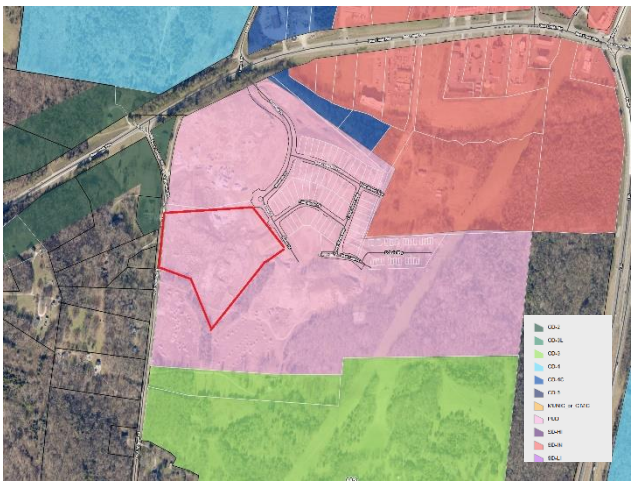
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD	Residential	51 SF Lots	+ /- 4.25 acres



FUTURE LAND USE MAP (Suburban Neighborhoods)	ZONING MAP (Planned Unit Development)





COMMENTARY FROM PLANNING STAFF

- The requested change includes a reorientation of lots that reduces the lot count by 7. In addition, corner lots have been modified as circled in red below.
- The applicant has requested the lot width measurement at the MBSL (*Minimum Building Site Line*) from the building site line and not width of property at the ROW line for select lots. This measurement of the lot width at the MBSL is permitted within all base Zoning Districts with the Zoning Ordinance in which this PUD was approved unless specifically indicated otherwise.
- This request introduces a 10' collector street buffer and supplemental evergreen trees at 7 per 100 ft for tree buffer along Rock Springs Road. The previously approved preliminary PUD allowed for this requirement if tree canopy along Rock Springs were to be removed. It would be required that all buffer landscaping be placed by approval of Final Plat.
- This request eliminates a curvilinear walking trail to be replaced with an open space area and detention pond. Staff recommends that linear walking trail be included with this request as approved in the Preliminary PUD Master Plan on August 12, 2021. The applicant has noted that a sidewalk will be placed within ROW on adjacent phase at the north.



- The Final PUD Master Plan introduces retaining walls that have been added to lot 101 and within the open space area with an average height of 5'.



ENTITLEMENT PLAN - MAY, 2021



PROPOSED PLAN - NOVEMBER, 2025

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary & Final PUD Master Plan at its November 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

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

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

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

Section **8.5.21.R** of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Final PUD Master Plan.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final PUD Development Plan or Amendment to the existing Master PUD development plan.
2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to the Final Master PUD Development plan if it finds:
   a. The Final Master PUD Development Plan or amendment to the Final Master PUD development Plan meets the provisions for substantial compliance with the Preliminary PUD Development Plan or amendment to the Preliminary PUD Development Plan; and
   b. The Final Master PUD Development Plan or amendment to the Final PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development plan amendment was

approved. The Planning Commission may approve the Final Master PUD Development plan with conditions or modifications.

3. Upon formal action by the Planning Commission approving a Final Master PUD Development Plan or amendment to Final PUD Development Plan, or in the instance of conditional or modified approval of a Final PUD Development Plan or amendment to Final Master PUD Development Plan, upon acceptance of the conditions or modifications Final Plan Master Development Plan or amendment to Final Master PUD Development Plan and all maps, covenants, and other portions thereof, shall be filed with:

(1) The City Council;
(2) The City Recorder;
(3) The Zoning Administrator

4. If the Planning Commission finds that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does not meet the test for substantial compliance or does not comply with other standards of review, it shall disapprove the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

5. In the event of disapproval, the Zoning Administrator shall prepare a written report on behalf of the Planning Commission and send it to the City Council and the applicant. This report shall detail the grounds on which the Final Master PUD Development Plan or an amendment to the Final Master PUD Development was denied.

SAMPLE MOTIONS

Approve:

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

Approve with Conditions:

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

Defer for Continued Review:

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

Deny:

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

FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

CONTACTS

OWNER/DEVELOPER

KRIS KEOWN
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

MARK MERRILL
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

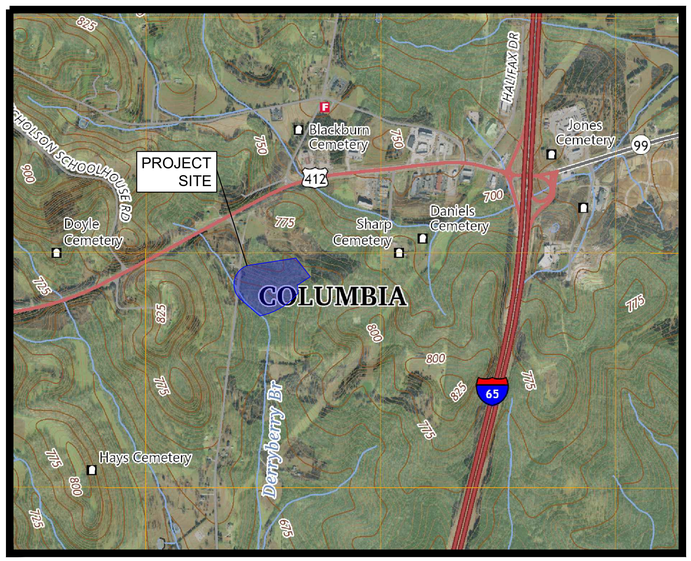
TYLOR FISCHER
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
TFISCHER@RAGANSMITH.COM

WATER

MATT WHEELER
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

ELECTRICAL

CAMERON ISLEY
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM



LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 001144598
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	NOT TO SCALE
Date:	2025.10.20
Approved By:	JFV

Revisions:

- - -
- - -
- - -
- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

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

G:\21-0311\1-CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PUD\011 COVER.DWG
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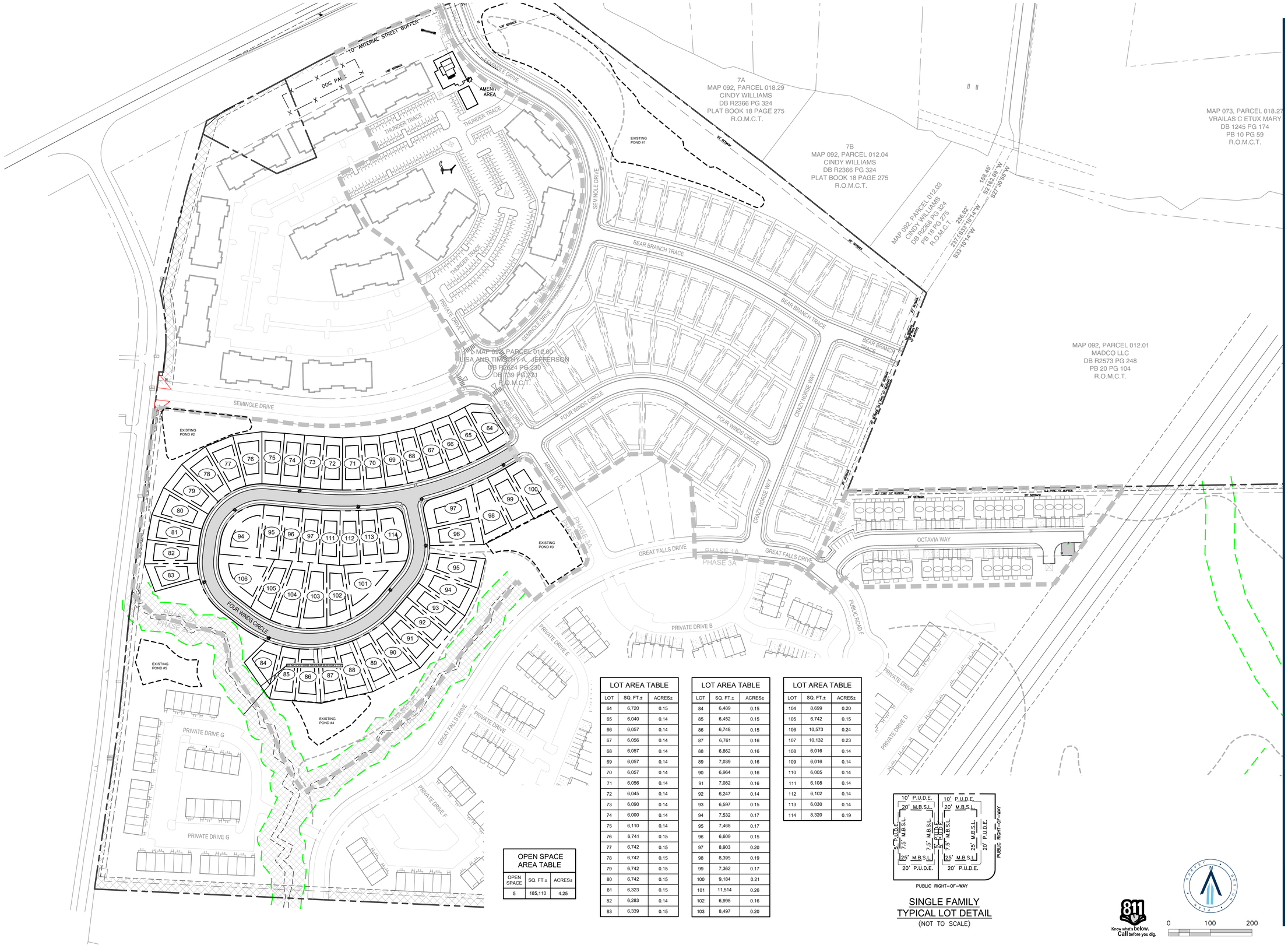

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,862	0.16
89	7,039	0.16
90	6,964	0.16
91	7,082	0.16
92	6,247	0.14
93	6,597	0.15
94	7,532	0.17
95	7,468	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
5	185,110	4.25

SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

Know what's below. Call before you dig.

0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
AGRICULTURE
NO. 00117450
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

OVERALL LAYOUT

Drawing No.

C1.0

Project No.

21-0311

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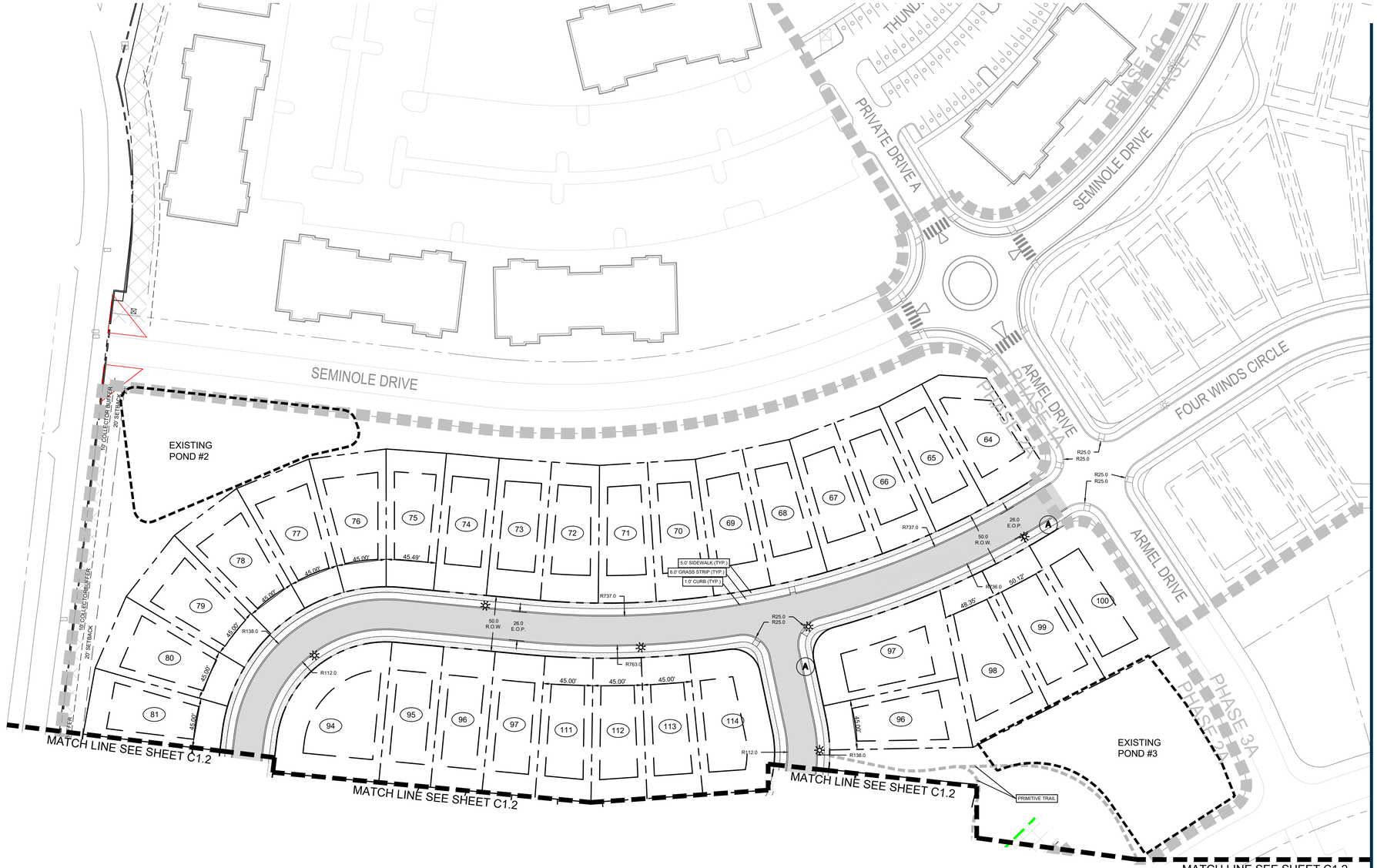
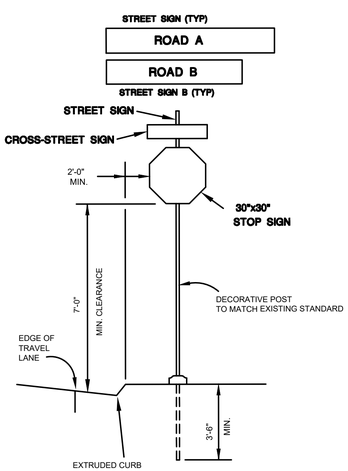




TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

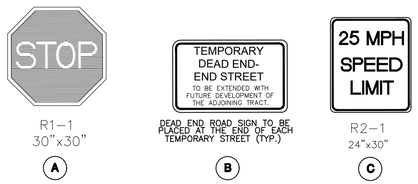
NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB

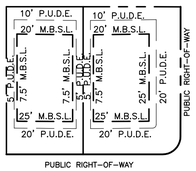


TYPICAL WALL SECTION
(SEE DETAIL ON SHEET C8.0)



NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

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JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1"=50'
Date:	2025.10.20
Approved By:	JFV

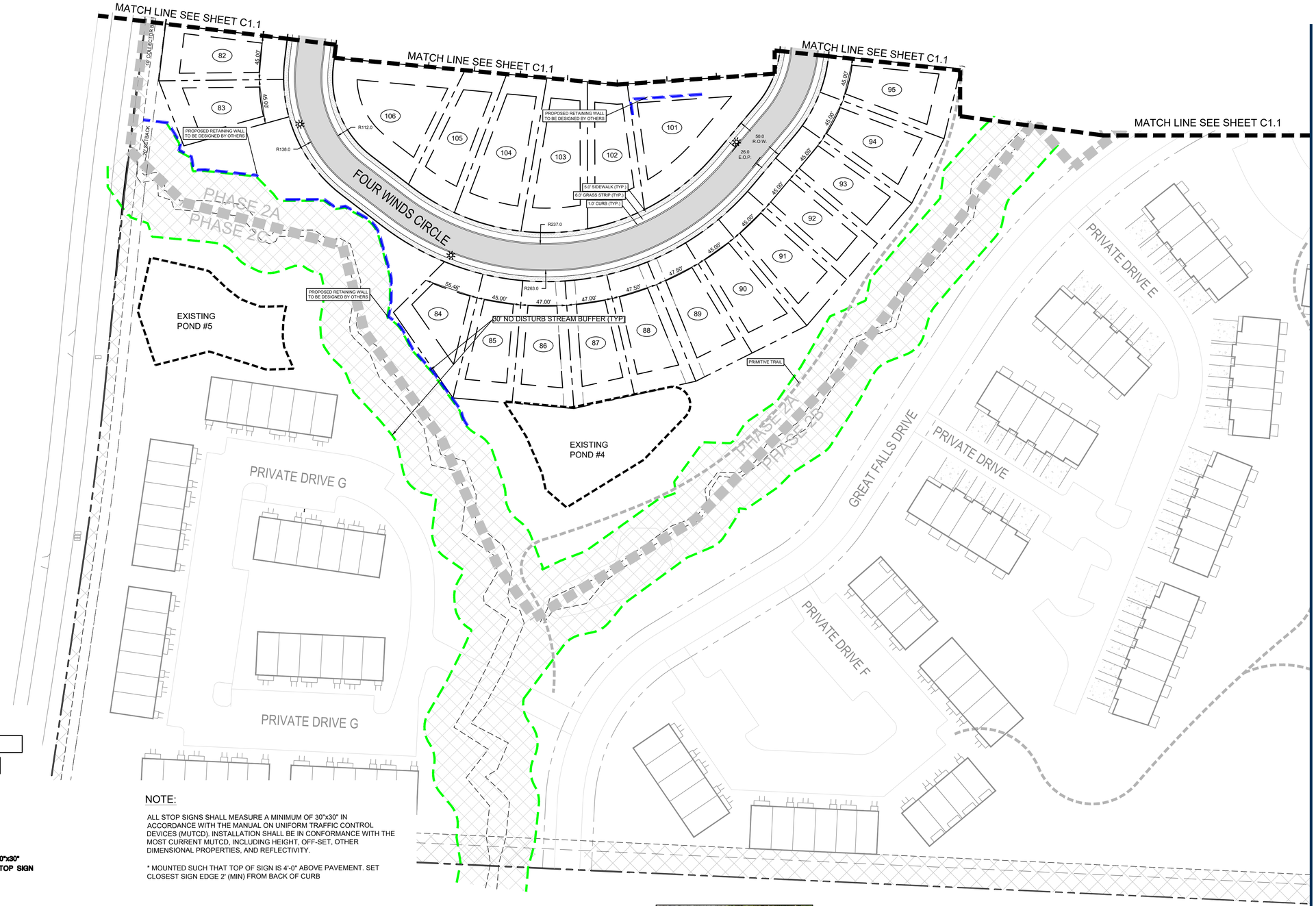
Revisions:

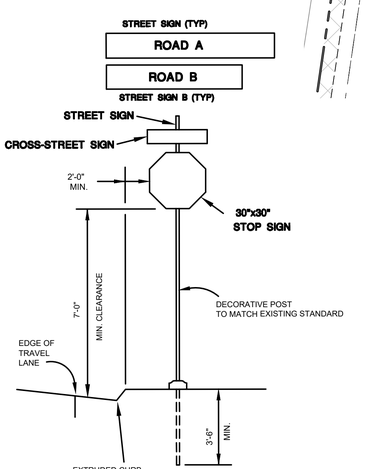
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.1

Project No.
21-0311





TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB



R1-1
30"x30"
A



DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
B



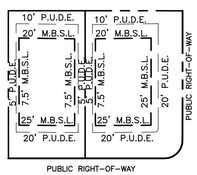
R2-1
24"x30"
C

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



TYPICAL WALL SECTION
(SEE DETAIL ON SHEET C8.0)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1"=50'
Date:	2025.10.20
Approved By:	JFV

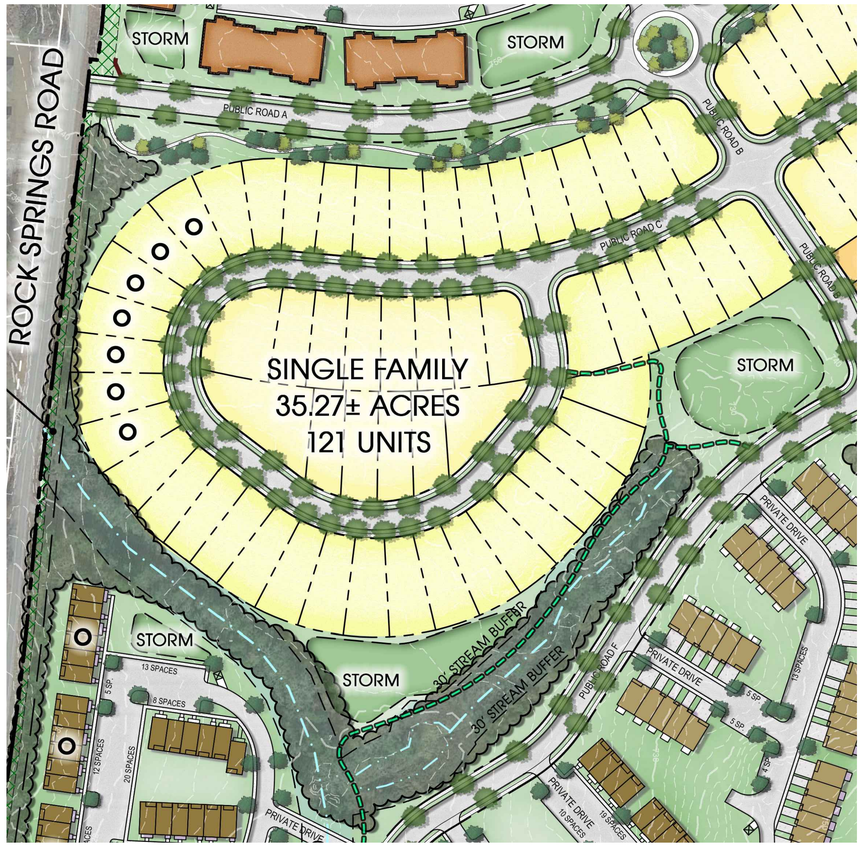
Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

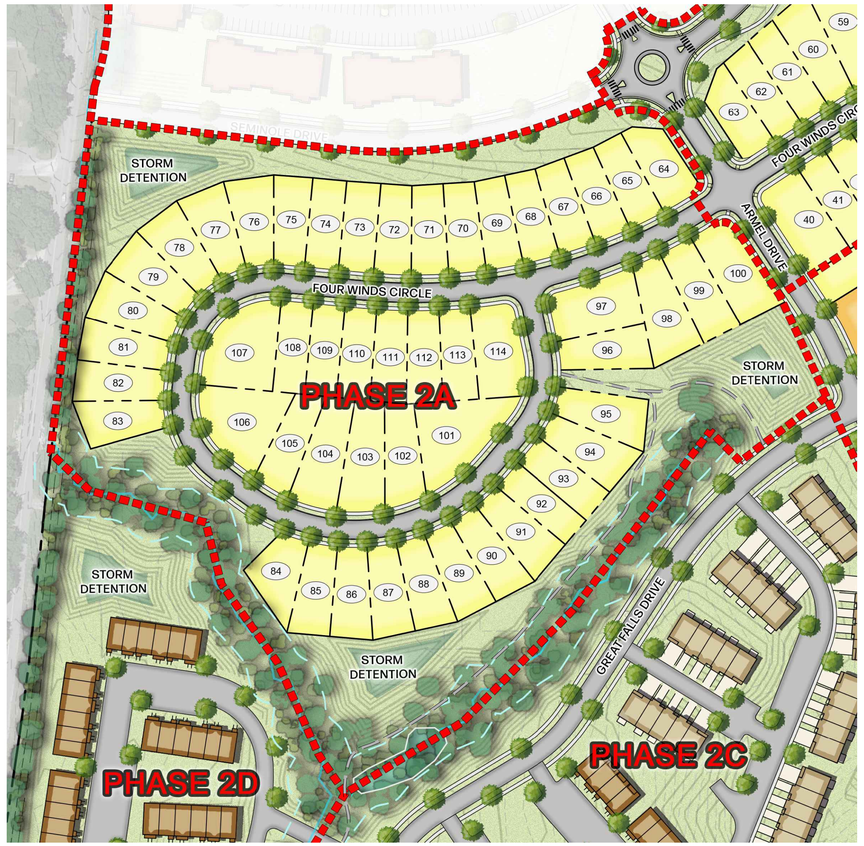
Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.2

Project No.
21-0311



ENTITLEMENT PLAN - MAY, 2021



PROPOSED PLAN - NOVEMBER, 2025

LIST OF MODIFICATIONS/ ADJUSTMENTS

1. LOSS OF 7 LOTS DUE TO LOCATION OF STREAM
2. ORIENTATION CHANGE OF CORNER LOTS
3. ADDITION OF OPEN SPACE AT CORNER FOR TRAIL CONNECTION
4. DETENTION POND ADDED ALONG ROCK SPRINGS ROAD
5. LINEAR PARK HAS BEEN REMOVED AND THE LOCATION OF THE SIDEWALK ALONG SOUTH SIDE OF SEMINOLE DRIVE HAS BEEN UPDATED PER APPROVED FINAL PUD FOR JMB BEAR SPRINGS.

Know what's below. Call before you dig.

0 100 200

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED
AGRICULTURE
NO. 00111.4.0324
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

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-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

PUD LAYOUT COMPARISON EXHIBIT

Drawing No.

C1.3

Project No.

21-0311

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PLOTTED BY HUNTER.FRED ON 11/17/2025 3:58 PM LAST UPDATED BY HFRED ON 11/17/2025 2:28 PM



RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	1"=100'
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Approved By:	JFV

Revisions:

1	2025.11.17	PER CITY COMMENTS

Drawing Title:

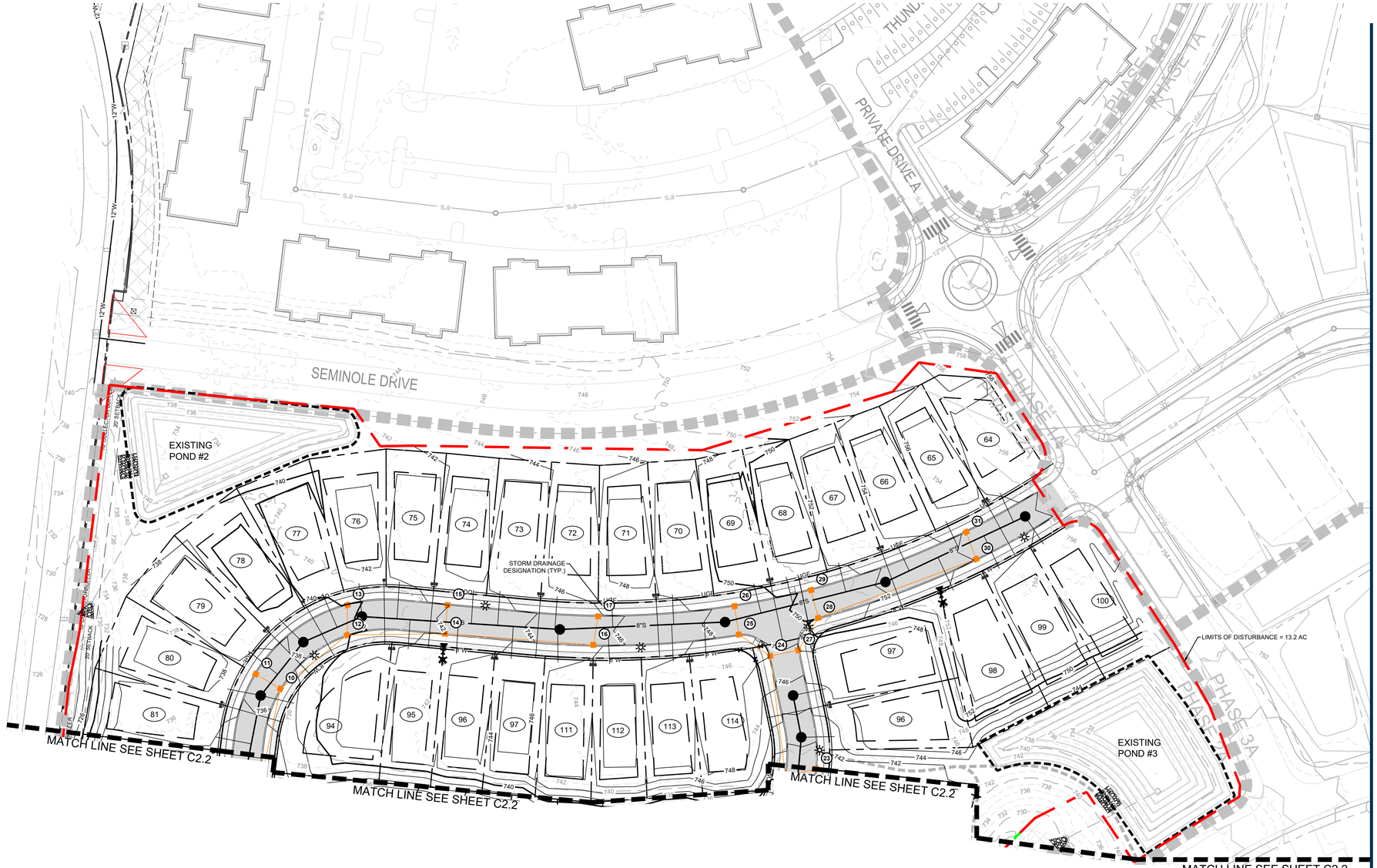
OVERALL GRADING

Drawing No.

C2.0

Project No.

21-0311



RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED
AGRICULTURE
NO. 00111405
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.1

Project No.

21-0311

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

0 50 100

SURVEY NORTH

G:\2-0311\1-CIVIL ENGINEERING\PHASE 2A\C-PLAN SHEETS\PLOT\01 ENLARGED GRADING.DWG
PLOTTED BY HUNTER.FRED ON 11/17/2025 3:28 PM LAST UPDATED BY HFRED ON 11/17/2025 2:27 PM



RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED
PROFESSIONAL
ENGINEER
AGRICULTURE
NO. 0011745
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.2

Project No.

21-0311

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

0 50 100

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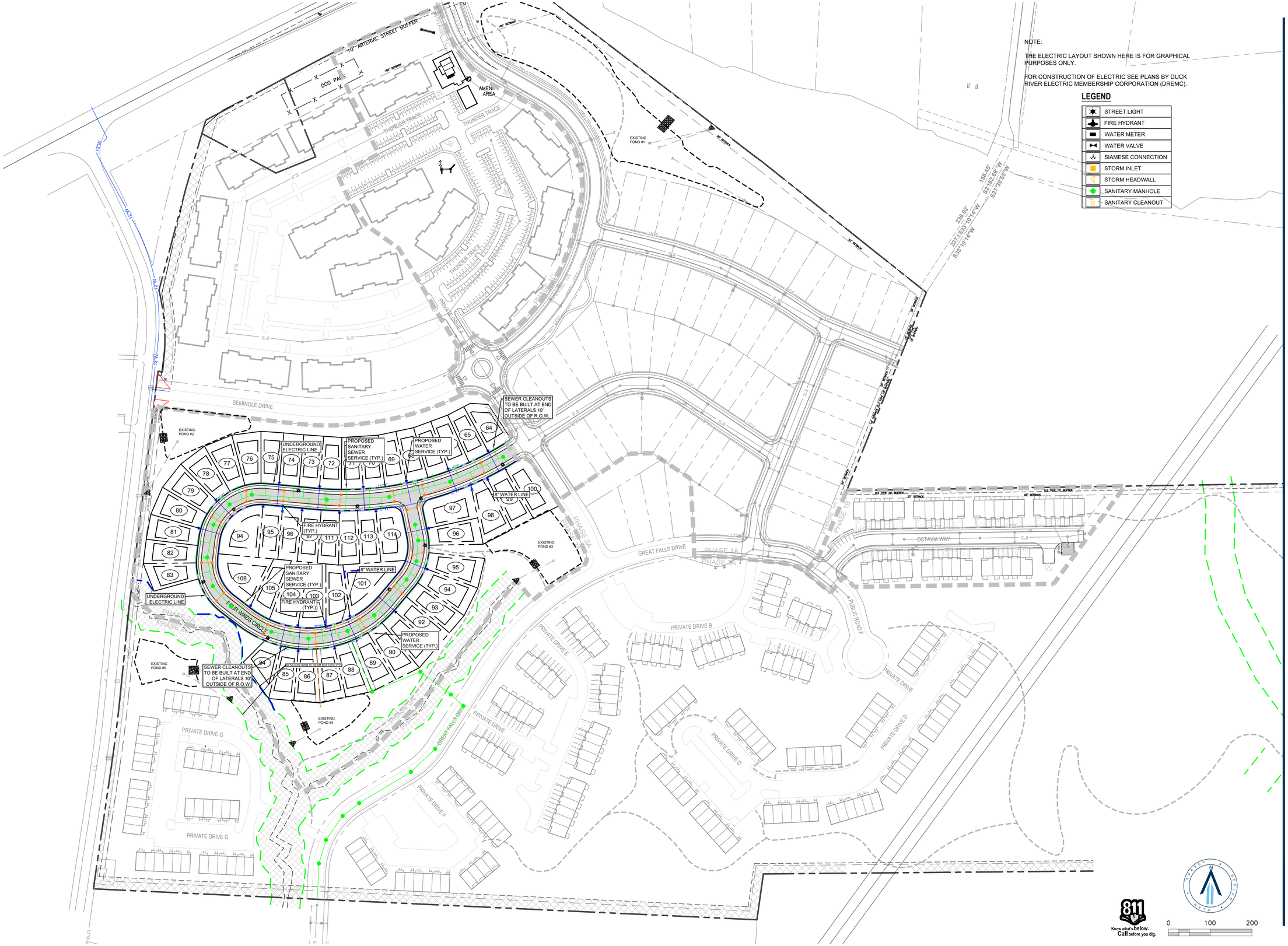
PLOTTED BY HUNTER.FRED ON 11/17/2025 3:27 PM LAST UPDATED BY HFRED ON 11/17/2025 3:27 PM



NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).

LEGEND

- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIAMESE CONNECTION
- STORM INLET
- STORM HEADWALL
- SANITARY MANHOLE
- SANITARY CLEANOUT

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

0 100 200

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a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

Project No.

21-0311

NOTE:

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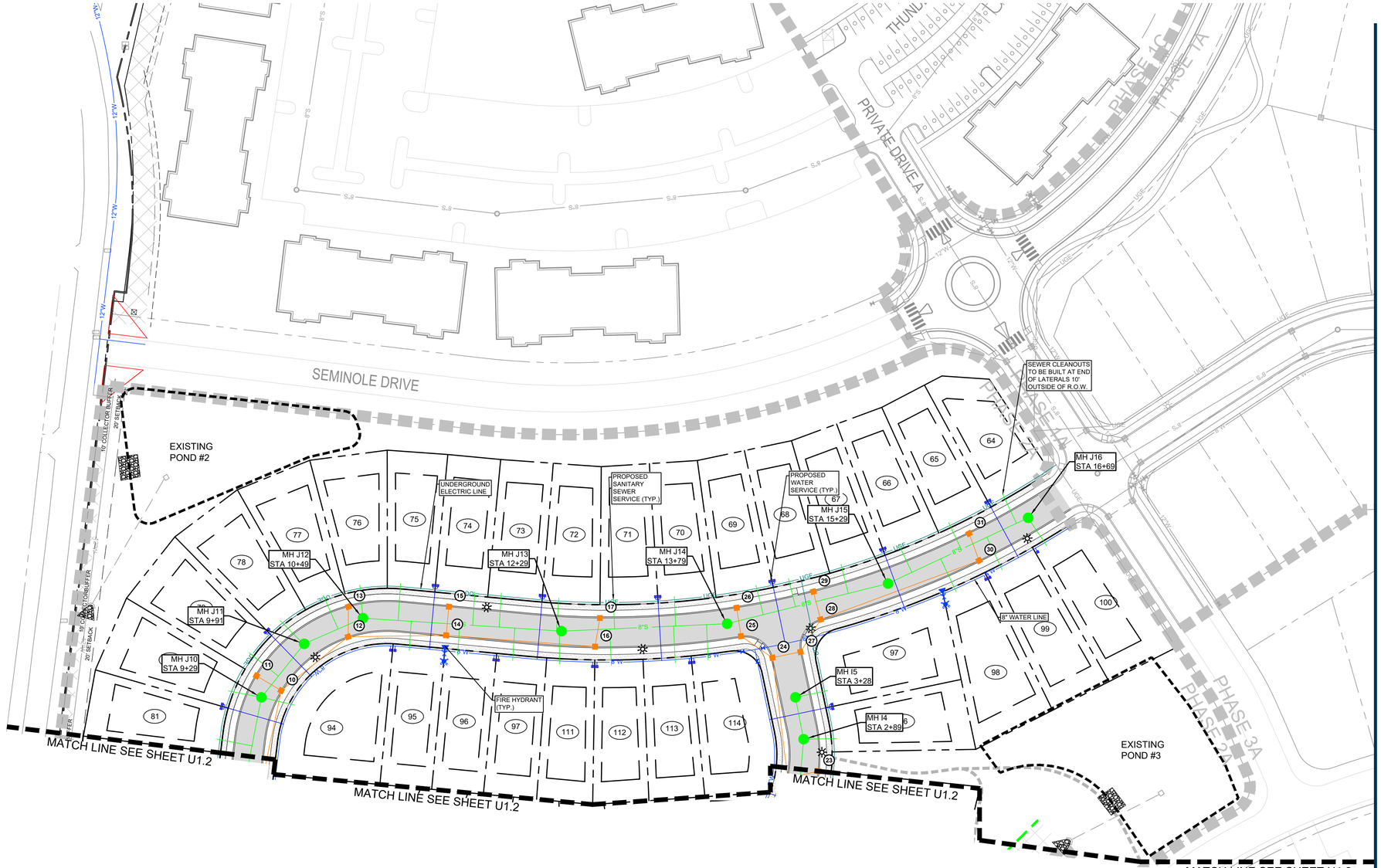
FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).



LEGEND

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
	SANITARY MANHOLE
	SANITARY CLEANOUT

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0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT REGISTERED ENGINEER AGRICULTURE No. 00114599 STATE OF TENNESSEE 11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

NOTE:

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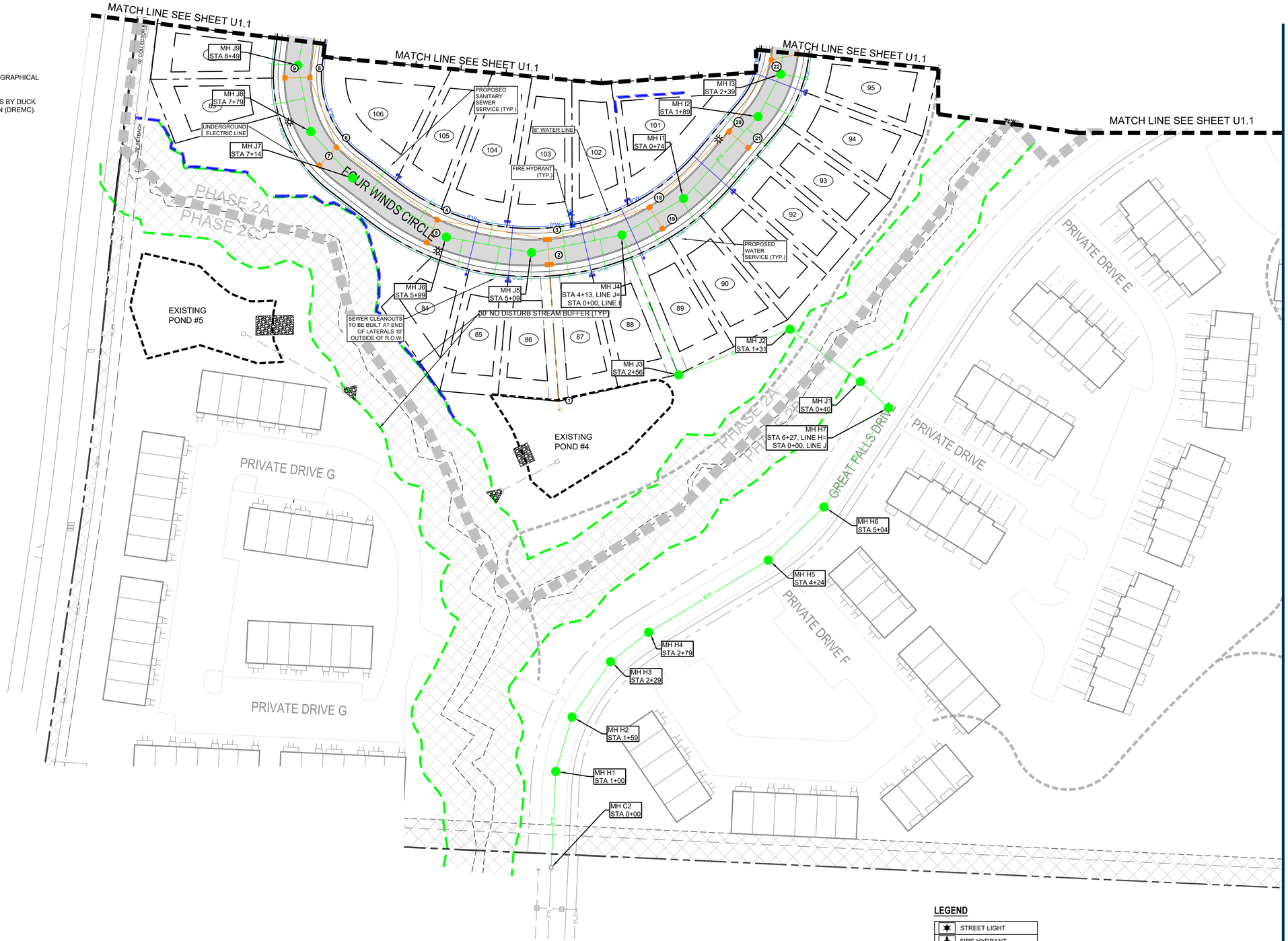

LEGEND

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
	SANITARY MANHOLE
	SANITARY CLEANOUT

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

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JACOB F. VINCENT REGISTERED ENGINEER AGRICULTURE No. 00114599 STATE OF TENNESSEE 11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

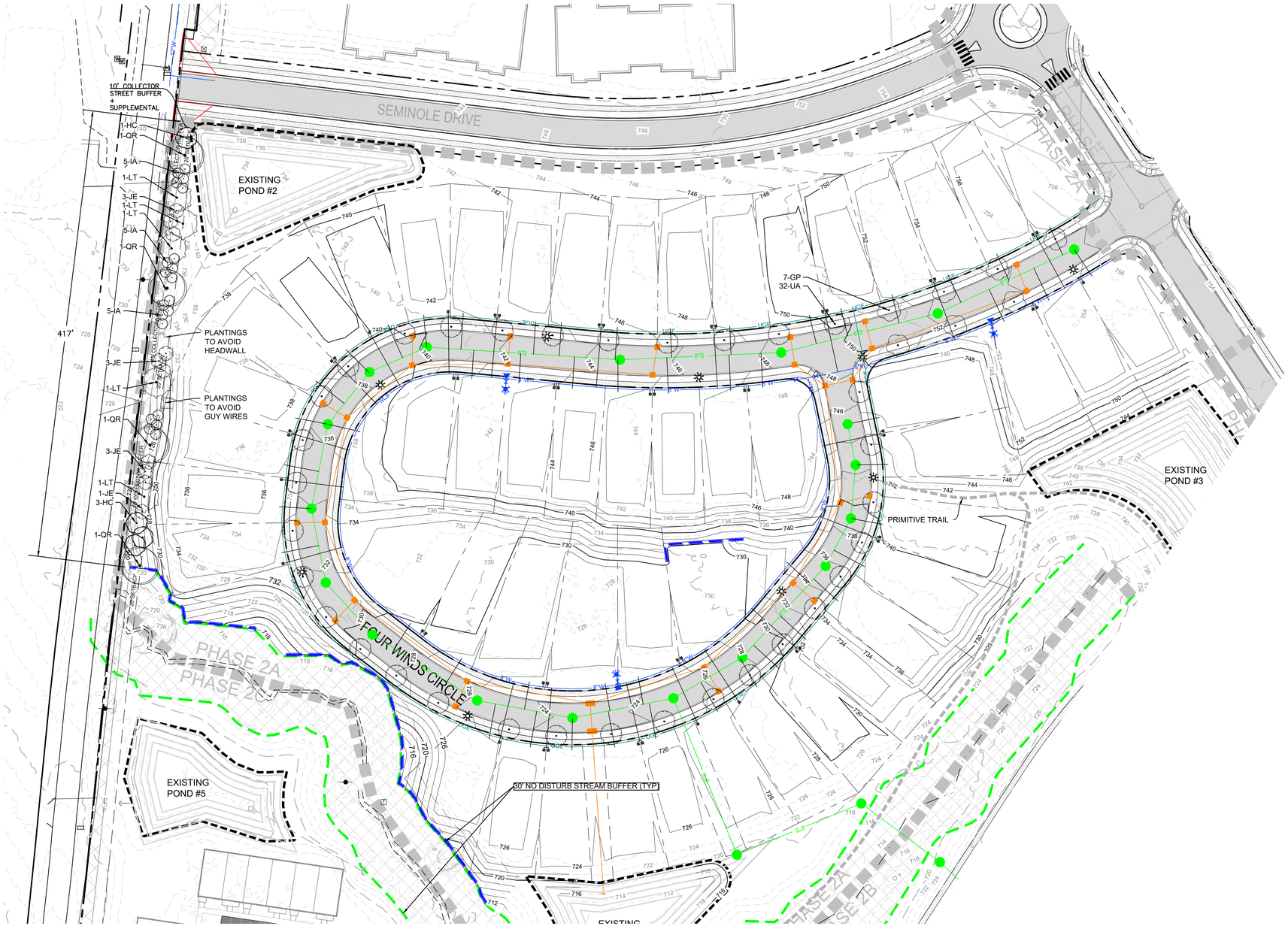
ENLARGED UTILITY

Drawing No.

U1.2

Project No.

21-0311



BUFFER CALCULATIONS

10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS: +/- 417'

REQUIRED PLANTINGS

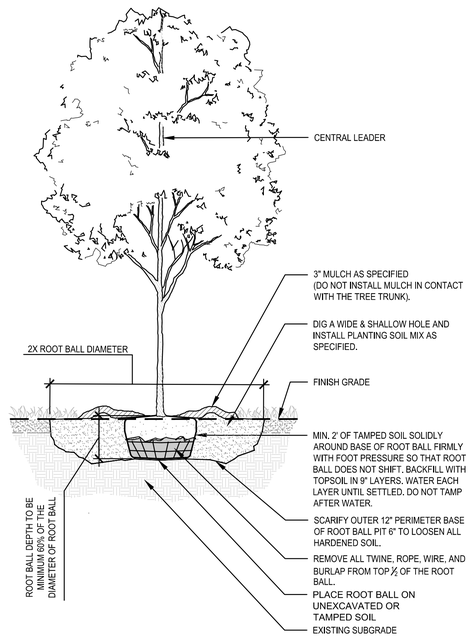
REQUIRED CANOPY TREES: 13
(3 PER 100LF) (3 X 4.17 = 12.51)

REQUIRED EVERGREEN TREES: 30
(7 PER 100LF) (7 X 4.17 = 29.19)

PROVIDED PLANTINGS

PROVIDED CANOPY TREES: 13
(10' TALL MIN)
PROVIDED EVERGREEN TREES: 30
(6' TALL MIN)

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



TYPICAL TREE PLANTING
3/8" = 1'-0"

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	REMARKS
TREES							
GP	7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	CANOPY	2" CAL.	12-14` HT	B&B, STRONG CENTRAL LEADER
UA	32	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	CANOPY	2" CAL.	12-14` HT	B&B, STRONG CENTRAL LEADER
BUFFER TREES							
HC	4	HALESIA CAROLINA	SILVERBELL	CANOPY	2" CAL.	10` HT.	B&B, SINGLE STEM, 4' SPREAD MIN.
IA	20	ILEX OPACA	AMERICAN HOLLY	EVERGREEN	6` HT.		B&B, FULL TO BASE
JE	10	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	EVERGREEN	6` HT.		B&B, FULL TO BASE
LT	5	LIRIODENDRON TULIPIFERA	TULIP POPLAR	CANOPY	2" CAL.	10` HT.	B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN.
QR	4	QUERCUS RUBRA	NORTHERN RED OAK	CANOPY	2" CAL.	10` HT.	B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN.

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

0 50 100

RaganSmith
a Pape-Dawson company

TAYLOR LEWARON FISCHER REGISTERED LANDSCAPE ARCHITECT TENNESSEE NO. 411 — 11/17/25

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: TF

Revisions:

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-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

LANDSCAPE

Drawing No.

L1.0

Project No.

21-0311

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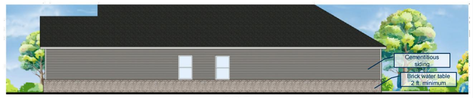
PLOTTED BY HUNTER.FRED ON 11/17/2025 3:28 PM LAST UPDATED BY HFRED ON 11/17/2025 3:28 PM

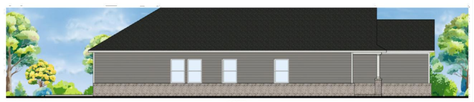
AUTUMN – 340 – ELEVATION F
INTERIOR LOT ELEVATION


FRONT



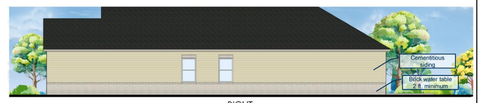
RIGHT


REAR


LEFT

AUTUMN – 340 – ELEVATION X
INTERIOR LOT ELEVATION


FRONT



RIGHT


REAR


LEFT

AUTUMN – 340 – ELEVATION T
CORNER LOT ELEVATION *


FRONT



RIGHT


REAR


LEFT

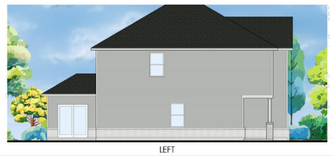
DALLAS – 342 – ELEVATION F
INTERIOR LOT ELEVATION


FRONT



RIGHT


REAR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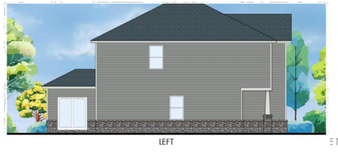
DALLAS – 342 – ELEVATION H
INTERIOR LOT ELEVATION


FRONT



RIGHT


REAR


LEFT

DALLAS – 342 – ELEVATION T
INTERIOR LOT ELEVATION


FRONT



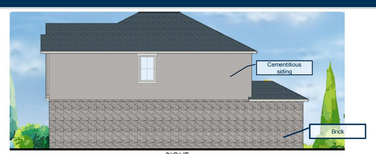
RIGHT


REAR


LEFT

DALLAS – 342 – ELEVATION X
CORNER LOT ELEVATION *


FRONT



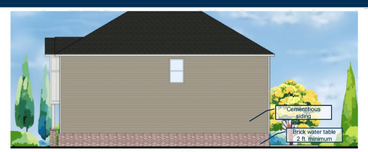
RIGHT


REAR


LEFT

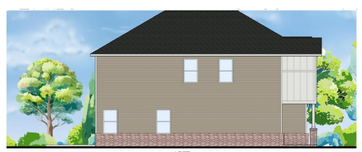
LENNON – 343 – ELEVATION F
INTERIOR LOT ELEVATION


FRONT



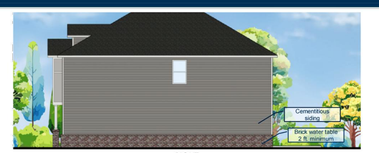
RIGHT


REAR


LEFT

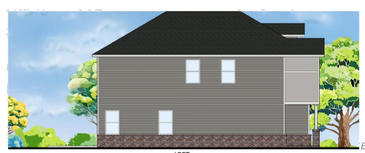
LENNON – 343 – ELEVATION T
INTERIOR LOT ELEVATION


FRONT



RIGHT


REAR


LEFT

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PLOTTED BY HUNTER FRED ON 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON 11/17/2025 3:22 PM

RaganSmith
a PAPE–DAWSON company

JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
NO. 001174
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

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-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.0

Project No.

21-0311

LENNON – 343 – ELEVATION U
INTERIOR LOT ELEVATION



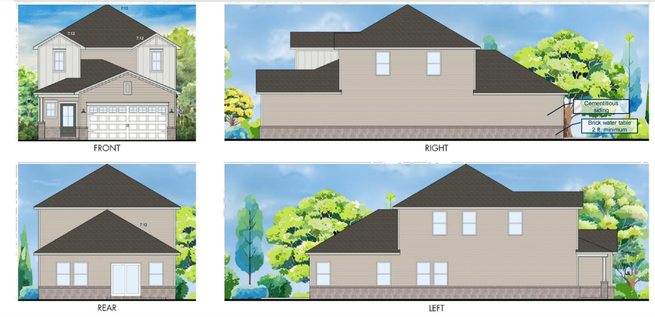
14

LENNON – 343 – ELEVATION W
CORNER LOT ELEVATION *



15

SYDNEY – 344 – ELEVATION F
INTERIOR LOT ELEVATION



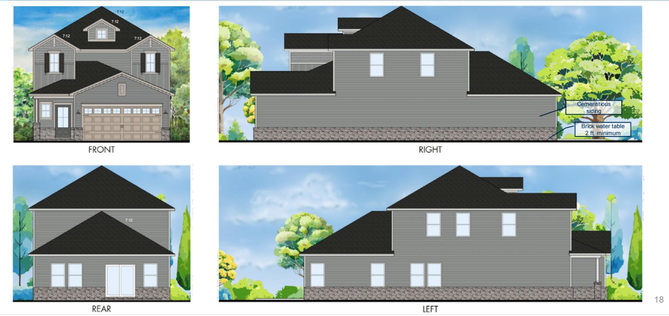
16

SYDNEY – 344 – ELEVATION K
INTERIOR LOT ELEVATION



17

SYDNEY – 344 – ELEVATION T
INTERIOR LOT ELEVATION



18

SYDNEY – 344 – ELEVATION U
CORNER LOT CONDITION *



PAISLEY – 346 – ELEVATION F
INTERIOR LOT ELEVATION



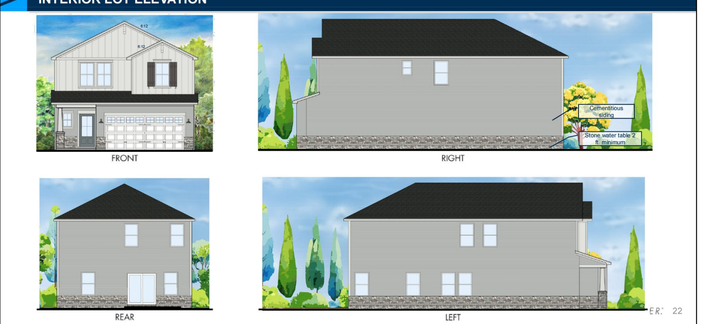
20

PAISLEY – 346 – ELEVATION K
INTERIOR LOT ELEVATION



21

PAISLEY – 346 – ELEVATION Y
INTERIOR LOT ELEVATION



22

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.1

Project No.

21-0311

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PLOTTED BY HUNTER FRED ON 11/17/2025 3:29 PM LAST UPDATED BY HFRED ON 11/17/2025 3:22 PM

PAISLEY – 346 – ELEVATION T
CORNER LOT CONDITION *



23

VIENNA – 384 – ELEVATION F
INTERIOR LOT ELEVATION



24

VIENNA – 384 – ELEVATION H
INTERIOR LOT ELEVATION



25

VIENNA – 384 – ELEVATION S
INTERIOR LOT ELEVATION



26

VIENNA – 384 – ELEVATION W
CORNER LOT CONDITION *



27

ROCKWELL – 446 –ELEVATION F
INTERIOR LOT ELEVATION



28

ROCKWELL – 446 –ELEVATION H
INTERIOR LOT ELEVATION



29

ROCKWELL – 446 –ELEVATION T
INTERIOR LOT ELEVATION



30

ROCKWELL – 446 –ELEVATION Z
CORNER LOT ELEVATION *



31

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JACOB F. VINCENT
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AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

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Revisions:

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- - -
- - -

1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL ELEVATIONS

Drawing No.

A1.2

Project No.

21-0311

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SINGLE FAMILY STREETSCAPE



LIFE. BUILT. BETTER.® 32

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JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	NOT TO SCALE
Date:	2025.10.20
Approved By:	JFV

Revisions:

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-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:
ARCHITECTURAL STREETSCAPE

Drawing No.
A2.0

Project No.
21-0311

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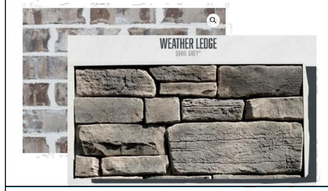
SCHEME - 1 –



Oyster Cove with White Mortar





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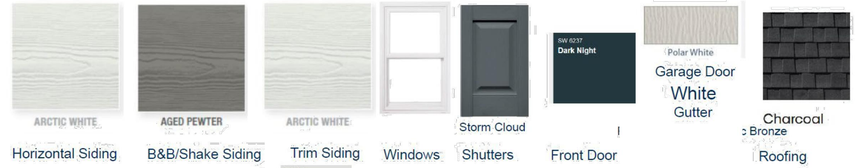
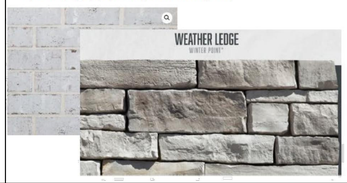


North Highland with White Mortar





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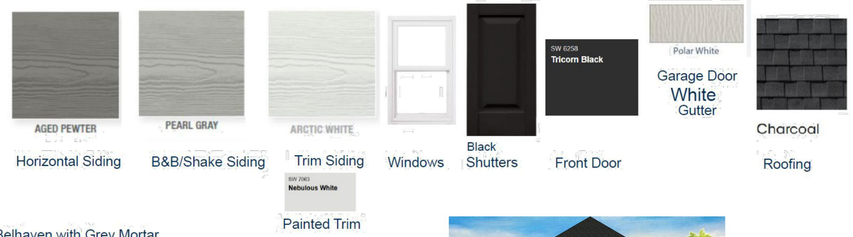
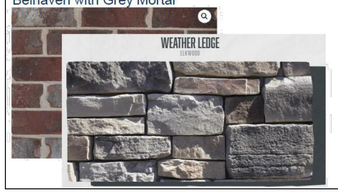


Belhaven with Grey Mortar





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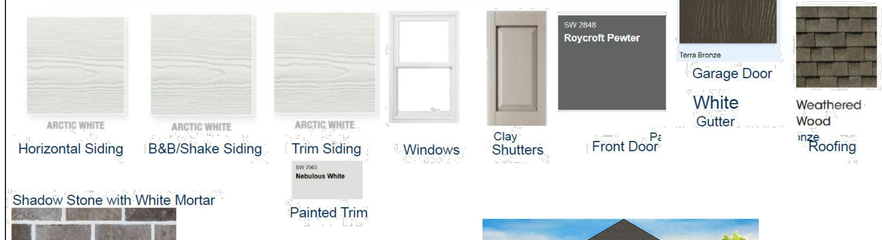
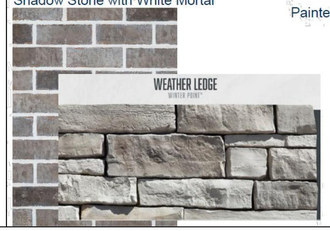


Shadow Stone with White Mortar





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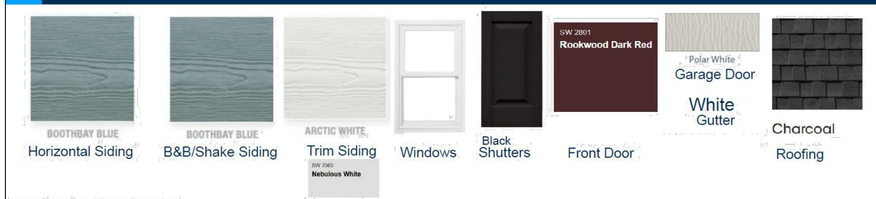
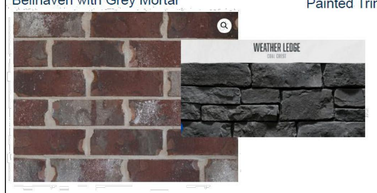


Bellhaven with Grey Mortar





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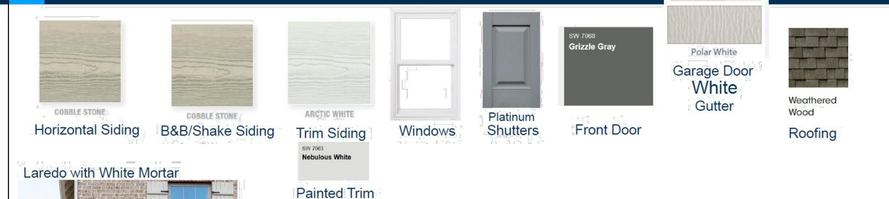
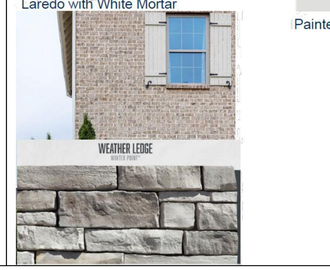


Laredo with White Mortar





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RaganSmith
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JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
No. 00111
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL PATTERNS

Drawing No.

A3.0

Project No.

21-0311

SCHEME – 9



Horizontal Siding

B&B/Shake Siding



Trim Siding

SW 7063
Nebulous White
Painted Trim


Windows


Midnight Blue
Shutters



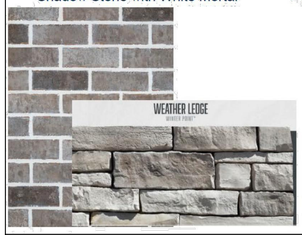
Front Door



Garage Door
White
Gutter

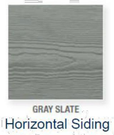

Weathered Wood
Roofing

Shadow Stone with White Mortar





SCHEME – 10



Horizontal Siding



B&B/Shake Siding


Cobble Stone
Trim Siding

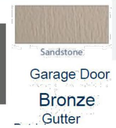
SW 7641
Colonnade Gray
Painted Trim


Windows


Musket Brown
Shutters



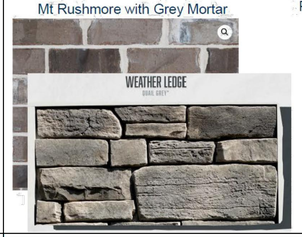
Front Door



Garage Door
Bronze
Gutter


Weathered Wood
Roofing

Mt Rushmore with Grey Mortar





SCHEME – 11 * ALL BRICK



Horizontal Siding



B&B/Shake Siding

Trim Siding

SW 7063
Nebulous White
Painted Trim


Windows


Tuxedo Grey
Shutters



Front Door



Garage Door
White
Gutter
Patrician Bronze/Classic Bronze


Pewter Gray
Roofing

North Highland with White Mortar



Stone N/A



SCHEME - 12



Horizontal Siding



B&B/Shake Siding


Cobble Stone
Trim Siding

SW 7641
Colonnade Gray
Painted Trim


Windows


Black
Shutters



Front Door



Garage Door
Black
Gutter


Charcoal
Roofing

US Brick - St Lorain Ivory Mortar





SCHEME - 13

Horizontal Siding

B&B/Shake Siding

Trim Siding

SW 7063
Nebulous White
Painted Trim

Windows

Tuxedo Grey
Shutters

Front Door

Garage Door
White
Gutter

Pewter Gray
Roofing

Alamo with White Mortar

SCHEME – 14

Horizontal Siding

B&B/Shake Siding

Trim Siding

SW 7063
Nebulous White
Painted Trim

Windows

Tuxedo Grey
Shutters

Front Door

Garage Door
White
Gutter

Pewter Gray
Roofing

Oyster Cove with White Mortar

G:\21-0311\CIVIL ENGINEERING\PHASE 2A\2-PLAN SHEETS\PLOT\01 | ARCHITECTURAL PLANS.DWG
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RaganSmith
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JACOB F. VINCENT
REGISTERED
LANDSCAPE
ARCHITECT
AGRICULTURE
NO. 00111.LARC
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

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-	-	-
-	-	-
-	-	-
-	-	-
1	2025.11.17	PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL PATTERNS

Drawing No.

A3.1

Project No.

21-0311

SCHEME – 15



Horizontal Siding



B&B/Shake Siding

Trim Siding


Windows


Tuxedo Grey
Shutters



Front Door



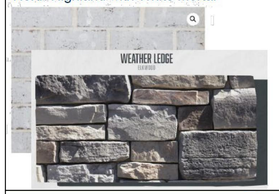
Garage Door
White
Gutter


Charcoal
Roofing



Painted Trim

North Highland with White Mortar





SCHEME - 19


Midnight Black
Horizontal Siding



B&B/Shake Siding

Trim Siding


Windows


Black
Shutters



Front Door



Garage Door
White
Gutter


Charcoal
Roofing

Painted Trim

Nightfall with Black Mortar





SCHEME - 20



Horizontal Siding



B&B/Shake Siding

Trim Siding


Windows


Tuxedo Grey
Shutters



Front Door



Garage Door
White
Gutter


Charcoal
Roofing



Painted Trim

Alamo with White Mortar





SCHEME - 21



Horizontal Siding

B&B/Shake Siding

Trim Siding


Windows


Tuxedo Grey
Shutters



Front Door



Garage Door
White
Gutter

harcoal
oofing

Painted Trim

North Highland with White Mortar

SCHEME – 22

Horizontal Siding

B&B/Shake Siding

Trim Siding

Windows

Storm Cloud
Shutters

Front Door

Garage Door
White
Gutter

Charcoal
oofing

Painted Trim

Belle Meade with White Mortar

SCHEME - 23

Midnight Black
Horizontal Siding

Midnight Black
B&B/Shake Siding

Trim Siding

Windows

Black
Shutters

Front Door

Garage Door
White
Gutter

Charcoal
Roofing

Painted Trim

Nightfall with Black Mortar

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ARCHITECT
AGRICULTURE
NO. 00111-0124
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

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1	2025.11.17	PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL PATTERNS

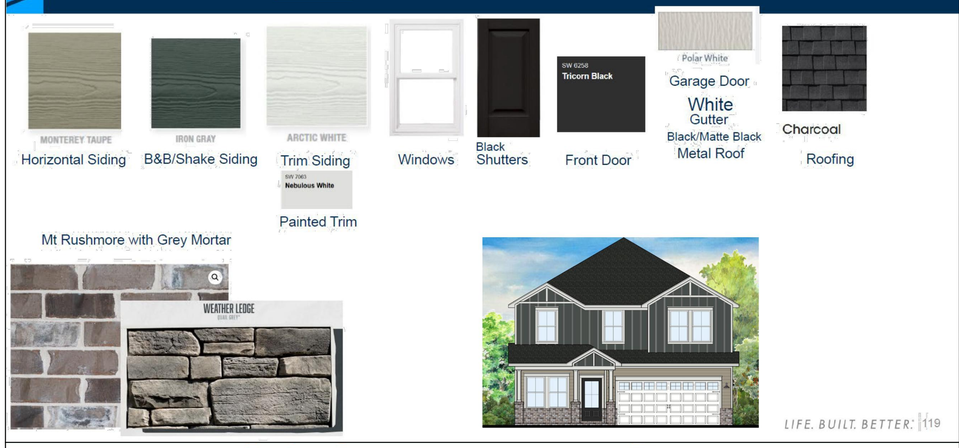
Drawing No.

A3.2

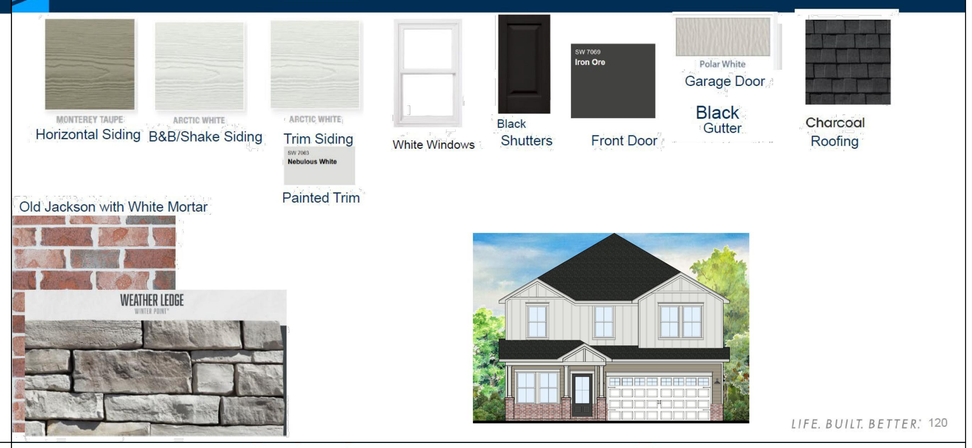
Project No.

21-0311

SCHEME – 24



SCHEME – 25



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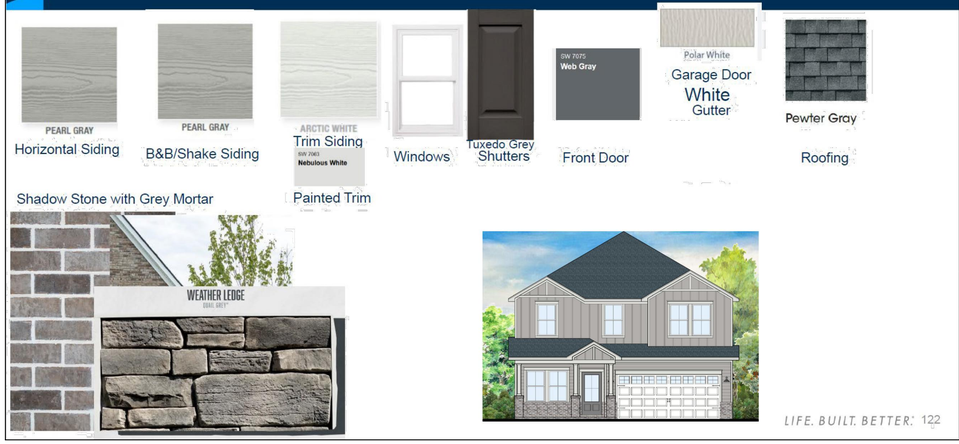

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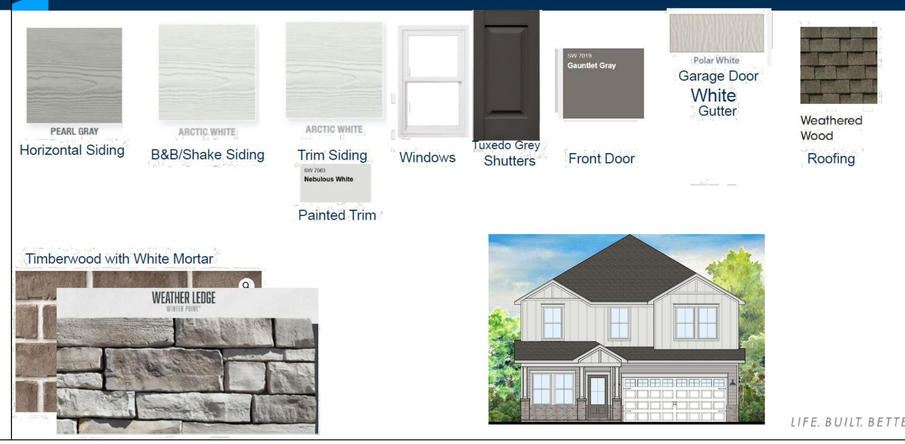

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE CULTURE
No. 00114599
STATE OF TENNESSEE
11 17 2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE

Date: 2025.10.20

Approved By: JFV

Revisions:

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1 2025.11.17 PER CITY COMMENTS

Drawing Title:

ARCHITECTURAL PATTERNS

Drawing No.

A3.3

Project No.

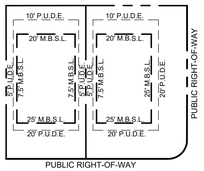
21-0311

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

   STREET YARD: 25'
   SIDE YARD: 7.5'
   REAR YARD: 20'
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
7. ALL OPEN SPACE TRACTS ARE TO BE PUBLIC UTILITY AND DRAINAGE EASEMENTS.
8. ALL OPEN SPACE, MAIL KIOSKS, SIGNAGE, AND ALL SIDEWALKS OUTSIDE THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
9. THE LOT WIDTH IS MEASURED AT THE FRONT SETBACK LINE FOR THE FOLLOWING LOTS - 75-96, 98, 99, 111-113.
10. THE SEMINOLE DRIVE COMMITMENT LETTER DATED JULY 15, 2024 WAS SUBMITTED TO THE CITY OF COLUMBIA WITH THE JMB BEAR SPRINGS FINAL PUD MASTER DEVELOPMENT PLAN.



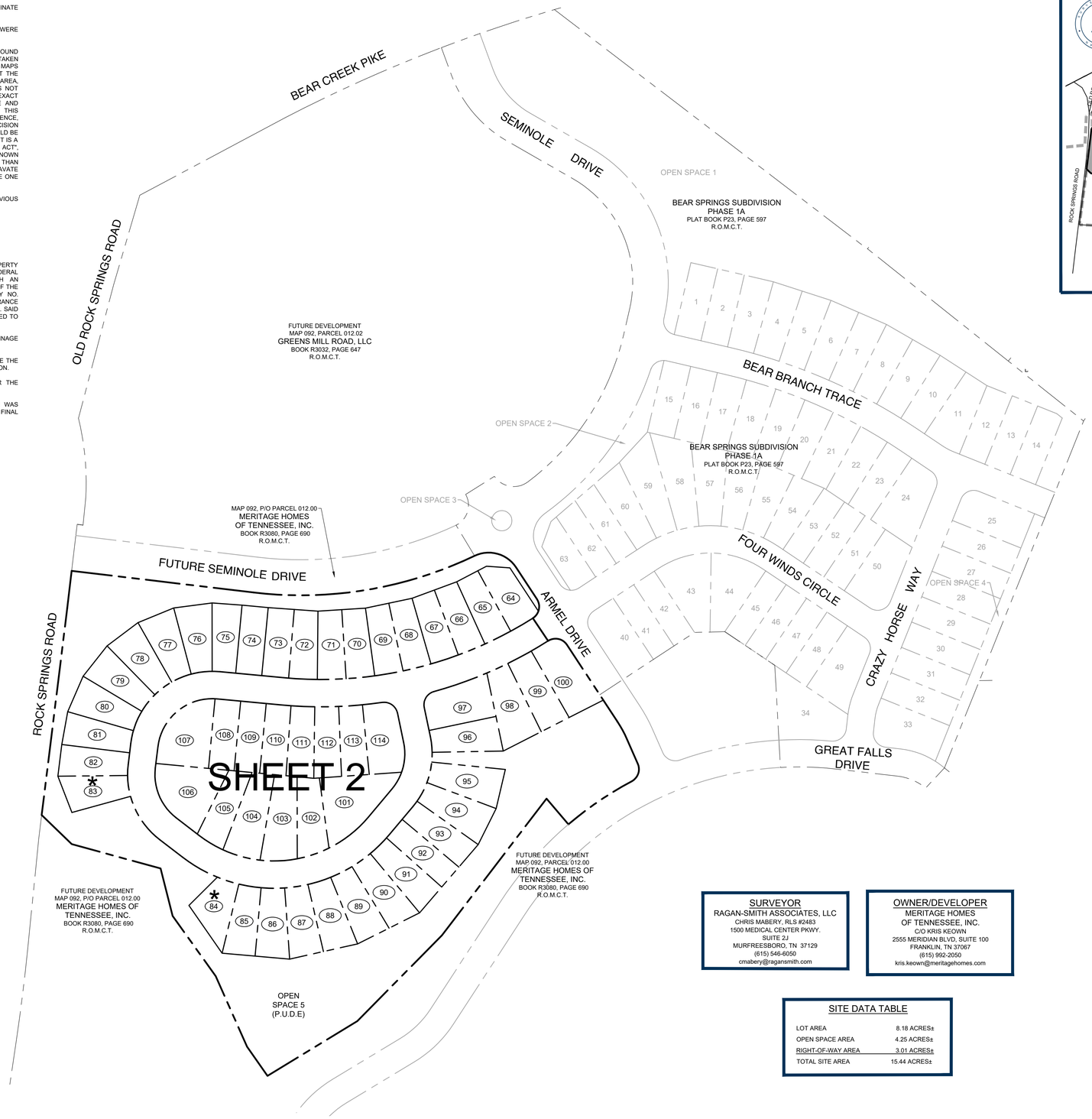
SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

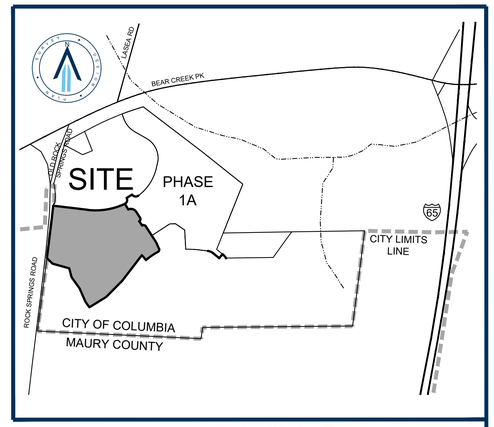
PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO MERITAGE HOMES OF TENNESSEE, INC. FROM TPG AG EHC III (MTH) MULTI STAE 2, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3080, PAGE 690, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.





LOCATION MAP
NOT TO SCALE

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,862	0.16
89	7,039	0.16

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
90	6,964	0.16
91	7,082	0.16
92	6,247	0.14
93	6,597	0.15
94	7,532	0.17
95	7,468	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
5	185,110	4.25

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

OWNER/DEVELOPER
MERITAGE HOMES
OF TENNESSEE, INC.
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com

SITE DATA TABLE

LOT AREA	8.18 ACRES±
OPEN SPACE AREA	4.25 ACRES±
RIGHT-OF-WAY AREA	3.01 ACRES±
TOTAL SITE AREA	15.44 ACRES±

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

LEGEND

M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
(123)	LOT NUMBER
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2483
11/17/2025
TENNESSEE NO. 2483

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

1	2025.11.17	PER CITY COMMENTS

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311

P:\21-0311 FILES\PLAT\PRELIMINARY\PHASE 2A\21-0311_PHASE 2A PRELIMINARY PLAT.DWG
PLOTTED BY: THOMAS FRENCH - TUESDAY, NOVEMBER 18, 2025 - 8:46 AM - CREATED BY: THOMAS FRENCH - TUESDAY, NOVEMBER 18, 2025 - 8:46 AM



LEGEND

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

NOTE

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

NOTE

SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

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

FUTURE DEVELOPMENT
MAP 092, PARCEL 012.00
MERITAGE HOMES OF
TENNESSEE, INC.
BOOK R3080, PAGE 690
R.O.M.C.T.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	414.75'	732.50'	32°26'31"	N80°33'54"E	409.24'	213.10
C2	86.24'	60.00'	82°21'06"	S74°28'48"E	79.00'	52.48
C3	39.71'	25.00'	91°00'55"	S12°12'13"W	35.67'	25.45
C4	39.27'	25.00'	90°00'00"	S78°18'15"E	35.36'	25.00
C5	37.38'	225.00'	9°31'11"	S28°32'39"E	37.34'	18.74
C6	37.42'	25.00'	85°45'07"	S19°05'30"W	34.02'	23.21
C7	140.26'	650.00'	12°21'48"	S55°47'09"W	139.99'	70.40
C8	229.06'	775.14'	16°55'54"	S66°04'19"W	228.23'	115.37
C9	35.95'	775.14'	2°39'25"	N58°56'04"E	35.94'	17.98
C10	48.56'	775.14'	3°35'23"	N62°03'28"E	48.56'	24.29
C11	42.07'	775.14'	3°06'34"	N65°24'26"E	42.06'	21.04
C12	102.49'	775.14'	7°34'32"	N70°44'59"E	102.41'	51.32
C13	37.70'	25.00'	86°24'30"	S31°20'03"W	34.23'	23.48
C14	135.95'	150.00'	51°55'42"	S14°05'40"W	131.34'	73.04
C15	28.37'	150.00'	10°50'07"	N06°27'08"W	28.32'	14.23
C16	17.86'	150.00'	6°49'26"	S02°22'39"W	17.85'	8.94
C17	38.68'	150.00'	14°46'27"	S13°10'35"W	38.57'	19.45
C18	38.68'	150.00'	14°46'27"	S27°57'01"W	38.57'	19.45
C19	12.36'	150.00'	4°43'16"	S37°41'53"W	12.36'	6.18
C20	419.75'	275.00'	87°27'12"	S83°47'07"W	380.17'	263.04
C21	7.65'	275.00'	1°35'36"	S40°51'19"W	7.65'	3.82
C22	41.29'	275.00'	8°36'09"	S45°57'11"W	41.25'	20.68
C23	41.29'	275.00'	8°36'09"	S54°33'20"W	41.25'	20.68
C24	43.59'	275.00'	9°04'53"	S63°23'50"W	43.54'	21.84
C25	43.59'	275.00'	9°04'53"	S72°28'43"W	43.54'	21.84
C26	43.13'	275.00'	8°59'08"	N81°30'44"E	43.08'	21.61
C27	43.13'	275.00'	8°59'08"	S89°30'08"E	43.08'	21.61
C28	41.29'	275.00'	8°36'09"	S80°42'30"E	41.25'	20.68
C29	41.29'	275.00'	8°36'09"	S72°06'21"E	41.25'	20.68
C30	73.51'	275.00'	15°19'00"	N60°08'47"W	73.30'	36.98
C31	155.67'	150.00'	59°27'46"	N22°45'24"W	148.78'	85.67
C32	97.06'	150.00'	37°04'27"	N33°57'04"W	95.38'	50.30
C33	38.68'	150.00'	14°46'27"	S08°01'37"E	38.57'	19.45
C34	19.93'	150.00'	7°36'52"	S03°10'03"W	19.92'	9.98
C35	231.47'	150.00'	88°24'48"	N51°10'53"E	209.17'	145.90
C36	23.85'	150.00'	9°06'41"	S11°31'49"W	23.83'	11.95
C37	38.68'	150.00'	14°46'27"	S23°28'23"W	38.57'	19.45
C38	38.68'	150.00'	14°46'27"	S38°14'50"W	38.57'	19.45
C39	38.68'	150.00'	14°46'27"	S53°01'17"W	38.57'	19.45
C40	38.68'	150.00'	14°46'27"	S67°47'43"W	38.57'	19.45
C41	38.68'	150.00'	14°46'27"	S82°34'10"W	38.57'	19.45
C42	14.22'	150.00'	5°25'53"	N87°19'40"W	14.21'	7.12
C43	476.75'	725.00'	37°40'36"	N76°32'58"E	468.20'	247.35
C44	8.77'	725.00'	0°41'35"	N84°57'31"W	8.77'	4.39
C45	52.63'	725.00'	4°09'34"	N87°23'06"W	52.62'	26.33
C46	52.63'	725.00'	4°09'34"	S88°27'20"W	52.62'	26.33
C47	52.63'	725.00'	4°09'34"	S84°17'46"W	52.62'	26.33
C48	52.63'	725.00'	4°09'34"	S80°08'12"W	52.62'	26.33
C49	52.63'	725.00'	4°09'34"	S75°58'38"W	52.62'	26.33
C50	52.63'	725.00'	4°09'34"	S71°49'04"W	52.62'	26.33
C51	52.63'	725.00'	4°09'34"	S67°39'29"W	52.62'	26.33
C52	52.63'	725.00'	4°09'34"	S63°29'55"W	52.62'	26.33
C53	46.92'	725.00'	3°42'28"	S59°33'54"W	46.91'	23.47
C54	16.53'	25.00'	37°53'07"	S38°46'07"W	16.23'	8.58
C55	23.18'	25.00'	53°07'48"	N06°44'21"W	22.36'	12.50
C56	37.71'	25.00'	86°25'00"	N55°04'42"W	34.23'	23.48
C57	90.63'	100.00'	51°55'42"	N14°05'40"E	87.56'	48.70
C58	55.15'	100.00'	31°36'02"	S03°55'49"W	54.46'	28.30
C59	35.48'	100.00'	20°19'40"	S29°53'41"W	35.29'	17.93
C60	343.43'	225.00'	87°27'12"	N83°47'07"E	311.05'	215.22
C61	92.26'	225.00'	23°29'40"	S51°48'21"W	91.62'	46.79
C62	61.30'	225.00'	15°36'37"	S71°21'29"W	61.11'	30.84
C63	68.42'	225.00'	17°25'23"	S87°52'29"W	68.16'	34.48
C64	70.83'	225.00'	18°02'10"	N74°23'44"W	70.54'	35.71
C65	50.62'	225.00'	12°53'22"	N58°55'58"W	50.51'	25.42
C66	103.78'	100.00'	59°27'46"	S22°45'24"E	99.19'	57.11
C67	154.31'	100.00'	88°24'48"	S51°10'53"W	139.45'	97.27
C68	150.13'	100.00'	86°01'15"	N49°59'06"E	136.43'	93.29
C69	4.18'	100.00'	2°23'33"	S85°48'30"E	4.18'	2.09
C70	184.97'	775.00'	13°40'28"	S88°33'02"W	184.53'	92.92
C71	17.84'	775.00'	1°19'07"	S85°16'17"E	17.84'	8.92
C72	43.60'	775.00'	3°13'24"	S87°32'32"E	43.59'	21.81
C73	43.60'	775.00'	3°13'24"	N89°14'04"E	43.59'	21.81
C74	43.60'	775.00'	3°13'24"	N86°00'40"E	43.59'	21.81
C75	36.33'	775.00'	2°41'10"	N83°03'23"E	36.33'	18.17

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABRY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
2465
11/17/2025
TENNESSEE NO. 2465

BEAR SPRINGS PHASE 2A

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

1	2025.11.17	PER CITY COMMENTS

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

G:\21-0311 R\ SURVEY\PVD\PRELIMINARY\PHASE 2A\21-0311 - PHASE 2A PRELIMINARY PLAT.DWG
11/17/2025 11:19:47 AM CDT, CHRISTOPHER MABRY, RAGAN SMITH ASSOCIATES, TENNESSEE, 37064

FINAL PUD MASTER PLAN AND PRELIMINARY PLAT

FOR

BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

CONTACTS

OWNER/DEVELOPER

KRIS KEOWN
MERITAGE HOMES
2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

CIVIL

MARK MERRILL
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
MMERILL@RAGANSMITH.COM

LANDSCAPE ARCHITECTURE

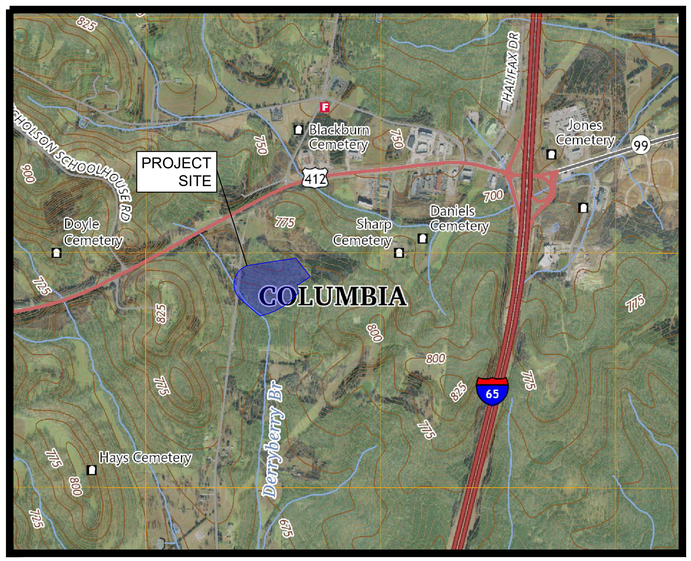
TYLOR FISCHER
RAGAN SMITH ASSOCIATES
315 WOODLAND STREET
NASHVILLE, TN 37206
(615) 244-8591
TFISCHER@RAGANSMITH.COM

WATER

MATT WHEELER
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

ELECTRICAL

CAMERON ISLEY
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM



LOCATION MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	OVERALL LAYOUT
C1.1	ENLARGED LAYOUT
C1.2	ENLARGED LAYOUT
C1.3	PUD LAYOUT COMPARISON EXHIBIT
C2.0	OVERALL GRADING
C2.1	ENLARGED GRADING
C2.2	ENLARGED GRADING
U1.0	OVERALL UTILITY
U1.1	ENLARGED UTILITY
U1.2	ENLARGED UTILITY
L1.0	LANDSCAPE
A1.0	ARCHITECTURAL ELEVATIONS
A1.1	ARCHITECTURAL ELEVATIONS
A1.2	ARCHITECTURAL ELEVATIONS
A2.0	ARCHITECTURAL STREETSCAPE
A3.0	ARCHITECTURAL PATTERNS
A3.1	ARCHITECTURAL PATTERNS
A3.2	ARCHITECTURAL PATTERNS
A3.3	ARCHITECTURAL PATTERNS
P1.0	PRELIMINARY PLAT
P2.0	PRELIMINARY PLAT

Overall Site Parking Calculations			
Units:	**Townhouse (Garage/Driveway)**	**Townhouse (Surface Parked)**	**Multi-Family**
1-BED:	0	0	202
2-BED:	0	0	67
3-BED:	94	137	67
Total Units:	**98**	**137**	**336**
Total Parking Required:	**196**	**274**	**402.75**
Ratio (Spaces/Unit):	2 / Unit	2 / Unit	.75 1-Bed / 1.5 2-Bed / 2.25 3-Bed
Total Parking Provided:	**203 (+ 98 Garages)**	**332**	**594**
Surface Provided:	66	332	594
Garage Provided:	98	0	0
Driveway Provided:	137	0	0
Ratio (Spaces/Unit):	2.07	2.42	1.77

Parking Notes:
Parking and bedroom ratio provided may vary at time of Final Master Plan, however, shall meet the minimum parking requirements of the zoning ordinance.

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114599
STATE OF TENNESSEE
11 18 2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: 2025.10.20
Approved By: JFV
Revisions:
1 2025.11.17 PER CITY COMMENTS

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311

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

November 14, 2025

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

RE: Bear Springs Concurrence Letter to TIS Report

Dear Mr. Glenn Harper,

Meritage Homes, Corp (Developer) would like to submit this concurrence letter to the City of Columbia acknowledging our commitment to make the off-site improvements as outlined in the TIS for Bear Springs (formerly referred to at 1449 Rock Springs Road PUD) prepared by Ragan Smith dated March 22nd, 2021. This agreement includes the recommendations from Volkert issued on March 30th, 2021, on behalf of the City of Columbia, TN, and as noted in the updated TIS dated April 19th, 2021. A list of the remaining improvements from the April 19th, 2021 TIS is included below.

Bear Creek Pike at Rock Springs Road

- The approach of Rock Springs Road to Bear Creek Pike should be modified to remove the existing, raised triangular island. The laneage provided on this approach should consist of one (1) lane for southbound traffic exiting the intersection, one (1) northbound left turn lane, and one (1) northbound right turn lane for traffic turning on to Bear Creek Pike. The northbound turn lanes should include a minimum storage length of 75 feet and appropriate tapers per AASHTO, MUTCD, and/or TDOT guidelines.
- An eastbound right turn lane should be constructed on Bear Creek Pike at Rock Springs Road with 180 feet of full width deceleration length and 180 feet of taper.
- A TDOT grading permit will be necessary prior to construction within the right-of-way on Bear Creek Pike.
- The existing two-way left turn lane provides a storage area for left turn movements off of and onto Bear Creek Pike.

Rock Springs Road at Project Access #2

- The traffic volumes on Rock Springs Road and Project Access #2 do not warrant the installation of a left turn lane or right turn lane. Project Access #2 should be designed and installed per City of Columbia access and design standards.

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

Should you have any questions, please contact me at 480.204.3579.

Respectfully,

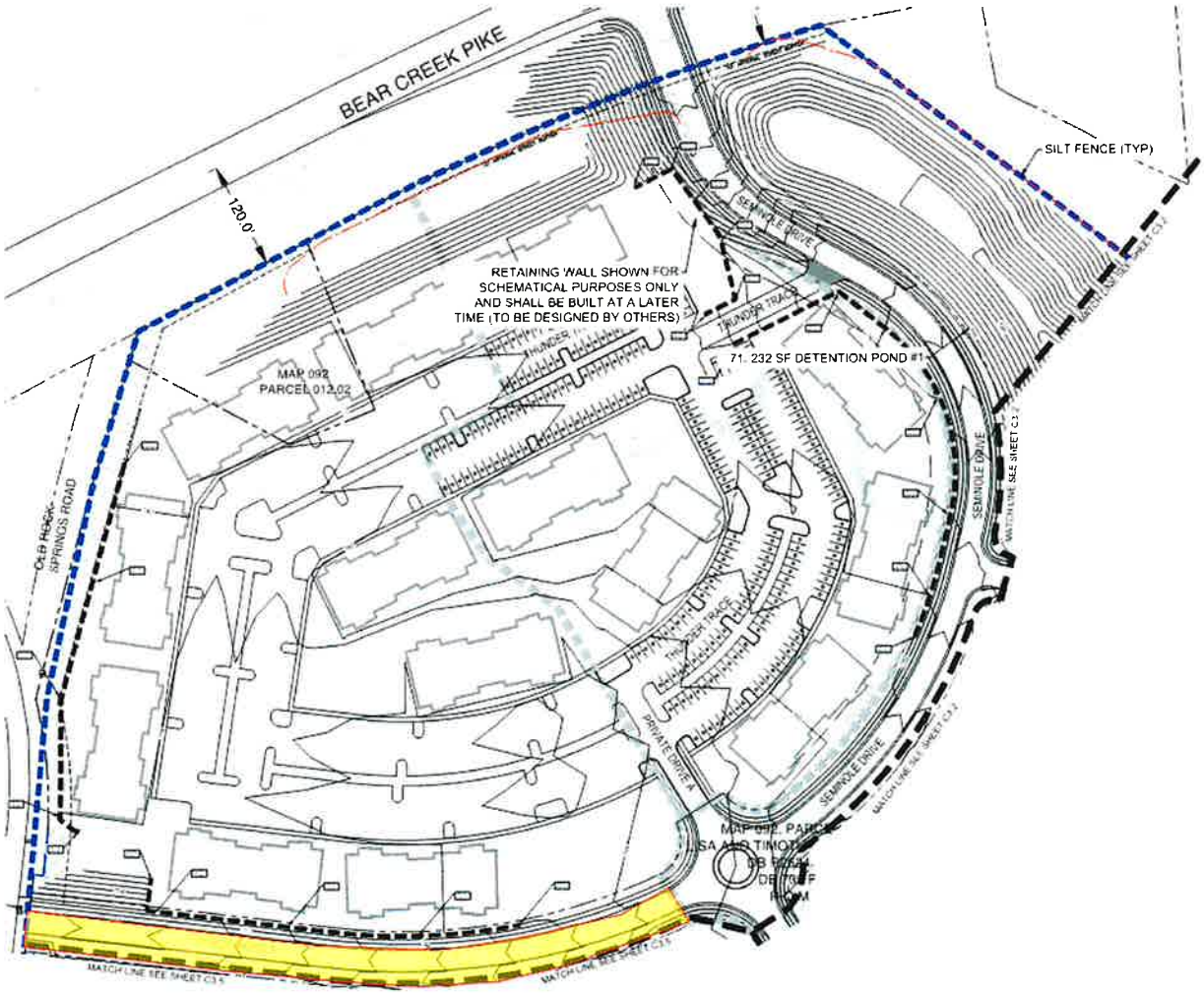
Clifton Berry
Meritage Homes, Corp
Land Development Manager

7/15/2024

Upon completion of Seminole Drive as part of Phase 1A of the Bear Springs PUD located at 1449 Rock Springs Rd, Columbia, TN, 38401, Willow Branch Partners will ensure Seminole Drive is continued and connected to Rock Springs Road with the completion of future phases of the development as highlighted in the exhibit below.

Thanks,

Greg Templeton
CFO – Authorized Agent
Willow Branch Partners, LLC



BK/PG:R3045/654-658
25001472

5 PGS : RELEASE	
BECKY BUCHANAN 344197 - 25001472	
02/03/2025 - 12:03 PM	
VALUE	
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	25.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	27.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This instrument was prepared by:
Sidwell, Barrett, Gore & Reynolds, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

MUTUAL TERMINATION OF LEASE AND RELEASE AGREEMENT

THIS MUTUAL TERMINATION OF LEASE AND RELEASE AGREEMENT (this "Agreement") is made and entered into this 30th day of January, 2025 (the "Effective Date"), by and between **Red Oak Investment Partners**, a Tennessee general partnership ("Lessee"), and **Willow Branch Partners, LLC**, a Tennessee limited liability company, and **Bear Springs, LLC**, a Tennessee limited liability company (collectively, "Lessor").

WITNESSETH:

WHEREAS, Lessee owns a leasehold interest in that certain land in Maury County, Tennessee, being the same leasehold interest recorded at Book R1460, Page 486, Register's Office for Maury County, amended in Book R1690, Page 326, said Register's Office, assigned to AAT in Book R1810, Page 954, said Register's Office, assigned to Cross Towers, LLC, in Book R2003, Page 88, said Register's Office, assigned to Telecom Tower Group, LLC, in Book R2050, Page 402, said Register's Office, and that which was assigned to Lessee in Book R2936, Page 1281, said Register's Office (collectively, the "Lease"); and

WHEREAS, Lessor and Lessee are desirous of mutually terminating the Lease and releasing each other from the terms therefrom pursuant to the terms of this Agreement.

NOW, THEREFORE, in consideration of the agreements contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. **Termination.** Lessor and Lessee hereby agree that the Lease shall terminate and expire on January 30, 2025 (the "Termination Date"). Effective as of the Termination Date, neither Lessor nor Lessee shall have any further rights or obligations under the Lease, except as provided in this Agreement.

2. **Mutual Release.** Following the Termination Date, Lessor and Lessee shall each release and discharge the other from any and all debts, demands, actions, claims, suits, and liabilities whatsoever of every name and nature, whether at law or in equity, now or hereafter existing (whether known or unknown as of the date hereof), arising out of or in connection with the Lease and/or the property subject to the Lease. Further, Lessor and Lessee hereby represent to the other that neither party has any outstanding debts, demands, actions, claims, suits, and/or liabilities whatsoever of any name or nature, whether at law or in equity, against the other with respect to the Lease and/or the property subject to the Lease.

3. **Binding Effect.** This Agreement shall be binding upon and shall be effective for the benefit of any successors, heirs, or assigns of all parties.

4. Counterparts. This Agreement may be signed in any number of counterparts and signature to any one counterpart shall be deemed signature to all counterparts, which when taken together shall constitute one contract.

5. Authority. The parties hereby represent and warrant to each other that each party hereunder has all requisite power and authority to execute, deliver and perform its obligations under this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and delivered as of the Effective Date.

LESSOR:

Willow Branch Partners, LLC,
a Tennessee limited liability company

By: Ryan T. Manners
Its: Authorized Agent

Bear Springs, LLC,
a Tennessee limited liability company

By: Ryan T. Manners
Its: Authorized Agent

LESSEE:

Red Oak Investment Partners,
a Tennessee general partnership

By: Allen Fallon
Its: Authorized Agent

[Lessor Notary Acknowledgement(s)]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ryan Manners**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **Willow Branch Partners, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal this 30th day of January 2025.

My Commission Expires: 9/21/26 Notary Public

SHERRY M ZINN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Ryan Manners**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of **Bear Springs, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Authorized Agent.

Witness my hand and seal this 30th day of January 2025.

My Commission Expires: 9/21/26 Notary Public

SHERRY M ZINN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[Lessee Notary Acknowledgement(s)]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared G. Allen Patton, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of **Red Oak Investment Partners**, the within named bargainor, a Tennessee general partnership, and that he as such Authorized Agent executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself/herself as Authorized Agent.

Witness my hand and seal this 31st day of January, 2025.

My Commission Expires: 5/23/27

Notary Public

JILL ELIZABETH STAMPS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 31st day of January, 2025.

K. Thomas Sidwell
Date: 1-31-25

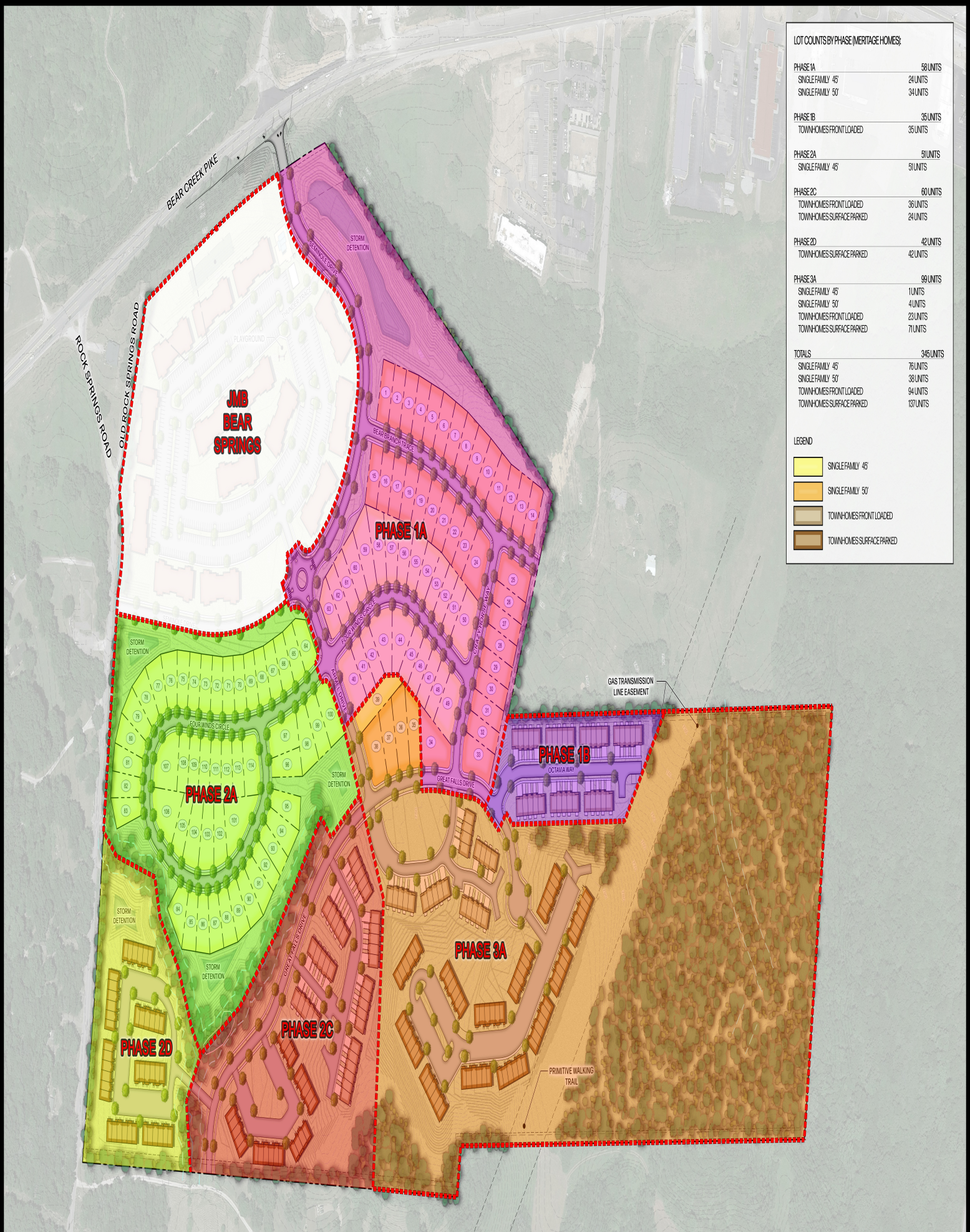
STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 31st day of January, 2025.

Notary Public
My Commission Expires: 1-21-26

KIMBERLY D. HICKS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY



RaganSmith

Meritage Homes LIFE BUILT BETTER.

BEAR SPRINGS

OVERALL MASTER PLAN

COLUMBIA, TN | MAURY COUNTY

0 100 200

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Bear Springs - Phase 2A

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

General

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

Lots and Land-Use

- ☑ The size of total property to be developed in square feet and acres
- ☑ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☑ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☑ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☑ Location and approximate dimensions of all existing and proposed structures.
- ☑ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☑ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☑ Location, type, and size of proposed signs
- ☑ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

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Grading, Drainage, and Storm

- ☑ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☑ General proposed contours at vertical intervals of not more than two (2) feet
- ☑ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- ☑ Location and dimension of aquatic buffer zones
- ☑ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ☑ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☑ Proposed connections to existing and proposed streets (including classification) located outside the development
- ☑ Proposed improvements as identified in the Traffic Impact Study, as required
- ☑ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☑ Existing and proposed on-street and off-street parking and loading areas
- ☑ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☑ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☑ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☑ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☑ Any amenity features and structures for private or public benefit.
- ☑ Location, dimension, and materials of fences and walls
- ☑ Tree Canopy retention

Utilities

- ☑ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☑ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

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PUD Specific Items

- ☑ 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:

HUNTER FRED	Hunter Fred	2025.11.17
Print Name	Signature	Date

RaganSmith
a Pape-Dawson company

Memorandum

TO:	City of Columbia Planning Commission	FROM:	Hunter Fred
		DATE:	November 17, 2025
		REFERENCE:	Bear Springs 1449 Rock Springs Rd Response to Comment Letter
		JOB NUMBER:	21-0311

Dear Members of the City of Columbia Planning Commission,

Thank you for your review and comments on the Final PUD of the Proposed Architectural Elevation Adjustments for Bear Springs Single Family and Townhomes. Please find below our responses to the comments provided. We have addressed each item and adjusted where appropriate to align with the City of Columbia's planning goals and requirements.

COMMENTS:

Planning

1. The lead staff person for this case is Austin Brass, AICP and Melissa Sanders will jointly prepare the staff report for this item. Please contact abrass@columbiatn.gov with question about the development review process or technical comments. At least one of the two planners working on this item should be copied on all communication with other city staff.

   ACKNOWLEDGED

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

   ACKNOWLEDGED

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

3. Identify changes from Previous approved PUD Master Plan regarding lot orientation and layout. Provide exhibit showing changes in lot locations from previous approval.

   MASTER PLAN COMPARISION EXHIBIT PROVIDED IN UPDATED PLAN SET AS SHEET C1.3 (PUD LAYOUT COMPARISSON EXHIBIT).

4. Approved PUD Master Plan shows typical of 45’ and 50’ lots. There are lots listed that are less than 45’ at the lot width.

   THE LOT WIDTH IS MEASURED AT THE FRONT SETBACK FOR THE FOLLOWING LOTS: 78-96, 98, 99, 111-113. GENERAL NOTE 9 ON SHEET P1.0 (PRELIMINARY PLAT) REFERENCES THE LOT WIDTH MEASUREMENT FOR SAID LOTS.

5. Original approved PUD Master Plan indicates a linear pedestrian path south of public road A nearest to roundabout. New proposed plan removed this linear pedestrian path.

   POND CONSTRUCTED TO SERVE JMB BEAR SPRINGS SITE REVISED LINEAR PEDESTRIAN PATH TO SIDEWALK WITHIN SEMINOLE DRIVE ROW.

6. Indicate primitive walking trails in same locations as approved PUD Master Plan.

   PRIMITIVE TRAIL INDICATED IN UPDATED PLAN SET.

7. Provide Preliminary Plat/PUD Checklist.

   PRELIMINARY PLAT/PUD CHECKLIST PROVIDED WITH RESUBMITTAL DOCUMENTS.

8. Has cellular tower and easement access been formally abandoned?

   CELLULAR TOWER AND EASEMENT ACCESS HAS BEEN FORMALLY ABANDONED. MUTUAL TERMINATION OF LEASE AND RELEASE AGREEMENT PROVIDED WITH RESUBMITTAL DOCUMENTS.

9. Show location and height of retaining walls.

   RETAINING WALL HEIGHT AND LOCATION SHOWN AND INDICATED IN UPDATED PLAN SET.

10. Cite parking ratio standards from approved PUD Master Plan.

    PARKING RATIO STANDARDS NOW PROVIDED ON COVER SHEET C0.0.

11. Verify supplemental landscaping for double frontage lots.

    SUPPLEMENTAL LANDSCAPING VERIFIED TO BE PROVIDED FOR DOUBLE FRONTAGE LOTS.

12. Note that elevations will match as approved elevations from recently approved Planning Commission meeting. Staff is awaiting pattern book of those approved elevations at this time.

    APPROVED ELAVATIONS PROVIDED WITHIN UPDATED PLAN SET AS SHEETS A1.0-A3.3.

13. Significant Tree protection areas have been removed during construction. Please provide a replanting plan from trees that have been removed.

    PER LANDSCAPING SHEET L1.0, ALL SPACE AVAILABLE WITHIN 10’ BUFFER ZONE IS CURRENTLY USED BY PROPOSED PLANTING. PUD PROPOSES BUFFER AS 10’ COLLECTOR PLUS SUPPLEMENTAL PLANTING WITH NOTE STATING, “EXISTING AND/**OR** 10’ COLLECTOR”. 10’ COLLECTOR BUFFER PLUS SUPPLEMENTAL PLANTING IS INTENDED TO BE USED IN PLACE OF EXISTING VEGETATION AND THE TYPICAL DIAGRAM FROM THE PUD WAS USED AS THE BASIS OF THE PROPOSED DESIGN. IF MORE OPAQUE SCREENING IS DESIRED, THE CANOPY TREES COULD BE CHANGED TO BE LARGE GROWING EVERGREENS.

Engineering

14. Subject to site construction plan approval and Traffic Impact Study (TIS).

    ACKNOWLEDGED

15. Provide TIS commitment letter

    TIS COMMITMENT LETTER PROVIDED WITH RESUBMITTAL DOCUMENTS.

16. Coordinate with Maury County E-911 for addressing and street name approval.

FOUR WINDS CIRCLE IS AN EXTENSION OF AN EXISTING STREET IN BEAR SPRINGS PHASE 1A. ADDRESSES WILL BE REQUESTED PRIOR TO THE SUBMITTAL OF THE FINAL PLAT FOR PHASE 2A.

17. Show proposed grading on preliminary plat

    THE PROPOSED GRADING HAS BEEN ADDED TO THE PRELIMINARY PLAT.

18. Turn off EPSC layers on grading plan.

    EPSC LAYERS TURNED OFF ON GRADING PLAN.

19. Provide TOW and BOW annotations for proposed wall(s). Indicate maximum height.

    TOW AND BOW ANNOTIONS WITH MAXIMUM HEIGHT NOW PROVIDED IN GRADING PLAN.

20. Preliminary PUD Master Plan indicated basement lots instead of flat pads plus retaining walls.

    BASEMENT LOTS REVISED TO FLAT PADS WITH RETAINING WALLS DUE TO TRANSFER FROM PREVIOUS TO CURRENT OWNER. CURRENT OWNER

21. Engineering requests dedication of ROW along Rock Springs Rd of the 10 ft collector buffer as shown.

    UNABLE TO PROVIDE ROW DEDICATION DUE TO CONFLICT WITH 20’ SETBACK AND IMPACT TO ADJACENT LOTS, LANDSCAPING AND TREE RE-PLACEMENT.

22. Maury County Highway has requested the City of Columbia take ownership and maintenance of Rock Springs Road from existing limits to the southern limits of the Rock Springs Road PUD development. Portions of Rock Springs Rd currently maintained by Maury County Highway do meet City standards.

    ACKNOWLEDGED

23. Note/reference Seminole Drive commitment letter on this Preliminary Plat. No final plat may be provided until Seminole Drive is completed.

    PREVIOUS WILLOW BRANCH SEMINOLE DRIVE COMMITMENT LETTER PROVIDED WITH RESUBMITTAL DOCUMENTS. SEE GENERAL NOTE 10 ON SHEET P1.0 (PRELIMINARY PLAT).

24. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way

    RETAINING WALL LAYOUT SHOWN PER PREVIOUSLY APPROVED BULK GRADING PLANS DATED SEPTEMBER 29, 2022. APPROVED BULK GRADING PLANS PROVIDED WITH RESUBMITTAL DOCUMENTS.

Fire

25. No comments

    ACKNOWLEDGED

Maury County Highway Dept.

26. The City of Columbia is to assume ownership and maintenance responsibilities of Rock Springs Road from current City of Columbia limits to the Northwest corner of Tax Map 92 Parcel 11.00.

    ACKNOWLEDGED

Maury County Schools

27. Howell Elementary, Cox Middle School, Battle Creek High School 25/26 9-11th9-12 (26/27 SY). Spring Hill School 12th (24/25 SY) The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students.

    ACKNOWLEDGED

Wastewater

28. Columbia Wastewater has made a comment during plan review regarding the easement between lots 90 and 91 and that there might not be a sufficient amount of space between the lots to accommodate the easement.

    EASEMENT MOVED BETWEEN LOTS 88 AND 89. UTILITY LINE WITHIN EASEMENT SHALLOWED TO REDUCE EASEMENT SIZE. DEPTHS TO BE SHOWN IN PLAN RESUBMITTAL TO COLUMBIA WASTEWATER.

Police

29. No comment provided.

    ACKNOWLEDGED

City Attorney

30. No comment provided.

    ACKNOWLEDGED

ATT

31. ATT to Serve.

    ACKNOWLEDGED

Columbia Power

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

    ACKNOWLEDGED.

Duck River Electric Membership Corp

33. No comments provided.

    ACKNOWLEDGED

Columbia Water

34. A water availability letter was issued on June 18, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

    ACKNOWLEDGED

Building

35. No comment.

    ACKNOWLEDGED

Public Works

36. No comment.

ACKNOWLEDGED

Atmos Energy

37. No comments provided.

ACKNOWLEDGED

Maury County E911

38. No comments provided.

ACKNOWLEDGED

We look forward to continuing to work with you and staff as the review process moves forward.

Sincerely,

RaganSmith
a Pape-Dawson company

Hunter Fred
EI
CIVIL DESIGNER
office: (615) 244-8591
mobile: (615) 621-5319
raganSmith.com

CITY OF COLUMBIA TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Monday, November 10, 2025

ITEM NO.
25-0390

DESCRIPTION: 1449 Rock Springs Rd (Bear Springs Phase 2A)

COMMENTS:

Planning

1. The lead staff person for this case is Austin Brass, AICP and Melissa Sanders will jointly prepare the staff report for this item. Please contact abrass@columbiatn.gov with question about the development review process or technical comments. At least one of the two planners working on this item should be copied on all communication with other city staff.
2. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to Planning Commission should be included in your resubmittal.
3. Identify changes from Previous approved PUD Master Plan regarding lot orientation and layout. Provide exhibit showing changes in lot locations from previous approval.
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6. Indicate primitive walking trails in same locations as approved PUD Master Plan.
7. Provide Preliminary Plat/PUD Checklist.
8. Has cellular tower and easement access been formally abandoned?
9. Show location and height of retaining walls.
10. Cite parking ratio standards from approved PUD Master Plan.
11. Verify supplemental landscaping for double frontage lots.
12. Note that elevations will match as approved elevations from recently approved Planning Commission meeting. Staff is awaiting pattern book of those approved elevations at this time.
13. Significant Tree protection areas have been removed during construction. Please provide a replanting plan from trees that have been removed.

Engineering

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PHONE: (931) 560-1560
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14. Subject to site construction plan approval and Traffic Impact Study (TIS).
15. Provide TIS commitment letter
16. Coordinate with Maury County E-911 for addressing and street name approval.
17. Show proposed grading on preliminary plat
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21. Engineering requests dedication of ROW along Rock Springs Rd of the 10 ft collector buffer as shown.
22. Maury County Highway has requested the City of Columbia take ownership and maintenance of Rock Springs Road from existing limits to the southern limits of the Rock Springs Road PUD development. Portions of Rock Springs Rd currently maintained by Maury County Highway do meet City standards.
23. Note/reference Seminole Drive commitment letter on this Preliminary Plat. No final plat may be provided until Seminole Drive is completed.
24. No retaining wall shall be constructed to support a public right-of-way or be within the angle of repose of the right-of-way

Fire

25. No comments

Maury County Highway Dept.

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Police

29. No comment provided.

City Attorney

30. No comment provided.

ATT

31. ATT to Serve.

Columbia Power

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

Duck River Electric Membership Corp

33. No comments provided.

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Building

35. No comment.

Public Works

36. No comment.

Atmos Energy

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37. No comments provided.

Maury County E911

38. No comments provided.

Resubmittal Guidelines

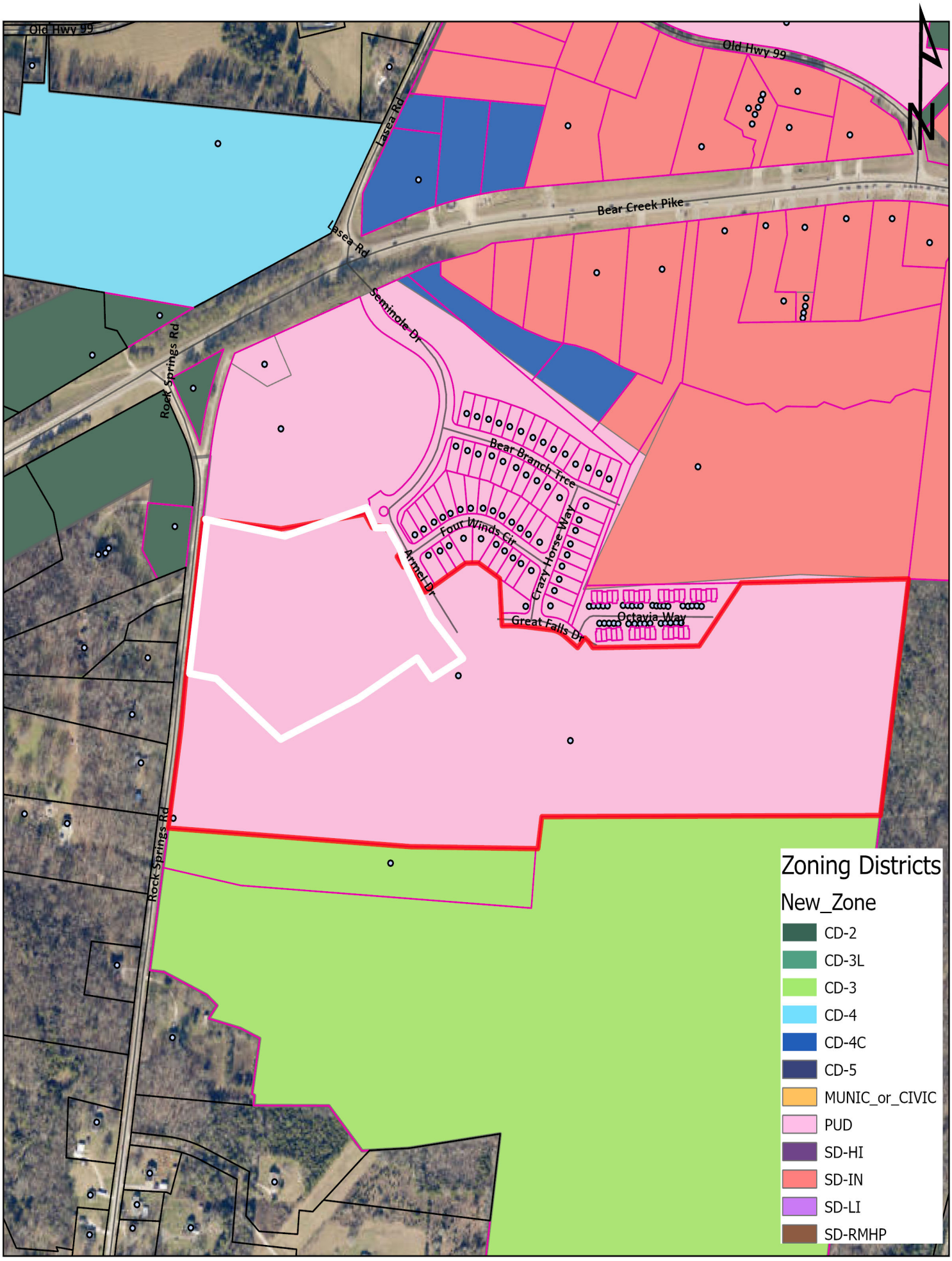
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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

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

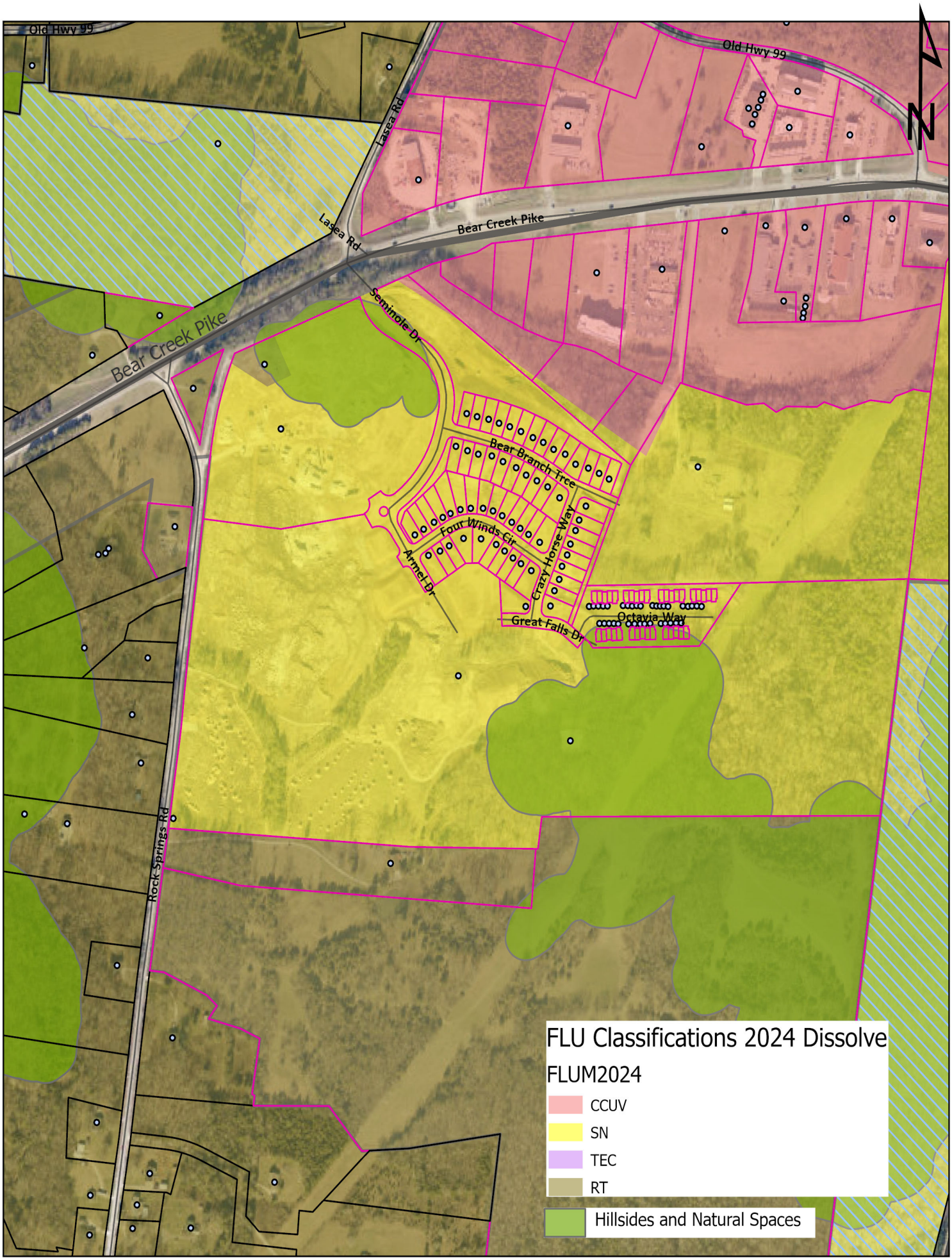
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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.



Case #25-0390
Bear Springs PUD
Rock Springs Rd. & Seminole

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



Case #25-0390
Bear Springs PUD
Rock Springs Rd. & Seminole

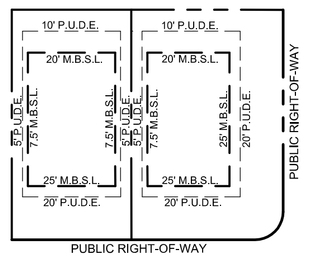
City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

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



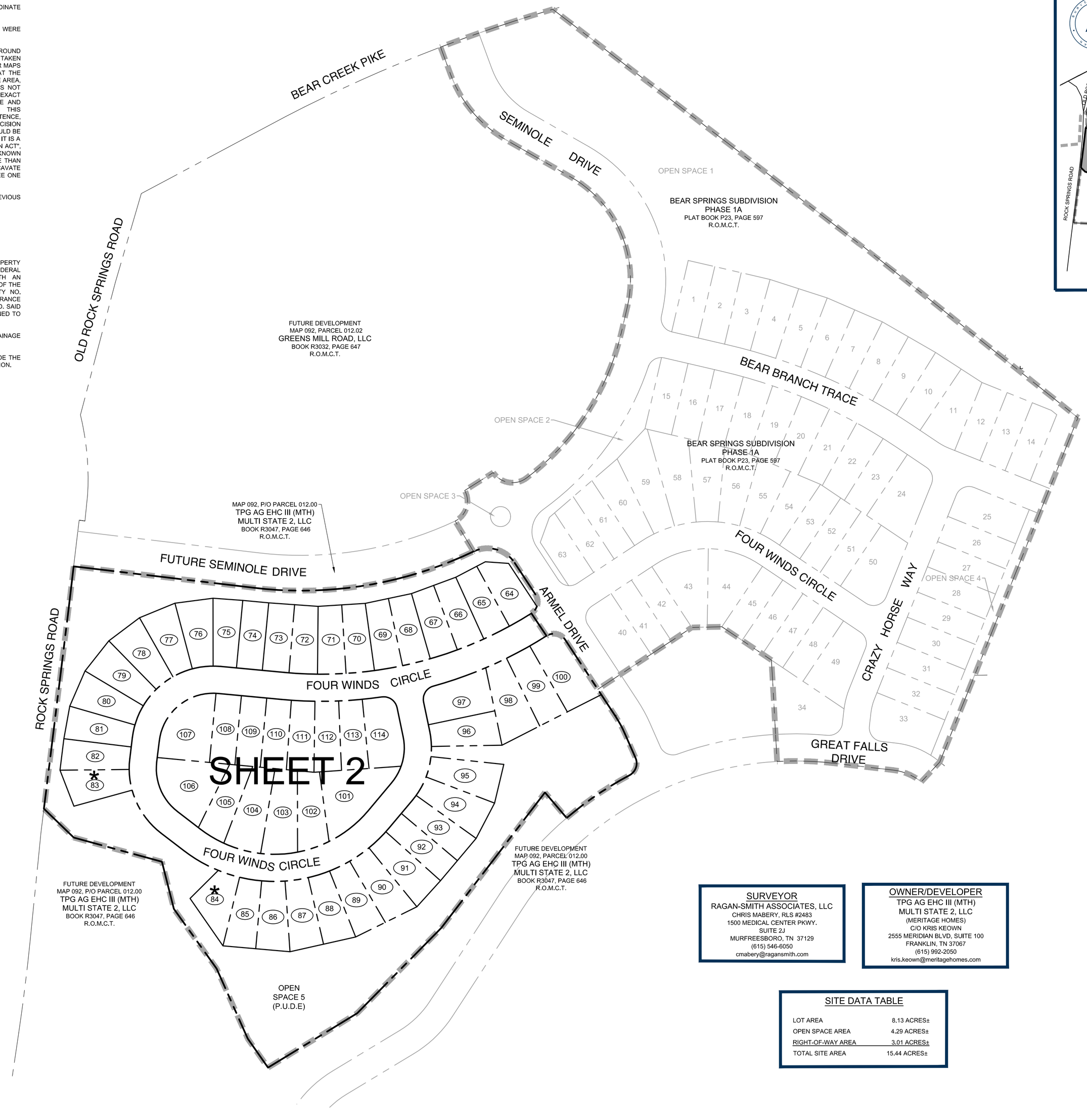
SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

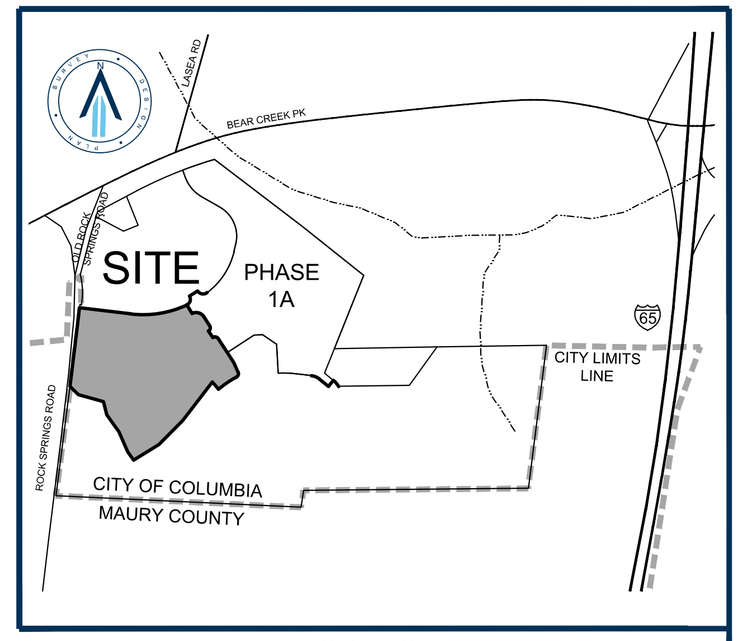
PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TPG AG EHC III (MTH) MULTI STAE 2, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3047, PAGE 646, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.





LOCATION MAP
NOT TO SCALE

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,489	0.15
89	6,628	0.15

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
90	7,209	0.17
91	7,363	0.17
92	6,255	0.14
93	6,522	0.15
94	7,485	0.17
95	7,454	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
5	185,496	4.26

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

OWNER/DEVELOPER
TPG AG EHC III (MTH)
MULTI STATE 2, LLC
(MERITAGE HOMES)
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com

SITE DATA TABLE

LOT AREA	8.13 ACRES±
OPEN SPACE AREA	4.29 ACRES±
RIGHT-OF-WAY AREA	3.01 ACRES±
TOTAL SITE AREA	15.44 ACRES±

LEGEND

M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
(123)	LOT NUMBER
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY — REGISTERED LAND SURVEYOR — TENNESSEE — 10/20/2025 — TENNESSEE NO. 2483

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311

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LEGEND

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

NOTE

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

NOTE

SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	414.75'	732.50'	32°26'31"	N80°33'54"E	409.24'	213.10
C2	86.24'	60.00'	82°21'06"	S74°28'48"E	79.00'	52.48
C3	39.71'	25.00'	91°00'55"	S12°12'13"W	35.67'	25.45
C4	39.27'	25.00'	90°00'00"	S78°18'15"E	35.36'	25.00
C5	37.38'	225.00'	9°31'11"	S28°32'39"E	37.34'	18.74
C6	37.42'	25.00'	85°45'07"	S19°05'30"W	34.02'	23.21
C7	140.26'	650.00'	12°21'48"	S55°47'09"W	139.99'	70.40
C8	229.06'	775.14'	16°55'54"	S66°04'19"W	228.23'	115.37
C9	35.95'	775.14'	2°39'25"	N58°56'04"E	35.94'	17.98
C10	48.56'	775.14'	3°35'23"	N62°03'28"E	48.56'	24.29
C11	42.07'	775.14'	3°06'34"	N65°24'26"E	42.06'	21.04
C12	102.49'	775.14'	7°34'32"	N70°44'59"E	102.41'	51.32
C13	37.70'	25.00'	86°24'30"	S31°20'03"W	34.23'	23.48
C14	135.95'	150.00'	51°55'42"	S14°05'40"W	131.34'	73.04
C15	28.37'	150.00'	10°50'07"	N06°27'08"W	28.32'	14.23
C16	18.73'	150.00'	7°09'10"	N02°32'31"E	18.71'	9.38
C17	38.68'	150.00'	14°46'27"	N13°30'19"E	38.57'	19.45
C18	38.68'	150.00'	14°46'27"	N28°16'46"E	38.57'	19.45
C19	11.50'	150.00'	4°23'31"	N37°51'45"E	11.50'	5.75
C20	419.75'	275.00'	87°27'12"	S83°47'07"W	380.17'	263.04
C21	8.57'	275.00'	1°47'05"	N40°57'03"E	8.57'	4.28
C22	43.13'	275.00'	8°59'08"	N46°20'10"E	43.08'	21.61
C23	43.13'	275.00'	8°59'08"	N55°19'18"E	43.08'	21.61
C24	41.29'	275.00'	8°36'09"	N64°06'56"E	41.25'	20.68
C25	41.29'	275.00'	8°36'09"	N72°43'05"E	41.25'	20.68
C26	43.13'	275.00'	8°59'08"	N81°30'44"E	43.08'	21.61
C27	43.13'	275.00'	8°59'08"	S89°30'08"E	43.08'	21.61
C28	41.29'	275.00'	8°36'09"	S80°42'30"E	41.25'	20.68
C29	41.29'	275.00'	8°36'09"	S72°06'21"E	41.25'	20.68
C30	73.51'	275.00'	15°19'00"	S60°08'47"E	73.30'	36.98
C31	155.67'	150.00'	59°27'46"	N22°45'24"W	148.78'	85.67
C32	97.06'	150.00'	37°04'27"	S33°57'04"E	95.38'	50.30
C33	38.68'	150.00'	14°46'27"	S08°01'37"E	38.57'	19.45
C34	19.93'	150.00'	7°36'52"	S03°10'03"W	19.92'	9.98
C35	231.47'	150.00'	88°24'48"	N51°10'53"E	209.17'	145.90
C36	23.85'	150.00'	9°06'41"	S11°31'49"W	23.83'	11.95
C37	38.68'	150.00'	14°46'27"	S23°28'23"W	38.57'	19.45
C38	38.68'	150.00'	14°46'27"	S38°14'50"W	38.57'	19.45
C39	38.68'	150.00'	14°46'27"	S53°01'17"W	38.57'	19.45
C40	38.68'	150.00'	14°46'27"	S67°47'43"W	38.57'	19.45
C41	38.68'	150.00'	14°46'27"	S82°34'10"W	38.57'	19.45
C42	14.22'	150.00'	5°25'53"	N87°19'40"W	14.21'	7.12
C43	476.75'	725.00'	37°40'36"	N76°32'58"E	468.20'	247.35
C44	8.77'	725.00'	0°41'35"	N84°57'31"W	8.77'	4.39
C45	52.63'	725.00'	4°09'34"	N87°23'06"W	52.62'	26.33
C46	52.63'	725.00'	4°09'34"	S88°27'20"W	52.62'	26.33
C47	52.63'	725.00'	4°09'34"	S84°17'46"W	52.62'	26.33
C48	52.63'	725.00'	4°09'34"	S80°08'12"W	52.62'	26.33
C49	52.63'	725.00'	4°09'34"	S75°58'38"W	52.62'	26.33
C50	52.63'	725.00'	4°09'34"	S71°49'04"W	52.62'	26.33
C51	52.63'	725.00'	4°09'34"	S67°39'29"W	52.62'	26.33
C52	52.63'	725.00'	4°09'34"	S63°29'55"W	52.62'	26.33
C53	46.92'	725.00'	3°42'28"	S59°33'54"W	46.91'	23.47
C54	16.53'	25.00'	37°53'07"	S38°46'07"W	16.23'	8.58
C55	23.18'	25.00'	53°07'48"	S06°44'21"E	22.36'	12.50
C56	37.71'	25.00'	86°25'00"	N55°04'42"W	34.23'	23.48
C57	90.63'	100.00'	51°55'42"	N14°05'40"E	87.56'	48.70
C58	55.15'	100.00'	31°36'02"	S03°55'49"W	54.46'	28.30
C59	35.48'	100.00'	20°19'40"	S29°53'41"W	35.29'	17.93
C60	343.43'	225.00'	87°27'12"	N83°47'07"E	311.05'	215.22
C61	92.26'	225.00'	23°29'40"	S51°48'21"W	91.62'	46.79
C62	61.30'	225.00'	15°36'37"	S71°21'29"W	61.11'	30.84
C63	68.42'	225.00'	17°25'23"	S87°52'29"W	68.16'	34.48
C64	70.83'	225.00'	18°02'10"	N74°23'44"W	70.54'	35.71
C65	50.62'	225.00'	12°53'22"	N58°55'58"W	50.51'	25.42
C66	103.78'	100.00'	59°27'46"	S22°45'24"E	99.19'	57.11
C67	154.31'	100.00'	88°24'48"	S51°10'53"W	139.45'	97.27
C68	150.13'	100.00'	86°01'15"	N49°59'06"E	136.43'	93.29
C69	4.18'	100.00'	2°23'33"	S85°48'30"E	4.18'	2.09
C70	184.97'	775.00'	13°40'28"	S88°33'02"W	184.53'	92.92
C71	17.84'	775.00'	1°19'07"	S85°16'17"E	17.84'	8.92
C72	43.60'	775.00'	3°13'24"	S87°32'32"E	43.59'	21.81
C73	43.60'	775.00'	3°13'24"	N89°14'04"E	43.59'	21.81
C74	43.60'	775.00'	3°13'24"	N86°00'40"E	43.59'	21.81
C75	36.33'	775.00'	2°41'10"	N83°03'23"E	36.33'	18.17

SEE GENERAL NOTE 2.

Know what's below. Call before you dig.

0 50 100

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABRY
REGISTERED LANDSCAPE ARCHITECT
10/20/2025
TENNESSEE NO. 2463

BEAR SPRINGS PHASE 2A

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0311

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G:\21\0311\1-ENGINEER\CIVIL\07-PRELIM\MAP\PHASE 2A\21-0311_PHASE 2A PRELIMINARY PLAT.DWG
Jul 07, 2025 - 3:44:57pm jfv

FINAL PUD MASTER PLAN AND PRELIMINARY PLAT REVISION

FOR

BEAR SPRINGS - PHASE 2A

MERITAGE HOMES

CONTACTS

OWNER/DEVELOPER

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2555 MERIDIAN BOULEVARD, STE 100
FRANKLIN, TN 37067
(615) 678-3132
KRIS.KEOWN@MERITAGEHOMES.COM

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LANDSCAPE ARCHITECTURE

TYLOR FISCHER
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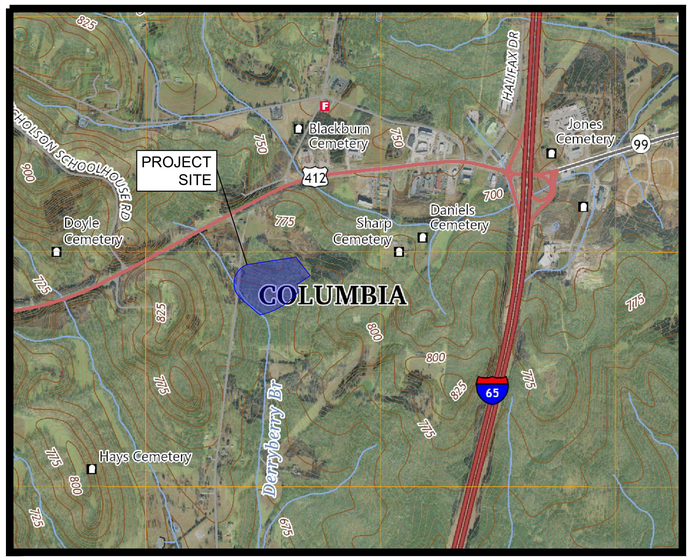
COLUMBIA POWER AND WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN, 38401
(931) 388-4833
MATT.WHEELER@CPWS.COM

ELECTRICAL

CAMERON ISLEY
DUCK RIVER
1411 MADISON STREET
SHELBYVILLE, TN 37160
(931) 684-4621
CISLEY@DREMC.COM



LOCATION MAP
NOT TO SCALE

CITY OF COLUMBIA,
MAURY COUNTY,
TENNESSEE

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

RaganSmith
a Pape-Dawson company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE:CURRENT
NO. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS - PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	NOT TO SCALE
Date:	2025.10.20
Approved By:	JFV

Revisions:

Drawing Title:
COVER

Drawing No.
C0.0

Project No.
21-0311



SINGLE FAMILY LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15

SINGLE FAMILY LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,489	0.15
89	6,628	0.15
90	7,209	0.17
91	7,363	0.17
92	6,255	0.14
93	6,522	0.15
94	7,485	0.17
95	7,454	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20

SINGLE FAMILY LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE-CULTURE
No. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

Drawing Title:

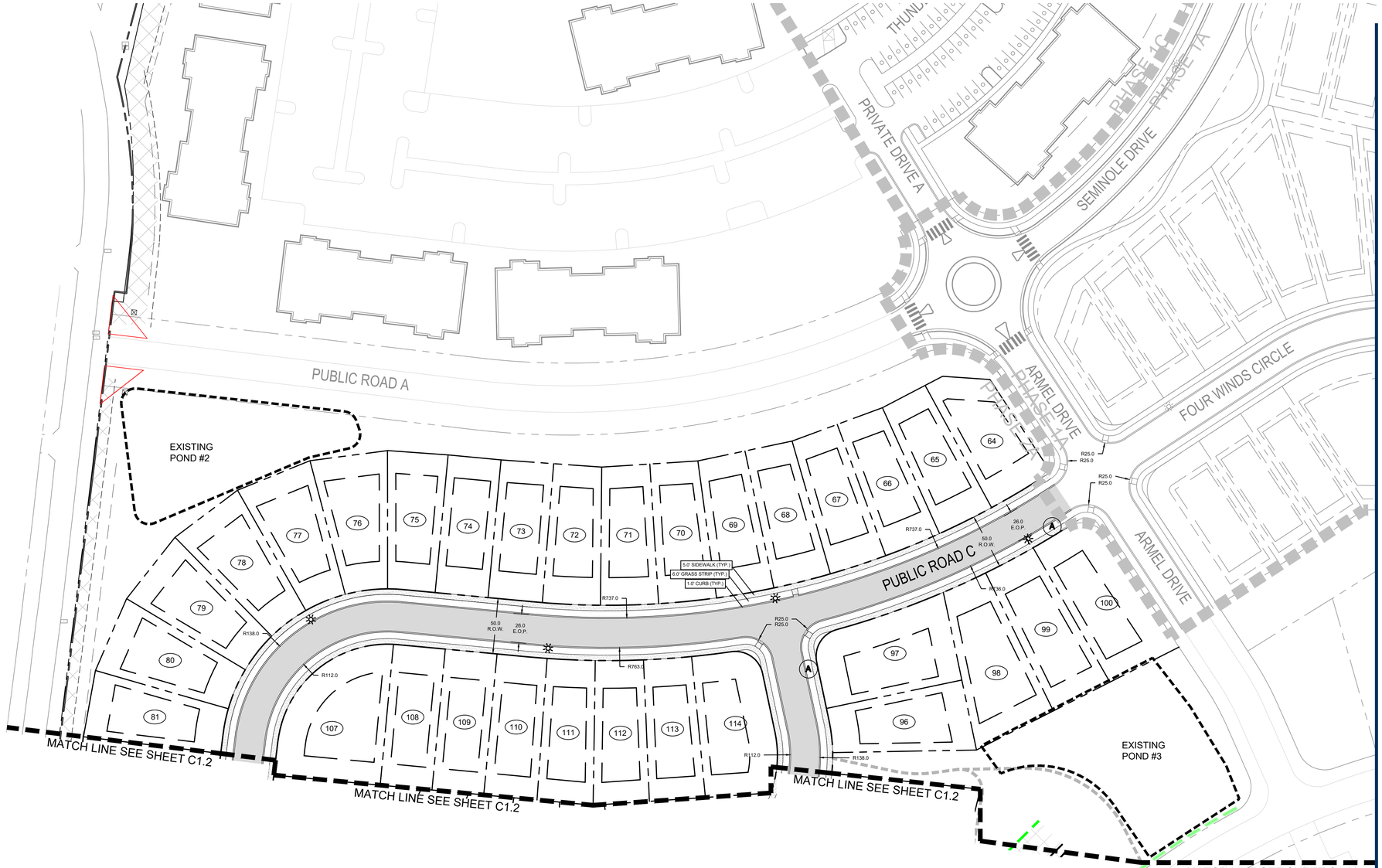
OVERALL LAYOUT

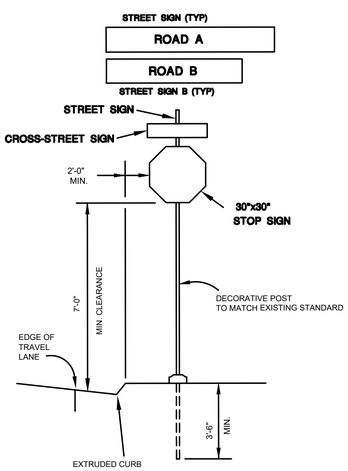
Drawing No.

C1.0

Project No.

21-0311





TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB



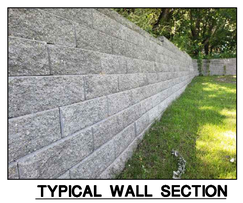
R1-1
30"x30"
A



DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
B



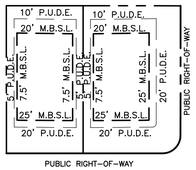
R2-1
24"x30"
C



TYPICAL WALL SECTION
(SEE DETAIL ON SHEET C8.0)

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE:CULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

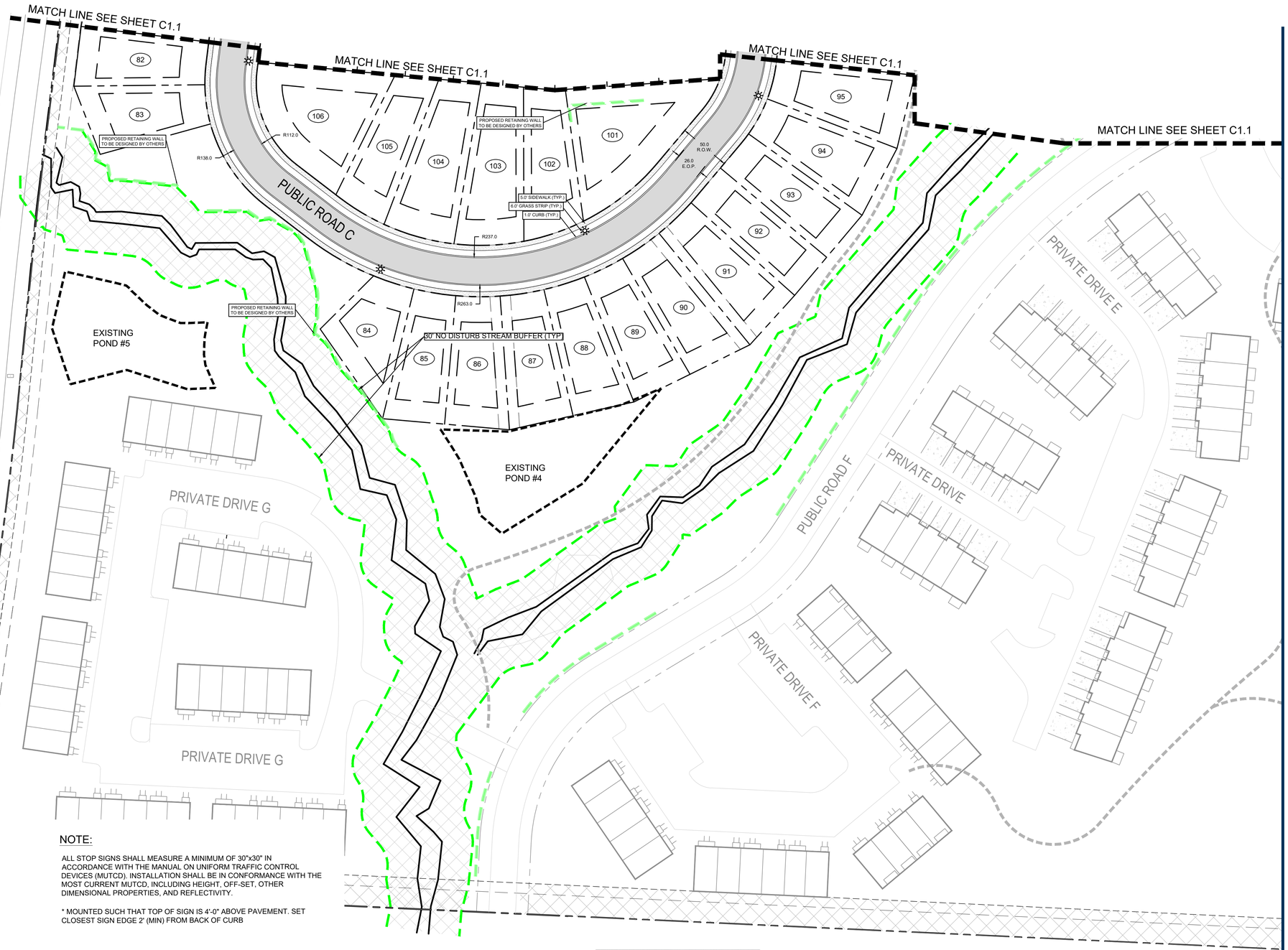
BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

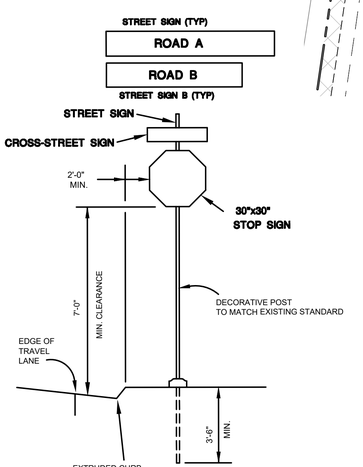
Scale:	#"=##'
Date:	2025.10.20
Approved By:	JFV
Revisions:	

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.1

Project No.
21-0311





TYPICAL SIGN DETAIL
NOT TO SCALE
INSTALLATION AS PER T.D.O.T. STANDARDS

NOTE:

ALL STOP SIGNS SHALL MEASURE A MINIMUM OF 30"x30" IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT MUTCD, INCLUDING HEIGHT, OFF-SET, OTHER DIMENSIONAL PROPERTIES, AND REFLECTIVITY.

* MOUNTED SUCH THAT TOP OF SIGN IS 4'-0" ABOVE PAVEMENT. SET CLOSEST SIGN EDGE 2' (MIN) FROM BACK OF CURB



R1-1
30"x30"
A



DEAD END ROAD SIGN TO BE PLACED AT THE END OF EACH TEMPORARY STREET (TYP.)
B



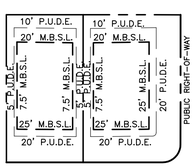
R2-1
24"x30"
C

NOTES:

1. ALL MARKINGS SHALL COMPLY WITH THE MILLENIUM EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TENNESSEE D.O.T. STANDARD DRAWINGS, AND THE CITY OF COLUMBIA SPECIFICATIONS.



TYPICAL WALL SECTION
(SEE DETAIL ON SHEET C8.0)



SINGLE FAMILY
TYPICAL LOT DETAIL
(NOT TO SCALE)

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A
FOR
MERITAGE HOMES
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'
Date: 2025.10.20
Approved By: JFV
Revisions:

Drawing Title:
ENLARGED LAYOUT

Drawing No.
C1.2

Project No.
21-0311



RaganSmith
a PAPE-DAWSON company

JACOB T. VINCENT
AGRICULTURAL ASSESSMENT
AGRICULTURE
No. 001145
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
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- - -
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- - -

Drawing Title:

OVERALL GRADING

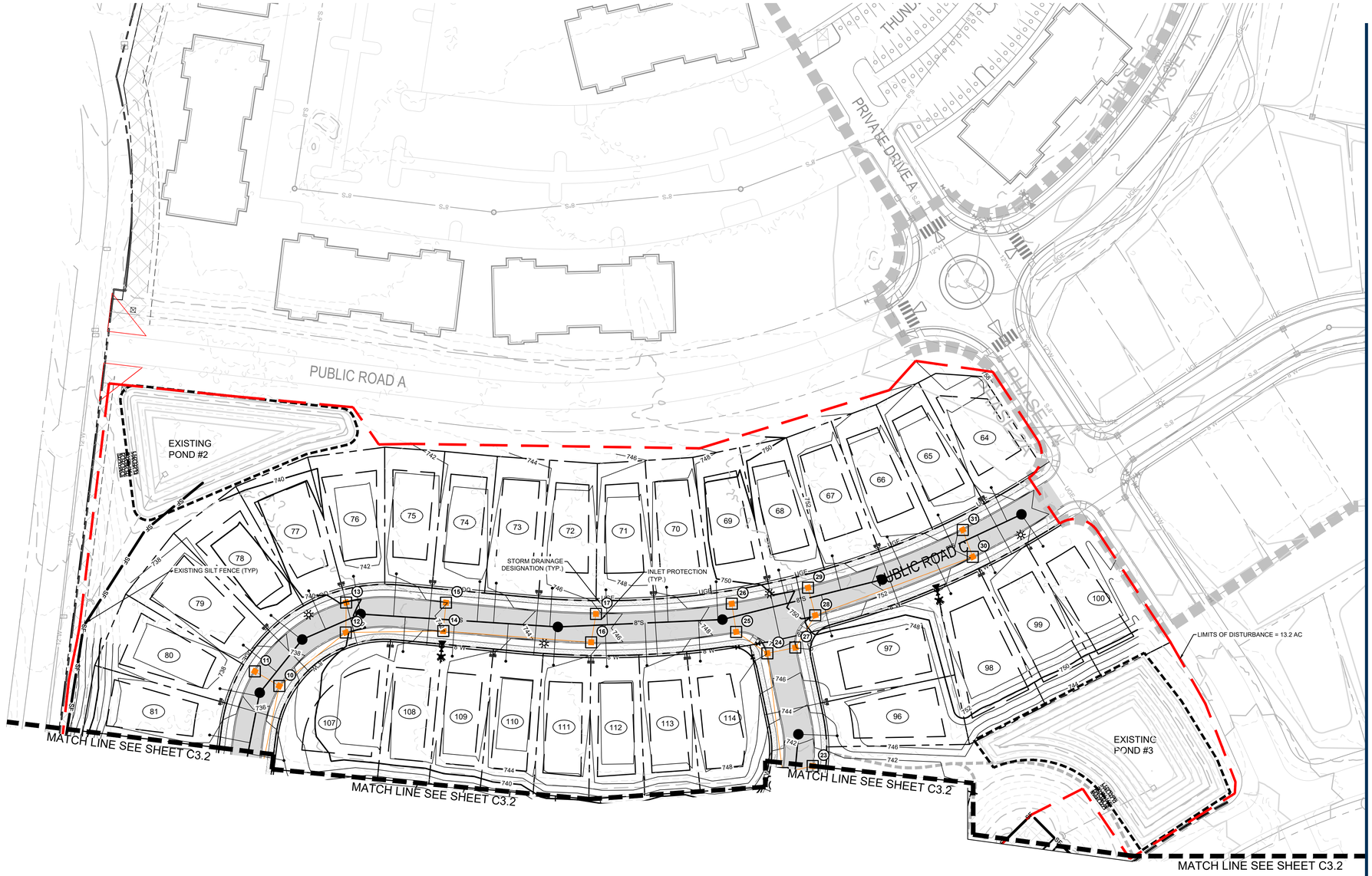
Drawing No.

C2.0

Project No.

21-0311

G:\2-0311\C\CIVIL ENGINEERING\PHASE 2A\C2.PLAN SHEETS\C2.0 | OVERALL GRADING.DWG
PLOTTED BY HUNTER FRIEDLOW, 10/20/2025 3:53 PM | LAST UPDATED BY HFRIED ON 10/20/2025 3:44 PM



RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE: CULTURE
NO. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale:	#"=##'
Date:	2025.10.20
Approved By:	JFV

Revisions:

- - -
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Drawing Title:

ENLARGED GRADING

Drawing No.

C2.1

Project No.

21-0311

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

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PLOTTED BY HUNTER FRED ON 10/20/2025 3:52 PM LAST UPDATED BY HFRED ON 10/20/2025 3:46 PM



RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE CURRENT
NO. 00114598
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

Drawing Title:

ENLARGED GRADING

Drawing No.

C2.2

Project No.

21-0311

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

0 50 100



NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).

LEGEND

- STREET LIGHT
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SIAMESE CONNECTION
- STORM INLET
- STORM HEADWALL
- SANITARY MANHOLE
- SANITARY CLEANOUT

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

0 100 200

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGE-CULTURE
No. 001145.98
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

Drawing Title:

OVERALL UTILITY

Drawing No.

U1.0

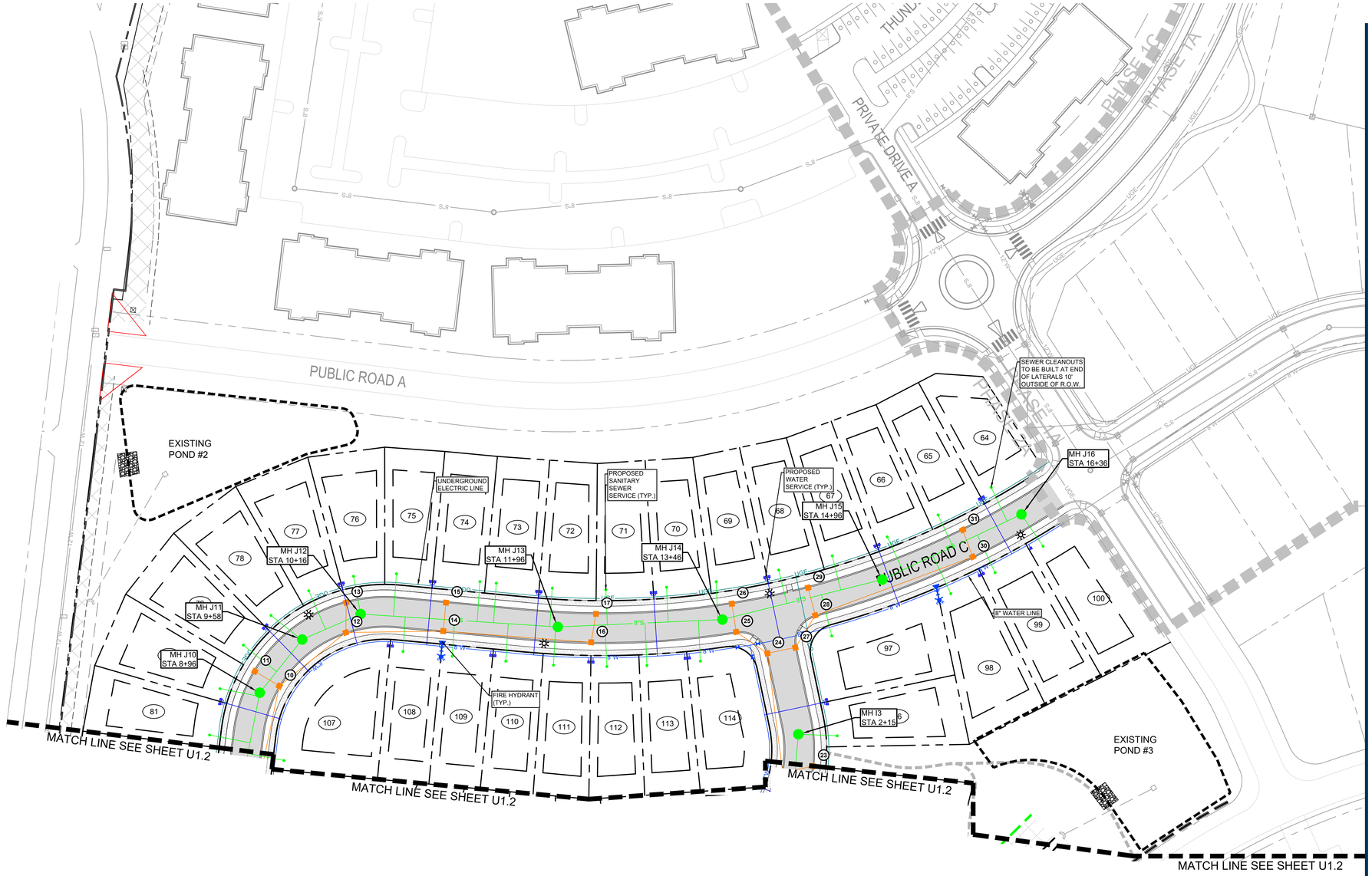
Project No.

21-0311

NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).



LEGEND

STREET LIGHT
FIRE HYDRANT
WATER METER
WATER VALVE
SIAMESE CONNECTION
STORM INLET
STORM HEADWALL
SANITARY MANHOLE
SANITARY CLEANOUT

Know what's below. Call before you dig.

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT
REGISTERED ENGINEER
AGRICULTURE
No. 0011495
STATE OF TENNESSEE
10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
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Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.1

Project No.

21-0311

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PLOTTED BY HUNTER.FRED ON 10/20/2025 3:53 PM LAST UPDATED BY HFRED ON 10/20/2025 3:27 PM

NOTE:

THE ELECTRIC LAYOUT SHOWN HERE IS FOR GRAPHICAL PURPOSES ONLY.

FOR CONSTRUCTION OF ELECTRIC SEE PLANS BY DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION (DREMC).



LEGEND

	STREET LIGHT
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	SIAMESE CONNECTION
	STORM INLET
	STORM HEADWALL
	SANITARY MANHOLE
	SANITARY CLEANOUT

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

0 50 100

RaganSmith
a PAPE-DAWSON company

JACOB F. VINCENT REGISTERED ENGINEER AGE:CULTURE No. 00114598 STATE OF TENNESSEE 10/20/2025

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: #"=##'

Date: 2025.10.20

Approved By: JFV

Revisions:

Drawing Title:

ENLARGED UTILITY

Drawing No.

U1.2

Project No.

21-0311

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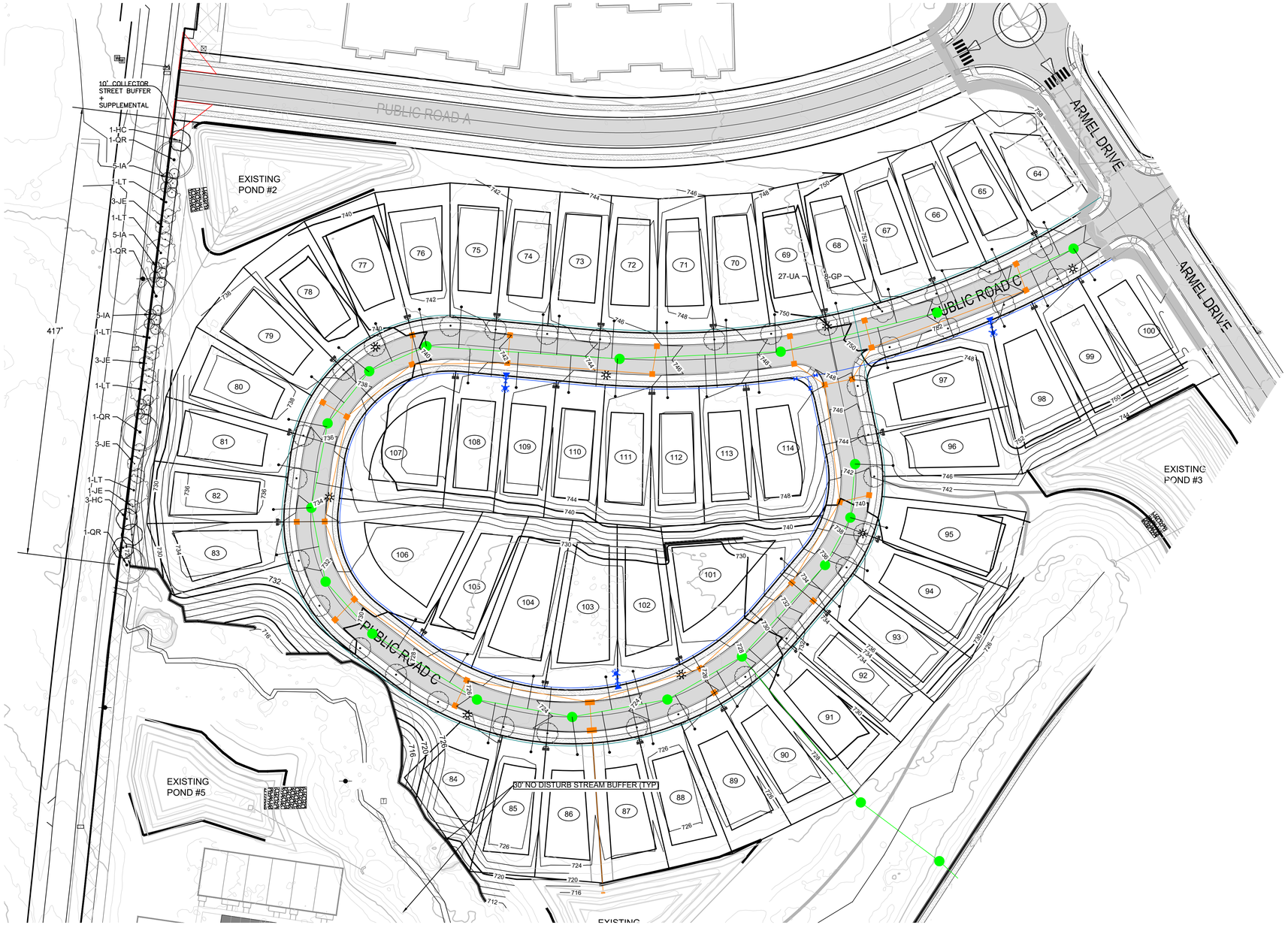


BUFFER CALCULATIONS

10' COLLECTOR STREET BUFFER + SUPPLEMENTAL PLANTINGS: +/- 417'

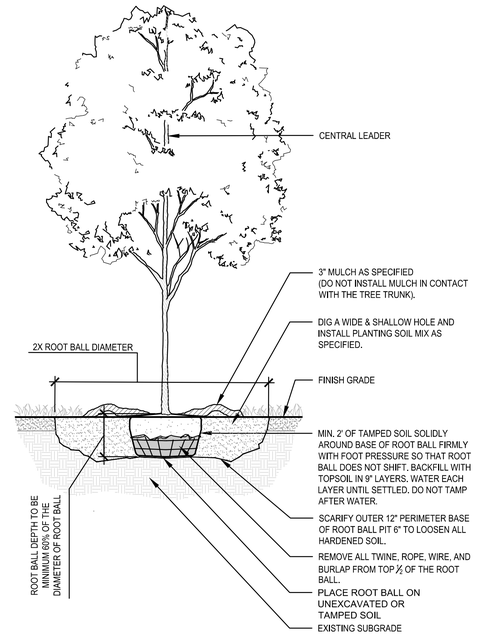
REQUIRED PLANTINGS

REQUIRED CANOPY TREES: (3 PER 100LF) (3 X 4.17 = 12.51)	13
REQUIRED EVERGREEN TREES: (7 PER 100LF) (7 X 4.17 = 29.19)	30

PROVIDED PLANTINGS

PROVIDED CANOPY TREES: (10' TALL MIN)	13
PROVIDED EVERGREEN TREES: (6' TALL MIN)	30

NOTES:
1. DO NOT STAKE TREES UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. IF STAKED, REMOVE AFTER ONE GROWING SEASON.
2. DO NOT WRAP TREE TRUNKS UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. REMOVE AFTER PLANTING.
3. NON-BIODEGRADABLE BURLAP TO BE REMOVED.
4. DO NOT PRUNE TREE AT PLANTING EXCEPT FOR SPECIFIC STRUCTURAL CORRECTIONS (CROSSOVER LIMBS / CO-DOMINANT LEADER / DEAD BRANCHES). DO NOT REMOVE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY & ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
6. SET ROOT BALL FLUSH TO FINISH GRADE (OR 2-3" HIGHER IN POORLY DRAINING SOILS). TRUNK ROOT FLARE MUST BE VISIBLE AND/OR ABOVE FINISH GRADE. DO NOT COVER TOP OF ROOT BALL WITH SOIL.



TYPICAL TREE PLANTING
3/8" = 1'-0"

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TYPE	SIZE	HEIGHT	REMARKS
TREES							
GP	8	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	CANOPY	2" CAL.	12-14` HT	B&B, STRONG CENTRAL LEADER
UA	27	ULMUS PARVIFOLIA 'ALLEE'	ALLEE® LACEBARK ELM	CANOPY	2" CAL.	12-14` HT	B&B, STRONG CENTRAL LEADER
BUFFER TREES							
HC	4	HALESIA CAROLINA	SILVERBELL	CANOPY	2" CAL.	10` HT.	B&B, SINGLE STEM, 4' SPREAD MIN.
IA	20	ILEX OPACA	AMERICAN HOLLY	EVERGREEN	6` HT.		B&B, FULL TO BASE
JE	10	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	EVERGREEN	6` HT.		B&B, FULL TO BASE
LT	5	LIRIODENDRON TULIPIFERA	TULIP POPLAR	CANOPY	2" CAL.	10` HT.	B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN.
QR	4	QUERCUS RUBRA	NORTHERN RED OAK	CANOPY	2" CAL.	10` HT.	B&B, STRONG CENTRAL LEADER. 4' SPREAD MIN.

Know what's below. Call before you dig.

0 50 100

RaganSmith
a Pape-Dawson company

TYLOR LEWARON FISCHER REGISTERED TENNESSEE NO. LANDSCAPE ARCHITECT 10/20/25

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: TF

Revisions:

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Drawing Title:

LANDSCAPE

Drawing No.

L1.0

Project No.

21-0311

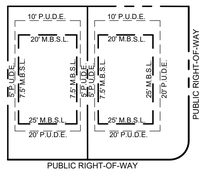
G:\21-0311\C-CIVIL ENGINEERING\PHASE 2A\CPA SHEETS\PUD\01 LANDSCAPE.DWG
PLOTTED BY HUNTER FRED ON 10/20/2025 3:48 PM LAST UPDATED BY HFRED ON 10/20/2025 2:14 PM

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 51 SINGLE FAMILY LOTS AND 1 OPEN SPACE TRACT AND TO DEDICATE RIGHT-OF-WAY AND EASEMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983.
3. CONTOURS SHOWN HEREON ARE AT TWO FOOT INTERVALS AND WERE PROVIDED TO RAGANSMITH BY DRONE 615 ON APRIL 3, 2025.
4. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.
5. THIS PROPERTY IS CURRENTLY ZONED PUD (MRC-PUD UNDER THE PREVIOUS ZONING ORDINANCE 3638).

   MINIMUM BUILDING SETBACKS:

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



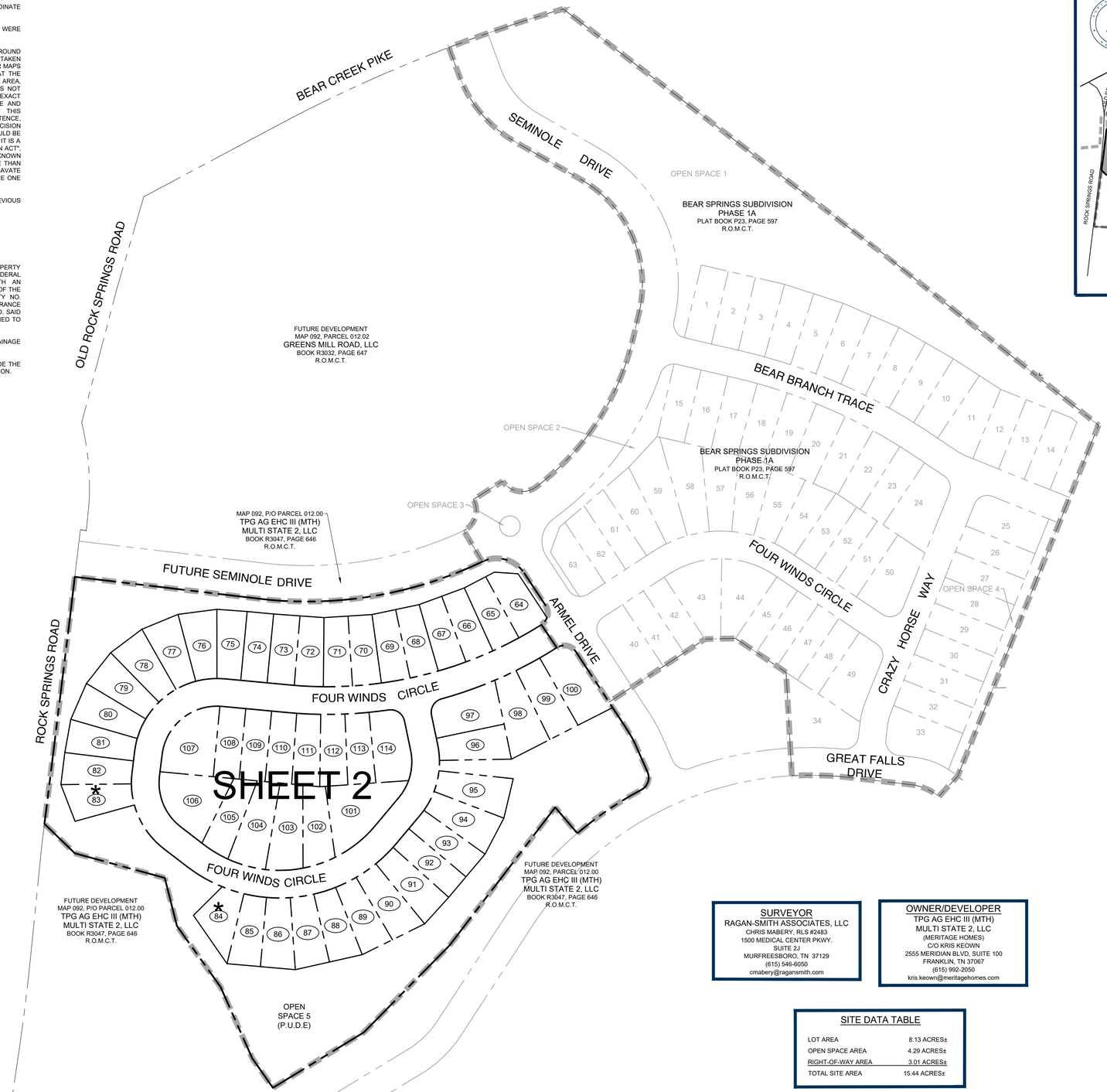
SINGLE FAMILY
TYPICAL LOT DETAIL
UNLESS SHOWN OTHERWISE
(NOT TO SCALE)

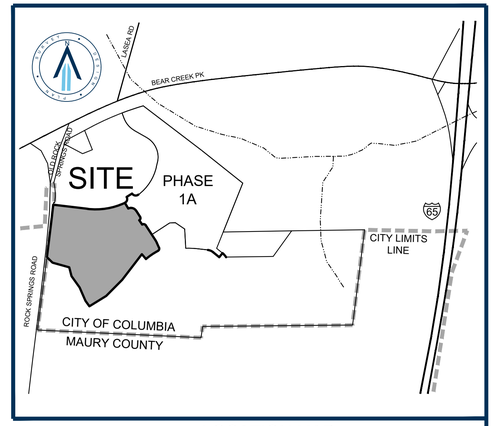
PROPERTY MAP REFERENCE

BEING A PORTION OF PARCEL NUMBER 012.00 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

DEED REFERENCE

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO TPG AG EHC III (MTH) MULTI STAE 2, LLC FROM BEAR SPRINGS, LLC BY SPECIAL WARRANTY DEED OF RECORD IN BOOK R3047, PAGE 646, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.





LOCATION MAP
NOT TO SCALE

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
64	6,720	0.15
65	6,040	0.14
66	6,057	0.14
67	6,056	0.14
68	6,057	0.14
69	6,057	0.14
70	6,057	0.14
71	6,056	0.14
72	6,045	0.14
73	6,090	0.14
74	6,000	0.14
75	6,110	0.14
76	6,741	0.15
77	6,742	0.15
78	6,742	0.15
79	6,742	0.15
80	6,742	0.15
81	6,323	0.15
82	6,283	0.14
83	6,339	0.15
84	6,489	0.15
85	6,452	0.15
86	6,748	0.15
87	6,761	0.16
88	6,489	0.15
89	6,628	0.15

LOT AREA TABLE		
LOT	SQ. FT.±	ACRES±
90	7,209	0.17
91	7,363	0.17
92	6,255	0.14
93	6,522	0.15
94	7,485	0.17
95	7,454	0.17
96	6,609	0.15
97	8,903	0.20
98	8,395	0.19
99	7,362	0.17
100	9,184	0.21
101	11,514	0.26
102	6,995	0.16
103	8,497	0.20
104	8,699	0.20
105	6,742	0.15
106	10,573	0.24
107	10,132	0.23
108	6,016	0.14
109	6,016	0.14
110	6,005	0.14
111	6,108	0.14
112	6,102	0.14
113	6,030	0.14
114	8,320	0.19

OPEN SPACE AREA TABLE		
OPEN SPACE	SQ. FT.±	ACRES±
5	185,496	4.26

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

OWNER/DEVELOPER
TPG AG EHC III (MTH)
MULTI STATE 2, LLC
(MERITAGE HOMES)
C/O KRIS KEOWN
2555 MERIDIAN BLVD, SUITE 100
FRANKLIN, TN 37067
(615) 992-2050
kris.keown@meritagehomes.com

SITE DATA TABLE

LOT AREA	8.13 ACRES±
OPEN SPACE AREA	4.29 ACRES±
RIGHT-OF-WAY AREA	3.01 ACRES±
TOTAL SITE AREA	15.44 ACRES±

LEGEND

M.B.S.L.	MINIMUM BUILDING SETBACK LINE
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
(123)	LOT NUMBER
R.O.M.C.T.	REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

TOTAL AREA = 672,471 SQUARE FEET OR 15.44 ACRES±

Know what's below. Call before you dig.

SEE GENERAL NOTE 2.

0 100 200

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABERY — 2483 — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — 10/20/2025 — TENNESSEE NO. 2483

BEAR SPRINGS PHASE 2A

FOR

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=100'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
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- - -
- - -
- - -

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0311

G:\21-0311 (LAUDERDALE PLAT)\PRELIM\MAPS\PHASE 2A\21-0311_PHASE 2A PRELIMINARY PLAT.DWG
10/20/2025 11:19:47 AM CDT BY CHRISTOPHER MABERY, RLS # 2483 ATTACHED TO P1.0 PRELIMINARY PLAT



LEGEND

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

NOTE

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

NOTE

SEE SHEET P1.0 FOR GENERAL NOTES, LOT AREA TABLES, REFERENCES, ETC.

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

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHD BRG	CHORD	TANGENT
C1	414.75'	732.50'	32°26'31"	N80°33'54"E	409.24'	213.10
C2	86.24'	60.00'	82°21'06"	S74°28'48"E	79.00'	52.48
C3	39.71'	25.00'	91°00'55"	S12°12'13"W	35.67'	25.45
C4	39.27'	25.00'	90°00'00"	S78°18'15"E	35.36'	25.00
C5	37.38'	225.00'	9°31'11"	S28°32'39"E	37.34'	18.74
C6	37.42'	25.00'	85°45'07"	S19°05'30"W	34.02'	23.21
C7	140.26'	650.00'	12°21'48"	S55°47'09"W	139.99'	70.40
C8	229.06'	775.14'	16°55'54"	S66°04'19"W	228.23'	115.37
C9	35.95'	775.14'	2°39'25"	N58°56'04"E	35.94'	17.98
C10	48.56'	775.14'	3°35'23"	N62°03'28"E	48.56'	24.29
C11	42.07'	775.14'	3°06'34"	N65°24'26"E	42.06'	21.04
C12	102.49'	775.14'	7°34'32"	N70°44'59"E	102.41'	51.32
C13	37.70'	25.00'	86°24'30"	S31°20'03"W	34.23'	23.48
C14	135.95'	150.00'	51°55'42"	S14°05'40"W	131.34'	73.04
C15	28.37'	150.00'	10°50'07"	N06°27'08"W	28.32'	14.23
C16	18.73'	150.00'	7°09'10"	N02°32'31"E	18.71'	9.38
C17	38.68'	150.00'	14°46'27"	N13°30'19"E	38.57'	19.45
C18	38.68'	150.00'	14°46'27"	N28°16'46"E	38.57'	19.45
C19	11.50'	150.00'	4°23'31"	N37°51'45"E	11.50'	5.75
C20	419.75'	275.00'	87°27'12"	S83°47'07"W	380.17'	263.04
C21	8.57'	275.00'	1°47'05"	N40°57'03"E	8.57'	4.28
C22	43.13'	275.00'	8°59'08"	N46°20'10"E	43.08'	21.61
C23	43.13'	275.00'	8°59'08"	N55°19'18"E	43.08'	21.61
C24	41.29'	275.00'	8°36'09"	N64°06'56"E	41.25'	20.68
C25	41.29'	275.00'	8°36'09"	N72°43'05"E	41.25'	20.68
C26	43.13'	275.00'	8°59'08"	N81°30'44"E	43.08'	21.61
C27	43.13'	275.00'	8°59'08"	S89°30'08"E	43.08'	21.61
C28	41.29'	275.00'	8°36'09"	S80°42'30"E	41.25'	20.68
C29	41.29'	275.00'	8°36'09"	S72°06'21"E	41.25'	20.68
C30	73.51'	275.00'	15°19'00"	S60°08'47"E	73.30'	36.98
C31	155.67'	150.00'	59°27'46"	N22°45'24"W	148.78'	85.67
C32	97.06'	150.00'	37°04'27"	S33°57'04"E	95.38'	50.30
C33	38.68'	150.00'	14°46'27"	S08°01'37"E	38.57'	19.45
C34	19.93'	150.00'	7°36'52"	S03°10'03"W	19.92'	9.98
C35	231.47'	150.00'	88°24'48"	N51°10'53"E	209.17'	145.90
C36	23.85'	150.00'	9°06'41"	S11°31'49"W	23.83'	11.95
C37	38.68'	150.00'	14°46'27"	S23°28'23"W	38.57'	19.45
C38	38.68'	150.00'	14°46'27"	S38°14'50"W	38.57'	19.45
C39	38.68'	150.00'	14°46'27"	S53°01'17"W	38.57'	19.45
C40	38.68'	150.00'	14°46'27"	S67°47'43"W	38.57'	19.45
C41	38.68'	150.00'	14°46'27"	S82°34'10"W	38.57'	19.45
C42	14.22'	150.00'	5°25'53"	N87°19'40"W	14.21'	7.12
C43	476.75'	725.00'	37°40'36"	N76°32'58"E	468.20'	247.35
C44	8.77'	725.00'	0°41'35"	N84°57'31"W	8.77'	4.39
C45	52.63'	725.00'	4°09'34"	N87°23'06"W	52.62'	26.33
C46	52.63'	725.00'	4°09'34"	S88°27'20"W	52.62'	26.33
C47	52.63'	725.00'	4°09'34"	S84°17'46"W	52.62'	26.33
C48	52.63'	725.00'	4°09'34"	S80°08'12"W	52.62'	26.33
C49	52.63'	725.00'	4°09'34"	S75°58'38"W	52.62'	26.33
C50	52.63'	725.00'	4°09'34"	S71°49'04"W	52.62'	26.33
C51	52.63'	725.00'	4°09'34"	S67°39'29"W	52.62'	26.33
C52	52.63'	725.00'	4°09'34"	S63°29'55"W	52.62'	26.33
C53	46.92'	725.00'	3°42'28"	S59°33'54"W	46.91'	23.47
C54	16.53'	25.00'	37°53'07"	S38°46'07"W	16.23'	8.58
C55	23.18'	25.00'	53°07'48"	S06°44'21"E	22.36'	12.50
C56	37.71'	25.00'	86°25'00"	N55°04'42"W	34.23'	23.48
C57	90.63'	100.00'	51°55'42"	N14°05'40"E	87.56'	48.70
C58	55.15'	100.00'	31°36'02"	S03°55'49"W	54.46'	28.30
C59	35.48'	100.00'	20°19'40"	S29°53'41"W	35.29'	17.93
C60	343.43'	225.00'	87°27'12"	N83°47'07"E	311.05'	215.22
C61	92.26'	225.00'	23°29'40"	S51°48'21"W	91.62'	46.79
C62	61.30'	225.00'	15°36'37"	S71°21'29"W	61.11'	30.84
C63	68.42'	225.00'	17°25'23"	S87°52'29"W	68.16'	34.48
C64	70.83'	225.00'	18°02'10"	N74°23'44"W	70.54'	35.71
C65	50.62'	225.00'	12°53'22"	N58°55'58"W	50.51'	25.42
C66	103.78'	100.00'	59°27'46"	S22°45'24"E	99.19'	57.11
C67	154.31'	100.00'	88°24'48"	S51°10'53"W	139.45'	97.27
C68	150.13'	100.00'	86°01'15"	N49°59'06"E	136.43'	93.29
C69	4.18'	100.00'	2°23'33"	S85°48'30"E	4.18'	2.09
C70	184.97'	775.00'	13°40'28"	S88°33'02"W	184.53'	92.92
C71	17.84'	775.00'	1°19'07"	S85°16'17"E	17.84'	8.92
C72	43.60'	775.00'	3°13'24"	S87°32'32"E	43.59'	21.81
C73	43.60'	775.00'	3°13'24"	N89°14'04"E	43.59'	21.81
C74	43.60'	775.00'	3°13'24"	N86°00'40"E	43.59'	21.81
C75	36.33'	775.00'	2°41'10"	N83°03'23"E	36.33'	18.17

SEE GENERAL NOTE 2.

0 50 100

Know what's below. Call before you dig.

RaganSmith
a Pape-Dawson company

CHRISTOPHER J. MABRY
REGISTERED LANDSCAPE ARCHITECT
10/20/2025
TENNESSEE NO. 2463

BEAR SPRINGS PHASE 2A

MERITAGE HOMES

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=50'

Date: 2025.10.20

Approved By: JFV

Revisions:

- - -
- - -
- - -
- - -
- - -
- - -

Drawing Title:

PRELIMINARY PLAT

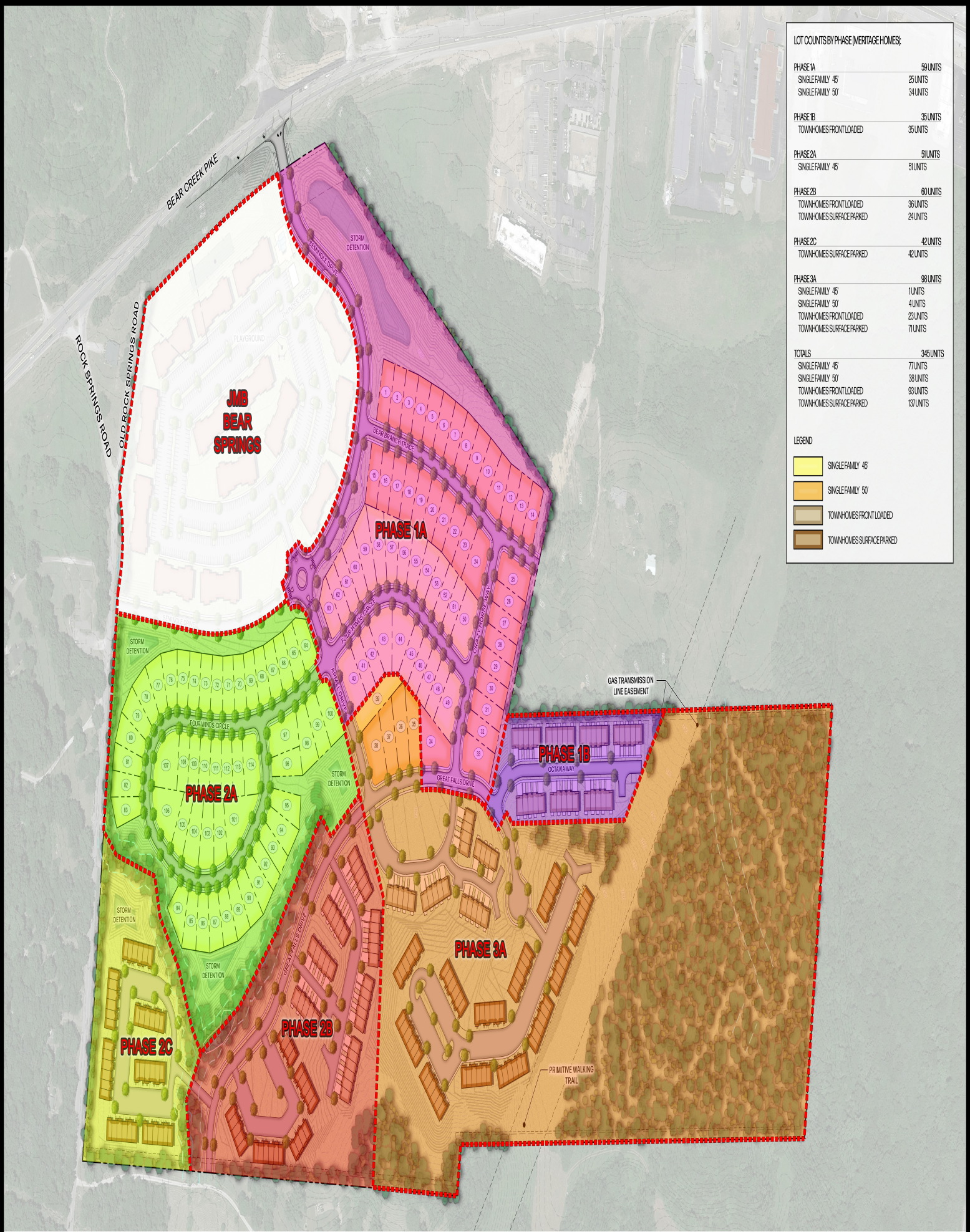
Drawing No.

P2.0

Project No.

21-0311

G:\21-0311 BEAR SPRINGS\CAD\PRELIMINARY\PHASE 2A\21-0311 - PHASE 2A PRELIMINARY PLAT.DWG
10/17/2025 8:56:19 AM CDT, JFV, 1:1, 1:1, 1:1



LOT COUNTS BY PHASE (MERITAGE HOMES):

PHASE 1A	59 UNITS
SINGLE FAMILY 45'	25 UNITS
SINGLE FAMILY 50'	34 UNITS
PHASE 1B	35 UNITS
TOWNHOMES FRONT LOADED	35 UNITS
PHASE 2A	51 UNITS
SINGLE FAMILY 45'	51 UNITS
PHASE 2B	60 UNITS
TOWNHOMES FRONT LOADED	36 UNITS
TOWNHOMES SURFACE PARKED	24 UNITS
PHASE 2C	42 UNITS
TOWNHOMES SURFACE PARKED	42 UNITS
PHASE 3A	98 UNITS
SINGLE FAMILY 45'	1 UNITS
SINGLE FAMILY 50'	4 UNITS
TOWNHOMES FRONT LOADED	23 UNITS
TOWNHOMES SURFACE PARKED	71 UNITS
TOTALS	345 UNITS
SINGLE FAMILY 45'	77 UNITS
SINGLE FAMILY 50'	38 UNITS
TOWNHOMES FRONT LOADED	93 UNITS
TOWNHOMES SURFACE PARKED	137 UNITS

LEGEND

- SINGLE FAMILY 45'
- SINGLE FAMILY 50'
- TOWNHOMES FRONT LOADED
- TOWNHOMES SURFACE PARKED

RaganSmith

Meritage Homes LIFE BUILT BETTER.

BEAR SPRINGS

OVERALL MASTER PLAN

COLUMBIA, TN | MAURY COUNTY

0 100 200

June 18, 2025

Mr. Kris Keown
Meritage Homes
2555 Meridian Blvd. Suite 100
Franklin, TN 37067
Sent via email: *kris.keown@meritagehomes.com*

RE: **Water Availability Letter** Expires: 12/18/2025
Bear Springs Phase 2A – 51 Units
1449 Rock Springs Road
Tax Map 92, Parcel 12
Columbia, Maury County, TN

Dear Mr. Keown:

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 second phase (51 units) of a larger multi-phased development. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model and is able to provide domestic and up to 1,500 gpm fire flow capacity 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:

- Current Phase (2A) units can be served from a single waterline connection to the existing main at the intersection of Four Winds Circle and Armel Drive.
- Minimum size 8-inch diameter mains required in current phase improvements.
- Separate irrigation meters with backflow preventers will be required to serve the proposed Project.

- If fire sprinklers or private fire lines are required/requested, separate fire meters with backflow devices will be required.
- Future phases of development will require the secondary water main connection on Bear Creek Pike via Rock Springs Road.

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 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.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- 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	51	**$20,370**

- 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	#	$ / Unit	Total
¾" Service Meter Cost (Ph 2A)	51	$540	$27,540
Current Impact Fee for ¾" Service Meter (Ph 2A)	51	$5,000	$255,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$282 ,540**

- 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.
- Applicant has requested an invoice which includes Impact Fees for all remaining (planned) units and landscape irrigation meters in the proposed development (250 total). Impact fees for Phase 2A are listed in the table above and remaining units in the entire development are below for pre-payment option by applicant.

Impact Fees for Future Phases	#	$ / Unit	Total
Current Impact Fee for ¾" Meter (Remaining Units)	199	$5,000	$995,000

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: Jake Vincent, Ragan Smith
Bart Anderson, CPWS
Eric King, Inflo Design Group
File 22-048

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 2025.06.10
Name: Hunter Fred
Phone: 615-540-7971
Email: hfred@ragansmith.com
Address/Parcel ID: Map 092, Parcel 012.00
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: V-B
Enclosed Area (ft²): 2,306

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: 6/12/2025

Columbia Fire & Rescue can add 600gpm, with our tanker truck, to the gpm that CPWS can supply



RaganSmith
a Pape-Dawson company

BEAR SPRINGS 2A

FOR

MERITAGE HOMES

COLUMBIA, TENNESSEE

Scale:	1"=50'
Date:	2025.06.10
Approved By:	XXX

Revisions:

Drawing Title:

SITE EXHIBIT

Drawing No.

1 OF 1

Project No.

21-0311

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

11 June 2025

Hunter Fred
Ragan Smith Associates
315 Woodland Street
Nashville, TN 37206

RE: 1449 Rock Springs Road, Columbia, TN 38401; Bear Springs Phase 2A

Hunter,

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.

Final Plat signature for Bear Springs 2A or similar is dependent upon the Pump Station and Final Plat signature of the Rock Springs Cove subdivision because the subject property cannot have sanitary sewer access without it.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

June 13, 2025

To Whom It May Concern:

This letter serves as confirmation that Duck River Electric Membership Corporation (DREMC) will be the local power provider for Bear Springs Phase 2A in Columbia, Tn. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations, and cooperative bylaws as regulated by the Tennessee Valley Authority.

Sincerely,

Scott Dahlstrom
Chief Engineering Officer
DREMC

1411 Madison Street | PO Box 89 | Shelbyville, TN 37162 | 931.684.4621

2024-1103

This Instrument Prepared by and Return to:
Sidwell, Barrett, Gore & Reynolds P.C.
121 1st Avenue South
Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $6,300,000.00

Affiant

Subscribed and sworn before me this the 12th day of February, 2025.

Notary Public
My Commission expires: 11/20/25

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner:	**Send Tax Bill to:**	Map/Parcel No.
TPG AG EHC III (MTH) Multi State 2, LLC c/o Essential Housing Asset Management, LLC 8585 East Hartford Drive, Suite 118 Scottsdale, AZ 85255	MTH 18655 North Claret Drive Suite 400 Scottsdale, AZ 85255	092-012

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by Grantee (defined below), and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bear Springs, LLC**, a Tennessee limited liability company **("Grantor")**, has bargained and sold, and does hereby transfer and convey to **TPG AG EHC III (MTH) Multi State 2, LLC**, a Delaware limited liability company **("Grantee")**, its successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in MAURY County, State of Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO

Subject to the matters set forth on **Exhibit B** attached hereto.

This is unimproved property known as Lots & Land, Columbia, TN 38401

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and/or assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

Witness our hand this the 12th day of February, 2025.

GRANTOR:

Bear Springs, LLC
a Tennessee limited liability company

By: _____
Henry P. Ingram, Jr.
Its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Henry P. Ingram, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Bear Springs, LLC, a Tennessee limited liability company, the within named Grantor, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Authorized Agent.

WITNESS my hand and Notarial Seal at office this 12th day of February, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 11/10/25

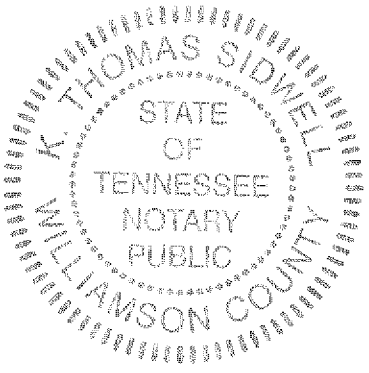


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 2024-1103

The Land referred to herein below is situated in the County of Maury, State of Tennessee, and it described as follows:

The southern portion of a certain parcel of land known as 1449 Rock Springs Road, Columbia, Maury County, Tennessee, said land being situated on the easterly side of Rock Springs Road, and said land being previously described along with the northerly portion in deed book R2797, page 1063, in the Register of Deeds Office of Maury County (R.O.M.C., TN.), and is more particularly bounded and described as follows:

BEGINNING at a found iron rod with a geographical position of TN SPC N: 475492.098 E: 1698823.803, said iron rod being in the easterly margin of said Rock Springs Road and the northwesterly corner of Castlerock Communities Tennessee, LLC property. Found in deed book R3002, page 67, R.O.M.C., TN.;

THENCE following the easterly margin of said Rock Springs Road the following five courses, N08°22'29"E 299.44 feet to a point;

THENCE a curve with a radius of 3682.73 feet, an arc length of 170.71 feet, a chord bearing of N07°05'30"E, and a chord length of 170.70 feet to a found iron rod;

THENCE N05°43'29"E 201.11 feet to a found iron rod;

THENCE N07°02'29"E 425.28 feet to a point;

THENCE N06°46'57"E 132.87' feet to a found iron rod and cap stamped with RLS 1649;

THENCE leaving the margin of Rock Springs Road and following the line that will divide this property but is not yet of record the following two courses, S83°12'50"E 334.91 feet to a point;

THENCE a curve with a radius of 667.50 feet, an arc length of 371.83 feet, a chord bearing of N80°49'40"E, and a chord length of 367.04 feet to a point;

THENCE leaving the dividing line and following the southerly line of Willow Branch Partners, LLC property, of record in deed book R2964, page 726, R.O.M.C., TN., the following 19 courses, S31°01'51"E 65.32 feet to a point;

THENCE a curve with a radius of 60.00 feet, an arc length of 86.23 feet, a chord bearing of S74°28'48"E, and a chord length of 79.00 feet to a point;

THENCE S33°18'15"E 69.41 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.72 feet, a chord bearing of S12°12'13"W, and a chord length of 35.67 feet to a point;

THENCE S33°48'42"E 50.02 feet to a point;

THENCE a curve with a radius of 25.00 feet, an arc length of 39.28 feet, a chord bearing of S78°18'15"E, and a chord length of 35.36' to a point;

THENCE S33°18'15"E 109.09 feet to a point;

THENCE N56°41'45"E 207.38 feet to a point;

THENCE N88°38'16"E 55.42 feet to a point;

THENCE S56°06'17"E 110.04 feet to a point;

THENCE S03°11'36"E 187.15 feet to a point;

THENCE a curve with a radius of 600.00 feet, an arc length of 101.85 feet, a chord bearing of S88°19'48"E, and a chord distance of 101.73 feet to a point;

THENCE S83°28'01"E 113.05 feet to a point;

THENCE a curve with a radius of 100.00 feet, an arc length of 56.71 feet, a chord bearing of S67°13'13"E, and a chord length of 55.95 feet to a point;

THENCE S50°58'25"E 77.11 feet to a point;

THENCE N39°01'35"E 50.00 feet;

THENCE a curve with a radius of 150.00 feet, an arc length of 51.71 feet, a chord bearing of S41°05'55"E, and a chord length of 51.45 feet to a point;

THENCE N89°09'09"E 458.49 feet to a point;

THENCE N35°59'40"E 307.26 feet to a point;

THENCE leaving the southerly line of said Willow Branch Partners, LLC property, and following the southerly line of Blue River TN Properties, LLC property, of record in deed book R2856, page 525, R.O.M.C., TN., and passing an Enbridge natural gas pipeline of record in Deed Book 433, Page 23, R.O.M.C. TN., N89°04'56"E 709.94 feet to a found iron rod with a RLS cap number of 1649 laying next to it, said iron rod being the common corner between said Blue River TN Properties LLC property to the northwest, King Land Investments, LLC property, of record in Deed Book R2607, Page 149, R.O.M.C. to the northeast, and Holt, Mattie Lorene property, of record in Deed Book R1750, Page 61, R.O.M.C. TN., to the southeast;

THENCE following the westerly line of said Holt, Mattie Lorene property, S07°14'22"W 935.35 feet to a found iron rod with a RLS cap number of 1335 where a fence intersection used to be, said iron rod being the northeast corner of Castlerock Communities Tennessee, LLC property, of record in Deed Book R3002, Page 61, R.O.M.C., TN.;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, and passing through the same Enbridge natural gas pipeline, S89°29'25"W 1457.65 feet to a wooden stake where a fence post used to be;

THENCE following the west line of said Castlerock Communities Tennessee, LLC property, S08°05'52"W 110.99 feet to a found iron pipe, said pipe being the common corner to said Castlerock Communities Tennessee, LLC property, to the southeast and the same Castlerock Communities Tennessee, LLC property, however in Deed Book R3002, Page 67, R.O.M.C., TN., to the southwest;

THENCE following the north line of said Castlerock Communities Tennessee, LLC property, N87°19'36"W 1591.00 feet to the point of beginning. Containing 67.634 acres, more or less.

Being the same property conveyed to Bear Springs, LLC, a Tennessee limited liability company by General Warranty Deed from Timothy Alan Jefferson and Lisa Ann Duvall of record in Record Book 2797, Page 1063, Register's Office for Maury County, Tennessee dated December 8, 2021 and recorded on December 9, 2021.

Easement Parcel:
Easement rights in favor of Bear Springs, LLC in the Joint Access and Maintenance Agreement of record in Book 3032, page 635, Register's Office for Maury County, Tennessee.

Exhibit B
Permitted Exceptions

1. Taxes for the year 2025 and subsequent years, not yet due and payable.

2. Easement for Pipe Lines, recorded in Book 233, Page 613, Book 433, Page 23.

3. Easement for Water Line, recorded in Record Book 1964, Page 1357.

4. Easement for Right of Way, recorded in Record Book 2946, Page 856.

5. Easement for Sanitary Sewers, Gas Lines, and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Record Book 2978, Page 1.

6. Easement for Joint Access and Maintenance Agreement, recorded in Record Book 3032, Page 635.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1228.

8. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Record Book 3032, Page 1253.

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith, and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12th day of February, 2025.

K. Thomas Sidwell
Date: 2-12-25

STATE OF TN

COUNTY OF Williamson

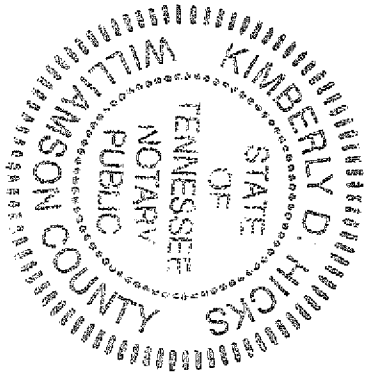
Sworn to and subscribed before me this 12th day of February, 2025.

Notary Public
My Commission Expires: 1-21-26

BK/PG:R3047/646-651
25002072

6 PGS : WARRANTY DEED	
BECKY BUCHANAN 345477 - 25002072	
02/14/2025 - 08:03 AM	
VALUE	6300000.00
MORTGAGE TAX	0.00
TRANSFER TAX	23310.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	23343.00

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS



Sandra Richardson

From: Austin Brass
Sent: Tuesday, December 30, 2025 8:32 AM
To: Sandra Richardson
Cc: Melissa Sanders
Subject: FW: W 7th Street Columbia Rezoning - Deferral Request

AUSTIN BRASS, AICP
Development Services
City Planner

Office: (931) 560-1560

abrass@columbiatn.gov

www.ColumbiaTN.gov

700 N Garden Street, Columbia, TN 38401

From: Kelsey Magee <kelsey.magee@t2-eng.com>
Sent: Monday, December 29, 2025 9:02 AM
To: Austin Brass <ABrass@Columbiatn.gov>; Nathan McVey <nathan.mcvey@t2-eng.com>
Subject: [Caution External Email] - Re: W 7th Street Columbia Rezoning - Deferral Request

Good morning Austin,

I hope you had a great holiday as well.

Yes, we would like to formally request withdrawal of this rezoning request from C-4 to C-5 from the January PC so that we can pursue a new submittal in the near future.

Regards,
Kelsey

Kelsey Magee, P.E. Project Manager
T-Square Engineering, Inc.

www.T2-ENG.com | kelsey.magee@t2-eng.com | O: 615.678.8212 C: 615.762-0365

We've moved! Come find us at 111 Southeast Parkway Ct, Franklin, TN 37064

601 & 605 W 7th Street Rezoning

Project #:	25-0392	Location:	601 & 605 W 7th Street
Applicant:	T-Square Engineering	Case Type(s):	Rezoning
Staff Planner:	Jeremy Humphrey/ Austin Brass, AICP	Proposed Use:	Multi-Family

PROJECT SUMMARY

The applicant requests to rezone a property located at 601 & 605 W 7th Street to CD-5 (*Urban Center Character District*) from the current Zoning of CD-4 (*General Urban Character District*).

- The requested zoning is consistent with the City Center Urban Village (CCUV) and future land use classification in *Connect Columbia.*
- The applicant has provided a concept plan depicting the development of the property as a 22-unit multi-family mixed use building with 1,260 SF of commercial space. Note that this concept plan is not binding to this rezoning request and is only for purposes of providing demonstration that the property could support a development under the requested CD-5 Character District.
- Differences from the CD-4 *(existing*) and proposed CD-5 Character District include a density from 12 units per acre (*CD-4*) to a non-regulated density per acre (*CD-5)*.
- Subsequent development and subdivision of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The subject property is within the West 7th Street Historic District Overlay. Any exterior development of the property would be subject to review adhering to the City of Columbia Historic Guidelines with approval by the City of Columbia Historic Zoning Commission. This review would occur before any approval of a site development plan that includes architectural review.
- The Planning Commission is a **recommending body** for rezoning requests; City Council is the decision-making authority.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-4	Vacant	Commercial Building (to remain)	+/- .1.29 acres



FUTURE LAND USE MAP



ZONING MAP (CD-4)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	CD-4	Office
North	City Center Urban Village	CD-4C	Office
South	City Center Urban Village	CD-4C	Residential
East	City Center Urban Village	CD-4C	Shopping Center
West	City Center Urban Village	CD-4C	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

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

Character & Intent

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

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

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



Land Use Considerations

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

Form & Pattern

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

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

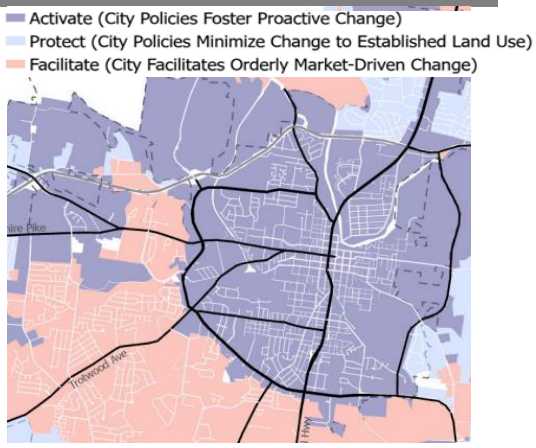
Implementing Standards
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways





AREA OF CHANGE

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



CONFORMITY WITH ZONING ORDINANCE

As required by **§ 8.5.19.F.3** of the Zoning Ordinance, the applicant provided a concept plan (i.e. "Sketch Development Plan"). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- The concept demonstrates that it is possible to develop the site in conformity with the bulk standards of the Ordinance at Table 4.3.1-F.

- Any exterior design elevations would require approval from the City of Columbia Historic Zoning Commission as the property is within the West 7th Street Historic District Overlay.

- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its June 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

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

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

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

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its November 2025 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** noted that any exterior elevations would be required to be approved by the Historic Zoning Commission.
- **Columbia Water** noted that a water availability letter was issued on October 1, 2025, and remains valid for 120 days with an expiration date of January 29, 2026.

COMMENTARY FROM PLANNING STAFF

The requested CD-5 zoning is consistent with Connect Columbia. The site's future land use classification is City Center Urban Village (CCUV). The Area of Change Policy for the property is *activate*, indicating that the city encourages beneficial changes to the land use pattern in the area.

SAMPLE MOTIONS

Recommend to Approve:

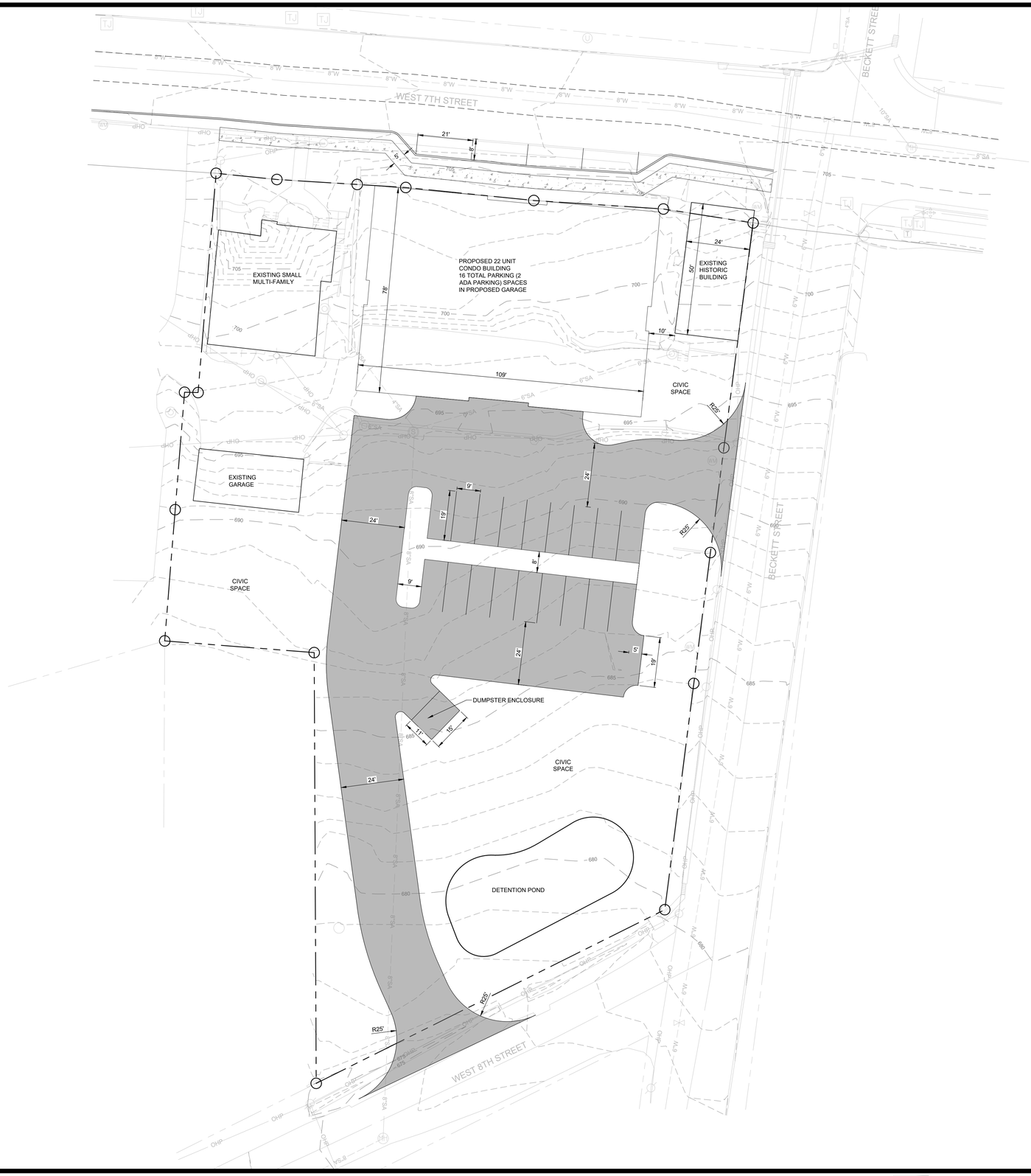
Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning *[, subject to technical comments and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

Recommend to Deny:

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

Defer:

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



N

GRAPHIC SCALE

(IN FEET)

20 0 10 20 40

SCALE: 1" = 20'

LEGEND

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

SITE DATA			
MAP 100, GROUP F, PARCEL 20.00	EXISTING	REQUIRED	PROPOSED
TOTAL PROPERTY ACREAGE	1.29		1.29
ZONING	CD-4	CD-5	CD-5
USE	VACANT		MIXED USE
MINIMUM LOT WIDTH		50'	50'
MAXIMUM GROSS FLOOR AREA		NONE	8,400 SF
MAXIMUM BUILDING HEIGHT		3 STORIES	3 STORIES
MINIMUM BUILDING HEIGHT		2 STORY	
IMPERVIOUS AREA		(MAX 80%)	57%
FRONT SETBACK		0'	0'
INTERIOR SIDE SETBACK		0'	0'
CORNER SIDE SETBACK		0'	0'
REAR SETBACK		0'	0'
AUTOMOBILE PARKING SPACES	0	33	38
ADA PARKING SPACES	0	2 TOT, 1 VAN	2 TOT, 1 VAN
BICYCLE PARKING SPACES	0	0	0

PARKING CALCULATIONS:
1. MIXED USE
   1.1. REQUIRED: 22 UNITS *(1.5 SPACE PER ROOM) = 33 SPACES
   1.2. PROVIDED: 38 SPACES
2. CIVIC SPACE
   2.1. REQUIRED: 53190 SQFT * 0.05 = 2659.5 SQFT (1 SPACE PER 5000 SQFT) = 1 SPACE

NOTES:
1. WEST 7TH STREET IS CLASSIFIED AS A MINOR ARTERIAL.
2. SOUTH BECKETT STREET IS CLASSIFIED AS A MAJOR LOCAL ROAD.
3. WEST 8TH STREET IS CLASSIFIED AS A MINOR LOCAL ROAD.
4. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION PROVIDED BY T-SQUARE SURVEYING.

FLOOD NOTE
THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS "ZONE X" AS EVIDENCED ON FEMA PANEL # *47119C0285E* OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
G M MANAGEMENT LLC.
P.O. BOX 371
COLUMBIA, TN 38402
MAP 100D, GROUP F, PARCEL 20.00
DEED BOOK 2043, PAGE 1216

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

REVISIONS

NO.	DATE

DATE: 05/13/25
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: KHM

CONCEPT PLAN

MAP 100D, GROUP F, PARCEL 20.00
MAURY COUNTY, TENNESSEE

7TH AND BECKETT

PROJECT
24-1102

SHEET
C-2.0

T-SQUARE ENGINEERING

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

111 SE PARKWAY CT
FRANKLIN, TN 37064
615.678.8212

WWW.T2-ENG.COM

November 17, 2025

Development Review Committee

Comment Response Letter –
601 & 605 W 7th Street

Project Number – 25-0392
Project Name – 7th and Beckett
Comment Received Date: 11/10/2025

Planning

1) Fee is pending.
   a) *The fee has been paid.*
2) Check Concept Plan, requested zone listed & Statement of Compliance with Comp Plan on Application.
   a) *Application has been updated. This requested zone of CD-5 is in compliance with the Comprehensive Development Plan that was approved last year.*
3) As noted, CD-5 zoning adjacent to non-CD-5 zoning has a maximum height of 3 stories with a 2-story minimum.
   a) *Understood. The sketch concept that was submitted as part of this rezoning does not vest the property. This comment will be addressed in future with the submittal of the site development plan.*
4) Note, property is within the 7th Street Historic District and would require approval from historic zoning commission.
   a) *Understood.*

Maury County Schools

5) Highland Park Elementary, Whitthorne Middle, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students.
   a) *Understood.*

Public Works

6) No comment on rezoning. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
   a) *Understood.*
7) DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
   DUMPSTER AND COMPACTOR STANDARDS

111 SE PARKWAY CT
FRANKLIN, TN 37064
615.678.8212
www.T2-ENG.COM

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

a) Understood. Regulations will be incorporated at Site Development Plan.

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

a) Understood. Regulations will be incorporated at Site Development Plan.

111 SE PARKWAY CT
FRANKLIN, TN 37064
615.678.8212
www.T2-ENG.COM

Wastewater

9) The developer would have to relocate public sanitary sewer mains on the property in the current layout at the direction of the Wastewater Department. The contractor chosen for the sanitary sewer work may also have to provide references of similar relocation projects they have completed
a) Understood.

Columbia Power

10) Columbia Power System has an existing power line near your proposed development. We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information 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.
a) Understood.

ATT

11) ATT to serve.
a) Understood.

Columbia Water

12) A water availability letter was issued on October 1, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.
a) Understood.

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
Monday, November 10, 2025

ITEM NO.
25-0392

DESCRIPTION: 601 & 605 W 7th Street

COMMENTS:

Planning

1. Fee is pending.
2. Check Concept Plan, requested zone listed & Statement of Compliance with Comp Plan on Application.
3. As noted, CD-5 zoning adjacent to non-CD-5 zoning has a maximum height of 3 stories with a 2-story minimum.
4. Note, property is within the 7th Street Historic District and would require approval from historic zoning commission.

Fire

5. No comments on the rezone

Engineering

6. No comments on rezoning.

Maury County Highway Dept.

7. No comment.

City Attorney

8. No comment provided.

Building

9. No comment.

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

Police

10. No comment provided.

Maury County Schools

11. Highland Park Elementary, Whitthorne Middle, Central High School. The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students.

Public Works

12. No comment on rezoning. Please retain the attached City of Columbia Dumpster Guidelines & Accessibility Requirements for your reference. Private sanitation services may be utilized.
13. DUMPSTER GUIDELINES AND ACCESSIBILITY REQUIREMENTS
    DUMPSTER AND COMPACTOR STANDARDS
    GENERAL
    All requirements for collection and accessibility to containers apply, regardless of whether collection is public or private.
    GUIDELINES FOR DUMPSTERS
    The number and capacity of dumpsters must be adequate to serve the disposal needs of the business, development or complex. Collection must occur at least one time per week, with special approval needed for every other week (EOW) collection. Each dumpster must be easily accessible, as determined by the Public Works Department, and of a size compatible with equipment of the department. If the dumpster is in an enclosed area, there must be at least 2 feet and 6 inches of clearance on each side of the dumpster.
    DUMPSTER PAD REQUIREMENTS
    1. The concrete dumpster pad shall be at least 12 feet by 12 feet.
    2. The pad(s) shall be 8-inch-thick concrete, reinforced with rebar to support a 30-ton load bearing capacity.
    3. A 14-foot-wide by 40-foot-long straight and clear access approach to each dumpster for the truck is required.
    4. Clearance at each side of the dumpster must be at least 2 feet and 6 inches.
    5. If a gated enclosure is utilized, the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
14. Two 6-inch diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 feet from the back edge of the dumpster pad, spaced 4 feet apart and centered side to side. The bollards will rise 6 feet above the pad and extend 32 inches below the pad into the concrete footers.
    7. If the box is enclosed, it is recommended that there be pedestrian access in addition to

service gates.
8. Access area, approach and pad must be level.
9. Standard pads with no drain should be elevated approximately 1-1/2 inches above the surrounding pavement.
ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS
1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular movement through the complex for the vehicles is highly recommended.
2. The collection truck shall not be required to back-up for no more than 200 feet.
3. No backing into or across a public right-of-way.
4. No overhead obstructions at waste handling or access area. Refuse collection trucks need a minimum of a 25-foot vertical clearance to service containers.
5. Heavy duty pavement is required for the collection truck's path through the complex. City of Columbia Public Works will not be responsible for the repair of asphalt or concrete which has been damaged due to normal usage.
6. Gates must be unlocked and open for collection.

Wastewater

15. The developer would have to relocate public sanitary sewer mains on the property in the current layout at the direction of the Wastewater Department. The contractor chosen for the sanitary sewer work may also have to provide references of similar relocation projects they have completed.

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 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.

Duck River Electric Membership Corp

17. No comments provided.

ATT

18. ATT to serve.

Columbia Water

19. A water availability letter was issued on October 1, 2025, it remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow

requirements and the information submitted on the Water Service Availability Request application. Any off-site improvements detailed in the availability letter are the responsibility of the developer/owner. All public water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.

Atmos Energy

20. No comment.

Maury County E911

21. No comment provided.

Resubmittal Guidelines

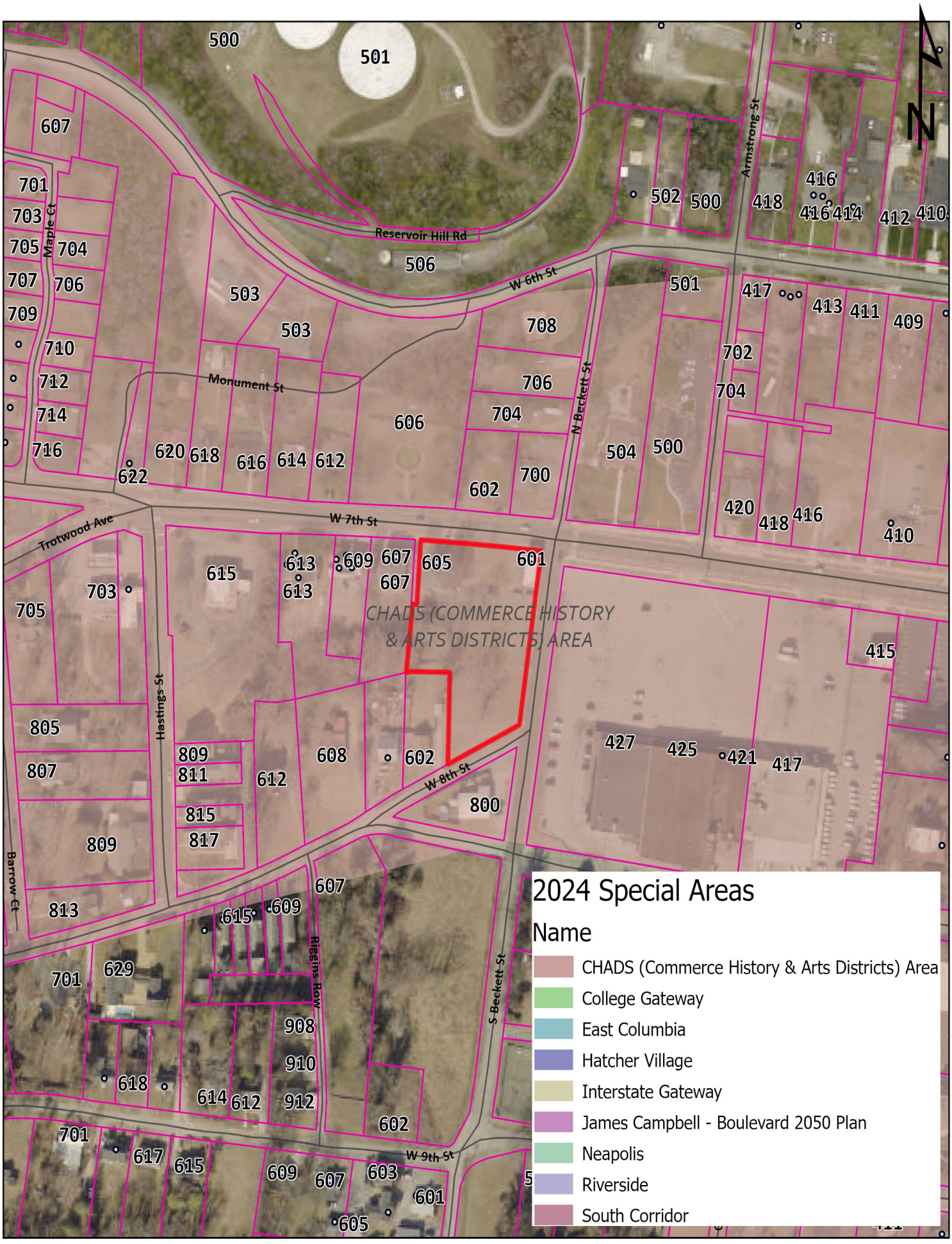
Please provide a comment response letter as well as digital copies of revised plans and supporting documentation. Submit all required documents electronically through the online portal: columbia.onlama.com. If the files are oversized, please provide a file sharing link.

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

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

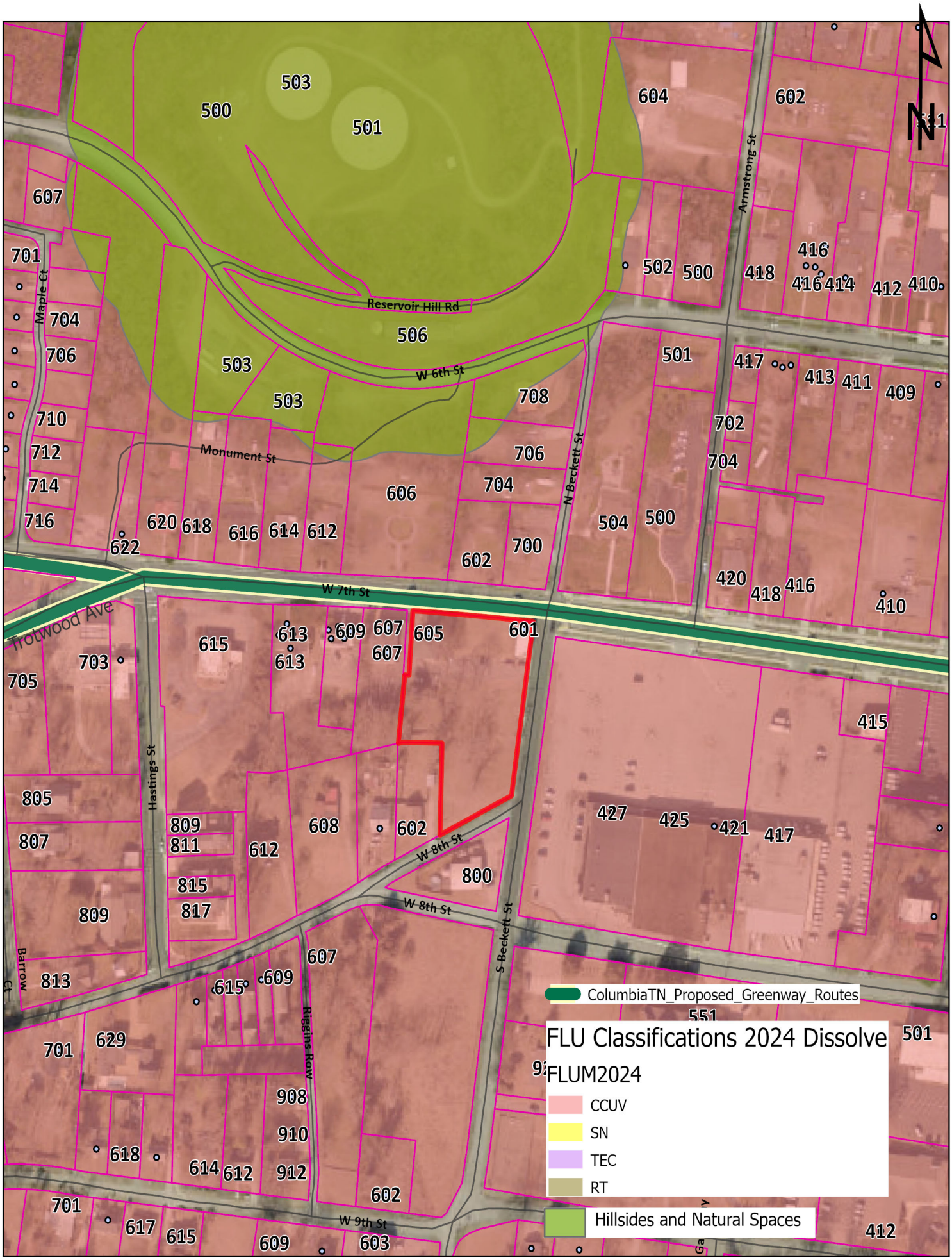
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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.



Case #25-0392
601, 605 W. Seventh Street

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



Case #25-0392
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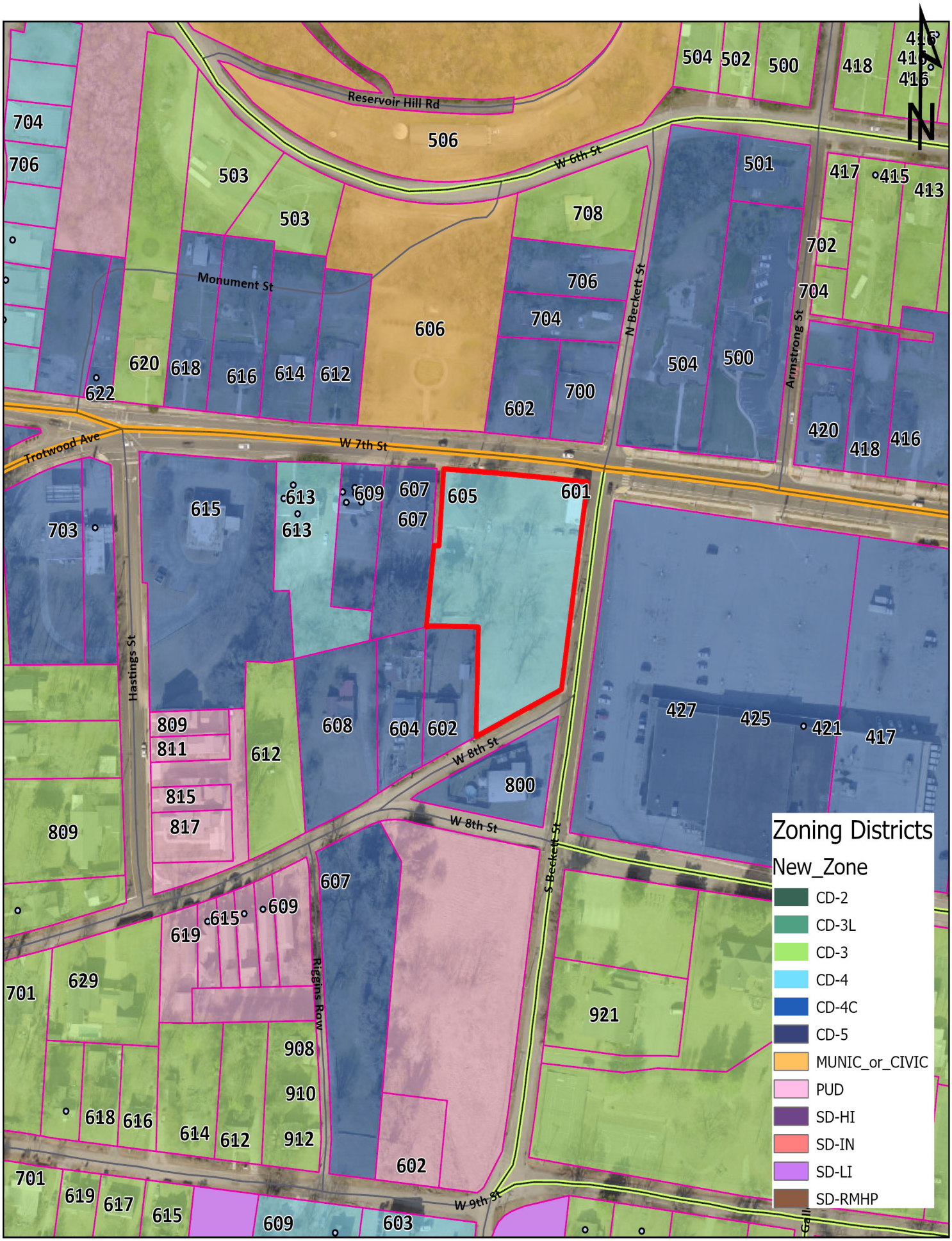


Case #25-0392
601, 605 West Seventh Street

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

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

7 July 2025

Kelsey Magee
T-Square Engineering, Inc.
111 Southeast Parkway Court
Franklin, TN 37064

RE: 7th and Beckett, Columbia, TN 38401; Mixed-use development with 22 proposed condos and retail

Kelsey,

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

October 1, 2025

Ms. Kelsey Magee
T-Square Engineering
111 Southeast Parkway Court
Franklin, TN 37064
Sent via email: Kelsey.magee@t2-eng.com

RE: **Water Availability Letter** Expires: 1/29/2026
7th and Beckett Condos – 22 Units
601 & 605 7th Street
Tax Map 100D Group F, Parcel 20.00
Columbia, TN

Dear Ms. Magee:

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 3-story mixed-use commercial & residential building with 22 units and 1,260 square foot of new commercial space. CPWS 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:

- Available fire flow capacity at the proposed development is 1,500 gpm.
- The above request translates to a 22.7 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire meters with backflow devices will be required to serve the proposed Project.

- Service meter sizing will be determined during the design review process. Assumed meter sizes and number are included below for purposes of fee estimates:
    - One ¾" Irrigation Meter
    - One 1" Domestic Service Meter
    - One 4" Fire Service Meter

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. 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.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- 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.*

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	22.7	**$9,899**

- 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" Irrigation Meter Cost	1	$540	$540
1" Service Meter Cost	1	$710	$710
4" Fire Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 1" Service Meter	1	$9,200	$9,200
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$15,950**

- 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: Greg Martin, GM Management
Bart Anderson, CPWS
File 25-026

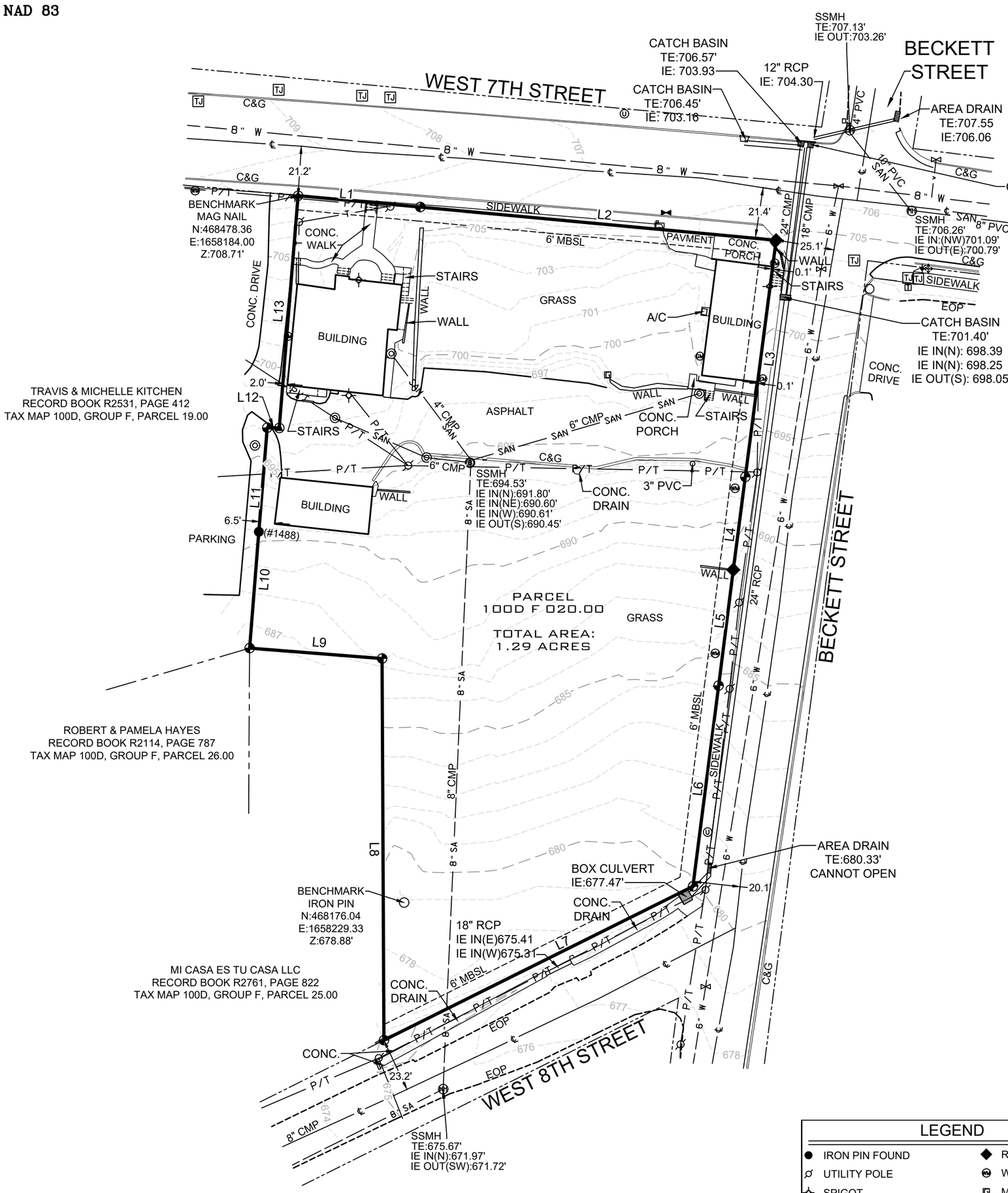
SCALE 1" = 40'

0 40 80 120

TN SPCS NAD 83



VICINITY MAP N.T.S.



LINE	BEARING	DISTANCE
L1	S 84°40'31" E	52.53'
L2	S 84°40'52" E	152.86'
L3	S 07°25'15" W	102.12'
L4	S 07°20'30" W	40.04'
L5	S 07°13'51" W	50.01'
L6	S 07°17'57" W	86.48'
L7	S 63°31'30" W	147.69'
L8	N 00°16'19" W	163.31'
L9	N 85°32'08" W	56.86'
L10	N 04°34'25" E	49.92'
L11	N 04°33'30" E	44.66'
L12	S 88°41'34" E	5.13'
L13	N 04°38'52" E	99.68'

LEGEND

IRON PIN FOUND	RAILROAD SPIKE
UTILITY POLE	WATER METER
SPIGOT	MISCELLANEOUS GAS PIPE
ELECTRIC METER	MAIL BOX
STORM MANHOLE	TRAFFIC JUNCTION
MISCELLANEOUS UTILITY	P.K. NAIL
CLEAN OUT	LAMP POST
TRANSFORMER	GAS METER
WATER VALVE	SIGN
SANITARY SEWER MANHOLE	STOP SIGN
IRON PIPE	

EOP = EDGE OF PAVEMENT C&G = CURB & GUTTER

℄ CENTERLINE

P/T P/T OVERHEAD POWER & TELEPHONE

T T TELEPHONE LINE

EDGE OF PAVEMENT

SAN SAN SANITARY SEWER LINE

W W WATER LINE

IF YOU DIG TENNESSEE...
CALL US FIRST!
1-800-351-1111
TENNESSEE ONE CALL
IT'S THE LAW

1. No portion of the described tract lies within Floodway, and is shown in the area Zone X as said tract shows on FEMA FIRM Map Number 47187C0220F on the Flood Insurance Rate Maps for City of Franklin, Tennessee (effective date September 29, 2006).

2. This survey was prepared from current deeds of record without benefit of facts and does not represent a title search or a guarantee of title, and is subject to any state of facts a current, full, or accurate search may reveal. No investigation of independent search for easements, encumbrances, restrictive covenants,or ownership title evidence has occurred. The surveyor reserves the right to revise any easement(s) not provided for or known of per the date of this survey.

3. The utility information shown hereon was taken from actual field evidence, utility agency records, or any other available evidence. Other utilities may exist and may not be shown, or may vary from where shown. No guarantee is expressed or implied in regard to the utility location shown hereon. The Owner(s) and Contractor(s) should assume responsibility to verify utility existence, size, location, depth and availability of service, and be solely responsible for contacting the utility location service prior to commencing construction.

4. Basis of bearings is based on the Tennessee State Plane Coordinate System 4100 Zone on the 1983 North American Datum (NAD83).

5. In Tennessee it is a requirement of the "Underground Utility Damage Prevent Act" that anyone who engages in excavation must notify all known underground utility owner(s) no less than three nor more than ten working days prior to the date of their intent to excavate and also to avoid any hazard or conflict. The Tennessee One Call telephone number is 1-800-351-1111. No utilities were called, nor marked for this project.

6. The field data was gathered on April 8th, 2025 using standard radial surveying techniques with an Electronic total station (Trimble S-5 robotic instrument) and data collector (Trimble TSC7 with Access Data Collection software) and/or using Global Positioning (GPS)(Trimble R12, R12i).

J. MARK CANTRELL PROFESSIONAL LAND SURVEYOR XVI AGRICULTURE COMMERCE TENNESSEE NO. 1859

04-08-2025

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY, THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1: 10,000, AND IS IN COMPLIANCE WITH THE CURRENT "TENNESSEE STANDARDS OF PRACTICE FOR LAND SURVEYING".

J. MARK CANTRELL, TN PLS# 1859

PROJECT
24-1102

SHEET
1 OF 1

REVISIONS

NO.	DATE

DATE: 08 APR 2025
SCALE: 1" = 40'
DRAWN BY: IIC
REVIEWER: CWM

BOUNDARY, AS-BUILT, & TOPOGRAPHICAL SURVEY:
GM MANAGEMENT, LLC
RECORD BOOK R2043, PAGE 1216
TAX MAP 100D, GROUP F,
PARCEL 20.00
PLAT BOOK 18, PAGES 96, 101, & 102
601 W 7TH ST
CITY OF COLUMBIA
MAURY COUNTY, TENNESSEE

T-SQUARE ENGINEERING
SURVEY DIVISION
111 SE PKWY COURT, FRANKLIN, TN. 37064



T-SQUARE ENGINEERING
SITE DEVELOPMENT|TRAFFIC|WASTEWATER|SURVEYING

111 SE Parkway Court
Franklin, TN 37064
615.678.8212

www.T2-eng.com

City of Columbia
700 North Garden Street
Columbia, TN 38401

10/20/2025

RE: 7th & Beckett Rezoning

Staff:

We would like to formally request that the property at 601 & 605 W 7th Street, parcel ID 100D F 02000 000, be rezoned to CD-5 from CD-4.

The future land use plan shows this parcel to be classified as City Center Urban Village (CCUV), which has CD-5 listed as one of the Implementing Districts in the Connect Columbia plan.

CD-4 Zoning is described as the “General Urban Character District” and “consists of a medium density area that has a mix of Building Types and primarily Residential, Retail/Personal Service/Artisan, Office, Lodging, and Civic Uses”. The Zoning Ordinance continues to say “CD-4 is an appropriate District for the City Center Urban Village Future Land Use…”.

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

Nathan McVey, PE, PMP
T-Square Engineering, Inc.
OFFICE: 615.678.8212
EMAIL: Nathan.mcvey@t2-eng.com

810 Woodland Street

Project #:	25-0425	**Location:**	Tax Map 099A K Parcel 011.00
Applicant:	Kristen Newton, TKC-AE	**Case Type(s):**	Rezone/Map Amendment
Staff Planner:	Robert Archibald, Principal Planner	**Proposed Use:**	Commercial

PROJECT SUMMARY

The applicant requests approval to designate the property at 810 Woodland Street as part of the Downtown Commercial Historic District. Previously the applicant received a favorable recommendation from the Columbia Historic Commission to be accepted into this District as a result of meeting the criteria for designation as defined in the Zoning Ordinance **§ 8.5.12.F.**

- The subject site is located at 810 Woodland Street and is zoned CD-5 (Urban Center Character District).
- The Historic Zoning Commission evaluated this application in December 2025, and submits a favorable recommendation for the rezone request amending the Downtown Commercial Historic District Overlay to include this property.
- The Development Review Committee (DRC) evaluated this application in December 2025.
- Key comments from the DRC are listed in this report. Full technical comments, along with the applicant's responses, are provided in the agenda packet.
- The proposed request conforms to the standards of the Zoning Ordinance. Detailed analysis is provided in the conformity section below.
- The Planning Commission is a **recommending body** for a Rezoning. **Section 8.5.19** of the Zoning Ordinance lists the criteria for Planning Commission action.
- Commentary from professional planning staff is provided below. The commentary identifies recommended conditions of approval.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

COMMENTARY FROM PROFESSIONAL STAFF

The applicant petitioned the Historic Zoning Commission in December 2025 to consider Historic Designation and inclusion of the property located at 810 Woodland Street within the Downtown Commercial Historic District. In support of this request, the applicant submitted documentation demonstrating the property's historical connection to and consistency with the established district boundaries.



The Historic Zoning Commission reviewed the petition in accordance with the criteria set forth in Section 8.5.12 of the Zoning Ordinance and hereby submits a formal favorable recommendation to the Planning Commission for approval of the associated Rezone/Map Amendment to include 810 Woodland Street within the Downtown Commercial Historic District. The Commission finds that the request meets all applicable criteria for Historic designation.

Additionally, staff notes that the building is included in the 2024 Historic Inventory as a property recommended as eligible for Historic designation due to its historic automotive-related association with the area and its satisfaction of the minimum 50-year age requirement, retaining defining characteristics of the 20th-Century Commercial architectural style.





REVIEW PROCESS

The Historic Zoning Commission reviewed the proposed Historic Designation at its meeting in December 2025, as required by section **8.5.12.F** of the Zoning Ordinance. The staff report is included as part of this report.

The Development Review Committee reviewed the proposed Rezone/Map Amendment at its December 2025 meeting, as required by section **8.5.21.K.5** of the Zoning Ordinance. Technical comments are provided in the agenda package and are summarized above.

Section **8.3.3.B.3** of the Zoning Ordinance authorizes the Planning Commission to make "recommendations to the City Council on a Rezone/Map Amendment."

Section **8.5.19.H** of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Rezone/Map Amendment.

8.5.19.H Rezoning

1. Notice Requirements shall be met as described in Section **8.5.4.D**.
2. The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.
3. When a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.
4. The Planning Commission in its review and recommendation, shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:
    a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area, provided the Planning Commission is not obligated to recommend approval of request which would bring existing zoning into conformity with the Comprehensive Plan prior to the time such change is warranted by the findings of **8.5.19.H.4.e and f**.
    b. It has been determined that the legal purposes for which zoning exist, as set forth in Section **1.5**.
    c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public.
e. It has been determined that conditions affecting the area have changed to a sufficient degree to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.
f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Section **8.3.2.B.2** directs the City Council to rend a final decision on the Rezoning/Map Amendment

SAMPE MOTIONS

Approve:

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

Approve Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the proposed Rezone/Map Amendment as presented, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Deny:

Move to deny recommend denial of the requested Rezone/Map Amendment having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19** of the City of Columbia Zoning Ordinance are not satisfied: [list any other reasons for denial].

Defer:

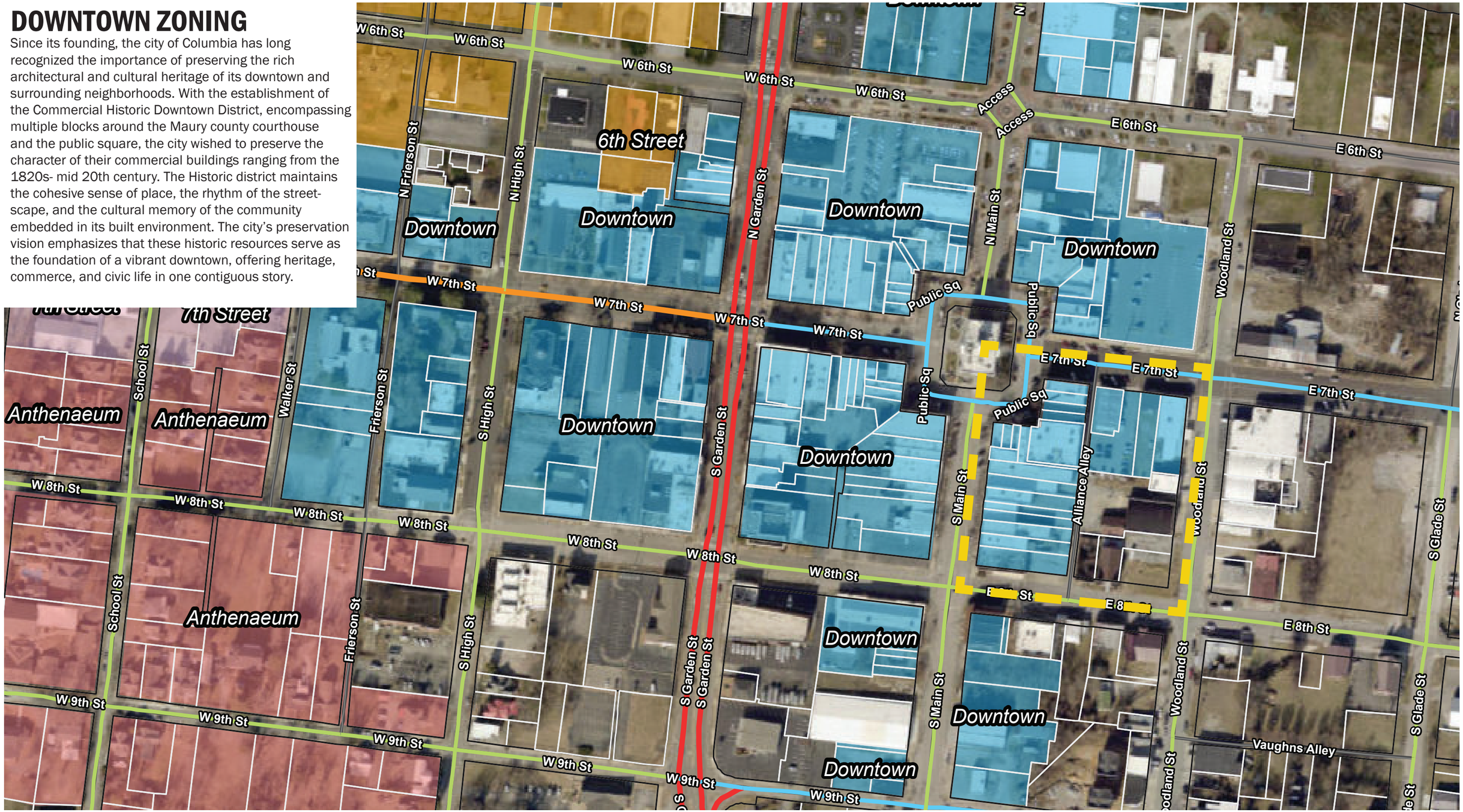
Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [applicant/staff] provide: [list additional information] for review at a future meeting.

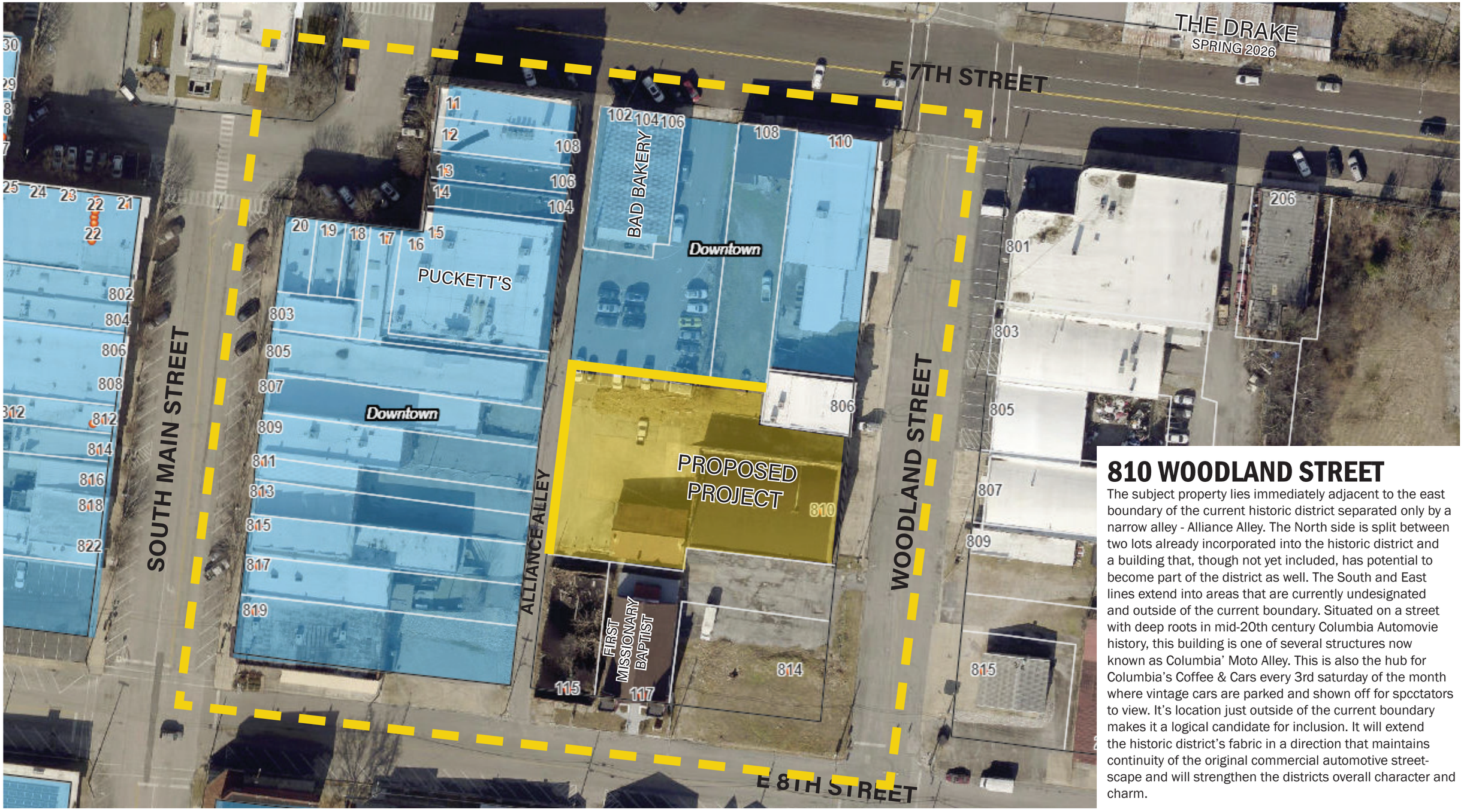


ARCHITECTURE / INTERIORS / CIVIL SITE

DOWNTOWN ZONING

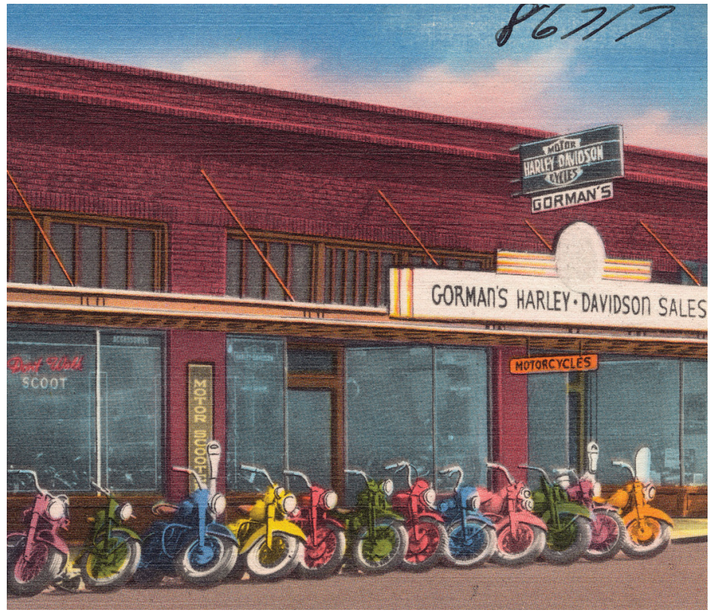
Since its founding, the city of Columbia has long recognized the importance of preserving the rich architectural and cultural heritage of its downtown and surrounding neighborhoods. With the establishment of the Commercial Historic Downtown District, encompassing multiple blocks around the Maury county courthouse and the public square, the city wished to preserve the character of their commercial buildings ranging from the 1820s- mid 20th century. The Historic district maintains the cohesive sense of place, the rhythm of the street-scape, and the cultural memory of the community embedded in its built environment. The city's preservation vision emphasizes that these historic resources serve as the foundation of a vibrant downtown, offering heritage, commerce, and civic life in one contiguous story.





810 WOODLAND STREET

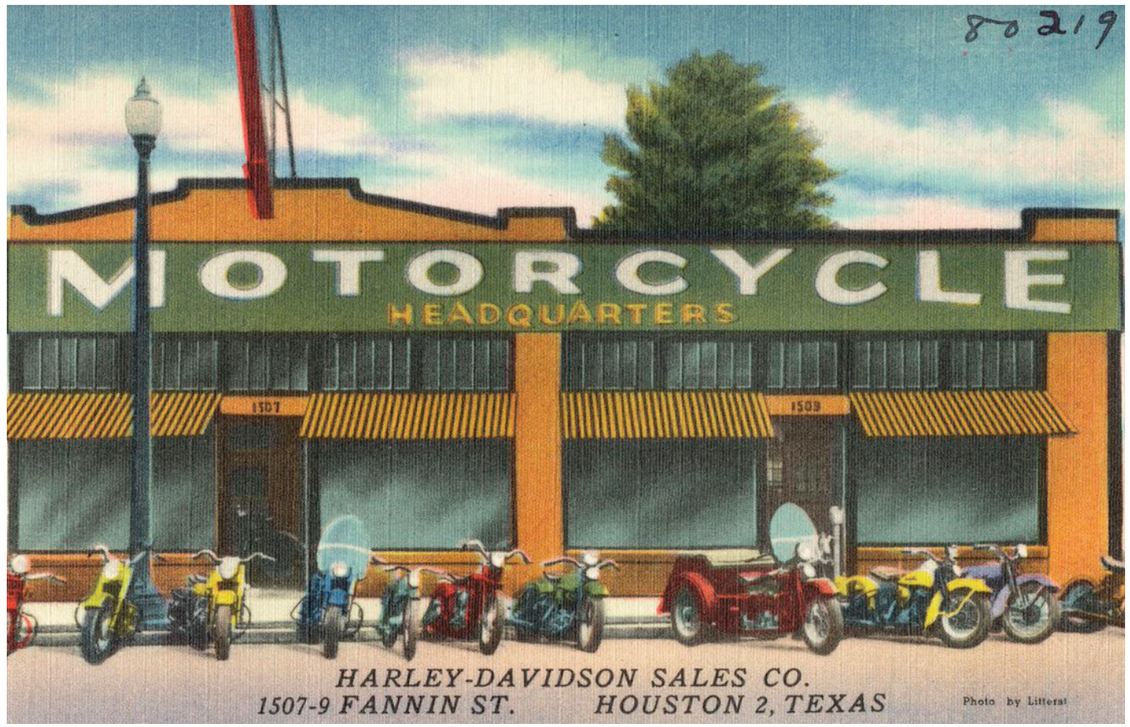
The subject property lies immediately adjacent to the east boundary of the current historic district separated only by a narrow alley - Alliance Alley. The North side is split between two lots already incorporated into the historic district and a building that, though not yet included, has potential to become part of the district as well. The South and East lines extend into areas that are currently undesignated and outside of the current boundary. Situated on a street with deep roots in mid-20th century Columbia Automovie history, this building is one of several structures now known as Columbia' Moto Alley. This is also the hub for Columbia's Coffee & Cars every 3rd saturday of the month where vintage cars are parked and shown off for spcctators to view. It's location just outside of the current boundary makes it a logical candidate for inclusion. It will extend the historic district's fabric in a direction that maintains continuity of the original commercial automotive street-scape and will strengthen the districts overall character and charm.

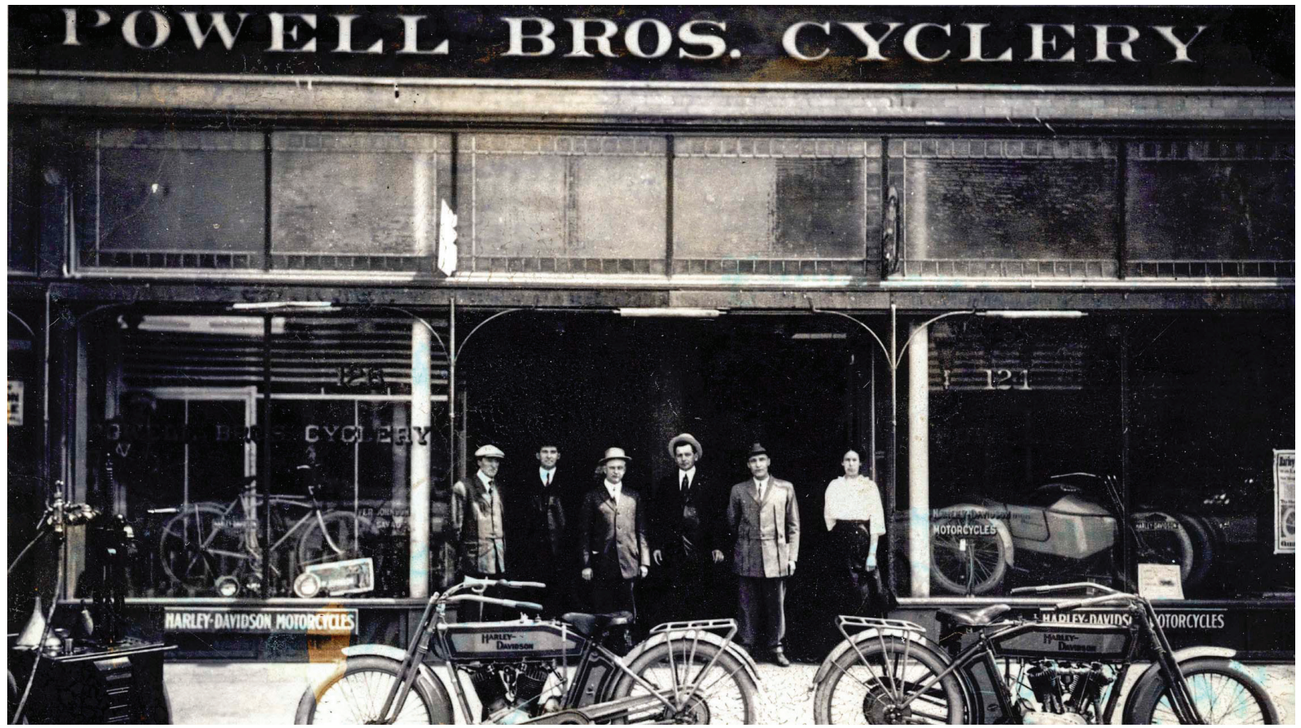




VINTAGE VEHICULAR DEALERSHIPS
& THEIR ARCHITECTURAL FEATURES

In the early decades of the 20th century through the 1950s, the rising popularity and usage of motor vehicles brought a distinct architectural typology to many American downtowns and motor-service corridors. Bold storefront display windows to showcase the newest models, a generous entrance, transom lights for additional daylighting, broad plate-glass panes, and timely signage (marquee, bands, and blades), were all architectural components that depicted the commercial and especially large good mercantile usages. Upper parapets often displayed distinctive signage either painted or affixed, and later highlighted with Neon tubing. Facades were often brick and accented by contrasting trim or decorative panels. Windows were often large and sized to not just display vehicles but to allow day lightings to penetrate into the sales floor. All dealerships with internal showrooms also possessed larger drive-in bays, service access and large openings for product movement with separated motor dealerships from other commercial buildings. In short, the architectural language of early Motor-vehicular dealerships is characterized by a mix of the maximization of showroom transparency at the street level, service functionality at the side and rear, and strong horizontal and vertical signage. Acknowledging and preserving these character defining features is key when adapting such buildings in a historic district context.





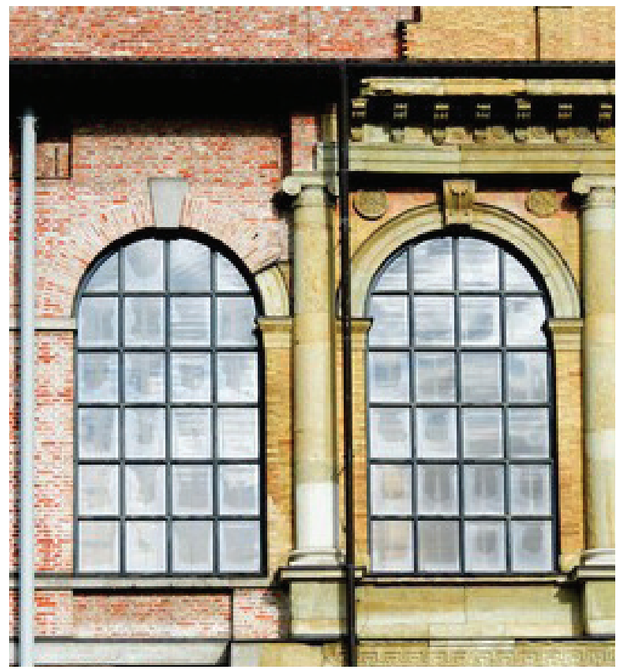




INTERATIONAL PRECEDENT
POST WAR GERMANY'S NEW CONSTRUCTION AND ADAPTIVE DESIGN

In Germany, historic-structure preservation has increasingly embraced a philosophy of "new insertion" rather than an exact replication of the past. Post World War II, German municipal architects weighed the importance of honoring the past and rebuilding. New infill or adaptive reuse construction often does not attempt to reproduce every detail but instead echoes the key character-defining architectural features of the original context- the shape/proportion and placement of windows, the rhythm of bays, cornice lines, and storefront openings - while allowing contemporary materials and forms to express the building's new purpose. For example, in the Altes-Pinokotek in Munich, the destruction caused during the war necessitated renovation. The new portion illustrates the window openings and pattern but with modernized materials. Brick detailing is minimized to simple lines and simple extrusions and brick color is a contrasting color to set itself apart from the original design. The building still 'feels' appropriate in scale, rhythm, massing, and ironically- the style. By applying this approach in Columbia, new construction or adaptive reuse on historic sites can achieve a respectful balance: honoring historic character without resorting to mimicry, thereby reinforcing the sense of continuity in the district while also allowing the building to compete with modern uses.









COLUMBIA'S AUTOMOTIVE HISTORY

The 1930s and 40s witnessed the emergence of Columbia's Automotive related commercial development lining particular corridors of the city, often clustered together and forming automotive districts. These corridors included dealerships, service garages, parts supply stores, warehouses, and showrooms, each aligned with the auto-age economy and contributing to recognizable architectural archetypes. All have some form of tall parapets, transoms, large storefront display windows, painted or illuminated signs (especially neon), large service bays and distinctive brick work. Within Columbia this can be found in only a handful of surviving buildings. By recognizing and preserving this group of buildings and their historic uses, the city affirms the importance of its automotive heritage as part of the larger commercial and transportation history of Columbia.





E 7th St and Woodland, now Columbia Motor Alley and hub for Columbia's Cars and Coffee. The grand opening of Dowling Chevrolet was in 1947.





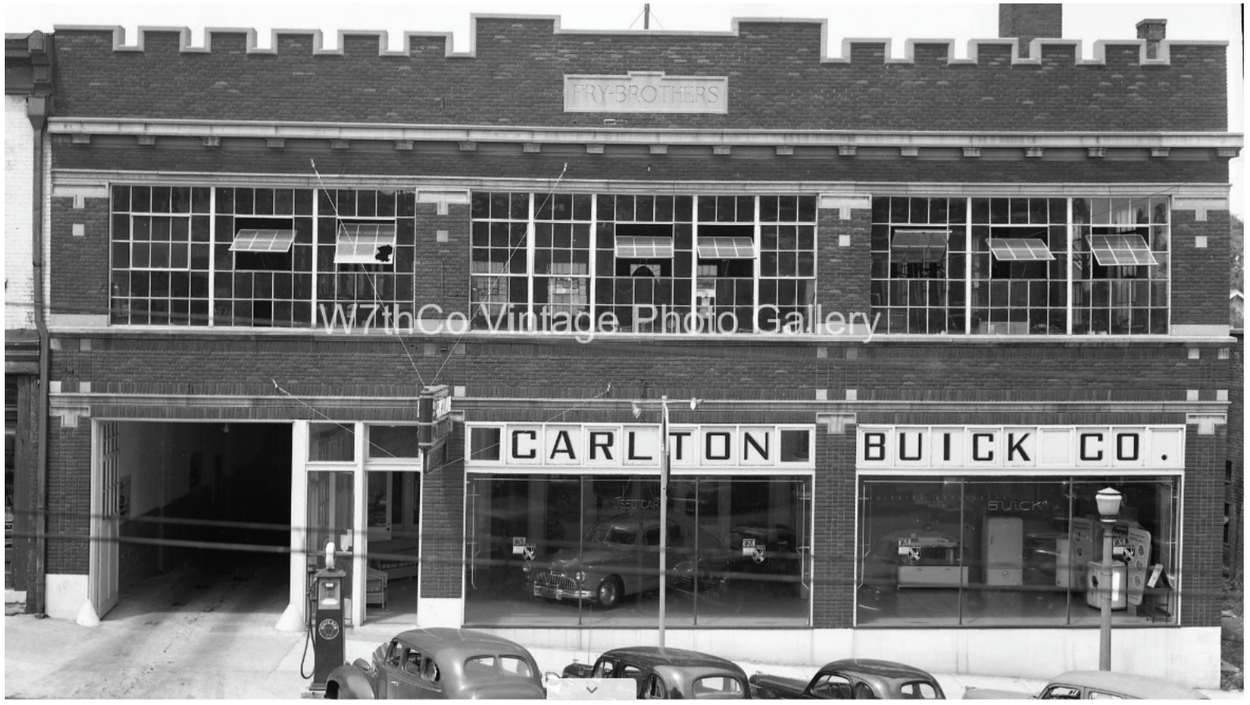
912 South Main Street Exterior of Adwell Motors opened in 1948 photo c. 1967 with Mustangs and Cougars on display. Now surrounded by Columbia's historical district .



W7thCo Vintage Photo Gallery



Exterior of the Ellis Chrysler Plymouth Dodge dealership c. 1957 on N Main St. Now a lot used for off street parking and civic event space



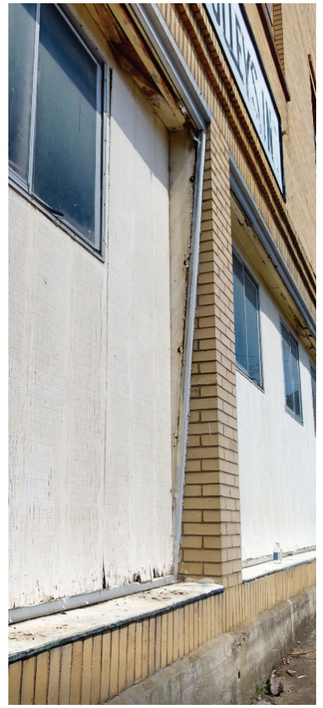
W7thCo Vintage Photo Gallery



Exterior of Carlton Buick on N Main St. in the Fry Bros. building c. 1946. Carlton is also a Frigidaire appliance dealer. This is the current Police Dept. headquarters downtown.

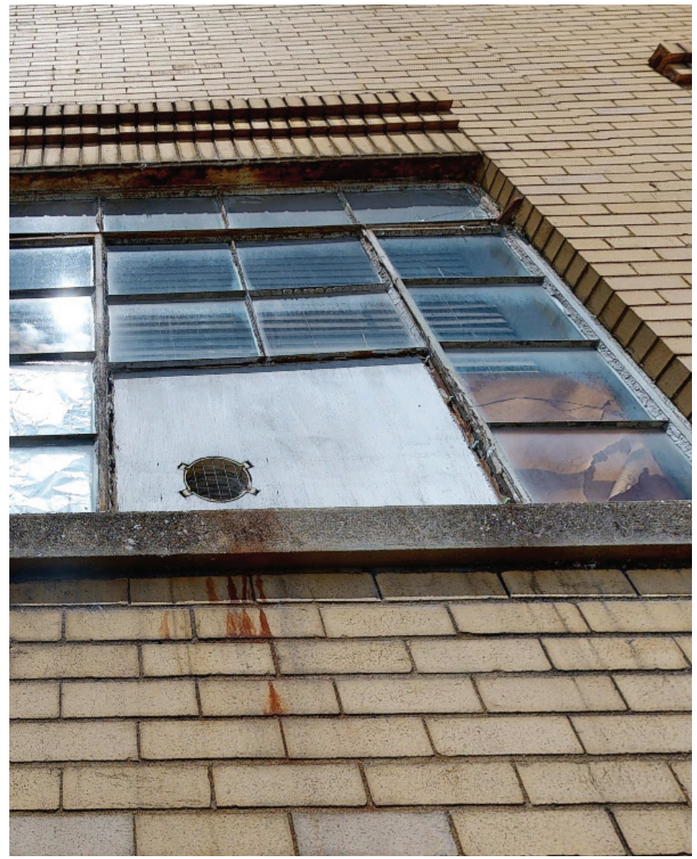






PROGRESSIVE DETERIORATION OF 810 WOODLAND

Built as a dealership and showroom for Lincoln Mercury in the late 1930s, over time, the building has fallen into disrepair and currently requires substantial renovation and rehabilitation to restore it to its aesthetic integrity as well as updating to modern building and energy codes. The original facade was constructed in yellow brick where the difficulty of replacing with an exact match is seen in the patched area about the front door. The building retains much of its original massing and showroom frontage. The Large plate glass windows have long since been boarded up but still show the original frame and trim. This offers an opportunity for restoration of some of its key features and reuse in a manner respectful to its history.







810 Woodland Street, Columbia, Tennessee

Description of Project:
Petition to the Historic Commission to review and accept 810 Woodland street into the Downtown Columbia Historic District.

PROPOSED MATERIALS: STEEL REPLICA WINDOWS BY WINCO (ATTACHED), DOORS, HISTORICALLY RESPECTIVE WROUGHT IRON FENCING

Section 1.10 Appeals of the *Engineering Standards and Specifications* affords the applicant the ability to request an exception from Planning Commission provided that the life, safety, health, and general welfare of the City will not be impacted by such an exception.

Each item listed below shall be considered and deemed satisfied by the CMPC prior to the approval of an exception:

1. The strict application of this ordinance would result in practical difficulties to or undue hardship on the owner of the property;

2. The situation is not self-created; and

3. The exception may be granted without substantial detriment to the public good and without sustainably impairing the intent and purpose of this ordinance.

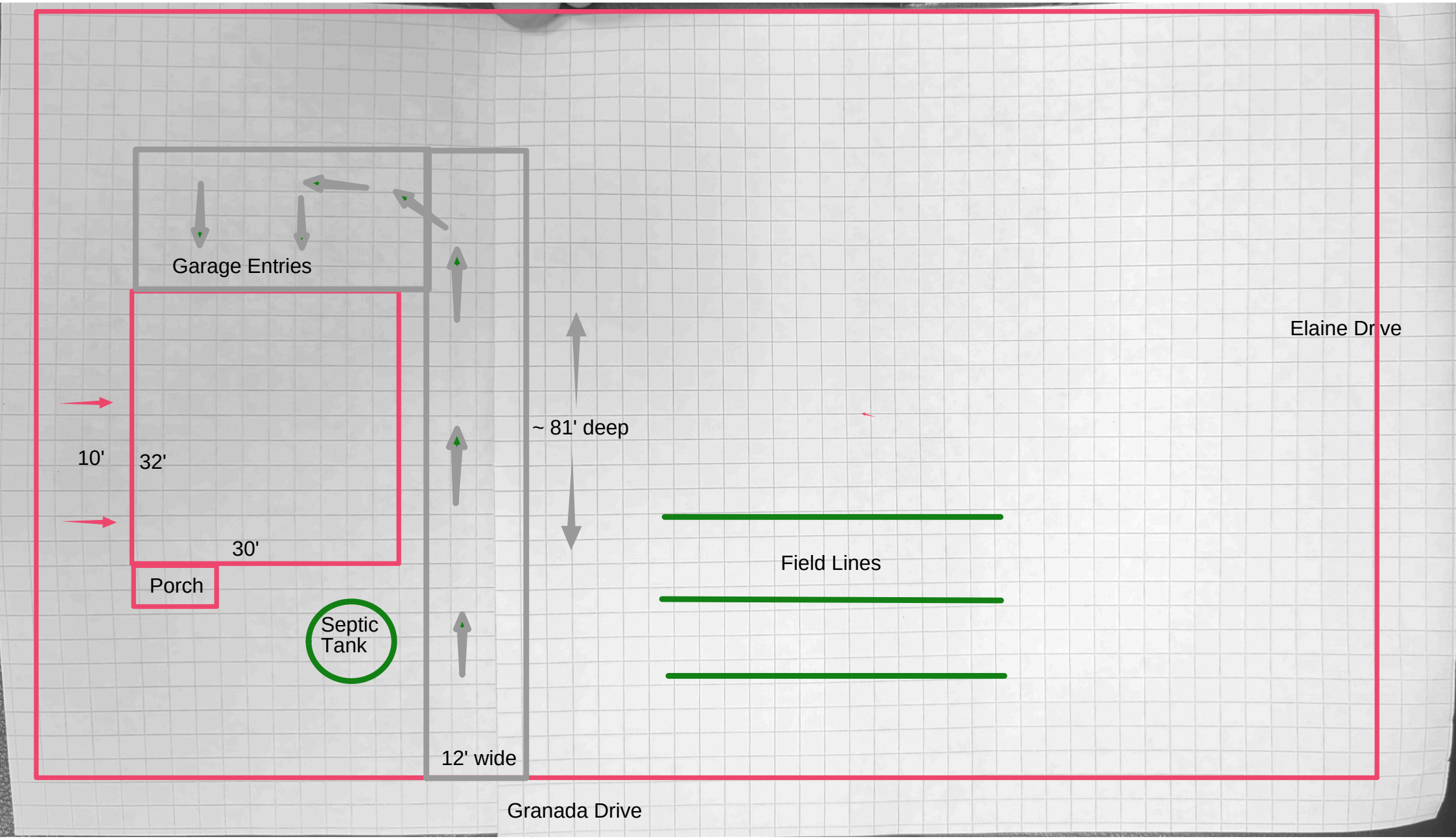
The exception is requested regarding Section 5.12.2 Individual Disposal System Requirements of the *Engineering Standards and Specifications*, which states If public sewer facilities are not available and individual disposal systems are proposed:

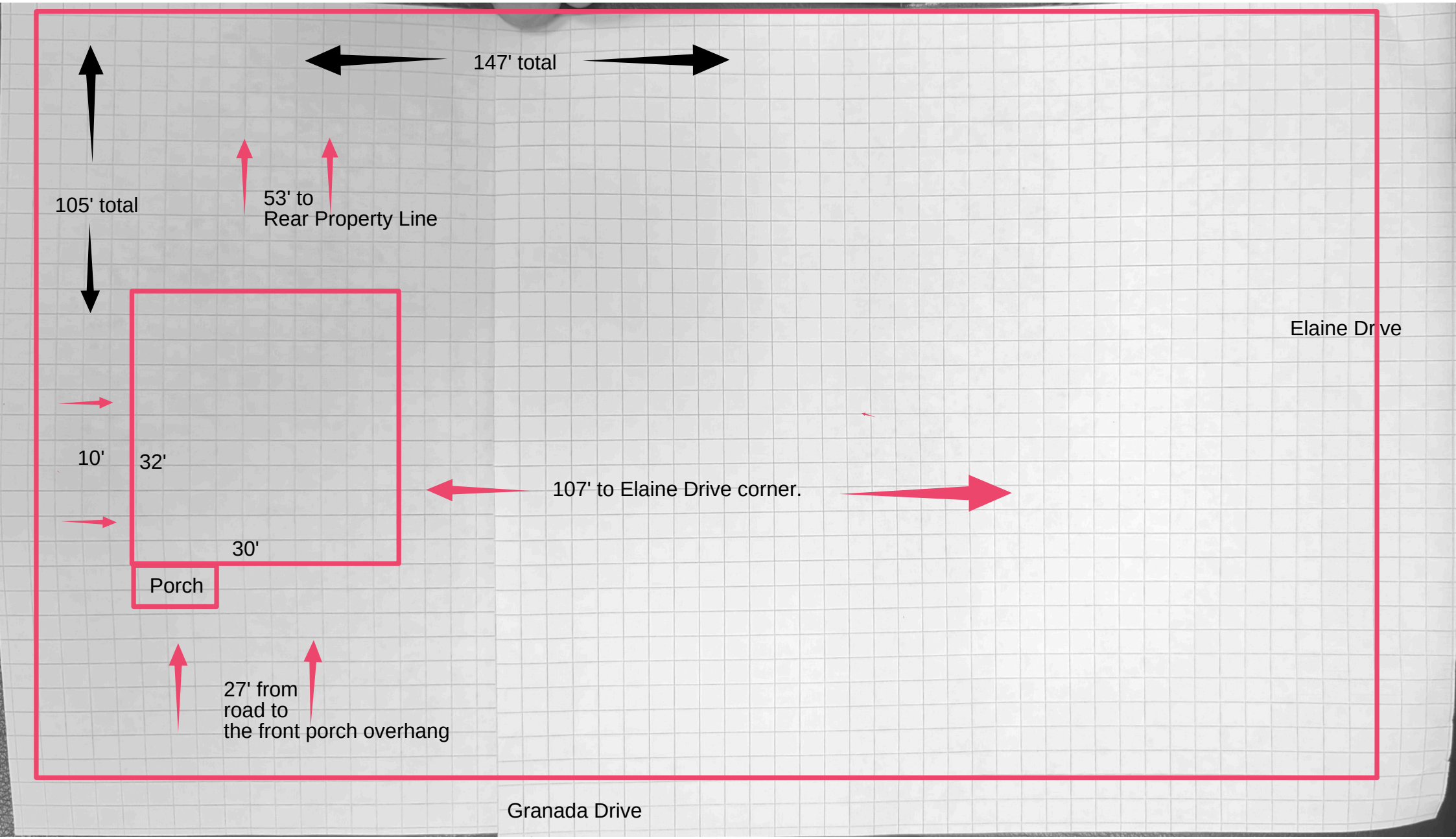
A. Lot areas shall be a minimum of one (1) acre;

B. The septic systems and other waste disposal methods must be permitted by the Tennessee State Department of Environment and Conservation (TDEC), the City of Columbia Wastewater Department, and all other relevant agencies; and

C. Subsurface disposal areas and relevant information shall be indicated on the final plat.

This exception would be to allow the use of an individual subsurface sewage disposal system on a lot containing less than 1 acre. The Tennessee Department of Environment and Conservation Division of Water Resources permitted the construction of a 1-bedroom subsurface sewage disposal system on this 0.35-acre lot.


Garage Entries
10'
32'
30'
Porch
Septic Tank
~ 81' deep
Field Lines
12' wide
Granada Drive
Elaine Dr ve


147' total
105' total
53' to
Rear Property Line
Elaine Dr ve
10'
32'
107' to Elaine Drive corner.
30'
Porch
27' from
road to
the front porch overhang
Granada Drive

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES

PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL SYSTEM

Issued to: Jesus Santos

Location:
County: Maury
Address: Granada Dr at Elaine Drive
City: Columbia
Subdivision: Bel Air Heights
Lot #: 7

Map: 089K Group: _____ Parcel: 028.00

Installation:
(**X**) 1. New Installation
( ) 2. Repair to Existing System
( ) 3. System Modification
( ) 4. Large System

Establishment:
(**X**) 1. Residential: # Bedrooms **1**
( ) 2. Other: _____
Gal/Day: _____

Evaluation Based Upon:
( ) 1. Soil Typing by Soil Scientist
( ) a. General
( ) b. High Intensity
( ) c. Extra High Intensity
( ) 2. Soil Percolation Test
(**X**) 3. Environmental Scientist
Estimated Absorption Rate: **75** MPI

Type of System:
(**X**) 1. Conventional
( ) 2. Modified Conventional
(**X**) 3. Conventional System Substitute
(**X**) Chamber
(**X**) Expanded Polystyrene
(**X**) Large Diameter Gravelless Pipe
Gravel backfill in a 24 in. wide trench required? **Yes**
( ) 4. Low Pressure Pipe
( ) 5. Mound
( ) 6. Lagoon
( ) 7. Subsurface Drip System
( ) 8. Other: _____

Approval Based Upon: State No. T.C.A. 68-221-403
( ) (c) Percolation Test
( ) (d) Grandfather Clause - Current standards except those specified
( ) (f) 12" (karst) and 6" (non-karst) buffer required
( ) (m) 3rd Party Permit Package
( ) (i) 9" Buffer required (24"-36" total soil depth)
( ) (k) Grandfather Clause - Meets June 30, 1990, standards (repair only)
(**X**) Current Standards
( ) Other: _____

The system shall consist of a two-compartment septic tank holding 750 (min) gallons, with 123 linear feet in 3 trenches, 36 inches wide and 24 (min) to 24 (max) inches in depth. (Depth of gravel: 12 inches)

SIP Depth (in): _____ **SIP Length (ft):** _____
SIP Comments:

General Comments:
Locate fieldines to side of house in area shown

Also Required:
( ) 1. Soil Improvement Practice (SIP)
( ) Curtain Drain
( ) Drawdown Drain
( ) Interceptor Drain
( ) 2. Flow Diversion Valve
( ) 3. Sewage Pump
Pump Flow Rate (gpm): _____
TDH (ft): _____
( ) 4. Single Compartment Pump Tank, Volume (gal): _____
( ) 5. Other: _____

All installers of subsurface sewage disposal systems must hold a valid annual license from the Tennessee Department of Environment and Conservation.

Please see attached drawing and supporting documentation.

The recipient of this permit agrees to construct or have constructed the above-described system in accordance with T.C.A. 68-221-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Department of Environment and Conservation. **Any cutting, filling or alterations of the soil conditions on the aforementioned property after this day may render this approval null and void.**

By: Alan Floyd (DWR Staff) **Date:** 09/02/2025 (Date of Issue)

This permit is valid for 3 years from date of issue.
This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.

Tennessee Department of Environment and Conservation - Division of Water Resources

Permit for Construction of a Subsurface Sewage Disposal System

Issued To: Jesus Mendoza Santos

Location: Granada Dr at Elaine Dr
Lot#7 Bel Air

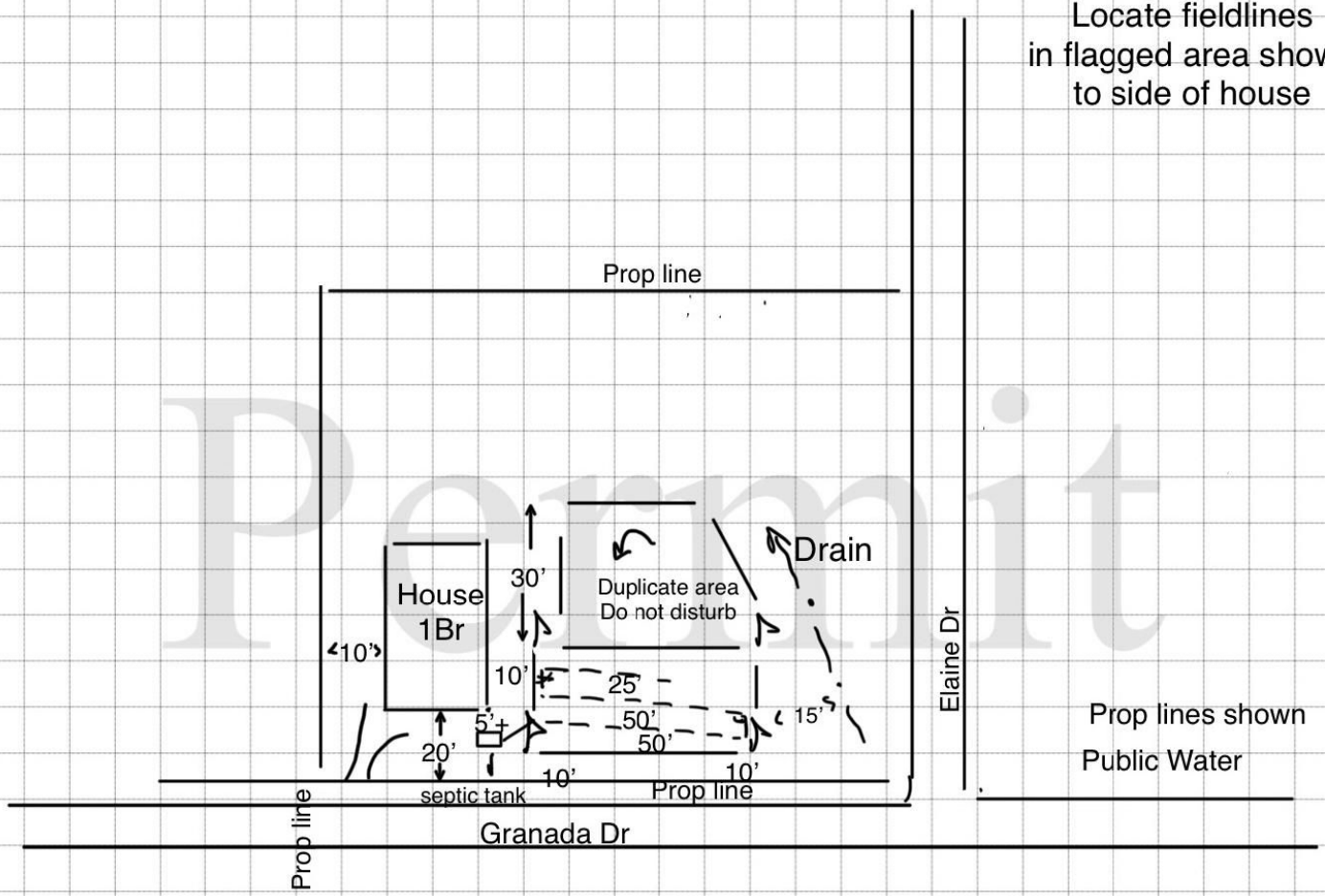
Inspector: Alan Floyd

Date: 9/2/25

General Notes:

- Please refer to the design specifications for the subsurface sewage disposal system on the first page of the construction permit.
- Contact the local Division of Water Resources representative to schedule a final inspection.
- All electric components (e.g., pump, alarm, etc.) for the subsurface sewage disposal system must be inspected and approved by the appropriate electrical inspector prior to requesting a final inspection. Documentation of the electrical inspection must be available during the final inspection.

Locate fieldlines
in flagged area shown
to side of house



Prop lines shown
Public Water

Permit

*Not to Scale

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit
William R. Snodgrass – Tennessee Tower
312 Rosa L. Parks Ave., 11th Floor
Nashville, TN 37243-110

APPLICATION FOR WATER RESOURCES SERVICES
APPLICANT
COMPLETE QUESTIONS

1. Service Requested (Check Service) — **Fees Due**

X	Septic System Construction Permit	
X	Dwelling	$ 400.00 PAID
	Commercial: gdp	$
	System Modification	$
	Repair	$
X	Conventional Construction Inspection	$ 100.00 PAID
	Inspection Letter	$
	Certificate of Verification	$
	Water Sample	
	Total Coliform	$
	Fecal Coliform	$
	Alternative System Permit	$
	Alternative Construction Inspection	$
	Large Conventional System Plan Review	$
	Large Alternative System Plan Review	$
	Experimental System Plan Review	$
	Subdivision Evaluation: Lots:	$
	Pumping Contractor – Septage Application	$

2. LANDOWNER:
Names: Jesus Santos
Address: Elaine Drive
Columbia, Tennessee 38401
Day Phone: 9316981634
Original Owner: John Cain

APPLICANT:
Names: Jesus Santos
Address: Elaine Drive
Columbia, Tennessee 38401
Day Phone: 9316981634
Email: noahburchell10@gmail.com

Site Address:
Adresss: Elaine Drive
Columbia, Tennessee 38401

3. LOCATION OF LOT OR SITE: a) Subdivision Name: Bel Air Heights Lot # M/7
b) In a subdivision? Yes Give specific directions and address to the lot or site I've walked the property with Alan.
c) Tax Map 089K Parcel 028.00

FOR SSDS PERMIT
4. ONLY: a) Size of lot 0.35 b) Number of Bedrooms 2 Bedrooms Added
c) How many occupants? 2 d) Excavated Basement? Yes No X
e) Basement Plumbing Fixtures? Yes No X
f) Amount of water used monthly (gallons)
g) Water Supply: Public X Well Spring
h) Is the lot staked? Yes If not, date it will be staked:
Is the house staked? yes If not, date it will be staked:
i) Installer, if known: Lynn Excavation

5. FOR INSPECTION LETTER ONLY AND CERTIFICATE OF VERIFICATION ONLY:
a) Age of house b) Is house vacant? How long?
c) Original sewage system inspected
d) Date of previous repairs Inspected
e) Is wastewater "backing up" into plumbing fixtures? Surfacing on the ground?
f) All wastewater including washing machines routed into septic tank

6. FOR WATER SAMPLE ONLY: a) Source of Supply: Spring Well Other
b) Is there an outside faucet? c) Is the source chlorinated?
d) For Wells: Is the casing 6" above the ground? Is a sanitary seal on the casing?

7. I certify that the above information is true and correct to the best of my knowledge; **I have been authorized by the above name landowner** to submit this application for Environmental Services to the Division of Water Resources.

DATE: Aug 27, 2025 SIGNATURE: Jesus Mendoza AMOUNT PAID: 500.00 RECEIPT NUMBER: 3905093385

CN-0971 (Rev. 1-18) **RDA's 2321 &2403**


Granada Dr
1.00
2.00
21.00
22.00
26.00
27.00
Granada Dr
Elaine Dr

To whom it may concern,

I, Jesus Mendoza, mistakingly submitted for a two-bedroom permit on Elaine drive and it was supposed to be a one-bedroom permit. Can you please revise my application?

TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION
DIVISION OF WATER RESOURCES
Land-Based Systems Unit
William R. Snodgrass – Tennessee Tower
312 Rosa L. Parks Ave., 11th Floor
Nashville, TN 37243-110

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APPLICANT
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	Certificate of Verification	$
	Water Sample	
	Total Coliform	$
	Fecal Coliform	$
	Alternative System Permit	$
	Alternative Construction Inspection	$
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	Large Alternative System Plan Review	$
	Experimental System Plan Review	$
	Subdivision Evaluation: Lots:	$
	Pumping Contractor – Septage Application	$

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Names: Jesus Santos
Address: Elaine Drive
Columbia, Tennessee 38401
Day Phone: 9316981634
Original Owner: John Cain

APPLICANT:
Names: Jesus Santos
Address: Elaine Drive
Columbia, Tennessee 38401
Day Phone: 9316981634
Email: noahburchell10@gmail.com

Site Address:
Adresss: Elaine Drive
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3. LOCATION OF LOT OR SITE: a) Subdivision Name: Bel Air Heights Lot # M/7
b) In a subdivision? Yes Give specific directions and address to the lot or site I've walked the property with Alan.
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FOR SSDS PERMIT
4. ONLY: a) Size of lot 0.35 b) Number of Bedrooms 2 Bedrooms Added
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e) Basement Plumbing Fixtures? Yes No X
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g) Water Supply: Public X Well Spring
h) Is the lot staked? Yes If not, date it will be staked:
Is the house staked? yes If not, date it will be staked:
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CN-0971 (Rev. 1-18) **RDA's 2321 &2403**

Burco Construction, LLC
noahburchell10@gmail.com
(931) 698 - 1634

Appeal Justification

To whom it may concern, I am applying for this appeal on behalf of the property owner Jesus Mendoza.

We are requesting an exception be made so that Jesus is able to build on the lot in question. I've already acquired the septic permit to do so. It will not negatively impact any neighbors. It is only a 1 BR system.

If we can't get an exception for this, then there is no benefit to owning the lot as it is not buildable. We've already verified water availability.

Respectfully,
Noah Burchell - Owner at Burco Construction, LLC

Double Branch Rd Comprehensive Plan Amendment

Project #:	25-0414	Location:	Tax Map 067 Parcel 001.00
Applicant:	Patrick Carter	Case Type(s):	Comp Plan Amendment
Staff Planner:	Charles Rush, Principal Planner	Proposed Use:	Residential

PROJECT SUMMARY

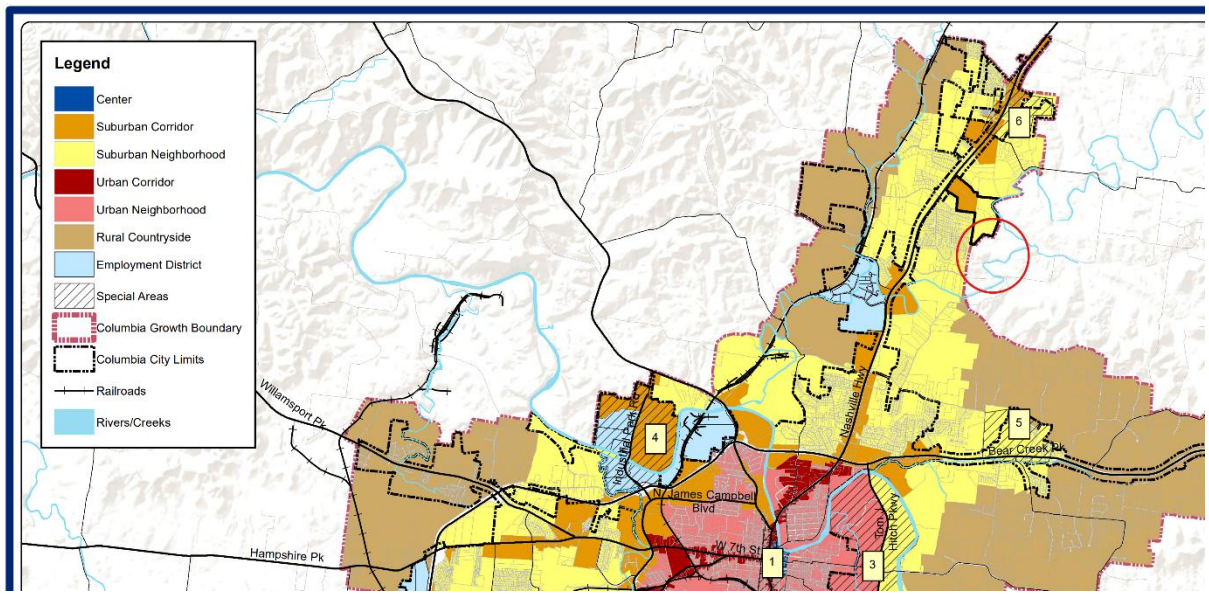
The applicant requests a comprehensive plan amendment to Suburban Neighborhood (SN) from Rural Transition (RT) for 206.96 acres located on the north side of Double Branch Road. The property adjoins properties within the city limits, bordering the Honey Farm and Green Mills Rd PUDs. The property's current land use designation is Rural Transition (RT). The applicant is claiming that C&E Double Branch bought the property on June 20, 2018, and it was classified as Suburban Residential (SR).

However, this is to the contrary, as the property has always been designated with a Rural classification. In the MACTEC Engineering & Consulting Maury County Comprehensive Plan (2009), which was a joint comprehensive plan for Maury County and the municipalities of Columbia, Mt. Pleasant, and Spring Hill. The subject property is shown as Rural Neighborhood (4 units/acre) (see image below).

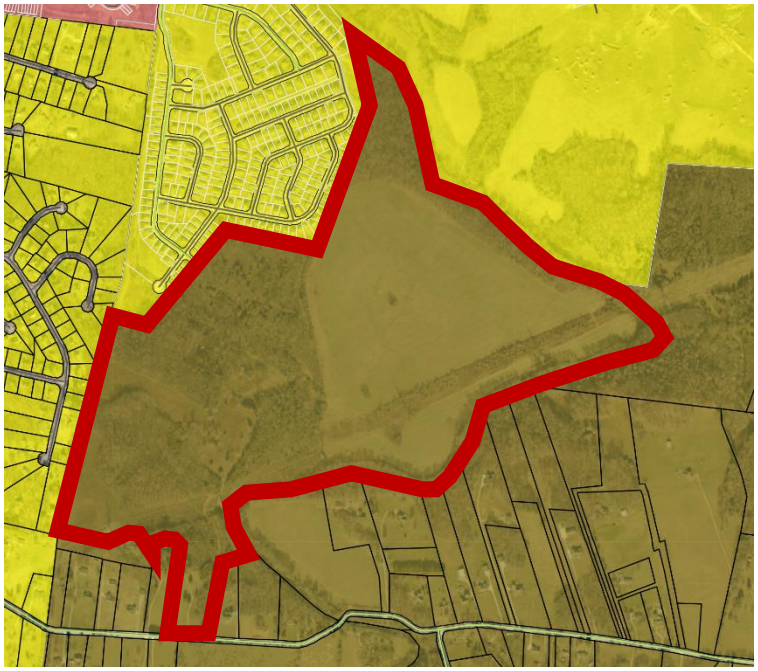




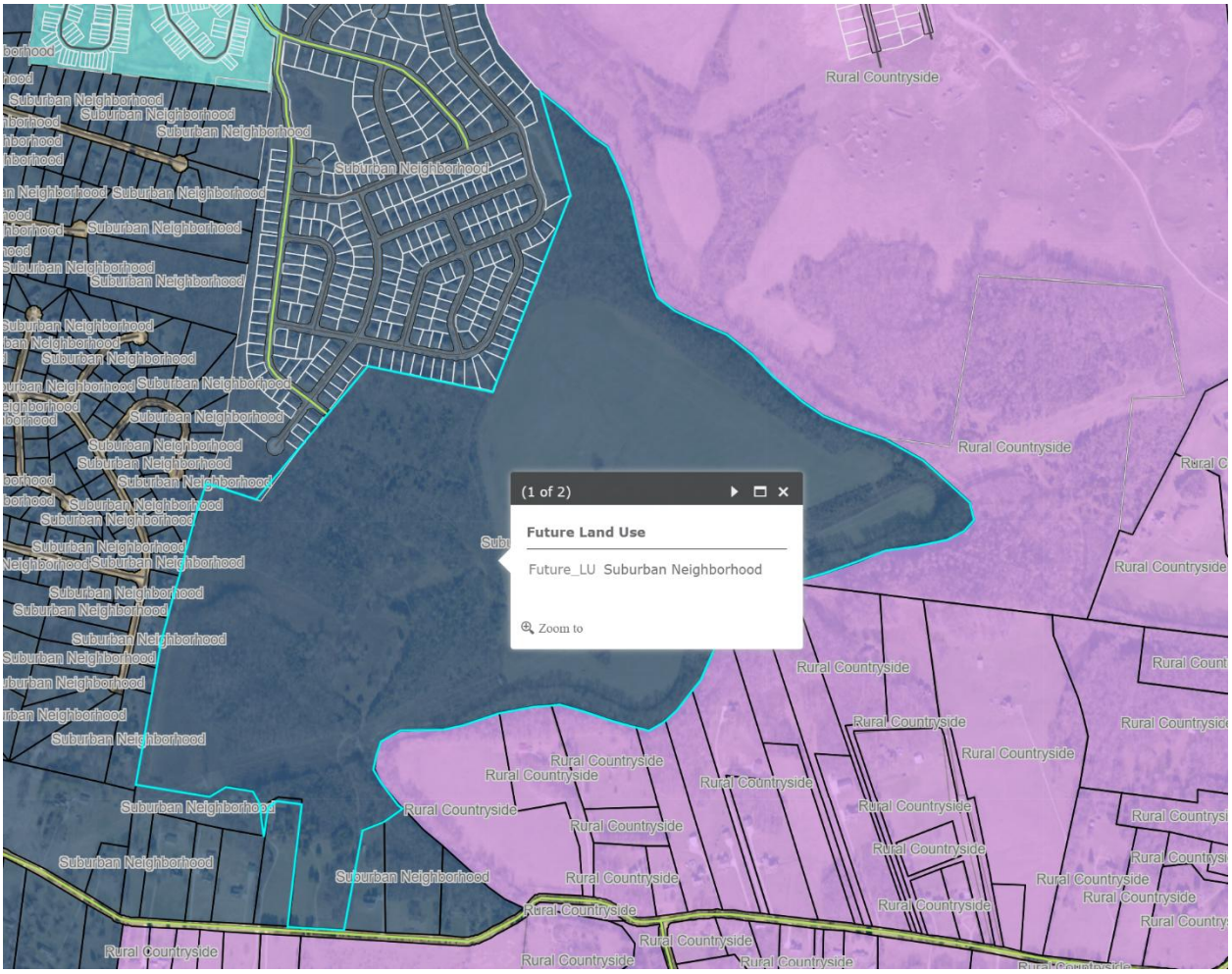
In the Volkert: Connect Columbia (2018), the subject property is not defined since Volkert did not have the layers for this area, and the land designation is not highlighted (see below). If Volkert had the correct layers, this would have been shown as Rural Countryside.



In Connect Columbia (2024), staff found that this area was not showing any zoning in Connect Columbia 2018. Staff then went back to the MACTEC 2009 plan, which showed this area as a Rural Neighborhood. This area had never been shown as any other zoning classification other than rural areas. Staff just brought the layer back into the Future Land Use Map (see below).



It is worth noting that the Suburban Neighborhood classification (see below) is wrong on the City of Columbia GIS Mapping tool, but that is a reference only. The following warning is shown "For reference only" - Data shown may not be the most recent. For the most up to date information, please visit the City of Columbia Development Services Department" and that has to be closed before you can search.



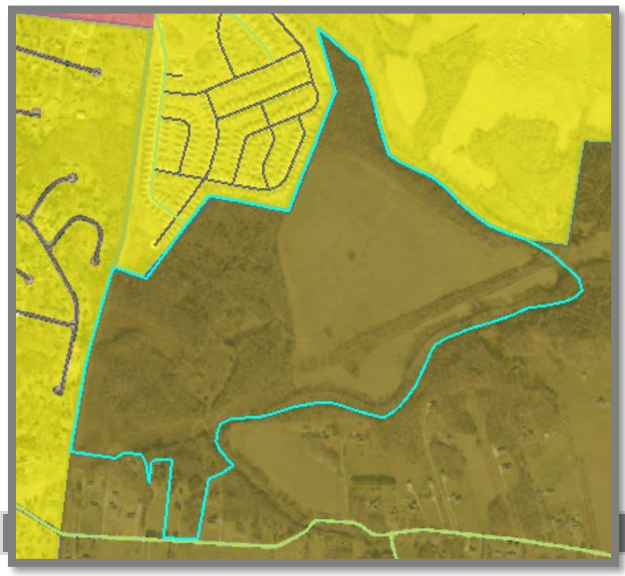
- The Development Review Committee (DRC) evaluated this application at its December 2025 meeting with comments associated with the request.
- The Planning Commission is a **recommended body** for a comprehensive plan amendment, in which Section 8.5.20 of the Zoning Ordinance lists the criteria for Planning Commission action. The City Council is the final approving authority for this request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
County	Horse & Loft Barn	Residential	+/- 206.96 acres



FUTURE LAND USE MAP	ZONING MAP

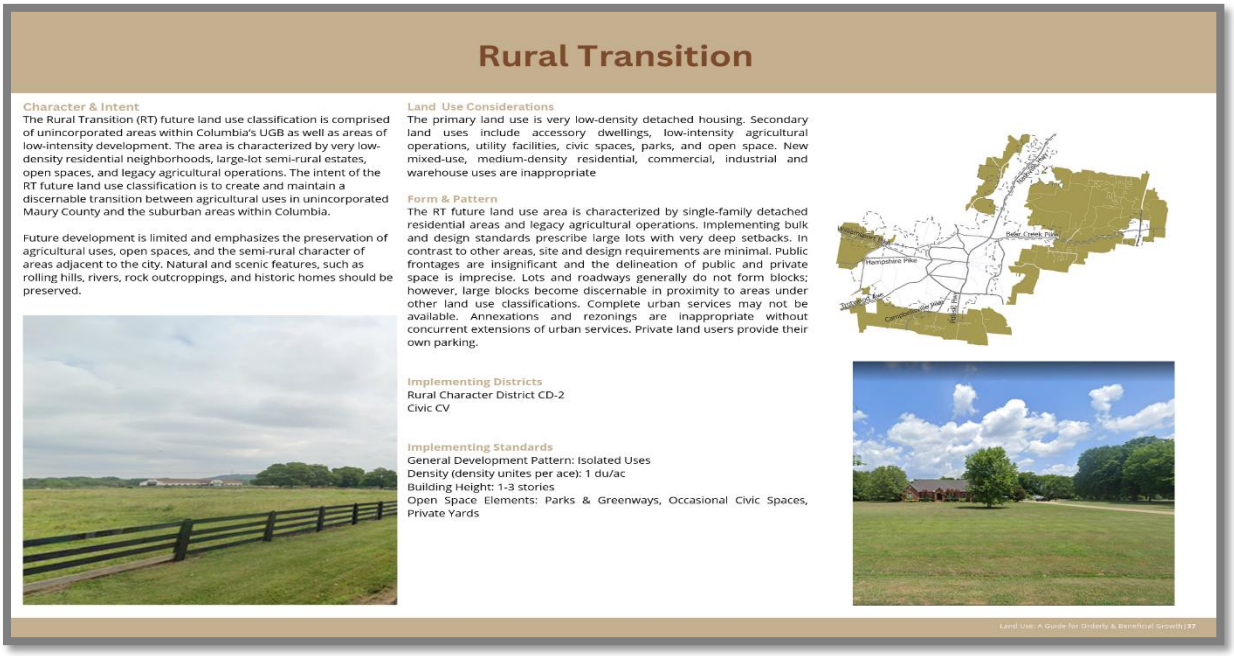




	Future Land Use	Zoning	Current Use
Subject Property	Rural Transition	County	Vacant
North	Suburban Neighborhood	PUD	Honey Farms and Greens Mill Rd PUDs
South	Rural Transition	County	Single-Family Residential/Vacant
East	Suburban Neighborhood/Rural Transition	PUD (City) & County	Greens Mill Rd PUD, Single Family & Vacant
West	Suburban Neighborhood	County	Single Family Residential

CONSISTENCY WITH CONNECT COLUMBIA

Rural Transition (Current Future Land Use Map Classification) (p.37): The Rural Transition (RT) future land use classification is comprised of unincorporated areas within Columbia's UGB as well as areas of low-intensity development. The area is characterized by very low-density residential neighborhoods, large-lot semi-rural estates, open spaces, and legacy agricultural operations. The intent of the RT future land use classification is to create and maintain a discernible transition between agricultural uses in unincorporated Maury County and the suburban areas within Columbia. Future development is limited and emphasizes the preservation of agricultural uses, open spaces, and the semi-rural character of areas adjacent to the city. Natural and scenic features, such as rolling hills, rivers, rock outcroppings, and historic homes, should be preserved.



Suburban Neighborhood (Proposed Future Land Use Map Classification) (p.36): The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as a whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

Suburban Neighborhoods

Character & Intent

The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as a whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

Land Use Considerations

The primary land use is low-density detached housing. Along arterial roadways, primary uses may include offices, retail, and all forms of medium-density housing. Secondary land uses include accessory dwellings, two-family homes, civic uses, institutional uses, schools, religious facilities, utility facilities, parks and open space. New industrial and warehouse uses are inappropriate.



Form & Pattern

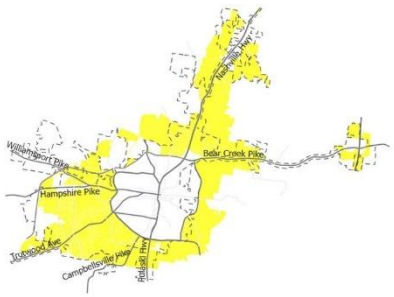
The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land use is distinguished from RT in the organization of lots and thoroughfares to form blocks. Physically separated developments which do not extend established block formation and roadway networks are inappropriate. The density of streets and blocks increases with proximity to CCUV and community anchors. Implementing bulk and design standards loosely delimit the public and domestic realms though the application of layers and front-to-back discipline of lots. Along arterial roadways, commercial corridors of varying intensities emerge over time with a high-quality built environment typified by a mix of building types and a balance between automobile-oriented and pedestrian-oriented design. The physical intensity of development along arterial corridors varies based on the surrounding residential density and the roadway's place in the transportation network. New development should accompany concurrent extension of complete urban services. Parking is provided on-site by private land users, supplemented by on-street spaces.

Implementing Districts

Neighborhood-Large Lot CD-3L
Neighborhood CD-3
General Urban-Corridor CD-4C (only along Arterial roadways)
Manufactured Home Park SD-MHP
Residential PUD PUD-R
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): 4 - 24 du/ac
Building Height: 1 - 4 stories
Open Space Elements: Civic Spaces, Parks & Greenways

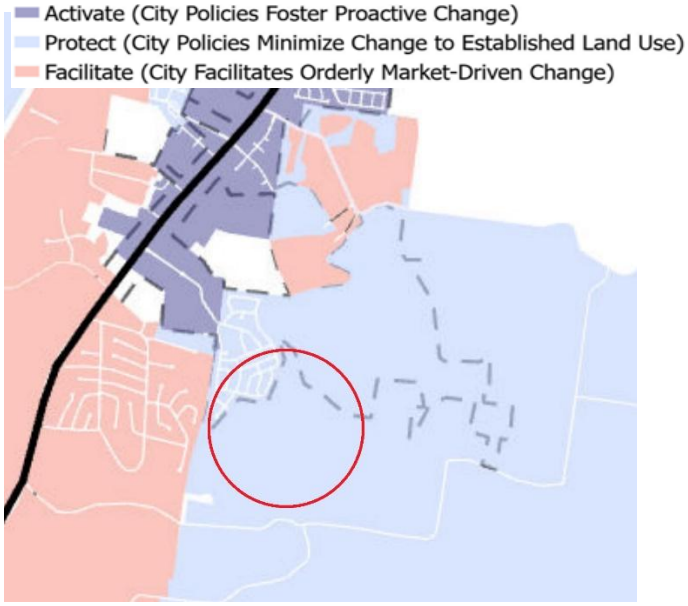




Land Use: A Guide for Orderly & Beneficial Growth | 36

AREA OF CHANGE (Protect)

Connect Columbia established the areas of change policy designation for the subject site as ***Protect*.** These are areas that are not expected (or do not desire) to experience significant changes in character. Occasional new or infill development within these areas may enhance quality of place and improve connectivity and transportation options, However, the land use pattern is established, and major or intense development should provide clear public benefits. The review process should emphasize compatibility and adequacy of municipal services. (Connect Columbia p. 32).



REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its December 2025 meeting, as directed by **Section 8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

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

SAMPE MOTIONS

Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H.4** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the request Comprehensive Plan Amendment, subject to technical comments and other conditions presented by planning staff.

Deny:

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

Defer:

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

Melissa Sanders

From: Charles Rush
Sent: Tuesday, December 23, 2025 8:05 AM
To: Robert Archibald; Melissa Sanders; Austin Brass
Subject: FW: [External - USE CAUTION] Double Branch Rd public hearing notice

MS,

Please add this to the public comments for double branch.

Thanks,

CHARLES RUSH
Development Services
Principal Planner
Office: (931) 560-1531
CRush@ColumbiaTN.gov
www.ColumbiaTN.gov
700 N Garden Street, Columbia, TN 38401

From: katie.m.gibby <katie.m.gibby@gmail.com>
Sent: Monday, December 22, 2025 8:49 PM
To: Charles Rush <CRush@Columbiatn.gov>
Subject: RE: [External - USE CAUTION] Double Branch Rd public hearing notice

Listen,
Growth in this area is out of hand. Roads like double branch have been neglected for years and cannot accommodate the traffic already on it. The road is windy, and hilly. I've seen new homes go up and I fully expect at least 2 people to get Tboned leaving their driveway based on where it sits on a particular hill.

If you had any sense in growth you'd plan to make enjoyable neighborhoods to live in. Ones that are walkable, with public trasport, that are multi income and have room for small commercial businesses. These are the aspects that make a neighborhood enjoyable. If it can not support those needs it needs to remain zoned for agriculture.

All your doing is making it easier for folks to move here so they can join a miserable rat race to Nashville every day.

Im from Columbia and im moving back, not because I want to, but because I have to. I dread what these changes will do unchecked , with no plan of consideration for where these folks go everyday for work. Likely

the same direction I go. Work on a plan with Maury, Williamson and Davidson counties to make public transportation more feasible.

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone

-------- Original message --------
From: Charles Rush <CRush@Columbiatn.gov>
Date: 12/22/25 3:12 PM (GMT-06:00)
To: katie.m.gibby@gmail.com
Subject: RE: [External - USE CAUTION] Double Branch Rd public hearing notice

Good afternoon,

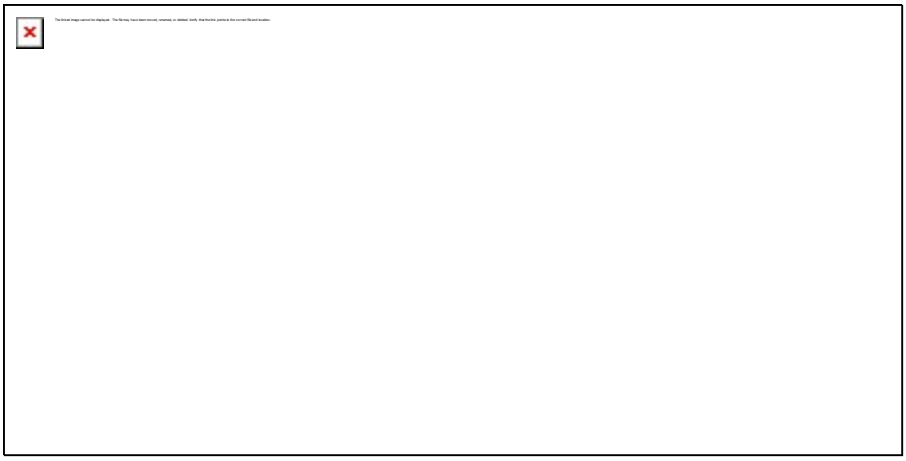
The subject property has a land use action to amend the future comp plan. The applicant is requesting to be suburban neighborhood (SN) instead of a rural transition.

A link to view the future comp plan can be found at: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.columbiatn.gov/DocumentCenter/View/3054/Connect-Columbia-Adopted-February-2024

The following uses for the SN are: Neighborhood-Large Lot CD-3L Neighborhood CD-3 General Urban-Corridor CD-4C (only along Arterial roadways) Manufactured Home Park SD-MHP Residential PUD PUD-R Mixed Use PUD PUD-MU Civic CV

It will be in front of the City of Columbia Planning Commission on 1/14/26 at 4 PM. The agenda will be made available before then.

Thanks,



From: Milly Steitz <MSteitz@Columbiatn.gov>
Sent: Monday, December 22, 2025 2:59 PM
To: Charles Rush <CRush@Columbiatn.gov>
Subject: Fw: [External - USE CAUTION] Double Branch Rd public hearing notice

Good afternoon,

Would you be able to assist with this?

Thank you!

Milly Steitz

Permit Technician

Development Services

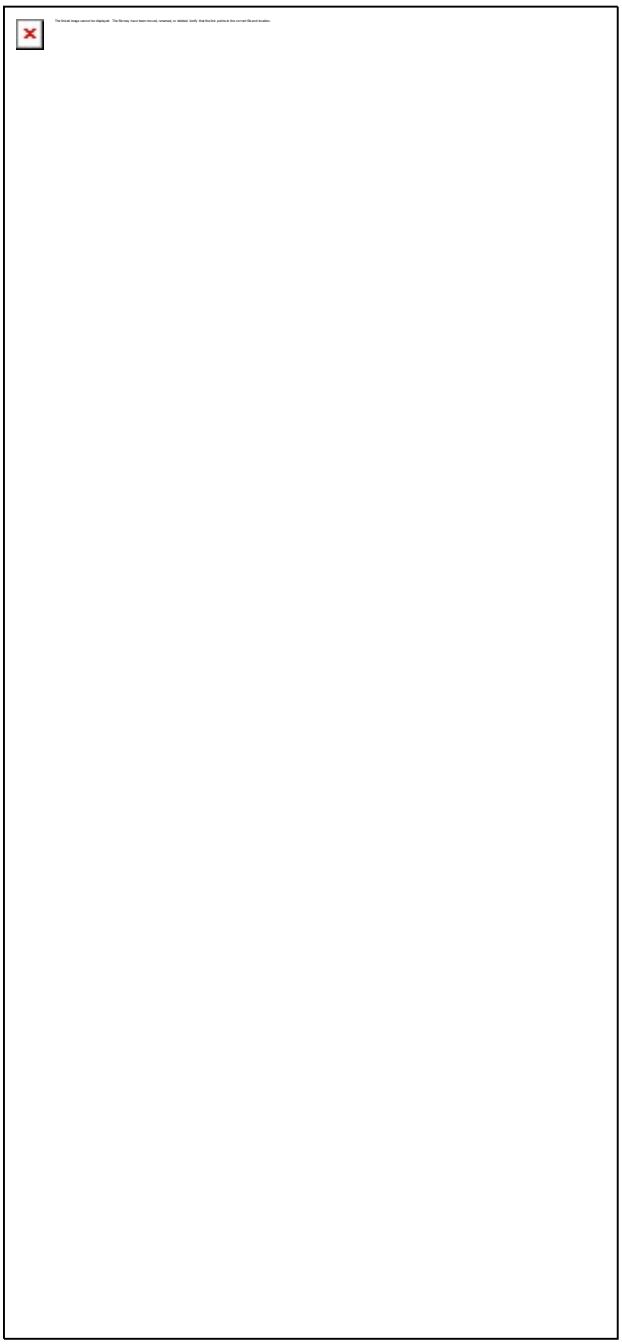
931.560.1517

msteitz@columbiatn.gov



From: katie.m.gibby <katie.m.gibby@gmail.com>
Sent: Friday, December 19, 2025 5:11 PM
To: Development Services Email <development@Columbiatn.gov>
Subject: [External - USE CAUTION] Double Branch Rd public hearing notice

What does this public notice pertain to? I followed the agendas link and it just gives the agendas for all or a select few commissions.



Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone

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Middle Tennessee Law Group
809 South Main St Suite 100
Columbia, TN 38401

December 11, 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 #067 001.000, a 206.96-acre parcel owned by C&E Double Branch LLC.

C&E Double Branch LLC purchased the property on June 20, 201 8 and the property's land use designation was Suburban Residential (SR). The City of Columbia changed the property's land designation in 2024 to Rural Transition (RT) in 2024.

C&E Double Branch LLC never received any notice that land use designation was being changed and were very surprised when someone brought it to their attention. The owners of the property have discussed the change with their real estate consultant who has informed them that their property value was dramatically decreased by the land use change. C&E Double Branch respectfully request the Planning Commission to revise the Land Use Plan and designate the property to Suburban Neighborhood (SN).

Respectfully,

Patrick Carter

pcarter@mtlawgroup.net

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 (0S-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.

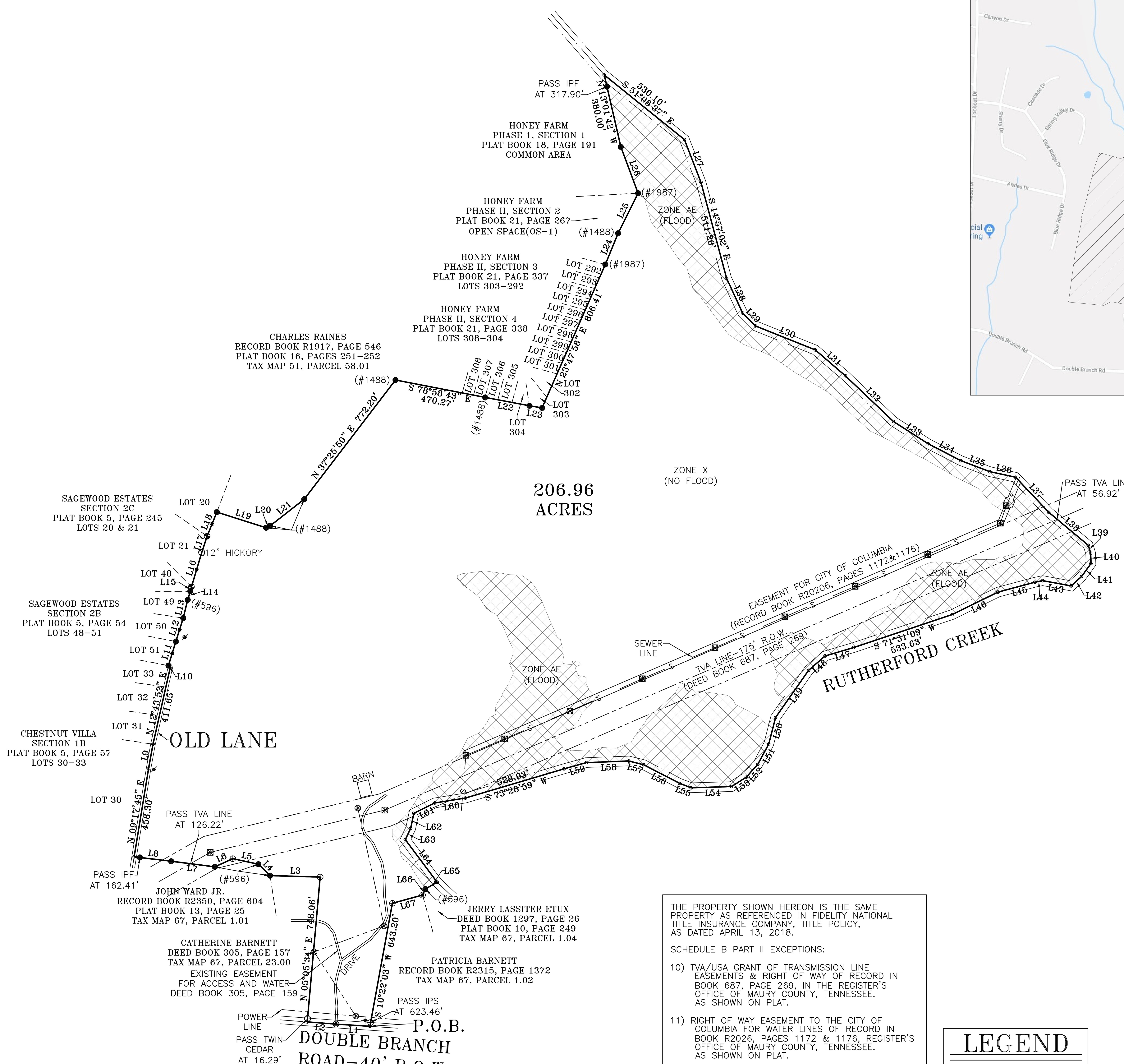
THE ABOVE TRACT IS SUBJECT TO 20 FEET OF THE 40 FOOT R.O.W. OF DOUBLE BRANCH ROAD, A 175' TVA LINE R.O.W. AS RECORDED IN DEED BOOK 687, PAGE 269, AN EASEMENT FOR CITY OF COLUMBIA AS RECORDED IN RECORD BOOK R2026, PAGES 1172 AND 1176, AND AN EASEMENT FOR ACCESS AND WATER RIGHT AS RECORDED IN DEED BOOK 305, PAGE 159, 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.

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





VICINITY MAP
(NOT TO SCALE)

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'

STATE COORDINATES
5-4-18

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

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.

14) PERMANENT RIGHT OF WAY AND EASEMENT OVER OVER DRIVEWAY FOR ACESS AND WATER RIGHTS SET OUT IN DEED OF RECORD IN BOOK 305, PAGE 159, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. (THIS WILL NOT REMAIN AS AN EXCEPTION ON THE FINAL POLICY IF THE IF THE REQUIRED DOCUMENTATION ELEMINATING THESE RIGHTS IS PROPERTY EXECUTED AND RECORDED IN THE REGISTER'S OFFICE OF MAURY COUNTY.) AS SHOWN ON PLAT.

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

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

0 300 600 900

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)

Morning Pointe Preliminary PUD Master Plan

Project #:	25-0422	Location:	Rutherford Lane, Tax Map 112 Parcel 3.07
Applicant:	Fulmer Lucas Engineering, LLC	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	Assisted Living Center

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Planned Unit Development Master Plan approval for a 111,000 SF Assisted Living and Memory Care Facility within a PUD-MU District. This proposal is located on a vacant 9.4-acre site located at Rutherford Lane & Westfield Drive. This proposal is located within an existing PUD-MU zoning district in which all previous master site plans that have been proposed on this property have since expired.

The following bullet points list requested deviations that do not comply with the PUD-MU standards of the Zoning Ordinance. Please see applicant response to deviations list in attachments.

- A PUD-MU district requires all lots/building sites to have a maximum width of 180' at the right-of-way. This request divides the site into two individual building sites dedicated to two separate facilities with common ownership. Among the two building sites, deviations have been requested for building sites 2 and 3 to exceed 180' with building site 1 being 576' and building site 2 being 453'. The applicant's response to this justification has been included in the agenda packet.
- A PUD-MU district requires all buildings to have at minimum a 60% frontage buildout for facades within a building site. The applicant has requested a deviation from this request with building 2 at a 35% frontage buildout. In addition, a deviation has been requested to allow for a façade to count towards frontage buildout requirements when located beyond the minimum 20 ft frontage line (*maximum setback line*). Furthermore, the applicant has analyzed the frontage buildout of building 1 being 61% when excluding the existing site condition of a 150' TVA easement.
- A screen wall can only count towards 20% of the frontage buildout in which the applicant has exceeded. A fence is not considered a screen wall.
- A 36-inch height brick column with 30-inch decorative fence has been placed along the frontage of the property. Parking lot screening has been provided for parking areas for parking areas enfronting the 1st layer.
- An institutional long-term care use has a parking ratio of 1 space per 3 beds. The proposal indicates a total of 151 beds with 51 spaces required. The applicant has requested a deviation from the parking standard to exceed the parking use with a proposal of 140

parkin spaces. All parking is proposed to be within the 3rd layer of the site as required for parking orientation within a PUD-MU District.

- The building design standards include brick and cementous siding; however, a deviation has been requested for windows/doors not spaced more than 20’ apart and window mutin patterns that follow the same pattern among an elevation greater than 100’.
- Any approval should be conditioned on the timely submittal of "As-approved" plans, which reflect the substance of the plans approved by the Planning Commission, as determined by the Zoning Administrator and the City Engineer.
- The Planning Commission is the **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.K of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master.

SITE INFORMATION

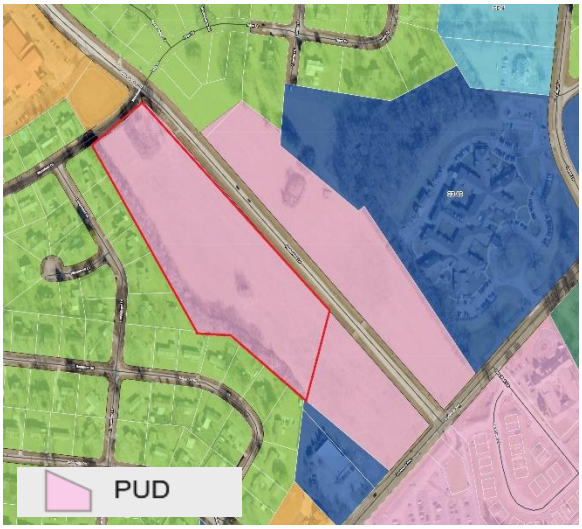
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	Assisted Living Facility	+ /- 9.4 acres



FUTURE LAND USE MAP (Suburban Neighborhoods)

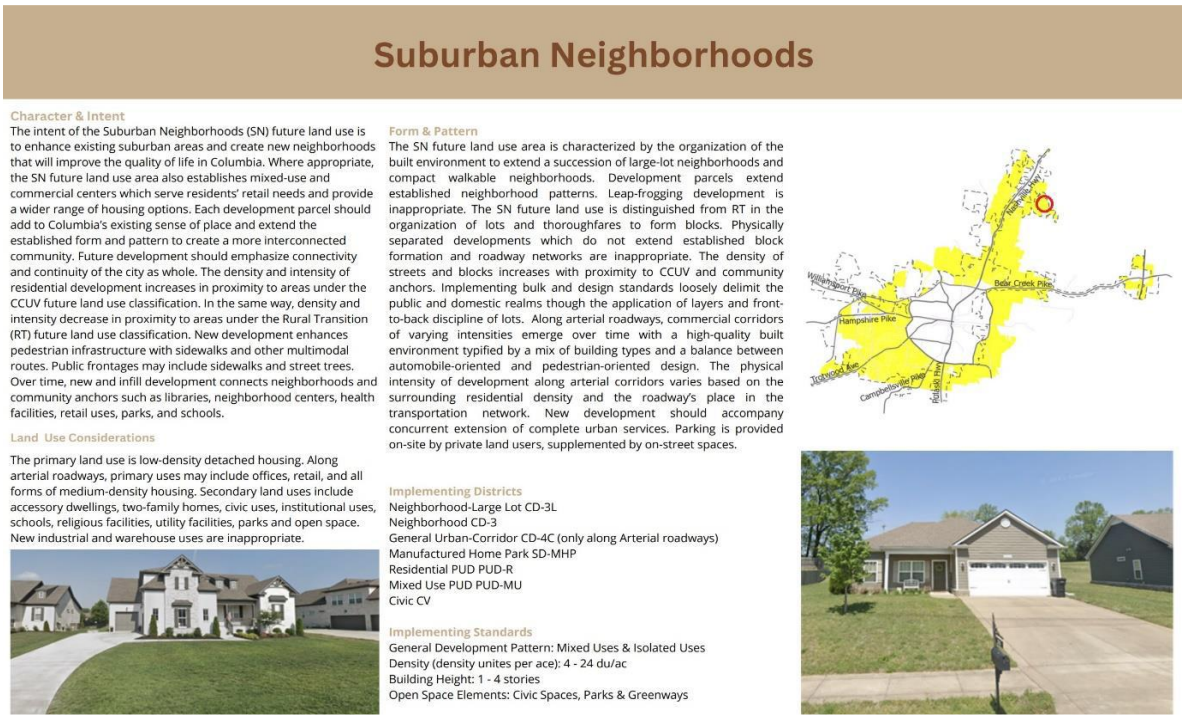


ZONING MAP (PUD-MU)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	**Zoning**	**Current Use**
Subject Property	**Suburban Neighborhoods**	**PUD-MU**	**Vacant**
North	**Suburban Neighborhoods**	**CIVIC**	**Woodard School**
South	**Suburban Neighborhoods**	**PUD-MU**	**Vacant**
East	**Suburban Neighborhoods**	**CD-3**	**Single-Family Residential**
West	**Suburban Neighborhoods**	**PUD-MU**	**Vacant**

CONSISTENCY WITH CONNECT COLUMBIA



Suburban Neighborhoods

Character & Intent

The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks, and schools.

Land Use Considerations

The primary land use is low-density detached housing. Along arterial roadways, primary uses may include offices, retail, and all forms of medium-density housing. Secondary land uses include accessory dwellings, two-family homes, civic uses, institutional uses, schools, religious facilities, utility facilities, parks and open space. New industrial and warehouse uses are inappropriate.

Form & Pattern

The SN future land use area is characterized by the organization of the built environment to extend a succession of large-lot neighborhoods and compact walkable neighborhoods. Development parcels extend established neighborhood patterns. Leap-frogging development is inappropriate. The SN future land use is distinguished from RT in the organization of lots and thoroughfares to form blocks. Physically separated developments which do not extend established block formation and roadway networks are inappropriate. The density of streets and blocks increases with proximity to CCUV and community anchors. Implementing bulk and design standards loosely delimit the public and domestic realms though the application of layers and front-to-back discipline of lots. Along arterial roadways, commercial corridors of varying intensities emerge over time with a high-quality built environment typified by a mix of building types and a balance between automobile-oriented and pedestrian-oriented design. The physical intensity of development along arterial corridors varies based on the surrounding residential density and the roadway's place in the transportation network. New development should accompany concurrent extension of complete urban services. Parking is provided on-site by private land users, supplemented by on-street spaces.

Implementing Districts

Neighborhood-Large Lot CD-3L
Neighborhood CD-3
General Urban-Corridor CD-4C (only along Arterial roadways)
Manufactured Home Park SD-MHP
Residential PUD PUD-R
Mixed Use PUD PUD-MU
Civic CV

Implementing Standards

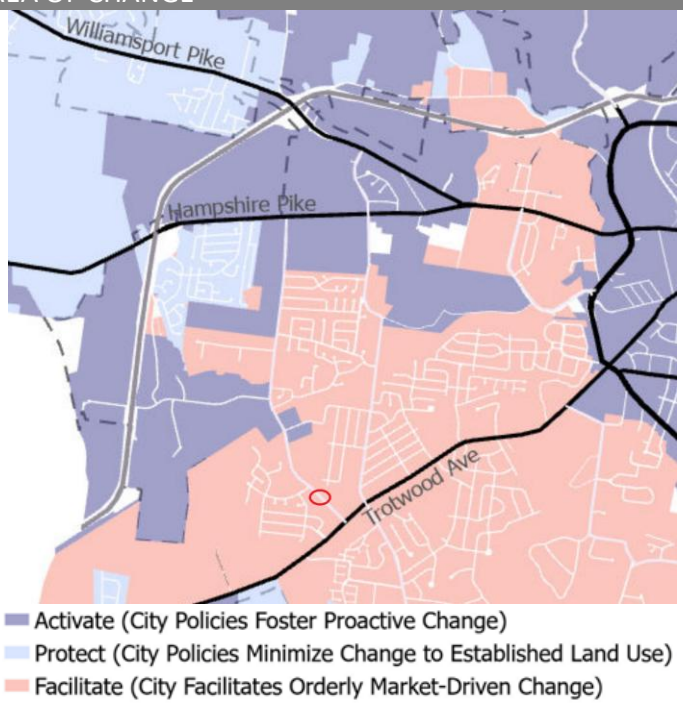
General Development Pattern: Mixed Uses & Isolated Uses
Density (density unites per ace): 4 - 24 du/ac
Building Height: 1 - 4 stories
Open Space Elements: Civic Spaces, Parks & Greenways

Suburban Neighborhoods: This requested Site Development Plan is located within the Suburban Neighborhoods Future Land Use. The intent of the Suburban Neighborhoods (SN) future land use is to enhance existing suburban areas and create new neighborhoods that will improve the quality of life in Columbia. Where appropriate, the SN future land use area also establishes mixed-use and commercial centers which serve residents' retail needs and provide a wider range of housing options. Each development parcel should add to Columbia's existing sense of place and extend the established form and pattern to create a more interconnected community. Future development should emphasize connectivity and continuity of the city as whole. The density and intensity of residential development increases in proximity to areas under the CCUV future land use classification. In the same way, density and intensity decrease

in proximity to areas under the Rural Transition (RT) future land use classification. New development enhances pedestrian infrastructure with sidewalks and other multimodal routes. Public frontages may include sidewalks and street trees. Over time, new and infill development connects neighborhoods, and community anchors such as libraries, neighborhood centers, health facilities, retail uses, parks and schools. This request adheres to this future land use policty as this proposed long-term health care filty includes an additional sidewalk along the frontage of Rutherford Lane and Westwood drive that futher interconnects the neighborhood with future connectivity of adjacent uses such as nearby Woodard School.

AREA OF CHANGE

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



CONFORMITY WITH ZONING ORDINANCE

Landscaping & Tree Inventory/ Buffering:

This site development plan conforms to all internal landscaping standards for parking lot islands and frontage landscaping. An existing 50' tree buffer will remain as required for any buffer between a PUD-MU and CD-3 district. This buffer is required along the southern line of the site. A PUD-MU district within an existing 19% of existing tree canopy on site is required to retain 24% or 0.45 acres. The applicant has retained 67% of the existing tree canopy when preserving the existing rear buffer. In addition, the applicant has indicated 5 heritage trees on the site that are greater than 24' in caliper. These five trees are proposed to be removed with 156 caliper inches of replacement trees required. Among the site, 63 replacement trees have been indicated that are proposed within courtyard areas and at the front and rear of the property. The proposed replacement trees indicated that they do not count towards other required trees such as required parking lot island trees and frontage trees.

Parking/Loading:

The Zoning Ordinance requires a site parking ratio not to exceed 30% of the maximum requirement. An institutional long-term care use has a parking ratio of 1 space per 3 beds. The proposal indicates a total of 151 beds with 51 spaces required. The applicant has requested a deviation from the parking standard to exceed the parking use with a proposal of 140 parking spaces. All parking is proposed to be within the 3rd layer of the site as required for parking orientation within a PUD-MU District.

Lots, Building Sites & Bulk Standards:

Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per the Zoning Ordinance for a PUD-MU character district in which the subject property is zoned. Table 2 describes the design standards of the Zoning Ordinance per § 4.3.1-M of the Zoning Ordinance within a PUD-MU District.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	Building Site 1- 576' Building Site 2- 453'
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	The façade of the building enfronts a dedicated internal drive street section.

Building Height:	2 stories minimum **Subject to adjacent uses in PUD MU per Planning Commission*	1 story
Frontage Buildout:	60% minimum	Building 1- 61.6% (Excluding TVA Easement) Building 2- 35%
Setbacks:	**Principal Buildings** **Front:** – 0-20 ft. **Side:** – 0' attached, 10 ft-24ft. **Rear:** NR.	**Front:** – 20 ft. **Side:** - 24 ft + **Rear:** NR

Architectural Design Standards:

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	**Required**	**Proposed**
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	Main entrance enfronts a defined street section (Rutherford Ln)
Vertical Composition:	Identifiable Base, Middle, & Cap	The facade includes a defined base, middle, and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. A façade greater than 100' shall be differentiated so that it appears to be comprised of two or more adjacent buildings.	The principal frontage is parallel to the frontage. Window mutin pattern does not change every 100' per elevation.
Façade Openings:	20 ft. or less spacing for windows/doors	Proposed windows and/or doors are not spaced 20' apart.
Façade Glazing:	20-60 % non-shopfront, 50% for shopfront	20%, non-shoprfront facade
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All windows are ground level with exception to window dormer elements within visible roofline.
Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.

Window Glazing Material:	Clear	All windows proposed to be clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations contain window trim and rowlock and solider course around window areas where brick is used as a façade material.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	N/A (*Commercial uses do not have this requirement*)
Façade Variety:	No façade may exist more than once on a block face or within view of same façade	The block face consists of two facades that differ slightly with window and door placement and materials.
Roof Type & Pitch:	Hip/ Gable/ Flat	Gable
Primary Building Materials:	Brick, Fiber Cement Board, Wood, Authentic stucco over masonry	All elevations indicate a primary façade material of brick and fiber board siding with shake siding elements in gable ends at entrances.
Foundation Cladding:	Brick or Natural Stone	Brick
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

REVIEW PROCESS

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.K of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. Without limitation to Section 8.5.21.B.2 above, approval of Rezoning of property to a PUD District, Zoning Text Amendment application related to a PUD, or a Master PUD Development Plan are subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21.B.2 and that the proposed Development, such applications, and approvals:

Approval of a Master PUD Development Plan [is] subject to the Planning Commission's and the City Council 's first making formal, written findings regarding each of the items listed in Section 8.5.21 B.2 and that the proposed Development, such applications, and approvals:

a. conforms to all applicable standards and requirements of this Ordinance,

b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;

c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximizes safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.K.1 Planning Commission Action on Preliminary Master PUD Development Plan
Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to reach a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.Q)

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The Development Review Committee reviewed the proposed Preliminarily PUD Master Plan at its December 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

- **Planning** highlighted the clarification for frontage buildout and noted that a preliminary plat would be required for further subdivision the land that excludes a portion of the property not shown within the PUD Master Plan proposal.
- **Engineering** noted a traffic study memo or scope to indicate peak hour trips less than 75. The applicant stated that the utilization of the 12th edition trip generation model will be used that will produce 29 AM peak hours trips and 36 PM peak hour trips for the proposed use.
- **Columbia Water** indicated that the water availability letter was issued on **November 19th, 2025,** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.
- **Fire** noted that with CPWS indicating 750 gpm currently, a tanker truck can bring an additional 600 gpm that is allocated for the minimum 1250 gpm.

SAMPLE MOTIONS

Approve:

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.K**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan as presented *[, subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.K**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the

criteria listed in sections **8.5.21.B**, **8.5.21.K**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

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

Know what's below. Call before you dig.

PUD MASTER PLANS FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401
PARCEL ID: 112 00307 000

OWNER
CBP, LLC
COLUMBIA, TENNESSEE 38401

CONTACT: ANDY CRICHTON
931-398-5533

DEVELOPER
MORNING POINTE SENIOR LIVING
2050 UNION PLACE
COLUMBIA, TENNESSEE 38401

CONTACT: FRANKLIN FARROW

CIVIL ENGINEER
FULMER LUCAS ENGINEERING, LLC
2002 RICHARD JONES ROAD - SUITE B200
NASHVILLE, TENNESSEE 37215

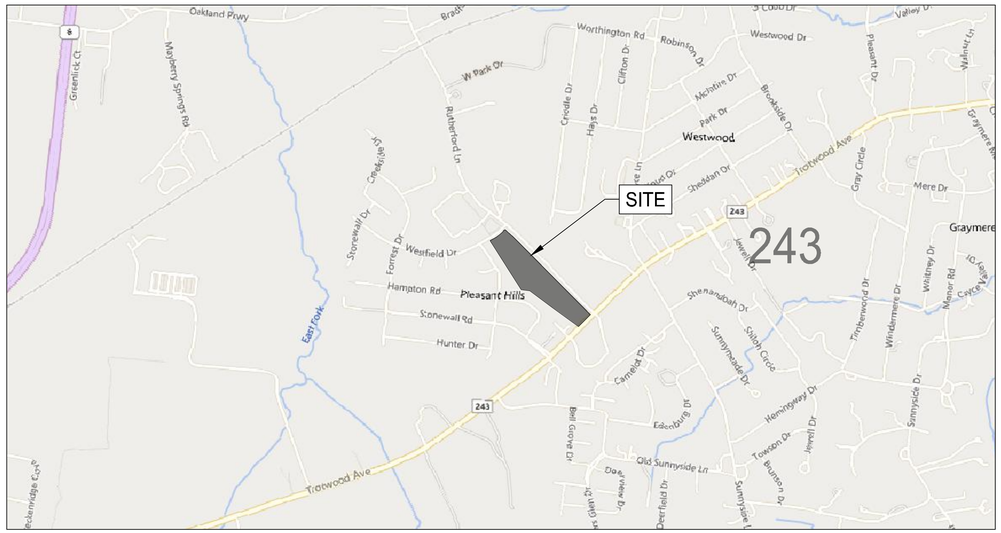
CONTACT: JAY FULMER
615-516-8477

LAND SURVEYOR
M2 GROUP, LLC
1881 GENERAL GEORGE PATTON DRIVE, SUITE 107
FRANKLIN, TENNESSEE 37067

CONTACT: STEPHEN VANDER HORST
931-623-8913

ARCHITECT
NEUHOFF TAYLOR ARCHITECTS, AIA
699 DALLAS ROAD
CHATTANOOGA, TN 37405

CONTACT: RANDALL TAYLOR
423-265-3272



VICINITY MAP
SCALE: 1"=1000'

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
SV-01	TOPOGRAPHIC SURVEY
C1.0	SITE LAYOUT PLAN
C2.0	SITE GRADING, DRAINAGE, & UTILITY PLAN
EP1.0	PHOTOMETRIC PLAN
A1	FLOOR PLAN
A1	FLOOR PLAN 2
A2	BUILDING ELEVATIONS
A2	BUILDING ELEVATIONS 2
L1.0	TREE PRESERVATION PLAN
L1.1	LANDSCAPE PLAN

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

ALBERT D. LUCAS III — REGISTERED ENGINEER — AGRICULTURE — No. 111995 — 12/15/2025 — STATE OF TENNESSEE

PUD MASTER PLAN FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JAF	11/17/2025	PUD MASTER PLAN SUBMITTAL
JAF	12/15/2025	PUD MASTER PLAN RESUBMITTAL

COVER SHEET

C0.0

1421-01 MORNING POINTE

Monday, December 15, 2025
11:13 User:jay.fulmer Z:\Documents\02 - Civil\Sheets\1421-01 - Cover Sheet.dwg

Xref: \XXXX-XX_24X36 Title_NCS.dwg

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF MAURY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

TRACT III:

PARCEL NO. 1:

BOUNDED ON THE NORTH BY L AND N RAILROAD AND RUTHERFORD LANE; EAST BY CRIDDLE MEADOWS SUBDIVISION AND DR. DAN GRAY; SOUTH BY MT. PLEASANT PIKE OR U.S. NO. 43 HIGHWAY, PLEASANT HILLS SUBDIVISION, J.A. MORGAN AND OTHERS; WEST BY RIDLEY BROTHERS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN IN THE EAST LINE OF RIDLEY BROTHERS TRACT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT: THENCE WITH RIDLEY BROTHERS AND GENERALLY FOLLOWING A FENCE NORTH 5 DEGREES 16 MINUTES EAST, 1,127.65 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 32 MINUTES WEST, 946.15 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 0 DEGREES 50 MINUTES EAST, 359.97 FEET TO A SPIKE IN THE CENTER LINE OF L AND N RAILROAD; THENCE FOLLOWING A STAKED LINE WITH IRON PINS ALONG CENTER LINE OF L AND N RAILROAD AS FOLLOWS: NORTH 53 DEGREES 29 MINUTES EAST, 2,326.46 FEET, NORTH 56 DEGREES 09 MINUTES EAST, 352.0 FEET; NORTH 59 DEGREES 31 MINUTES EAST, 326.96 FEET; NORTH 62 DEGREES 32 MINUTES EAST, 264.30 FEET; NORTH 65 DEGREES 18 MINUTES 39 MINUTES EAST, 278.60 FEET; NORTH 67 DEGREES 39 MINUTES EAST, 221.60 FEET TO AN IRON PIN; THENCE LEAVING RAILROAD AND GENERALLY FOLLOWING A FENCE ALONG THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 87 DEGREES 27 MINUTES EAST, 916.74 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 86 DEGREES 19 MINUTES EAST, 149.18 FEET TO A STAKE; THENCE WITH THE WEST LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 4 DEGREES 04 MINUTES WEST, 2,743.39 FEET TO AN IRON PIN; THENCE WITH THE SOUTH LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 85 DEGREES 56 MINUTES EAST, 400.0 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 84 DEGREES 29 MINUTES EAST, 221.98 FEET TO AN IRON PIN; THENCE WITH DR. DAN GRAY SOUTH 13 DEGREES 46 MINUTES EAST, 24.80 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 24 MINUTES WEST, 95.22 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 42 DEGREES 15 MINUTES EAST, 93.35 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 24 DEGREES 43 MINUTES EAST, 99.95 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 50 MINUTES WEST, 178.04 FEET TO AN IRON PIN: THENCE WITH SAME SOUTH 39 DEGREES 27 MINUTES EAST, 820.80 FEET TO AN IRON PIN; THENCE WITH THE NORTH MARGIN OF MT. PLEASANT PIKE SOUTH 42 DEGREES 32 MINUTES WEST, 506.57 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 68 DEGREES 05 MINUTES WEST, 424.19 FEET TO AN IRON PIN; THENCE WITH SAME AND WITH PLEASANT HILLS SUBDIVISION NORTH 57 DEGREES 35 MINUTES WEST, 418.17 FEET TO AN IRON PIN; THENCE WITH PLEASANT HILLS SUBDIVISION NORTH 88 DEGREES 01 MINUTES WEST, 680.26 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 21 MINUTES WEST, 514.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 01 MINUTES WEST, 308.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 37 MINUTES WEST, 431.0 FEET TO AN IRON PIN; THENCE WITH PROPOSED PLEASANT HILLS SUBDIVISION, SECTION 4; AND J. A. MORGAN AND OTHERS NORTH 87 DEGREES 23 MINUTES WEST, 919.68 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 86 DEGREES 26 MINUTES WEST, 310.82 FEET TO THE POINT OF BEGINNING.

THERE IS A TVA POWER LINE HAVING A 250 RIGHT-OF-WAY ACROSS THE EAST PORTION OF THE ABOVE DESCRIBED TRACT. THERE IS A 100-FOOT CHARTERED RAILROAD RIGHT-OF- WAY ON THIS TRACT ALONG THE RAILROAD LINE.

PARCEL NO. 2:

BOUNDED ON THE NORTH BY RAYMOND MCMEEN AND TOM BURT; C. C. PINCKNEY; W. CLYDE BAKER AND RUTHERFORD LANE; EAST AND SOUTH BY L AND N RAILROAD AND WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN MCMEEN AND BURT'S SOUTH LINE; SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH MCMEEN AND BURT FARM, C. C. PINCKNEY AND W. CLYDE BAKER GENERALLY FOLLOWING A FENCE SOUTH 87 DEGREES 52 MINUTES EAST, 1079.03 FEET TO AN IRON PIN; THENCE WITH BAKER GENERALLY FOLLOWING A FENCE SOUTH 85 DEGREES 57 MINUTES EAST, 490.23 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 85 DEGREES 46 MINUTES EAST, 371.10 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 5 DEGREES 29 MINUTES EAST, 342.33 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 35 MINUTES EAST, 504.44 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 88 DEGREES 15 MINUTES EAST, 300.05 FEET TO AN IRON PIN; THENCE WITH THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 89 DEGREES 17 MINUTES EAST, 1,160.19 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 27 MINUTES EAST, 13.46 FEET TO AN IRON PIN IN CENTER LINE OF L AND N RAILROAD; THENCE WITH THE CENTER LINE OF L AND N RAILROAD FOLLOWING A STAKED LINE WITH IRON PINS AS FOLLOWS: SOUTH 67 DEGREES 39 MINUTES WEST, 221.60 FEET; SOUTH 65 DEGREES 18 MINUTES WEST, 278.60 FEET; SOUTH 62 DEGREES 32 MINUTES WEST, 264.30 FEET; SOUTH 59 DEGREES 31 MINUTES WEST, 326.96 FEET; SOUTH 56 DEGREES 09 MINUTES WEST, 252.0 FEET; SOUTH 53 DEGREES 29 MINUTES WEST, 2,305.30 FEET; THENCE LEAVING RAILROAD AND WITH RIDLEY BROTHERS GENERALLY FOLLOWING A FENCE AS FOLLOWS: NORTH 20 DEGREES 46 MINUTES WEST, 328.63 FEET TO AN IRON PIN; NORTH 32 DEGREES 52 MINUTES WEST, 326.42 FEET TO AN IRON PIN; NORTH 23 DEGREES 49 MINUTES WEST, 428.85 FEET TO AN IRON PIN; NORTH 17 DEGREES 02 MINUTES WEST, 922.55 FEET TO THE POINT OF BEGINNING, THERE IS A 100-FOOT CHARTERED RIGHT-OF-WAY ON THIS TRACT ALONG THE RAILROAD LINE.

TRACT IV:

LOCATED IN THE NINTH (9TH) CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NEAR THE INTERSECTION OF WEST PARK DRIVE AND THE L AND N RAILROAD. BOUNDED ON THE NORTH BY L AND N RAILROAD; EAST BY WEST PARK DRIVE; SOUTH AND WEST BY A. D. CRICHTON AND OTHERS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF L AND N RAILROAD, SAID POINT IS ALSO IN THE WEST MARGIN OF WEST PARK DRIVE, SAID POINT IS IN THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE WEST MARGIN OF WEST PARK DRIVE SOUTH 34 DEGREES 10 MINUTES EAST, 517.77 FEET TO AN IRON PIN AT POINT OF CURVE; THENCE ON A CHORD TO A 5 DEGREES 11 MINUTES CURVE HAVING A CENTRAL ANGLE OF 22 DEGREES 09 MINUTES FEET SOUTH 30 DEGREES 56 MINUTES EAST, 125.0 FEET TO AN IRON PIN; THENCE WITH A. D. CRICHTON AND OTHERS SOUTH 53 DEGREES 29 MINUTES WEST, 644.71 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 36 DEGREES 31 MINUTES WEST, 660.91 FEET TO A SPIKE IN THE CENTER OF L AND N RAILROAD; THENCE WITH L AND N RAILROAD NORTH 53 DEGREES 29 MINUTES EAST, 287.17 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO A 1 DEGREES CURVE NORTH 56 DEGREES 04 MINUTES EAST 352.0 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO CURVE NORTH 57 DEGREES 57 MINUTES EAST, 39.21 FEET TO THE POINT OF BEGINNING.

TRACT V:

THIS IS A TRACT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE BOUNDED ON THE NORTH BY DON CRICHTON AND OTHERS; EAST BY PROPOSED NEW ROAD; SOUTH AND WEST BY DON CRICHTON AND OTHERS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF NEW PROPOSED ROAD AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING NORTH 48 DEGREES 53 MINUTES WEST, 1,473.45 FEET FROM THE NORTH MARGIN OF U. S. HIGHWAY NO. 43 OR MT. PLEASANT PIKE, SAID POINT IN NORTH MARGIN OF HIGHWAY IS SOUTH 41 DEGREES 57 MINUTES WEST, 236.16 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE DON CRICHTON AND OTHERS FARM; THENCE WITH DON CRICHTON AND OTHERS SOUTH 56 DEGREES 07 MINUTES WEST, 255.0 FEET TO AN IRON PIN; THENCE WITH SAME, NORTH 48 DEGREES 53 MINUTES WEST, 175.0 FEET TO AN IRON PIN, THENCE WITH SAME NORTH 56 DEGREES 07 MINUTES EAST, 246.70 FEET TO AN IRON PIN; THENCE WITH THE WEST MARGIN OF THE NEW PROPOSED ROAD ON A 4 DEGREES 07 MINUTES CURVE HAVING A CENTRAL ANGLE OF 9 DEGREES 54 MINUTES A DISTANCE ON CURVE OF 149.30 FEET TO P.C. OF CURVE; THENCE WITH SAME ON A TANGENT SOUTH 48 DEGREES 53 MINUTES EAST, 28.0 FEET TO THE POINT OF BEGINNING.

TRACT VI:

ANY PORTION OF OLD RUTHERFORD LANE THAT BOUNDS SAID PROPERTY OWNED BY ANDREW D. CRICHTON, JOHN B. JEWELL, III, AND JAMES W. JEWELL, UP TO THE CENTERLINE OF SAID LANE.

FIRST PARTY ALSO QUITCLAIMS ANY AND ALL RIGHTS IN AND TO OLD RUTHERFORD LANE ACQUIRED BY VIRTUE OF THE FOREGOING DEED OR OTHERWISE.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING; ALL OF RECORD IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

1. ALL LOTS IN WESTFIELD SUBDIVISION, SECTIONS 1, 2,3, 4, AND 4A, WITH THE EXCEPTION OF LOT 114 WESTFIELD SUBDIVISION, SECTION 4 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8, PAGE 21, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
2. DEED TO THE INDUSTRIAL DEVELOPMENT BOARD OF MAURY COUNTY, TENNESSEE IN BOOK 563, PAGE 204;
3. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 591, PAGE 180;
4. DEED TO HERMAN L. LEWIS IN BOOK 607, PAGE 512;
5. DEED TO COLCO, INC., A TENNESSEE CORPORATION IN BOOK 655, PAGE 709;
6. DEED TO RICHARD A. BRICKNER AND WIFE, JUDITH BRICKNER, AS TENANTS IN THE ENTIRETY IN BOOK 675, PAGE 50;
7. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 675, PAGE 354;
8. DEED TO GAITHER FRIERSON GARY IN BOOK 679, PAGE 508;
9. DEED TO STEVEN G. HALL IN BOOK 711, PAGE 531;
10. DEED TO MAURY COUNTY BOARD OF EDUCATION IN BOOK 803, PAGE 174;
11. DEED TO DAVID L. SCHWAB AND JOHN G. MITCHELL, AS EQUAL TENANTS IN COMMON IN BOOK 1114, PAGE 276;
12. DEED EUGENE L. HELLER IN BOOK 1145, PAGE 580; AND
13. DEED TO MAURY COUNTY, STATE OF TENNESSEE IN BOOK R2839, PAGE 368.

BEING PART OF THE SAME PROPERTY CONVEYED TO CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM CRICHTON WELTON PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2895, PAGE 1276, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER SURVEY)

LOCATED IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEING A PORTION OF THE CBP, LLC PROPERTY, AS REFERENCED IN RECORD BOOK 2895, PAGE 829 OF THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (ROMCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR (SET), ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTFIELD DRIVE AND THE NORTHEASTERLY CORNER OF LOT 1, WESTFIELD ESTATES, SECTION 1 PROPERTY, PLAT BOOK 7, PAGE 34 (ROMCT), HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTH: 460,158.17 US FEET, EAST: 1,640,747.93 US FEET (NAD83, 2011);

THENCE, WITH WESTFIELD DRIVE, THE FOLLOWING FOUR (4) CALLS:
1. NORTH 60° 15' 34" EAST 105.85 FEET TO AN IRON PIPE (FOUND);
2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 282.23 FEET, AN ARC LENGTH OF 108.50 FEET, AND A CHORD BEARING OF NORTH 49° 15' 42" EAST 107.83 FEET TO AN IRON PIPE (FOUND);
3. NORTH 36° 46' 42" EAST 18.65 FEET TO AN IRON PIPE (FOUND);
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.59 FEET, AND A CHORD BEARING OF NORTH 80° 41' 30" EAST 37.63 FEET TO AN IRON PIPE (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF RUTHERFORD LANE;

THENCE, WITH RUTHERFORD LANE, THE FOLLOWING TWO (2) CALLS:
1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.39 FEET, AN ARC LENGTH OF 157.80 FEET, AND A CHORD BEARING OF SOUTH 47° 58' 28" EAST 157.71 FEET TO AN IRON REBAR (SET);
2. SOUTH 44° 43' 40" EAST 834.17 FEET TO AN IRON REBAR (SET) BEING IN THE CENTERLINE OF A 150' TVA EASEMENT;

THENCE, SEVERING CBP, LLC, SOUTH 08° 07' 07" WEST 383.66 FEET TO AN IRON PIPE (FOUND) BEING THE NORTHEAST CORNER OF THE ALPHEUS S. WEIDNER III PROPERTY, RECORD BOOK 2482, PAGE 1271 (ROMCT);

THENCE, WITH WEIDNER AND THE NORTHERLY LINE OF PLEASANT HILLS, SECTION 1, PLAT BOOK 4, PAGE 63 (ROMCT), THE FOLLOWING TWO (2) CALLS:
1. NORTH 53° 16' 46" WEST 395.79 FEET TO AN IRON REBAR (FOUND);
2. NORTH 83° 51' 15" WEST 118.06 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID WESTFIELD ESTATES, SECTION 1;

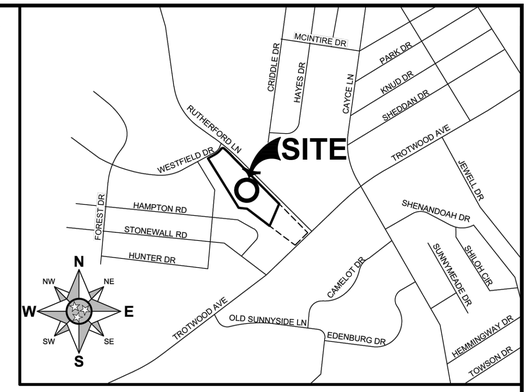
THENCE WITH WESTFIELD ESTATES, NORTH 32° 33 34" WEST 812.55 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 9.13 ACRES, MORE OR LESS.

GENERAL NOTES:

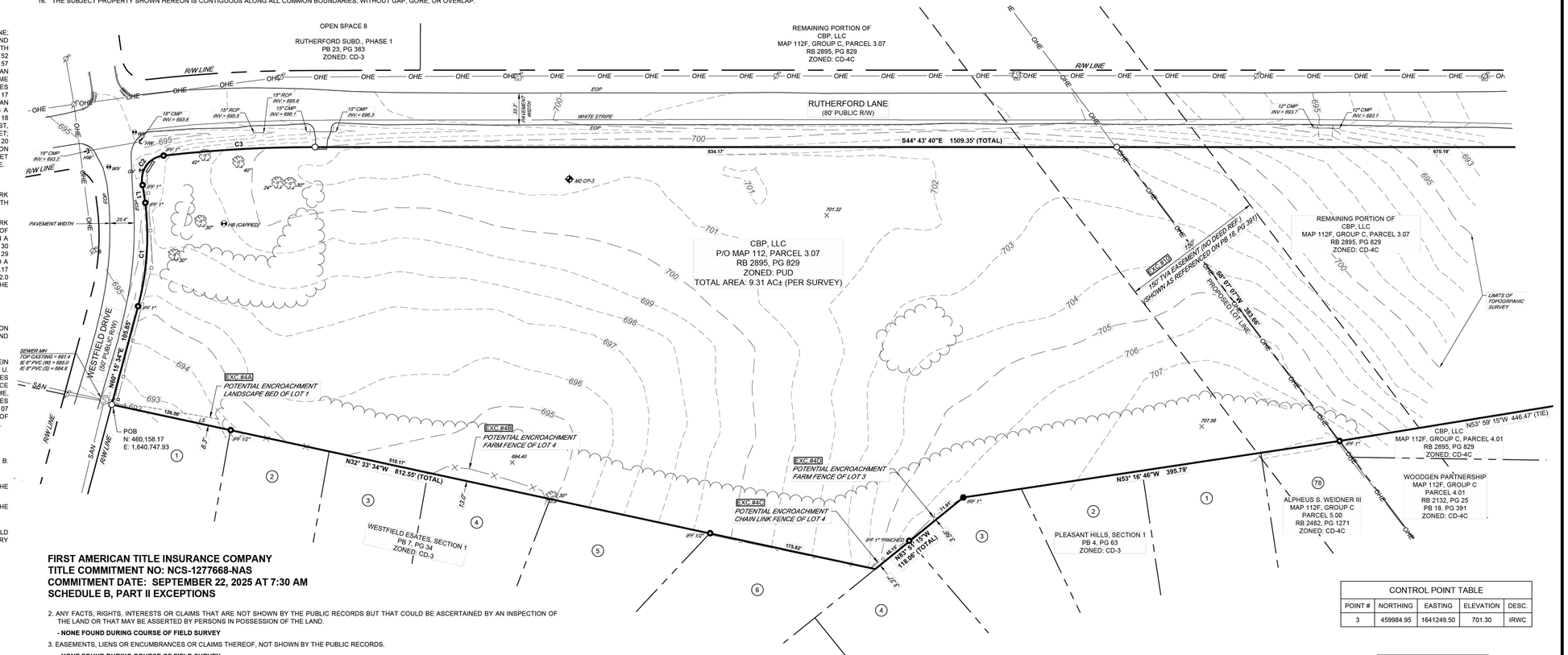
1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NAS-1277668-NAS.
4. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
5. THIS SURVEY WAS PREPARED USING THE TITLE COMMITMENT, AS REFERENCED HEREON, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
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. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
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" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED "PUD" (PLANNED UNIT DEVELOPMENT) , BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR "PUD" ZONING SHOULD BE CONFIRMED WITH THE CONTROLLING JURISDICTION.
13. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF FIELD SURVEY.
15. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, OR OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS, WAS OBSERVED DURING THE COURSE OF FIELD SURVEY.
16. THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS ALONG ALL COMMON BOUNDARIES, WITHOUT GAP, GORE, OR OVERLAP.

LEGEND:

EXISTING PROPERTY LINE		HB	HOSE BIB
EXISTING RIGHT-OF-WAY			SANITARY SEWER MANHOLE
EXISTING ADJACENT PROPERTY LINE			CURB INLET
EXISTING EASEMENT			INLET (SQUARE)
MINIMUM BUILDING SETBACK LINE	MBSL	GV	GAS BOX (GAS VALVE)
EXISTING INDEX CONTOUR	700		HIGH TENSION TOWER
EXISTING INTERMEDIATE CONTOUR			POWER POLE
EXISTING FARM FENCE			GUY WIRE
EXISTING WOOD FENCE			TRAFFIC PULL BOX
EXISTING CHAIN-LINK FENCE			COMMUNICATION PEDESTAL
EXISTING SANITARY SEWER LINE	SAN		FIBER OPTIC PULL BOX
EXISTING WATER LINE	W		TREE, DECIDUOUS
EXISTING OVERHEAD ELECTRIC	OHE	700.00	EXISTING SPOT ELEVATION
EXISTING TREELINE		(POI)	POINT OF INSERTION
IRON REBAR FOUND (IRF)		HW	HEADWALL
IRON PIPE FOUND (IPF)		LS	LANDSCAPE BED
IRON REBAR SET W/CAP (IRS)		EOP	EDGE OF PAVEMENT
BENCHMARK / SURVEY CONTROL		1	LOT NUMBER
WATER VALVE	WV	EXC. #3	SCHEDULE B PART II EXCEPTION
FIRE HYDRANT			



VICINITY MAP
SCALE: 1"=1000'



FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: NCS-1277668-NAS
COMMITMENT DATE: SEPTEMBER 22, 2025 AT 7:30 AM
SCHEDULE B, PART II EXCEPTIONS

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
   - **NONE FOUND DURING COURSE OF FIELD SURVEY**
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
   - **NONE FOUND DURING COURSE OF FIELD SURVEY**
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
   - **(A) - ENCROACHMENT OF LANDSCAPE BED FROM LOT 1, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON**
   - **(B) - ENCROACHMENT OF FARM FENCE FROM LOT 4, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON**
   - **(C) - ENCROACHMENT OF CHAIN LINK FENCE FROM LOT 4, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON**
   - **(D) - ENCROACHMENT OF FARM FENCE FROM LOT 3, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON**
10. ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN BOOK 8, PAGE 21; PLAT BOOK P18, PAGE 379; AND PLAT BOOK P23, PAGE 348, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - **PLAT BOOK 8, PAGE 21 AND PLAT BOOK 23, PAGE 348, DO NOT AFFECT THE SUBJECT PROPERTY**
   - **PLAT BOOK 18, PAGE 379, REFERENCES A 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON**
   - **PLAT BOOK 18, PAGE 391, IS NOT LISTED IN EXCEPTION ABOVE, BUT DOES REFERENCE SAME 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON**
11. RIGHT OF WAY AND LIFE ESTATE CONTAINED IN DEED OF RECORDED IN BOOK 595, PAGE 486, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - **DOES NOT AFFECT THE SUBJECT PROPERTY**
12. TERMS AND PROVISIONS OF RIGHT OF WAY OR EASEMENT, BY AND BETWEEN THOMAS J. BURT AND RAYMOND MCMEEN AND CITY OF COLUMBIA, TENNESSEE, A MUNICIPAL CORPORATION, OF RECORD IN BOOK 609, PAGE 309, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - **DOES NOT AFFECT THE SUBJECT PROPERTY**
13. TERMS AND PROVISIONS OF RIGHT-OF-WAY OR EASEMENT, BY AND BETWEEN ANDREW DON CRICHTON, JAMES W. JEWELL AND JOHN B. JEWELL, III AND CITY OF COLUMBIA, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R1924, PAGE 1092, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - **DOES NOT AFFECT THE SUBJECT PROPERTY**
15. TERMS AND PROVISIONS OF GRADING AND CONSTRUCTION EASEMENT AGREEMENT, BY AND BETWEEN WELTON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND COLUMBIA RETAIL PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2113, PAGE 557, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - **DOES NOT AFFECT THE SUBJECT PROPERTY**
17. TERMS AND PROVISIONS OF SANITARY SEWER EASEMENT, BY AND BETWEEN CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND CITY OF COLUMBIA, STATE OF TENNESSEE, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R2931, PAGE 1096, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - **DOES NOT AFFECT THE SUBJECT PROPERTY**
20. RIGHTS OF THE RAILROAD COMPANY TO EXPAND ITS RIGHT OF WAY TO ITS FULL CHARTER WIDTH.
   - **DOES NOT AFFECT THE SUBJECT PROPERTY**

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
3	459984.95	1641249.50	701.30	IRWC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.65	N36° 46' 42"E

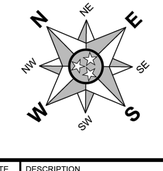
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BRNG	CHORD LENGTH
C1	108.50	282.23	N49° 15' 42"E	107.83
C2	42.59	25.00	N80° 41' 30"E	37.63
C3	157.80	1392.39	S47° 58' 28"E	157.71



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY I SURVEY, HAVING A LINEAR ERROR OF CLOSURE WHICH IS EQUAL TO OR LESS THAN 1 FOOT PER 10,000 FEET OF LAND (1:10,000). THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

60' 0 60' 120'
GRAPHIC SCALE



GPS SURVEY DATA INFORMATION:

- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.07 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOID MODEL: GEOID 18
- COMBINED GRID SCALE FACTOR: 0.9999285106
- UNITS: (US FEET)(GRID)

Know what's below. Call before you dig.

DEVIATIONS FROM STANDARDS:

TABLE 4.3.1-M
- FRONTAGE BUILDOUT FOR BUILDING 2 IS 54.1%
- ALL WINDOWS AND/OR DOORS ARE NOT SPACED <20' APART
- MAXIMUM BUILDING SITE WIDTH OF 180' IS EXCEEDED
  - BUILDING 1: 612' (SINGLE BUILDING SITE)
  - BUILDING 2: 465' (SINGLE BUILDING SITE)

TABLE 4.3.12.B
- PARKING: EXCEEDS 150% OF MINIMUM PARKING REQUESTED (63 ADDITIONAL SPACES REQUESTED TO ACCOMODATE STAFFING OVERLAP DURING SHIFT CHANGE)

TRAFFIC IMPACT:

PER THE 12TH GENERATION OF THE TRIP GENERATION MANUAL, THIS PROJECT CLASSIFIED AS LAND USE CODE 254 (ASSISTED LIVING) WITH 151 BEDS WILL CREATE 29 AM PEAK HOUR TRIPS AND 36 PM PEAK HOUR TRIPS.

FRONTAGE CALCULATION:

BUILDING 1	
OVERALL FRONTAGE:	601'
(INCLUDES TVA EASEMENT)	
BUILDING WITHIN BUILD TO ZONE:	269'
STREET SCREEN PROVIDED:	86'
TOTAL FRONTAGE LENGTH:	355'
TOTAL PERCENTAGE PROVIDED:	61.6%
TOTAL PERCENTAGE REQUIRED:	60%
BUILDING 2	
OVERALL FRONTAGE:	453'
BUILDING WITHIN BUILD TO ZONE:	102'
STREET SCREEN PROVIDED:	143'
TOTAL FRONTAGE LENGTH:	245'
TOTAL PERCENTAGE PROVIDED:	54.1%
TOTAL PERCENTAGE REQUIRED:	60%

SITE DATA:

ADDRESS:	RUTHERFORD LANE @ WESTFIELD DRIVE COLUMBIA, TN 38401
PARCEL ID:	112 00307 000
PARCEL ACREAGE:	9.42 AC.
ZONING DISTRICT:	PUD
EXISTING USE:	VACANT
PROPOSED USE:	ASSISTED LIVING FACILITY
TOTAL BUILDING FOOTPRINT:	111,000 SF
BUILDING HEIGHT	28' MAX.
FEMA MAP:	ZONE X, MAP 47119C0280E, DATED 4/16/2007
REQUIRED PARKING RATIO:	1 SPACE / 3 BEDS
PARKING REQUIRED:	151 BEDS * (1 SPACE / 3 BEDS) = 51 SPACES
PARKING PROVIDED:	140 TOTAL SPACES
ADA SPACES:	8 ADA SPACES
PHASING:	PHASE I - BUILDING 1 (2026-2027) PHASE II - BUILDING 2 (2027-2028)

OPEN SPACE 8

RUTHERFORD SUBD., PHASE 1
PB 23, PG 383
ZONED: CD-3

REMAINING PORTION OF
CBP, LLC
MAP 112F, GROUP C, PARCEL 3.07
RB 2895, PG 829
ZONED: CD-4C

RUTHERFORD LANE
(80' PUBLIC R/W)

WESTFIELD DRIVE
(50' PUBLIC R/W)

BUILDING 2
FFE=701±

BUILDING 1
FFE=703±

EXISTING SUBDIVISION SIGN AND FENCE
PRIMARY ENTRANCE IN FIRST LAYER
453' OF FRONTAGE
PROPOSED CURB & GUTTER, GRASS STRIP, AND SIDEWALK.
MONUMENT SIGN (SEE ELEVATIONS)
576' OF FRONTAGE
S44° 43' 40"E 1509.35' (TOTAL)
20' BUILD TO ZONE
2ND LAYER
3RD LAYER
6 STAIR RISERS & HANDRAILS.
2 STAIR RISERS
8 STAIR RISERS & HANDRAILS.
4 STAIR RISERS & HANDRAILS
NO PARKING SPACE WITHIN THE 2ND LAYER (TYP)
ALL LANDSCAPE ISLANDS TO BE 9' IN WIDTH FROM BACK OF CURB
PROPOSED PROPERTY LINE TO BE INCORPORATED INTO FULL TRACT.
10' SETBACK
DUMPSTER ENCLOSURE
150' FIRE PATH
FIRE TRUCK AND TRASH TRUCK ACCESS DRIVE.
EXISTING TREE CANOPY TO REMAIN AND ACT AS BUFFER FOR RESIDENTIAL PROPERTIES.
50' BUFFER
N00° 15' 24"E 105.85'
126.56'
N32° 33' 34"W 812.55' (TOTAL)
510.17'
175.82'
N53° 16' 46"W 395.79'
71.91'
N83° 51' 15"W 118.06' (TOTAL)
IPF 1/2"
IPF 1"
IPF 1" "PINCHED"
46.18'
CAMPBELL BENNIE J LIVING TRUST
WINCHESTER LARRY F
BURKE TINA M ETVIR JEFFREY A
MOLINE JANINE B
WESTFIELD ESATES, SECTION 1 PB 7, PG 34 ZONED: CD-3
PRATT BRYANT
GLOVER FRANCIS EUGENE ETUX BRENDA DALE
SPENCER DONALD J ETUX JENNIFER GAIL
EDWARDS PAMELA J ETVIR WILLIAM T
PLEASANT HILLS, SECTION 1
WEIDNER AL ETUX J
ALPHE MAP RB
REMAI 1P 112F. RB Z
M2 CP-3
M2 CP-4
12 P-2

0 20 40.0001 80.0002 120.0002
SCALE: 1" = 40'

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

ALBERT E. FULMER JR. REGISTERED ENGINEER AGRICULTURE No. 119968 STATE OF TENNESSEE 12/10/2025

PUD MASTER PLAN FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JAF	11/17/2025	PUD MASTER PLAN SUBMITTAL
JAF	12/15/2025	PUD MASTER PLAN RESUBMITTAL

CONCEPTUAL SITE PLAN

1.1

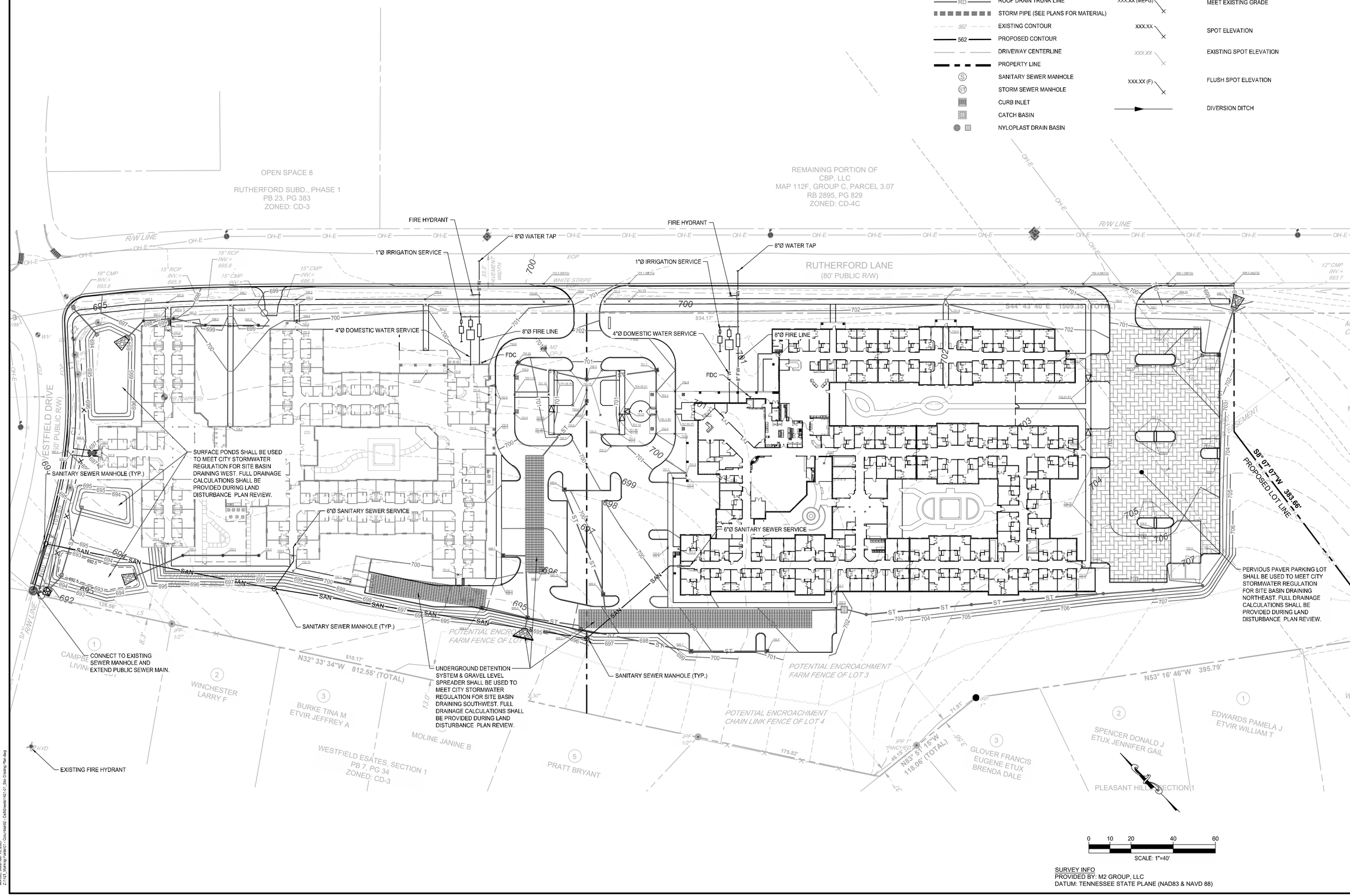
1421-01 MORNING POINTE

Plotted: December 15, 2025
By: Jack Fulmer (jack@fulmerlucas.com)
N:\1421 Morning Pointe\12 Consultants\2 - CAD\Sheets\1421-01 Site Layout Plan.dwg

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

LEGEND

DW	DOMESTIC WATER SERVICE		ELECTRIC/COMMUNICATION POLE
G	GAS SERVICE	XXX.XX / XXX.XX	TOP OF CURB SPOT ELEVATION / BOTTOM OF CURB SPOT ELEVATION
SAN	SANITARY SEWER SERVICE		
OH-E	OVERHEAD ELECTRIC SERVICE	TW:XXX.XX / BW:XXX.XX	RETAINING WALL / TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
OH-T	OVERHEAD TELEPHONE SERVICE		
UD	PERVIOUS PAVEMENT UNDERDRAIN		
RD	ROOF DRAIN TRUNK LINE	XXX.XX (MEFG)	MEET EXISTING GRADE
	STORM PIPE (SEE PLANS FOR MATERIAL)		
562	EXISTING CONTOUR	XXX.XX	SPOT ELEVATION
562	PROPOSED CONTOUR		
	DRIVEWAY CENTERLINE	XXX.XX	EXISTING SPOT ELEVATION
	PROPERTY LINE		
S	SANITARY SEWER MANHOLE	XXX.XX (F)	FLUSH SPOT ELEVATION
ST	STORM SEWER MANHOLE		
	CURB INLET		
	CATCH BASIN		DIVERSION DITCH
	NYLOPLAST DRAIN BASIN		



0 10 20 40 60
SCALE: 1"=40'

SURVEY INFO
PROVIDED BY: M2 GROUP, LLC
DATUM: TENNESSEE STATE PLANE (NAD83 & NAVD 88)

FULMER LUCAS
2002 RICHARD JONES RD - SUITE B200
NASHVILLE, TENNESSEE 37215
INFO@FULMERLUCAS.COM - (615) 345-3770

JOEL ALBERT FULMER REGISTERED ENGINEER AGRICULTURE No. 114608 STATE OF TENNESSEE 12/15/2025

PUD MASTER PLAN FOR:
MORNING POINTE
RUTHERFORD LANE @ WESTFIELD DRIVE
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

DR.	DATE	DESCRIPTION
JAF	11/17/2025	PUD MASTER PLAN SUBMITTAL
JAF	12/15/2025	PUD MASTER PLAN RESUBMITTAL

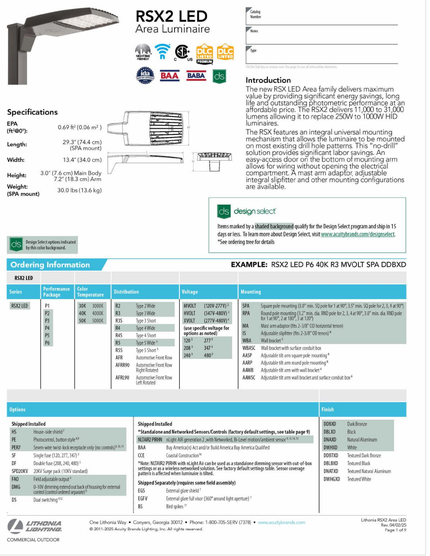
SITE GRADING, DRAINAGE, & UTILITY PLAN

C2.0

1421-01 MORNING POINTE

Monday, December 15, 2025
Z:\1421_Morning Pointe\01 - Columbia\02 - CivilSheets\1421-01_Site Grading Plan.dwg

Xref: \XXXX-XX_24X36 Title_NCS.dwg



RSX2 LED
Area Luminaire

Specifications

EPA (N•90°): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body, 7.2" (18.3 cm) Arm
Weight (SPA mount): 30.0 lbs (13.6 kg)

Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V)*	SPA Square pole mounting (1.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)*	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°. 3.9" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R4 Type 4 Short	XVOLT (277V-480V)*	WA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		R4A Type 4 Short	Low-specific-voltage for options as noted:	IS Adjustable slipfitter (fits 2-3/8" OD tenon)*
	P5		R4S Type 4 Short	120* 277*	WBA Wall bracket*
	P6		R5S Type 5 Short*	208* 347*	WBASC Wall bracket with surface conduit box*
			AFR Asymmetrical Front Row	240* 480*	AASP Adjustable tilt arm square pole mounting*
			AFRR90 Asymmetrical Front Row Right Mounted		AARP Adjustable tilt arm round pole mounting*
			AFRL90 Asymmetrical Front Row Left Mounted		AABB Adjustable tilt arm with wall bracket*
					AARSC Adjustable tilt arm wall bracket and surface conduit box*

Options

Shipped Installed
HS House-side shield*
PE Photocontrol, button style 8,9
PER7 Seven-wire twist-lock receptacle only (no control) 8,9,10,11
SF Single fuse (120, 277, 347)*
DF Double fuse (208, 240, 480)*
SPD20KV 20KV Surge pack (10KV standard)
FAO Field adjustable output 12
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)*
DS Dual switch 13,14

Shipped Installed
*Standalone and Networked Sensors, Controls: Factory default settings, see table page 9)
NLTAIR2 PIRHN 15-ft mounting height, ambient sensor, bi-level motion/ambient sensor 15,16,17,18
BAA Buy America(n) Act and/or Build America Buy America Qualified
CCE Coastal Construction*
*Note: NLTAIR2 PIRHN with eGFSI kit can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (require same field assembly)
EGS External glare shield*
EGFV External glare full visor (360° around light aperture)*
BS Bird spikes*

Finish
DDBXD Dark Bronze
DBLXD Black
DNAXD Natural Aluminum
DWHXD White
DSSTXD Textured Dark Bronze
DBLBXD Textured Black
DNATXD Textured Natural Aluminum
DWHGXD Textured White

LITHONIA LIGHTING. COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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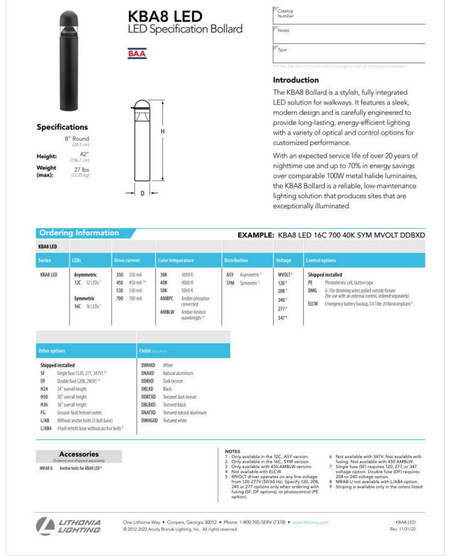
Lithonia RSX2 Area LED
Rev. 04/02/20
Page 1 of 9

2 TYPES SP1, SP1D, & SP2
NOT TO SCALE



KBA8 LED
LED Specification Bollard

BAA

Introduction

The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Specifications

Height: 8" Round (203.2mm) 42" (106.7 cm)
Weight (max): 27 lbs (12.25 kg)

Ordering Information

EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options
KBA8 LED	Asymmetric 12C 12 LEDs*	350 350 mA	30K 3000 K	ASY Asymmetric*	MVOLT*	Shipped installed
		450 450 mA 1,2	40K 4000 K	SYM Symmetric*	120*	PE Photoelectric cell, button type
	Symmetric 16C 16 LEDs*	530 530 mA	50K 5000 K		208*	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		700 700 mA	AMBPC Amber phosphor converted		240*	ELCW Emergency battery backup, CA 1 Hr 2CR/accuLumen*
			AMBLW Amber limited wavelength 3*		277*	
					347*	

Other options

Shipped installed
SF Single fuse (120, 277, 347V) 4*
DF Double fuse (208, 240V) 4*
HS4 24" overall height
HS5 30" overall height
HS6 36" overall height
FG Ground-fault fixture outlet
LHB Without anchor bolts (3 bolt base)
LHB4 4 bolt retrofit base without anchor bolts 5

Finish
DNAXD White
DNAXD Natural aluminum
DDBXD Dark bronze
DBLXD Black
DSSTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

Accessories
Ordered and shipped as separate line item.
KBA8 U Anchor bolts for KBA8 LED*

NOTES
1 Only available in the 12C, ASY version.
2 Not available in the 16C, SYM version.
3 Only available with ASY AMBLW version.
4 Not available with ELCW.
5 Not available with 16C, long line voltage from 120..277V (50/60 Hz). Specify 12C, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with ASY AMBLW version.
7 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
8 MRA8 U not available with LHA8 option.
9 Stripping is available only in the colors listed.

LITHONIA LIGHTING.

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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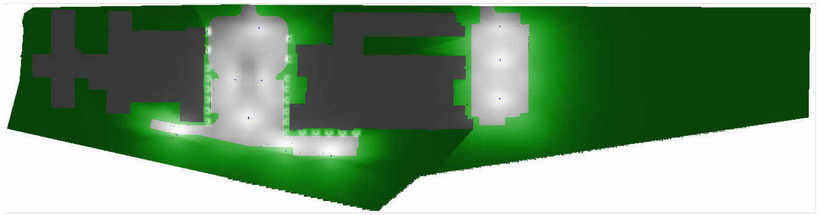
KBA8 LED
Rev. 11/21/22

3 TYPE BD1
NOT TO SCALE

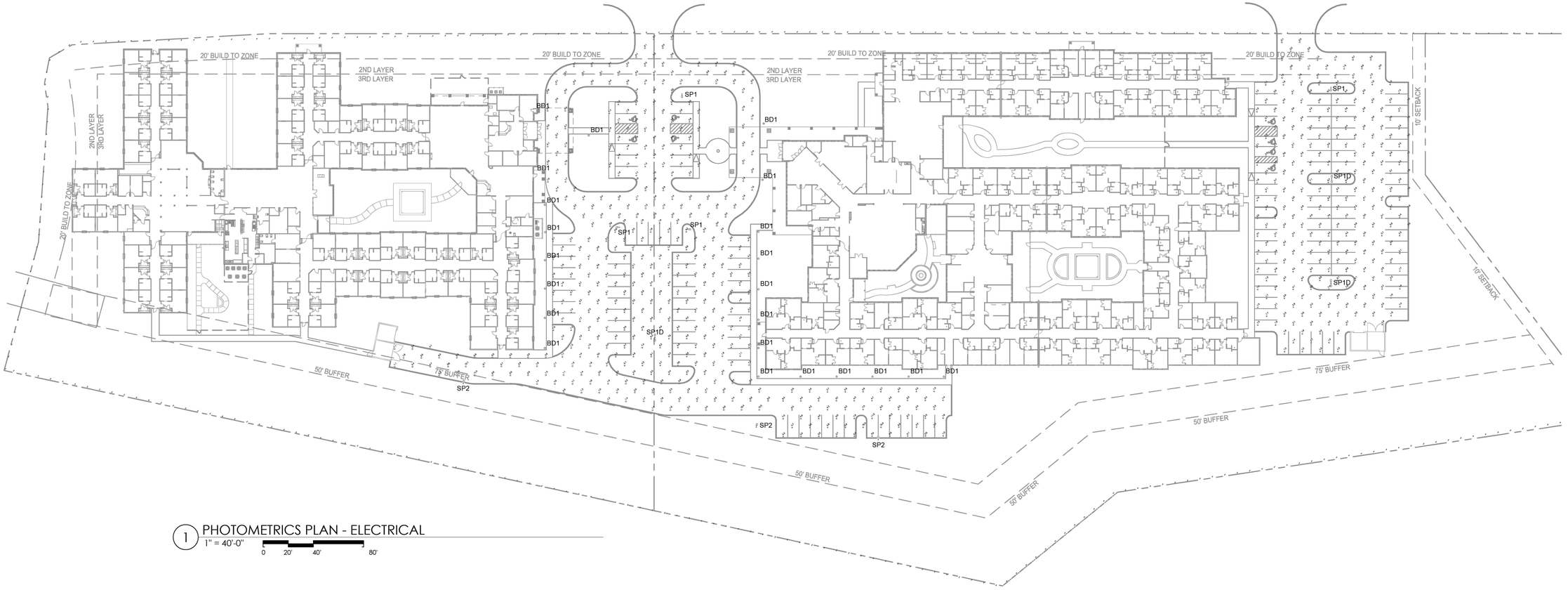
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE 2	◇	4.0 fc	12.5 fc	0.9 fc	13.9:1	4.4:1
DRIVE 3	◇	1.1 fc	3.1 fc	0.1 fc	31.0:1	11.0:1
PARKING 1	+	2.3 fc	5.5 fc	1.0 fc	5.5:1	2.3:1
PARKING 2	+	3.1 fc	9.2 fc	1.0 fc	9.2:1	3.1:1
PARKING 3	+	4.8 fc	12.3 fc	1.3 fc	9.5:1	3.7:1
PARKING 4	+	3.6 fc	9.7 fc	1.0 fc	9.7:1	3.6:1
PROPERTY LINE	×	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
DRIVE 1	◇	1.6 fc	6.4 fc	0.1 fc	64.0:1	16.0:1

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	VOLTAGE	INPUT WATTS	CCT/LUMENS	MOUNTING	DESCRIPTION
BD1	LITHONIA	KBA8-LED-12C-350-50K-ASY	120	16	5000K/1650	BOLLARD	LED BOLLARD, DARK BRONZE
SP1	LITHONIA	RSX2-LED-P6-50K-R3-EGS	208	244	5000K/30267	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE
SP1D	LITHONIA	(2) RSX1-LED-P4-50K-R3	208	488	5000K/60534	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE, DUAL HEAD
SP2	LITHONIA	RSX2-LED-P6-50K-AFR	208	244	5000K/30332	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE



4 PHOTOMETRIC RENDER
NOT TO SCALE



1 PHOTOMETRICS PLAN - ELECTRICAL
1" = 40'-0"
0 20' 40' 80'

REVISIONS

pmc Consulting Engineers
www.powermgmt.com
PROJECT NO. 25097
MIM / MIM

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

SITE DEVELOPMENT PLANS FOR
MORNING POINTE
RUTHERFORD LANE
COLUMBIA, TENNESSEE

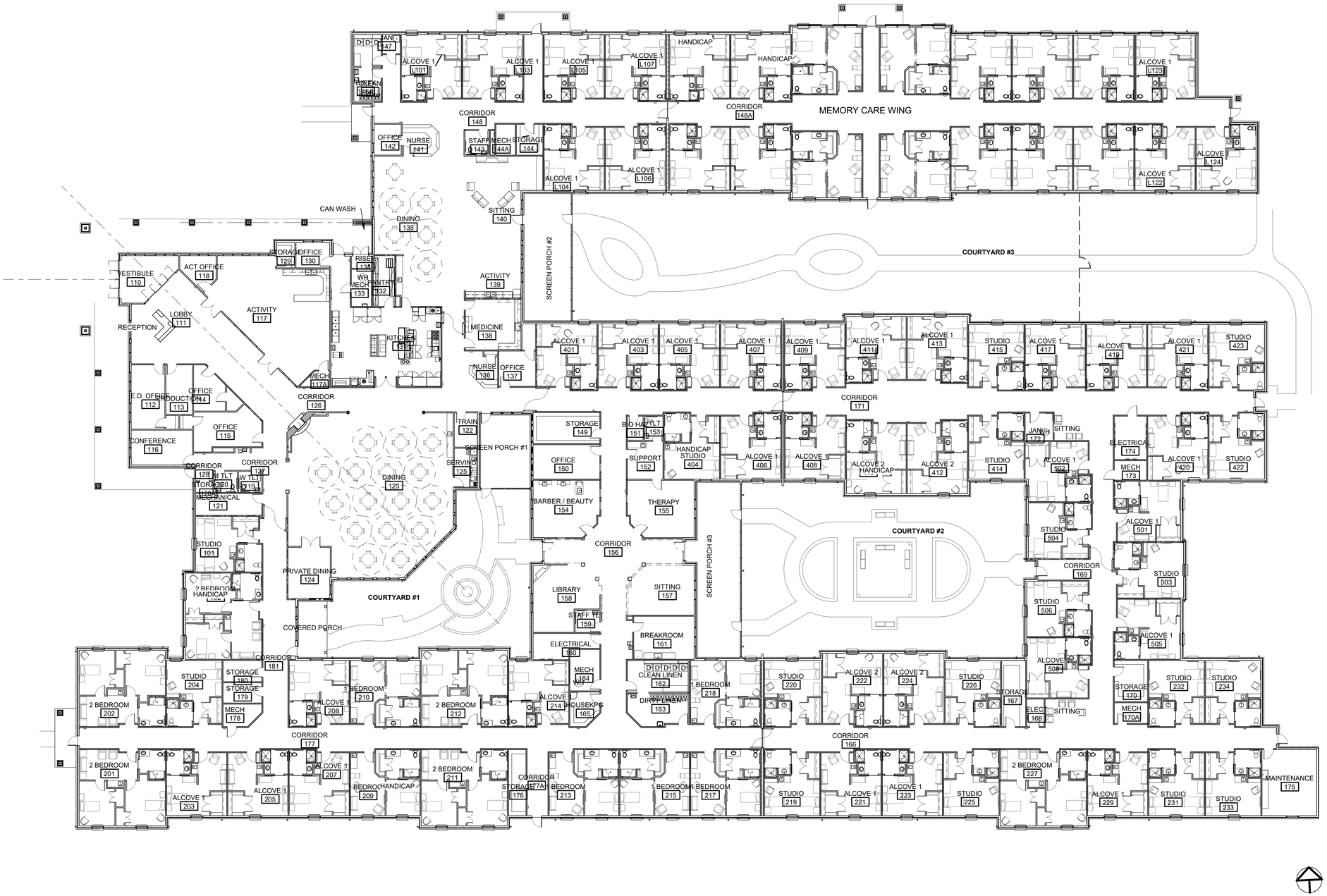
MATTHEW IAN MCDANIEL REGISTERED ENGINEER LICENSED PROFESSIONAL ENGINEER No. 131233 STATE OF TENNESSEE
11/17/2025

PROJECT #
25047

DATE
11-17-25

DRAWING NAME
PHOTOMETRICS PLAN - ELECTRICAL

SHEET #
EP1.0



1 FLOOR PLAN
1/16" = 1'-0"

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

REVISIONS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY
RUTHERFORD LANE
COLUMBIA, TENNESSEE

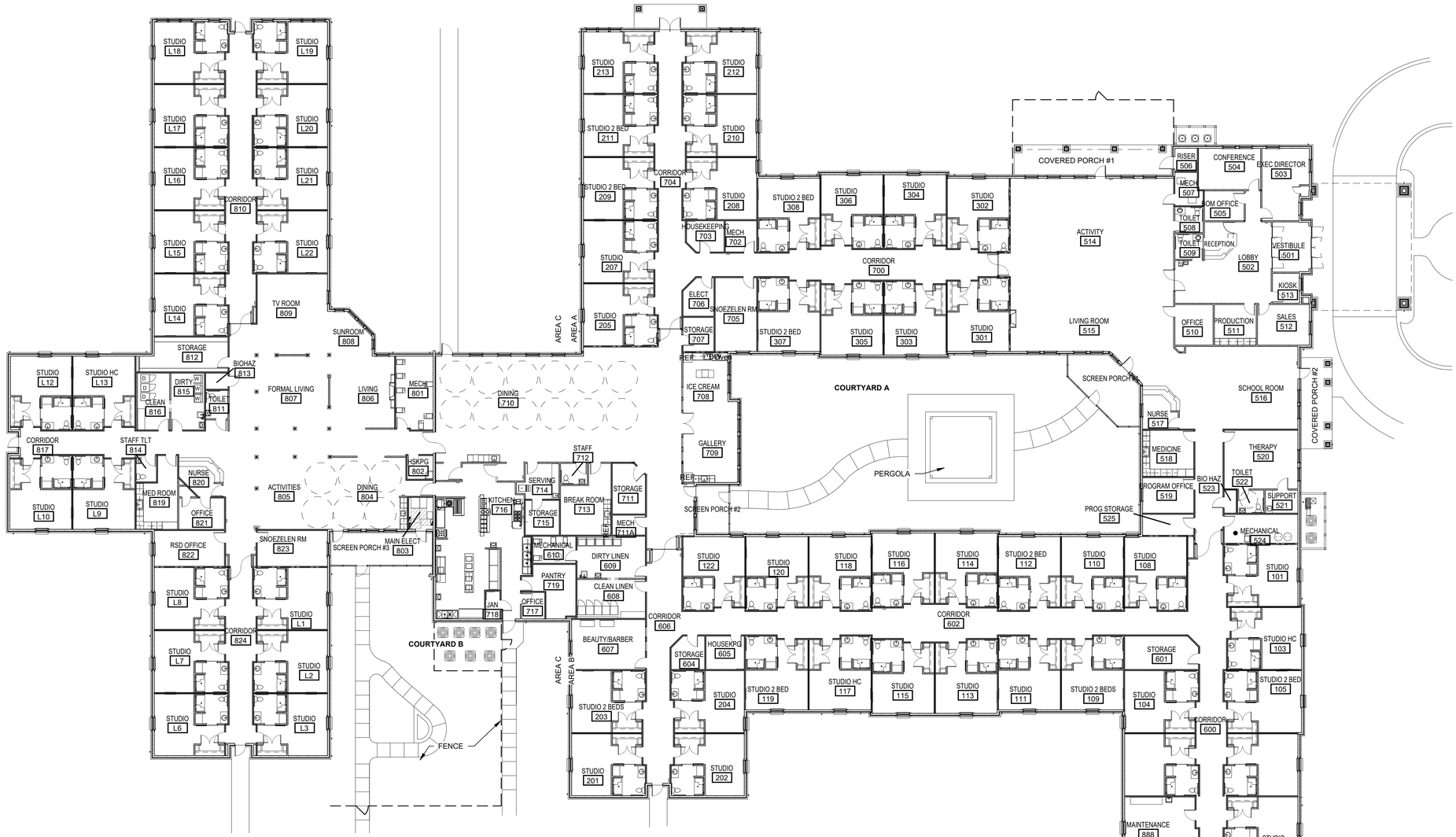
RANDALL P. TAYLOR REGISTERED ARCHITECT No. 19003 STATE OF TENNESSEE

PROJECT #
25049

DATE
12-15-25

DRAWING NAME
FLOOR PLAN

SHEET #
A1



1 FLOOR PLAN
1/16" = 1'-0"

REVISIONS

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CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE COLUMBIA
RUTHERFORD LANE
COLUMBIA, TN

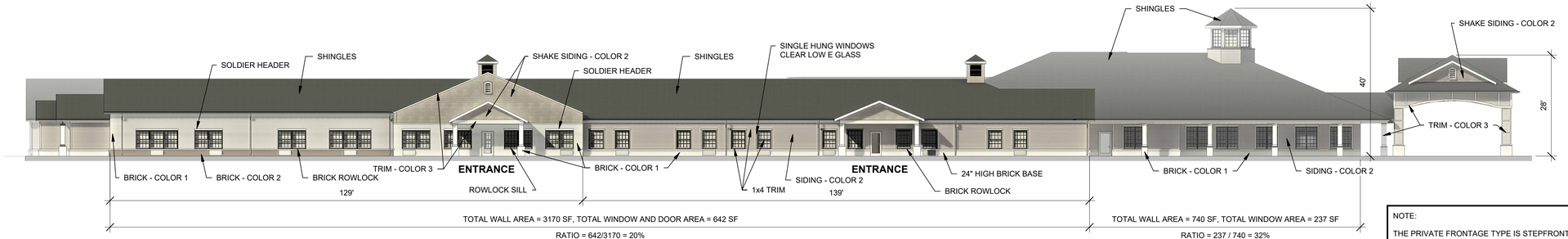
RANDALL P. TAYLOR REGISTERED ARCHITECT STATE OF TENNESSEE NO. 16071

PROJECT #
25048

DATE
12-15-25

DRAWING NAME
FLOOR PLAN

SHEET #
A1



2 NORTH (FRONTAGE) ELEVATION
1/16" = 1'-0"

NOTE:

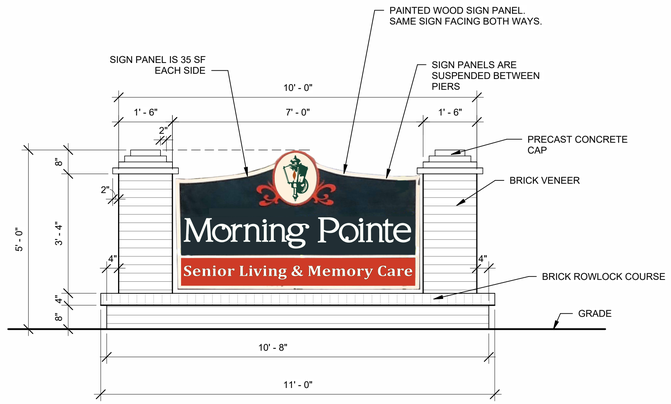
THE PRIVATE FRONTAGE TYPE IS STEPFRONT. A STEP AT THE ENTRANCE DOOR WIL NOT BE PROVIDED TO COMPLY THE THE BUILDING CODE REQUIREMENT FOR A LEVEL EGRESS.

ALL ROOF SLOPES TO BE BETWEEN 6:12 AND 14:12.

ALL CEILING HEIGHTS WILL BE LESS THAN 25 FEET.



1 SOUTH ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

REVISIONS

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CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY
RUTHERFORD LANE
COLUMBIA, TENNESSEE

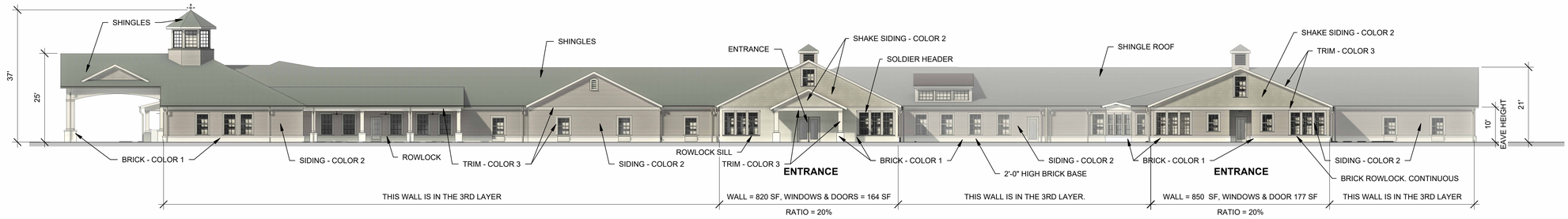
RANDALL P. TAYLOR
REGISTERED ARCHITECT
STATE OF TENNESSEE
12/15/25

PROJECT #
25049

DATE
12-15-25

DRAWING NAME
ELEVATIONS

SHEET #
A2



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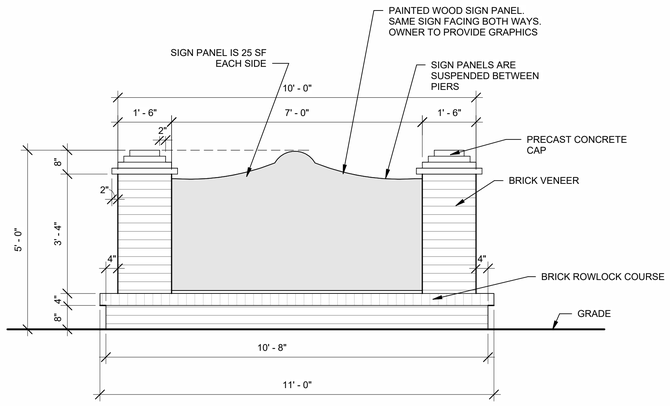

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NEUHOFF TAYLOR ARCHITECTS

THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE COLUMBIA

RUTHERFORD LANE
COLUMBIA, TN

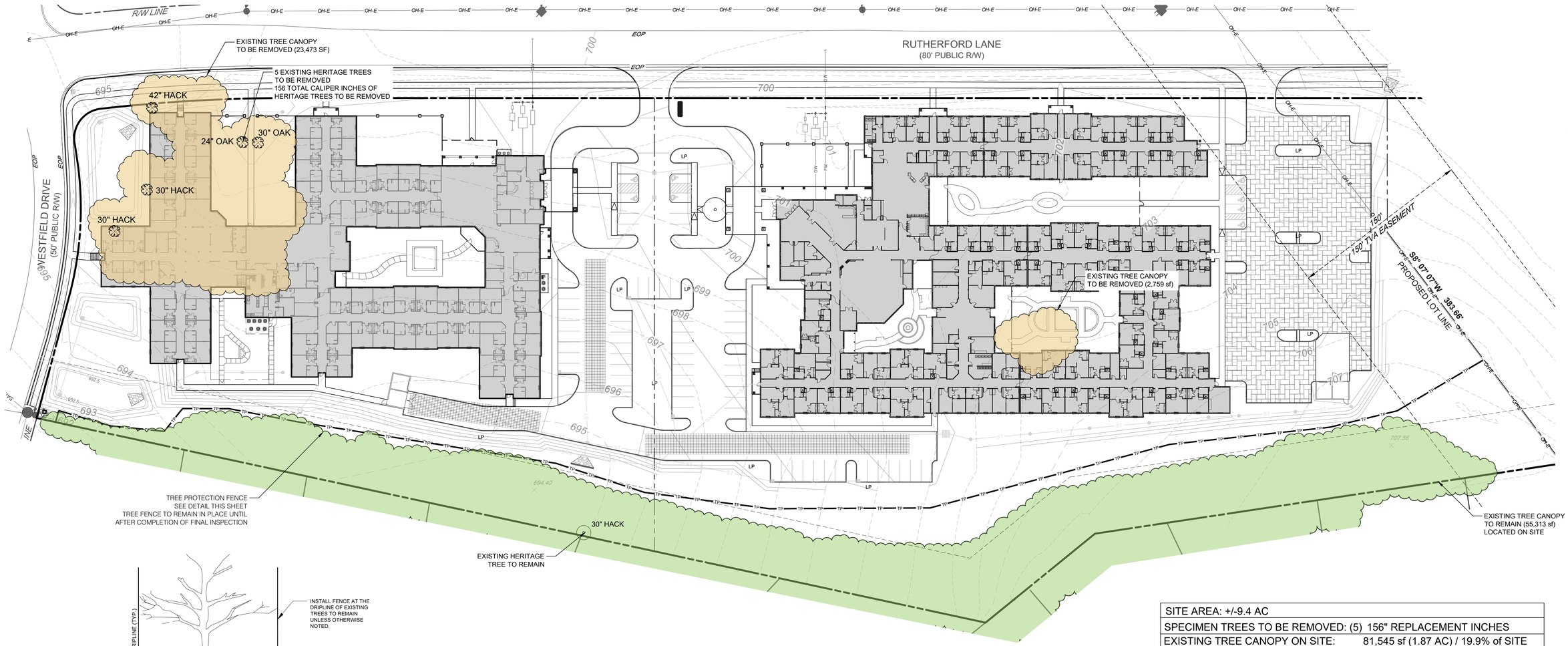
RANDALL P. TAYLOR
REGISTERED ARCHITECT
STATE OF TENNESSEE
12/15/25

PROJECT #
25048

DATE
12-15-25

DRAWING NAME
ELEVATIONS

SHEET #
A2



CHAIN LINK FENCING TREE PROTECTION

TREE PROTECTION NOTES:

1. The tree protection barriers shall be constructed before the issuance of any permits, and shall remain intact throughout the entire period of construction.
2. The tree protection barrier shall be installed as labeled on this plan or a distance to the radius of the dripline, whichever is greatest, as measured from the trunk of the protected tree.
3. Any required excavation in or around the protection zone to accommodate underground services, footings, etc; shall be indicated on the plan, and shall be excavated by hand. In addition, related root pruning shall be accomplished via ANSI A-300 standard so as to minimize compact on the general root system. Root prunning to occur prior to grading.
4. The storage of building materials or stockpiling shall not be permitted within the limits of or against the protection barriers.
5. Trees within the protection barriers must be adequately cared for throughout the construction pro cess (i.e., they must be watered sufficiently, particularly if the tree's root system has been disturbed by excavation.) Fill shall not be placed upon the root system as to endanger the health or life of the affected tree.
6. Heavy accumulation of dust from construction activity may occur on the surface of tree foliage. To control dust, tree foliage may be hosed down upon the request of the Landscape Architect or Owners Representative.
7. Removal of all tree protection fencing will be done by the Contractor. Restoration of all areas disturbed by the fencing will be the Contractor's responsibility. All tree fence to remain intact until final completion of the project.

SITE AREA: +/-9.4 AC
SPECIMEN TREES TO BE REMOVED: (5) 156" REPLACEMENT INCHES
EXISTING TREE CANOPY ON SITE: 81,545 sf (1.87 AC) / 19.9% of SITE
REQ. CANOPY RETENTION (24% OF EXISTING COVER) 19,571 sf (0.45 AC)
PROPOSED CANOPY RETENTION (67.9% EX. COVER) 55,313 sf (1.27 AC)

0 40 80 120 feet

SCALE: 1" = 40'

NORTH

HB LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:
MORNING POINTE
COLUMBIA, TENNESSEE

CONNOR L. BALL
REGISTERED
LANDSCAPE
ARCHITECT
STATE OF TENNESSEE

NOT FOR CONSTRUCTION
12/15/2025

Job # - 25277
BY: cb

TREE PRESERVATION PLAN

L1.0



EXISTING PRESERVED CANOPY AND UNDERSTORY VEGETATION IN THE WINTER





- 1 TREE PER 50 FT OF FRONTAGE
  1,237 LF / 50 = 25 STREET TREES
- HERITAGE TREE REPLACEMENT: 156"
  PROVIDED: >157.5" (63 - 2.5" TREES)
- 1 CANOPY TREE PER 2,000 SF OF PARKING AREA
  64,369sf PARKING AREA / 2,000 = 32 PARKING LOT TREES
- MIN. SIZE: 2.5" / MIN. SPECIES: 4 / MAX GENERA 40%
- FOUNDATION PLANTINGS
- ALL TREES TO BE INSTALLED AT A MIX. 6' FROM ANY WATER MAIN OR PUBLIC WATER SYSTEM INFRASTRUCTURE

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
BUFFER TREES					
	27	Supplimental Buffer Trees 6'-8' Evergreen Trees Mix of Holly, Magnolia, Arborvitae	B & B		6`-8` HT
PARKING LOT TREES					
	12	Black Diamond Best Red Crape Myrtle / Lagerstroemia indica 'Black Diamond Best Red' 3 Cane. Min. Evenly Branched. Matched. See Tree Specifications	#15 Container	CLUMP	8` HT
	12	Willow Oak / Quercus phellos 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
	8	Village Green Zelkova / Zelkova serrata `Village Green` 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
REPLACEMENT TREES					
	21	2.5" Canopy Tree Mix of Oak, Poplar, Maple, Elm, etc.	B & B	2.5"Cal	Per ANSI
	42	2.5" Ornimental Tree Mix of Cherry, Redbud, Dogwood, etc	B & B	2.5"Cal	Per ANSI
STREET TREES					
	6	Summer Red Red Maple / Acer rubrum `HOSR` 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
	15	Kentucky Coffeetree / Gymnocladus dioica 'Espresso' 5` Clear Trunk. Evenly Branched. Matched. See Tree Specifications	B & B	2.5"Cal	Per ANSI
	4	Black Diamond Blush Crape Myrtle / Lagerstroemia indica 'Black Diamond Blush' 3 Cane. Min. Evenly Branched. Matched. See Tree Specifications	#15 Container	CLUMP	8` HT
SYMBOL	QTY	COMMON / BOTANICAL NAME	HT / CONT.	WIDTH	
SHRUBS					
	404	Foundation Shrubs. 1st Layer Foundation Shrubs Min. 1 shrub per 5' of building facade.	B & B		
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT		
SHRUB AREAS					
	34,898 sf	Foundation Landscape Layered Mix of Evergreen and flowering shrubs, & ornamental grasses layered to enhance the aesthetics of the building.	Vanes		

LAND DESIGN
106 MISSION CRT. STE 403B
Franklin, TN 37067
615.376.2421
hblanddesign.com

PROPOSED SITE FOR:
MORNING POINTE
COLUMBIA, TENNESSEE

CONNOR L. BALL
REGISTERED
AGRICULTURAL
LANDSCAPE
ARCHITECT
NOT FOR CONSTRUCTION
12/15/2020

Job # - 25277
BY: cb

NORTH

L1.1

LANDSCAPE PLAN

FULMER LUCAS

December 15, 2025

Mr. Austin Brass
Development Review Committee
CITY OF COLUMBIA DEVELOPMENT SERVICES
700 North Garden Street
Columbia, Tennessee 384010

Re: Morning Pointe (Item No. 25-0422)

Comments Response

Mr. Brass,

Fulmer Lucas Engineering, LLC. has reviewed the Columbia Development Review Committee's comment letter dated December 9, 2025, and provides the following as a summary of responses to comments received:

Engineering

1. Subject to construction plan approval
   Understood.
2. Provide Traffic memo indicating peak hour trips less than 75, or scope the project with Engineering to develop a full TIS
   A note has been added to sheet 1.1 summarizing the calculation approach utilizing the 12th Edition of the Trip Generation Manual. The project will produce 29 AM peak hour trips and 36 PM peak hour trips.
3. Subsequent Preliminary Plat shall run concurrently with Final PUD Master Plan.
   Understood.
4. Stormwater and grading shall be evaluated fully during site construction plan review.
   Understood.

Planning

5. The case planner for this item will be Austin Brass. direct communication can be made at abrass@columbiatn.gov.
   Noted.
6. A PUD MU district requires a maximum building site/ lot width of 180'. Proposal exceeds 180' as required. This has been noted as a requested deviation. Provide detail that all parking areas are within 20 ft back from front building facade.
   The 3rd layer starting 20' back from the facade is noted on Sheet 1.1, and all parking spaces are behind the third layer.

7. Maximum driveway widths are 24', site plan indicates 30'.
   The driveway widths have been revised to be 24'.

8. A Preliminary Plat would be required for any further subdivision of land. A Preliminary PUD Master Plan & Preliminary Plat can be reviewed and approved concurrently.
   Upon approval of the Master Plan, a Preliminary Plat application will be prepared.

9. Provide specific deviation from frontage buildout requirement of 60% per lot/building site. Overall, the 60% min frontage buildout has been noted as a requested deviation. The PUD MU District does allow for zero side setbacks for attached buildings. A recommendation could be to have multiple building sites with each building-on separate building sites appearing to have façade differences. This could possibly meet the code standard of reducing the deviation request in having the same façade greater than 100'.
   The lot for Building 1 satisfies the 60% requirement as shown on the chart on 1.1. The driveway widths have been excluded from the width calculation, and street screen accounts for 86'.
   The lot for Building 2 utilizes 143' of street screen (approximately 30% of the frontage) to achieve 54.1% buildout. Additional building width is provided within the 3rd layer.

10. Provide total calculation of ground floor façade glazing.
    Ground floor glazing calculations are noted on the elevations.

11. Indicate the private frontage type for a commercial building i.e. stoop/ terrace/ shopfront.
    The private frontage type of "Stepfront" is noted on the elevations.

12. Provide specifics of roof pitch being in the range of 6:12-14:12
    The roof slope is to be 6:12 with the range noted on the elevations.

13. Provide notation that ceiling height, 1st floor has a maximum of 25ft.
    The maximum ceiling height is noted on the elevations.

14. Note main entrance in 1st layer for each building within a building site.
    Primary entrances are noted on 1.1.

15. Provide a detailed landscape plan that indicates required shrubs around foundation in 1st layer with one tree planted in 1st layer for every 50' of frontage. Provide landscape analysis plan for 50' tree buffer area required at rear. A street screen would be required for all areas along parking perimeters facing right-of-way.
    Addressed on L1.1.

16. A landscape island is required that is equivalent to a parking spot at the end of each row of parking including parking rows with 10 or more spaces. Each Landscape Island is required to have one shade tree or two shade trees for double row islands.
    All islands have been widened to be 9' (measured from back of curb), and a note has been added to sheet 1.1.

17. A tree preservation plan would be required to indicate the total area of tree save. See table 4.3.16.L Tree canopy cover retention.
    Sheet L1.0 has been included.

18. Provide inventory of Specimen Trees (Trees greater than 24 caliper inches). Two Caliper inches of replacement trees shall be provided for each caliper inch of Specimen Tree.
    See Sheet L1.0.

19. As a Mixed Use PUD a project buffer shall apply. Please review project buffer 5.5.8 & 5.5.9 Design. PUD MU District adjacent to a CD-3 district. As a Project Buffer applies, a Parcel Buffer does not apply i.e. 75'.
    The project buffer has been noted to be 50'.

ATT

20. ATT intends to serve.

Building

21. No comments.

Police

22. No comments provided.

City Attorney

23. No comments provided.

Maury County Schools

24. No comments.

Fire

25. Please show the proposed location for the FDCs and the proposed fire hydrant(s). The FDCs must be within 100 feet of a fire hydrant.
    A new fire hydrant is shown at the proposed water services to each building. The FDC for the building is also shown within 100'. An additional hydrant may be added if required to meet hose coverage for the parking lot during construction drawing review.

26. We would not allow the flat grassed area for a fire truck turnaround. Is the purpose of this to get within the 150 feet of hose pull. If so, we would be close enough just to go back to the road.
    The grassed area has been removed.

27. The parking area behind building 1 looks to be a little too long without an approved turnaround, if you shorten it a little, I believe you would be ok. If I am wrong on this one, please ignore my comment
    The parking area does exceed 150'; however, the truck does not need to access the end in order to provide hose coverage to the building. A 150' dimension has been noted on the plans.
28. Note: CPWS says they have up to 750 gpm currently. With the fire departments tanker truck operation, we can bring an additional 600 gpm to the scene. With the combination of the 750 gpm from CPWS and our 600 gpm, we would have a total of 1350 gpm available. Codes requires a minimum of 1250 gpm. Water should not be an issue.
    Understood.

Wastewater

29. There will be no sanitary sewer pressure systems allowed on-site.
    Both buildings are intended to be served by gravity sewer.

Columbia Power

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

Duck River Electric Membership Corp

31. No comments.

Public Works

32. No comment.

Atmos Energy

33. No comments provided.

Maury County E911

34. When ready to apply for address, please go to Maury911.0rg and fill out application.
    Understood.

FL

Maury County Highway Dept.

35. No comment.

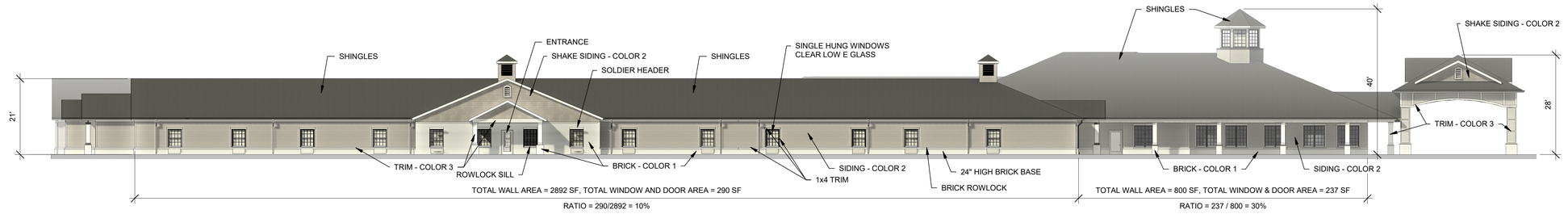
Columbia Water

36. We are pending the water response and will send asap once received.
    It is understood water supply is sufficient for domestic water, and fire can supplement the 750 gpm capability to meet fire flow requirements.

If you have any questions or require additional information, please contact me via email (jay@fulmerlucas.com) or phone (615-516-8477).

Sincerely,

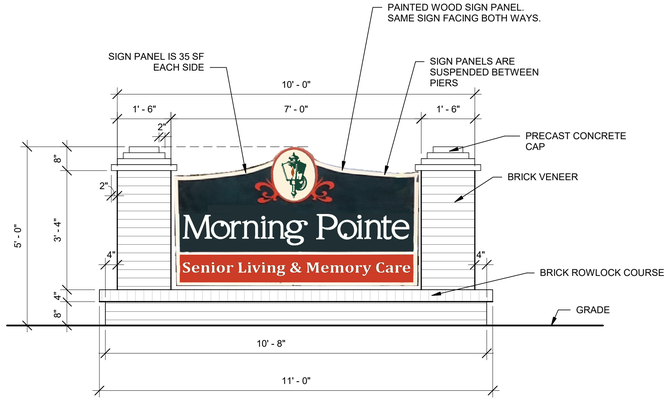
Jay Fulmer, PE



2 NORTH (FRONTAGE) ELEVATION
1/16" = 1'-0"



1 SOUTH ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY

RUTHERFORD LANE
COLUMBIA, TENNESSEE

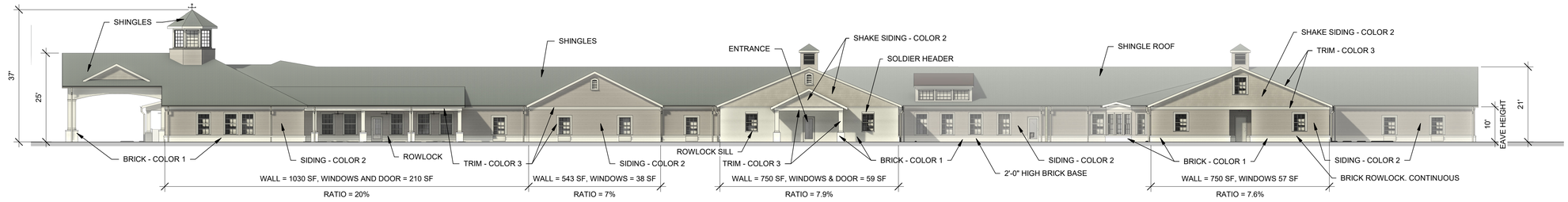
RANDALL P. TAYLOR
REGISTERED ARCHITECT
No. 19021
STATE OF TENNESSEE
11/17/25

PROJECT #
25049

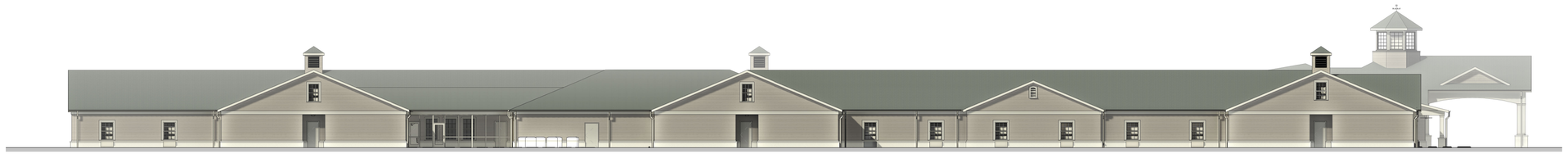
DATE
11-17-25

DRAWING NAME
ELEVATIONS

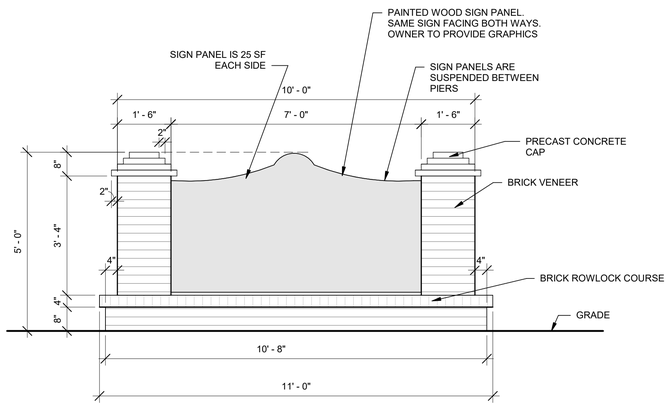
SHEET #
A2



1 NORTH (FRONTAGE) ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



5 MORNING POINTE SIGN
1/2" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"



4 EAST ELEVATION
1/16" = 1'-0"

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
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NEUHOFF TAYLOR ARCHITECTS

THE LANTERN AT MORNING POINTE
ALZHEIMER'S CENTER OF EXCELLENCE COLUMBIA

RUTHERFORD LANE
COLUMBIA, TN

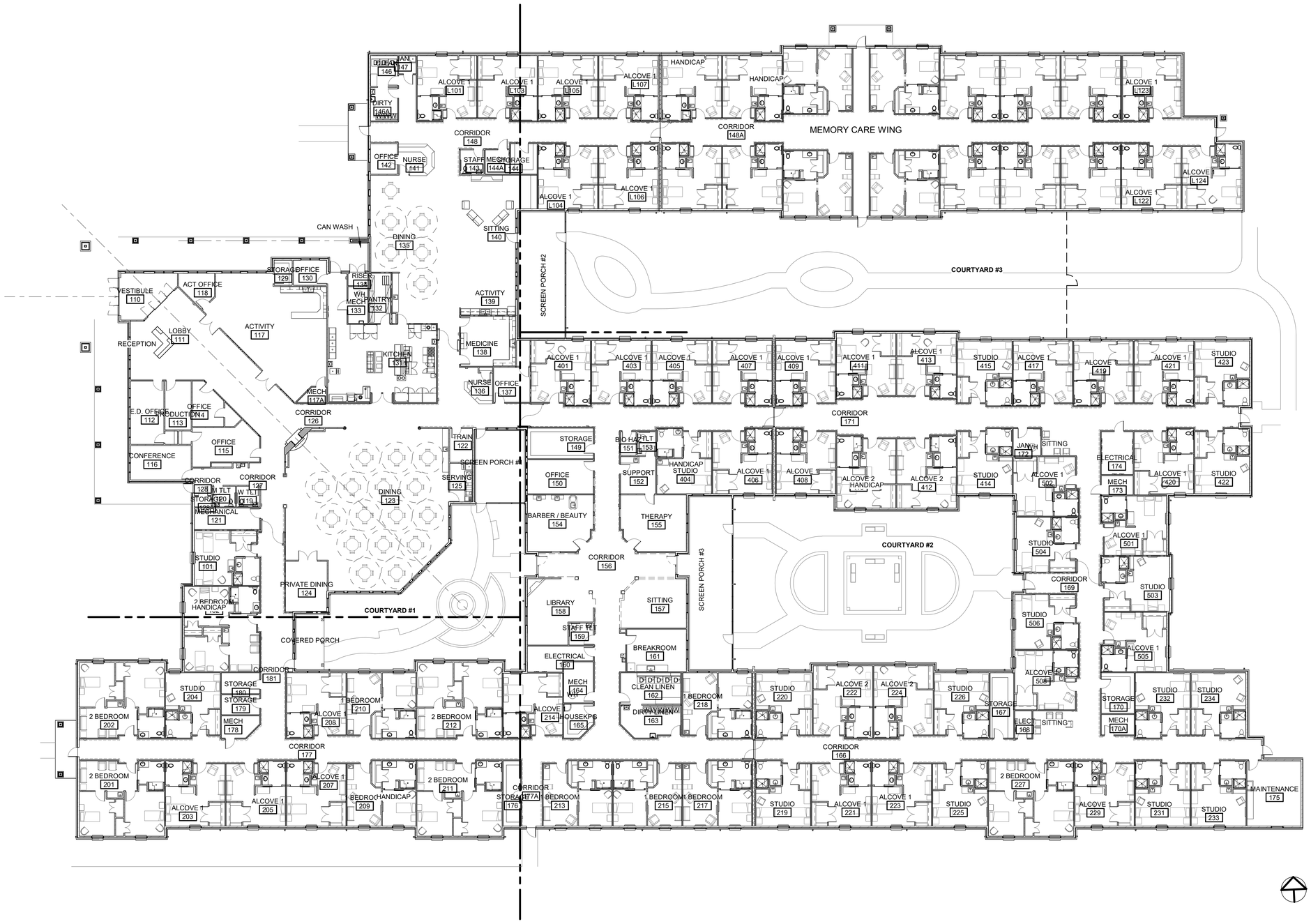
RANDALL P. TAYLOR REGISTERED ARCHITECT No. 18021 STATE OF TENNESSEE 11/17/25

PROJECT #
25048

DATE
11-17-25

DRAWING NAME
ELEVATIONS

SHEET #
A2



1 FLOOR PLAN
1/16" = 1'-0"

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NEUHOFF TAYLOR ARCHITECTS

REVISIONS

MORNING POINTE OF COLUMBIA
ASSISTED LIVING AND MEMORY CARE FACILITY
RUTHERFORD LANE
COLUMBIA, TENNESSEE

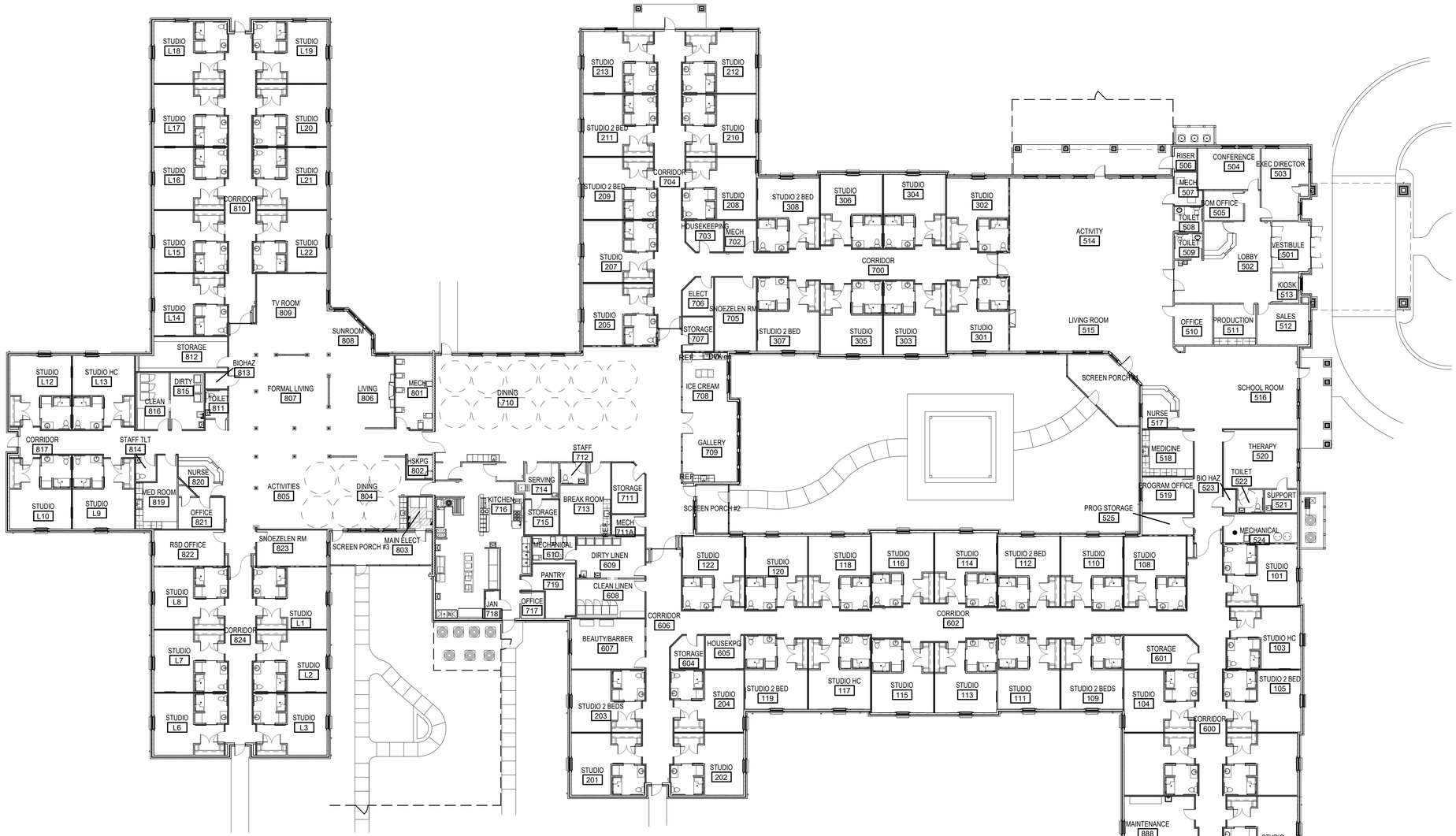
RANDALL P. TAYLOR REGISTERED ARCHITECT STATE OF TENNESSEE 17025

PROJECT #
25049

DATE
11-17-25

DRAWING NAME
FLOOR PLAN

SHEET #
A1



1 FLOOR PLAN
1/16" = 1'-0"

REVISIONS

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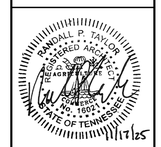


PROJECT #
25048

DATE
11-17-25

DRAWING NAME
FLOOR PLAN

SHEET #
A1

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF MAURY, STATE OF TENNESSEE, AND DESCRIBED AS FOLLOWS:

TRACT III:

PARCEL NO. 1:

BOUNDED ON THE NORTH BY L AND N RAILROAD AND RUTHERFORD LANE; EAST BY CRIDDLE MEADOWS SUBDIVISION AND DR. DAN GRAY; SOUTH BY MT. PLEASANT PIKE OR U.S. NO. 43 HIGHWAY, PLEASANT HILLS SUBDIVISION, J.A. MORGAN AND OTHERS; WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN THE EAST LINE OF RIDLEY BROTHERS TRACT AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT: THENCE WITH RIDLEY BROTHERS AND GENERALLY FOLLOWING A FENCE NORTH 5 DEGREES 16 MINUTES EAST, 1,127.65 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 32 MINUTES WEST, 946.15 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 0 DEGREES 50 MINUTES EAST, 359.97 FEET TO A SPIKE IN THE CENTER LINE OF L AND N RAILROAD; THENCE FOLLOWING A STAKED LINE WITH IRON PINS ALONG CENTER LINE OF L AND N RAILROAD AS FOLLOWS: NORTH 53 DEGREES 29 MINUTES EAST, 2,326.46 FEET, NORTH 56 DEGREES 09 MINUTES EAST, 352.0 FEET; NORTH 59 DEGREES 31 MINUTES EAST, 326.96 FEET; NORTH 62 DEGREES 32 MINUTES EAST, 264.30 FEET; NORTH 65 DEGREES 18 MINUTES EAST, 278.60 FEET; NORTH 67 DEGREES 39 MINUTES EAST, 221.60 FEET TO AN IRON PIN; THENCE LEAVING RAILROAD AND GENERALLY FOLLOWING A FENCE ALONG THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 87 DEGREES 27 MINUTES EAST, 916.74 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 86 DEGREES 19 MINUTES EAST, 149.18 FEET TO A STAKE; THENCE WITH THE WEST LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 4 DEGREES 04 MINUTES WEST, 2,743.39 FEET TO AN IRON PIN; THENCE WITH THE SOUTH LINE OF CRIDDLE MEADOWS SUBDIVISION SOUTH 85 DEGREES 56 MINUTES EAST, 400.0 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 84 DEGREES 29 MINUTES EAST, 221.98 FEET TO AN IRON PIN; THENCE WITH DR. DAN GRAY SOUTH 13 DEGREES 46 MINUTES EAST, 24.80 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 24 MINUTES WEST, 95.22 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 42 DEGREES 15 MINUTES EAST, 93.35 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 24 DEGREES 43 MINUTES EAST, 99.95 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 55 DEGREES 50 MINUTES WEST, 178.04 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 39 DEGREES 27 MINUTES EAST, 820.80 FEET TO AN IRON PIN; THENCE WITH THE NORTH MARGIN OF MT. PLEASANT PIKE SOUTH 42 DEGREES 32 MINUTES WEST, 506.57 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 58 DEGREES 05 MINUTES WEST, 424.19 FEET TO AN IRON PIN; THENCE WITH SAME AND WITH PLEASANT HILLS SUBDIVISION NORTH 57 DEGREES 35 MINUTES WEST, 418.17 FEET TO AN IRON PIN; THENCE WITH PLEASANT HILLS SUBDIVISION NORTH 88 DEGREES 01 MINUTES WEST, 680.26 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 21 MINUTES WEST, 514.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 88 DEGREES 01 MINUTES WEST, 308.0 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 87 DEGREES 37 MINUTES WEST, 431.0 FEET TO AN IRON PIN; THENCE WITH PROPOSED PLEASANT HILLS SUBDIVISION, SECTION 4; AND J. A. MORGAN AND OTHERS NORTH 87 DEGREES 23 MINUTES WEST, 919.68 FEET TO AN IRON PIN; THENCE WITH J. A. MORGAN AND OTHERS NORTH 86 DEGREES 26 MINUTES WEST, 310.82 FEET TO THE POINT OF BEGINNING.

THERE IS A TVA POWER LINE HAVING A 250 RIGHT-OF-WAY ACROSS THE EAST PORTION OF THE ABOVE DESCRIBED TRACT. THERE IS A 100-FOOT CHARTERED RAILROAD RIGHT-OF- WAY ON THIS TRACT ALONG THE RAILROAD LINE.

PARCEL NO. 2:

BOUNDED ON THE NORTH BY RAYMOND MCMEEN AND TOM BURT; C. C. PINCKNEY; W. CLYDE BAKER AND RUTHERFORD LANE; EAST AND SOUTH BY L AND N RAILROAD AND WEST BY RIDLEY BROTHERS. BEGINNING AT AN IRON PIN IN MCMEEN AND BURT'S SOUTH LINE; SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH MCMEEN AND BURT FARM, C. C. PINCKNEY AND W. CLYDE BAKER GENERALLY FOLLOWING A FENCE SOUTH 87 DEGREES 52 MINUTES EAST, 1079.03 FEET TO AN IRON PIN; THENCE WITH BAKER GENERALLY FOLLOWING A FENCE SOUTH 85 DEGREES 57 MINUTES EAST, 400.23 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 85 DEGREES 46 MINUTES EAST, 371.10 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 5 DEGREES 29 MINUTES EAST, 342.33 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 35 MINUTES EAST, 504.44 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 88 DEGREES 15 MINUTES EAST, 300.05 FEET TO AN IRON PIN; THENCE WITH THE SOUTH MARGIN OF RUTHERFORD LANE SOUTH 89 DEGREES 17 MINUTES EAST, 1,160.19 FEET TO AN IRON PIN; THENCE WITH SAME SOUTH 87 DEGREES 27 MINUTES EAST, 13.46 FEET TO AN IRON PIN IN CENTER LINE OF L AND N RAILROAD; THENCE WITH THE CENTER LINE OF L AND N RAILROAD FOLLOWING A STAKED LINE WITH IRON PINS AS FOLLOWS: SOUTH 67 DEGREES 39 MINUTES WEST, 221.60 FEET; SOUTH 65 DEGREES 18 MINUTES WEST, 278.60 FEET; SOUTH 62 DEGREES 32 MINUTES WEST, 264.30 FEET; SOUTH 59 DEGREES 31 MINUTES WEST, 326.96 FEET; SOUTH 56 DEGREES 09 MINUTES WEST, 252.0 FEET; SOUTH 53 DEGREES 29 MINUTES WEST, 2,305.30 FEET; THENCE LEAVING RAILROAD AND WITH RIDLEY BROTHERS GENERALLY FOLLOWING A FENCE AS FOLLOWS: NORTH 20 DEGREES 46 MINUTES WEST, 328.63 FEET TO AN IRON PIN; NORTH 32 DEGREES 52 MINUTES WEST, 326.42 FEET TO AN IRON PIN; NORTH 23 DEGREES 49 MINUTES WEST, 428.85 FEET TO AN IRON PIN; NORTH 17 DEGREES 02 MINUTES WEST, 922.55 FEET TO THE POINT OF BEGINNING, THERE IS A 100-FOOT CHARTERED RIGHT-OF-WAY ON THIS TRACT ALONG THE RAILROAD LINE.

TRACT IV:

LOCATED IN THE NINTH (9TH) CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NEAR THE INTERSECTION OF WEST PARK DRIVE AND THE L AND N RAILROAD. BOUNDED ON THE NORTH BY L AND N RAILROAD; EAST BY WEST PARK DRIVE; SOUTH AND WEST BY A. D. CRICHTON AND OTHERS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF L AND N RAILROAD, SAID POINT IS ALSO IN THE WEST MARGIN OF WEST PARK DRIVE; SAID POINT IS IN THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; THENCE WITH THE WEST MARGIN OF WEST PARK DRIVE SOUTH 34 DEGREES 10 MINUTES EAST, 517.77 FEET TO AN IRON PIN AT POINT OF CURVE; THENCE ON A CHORD TO A 5 DEGREES 11 MINUTES CURVE HAVING A CENTRAL ANGLE OF 22 DEGREES 09 MINUTES FEET SOUTH 30 DEGREES 56 MINUTES EAST, 125.0 FEET TO AN IRON PIN; THENCE WITH A. D. CRICHTON AND OTHERS SOUTH 53 DEGREES 29 MINUTES WEST, 644.71 FEET TO AN IRON PIN; THENCE WITH SAME NORTH 36 DEGREES 31 MINUTES WEST, 660.91 FEET TO A SPIKE IN THE CENTER OF L AND N RAILROAD; THENCE WITH L AND N RAILROAD NORTH 53 DEGREES 29 MINUTES EAST, 287.17 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO A 1 DEGREES CURVE NORTH 56 DEGREES 04 MINUTES EAST 352.0 FEET TO A SPIKE; THENCE WITH SAME ON A CHORD TO CURVE NORTH 57 DEGREES 57 MINUTES EAST, 39.21 FEET TO THE POINT OF BEGINNING.

TRACT V:

THIS IS A TRACT OR PARCEL OF LAND LOCATED IN THE NINTH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE BOUNDED ON THE NORTH BY DON CRICHTON AND OTHERS; EAST BY PROPOSED NEW ROAD; SOUTH AND WEST BY DON CRICHTON AND OTHERS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE WEST MARGIN OF NEW PROPOSED ROAD AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING NORTH 48 DEGREES 53 MINUTES WEST, 1,473.45 FEET FROM THE NORTH MARGIN OF U. S. HIGHWAY NO. 43 OR MT. PLEASANT PIKE, SAID POINT IN NORTH MARGIN OF HIGHWAY IS SOUTH 41 DEGREES 57 MINUTES WEST, 236.16 FEET FROM THE MOST SOUTHERLY SOUTHWEST CORNER OF THE DON CRICHTON AND OTHERS FARM; THENCE WITH DON CRICHTON AND OTHERS SOUTH 56 DEGREES 07 MINUTES WEST, 255.0 FEET TO AN IRON PIN; THENCE WITH SAME, NORTH 48 DEGREES 53 MINUTES WEST, 175.0 FEET TO AN IRON PIN, THENCE WITH SAME NORTH 56 DEGREES 07 MINUTES EAST, 246.70 FEET TO AN IRON PIN; THENCE WITH THE WEST MARGIN OF THE NEW PROPOSED ROAD ON A 4 DEGREES 07 MINUTES CURVE HAVING A CENTRAL ANGLE OF 9 DEGREES 54 MINUTES A DISTANCE ON CURVE OF 149.30 FEET TO P.C. OF CURVE; THENCE WITH SAME ON A TANGENT SOUTH 48 DEGREES 53 MINUTES EAST, 28.0 FEET TO THE POINT OF BEGINNING.

TRACT VI:

ANY PORTION OF OLD RUTHERFORD LANE THAT BOUNDS SAID PROPERTY OWNED BY ANDREW D. CRICHTON, JOHN B. JEWELL, III, AND JAMES W. JEWELL, UP TO THE CENTERLINE OF SAID LANE.

FIRST PARTY ALSO QUITCLAIMS ANY AND ALL RIGHTS IN AND TO OLD RUTHERFORD LANE ACQUIRED BY VIRTUE OF THE FOREGOING DEED OR OTHERWISE.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED BY THE FOLLOWING; ALL OF RECORD IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

1. ALL LOTS IN WESTFIELD SUBDIVISION, SECTIONS 1, 2,3, 4, AND 4A, WITH THE EXCEPTION OF LOT 114 WESTFIELD SUBDIVISION, SECTION 4 AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 8, PAGE 21, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
2. DEED TO THE INDUSTRIAL DEVELOPMENT BOARD OF MAURY COUNTY, TENNESSEE IN BOOK 563, PAGE 204;
3. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 591, PAGE 180;
4. DEED TO HERMAN L. LEWIS IN BOOK 607, PAGE 512;
5. DEED TO COLCO, INC., A TENNESSEE CORPORATION IN BOOK 655, PAGE 709;
6. DEED TO RICHARD A. BRICKNER AND WIFE, JUDITH BRICKNER, AS TENANTS IN THE ENTIRETY IN BOOK 675, PAGE 50;
7. DEED TO MAURY COUNTY, TENNESSEE IN BOOK 675, PAGE 354;
8. DEED TO GAITHER FRIERSON GARY IN BOOK 679, PAGE 508;
9. DEED TO STEVEN G. HALL IN BOOK 711, PAGE 531;
10. DEED TO MAURY COUNTY BOARD OF EDUCATION IN BOOK 803, PAGE 174;
11. DEED TO DAVID L. SCHWAB AND JOHN G. MITCHELL, AS EQUAL TENANTS IN COMMON IN BOOK 1114, PAGE 276;
12. DEED EUGENE L. HELLER IN BOOK 1145, PAGE 580; AND
13. DEED TO MAURY COUNTY, STATE OF TENNESSEE IN BOOK R2839, PAGE 368.

BEING PART OF THE SAME PROPERTY CONVEYED TO CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM CRICHTON WELTON PARTNERS, G.P., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2895, PAGE 1276, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION (PER SURVEY)

LOCATED IN THE 9TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BEING A PORTION OF THE CBP, LLC PROPERTY, AS REFERENCED IN RECORD BOOK 2895, PAGE 829 OF THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (ROMCT) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON REBAR (SET), ON THE EASTERLY RIGHT-OF-WAY LINE OF WESTFIELD DRIVE AND THE NORTHEASTERLY CORNER OF LOT 1, WESTFIELD ESTATES, SECTION 1 PROPERTY, PLAT BOOK 7, PAGE 34 (ROMCT), HAVING A TENNESSEE STATE PLANE COORDINATE VALUE OF NORTH: 460,158.17 US FEET, EAST: 1,640,747.93 US FEET (NAD83, 2011);

THENCE, WITH WESTFIELD DRIVE, THE FOLLOWING FOUR (4) CALLS:
1. NORTH 60° 15' 34" EAST 105.85 FEET TO AN IRON PIPE (FOUND);
2. ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 282.23 FEET, AN ARC LENGTH OF 108.50 FEET, AND A CHORD BEARING OF NORTH 49° 15' 42" EAST 107.83 FEET TO AN IRON PIPE (FOUND);
3. NORTH 36° 46' 42" EAST 18.65 FEET TO AN IRON PIPE (FOUND);
4. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 42.59 FEET, AND A CHORD BEARING OF NORTH 80° 41' 30" EAST 37.63 FEET TO AN IRON PIPE (FOUND) IN THE WESTERLY RIGHT-OF-WAY OF RUTHERFORD LANE;

THENCE, WITH RUTHERFORD LANE, THE FOLLOWING TWO (2) CALLS:
1. ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.39 FEET, AN ARC LENGTH OF 157.80 FEET, AND A CHORD BEARING OF SOUTH 47° 58' 28" EAST 157.71 FEET TO AN IRON REBAR (SET);
2. SOUTH 44° 43' 40" EAST 834.17 FEET TO AN IRON REBAR (SET) BEING IN THE CENTERLINE OF A 150' TVA EASEMENT;

THENCE, SEVERING CBP, LLC, SOUTH 08° 07' 07" WEST 383.66 FEET TO AN IRON PIPE (FOUND) BEING THE NORTHEAST CORNER OF THE ALPHEUS S. WEIDNER III PROPERTY, RECORD BOOK 2482, PAGE 1271 (ROMCT);

THENCE, WITH WEIDNER AND THE NORTHERLY LINE OF PLEASANT HILLS, SECTION 1, PLAT BOOK 4, PAGE 63 (ROMCT), THE FOLLOWING TWO (2) CALLS:
1. NORTH 53° 16' 46" WEST 395.79 FEET TO AN IRON REBAR (FOUND);
2. NORTH 83° 51' 15" WEST 118.06 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID WESTFIELD ESTATES, SECTION 1;

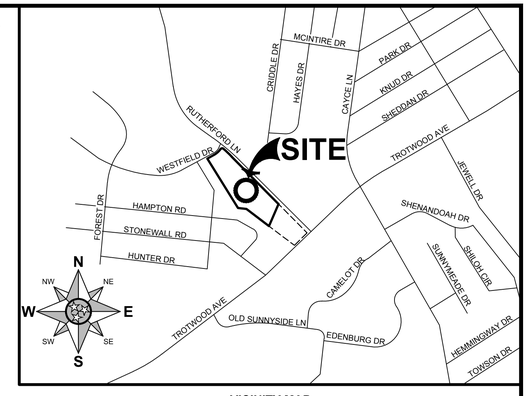
THENCE WITH WESTFIELD ESTATES, NORTH 32° 33' 34" WEST 812.55 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 9.13 ACRES, MORE OR LESS.

GENERAL NOTES:

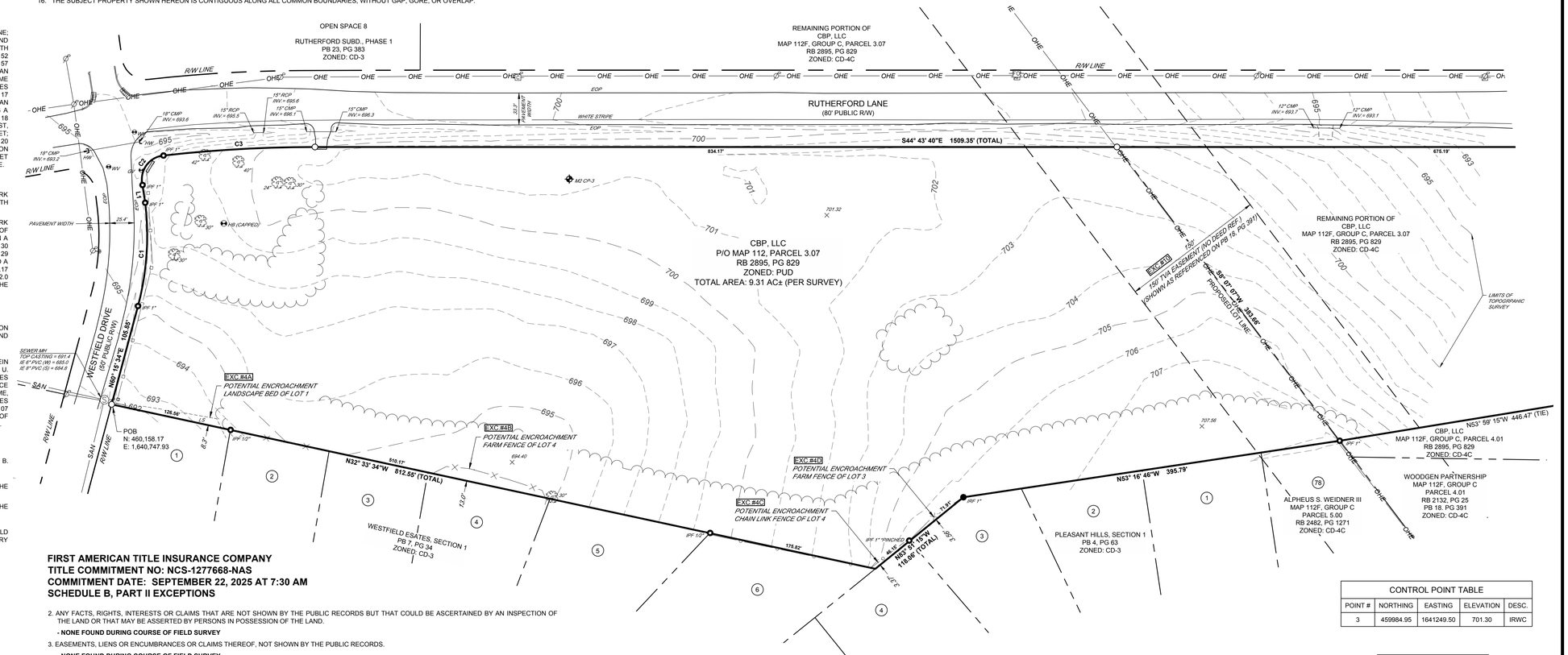
1. BEARINGS ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83, 2011).
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88, GEOID 18). CONTOURS ARE SHOWN AT 1-FOOT INTERVALS.
3. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS REFERENCED IN THE FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NO. NAS-1277668-NAS.
4. THE FIELD SURVEY WAS COMPLETED ON SEPTEMBER 11, 2025.
5. THIS SURVEY WAS PREPARED USING THE TITLE COMMITMENT, AS REFERENCED HEREON, ALONG WITH CURRENT DEEDS AND PLATS OF RECORD.
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. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
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" PANEL 280 OF 440, MAP NUMBER 47119C0280E, EFFECTIVE APRIL 16, 2007.
11. THE SUBJECT PROPERTY IS CURRENTLY ZONED "PUD" (PLANNED UNIT DEVELOPMENT) , BASED ON THE OFFICIAL ZONING MAP FOR CITY OF COLUMBIA, TENNESSEE. A CURRENT ZONING REPORT AND/OR ZONING LETTER HAS NOT BEEN PROVIDED TO THE SURVEYOR. THE MINIMUM BUILDING SETBACK REQUIREMENTS FOR "PUD" ZONING SHOULD BE CONFIRMED WITH THE CONTROLLING JURISDICTION.
13. THE SUBJECT PROPERTY HAS DIRECT AND CONTIGUOUS ACCESS TO RUTHERFORD LANE, A 80-FOOT PUBLIC RIGHT-OF-WAY, TROTWOOD AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AND WESTFIELD DRIVE, A 50-FOOT PUBLIC RIGHT-OF-WAY.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF FIELD SURVEY.
15. NO EVIDENCE OF PROPOSED CHANGES IN THE STREET RIGHT OF WAY LINES, OR OF RECENT STREET OR SIDEWALK CONSTRUCTION, OR REPAIRS, WAS OBSERVED DURING THE COURSE OF FIELD SURVEY.
16. THE SUBJECT PROPERTY SHOWN HEREON IS CONTIGUOUS ALONG ALL COMMON BOUNDARIES, WITHOUT GAP, GORE, OR OVERLAP.

LEGEND:

	EXISTING PROPERTY LINE	HB	HOSE BIB
	EXISTING RIGHT-OF-WAY		SANITARY SEWER MANHOLE
	EXISTING ADJACENT PROPERTY LINE		CURB INLET
	EXISTING EASEMENT		INLET (SQUARE)
MBSL	MINIMUM BUILDING SETBACK LINE	GV	GAS BOX (GAS VALVE)
700	EXISTING INDEX CONTOUR		HIGH TENSION TOWER
	EXISTING INTERMEDIATE CONTOUR		POWER POLE
	EXISTING FARM FENCE		GUY WIRE
	EXISTING WOOD FENCE		TRAFFIC PULL BOX
	EXISTING CHAIN-LINK FENCE		COMMUNICATION PEDESTAL
SAN	EXISTING SANITARY SEWER LINE		FIBER OPTIC PULL BOX
W	EXISTING WATER LINE		TREE, DECIDUOUS
OHE	EXISTING OVERHEAD ELECTRIC	700.00	EXISTING SPOT ELEVATION
	EXISTING TREELINE	(POI)	POINT OF INSERTION
	IRON REBAR FOUND (IRF)	HW	HEADWALL
	IRON PIPE FOUND (IPF)	LS	LANDSCAPE BED
	IRON REBAR SET W/CAP (IRS)	EOP	EDGE OF PAVEMENT
	BENCHMARK / SURVEY CONTROL	1	LOT NUMBER
WV	WATER VALVE	EXC. #3	SCHEDULE B PART II EXCEPTION
	FIRE HYDRANT		



VICINITY MAP
SCALE: 1"=1000'



FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE COMMITMENT NO: NCS-1277668-NAS
COMMITMENT DATE: SEPTEMBER 22, 2025 AT 7:30 AM
SCHEDULE B, PART II EXCEPTIONS

2. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
   - NONE FOUND DURING COURSE OF FIELD SURVEY
3. EASEMENTS, LIENS OR ENCUMBRANCES OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
   - NONE FOUND DURING COURSE OF FIELD SURVEY
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
   (A) - ENCROACHMENT OF LANDSCAPE BED FROM LOT 1, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON
   (B) - ENCROACHMENT OF FARM FENCE FROM LOT 4, WESTFIELD ESTATES, SECT. 1, AS SHOWN AND NOTED HEREON
   (C) - ENCROACHMENT OF CHAIN LINK FENCE FROM LOT 4, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON
   (D) - ENCROACHMENT OF FARM FENCE FROM LOT 3, PLEASANT HILLS, SECT. 1, AS SHOWN AND NOTED HEREON
10. ALL MATTERS SHOWN ON PLAT(S) OF RECORD IN BOOK 8, PAGE 21; PLAT BOOK P18, PAGE 379; AND PLAT BOOK P23, PAGE 348, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - PLAT BOOK 8, PAGE 21 AND PLAT BOOK 23, PAGE 348, DO NOT AFFECT THE SUBJECT PROPERTY
   - PLAT BOOK 18, PAGE 379, REFERENCES A 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON
   - PLAT BOOK 18, PAGE 391, IS NOT LISTED IN EXCEPTION ABOVE, BUT DOES REFERENCE SAME 150' TVA OVERHEAD POWER LINE EASEMENT THAT DOES AFFECT THE SUBJECT PROPERTY AS SHOWN AND NOTED HEREON
11. RIGHT OF WAY AND LIFE ESTATE CONTAINED IN DEED OF RECORDED IN BOOK 595, PAGE 486, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
12. TERMS AND PROVISIONS OF RIGHT OF WAY OR EASEMENT, BY AND BETWEEN THOMAS J. BURT AND RAYMOND MCMEEN AND CITY OF COLUMBIA, TENNESSEE, A MUNICIPAL CORPORATION, OF RECORD IN BOOK 609, PAGE 309, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
13. TERMS AND PROVISIONS OF RIGHT-OF-WAY OR EASEMENT, BY AND BETWEEN ANDREW DON CRICHTON, JAMES W. JEWELL AND JOHN B. JEWELL, III AND CITY OF COLUMBIA, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R1924, PAGE 1092, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
15. TERMS AND PROVISIONS OF GRADING AND CONSTRUCTION EASEMENT AGREEMENT, BY AND BETWEEN WELTON INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND COLUMBIA RETAIL PARTNERS, A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK R2113, PAGE 557, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
17. TERMS AND PROVISIONS OF SANITARY SEWER EASEMENT, BY AND BETWEEN CBP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AND CITY OF COLUMBIA, STATE OF TENNESSEE, ITS SUCCESSORS AND ASSIGNS, OF RECORD IN BOOK R2931, PAGE 1096, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
   - DOES NOT AFFECT THE SUBJECT PROPERTY
20. RIGHTS OF THE RAILROAD COMPANY TO EXPAND ITS RIGHT OF WAY TO ITS FULL CHARTER WIDTH.
   - DOES NOT AFFECT THE SUBJECT PROPERTY

CONTROL POINT TABLE				
POINT #	NORTHING	EASTING	ELEVATION	DESC.
3	459984.95	1641249.50	701.30	IRWC

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.65	N36° 46' 42"E

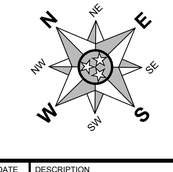
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BRNG	CHORD LENGTH
C1	108.50	282.23	N49° 15' 42"E	107.83
C2	42.59	25.00	N80° 41' 30"E	37.63
C3	157.80	1392.39	S47° 58' 28"E	157.71



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE AND ACCURATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. THE SURVEY SHOWN HEREON REPRESENTS A CATEGORY I SURVEY, HAVING A LINEAR ERROR OF CLOSURE WHICH IS EQUAL TO OR LESS THAN 1 FOOT PER 10,000 FEET OF LAND (1:10,000). THIS SURVEY WAS MADE IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

60' 0 60' 120'
GRAPHIC SCALE



GPS SURVEY DATA INFORMATION:

- TYPE OF GPS SURVEY: RTK
- POSITIONAL ACCURACY: 0.07 FEET
- DATUM/EPOCH: NAD83 (2011) EPOCH 2010.00
- PUBLISHED/FIXED CONTROL USED: TGRN
- GEOID MODEL: GEOID 18
- COMBINED GRID SCALE FACTOR: 0.9999285106
- UNITS: (US FEET)(GRID)

REVISION #	DATE	DESCRIPTION

BOUNDARY & TOPOGRAPHIC SURVEY
P/O MAP 112, PARCEL 3.07
RUTHERFORD LANE
CITY OF COLUMBIA
9TH CIVIL DISTRICT
MAURY COUNTY, TENNESSEE

DATE :	OCTOBER 22, 2025	DRAWN BY :	PMK
PROJECT NUMBER :	25-215	CHECKED BY :	EDC

M2 GROUP
P.O. BOX 2543
BRENTWOOD, TN 37

November 19, 2025

Mr. Jay Fulmer
Fulmer Lucas Engineering
2002 Richard Jones Rd., Suite B200
Nashville, TN 37215
Sent via email: jay@fulmerlucas.com

RE: **Water Availability Letter** Expires: 5/19/2026
Morning Pointe Assisted Living
Rutherford Lane at Westfield Drive (southwest corner)
Tax Map & Parcel 11200307000
Columbia, TN

Dear Mr. Lucas:

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 145 bed assisted living facility in two buildings. CPWS has evaluated the projected water demands for the proposed development in the water system hydraulic model. CPWS can provide water for the proposed development according to the following criteria and requirements:

- Source water capacity is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- The current CPWS system is only able to support a fire flow up to 750 gpm at this location until (planned) additional improvements in the Southside distribution area are completed.
    - After completion of the Southside distribution area improvements, available fire flow will be up to 1,250 gpm.

- The number and sizes of service meters assumed for this letter is based on Applicant's description of the project features. Actual meter count and sizing will be updated or verified during the Design Review phase of the Project:
    - 114,340 sf of commercial assisted living space (two buildings)
    - Assume Fire Service meter: One (1) at 6-inch
    - Assumed Commercial Service meters: Two (2) at 2-inch
    - Assumed Landscape Irrigation meter: One (1) at ¾-inch
- The above request translates to a 41 Single Family Unit (SFU) flow demand equivalent.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire 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, if required).

This Water Availability Letter will expire in six months unless vested by payment of water service fees and impact fees for the proposed project. 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.
    - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval (if TDEC review required).
    - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- 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.

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	41	**$16,670**

- 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" Landscape Irrigation Meter Cost	1	$540	$540
2" Service Meter Cost	2	Current Price	Deferred
6" Fire Meter Cost	1	Current Price	Deferred
Current Impact Fee for ¾" Service Meter	1	$5,500	$5,500
Current Impact Fee for 2" Service Meter	2	$30,000	$60,000
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$66,040**

- 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: Franklin Farrow, Morning Pointe
Bart Anderson, CPWS
File 25-036

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

October 21, 2025

Jay Fulmer, PE
Fulmer Lucas
2002 Richard Jones Rd Ste B200
Nashville, TN 37215

jay@fulmerlucas.com

Re: Rutherford Lane & Westfield Dr, being Tax Map: 112F Group: C Parcel: 3.07. Assisted living facility with 145 beds split between two buildings.

Dear Sir:

Columbia Power System has an existing power line near your proposed residential development.

We are willing to serve this development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

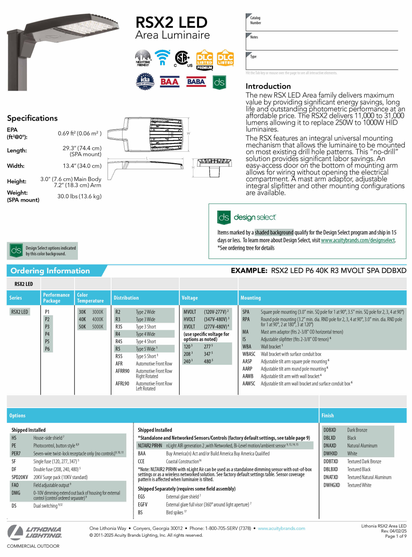
- **Unfortunately, due to current supply chain challenges, no timeframe can be guaranteed regarding the availability of meters or transformers appropriate for your development.**

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

so



RSX2 LED
Area Luminaire

Introduction
The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 250W to 1000W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

Specifications
EPA (ft²@0°): 0.69 ft² (0.06 m²)
Length: 29.3" (74.4 cm) (SPA mount)
Width: 13.4" (34.0 cm)
Height: 3.0" (7.6 cm) Main Body, 7.2" (18.3 cm) Arm
Weight: (SPA mount) 30.0 lbs (13.6 kg)

design select
Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Design Select options indicated by this color background.

Ordering Information
EXAMPLE: RSX2 LED P6 40K R3 MVOLT SPA DDBXD

RSX2 LED

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting
RSX2 LED	P1	30K 3000K	R2 Type 2 Wide	MVOLT (120V-277V)	SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)
	P2	40K 4000K	R3 Type 3 Wide	HVOLT (347V-480V)	RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°)
	P3	50K 5000K	R3S Type 3 Short	XVOLT (277V-480V) [1]	WA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)
	P4		BS Type 4 Wide	Use specific voltage for options as noted.	IS Adjustable slipfitter (fits 2-3/8" OD tenon) *
	P5		R4S Type 4 Short	120 [1] 277 [1]	WBA Wall bracket *
	P6		BS Type 5 Wide [1]	208 [1] 347 [1]	WBACC Wall bracket with surface conduit box *
			R5S Type 5 Short *	240 [1] 480 [1]	AASP Adjustable tilt arm square pole mounting *
			AFR Automotive Front Row		AARP Adjustable tilt arm round pole mounting *
			AFRR90 Automotive Front Row Right Rotated		AARB Adjustable tilt arm with wall bracket *
			AFRL90 Automotive Front Row Left Rotated		AARSC Adjustable tilt arm wall bracket and surface conduit box *

Options

Shipped Installed
HS House-side shield *
PE Photocontrol, button style [2]
PER7 Seven-wire twist-lock receptacle only (no control) [2,3,4,5]
SF Single fuse (120, 277, 347) *
DF Double fuse (208, 240, 480) *
SPD20KV 20KV Surge pack (10KV standard)
FAO Field adjustable output [6]
DMG 0-10V dimming extend out back of housing for external control (control ordered separate) *
DS Dual switch [4,7]

Shipped Installed
*Standalone and Networked Sensors, Controls (factory default settings, see table page 9)
NLTAIR2 PIRHN Night time sensor, 15 ft mounting height, ambient sensor enabled, 8 user selectable options, preset to 25% [4,8,9]
BAA Buy America(n) Act and/or Build America Buy America Qualified
CCE Central Construction *
*Note: NLTAIR2 PIRHN with eGFR kit can be used as a standalone dimming sensor with out-of-box settings or as a wireless networked solution. See factory default settings table. Sensor coverage pattern is affected when luminaire is tilted.

Shipped Separately (require same field assembly)
EGS External glare shield *
EGFV External glare full visor (360° around light aperture) *
BS Bird spikes *

Finish
DDBXD Dark Bronze
DBLXD Black
DNAXD Natural Aluminum
DWHXD White
DSSTXD Textured Dark Bronze
DBLBXD Textured Black
DNATXD Textured Natural Aluminum
DWHGXD Textured White

LITHONIA LIGHTING
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
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Lithonia RSX2 Area LED Rev. 04/02/25 Page 1 of 9
COMMERCIAL OUTDOOR

2 TYPES SP1, SP1D, & SP2
NOT TO SCALE



KBA8 LED
LED Specification Bollard

BAA

Specifications
8" Round (203.2 mm)
Height: 42" (106.7 cm)
Weight (max): 27 lbs (12.25 kg)

Introduction
The KBA8 Bollard is a stylish, fully integrated LED solution for walkways. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 70% in energy savings over comparable 100W metal halide luminaires, the KBA8 Bollard is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information
EXAMPLE: KBA8 LED 16C 700 40K SYM MVOLT DDBXD

KBA8 LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options
KBA8 LED	Asymmetric: 12C 12 LEDs [1]	350 350 mA	30K 3000 K	ASY Asymmetric *	MVOLT [1]	Shipped installed
		450 450 mA [2]	40K 4000 K	SYM Symmetric *	120 [1]	PE Photoelectric cell, button type
	Symmetric: 16C 16 LEDs [1]	530 530 mA	50K 5000 K		208 [1]	DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)
		700 700 mA	AMBPC Amber phosphor converted		240 [1]	ELCW Emergency battery backup, CA 1 Hr 20 hrs/cm/system *
			AMBLW Amber limited wavelength [3]		277 [1]	
					347 [1]	

Other options
Shipped installed
SF Single fuse (120, 277, 347V) * [1]
DF Double fuse (208, 240V) * [1]
HS4 24" overall height
HS6 36" overall height
HS8 96" overall height
FG Ground rod/in-ground outlet
LHB Without anchor bolts (3 bolt base)
L1HB4 4 bolt retrofit base without anchor bolts *

Finish (regular)
DNAXD White
DNAXD Natural aluminum
DDBXD Dark bronze
DBLXD Black
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

Accessories
Ordered and shipped separately.
KBA8 B Anchor bolts for KBA8 LED *

NOTES
1 Only available in the 12C, 40K version.
2 Only available in the 16C, 350mA version.
3 Only available with 40K AMBLW version.
4 Not available with ELCW.
5 Not available with 120V. Long line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
6 Not available with 347V. Not available with fusing. Not available with ELCW option.
7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage.
8 NRAB-2 not available with L1HB4 option.
9 Stripping is available only in the colors listed.

LITHONIA LIGHTING
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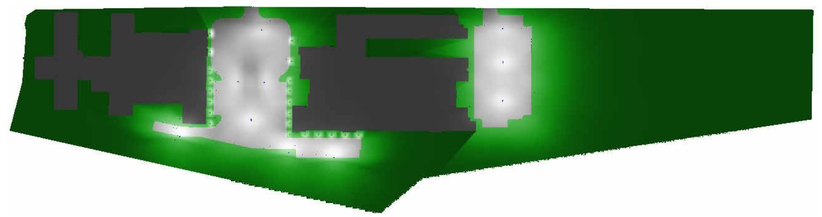
KBA8-LED Rev. 11/21/22

3 TYPE BD1
NOT TO SCALE

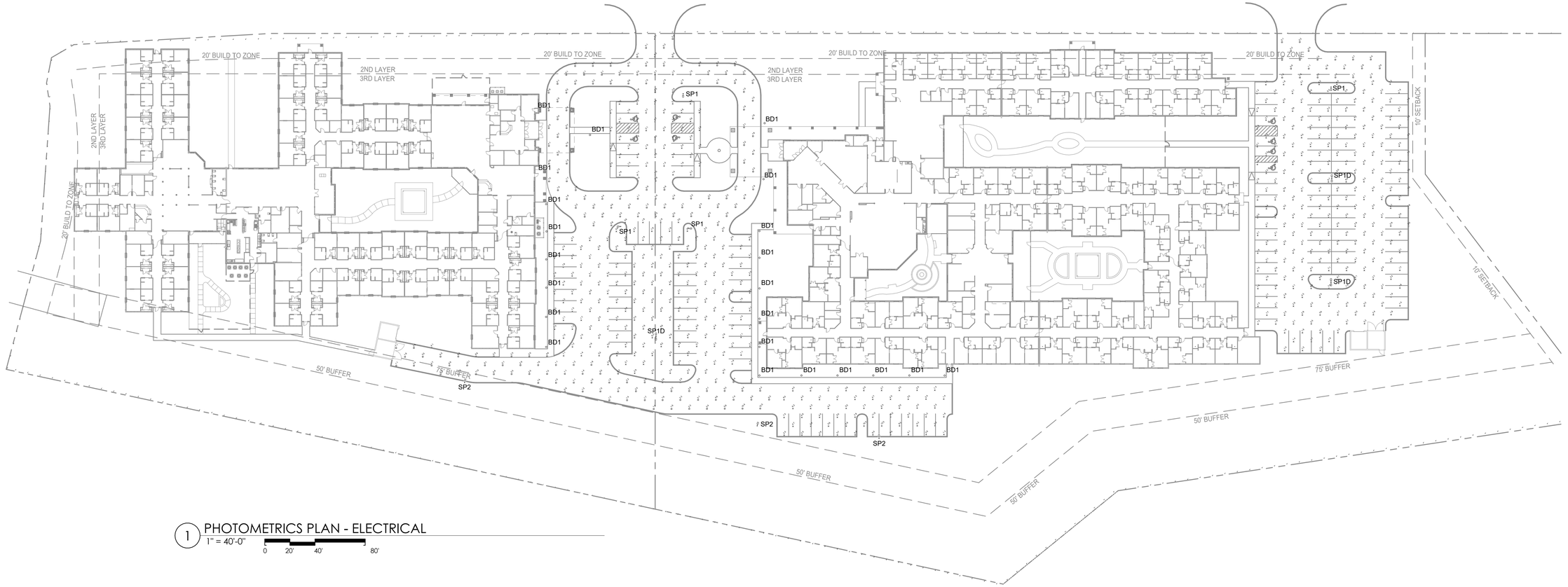
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE 2	◇	4.0 fc	12.5 fc	0.9 fc	13.9:1	4.4:1
DRIVE 3	◇	1.1 fc	3.1 fc	0.1 fc	31.0:1	11.0:1
PARKING 1	+	2.3 fc	5.5 fc	1.0 fc	5.5:1	2.3:1
PARKING 2	+	3.1 fc	9.2 fc	1.0 fc	9.2:1	3.1:1
PARKING 3	+	4.8 fc	12.3 fc	1.3 fc	9.5:1	3.7:1
PARKING 4	+	3.6 fc	9.7 fc	1.0 fc	9.7:1	3.6:1
PROPERTY LINE	×	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
DRIVE 1	◇	1.6 fc	6.4 fc	0.1 fc	64.0:1	16.0:1

SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	MODEL	VOLTAGE	INPUT WATTS	CCT/LUMENS	MOUNTING	DESCRIPTION
BD1	LITHONIA	KBA8-LED-12C-350-50K-ASY	120	16	5000K/1650	BOLLARD	LED BOLLARD, DARK BRONZE
SP1	LITHONIA	RSX2-LED-P6-50K-R3-EGS	208	244	5000K/30267	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE
SP1D	LITHONIA	(2) RSX1-LED-P4-50K-R3	208	488	5000K/60534	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE, DUAL HEAD
SP2	LITHONIA	RSX2-LED-P6-50K-AFR	208	244	5000K/30332	POLE	SITE POLE LIGHT (30' MOUNTING HEIGHT) DARK BRONZE



4 PHOTOMETRIC RENDER
NOT TO SCALE



1 PHOTOMETRICS PLAN - ELECTRICAL
1" = 40'-0"
0 20' 40' 80'

pmc Consulting Engineers
www.powermgmt.com
PROJECT NO. 25097
MIM / MIM

REVISIONS

699 DALLAS ROAD
CHATTANOOGA, TN 37405
(423) 265-3272
FAX (423)266-5502

NEUHOFF TAYLOR ARCHITECTS

SITE DEVELOPMENT PLANS FOR
MORNING POINTE
RUTHERFORD LANE
COLUMBIA, TENNESSEE

MATTHEW IAN MOORE
REGISTERED ENGINEER
No. 131293
STATE OF TENNESSEE
11/17/2025

PROJECT #
25047

DATE
11-17-25

DRAWING NAME
PHOTOMETRICS PLAN - ELECTRICAL

SHEET #
EP1.0

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

23 October 2025

Jay Fulmer
Fulmer Lucas Engineering, LLC
2002 Richard Jones Rd, B200
Nashville, TN 37215

RE: Rutherford Ln Map 112 Parcel 3.07, Columbia, TN 38401; Morning Pointe 145 Bed Assisted Living Facility

Jay,

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: Morning Pointe

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
- x ☐ Parcel identification, owner, and deed and plat references of adjoining properties
- ☒ Proposed phasing and timetable for all phases of development
- N/A ☐ Traffic Impact Study, as required. Less than 75 peak hour trips (approximately 38)
- N/A ☐ The substance of all existing and proposed covenants, easements, or other restrictions.

Lots and Land-Use

- ☒ The size of total property to be developed in square feet and acres
- ☒ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☒ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- N/A ☐ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☒ Location and approximate dimensions of all existing and proposed structures.
- ☒ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☒ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☒ Location, type, and size of proposed signs
- ☒ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

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Grading, Drainage, and Storm

- ☒ Existing conditions and contours at vertical intervals of not more than two (2) feet
- ☒ General proposed contours at vertical intervals of not more than two (2) feet
- ☒ FEMA Special Flood Hazard Area (SFHA), 100-year Floodplain (F-P), and Floodway (F-W) boundaries with elevations and the exact location of the nearest benchmark. Indicate the Flood Insurance Rate Map (FIRM) panel number, its effective date, and flood insurance zones
- N/A ❑ Location and dimension of aquatic buffer zones
- ☒ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- N/A ❑ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- N/A ❑ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☒ Proposed connections to existing and proposed streets (including classification) located outside the development
- N/A ❑ Proposed improvements as identified in the Traffic Impact Study, as required
- ☒ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☒ Existing and proposed on-street and off-street parking and loading areas
- ☒ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☒ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☒ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- N/A ❑ 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.
  CWPS indicated the water availability letter is nearing completion and is expected to be issued week of 11/17.

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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:

Jay Fulmer		11/17/2025
Print Name	Signature	Date

Jay Fulmer

From: Andy Crichton <acrichton@athensins.com>
Sent: Tuesday, November 11, 2025 3:57 PM
To: Franklin Farrow
Cc: Jay Fulmer; 'Chae Hart-Whitworth'
Subject: Property on Rutherford Lane

November, 11th 2025

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

To Whom It May Concern:

CBP, LLC the Crichton brothers currently own property fronting on Rutherford Lane. Approximately 9 acres of the property is being sold to the principals of Morning Pointe Senior Living Greg Vital and Franklin Farrow.
Moring Pointe had been a provider of assisted living services in Columbia for the past 20+ years and is seeking to expand their services at this new wonderful location.

Vital and Farrow are the owners and co-founders of Morning Pointe which is a Tennessee base senior living company with 27 years of experience in this sector. CBP, LLC the Crichton brothers are pleased to sell this
property once approvals are all received.

Kind Regards,

Andy Crichton, *Agent ~ CBP, LLC Managaing Member*
Columbia, TN 38401
Office: 931.398.5533
Cell: 615.714.2452
www.athensins.com

FULMER LUCAS

MEMORANDUM

To: City of Columbia Planning Department
From: Jay Fulmer, PE
Date: November 17, 2025
Subject: Morning Pointe – Master Plan Application
Project Description

A master plan for approximately 9.3 acres of the greater tract along the western side of Rutherford Lane between Westfield Drive and Trotwood Avenue is being submitted to allow an assisted living and memory care campus within the existing PUD zoning.

The project is intended to include two buildings constructed in two phases. The property will ultimately be subdivided for each building to be on its own parcel for operational purposes.

The first building is approximately 62,600 square feet and contains 77 units (83 beds). The building will serve both assisted living and memory care purposes. The second building is approximately 48,400 square feet and contains 60 units (68 beds). Upon completion of building 2, the memory care patients from building 1 will be transferred to building 2 so each building can function independently.

The parking proposed is based on operational needs from existing facilities as well as staffing projections. The central parking lot will be constructed with the first building.

Morning Pointe is the owner and operator of the campus, and they have an established facility within the City of Columbia. This campus is intended to support the growing population of those in need of assisted living and memory care facilities.

Please send any further questions or comments to jay@fulmerlucas.com.

Jay Fulmer

2248 Nashville HWY Honey Farm Crossing Townhomes

Project #:	25-0417	**Location:**	051 058.00
Applicant:	William Irby	**Case Type(s):**	Preliminary PUD Master Plan
Staff Planner:	Charles Rush, Principal Planner	**Proposed Use:**	PUD-R

PROJECT SUMMARY

The applicant is seeking approval for a Preliminary PUD Master Plan to establish a Planned Unit Development - Residential (PUD-R) already zoned PUD-R. The proposed PUD-R Master Plan proposes a total of 208 units, along with associated infrastructure and site amenity areas, on 25.9 acres. Of the proposed 208 townhomes, 62 will be basement-level entry townhomes, and the remaining 146 townhomes will be slab-on-grade. A total density of 8.03 units an acre is proposed, and the maximum density for PUD-R is 12 units an acre.

- The target site is +/- 25.9 acres.
- Each of the proposed buildings is on its own building site.
- A civic space is included, which includes a mulch walking trail, play structure, and a pavilion. In addition, three (3 pocket parks are provided on site. A total of 5% is required, and this plan has provided 8% (2.04 acres).
- The site has vehicular access connection onto Honey Farm Way. The proposed site will have 65’ ROW street and 20’ ROW alleys.
- All townhomes are within 800 feet of a pedestrian shed.
- All townhomes are within 1300 feet of a playground.
- The existing tree canopy is 4.96 acres (19% of the total site) 54% is required to remain for tree canopy, and they are proposing to keep 2.24 acres and add a tree canopy of 0.24 which is 2.69 acres (54%).
- **Deviations Request**:
    - Code Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75’ Buffer Width, Min. 90% opacity 3 ft. from ground and up; evergreen plants > 2.5 in. caliper measured 3 ft from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft o.c.

- **Deviation:** Request to allow existing vegetation along the property line to count as the required buffer planting.
- Justification: The existing tree vegetation along the property line varies in width from 20 to 30 feet, which provides a landscape buffer opacity greater than what is required in the code. Easements for water and electrical lines in the buffer area also prohibit the planting of additional vegetation. To further mitigate the deviation request, we are proposing to add buffer plantings, where they are not required, along the west property boundary abutting the future commercial development.
- **Staff Comments**: If this is granted the applicant is not providing anything in return since they are having to leave these trees to count towards the required tree preservation.

- Code Requirement: Table 4.3.1-L PUD-R, Setbacks / Yards, Rear setback 10ft. min.
  - **Deviation**: Rear setback 5ft. min.
  - Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards, which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback; the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.
- Code Requirement: Table 4.3.1-L District standards, Windowsill height 5’ min. above average grade at façade.
  - **Deviation**: Windowsill height 4’ min. above average grade at façade.
  - Justification: Windowsill height for residential dwellings is typically lower than mixed-use structures to allow for larger windows and daylight into dwellings. This project is not requesting a variance to the 18” minimum exposed foundation along the frontage.
- Code Requirement: 4.3.12.B.2.b. – The number of parking spaces available to a Lot or Building Site is the sum of b. All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site.
  - **Deviation**: Allow on-street parking spaces located along the thoroughfare, side of a building to count towards the required parking spaces.
  - Justification: In total, the project requirement for dwelling and civic space parking spaces is 433 spaces. The PUD provides 619 parking spaces in the form of garages, driveways, and on-street parking spaces. A limited number of the provided parking spaces, 14 spaces in total, are situated

near the dwellings; however, they are located on the thoroughfare side of the dwelling. This is predominantly due to the requirement to have dwellings fronting Honey Farm Way, where on-street parking is not available.

- **Staff Comments**: The PUD-R standard for parking calculations is two (2) spaces per one (1) townhome. However, the applicant is proposing to use the driveway as a parking space. The PUD-R standards only indicates that parking is allowed to be on-street or located in the 3rd layer. A question to the Planning Commission from staff - would driveway parking be allowed to be used in the calculations of the parking total? A typical parking stall is 9 ft x 19 ft. Several townhomes only have one (1) parking option in the plan.



- Code Requirement: Table 4.3.1-L District Standards (P151) No façade may exist more than once in a block face or within view of the same façade.
  - **Deviation**: Allow the same façade to exist in the same block face so long as it is not in the same building or within 100 feet of the same facade.
  - Justification: The proposed townhome dwellings in the development provide for completely different building types across the street from one another (2 story vs. 3 story) which creates enhanced façade diversity on any given thoroughfare. Furthermore, a typical block face in the

development has three to four buildings with 5 to 6 units each. Adhering to the code would require the builder to provide up to 24 unique facades along a block face. This requirement is not feasible given the size and width of façade faces as they relate to the floor plans and window locations. Meeting the code would result masonry and siding materials being moved around in a way that would end up being aesthetically displeasing. The facades being proposed for the development provide special window and roof features, a vibrant mix of colors, and use a variety of siding options (stone, brick, lap siding, board and batten siding) to create attractive buildings that do not appear repetitive.

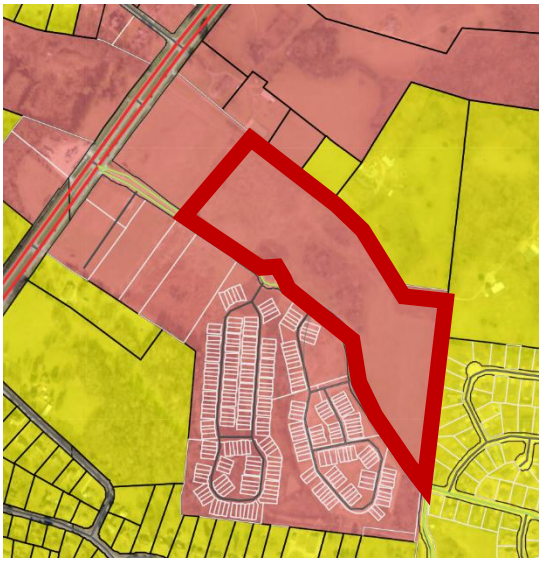
- The Planning Commission is the **Recommending Body** for Preliminary PUD Master Plans.
- The City Council is the **Approving Body** for Preliminary PUD Master Plans.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

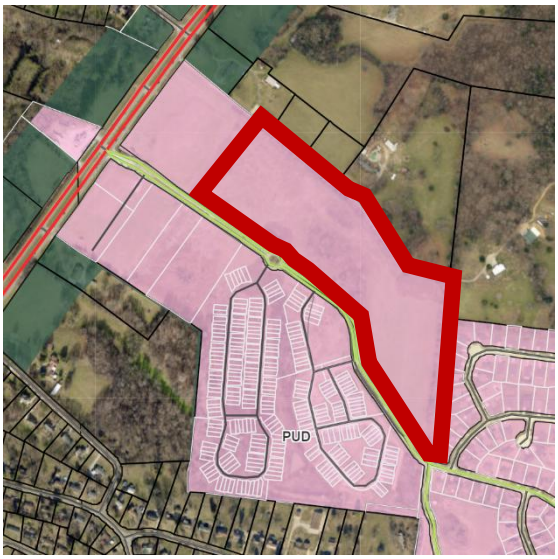
SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-R	Vacant	Vacant	+/-25.9 Acres



FUTURE LAND USE MAP	ZONING MAP





SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center Urban Village	PUD-R	Undeveloped
North	City Center Urban Village/Suburban Neighborhood	PUD-MU, CD-2 & County	Commercial & Vacant
South	City Center Urban Village/Suburban Neighborhood	PUD-R	Townhomes
East	Suburban Neighborhood	PUD-R	Single Family & Vacant
West	City Center Urban Village	PUD	Commercial & Townhomes

CONFORMITY WITH ZONING ORDINANCE

***Red text below are deviations for the PUD-R standards**

Table 1 (PUD-R) Residential Use Planned Unit Development Bulk Standards		
Bulk Standards:	**Required**	**Proposed**
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 36 ft. max .	20 ft min and 30 ft max
Lot/Building Enfrontment:	Facades must have a main entrance in principle of building frontage (up to 20% of building Sites are allowed to front a pedestrian way instead of thoroughfares)	Only unit 97 enfronts a pedestrian way, the rest of the proposed townhomes enfront a thoroughfare
Building Height:	2-3 stories are allowed for townhomes	All proposed structures meet this requirement
Frontage Buildout:	60% minimum	82.5%
Setbacks:	**Principal Buildings** **Front:** 15 ft – 35 ft.. **Front (Secondary**): 15 ft. 35 ft. **Side:** 0' attached, otherwise 10 ft- 24ft. **Rear:** 10 ft.	**Front:** 15 ft **Front (Secondary**): 15 ft **Side:** - 0 ft; 10 ft -24 ft **Rear: 5 ft**

Table-2 (PUD-R) Residentail Planned Unit Development Architectural Standards		
Design Standards:	**Required**	**Proposed**
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	Main entrance enfronts a defined street section or pedestrian way..
Vertical Composition:	Identifiable Base, Middle, & Cap.	The facade includes a defined base and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. A façade greater than 100' shall be	The principal frontage is parallel to the frontage line and provides the façade into segments separated by cornice height and wall materials,

	differentiated so that it appears to be comprised of two or more adjacent buildings.	and includes modulation every 100' by separation of vertical and horizontal elements.
Façade Openings:	20 ft. or less spacing for windows/doors.	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront,	All proposed structures meet this requirement
Window Shape:	Square or vertical proportions.	All windows are square or vertically proportioned
Window Alignment:	Upper-floor windows and other features must be aligned with those of the first floor.	All proposed structures meet this requirement
Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows are proposed to be clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations contain window trim and rowlock and solider course around window areas where brick is used as a façade material.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not offered on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	**(proposed 4 ft min).**
Façade Variety:	No façade may exist more than once on a block face or within view of the same façade	**The requirement is not met**
Roof Type & Pitch:	Shed (P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building) Hip/ Gable/ Pitch 6:12-14:12, (except for shed roofs which may be 3;12-14;12 and except roof	Requirement is met.

	pitch may match the primary roof	
Primary Building Materials:	Brick, Natural Stone, Wood, Cementitious Siding, Authentic stucco over masonry	Stone Veneer & Cementitious siding
Foundation Cladding:	Brick or Natural Stone	Stone veneer
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.

REVIEW PROCESS

The Development Review Committee evaluated the proposed Preliminary PUD Master Plan at its December 2025 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make "Recommendations to the City Council on a preliminary Master PUD Development Plan." Sections 8.5.21.B.3 and 8.5.21.K of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. Without limitation to Section 8.5.21.B.2 above, approval of Rezoning of property to a PUD District, Zoning Text Amendment application related to a PUD, or a Master PUD Development Plan are subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21.B.2 and that the proposed Development, such applications, and approvals:

> Approval of a Master PUD Development Plan [is] subject to the Planning Commission's and the City Council 's first making formal, written findings regarding each of the items listed in Section 8.5.21 B.2 and that the proposed Development, such applications, and approvals:
>
> a. conforms to all applicable standards and requirements of this Ordinance,
>
> b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
>
> c. will not significantly interfere with the use and enjoyment of other land in the vicinity;

d. adequately conserve woodland and the protect water courses from erosion and siltation;

e. maximizes safety, convenience, and amenities for the residents and visitors of the Development; and

f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.K.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to render a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.Q)

SAMPLE MOTIONS

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Preliminary Residential - Planned Unit Development Master Plan as presented *[, subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval Residential - Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Preliminary Residential PUD Master Plan having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections 8.5.21.B, 8.5.21.K, 8.5.18 and 8.5.19 of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

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

PLANNED UNIT DEVELOPMENT

HONEY FARM CROSSING

2248 NASHVILLE HIGHWAY
COLUMBIA, TN

INITIAL SUBMITTAL: NOVEMBER 17, 2025
RESUBMITTAL: DECEMBER 15, 2025

SITE DATA TABLE		
SITE ADDRESS	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401	
TAX MAP	MAP 051 PARCEL 058.00	
OVERALL AREA	EXISTING	PROPOSED
SITE AREA	25.9 AC	25.9 AC
DISTURBED AREA	N/A	21.3 AC
DEDICATED R.O.W. AREA	N/A	7.2 AC
IMPERVIOUS AREA	0 AC	11.74 AC
PERVIOUS AREA	25.9 AC	14.16 AC
BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT: NORTH	N/A	15 FT
REAR: SOUTH	N/A	5 FT
SIDE: EAST	N/A	10 FT
SIDE: WEST	N/A	10 FT

PUD VARIANCE REQUEST

Variance Request 1

Ordinance Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; evergreen plants > 2.5 in. caliper measured 3 ft form ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft o.c.

Deviation: Request to allow existing vegetation along the property line to count as the required buffer planting.

Justification: The existing tree vegetation along the property line varies in width from 20 to 30 feet which provides a landscape buffer opacity greater than what is required in the code. Easements for water and electrical lines in the buffer area also prohibit the planting of additional vegetation. To further mitigate the deviation request we are proposing to add buffer plantings, where they are not required, along the west property boundary abutting the future commercial development.

Variance Request 2

Ordinance Requirement: Table 4.3.1-L PUD-R, Setbacks / Yards, Rear setback 10ft. min.

Deviation: Rear Setback, 5 ft. min.

Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.

Variance Request 3

Ordinance Requirement: Table 4.3.1-L District standards (P151), Window sill height 5' min. above average grade at façade

Deviation: Window sill height 4' min. above average grade at façade.

Justification: Window sill height for residential dwellings are typically lower than mixed-use structures to allow for larger windows and daylight into dwellings. This project is not requesting a variance to the 18" minimum exposed foundation along the frontage.

Variance Request 4

Ordinance Requirement: 4.3.12.B.2.b - The number of parking spaces available to a Lot or Building Site is the sum of: b. All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site.

Deviation: Allow on street parking spaces located along the thoroughfare siding a building to count towards required parking spaces.

Justification: In total, the project requirement for dwelling and civic space parking spaces is 433 spaces, the PUD provides 619 parking spaces in the form of garage, driveway, and on street parking spaces. A limited number of the provided parking, 9 spaces in total, are situated near the Dwellings however they are located on the Thoroughfare siding the Dwelling. This is predominantly due to the requirement to have Dwellings front to Honey Farm Way where on street parking is not available.

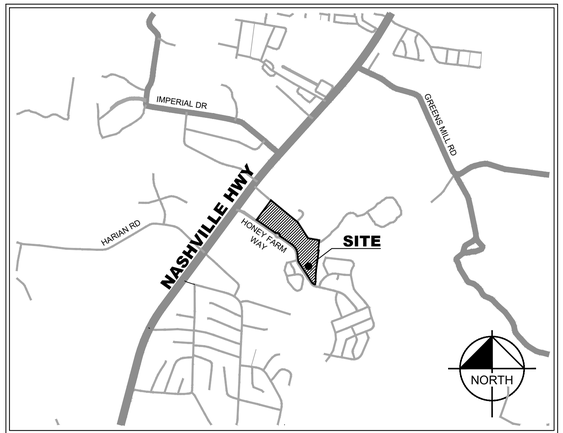
Variance Request 5

Ordinance Requirement: Table 4.3.1-L District Standards (P151) No façade may exist more than once in a block face or within view of the same façade.

Deviation: Allow the same façade to exist in the same block face so long as it is not in the same building or within 100 feet of the same facade.

Justification: The proposed townhome dwellings in the development provide for completely different building types across the street from one another (2 story vs. 3 story) which creates enhanced façade diversity on any given thoroughfare. Furthermore, a typical block face in the development has three to four buildings with 5 to 6 units each. Adhering to the code would require the builder to provide up to 24 unique facades along a block face. This requirement is not feasible given the size and width of façade faces as they relate to the floor plans and window locations. Meeting the code would result masonry and siding materials being moved around in a way that would end up being aesthetically displeasing. The facades being proposed for the development provide special window and roof features, a vibrant mix of colors, and use a variety of siding options (stone, brick, lap siding, board and batten siding) to create attractive buildings that do not appear repetitive.

EXISTING PROPERTY SUMMARY	
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN
MAP AND PARCEL ID:	MAP 051, PARCEL 058.00
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C0-00	COVER
C0-02	SURVEY BY GEOSURVEY
C0-03	SURVEY BY GEOSURVEY
C2-00	SITE LAYOUT - OVERALL
C2-10	SITE LAYOUT - ENLARGEMENT
C2-11	SITE LAYOUT - ENLARGEMENT
C2-12	TABULAR DATA
C2-13	LOT TYPICALS
C2-50	PARKING EXHIBIT
C4-00	GRADING AND DRAINAGE PLAN - OVERALL
C4-10	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C4-11	SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT
C5-00	UTILITY PLAN - OVERALL
C5-10	UTILITY PLAN - ENLARGEMENT
C5-20	UTILITY PLAN - ENLARGEMENT
L0-00	TREE CANOPY EXHIBIT
L1-00	LANDSCAPE PLAN
L1-10	LANDSCAPE PLAN - ENLARGEMENT
L1-11	LANDSCAPE PLAN - ENLARGEMENT
L1-50	LANDSCAPE DETAILS
A1-00	ARCHITECTURAL ELEVATIONS - 20' X 38'
A1-01	ARCHITECTURAL ELEVATIONS - 20' X 38'
A1-02	ARCHITECTURAL ELEVATIONS - 20' X 38'
A1-03	ARCHITECTURAL ELEVATIONS - 20' X 42'
A1-04	ARCHITECTURAL ELEVATIONS - 20' X 42'
A1-05	ARCHITECTURAL ELEVATIONS - 20' X 42'
A1-06	ARCHITECTURAL ELEVATION EXHIBIT

PROJECT DESIGN TEAM

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: KEEGAN MCCORMACK
PHONE: (615) 200-8972

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
10 LEA AVENUE, SUITE 400
NASHVILLE, TENNESSEE 37210
CONTACT: JOSH ROWLAND
PHONE: (615) 823-2209

SURVEY
GEOSURVEY
1660 BARNES MILL ROAD
MARIETTA, GEORGIA
CONTACT: TRENTON D. TURK
PHONE: (770) 795-9900

OWNER
EMG HONEY FARM, LLC
C/O EQUITAS MANAGEMENT GROUP
6148 LEE HIGHWAY SUITE 300
CHATTANOOGA, TN 37421
CONTACT: DREW SMITH
PHONE: (469) 585-7913

DEVELOPER
NVR
302 INNOVATION DRIVE, SUITE 200
FRANKLIN, TN 37067
CONTACT: NICK BATEMAN
PHONE: (615) 454-7289
EMAIL: NBATEMAN@NVRINC.COM

PLANS PREPARED BY
Kimley»Horn

ENGINEER'S SEAL

KEEGAN J. McCORMACK — REGISTERED ENGINEER — AGRICULTURE COMMERCE — No. 130437 — STATE OF TENNESSEE
12/15/2025

PLAN REVISIONS		
REVISION NO.	DATE	REMARKS
1	12/15/2025	RESUBMITTAL NO. 1 REVISIONS

FILE NUMBER	SHEET NUMBER	TOTAL SHEETS
017407106	C0-00	27

Know what's below. Call

Drawing name: K:\NSH_LDEV\017407106 – nvr – honey farms\4–CADD\plansheets\C0–00 COVER.dwg C0–00 Dec 15, 2025 6:25pm by: William.Irby

HONEY FARM CROSSING - 021 project phase

C0-02 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 47119C0180E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eGPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)–STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RM1–PUD" & "CEG–PUD" (HIGH DENSITY RESIDENTIAL & COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICTS) AS SHOWN ON THE ZONING MAP OF CITY OF COLUMBIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT–OF–WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT–OF–WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF GLEN H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #1488, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.
2> HONEY FARM PHASE 1, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.
3> HONEY FARM PHASE 1, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 157, MAURY COUNTY RECORDS, AUGUST 8, 2014.
4> HONEY FARM PHASE 1, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20220762CTN, EFFECTIVE DATE APRIL 12, 2022.

10. Subject to all matters shown on the Plan of record in Plat Book P16, Page 251–252; Plat Book P18, Pages 191–192, Plat Book P20, Page 157–158 and Plat Book P21, Page 109, Register's Office for Maury County, Tennessee.
SAID PLATS ESTABLISH EASTERN PROPERTY LINE AND RIGHT–OF–WAY OF HONEY FARM WAY. NO NEW EASEMENTS OR SETBACKS CREATED BY SAID PLATS.

11. Applications for Greenbelt Assessment – Agricultural of record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.
MATTERS AFFECTING SITE ARE DEPICTED ON SURVEY

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

16. Right–of–Way or Easement of record in Book R2026, Page 1182, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE. BLANKET EASEMENT

18. Inspection and Maintenance Agreements of Private Stormwater Management Facilities of record in Book R2033, Page 1413 and Book R2415, Page 1427, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT.

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

21. Honey Farm Homeowners Association, Inc., Charter of record in Book T, Page 366, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER.

22. Any dedication of the Land or part thereof, for cemetery or burial purposes and public or private rights created thereby, including but not limited to the rights of others in and to the cemetery of record in Book 747, Page 371 and Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
CEMETERY AND BURIAL RIGHTS DO NOT AFFECT.

23. Possible encroachment by a "lane" of record in Book 747, Page 371; and rights of others in and to said "lane" as shown in aforesaid Book 747, Page 371 and in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.
AFFECTS SITE AS SHOWN.

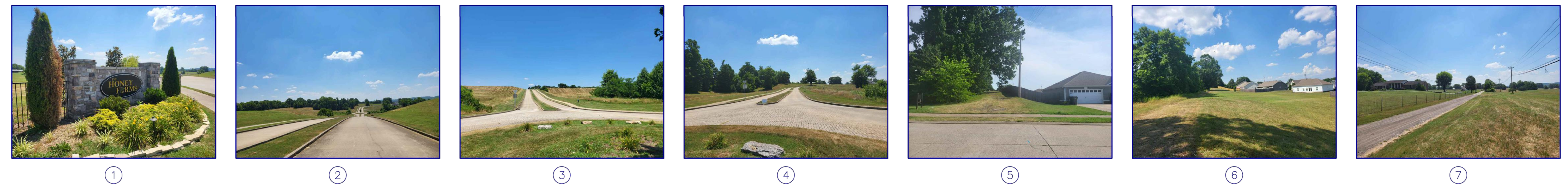
PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

COMMENCING at a 1/2–inch rebar found at the intersection of the southeasterly right–of–way line of Nashville Highway (variable right–of–way) with the northeasterly right–of–way line of Honey Farm Way (variable right–of–way); Thence along said northeasterly right–of–way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2–inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8–inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right–of–way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 26 minutes 06 seconds East for a distance of 883.23 feet to a 1/2–inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2–inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2–inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2–inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8–inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2–inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2–inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2–inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2–inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2–inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2–inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2–inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8–inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8–inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2–inch rebar found on the northeasterly right–of–way line of Honey Farm Way; Thence continuing with said right–of–way line along the arc of a curve to the right an arc length of 31.03 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 67 degrees 31 minutes 58 seconds West, for a distance of 30.99 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2–inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8–inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2–inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2–inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8–inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2–inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2–inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2–inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8–inch rebar set, said point being the TRUE POINT OF BEGINNING.

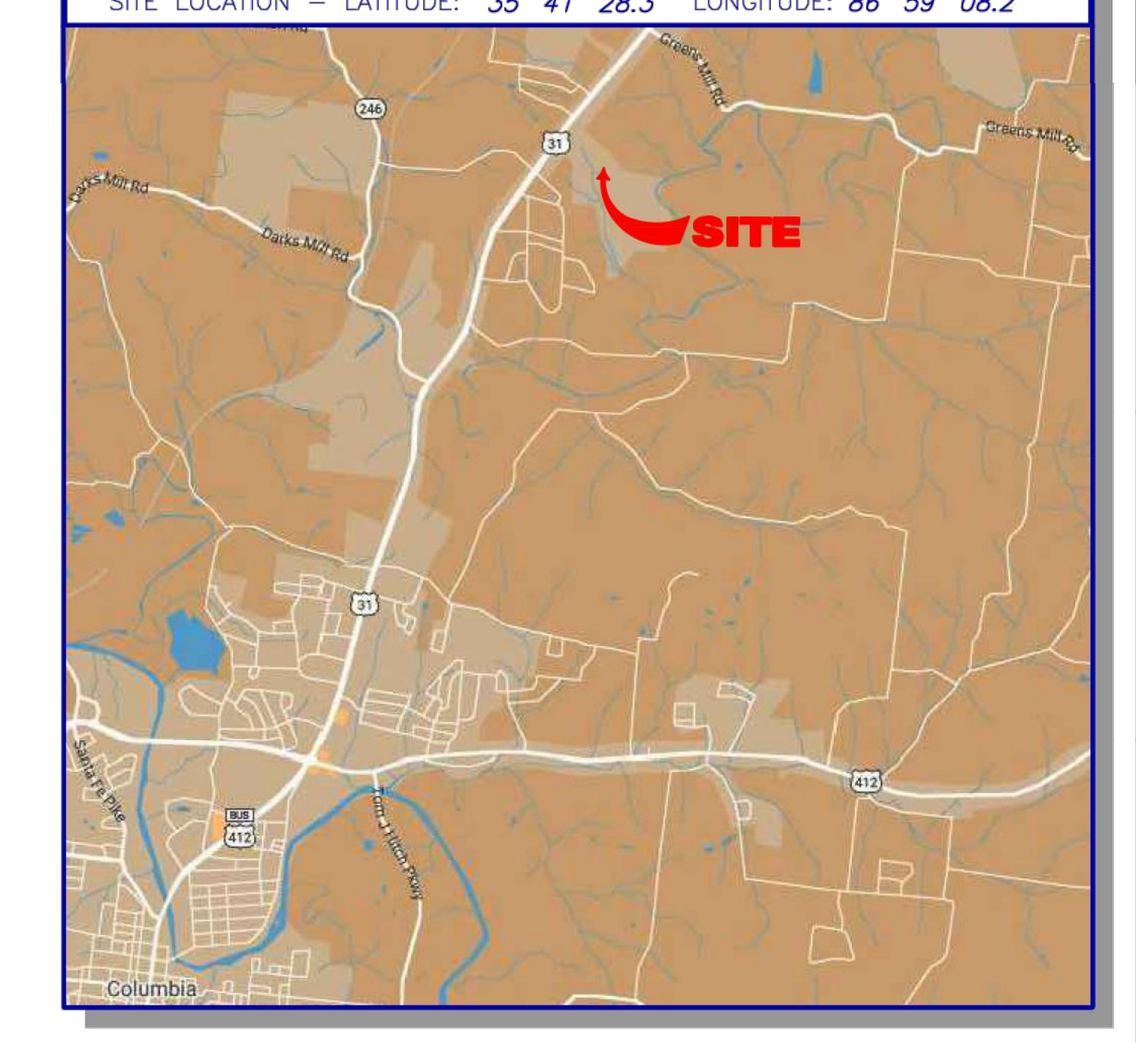
Said tract of land contains 25.867 Acres

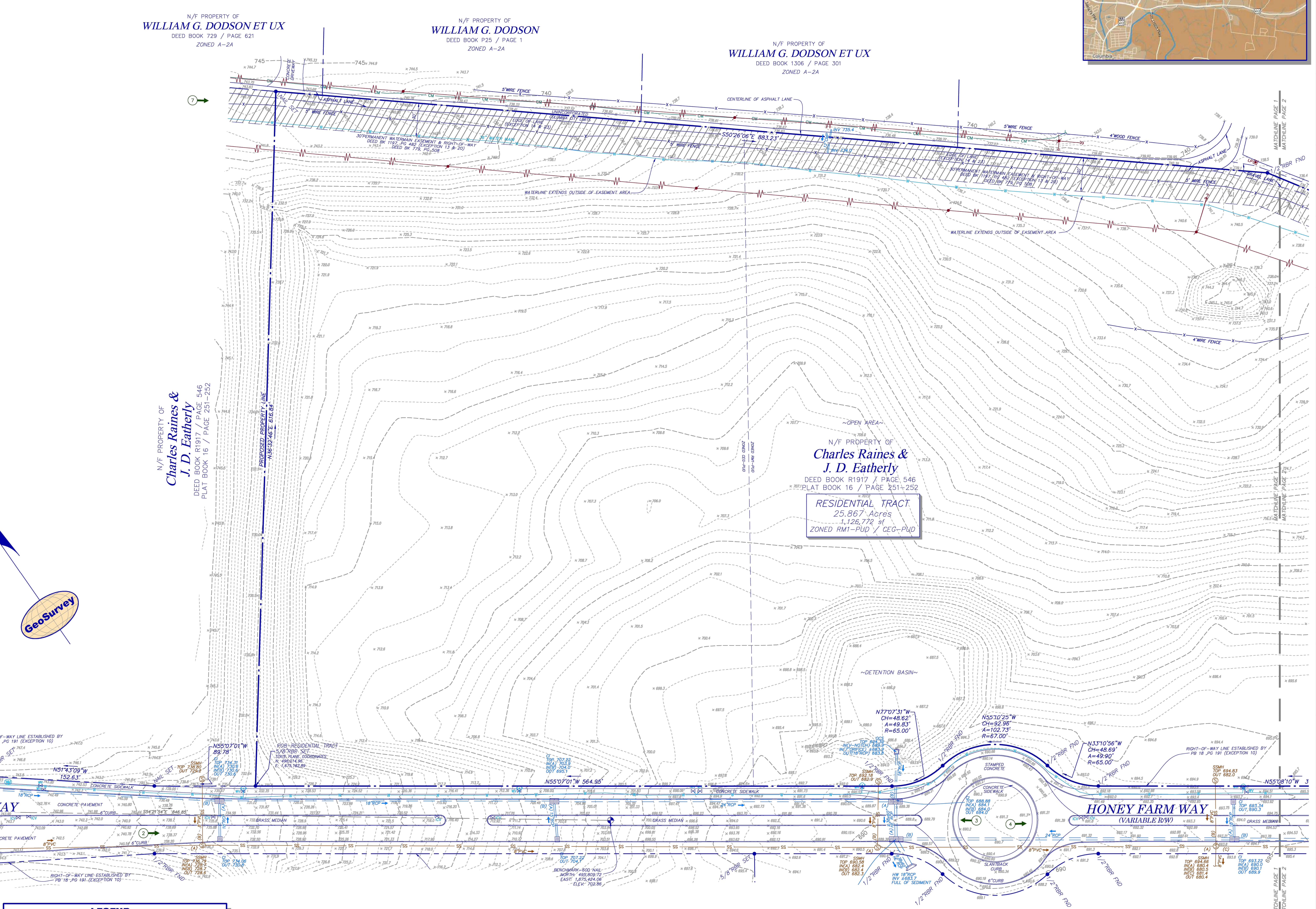
SITE PHOTOGRAPHS

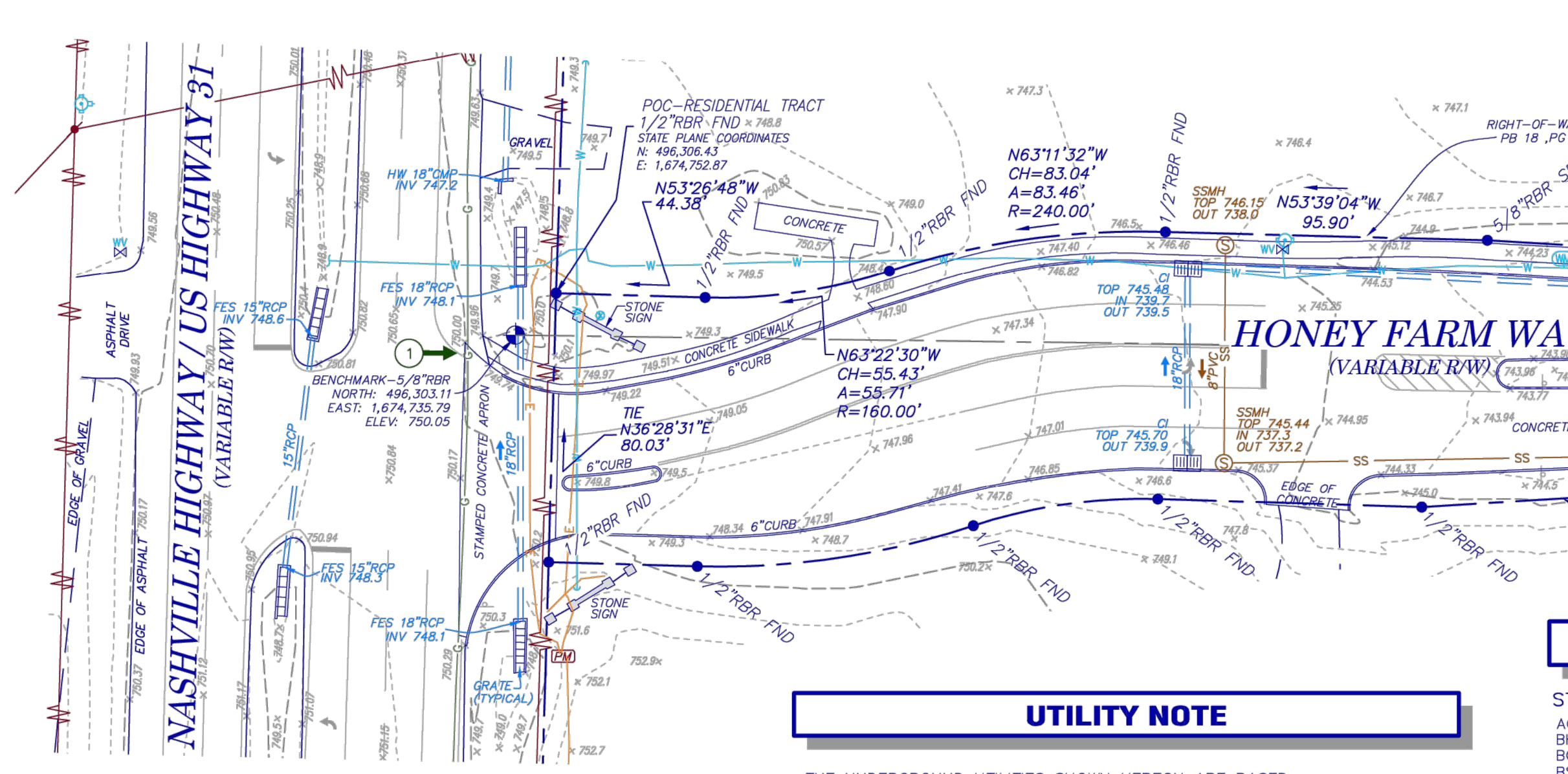


VICINITY MAP

SITE LOCATION – LATITUDE: 35° 41' 28.3" LONGITUDE: 86° 59' 08.2"







CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TRIMBLE "S" SERIES TOTAL STATION AND A TRIMBLE TSC SERIES DATA COLLECTOR. SAID TRAVERSE HAD A FIELD CLOSURE OF ONE FOOT IN 111,254, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. ADDITIONAL FIELD DATA WAS COLLECTED UTILIZING A CARLSON BRX–7 GPS ROVER AND BASE UNIT THAT WAS CALIBRATED AND ORIENTED TO THE FIELD TRAVERSE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 621,510 FEET. JEM INIT.

IF YOU DIG

811 Know what's **below.** **Call** before you dig. Dial 811 Or Call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30036
(678) 357–1946

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN–SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LEGEND

STANDARD ABBREVIATIONS	
AC	AIR CONDITIONER
BH	BORE HOLE
BOS	BOTTTOM OF STRUCTURE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS: OVERHEAD TRAFFIC SIGNAL LIGHT; POWER POLE; GUY WIRE; POWER LINE; LIGHT POLE; ELECTRIC TRANSFORMER; WATER VAULT; GAS VALVE; GAS METER; WATER VALVE; WATER METER; FIRE HYDRANT; UNDERGROUND ELECTRIC LINE; UNDERGROUND GAS LINE; UNDERGROUND COMMUNICATION LINE; UNDERGROUND WATER LINE; PHOTO POSITION INDICATOR; REGULAR PARKING SPACE COUNT; HANDICAP PARKING SPACE; TREE POSITION INDICATOR SIGN

SURVEYOR CERTIFICATION

To: Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b–1), 8, 9, 10, & 13 of Table A thereof. The field work was completed on June 23, 2022.

Date: June 23, 2022

Trenton D. Turk
Tennessee Registered
Land Surveyor # 1735

SHEET 1 OF 2

GRAPHIC SCALE
0 20 40 100 200
1" = 40'

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com

ALTA/NSPS LAND TITLE SURVEY
Honey Farm Residential
FOR
Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

GS JOB NO: 20227361	DRAWING SCALE: 1" = 40'	SURVEY DATE: 6–23–2022
FIELD WORK: ZM	CITY: COLUMBIA	REVISIONS (SEE GENERAL NOTES)
PROJ MGR: JEM	COUNTY: MAURY	No. Date Description
REVIEWED: TDT	STATE: TENNESSEE	
DWG FILE: 20227361–01.dwg	CIVIL DISTRICT: 3RD	

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

SURVEY BY GEOSURVEY

SHEET NUMBER
C0-02

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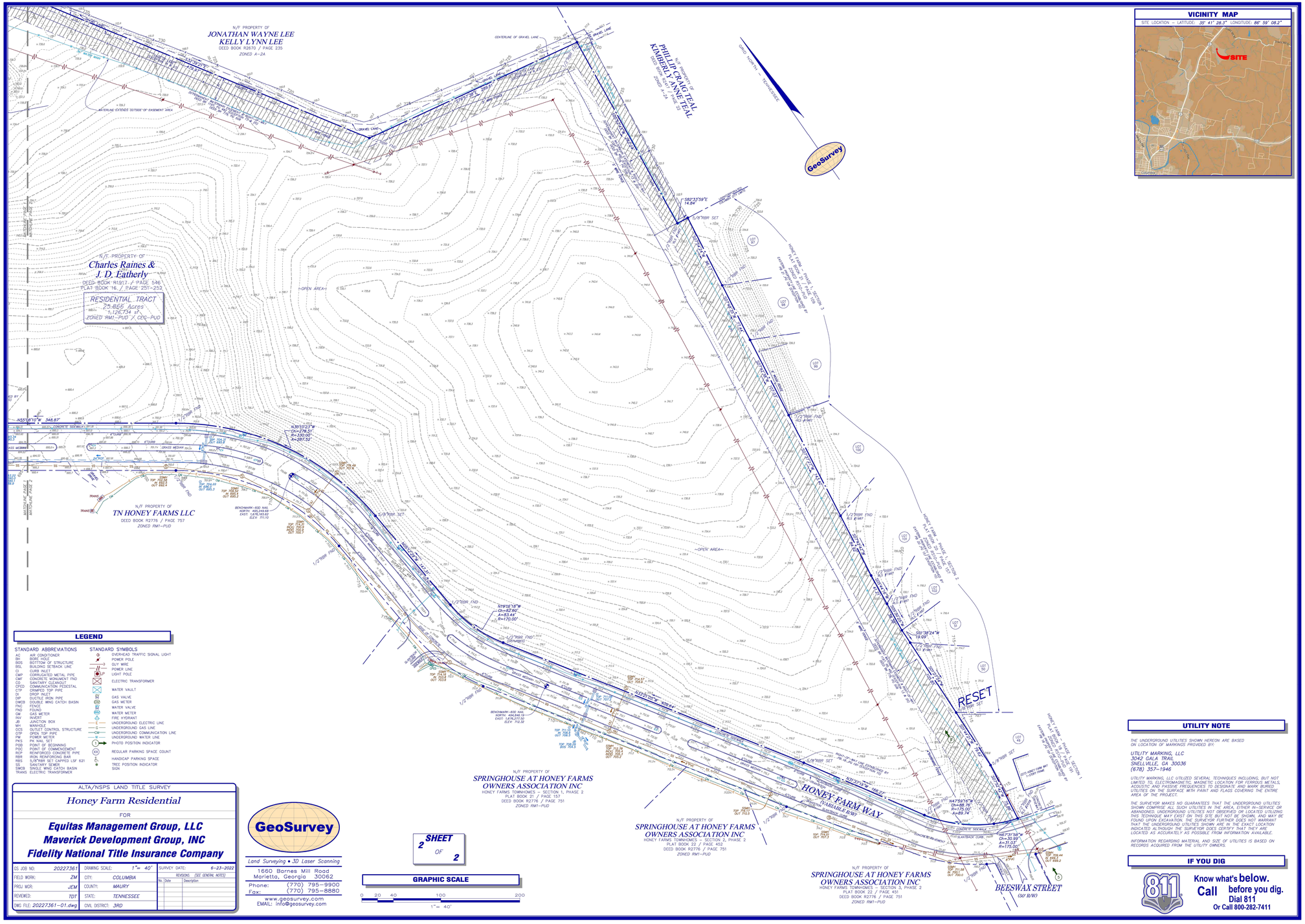
Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C1-00 EXISTING CONDITIONS.dwg C0-02 Dec 15, 2025 6:25pm by: William.Irby

C0-03 - SURVEY BY GEOSURVEY
DATED 06/23/2022 - N.T.S.



VICINITY MAP

SITE LOCATION – LATITUDE: 35° 41' 28.3" LONGITUDE: 86° 59' 08.2"

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BOS	BOTTOM OF STRUCTURE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	CONCRETE PEDESTAL
CTP	CORRUGATED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
HH	HAND HOLE
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PVMT	PAVEMENT
POBB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

	OVERHEAD TRAFFIC SIGNAL LIGHT
	POWER POLE
	GUY WIRE
OHP	POWER LINE
LP	LIGHT POLE
	ELECTRIC TRANSFORMER
	WATER VAULT
	GAS VALVE
GM	GAS METER
	WATER VALVE
WM	WATER METER
	FIRE HYDRANT
E	UNDERGROUND ELECTRIC LINE
G	UNDERGROUND GAS LINE
CM	UNDERGROUND COMMUNICATION LINE
W	UNDERGROUND WATER LINE
1	PHOTO POSITION INDICATOR
XX	REGULAR PARKING SPACE COUNT
	HANDICAP PARKING SPACE
	TREE POSITION INDICATOR
	SIGN

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30036
(678) 357-1946

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES AS VISIBLE ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

IF YOU DIG

811 Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

ALTA/NSPS LAND TITLE SURVEY

Honey Farm Residential

FOR

Equitas Management Group, LLC
Maverick Development Group, INC
Fidelity National Title Insurance Company

GS JOB NO:	20227361	DRAWING SCALE:	1" = 40'
FIELD WORK:	ZM	CITY:	COLUMBIA
PROJ MGR:	JEM	COUNTY:	MAURY
REVIEWED:	TDT	STATE:	TENNESSEE
DWG FILE:	20227361-01.dwg	CIVIL DISTRICT:	3RD

SURVEY DATE: 6-23-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

GeoSurvey
Land Surveying • 3D Laser Scanning
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com

SHEET 2 OF 2

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
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6			
7			
8			
9			
10			

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

SURVEY BY GEOSURVEY

SHEET NUMBER
C0-03

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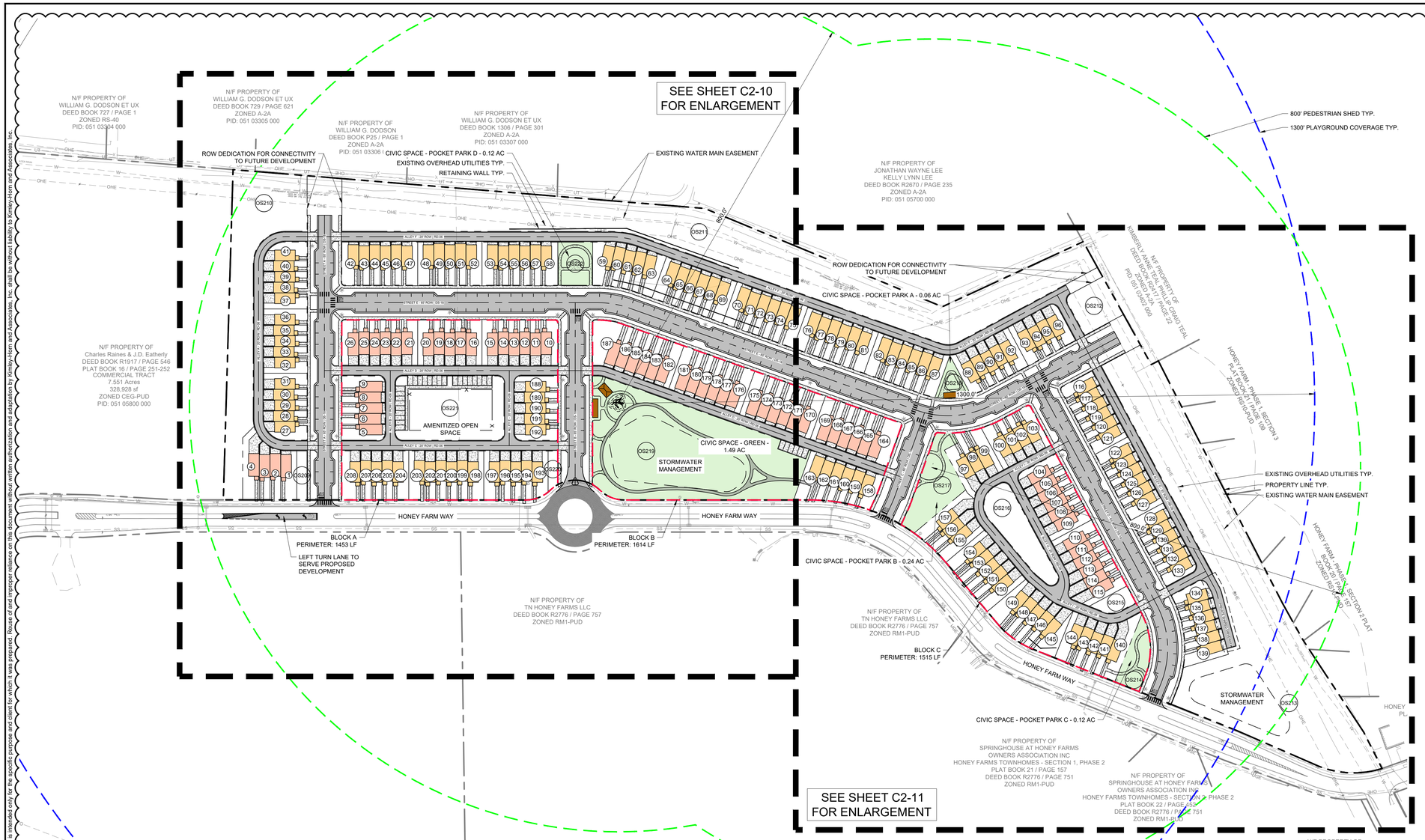


SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.20 AC
IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	8% OF TOTAL AREA 2.04 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
POCKET PARK D:	0.12 AC
REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
ON-STREET DU PARKING:	107 SPACES
TOTAL DU PARKING:	**514 SPACES**
ON-STREET PARKING:	106 SPACES
TOTAL PARKING PROVIDED:	**620 SPACES**

PRODUCT LEGEND

SLAB ON GRADE TOWNHOME (20' x 38' TYP.)

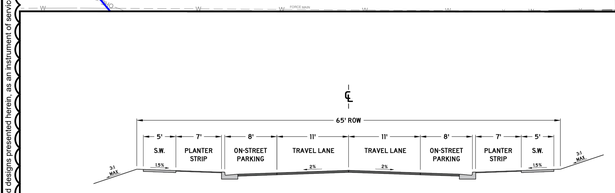
BASEMENT LEVEL ENTRY TOWNHOME (20' x 42' TYP.)

PRODUCT FOUNDATION NOTE

SLAB ON GRADE TOWNHOME LIST
UNITS 26-103, 116-163, 188-208

BASEMENT LEVEL ENTRY TOWNHOME LIST
UNITS 1-26, 104-115, & 164-187

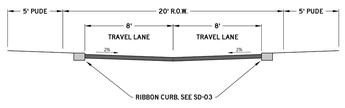
ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE



NOTES:

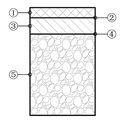
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES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

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	CHARACTER DISTRICT STREET URBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES (NTS)	DATE 7/1/2024
STANDARD DETAILS		DS-18



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-D.02 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING D (SURFACE), OR 307-01.02 ASPHALT CONCRETE MIX. (PG64-22) (ACS) GRADING C ♥ (SURFACE)
②	**TACK COAT (GENERAL USE)** 402-13 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.15 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-01.08 ASPHALT CONCRETE MIX. (PG64-22) (BPMB-HM) GRADING B MZ
④	**PRIME COAT** 402-13 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (5-10 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 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 DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION	ALLEY (NTS)	DATE 6/9/2022
STANDARD DETAILS		RD-06

COORDINATES ARE NAD83. ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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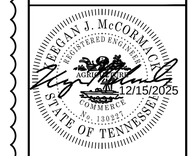
HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN



No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
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10			

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-00 SITE LAYOUT - OVERALL.dwg C2-00 Dec 15, 2025 6:26pm by: William.Irby

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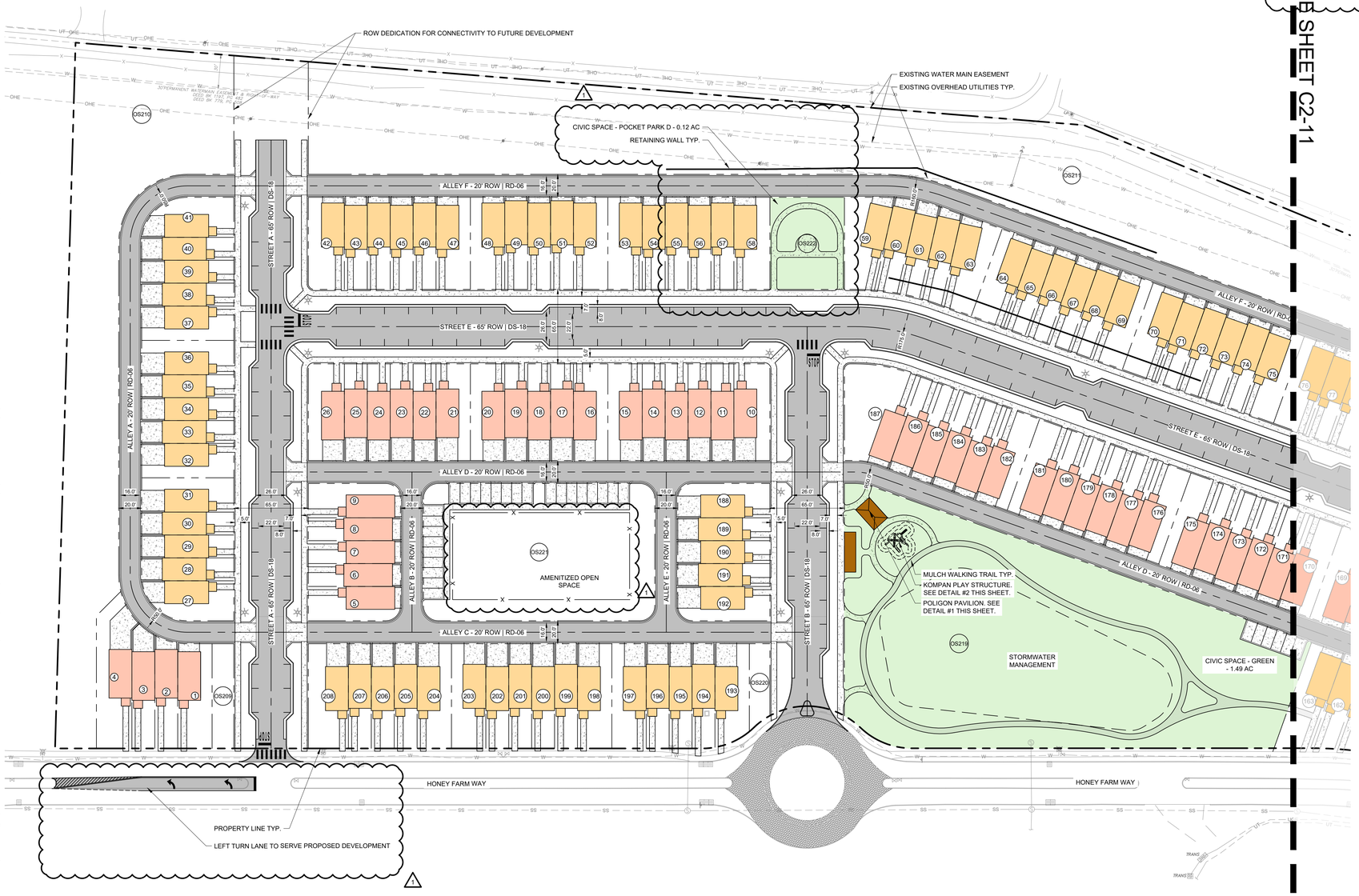

PRODUCT LEGEND

- SLAB ON GRADE TOWNHOME (20' x 38' TYP.)
- BASEMENT LEVEL ENTRY TOWNHOME (20' x 42' TYP.)

PRODUCT FOUNDATION NOTE

SLAB ON GRADE TOWNHOME LIST
UNITS 26-103, 116-163, 189-208

BASEMENT LEVEL ENTRY TOWNHOME LIST
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EXISTING LAND USE:	VACANT
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SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.20 AC
IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
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UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	8% OF TOTAL AREA 2.04 AC
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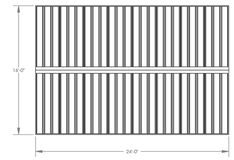

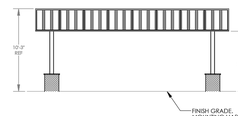

1 POLIGON SHELTER 16' X 24'

NTS



PRODUCT SPECIFICATIONS

MANUFACTURER: **KOMPAN**
PRODUCT: **YELLOWSTONE WITH SHADE**
SIZE: **23'7"X17'10"X15'9"**
COLOR: **TBD**
OPTIONS: **N/A**
DETAIL NOTE: **INSTALL PER MANUFACTURER SPECIFICATIONS**
QUANTITY: **1**

CONTACT: **615.426.8760**
WEBSITE: **https://www.kompan.com/en/us**

2 PLAY STRUCTURE

NTS

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

EGAN J. McCORMACK — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 130221 — 12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
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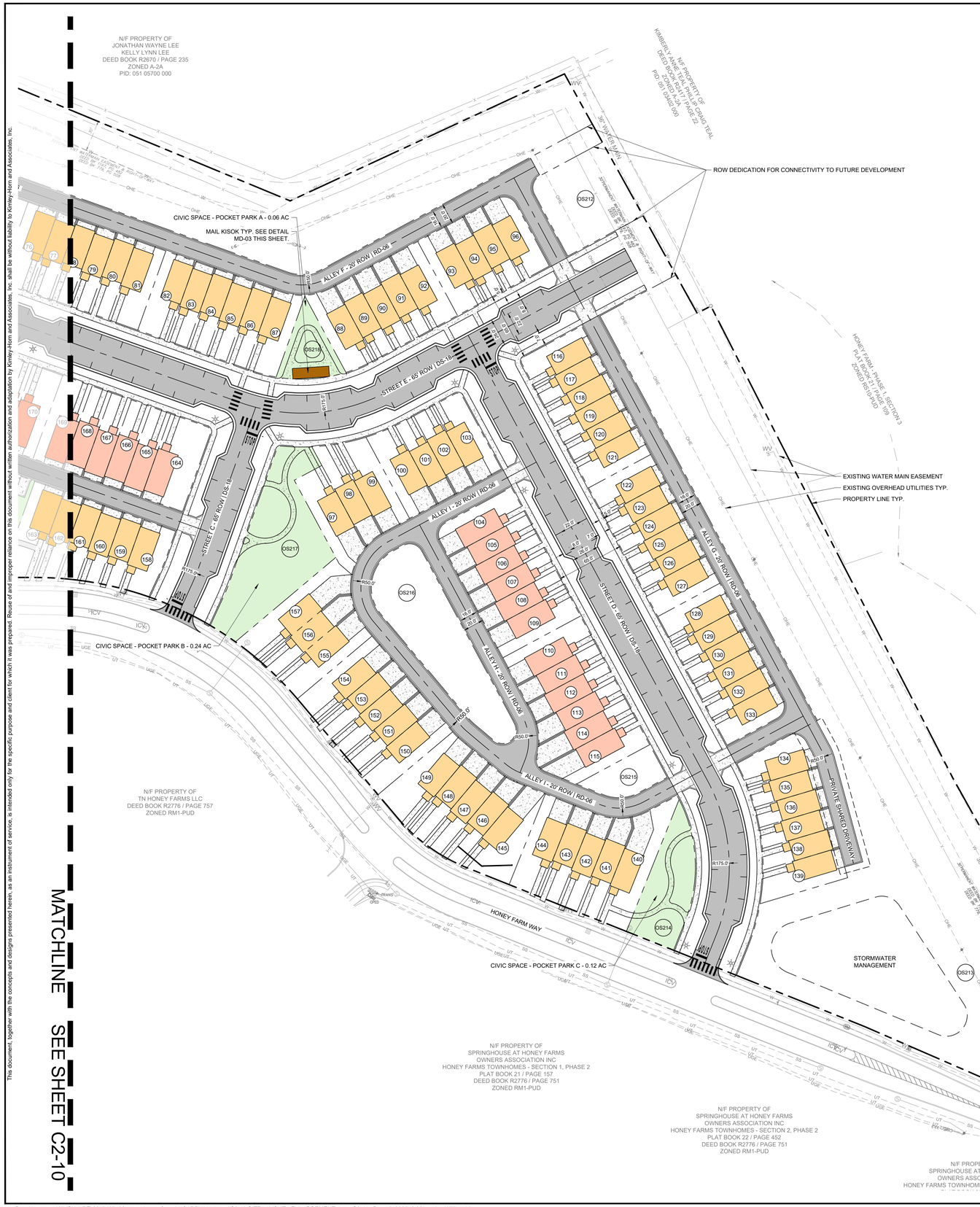
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

KIMLEY-HORN PROJECT NO. 017407106

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-10



MATCHLINE SEE SHEET C2-10

SITE DATA TABLE

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PRODUCT LEGEND

SLAB ON GRADE TOWNHOME
(20' x 38' TYP.)

BASEMENT LEVEL ENTRY TOWNHOME
(20' x 42' TYP.)

PRODUCT FOUNDATION NOTE

SLAB ON GRADE TOWNHOME LIST
UNITS 26-103, 116-163, 188-208

BASEMENT LEVEL ENTRY TOWNHOME LIST
UNITS 1-26, 104-115, & 164-187

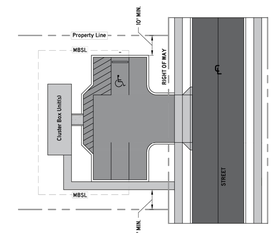
ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE

1

NOTES:

FOR 75 OR LESS CBU'S AT A SINGLE LOCATION
1. CLUSTER BOX UNITS (CBU'S) SHALL MEET USPS STANDARDS
2. CBU'S MAY BE LOCATED WITHIN THE RIGHT OF WAY
3. CBU'S SHALL NOT ENCROACH UPON THE ROADWAY OR SIDEWALK.
4. CBU'S SHOULD BE PLACED ALONG MINOR LOCAL ROADWAYS OR EQUIVALENT. FOR PLACEMENT ALONG COLLECTOR AND ARTERIAL ROADWAYS, FOLLOW THE STANDARDS BELOW, "FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION".

FOR MORE THAN 75 CBU'S AT A SINGLE LOCATION
1. CBU'S SHALL MEET USPS STANDARDS
2. CBU'S SHALL BE LOCATED OUTSIDE OF THE RIGHT OF WAY WITHIN A COMMON OR OPEN SPACE LOT
3. CBU'S SHALL NOT BE PLACED WITHIN ANY EASEMENTS
4. CBU'S AND APPURTENANT BUILDING PAD(S) SHALL BE CONSIDERED A PRINCIPLE STRUCTURE AND SHALL ADHERE TO BUILDING SETBACKS
5. ACCESS AND DRIVEWAYS TO MEET ZONING CODE AND ACCESS MANAGEMENT
6. PARKING SHALL BE PROVIDED WITH A MINIMUM OF 2 PARKING STALLS PLUS 1 STALL PER 25 MAIL UNITS OR PORTION THEREOF ABOVE THE FIRST 25 MAIL UNITS, WITH A MAXIMUM OF TWICE THE MINIMUM
7. PARKING AND SIDEWALKS SHALL HAVE A 10 FT. MINIMUM BUFFER FROM ANY PROPERTY LINE
8. PARKING SHALL ADHERE TO LAYOUT AND INTERIOR LANDSCAPING REQUIREMENTS PER THE ZONING CODE
9. PARKING SHALL BE CLEARLY LABELED AS SHORT TERM PARKING AND CANNOT BE CONSIDERED REQUIRED PARKING FOR ANOTHER USE
10. WHEEL STOPS OR CURBING SHALL BE PROVIDED FOR ALL PARKING STALLS
11. ADEQUATE LIGHTING SHALL BE PROVIDED.
12. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER



CITY OF COLUMBIA
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING DIVISION

STANDARD DETAILS

MAIL CLUSTER BOX UNITS

(NTS)

DATE 6/9/2022

MD-03

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK
REGISTERED ENGINEER
STATE OF TENNESSEE
12/15/2025

No	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

SITE LAYOUT - ENLARGEMENT

SHEET NUMBER
C2-11

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PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
1	2746.71	0.06
2	1894.97	0.04
3	2083.48	0.05
4	3943.76	0.09
5	2378.73	0.05
6	1610.00	0.04
7	1610.00	0.04
8	1610.00	0.04
9	2378.73	0.05
10	2656.38	0.06
11	1690.00	0.04
12	1690.00	0.04
13	1690.00	0.04
14	1690.00	0.04
15	2535.00	0.06
16	2535.00	0.06
17	1690.00	0.04
18	1690.00	0.04
19	1690.00	0.04
20	2535.00	0.06

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
21	2535.00	0.06
22	1690.00	0.04
23	1690.00	0.04
24	1690.00	0.04
25	1690.00	0.04
26	2656.38	0.06
27	2473.03	0.06
28	1609.47	0.04
29	1610.00	0.04
30	1610.00	0.04
31	2415.00	0.06
32	2415.00	0.06
33	1610.00	0.04
34	1610.00	0.04
35	1610.00	0.04
36	2415.00	0.06
37	2415.00	0.06
38	1610.00	0.04
39	1610.00	0.04
40	1609.48	0.04

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
41	2476.29	0.06
42	2530.38	0.06
43	1610.00	0.04
44	1610.00	0.04
45	1610.00	0.04
46	1610.00	0.04
47	2415.00	0.06
48	2415.00	0.06
49	1610.00	0.04
50	1610.00	0.04
51	1610.00	0.04
52	2415.00	0.06
53	2415.00	0.06
54	1610.00	0.04
55	1610.00	0.04
56	1610.00	0.04
57	1610.00	0.04
58	2535.75	0.06
59	2847.01	0.07
60	1654.51	0.04

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
61	1642.74	0.04
62	1624.21	0.04
63	2622.34	0.06
64	2415.00	0.06
65	1610.00	0.04
66	1610.00	0.04
67	1610.00	0.04
68	1610.00	0.04
69	2415.00	0.06
70	2415.00	0.06
71	1610.00	0.04
72	1610.00	0.04
73	1610.00	0.04
74	1610.00	0.04
75	2415.00	0.06
76	2415.00	0.06
77	1610.00	0.04
78	1610.00	0.04
79	1610.00	0.04
80	1610.00	0.04

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
81	2415.00	0.06
82	2415.00	0.06
83	1610.00	0.04
84	1610.00	0.04
85	1610.00	0.04
86	1610.00	0.04
87	2434.08	0.06
88	2442.29	0.06
89	1610.00	0.04
90	1610.00	0.04
91	1610.00	0.04
92	2415.00	0.06
93	2415.00	0.06
94	1610.00	0.04
95	1610.00	0.04
96	2378.73	0.05
97	2885.42	0.07
98	2034.67	0.05
99	2758.89	0.06
100	2583.78	0.06

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
101	1690.67	0.04
102	1690.00	0.04
103	2529.63	0.06
104	2498.73	0.06
105	1690.00	0.04
106	1690.00	0.04
107	1690.00	0.04
108	1690.00	0.04
109	2535.00	0.06
110	2535.00	0.06
111	1690.00	0.04
112	1694.65	0.04
113	1779.36	0.04
114	2000.29	0.05
115	2760.03	0.06
116	2019.63	0.05
117	1350.00	0.03
118	1350.00	0.03
119	1350.00	0.03
120	1350.00	0.03

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
121	2025.00	0.05
122	2025.00	0.05
123	1350.00	0.03
124	1350.00	0.03
125	1350.00	0.03
126	1350.00	0.03
127	2025.00	0.05
128	2025.00	0.05
129	1350.00	0.03
130	1350.00	0.03
131	1350.00	0.03
132	1350.00	0.03
133	1988.73	0.05
134	2164.93	0.05
135	1353.39	0.03
136	1347.55	0.03
137	1380.59	0.03
138	1453.75	0.03
139	2412.28	0.06
140	3870.29	0.09

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
141	1985.06	0.05
142	1886.55	0.04
143	1870.00	0.04
144	2805.00	0.06
145	3393.08	0.08
146	1950.92	0.04
147	1955.60	0.04
148	1967.54	0.05
149	3310.20	0.08
150	2805.00	0.06
151	1870.00	0.04
152	1870.00	0.04
153	1870.00	0.04
154	2805.00	0.06
155	2842.72	0.07
156	2044.43	0.05
157	3685.81	0.08
158	2210.35	0.05
159	1408.83	0.03
160	1472.04	0.03

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
161	1560.85	0.04
162	1676.36	0.04
163	2775.06	0.06
164	3543.63	0.08
165	1690.00	0.04
166	1690.00	0.04
167	1690.00	0.04
168	1690.00	0.04
169	2535.00	0.06
170	2535.00	0.06
171	1690.00	0.04
172	1690.00	0.04
173	1690.00	0.04
174	1690.00	0.04
175	2535.00	0.06
176	2563.14	0.06
177	1690.00	0.04
178	1690.00	0.04
179	1690.00	0.04
180	1690.00	0.04

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
181	2535.00	0.06
182	2535.00	0.06
183	1690.00	0.04
184	1690.00	0.04
185	1690.00	0.04
186	1690.00	0.04
187	4544.74	0.10
188	2378.73	0.05
189	1610.00	0.04
190	1610.00	0.04
191	1610.00	0.04
192	2378.73	0.05
193	2556.43	0.06
194	1826.37	0.04
195	1830.00	0.04
196	1830.00	0.04
197	2745.00	0.06
198	2745.00	0.06
199	1830.00	0.04
200	1830.00	0.04

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
201	1830.00	0.04
202	1830.00	0.04
203	2745.00	0.06
204	2745.00	0.06
205	1830.00	0.04
206	1830.00	0.04
207	1830.00	0.04
208	3202.50	0.07
209	1738.50	0.04
210	37882.59	0.87
212	6515.71	0.15
213	112002.91	2.57
214	5026.44	0.12
215	2247.34	0.05
216	10109.63	0.23
217	10450.69	0.24
218	2712.18	0.06
219	65034.73	1.49
220	1246.08	0.03
221	24094.93	0.55

PARCEL AREA TABLE		
PARCEL #	AREA (SF)	AREA (AC)
222	5232.50	0.12

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Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

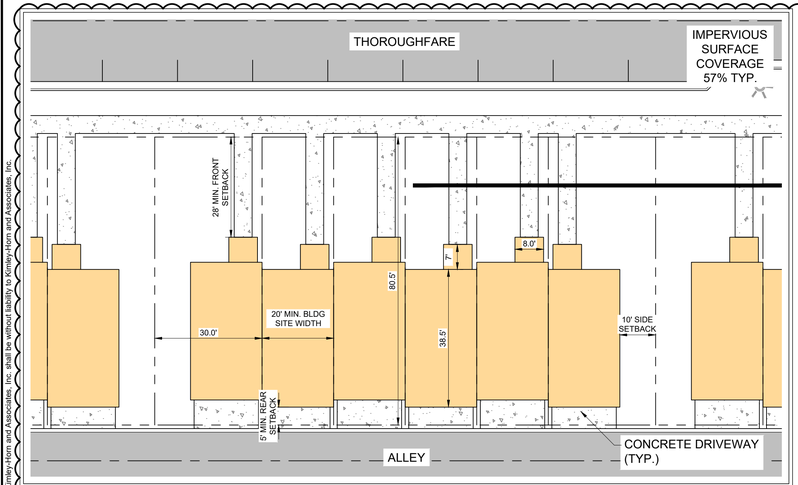
MEGAN J. McCORMACK
REGISTERED ENGINEER
AGRICULTURE
ARCHITECTURE
COMMERCE
No. 130221
STATE OF TENNESSEE
12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
6			
7			
8			
9			
10			

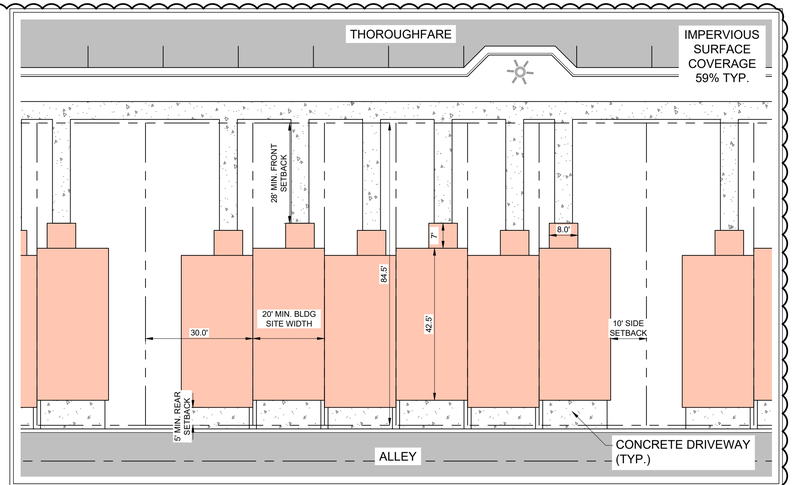
DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

TABULAR DATA

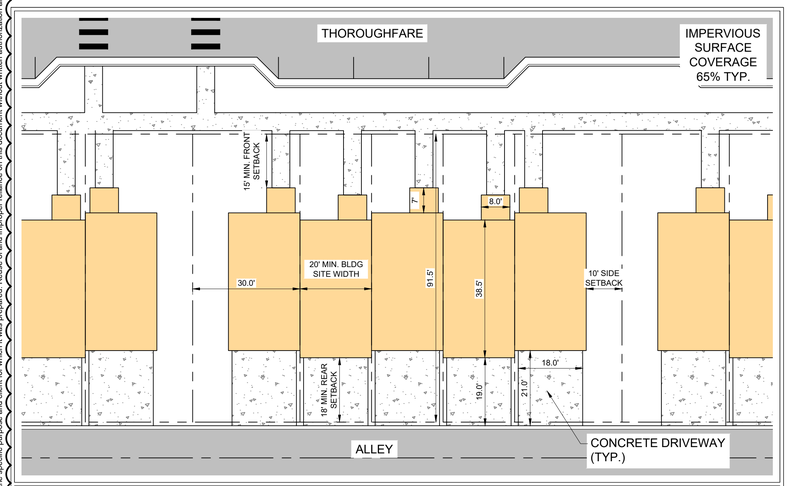
SHEET NUMBER
C2-12



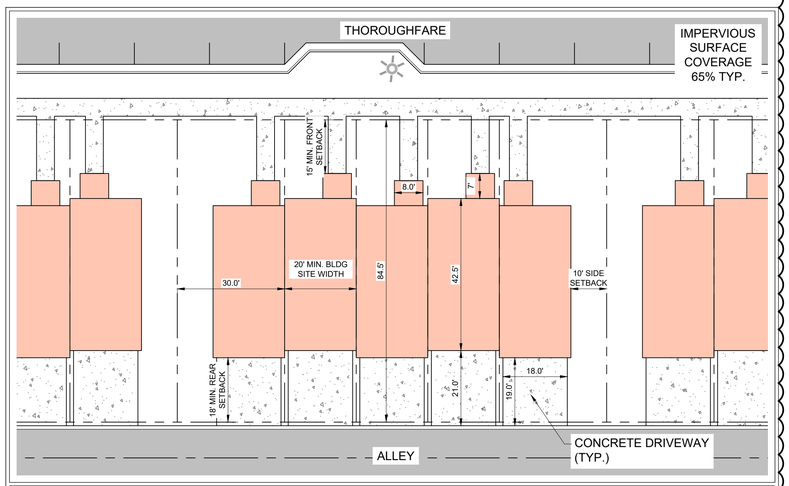
TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'



TYPICAL LOT LAYOUTS
SCALE: 1" = 20'

1

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

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10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK
REGISTERED ENGINEER
AGENCY NO. 13957
STATE OF TENNESSEE
12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
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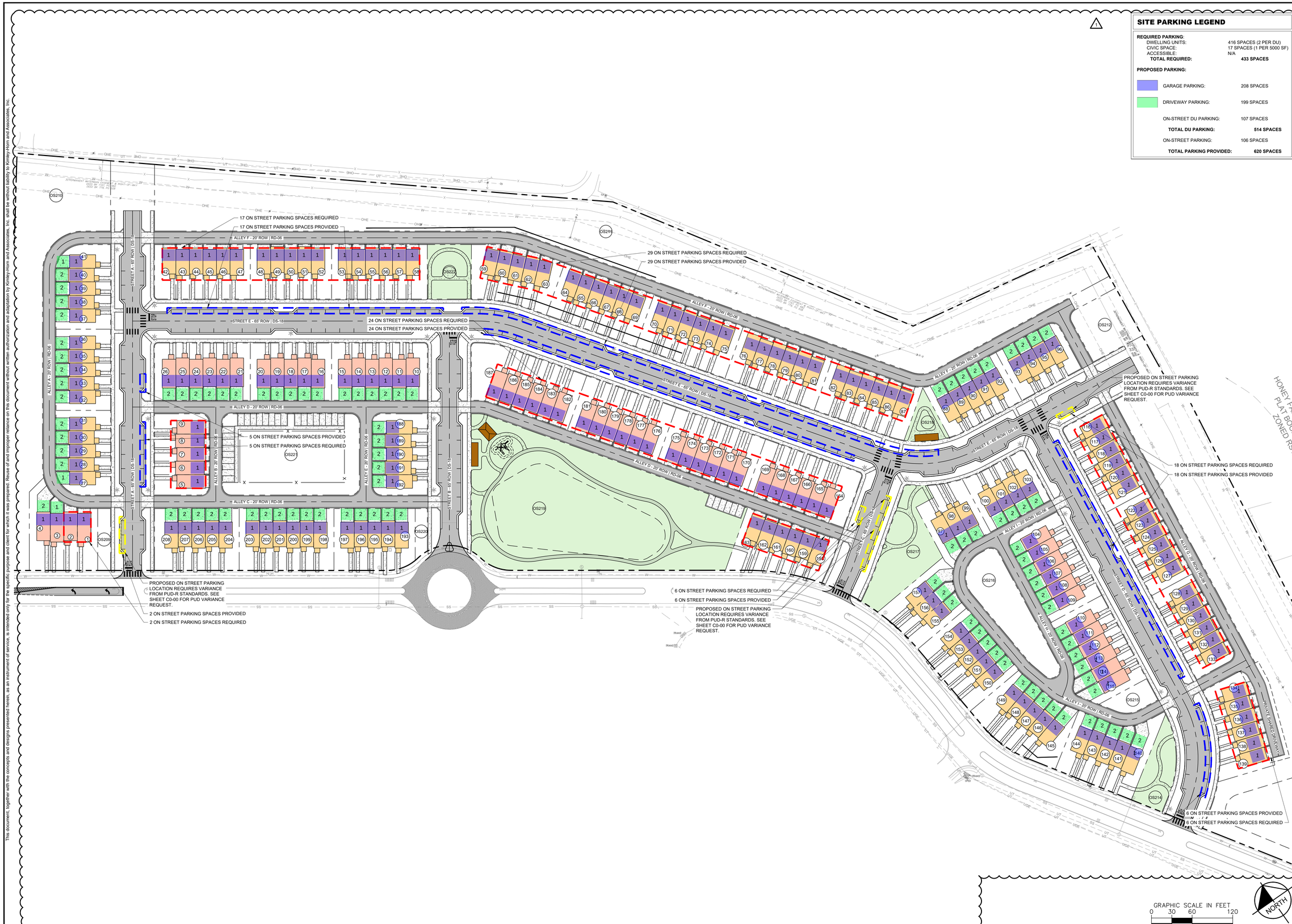
7			
8			
9			
10			

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

LOT TYPICALS

SHEET NUMBER
C2-13



SITE PARKING LEGEND

REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
ACCESSIBLE:	N/A
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
ON-STREET DU PARKING:	107 SPACES
TOTAL DU PARKING:	**514 SPACES**
ON-STREET PARKING:	106 SPACES
TOTAL PARKING PROVIDED:	**620 SPACES**

Kimley»Horn
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Main: 615.564.2701 | www.kimley-horn.com

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 130227
STATE OF TENNESSEE
12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
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7			
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9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

KIMLEY-HORN PROJECT NO. 017407106

PARKING EXHIBIT

SHEET NUMBER
C2-50

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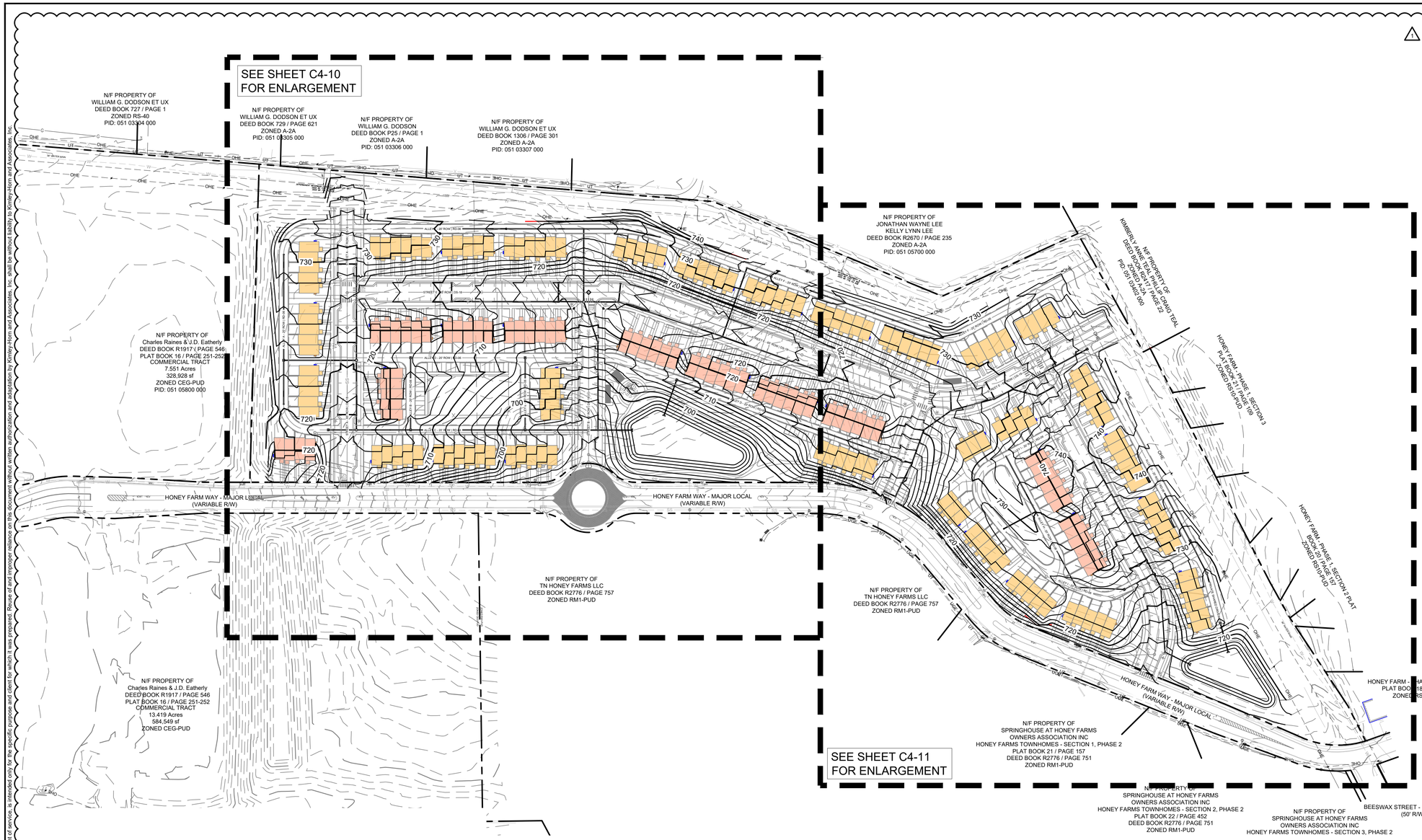
Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\C2-50 PARKING EXHIBIT.dwg C2-50 Dec 15, 2025 6:27pm by: William.lrby



SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.20 AC
IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	8% OF TOTAL AREA 2.04 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
POCKET PARK D:	0.12 AC
REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
ON-STREET DU PARKING:	107 SPACES
TOTAL DU PARKING:	**514 SPACES**
ON-STREET PARKING:	106 SPACES
TOTAL PARKING PROVIDED:	**620 SPACES**

PRODUCT LEGEND

- **SLAB ON GRADE TOWNHOME** (20' x 38' TYP.)
- **BASEMENT LEVEL ENTRY TOWNHOME** (20' x 42' TYP.)

PRODUCT FOUNDATION NOTE

SLAB ON GRADE TOWNHOME LIST
UNITS 26-103, 116-163, 188-208

BASEMENT LEVEL ENTRY TOWNHOME LIST
UNITS 1-26, 104-115, & 164-187

ALL UNIT FINISHED FLOOR ELEVATIONS ARE TO BE MIN 18" ABOVE AVERAGE GRADE AT FACADE

GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION (HP HIGH POINT; TC TOP OF CURB; TW TOP OF WALL; INV INVERT; LP LOW POINT; BC BOTTOM OF CURB / GUTTER LINE; BW BOTTOM OF WALL; RIM TOP OF GRATE / COVER)
- FFE 472.50 — FINISH FLOOR ELEVATION
- 500 — EXISTING CONTOUR
- 500 — PROPOSED CONTOUR
- FP 701.60 — FINISHED PAD ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED HEADWALL
- PROPOSED CURB INLET
- (D) PROPOSED MANHOLE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSEPH J. McCORMACK III — REGISTERED ENGINEER — STATE OF TENNESSEE — No. 130927 — 12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

GRADING AND DRAINAGE PLAN - OVERALL

SHEET NUMBER
C4-00

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MATCHLINE SEE SHEET C4-11

NIT PROPERTY OF
WILLIAM G. DOZIER ET UX
DEED BOOK 1306 / PAGE 301
ZONED A-2P
PID: 051 03507 000

NIT PROPERTY OF
WILLIAM G. DOZIER ET UX
DEED BOOK 1306 / PAGE 1
ZONED A-2P
PID: 051 03506 000

EP: 17+36.05

PI: 16+36.05

PI: 10+00.00

BP: 9+00.00

ALLEY A - 20' ROW | RD-06

ALLEY B - 20' ROW | RD-06

ALLEY C - 20' ROW | RD-06

ALLEY D - 20' ROW | RD-06

ALLEY E - 20' ROW | RD-06

ALLEY F - 20' ROW | RD-06

STREET A - 65' ROW | DS-18

STREET B - 65' ROW | DS-18

STREET E - 65' ROW | DS-18

ALLEY D - 30' ROW | RD-06

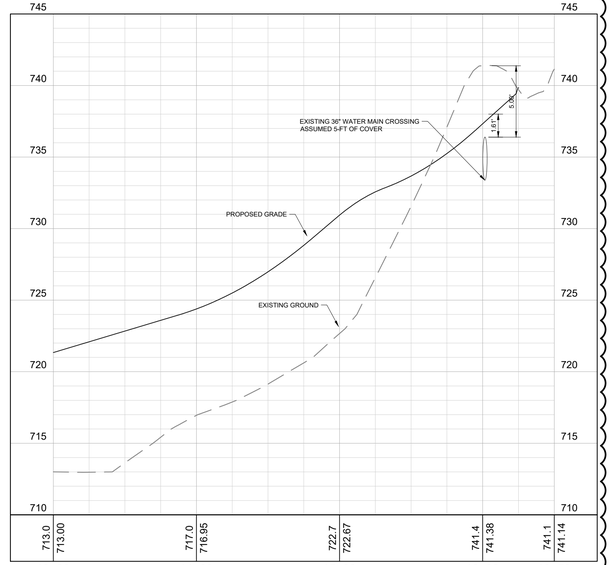
RETAINING WALL # 1
LENGTH = 440 FT
MAX. HEIGHT = 8 FT
AVG. HEIGHT = 6 FT
APPROX. AREA = 2,640 SF

RETAINING WALL # 2
LENGTH = 290 FT
MAX. HEIGHT = 4 FT
AVG. HEIGHT = 3.5 FT
APPROX. AREA = 1,015 SF

DETENTION POND A

HONEY FARM WAY
- MAJOR LOCAL
- VARIABLE R/W

727.86 TW
727.53 BW
734.24 TW
726.05 BW
733.53 TW
726.06 BW
733.71 TW
727.71 BW
736.42 TW
730.42 BW
738.45 TW
732.45 BW
737.31 TW
734.08 BW
733.91 TW
733.58 BW
718.25 TW
717.92 BW
722.46 TW
718.47 BW
722.88 TW
719.00 BW
724.64 TW
720.63 BW
721.49 TW
721.16 BW



GRADING PLAN LEGEND

- 476.17 — SPOT ELEVATION — HP HIGH POINT; TC TOP OF CURB; TW TOP OF WALL; INV INVERT; LP LOW POINT; BC BOTTOM OF CURB / GUTTER LINE; BW BOTTOM OF WALL; RIM TOP OF GRATE / COVER
- FFE 472.50 — FINISH FLOOR ELEVATION
- 500 — EXISTING CONTOUR
- 500 — PROPOSED CONTOUR
- FP 701.60 — FINISHED PAD ELEVATION
- PROPOSED RETAINING WALL
- PROPOSED STORM PIPE
- PROPOSED HEADWALL
- PROPOSED CURB INLET
- D — PROPOSED MANHOLE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.20 AC
IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	8% OF TOTAL AREA 2.04 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
POCKET PARK D:	0.12 AC
REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
ON-STREET DU PARKING:	107 SPACES
TOTAL DU PARKING:	**514 SPACES**
ON-STREET PARKING:	106 SPACES
TOTAL PARKING PROVIDED:	**620 SPACES**

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK — REGISTERED ENGINEER — 130237 — STATE OF TENNESSEE — 12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-10



NOTE: DETENTION POND B MAY REQUIRE DOWNSTREAM STROMWATER INFRASTRUCTURE IMPROVEMENTS ALONG HONEY FARM WAY.

GRADING PLAN LEGEND

476.17	SPOT ELEVATION HP HIGH POINT LP LOW POINT TC TOP OF CURB BC BOTTOM OF CURB / GUTTER LINE TW TOP OF WALL BW BOTTOM OF WALL INV INVERT RIM TOP OF GRATE / COVER
FFE 472.50	FINISH FLOOR ELEVATION
500	EXISTING CONTOUR
500	PROPOSED CONTOUR
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COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
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EXISTING LAND USE:	VACANT
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK
REGISTERED ENGINEER
AGENT
No. 130221
STATE OF TENNESSEE
12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
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10			

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

SITE GRADING AND DRAINAGE PLAN - ENLARGEMENT

SHEET NUMBER
C4-11

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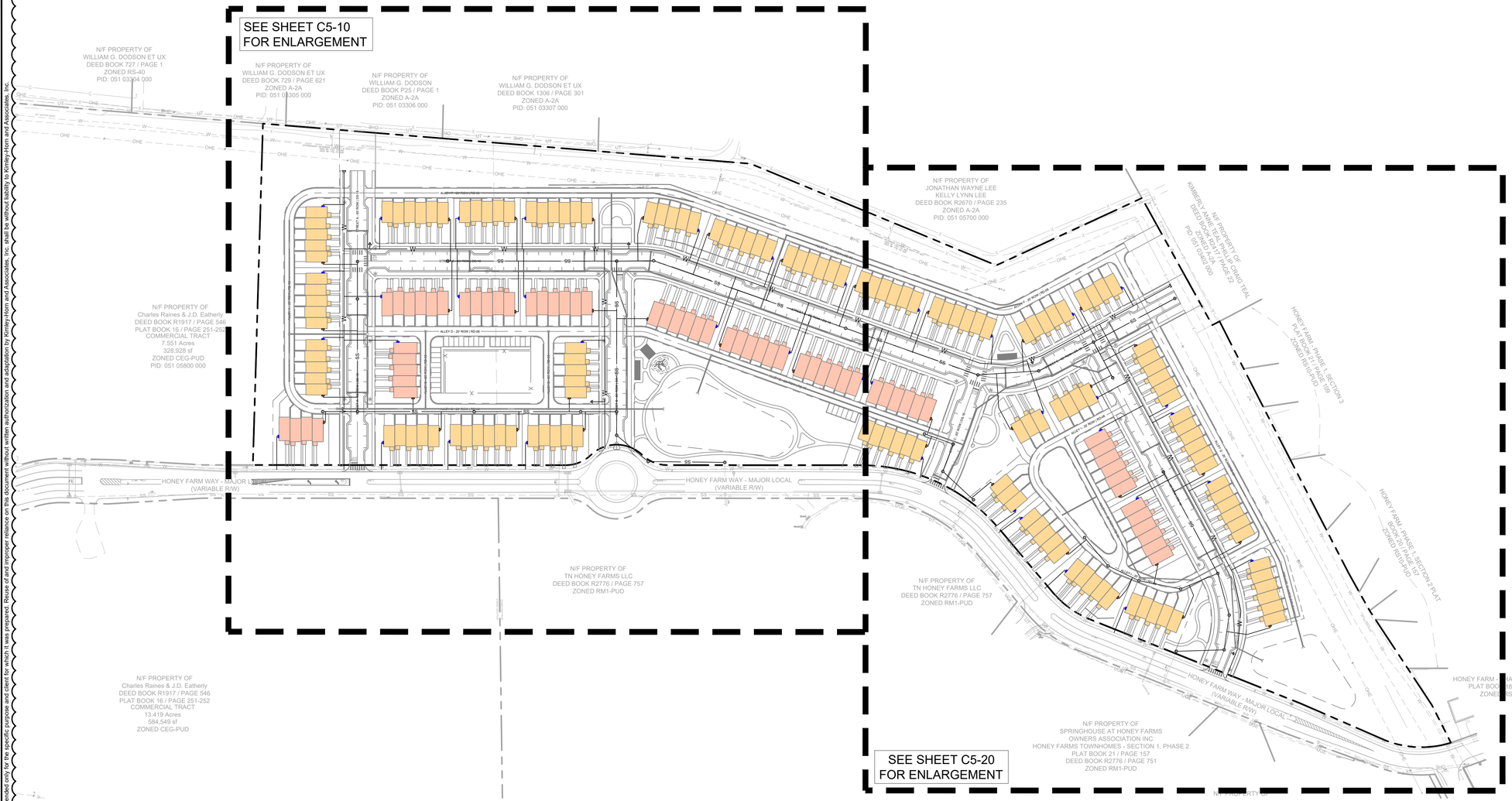

SITE DATA TABLE

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PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
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TOTAL PARKING PROVIDED:	**620 SPACES**

UTILITY LEGEND (N.T.S)

12"W	12" WATER LINE
	STORM SEWER
SS	SANITARY SEWER GRAVITY MAIN
S	SANITARY SEWER MANHOLE
8"W	8 " WATER LINE
FH	FIRE HYDRANT
	WATER VALVE
	WATER TEE FITTING
	WATER GANG METER
	SANITARY SEWER GANG SERVICE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

REGAN J. McCORMACK
REGISTERED ENGINEER
No. 136521
STATE OF TENNESSEE
12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

UTILITY PLAN - OVERALL

SHEET NUMBER
C5-00

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MATCHLINE SEE SHEET C5-11

N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 729 / PAGE 621
ZONED A-2A
PID: 051 03305 000

N/F PROPERTY OF
WILLIAM G. DODSON
DEED BOOK P25 / PAGE 1
ZONED A-2A
PID: 051 03306 000

N/F PROPERTY OF
WILLIAM G. DODSON ET UX
DEED BOOK 1306 / PAGE 301
ZONED A-2A
PID: 051 03307 000

36" WATER MAIN

EXISTING UTILITY POLE TO BE RELOCATED

PROPOSED BLOW OFF ASSEMBLY

EXISTING UTILITY POLE TO REMAIN

EXISTING UTILITY POLE TO REMAIN

EXISTING UTILITY POLE TO REMAIN

30' EXISTING WATER MAIN EASEMENT

EXISTING 36" WATER MAIN

EXISTING OHE TO REMAIN

ALLEY A - 28' ROW | RD-06

WATER GANG METER (TYP.)

STREET A - 65' ROW | DS-18

6" FIRE HYDRANT ASSEMBLY WITH GATE VALVE

8" SEWER LINE

STREET E - 65' ROW | DS-18

8" WATER SERVICE LINE

6" FIRE HYDRANT ASSEMBLY WITH GATE VALVE

8" WATER MAIN

ALLEY E - 28' ROW | RD-06

8" SEWER LINE

STREET E - 65' ROW | DS-18

ALLEY D - 20' ROW | RD-06

WATER GANG METER (TYP.)

6" FIRE HYDRANT ASSEMBLY WITH GATE VALVE

MAIN D - 28' ROW | RD-06

SANITARY SEWER GANG SERVICE (TYP.)

STREET A - 65' ROW | DS-18

ALLEY C - 28' ROW | RD-06

STREET D - 65' ROW | DS-18

EXISTING SANITARY SEWER MANHOLE TIE IN LOCATION

EXISTING FIRE HYDRANT

8" WATER LINE CONNECTION TO EXISTING WATER MAIN LINE

EXISTING FIRE HYDRANT

8" WATER LINE CONNECTION TO EXISTING WATER MAIN LINE

EXISTING FIRE HYDRANT

HONEY FARM WAY - MAJOR LOCAL (VARIABLE R/W)

N/F PROPERTY OF
TN HONEY FARMS LLC
DEED BOOK R2776 / PAGE 757
ZONED RM1-PUD

ZONED RM1-PUD

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
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IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
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TOWNHOMES (20' x 38' TYP.):	146 DU
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MIN. LOT SIZE:	1,437.55 SF
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TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
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CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
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REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
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ON-STREET DU PARKING:	107 SPACES
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TOTAL PARKING PROVIDED:	**620 SPACES**

UTILITY LEGEND (N.T.S)

12"W	12" WATER LINE
	STORM SEWER
SS	SANITARY SEWER GRAVITY MAIN
S	SANITARY SEWER MANHOLE
8"W	8 " WATER LINE
FH	FIRE HYDRANT
	WATER VALVE
	WATER TEE FITTING
	WATER GANG METER
	SANITARY SEWER GANG SERVICE

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

EGAN J. McCORMACK
REGISTERED ENGINEER
AGENCY
No. 130227
STATE OF TENNESSEE
12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
C5-10

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MATCHLINE SEE SHEET C5-10

SITE DATA TABLE

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	WATER GANG METER
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

EDGAR J. McCORMACK
REGISTERED ENGINEER
No. 130221
STATE OF TENNESSEE
12/15/2025

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CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

UTILITY PLAN - ENLARGEMENT

SHEET NUMBER
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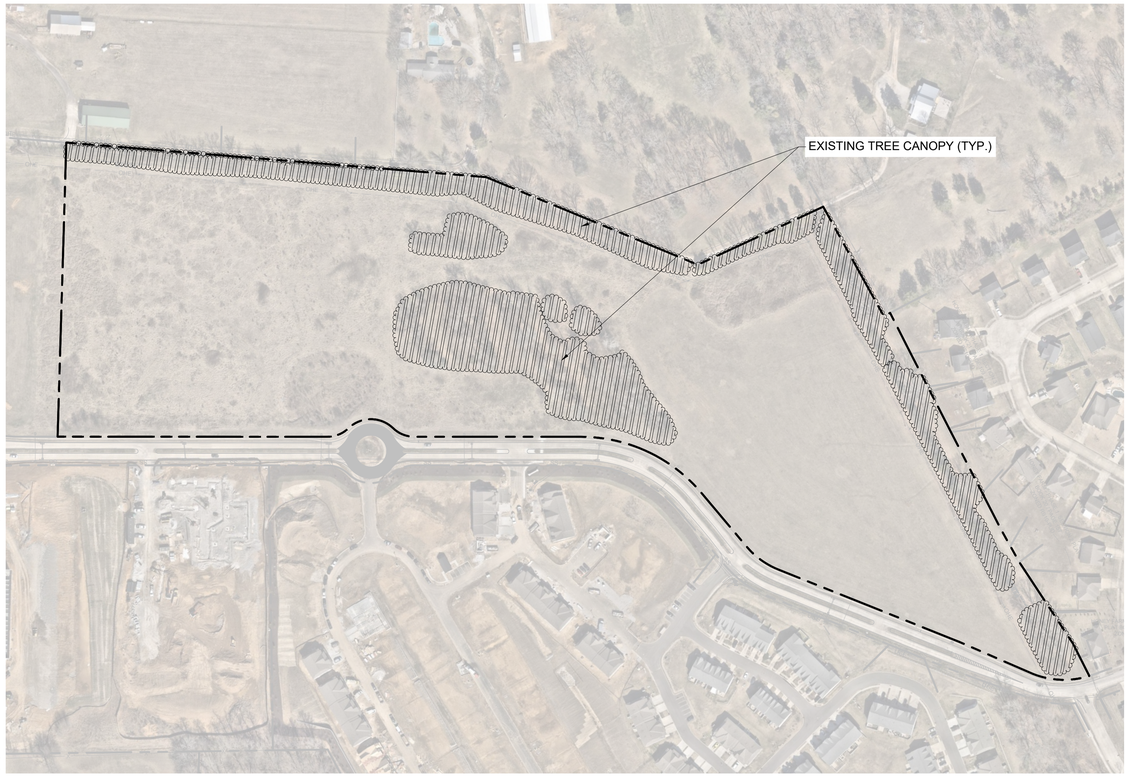
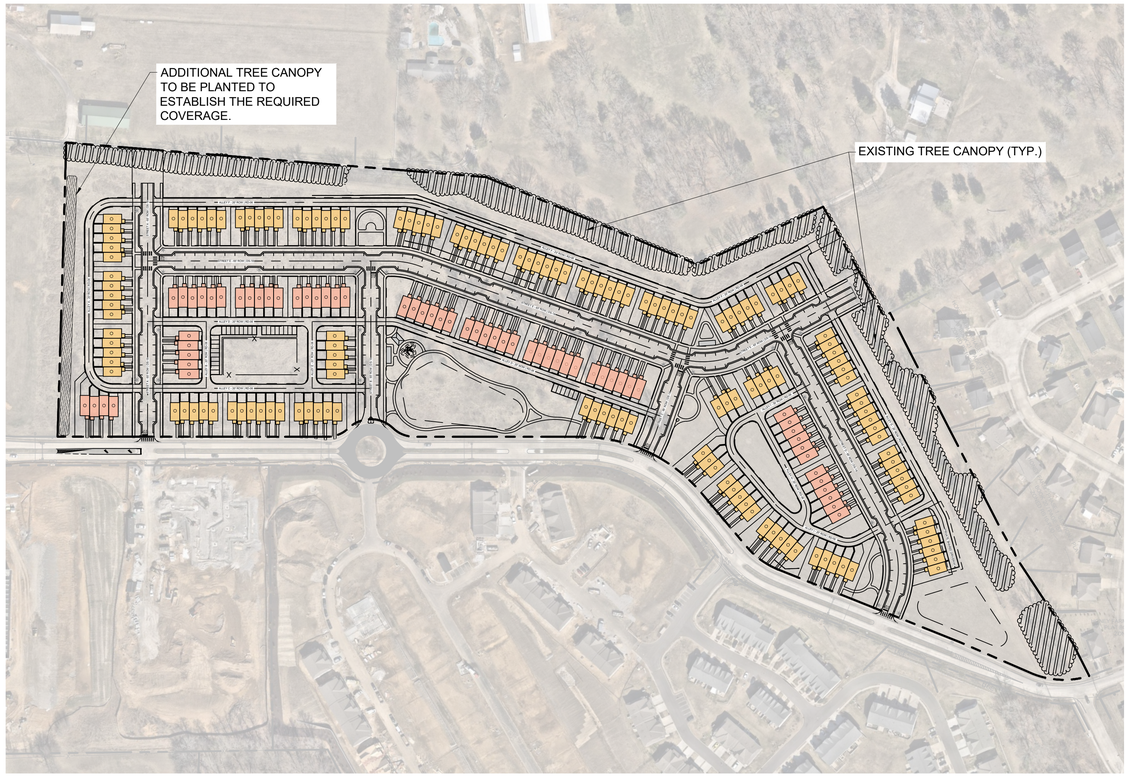


EXISTING TREE CANOPY EXHIBIT



PROPOSED TREE CANOPY EXHIBIT

LANDSCAPE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	X
SITE AREA (AC):	25.9 AC
BUILDING AREA (SF):	#050
BUILDING PERMIT:	#091
GRADING PERMIT:	#092

TREE CANOPY REQUIREMENTS

SITE AREA (AC):	25.9 AC
EXISTING TREE CANOPY:	4.96 AC
PERCENTAGE OF SITE AREA:	19%
REQUIRED TREE CANOPY TO REMAIN:	54% 2.68 AC
EXISTING TREE CANOPY TO REMAIN:	2.45 AC
TREE CANOPY TO BE PLANTED:	0.24 AC
TOTAL PROPOSED TREE CANOPY:	2.69 AC 54%

TREE PROTECTION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE EXISTING TREES THAT ARE TO REMAIN. HEAVY EQUIPMENT AND/OR MATERIALS SHALL NOT BE PERMITTED TO OPERATE OR BE STORED WITHIN WITHIN THE DRIP-LINES OF THE TREES, OUT SIDE OF THE GRADING.
3. TREE PROTECTION STEPS:
   a. INSTALL TREE PROTECTION FENCING
   b. PLACE FENCE POST AND FENCING AT THE TREE DRIP LINE OR 10 FEET FROM TRUNK, WHICHEVER IS GREATER.
   c. POST TEMPORARY SIGNS - TREE ROOT PROTECTION ZONE
4. FENCING AND SIGNS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN INSPECTED BY THE URBAN FORESTER FOR USE AND OCCUPANCY. STORMWATER SIGN-OFF AND REMOVAL OF EROSION CONTROL MEASURES IS NOT JUSTIFICATION TO REMOVE TREE PROTECTION FENCING.

TREE REMOVAL NOTE

ALL STUMPS FROM TREES REMOVED FROM THE SITE ARE TO BE GRINDED DOWN TO 6 INCHES (MIN.) BELOW GRADE.

TREE PRESERVATION LEGEND

EXISTING TREE CANOPY

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 75 150 300

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
REGISTERED
AGRICULTURE
COMMERCE
LANDSCAPE ARCHITECT
12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

KIMLEY-HORN PROJECT NO. 017407106

TREE CANOPY EXHIBIT

SHEET NUMBER
L0-00

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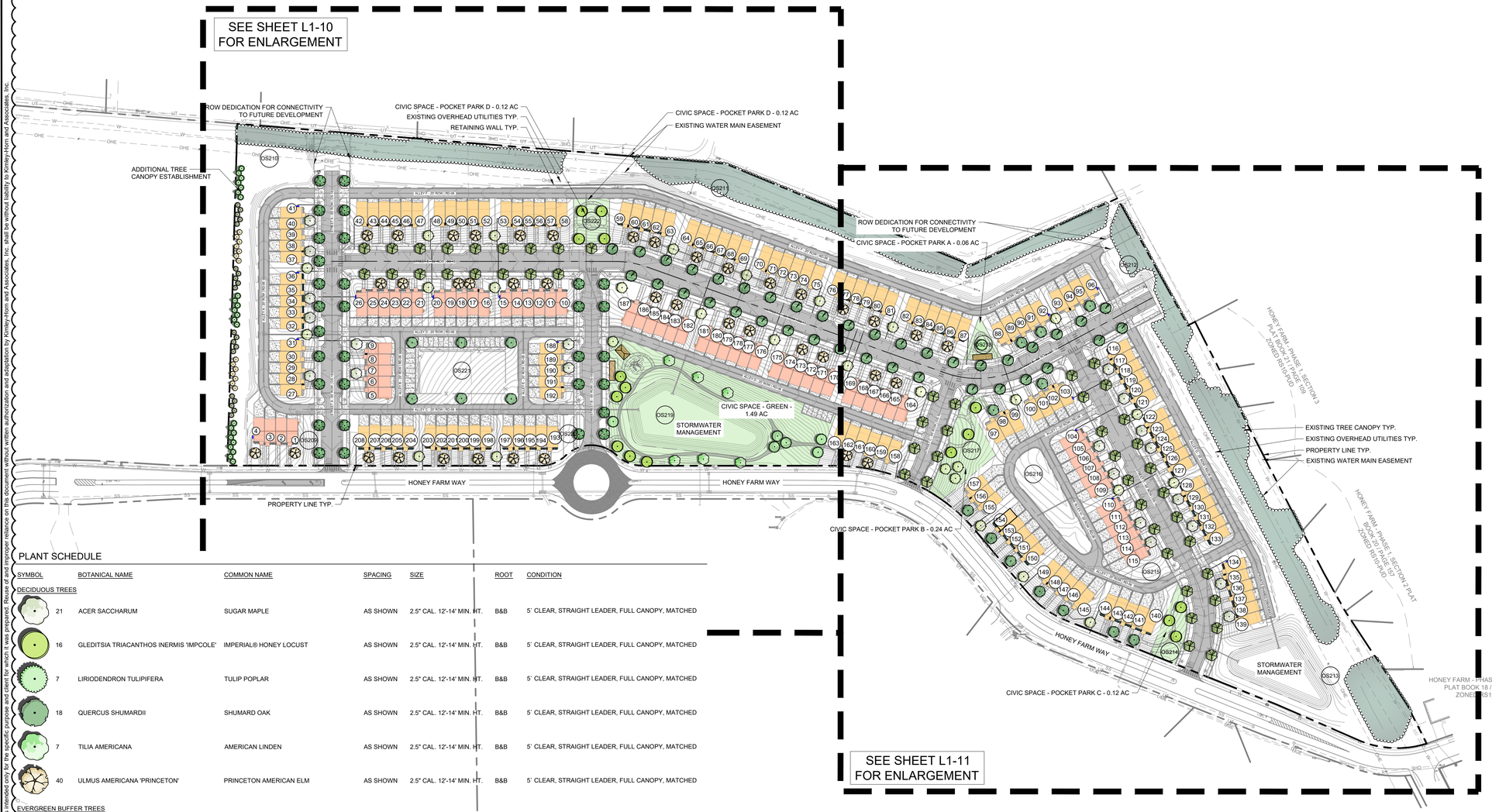

PLANT SCHEDULE

SYMBOL		BOTANICAL NAME	COMMON NAME	SPACING	SIZE	ROOT	CONDITION
DECIDUOUS TREES							
	21	ACER SACCHARUM	SUGAR MAPLE	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	16	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE`	IMPERIAL® HONEY LOCUST	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	7	LIRIODENDRON TULIPIFERA	TULIP POPLAR	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	18	QUERCUS SHUMARDII	SHUMARD OAK	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	7	TILIA AMERICANA	AMERICAN LINDEN	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	40	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
EVERGREEN BUFFER TREES							
	20	ILEX OPACA `GREENLEAF`	GREENLEAF AMERICAN HOLLY	10` O.C.	3" CAL.; 8' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	14	JUNIPERUS VIRGINIANA `IDYLLWILD`	IDYLLWILD EASTERN REDCEDAR	10` O.C.	3" CAL.; 8' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
	23	MAGNOLIA GRANDIFLORA `LITTLE GEM`	LITTLE GEM DWARF SOUTHERN MAGNOLIA	10` O.C.	3" CAL.; 8' MIN. HT.	B&B	STRAIGHT CENTRAL LEADER, FULL CANOPY, MATCHED
EVERGREEN TREES							
	29	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
STREET TREES							
	38	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME RED MAPLE	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	31	QUERCUS LYRATA 'QLFTB'	HIGHBEAM® OVERCUP OAK	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
	48	QUERCUS RUBRA	NORTHERN RED OAK	AS SHOWN	2.5" CAL. 12'-14' MIN. HT.	B&B	5` CLEAR, STRAIGHT LEADER, FULL CANOPY, MATCHED
FOUNDATION PLANTINGS							
	84	ABELIA X GRANDIFLORA `LITTLE RICHARD`	LITTLE RICHARD GLOSSY ABELIA	3` O.C.	30" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
	60	ILEX CRENATA 'SOFT TOUCH'	SOFT TOUCH JAPANESE HOLLY	2` O.C.	18" MIN. HT.	3 GAL.	MATCHED, FULL, FREE OF WEEDS
	154	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	3` O.C.	30" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
	182	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3` O.C.	30" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
	192	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	3` O.C.	30" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS
	159	JUNIPERUS X 'GREY OWL'	GREY OWL JUNIPER	3` O.C.	30" MIN. HT.	5 GAL.	MATCHED, FULL, FREE OF WEEDS

SITE DATA TABLE

PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.20 AC
IMPERVIOUS AREA (AC):	**11.74 AC (45%)**
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
FRONTAGE BUILD OUT	
TOTAL FRONT LOT LINE:	5,040 LF
TOTAL BUILDING SITE LINE:	4,160 LF
FRONTAGE BUILDOUT:	82.5%
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	8% OF TOTAL AREA 2.04 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
POCKET PARK D:	0.12 AC
REQUIRED PARKING:	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
ON-STREET DU PARKING:	107 SPACES
TOTAL DU PARKING:	**514 SPACES**
ON-STREET PARKING:	106 SPACES
TOTAL PARKING PROVIDED:	**620 SPACES**

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

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COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT
12/15/2025

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1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
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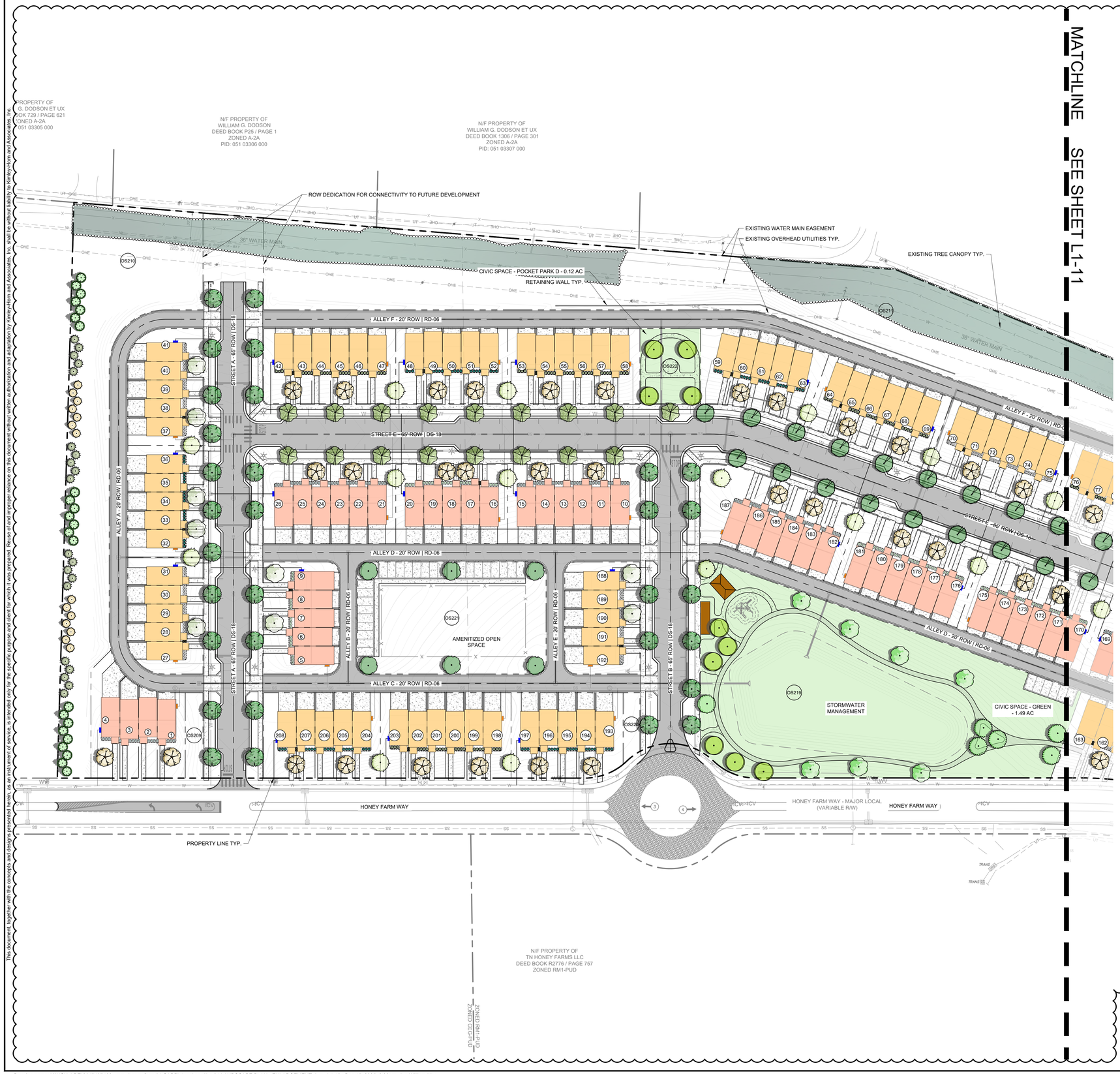
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

LANDSCAPE PLAN

SHEET NUMBER
L1-00



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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND — 357 — REGISTERED — TENNESSEE — LANDSCAPE ARCHITECT
12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
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3			
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9			
10			

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-10

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GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS ROWLAND
No. 3801578
REGISTERED
LANDSCAPE ARCHITECT
12/15/2025

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

LANDSCAPE PLAN - ENLARGEMENT

SHEET NUMBER
L1-11

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

1.01 SCOPE OF WORK

A. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

C. THE CONTRACTOR SHALL CONTACT THE OWNER AND TENNESSEE ONE CALL AT (615) 351-1111, TWO (2) FULL BUSINESS DAYS PRIOR TO THE BEGINNING OF WORK.

D. THE CITY MUST APPROVE ALL WORK HOURS AND LANE CLOSURE REQUESTS AT LEAST TWO (2) FULL WORKING DAYS IN ADVANCE OF THE START OF ANY SUCH WORK ON A LOCATION BY LOCATION BASIS. THE INDIVIDUAL(S) INSTALLING THE MAINTENANCE OF TRAFFIC SETUP SHALL HAVE COMPLETED A TDOT APPROVED WORK ZONE TRAFFIC CONTROL TRAINING COURSE. DOCUMENTATION SHALL BE FURNISHED TO THE CITY AT THE PRE-CONSTRUCTION MEETING OR PRIOR TO START OF WORK.

E. ALL LANDSCAPE MATERIAL SHALL BE INSTALLED AND MAINTAINED IN A MANNER WHEREBY TRAFFIC CONTROL SIGNAGE AND DEVICES ARE VISIBLE TO MOTORISTS AND PEDESTRIANS.

1.02 PROTECTION OF EXISTING STRUCTURES

A. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AND AT NO COST TO THE OWNER.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO TDOT, COUNTY, OR CITY STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA, AND THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF COMPLIANCE WITH THIS SECTION WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

1.03 PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

A. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

1.04 MATERIALS

A. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE LANDSCAPE ARCHITECT. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

B. PLANT MATERIALS

1. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS SET FORTH IN ANSI Z60.1-2014-AMERICAN STANDARD FOR NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR LANDSCAPE ARCHITECT. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT.

2. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE ROOTBALL OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

3. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

1.05 SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

A. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF ½ LOOSE COMPOST (NO GREATER THAN 1" SIV), ⅓ PEAT AND ⅓ SAND, AS DESCRIBED BELOW.

B. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 - SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

C. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR APPROVAL BY THE OWNER.

D. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE, AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

E. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

1.06 WATER

A. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

** WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.07 FERTILIZER

A. CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

** FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.*

1.08 MULCH

A. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES FOR ALL PLANTINGS UNLESS OTHERWISE NOTED. MULCH AT ALL PLANTING BEDS SHALL BE TRIPLE SHREDDED HARDWOOD.

1.09 DIGGING AND HANDLING

A. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT.

B. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

C. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES. ALL TREES SHALL BE PLANTED AS INDICATED ON DRAWINGS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH OF PLANTING SOIL.

1.10 CONTAINER GROWN STOCK

A. ALL TREES SPECIFIED SHALL BE BALL AND BURLAP, UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

B. ALL SHRUB SPECIES SHALL BE CONTAINER GROWN.

C. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

D. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

E. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.

1.11 MATERIALS LIST

A. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

1.12 FINE GRADING

A. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN DISTURBED DURING CONSTRUCTION.

B. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

1.13 PLANTING PROCEDURES

A. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, CONTRACTOR SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

B. SUBGRADE EXCAVATION: THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" AT TREES AND 18" AT SHRUBS AND PERENNIALS. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISH GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36", AND DEEP EXCAVATION BY THE CONTRACTOR AND POSITIVE DRAINAGE CANNOT BE ACHIEVED, THE CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.

C. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CONTACT TENNESSEE ONE CALL AT (615) 351-1111 TO LOCATE ALL UTILITIES.

D. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

E. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

F. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

G. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH ANSI Z60.1-2014 - AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.

H. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

I. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION 1.05 OF THESE SPECIFICATIONS.

J. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

K. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS. COORDINATE WITH PLANTING DETAILS FOR EXACT DEPTH. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION 1.05. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

L. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WIRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

M. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

1.14 LAWN SODDING

A. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

B. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

C. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

D. SODDING

1. THE CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITHIN THE CONTRACT LIMITS NOT COVERED BY HARDSCAPE OR VEGETATIVE MATERIAL, UNLESS SPECIFICALLY NOTED OTHERWISE.

2. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

3. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

E. LAWN MAINTENANCE

1. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING RE-GRADING IF NECESSARY).

2. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

1.15 CLEANUP

A. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

1.16 PLANT MATERIAL MAINTENANCE

A. ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

1.17 FINAL INSPECTION AND ACCEPTANCE OF WORK

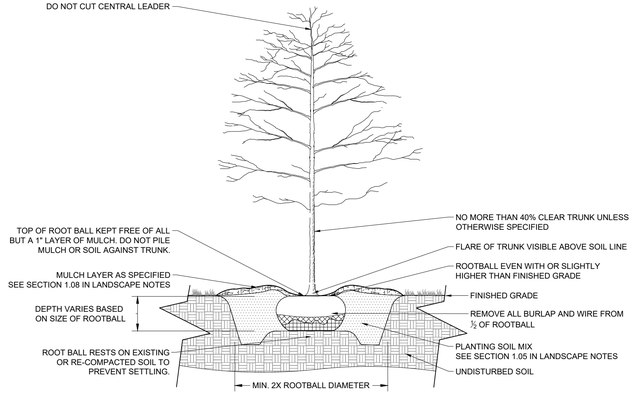
A. FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

1.18 WARRANTY

A. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTIED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.

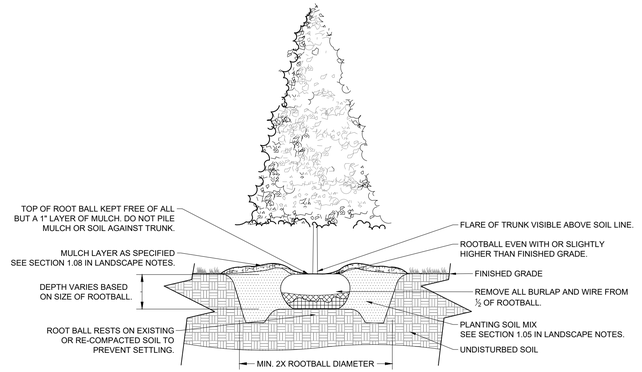
B. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION DURING THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED WITHIN TEN (10) DAYS OF NOTICE, OR BETWEEN SEPTEMBER-NOVEMBER, MARCH-MAY. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

C. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



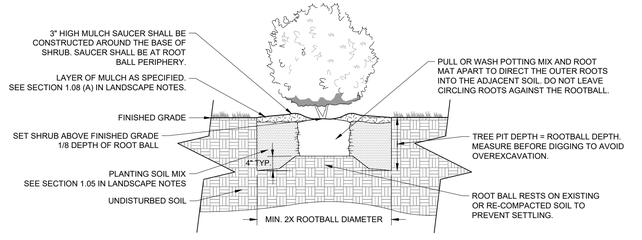
1 B&B TREE PLANTING

NOT TO SCALE



2 EVERGREEN TREE PLANTING

NOT TO SCALE



3 CONTAINER SHRUB PLANTING

NOT TO SCALE

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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

JOSHUA LEWIS RO





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COLUMBIA, TN

DRAFT
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No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

ARCHITECTURAL ELEVATIONS - 20' X 38'

SHEET NUMBER
A1-00





1





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KIMLEY-HORN PROJECT NO.	017407106

ARCHITECTURAL ELEVATIONS - 20' X 38'

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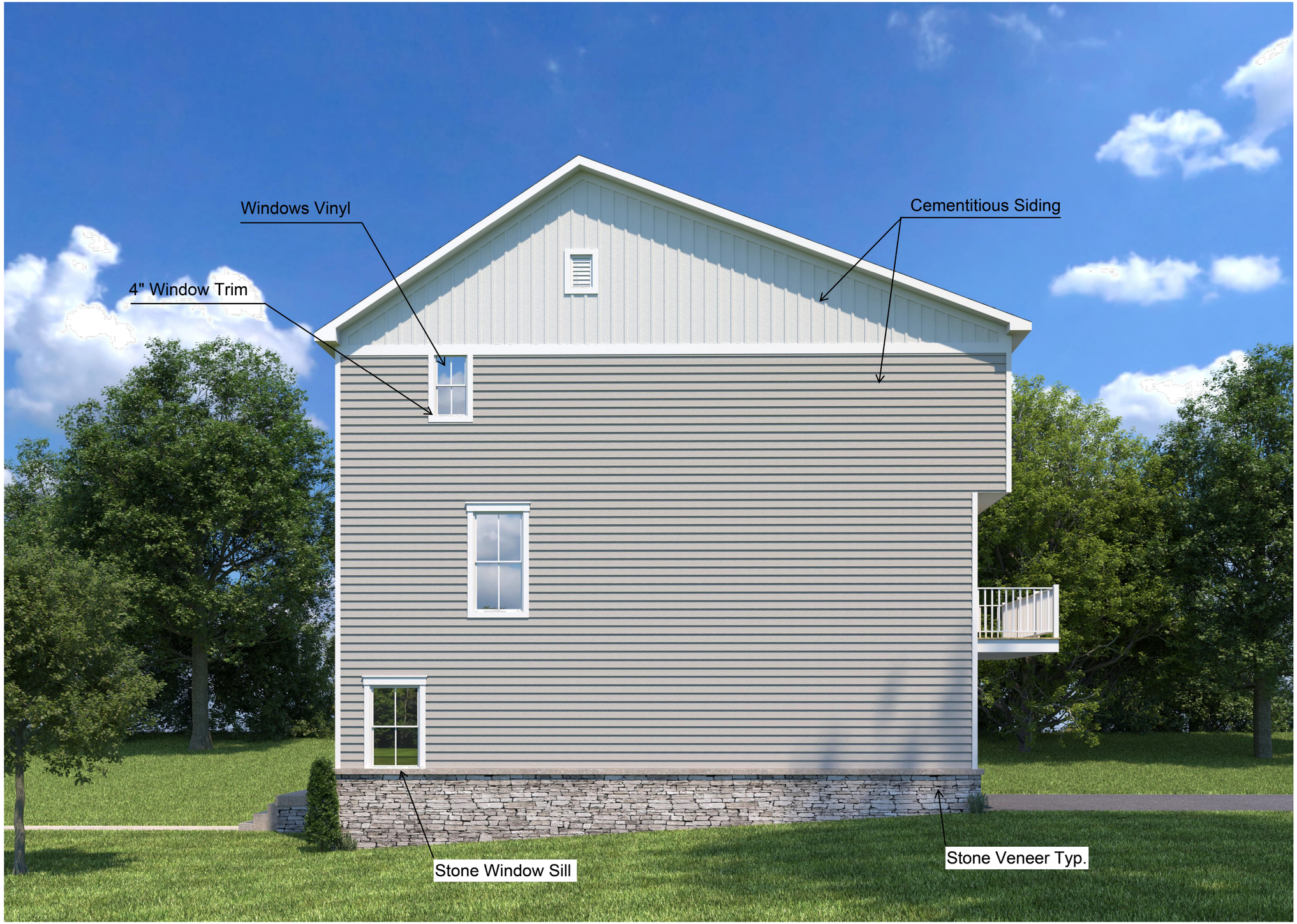
A1-01



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KIMLEY-HORN PROJECT NO.
017407106

ARCHITECTURAL ELEVATIONS - 20' X 38'

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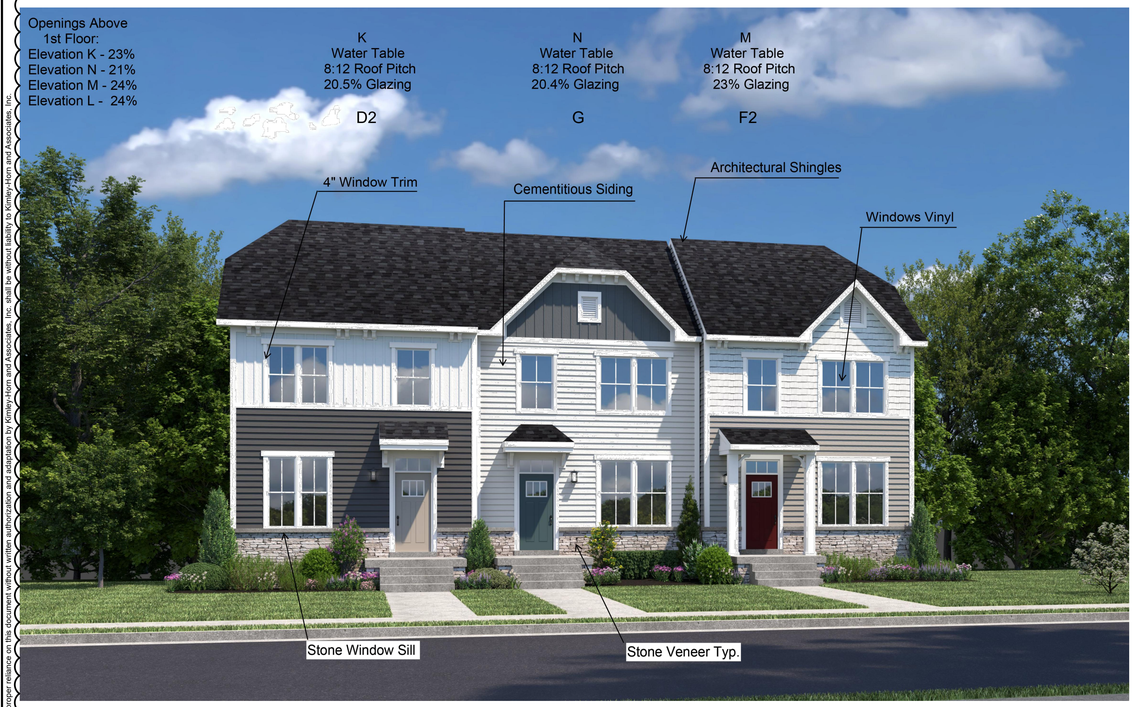
A1-02





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FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

ARCHITECTURAL ELEVATIONS - 20' X 42'

SHEET NUMBER
A1-03









This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No.	REVISIONS	DATE	BY
1	RESUBMITTAL NO. 1 REVISIONS	12/15/2025	WSI
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DESIGNED BY: JLR
DRAWN BY: WSI
CHECKED BY: JLR
DATE: 11/17/2025
KIMLEY-HORN PROJECT NO. 017407106

ARCHITECTURAL ELEVATIONS - 20' X 42'

SHEET NUMBER
A1-04

Drawing name: K:\NSH_LDEV\017407106 - nvr - honey farms\4-CADD\plansheets\A1-00 ARCHITECTURAL ELEVATIONS.dwg A1-04 Dec 15, 2025 6:32pm by: William.Irby

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RYAN HOMES
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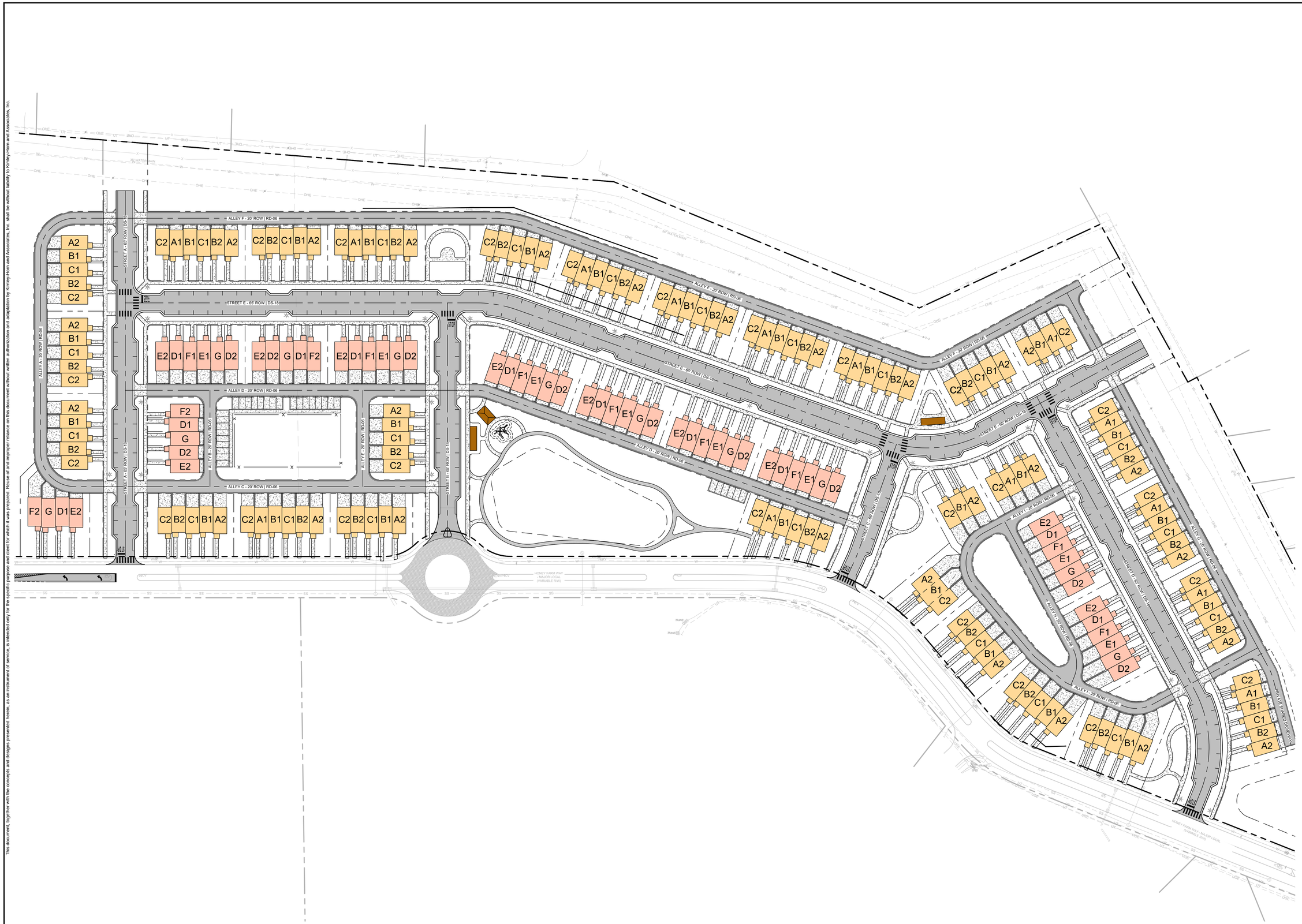
DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025

KIMLEY-HORN PROJECT NO.
017407106

ARCHITECTURAL ELEVATIONS - 20' X 42'

SHEET NUMBER
A1-05



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DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

ARCHITECTURAL ELEVATION EXHIBIT

SHEET NUMBER
A1-06

Kimley»Horn

MEMORANDUM

To: City of Columbia – Development Services Review Staff

From: William Irby and Josh Rowland, PLA

Kimley-Horn and Associates, Inc.

Date: December 15, 2025

Subject: NVR Honey Farms – Planned Unit Development Plan

Deviation Requests:

1. Code Requirement: Table 4.3.11.H.-1 Lot/Building Site/Parcel Buffer, PUD-R / 75' Buffer Width, Min. 90% opacity 3 ft. from ground and up; evergreen plants > 2.5 in. caliper measured 3 ft form ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted < 10 ft o.c.
   - Deviation: Request to allow existing vegetation along the property line to count as the required buffer planting.
   - Justification: The existing tree vegetation along the property line varies in width from 20 to 30 feet which provides a landscape buffer opacity greater than what is required in the code. Easements for water and electrical lines in the buffer area also prohibit the planting of additional vegetation. To further mitigate the deviation request we are proposing to add buffer plantings, where they are not required, along the west property boundary abutting the future commercial development.
2. Code Requirement: Table 4.3.1-L PUD-R, Setbacks / Yards, Rear setback 10ft. min.
   - Deviation: Rear setback 5ft. min.
   - Justification: The PUD-R development standards are most similar to, and intended to emulate, the CD-4 district standards which reinforce a semi-urban development pattern and street frontage. CD-4 allows for a 3 ft. min. rear setback, the requested reduction to a 5 ft. min. rear setback allows for adequate separation from the alley while also accomplishing the desired street frontage character.
3. Code Requirement: Table 4.3.1-L District standards (P151), Window sill height 5' min. above average grade at façade
   - Deviation: Window sill height 4' min. above average grade at façade.
   - Justification: Window sill height for residential dwellings are typically lower than mixed-use structures to allow for larger windows and daylight into dwellings. This project is not requesting a variance to the 18" minimum exposed foundation along the frontage.
4. Code Requirement: 4.3.12.B.2.b. – The number of parking spaces available to a Lot or Building Site is the sum of: b. All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site.

- Deviation: Allow on street parking spaces located along the thoroughfare siding a building to count towards required parking spaces.
- Justification: In total, the project requirement for dwelling and civic space parking spaces is 433 spaces, the PUD provides 619 parking spaces in the form of garage, driveway, and on street parking spaces. A limited number of the provided parking, 14 spaces in total, are situated near the Dwellings however they are located on the Thoroughfare siding the Dwelling. This is predominantly due to the requirement to have Dwellings front to Honey Farm Way where on street parking is not available.

5. Code Requirement: Table 4.3.1-L District Standards (P151) No façade may exist more than once in a block face or within view of the same façade
   - Deviation: Allow the same façade to exist in the same block face so long as it is not in the same building or within 100 feet of the same facade.
   - Justification: The proposed townhome dwellings in the development provide for completely different building types across the street from one another (2 story vs. 3 story) which creates enhanced façade diversity on any given thoroughfare. Furthermore, a typical block face in the development has three to four buildings with 5 to 6 units each. Adhering to the code would require the builder to provide up to 24 unique facades along a block face. This requirement is not feasible given the size and width of façade faces as they relate to the floor plans and window locations. Meeting the code would result masonry and siding materials being moved around in a way that would end up being aesthetically displeasing. The facades being proposed for the development provide special window and roof features, a vibrant mix of colors, and use a variety of siding options (stone, brick, lap siding, board and batten siding) to create attractive buildings that do not appear repetitive.

Kimley»Horn

Staff Comment Response Letter

To:	City of Columbia – Development Services Review Staff
From:	William Irby and Josh Rowland, PLA
	Kimley-Horn and Associates, Inc.
Date:	December 15, 2025
Subject:	NVR Honey Farms – Planned Unit Development Plan

Please see the below responses to comments on the NVR Honey Farms - Planned Unit Development Plan provided to Kimley-Horn on Tuesday, December 9th, 2025. The original comments are listed below with our responses listed in Red.

Engineering Comments

1. Subject to construction plan approval
    - Acknowledged
2. Max manmade slope shall not exceed 3:1
    - Additional retaining walls have been added to ensure grading does not exceed 3H:1V max. Also, the parallel walk along Honey Farm Way has been removed to give more room to grade in these areas.
3. Provide legend for tan and orange coloration of units.
    - Product legend provided.
4. Grading across sidewalks is too steep and could push slopes over the 3H:1V maximum.
    - Additional retaining walls have been added to ensure grading does not exceed 3H:1V max. Also, the parallel walk along Honey Farm Way has been removed to give more room to grade in these areas.
5. Grading should be representative of the basement lots and the grade change across building footprint.
    - Acknowledged, finished grade has been provided.
6. Provide profile of both northern stubs showing existing 36" water main. Show at least 100 feet of neighboring property.
    - Profile for the remaining northern stub has been provided.
7. Storm inlets on alleys should be max spaced 150’.
    - Storm inlets in all alleys are now spaced max 150’.

8. Note: Storm pond B may require downstream stormwater infrastructure improvements on Honey Farm Way
    - Note added to grading sheets.

Planning Comments

9. The lead staff person for this case is Charles Rush, Principal Planner. Please contact crush@columbiatn.gov with questions about the development review process or technical comments. The case planner should be copied on all communication with other city staff.
    - Acknowledged
10. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
    - Acknowledged
11. Water Availability Letter (WAL) will expire on 1/29/2026. If you are unable to be on the 1/14/26 PC agenda an updated WAL will be needed.
    - Discussions have been had with CPWS and they intend to extend our WAL to allow us to get through the entitlements process.
12. The requested zoning will be PUD-R
    - Acknowledged
13. provide block perimeter measurements (2000 ft max)
    - Block perimeter measurements have been added to Sheet C2-00 Site Layout – Overall. All blocks are under the maximum of 2000 ft.
14. provide list of basement or slab foundations
    - A list of units with basement level entry and slab foundations has been added to sheet C2-00 Site Layout – Overall. See Product Foundation note.
15. provide legend of colors meaning or the yellow and pink
    - Product legend added to sheets delineating the different product types and foundation styles.
16. typical lot setback requirements are 10' minimum in the rear not 5'
    - We are requesting a variance from the PUD-R standards to have the rear setbacks be 5’ instead of 10’. See sheet C0-00 – Cover and the variance memo attached to this submittal for our list of variance requests and explanations.
17. provide details for building site width for townhomes
    - Building site width has been noted in the typical lot layouts. See sheet C2-13 Lot Typicals.
18. provide details for pedestrian way. Facades must have a main entrance in principle of building frontage (up to 20% of building Sites are allowed to enfront a pedestrian way instead of thoroughfares)

- Unit 97 is the only unit on the plan that enfronts a pedestrian way. This is noted in the site data table.

19. provide frontage buildout calculations
    - Frontage buildout calculations added to site data table.
20. provide impervious surface coverage calculations (70% max, except 90% max for each group of attached townhome units.
    - Site wide Impervious surface percentages added to sheet C0-00 – Cover & the site data table. Attached townhome building site impervious surface percentage added to Sheet C2-13 – Lot Typicals.
21. provide finished floor level calculations or statement that they will meet the min 18" above average grade at Façade
    - A statement confirming that all unit finished floor elevations will meet the min 18” above average grade requirement has been added to sheet C2-00 – Site Layout Overall. See product foundation note.
22. confirm stories of townhomes
    - All slab on grade townhomes are three stories. The basement entry townhomes are 3 stories total but show 2 stories from the frontage.
23. several elevations do not meet the minimum glazing requirement of 20%, This would have to be noted as a deviation and an explanation would be needed on why this deviation is needed.
    - All elevations have been revised to meet the minimum glazing requirement of 20%. No deviation is needed.
24. upper floor windows on facades must be aligned with those on the 1st floor, several elevations do not meet this requirement. A deviation and an explanation would be needed on why this deviation is needed
    - All elevations have been revised to align the windows on the facades to align with those on the first floor.
25. provide calculations for window typers in stories above first floor must be less than 50% of total facade area.
    - Calculations for window area in stories above the first floor have been added to all elevation sheets.
26. provide window sill height is greater than 5' from average grade at façade
    - This development intends to deviate from this standard. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.
27. No facade may exist more than once in a block face or within view of the same facade, several facade locations do not meet this requirement. A deviation and an explanation would be needed on why this deviation is needed
    - This development intends to deviate from this standard. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.
28. Min interior dimensions for garages are 10' x 20' per vehicle. Meaning that a 2 car garage would have to be 20'20'. Garages do not meet this requirement. A deviation and an explanation would be needed on why this deviation is needed

- The plans currently count all garages as one parking space. The parking exhibits show which units require on street parking and where that parking is located, See Sheet C2-50 & C2-51 – Parking Exhibit. This exhibit also calls out locations of parking that will require a variance. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.

29. List driveway width
    - Driveway width and depth measurements have been added to the typical layouts. See sheet C2-13 – Lot Typicals.
30. provide landscaping plan that meet PUD-R standards
    - The landscape plan has been updated to show the required foundation plantings as well as the trees placed in the front yards of units for every 50 LF of frontage. This plan also still illustrates the required street trees.
31. provide retaining wall sheet that meets the requirements of the zoning ordinance
    - Additional retaining wall detail has been added to sheets C4-10 & C4-11 – Grading and Drainage Plan – Enlargement. The linear footage, maximum heights, and average heights are called out.
32. 75' parcel buffer for PUD-R (min 90% opacity 3ft from ground and up, evergreen plants greater than or equal to 2.5 in. caliper measured 3' from ground and 8' tall; @ installation and 20' tall @ maturity, planted les than or equal 10' o.c. single family structure (2272 Nash Hwy)
    - This development intends to deviate from this standard. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.
33. provide pedestrain shed that is within 800' of townhomes (p 308)
    - Pedestrian Shed measurements added to Sheet C2-00 Site Layout Overall. Circle with associated measurement added to show center point of each pedestrian shed.
34. each townhouse should be within 1300' of a playground, provide calculation
    - The 1300' playground measurement is shown on sheet C2-00 – Site Layout Overall. This measurement is shown via a 1300' radius circle with the center point on the playground. Measurement has been added to sheets to provide greater clarity.
35. provide list of any and all deviation and an explanation on why this deviation is needed. Also what is the trade off that goes beyond the code.
    - Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.
36. update garage parking count that meet the requirements. 202x20 is 2 parking spaces
    - The plans currently count all garages as one parking space. The parking exhibits show which units require on street parking and where that parking is located, See Sheet C2-50 & C2-51 – Parking Exhibit. This exhibit also calls out locations of parking that will require a variance. Please see the variance memo as well as sheet C0-00 – Cover for all variances requested and explanations for those variances.

37. Driveway parking is not used in the calculations
    - Driveway parking calculations are shown in the site data table and in greater detail on sheet C2-50 – Parking exhibit.

ATT Comments

38. ATT intends to serve.
    - Acknowledged.

Police Comments

39. No comments provided.

    - Acknowledged.

City Attorney Comments

40. No comments provided.
    - Acknowledged.

Building Comments

41. No comments.
    - Acknowledged.

Maury County Schools Comments

42. Battle Creek Elementary, Battle Creek Middle, Battle Creek High 9-11 (25/26 SY), 9-12 (26/27 SY). Spring Hill High School 12 (266/27 SY). The development combined with current neighborhoods and additional approved developments in these zones may require new construction or realignment of school zones to accommodate new students.

    - Acknowledged.

Columbia Power Comments

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

Public Works Comments

44. No comments.
    - Acknowledged.

Atmos Energy Comments

45. No comments provided.
    - Acknowledged.

Maury County E911 Comments

46. Go to Maury911.org for application to submit road names and subdivision name.

    - Acknowledged

Duck River Electric Membership Corp Comments

47. No comments provided.
    - Acknowledged.

Maury County Highway Dept. Comments

48. No comments.
    - Acknowledged.

Fire Comments

49. No comments provided.
    - Acknowledged.

CITY OF
COLUMBIA
TENNESSEE

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

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, December 9, 2025

ITEM NO.
25-0417

DESCRIPTION: 2248 Nashville Hwy Honey Farm Crossing

COMMENTS:

Engineering

1. Subject to construction plan approval
2. Max manmade slope shall not exceed 3:1
3. Provide legend for tan and orange coloration of units.
4. Grading across sidewalks is too steep and could push slopes over the 3H:1V maximum.
5. Grading should be representative of the basement lots and the grade change across building footprint.
6. Provide profile of both northern stubs showing existing 36" water main. Show at least 100 feet of neighboring property.
7. Storm inlets on alleys should be max spaced 150'
8. Note: Storm pond B may require downstream stormwater infrastructure improvements on Honey Farm Way

Planning

9. 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.
10. At resubmittal, please provide a response letter addressing each comment along with any revised plans. If the nature of the comment does not warrant a response, or the comment was previously addressed, please simply note that the information has been acknowledged. Any documents or additional information that you want to present to the Planning Commission should be included in your resubmittal.
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.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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Maury County E911

46. Go to Maury911.org for application to submit road names and subdivision name.

Duck River Electric Membership Corp

47. No comments.

Maury County Highway Dept.

48. No comment.

Columbia Water

49. We are pending the water response and will send asap once received.

Fire

50. No comment.

Resubmittal Guidelines

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

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

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

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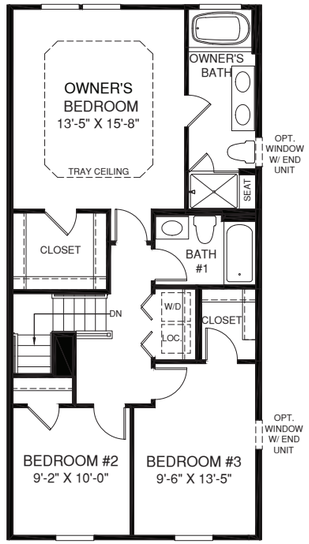
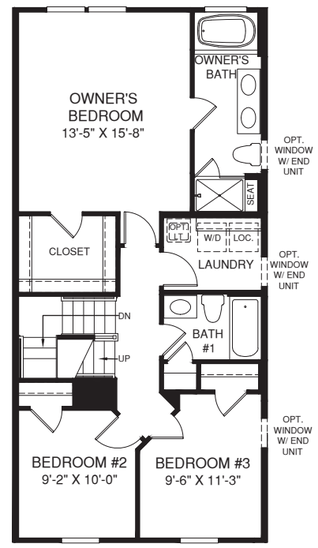
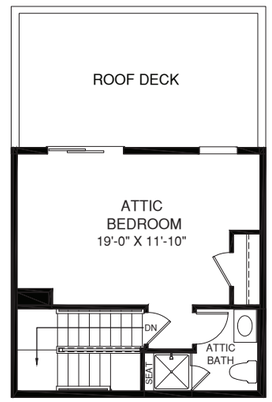
You will receive an invoice for required advertising and mailing fees. All fees must be paid by the Friday following resubmittal in order advance to the Planning Commission agenda.

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.

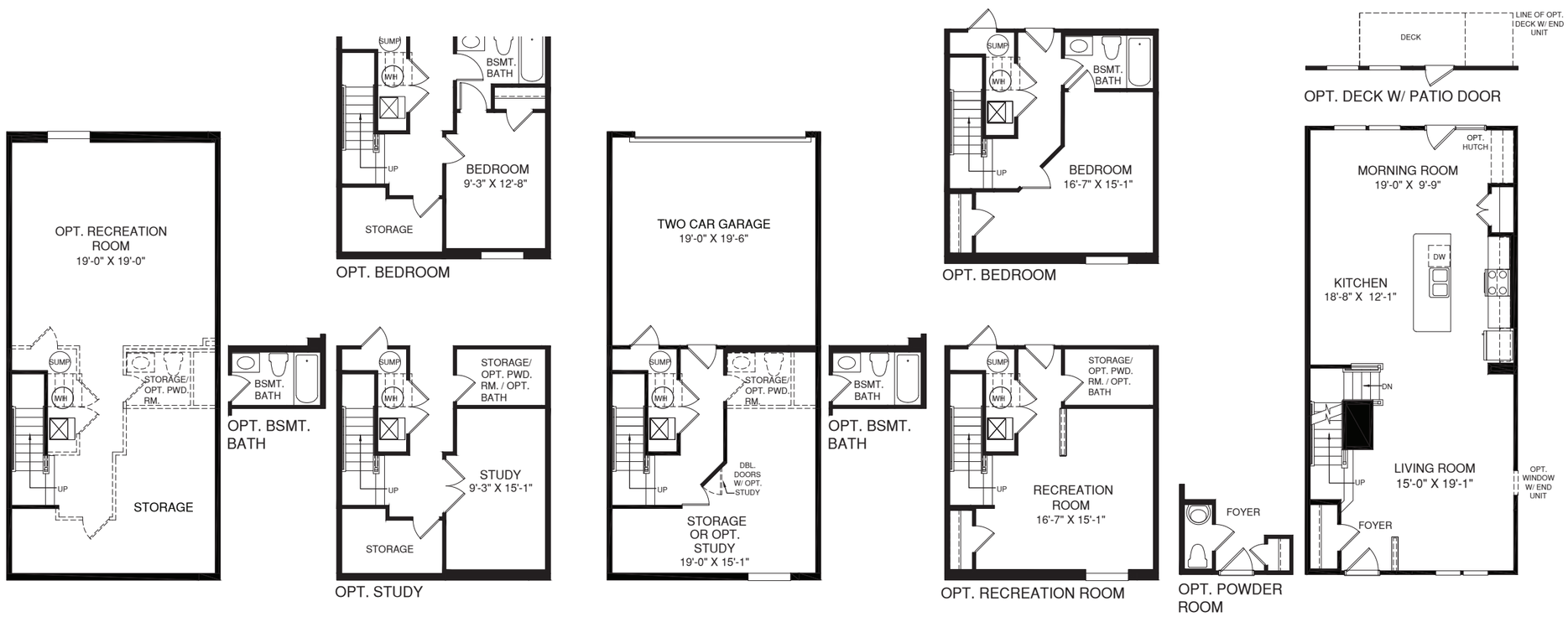








UPPER LEVEL WITH ATTIC



LOWER LEVEL

MAIN LEVEL

The Strauss

BASEMENT ENTRY

Product Line: Ryan

Series: Signature

Footprint Min: 20’-0” X 42’-0”

Footprint Max: 20’-0” X 42’-0”

Height w/o Attic: 23’-10 3/8”

Height w/ Attic: 26’-10 1/4”

Sq. Ft. Min: 1,680

Available Foundation Types:

Level Entry, Level Entry w/ Rear Garage

Bedrooms:	Std:	3	Opt.:	2
Full Baths:	Std:	2	Opt.:	2
Half Baths:	Std:	0	Opt.:	2

Ceiling Height:

- Bsmt: 8’
- 1st Floor: 9’
- 2nd Floor: 9’

Available Veneers:

- Traditional: Yes
- Craftsman: Yes

*Brick front may add 8” to width of house. See blueprint for details.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

STRAUSS
RY0523STS0Av02
RY0523SSA0Av02

October 1, 2025

Mr. Josh Rowland
Kimley-Horn
10 Lea Avenue, Suite 400
Nashville, TN 37210
Sent via email: josh.rowland@kimley-horn.com

RE: Water Availability Letter Expires: 1/29/2026
Honey Farm Crossing Townhomes – 225 Units
2248 Nashville Highway
Tax Map & Parcel 051 058.00
Columbia, TN

Dear Mr. Rowland:

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 consists of 225 Townhome units located on the north side of Honey Farm Way. 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:

- This Water Availability Letter (WAL) represents a planning-level indication of current source water availability for the Phase and Unit Count described above in the proposed development project.
- Development projects with multiple phases must be evaluated as a whole and with each phase individually for distribution system infrastructure sizing and sequencing.

- Each Phase of the development will be considered individually (with a separate WAL) to make sure source water capacity is available to support the additional demands of that Phase at the time the application is made.
- Source water capacity for individual phases of the development is vested when CPWS has provided approval to proceed to construction and appropriate Impact Fees are paid.
- Based on State requirements, project phases will be constructed and activated as whole units. CPWS will not accept ownership of or activate portions of the water system that are smaller than the entirety of the infrastructure approved by the State on a single permitted set of construction documents. Phase boundaries should be defined with this in mind, as no water connections in the Phase will be activated until the entire Phase of construction is completed and accepted.
- Available fire flow capacity at the proposed development is 1,000 gpm.
- The above request translates to a 225 Single Family Unit (SFU) flow demand equivalent.
- Townhome buildings will be served via gang-meter vaults with a maximum of 6 meters per vault.
- Separate irrigation meters with backflow devices will be required to serve the proposed Project.
- If fire sprinkler systems are requested or required, separate fire 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.

  - Once CPWS approves the Construction Drawings for the proposed system improvements, Applicant will submit proposed improvements design to TDEC for review and approval.
  - CPWS will prepare hydraulic calculations and a Utility Approval Letter to accompany the plans submittal to TDEC.
- 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.*

New Water Service Fees	SFUs	Total
$1,500 + 370 per SFU	225	**$84,750**

- 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	225	$540	$121,500
Current Impact Fee for ¾" Service Meter	225	$5,500	$1,237,500
Estimate of Fees Due Prior to Pre-Construction Meeting =			**$1,359,000**

- 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: Drew Smith, Equitas Mgmt Group
Bart Anderson, CPWS
File 24-026

Columbia Fire & Rescue

Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 11/14/2025
Name: William Irby
Phone: 615 564 2704
Email: William.Irby@Kimley-Horn.com
Address/Parcel ID: A portion of parcel ID 051 05800 000
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: Townhomes
Enclosed Area (ft^2): 2,000

FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13D

Water System Demand without Sprinkler Credit

Fire flow Requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Water System Demand with Sprinkler Credit

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 500 gpm Duration: 1/2 hours

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

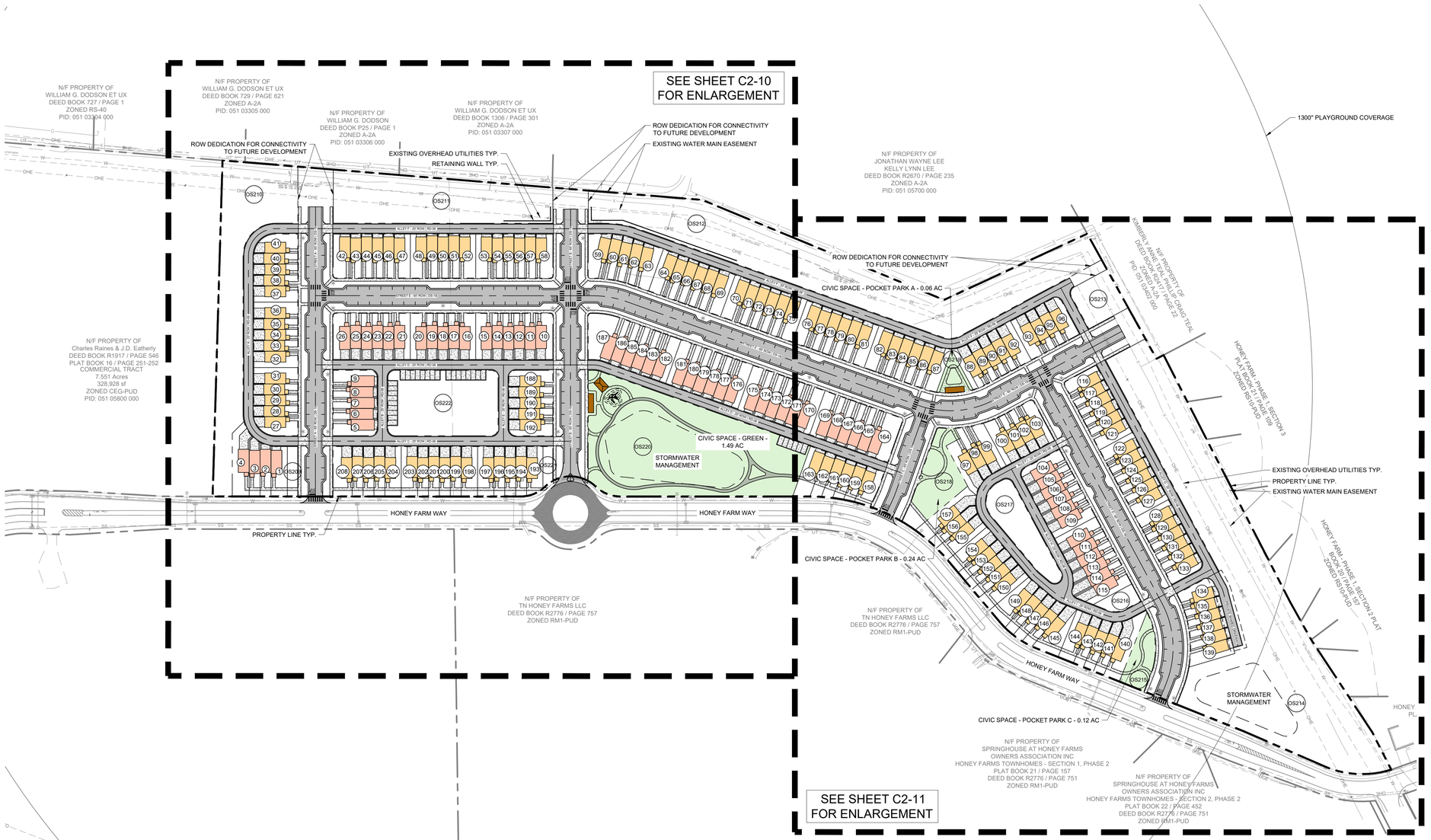
Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

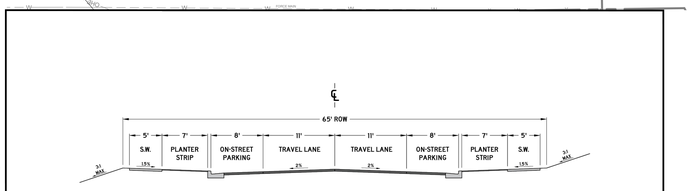
Fire Plan Reviewer: Brad Massey Date: 11/14/2025

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA TABLE

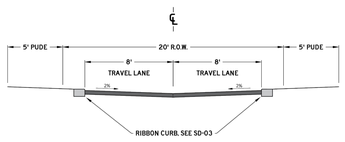
PROJECT NAME:	HONEY FARM CROSSING
PROPERTY ADDRESS:	2248 NASHVILLE HIGHWAY COLUMBIA, TN 38401
MAP AND PARCEL ID:	MAP 051 PARCEL 058.00
EXISTING ZONING:	PUD
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWN HOMES
U.S. FEMA FIRM PANEL:	47119C0180E DATED 4/16/2007
SITE AREA (AC):	25.9 AC AC
SITE AREA (SF):	1,126,724 SF
ROW DEDICATION (AC):	7.40 AC
DENSITY	
PROPOSED:	
TOWNHOMES (20' x 38' TYP.):	146 DU
TOWNHOMES (20' x 42' TYP.):	62 DU
TOTAL UNITS:	208 DU
DENSITY:	8.03 UNITS/ACRE
MIN. LOT SIZE:	1,437.55 SF
UNITS FRONTING	
PEDESTRIAN PATH:	1 UNIT
TYPICAL LOT SETBACKS:	
MIN. FRONT SETBACK:	15 FT
MIN. SIDE SETBACK:	10 FT
MIN. REAR SETBACK:	5 FT
REQUIRED CIVIC SPACE:	5% OF TOTAL AREA 1.30 AC
PROVIDED CIVIC SPACE:	7% OF TOTAL AREA 1.92 AC
CIVIC SPACE LIST:	
GREEN:	1.49 AC
POCKET PARK A:	0.06 AC
POCKET PARK B:	0.24 AC
POCKET PARK C:	0.12 AC
REQUIRED PARKING	
DWELLING UNITS:	416 SPACES (2 PER DU)
CIVIC SPACE:	17 SPACES (1 PER 5000 SF)
TOTAL REQUIRED:	**433 SPACES**
PROPOSED PARKING:	
GARAGE PARKING:	208 SPACES
DRIVEWAY PARKING:	199 SPACES
TOTAL DU PARKING:	**407 SPACES**
ON-STREET PARKING:	212 SPACES
TOTAL PARKING PROVIDED:	**619 SPACES**



NOTES:

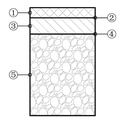
1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS
3. PAVEMENT SECTION SHALL FOLLOW THE CORRESPONDING ROADWAY CLASSIFICATION'S STANDARD DETAIL
4. CURB AND GUTTER, SEE SD-01
5. EXTRUDED CURB, SEE SD-02
6. DECORATIVE LIGHT BASES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

CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	CHARACTER DISTRICT STREET URBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES (NTS)	DATE 7/1/2024 DS-18



PAVEMENT SCHEDULE

①	**SURFACE @ 1.5" THICK** 411-D.12 ASPHALT CONCRETE MIX, PG64-22; (ACS) GRADING D (SURFACE); OR 307-D.12 ASPHALT CONCRETE MIX, PG64-22; (ACS) GRADING C W (SURFACE)
②	**TACK COAT (GENERAL USE)** 402-3.6 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY)
③	**BIT. BINDER @ 2" THICK** 307-D.06 ASPHALT CONCRETE MIX, PG64-22; (BPMB HM) GRADING B M2
④	**PRIME COAT** 402-3.5 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY) 402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY)
⑤	**MINERAL AGGREGATE BASE @ 8" THICK** 303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D



NOTES:

1. 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 DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION STANDARD DETAILS	ALLEY (NTS)	DATE 6/9/2022 RD-06

COORDINATES ARE NAD83.
ALL ELEVATIONS ARE REFERENCED TO THE NAVD 1988.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

Kimley»Horn
10 Lea Avenue, Suite 400 Nashville, TN 37210
Main: 615.564.2701 | www.kimley-horn.com
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HONEY FARM CROSSING
RYAN HOMES
COLUMBIA, TN

DRAFT
PRELIMINARY PLANS
FOR REVIEW ONLY

No	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DESIGNED BY:	JLR
DRAWN BY:	WSI
CHECKED BY:	JLR
DATE:	11/17/2025
KIMLEY-HORN PROJECT NO.	017407106

SITE LAYOUT - OVERALL

SHEET NUMBER
C2-00

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

22 August 2025

William Irby
Kimley-Horn
10 Lea Avenue
Nashville, TN 37210

RE: 2248 Nashville Hwy, Columbia, TN 38401; Honey Farm Crossing, 226 DU of townhomes

William,

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

CPWS
Columbia Power & Water Systems

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

May 10, 2024

Kimley-Horn
Brayden Gries
4031 Aspen Grove Drive Suite 200
Franklin, TN 37067

Re: Honey Farm Crossing, being Tax Map: 051 Parcel ID: 05800

Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

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

Yours truly,

COLUMBIA POWER SYSTEM

Trevor Gilmer
Power Engineering Manager

so

Honey Farm Crossing Preliminary PUD Legal Description

PROPERTY DESCRIPTION

RESIDENTIAL TRACT:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

COMMENCING at a 1/2-inch rebar found at the intersection of the southeasterly right-of-way line of Nashville Highway (variable right-of-way) with the northeasterly right-of-way line of Honey Farm Way (variable right-of-way); Thence along said northeasterly right-of-way line of Honey Farm Way South 53 degrees 26 minutes 48 seconds East for a distance of 44.38 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the left an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing South 63 degrees 22 minutes 30 seconds East to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing South 63 degrees 11 minutes 32 seconds East to a 1/2-inch rebar found; Thence South 53 degrees 39 minutes 04 seconds East for a distance of 95.90 feet to a 5/8-inch rebar set; Thence South 51 degrees 43 minutes 09 seconds East for a distance of 152.63 feet to a nail set; Thence South 55 degrees 07 minutes 01 seconds East for a distance of 89.78 feet to a 5/8-inch rebar set, said point being the TRUE POINT OF BEGINNING; Thence departing said right-of-way line North 36 degrees 32 minutes 46 seconds East for a distance of 616.84 feet to a nail set in the center of a paved lane; Thence with the centerline of said lane South 50 degrees 26 minutes 06 seconds East for a distance of 883.23 feet to a 1/2-inch rebar found to the center of a gravel lane; Thence with the centerline of said lane South 32 degrees 39 minutes 21 seconds East for a distance of 479.97 feet to a 1/2-inch rebar found; Thence South 79 degrees 57 minutes 38 seconds East for a distance of 289.61 feet to a 1/2-inch rebar found; Thence departing said lane South 05 degrees 52 minutes 43 seconds West for a distance of 262.24 feet to a 1/2-inch rebar found; Thence South 82 degrees 33 minutes 59 seconds East for a distance of 14.84 feet to a 5/8-inch rebar set; Thence South 07 degrees 54 minutes 24 seconds West, a distance of 96.17 feet to a 1/2-inch rebar found; Thence South 07 degrees 48 minutes 35 seconds West, a distance of 77.44 feet to a 1/2-inch rebar found; Thence South 07 degrees 42 minutes 38 seconds West for a distance of 107.03 feet to a 1/2-inch rebar found; Thence South 07 degrees 37 minutes 27 seconds West for a distance of 143.40 feet to a 1/2-inch rebar found; Thence South 07 degrees 42 minutes 47 seconds West for a distance of 84.92 feet to a 1/2-inch rebar found; Thence South 05 degrees 44 minutes 16 seconds West for a distance of 41.21 feet to a 1/2-inch rebar found; Thence South 05 degrees 30 minutes 25 seconds West for a distance of 38.38 feet to a 1/2-inch rebar found; Thence South 01 degrees 38 minutes 24 seconds West for a distance of 19.09 feet to a 1/2-inch rebar found; Thence South 01 degrees 27 minutes 54 seconds West for a distance of 105.85 feet to a 5/8-inch rebar set; Thence South 01 degrees 44 minutes 21 seconds West, a distance of 79.62 feet to a 5/8-inch rebar set; Thence South 07 degrees 52 minutes 42 seconds West, a distance of 75.86 feet to a 1/2-inch rebar found on the northeasterly right-of-way line of Honey Farm Way; Thence continuing with said right-of-way line along the arc of a curve to the right an arc length of 31.03 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 67 degrees 31 minutes 58 seconds West, for a distance of 30.99 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 89.74 feet, with a radius of 175.00 feet, being subtended by a chord bearing of North 47 degrees 59 minutes 16 seconds West, for a distance of 88.76 feet to a 1/2-inch rebar found; Thence North 31 degrees 37 minutes 15 seconds West, a distance of 166.27 feet to a 5/8-inch rebar set; Thence North 33 degrees 22 minutes 49 seconds West, a distance of 409.64 feet to a 1/2-inch rebar found; Thence along a curve to the right having an arc length of 83.44 feet, with a radius of 170.00 feet, being subtended by a chord bearing of North 19 degrees 16 minutes 18 seconds West, for a distance of 82.60 feet to a 1/2-inch rebar found; Thence North 05 degrees 12 minutes 29 seconds West, a distance of 147.31 feet to a 5/8-inch rebar set; Thence along a curve to the left having an arc length of 287.52 feet, with a radius of 330.00 feet, being subtended by a chord bearing of North 30 degrees 10 minutes 23 seconds West, for a distance of 278.51 feet to a 1/2-inch rebar found; Thence North 55 degrees 08 minutes 10 seconds West for a distance of 348.87 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 49.90 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.69 feet bearing North 33 degrees 10 minutes 56 seconds West to a 1/2-inch rebar found; Thence along the arc of a curve to the left an arc length of 102.73 feet, said curve having a radius of 67.00 feet and being subtended by a chord of 92.96 feet bearing North 55 degrees 10 minutes 25 seconds West to a 1/2-inch rebar found; Thence along the arc of a curve to the right an arc length of 49.83 feet, said curve having a radius of 65.00 feet and being subtended by a chord of 48.62 feet bearing North 77 degrees 07 minutes 31 seconds West to a 1/2-inch rebar found; Thence North 55 degrees 07 minutes 01 seconds West for a distance of 564.95 feet to a 5/8-inch rebar set, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 25.867 Acres

CITY OF COLUMBIA TENNESSEE

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

Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Honey Farm Crossing PUD

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

General

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

Lots and Land-Use

- ☒ The size of total property to be developed in square feet and acres
- ☒ Lot numbers of all proposed lots, with dimensions, locations, and square footage
- ☒ A tabulation of the land area to be devoted to various uses and activities and overall densities.
- ☒ Typical lot layout depicting proposed setbacks, yards, and easements, where applicable

Structures

- ☒ Location and approximate dimensions of all existing and proposed structures.
- ☒ Location of all earth retaining structures, with approximate top and bottom of wall elevations.
- ☒ Existing and intended use of all buildings and structures on site, including the number of dwelling units and density, where applicable
- ☒ Location, type, and size of proposed signs
- ☒ Approximate height, bulk, and the utilization of structures including activities and the number of living units.

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
- N/A ❑ Location and dimension of aquatic buffer zones
- ☒ General layout of the proposed storm drainage system including surface and subsurface drainage systems, areas for detention, and water quality devices.
- ☒ Identification of all critical lots

Streets, Parking, and Pedestrian Elements

- ☒ Proposed street and alley rights-of-way, typical sections, widths, classification, names, and proposed ownership and maintenance responsibility
- ☒ Proposed connections to existing and proposed streets (including classification) located outside the development
- N/A ❑ Proposed improvements as identified in the Traffic Impact Study, as required
- ☒ Existing and proposed sidewalks, trails, and other pedestrian elements
- ☒ Existing and proposed on-street and off-street parking and loading areas
- ☒ Summary of all provided and required parking

Landscaping, Open Space, and Amenities

- ☒ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- ☒ Landscaped areas and buffers with details on proposed plantings, existing vegetation, and other features.
- ☒ The location and size of all common open space, parkland dedications, and dedications and reservations of land for public uses.
- ☒ Any amenity features and structures for private or public benefit.
- ☒ Location, dimension, and materials of fences and walls
- ☒ Tree Canopy retention

Utilities

- ☒ General layout and location of existing and proposed utilities and utility features including, but not limited to potable water, fire hydrants, sanitary sewer, storm sewer, and power and communication facilities.
- ☒ Acknowledgement from water, sewer, and power utility providers that the proposed development may be adequately served with existing infrastructure, or if improvements are required to adequately serve the development, a general statement of the improvements.

CITY OF
COLUMBIA
TENNESSEE

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

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:

William Irby	*William Irby*	11/14/2025
Print Name	Signature	Date

MEMORANDUM

To: City of Columbia

From: William Irby
Josh Rowland, PLA
Kimley-Horn and Associates, Inc.

Date: November 17, 2025

Subject: ***Honey Farm Crossing – Preliminary PUD Project Narrative***

This memorandum provides a summary of the landholder's interest in the land proposed to be developed as well as a statement of concurrence from all parties having a beneficial interest in the property.

PROJECT NARRATIVE

The developer (NVR) is proposing a residential community featuring 208 town home dwelling units. The proposed zoning for the project assumes a base zoning of PUD. The residential units will include 20' townhomes with a mixture of depths including 38' and 42' deep homes. The community will incorporate a variety of active and passive amenity spaces for residents including a park and walking paths. This community will offer residents attractive elevations, open floor plans, and will be constructed from cementitious siding.

The community will have ample on-street parallel parking for guests. All driveways within the community will be privately owned and maintained and will be designed to meet the City's minimum parking lot and driveway design criteria. Easements for public utilities will be provided in driveways and alleys to serve each unit. The development proposes a total of 222 lots with 208 single family lots and 14 open space lots.

This PUD is in accordance with the Comprehensive Plan overlay of City Center & Urban Village because it provides medium density with a well-organized circulation pattern for vehicles and pedestrians. This development provides medium density blocks with strong form and pedestrian scale along the frontages.