



AGENDA

The Columbia Municipal Planning Commission will conduct a Voting Session on Wednesday, December 14, 2022 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. 22-0293 - Baker Creek Place Phase 1 Final Plat
Request from Allen O'Leary for final plat approval of Baker Creek Place Phase 1, which consists of 42 lots off [Mooreville Pike](#) with sureties in the amount of \$360,000.

Documents:

1. Staff Report
2. Final Plat v2
3. Response to Comments
4. DRC Comments
5. Final Plat v1

6. Development Agreement
 7. Submittal Letter
 8. Application
2. 22-0294 - 4015 Trotwood Avenue Final PUD Plan
Request from Highland Corporation for final PUD plan approval of the Highland Convenience Market Trotwood Avenue PUD located at [4015 TROTWOOD AVENUE](#).

Documents:

1. Staff Report
2. Final Master Development Plan v2
3. DRC Comments
4. Final Master Development Plan v1
5. Architecture Plan
6. Water Availability Letter
7. TDEC Review
8. Hydrologic Determination Report
9. Zoning Map
10. Book and Page Description
11. Legal Description
12. PUD Checklist
13. Application

III. Discussion Items

1. 22-0292 - 1754 Hampshire Pike Annexation, Plan of Services, Land Use Amendment, Rezoning
Request from David M. Cumming for annexation with a Plan of Services at [1754 Hampshire Pike](#) with a comprehensive plan amendment from Suburban Neighborhood to Suburban Corridor along with rezoning approximately 94 acres to CD-3 (Neighborhood Character District) and nine acres to CD-4C (General Urban Corridor Character District).

THE APPLICANT HAS WITHDRAWN THIS REQUEST

Documents:

1. Staff Report
2. Concept Plan
3. Land Use Map
4. Zoning Map

5. Water Availability Letter
 6. Sewer Availability Letter
 7. Response to Comments
 8. DRC Comments
 9. Plan of Services
 10. Fire Flow Requirement
 11. Legal Description 1
 12. Legal Description 2
 13. Annexation Permission
 14. Submittal Letter
 15. Application
2. 22-0182 - Heritage Green Preliminary Plat
Request from Lynn Ealey for preliminary plat and development plan approval of Heritage Green located off Baker Road and consisting of 156 lots.

Documents:

1. Staff Report
 2. Preliminary Plat v3
 3. CPWS water availability
 4. TIS commitment letter
 5. DRC Response to Comments v2
 6. DRC Comments v2
 7. Preliminary Plat v2
 8. DRC Response to Comments v1
 9. DRC Comments v1
 10. Preliminary Plat v1
 11. Right of Way MOU
 12. Application
3. 22-0280 - Arden Village PUD Revision
Request from Garry M. Batson for revision to mixed use for Building A on lots 209 and 210 within the Arden Village PUD at [2475 Nashville Highway](#).

Documents:

1. Staff Report
2. Final Site Plan v2
3. DRC Comments
4. Exterior Elevation
5. Exterior and Floor Plans
6. Final Site Plan v1

7. Zoning Map
 8. Application
4. 22-0282 - Bristol Multifamily Site Development Plan
Request from Jeff Heinze for multifamily site development plan consisting of 221 off [E. 6th, Woodland, and N. Glade Streets](#).

THE APPLICANT HAS WITHDRAWN THIS REQUEST

Documents:

1. Staff Report
 2. Site Plan
 3. Woodland & E. 7th Renderings
 4. Woodland & E.7th Mural Examples
 5. Comment Response Letter to DRC
 6. DRC Comments
 7. Zoning Map
 8. Application
5. 22-0296 - 400, 420 Bear Creek Pike Annexation with Plan of Services, Land Use Amendment, Rezoning
Request from Greg Gamble for annexation with a plan of services including a comprehensive plan amendment from Suburban Neighborhood to Urban Neighborhood along with rezoning to CD-4 (General Urban Character District) for 420 Bear Creek Pike and a portion of [400 Bear Creek Pike](#).

Documents:

1. Staff Report
2. Conceptual Plan Request
3. Current Zoning Area Map
4. Land Use Map
5. Water Availability Letter
6. Cover Letter 2
7. Response to DRC comments
8. DRC Comments
9. Plan of Services
10. Legal Description
11. Annexation Request
12. Cover Letter

13. Application

IV. Other Business

1. Adjournment

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.

November 10th City Council Meeting

10.2 2nd consideration on ordinance no. 4434 - An ordinance to amend ordinance no. 4400, by rezoning tax map 73 parcel 18, located at 1647 old highway 99, from CD-2 (rural character district) to PUD-R (residential planned unit development) with PUD master plan approval. **Final Consideration Approved**

10.3 2nd consideration on ordinance no. 4435 - An ordinance to amend ordinance no. 4400, by rezoning tax map 51 parcels 19, 20, and 20.01 located at Greens Mill Road and Nashville Highway, from CD-4 (urban neighborhood character district) to PUD-MU (mixed use planned unit development) with PUD master plan approval. **Final Consideration Approved**

10.4 2nd consideration on ordinance no. 4436 - An ordinance to amend ordinance no. 4400 - by amending the Pin Chase Bowling Center PUD master plan, located off Mooresville pike and East James Campbell Blvd., being tax map 114 parcel 74. **Final Consideration Approved**

10.5 1st consideration on ordinance no. 4437 - An ordinance to amend ordinance no. 4400 - by amending the Honey Farm PUD Master plan for tax map 51 parcel 58.00, located off Nashville Highway and Honey Farm Way and establish December 8, 2022 as the date of public hearing. **1st Consideration Approved**

10.6 1st consideration on ordinance no. 4438 -An ordinance to amend ordinance no. 4400, by rezoning a portion of tax map 42 parcel 13.07, located off Hospitality Drive from PUD-MU (mixed use planned unit development) to CD-3 (neighborhood character district) and establishing December 8, 2022, as the date of public hearing. **1st Consideration Approved**

10.7/10.8 1st consideration of ordinance no. 4440 -An ordinance to amend ordinance no.4400, to zone property being annexed by resolution no. 22-83, including a portion of the PUD, located at 2532 Nashville Highway being a portion of tax map 42 parcel 13.02 to CD-3 (neighborhood character district) and establish December 8, 2022 as the date of public hearing. **1st Consideration Approved**

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1. Organization

1.1. Call To Order

Chairman Charlie Goatz called the November Planning Commission meeting for the City of Columbia to order at 4:02 p.m. The meeting was held in Council Chambers at City Hall.

1.2. Roll Call

Quorum present and included the following:

Present were: Councilman Coleman
Mr. Charlie Goatz
Mr. Thomas Hutto
Mr. Randy McBroom
Mayor Chaz Molder

Absent were: Dr. Rose McClain
Mr. Ray Pace

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Director of Development Services
Mr. Tony Massey, City Manager
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I
Mr. Tim Tisher, City Attorney
Mr. Douglas Toney, Assistant Engineer

Chairman Goatz stated that he would like to start with congratulations to the re-elected City Mayor Chaz Molder, and also to the newly elected Vice Mayor, Mr. Randy McBroom.

1.3. Welcome of Visitors/Rules of Conduct.

1.4 Acknowledgement of Official Communications of the Columbia City Council on annexation and zoning.

Mr. Keltner, Director of Development Services stated that all items with regards to the Rock Springs Road annexation and rezoning which is Tax Map 92, Parcel 11.01, and 11.02 passed on final consideration. All documents with regards to the

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rezoning land use designation and master plan approval of property at the corner of Trotwood Avenue and Sunnyside Lane was passed for final consideration. There were multiple zones associated with the final reading of the Tom J. Hitch Parkway property. Those zones include CD-3, CD-4, and 4C, along Tom J. Hitch Parkway. They were all approved, and all of the requests were approved at final consideration. For first consideration we have the master plan and rezone for property at 1647 Old Highway 99 which was a rezoning from CD-2 Rural Character District to a Plan Unit Development residential. That did pass on first consideration as well as first consideration for Greens Mill Road and Nashville Highway property that had multiple zoning associated with it that were being converted to the CD-4 with a master plan. The last item was the master plan revision located at Mooresville Pike and James Campbell Boulevard for the PUD master plan passed on first reading as well.

1.5 Approval of Minutes:

The October minutes were presented for approval. Chairman Charlie Goatz moved to approve with Mr. McBroom seconding. Minutes were approved with a vote of five to zero.

1.6 Review of Bonds and Letters of Credit:

City Engineer, Glenn Harper reported that all letters of credit are in order, or in the process of being updated.

2. Consent

2.1 Case #22-0278

Request from WES Engineers & Surveyors for final plat approval of lot 8 in the Beechcroft Plaza PUD off Cayer Lane.

Chairman Goatz stated the consent item, and he moved to approve the consent item, subject to Technical comments, with Mayor Molder seconding. Motion to approve the consent item passed five to zero.

3. Discussion Items:

3.1 Case #22-0100

Request from Pentagon Reids LP for approval of Theta Pike Estates Preliminary Plat consisting of 208 single family lots at Theta Pike and Columbia Rock Road.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report. The applicants are here today requesting a deferral for this project.

Discussion:

Mr. Shampzie was present to answer questions. Discussion included deferrals, not conforming to the City's standards, and the plat has not been revised. Mr. Goatz moved to deny the request for not conforming to the standards today, on the knowledge that the applicant can bring it back conforming to the new standards. Councilman Coleman seconded the motion. The applicant stated that the issue is not conforming to the Plat, the issue is having to deal with this very difficult site. They are spending a lot of money, and are clearing all the right-of-way now.

They are going to have to do more investigation with the City on site. It is not a particular situation and to deny them the full opportunity to investigate the site over the information the City has requested. This additional information was necessary in order for the City Engineer to consider or approve it. It doesn't seem reasonable they are spending tons of money and time to investigate the surface and the subsurface, and now you are going to tell us that you are going to deny us it is not right. Further discussion the money spent, the new Ordinance, the old Ordinance, conforming to the new Ordinance, under the new ordinance the product type is totally different, redesigning the product type, creating a hardship, giving them ample time to get this information, coordinating with all the professionals to get this information, and needing time to get the requested information, June was the first review, and the new zoning ordinance started in July. Councilman Coleman inquired about the difference between how this property could develop under the new zoning ordinance versus how it would be if it was deferred again. Mr. Keltner stated that it comes back to product types. You are more defined in your product types that can be placed on each lot as well as you have more standards in regards to protection of the character of the area in regards to tree canopy retention, looking at certain buffers. There is some difference in it, as well as the right of way designation. The right of ways will get a little bigger, and the streetscape will be increased from your previous ordinance to Ordinance 4400. Further discussion included the right of way increase thirty percent, fifty to sixty-five the lots are a little less, and the other standards are more. Mr. Keltner stated that there is a difference there. Staff has been emphasizing the importance of having this study from the very beginning. He also stated that he understands that Mr. Shampzie was not involved in the beginning, but from a staff perspective it has been stated from the beginning that it was something that needed to be looked at prior to the first submittal of this project. Further discussion included the lack of expertise of the previous applicant, the recessivity study, and the subsurface investigation from the surface. Councilman Coleman stated that his concern is in the future we start building a development that is out of whack with the code. You start building something under an old code. Mr. Goatz stated that is part of his concern this is continuing with further deferrals which pushes the Commission further into next year to try to conform that was the reason for his motion. Mayor Molder stated that he understands that you are concerned and one thing about the new zoning Ordinance that is contrary to what some

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people might think is it include an enhanced design standards and some overall improvements to future developments. There are several, some are on this agenda, that are tracking under the former zoning ordinance. It is not like it can't be done; however, even though this was not intentional, but the fact is you latched onto the previous ordinance and you are sort of hanging onto it for dear life, but there has been several months that have passed. I think that there have been some opportunities that you could have and so it is not necessarily something that he is for. If there had been a more compelling reason he would have been more open to it, given the number of deferrals up to this point he will have to vote to approve the motion as well. Motion to deny passed four to one, with Mr. McBroom voting nay.

3.2 Case #22-0259

Request from Greg Gamble for a comprehensive plan amendment from Suburban Corridor to Urban Neighborhood with rezoning of 200 Oakwood Drive from CD-3L (Neighborhood Large Lot Character District) to CD-4 (General Urban Character District).

Staff Recommendation:

Mr. Keltner gave the details of the staff report. It is currently zoned a CD-3L, Neighborhood Large Lot Character District. The Connect Columbia has this as Suburban Corridor which would support the CD-4C. This would open the door to a much higher density than what they would like to see for this particular property. That is why you see the request go from a corridor down to a neighborhood where the request is for a CD-4 which is a maximum of twelve units per acre. The review item is 8.5.20, as well as 8.5.19.

Discussion:

Mr. Greg Gamble was present to answer questions. Discussion included the ones signed up to speak. Ms. Ruth Taylor, 617 Taylor Bend Road, expressed concerns with affordability, struggling professionals, townhomes, create affordable housing, and lack of quality help. She supports the Oakwood Community, low density, and housing needs in the community. Mr. Ralph Terry, 203 Hemingway Drive, expressed concerns with being selective and allow for development such as this one. New development along the downtown corridor will give people a place to live, affordability, be reasonable about rural development, allow for the growth, we need more pedestrian traffic downtown, and downtown needs to continue to be vibrant. Mr. Bryan Echols, 3801 Albert Matthew Road, expressed support for Khristi Pascarella and Greg Gamble, and he recommended giving them a chance to show the quality of his development work. Ms. Kelly Baucom, 122 Granada Drive, expressed concerns with the property backing up to her property, outlet, increased traffic, one way in and one way out, it is a dead end, considering the school system, invest in the school, and be smart about growth, and she is very against it. Mike Musgrove 104 Cascade, Bell Buckle, TN, the property owner, stated that he desires to benefit Columbia, and leave a lasting legacy to his family owners. Mr. Khristi Pascarella, Franklin, Pearl Street Partners, stated that he is very excited about the opportunity. He is

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passionate about the design and level of detail. The infrastructure supports the smart growth. Mr. Greg Gamble, stated that they are taking a step down, they are requesting a lesser land use policy of Urban Neighborhood. This is consistent with the property that is adjacent to them. They also recognize the size of the single-family lots, neighbors to connect to and they want to do that in a sensitive way. Further discussion included concept plan, the standards that are laid out for that district, the road ingress, egress, and traffic impact study. Mr. McBroom asked Mr. Keltner to explain to him it is zoned CD-3L, and it was brought up that they can put 24 units per acre. Mr. Keltner stated no sir. The Connect Columbia Plan, the comprehensive plan, has its area designated as Suburban Corridor. With Suburban Corridor it is commercial and intense residential uses. The 4C actually works. An applicant could come in and request rezone to just CD-4C. that would actually meet the comprehensive plan for the corridor. In an effort to show good faith in what they are requesting to do here is they wanted to back off of that and go down to CD-4. A CD-4 is not allowed in the corridor you have to be in a neighborhood, that is why you are seeing the comp plan amendment come with it. Mr. McBroom stated if we leave it like it is zoned it is CD-3L they cannot do the 24. Mr. Keltner stated no if you leave it CD-3L. It would be one-hundred feet wide lots. Mr. Goatz asked based on the size of this lot will it require the mixed use of townhomes and apartments single family lots, or could it all come back with that as a straight zone as requested without it being a concept plan. Mr. Keltner stated under the requested zoning ordinance it would have to, it limits the maximum residential that you could have. It is Eighty five percent of the frontage, and the fifteen percent has to be retained for commercial usage. Further discussion included there is a percentage for a large scale which will be more than seven, large family has to be less than twenty percent of the frontage of the road, each unit has to front a road, thoroughfare, townhomes, single family, sewer, wastewater had a conversation with the applicant, it is Light Industrial, zone map, driveway, and it is a little more dense. Mr. Goatz moved to deny based on 8.5.20 item 2, with Mr. McBroom seconding. Motion to deny passed three to two, with Councilman Coleman, and Mr. Hutto voting nay.

3.3 Case #22-0272

Request from Gabby Marroquin for an Exception to Access Management concerning Lot 1 at 2500 Pulaski Highway.

Staff Recommendation:

This item was withdrawn.

3.4 Case #22-0219

Request from Jennifer Speich for preliminary plat approval of Marlon's Creek subdivision for 161 single family lots at 1686 Lasea Road.

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Staff Recommendation:

Mr. Keltner presented the details of the staff report. This property was annexed in 2021. This property requested annexation with an RS-10 zoning prior to the adoption of the current Zoning Ordinance 4400. The applicant provided examples of the open spaces. This request does meet the standards of the Zoning Ordinance. This is the Commission's first subdivision under Ordinance 4400.

Discussion:

Discussion included conforming to the new Ordinance, and added open space. Mr. Goatz moved to approve subject to Technical Comments, with Councilman Coleman seconding. Mr. McBroom stated the Technical comments shows no comment from Wastewater. Mr. Keltner stated that the sewer is there. We have already committed to provide services to this development. Further discussion included previous comments from Wastewater department. Mr. Harper stated that adding of sidewalks was discussed at study session. Mr. Goatz stated that he would make that a part of his motion. Motion to approve with adding sidewalks, and subject to Technical comments passed four to one with Mr. Hutto voting nay.

3.5 Case #22-0069

Request from Andrew Eldridge for Annexation with a Plan of Services, Zoning to R-PUD (RS-6 base zoning), and Preliminary PUD Master Plan approval of Old Zion PUD consisting of 818 lots at Tax Map 112 Parcels 2.03, 9, 10.01, and 10.07 off Trotwood Avenue.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This was seen by this Commission recently with a recommendation of denial to the City Council with a vote of three to two. Once that went to City Council there were some things mentioned during the Planning Commission the applicant did not have sufficient time to address during that meeting. It was said at City Council that they would have an opportunity to address those. There were some changes made that were presented to City Council to which City Council deferred it back to this Board for review of said changes. The original review of this project was nine hundred and eighty-one lots that you are looking at. When you saw that it came back as eight hundred and fifteen. During the presentation by the applicant there was a break down of the lot sizes, the road network is staying very similar, the size of lots grew in multiple areas throughout. There are no variances requested for this, it still is under your previous Ordinance 3638 which has a residential zoning. This is a re-review of something that you have seen, being requested by City Council.

Discussion:

Mr. Jay Easter, and Mr. Andrew Ethridge were present to answer questions. Mr. Campbell Ridley, 607 Old Sunnyside Lane, expressed concerns with farm traffic on Trotwood, vehicle traffic, the problem is in the fall when they harvest, ingress, and egress. Mr. Gabe Howard, 1270 Grand Hollow Road, stated that he was coming this afternoon to continue the conversation of smart growth, sustainable growth, impact fees, making sure that the

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decisions made in this room are improving the quality of life adding value to the community, and not negatively impacting our generational families that has called Maury County home before us. He hopes that if developments do not fit within the Connect Columbia Comprehensive Plan that require annexation, land use, or Zoning changes, that we will start to say no a little more. He recommends that this application be denied, stay ahead of this capacity, including water supply, schools, Wastewater, and solid waste concerns, and visit impactfees.com. Judge Douglas Chapman, 6415 Yeatman Lane, expressed concerns with traffic, burden on the school system, access between Yeatman Lane and Old Zion PUD, change in the overall character of the neighborhood, capacity, connection, the effect on Trotwood, not all lots are an acre, additional cars, reduce the number of homes, address traffic flow, trees, Connect Columbia areas of change, growth plan, existing character, what homes are going to fit into what they are proposing, and unfair growth. He also stated that he has enjoyed working with the developer. Mr. Jay Easter passed out handouts and stated that they are not at this point requesting a land use plan change. He also stated that this property is designated as Suburban Neighborhood. They are proposing an RS-6 PUD. There is no RM-1 request. They are requesting 815 homes within the Suburban Neighborhood Corridor. They have dropped 166 homes, and they have added the one acre lots around Ashwood Manor. They have also, since meeting with the neighborhood and speaking with the Judge, made a revision on the requested three lots, now all the lots surrounding Ashwood Manor are one acre or greater. Further discussion included suburban neighborhood, improving the quality of life, diverse housing mix, street scape, icon, all single family lots within this neighborhood, all homes front the street, lights, amenities, sidewalks, paved trails, over ten different housing options, single family detach proposal, they removed the connection to Ashwood Manor, committing to making \$4,500 a home to the school system, retaining 72.25 acres of tree, traffic improvements, and three new red lights. Mr. Ethridge Andrew discussed alley loaded lots. Mackel Reagan, Parks & Recreation Director is aware. Mr. McBroom stated that Wastewater's Technical comment was substantial improvements will have to be done. The applicant stated that they did a flow study and it actually came back favorable, there is more than enough capacity in those lines, there are no off- site permits needed, per Ryan, per the flow study, and through Ryan. Mr. McBroom asked if Mr. Boshers have seen this. The applicant stated Ryan works for Mr. Boshers. Mr. Keltner stated that the staff report stated that there was more than enough capacity. Councilman Coleman asked Mr. Keltner how critical is the road condition. Mr. Keltner stated staff is following the basic principal behind the documents in reference to connectivity. You are looking at a community, but you are also planning for the City as a whole. That is all your guidelines, all of your documents. Connectivity is apart of the thing all around. Each one is a thread of our community, so you want to put those together. Councilman Coleman asked when was the master plan created 2018. Mr. Keltner stated somewhere around that time. Councilman Coleman asked if making changes to the Master Plan was typical. Mr. Keltner stated It is suburban neighborhood, and he didn't see anything in the staff report that talked about changing the language, one reference was to the previous history. They are not requesting a land use plan on this one. The very first plan had the multifamily attached to it. They had a land use plan, but they have since retracted that. This is just a Master Plan, Zoning and Annexation of the property. Further discussion included traffic at harvest time, the

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contribution to the Maury County School System, construction, phases, and supporting the community. Mr. Goatz stated for clarification being an annexation is it still following the criteria of 3.19.6. Mr. Keltner stated those items have not change it is just the reference number being 8.5.20 and 8.5.19, and amendment 4400. They actually amend the Ordinance. The criteria stays' the same. Mr. McBroom stated if this does go through and on the Preliminary Plat stage would the applicant be able to put a sewer tap or sewer access for Ashwood. What if their septic tank goes bad could they hook up. Mr. Tisher stated that they would have to get annexed. Mr. McBroom stated that we are going further out and we are going to allow an RS-6 he doesn't see how that is consistent with what we are doing. Additional discussion all of the lots exceeds the RS-6, they do not exceed the RS-10, they are well under RS-10 density, lot size, donating land, sink hole, mitigation of the sink hole, overall concerns, the number of homes, RS-10 variance to the lot width, and lot width matters more than lot size. Mr. Goatz moved to deny based on 3.19.6 it is not compatible to surrounding land as far as the density go, with Mr. McBroom seconding. Motion to deny passed three to two, with Mr. Hutto, and Mayor Molder voting nay.

4. OTHER BUSINESS:

Chairman Goatz congratulated Mayor Molder and Vice Mayor Randy McBroom. Mr. McBroom asked do we have to have annexation, preliminary plats and master PUD at the same time. Mr. Keltner stated that the Board could request that it be separated out.

5. ADJOURNMENT:

Mr. McBroom moved to adjourn, with Mr. Hutto seconding the motion. Motion to adjourn passed four to zero, with the Mayor leaving at 5:52p.m. Meeting adjourned at 5:53 p.m.

Planning Commission Chairman

Date

CURRENT LETTERS OF CREDIT

DECEMBER 2022

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subdivision, Section 1 (rds/drainage)	\$ 44,502.69	9/15/2015	\$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	\$ 10,800.00	10/10/2017	\$108,000.00
3	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	\$ 20,000.00	1/11/2017	\$20,000.00
4	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	\$ 40,000.00		\$40,000.00
5	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roads/drainage)	\$ 203,500.00	6/27/2017	\$203,500.00
6	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 8	\$ 145,000.00	5/14/2019	\$145,000.00
7	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	\$ 103,000.00	6/21/2019	\$103,000.00
8	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	\$ 10,000.00	6/5/2019	\$103,000.00
9	03.07.2021	LPT, LLC	Greystone Subdivision	\$ 166,500.00	5/18/2017	\$166,500.00
10	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	\$ 105,000.00	8/1/2018	\$105,000.00
11	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	\$ 13,900.00	7/31/2020	\$13,900.00
12	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	\$ 188,000.00	5/14/2020	\$188,000.00
13	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	\$ 106,000.00	6/26/2018	\$106,000.00
14	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	\$ 28,000.00	9/19/2019	\$28,000.00
15	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	\$ 390,000.00	9/21/2020	\$390,000.00
16	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	\$ 45,000.00	12/17/2007	\$160,260.00
17	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	\$ 135,000.00	12/11/2019	\$135,000.00
18	12.11.2021	J.D.Eatherly & Charles Raines	Honey Farm Subdivision - Phase 2, Sections 3,4,5,6,& 7	\$ 25,000.00		\$301,000.00
19	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	\$ 97,000.00	1/5/2021	\$97,000.00
20	01.04.2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	\$ 142,000.00	12/21/2020	\$142,000.00
21	01.26.2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	\$ 17,000.00	1/13/2021	\$17,000.00
22	02.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivision, Section 2A (roads & drainage)	\$ 55,000.00	1/22/2021	\$55,000.00
23	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	\$ 21,000.00	6/22/2017	\$121,000.00
24	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	\$ 64,000.00	2/22/2021	\$64,000.00
25	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	\$ 32,000.00	3/19/2021	\$32,000.00
26	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	\$ 50,000.00	2/25/2021	\$50,000.00
27	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	\$ 65,000.00		\$65,000.00
28	04.16.2022	Pulte Homes Tennessee Partnership	Homestead @Carter's Station, 5.2 and 6.1	\$ 254,000.00	3/23/2021	\$254,000.00
29	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station. Section 4, Phase 1A	\$ 134,000.00	6/29/2018	\$134,000.00
30	05.21.2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	\$ 9,600.00	8/7/2019	\$96,000.00
31	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 1 B	\$ 120,000.00	6/29/2018	\$120,000.00
32	06.03.2022	P & L Development, LLC	Summerdale Subdivision, Phase 2 (roads & drainage)	\$ 105,000.00	7/21/2020	\$105,000.00
33	06.12.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 2	\$ 121,000.00	6/21/2019	\$121,000.00
34	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	\$ 183,000.00	11/18/2019	\$303,000.00
35	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5A (roads & drainage)	\$ 48,000.00	6/17/2021	\$48,000.00
36	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5B (roads & drainage)	\$ 72,000.00	7/15/2021	\$72,000.00
37	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 4B, (roads & drainage)	\$ 78,000.00	7/16/2021	\$78,000.00
38	07.08.2022	FP,TCI,CCS,LLC	Homestead @Carter's Station Subdivision, Section 4 Ph 3	\$ 160,000.00	6/12/2020	\$160,000.00
39	07.19.2022	Riverstone Homes, LLC	Cottages at Bear Creek , Phase 1 (roads & drainage)	\$ 165,000.00	7/19/2021	\$165,000.00
40	08.14.2022	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	\$ 258,000.00	10/5/2020	\$258,000.00
41	09.11.2022	FP TCI CCS, LLC	Homestead @ Carter's Station Section 2 Phase 2B	\$ 111,000.00	9/19/2019	\$111,000.00
42	10.14.2022	P & L Development, LLC	Summerdale Subdivision, Phase 5 (roads & drainage)	\$ 55,000.00	10/18/2021	\$55,000.00
43	11.08.2022	Pulte Homes Tennessee Partnership	Independence@ Carter's Station, Section 6, Phase 2	\$ 207,000.00	9/21/2021	\$207,000.00
44	11.12.2022	Columbia Properties, LLC	Polk Place , Phase 2B (roads & drainage)	\$ 56,000.00	11/19/2021	\$56,000.00
45	11.19.2022	FP TCI CCS, LLC	Homestead@ Carter's Station Subm Section2 Phase 3	\$ 190,000.00		\$190,000.00
46	12.03.2022	Richmond American Homes of Tenn	The Ridge at Carter's Station, Phase 1A	\$ 121,000.00	12/22/2021	\$121,000.00
47	12.06.2022	Pulte Homes Tennessee Partnership	Independence at Carter's Station, Section 3, Phase 2	\$ 372,000.00	10/19/2021	\$372,000.00
48	12/13/2022	Quail Run Development Co., LLC	Quail Run Development Phase 1 (roads & drainage)	\$ 157,000.00		\$157,000.00

CURRENT LETTERS OF CREDIT
DECEMBER 2022

49	12.20.2022	FP TCI CCS, LLC	Homestead at Carter's Station Section 2, Phase 1	\$ 141,000.00		\$141,000.00
50	01.24.2023	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 2A	\$ 87,000.00		\$87,000.00
51	02.01.2023	Smith Douglas, LLC	Armstrong Meadows Subdivision, Section 4	\$ 475,000.00	12/20/2021	\$475,000.00
52	02.04.2023	Villages at Carter's Station Dev., LLC	Villages at Carter's Station	\$ 200,000.00	12/14/2021	\$200,000.00
53	02.09.2023	P & L Development, LLC	Summerdale Subdivision, Phase 6 (roads & drainage)	\$ 103,000.00	3/17/2022	\$103,000.00
54	03.07.2023	McBroom Family Partnership	River Villages Townhomes (roads & drainage)	\$ 7,300.00		\$7,300.00
55	03.18.2023	Riverstone Homes, LLC	Cottages at Bear Creek , Phase II (roads & drainage)	\$ 156,000.00	6/29/2022	\$156,000.00
56	03.21.2023	P & L Development, LLC	Summerdale Subdivision, Phase 7 (roads & drainage)	\$ 66,000.00	2/11/2022	\$66,000.00
57	03.31.2023	Richmond American Homes of Tenn	Ridge @ Carter's Station, Phase 1B (roads & drainage)	\$ 260,000.00		\$260,000.00
58	04.18.2023	P-R Vesper, LLC	Vesper Court (completion of the work)	\$ 18,500.00	9/29/2022	\$18,500.00
59	05.14.2023	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	\$ 75,500.00	4/8/2020	\$75,500.00
60	05.11.2023	KCS Property, LLC	Morgan Meadow Phase 2 (roads & drainage)	\$ 135,000.00	6/23/2022	\$135,000.00
61	06.17.2023	Columbia Properties, LLC	Polk Place, Phase 3 , (roads and drainage)	\$ 79,000.00	8/23/2022	\$79,000.00
62	07.14.2023	Pulte Homes Tennessee Partnership	Independence@ Carters Station Section6, Phase 3	\$ 197,000.00		\$197,000.00
63	07.18.2023	CHR Land, LLC	Bear Creek Overlook Place Phase 1 (roads and drainage)	\$ 203,000.00	9/30/2022	\$203,000.00
64	07.18.2023	CHR Land, LLC	Bear Creek Glen, Phase 1 (roads and drainage)	\$ 90,000.00	9/6/2021	\$90,000.00
65	07.19.2023	Riverstone Homes, LLC	Cottages at Bear Creek Pike, Phase 1 (roads and drainage)	\$ 165,000.00		\$165,000.00
66	07.29.2023	Pulte Homes Tennessee Partnership	Homestead at Carters Station, Section 5, Phase 2	\$ 149,000.00	9/1/2022	\$149,000.00
67	07.31.2023	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 3 (roads and drainage)	\$ 117,000.00		\$117,000.00
68	08.05.2023	Pulte Homes Tennessee Partnership	Independence at Carters Section 3, Phase 3	\$ 155,000.00		\$155,000.00
69	08.09.2023	Quail Run Development Co., LLC	Quail Run Development, Phase 2 (roads and drainage)	\$ 182,000.00	9/27/2022	\$182,000.00
70	08.09.2023	Quail Run Development Co., LLC	Quail Run Development, Phase 1B (roads and drainage)	\$ 185,000.00	7/19/2021	\$185,000.00
71	08.11.2023	Lennar Homes of Tenn, LLC	Drumwright, Phase 1 Townhomes Section (roads & drainage)	\$ 275,000.00		\$275,000.00
72	08.11.2023	Lennar Homes of Tenn, LLC	Drumwright, Phase 1 Family Section (roads & drainage)	\$ 890,000.00		\$890,000.00
73	08.22.2023	A1 Home Builders, Inc.	Ridgeview Oaks, Phase 1 (roads and drainage)	\$ 450,000.00		\$450,000.00
74	08.30.2023	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	\$ 9,000.00	9/26/2019	\$90,000.00
75	10/11/2023	Shaw Enterprises, Inc	Elan Subdivision, Phase 1 (roads and drainage)	\$ 15,700.00	9/30/2019	\$157,000.00
76	10.12.2023	KCS Property, LLC	Morgan Meadows Subdivision (roads & drainage)	\$ 242,000.00	9/20/2021	\$242,000.00
77	10.31.2023	Richmond American Homes of Tenn	Ridge at Carter's Station, Phase 2 (roads & drainage)	\$ 645,000.00		\$645,000.00
78	11.17.2023	KCS Property, LLC	Baker Creek Place (roads & drainage)	\$ 360,000.00		\$360,000.00
79	11.30.2023	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	\$ 11,850.00	1/15/2020	\$118,500.00
80	11.30.2023	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 4A (roads & drainage)	\$ 121,000.00	2/26/2021	\$121,000.00

**CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT**

STAFF REPORT CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

22-0293

APPLICANT/PROPERTY OWNER

Allen B O'Leary / Ashley Blake Kelley

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

Mooreville Pike/ Tax Map 099P Parcel 013.00

SUMMARY OF REQUEST: Final Plat

This request is for Final Plat approval for Phase 1 of Baker Creek Place. This final plat will consist of 42 residential lots conforming to a previously approved preliminary plat under R-6 (CD-3) development standards.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD-3	Single-Family Residential/	CD-3/ Residential	42 single-family lots	11.52 Acres +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

N/A

PROPERTY HISTORY:

2019-0085 Preliminary Plat approval for 44 lots with a density of 2.4 acres within an R-6 Zoning District, approved August 14th, 2019.

COMPATIBILITY with the ZONING ORDINANCE:

The final plat is for phase 1 of Bakers Creek Place Subdivision that was approved by Preliminary Plat on August 14th, 2019. This subdivision has one primary access point from Mooreville Pike (*Hutton Drive*). Each lot will have a 20' front and rear setback line with a 7.5' side yard setback line.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS

CITY MAPS

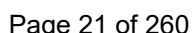
LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS



November 21, 2022

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

RE: Project Name: Baker Creek Place, Phase 1, Final Plat
City of Columbia Planning Commission Submittal

On behalf of Ashley Blake Kelley, the owner for these 42 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

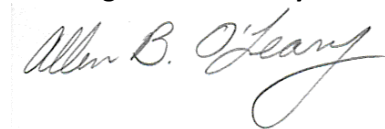
Engineering

1. Minimum pad elevation for Lots 42-46 650 ft.; Lots 37-41 652 ft.; Lots 28,29, and 33-36 654 ft.
The minimum pad elevation has been shown for the effected lots.
2. Provide reference to recorded stormwater maintenance agreement. **The recorded deed has been referenced.**

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

Sincerely,

WES Engineers & Surveyors



Allen B. O'Leary, RLS
Principal



DEVELOPMENT REVIEW COMMITTEE MEETING Tuesday, November 8, 2022

ITEM NO.

22-0293

DESCRIPTION: Request from Allen O’Leary for final plat approval of Baker Creek Place Phase 1 consisting of 42 lots off Mooresville Pike.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Building

1. No comments.

Columbia Power

2. 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 approval final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Duck River Electric Membership Corp

3. No comments.

Maury County E911

4. Baker Creek Place—Approved Street Names -- Listed below have been approved by Maury County 911. Lottie Street, Samuel Drive, and Hutton Drive.

Atmos Energy

5. Gas available on Mooresville Pike contact Bradie Armstrong at 615.485.6377.

TECHNICAL
22-0293
Page 1 of 2

Engineering

6. Minimum pad elevation for Lots 42-46 650 ft.; Lots 37-41 652 ft.; Lots 28,29, and 33-36 654 ft.
7. Provide reference to recorded stormwater maintenance agreement
8. Provide surety in the amount of \$360,000 by 11/21

Public Works

9. No comments.

Fire

10. Hydrants must be live before any lumber is on site.

Wastewater

11. No comment.

Maury County Schools

12. No comment provided.

Columbia Water

13. "Complete water infrastructure, conduct bacteria sampling/testing and transfer infrastructure ownership to CPWS."

Police

14. No comments.

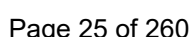
Collier Engineering Company, Inc. on behalf of Maury County Highway Department

15. No comments.

AT&T

16. Plan to serve.

ATTACHMENTS: Final Plat



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

Ashley B. Kelly, 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 DEVELOPER'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.

ABH

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

PROJECT	
Completed by the Developer Ashley B. Kelley DEVELOPER NAME (same as developer above) AUTHORIZED AGENT NAME R.B. JK SIGNATURE 10/16/2022 DATE 3147 Carrington Lane STREET Columbia, TN. 38401 CITY, STATE, ZIP 931-446-0707 PHONE blakekelley@charter.net EMAIL Attest Jason Howell ATTEST NAME [Signature] ATTEST SIGNATURE 10/16/2022 DATE	Completed by the City CITY ENGINEER SIGNATURE DATE Attest ATTEST NAME ATTEST SIGNATURE DATE



October 17, 2022

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

RE: Project Name: Baker Creek Place, Phase 1, Final Plat
City of Columbia Planning Commission Submittal

On behalf of Ashley Blake Kelley, the owner for these 42 proposed single family lots, **WES Engineers & Surveyors** would like to submit this Final Plat to the City of Columbia for Planning Commission approval.

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

Sincerely,
WES Engineers & Surveyors

A handwritten signature in black ink that reads "Allen B. O'Leary". The signature is written in a cursive style with a large, looping "O" at the end.

Allen B. O'Leary, RLS
Principal



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	Mooresville Pike, Columbia, TN		
	TAX MAP: 099P	GROUP: D	PARCEL: 013.00
SUMMARY OF NATURE OF REQUEST AND WORK	Approval to create 42 residential lots and dedicate right-of-way.		

DATE OF PRE-APPLICATION CONFERENCE		<i>Pre-application meetings are scheduled for Wednesdays.</i>
------------------------------------	--	---

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☒ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Baker Creek Place, Phase 1 ☒ Total Number of Lots 42 ☒ Total acreage ±11.52

**File naming nomenclature examples:*

Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat

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

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

APPLICANT

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

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

PROPERTY OWNER NAME	Ashley Blake Kelley	PHONE	931-446-0909
ADDRESS	3147 Carrington Ln, Columbia, TN	EMAIL	blakekelley@charter.net

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

Allen B. O'Leary
APPLICANT NAME


APPLICANT SIGNATURE

10/11/22
DATE

Ashley B. Kelley
PROPERTY OWNER NAME


PROPERTY OWNER SIGNATURE

10/11/22
DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, AICP, City Planner, abrass@columbiatn.com, 931-560-1560

APPLICATION NUMBER

22-0292

APPLICANT/PROPERTY OWNER

David M. Cumming, M/I Homes/ Michael Reinert

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

1754 Hampshire Pike Tax Map 088/Parcel 071.01

SUMMARY OF REQUEST: Annexation with zoning request to CD-4C & CD- 3 and Comprehensive Plan Amendment from Suburban Neighborhood to Suburban Corridor

This request is for the annexation and zoning of a 104-acre parcel located on the north side of Hampshire Pike. A Comprehensive Plan Amendment from Suburban Neighborhood to Suburban Corridor is included to support the requested zoning of a CD 4-C Character District (9.21 acres). A concept plan has been submitted indicating the proposed uses on the site being townhomes within the requested CD 4-C portion of the property, and with the remainder of the property remaining CD-3 that include single-family homes.



MAP SOURCE: City
GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
N/A, Currently in County	Single-Family Home/Vacant Land	CD 3, CD-4, Civic/ Single-Family Homes	Single-Family Homes/ Townhomes	104 +/- Acres

COMPATIBILITY with the COMPREHENSIVE PLAN: (Suburban Neighborhood) The current future land use of the property as Suburban Neighborhood would be consistent with a CD-3 Character District, but would not be consistent with a CD-4C-Character District. The proposed rezoning from CD-3 to CD-4C is consistent with Connect Columbia with the requested amendment to a Suburban Corridor Future Land Use.	PROPERTY HISTORY N/A. This is the first development proposal on record for this property.
COMPATIBILITY with the ZONING ORDINANCE: Any development plan/preliminary plat would be required to comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This current request for rezoning simply establishes entitlements, not a vested right to develop the site under attached concept plan. Zoning Ordinance Referenced: <u>CD-4C Character District (9.21 acres)</u> <i>(General Urban-Corridor) The CD-4C General Urban - Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile- and pedestrian- oriented built environment and a mix of Building Types and primarily Residential, Retail / Personal Service / Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for the Suburban Corridor Character Area, the Employment Character Area, the Urban Corridor Character Area, the Tom Hitch Special Area, the Bear Creek Pike “Node” Special Area the Neapolis Special Area described in the Comprehensive Plan.</i> Lot/Building Site Width: • Large Scale Commercial: 600 ft. max. Frontage Buildout 60% min. except commercial 40% min. • Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. Lot Standards/ Principle Buildings: • 24 units per acre (max density) • 6’ min/ 40’ max front setback • 0 ft min side setback • 3’ min rear setback • Off-Street Parking in 3rd layer only (Rear of building in reference to frontage)	

Article 5.1.10 Building Type Mix. Permitted Min/Max Building Type Mix Frontage Width of Total Building Frontage Width.

- A CD 4C Character District requires a 15% min of all frontage building width to be Live/Work, Commercial, and/or mixed-use flex.

CD-3 Character District (94.74 acres)

The CD-3 Neighborhood District consists of primarily a medium density single-family detached Residential area in which the House is the predominant Building Types. It has medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. CD-3 is inappropriate District for the Suburban Neighborhood Character Area, the Tom Hitch Special Area, and the Bear Creek Pike "Node" Special Area described in the Comprehensive Plan.

Lot Building Site/ Setbacks:

- 40' minimum lot width if alley loaded, otherwise 65' minimum lot width.
- 4 dwellings per acre, max density
- 25' front setback with a 20' secondary frontage setback for corner lots
- 8' side yard setback
- 25' rear yard setback or 15' from center of alley.
- If front loaded garages are present in the 1st and second layer (nearest to front of home) than the garage door width shall only equate to 33% of the façade width of the home.
- The concept plan indicates 112 rear-loaded townhomes units and 231 single-family homes. Among the single-family homes, 94 lots will be front loaded with a minimum 65' lot width, and 137 lots will be rear loaded with a minimum lot of 40'. As noted, any subsequent preliminary plat would be required to be reviewed and approved by Planning Commission as this concept plan is not a vested right proposal.

ATTACHMENTS
(CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

8.5.20 Plan Amendment/ Adoption

Staff reviewed the request for an amendment to the Comprehensive Plan for consistency with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

8.5.20 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the

following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted land use plans;
2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
3. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and
5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

Staff's review of Section 8.5.20 in relation to this request finds the following:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted land use plans;

A proposed CD 4C-character district is not consistent with the "Suburban Neighborhood Future Land Use"; however, would be consistent within an "Suburban Corridor Future Land Use" in which the applicant has requested an amendment in support of a proposed CD-4C-character district. A CD-3-character district is consistent within a Suburban Neighborhood Future Land Use.

The future land use emphasizes land use policies to enhance a more interconnected community with accessed controlled connectivity, and context-responsive development. This proposal aligns with the comprehensive plan in creating a pedestrian-friendly environment with sidewalks and connections linking adjacent neighborhoods. A Suburban Corridor future land use is open to a CD-4C zoning district that includes single-family, multi-family, and commercial uses.

2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses

Adjacent properties contain residential uses under a similar zoning district of CD-4. This pattern of development is consistent with the suburban neighborhood future land use that is adjacent to nearby residentially zoned areas.

3. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

The applicant's intended use of the property will be subject to the standards contained in the Zoning Ordinance which mitigate potential adverse impacts upon adjoining property the development will also be controlled through subdivision regulations and the Planning Commissions review of future requests for Preliminary Plat approval.

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

Demand for housing in the City of Columbia has increased to a sufficient extent to warrant the increase in potential residential development. It is within the discretion of the Planning Commission to determine whether market conditions have changed to a sufficient extent to warrant an increase in potential residential development.

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change:

The applicant has provided a concept plan depicting a gross density of 7.71 density units per acre on a 57.96-acre site. This density count would comply with a CD 4 density maximum of 12 units per acre.

8.5.19 Rezoning:

Staff reviewed the request for an amendment of the Official Zoning Map for consistency with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

8.5.19.H ACTION BY THE PLANNING COMMISSION FOR REZONING

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:

1. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area.
2. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5
3. 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;
4. 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; and

5. It has been determined that conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's general plan or other applicable local plans, and consequently, the zoning map.
6. The availability of adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities.

Staff's review of Section 8.5.19.H in relation to this rezoning request finds the following:

1. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area.

A zoning of this property to CD-3 would be consistent with Connect Columbia in a "Suburban Neighborhood" Future Land Use; however, the zoning of 9.21 acres of the property to CD-4C would be inconsistent with Connect Columbia in a "Suburban Neighborhood" Future Land Use. The requested future land use amendment to "Suburban Corridor" would be required in order for the CD 4C zoning to agree with the general plan for this area.

2. The legal purposes for which zoning exists are not contravened;

All future development will be required to conform to the Zoning Ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

There are no known adverse effects upon adjacent property owners. If any adverse impacts are identified, they can be mitigated through application of the Zoning Code standards and during review of future preliminary plat requests.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

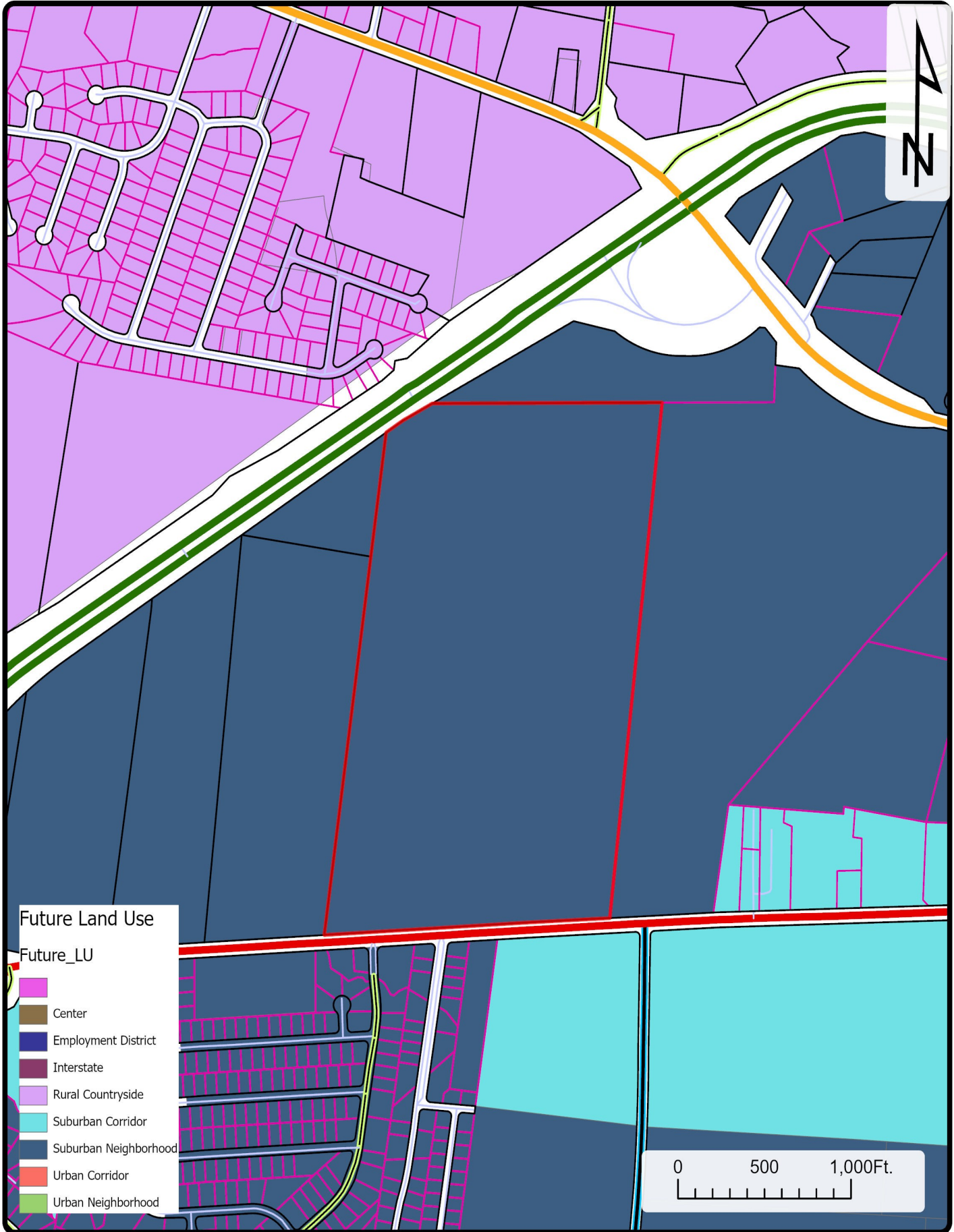
Any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Code.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

Demand for housing in the City of Columbia has increased to a sufficient extent to warrant the increase in potential residential development. It is within the discretion of the Planning Commission to determine whether market conditions have changed to a sufficient extent to warrant an increase in potential residential development.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

Technical comments from wastewater indicate that the site shall be flowed by gravity sewer with funding and construction of those improvements to be paid for by the developer. A water availability letter has been issued from CPWS. A request was made to Maury County Schools with no comments provided.

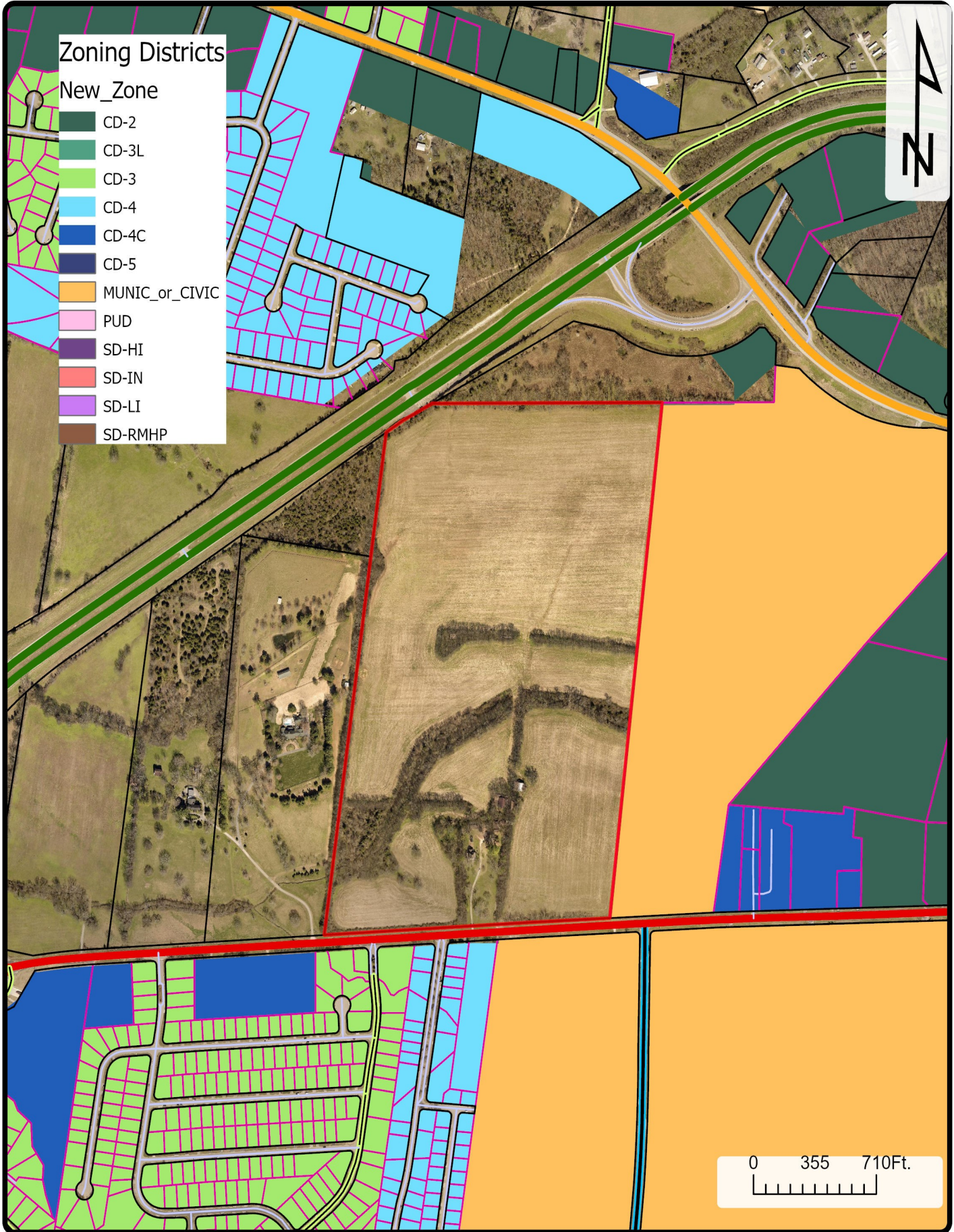


22-0292
1754 Hampshire Pike



CITY OF
COLUMBIA
TENNESSEE

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



22-0292
1754 Hampshire Pike



CITY OF
COLUMBIA
TENNESSEE

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



October 17, 2022

Mr. Jon Claxton PE

Thomas & Hutton

615 Main Street Suite 124

Nashville, TN 37206

Sent via email: claxton.j@tandh.com

RE: Water Availability Letter
1754 Hampshire Pike – 321 Lots
Tax Map 88, Parcel 71.01
Columbia, Maury County, TN

Dear Mr. Claxton:

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

The proposed development consists of 321 units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connection will be made to the existing 8-inch water main located on Hampshire Pike.
- Minimum size 8-inch, looped water mains will be required throughout the development.



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

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

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide site base CAD files in DWG format, including roads, lot lines, existing and proposed contours, and other existing and proposed utilities, for use in development of water construction drawings.

- Remit to CPWS new water service fees:

New Water Service Fee: \$1500 + \$370 per SFU (321 SFUs)	\$120,270.00
--	--------------

- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and capacity fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid:

Meter Fee: \$540 per ¾" meter (321 meters)	\$173,340.00
Capacity Fee: \$875 per ¾" meter (321 meters)	\$280,875.00
Total Meter and Capacity Fees Due =	\$454,215.00

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



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

Sincerely,

A handwritten signature in blue ink that reads "Eric King". The signature is fluid and cursive, with the first name "Eric" and last name "King" clearly distinguishable.

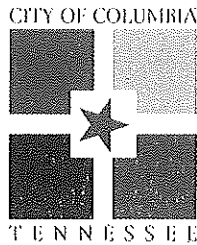
Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-088



WASTEWATER DEPARTMENT

29 August 2022

Christopher T. Hawks
M/I Homes of Nashville, LLC
Nashville, TN

RE: Hampshire Pike Farms - M/I Homes

Chris,

This letter serves as confirmation that the City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Major or minor improvements to existing infrastructure may or may not be necessary to satisfactorily convey the additional sanitary sewer flow from the above-referenced proposed development. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

A handwritten signature in black ink, appearing to read "Donnie Boshers".

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Something Good Around Every Corner

1244 Treatment Plant Road Columbia, Tennessee 38401 Phone 931.560.1001



615 MAIN STREET, SUITE 124
NASHVILLE, TN 37206 | 615.349.4990
WWW.THOMASANDHUTTON.COM

November 21, 2022

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

Re: 1754 Hampshire Pike
Annexation, Rezoning & Comprehensive
Plan Amendment
Planning Commission ReSubmittal
J-30470.0000

Paul:

On behalf of our client, M/I Homes of Nashville, LLC, we formally resubmit the Annexation, Rezoning, and Comprehensive Plan Amendment Package to the City of Columbia Planning Commission for the project referenced above. We request that the plans and documents be reviewed by the City of Columbia Planning Commission and all departments for Annexation, Rezoning, and Comprehensive Plan Amendment approval. The following items are included in this resubmittal:

1. One (1) Copy of Comment/Response Letter (this letter)
2. One (1) Copy of Written Legal Description of Entire Parcel
3. One (1) Copy of Written Legal Description of CD-4C Area
4. One (1) Copy of Columbia Fire & Rescue Fire Flow Requirements Letter
5. One (1) Copy of CPWS LOA Letter
6. One (1) Copy of City of Columbia Wastewater Dept. Sewer Availability Letter
7. One (1) Full-Size (24"x36") Copy of Sketch Development/Concept Plan (Folded)
8. One (1) CD containing digital files

The plans remain unchanged per comments received during the technical review committee meeting on 11/8/22. Below is a summary of the comments and our responses (Note: responses are in ***bold italics***):

Fire

1. No comment
Noted.

Building

2. No comments.
Noted.

Police

3. No comments provided
Noted.

Columbia Power

4. 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.

Noted.

Planning

5. Concept plan not reviewed for compliance of Ordinance 4400 additional items and or modifications may be needed.

Noted.

Atmos Energy

6. Gas available on Hampshire Pike Contact Bradie Armstrong at 615.485.6377.

Noted.

Maury County E911

7. Contact Maury County 911 for street name application and subdivision name.

Noted.

Engineering

8. No comments on annexation and rezoning

Noted.

Public Works

9. Please see attached Plan of Services and dumpster guidelines, and accessibility requirements. For 112 townhomes, we recommend 3 to 4 8-yd dumpsters serviced 3x a week. Private trash can service is available if trashcans are preferred.

Noted.

Wastewater

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

Noted.

Maury County Schools

11. No comments provided.

Noted.

Duck River Electric Membership Corp

12. No comments.

Noted.

Columbia Water

13. "The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Noted.

Collier Engineering Company, Inc. on behalf of Maury County Highway Department.

14. No Comment.

Noted.

AT&T

15. Plan to serve.

Noted.

If you have any questions or comments, please reach out, and I will be happy to help. We can transfer digital files via email if needed for your review as well. I appreciate the help.

Sincerely,



JON CLAXTON, PE | Project Manager

THOMAS & HUTTON

p 615-864-2708

e claxton.j@tandh.com

a 615 Main St.; Suite 124 | Nashville, TN 37206



DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, November 8, 2022

ITEM NO.

22-0292

DESCRIPTION: Request from David M. Cumming for annexation with Plan of Services and comprehensive land use designation amendment to support portion of rezoning to CD-3 and CD-4C at 1754 Hampshire Pike located at Tax Map 88 Parcel 71.01 consisting of 104 acres.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Fire

1. No comment

Building

2. No comments.

Police

3. No comments provided

Columbia Power

4. 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.

Planning

5. Concept plan not reviewed for compliance of Ordinance 4400 additional items and or modifications may be needed.

Atmos Energy

6. Gas available on Hampshire Pike Contact Bradie Armstrong at 615.485.6377.

TECHNICAL
22-0292
Page 1 of 3

Maury County E911

7. Contact Maury County 911 for street name application and subdivision name.

Engineering

8. No comments on annexation and rezoning

Public Works

9. Please see attached Plan of Services and dumpster guidelines, and accessibility requirements. For 112 townhomes, we recommend 3 to 4 8-yd dumpsters serviced 3x a week. Private trash can service is available if trashcans are preferred.

Wastewater

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

Maury County Schools

11. No comments provided.

Duck River Electric Membership Corp

12. No comments.

Columbia Water

13. "The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All 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."

14. Collier Engineering Company, Inc. on behalf of Maury County Highway Department.

No Comment.

15. AT&T

Plan to serve.

ATTACHMENTS: Concept Plan

PLAN OF SERVICES

FOR ANNEXATION

1754 Hampshire Pike PROPERTY

+/-104 ACRES,

BEING

TAX MAP 088 PARCELS 071.01

A. Water

“The project is within Columbia Power and Water’s service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.”

B. Sewer

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

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, emergency management preparedness, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) class 1 rating.
2. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

Infrastructure: The infrastructure put in place is like this foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

Water: Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footage, can drastically reduce fire flow requirements.

Roadway and Bridges: Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be four fire apparatus a ladder truck with a gross vehicle weight rating approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at

www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

Damage Free Home/Facility Access: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and /or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

3. **Emergency Response to Your Location:** The proposed annex will be located on the property at 1754 Hampshire Pike in Columbia, Tennessee. This location is approximately 2.4 miles from Fire Station #4 located at 5040 Trotwood Avenue, 2.6 miles from Columbia Fire Station #2 located at 711 Lion Parkway, and 4.3 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
4. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #4 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 3.50 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #2 could send an additional unit and arrive on-scene within 4.00 minutes of your 911 call.
5. **Fire Incident Response:** The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinklers in future homes.
6. Columbia Fire & Rescue's normal fire incident response to a single-family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire

apparatus should be on-scene within approximately 3.50 minutes, the second fire apparatus should be on-scene within 4.00 minutes, and the third/fourth apparatus should be on-scene within 6.50 minutes. Columbia Fire & Rescue also has an automatic aid agreement and you would also receive a response from Mount Pleasant Fire Department within 7.00 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating an interior fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 4.00 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

7. In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
2. The property shall be zoned CD-3 (Neighborhood), and Cd-4C (General Urban -Corridor) upon the effective date of the annexation.
3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

5. Advisory: Property is not located in an area of change. Be prepared to explain how proposed development is consistent with intent, goals, policies with reference to transect model (p.13 of Connect Columbia).
6. As a note, PUD's typically have a 25' front setback to allow for front driveway parking.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

1. For 112 townhomes, we recommend 3 to 4 8-yd dumpsters serviced three times a week. Private trash can service is available if trashcans are preferred.

Garbage Collection

Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year.

Street and Drainage

Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

Signage

Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

I. Power

Columbia Power System has an existing power line near the 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.

J. Schools

This property falls under the jurisdiction of Maury County Public School System.

The school system provided no comments.



Columbia Fire & Rescue



Fire Flow Requirements

Date: 9/29/22 Water Purveyor: CPWS

Address/Parcel Number: 1754 Hampshire Pike

Property Type: Residential ☒ Commercial/Industrial ☐ Construction Type V-B sq. ft. <3,600

NFPA Sprinkler Type: NFPA 13D

PUBLIC WATER SYSTEM DEMAND

Fire flow requirements (International Fire Code Appendix B)

Fire Flow: 1,000 gpm Duration: 1 hours *without sprinkler credit

Fire Flow: 500 gpm Duration: 1/2 hours *with sprinkler credit

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

- a. Minimum number of hydrants: 1
- b. Average spacing between hydrants: 500 ft
- c. Maximum distance from frontage to hydrant: 250 ft

PRIVATE FIRE SYSTEM DEMAND

DCDA Required: N/A Locations: N/A

Fire Flow: N/A gpm Duration: N/A hours *without sprinkler credit

Fire Flow: N/A gpm Duration: N/A hours *with sprinkler credit

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

- a. Minimum number of hydrants: N/A
- b. Average spacing between hydrants: N/A ft
- c. Maximum distance from frontage to hydrant: N/A ft

Fire Plan Reviewer: Brad Massey Date: 9/29/22

**LAND DESCRIPTION
CD-4C ZONING AREA
P/O MAP 88, PARCEL 71.01
MAURY COUNTY, TENNESSEE**

Located in the 9th Civil District of Maury County, Tennessee, being a portion of the Sarah Joyce Reinert property as referenced in Deed Book 765, Page 758 of the Register's Office for Maury County (ROMCT), and being more particularly described as follows;

Beginning at a ½" iron rebar (found) in the northerly right-of-way for State Route 99 (Hampshire Pike), said iron rebar being the southwesterly corner of the City of Columbia property, Record Book 2445, Page 168 (ROMCT), and the southeasterly corner of said Reinert property, of which this description is a part;

Thence, continuing with the northerly right-of-way for Hampshire Pike, South 86°57'37" West 947.76 feet;

Thence, severing Reinert the following eleven (11) calls:

- 1) North 03°02'23" West 199.00 feet;
- 2) Along a curve to the right, having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord which bears North 41°57'37" East 35.36 feet;
- 3) North 86°57'37" East 396.28 feet;
- 4) North 03°02'23" West 90.03 feet;
- 5) Along a curve to the left, having a radius of 510.00 feet, an arc length of 30.50 feet, and a chord which bears North 04°45'11" West 30.49 feet;
- 6) Along a curve to the right, having a radius of 25.00 feet, an arc length of 40.76 feet, and a chord which bears North 40°14'49" East 36.40 feet;
- 7) North 86°57'37" East 297.33 feet;
- 8) North 07°24'35" East 313.71 feet;
- 9) South 82°35'25" East 147.00 feet;
- 10) North 07°24'35" East 175.13 feet;
- 11) South 82°35'25" East 122.00 feet to the westerly line of said City of Columbia property;

Thence, continuing with City of Columbia, South 07°24'35" West 816.49 feet to the Point of Beginning, containing in all 9.21 acres, more or less.

**PERIMETER LAND DESCRIPTION
MAP 88, PARCEL 71.01
MAURY COUNTY, TENNESSEE**

Located in the 9th Civil District of Maury County, Tennessee, being the Sarah Joyce Reinert property as referenced in Deed Book 765, Page 758 of the Register's Office for Maury County (ROMCT), and being more particularly described as follows;

Beginning at a ½" iron rebar (found) in the northerly right-of-way for State Route 99 (Hampshire Pike), said iron rebar being the southwesterly corner of the City of Columbia property, Record Book 2445, Page 168 (ROMCT), and the southeasterly corner of the herein tract described;

Thence, continuing with the northerly right-of-way for Hampshire Pike, South 86°57'37" West 1,664.86 feet to a 5/8" iron rebar (found), said iron rebar being the southeasterly corner of the Jim G. Barrier property, Record Book 2002, Page 596 (ROMCT);

Thence, continuing with Barrier, North 07°23'25" East 2,008.28 feet to a drill steel (found), said drill steel being the southeasterly corner of the Billy Rummage property, Record Book 1708, Page 241 (ROMCT);

Thence, continuing with Rummage, North 07°31'57" East 627.45 feet to a 5/8" iron rebar (found), said iron rebar being in the southeasterly right-of-way line for State Route 6 (US Hwy 43);

Thence, continuing with said right-of-way for State Route 6, the following two (2) calls:

- 1) North 58°01'15" East 249.85 feet to a concrete monument (found);
- 2) North 63°38'30" East 126.20 feet to an iron rebar w/cap (set), said iron rebar w/cap being the southwesterly corner of the City of Columbia property, Record Book 1620, Page 609 (ROMCT);

Thence, continuing with the City of Columbia the following two (2) calls:

- 1) North 89°56'12" East 1,350.05 feet to a 5/8" iron rebar (found);
- 2) South 07°24'35" West 2,738.06 feet to the Point of Beginning, containing in all 103.95 acres, more or less.

The description provided hereon was prepared by Stephen Vander Horst, TN RLS 3041, and is derived from an ALTA/NSPS Land Title survey performed by M2 Group, LLC, dated September 29, 2022.

September 30, 2022

Paul Keltner – Director
Columbia, TN – Development Services
700 N Garden Street
Columbia, TN 38401

Re: 1754 Hampshire Pike
Parcel Number 088-071.01
Annexation & Rezoning Permission Form

Paul,

The purpose of this letter is to state that David M. Cumming with M/I Homes of Nashville, LLC is authorized to act as my representative and agent on this parcel. I acknowledge and grant permission of the submission of the Annexation and Rezoning Request to Planning Commission for this property, and all subsequent submissions, to David M. Cumming with M/I Homes of Nashville, LLC.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Reinert", is written over the typed name "Sarah Joyce Reinert".

Sarah Joyce Reinert
C/O Michael Reinert
12919 Broleman Road
Orlando, FL 32832



615 MAIN STREET, SUITE 124
NASHVILLE, TN 37206 | 615.349.4990
WWW.THOMASANDHUTTON.COM

October 17, 2022

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

Re: 1754 Hampshire Pike
Annexation, Rezoning & Comprehensive
Plan Amendment
Planning Commission Submittal
J-30470.0000

Paul:

On behalf of our client, M/I Homes of Nashville, LLC, we formally submit the Annexation, Rezoning, and Comprehensive Plan Amendment Package to the City of Columbia Planning Commission for the project referenced above. We request that the plans and documents be reviewed by the City of Columbia Planning Commission and all departments for Annexation, Rezoning, and Comprehensive Plan Amendment approval. The following items are included in this resubmittal:

1. One (1) Copy of Submittal Letter (this letter)
2. One (1) Review Fee Check for \$1,000.00 (Check No. 00001045)
3. One (1) Copy of Planning Fee Schedule Worksheet
4. One (1) Signed Copy of Annexation Permission Form
5. One (1) Signed Copy of Planning Commission Project Development Application
6. One (1) Copy of Written Legal Description of Entire Parcel
7. One (1) Copy of Written Legal Description of CD-4C Area
8. One (1) Copy of Columbia Fire & Rescue Fire Flow Requirements Letter
9. One (1) Copy of CPWS LOA Letter
10. One (1) Full-Size (24"x36") Copy of Sketch Development/Concept Plan (Folded)
11. One (1) CD containing digital files

If you have any questions or comments, please reach out, and I will be happy to help. We can transfer digital files via email if needed for your review as well. I appreciate the help.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jon Claxton', written over a horizontal line.

JON CLAXTON, PE | Project Manager

THOMAS & HUTTON

p 615-864-2708

e claxton.j@tandh.com

a 615 Main St.; Suite 124 | Nashville, TN 37206

September 30, 2022

Paul Keltner – Director
Columbia, TN – Development Services
700 N Garden Street
Columbia, TN 38401

Re: 1754 Hampshire Pike
Parcel Number 088-071.01
Annexation & Rezoning Permission Form

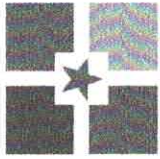
Paul,

The purpose of this letter is to state that David M. Cumming with M/I Homes of Nashville, LLC is authorized to act as my representative and agent on this parcel. I acknowledge and grant permission of the submission of the Annexation and Rezoning Request to Planning Commission for this property, and all subsequent submissions, to David M. Cumming with M/I Homes of Nashville, LLC.

Sincerely,



Sarah Joyce Reinert
C/O Michael Reinert
12919 Broleman Road
Orlando, FL 32832



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)
Fold hard copy submittals larger than 8½" x 11"*

ADDRESS/LOCATION	1754 HAMPSHIRE PIKE, COLUMBIA, TN, 38401		
	TAX MAP:088	GROUP: N/A	PARCEL: 071.01
SUMMARY OF NATURE OF REQUEST AND WORK	ANNEXATION COMPREHENSIVE PLAN AMENDMENT REZONING TO CD-3 & CD-4C		

DATE OF PRE-APPLICATION CONFERENCE	09/28/2022	Pre-application meetings are scheduled for Wednesdays.
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☒ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☒ Other: COMPREHENSIVE PLAN AMENDMENT <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	<u>Annexations/Rezoning/PUD's:</u> ☒ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☒ Annexation Permission Form ☒ Plans and/or Plats conforming to City standards with check list completed ☒ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) ☐ Total Number of Lots ☐ Total acreage

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

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

APPLICANT

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

NAME	David M. Cumming - M/I Homes of Nashville, LLC	PHONE	(224) 402-5607
ADDRESS	3020 Stansberry Lane, Suite 202 Franklin, TN 37069	EMAIL	dcumming@mihomes.com

PROPERTY OWNER NAME	C/O Michael Reinert	PHONE	(931) 981-8882
ADDRESS	12919 Broleman Road Orlando, FL 32832	EMAIL	narcoossee@bellsouth.net

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

David M. Cumming	DocuSigned by: <u>David M. Cumming</u> B2ED6E7AD80B45E	10/4/2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
C/O Michael Reinert	<u>Michael Reinert</u>	10/1/22
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, AICP, City Planner, abrass@columbiatn.com, 931-560-1560

APPLICATION NUMBER

22-0182

APPLICANT/PROPERTY OWNER

Lynn Ealey, PE/ Green Trails, LLC

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

626 Baker Road/ Tax Map 74 Parcel 37

SUMMARY OF REQUEST: Preliminary Plat & Development Plan (Heritage Green)

The preliminary plat request is for development of 156 single-family lots and associated infrastructure on a 98.7-acre development parcel located on the east side of Baker Road within a CD-3 Character District.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD-3	Undeveloped	CD-3/ Vacant Land	156 Single-Family Homes	98.7 acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Neighborhood: This property requested annexation with an RS-10 (CD-3) zoning prior to the adoption of the current Zoning Ordinance 4400. A CD-3-character district is a consistent land use designation within a Suburban Neighborhood Future Land Use classification.

PROPERTY HISTORY:

21-0289 Request from Land Solutions for the annexation and zoning to RS-10 for 626 Baker Road, approved.

21-0204 (November 10th, 2021) Request from Land Solutions for the annexation and zoning to RS-10 PUD (Planned Unit Development) with concept plan. Request denied by Planning Commission and withdrawn by applicant in forwarding to City Council.

21-0084 (August 11th, 2021) Request from Land Solutions for the annexation and zoning to an RS-10 cluster with a concept for 240 single-family homes. Request withdrawn.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE:

Zoning Ordinance Referenced:

The CD-3 Neighborhood District consists of primarily a medium density single-family detached Residential area in which the House is the predominant Building Types. It has medium to deep front Setbacks and medium to wide side Setbacks. Its Thoroughfares have curbs and may include Sidewalks and/or street trees, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhood Character Area, the Tom Hitch Special Area, and the Bear Creek Pike "Node" Special Area described in the Comprehensive Plan.

Lot Building Sites/ Setbacks:

- 40' minimum lot width if alley loaded, otherwise 65' minimum lot width.
- 25' front setback with a 20' secondary frontage setback for corner lots
- 8' side yard setback
- 25' rear yard setback or 15' from center of alley.
- If front loaded garages are present in the 1st and second layer (nearest to front of home) than the garage door width shall only equate to 33% of the façade width of the home.
- Less than 20% of the lots or building sites may front a pedestrian path, passage, or walkway.

This preliminary plat indicates a variation of front and rear loaded lots that comply with the building site standards within a CD-3 Character District.

- 17 lots will be a minimum of 40' with a rear loaded alley that will connect with internal streets.
- 34 lots will be 50' wide containing a rear loaded alley that will connect with internal streets
 - Among rear loaded lots, 12 lots will enfront a pedestrian path (7.7%) not exceeding 20% of all lots within the development parcel.
- 76 lots will conform to the base standard of a 65' wide lot when front loading a street section
- 29 lots will be 100' wide. Among these 29 lots, 20 lots will be accessed by a rear alley.

Streets/Connectivity:

This development contains three primary connections points with Baker Road and an additional roadway connection to the east with Cottage Drive at the *Cottages at Bear Creek Subdivision*. An approved urban neighborhood character street is utilized for the preliminary plat that consists of a 70' ROW with on-street parking and a 5' sidewalk on each side of the roadway section.

Civic Space:

Section 5.4.1 of Zoning Ordinance 4400 requires any development parcel¹ to contain at least 5% but no more than 20% of its gross acreage assigned as civic space. The zoning code offers a variety of civic space types that include green space, natural areas, pocket parks etc.; however, a civic space designed and

¹ **Development Parcel:** a parcel of land: (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres; (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

equipped as a playground shall be within 800 feet of every lot or building site within a CD-3 Character District. Sheet 3.0 of the preliminary plat indicates a ring analysis showing a playground within this parameter within each of the defined civic spaces. 5.5% of the development parcel is dedicated to civic space.

Tree Canopy Cover Retention:

Section 4.3.16 of Zoning Ordinance 4400 requires a percentage of existing tree canopy to be preserved based upon the existing tree canopy on the development site. Among the 98.7-acre site, 25.3 acres (25.6%) has been indicated as having an existing tree canopy. Any existing tree canopy within a CD-3-character district that has 20% to 39% of the site being tree canopy, require a 48% preservation of overall existing tree canopy on the site. The preliminary plat indicates that 23 acres will be preserved in meeting this tree canopy retention requirement at 90 % of the existing tree canopy retained.

ATTACHMENTS
(CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY COMMENTS

RESPONSE TO STANDARDS

HERITAGE GREEN

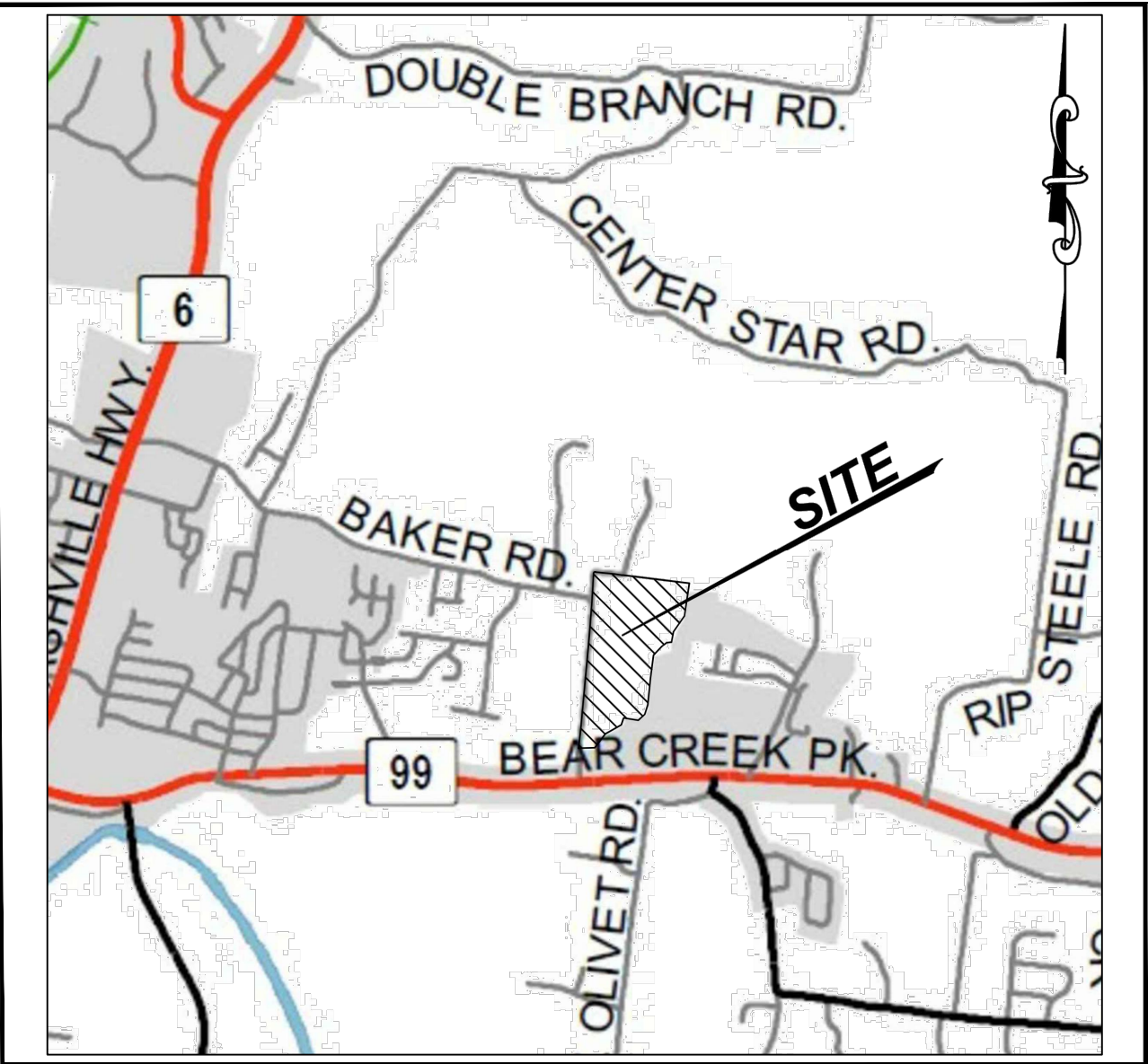
PRELIMINARY PLAT

MAP 74, PARCEL 37.00
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET SCHEDULE:

PP0.0	COVER SHEET
PP1.0	ALTA SURVEY
PP1.1	ALTA SURVEY
PP2.0	OVERALL PRELIMINARY PLAT
PP2.1	PRELIMINARY PLAT
PP2.2	PRELIMINARY PLAT
PP3.0	CIVIC SPACE PEDESTRIAN SHED PLAN
PP3.1	CIVIC SPACE PLAYGROUND PLAN
PP4.0	ROAD IMPROVEMENTS & DETAILS
PP5.0	TREE PRESERVATION PLAN

SITE LOCATION MAP:
N.T.S.



OWNER

GREEN TRAILS, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: RICK DECKBAR
RICK@DECKBAR.COM
(615) 397-4513

APPLICANT/ENGINEER

LAND SOLUTIONS COMPANY, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: JENNIFER SPEICH
JENNIFER@LANDSOLUTIONSCO.NET
(615) 712-7497

SITE DATA:

MAP & PARCEL: MAP 74, PARCEL 37
EXISTING ZONING: CD3
AREA: 98.7 AC (4,297,725.5 SQFT)



11/21/2022



HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE NOVEMBER 21, 2022

COVER
SHEET

PP0.0

LSC 21001

FLOODNOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD
AREA ACCORDING TO FEMA MAP 47119C0190E, ZONE X
DATED 4/16/2007



Know what's below.
Call before you dig.

CERTIFICATION OF SURVEY FOR
ALTA/NSPS LAND TITLE SURVEYS

TO: (I) HARPETH VALLEY HOMES, LLC, AND (II)
STEWART TITLE GUARANTY 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, 8,
11(OBSERVED), 13, 14, 16, 17, 18, AND 19, OF TABLE A
THEREOF. THE FIELD WORK WAS COMPLETED ON
07/13/21.

JOEY C. WILSON II, PE, RLS
TN PE NO. 06976
TN RLS NO. 2089

7/15/21

GENERAL NOTES:

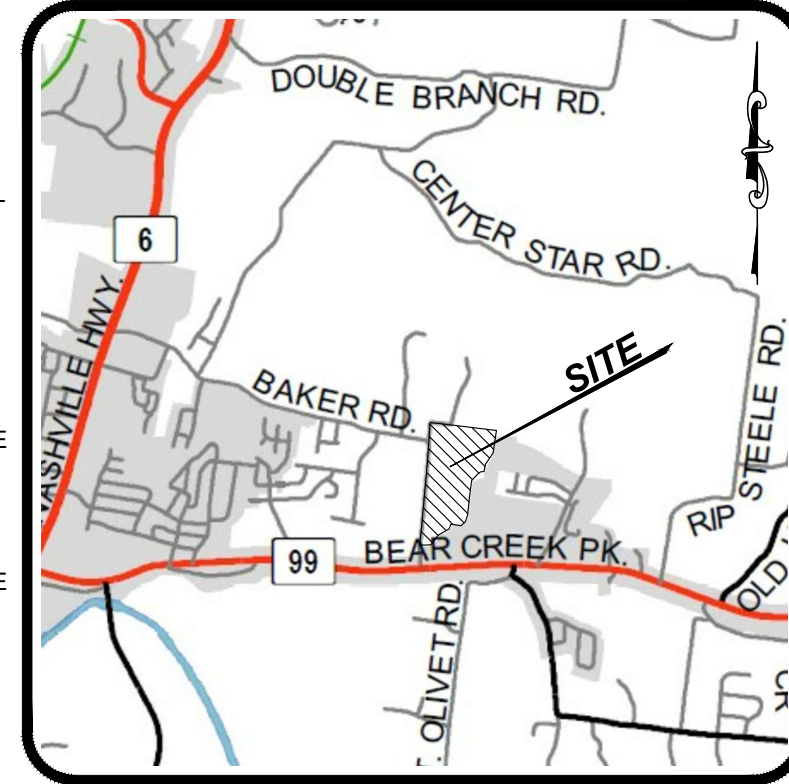
1. THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 626 BAKER RD, COLUMBIA, TN
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 37, ON MAURY COUNTY TAX MAP 74. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE REMAINING PROPERTY DESCRIBED IN DEED BOOK 467, PAGE 291, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
6. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
7. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY STEWART TITLE COMPANY TENNESSEE DIVISION, COMMITMENT NUMBER 01288-46869, DATED JANUARY 08, 2021 AT 8:00 A.M. AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
8. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.

10. 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.
11. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0190E, WITH AN EFFECTIVE DATE OF APRIL 16, 20076, 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.
12. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0620-03.11 (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 BASED ON AN OPUS-CORRECTED AUTONOMOUS SOLUTION UTILIZING A BASE AND ROVER.
 - a. POSITIONAL ACCURACY: 0.08"
 - b. DATE OF SURVEY: 06/12/21
 - c. HORIZONTAL ZONE/DATUM(EPOCH): TN-4100/NAD83(EPOCH) - TENNESSEE STATE PLANE COORDINATES
 - d. OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
 - e. VERTICAL DATUM: NAVD83 (GEOID03, GRID 7 REVISED)
 - f. NO COMBINED GRID FACTORS WERE USED.

13. THE CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA (POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM GEOID 03), AND INCLUDE SEVERAL DIFFERENT LAND-COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMAS) OF A 2 FOOT EQUIVALENT CONTOUR INTERVAL AT 95 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A VERTICAL ACCURACY EQUAL TO NATIONAL STANDARDS FOR SPATIAL DATA ACCURACY (NSSDA) = 1.9600" @1(RMSE(Z)) (NORMALLY DISTRIBUTED ERROR) = 1.19 FT, AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0. RANDOM SHOTS TAKEN ACROSS THE SITE YIELD AN ACTUAL VERTICAL ACCURACY OF +/- 0.12 FT.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
15. THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
16. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY, HOWEVER, SHOWN ON THE SURVEY ARE STREAMS THAT ARE CLASSIFIED AS RIVERINE HABITATS R4SBC (ABOVE THE FORK) AND R2UBH (BELOW THE FORK). FURTHER DETAILS CAN BE FOUND ON THE WETLAND MAPPER WEBSITE: <https://www.fws.gov/wetlands/data/mapper.html>
17. THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.

SCHEDULE B-II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, ALL OBSERVED OR OTHERWISE KNOWN UTILITIES, DRIVEWAYS, ROADS, ETC. ARE SHOWN ON THE SURVEY.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES. **THERE ARE NO OBSERVED OR OTHERWISE KNOWN ENCROACHMENTS.**
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
6. RIGHTS OF DOWER, HOMESTEAD, OR OTHER MARITAL RIGHTS OF THE SPOUSE, IF ANY, OF ANY INDIVIDUAL INSURED. **NOT A SURVEY MATTER**
7. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. **NOT A SURVEY MATTER**
8. RESTRICTIONS UPON THE USE OF THE PREMISES NOT APPEARING IN THE CHAIN OF TITLE TO THE LAND. **NOT A SURVEY MATTER**
9. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR THE ABOVE-DESCRIBED LEGAL DESCRIPTION, THE COMPANY DOES NOT REPRESENT OR INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. **THE AREA NOTED ON THE SURVEY IS ACCURATE AND CORRECT**



VICINITY MAP
NOT TO SCALE

10. TITLE TO THAT PORTION OF THE PREMISES, IF ANY, EMBRACED WITHIN THE BOUNDS OF ANY STREETS, ROADS, AND/OR HIGHWAYS. NO DOCUMENT PROVIDING THE RIGHT OF WAY WIDTHS OF BAKER ROAD AND NORTH RIDGE ROAD WAS PROVIDED OR FOUND IN THE RECORD. **SEE THE NOTE ON THE SURVEY: "COUNTY ROAD RIGHT OF WAY WIDTHS"**
11. UNRECORDED OPTION TO TENNESSEE VALLEY AUTHORITY AS SET FORTH IN DEED OF RECORD IN BOOK R467, PAGE 291, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. **THE TVA TRANSMISSION LINE IS LOCATED WELL TO THE EAST / NORTHEAST OF THE SURVEYED PROPERTY. THE RIGHT OF WAY WAS TAKEN FROM THE PORTION OF PROPERTY EXCLUDED AS THE REVIS HARRIS, JR. ETAL PROPERTY BOOK R583, PAGE 318, ROMC.**
12. MINERAL DEED OF RECORD IN DEED BOOK 283, PAGE 5, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. **NOT A SURVEY MATTER**
13. RIGHT OF WAY EASEMENT OF RECORD IN BOOK R1937, PAGE 936, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. **THE EXISTING WATER LINES ARE SHOWN ON THE SURVEY. IT IS UNCLEAR WHICH OR IF ALL OF THOSE LINES ARE ASSOCIATED WITH THIS RECORD EASEMENT. SEE GENERAL NOTE 10**
14. SUBJECT TO THE RIGHTS OF TENANTS IN POSSESSION OF THE PROPERTY, AS TENANTS ONLY, UNDER ANY UNRECORDED LEASES. **NOT A SURVEY MATTER**
15. APPLICATION FOR GREENBELT OF RECORD IN GB BOOK 2, PAGE 412, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. SUBJECT PROPERTY IS CURRENTLY ASSESSED UNDER GREENBELT OR AGRICULTURAL USE AND WILL BE SUBJECT TO A ROLL BACK TAX ASSESSMENT PURSUANT TO THE AGRICULTURAL, FOREST AND OPEN SPACE LAND ACT OF 1976 TCA SEC. 27-5-1001 ET. SEQ. UPON BREAKUP OF THE EXISTING PARCEL INTO PARCELS LESS THAN 15 ACRES OR CONVERSION OF USE. **NOT A SURVEY MATTER**
16. COUNTY OF MAURY TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET ASCERTAINABLE, DUE OR PAYABLE. **NOT A SURVEY MATTER**

JIMMIE L. MANIRE ET UX
MAP 74, PARCEL 38
BOOK R1458, PAGE 776

RIVERSTONE HOMES, LLC
MAP 74, PARCEL 37.03
BOOK R2677, PAGE 948
(FORMERLY MCCOY BOOK 581, PAGE 521)

CITY OF COLUMBIA
MAP 91, PARCEL 14.03
BOOK R2448, PAGE 927

MAURY COUNTY BOARD OF EDUCATION
E A COX MIDDLE SCHOOL
MAP 91, PARCEL 14
BOOK 1250, PAGE 508

ANN J. GREEN
C/O VICTOR BECK
MAP 74, PARCEL 37
BOOK 467, PAGE 291

TOTAL AREA
98.661 ACRES
4,297,676 SQ.FT.

MAURY MEMORIAL GARDENS, LLC
MAP 91, PARCEL 12.06
BOOK R2108, PAGE 452
PLAT BOOK P19, PAGE 3 & 4

BOBBY W. SANDS ETUX
MAP 91, PARCEL 12.03
BOOK R2414, PAGE 695

POINT OF BEGINNING
IRON ROD FOUND
NORTH: 476,269.03 FEET
EAST: 1,676,907.70 FEET
TENNESSEE STATE
PLANE NAD83(2011)

LEGEND
IRON PIN FOUND
IRON PIN SET
FENCE POST FOUND
CONC. MON. FOUND
CONC. MON. SET
PK FOUND
PK SET
NON MONUMENTED POINT

BENCH MARK
WATER METER
WATER VALVE
FIRE HYDRANT
SANITARY SEWER MH
SANITARY SEWER CO
AREA DRAIN
CURB INLET
STORM MH

ELECTRIC METER-BOX
ELECTRIC MH
LIGHT POLE
UTILITY POLE
GUY ANCHOR
COMMUNICATION BOX
COMMUNICATION MH
GAS METER
GAS VALVE

EVERGREEN TREE
DECIDUOUS TREE
HANDICAP PARKING
SIGN
TURN LANE MARKING
MAIL BOX
CEMETERY
SANITARY SEWER
WATER

UNDERGROUND ELEC
OVERHEAD ELEC
GAS
COMMUNICATIONS
BOUNDARY
CENTERLINE
FENCE
WATER FEATURE
TREE LINE

UGE
OHE
4" G
COM
X
X
X

8" SA
4" W

CONTROL TABLE

POINT #	NORTHING	EASTING	DESC.	ELEV.
100	478835.55	1677141.87	IRON ROD	688.80
101	479621.46	1677210.14	IRON ROD	719.22
102	479401.70	1678878.13	IRON ROD	748.56
103	478505.53	1677124.94	IRON ROD	683.90
104	478368.40	1678616.37	IRON ROD	695.51
105	476965.83	1676993.69	IRON ROD	690.76
106	476818.71	1678302.42	10 IN. NAIL	703.88
107	475669.95	1676351.19	IRON ROD	623.87
108	475726.74	1677428.10	IRON ROD	630.18

PROJECT CONTROL. TENNESSEE STATE PLANE COORDINATES, NAD83(2011), NAVD83(GEOID03 GRID 7 REVISED), US SURVEY FT. NO DATUM ADJUSTMENT.



ALTA/NSPS LAND TITLE SURVEY
MAP 74, PARCEL 37
626 BAKER ROAD - COLUMBIA
WILSON COUNTY, TENNESSEE
FOR: HARPETH VALLEY HOMES, LLC

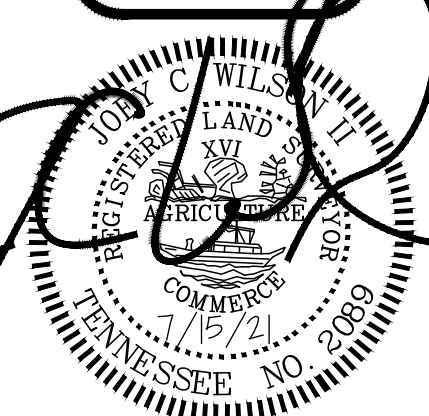
DRAWN BY: JEC
APPVD. BY: JCW II
DATE: 7/15/2021
PROJ. No. 21-1713
SCALE: 1" = 200'

SHEET No.
1 OF 2

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

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



LEGAL DESCRIPTION FROM TITLE COMMITMENT

LAND IN MAURY COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOCATED ONE-HALF MILE NORTHEAST OF COLUMBIA AND TWO AND ONE-HALF MILES SOUTHWEST OF DARKS MILL, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST SIDE OF THE COLUMBIA ROAD, CORNER OF A. E. EVANS LAND, RUNNING THENCE SOUTH 88° EAST 38.76 CHAINS TO A STAKE, SHIRLEY'S SOUTHEAST CORNER; THENCE WITH SHIRLEY'S LINE NORTH 39° EAST 9.49 CHAINS TO A STAKE, THE SOUTHWEST CORNER OF MRS. BLACKMAN'S FIVE-ACRE TRACT; THENCE EAST 11.78 CHAINS TO A STAKE IN THE BEAR CREEK ROAD, THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 30° EAST 5.43 CHAINS TO A STAKE, THENCE SOUTH 47° EAST 6.46 CHAINS TO A STAKE IN THE BEAR CREEK ROAD; THENCE WITH SAID LAST NAMED ROAD SOUTH 17° EAST 4.64 CHAINS; THENCE SOUTH 2-1/2° EAST 7.53 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 16-3/4° WEST 1.88 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 25-1/4° WEST 11.43 CHAINS; THENCE WITH SAID ROAD SOUTH 16-1/4° WEST 2.85 CHAINS TO A ROCK ON THE EDGE OF THE LAST NAMED ROAD; THENCE WITH REYNOLDS LINE NORTH 85° WEST 29.44 CHAINS TO A STAKE; THENCE NORTH 4-3/4° EAST 9.75 CHAINS TO A STAKE; REYNOLDS CORNER, THENCE SOUTH 82-1/2° WEST 7.87 CHAINS TO A STAKE; THENCE SOUTH 41° WEST 4.69 CHAINS TO A WHITE OAK; THENCE SOUTH 4° WEST 17.50 CHAINS TO A STAKE; THENCE SOUTH 42° WEST 2.50 CHAINS TO A STAKE; THENCE NORTH 87-1/2° WEST 4.64 CHAINS; THENCE SOUTH 12° WEST 2.07 CHAINS TO A STAKE; THENCE SOUTH 55° WEST 5.28 CHAINS TO A STAKE; THENCE SOUTH 32-1/4° WEST 5.06 CHAINS TO THE COLUMBIA ROAD; THENCE ALONG THE LAST NAMED ROAD SOUTH 83-1/2° WEST 19.26 POLES TO A STAKE IN THE COLUMBIA ROAD, FLIPPINS CORNER; THENCE WITH SAID LAST NAMED ROAD NORTH 3/4° EAST 51.29 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 209.16 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 74.4 ACRES, MORE OR LESS, CONVEYED TO RONALD MCCOY AND WIFE, REGINA D. MCCOY BY DEED DATED 09/18/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R581, PAGE 521, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 35.88 ACRES, MORE OR LESS, CONVEYED TO REVIS HARRIS, JR. AND WIFE, CARRIE LEE HARRIS AND JAMES SMITH AND WIFE, BERTIE LEE SMITH BY DEED DATED 10/24/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R583, PAGE 318, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHARLES B. GREEN AND WIFE, ANN J. GREEN, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED DATED 06/21/1987 FROM BERYL W. RAINEY LOGUE AND HUSBAND, SAMMIE D. LOGUE OF RECORD IN BOOK R467, PAGE 291, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. CHARLES B. GREEN DIED ON JANUARY 6, 1987.

ANN J. HANEY, PREVIOUSLY KNOWN AS ANN J. GREEN, DIED TESTATE ON JUNE 2, 2010 DEVISING SUBJECT PROPERTY TO JIM HANEY, AS TO A ONE-THIRD INTEREST AND THE TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST, AS TO A TWO-THIRDS INTEREST AS EVIDENCED BY THE LAST WILL AND TESTAMENT OF ANN J. HANEY FILED IN WILL BOOK 48, PAGE 383, UNDER DOCKET NO. P-111-10, IN THE PROBATE COURT CLERK'S OFFICE FOR MAURY COUNTY, TENNESSEE. JIM HANEY DIED ON OCTOBER 10, 2020.

VICTOR C. BECK, JR. WAS APPOINTED SUCCESSOR TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST BY NOTICE OF CHANGE OF TRUSTEE FOR THE ANN J. HANEY TESTAMENTARY TRUST DATED 06/03/2016 FROM NORMA ROSSON, TRUSTEE OF RECORD IN BOOK R2375, PAGE 63, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION FROM THIS SURVEY

A PARCEL OF LAND LYING IN THE 4RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NORTHEAST OF COLUMBIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND LYING IN THE EASTERN MARGIN OF BAKER ROAD AND 17.5 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS, IN THE NORTHERN BOUNDARY OF THE BOBBY W. SANDS AND WIFE, BETH R. SANDS PROPERTY, BOOK R2414, PAGE 695, REGISTER'S OFFICE OF MAURY COUNTY (HEREAFTER ROMC), APPROXIMATELY 630 FEET NORTH OF THE CENTERLINE INTERSECTION OF SAID BAKER ROAD AND BEAR CREEK PIKE, BEING THE SOUTHWESTERN CORNER OF THE PROPERTY HEREIN DESCRIBED, AND LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH: 476,269.03 FEET, AND EAST: 1,676,907.70 FEET, NAD83(2011); THENCE ALONG SAID BAKER ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, THE FOLLOWING SIX (6) CALLS:

NORTH 6°58'58" EAST, 383.65 FEET;
NORTH 5°11'06" EAST, 1,227.93 FEET;
NORTH 5°22'55" EAST, 229.82 FEET;
NORTH 5°01'45" EAST, 303.29 FEET;
NORTH 4°34'04" EAST, 263.84 FEET;
AND NORTH 3°59'06" EAST, 406.98 FEET TO A POINT WHERE SAID BAKER ROAD BEARS WEST AT NORTH RIDGE ROAD;

THENCE ALONG THE EASTERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, NORTH 3°42'03" EAST, 360.58 FEET AND NORTH 2°51'44" EAST, 167.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 32.50 FEET AND BEING CONCAVE TO THE SOUTHEAST, THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°24'59" AN ARC DISTANCE OF 52.99 FEET (CHORD: NORTH 49°34'13" EAST, 47.31 FEET) TO THE POINT OF TANGENT; THENCE ALONG THE SOUTHERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET SOUTH OF THE CENTERLINE OF SAME, THE FOLLOWING THREE (3) CALLS:

SOUTH 83°43'18" EAST, 175.00 FEET;
SOUTH 84°05'49" EAST, 179.76 FEET;
AND SOUTH 80°59'18" EAST, 142.54 FEET TO A POINT WHERE SAID NORTH RIDGE ROAD BEARS NORTH;

THENCE LEAVING SAID ROAD SOUTH 87°41'48" EAST, 37.01 FEET TO A CAPPED IRON ROD FOUND LYING APPROXIMATELY 6 FEET NORTHWEST OF A GUY POLE; THENCE ALONG THE SOUTHERN BOUNDARY OF THE JIMMIE L. MANIRE AND WIFE, HAZEL MANIRE PROPERTY, BOOK R1458, PAGE 776, ROMC, ALONG A FENCE, AND RUNNING ALONG AND JUST SOUTH OF A DRIVEWAY LEADING TO SAID MINIRE'S RESIDENCE, SOUTH 83°04'52" EAST, 1,289.46 FEET TO A FENCE CORNER, THE NORTHWESTERN CORNER OF THE RIVERSTONE HOMES, LLC PROPERTY, BOOK R2677, PAGE 948, ROMC; THENCE LEAVING SAID MINIRE BOUNDARY, ALONG A FENCE, AND ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY, SOUTH 8°27'52" WEST, 628.79 FEET TO

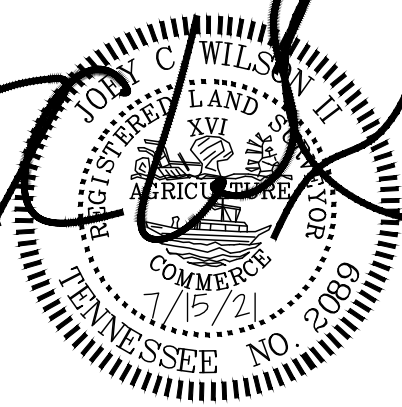
A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 34°47'18" WEST, 367.50 FEET TO A CAPPED IRON ROD SET AT A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 10°47'33" WEST, 205.10 FEET TO A 24 INCH MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN IN THE NORTHERN BOUNDARY OF THE CITY OF COLUMBIA PROPERTY, BOOK R2448, PAGE 927, ROMC, AND AT THE SOUTHWESTERN CORNER OF SAID RIVERSTONE HOMES, LLC PROPERTY; THENCE ALONG THE NORTHERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 83°28'34" WEST, 92.37 FEET TO A CAPPED IRON ROD FOUND, AND SOUTH 53°30'48" WEST, 104.09 FEET TO A CAPPED IRON ROD FOUND; THENCE ALONG THE NORTHWESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND A FENCE, SOUTH 43°26'21" WEST, 240.90 FEET TO A 30" MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN; THENCE ALONG THE WESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 7°25'28" WEST, 436.79 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID CITY OF COLUMBIA PROPERTY AND THE NORTHWESTERN CORNER OF THE MAURY COUNTY BOARD OF EDUCATION; E. A. COX MIDDLE SCHOOL PROPERTY, BOOK 1250, PAGE 508, ROMC; THENCE ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 6°00'57" WEST, 512.29 FEET TO A 30 INCH HICKORY, AND SOUTH 17°35'27" WEST, 196.00 FEET TO A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND A FENCE, SOUTH 47°19'48" WEST, 166.04 FEET TO AN IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID SCHOOL PROPERTY AND IN THE NORTHERN BOUNDARY OF THE MAURY MEMORIAL GARDENS, LLC PROPERTY, BOOK R2108, PAGE 452, ROMC; THENCE ALONG THE NORTHERN BOUNDARY OF SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND GENERALLY ALONG A FENCE, NORTH 81°03'19" WEST, 283.47 FEET TO AN IRON ROD FOUND LYING ON THE EASTERN BANK OF A BRANCH OR STREAM; THENCE CONTINUING WITH SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND CROSSING SAID BRANCH OR STREAM, SOUTH 18°56'12" WEST, 32.03 FEET TO AN IRON ROD FOUND ON THE WESTERN BANK OF SAID BRANCH OR STREAM; THENCE CONTINUING ALONG SAID MAURY MEMORIAL GARDENS, LLC PROPERTY BOUNDARY AND A FENCE THE FOLLOWING FOUR (4) CALLS:

SOUTH 19°27'18" WEST, 105.21 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 60°18'51" WEST, 211.49 FEET TO AN IRON ROD FOUND;
SOUTH 59°21'44" WEST, 136.28 FEET TO AN IRON ROD FOUND;
AND SOUTH 37°15'32" WEST, 334.40 FEET TO AN IRON ROD FOUND AT THE NORTHEASTERN CORNER OF THE AFOREMENTIONED BOBBY SANDS PROPERTY;

THENCE LEAVING SAID MAURY MEMORIAL GARDENS PROPERTY, GENERALLY ALONG A FENCE, AND ALONG THE NORTHERN BOUNDARY OF SAID SANDS PROPERTY, SOUTH 88°42'52" WEST, 311.45 FEET TO THE POINT OF BEGINNING, CONTAINING 98.661 ACRES, OR 4,297,676 SQUARE FEET, AND IS ALL OF THE REMAINING ANN J. GREEN PROPERTY, BOOK 467, PAGE 291, ROMC, SHOWN AS PARCEL 37 ON MAURY COUNTY TAX MAP 74.

DRAWN BY: JEC
APPVD. BY:JCW II
DATE 7/15/2021
PROJ. No. 21-1713
SCALE: 1" = N/A
SHEET No.
2 OF 2

ALTA/NSPS LAND TITLE SURVEY
MAP 74, PARCEL 37
626 BAKER ROAD - COLUMBIA
WILSON COUNTY, TENNESSEE
FOR: HARPETH VALLEY HOMES, LLC



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

108 Beasley Drive
Franklin, TN
37064
615.794.2275

NO.	DATE	COMMENT

PRELIMINARY PLAT NOTES:

- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.
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SITE DATA:

SETBACKS

FRONT: 25'
SIDE: 8', 20' CORNER
REAR: 25', 5' ON ALLEY

LOT TYPES

40' LOT: 17
50' LOT: 34
65' LOT: 76
100' LOT: 29

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

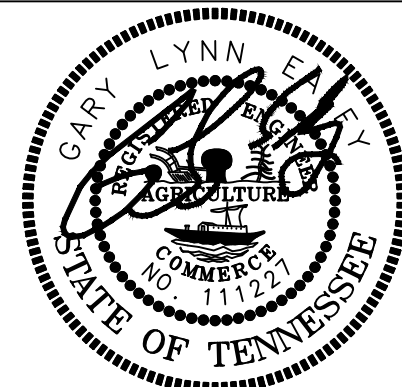
TOTAL AREA: 98.7 AC.
LOT AREA: 35.4 AC.
OPEN SPACE AREA: 49.4 AC.
ROW AREA: 11.3 AC.
ROW DEDICATION: 2.6 AC.
TOTAL LOTS: 156
GROSS DENSITY: 1.58 LOTS/ACRE
OPEN SPACE PROVIDED (%): 50.1%

PARKING CALCULATIONS

PARKING REQUIRED: 2 SPACES/UNIT
PARKING PROVIDED: 2 SPACES/UNIT

LOTS THAT ENFRONT PEDESTRIAN PATH

LOTS 108 - 119
12 LOTS/156 TOTAL = 7.7%



11/21/2022



HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD

COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

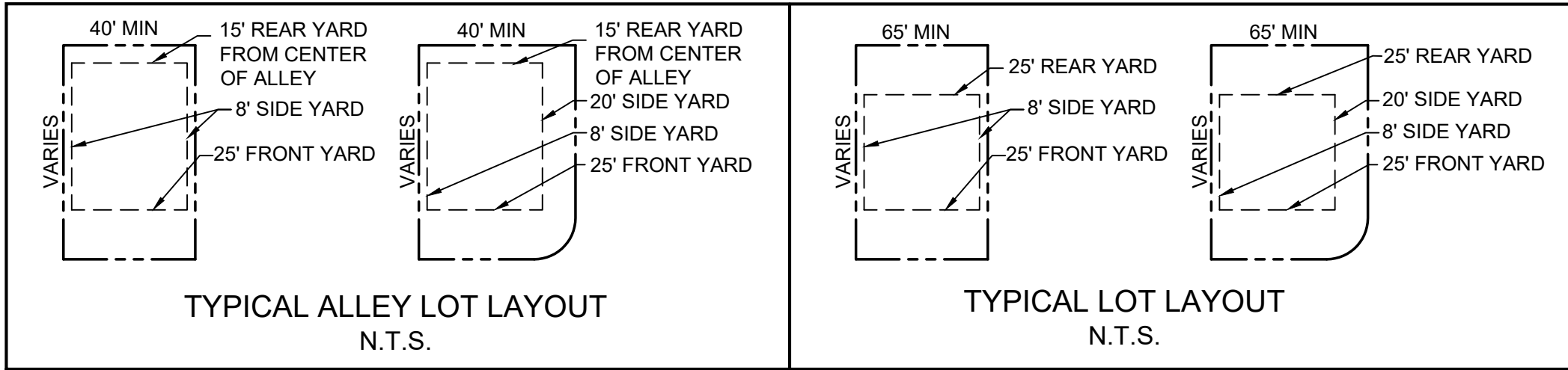
- PLAN DATED NOVEMBER 21, 2022

OVERALL
PRELIMINARY
PLAT

PP2.0

LSC 21001

OPEN SPACE AREA TABLE		
OPEN SPACE #	ACRES	SF
O.S. 1	0.27	11713.82
O.S. 2	1.78	77485.55
O.S. 3	0.35	15284.79
O.S. 4	0.62	27000.00
O.S. 5	0.52	22516.15
O.S. 6	41.15	1792563.58
O.S. 7	5.08	221258.27



PERVIOUS AREA: 77.2 AC.

IMPERVIOUS AREA: 21.5 AC.

BENCH MARK SHOWN IS BASED ON
TENNESSEE STATE PLANE, NAD 83 DATUM

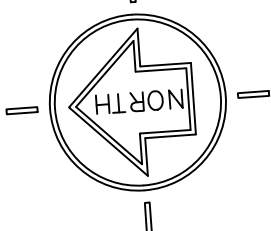
CONSTRUCTION SCHEDULE:

PHASE 1: JAN 2023 - JAN 2024
PHASE 2: JAN 2024 - JAN 2025
PHASE 3: JAN 2025 - JAN 2026



150 0 75 150 300

GRAPHIC SCALE - 1 inch = 150 ft.





PRELIMINARY PLAT NOTES:

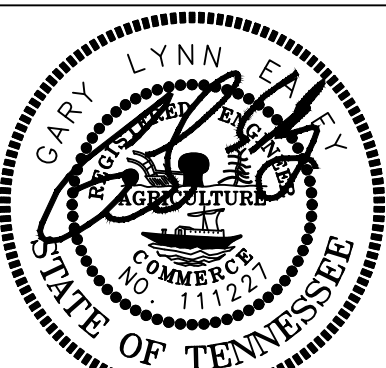
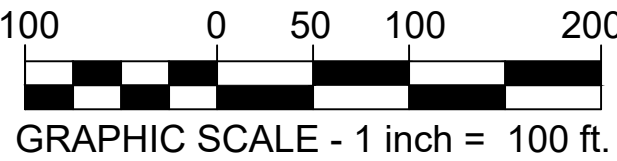
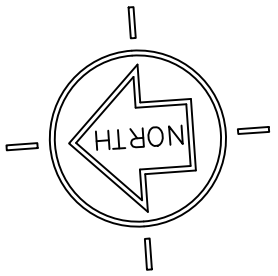
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LOT AREA TABLE			
LOT #	ACRES	SF	
16	0.37	16309.41	
17	0.37	16293.47	
18	0.39	16898.90	
19	0.44	19051.71	
20	0.62	27172.59	
21	0.49	21559.75	
22	0.43	18859.54	
23	0.40	17239.57	
24	0.39	17019.82	
25	0.36	15509.74	
26	0.54	23387.94	
27	0.48	20985.36	
28	0.48	20933.57	
29	0.46	19994.15	
30	0.46	19999.70	
31	0.24	10626.23	
32	0.19	8450.00	
33	0.20	8678.44	
34	0.17	7567.59	
35	0.15	6400.00	
36	0.15	6400.00	
37	0.15	6521.41	
38	0.17	7358.46	
39	0.17	7350.35	
40	0.17	7358.46	
41	0.17	7354.37	
42	0.14	6312.50	
43	0.14	6312.35	
44	0.14	6148.48	
45	0.18	7844.01	
46	0.35	15404.11	
47	0.23	9825.05	
48	0.21	9058.23	
49	0.19	8212.19	
50	0.17	7348.23	
51	0.15	6562.50	
52	0.15	6562.50	
91	0.18	7800.00	
92	0.20	8696.25	
93	0.20	8682.64	
94	0.19	8215.59	
95	0.18	7800.00	
96	0.18	7800.00	
97	0.18	7800.00	
98	0.18	7800.00	
99	0.18	7800.00	

LOT AREA TABLE			
LOT #	ACRES	SF	
100	0.20	8886.13	
101	0.21	9177.90	
102	0.18	7973.27	
103	0.18	7800.00	
104	0.24	10427.43	
105	0.18	7899.75	
106	0.13	5500.00	
107	0.13	5500.00	
108	0.13	5500.00	
109	0.17	7430.37	
110	0.16	6826.71	
111	0.11	5000.00	
112	0.11	5000.00	
113	0.11	5000.00	
114	0.11	5000.00	
115	0.16	6829.70	
127	0.19	8405.80	
128	0.19	8405.80	
129	0.19	8405.80	
130	0.19	8405.80	
131	0.19	8405.80	
132	0.19	8405.80	
133	0.19	8405.80	
134	0.19	8317.40	
135	0.18	7800.00	
136	0.18	7800.00	
137	0.18	7800.00	
138	0.18	7800.00	
139	0.18	7800.00	
140	0.18	7800.00	
141	0.18	7800.00	
142	0.18	7800.00	
143	0.18	7800.00	
144	0.20	8772.98	
145	0.20	8775.00	
146	0.20	8775.00	
147	0.20	8775.00	
148	0.21	9045.00	
149	0.21	9045.00	
150	0.20	8775.00	
151	0.20	8775.00	
152	0.20	8775.00	
153	0.22	9684.62	
154	0.23	9816.85	
155	0.23	9816.85	



Know what's below.
Call before you dig.



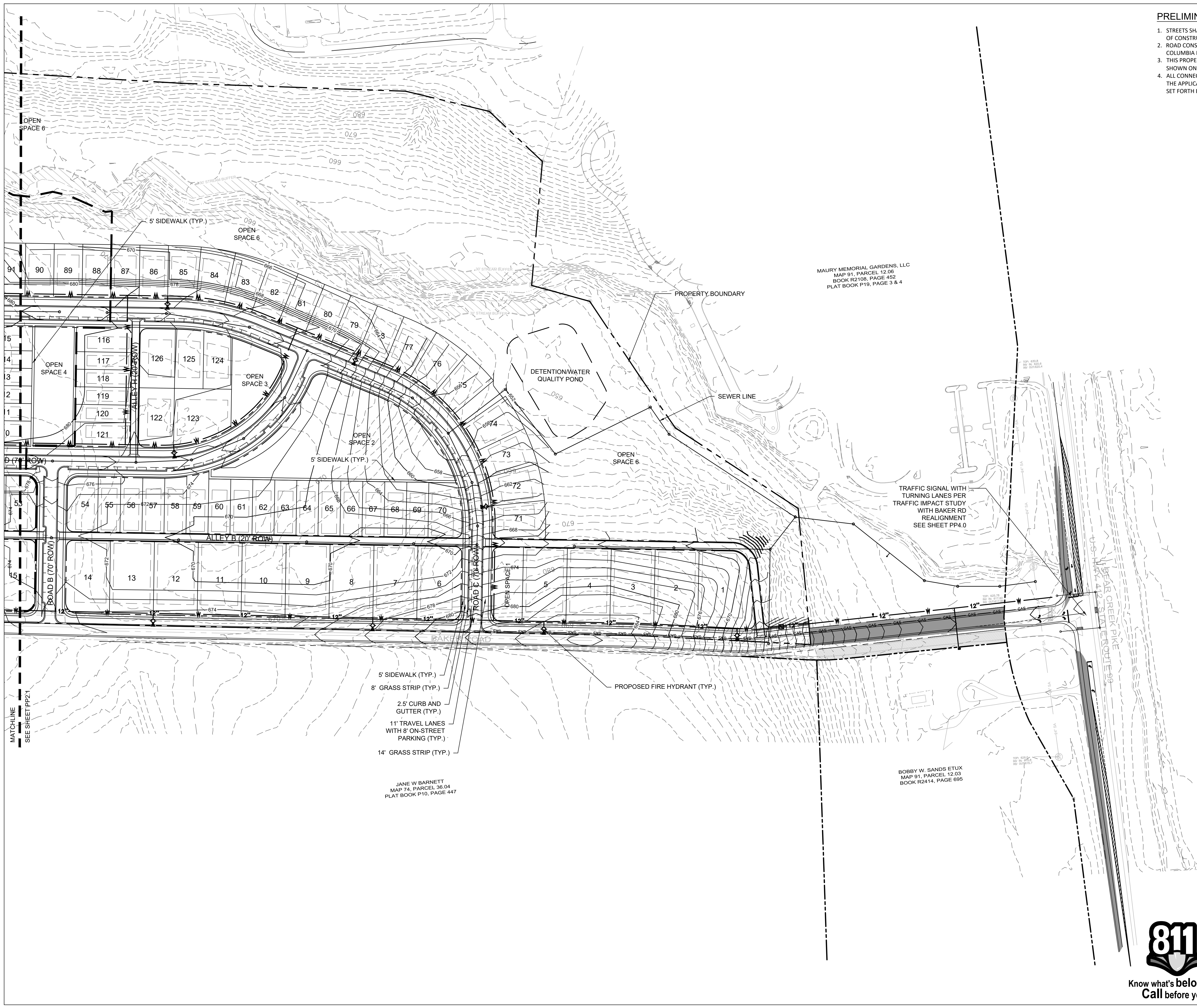
11/21/2022



HERITAGE GREEN
PRELIMINARY PLAT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

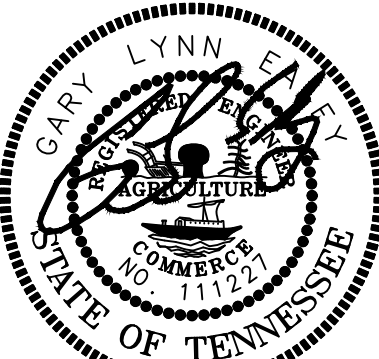
ISSUANCE/REVISION NOTES:
- PLAN DATE NOVEMBER 21, 2022

PRELIMINARY
PLAT



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18	0.39	16898.90	102	0.18	7973.27
19	0.44	19051.71	103	0.18	7800.00
20	0.62	27172.59	104	0.24	10427.43
21	0.49	21559.75	105	0.18	7899.75
22	0.43	18859.54	106	0.13	5500.00
23	0.40	17239.57	107	0.13	5500.00
24	0.39	17019.82	108	0.13	5500.00
25	0.36	15509.74	109	0.17	7430.37
26	0.54	23387.94	110	0.16	6826.71
27	0.48	20985.36	111	0.11	5000.00
28	0.48	20933.57	112	0.11	5000.00
29	0.46	19994.15	113	0.11	5000.00
30	0.46	19999.70	114	0.11	5000.00
31	0.24	10626.23	115	0.16	6829.70
32	0.19	8450.00	127	0.19	8405.80
33	0.20	8678.44	128	0.19	8405.80
34	0.17	7567.59	129	0.19	8405.80
35	0.15	6400.00	130	0.19	8405.80
36	0.15	6400.00	131	0.19	8405.80
37	0.15	6521.41	132	0.19	8405.80
38	0.17	7358.46	133	0.19	8405.80
39	0.17	7350.35	134	0.19	8317.40
40	0.17	7358.46	135	0.18	7800.00
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52	0.15	6562.50	147	0.20	8775.00
91	0.18	7800.00	148	0.21	9045.00
92	0.20	8696.25	149	0.21	9045.00
93	0.20	8682.64	150	0.20	8775.00
94	0.19	8215.59	151	0.20	8775.00
95	0.18	7800.00	152	0.20	8775.00
96	0.18	7800.00	153	0.22	9684.62
97	0.18	7800.00	154	0.23	9816.85
98	0.18	7800.00	155	0.23	9816.85
99	0.18	7800.00			



11/21/2022



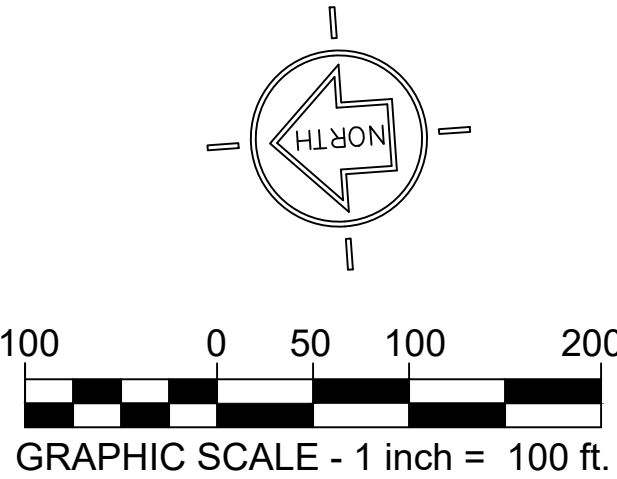
HERITAGE GREEN
PRELIMINARY PLAT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

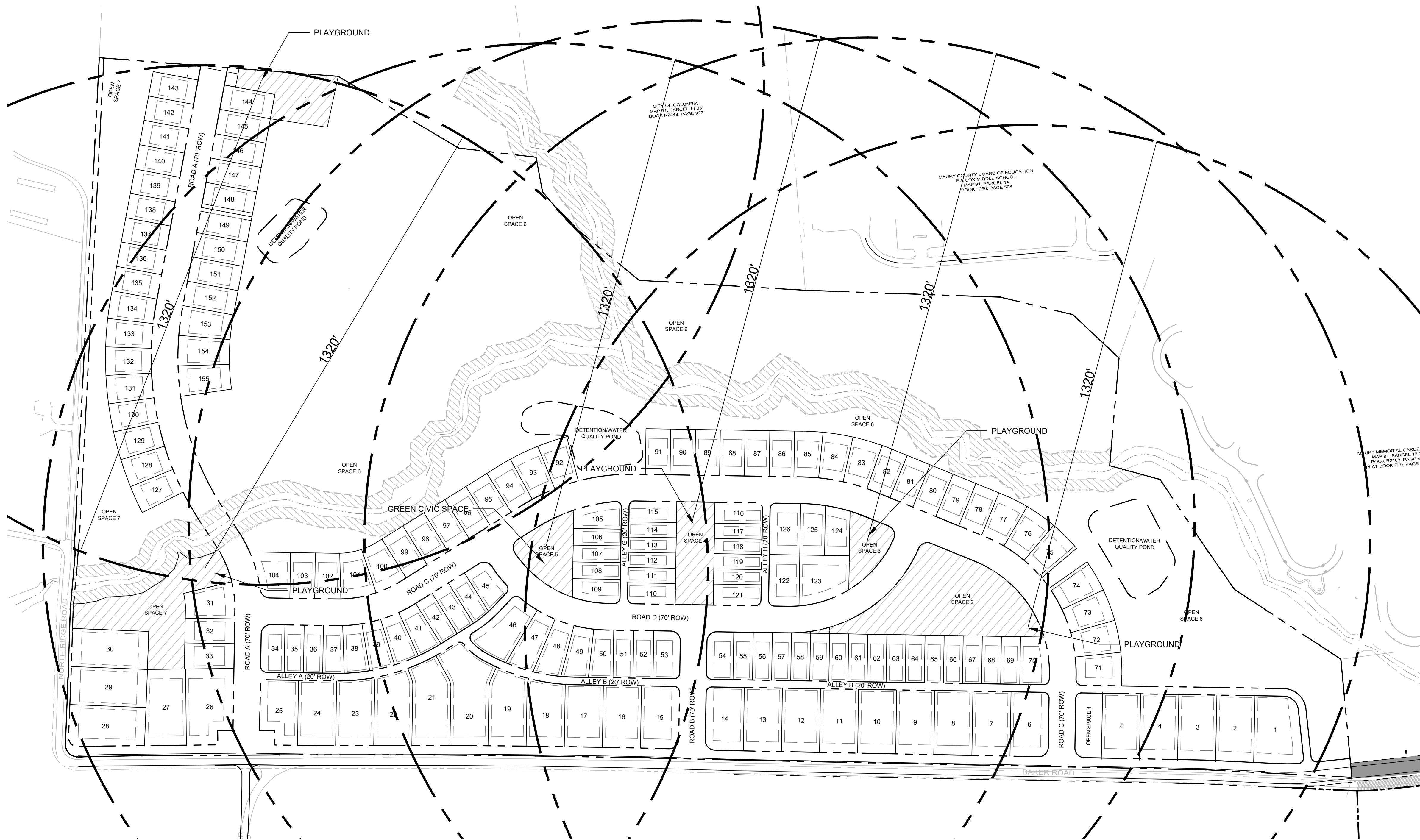
ISSUANCE/REVISION NOTES:
- PLAN DATES NOVEMBER 21, 2022

PRELIMINARY
PLAT

PP2.2

LSC 21001

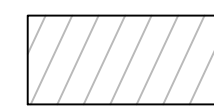




CIVIC SPACE DATA:

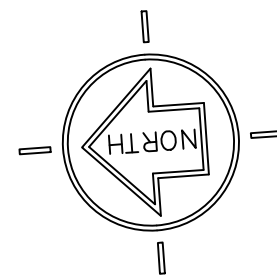
ZONING: CD-3
SITE ACREAGE: 98.7 AC
PROPOSED CIVIC SPACE AREA: 5.0 AC
REQUIRED CIVIC SPACE PERCENTAGE: 5%
PROPOSED CIVIC SPACE PERCENTAGE: 5.0 AC/ 98.7 AC =5.1%
5-MINUTE WALK = 0.25 MILES = 1,320 FT

LEGEND:

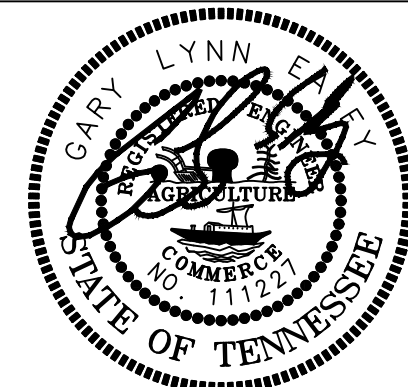
 PROPOSED CIVIC SPACE



Know what's below.
Call before you dig.



150 0 75 150 300
GRAPHIC SCALE - 1 inch = 150 ft.



11/21/2022

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

**HERITAGE GREEN
PRELIMINARY PLAT**

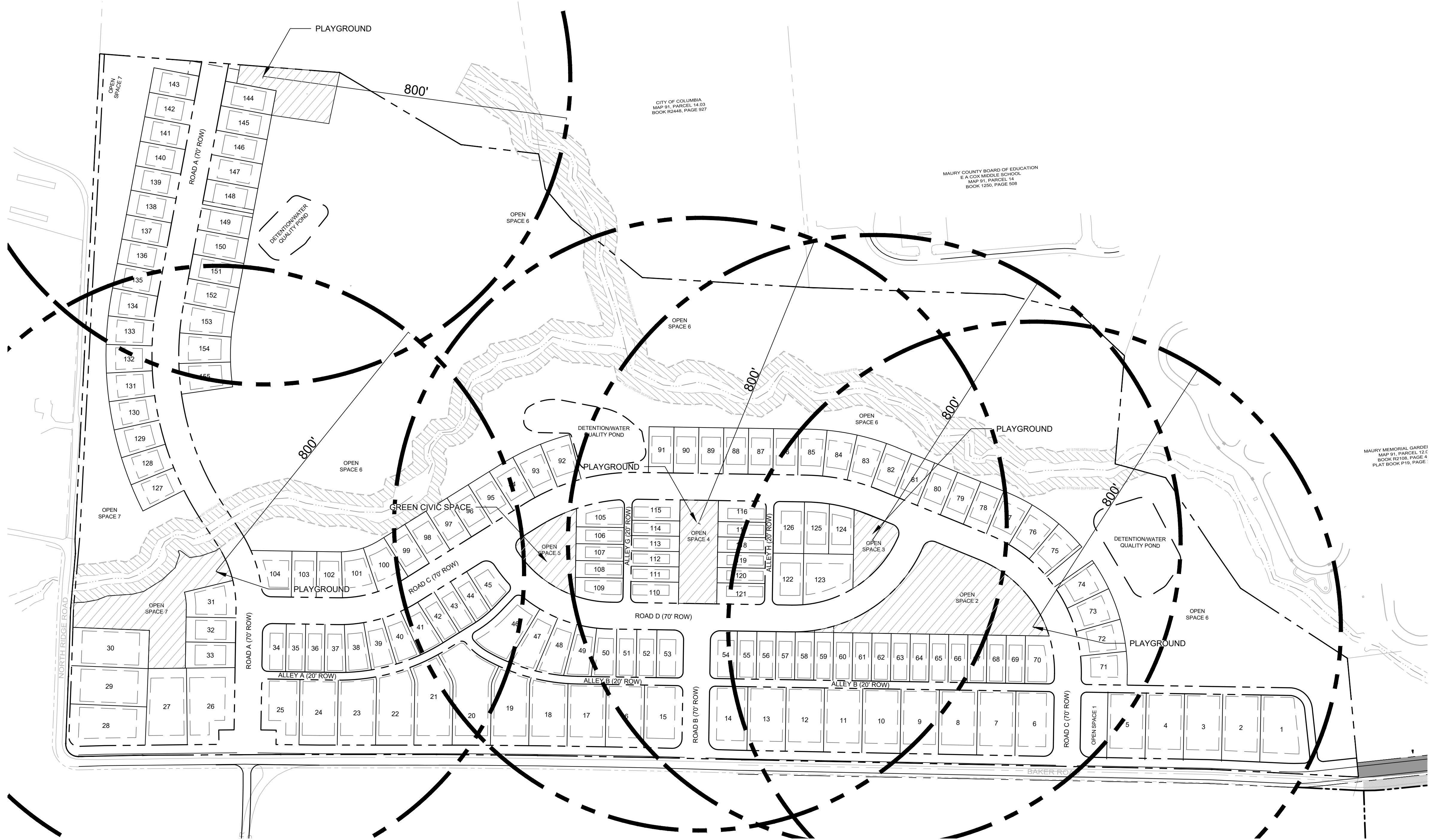
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED NOVEMBER 21, 2022

CIVIC SPACE
PEDESTRIAN
SHED PLAN

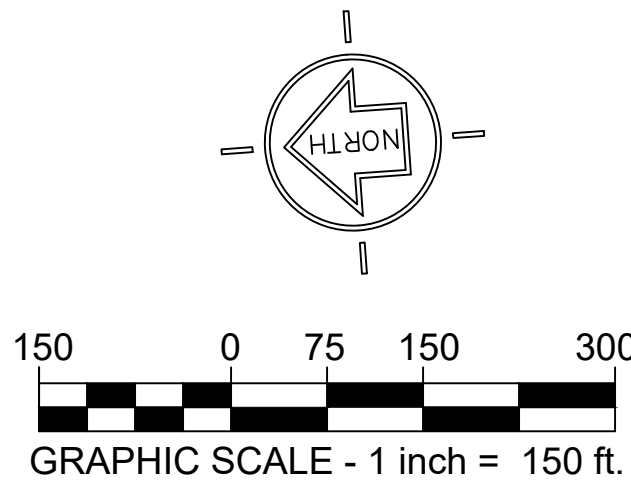
PP3.0

LSC 21001



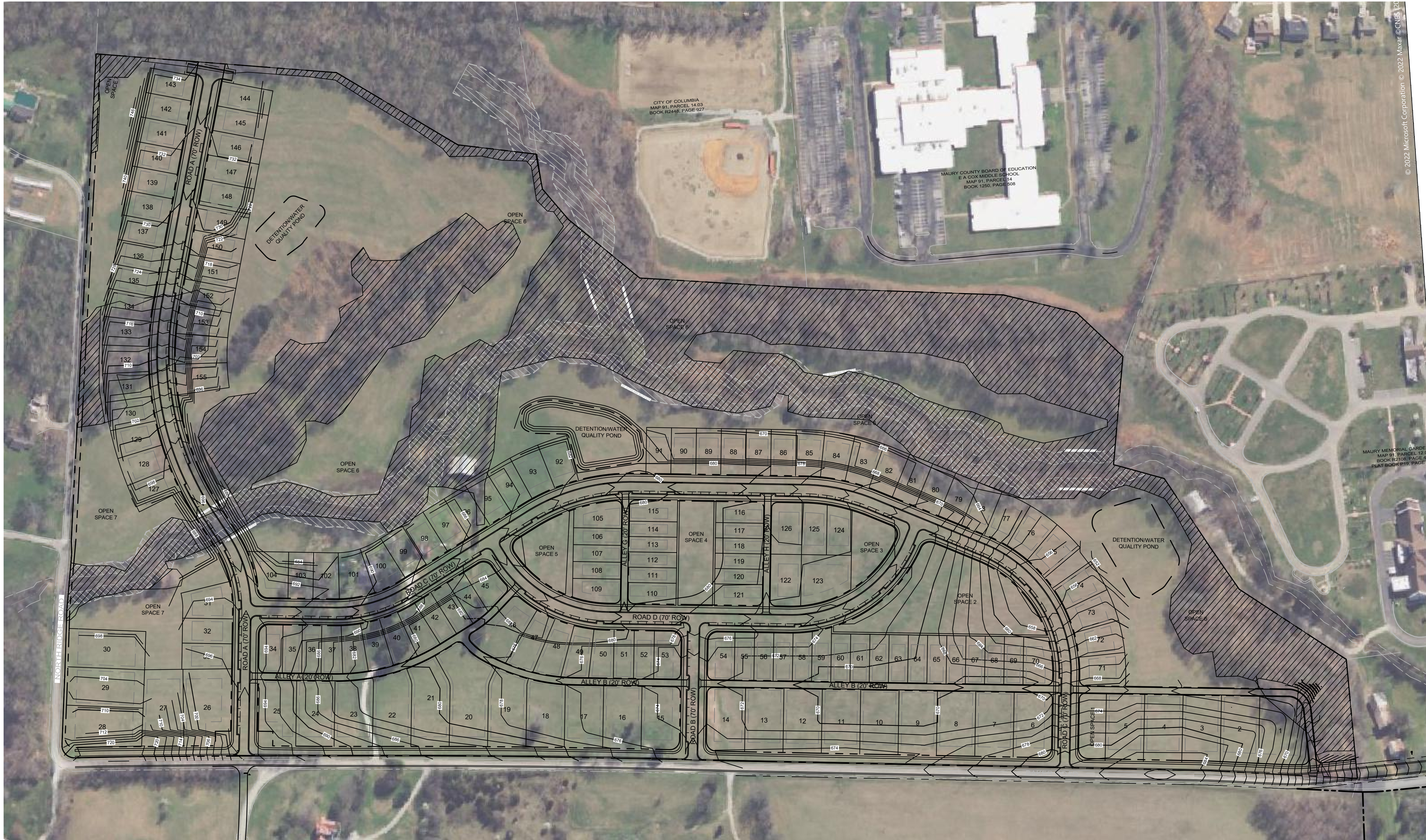
CIVIC SPACE DATA:
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SITE ACREAGE: 98.7 AC
PROPOSED CIVIC SPACE AREA: 5.0 AC
REQUIRED CIVIC SPACE PERCENTAGE: 5%
PROPOSED CIVIC SPACE PERCENTAGE: 5.0 AC/ 98.7 AC =5.1%

LEGEND:
 PROPOSED CIVIC SPACE



**HERITAGE GREEN
PRELIMINARY PLAT**
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED NOVEMBER 21, 2022



TREE SAVE DATA:

EXISTING ZONING: CD3
SITE ACREAGE: 98.7 AC
EXISTING TREE CANOPY AREA: 25.3 AC
PROPOSED SAVED TREE CANOPY AREA: 23.0 AC
REQUIRED TREE SAVE PERCENTAGE: 48%
PROVIDED TREE SAVE PERCENTAGE: 23.0 AC/25.3 AC = 90.9%

LEGEND:



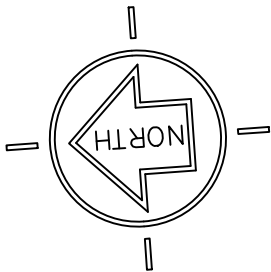
EXISTING TREE CANOPY



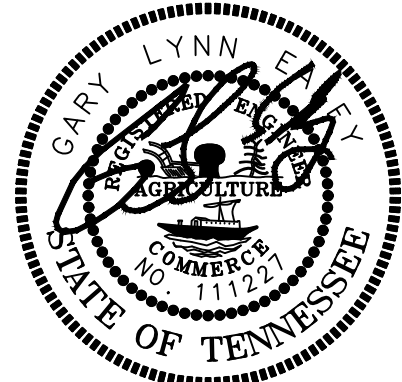
PROPOSED SAVED TREE CANOPY



Know what's below.
Call before you dig.



150 0 75 150 300
GRAPHIC SCALE - 1 inch = 150 ft.



11/21/2022



**HERITAGE GREEN
PRELIMINARY PLAT**

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE NOVEMBER 21, 2022

TREE
PRESERVATION
PLAN

PP5.0

LSC 21001

Example for Open Space 1 – Monument Sign and Landscaping



Open Space 2 – Active Recreation (Large play/ball field with sidewalks and seating areas)



Open Space 3 – Playground (small children's play structure)



Open Space 4 – Passive front porch lawn with landscaping (single family houses, not attached as shown)



Open Space 5 – Gathering area (Pavilion / fire pit)



Open Space 6 and 7 – Large natural area with trails





September 16, 2022

Mr. Lynn Ealey
Land Solutions Company
2925 Berry Hill Drive
Nashville, TN 37204

Sent via email: lynn@landsolutionsco.net

RE: Water Availability Letter
Heritage Green – 177 Lots
626 Baker Road
Tax Map 74, Parcel 37
Columbia, Maury, TN

Dear Mr. Ealey:

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

The proposed development consists of 177 single-family units. This development is within the CPWS service area, and CPWS is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system, subject to off-site infrastructure improvements. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.



In addition to the cost-shared infrastructure improvements for this development zone, the following requirements must be met in order for CPWS to provide service to the development:

- A new 12-inch water main will be constructed along Baker Road from Bear Creek Pike to the North-most entrance of the development.
- Domestic waterline connections serving the development will be made in three locations on the new 12-inch main at Baker Road.
- An 8-inch interconnect will be made with Cottages of Bear Creek on Road A.
- Minimum size 8-inch, looped water mains will be required throughout the remainder of the development.

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

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

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide construction drawings for all public water infrastructure for the proposed development in both CAD and PDF format for CPWS review.
- When applicant has resolved all comments provided by CPWS for the construction drawings, CPWS will provide an approval letter and flow calculations to support TDEC approval of the construction drawings.
- Applicant then submits drawings to TDEC for approval. Upon approval by TDEC, applicant may schedule a pre-construction meeting with CPWS. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 615-934-7499 or jason.english@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Jason English". The signature is written in a cursive, flowing style.

Jason English, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-011



October 17, 2022

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

Based upon the Traffic Impact Study as prepared by Fischbach Transportation Group, LLC in December of 2021 for Heritage Green on Baker Road in Columbia, TN, we commit to constructing the improvements as they are detailed in the Traffic Study.

Attached to this letter is a copy of the Conclusions and Recommendations from the Traffic Impact Study for reference.

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Ealey', is written over a horizontal line.

Lynn Ealey, PE
Land Solutions Company

6. CONCLUSIONS AND RECOMMENDATIONS

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

1. The total projected traffic volumes at the intersection of Bear Creek Road and Baker Road warrant the following improvements at this location:
 - An eastbound left turn should be provided on Bear Creek Pike. This turn lane should include at least 75 feet of storage and should be designed and constructed according to AASHTO standards. Ideally, this improvement would be provided by extending the existing three-lane cross-section that is provided east of Baker Road.
 - A westbound right turn should be provided on Bear Creek Pike. This turn lane should include at least 75 feet of storage and should be designed and constructed according to AASHTO standards.
 - The southbound approach of Baker Road should be reconstructed to remove the existing angled alignment and provide separate left and right turn lanes. The southbound left turn lane should include at least 200 feet of storage and the southbound right turn lane should include at least 75 feet of storage. Also, these turn lanes should be designed and constructed according to AASHTO standards.
 - A traffic signal should be installed at the intersection of Bear Creek Pike and Baker Road.

These improvements are shown schematically in [Figure 9](#). The recommended turn lanes should be completed before 25% of the proposed project is completed. Also, updated traffic counts should be collected and traffic signal warrant analyses should be performed when 50% of the proposed project is completed in order to confirm that the traffic signal warrants will be met before the project is built-out.

2. Currently, the speed limit on Bear Creek Pike varies from 45 mph to 55 mph between Columbia Pike and I-65. With additional homes and peak hour turning movement volumes within the study area, it would be appropriate to post a consistent 45 mph speed limit along this corridor.
3. The analyses conducted for the proposed project indicate that, at the intersection of Nashville Highway and Baker Road, the westbound turning movements operate poorly with existing, background, and total projected traffic volumes. However, the proposed project is not expected to add significantly high peak hour traffic volumes to this intersection. Therefore, no improvements to this intersection are recommended in conjunction with the proposed project.

4. Currently, a 25 mph speed limit is posted on northbound Baker Road immediately north of Bear Creek Pike. Also, a 35 mph speed limit is posted on eastbound Baker Road, west of the curve to travel southbound toward Bear Creek Pike. It would be appropriate to sign both directions of Baker Road consistently at 30 mph from Bear Creek Pike to west of the northern project access.
5. It would be appropriate to widen Baker Road along the frontage of the project site in order to provide two 11-foot travel lanes with fresh pavement.
6. Each of the project accesses on Baker Road should be constructed to include one entering lane and one exiting lane.
7. The intersection of Baker Road and the North Project Access / North Ridge Road should be reconstructed as a conventional four-legged intersection that includes a one-lane approach on each leg. Also, consideration should be given to providing an all-way stop installation at this intersection because the highest-volume turning movements will be the northbound left turn movement and the eastbound right turn movement. Also, there is existing vertical curvature on North Ridge Road, north of Baker Road, that limits the available sight distance on this roadway segment. A future traffic circle at this intersection is shown schematically in [Figure 10A](#).

It would be appropriate conduct field survey on Baker Road in advance of the new four-legged intersection in order to identify sight distance limitations and any necessary signage.

As shown within this study, the projected traffic volumes at the intersection of Baker Road and North Project Access / North Ridge Road are expected to be relatively low. However, it would be an appropriate location for a future traffic circle installation. Therefore, it is recommended that the City of Columbia consider acquiring additional right-of-way as it becomes available in the vicinity of this location. A future traffic circle at this intersection is shown schematically in [Figure 10B](#).

8. The new project accesses have not been constructed, so accurate sight distance measurements cannot be collected in the field to adequately represent the future conditions. Therefore, sight triangles should be provided for the intersections of Baker Road and the project accesses in conjunction with construction documents for the proposed project. These sight triangles should be developed based on guidelines that are included in [A Policy on Geometric Design of Highways and Streets](#), which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as [The Green Book](#). Specifically, [The Green Book](#) indicates that for a speed of 30 mph, the minimum stopping sight distance is 200 feet. This is the distance that a motorist on Baker Road will need to come to a stop if a vehicle turning from the project creates a conflict. Also, based on [The Green Book](#), the minimum intersection sight distance is 335 feet. This is the distance that a motorist exiting the project site will need to safely complete a turn onto Baker Road. Preliminary measurements indicate that these minimum sight distances will be available at the intersections of Baker Road and the project accesses.

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

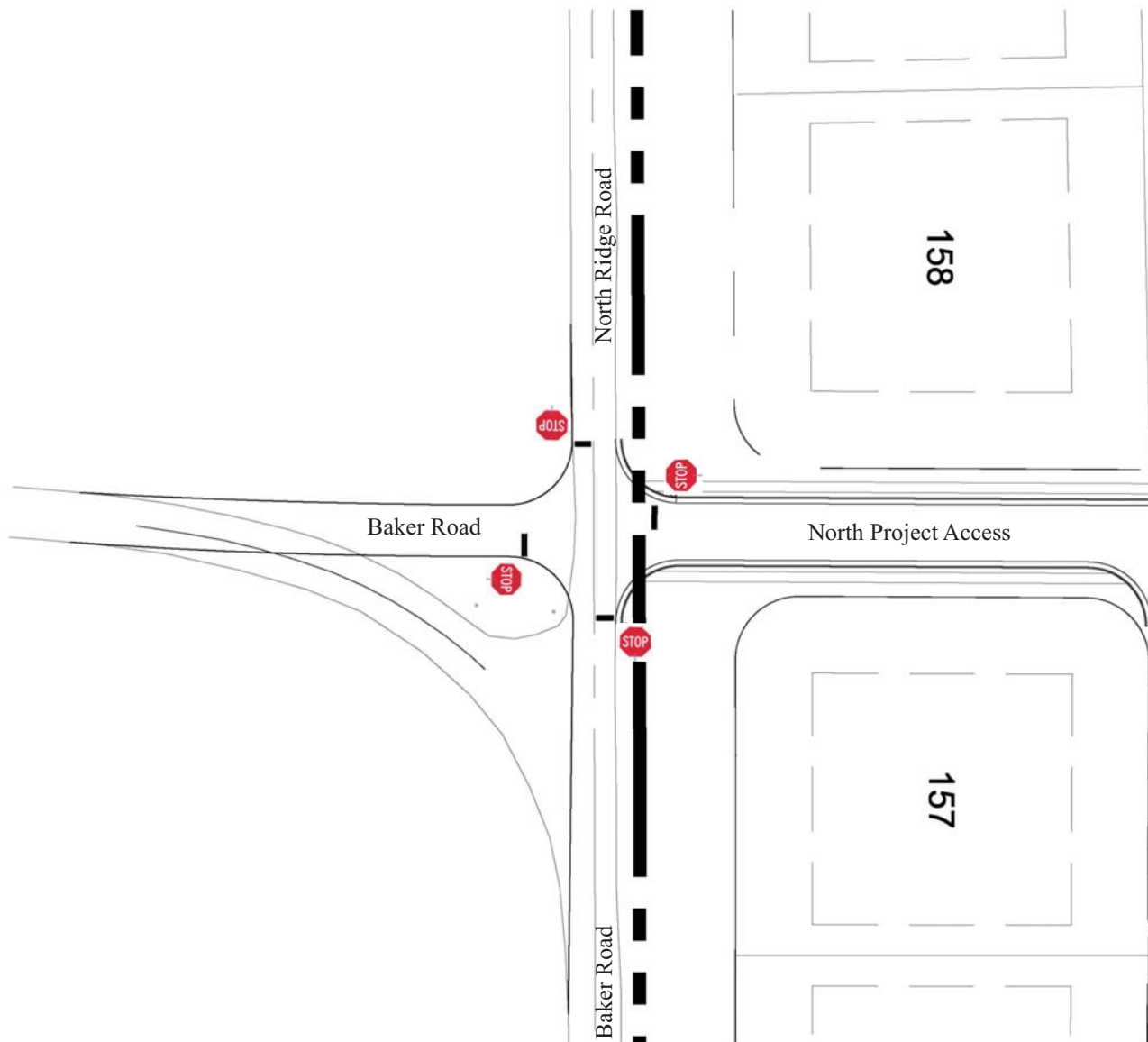
Y W. SANDS ETUX
91, PARCEL 12.03
R2414, PAGE 695



No Scale

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

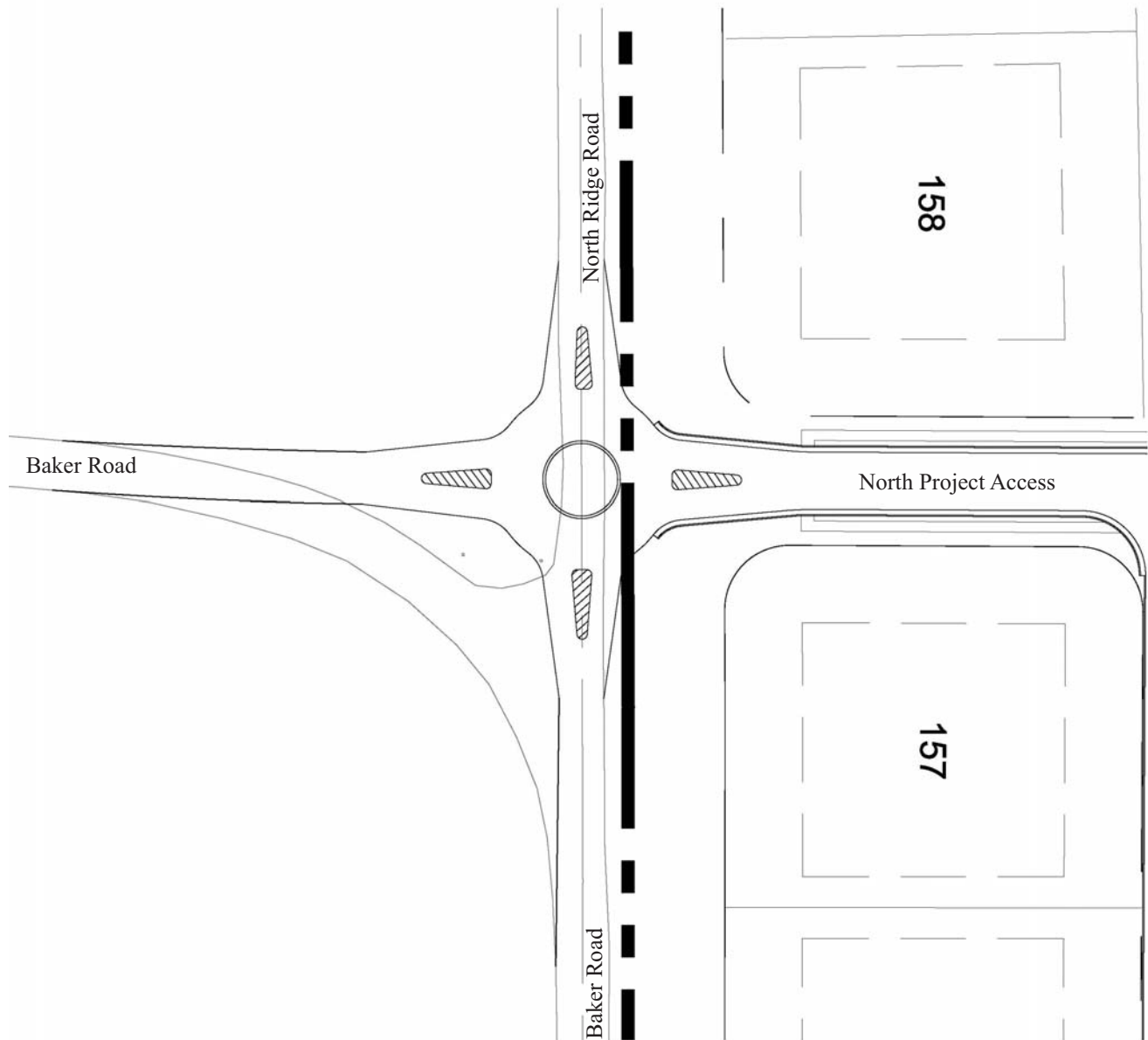
Figure 9.
Proposed Improvements at the Intersection of Bear Creek Pike and Baker Road



No Scale

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

Figure 10A.
Proposed Alignment of the Intersection of
Baker Road and North Ridge Road / Project Access



No Scale

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

Figure 10B.
Possible Future Traffic Circle at the Intersection of
Baker Road and North Ridge Road / Project Access



November 21, 2022

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

**RE: Staff Comments – Development Review Committee – Heritage Green Preliminary Plat
Item No. 22-0182**

Please find enclosed one (1) half-size revised Preliminary Plat and CD containing digital copies for the above-mentioned project. This plan was revised to address comments made on November 8, 2022. Comment responses are below.

Engineering

1. Subject to TIS and Construction Plans
Response: Agreed.
2. Improvements to Baker Rd and any right-of-way dedication along Baker Rd. shall be completed with the first final plat. Clearly outline all proposed improvements along Baker Rd. resurface, landscaping, sidewalk, etc.

Response: Agreed. Additional labels have been added to PP2.0 concerning Baker Road realignment and a typical section detail is located on PP4.0.

3. Road D and Road C intersections: provide tangent 50' in length from edge of travelled way.

Response: Roads updated to provide 50' tangent length.

4. Road A requires a turnaround, or make the connection through to the cottages at bear creek.

Response: A hammerhead turnaround has been added.

5. Lots 1-4: Shared driveways or rear alley will be required to meet access management ordinance

Response: A rear alley has been added.

6. The Traffic Improvements should include the westbound right turn lane along Baker Road at Nashville highway, as outlined in the 11/4/2021 TIS review memo.

Response: Noted intersection has been added to PP4.0

Building

7. No comment.

Police

8. No comment provided.

Public Works

9. No comment.

Atmos Energy

10. Gas available on Hwy 99 contact Bradie Armstrong at 615.485.6377.

Response: Noted.

Duck River Electric Membership Corp

11. No comment.

Columbia Power

12. Columbia Power System has an existing power line near your proposed development. After annexation, 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.

Response: Noted.

Maury County Schools

13. No comments provided.

Columbia Water

14. "The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

Response: We will reach out for a meeting to review required improvements.

Maury County E911

15. Contact Maury County 911 for application for street name request and subdivision name.

Response: Agreed.

Wastewater

16. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing.

Response: Noted.

Fire

17. Road A needs an approved turn around at the end.

Response: A hammerhead turnaround has been added.

Planning

18. Civic Space street frontage should equate to 50% of the perimeter for the "Green" civic space.

Response: Civic Space plan has been revised to correct which spaces are Green space.

19. Lot width is measured at the Right of Way, some lots appear to be just short of the 65' width, ex. Lots 69-72, 146.

Response: Lot widths have been updated to 65' at the right of way.

20. Absent thoroughfare elements?

Response: All thoroughfare elements have been added to plans based on the typical section DS-03, included on sheet PP4.0.

21. Provide examples of playground amenities within the development plan.

Response: We will send email for examples similar to what we sent recently for Marlons Creek.

22. Call out sewer line / label sidewalk.

Response: Additional labels have been added to the plans.

23. Indicate on street parking stalls.

Response: Parking stripes have been added to the plans.

24. Include recent aerial photo for tree cover preservation.

Response: An aerial photo has been added to the preservation plan.

25. Label and show pedestrian shed – 5- minute walk to open space.

Response: An additional sheet is included with this submittal including the 5 minute walk areas.

26. Confirm that lots 92, 91, 90, 146 are 65' in meeting the code.

Response: Lots have been revised to 65' at the right of way.

Collier Engineering Company, Inc. on behalf of Maury County Highway Department.

27. The applicant's Preliminary Plat does not appear to show any specific language or line work outlining the annexation of the existing County ROW by the City of Columbia. All county roadway connections, impacts, and annexations are subject to further evaluation by the Maury County Highway Department. Applicant shall add the following note on the Preliminary Plat:

"All connections to existing county roads and ROW are subject to the applicable permits, fees, approvals, and standards/specifications set forth by the Maury County Highway Department.

Response: Note has been added to plans.

AT&T

28. Plan to serve.

Response: Noted.

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,



Lynn Ealey, PE
Land Solutions Company

DEVELOPMENT REVIEW COMMITTEE MEETING

Tuesday, November 8, 2022

ITEM NO.

22-0182

DESCRIPTION: Request from Lynn Ealey for preliminary plat approval of Heritage Green located off Baker Road and consisting of 185 lots.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Engineering

1. Subject to TIS and Construction Plans
2. Improvements to Baker Rd and any right-of-way dedication along Baker Rd. shall be completed with the first final plat. Clearly outline all proposed improvements along Baker Rd. resurface, landscaping, sidewalk, etc.
3. Road D and Road C intersections: provide tangent 50' in length from edge of travelled way.
4. Road A requires a turnaround, or make the connection through to the cottages at bear creek.
5. Lots 1-4: Shared driveways or rear alley will be required to meet access management ordinance
6. The Traffic Improvements should include the westbound right turn lane along Baker Road at Nashville highway, as outlined in the 11/4/2021 TIS review memo.

Building

7. No comment.

Police

8. No comment provided.

Public Works

9. No comment.

Atmos Energy

10. Gas available on Hwy 99 contact Bradie Armstrong at 615.485.6377.

Duck River Electric Membership Corp

11. No comment.

Columbia Power

12. Columbia Power System has an existing power line near your proposed development. After annexation, 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.

Maury County Schools

13. No comments provided.

Columbia Water

14. "The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All 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."

Maury County E911

15. Contact Maury County 911 for application for street name request and subdivision name.

Wastewater

16. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing.

Fire

17. Road A needs an approved turn around at the end

Planning

18. Civic Space street frontage should equate to 50% of the perimeter for the "Green" civic space.
19. Lot width is measured at the Right of Way, some lots appear to be just short of the 65' width, ex. Lots 69-72, 146
20. Absent through fare elements?
21. Provide examples of playground amenities within the development plan
22. Call out sewer line / label sidewalk
23. Indicate on street parking stalls
24. Include recent aerial photo for tree cover preservation
25. Label and show pedestrian shed – 5- minute walk to open space
26. Confirm that lots 92, 91, 90, 146 are 65' in meeting the code

Collier Engineering Company, Inc. on behalf of Maury County Highway Department.

27. The applicant's Preliminary Plat does not appear to show any specific language or line work outlining the annexation of the existing County ROW by the City of Columbia. All county roadway connections, impacts, and annexations are subject to further evaluation by the Amaury County Highway Department. Applicant shall add the following note on the Preliminary Plat:
"All connections to existing county roads and ROW are subject to the applicable permits, fees, approvals, and standards/specifications set forth by the Maury County Highway Department.

AT&T

28. Plan to serve.

ATTACHMENTS: Preliminary Plat

HERITAGE GREEN

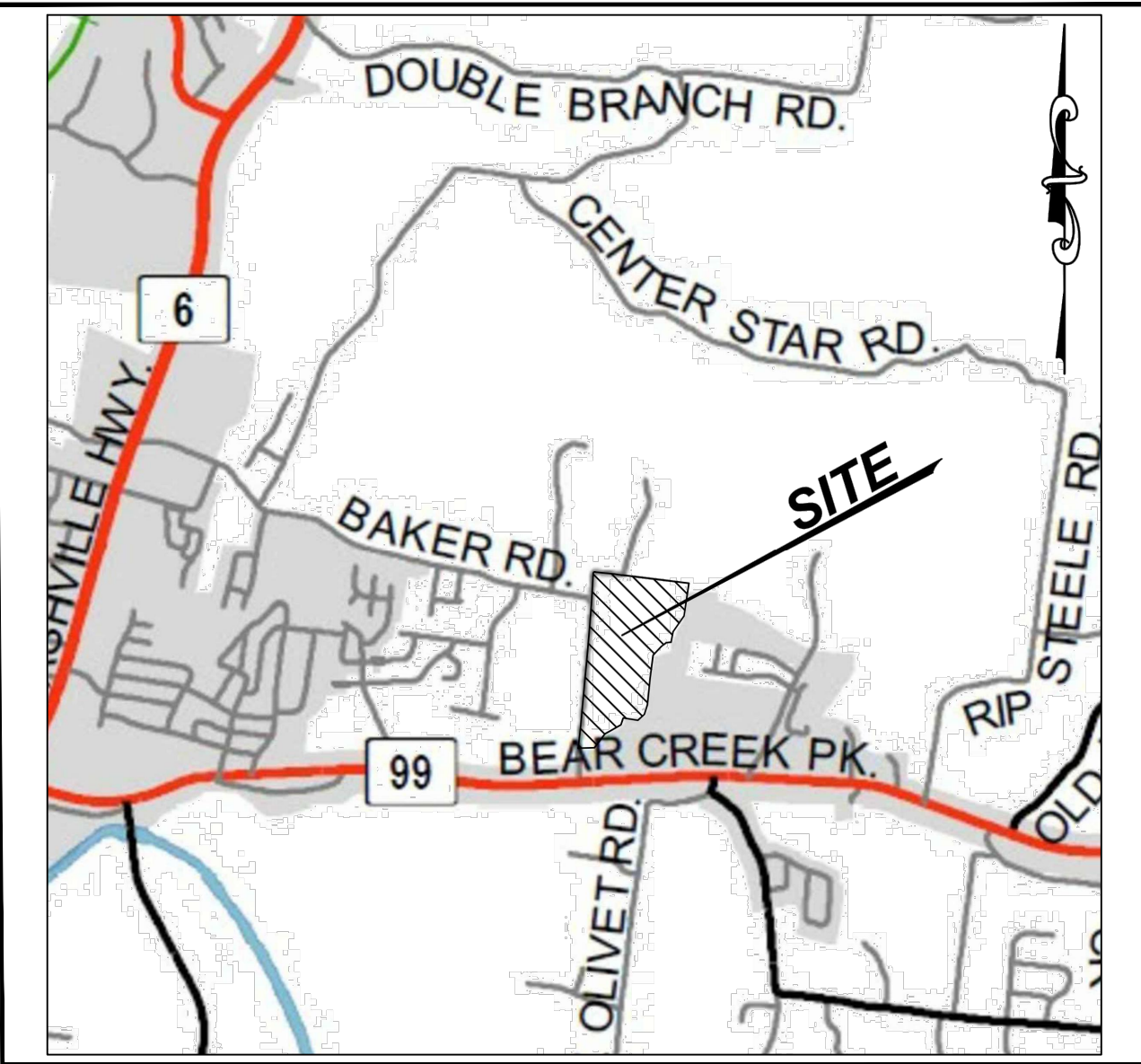
PRELIMINARY PLAT

MAP 74, PARCEL 37.00
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET SCHEDULE:

PP0.0	COVER SHEET
PP1.0	ALTA SURVEY
PP1.1	ALTA SURVEY
PP2.0	OVERALL PRELIMINARY PLAT
PP2.1	PRELIMINARY PLAT
PP2.2	PRELIMINARY PLAT
PP3.0	CIVIC SPACE PLAN
PP4.0	ROAD IMPROVEMENTS & DETAILS
PP5.0	TREE PRESERVATION PLAN

SITE LOCATION MAP:
N.T.S.



OWNER

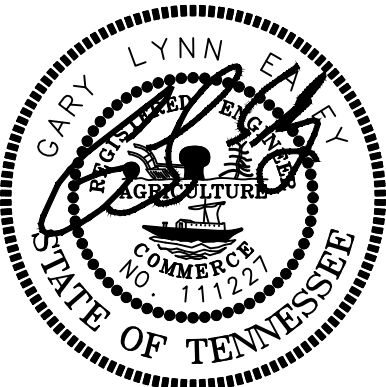
GREEN TRAILS, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: RICK DECKBAR
RICK@DECKBAR.COM
(615) 397-4513

APPLICANT/ENGINEER

LAND SOLUTIONS COMPANY, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: JENNIFER SPEICH
JENNIFER@LANDSOLUTIONSCO.NET
(615) 712-7497

SITE DATA:

MAP & PARCEL: MAP 74, PARCEL 37
EXISTING ZONING: CD3
AREA: 98.7 AC (4,297,725.5 SQFT)



10/17/2022



HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE OCTOBER 17, 2022

COVER
SHEET

PP0.0

LSC 21001

FLOODNOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD
AREA ACCORDING TO FEMA MAP 47119C0190E, ZONE X
DATED 4/16/2007



Know what's below.
Call before you dig.

CERTIFICATION OF SURVEY FOR
ALTA/NSPS LAND TITLE SURVEYS

TO: (I) HARPETH VALLEY HOMES, LLC, AND (II)
STEWART TITLE GUARANTY 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, 8,
11(OBSERVED), 13, 14, 16, 17, 18, AND 19, OF TABLE A
THEREOF. THE FIELD WORK WAS COMPLETED ON
07/13/21.

JOEY C. WILSON II, PE, RLS
TN PE NO. 06976
TN RLS NO. 2089

7/15/21

GENERAL NOTES:

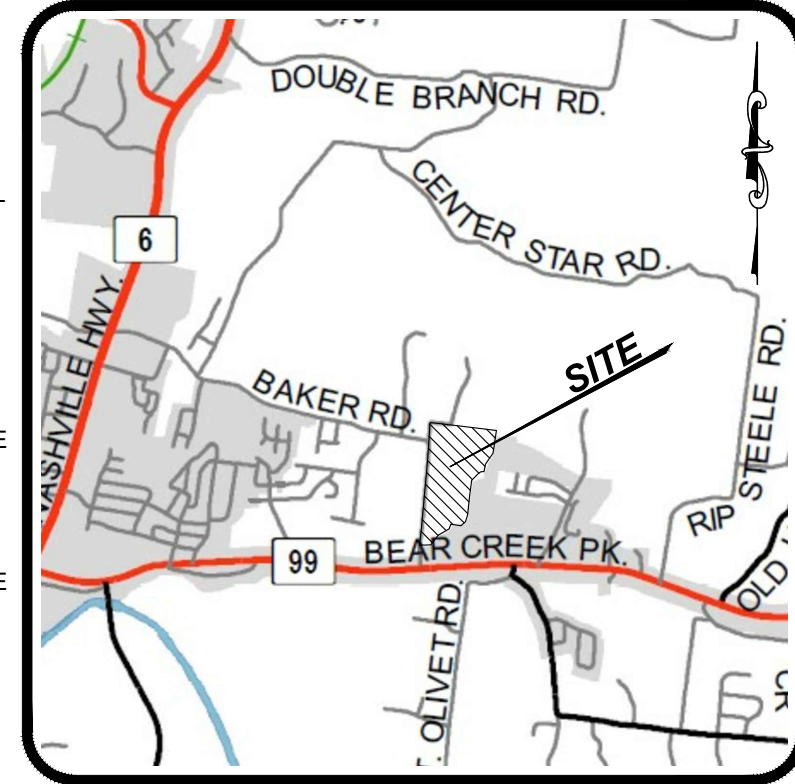
1. THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 626 BAKER RD, COLUMBIA, TN
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 37, ON MAURY COUNTY TAX MAP 74. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE REMAINING PROPERTY DESCRIBED IN DEED BOOK 467, PAGE 291, REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY.
5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. NO ABSTRACT OF TITLE, OR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THE SURVEYOR. OTHER DOCUMENTS OF RECORD MAY EXIST THAT WOULD AFFECT THIS PARCEL.
6. THE WORD "CERTIFY" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. DECLARATION IS MADE TO THE CLIENT AND IS NOT TRANSFERABLE TO ADDITIONAL PERSONS, INSTITUTIONS OR SUBSEQUENT OWNERS OF THE SUBJECT PROPERTY.
7. THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY STEWART TITLE COMPANY TENNESSEE DIVISION, COMMITMENT NUMBER 01288-46869, DATED JANUARY 08, 2021 AT 8:00 A.M. AND IS SUBJECT TO ITS FINDINGS. THERE MAY BE OTHER IMPROVEMENTS OR ENCUMBRANCES THAT AFFECT THE PROPERTY SINCE THE ISSUANCE OF THE REPORT.
8. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD83). ELEVATIONS SHOWN HEREON ARE BASED ON NAVD83.
9. ALL CORNERS SHOWN ON THE FACE OF THE SURVEY ARE MARKED EITHER FOUND OR SET. ANY MISSING CORNERS ARE MARKED WITH AN IRON ROD AND CAP BEARING THIS SURVEYORS COMPANY NAME.

10. 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.
11. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0190E, WITH AN EFFECTIVE DATE OF APRIL 16, 20076, 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.
12. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0620-03.11 (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 BASED ON AN OPUS-CORRECTED AUTONOMOUS SOLUTION UTILIZING A BASE AND ROVER.

13. THE CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA (POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM GEOID 03), AND INCLUDE SEVERAL DIFFERENT LAND-COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMAS) OF A 2 FOOT EQUIVALENT CONTOUR INTERVAL AT 95 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A SPATIAL DATA ACCURACY (NSSDA) = 1.9600" @1(RMSE(Z)) (NORMALLY DISTRIBUTED ERROR) = 1.19 FT, AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0. RANDOM SHOTS TAKEN ACROSS THE SITE YIELD AN ACTUAL VERTICAL ACCURACY OF +/- 0.12 FT.
14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
15. THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
16. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY, HOWEVER, SHOWN ON THE SURVEY ARE STREAMS THAT ARE CLASSIFIED AS RIVERINE HABITATS R4SBC (ABOVE THE FORK) AND R2UBH (BELOW THE FORK). FURTHER DETAILS CAN BE FOUND ON THE WETLAND MAPPER WEBSITE: <https://www.fws.gov/wetlands/data/mapper.html>
17. THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.

SCHEDULE B-II EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. **NOT A SURVEY MATTER**
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
3. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, ALL OBSERVED OR OTHERWISE KNOWN UTILITIES, DRIVEWAYS, ROADS, ETC. ARE SHOWN ON THE SURVEY.
4. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES. **THERE ARE NO OBSERVED OR OTHERWISE KNOWN ENCROACHMENTS.**
5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY MATTER**
6. RIGHTS OF DOWER, HOMESTEAD, OR OTHER MARITAL RIGHTS OF THE SPOUSE, IF ANY, OF ANY INDIVIDUAL INSURED. **NOT A SURVEY MATTER**
7. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS, OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. **NOT A SURVEY MATTER**
8. RESTRICTIONS UPON THE USE OF THE PREMISES NOT APPEARING IN THE CHAIN OF TITLE TO THE LAND. **NOT A SURVEY MATTER**
9. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE, OR ACREAGE OF LAND DESCRIBED IN SCHEDULE A OR THE ABOVE-DESCRIBED LEGAL DESCRIPTION, THE COMPANY DOES NOT REPRESENT OR INSURE THE AREA, SQUARE FOOTAGE, OR ACREAGE OF THE LAND. **THE AREA NOTED ON THE SURVEY IS ACCURATE AND CORRECT**



VICINITY MAP
NOT TO SCALE

10. TITLE TO THAT PORTION OF THE PREMISES, IF ANY, EMBRACED WITHIN THE BOUNDS OF ANY STREETS, ROADS, AND/OR HIGHWAYS. NO DOCUMENT PROVIDING THE RIGHT OF WAY WIDTHS OF BAKER ROAD AND NORTH RIDGE ROAD WAS PROVIDED OR FOUND IN THE RECORD. **SEE THE NOTE ON THE SURVEY: "COUNTY ROAD RIGHT OF WAY WIDTHS"**
11. UNRECORDED OPTION TO TENNESSEE VALLEY AUTHORITY AS SET FORTH IN DEED OF RECORD IN BOOK R467, PAGE 291, REGISTERS OFFICE FOR MAURY COUNTY, TENNESSEE. **THE TVA TRANSMISSION LINE IS LOCATED WELL TO THE EAST / NORTHEAST OF THE SURVEYED PROPERTY. THE RIGHT OF WAY WAS TAKEN FROM THE PORTION OF PROPERTY EXCLUDED AS THE REVIS HARRIS, JR. ETAL PROPERTY BOOK R583, PAGE 318, ROMC.**
12. MINERAL DEED OF RECORD IN DEED BOOK 283, PAGE 5, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. **NOT A SURVEY MATTER**
13. RIGHT OF WAY EASEMENT OF RECORD IN BOOK R1937, PAGE 936, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. **THE EXISTING WATER LINES ARE SHOWN ON THE SURVEY. IT IS UNCLEAR WHICH OR IF ALL OF THOSE LINES ARE ASSOCIATED WITH THIS RECORD EASEMENT. SEE GENERAL NOTE 10**
14. SUBJECT TO THE RIGHTS OF TENANTS IN POSSESSION OF THE PROPERTY, AS TENANTS ONLY, UNDER ANY UNRECORDED LEASES. **NOT A SURVEY MATTER**
15. APPLICATION FOR GREENBELT OF RECORD IN GB BOOK 2, PAGE 412, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. SUBJECT PROPERTY IS CURRENTLY ASSESSED UNDER GREENBELT OR AGRICULTURAL USE AND WILL BE SUBJECT TO A ROLL BACK TAX ASSESSMENT PURSUANT TO THE AGRICULTURAL, FOREST AND OPEN SPACE LAND ACT OF 1976 TCA SEC. 27-5-1001 ET. SEQ. UPON BREAKUP OF THE EXISTING PARCEL INTO PARCELS LESS THAN 15 ACRES OR CONVERSION OF USE. **NOT A SURVEY MATTER**
16. COUNTY OF MAURY TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET ASCERTAINABLE, DUE OR PAYABLE. **NOT A SURVEY MATTER**

NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

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



ALTA/NSPS LAND TITLE SURVEY

MAP 74, PARCEL 37
626 BAKER ROAD - COLUMBIA
WILSON COUNTY, TENNESSEE
FOR: HARPETH VALLEY HOMES, LLC

DRAWN BY: JEC
APPVD. BY: JCW II
DATE: 7/15/2021
PROJ. No. 21-1713
SCALE: 1" = 200'

SHEET No.

1 OF 2



JIMMIE L. MANIRE ET UX
MAP 74, PARCEL 38
BOOK R1458, PAGE 776

RIVERSTONE HOMES, LLC
MAP 74, PARCEL 37.03
BOOK R2677, PAGE 948
(FORMERLY MCCOY BOOK 581, PAGE 521)

MAURY COUNTY BOARD OF EDUCATION
E A COX MIDDLE SCHOOL
MAP 91, PARCEL 14
BOOK 1250, PAGE 508

ANN J. GREEN
C/O VICTOR BECK
MAP 74, PARCEL 37
BOOK 467, PAGE 291

TOTAL AREA
98.661 ACRES
4,297,676 SQ.FT.

MAURY MEMORIAL GARDENS, LLC
MAP 91, PARCEL 12.06
BOOK R2108, PAGE 452
PLAT BOOK P19, PAGE 3 & 4

BOBBY W. SANDS ETUX
MAP 91, PARCEL 12.03
BOOK R2414, PAGE 695

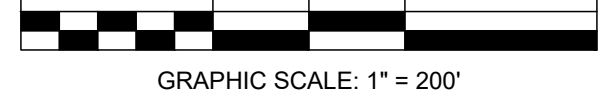
POINT OF BEGINNING
IRON ROD FOUND
NORTH: 476,269.03 FEET
EAST: 1,676,907.70 FEET
TENNESSEE STATE
PLANE NAD83(2011)

LEGEND	IRON PIN FOUND	BENCH MARK	ELECTRIC METER-BOX	EVERGREEN TREE	UNDERGROUND ELEC
	IRON PIN SET	WATER METER	ELECTRIC MH	DECIDUOUS TREE	OVERHEAD ELEC
	FENCE POST FOUND	WATER VALVE	LIGHT POLE	HANDICAP PARKING	GAS
	FENCE POST SET	FIRE HYDRANT	UTILITY POLE	SIGN	COMMUNICATIONS
	CONC. MON. FOUND	SANITARY SEWER MH	GUY ANCHOR	TURN LANE MARKING	BOUNDARY
	CONC. MON. SET	SANITARY SEWER CO	COMMUNICATION BOX	MAIL BOX	CENTERLINE
	PK FOUND	AREA DRAIN	COMMUNICATION MH	CEMETERY	FENCE
	PK SET	CURB INLET	GAS METER	SANITARY SEWER	WATER FEATURE
	NON MONUMENTED POINT	STORM MH	GAS VALVE	WATER	TREE LINE

CONTROL TABLE

POINT #	NORTHING	EASTING	DESC.	ELEV.
100	478835.55	1677141.87	IRON ROD	688.80
101	479621.46	1677210.14	IRON ROD	719.22
102	479401.70	1678878.13	IRON ROD	748.56
103	478505.53	1677124.94	IRON ROD	683.90
104	478368.40	1678616.37	IRON ROD	695.51
105	476965.83	1676993.69	IRON ROD	690.76
106	476818.71	1678302.42	10 IN. NAIL	703.88
107	475669.95	1676351.19	IRON ROD	623.87
108	475726.74	1677428.10	IRON ROD	630.18

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES,
NAD83(2011), NAVD83(GEOID03 GRID 7 REVISED), US SURVEY FT.
NO DATUM ADJUSTMENT.



LEGAL DESCRIPTION FROM TITLE COMMITMENT

LAND IN MAURY COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOCATED ONE-HALF MILE NORTHEAST OF COLUMBIA AND TWO AND ONE-HALF MILES SOUTHWEST OF DARKS MILL, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST SIDE OF THE COLUMBIA ROAD, CORNER OF A. E. EVANS LAND, RUNNING THENCE SOUTH 88° EAST 38.76 CHAINS TO A STAKE, SHIRLEY'S SOUTHEAST CORNER; THENCE WITH SHIRLEY'S LINE NORTH 39° EAST 9.49 CHAINS TO A STAKE, THE SOUTHWEST CORNER OF MRS. BLACKMAN'S FIVE-ACRE TRACT; THENCE EAST 11.78 CHAINS TO A STAKE IN THE BEAR CREEK ROAD, THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 30° EAST 5.43 CHAINS TO A STAKE, THENCE SOUTH 47° EAST 6.46 CHAINS TO A STAKE IN THE BEAR CREEK ROAD; THENCE WITH SAID LAST NAMED ROAD SOUTH 17° EAST 4.64 CHAINS; THENCE SOUTH 2-1/2° EAST 7.53 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 16-3/4° WEST 1.88 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 25-1/4° WEST 11.43 CHAINS; THENCE WITH SAID ROAD SOUTH 16-1/4° WEST 2.85 CHAINS TO A ROCK ON THE EDGE OF THE LAST NAMED ROAD; THENCE WITH REYNOLDS LINE NORTH 85° WEST 29.44 CHAINS TO A STAKE; THENCE NORTH 4-3/4° EAST 9.75 CHAINS TO A STAKE; REYNOLDS CORNER, THENCE SOUTH 82-1/2° WEST 7.87 CHAINS TO A STAKE; THENCE SOUTH 41° WEST 4.69 CHAINS TO A WHITE OAK; THENCE SOUTH 4° WEST 17.50 CHAINS TO A STAKE; THENCE SOUTH 42° WEST 2.50 CHAINS TO A STAKE; THENCE NORTH 87-1/2° WEST 4.64 CHAINS; THENCE SOUTH 12° WEST 2.07 CHAINS TO A STAKE; THENCE SOUTH 55° WEST 5.28 CHAINS TO A STAKE; THENCE SOUTH 32-1/4° WEST 5.06 CHAINS TO THE COLUMBIA ROAD; THENCE ALONG THE LAST NAMED ROAD SOUTH 83-1/2° WEST 19.26 POLES TO A STAKE IN THE COLUMBIA ROAD, FLIPPINS CORNER; THENCE WITH SAID LAST NAMED ROAD NORTH 3/4° EAST 51.29 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 209.16 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 74.4 ACRES, MORE OR LESS, CONVEYED TO RONALD MCCOY AND WIFE, REGINA D. MCCOY BY DEED DATED 09/18/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R581, PAGE 521, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 35.88 ACRES, MORE OR LESS, CONVEYED TO REVIS HARRIS, JR. AND WIFE, CARRIE LEE HARRIS AND JAMES SMITH AND WIFE, BERTIE LEE SMITH BY DEED DATED 10/24/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R583, PAGE 318, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHARLES B. GREEN AND WIFE, ANN J. GREEN, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED DATED 06/21/1987 FROM BERYL W. RAINEY LOGUE AND HUSBAND, SAMMIE D. LOGUE OF RECORD IN BOOK R467, PAGE 291, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. CHARLES B. GREEN DIED ON JANUARY 6, 1987.

ANN J. HANEY, PREVIOUSLY KNOWN AS ANN J. GREEN, DIED TESTATE ON JUNE 2, 2010 DEVISING SUBJECT PROPERTY TO JIM HANEY, AS TO A ONE-THIRD INTEREST AND THE TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST, AS TO A TWO-THIRDS INTEREST AS EVIDENCED BY THE LAST WILL AND TESTAMENT OF ANN J. HANEY FILED IN WILL BOOK 48, PAGE 383, UNDER DOCKET NO. P-111-10, IN THE PROBATE COURT CLERK'S OFFICE FOR MAURY COUNTY, TENNESSEE. JIM HANEY DIED ON OCTOBER 10, 2020.

VICTOR C. BECK, JR. WAS APPOINTED SUCCESSOR TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST BY NOTICE OF CHANGE OF TRUSTEE FOR THE ANN J. HANEY TESTAMENTARY TRUST DATED 06/03/2016 FROM NORMA ROSSON, TRUSTEE OF RECORD IN BOOK R2375, PAGE 63, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION FROM THIS SURVEY

A PARCEL OF LAND LYING IN THE 4RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NORTHEAST OF COLUMBIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND LYING IN THE EASTERN MARGIN OF BAKER ROAD AND 17.5 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS, IN THE NORTHERN BOUNDARY OF THE BOBBY W. SANDS AND WIFE, BETH R. SANDS PROPERTY, BOOK R2414, PAGE 695, REGISTER'S OFFICE OF MAURY COUNTY (HEREAFTER ROMC), APPROXIMATELY 630 FEET NORTH OF THE CENTERLINE INTERSECTION OF SAID BAKER ROAD AND BEAR CREEK PIKE, BEING THE SOUTHWESTERN CORNER OF THE PROPERTY HEREIN DESCRIBED, AND LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH: 476,269.03 FEET, AND EAST: 1,676,907.70 FEET, NAD83(2011); THENCE ALONG SAID BAKER ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, THE FOLLOWING SIX (6) CALLS:

NORTH 6°58'58" EAST, 383.65 FEET;
NORTH 5°11'06" EAST, 1,227.93 FEET;
NORTH 5°22'55" EAST, 229.82 FEET;
NORTH 5°01'45" EAST, 303.29 FEET;
NORTH 4°34'04" EAST, 263.84 FEET;
AND NORTH 3°59'06" EAST, 406.98 FEET TO A POINT WHERE SAID BAKER ROAD BEARS WEST AT NORTH RIDGE ROAD;

THENCE ALONG THE EASTERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, NORTH 3°42'03" EAST, 360.58 FEET AND NORTH 2°51'44" EAST, 167.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 32.50 FEET AND BEING CONCAVE TO THE SOUTHEAST, THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°24'59" AN ARC DISTANCE OF 52.99 FEET (CHORD: NORTH 49°34'13" EAST, 47.31 FEET) TO THE POINT OF TANGENT; THENCE ALONG THE SOUTHERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET SOUTH OF THE CENTERLINE OF SAME, THE FOLLOWING THREE (3) CALLS:

SOUTH 83°43'18" EAST, 175.00 FEET;
SOUTH 84°05'49" EAST, 179.76 FEET;
AND SOUTH 80°59'18" EAST, 142.54 FEET TO A POINT WHERE SAID NORTH RIDGE ROAD BEARS NORTH;

THENCE LEAVING SAID ROAD SOUTH 87°41'48" EAST, 37.01 FEET TO A CAPPED IRON ROD FOUND LYING APPROXIMATELY 6 FEET NORTHWEST OF A GUY POLE; THENCE ALONG THE SOUTHERN BOUNDARY OF THE JIMMIE L. MANIRE AND WIFE, HAZEL MANIRE PROPERTY, BOOK R1458, PAGE 776, ROMC, ALONG A FENCE, AND RUNNING ALONG AND JUST SOUTH OF A DRIVEWAY LEADING TO SAID MINIRE'S RESIDENCE, SOUTH 83°04'52" EAST, 1,289.46 FEET TO A FENCE CORNER, THE NORTHWESTERN CORNER OF THE RIVERSTONE HOMES, LLC PROPERTY, BOOK R2677, PAGE 948, ROMC; THENCE LEAVING SAID MINIRE BOUNDARY, ALONG A FENCE, AND ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY, SOUTH 8°27'52" WEST, 628.79 FEET TO

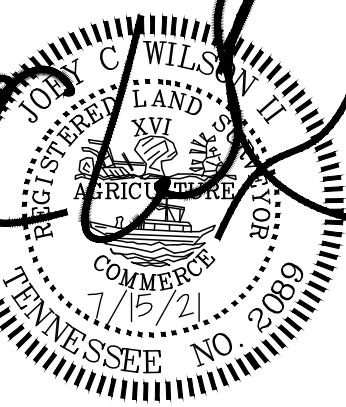
A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 34°47'18" WEST, 367.50 FEET TO A CAPPED IRON ROD SET AT A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 10°47'33" WEST, 205.10 FEET TO A 24 INCH MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN IN THE NORTHERN BOUNDARY OF THE CITY OF COLUMBIA PROPERTY, BOOK R2448, PAGE 927, ROMC, AND AT THE SOUTHWESTERN CORNER OF SAID RIVERSTONE HOMES, LLC PROPERTY; THENCE ALONG THE NORTHERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 83°28'34" WEST, 92.37 FEET TO A CAPPED IRON ROD FOUND, AND SOUTH 53°30'48" WEST, 104.09 FEET TO A CAPPED IRON ROD FOUND; THENCE ALONG THE NORTHWESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND A FENCE, SOUTH 43°26'21" WEST, 240.90 FEET TO A 30" MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN; THENCE ALONG THE WESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 7°25'28" WEST, 436.79 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID CITY OF COLUMBIA PROPERTY AND THE NORTHWESTERN CORNER OF THE MAURY COUNTY BOARD OF EDUCATION; E. A. COX MIDDLE SCHOOL PROPERTY, BOOK 1250, PAGE 508, ROMC; THENCE ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 6°00'57" WEST, 512.29 FEET TO A 30 INCH HICKORY, AND SOUTH 17°35'27" WEST, 196.00 FEET TO A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND A FENCE, SOUTH 47°19'48" WEST, 166.04 FEET TO AN IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID SCHOOL PROPERTY AND IN THE NORTHERN BOUNDARY OF THE MAURY MEMORIAL GARDENS, LLC PROPERTY, BOOK R2108, PAGE 452, ROMC; THENCE ALONG THE NORTHERN BOUNDARY OF SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND GENERALLY ALONG A FENCE, NORTH 81°03'19" WEST, 283.47 FEET TO AN IRON ROD FOUND LYING ON THE EASTERN BANK OF A BRANCH OR STREAM; THENCE CONTINUING WITH SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND CROSSING SAID BRANCH OR STREAM, SOUTH 18°56'12" WEST, 32.03 FEET TO AN IRON ROD FOUND ON THE WESTERN BANK OF SAID BRANCH OR STREAM; THENCE CONTINUING ALONG SAID MAURY MEMORIAL GARDENS, LLC PROPERTY BOUNDARY AND A FENCE THE FOLLOWING FOUR (4) CALLS:

SOUTH 19°27'18" WEST, 105.21 FEET TO A CAPPED IRON ROD FOUND;
SOUTH 60°18'51" WEST, 211.49 FEET TO AN IRON ROD FOUND;
SOUTH 59°21'44" WEST, 136.28 FEET TO AN IRON ROD FOUND;
AND SOUTH 37°15'32" WEST, 334.40 FEET TO AN IRON ROD FOUND AT THE NORTHEASTERN CORNER OF THE AFOREMENTIONED BOBBY SANDS PROPERTY;

THENCE LEAVING SAID MAURY MEMORIAL GARDENS PROPERTY, GENERALLY ALONG A FENCE, AND ALONG THE NORTHERN BOUNDARY OF SAID SANDS PROPERTY, SOUTH 88°42'52" WEST, 311.45 FEET TO THE POINT OF BEGINNING, CONTAINING 98.661 ACRES, OR 4,297,676 SQUARE FEET, AND IS ALL OF THE REMAINING ANN J. GREEN PROPERTY, BOOK 467, PAGE 291, ROMC, SHOWN AS PARCEL 37 ON MAURY COUNTY TAX MAP 74.

ALTA/NSPS LAND TITLE SURVEY
MAP 74, PARCEL 37
626 BAKER ROAD - COLUMBIA
WILSON COUNTY, TENNESSEE
FOR: HARPETH VALLEY HOMES, LLC

DRAWN BY: JEC
APPVD. BY:JCW II
DATE 7/15/2021
PROJ. No. 21-1713
SCALE: 1" = N/A
SHEET No.
2 OF 2



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

108 Beasley Drive
Franklin, TN
37064
615.794.2275

NO.	DATE	COMMENT

PRELIMINARY PLAT NOTES:

- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.

SITE DATA:

SETBACKS

FRONT: 25'
SIDE: 8', 20' CORNER
REAR: 25', 5' ON ALLEY

LOT TYPES

40' LOT: 17
50' LOT: 34
65' LOT: 76
100' LOT: 29

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

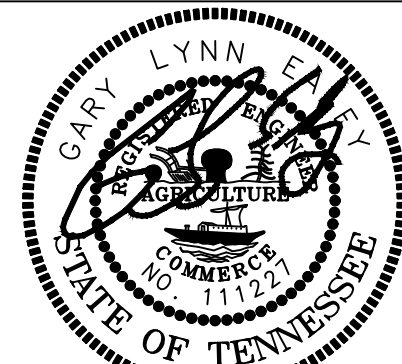
TOTAL AREA: 98.7 AC.
LOT AREA: 35.4 AC.
OPEN SPACE AREA: 49.4 AC.
ROW AREA: 11.3 AC.
ROW DEDICATION: 2.6 AC.
TOTAL LOTS: 156
GROSS DENSITY: 1.58 LOTS/ACRE
OPEN SPACE PROVIDED (%): 50.1%

PARKING CALCULATIONS

PARKING REQUIRED: 2 SPACES/UNIT
PARKING PROVIDED: 2 SPACES/UNIT

LOTS THAT ENFRONT PEDESTRIAN PATH

LOTS 108 - 119
12 LOTS/156 TOTAL = 7.7%



10/17/2022



HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD

COLUMBIA, MAURY COUNTY, TENNESSEE

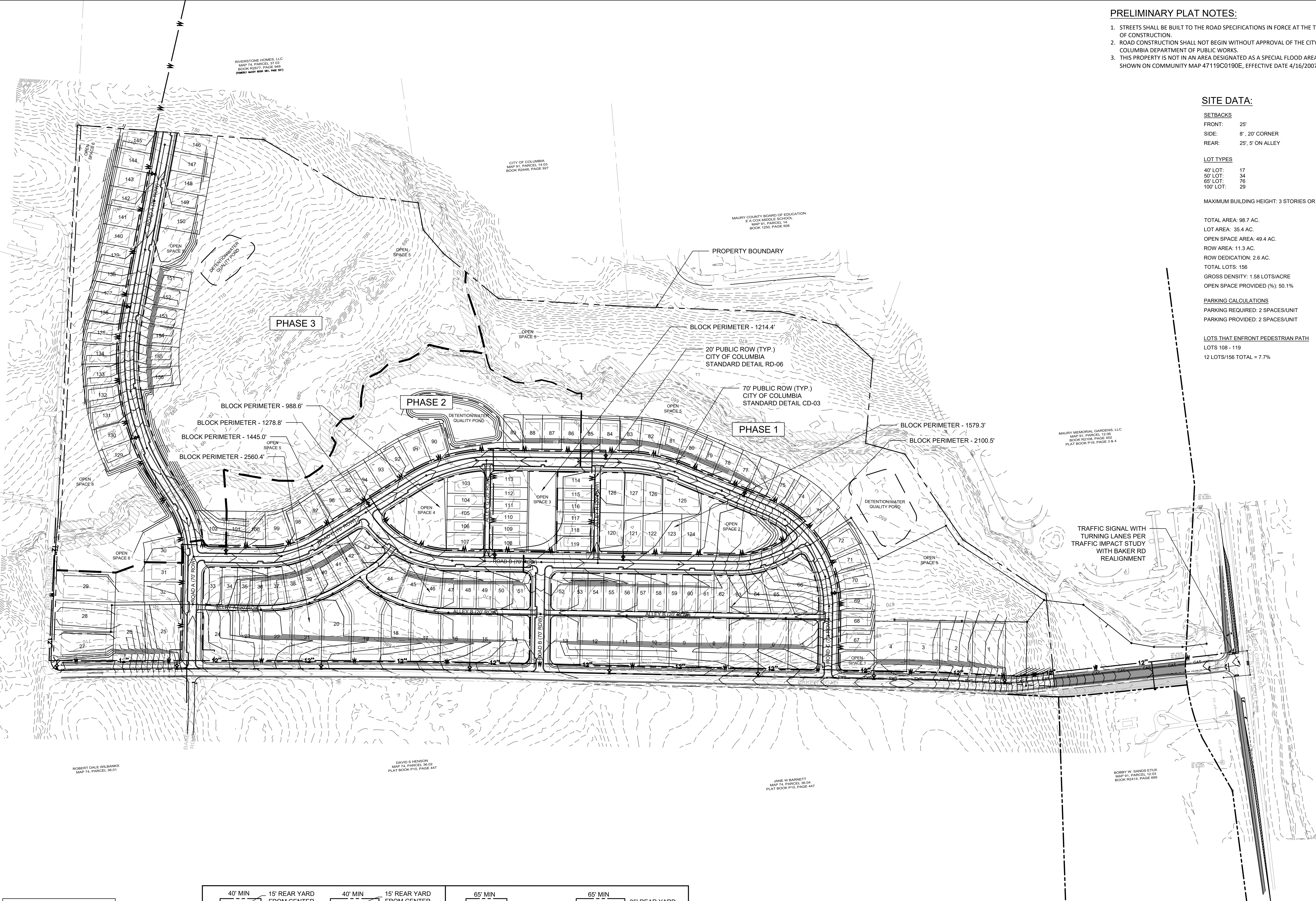
ISSUANCE/REVISION NOTES:

- PLAN DATED OCTOBER 17, 2022

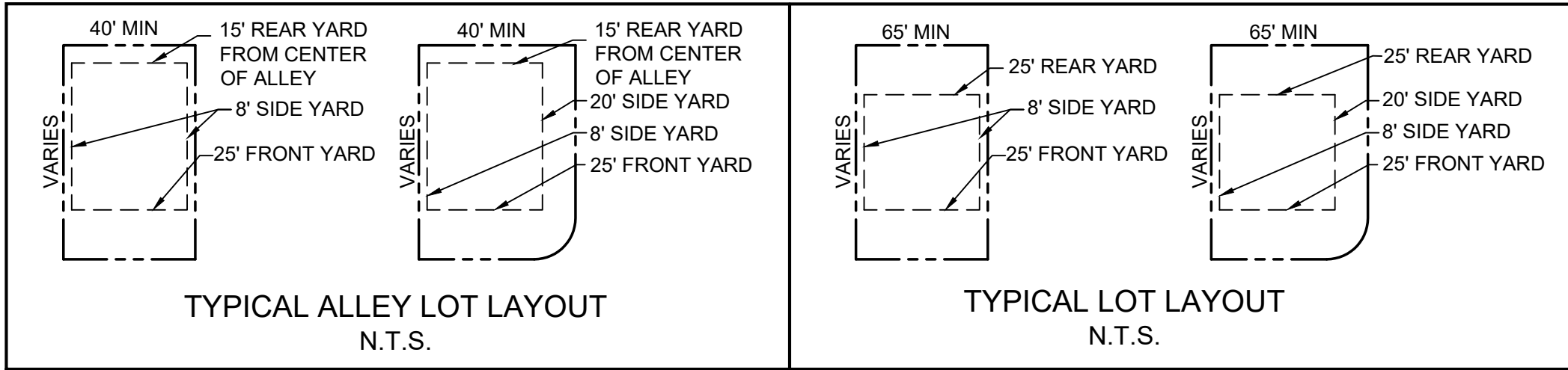
OVERALL
PRELIMINARY
PLAT

PP2.0

LSC 21001



OPEN SPACE AREA TABLE		
OPEN SPACE #	ACRES	SF
O.S. 1	0.20	8496.83
O.S. 2	0.89	38778.34
O.S. 3	0.62	27000.00
O.S. 4	0.75	32842.25
O.S. 5	41.85	1823121.99
O.S. 6	5.07	220787.93



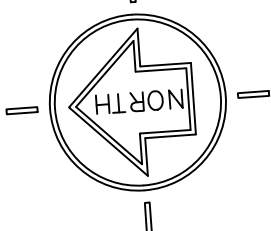
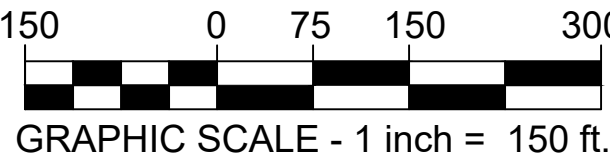
PERVIOUS AREA: 77.2 AC.

IMPERVIOUS AREA: 21.5 AC.

BENCH MARK SHOWN IS BASED ON
TENNESSEE STATE PLANE, NAD 83 DATUM

CONSTRUCTION SCHEDULE:

PHASE 1: JAN 2023 - JAN 2024
PHASE 2: JAN 2024 - JAN 2025
PHASE 3: JAN 2025 - JAN 2026



JAMIE L. MAHRE ET UX
MAP 74, PARCEL 37
BOOK R1456, PAGE 778

RIVERSTONE HOMES, LLC
MAP 74, PARCEL 37.03
BOOK R2577, PAGE 586
(PRIORITY MAP 400 40, PAGE 10)

CITY OF COLUMBIA
MAP 91, PARCEL 14.03
BOOK R3448, PAGE 927

MAURY COUNTY BOARD OF EDUCATION
K & A COX MIDDLE SCHOOL
MAP 91, PARCEL 14
BOOK 1250, PAGE 508

MAURY MEMORIAL GARDENS, LLC
MAP 91, PARCEL 12.06
BOOK R3108, PAGE 452
PLAT BOOK P19, PAGE 3 & 4

TRAFFIC SIGNAL WITH
TURNING LANES PER
TRAFFIC IMPACT STUDY
WITH BAKER RD
REALIGNMENT

ROBERT DALE WILBANKS
MAP 74, PARCEL 36.01

DAVID S. HENSON
MAP 74, PARCEL 36.02
PLAT BOOK P10, PAGE 447

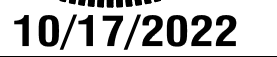
JANE W. BARNETT
MAP 74, PARCEL 36.04
PLAT BOOK P10, PAGE 447

BOBBY W. SANDS ETUX
MAP 91, PARCEL 12.03
BOOK R2414, PAGE 695

BOOK R2677, PAGE 948
(FORMERLY MCCOY BOOK 581, PAGE 521)

AYNE KEITH
ARCEL 33.12
67, PAGE 130

1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
3. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.



626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD
MAUI COUNTY, T

ISSUANCE/REVISION NOTES:
PLAN DATE: OCTOBER 17, 2022

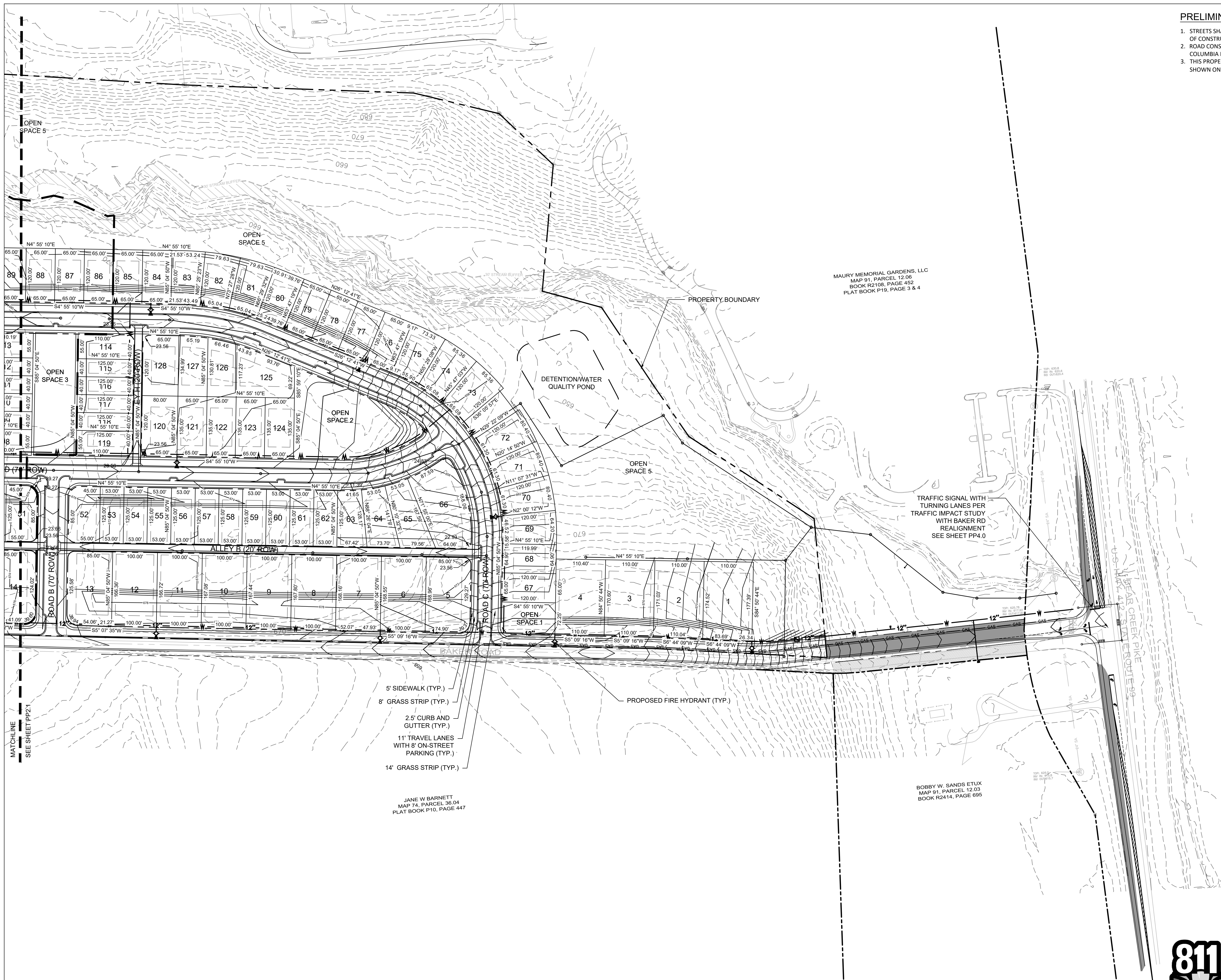
PRELIMINARY
PLAT

PP2.1

LSC 21001

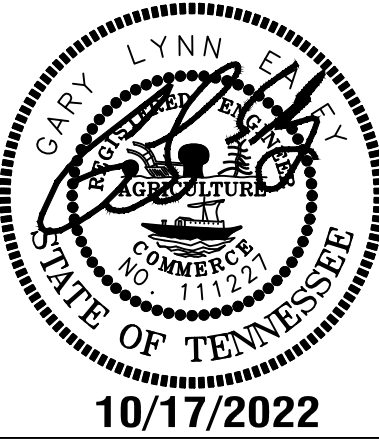


LOT AREA TABLE		
LOT #	ACRES	SF
72	0.20	8501.72
73	0.21	9026.33
74	0.21	9026.33
75	0.20	8853.86
76	0.18	7800.00
77	0.18	7800.00
78	0.18	7800.00
79	0.18	7800.00
80	0.19	8140.54
81	0.20	8680.11
82	0.20	8680.11
83	0.19	8388.14
84	0.18	7800.00
85	0.18	7800.00
86	0.18	7800.00
87	0.18	7800.00
88	0.18	7800.00
114	0.16	6826.71
115	0.11	5000.00
116	0.11	5000.00
117	0.11	5000.00
118	0.11	5000.00
119	0.16	6826.71
120	0.25	10751.71
121	0.20	8775.00
122	0.20	8775.00
123	0.20	8775.00
124	0.20	8775.00
125	0.28	12166.78
126	0.19	8113.84
127	0.20	8688.05
128	0.25	10751.71



- PRELIMINARY PLAT NOTES:**
1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
 2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
 3. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.

LOT AREA TABLE			LOT AREA TABLE		
LOT #	ACRES	SF	LOT #	ACRES	SF
1	0.44	19383.10	72	0.20	8501.72
2	0.44	19004.79	73	0.21	9026.33
3	0.43	18790.92	74	0.21	9026.33
4	0.43	18760.92	75	0.20	8853.86
5	0.38	16732.68	76	0.18	7800.00
6	0.39	16875.32	77	0.18	7800.00
7	0.39	16834.94	78	0.18	7800.00
8	0.39	16798.26	79	0.18	7800.00
9	0.38	16762.13	80	0.19	8140.54
10	0.38	16726.01	81	0.20	8680.11
11	0.38	16689.89	82	0.20	8680.11
12	0.38	16653.77	83	0.19	8388.14
13	0.38	16410.09	84	0.18	7800.00
52	0.20	8567.59	85	0.18	7800.00
53	0.15	6625.00	86	0.18	7800.00
54	0.15	6625.00	87	0.18	7800.00
55	0.15	6625.00	88	0.18	7800.00
56	0.15	6625.00	114	0.16	6826.71
57	0.15	6625.00	115	0.11	5000.00
58	0.15	6625.00	116	0.11	5000.00
59	0.15	6625.00	117	0.11	5000.00
60	0.15	6625.00	118	0.11	5000.00
61	0.15	6625.00	119	0.16	6826.71
62	0.15	6625.00	120	0.25	10751.71
63	0.17	7572.83	121	0.20	8775.00
64	0.19	8406.88	122	0.20	8775.00
65	0.23	9849.94	123	0.20	8775.00
66	0.44	19028.83	124	0.20	8775.00
67	0.18	7800.00	125	0.28	12166.78
68	0.18	7787.48	126	0.19	8113.84
69	0.19	8321.77	127	0.20	8688.05
70	0.20	8501.72	128	0.25	10751.71
71	0.20	8501.72			



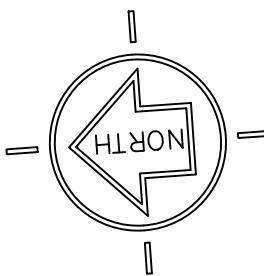
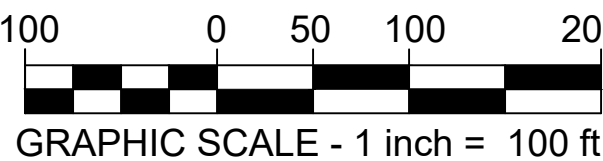
**HERITAGE GREEN
PRELIMINARY PLAT**
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

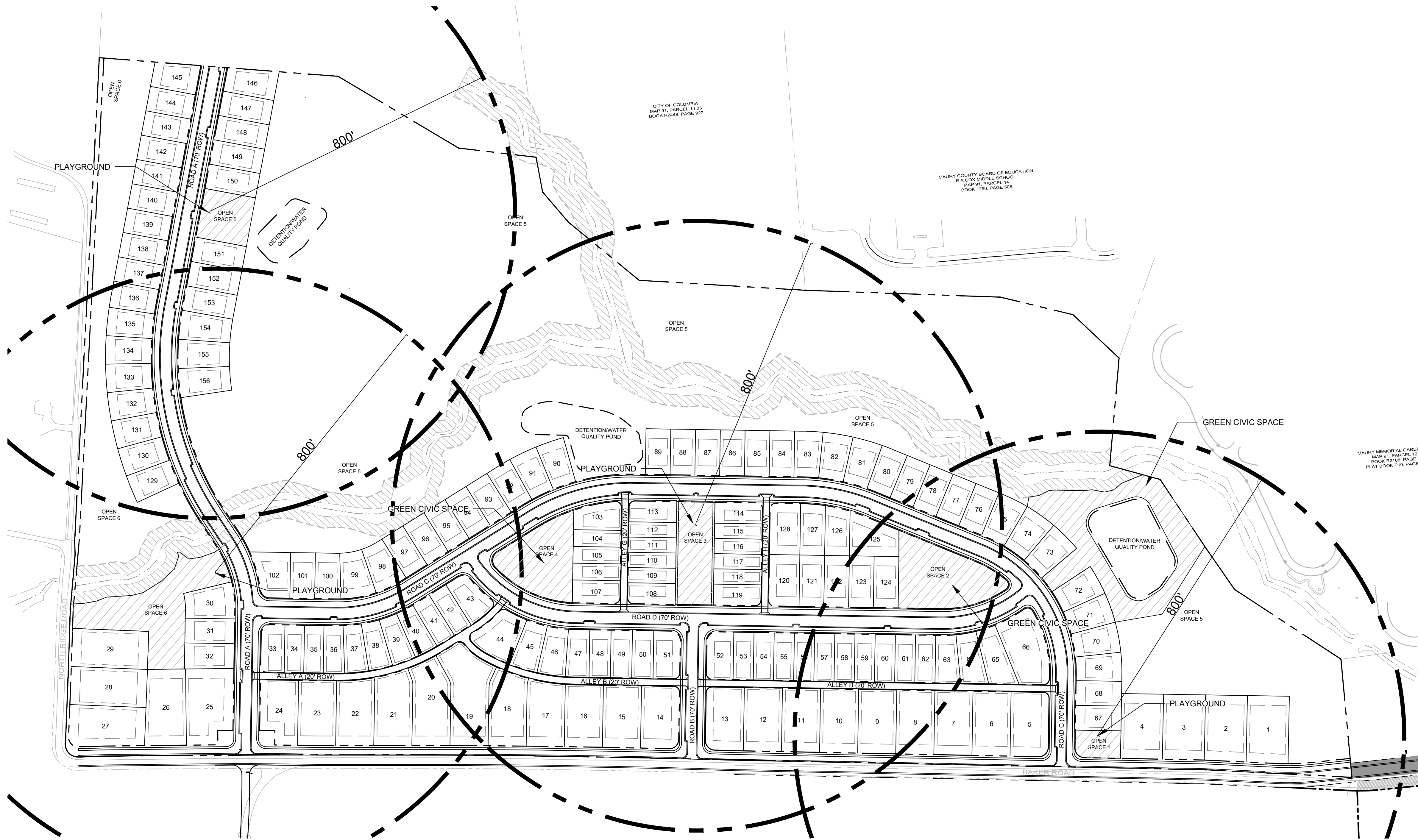
ISSUANCE/REVISION NOTES:
- PLAN DATES OCTOBER 17, 2022

**PRELIMINARY
PLAT**

PP2.2

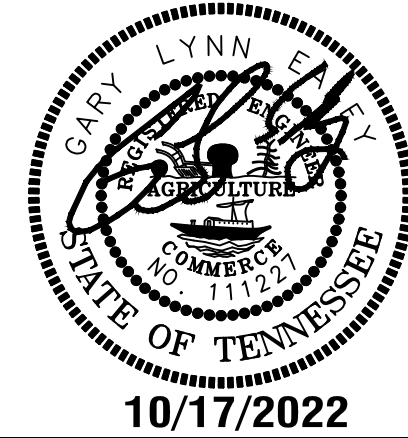
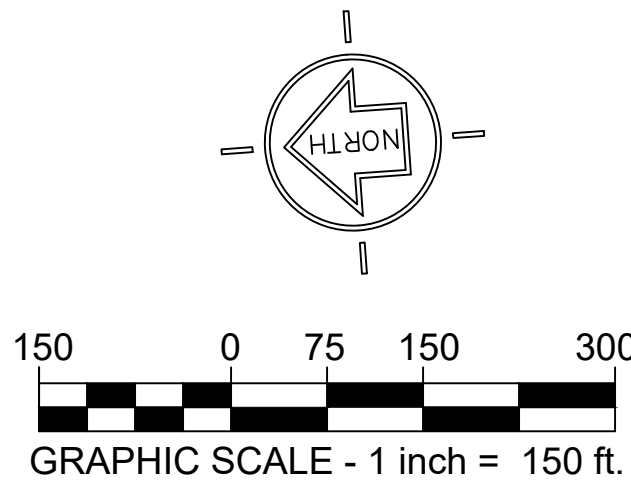
LSC 21001





CIVIC SPACE DATA:
ZONING: CD-3
SITE ACREAGE: 98.7 AC
PROPOSED CIVIC SPACE AREA: 5.5 AC
REQUIRED CIVIC SPACE PERCENTAGE: 5%
PROPOSED CIVIC SPACE PERCENTAGE: 5.5 AC/ 98.7 AC = 5.5%

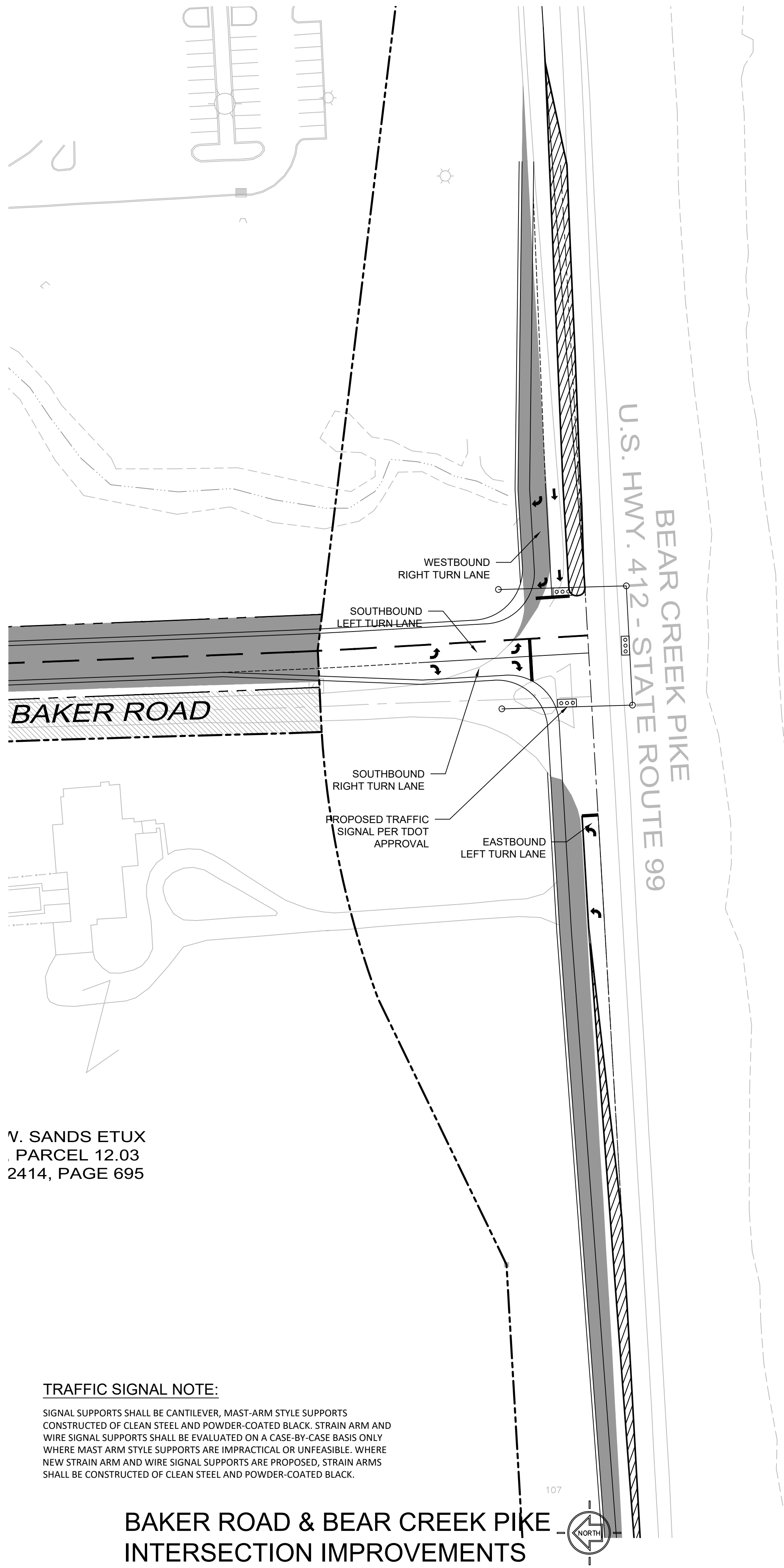
LEGEND:
 PROPOSED CIVIC SPACE



**HERITAGE GREEN
PRELIMINARY PLAT**
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATED OCTOBER 17, 2022

**CIVIC SPACE
PLAN**
PP3.0
LSC 21001



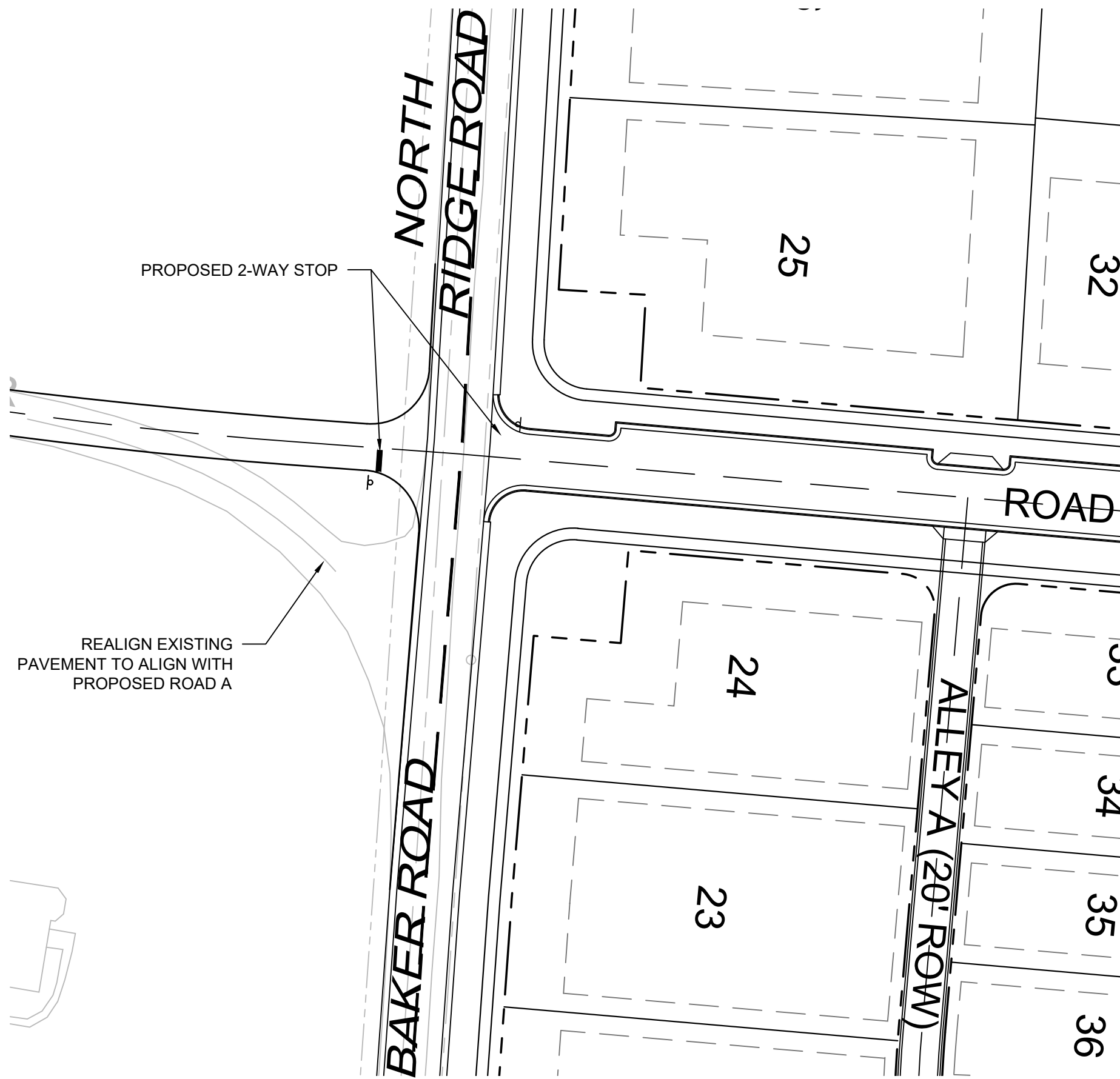
V. SANDS ETUX
PARCEL 12.03
2414, PAGE 695

TRAFFIC SIGNAL NOTE:

SIGNAL SUPPORTS SHALL BE CANTILEVER, MAST-ARM STYLE SUPPORTS CONSTRUCTED OF CLEAN STEEL AND POWDER-COATED BLACK. STRAIN ARM AND WIRE SIGNAL SUPPORTS SHALL BE EVALUATED ON A CASE-BY-CASE BASIS ONLY WHERE MAST ARM STYLE SUPPORTS ARE IMPRACTICAL OR UNFEASIBLE. WHERE NEW STRAIN ARM AND WIRE SIGNAL SUPPORTS ARE PROPOSED, STRAIN ARMS SHALL BE CONSTRUCTED OF CLEAN STEEL AND POWDER-COATED BLACK.

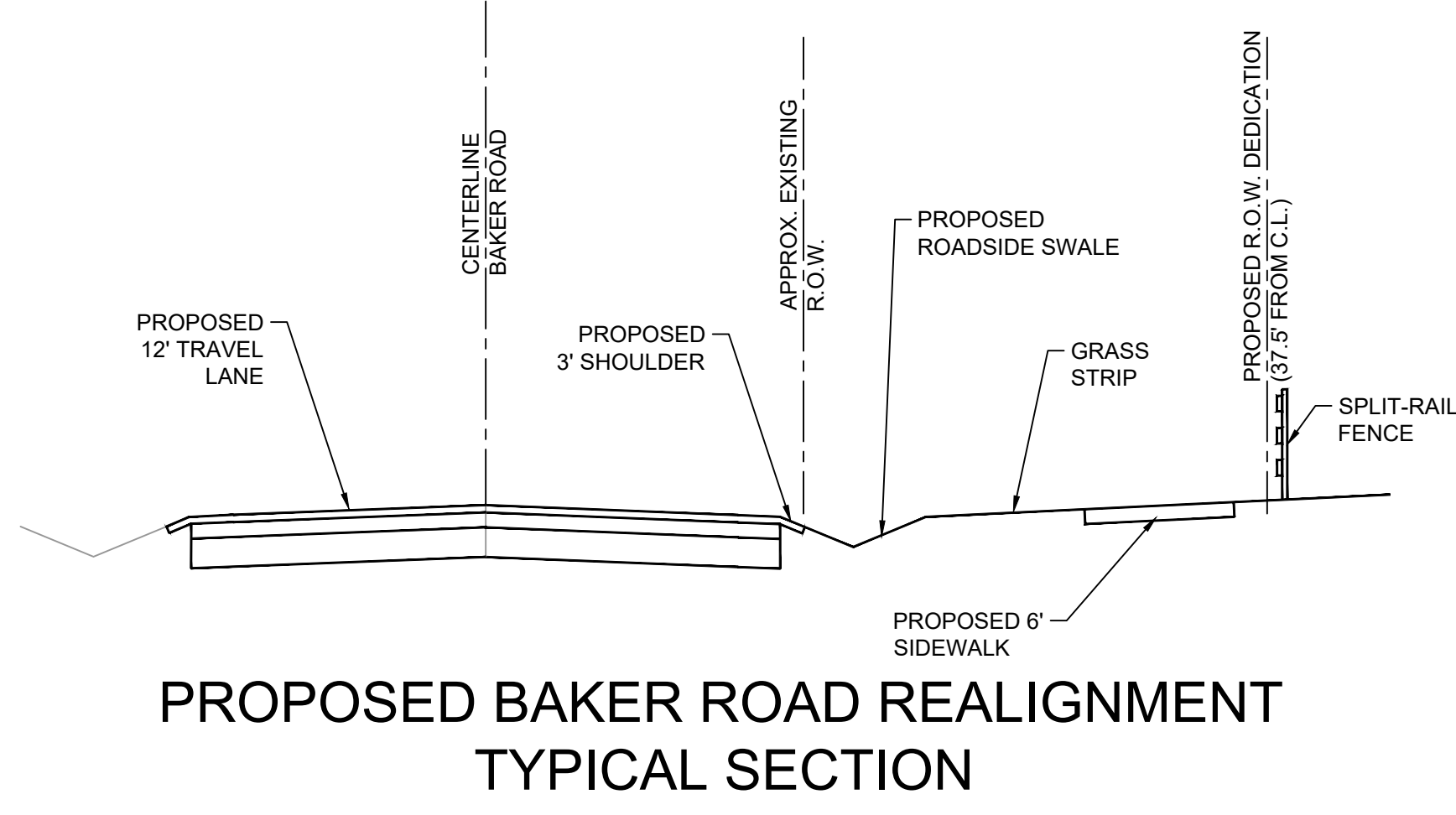
BAKER ROAD & BEAR CREEK PIKE
INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'

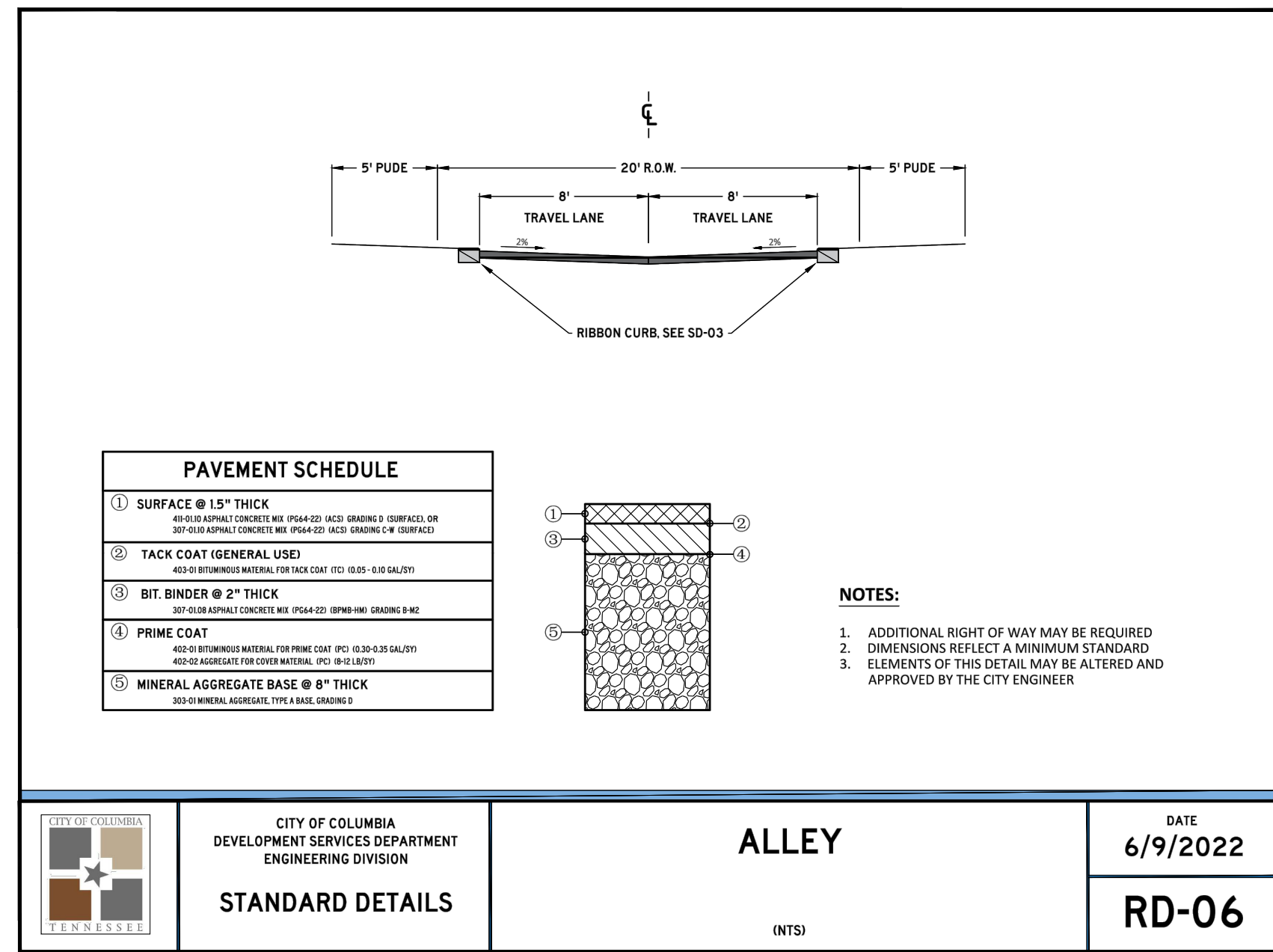
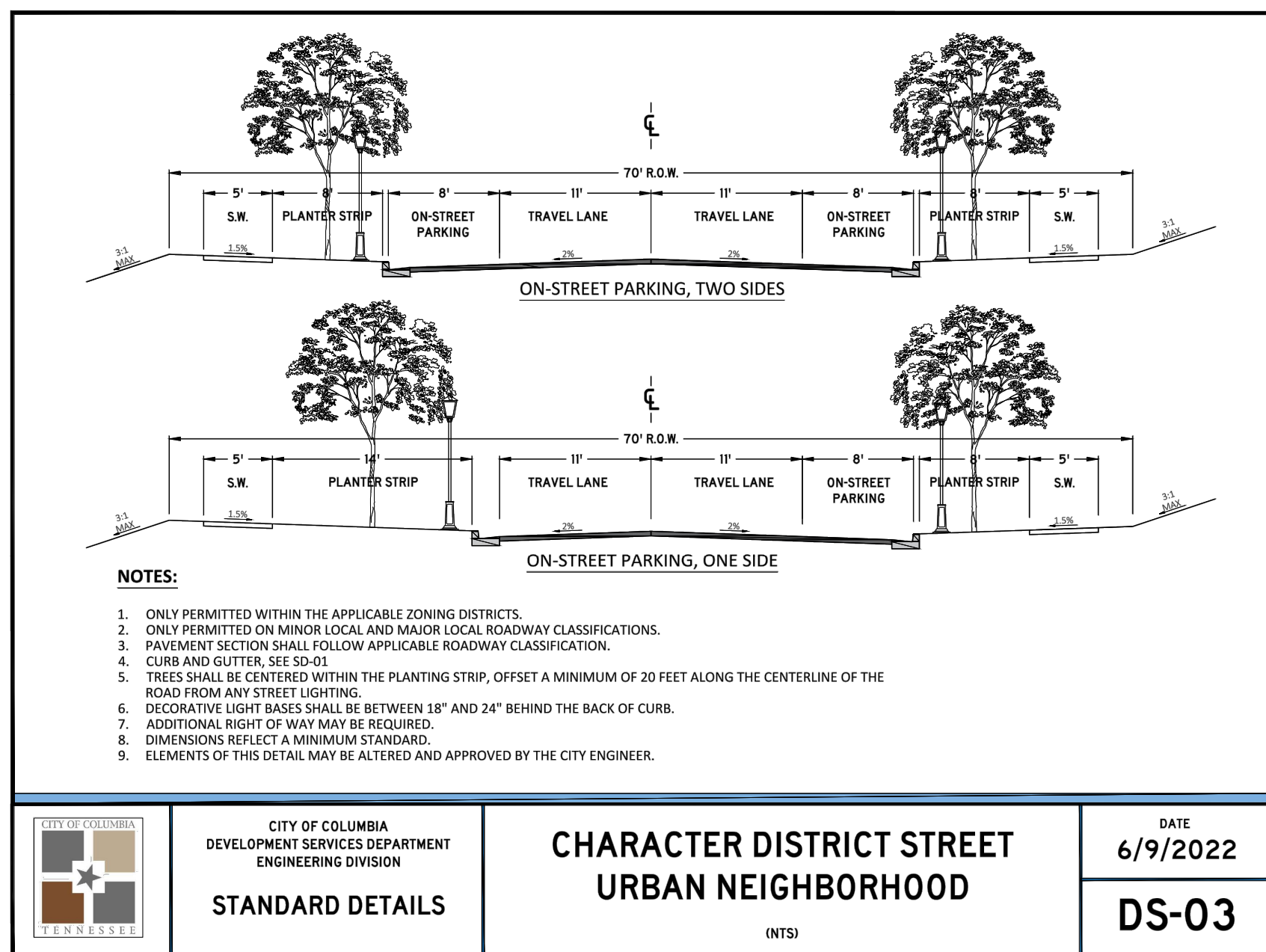


BAKER ROAD & N. RIDGE ROAD
INTERSECTION IMPROVEMENTS

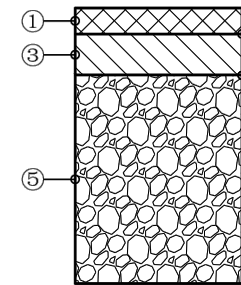
GRAPHIC SCALE: 1" = 50'



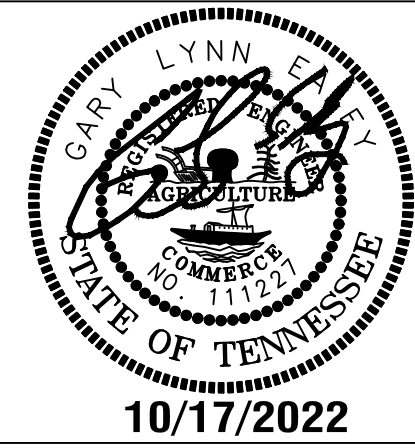
PROPOSED BAKER ROAD REALIGNMENT
TYPICAL SECTION



PAVEMENT SCHEDULE	
① SURFACE @ 1.5" THICK	4" (1.5") ASPHALT CONCRETE W/ PG54+ (2.5") AGG. (SHOULD BE 4" (1.5") THICK) OR 2" (0.75") ASPHALT CONCRETE W/ PG54+ (2.5") AGG. (SHOULD BE 2" (0.75") THICK)
② TACK COAT (GENERAL USE)	4" (1.5") BITUMINOUS MATERIAL FOR TACK COAT (PG 10-10) (1.5") (1.5")
③ BIT. BINDER @ 2" THICK	4" (1.5") BITUMINOUS MATERIAL FOR BINDER (PG 10-10) (1.5") (1.5")
④ PRIME COAT	4" (1.5") BITUMINOUS MATERIAL FOR PRIME COAT (PG 10-10) (1.5") (1.5")
⑤ MINERAL AGGREGATE BASE @ 8" THICK	8" (2") MINERAL AGGREGATE BASE (PG 10-10) (2") (2")



- 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



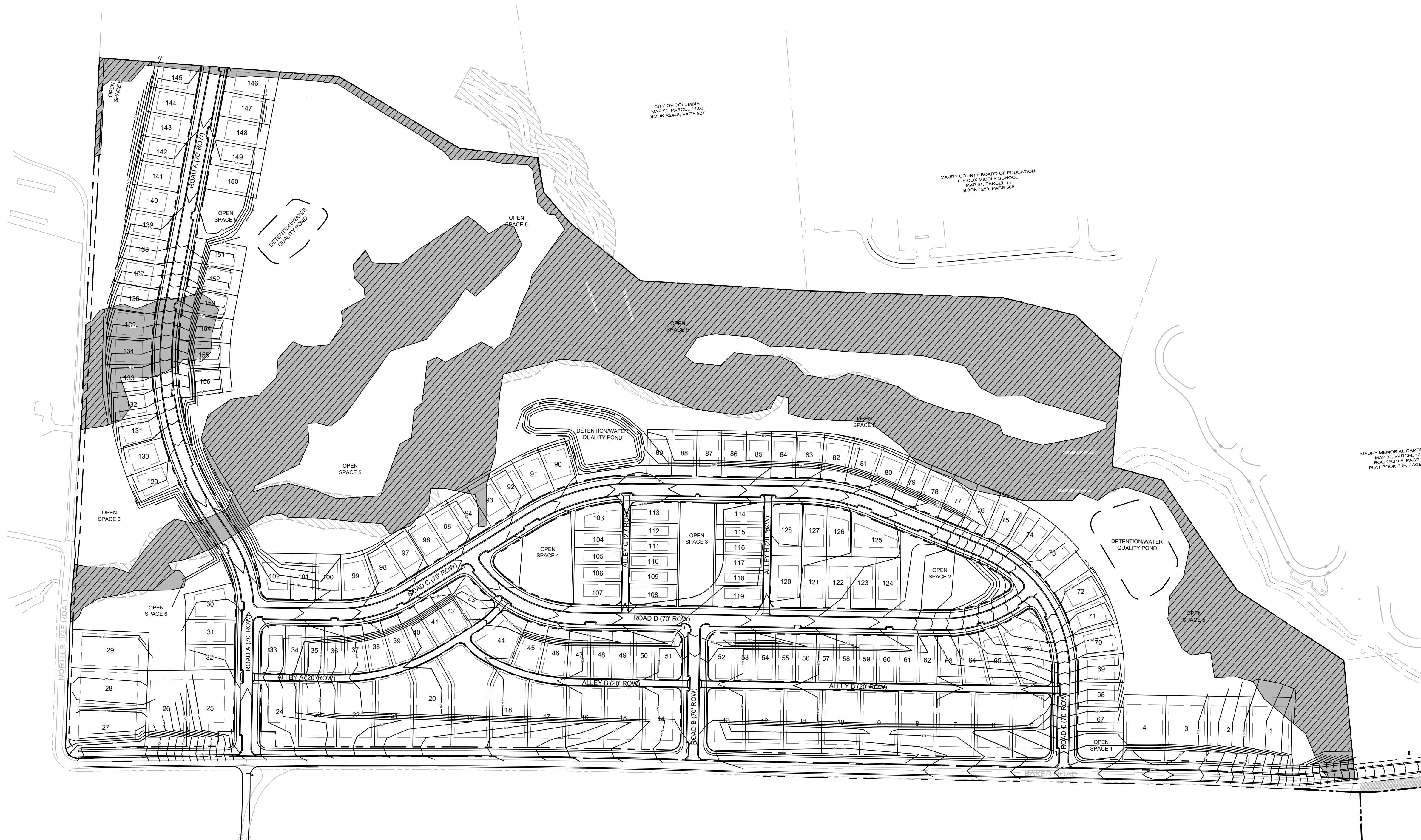
ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATE: OCTOBER 17, 2022

ROAD
IMPROVEMENTS
AND DETAILS
PP4.0

LSC 21001



TREE SAVE DATA:
EXISTING ZONING: CD3
SITE ACREAGE: 98.7 AC
EXISTING TREE CANOPY AREA: 25.3 AC
PROPOSED SAVED TREE CANOPY AREA: 23.0 AC
REQUIRED TREE SAVE PERCENTAGE: 48%
PROVIDED TREE SAVE PERCENTAGE: 23.0 AC/25.3 AC = 90.9%

LEGEND:

EXISTING TREE CANOPY

PROPOSED SAVED TREE CANOPY

Know what's below.
Call before you dig.

N

150 0 75 150 300
GRAPHIC SCALE - 1 inch = 150 ft.



October 17, 2022

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

**RE: Staff Comments – Technical Meeting – Heritage Green Preliminary Plat
Item No. 22-0182**

Please find enclosed one (1) half-size revised Preliminary Plat and CD containing digital copies for the above mentioned project. This plan was revised to address comments made on August 9, 2022. Comment responses are below.

Fire

1. Need to get a water available letter form CPWS
Response: A CPWS availability letter is included with this submittal.

Engineering

2. Subject to TIS and Construction Plans

Response: Noted.
3. Provide general proposed contours at vertical intervals of not more than two (2) feet

Response: Proposed 2' contours have been added to the revised plans.
4. Alley C. Curve into Alley B. 70 ft. horizontal centerline radius. Intersection skew shall be less 20 degrees. The angle of departure of a tangent shall not exceed twenty (20) degrees measured from the intersection of the intersecting street and the intersected street's right-of-way line.

Response: Noted alley has been removed from plans with layout revision.
5. Alleys shall connect between two streets or alleys and shall avoid having dead-ends. Provide a 70 ft. horizontal centerline radius curve instead (Example: Alley B and Alley E)

Response: Alleys with dead ends have been eliminated with redesign.

6. Provide typical street sections. See <https://www.columbiatn.com/220/Standard-Details-Drawings>

Response: Typical street section details have been added to sheet PP4.0.

7. Please provide information and typical section of Baker road, ROW dedication, and roadway improvements.

Response: Typical Baker Rd section for the realignment has been added to sheet PP4.0. ROW has been dedicated to allow for 37.5' to centerline. Roadway Intersection Improvements from the Traffic Study are called out on PP4.0.

8. City would request ROW dedication at intersection of Road A and Baker Rd for a future roundabout.

Response: Extra ROW is being dedicated in the noted area to allow for future roundabout.

9. Road A should extend to the eastern property line continuously to align with the ROW stub located in the cottages of Bear Creek.

Response: Noted area has been redesigned so that Road A is aligned with the Cottages of Bear Creek and not the previous road that was aligned with it.

10. Provide figure depicting TIS improvements and commitment letter.

Response: Required Improvements from the Traffic Study is included on sheet PP4.0 and a commitment letter is included with this submittal.

11. Signal supports shall be cantilever, mast-arm style supports constructed of clean steel and powder-coated black. Strain arm and wire signal supports shall be evaluated on a case-by-case basis only where mast arm style supports are impractical or unfeasible. Where new strain arm and wire signal supports are proposed, strain arms shall be constructed of clean steel and powder-coated black.

Response: Note has been added with more detailed traffic study requirements to sheet PP4.0

12. Minimum ROW on Baker road is 75 ft. Minimum ROW on North Ridge Road is 50 ft. When the development is located on only one side of the existing street, half of the required width of the right-of-way, measured from the centerline of the existing roadway shall be provided.

Response: ROW is being dedicated on Baker Rd and North Ridge Rd to meet ROW minimums to the centerline.

13. Provide MOU or similar document from Sands regarding Right of Way.

Response: MOU has been executed between property owners and submitted to City under separate cover.

14. Engineering recommends this item return to Technical Agenda for evaluation of the grading and possible changes to lot/road layout.

Response: Agreed.

Planning

15. Follow Development Plan checklist 8.5.6.H

Response: Agreed.

16. Minimum frontage for alley loaded lots is 40 ft. All lots are measured at the ROW line of the lot some are not correct.

Response: Lots have been redesigned to make sure alley loaded lots are 40' wide as measured from the ROW instead of the setback.

17. Lots that do not enfront a thoroughfare shall enfront a pedestrian path. Please show pedestrian path enfronting lots 87-93; 31-37; 72-77; 78-83;

Response: Although many of these have been eliminated with the redesign, those that remain have been provided a pedestrian path at their front.

18. Provide sidewalk and planter strip along Baker Road.

Response: Sidewalk and planter strip has been added to Baker Rd per the typical section from the Concept Plan.

19. Duplex lots are required to be 50 ft. wide for each unit. The duplexes can only be 3 per block, see limited use standards.

Response: Duplex lots have been eliminated with the new layout of the site.

20. Please show block perimeter calculations per 5.2.2.D

Response: block perimeter lengths have been added to sheet PP2.0.

21. Show pedestrian sheds and associated civic space type identified, at least 5%, then remove any open space areas that do not qualify as civic space and adjust density table. (See sections 5.3.3 and 5.3.1).

Response: Civic Space calculations, noted uses, and 800' playground distances have been added to sheet PP3.0.

22. Show Heritage Trees within the site and show compliance with tree canopy cover retention

Response: A Tree Preservation sheet has been added to the plans on PP5.0.

23. Add a table to identify which lots count toward the $\leq 20\%$ of lots which do not enfront a vehicular thoroughfare (and do enfront a pedestrian path, walkway or waterbody).

Response: Noted information has been added to the site data table on PP2.0.

24. Lots throughout the plan (not just those shown as alley-loaded) are of insufficient width. See the CD-3 standards in 4.3.1 and the definitions of "Lot Building or Site Width" and "Front Lot or Building Site Line" in Article 9.

Response: Lot sizes have been increased to meet requirements.

25. Cul-de-sac not permitted per 5.2.2.E

Response: Cul-de-sac has been eliminated with the redesign of the site layout.

26. Show playgrounds within 800' of each lot per 8.3.3.B (playground standard in table 3.3.3-B at p.333).

Response: 800' playground areas have been added to sheet PP3.0.

27. Please indicate the number of density units per acre.

Response: Density has been added to the site data table on PP2.0

Columbia Water

28. It is CPWS' position this project falls within their service area, however, the location is the subject of service area discussions between Maury County Water System and CPWS. A water availability letter cannot be provided by CPWS until those discussions are completed.

Response: Water availability letter is included with this submittal.

Please feel free to contact us if you have any questions, comments, or need additional information at this time.

Sincerely,



Lynn Ealey, PE
Land Solutions Company

TECHNICAL MEETING
Monday, August 9, 2022

ITEM NO.

22-0182

DESCRIPTION: Request from Lynn Ealey for preliminary plat approval of Heritage Green located off Baker Road and consisting of 185 lots.

RECOMMENDATION: For final recommendation please see staff report.

TECHNICAL AND DIVISION COMMENTS:

Fire

1. Need to get a water available letter form CPWS

Engineering

2. Subject to TIS and Construction Plans
3. Provide general proposed contours at vertical intervals of not more than two (2) feet
4. Alley C. Curve into Alley B. 70 ft. horizontal centerline radius. Intersection skew shall be less 20 degrees. The angle of departure of a tangent shall not exceed twenty (20) degrees measured from the intersection of the intersecting street and the intersected street's right-of-way line.
5. Alleys shall connect between two streets or alleys and shall avoid having dead-ends. Provide a 70 ft. horizontal centerline radius curve instead (Example: Alley B and Alley E)
6. Provide typical street sections. See <https://www.columbiatn.com/220/Standard-Details-Drawings>
7. Please provide information and typical section of Baker road, ROW dedication, and roadway improvements.
8. City would request ROW dedication at intersection of Road A and Baker Rd for a future roundabout.
9. Road A should extend to the eastern property line continuously to align with the ROW stub located in the cottages of Bear Creek.
10. Provide figure depicting TIS improvements and commitment letter.
11. Signal supports shall be cantilever, mast-arm style supports constructed of clean steel and powder-coated black. Strain arm and wire signal supports shall be evaluated on a case-by-case basis only where mast arm style supports are impractical or unfeasible. Where new strain arm and wire signal supports are proposed, strain arms shall be constructed of clean steel and powder-coated black.
12. Minimum ROW on Baker road is 75 ft. Minimum ROW on North Ridge Road is 50 ft. When the development is located on only one side of the existing street, half of the required width of the right-of-way, measured from the centerline of the existing roadway shall be provided.
13. Provide MOU or similar document from Sands regarding Right of Way.

14. Engineering recommends this item return to Technical Agenda for evaluation of the grading and possible changes to lot/road layout.

Planning

15. Follow Development Plan checklist 8.5.6.H
16. Minimum frontage for alley loaded lots is 40 ft. All lots are measured at the ROW line of the lot some are not correct.
17. Lots that do not enfront a thoroughfare shall enfront a pedestrian path. Please show pedestrian path enfronting lots 87-93; 31-37; 72-77; 78-83;
18. Provide sidewalk and planter strip along Baker Road.
19. Duplex lots are required to be 50 ft. wide for each unit. The duplexes can only be 3 per block, see limited use standards.
20. Please show block perimeter calculations per 5.2.2.D
21. Show pedestrian sheds and associated civic space type identified, at least 5%, then remove any open space areas that do not qualify as civic space and adjust density table. (See sections 5.3.3 and 5.3.1).
22. Show Heritage Trees within the site and show compliance with tree canopy cover retention
23. Add a table to identify which lots count toward the $\leq 20\%$ of lots which do not enfront a vehicular thoroughfare (and do enfront a pedestrian path, walkway or waterbody).
24. Lots throughout the plan (not just those shown as alley-loaded) are of insufficient width. See the CD-3 standards in 4.3.1 and the definitions of "Lot Building or Site Width" and "Front Lot or Building Site Line" in Article 9.
25. Cul-de-sac not permitted per 5.2.2.E
26. Show playgrounds within 800' of each lot per 8.3.3.B (playground standard in table 3.3.3-B at p.333).
27. Please indicate the number of density units per acre.

Building

28. No comment.

Police

29. No comment provided.

Public Works

30. No comment.

Atmos Energy

31. High pressure gas main on Bear Creek Pike.

Duck River Electric Membership Corp

32. No comment provided.

Columbia Power

33. Columbia Power System has an existing power line near your proposed development. After annexation, 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.

Maury County Schools

34. Current Schools Zoned: Randolph Howell Elem, Cox Middle, Spring Hill High School. Zones are subject to change based on increased student population.

Columbia Water

35. It is CPWS' position this project falls within their service area, however, the location is the subject of service area discussions between Maury County Water System and CPWS. A water availability letter cannot be provided by CPWS until those discussions are completed.

Maury County E911

36. No comments provided.

Wastewater

37. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing.

Maury County Highway Department Highway Superintendent

38. The applicant's Preliminary Plat does not appear to show any specific language or linework outlining the annexation of the existing County-R.O.W. by the City of Columbia. All county roadway connections, impacts, & annexations will be required to be further evaluated with the Maury County Highway Department.

AT&T

39. AT&T to serve.

Maury County Water System

40. The above mentioned development is in Maury County Water System's service area. MCWS intend to provide water service to this development and has issued a Letter of Water Availability for the development outlining a plan of service.

ATTACHMENTS: Preliminary Plat

TECHNICAL
22-0182
Page 3 of 3

HERITAGE GREEN

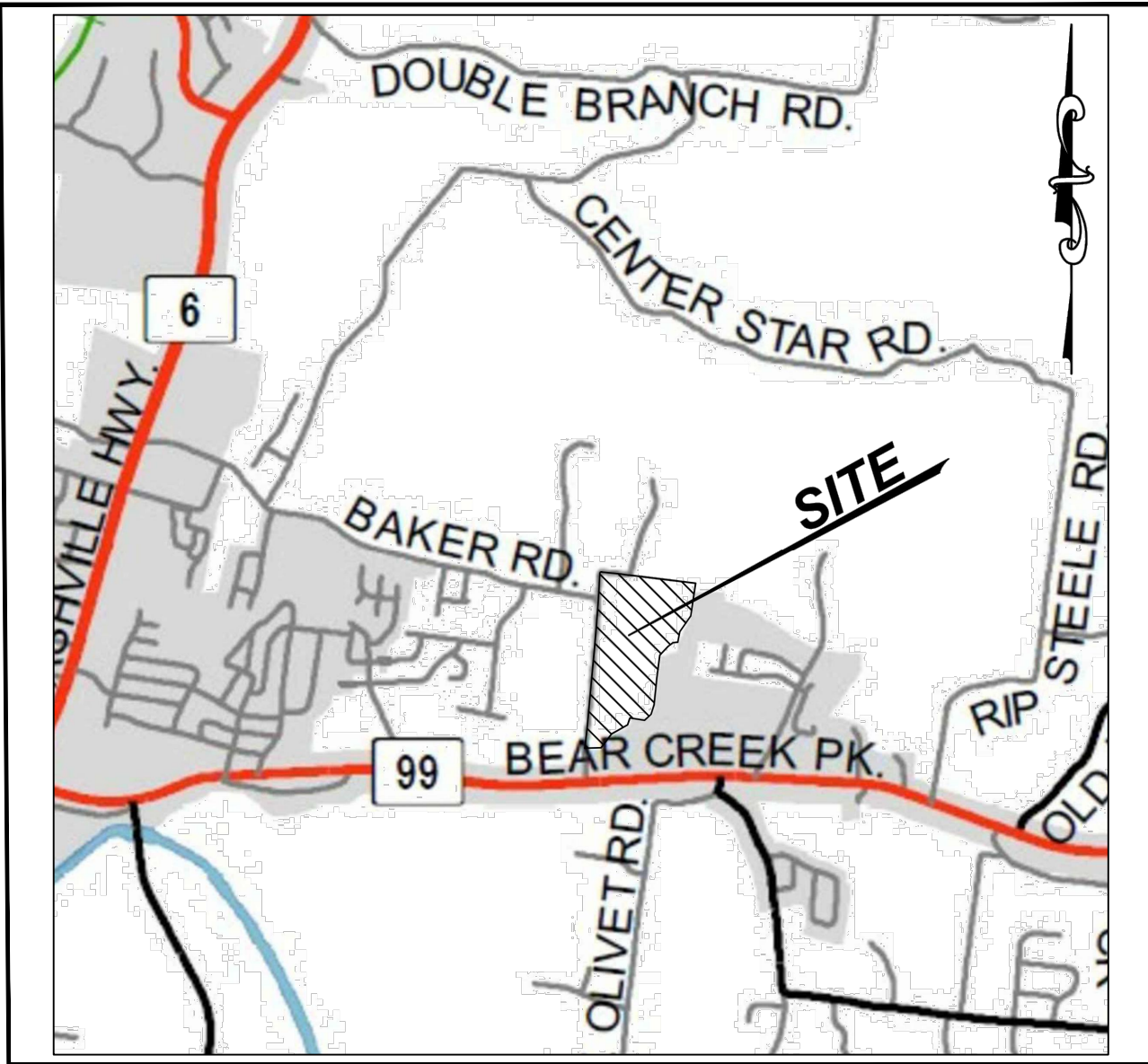
PRELIMINARY PLAT

MAP 74, PARCEL 37.00
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

SHEET SCHEDULE:

PP0.0	COVER SHEET
PP1.0	ALTA SURVEY
PP1.1	ALTA SURVEY
PP2.0	OVERALL PRELIMINARY PLAT
PP2.1	PRELIMINARY PLAT
PP2.2	PRELIMINARY PLAT

SITE LOCATION MAP:
N.T.S.



OWNER

GREEN TRAILS, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: RICK DECKBAR
RICK@DECKBAR.COM
(615) 397-4513

APPLICANT/ENGINEER

LAND SOLUTIONS COMPANY, LLC.
2925 BERRY HILL DRIVE
NASHVILLE, TN 37204
CONTACT: JENNIFER SPEICH
JENNIFER@LANDSOLUTIONSCO.NET
(615) 712-7497

SITE DATA:

MAP & PARCEL: MAP 74, PARCEL 37
EXISTING ZONING: CD3
AREA: 98.7 AC (4,297,725.5 SQFT)



6/21/2022



HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATE: JUNE 21, 2022

COVER
SHEET

PP0.0

LSC 21001



Know what's below.
Call before you dig.

FLOODNOTE

THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD
AREA ACCORDING TO FEMA MAP 47119C0190E, ZONE X
DATED 4/16/2007

LEGAL DESCRIPTION FROM TITLE COMMITMENT

LAND IN MAURY COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOCATED ONE-HALF MILE NORTHEAST OF COLUMBIA AND TWO AND ONE-HALF MILES SOUTHWEST OF DARKS MILL, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST SIDE OF THE COLUMBIA ROAD, CORNER OF A. E. EVANS LAND, RUNNING THENCE SOUTH 88° EAST 38.76 CHAINS TO A STAKE, SHIRLEY'S SOUTHEAST CORNER; THENCE WITH SHIRLEY'S LINE NORTH 39° EAST 9.49 CHAINS TO A STAKE, THE SOUTHWEST CORNER OF MRS. BLACKMAN'S FIVE-ACRE TRACT; THENCE EAST 11.78 CHAINS TO A STAKE IN THE BEAR CREEK ROAD, THE SOUTHEAST CORNER OF SAID TRACT; THENCE SOUTH 30° EAST 5.43 CHAINS TO A STAKE, THENCE SOUTH 47° EAST 6.46 CHAINS TO A STAKE IN THE BEAR CREEK ROAD; THENCE WITH SAID LAST NAMED ROAD SOUTH 17° EAST 4.64 CHAINS; THENCE SOUTH 2-1/2° EAST 7.53 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 16-3/4° WEST 1.88 CHAINS TO A STAKE; THENCE WITH SAID LAST NAMED ROAD SOUTH 25-1/4° WEST 11.43 CHAINS; THENCE WITH SAID ROAD SOUTH 16-1/4° WEST 2.85 CHAINS TO A ROCK ON THE EDGE OF THE LAST NAMED ROAD; THENCE WITH REYNOLDS LINE NORTH 85° WEST 29.44 CHAINS TO A STAKE; THENCE NORTH 4-3/4° EAST 9.75 CHAINS TO A STAKE; REYNOLDS CORNER, THENCE SOUTH 82-1/2° WEST 7.87 CHAINS TO A STAKE; THENCE SOUTH 41° WEST 4.69 CHAINS TO A WHITE OAK; THENCE SOUTH 4° WEST 17.50 CHAINS TO A STAKE; THENCE SOUTH 42° WEST 2.50 CHAINS TO A STAKE; THENCE NORTH 87-1/2° WEST 4.64 CHAINS; THENCE SOUTH 12° WEST 2.07 CHAINS TO A STAKE; THENCE SOUTH 55° WEST 5.28 CHAINS TO A STAKE; THENCE SOUTH 32-1/4° WEST 5.06 CHAINS TO THE COLUMBIA ROAD; THENCE ALONG THE LAST NAMED ROAD SOUTH 83-1/2° WEST 19.26 POLES TO A STAKE IN THE COLUMBIA ROAD, FLIPPINS CORNER; THENCE WITH SAID LAST NAMED ROAD NORTH 3/4° EAST 51.29 CHAINS, MORE OR LESS, TO THE PLACE OF BEGINNING, CONTAINING 209.16 ACRES, MORE OR LESS.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 74.4 ACRES, MORE OR LESS, CONVEYED TO RONALD MCCOY AND WIFE, REGINA D. MCCOY BY DEED DATED 09/18/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R581, PAGE 521, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED HEREFROM IS THAT PORTION OF THE PROPERTY CONTAINING 35.88 ACRES, MORE OR LESS, CONVEYED TO REVIS HARRIS, JR. AND WIFE, CARRIE LEE HARRIS AND JAMES SMITH AND WIFE, BERTIE LEE SMITH BY DEED DATED 10/24/1975 FROM CHARLES B. GREEN AND WIFE, ANN J. GREEN OF RECORD IN BOOK R583, PAGE 318, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO CHARLES B. GREEN AND WIFE, ANN J. GREEN, AS TENANTS BY THE ENTIRETY BY WARRANTY DEED DATED 06/21/1987 FROM BERYL W. RAINEY LOGUE AND HUSBAND, SAMMIE D. LOGUE OF RECORD IN BOOK R467, PAGE 291, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. CHARLES B. GREEN DIED ON JANUARY 6, 1987.

ANN J. HANEY, PREVIOUSLY KNOWN AS ANN J. GREEN, DIED TESTATE ON JUNE 2, 2010 DEVISING SUBJECT PROPERTY TO JIM HANEY, AS TO A ONE-THIRD INTEREST AND THE TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST, AS TO A TWO-THIRDS INTEREST AS EVIDENCED BY THE LAST WILL AND TESTAMENT OF ANN J. HANEY FILED IN WILL BOOK 48, PAGE 383, UNDER DOCKET NO. P-111-10, IN THE PROBATE COURT CLERK'S OFFICE FOR MAURY COUNTY, TENNESSEE. JIM HANEY DIED ON OCTOBER 10, 2020.

VICTOR C. BECK, JR. WAS APPOINTED SUCCESSOR TRUSTEE OF THE ANN J. HANEY TESTAMENTARY TRUST BY NOTICE OF CHANGE OF TRUSTEE FOR THE ANN J. HANEY TESTAMENTARY TRUST DATED 06/03/2016 FROM NORMA ROSSON, TRUSTEE OF RECORD IN BOOK R2375, PAGE 63, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

LEGAL DESCRIPTION FROM THIS SURVEY

A PARCEL OF LAND LYING IN THE 4RD CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, NORTHEAST OF COLUMBIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND LYING IN THE EASTERN MARGIN OF BAKER ROAD AND 17.5 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS, IN THE NORTHERN BOUNDARY OF THE BOBBY W. SANDS AND WIFE, BETH R. SANDS PROPERTY, BOOK R2414, PAGE 695, REGISTER'S OFFICE OF MAURY COUNTY (HEREAFTER ROMC), APPROXIMATELY 630 FEET NORTH OF THE CENTERLINE INTERSECTION OF SAID BAKER ROAD AND BEAR CREEK PIKE, BEING THE SOUTHWESTERN CORNER OF THE PROPERTY HEREIN DESCRIBED, AND LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH: 476,269.03 FEET, AND EAST: 1,676,907.70 FEET, NAD83(2011); THENCE ALONG SAID BAKER ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, THE FOLLOWING SIX (6) CALLS:

NORTH 6°58'58" EAST, 383.65 FEET;

NORTH 5°11'06" EAST, 1,227.93 FEET;

NORTH 5°22'55" EAST, 229.82 FEET;

NORTH 5°01'45" EAST, 303.29 FEET;

NORTH 4°34'04" EAST, 263.84 FEET;

AND NORTH 3°59'06" EAST, 406.98 FEET TO A POINT WHERE SAID BAKER ROAD BEARS WEST AT NORTH RIDGE ROAD;

THENCE ALONG THE EASTERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET EAST OF THE CENTERLINE OF SAME, NORTH 3°42'03" EAST, 360.58 FEET AND NORTH 2°51'44" EAST, 167.70 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE HAVING A RADIUS OF 32.50 FEET AND BEING CONCAVE TO THE SOUTHEAST, THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 93°24'59" AN ARC DISTANCE OF 52.99 FEET (CHORD: NORTH 49°34'13" EAST, 47.31 FEET) TO THE POINT OF TANGENT; THENCE ALONG THE SOUTHERN MARGIN OF SAID NORTH RIDGE ROAD, RUNNING PARALLEL TO AND 17.5 FEET SOUTH OF THE CENTERLINE OF SAME, THE FOLLOWING THREE (3) CALLS:

SOUTH 83°43'18" EAST, 175.00 FEET;

SOUTH 84°05'49" EAST, 179.76 FEET;

AND SOUTH 80°59'18" EAST, 142.54 FEET TO A POINT WHERE SAID NORTH RIDGE ROAD BEARS NORTH;

THENCE LEAVING SAID ROAD SOUTH 87°41'48" EAST, 37.01 FEET TO A CAPPED IRON ROD FOUND LYING APPROXIMATELY 6 FEET NORTHWEST OF A GUY POLE; THENCE ALONG THE SOUTHERN BOUNDARY OF THE JIMMIE L. MANIRE AND WIFE, HAZEL MANIRE PROPERTY, BOOK R1458, PAGE 776, ROMC, ALONG A FENCE, AND RUNNING ALONG AND JUST SOUTH OF A DRIVEWAY LEADING TO SAID MINIRE'S RESIDENCE, SOUTH 83°04'52" EAST, 1,289.46 FEET TO A FENCE CORNER, THE NORTHWESTERN CORNER OF THE RIVERSTONE HOMES, LLC PROPERTY, BOOK R2677, PAGE 948, ROMC; THENCE LEAVING SAID MINIRE BOUNDARY, ALONG A FENCE, AND ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY, SOUTH 8°27'52" WEST, 628.79 FEET TO

A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 34°47'18" WEST, 367.50 FEET TO A CAPPED IRON ROD SET AT A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 10°47'33" WEST, 205.10 FEET TO A 24 INCH MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN IN THE NORTHERN BOUNDARY OF THE CITY OF COLUMBIA PROPERTY, BOOK R2448, PAGE 927, ROMC, AND AT THE SOUTHWESTERN CORNER OF SAID RIVERSTONE HOMES, LLC PROPERTY; THENCE ALONG THE NORTHERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 83°28'34" WEST, 92.37 FEET TO A CAPPED IRON ROD FOUND, AND SOUTH 53°30'48" WEST, 104.09 FEET TO A CAPPED IRON ROD FOUND; THENCE ALONG THE NORTHWESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND A FENCE, SOUTH 43°26'21" WEST, 240.90 FEET TO A 30" MAPLE TREE CORNER FOUND WITH A NEARBY CAPPED IRON ROD WITNESS PIN; THENCE ALONG THE WESTERN BOUNDARY OF SAID CITY OF COLUMBIA PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 7°25'28" WEST, 436.79 FEET TO A CAPPED IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID CITY OF COLUMBIA PROPERTY AND THE NORTHWESTERN CORNER OF THE MAURY COUNTY BOARD OF EDUCATION; E. A. COX MIDDLE SCHOOL PROPERTY, BOOK 1250, PAGE 508, ROMC; THENCE ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND GENERALLY ALONG A FENCE, SOUTH 6°00'57" WEST, 512.29 FEET TO A 30 INCH HICKORY, AND SOUTH 17°35'27" WEST, 196.00 FEET TO A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID SCHOOL PROPERTY AND A FENCE, SOUTH 47°19'48" WEST, 166.04 FEET TO AN IRON ROD FOUND AT THE SOUTHWESTERN CORNER OF SAID SCHOOL PROPERTY AND IN THE NORTHERN BOUNDARY OF THE MAURY MEMORIAL GARDENS, LLC PROPERTY, BOOK R2108, PAGE 452, ROMC; THENCE ALONG THE NORTHERN BOUNDARY OF SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND GENERALLY ALONG A FENCE, NORTH 81°03'19" WEST, 283.47 FEET TO AN IRON ROD FOUND LYING ON THE EASTERN BANK OF A BRANCH OR STREAM; THENCE CONTINUING WITH SAID MAURY MEMORIAL GARDENS, LLC PROPERTY AND CROSSING SAID BRANCH OR STREAM, SOUTH 18°56'12" WEST, 32.03 FEET TO AN IRON ROD FOUND ON THE WESTERN BANK OF SAID BRANCH OR STREAM; THENCE CONTINUING ALONG SAID MAURY MEMORIAL GARDENS, LLC PROPERTY BOUNDARY AND A FENCE THE FOLLOWING FOUR (4) CALLS:

SOUTH 19°27'18" WEST, 105.21 FEET TO A CAPPED IRON ROD FOUND;

SOUTH 60°18'51" WEST, 211.49 FEET TO AN IRON ROD FOUND;

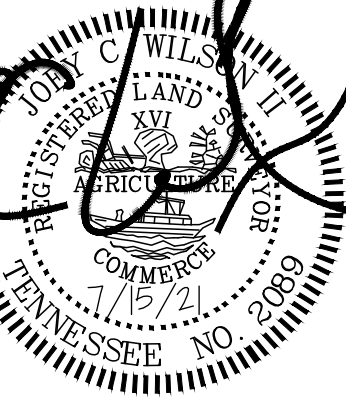
SOUTH 59°21'44" WEST, 136.28 FEET TO AN IRON ROD FOUND;

AND SOUTH 37°15'32" WEST, 334.40 FEET TO AN IRON ROD FOUND AT THE NORTHEASTERN CORNER OF THE AFOREMENTIONED BOBBY SANDS PROPERTY;

THENCE LEAVING SAID MAURY MEMORIAL GARDENS PROPERTY, GENERALLY ALONG A FENCE, AND ALONG THE NORTHERN BOUNDARY OF SAID SANDS PROPERTY, SOUTH 88°42'52" WEST, 311.45 FEET TO THE POINT OF BEGINNING, CONTAINING 98.661 ACRES, OR 4,297,676 SQUARE FEET, AND IS ALL OF THE REMAINING ANN J. GREEN PROPERTY, BOOK 467, PAGE 291, ROMC, SHOWN AS PARCEL 37 ON MAURY COUNTY TAX MAP 74.

ALTA/NSPS LAND TITLE SURVEY
MAP 74, PARCEL 37
626 BAKER ROAD - COLUMBIA
WILSON COUNTY, TENNESSEE
FOR: HARPETH VALLEY HOMES, LLC

DRAWN BY: JEC
APPVD. BY:JCW II
DATE 7/15/2021
PROJ. No. 21-1713
SCALE: 1" = N/A
SHEET No.
2 OF 2



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

108 Beasley Drive
Franklin, TN
37064
615.794.2275

NO.	DATE	COMMENT

JAMIE L. MAHRE ET UX
MAP 74, PARCELS 35, 36
BOOK R1456, PAGE 778

RIVERSTONE HOMES, LLC
MAP 74, PARCELS 37-40
BOOK R2577, PAGE 586
(PRIORITY 600' 0" - 700' 0")

CITY OF COLUMBIA
MAP 91, PARCELS 14-03
BOOK R3448, PAGE 927

MAURY COUNTY BOARD OF EDUCATION
K & A COX MIDDLE SCHOOL
MAP 91, PARCELS 14
BOOK 1250, PAGE 608

MAURY MEMORIAL GARDENS, LLC
MAP 91, PARCELS 13-06
BOOK R1016, PAGE 452
PLAT BOOK P19, PAGE 3 & 4

TRAFFIC SIGNAL WITH
TURNING LANES PER
TRAFFIC IMPACT STUDY
WITH BAKER RD
REALIGNMENT

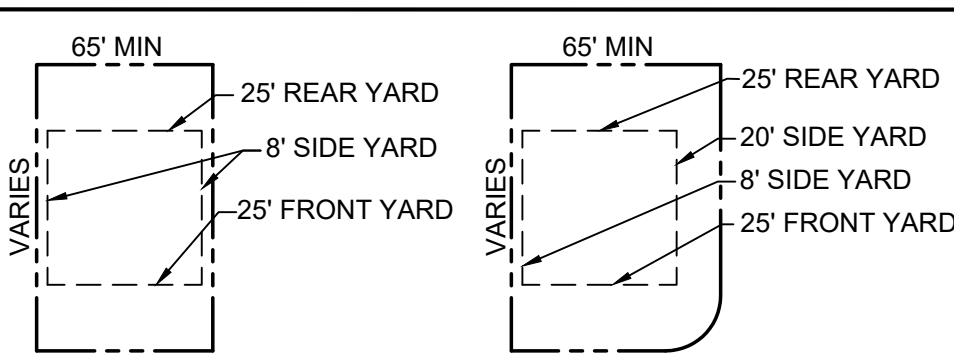
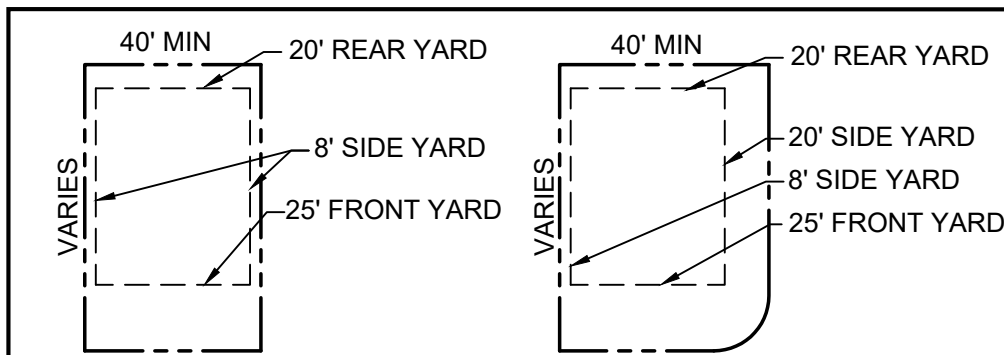
BOBBY W. SANDS ETUX
MAP 74, PARCELS 12-03
BOOK R2414, PAGE 695

ROBERT DALE WILBANKS
MAP 74, PARCEL 36.01

DAVID S. HENSON
MAP 74, PARCELS 38, 02
PLAT BOOK P10, PAGE 447

JANE W. BARNETT
MAP 74, PARCELS 38, 04
PLAT BOOK P10, PAGE 447

OPEN SPACE AREA TABLE		
OPEN SPACE #	ACRES	SF
O.S. 1	0.75	32875.73
O.S. 2	0.27	11874.05
O.S. 3	0.56	24300.00
O.S. 4	0.46	19827.31
O.S. 5	33.94	1478622.52
O.S. 6	4.44	193410.67
O.S. 7	0.13	5705.74
O.S. 8	1.63	71124.72



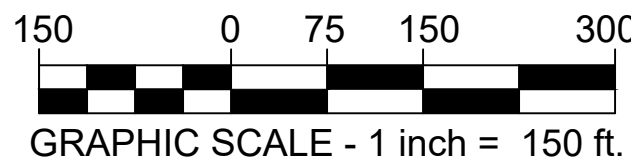
PERVIOUS AREA: 78.3 AC.

IMPERVIOUS AREA: 20.4 AC.

BENCH MARK SHOWN IS BASED ON
TENNESSEE STATE PLANE, NAD 83 DATUM

CONSTRUCTION SCHEDULE:

PHASE 1: JAN 2023 - JAN 2024
PHASE 2: JAN 2024 - JAN 2025
PHASE 3: JAN 2025 - JAN 2026



OVERALL
PRELIMINARY
PLAT

PP2.0

LSC 21001

PRELIMINARY PLAT NOTES:

- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.

* - DENOTES DUPLEX BUILDING TYPE

SITE DATA:

SETBACKS

FRONT: 25'
SIDE: 8', 20' CORNER
REAR: 25', 20' ON ALLEY

LOT TYPES

40' LOT: 28
50' LOT: 35
65' LOT: 54
100' LOT: 30
DUPLEX: 19 (38 UNITS)

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

TOTAL AREA: 98.7 AC.

LOT AREA: 41.6 AC.

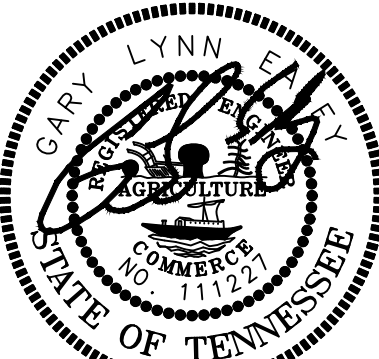
OPEN SPACE AREA: 42.2 AC.

ROW AREA: 14.9 AC.

TOTAL LOTS: 166

TOTAL UNITS: 185

GROSS DENSITY: 1.87 UNITS/ACRE



6/21/2022

ISLAND
SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD

COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

- PLAN DATED JUNE 21, 2022

JIMMIE L. MANIRE ET UX
MAP 74, PARCEL 38
BOOK R1458, PAGE 776

LONNIE R ABEL
MAP 74, PARCEL 33.09
BOOK R1648, PAGE 637

AYNE KEITH
ARCEL 33.12
67, PAGE 130

BOOK R2677, PAGE 948
(FORMERLY MCCOY BOOK 581, PAGE 521)

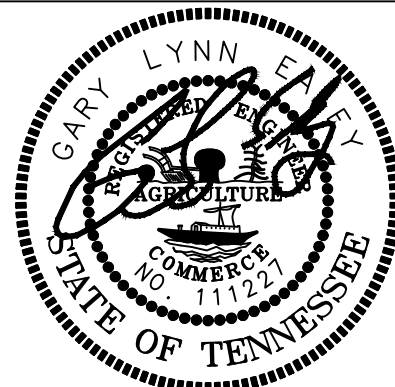
CITY OF COLUMBIA
MAP 91, PARCEL 14.03
BOOK R2448, PAGE 927

PRELIMINARY PLAT NOTES:

- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.

LOT AREA TABLE		
LOT #	ACRES	SF
17	0.35	15123.12
18	0.35	15109.11
19	0.36	15696.49
20	0.41	17833.45
21	0.59	25876.50
22	0.47	20261.02
23	0.40	17557.16
24	0.37	15942.01
25	0.36	15746.04
26	0.38	15640.73
27	0.43	18905.44
28	0.38	16521.97
29	0.39	16780.17
30	0.47	20349.61
31	0.14	6250.00
32	0.14	6250.00
33	0.14	6250.00
34	0.14	6250.00
35	0.14	6250.00
36	0.14	6250.00
37	0.19	8240.87
38	0.17	7481.75
39	0.15	6400.00
40	0.15	6400.00
41	0.15	6640.91
42	0.16	7003.65
43	0.16	7003.65
44	0.16	7003.65
45	0.16	7003.65
46	0.15	6510.07
47	0.15	6420.77
48	0.19	8340.30
49	0.32	13975.96
50	0.32	13901.63
51	0.29	12718.64
52	0.29	12550.00
78	0.15	6740.87
79	0.11	5000.00
80	0.11	5000.00
81	0.11	5000.00
82	0.11	5000.00
83	0.15	6740.91
84	0.27	11556.75
85	0.29	12611.18
86	0.38	16650.63
115	0.19	8292.16
116	0.19	8292.16
117	0.18	8031.62
118	0.18	7800.00

LOT AREA TABLE		
LOT #	ACRES	SF
119	0.18	7800.00
120	0.18	7800.00
121	0.18	7800.00
122	0.18	7800.00
123	0.20	8886.13
124	0.21	9177.90
125	0.18	7973.27
126	0.18	7800.00
127	0.24	10427.43
128	0.22	9693.84
129	0.20	8874.46
130	0.19	8125.00
131	0.19	8125.00
132	0.19	8125.00
133	0.20	8583.82
134	0.20	8905.72
135	0.20	8905.72
136	0.22	9729.84
137	0.28	12215.67
138	0.29	12591.16
139	0.22	9497.32
140	0.23	9832.65
141	0.25	10700.51
142	0.27	11568.37
143	0.29	12436.24
144	0.29	12449.89
145	0.26	11345.13
146	0.24	10357.16
147	0.26	11274.39
148	0.31	13705.37
149	0.24	10260.18
150	0.20	8571.75
151	0.16	6800.00
152	0.16	6800.00
153	0.16	6800.06
154	0.16	6853.21
155	0.17	7300.12
156	0.16	7079.03
157	0.16	7135.64
158	0.16	7001.61
159	0.16	6780.23
160	0.15	6450.78
161	0.14	5979.93
162	0.21	8993.58
163	0.17	7190.92
164	0.17	7190.92
165	0.20	8740.29
166	0.20	8740.39



6/21/2022

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATES: JUNE 21, 2022

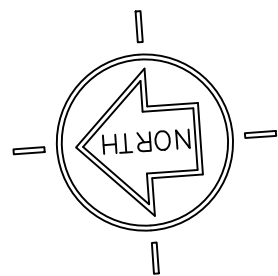
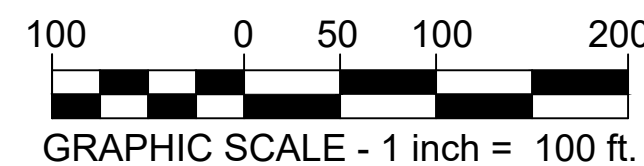
PRELIMINARY
PLAT

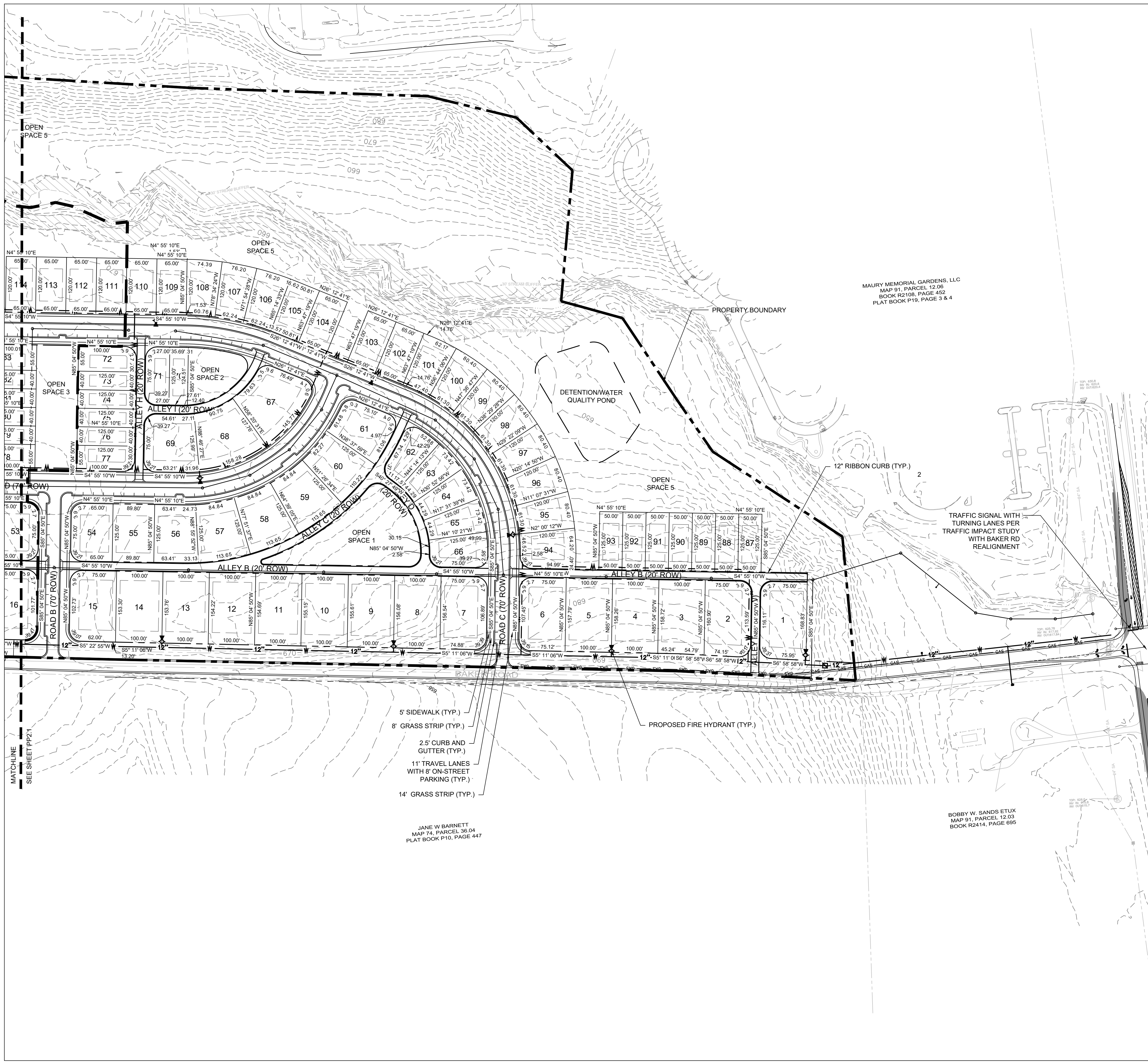
PP2.1

LSC 21001



Know what's below.
Call before you dig.





PRELIMINARY PLAT NOTES:

1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
3. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.

LOT AREA TABLE		
LOT #	ACRES	SF
1	0.38	16445.43
2	0.37	15990.56
3	0.37	15942.32
4	0.36	15848.89
5	0.36	15802.52
6	0.36	15489.34
7	0.35	15407.61
8	0.36	15630.95
9	0.36	15584.58
10	0.36	15538.21
11	0.36	15491.84
12	0.35	15445.47
13	0.35	15399.10
14	0.35	15352.73
15	0.34	15027.67
54	0.25	10981.75
55	0.26	11225.00
56	0.26	11542.50
57	0.28	12405.68
58	0.28	12405.68
59	0.28	12405.68
60	0.28	12030.90

LOT AREA TABLE		
LOT #	ACRES	SF
61	0.28	12083.07
62	0.18	7811.00
63	0.17	7356.76
64	0.17	7356.76
65	0.17	7356.76
66	0.19	8188.11
67	0.39	17131.21
68	0.36	15835.33
69	0.32	13927.02
70	0.11	4998.05
71	0.14	6231.75
72	0.15	6740.87
73	0.11	5000.00
74	0.11	5000.00
75	0.11	5000.00
76	0.11	5000.00
77	0.15	6740.87
78	0.14	6250.00
79	0.14	6250.00
80	0.14	6250.00
81	0.14	6250.00

LOT AREA TABLE		
LOT #	ACRES	SF
92	0.14	6250.00
93	0.14	6250.00
94	0.22	9627.52
95	0.20	8501.72
96	0.20	8501.72
97	0.20	8501.72
98	0.20	8501.72
99	0.20	8501.72
100	0.20	8501.72
101	0.19	8345.75
102	0.18	7800.00
103	0.18	7800.00
104	0.18	7800.00
105	0.18	7908.71
106	0.19	8306.22
107	0.19	8306.22
108	0.19	8293.41
109	0.18	7800.00
110	0.18	7800.00
111	0.18	7800.00
112	0.18	7800.00



HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:
- PLAN DATES: JUNE 21, 2022

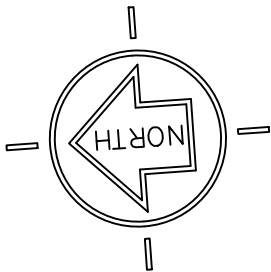
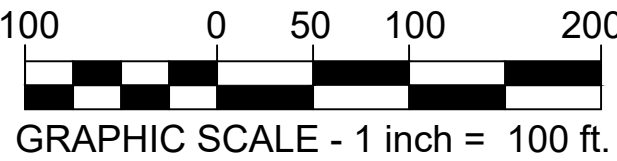
PRELIMINARY
PLAT

PP2.2

LSC 21001



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October 1, 2022

MEMORANDUM OF UNDERSTANDING

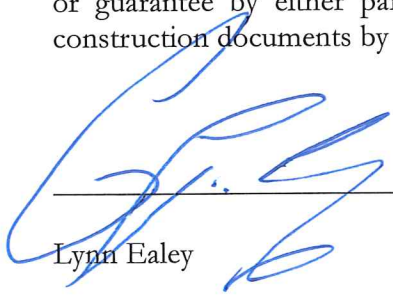
RE: Baker Road Improvements

On May 12, 2022 the City of Columbia approved the annexation and zoning of the 98 acre property at Maury County Tax Map 74, Parcel 37.00, for development of a residential community know as Heritage Green Subdivision. This property is north and adjacent to property owned by Mr. and Mrs. Bobby Sands at 521 Bear Creek Pike in Columbia, Tennessee.

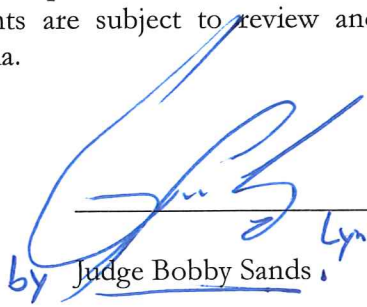
During review of the annexation and zoning of the Heritage Green property, Mr. Lynn Ealey represented the ownership group that has purchased the property. Mr. Ealey and Mr. Sands have met on multiple occasions, during and after the City's annexation, to discuss requirements of the City of Columbia for roadway and utility improvements to Baker Road. These improvements are based on a traffic study prepared by a licensed engineer and found to be needed based on existing conditions and traffic counts, with or without future development of the Heritage Green project. Therefore, Mr. Ealey and Mr. Sands have worked together to produce a plan that is mutually beneficial to all parties involved to allow many of these public improvements to occur.

Attached is an exhibit that generally depicts the existing and proposed improvements, as they relate to Mr. Sands property, that Mr. Sands and Mr. Ealey have mutually agreed upon. These improvements include, but are not necessarily limited to, new pubic right-of-way, abandonment of existing public right-of-way, construction of new public roadway, construction of new public utilities, construction of new water and sewer services to Sand properties on each side of new roadway.

This memorandum of understanding is intended to provide the City that there is a mutually agreeable plan between parties to construct these improvements as was expected with the annexation and zoning of the Heritage Green property. Further action is required for the abandonment and dedication associated with the improvements. This MOU is not a contract or guarantee by either party. All improvements are subject to review and approval of construction documents by the City of Columbia.

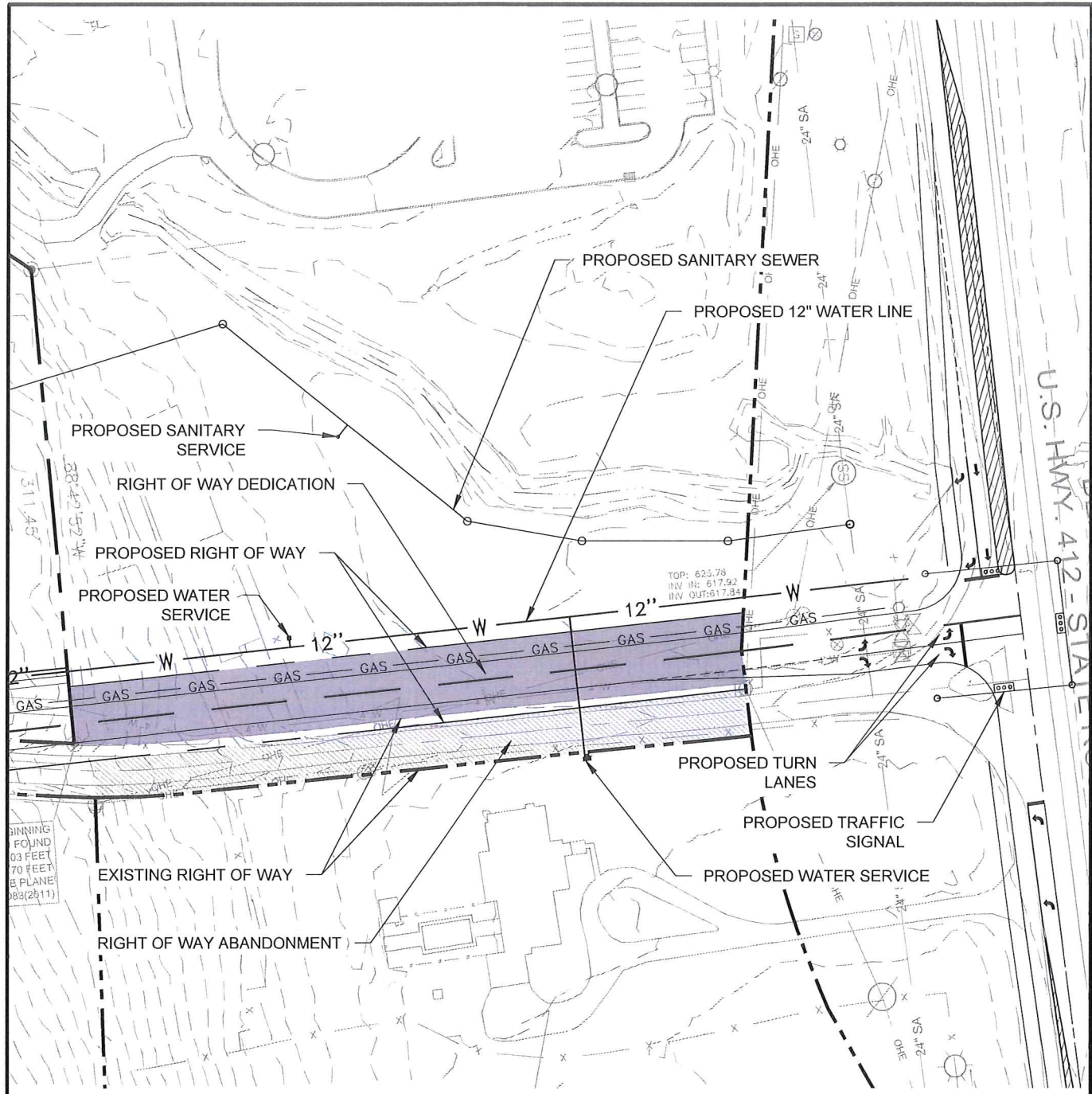


Lynn Ealey

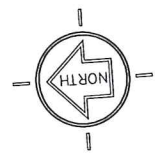


by Judge Bobby Sands

Lynn Ealey as authorized



	RIGHT OF WAY DEDICATION	19,677 SF
	RIGHT OF WAY ABANDONMENT	12,417 SF



GRAPHIC SCALE - 1 inch = 100 ft.

LS LAND SOLUTIONS
 2925 Berry Hill Drive, Nashville, TN 37204

SANDS PROPERTY EXHIBIT
 PRELIMINARY PLANS
 PARCEL 37.00 ON TAX MAP 74
 626 BAKER ROAD
 COLUMBIA, MAURY COUNTY, TENNESSEE

SANDS PROPERTY
 EXHIBIT
EX8.0



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

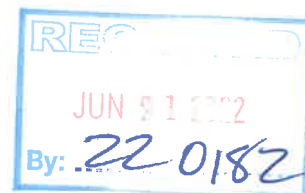
** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	Heritage Green Preliminary Plat - 626 Baker Rd		
	TAX MAP: 74	GROUP:	PARCEL: 37
SUMMARY OF NATURE OF REQUEST AND WORK	185 single family lots in 3 phases with accompanying road and utility infrastructure on Baker Road.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	Pre-application meetings are scheduled for Wednesdays.
---	--

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> ☒ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan + Checklist ☐ PUD Final Site Plan + Checklist ☐ Multi-Family Site Plan ☐ Other: <i>*File naming nomenclature examples: Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat</i>	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Heritage Green - 3 Phases ☒ Total Number of Lots 185 ☒ Total acreage 98.7 AC

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



APPLICANT

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

NAME	Lynn Ealey, PE	PHONE	615-712-7497
ADDRESS	2925 Berry Hill Dr, Nashville, TN 37204	EMAIL	lynn@landsolutionsco.net

PROPERTY OWNER NAME	Green Trails, LLC	PHONE	615-397-4513
ADDRESS	2925 Berry Hill Dr, Nashville, TN 37204	EMAIL	rick@deckbar.com

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

Lynn Ealey
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

6/20/2022
DATE

Green Trails, LLC
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

6-20-2022
DATE

STAFF USE ONLY

DOCKET NO.	22 0187	FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

CONTACT INFORMATION

Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION

NUMBER

22-0280

APPLICANT/OWNER

Garry M. Batson / David McGowan

MEETING DATE

N/A

PROPERTY ADDRESS/LOCATION

Arden Village 209 & 210 A / Tax Map 51 Parcel 2

PROJECT DESCRIPTION: (Arden Village Master Plan PUD Revision)

The applicant is requesting a Planned Unit Development modification for the approval of a three-story (3,640 GSF) live work flex building located within an existing Planned Unit Development. This revision is from an earlier submittal that was approved on December 10th, 2020 that indicated a Phase 2 plan for a dedicated retail area. This site plan changes eliminates the retail section to include multi-family with ground floor retail only. Overall façade materials consist of fiber cement board with a brick base and facade. The proposal utilizes a decorative cornice with detailed brick soldiering and trim work above window units.



EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
PUD	Proposed Mixed Use	PUD/ Multi-Family Residential	3 story multi-use building with ground floor commercial.	N/A

COMPATIBILITY with the COMPREHENSIVE PLAN:

Suburban Corridor This future land use is characterized by a mix of residential, commercial, and office uses that traverse through rural and urban settings.

PROPERTY HISTORY:

20-0239. (December 10th, 2020) Request from David McGowan Jr. for Arden Village master site plan revision for the construction of 2 multi-family buildings with 3500 SF site for future retail. Approved.



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

This master plan revision is for the construction of two multi-family buildings on a CEG PUD zoned parcel. The first building will consist of 27 units and be three stories tall fronting Nashville Highway. The façade materials will be a combination of brick and hardie board. The additional 21-unit three-story multi-family building located at the SW corner of the property will be located in a L shape design and consist of hardie board and brick.



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	ARDEN VILLAGE Drive		
	TAX MAP: 51	GROUP: —	PARCEL: 2
SUMMARY OF NATURE OF REQUEST AND WORK	Revision to Building "A" AREA II CHANGE in Use From OFFICE/RESTAURANT/RETAIL TO Residential / OFFICE / Retail		

DATE OF PRE-APPLICATION CONFERENCE	Oct. 5 2022	Pre-application meetings are scheduled for Wednesdays.
------------------------------------	-------------	--

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☒ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other: ARDEN Village Site Plan	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) ARDEN Village Arco II ☐ Total Number of Lots ☐ Total acreage 44.69 Ac

**File naming nomenclature examples:*

Freedom Point Site Plan

Freedom Point Master Plan

Freedom Point Final Plat

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

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

APPLICANT

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

NAME	GARRY Batson	PHONE	615-424-4940
ADDRESS	401 Hollow Spring Ct.	EMAIL	batsonengmeeting@comcast.net

PROPERTY OWNER NAME	David McGowan	PHONE	(615) 533-5566
ADDRESS	7376 Althorp Way Nashville TN 37211	EMAIL	david.mcgowan@regenthomes-tx.com

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

Garry M. Batson
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

Oct 12, 2022
DATE

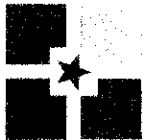
David McGowan
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

10/14/22
DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



Preliminary Plat, Site Development Plan, and PUD Checklist

Development: ARCOV Village SITE PLAN AREA II PHASE II
BUILDING A

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.



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.



PUD Specific Items

- ☐ Legal Description of Property
- ☐ Owner's Affidavit
- ☐ List of all variances 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

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:

Garry M. Batson
Print Name

Garry M. Batson
Signature

10/13/22
Date

Variance

Common Yard

Porch

Side Setback

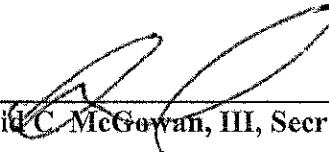
Ceiling

Facade Glazing

CERTIFICATION

I, David C. McGowan, III, Secretary of ARDEN VILLAGE II, LLC, a Tennessee limited liability company, duly organized and existing under the laws of the State of Tennessee, does hereby certify that the foregoing is a true and correct copy of certain resolutions duly adopted by the Members of said Limited Liability Company by consent action, said resolutions have been entered on the Minute Book of this Limited Liability Company, and that the same are in conformity with the Articles of Organization and the Operating Agreement of said Limited Liability Company and have not been modified or rescinded.

This 17 day of October, 2022.



David C. McGowan, III, Secretary

**RESOLUTION OF THE MEMBERS
OF
ARDEN VILLAGE II, LLC**

RESOLVED, by the undersigned, being all of the members of **ARDEN VILLAGE II, a Tennessee Limited Liability Company ("Limited Liability Company")**, do hereby make the following resolutions by action on written consent in lieu of a meeting of the members as is permitted by the Operating Agreement; and

WHEREAS, the Limited Liability Company desires to designate David C. McGowan, Jr., as Chief Manager to execute on behalf of the Limited Liability Company, included but not limited to plats, easements, sale contracts, contract addendums, extensions, agreements, deeds, 1099's, lien affidavits and any and all other legal documents required or necessary to be signed by the Limited Liability Company for any real property owned by the Limited Liability Company.

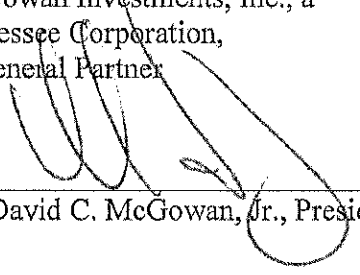
RESOLVED, further, that the execution of said legal documents shall be fully binding upon this Limited Liability Company.

IN WITNESS WHEREOF, the undersigned members, have signed their names as of the ____ day of October, 2022.

MEMBERS:

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

By: McGowan Investments, Inc., a
Tennessee Corporation,
its General Partner

By: 

David C. McGowan, Jr., President

SITE DEVELOPMENT PLANS FOR ARDEN VILLAGE "PHASE 2" BUILDING A LOTS 209 & 210 COLUMBIA, TENNESSEE

CONSTRUCTION DOCUMENTS

RESOURCE LIST

PROPERTY OWNER:

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
PHONE: (615) 333-9000

DEVELOPMENT COMPANY:

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
PHONE: (615) 333-9000

CIVIL ENGINEER:

BATSON & ASSOCIATES ENGINEERING, INC.
5150 REMINGTON DRIVE
BRENTWOOD, TN 37027
PHONE: (615) 424-4840
FAX: (615) 370-9363

LAND SURVEYOR:

JAMES D. WEBB, PE, RLS
223 EAST JAMES CAMPBELL BOULEVARD
COLUMBIA, TN 38401
PHONE: (931) 388-2329
FAX: (931) 381-6106

UTILITY COMPANIES:

ELECTRIC:

COLUMBIA POWER AND WATER
P.O. BOX 379
201 PICKENS LANE
COLUMBIA, TN 38402
(931) 388-4833
CONTACT: BILL JACKSON, CHIEF ENGINEER

WATER & SANITARY SEWER:

COLUMBIA WASTEWATER SYSTEMS
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 388-2419
CONTACT: KELLY POWELL, SUPERINTENDENT

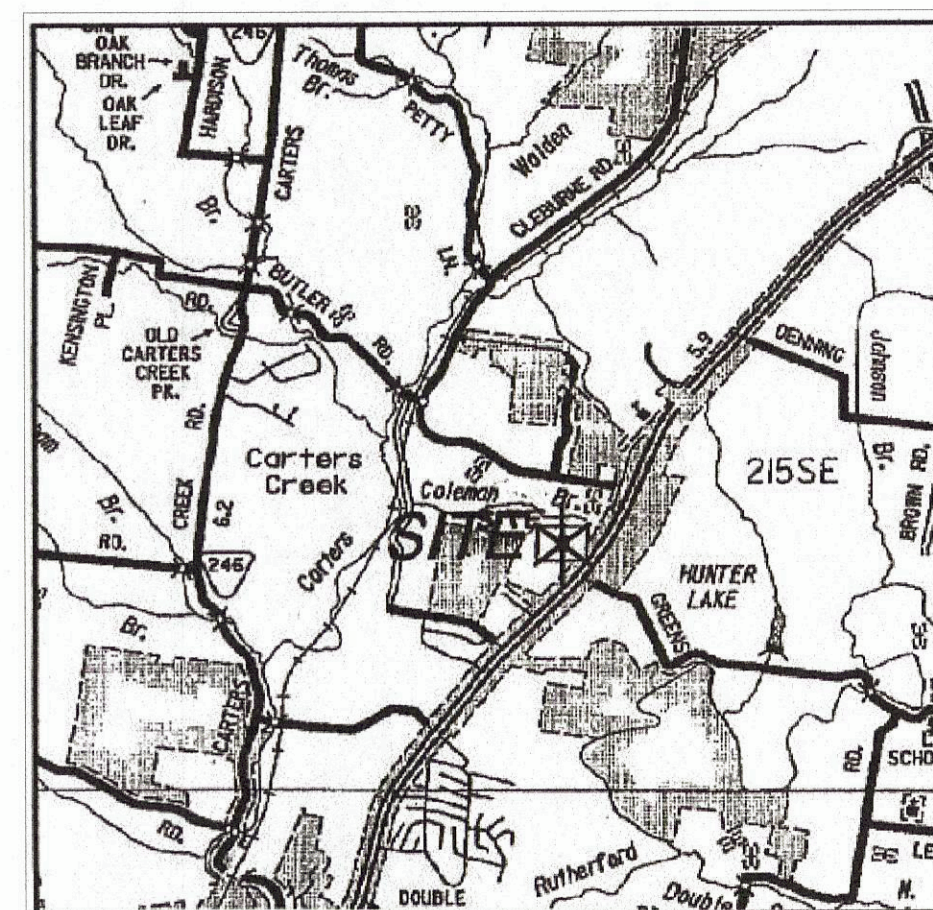
NATURAL GAS:

UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(913) 388-9135
CONTACT: TIM BROWN

TELEPHONE:

BELLSOUTH
FOR ENGINEERING:
PARSONS TELECOM
904 SOUTH HIGH STREET
COLUMBIA, TENNESSEE 38401
(931) 380-3441
CONTACT: DANNY LASATER,
SPECIALIST, O.S.P.E.

FOR CONSTRUCTION:
757 ARMSTRONG LANE
COLUMBIA, TENNESSEE 38401
(931) 388-7393
CONTACT: GYNN RICE,
SUPERVISOR OF CONSTRUCTION



VICINITY MAP NOT TO SCALE
MAP: 51 PARCEL: 2
3rd CIVIL DISTRICT



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

ISSUE DATE:
REVISED:

SHEET INDEX

- C-1 LAYOUT PLAN
- C-2 AUTOTURN PLAN
- C-3 GRADING & DRAINAGE PLAN
- C-4 S.W.P.P.P. STAGE 1
- C-5 S.W.P.P.P. STAGE 2
- C-6 S.W.P.P.P. STAGE 3
- C-7 UTILITY PLAN
- C-8 STANDARD WATER & SEWER DETAILS
- C-9 STANDARD DETAILS
- C-10 STANDARD DETAILS
- C-11 FIRE SAFETY ACCESS PLAN
- L1.0 LANDSCAPE PLAN
- L1.1 LANDSCAPE NOTES

BUILDING "B"

APARTMENT UNIT NUMBERS PLAN
AG04 UNIT MATRIX AND ADDRESSING PLAN

FIRE SPRINKLER PLANS
FP001 COVER SHEET
FP100 SITE PLAN
FP101 FIRST FLOOR PLAN
FP102 SECOND FLOOR PLAN
FP103 THIRD FLOOR PLAN
FP501 DETAILS
FP502 DETAILS

FIRE ALARM PLANS
E001 COVER SHEET
E002 SPECIFICATIONS
E003 SPECIFICATIONS
E100 SITE PLAN
E101 FIRST FLOOR PLAN - POWER & SYSTEMS
E102 SECOND FLOOR PLAN - POWER & SYSTEMS
E103 THIRD FLOOR PLAN - POWER & SYSTEMS
E104 ROOF PLAN - POWER & SYSTEMS
E201 FIRST FLOOR PLAN - LIGHTING
E202 SECOND FLOOR PLAN - LIGHTING
E203 THIRD FLOOR PLAN - LIGHTING
E401 ENLARGED UNIT PLANS
E501 DETAILS
E502 DETAILS
E601 DIAGRAMS & SCHEDULES
E602 DIAGRAMS & SCHEDULES
E603 SCHEDULES

BUILDING "C"

APARTMENT UNIT NUMBERS PLAN
AG04 UNIT MATRIX AND ADDRESSING PLAN

FIRE SPRINKLER PLANS
FP001 COVER SHEET
FP100 SITE PLAN
FP101 FIRST FLOOR PLAN
FP102 SECOND FLOOR PLAN
FP103 THIRD FLOOR PLAN
FP501 DETAILS
FP502 DETAILS

FIRE ALARM PLANS
E001 COVER SHEET
E002 SPECIFICATIONS
E003 SPECIFICATIONS
E100 SITE PLAN
E101 FIRST FLOOR PLAN - POWER & SYSTEMS
E102 SECOND FLOOR PLAN - POWER & SYSTEMS
E103 THIRD FLOOR PLAN - POWER & SYSTEMS
E104 ROOF PLAN - POWER & SYSTEMS
E201 FIRST FLOOR PLAN - LIGHTING
E202 SECOND FLOOR PLAN - LIGHTING
E203 THIRD FLOOR PLAN - LIGHTING
E401 ENLARGED UNIT PLANS
E501 DETAILS
E502 DETAILS
E601 DIAGRAMS & SCHEDULES
E602 DIAGRAMS & SCHEDULES
E603 SCHEDULES

[illegible]

- FUTURE RESERVED PARKING SPACES**
MAX. 4 PARKING SPACES

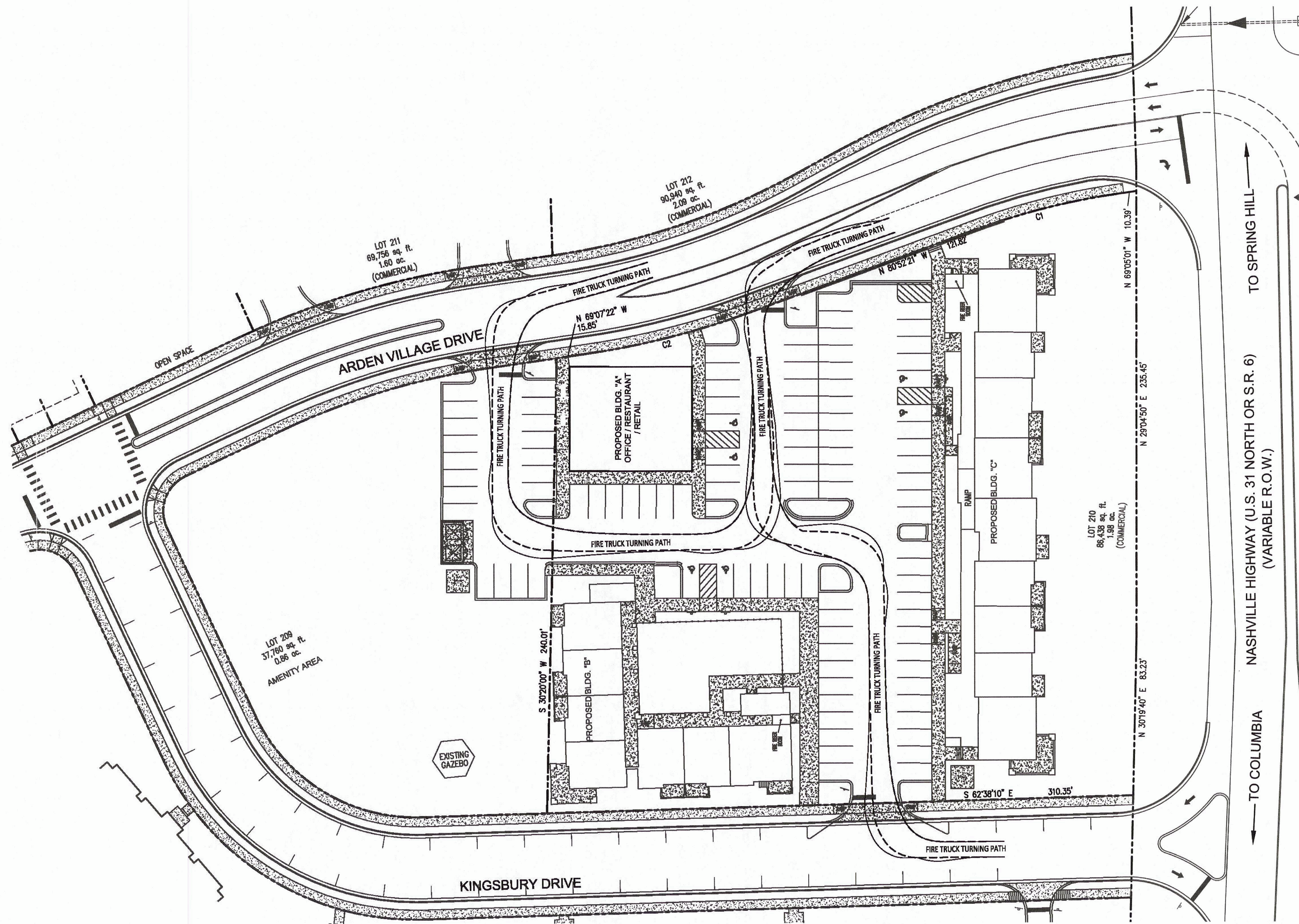
ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN

DESCRIPTION	DATE

PROJECT NO.
DATE
DRAWN BY BH
CHECKED BY

LAYOUT PLAN

C-1

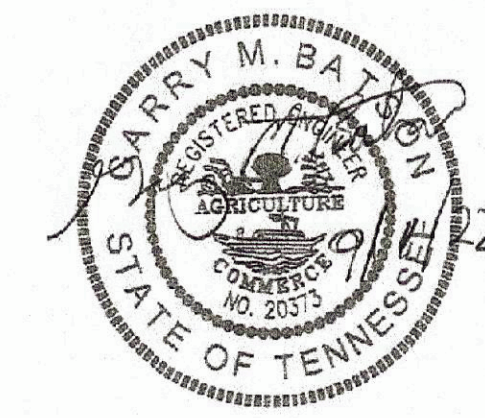


AUTO TURN SOFTWARE:
AUTODESK VEHICLE TRACKING

COLUMBIA TN FIRE TRUCK
- APPARATUS SPECIFICATIONS
NUMBER OF FRONT AXLES = 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 1
REAR TRACK WIDTH = 8'
WHEEL BASE = 22'
BODY LENGTH = 52'
WIDTH = 8.75'
REAR OVERHANG = 22'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 45'-1"
-DESIGN SPEED (NO LESS THAN 5MPH); 5MPH

LEGEND

— TOWER 2 FIRE TRUCK BODY
--- TOWER 2 FIRE TRUCK TIRES



CONSTRUCTION
DOCUMENTS

ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

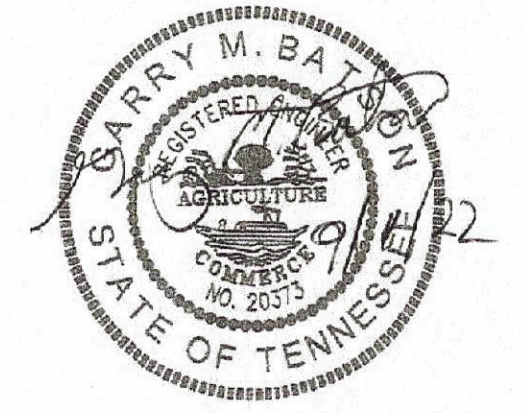
AUTOTURN
PLAN

C-2



BATSON & ASSOCIATES
Civil Engineering Consultants

401 HOLLOW SPRINGS DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363
batsonengineering@comcast.net



ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN

DESCRIPTION	DATE

PROJECT NO. _____
DATE _____
DRAWN BY BH
CHECKED BY _____

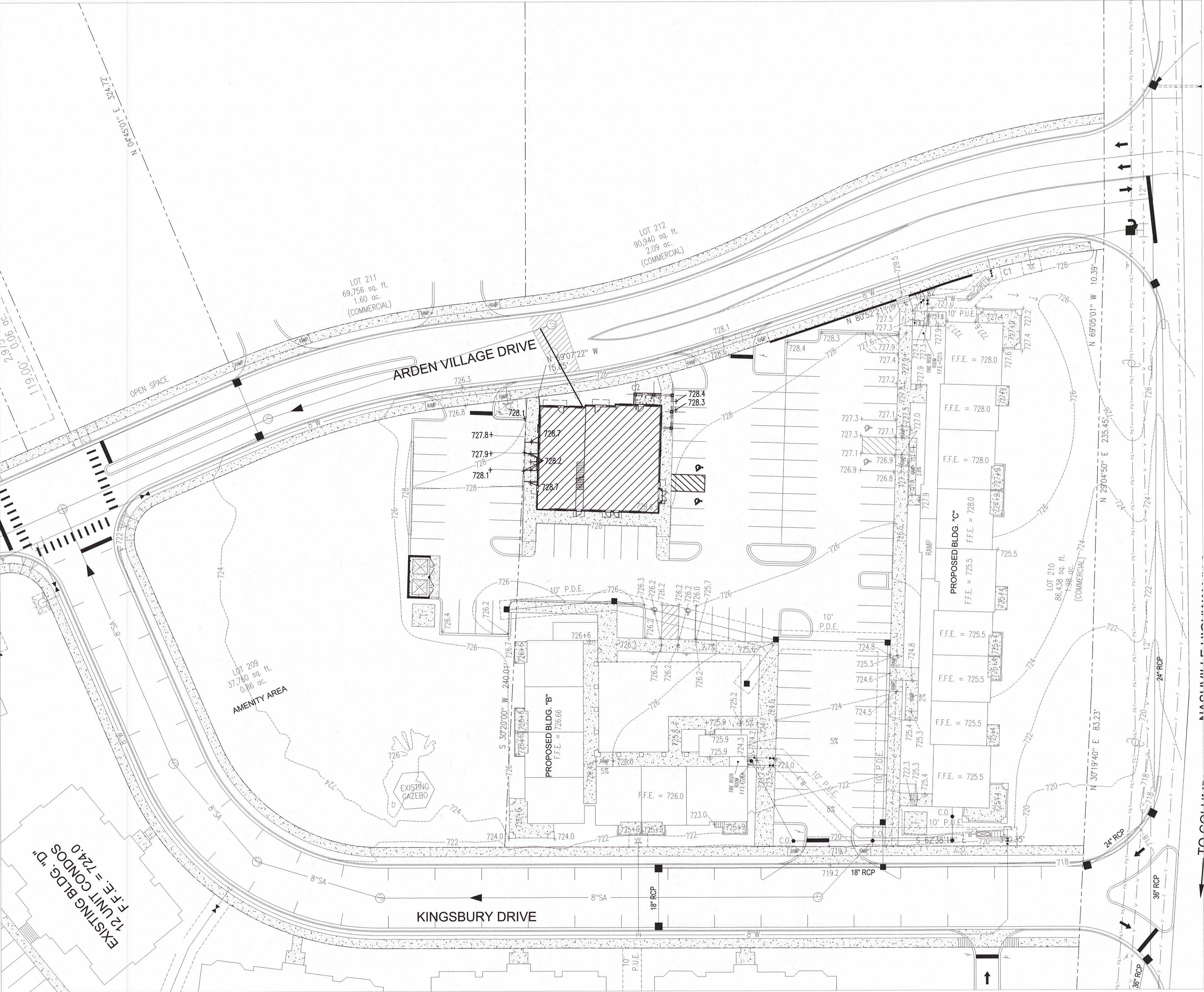
GRADING & DRAINAGE
PLAN

C-3

SHEET 1 OF 1

GENERAL GRADING AND EROSION CONTROL NOTES

- ALL SLOPES TO BE 3:1 OR FLATTER UNLESS NOTED OTHERWISE. HERON, ALL SLOPES STEEPER THAN 3:1 WILL REQUIRE PERMANENT GEOTEXTILE STABILIZATION.
- THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED CIVIL ENGINEERING PRACTICES FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE DEVELOPER AT THIS TIME. HOWEVER, NEITHER BATSON & ASSOCIATES, INC. NOR ITS PERSONNEL CAN OR DO WARRANT THESE PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC INSTANCES WHERE THE ENGINEER PERFORMS FIELD INSPECTION AND CONTROL OF CONSTRUCTION TEMPORARILY ON SITE.
- THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE TENNESSEE ONE CALL AND/OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF COLUMBIA STREET DEPARTMENT AND SHALL CONFORM TO CITY SPECIFICATIONS. STATE HIGHWAY US 31N TO BE CONSTRUCTED TO TDOT STANDARDS.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PROPOSED.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED IN LOCATIONS DESIGNATED BY THE OWNER, AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6". (CHECK GEOTECHNICAL STUDY)
- ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
- MULCH AND SEED ALL GRADED AREAS AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
- CONSTRUCT ALL SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
- REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.
- CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% OBSTRUCTED BY SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
- REMOVE ALL TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY ONCE A HEARTY SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON THE SITE.
- SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
- ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- FILL MATERIAL, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.



GRADING AND
DRAINAGE PLAN

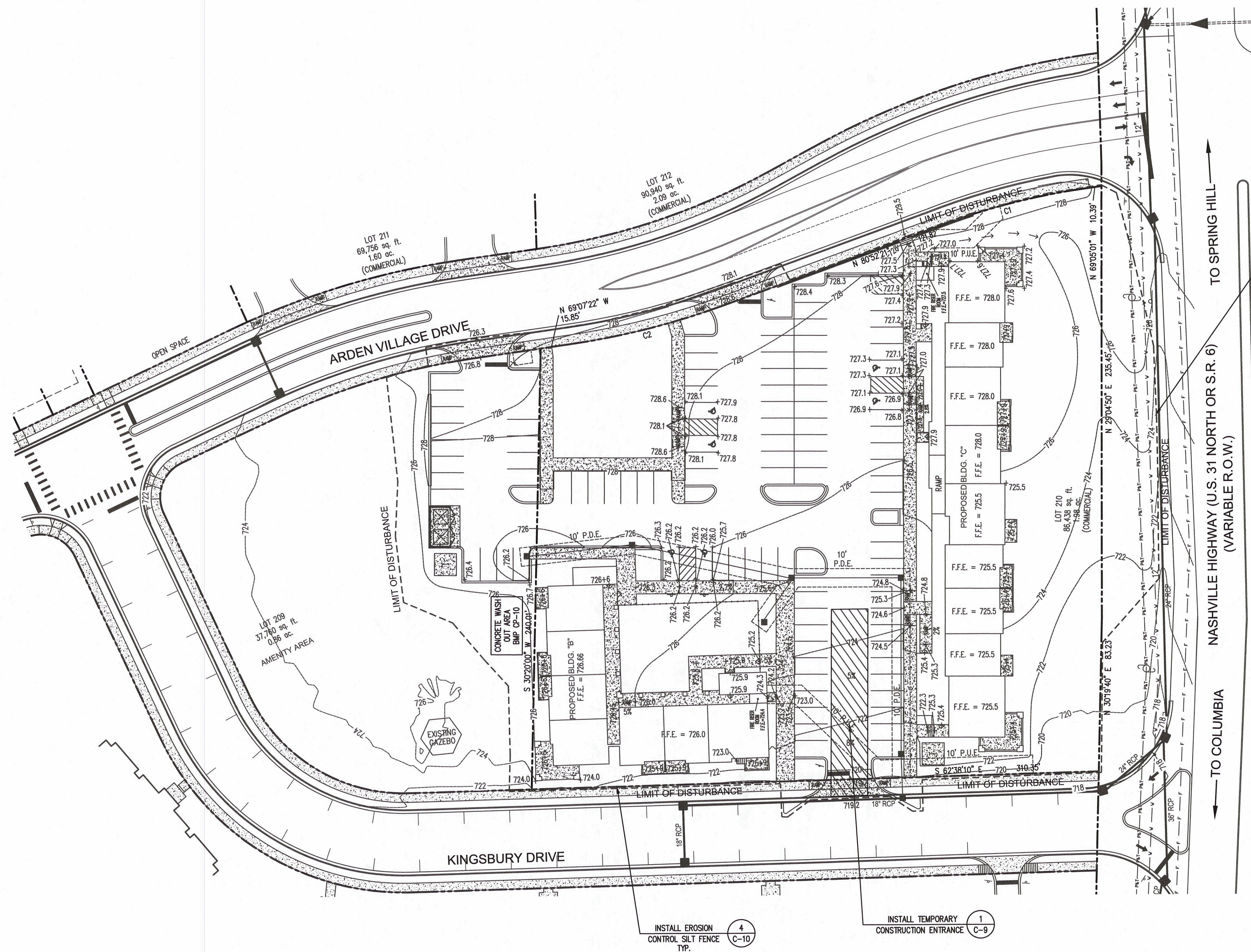
SCALE: 1" = 30'





BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



INSTALL EROSION
CONTROL SILT FENCE
TYP. 4 C-10

PRE CONSTRUCTION ESPC
INSTALL SILT FENCE.
INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
LOCATE & INSTALL CONCRETE WASH OUT AREA BMP CP-10

THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE
ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5
YR, 24 HOUR STORM EVENT
THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON
P.E. AND LEVEL 1 ESPC
A SITE ASSESSMENT WILL BE PERFORMED WITHIN 30 DAYS OF
CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE
THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF
THE SITE. THE VERIFICATION WILL VERIFY INSTALLATION,
FUNCTIONALITY AND PERFORMANCE OF THE ESPC MEASURES
AS DESCRIBED IN THE SWPPP AND THE ESPC SHEETS. PLANS
WILL BE UPDATED IF REQUIRED.

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2" LOTS 209 & 210 COLUMBIA, TN

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE

PROJECT NO. -
DATE -
DRAWN BY NN
CHECKED BY GMB

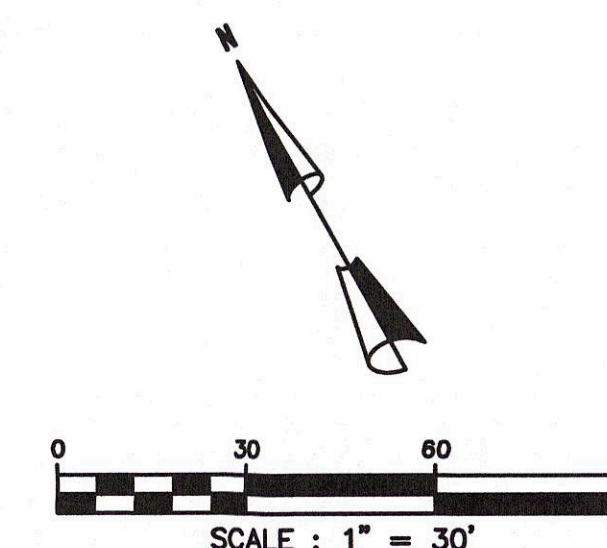
S.W.P.P.P.
STAGE 1
PLAN

C-4

SHEET 4 OF 11

LEGEND

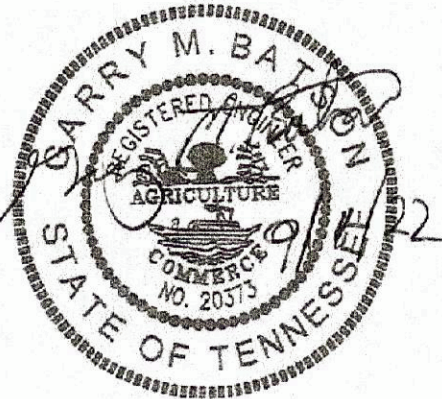
—SILT FENCE





BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



CONSTRUCTION
DOCUMENTS

ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

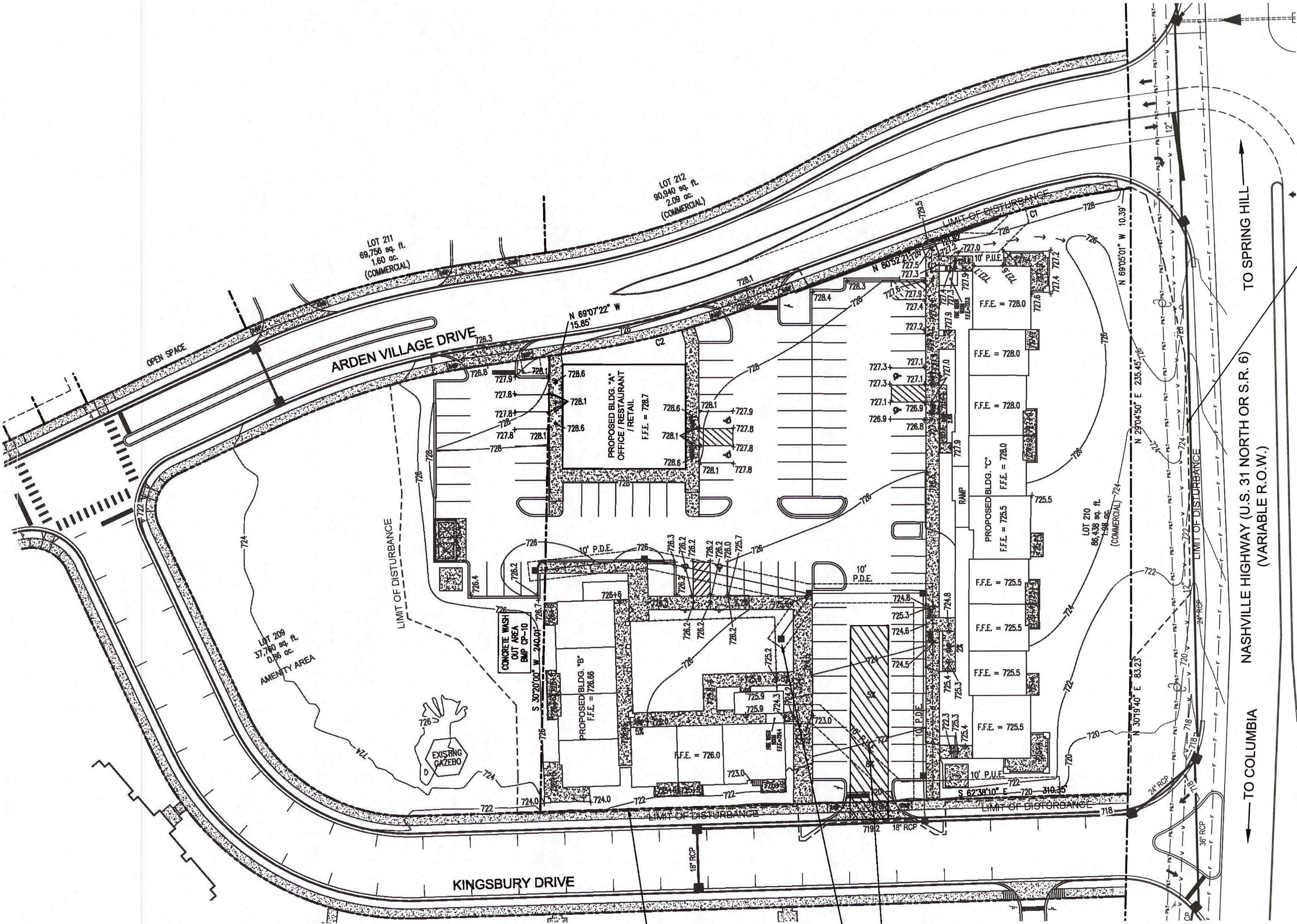
DESCRIPTION DATE

PROJECT NO. -
DATE -
DRAWN BY NN
CHECKED BY GMB

S.W.P.P.P.
STAGE 2
PLAN

C-5

SHEET 5 OF 11



DURING CONSTRUCTION ESPEC
SILT FENCE MAY HAVE TO BE RELOCATED AS GRADING IS ONGOING
DURING CONSTRUCTION.
INLET PROTECTION INSTALLED DURING CONSTRUCTION AS THE INLETS &
AREA DRAINS ARE INSTALLED.

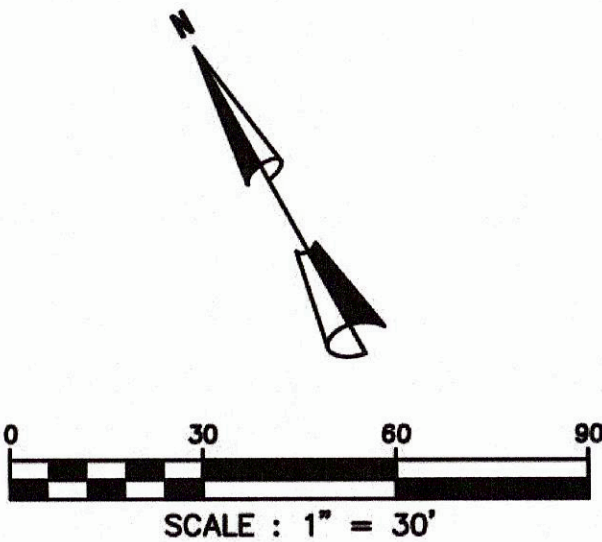
CONTRACTOR IS REQUIRED TO PROVIDE AN AREA FOR CONCRETE
WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH BMP CP-10
& CP-13, RESPECTIVELY. THE CONTRACTOR SHALL COORDINATE THE
EXACT LOCATION WITH THE NPDES DEPARTMENT DURING THE
PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S
DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING
MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY
CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND
/ OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE
ESPC PLAN.

WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS
NEAR COMPLETION WHEN GRASS IS PLANTED TO PREVENT
CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER
QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING
CONSTRUCTION. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW
ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF COLUMBIA
BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE
ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5
YR, 24 HOUR STORM EVENT
THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON
P.E. AND LEVEL 1 ESPC
A SITE ASSESSMENT WILL BE PERFORMED WITHIN 30 DAYS OF
CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE
THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF
THE SITE. THE VERIFICATION WILL VERIFY INSTALLATION,
FUNCTIONALITY AND PERFORMANCE OF THE ESPC MEASURES
AS DESCRIBED IN THE SWPPP AND THE ESPC SHEETS. PLANS
WILL BE UPDATED IF REQUIRED.

LEGEND

- SILT FENCE
- INLET PROTECTION
- 700+0 PROPOSED CONTOUR LINE AND ELEVATION
- 700+0 SPOT ELEVATION





BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



CONSTRUCTION
DOCUMENTS

ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

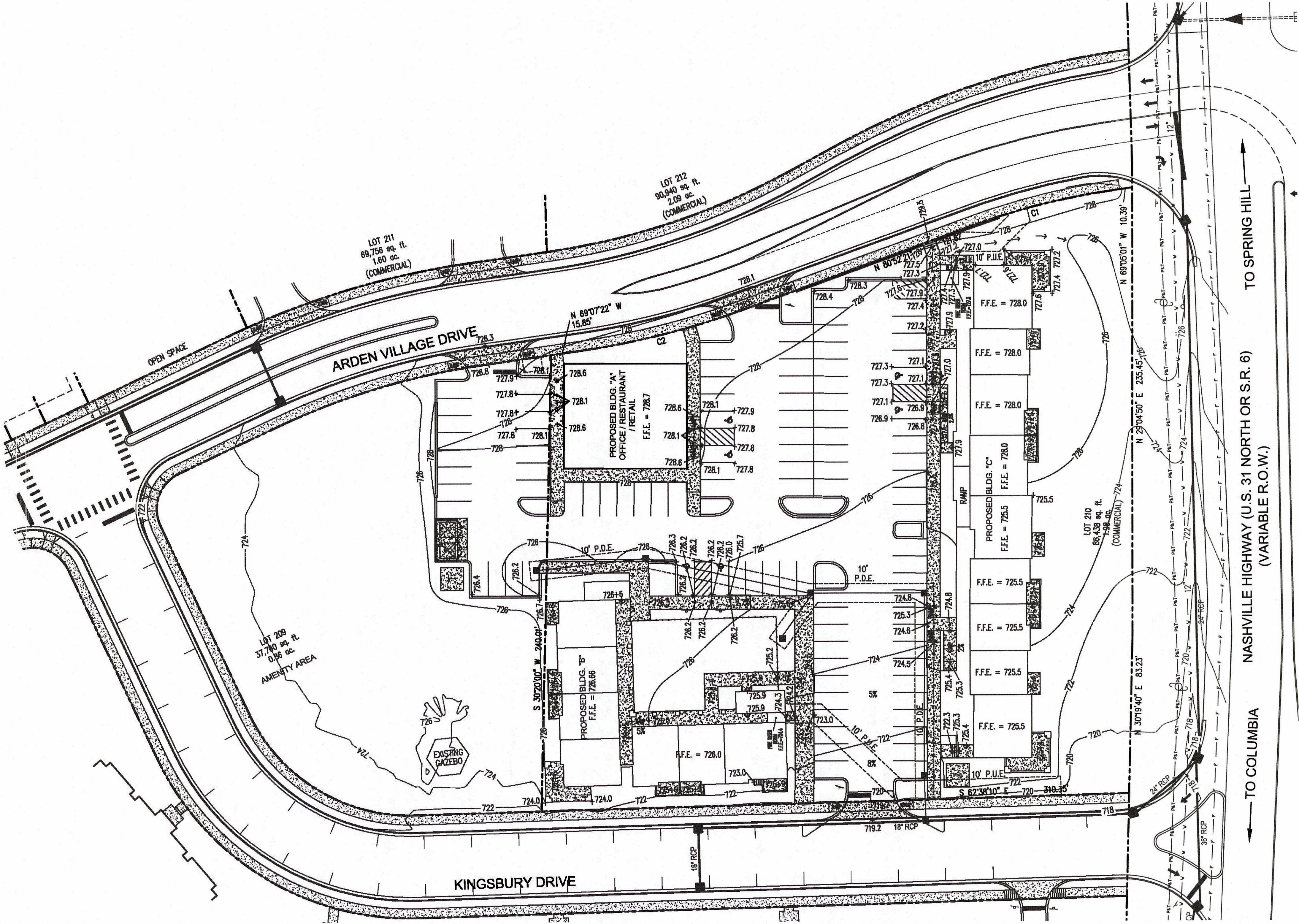
DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

S.W.P.P.P.
STAGE 3
PLAN

C-6

SHEET 6 OF 11

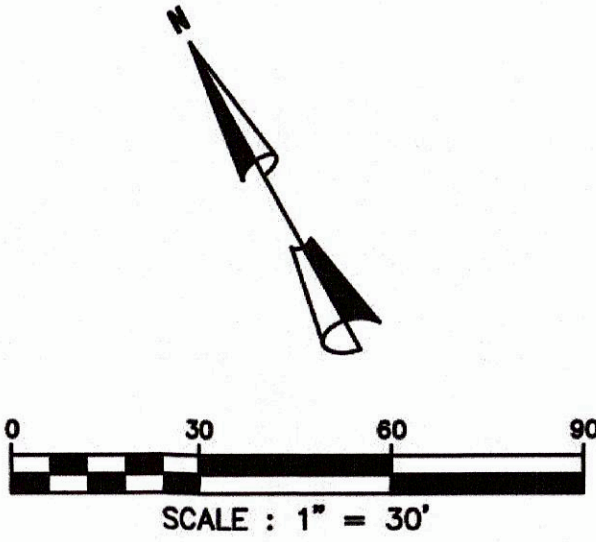


POST CONSTRUCTION ES&PC
REMOVE ALL SILT FENCE
REMOVE & CLEANOUT CONCRETE WASH OUT AREA
REMOVE TEMPORARY CONSTRUCTION ENTRANCE
INSURE ALL WATER QUALITY STRUCTURES ARE PROPERLY INSTALLED

FINAL STABILIZATION OF NON-PAVED AREAS
SEED AND STRAW ALL DISTURBED AREAS.
KY-31 FESCUE (8 LBS. / 1,000 SQ. FT.)

ALL DISTURBED AREAS ARE TO BE SEEDED IN ACCORDANCE TO TDEC STANDARDS SEE MANUAL SECTIONS 7.8 AND 7.9 FOR GUIDELINES.

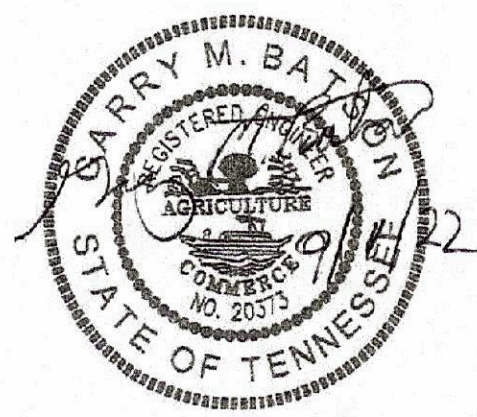
LEGEND
700 — PROPOSED CONTOUR LINE AND ELEVATION
700+0 SPOT ELEVATION





BATSON & ASSOCIATES
Civil Engineering Consultants

401 HOLLOW SPRINGS DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363
batsonengineering@comcast.net



ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN

GENERAL SEWER NOTES

- A 10-FOOT MINIMUM HORIZONTAL AND 18-INCH VERTICAL SEPARATION IS TO BE MAINTAINED BETWEEN SANITARY SEWER AND WATER LINES.
- ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS AND DETAILS OF THE CITY OF COLUMBIA, WASTEWATER TREATMENT SYSTEM.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING AND BEARING ANY COSTS ASSOCIATED WITH THE REQUIRED TESTING AND INSPECTION OF THE SANITARY SEWER LINES PRIOR TO THE ACCEPTANCE OF THE CITY OF COLUMBIA, WASTEWATER TREATMENT SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN THE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES SHALL BE TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
- THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
- ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL PROVIDE THE CITY OF COLUMBIA WASTEWATER TREATMENT SYSTEM WITH A SET OF CONSTRUCTION CUT SHEETS PRIOR TO THE PRECONSTRUCTION MEETING AND THE CUT SHEETS SHALL INCLUDE THE STATIONS OF ALL THE PROPOSED SERVICE CONNECTIONS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, STATIONS, ETC., BEFORE ORDERING MATERIALS OR BEGINNING WORK, AND IS RESPONSIBLE FOR SAME.
- ALL SANITARY SEWER SERVICES ARE TO BE TEE CONNECTED.
- ALL SEWER PIPE TO BE PVC (SDR-26) UNLESS OTHERWISE NOTED.
- ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- ALL FILL AREAS TO BE COMPACTED AT 95% PROCTOR.
- ALL SEWER PIPE NOTED AS DIP SHALL BE CLASS 52 DUCTILE IRON PIPE.
- SEWER SERVICE LINE CLEAN-OUT ASSEMBLY SHALL BE INSTALLED ACCORDING TO PRESCRIBED METHODS.
- ALL MANHOLES SHALL HAVE 24-INCH OPENINGS.

INSTALL 8" x 4" TAPPING SLEEVE & VALVE STA 0+00

INSTALL 2" C-SERIES G2
ULTRASONIC METER W/ BYPASS
PER CPWS SPECS STATION 0+09

TIE INTO EXISTING
MANHOLE

REPAIR EXISTING PAVEMENT &
CURB & GUTTER AS REQUIRED

TC = 726.94

IN (N) = 722.27

IN (E) = 722.80

OUT = 722.23

TIE PROPOSED SERVICE LINE
INTO EXISTING SEWER LINE

INSTALL 6" PVC
SEWER SERVICE LINE

INSTALL 6" PVC CLEANOUT

INSTALL 4" x 2" REDUCER STATION 0+04

INSTALL 8" x 4" TAPPING SLEEVE STA. 0.00

INSTALL 4" x 2" REDUCER STA. 0+02

INSTALL 2" C-SERIES G2
ULTRASONIC METER W/ BYPASS
PER CPWS SPECS STATION 0+09

INSTALL 2" GATE VALVE W/ BOX STA. 0+07

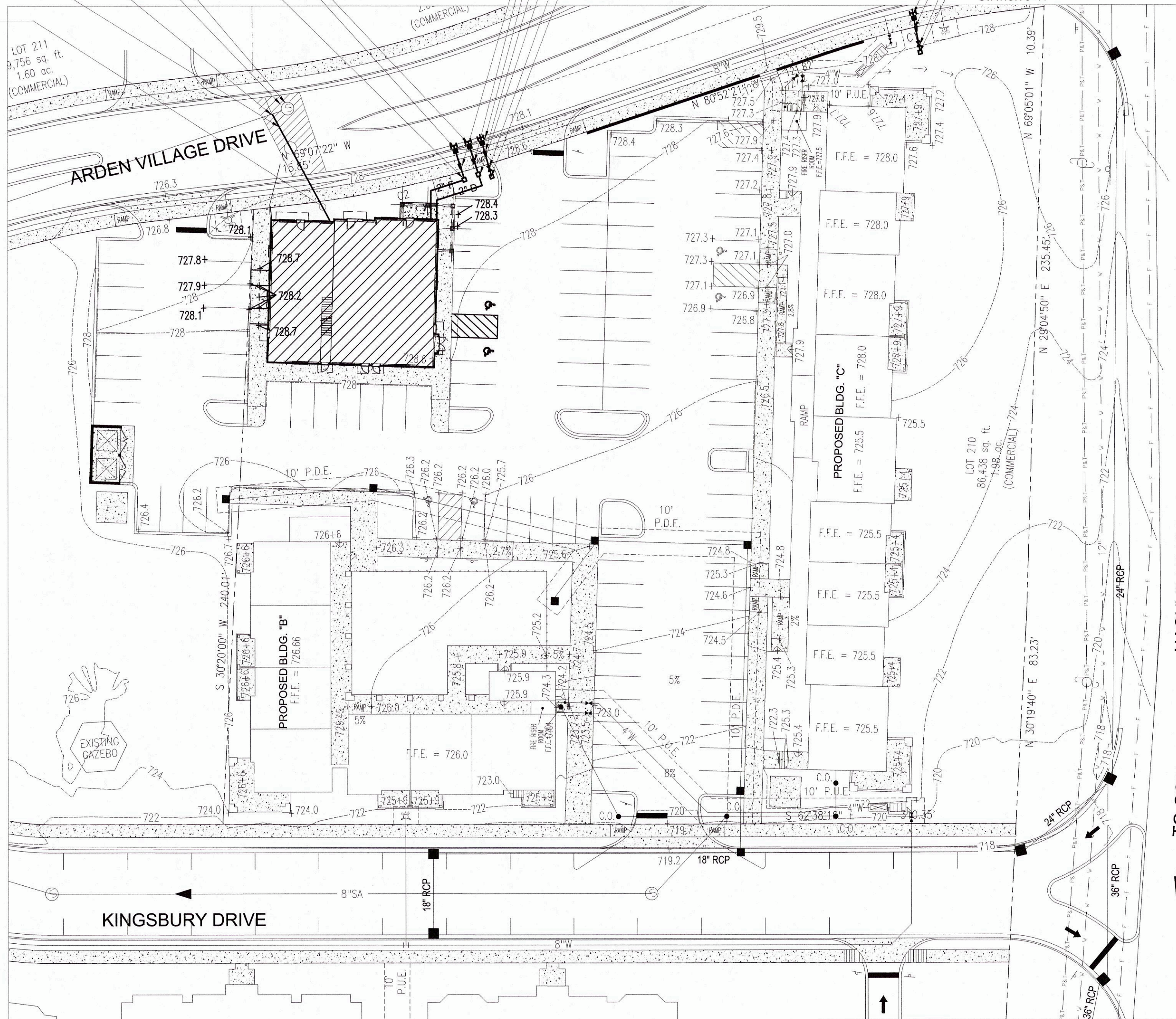
INSTALL 1" IRRIGATION
METER PER CPWS SPECS
STATION 0+11

INSTALL 8" x 4" TAPPING SLEEVE STA. 0.00

INSTALL 4" x 2" REDUCER STA. 0+02

INSTALL 2" GATE VALVE W/ BOX STA. 0+07

INSTALL 1" IRRIGATION
METER PER CPWS SPECS
STATION 0+11



GENERAL UTILITY NOTES

- ALL GAS, ELECTRIC, AND TELEPHONE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. UTILITY CONNECTIONS TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
- THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL TENNESSEE ONE CALL OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS, AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- REFER TO ARCHITECTURAL/MECHANICAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND TO VERIFY SERVICE LINE SIZES.
- A 10-FOOT MINIMUM HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES. 18" MIN. CLEARANCE FOR POTABLE WATER ABOVE SANITARY SEWER LINE.
- ALL CONSTRUCTION OF WATER LINES AND APPURTENANCES AND SANITARY SEWER LINES AND APPURTENANCES SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY APPROVED STANDARD SPECIFICATIONS AND DETAILS OF COLUMBIA POWER AND WATER AND COLUMBIA WASTEWATER SYSTEMS.
- BEFORE TIE INTO EXISTING LINES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR. ALL LINES TO BE TIED TO EXISTING WATER AND SANITARY SEWER LINES ARE TO BE INSPECTED PRIOR TO CONNECTION BY COLUMBIA POWER AND WATER AND COLUMBIA WASTEWATER SYSTEMS RESPECTIVELY.
- THE CONTRACTOR SHALL PAY ANY APPLICABLE WATER AND SEWERAGE SERVICE INSPECTION FEES.
- THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKING CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE, COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND GAS LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THE WORK, THE CONTRACTOR MUST WORK IN THE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
- THE CONTRACTOR'S FIELD REPRESENTATIVE SHALL NOTIFY COLUMBIA WASTEWATER SYSTEMS PRIOR TO COMMENCING ANY WORK ON THE PROPOSED SEWER IMPROVEMENTS.
- SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND FINAL ACCEPTANCE OF COLUMBIA WASTEWATER SYSTEMS.
- THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
- AT LOCATIONS WHERE THE SEWER LINE OR WATER LINE IS UNDERNEATH PROPOSED PAVEMENT, THE TRENCH SHALL BE BACKFILLED TO SUBGRADE WITH CRUSHED STONE.
- ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
- ALL SANITARY SEWER LINES, SHALL BE LOW PRESSURE AIR TESTED BY THE CONTRACTOR. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF A COLUMBIA WASTEWATER SYSTEMS REPRESENTATIVE.
- ALL DRIVES SHALL BE CONSTRUCTED TO SUBGRADE, AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
- ALL SANITARY SEWER SERVICE LINES SHALL MAINTAIN A MINIMUM 1% SLOPE.

GENERAL WATER NOTES:

- ALL MATERIALS AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE COLUMBIA POWER AND WATER SYSTEMS.
- REDUCED PRESSURE BACKFLOW PREVENTER (R.P.B.P.) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION MUST BE APPROVED BY COLUMBIA POWER AND WATER SYSTEMS.
- WATER METER SHALL BE NO DEEPER THAN 24" FROM THE TOP OF METER TO PROPOSED FINISH GRADE.
- COMPLETE FIRE HYDRANT ASSEMBLY TO INCLUDE:
 - APPROPRIATE SIZE TEE
 - PIPE RUN FROM TEE TO HYDRANT
 - 6" GATE VALVE AND BOX
 - FIRE HYDRANT
 - CONCRETE KICKER (BRACE)
 - APPROPRIATE SIZE REDUCER (IF APPLICABLE)
- ALL AND ANY FEES, LICENSES AND PERMITS NECESSARY FOR WATER LINE CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
- FOR CLARITY, CONCRETE THRUST BLOCKING/KICKERS HAVE NOT BEEN SHOWN HEREON. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THRUST BLOCKING/KICKERS AT ALL LOCATIONS AS REQUIRED BY THE LATEST SPECIFICATIONS OF COLUMBIA POWER AND WATER SYSTEMS.
- LOCATE WATER SERVICES 25' FROM SIDE PROPERTY LINE TO AVOID DRIVEWAYS.

UTILITY COMPANIES:

ELECTRIC:

COLUMBIA POWER AND WATER
P.O. BOX 379
201 PICKENS LANE
COLUMBIA, TN 38402
(931) 388-4833
CONTACT: BILL JACKSON, CHIEF ENGINEER

WATER & SANITARY SEWER:

COLUMBIA WASTEWATER SYSTEMS
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 388-2419
CONTACT: KELLY POWELL, SUPERINTENDENT

NATURAL GAS:

UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(931) 388-9135
CONTACT: TIM BROWN

TELEPHONE:

BELLSOUTH

FOR ENGINEERING:
PARSONS TELECOM
904 SOUTH HIGH STREET
COLUMBIA, TENNESSEE 38401
(931) 388-3441
CONTACT: DANNY LASATER,
SPECIALIST, O.S.P.E.

FOR CONSTRUCTION:
757 ARMSTRONG LANE
COLUMBIA, TENNESSEE 38401
(931) 388-7393
CONTACT: GYNN RICE,
SUPERVISOR OF CONSTRUCTION

MECHANICAL/PLUMBING ENGINEERS
TO VERIFY SIZE

FIRE HYDRANT MUST BE WITHIN 100'
OF A POST INDICATOR VALVE (PIV).

SEE SHEET C-8 FOR WATER & SEWER
DETAILS.

ALL SANITARY SEWER LINES TO BE
INSTALLED IN ACCORDANCE WITH
COLUMBIA WASTE WATER SYSTEMS.

P.V.C. OIPE CLASS SDR 26

ALL SEWER SERVICES TO BE TEE
CONNECTED (6" TEE)

ALL SEWER SERVICE TAPS TO BE
SHALLOW 3'-4" IN DEPTH.

UTILITY PLAN

SCALE: 1" = 30'



LEGEND

- TAPPING SLEEVE AND VALVE
(SEE PLAN FOR SIZE)
- GATE VALVE (SEE PLAN FOR SIZE)
- REDUCER (SEE PLAN FOR SIZE)
- PROPOSED DOMESTIC WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED FIRE HYDRANT

DESCRIPTION DATE

PROJECT NO.

DATE

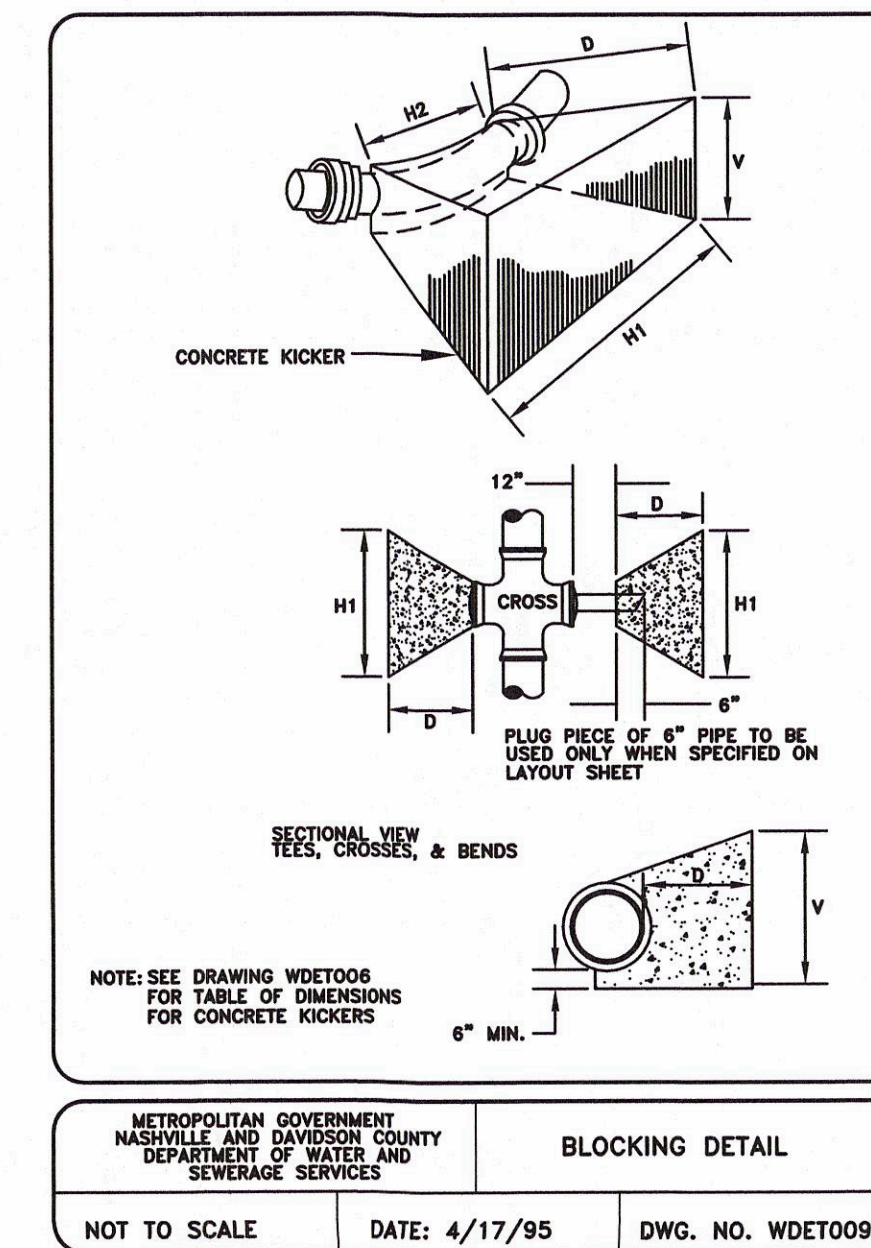
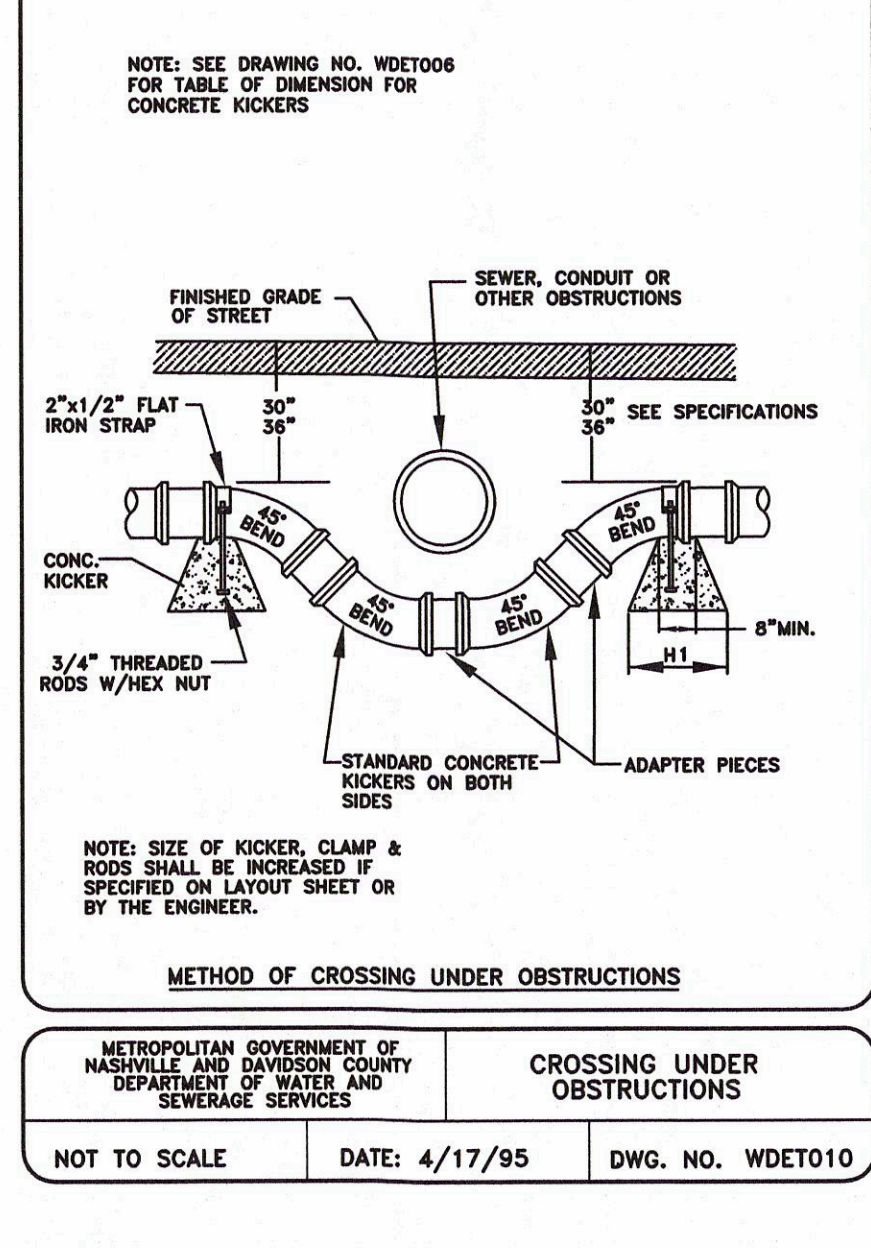
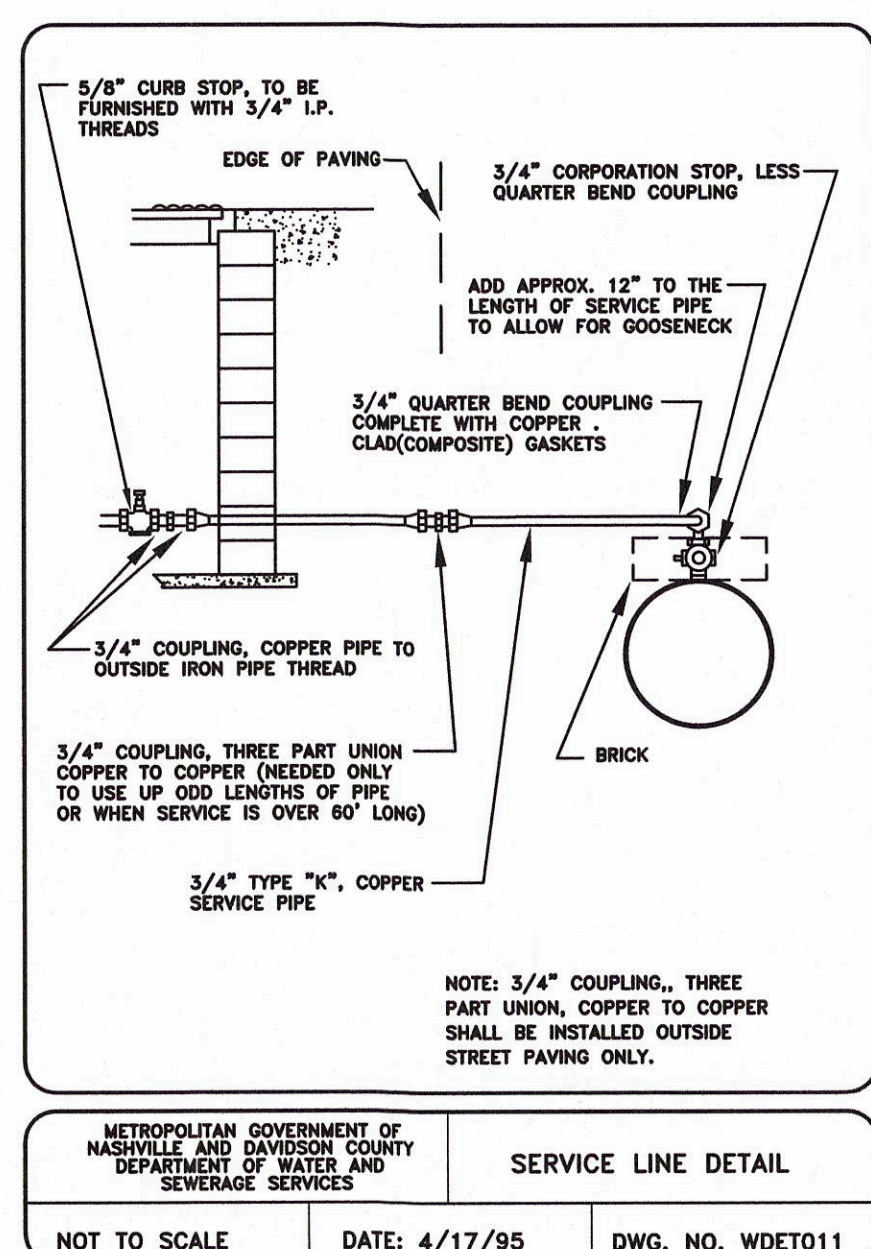
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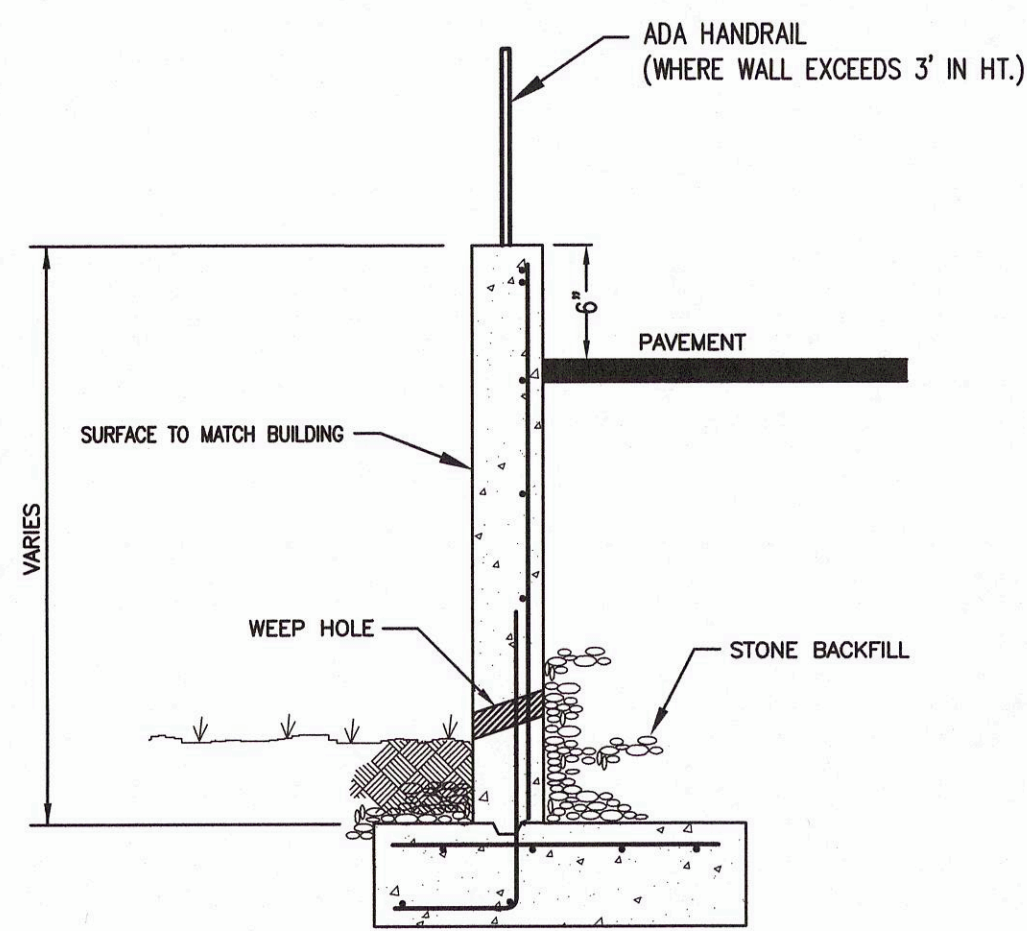
CHECKED BY

UTILITY
PLAN

C-7

SHEET 1 OF

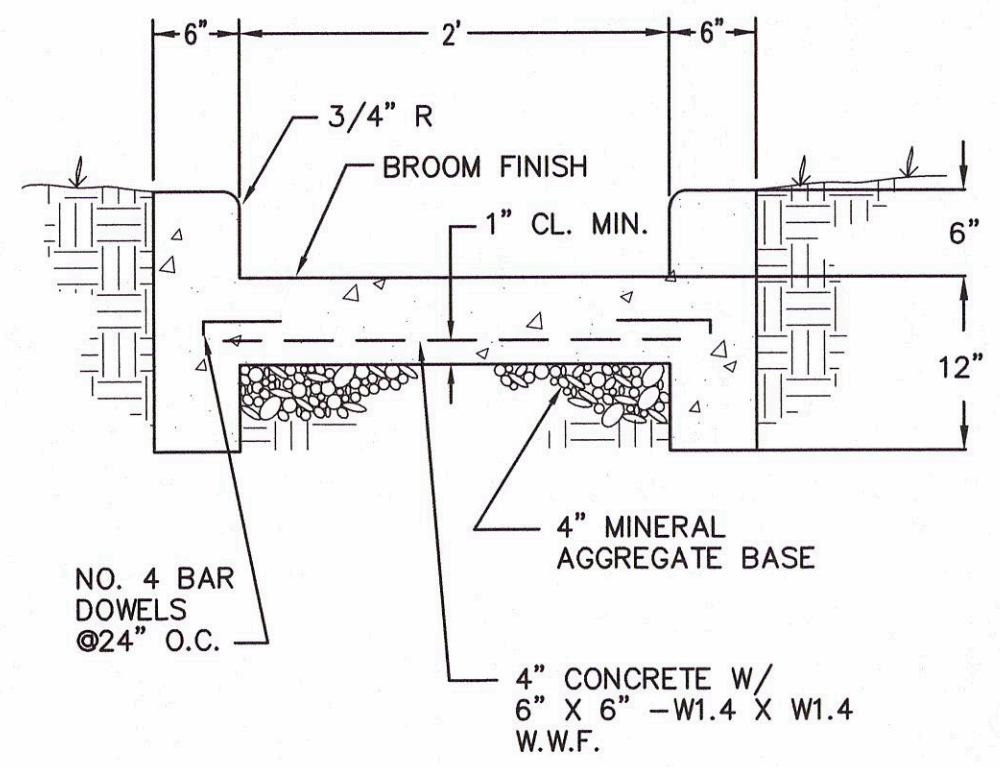




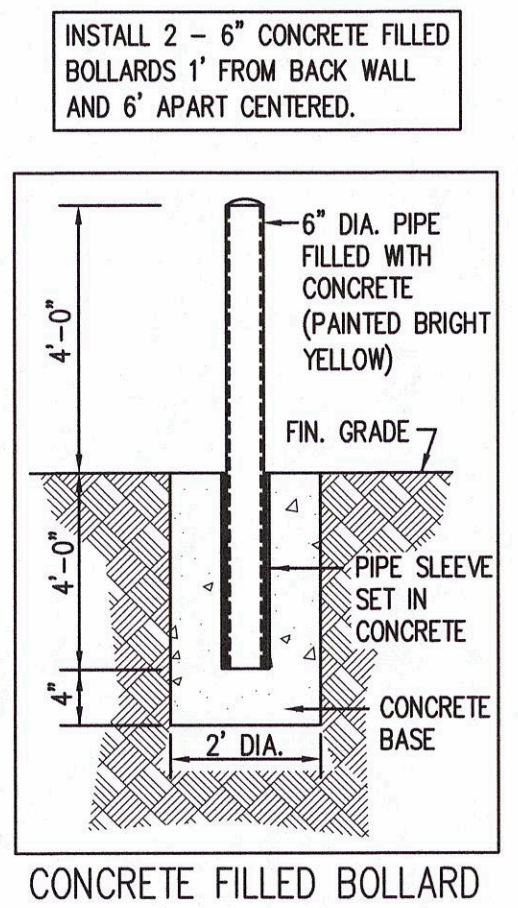
- NOTES:
1. HEIGHT OF WALL IS MEASURED FROM TOP OF FOOTING TO TOP OF BACKFILL.
 2. SITE BEHIND WALL TO BE GRADED TO DIVERT WATER RUNOFF FROM BEHIND WALL.
 3. BACKFILL WITH FINE DRAINING STONE.
 4. HANDRAIL WILL BE REQUIRED ON ALL WALLS OVER 36-INCHES.
 5. ASSUMED SOIL BEARING CAPACITY: 2000 PSF

RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.

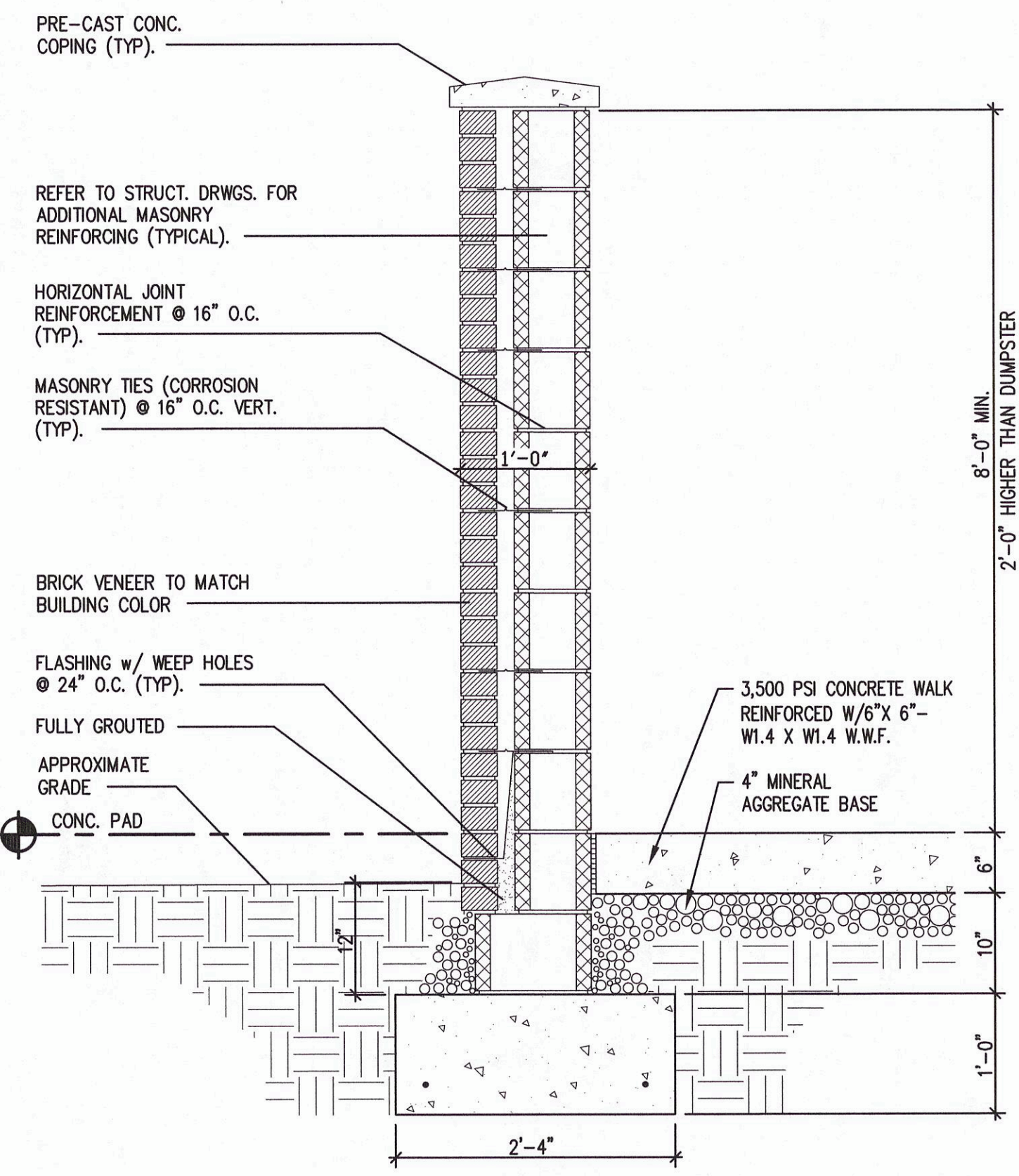
10 CONCRETE RETAINING WALL SECTION
NOT TO SCALE



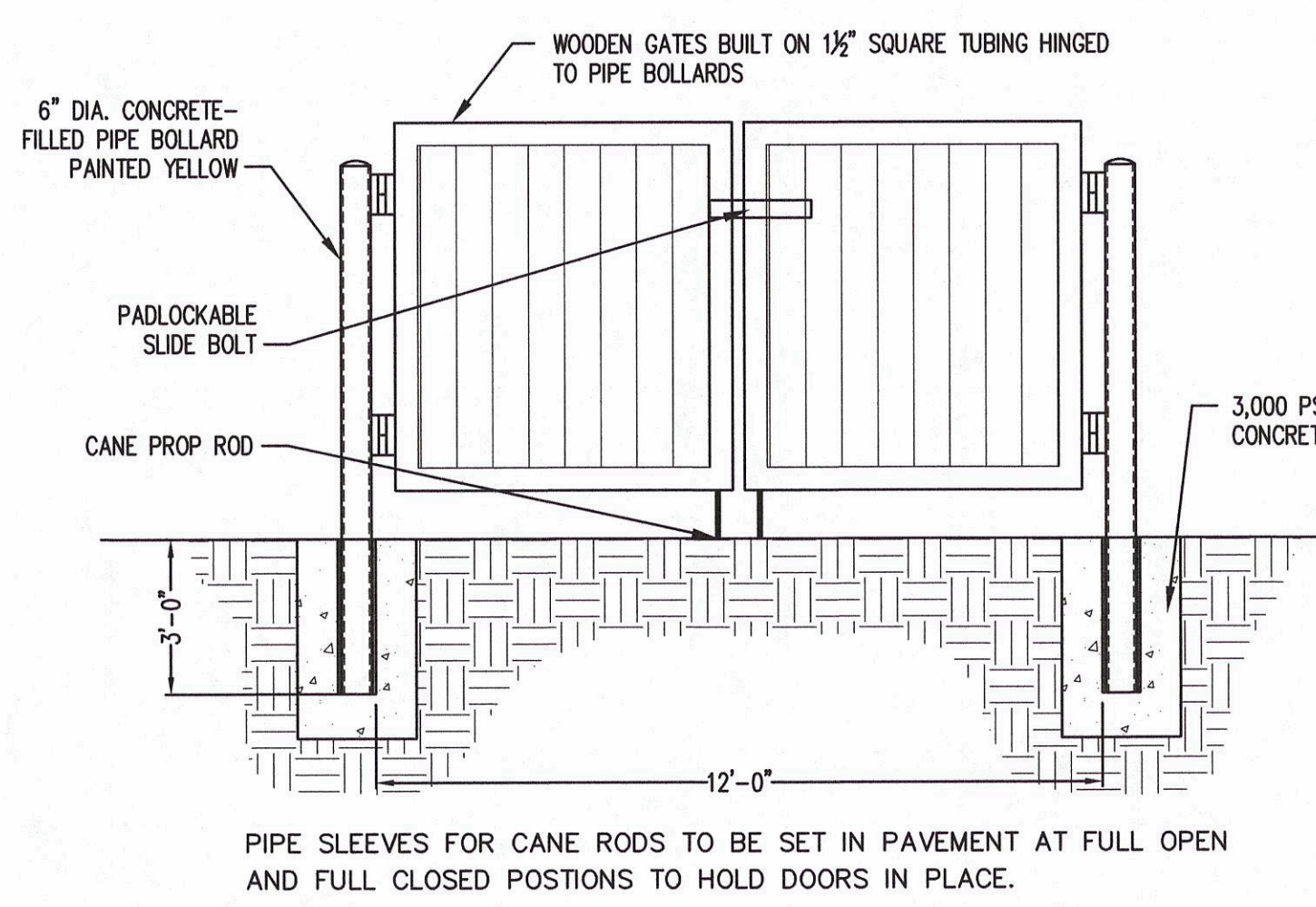
11 CONCRETE FLUME
NOT TO SCALE



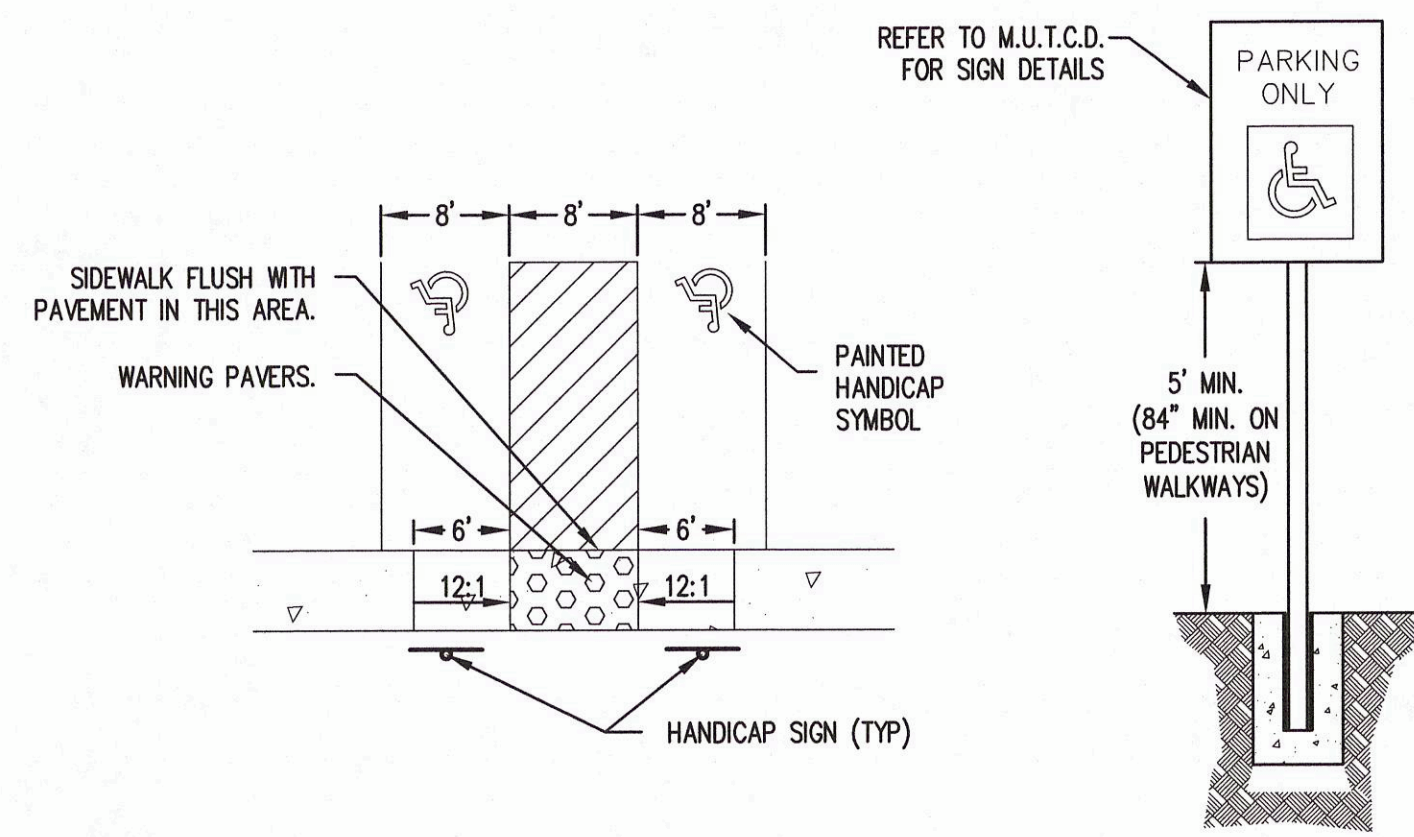
CONCRETE FILLED BOLLARD



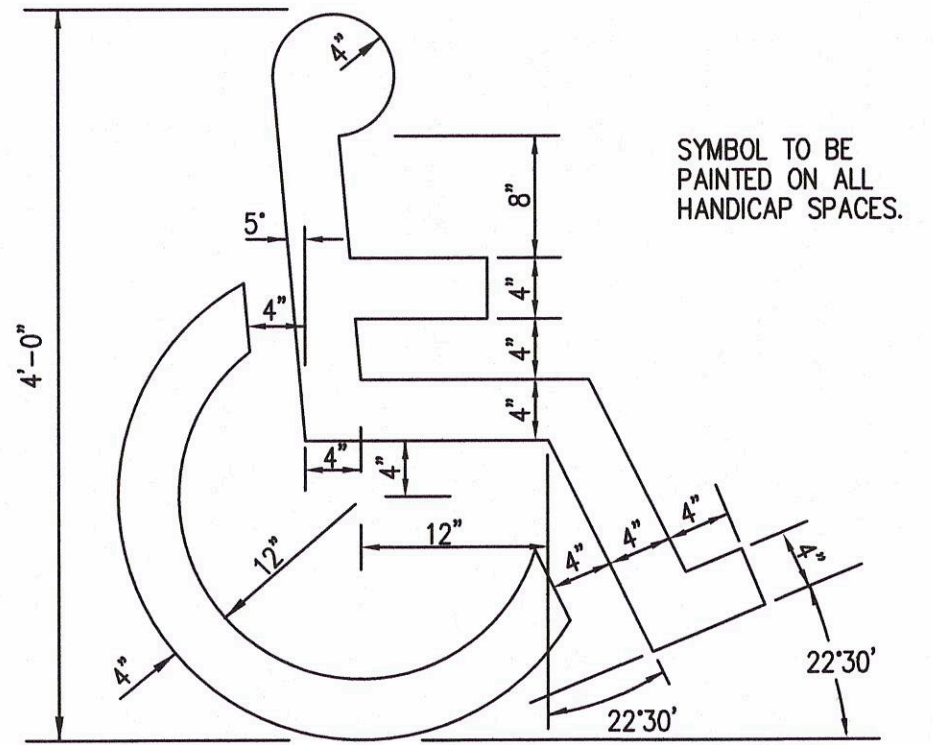
9 SCREEN WALL AND WOODEN GATES
NOT TO SCALE



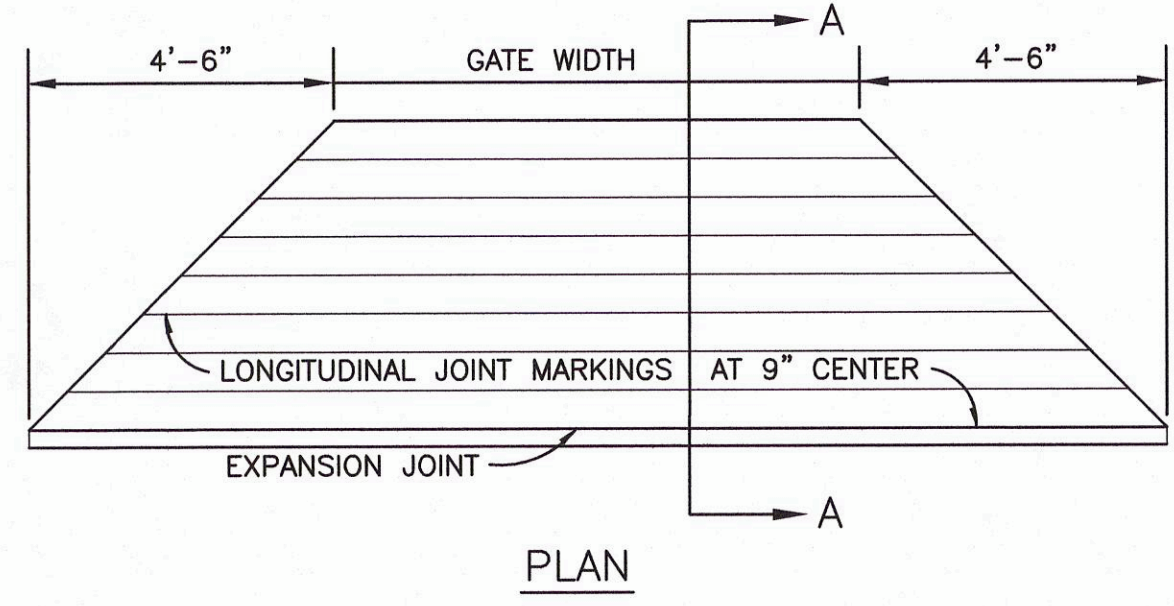
8 CONCRETE DRIVEWAY RAMP
NOT TO SCALE



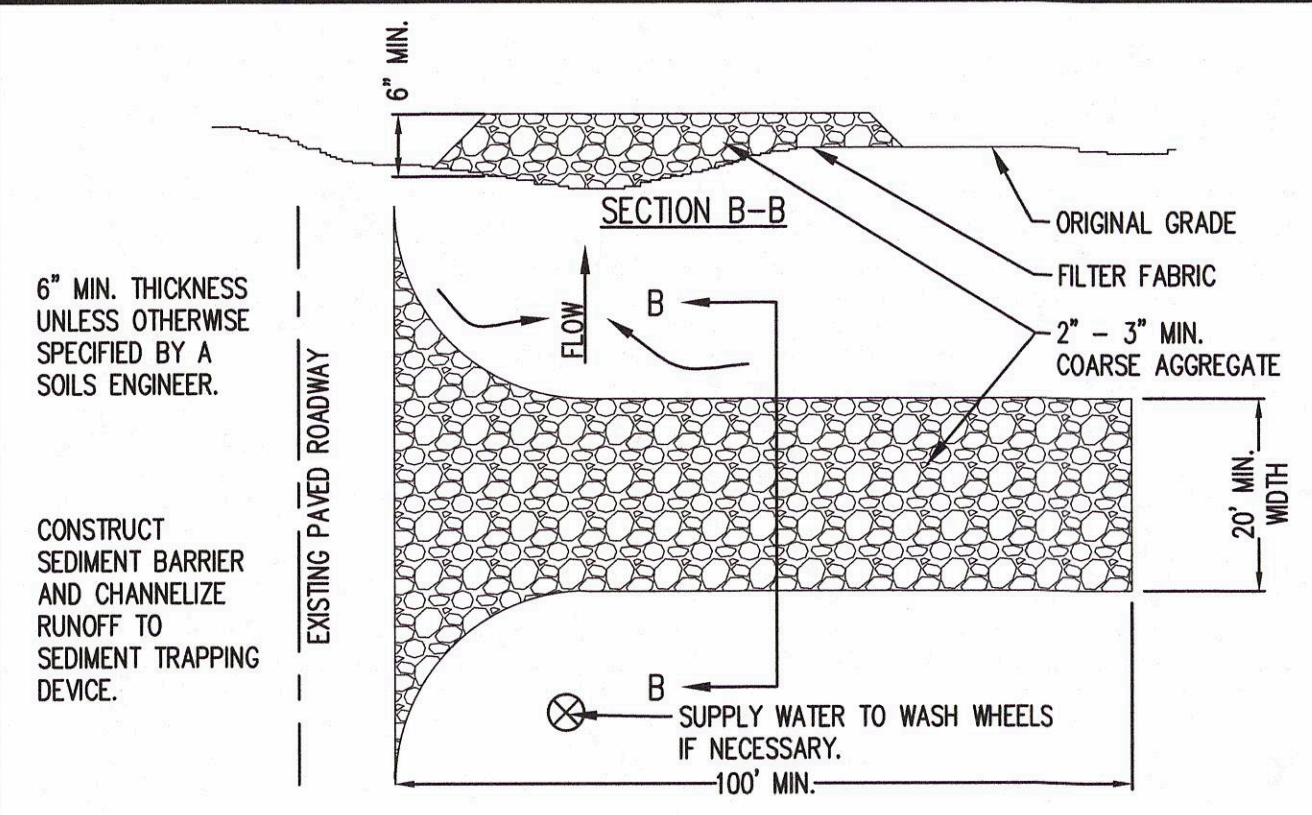
6 TYPICAL HANDICAP PARKING AND SIGN
NOT TO SCALE



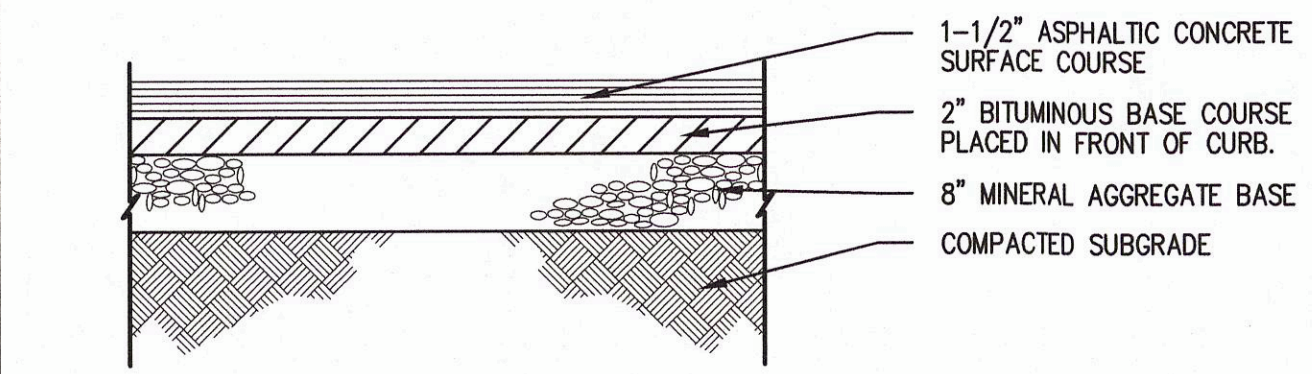
7 HANDICAP SYMBOL
NOT TO SCALE



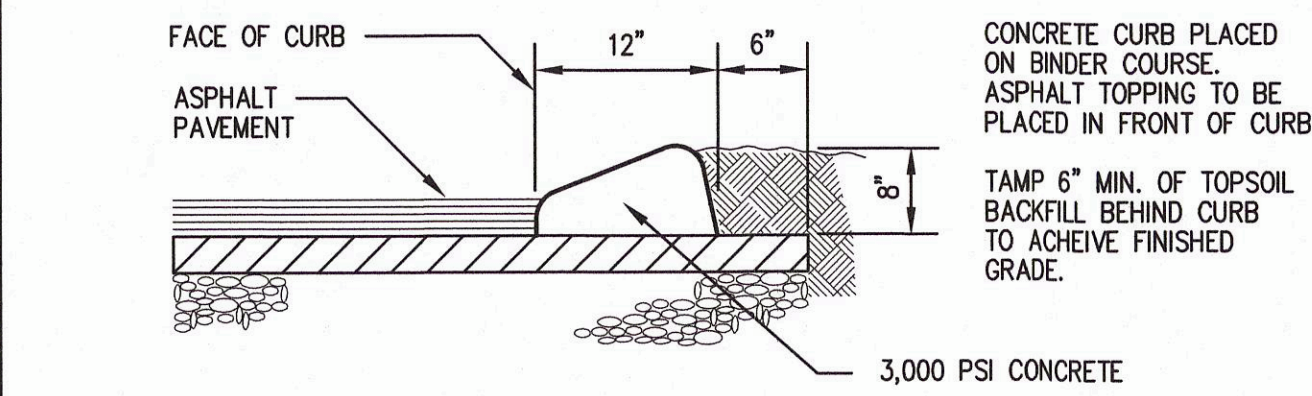
8 CONCRETE DRIVEWAY RAMP
NOT TO SCALE



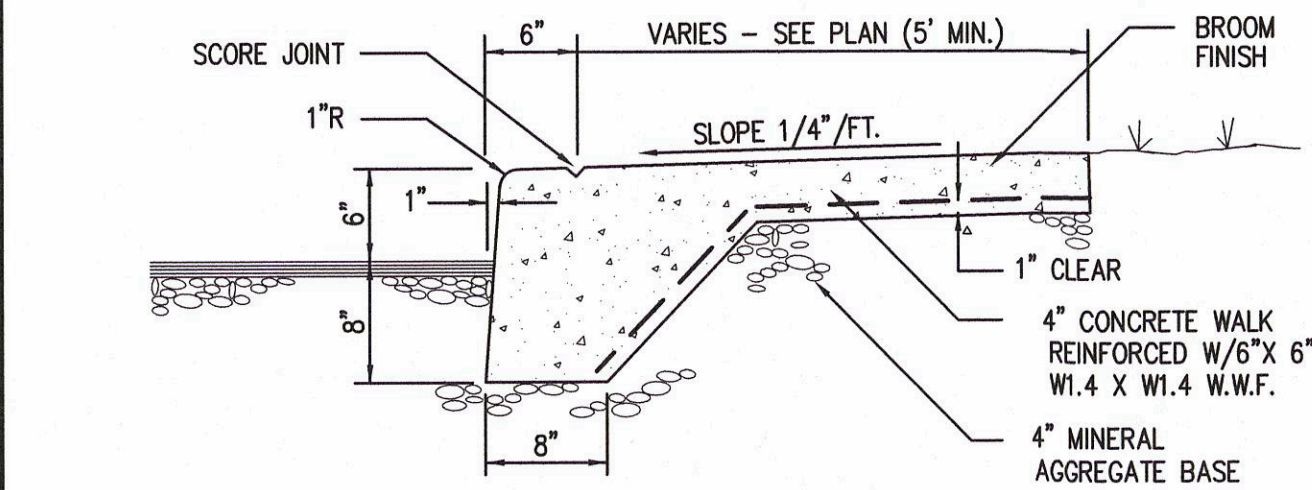
1 TEMPORARY CONSTRUCTION ACCESS
NOT TO SCALE



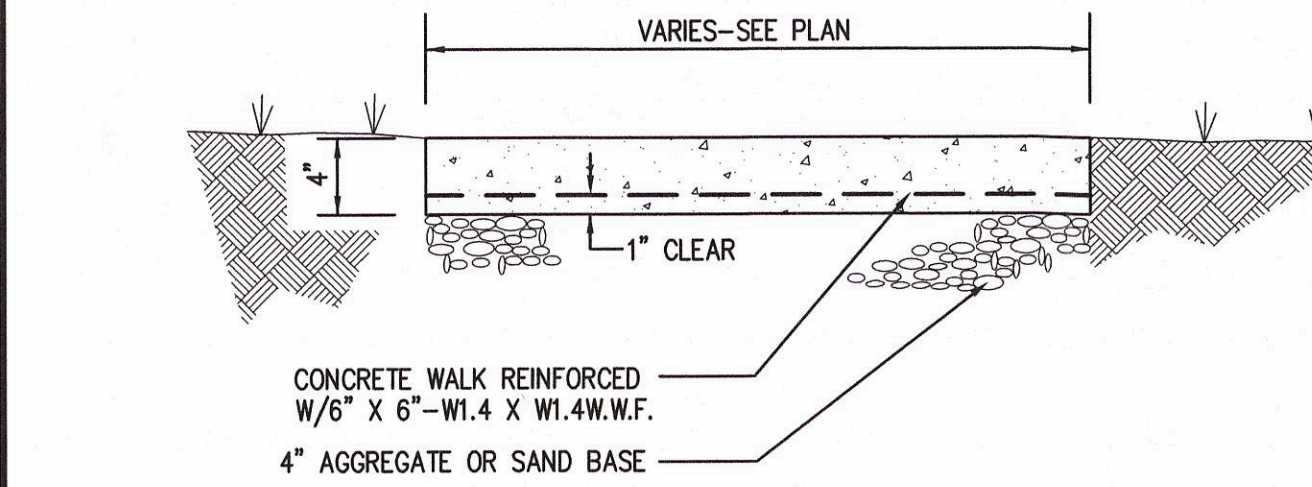
2 PAVEMENT SECTION
NOT TO SCALE



3 EXTRUDED CONCRETE CURB
NOT TO SCALE



4 INTEGRAL CURB & CONCRETE SIDEWALK
NOT TO SCALE



5 CONCRETE SIDEWALK
NOT TO SCALE

BA

BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

CONSTRUCTION
DOCUMENTS

**ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN**

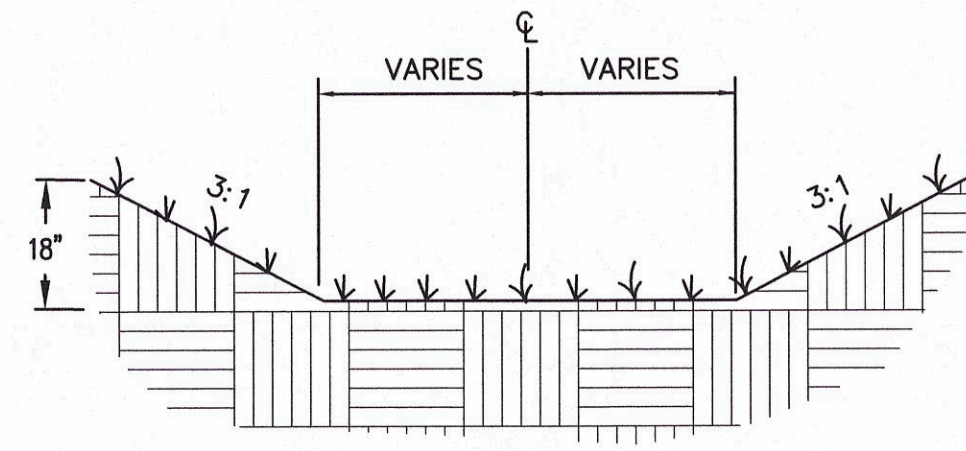
REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE
PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

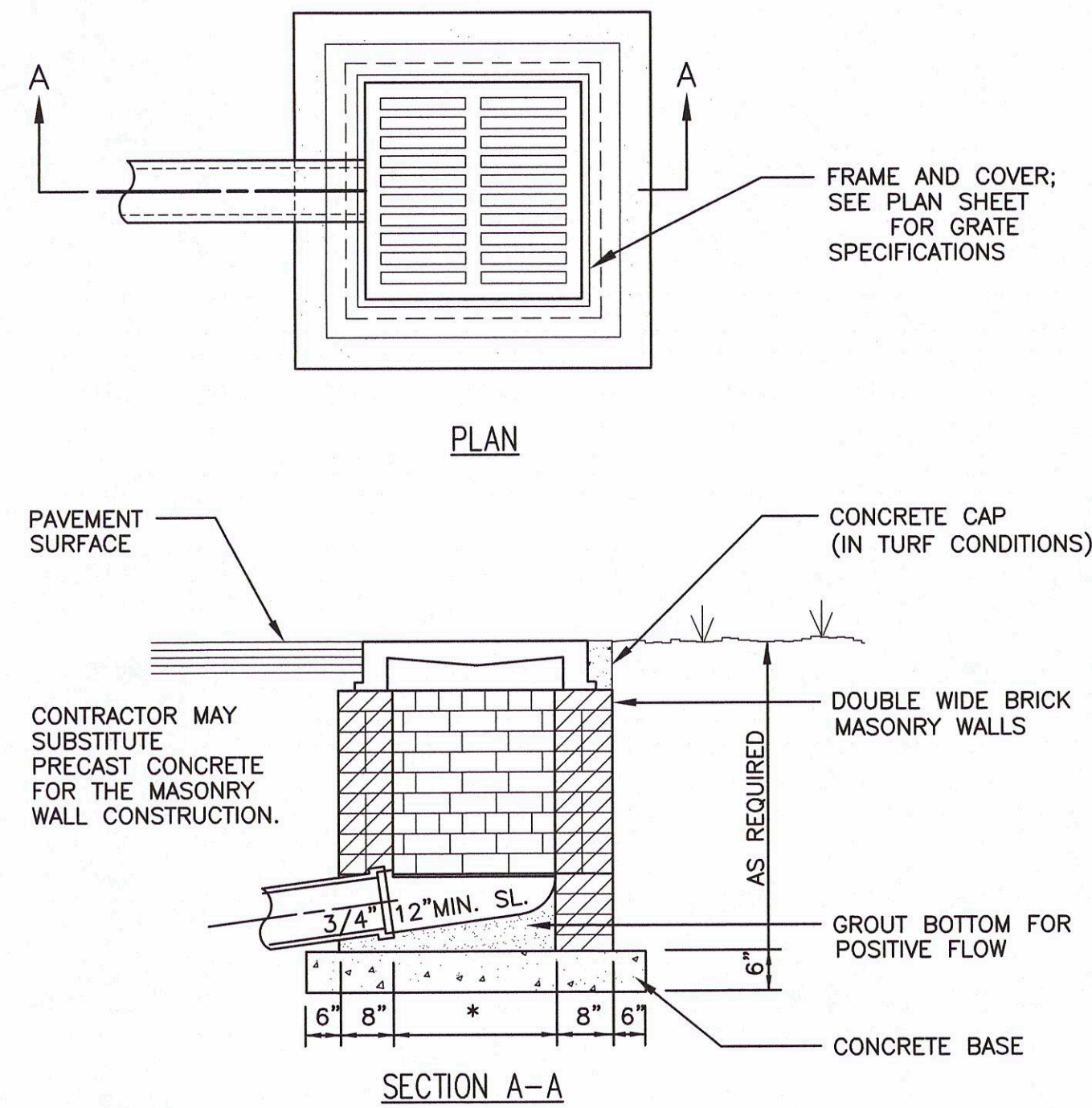
STANDARD
DETAILS

C-9

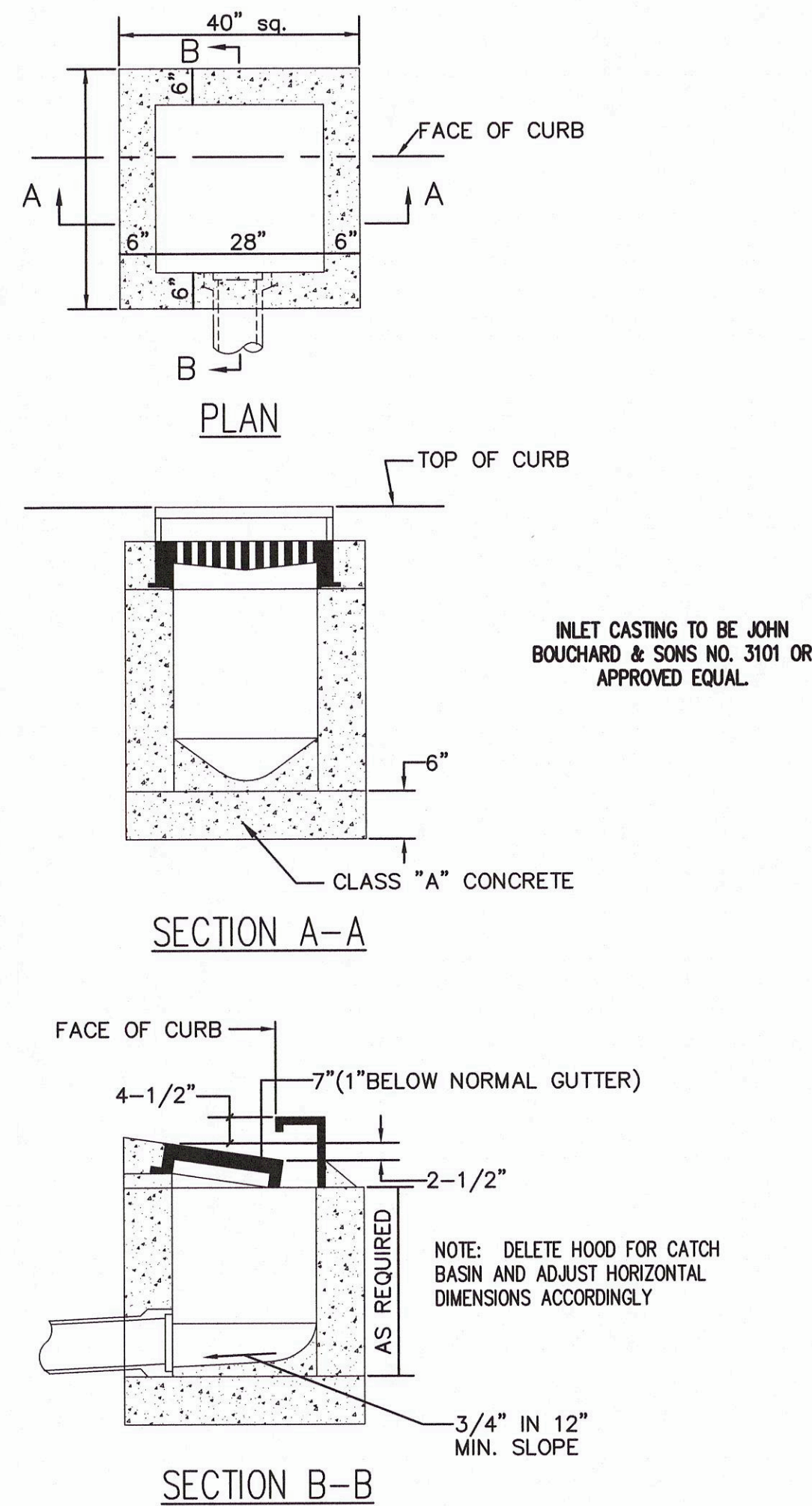
SHEET 9 OF 11



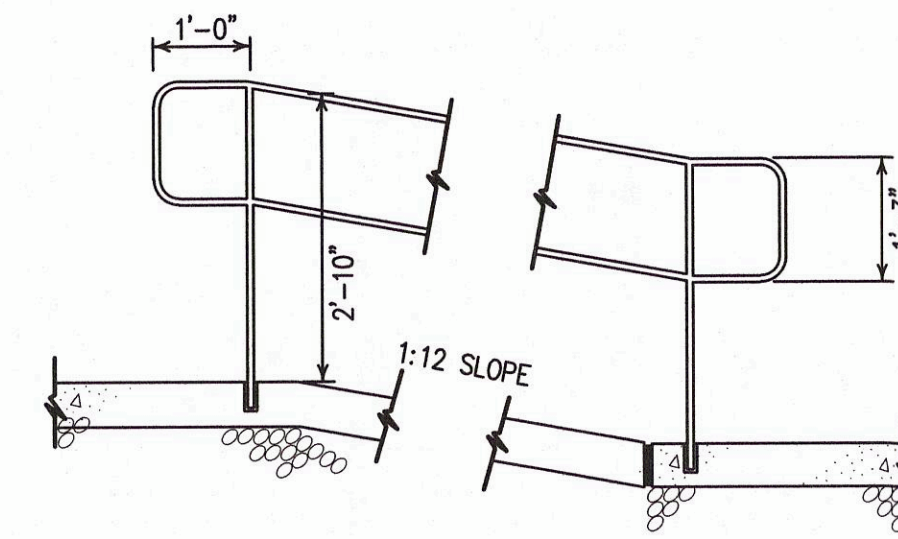
8 NATURAL FLAT BOTTOM DITCH
NOT TO SCALE



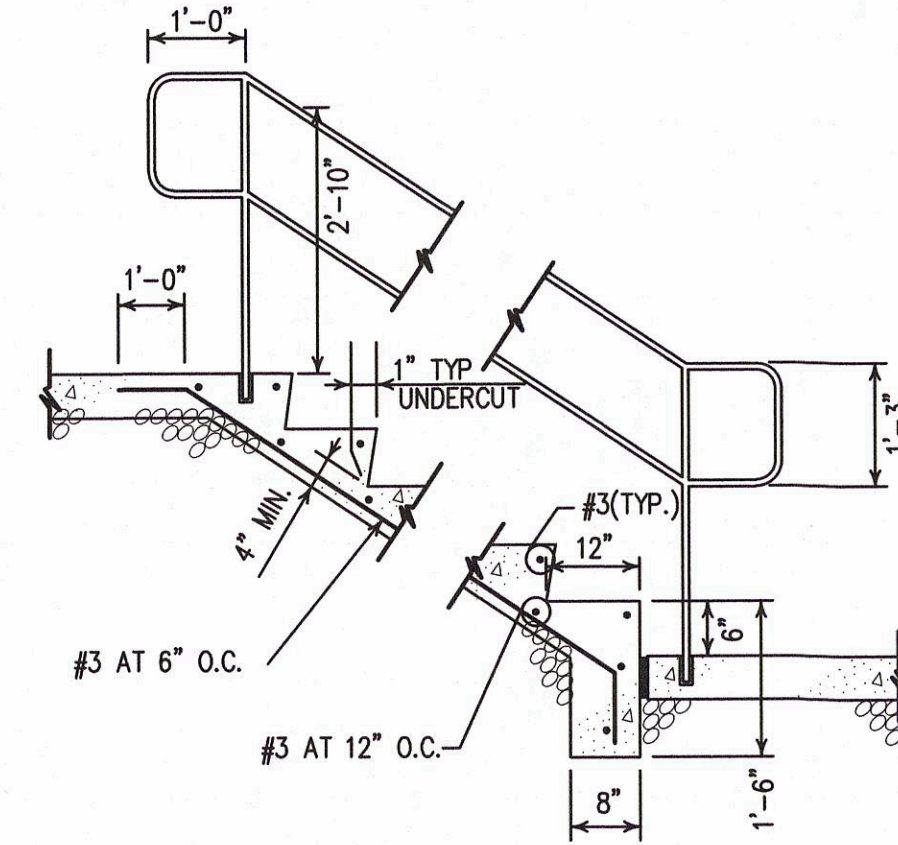
6 AREA DRAIN
NOT TO SCALE



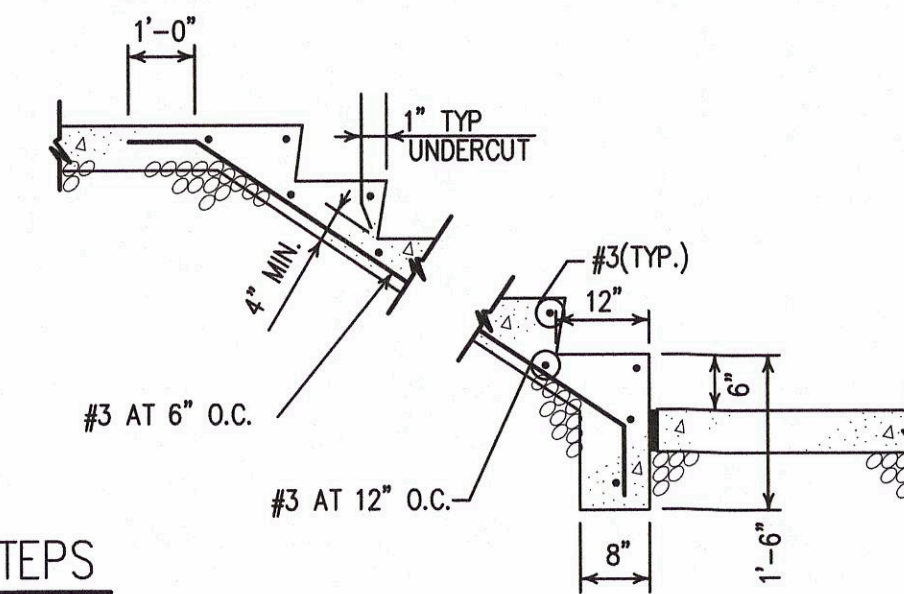
7 SINGLE INLET / CATCH BASIN
NOT TO SCALE



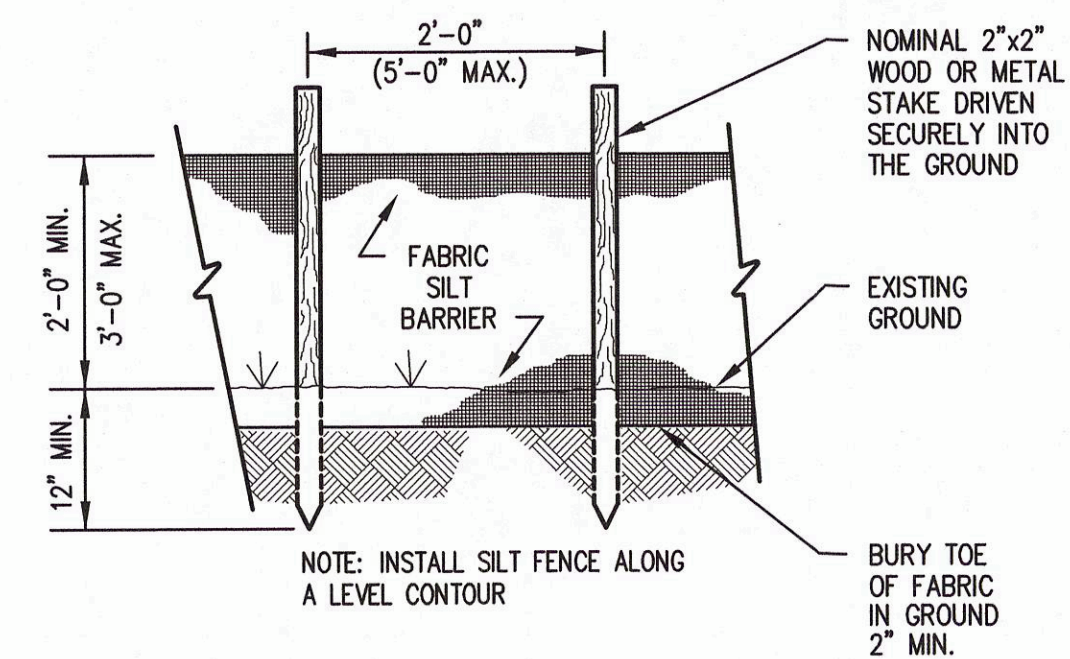
1 CONCRETE RAMP W/ ADA HANDRAILS
NOT TO SCALE



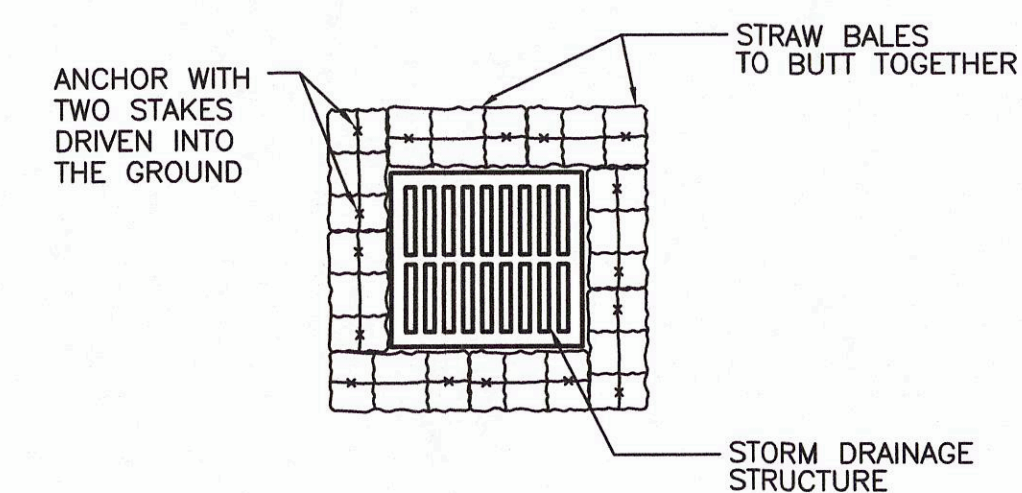
2 CONCRETE STEPS W/ ADA HANDRAILS
NOT TO SCALE



3 CONCRETE STEPS
NOT TO SCALE



4 SILT FENCE EROSION CONTROL
NOT TO SCALE



5 STRAW BALE INLET PROTECTION
NOT TO SCALE



BATSON & ASSOCIATES
Civil Engineering Consultants

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CONSTRUCTION
DOCUMENTS

ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE
PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

STANDARD
DETAILS

C-10

SHEET 10 OF 11



BATSON & ASSOCIATES
Civil Engineering Consultants

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CONSTRUCTION
DOCUMENTS

**ARDEN
VILLAGE
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COLUMBIA, TN**

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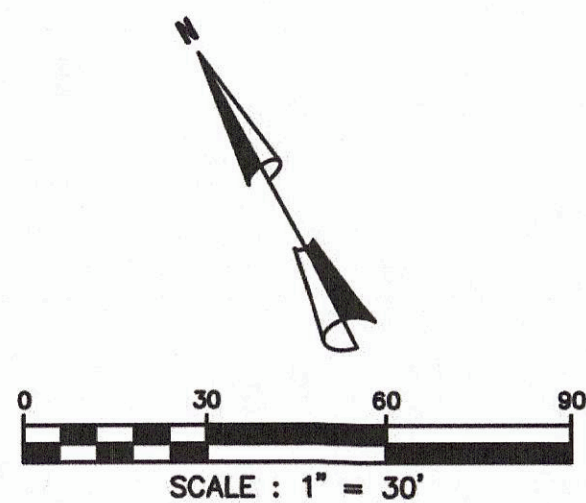
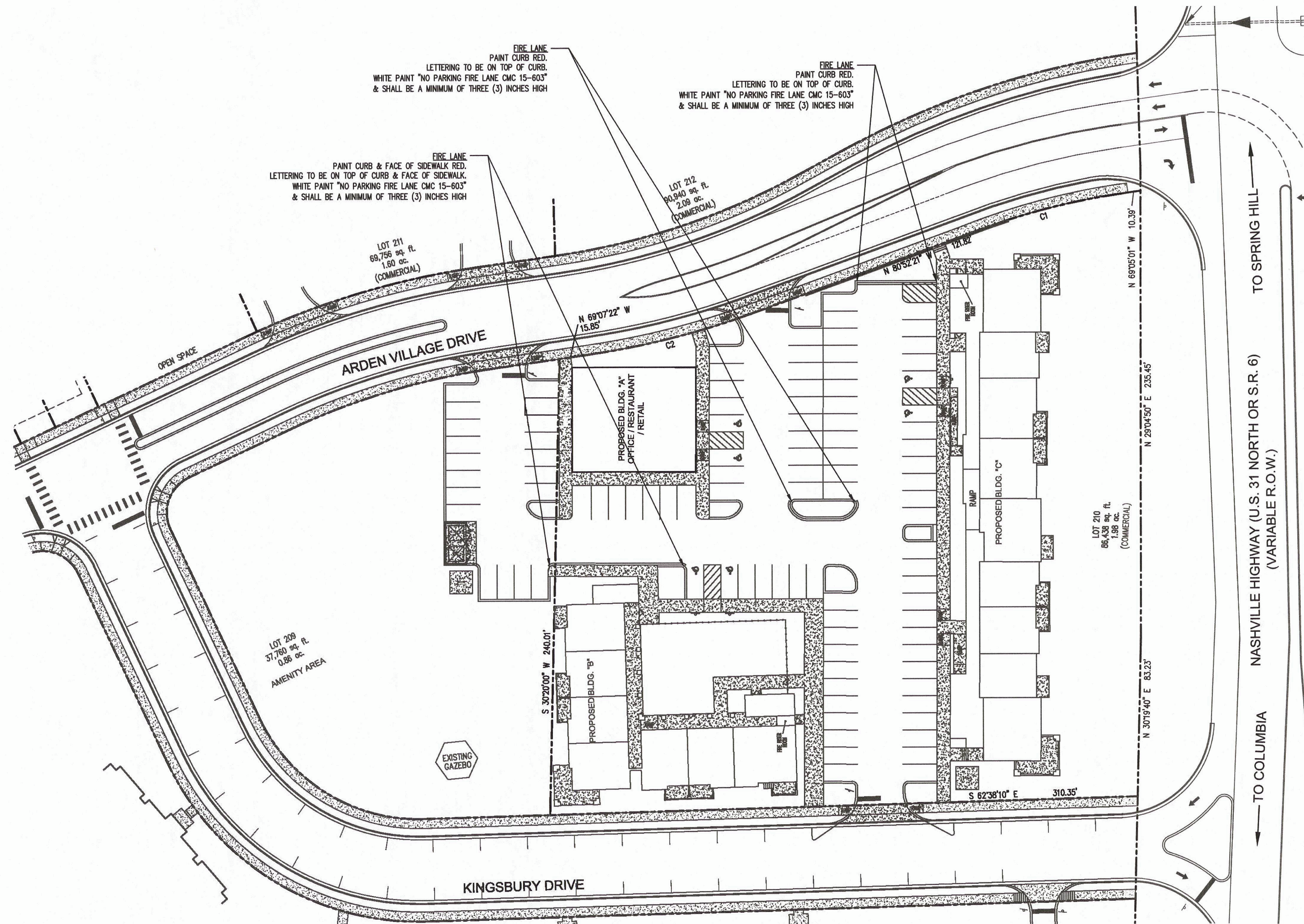
DESCRIPTION DATE

PROJECT NO. -
DATE -
DRAWN BY NN
CHECKED BY GMB

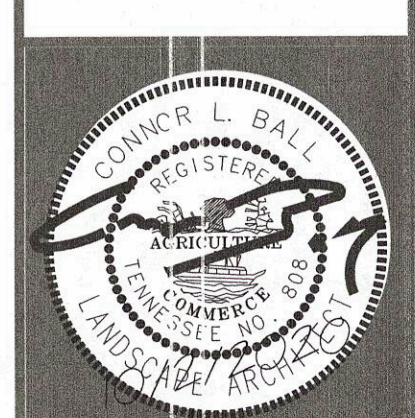
FIRE SAFETY
ACCESS PLAN

C-11

SHEET 11 OF 11



PROPOSED SITE FOR:
ARDEN VILLAGES - LOT 209-210
 COLUMBIA, TENNESSEE

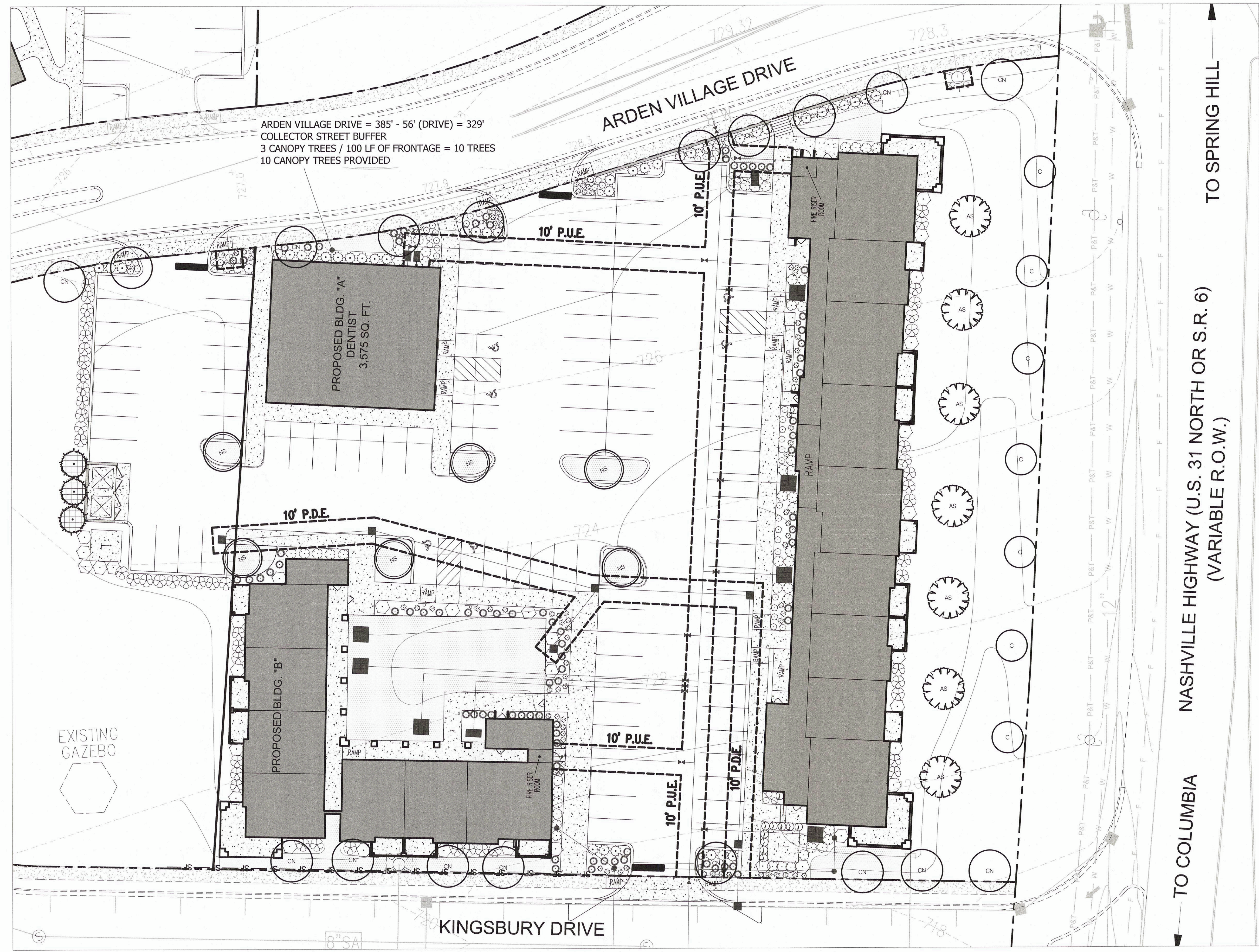


BY: cb

RELEASE DATE: 01/09/17
 REV 1: 03/29/2018

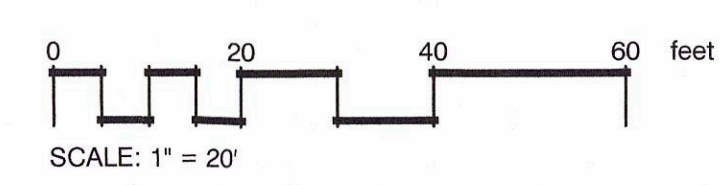
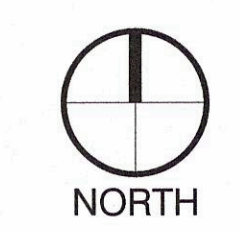
L1.0

LANDSCAPE PLAN



KINGSBURY DRIVE = 310' - 56' (DRIVE) = 254'
 COLLECTOR STREET BUFFER
 3 CANOPY TREES / 100 LF OF FRONTAGE = 8 TREES
 8 CANOPY TREES PROVIDED

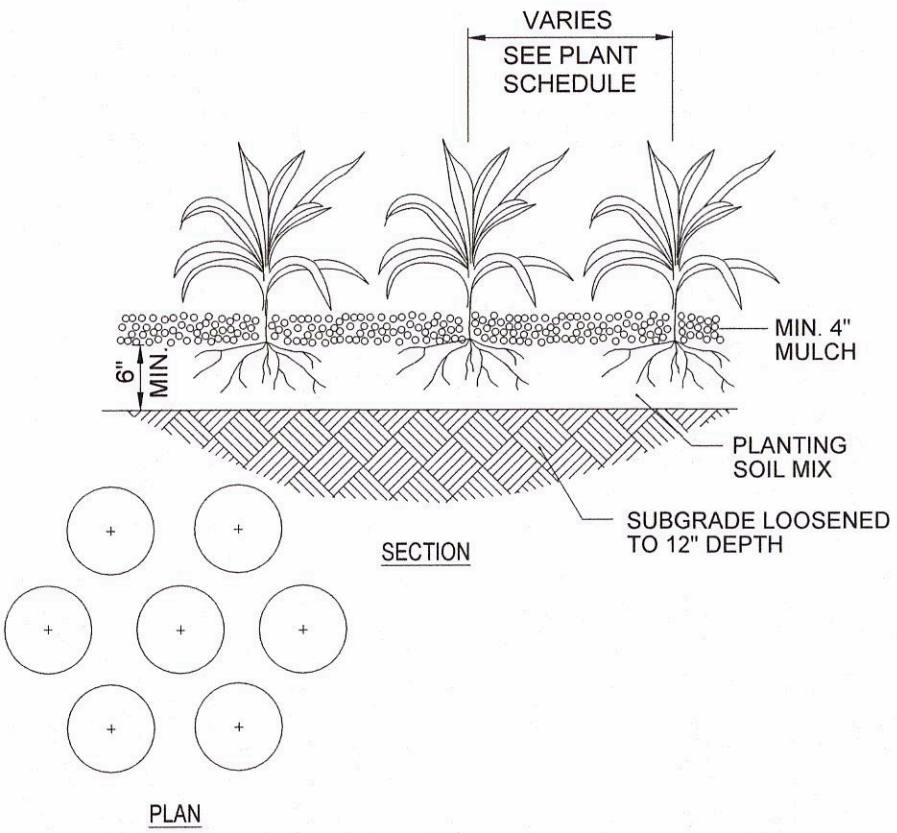
NASHVILLE HIGHWAY = 323'
 ARTERIAL STREET BUFFER
 2 CANOPY TREES / 100 LF OF FRONTAGE = 7 TREES
 2 UNDERSTORY TREES / 100 LF OF FRONTAGE = 7 TREES
 7 CANOPY AND 7 UNDERSTORY TREES PROVIDED



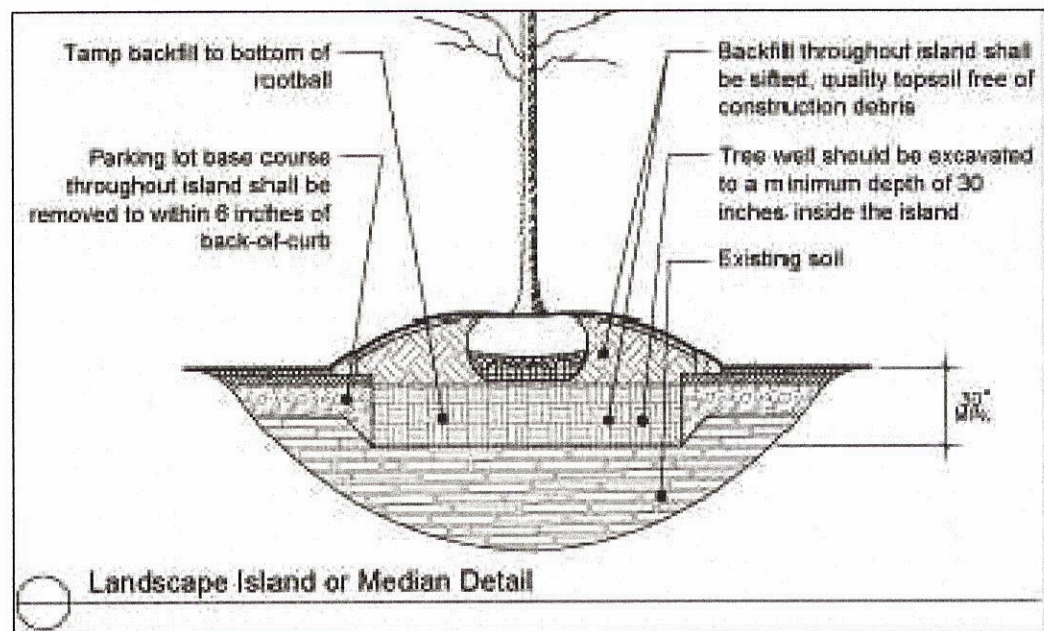
SEE L1.1 FOR LANDSCAPE SCHEDULE, NOTES, AND DETAILS

LANDSCAPE NOTES

- The landscape contractor shall verify all material quantities on the drawing during bidding and pricing. In the event of a discrepancy, the quantities drawn on the plan will take precedence over the material schedule.
- The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for any damage to utilities.
- Topsoil shall be removed from stockpiles and spread in the areas shown on the plans. The depth of topsoil shall be a minimum of 4 inches in lawn areas and a minimum of 12 inches in landscape planting areas.
- After the topsoil is in place it shall be fine graded removing all roots, sticks, stones and debris greater than 2 inches in any dimension. The topsoil shall be fine graded to the lines and grades shown on the plans. The landscape contractor shall be responsible for the fine grading of all planting areas.
- The topsoil soil shall have a pH of 5.5 to 7.6 and an organic content of 3 to 20%. The gradation of the topsoil shall be 100% passing 2 inch sieve, 85 to 100% passing the 1 inch sieve, 65 to 100% passing the ¾ inch sieve and 20 to 80% passing the No. 200 sieve.
- Lime of type recommended for soil conditioning shall be used to treat acidic soils.
- Lawn fertilizer shall be 55% nitrogen, 10% phosphorus and 10% potash where 50% of the nitrogen is derived from ureaform source. A) When placing by hydroseeding application fertilizer shall be placed at 80 pounds per acre, hydromulch at 1,200 pounds per acre, water at 500 gallons per acre and seed at a minimum of 220 pounds per acre. All over spray areas shall be properly cleaned and restored at no expense to the contract. B) If placing by mechanical means, fertilizer shall be placed at 25 pounds per 1,000 square feet, seed at 5 pounds per 1,000 square feet, and straw mulch at 2 tons per acre. Place fertilizer and seed, then lightly rake and the roll with 200 pound roller. Mulch the area and then water. Straw may need to be secured to prevent it blowing away.
- Water lawn areas as needed to promote growth. The contractor will be responsible to water, reseed or work when necessary to insure the growth of the lawn until a complete and uniform stand of grass has grown and been cut at least twice.
- Unless otherwise noted on the drawings, all areas not receiving structures, pavement, rip rap, landscaping or other improvements or future improvements shall be considered lawn areas and receive topsoil and seeding per drawings and above stated requirements.
- The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
- Planting beds shall be prepared by loosening the top 1 foot of topsoil. Plants shall be located per the plans. The holes shall be excavated (per the details on the drawings) with the center slightly higher to promote drainage. Use a topsoil backfill mix of 4 parts topsoil, 1 part peat moss, 1/2 part well rotted manure, and 10 pounds 5-10-5 planting fertilizer and properly mixed per cubic yard. Berm around plants to form a bowl shape.
- All landscaping shall be guaranteed for one year after final acceptance. Any plantings in need of replacement will be guaranteed from the time of replacement if after final acceptance.

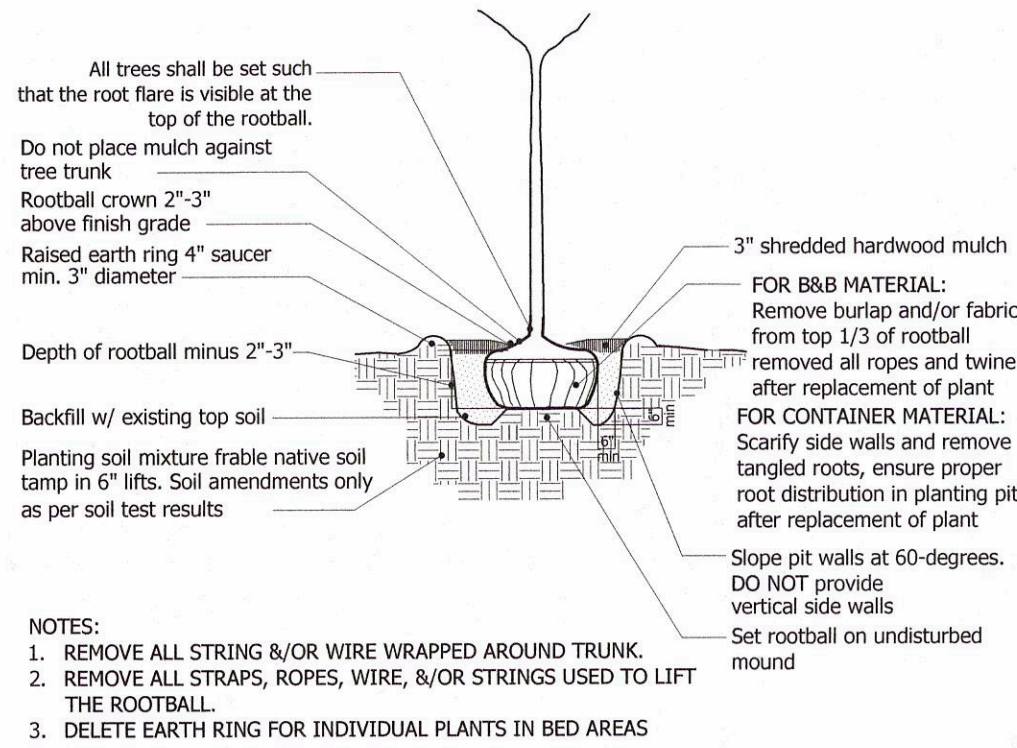


1 GROUND COVER PLANTING



2 TREE ISLAND PLANTING

P-NO-11



3 TREE PLANTING

SUBSTITUTION NOTE:

- Requirements shown are as per City Zoning Ordinance. Substitutions are not allowed unless approved by Heibert+Ball Land Design.
- After installation, the landscape will be maintained by the owner.
- Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

TO AVOID OVERHEAD UTILITY CONFLICTS:

In the event proposed canopy trees are in conflict (within 25') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

In the event proposed canopy trees are in conflict (within 10') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment.

UTILITY SCREEN

All utility structures, transformers, meters, and/or units shall be screened with plant material tall enough to provide an effective screen. Structures not shown on landscape plans will be required to be screened. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations.

PLANT STANDARDS

The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size noted at the materials schedule. And meet the characteristics stated on the drawing. All material installed on the site MUST meet or exceed these specifications. Any trees or shrubs not meeting these standards can be rejected at time of inspection.

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

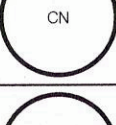
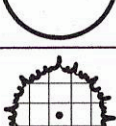
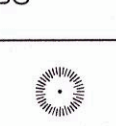
- Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
- Trees with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs in the upper 1/3 of the tree.
 - One fork is less than 2/3 the diameter of the dominant fork.
 - The top 1/3 of the smaller fork is removed at the time of planting.
- No branch is greater than 2/3 the diameter of the trunk directly above the branch.
- The trunk and/or major branches shall not touch.
- Several branches are larger in diameter and obviously more dominant.
- Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
- Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree.
- Crown spread shall look proportional to the tree.
- NO flush cuts or open trunk wounds or other bark injury.
- Root ball meets all ANSI standards and is appropriately sized.

DEFICIENCIES NOT ACCEPTED:

- Tip dieback on 5% of branches
- Crown thin/sparsely foliated
- Included bark
- Major Branches touching
- Asymmetrical branching

LANDSCAPE SHALL NOT OBSTRUCT VISIBILITY OR ACCESS TO FIRE PROTECTION EQUIPMENT INCLUDING, BUT NOT LIMITED TO, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS

PLANT SCHEDULE

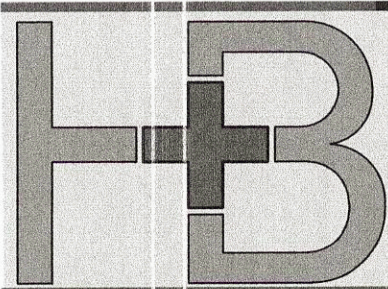
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	6	Legacy Sugar Maple / <i>Acer saccharum</i> "Legacy" 5' Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3"Cal	12'-14' HT
	18	Native Flame Hornbeam / <i>Carpinus caroliniana</i> "Native Flame" 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3"Cal	12'-14' HT
	7	Forest Pansy Redbud / <i>Cercis canadensis</i> "Forest Pansy" TM Single Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications	B & B	2"Cal	8'-10' HT
	3	Brodie Columnar Cedar / <i>Juniperus virginiana</i> "Brodie" Full To Base. Full Dense Form. See Tree Specifications	B & B		8' HT
	6	Wildfire Tupelo / <i>Nyssa sylvatica</i> "Wildfire" 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2"Cal	12'-14' HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	80	Karl Foersters Feather Reed Grass / <i>Calamagrostis x acutiflora</i> "Karl Foerster" Well Rooteds Containers	#1 Container		
	34	Quick Fire Hydrangea / <i>Hydrangea paniculata</i> "Bulk" Full; Dense Form	#3 Container		
	54	Needlepoint Holly / <i>Ilex cornuta</i> "Needlepoint" Full; Dense Form	18" HT		
	12	Sky Pencil Japanese Holly / <i>Ilex crenata</i> "Sky Pencil" Full, Dense Upright Form	36" HT		
	40	Merlot Sweetspire / <i>Itea virginica</i> "Merlot" Full. Heavy. Well Branched	#3 Container		
	47	Otto Luyken Laurel / <i>Prunus laurocerasus</i> "Otto Luyken" Full Dense Form. Well Matched	18" HT		
	85	Goldsturm Black-eyed Susan / <i>Rudbeckia fulgida</i> "Goldsturm" Full; Dense Form	#1 Container		
	56	Bang Bang Spirea / <i>Spiraea x Double Play</i> "Bang Bang" Full. Heavy.	#3 Container		
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	CONT		
	5,932 sf	Drought Tolerant Fescue Blend / Turf Sod Install Sod as per specifications over finished graded area free of debris. Stagger seems, do not overlap. Roll twice.	sod		

PLAN NOTES:

- ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED AND HAVE 4" MINIMUM DEPTH OF SHREDDED HARDWOOD MULCH.
- ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
- ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
- ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS NOT SPECIFIED AS SOD SHALL BE SEEDDED WITH REBEL III TALL FESCUE

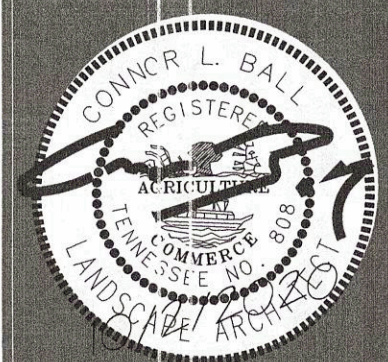
PLANTING SCHEDULE NOTES

- SHRUBS AND TREES TO BE OF THE HIGHEST QUALITY.
- NO SUBSTITUTIONS ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE OWNER AND LANDSCAPE ARCHITECT OF RECORD.
- SUBSTITUTIONS AND DEVIATIONS MAY OR MAY NOT BE APPROVED.
- REVISED LANDSCAPE PLANS MUST BE SUBMITTED AND APPROVED BY THE URBAN FORESTER
- ALL IRRIGATION, LAWN AND PLANT MATERIALS WITHIN THE ROW MUST BE MAINTAINED BY THE PROPERTY OWNER.



Heibert+Ball
LAND DESIGN
1894 Gen. Geo. Patton Dr.
Suite 400
Franklin, TN 37067
Tel: 615.376.2421
www.hblanddesign.com

PROPOSED SITE FOR:
ARDEN VILLAGES - LOT 210
COLUMBIA, TENNESSEE



BY: cb

RELEASE DATE: 01/09/17
REV 1:03/29/2018

L1.1

LANDSCAPE NOTES



DEVELOPMENT REVIEW COMMITTEE MEETING Tuesday, November 8, 2022

ITEM NO.

22-0280

DESCRIPTION: Revision to site plan. Plan II 10,600 square feet to 9 residential units Building A.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

3. 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.

Maury County Schools

4. No comments provided.

Duck River Electric Membership Corp

5. No comments.

Fire

6. Need to get a required water flow letter from the Fire Marshal's office
7. After you get the required water flow letter, you need to send it to Columbia Power & Water Systems and get a water availability letter from them

TECHNICAL
22-0280
Page 1 of 2

Atmos Energy

8. No comment.

Maury County E911

9. No comment at this time.

Public Works

10. No comments.

Engineering

11. No comments on this revision

Wastewater

12. No comment.

Planning

13. Item not placed on agenda due to ART deferral.

Columbia Water

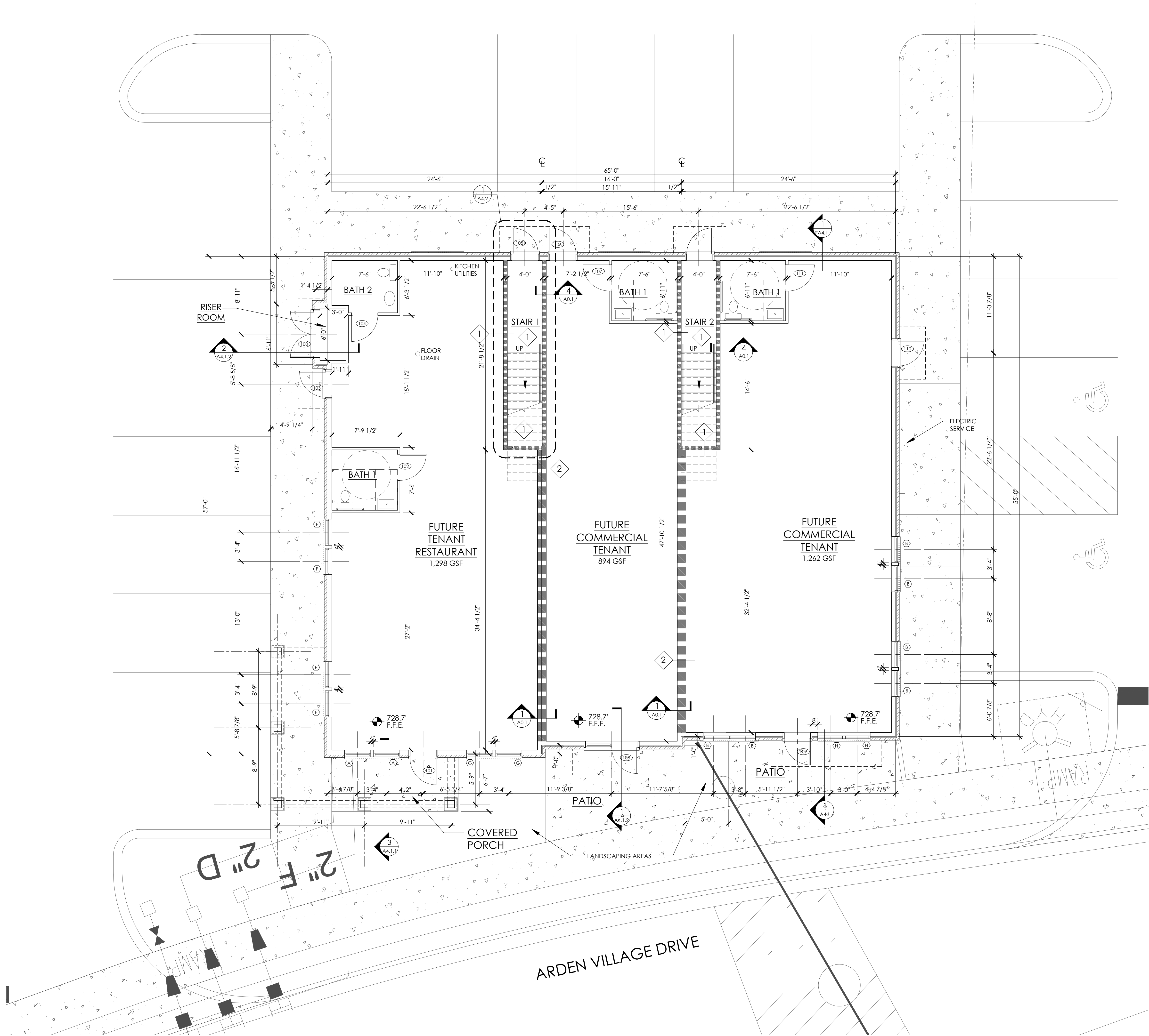
14. No comments.

Collier Engineering Company, Inc. on behalf of Maury County Highway Department.

15. No comment.

ATTACHMENTS: PUD

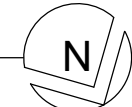




FIRST FLOOR PLAN - ALTERNATE

SCALE: 3/16" = 1'-0"

3,649 GSF (10,929 GSF BUILDING)



FRAMING & PLAN NOTES

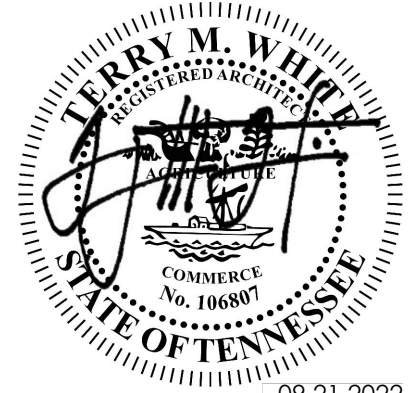
1. DIMENSIONS TO OUTSIDE FACE OF CMU.
2. ALIGN CMU OR CONC. SLAB EDGE WITH OUTSIDE FACE OF STUD.
3. ALL INTERIOR WALL STUDS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
5. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB AND CURB DIMENSIONS.
6. ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
7. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP. CENTER ELEC FIXTURES IN SPACES OR AS SHOWN ON ARCHITECTURAL PLANS.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL SIDEWALKS, PATIOS, AND PORCHES.
9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.

WALL LEGEND	
	NEW WALL
	1 HR. RATED WALLS
	BRICK VENEER
SEE SHEET A0.1 FOR WALL TYPES & DETAILS.	

ACCESSIBILITY LEGEND - UNIT TYPE 'A'	
	5'-7" diameter clear turning
	CLEAR FLOOR SPACE
	TURNING SPACE T-SHAPE
	DOOR MANEUVERING CLEARANCES



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www.LWarch.com
330.322.3406



7376 ALTHORP WAY
NASHVILLE, TN 37211

In the interest of continuous improvement, Regent Homes reserves the right to make modification in floor plans, exterior designs, architectural details, materials and specifications at any time without prior notice. All features, designs, and prices are subject to change without prior notice. Room dimensions are approximate and floor plans may vary with selected elevations. Please Consult working drawings for actual dimensions and information. © 2003 Regent Homes LLC.

Arden Apartments II
STACKED FLATS "BLDG A/3"
LOTS 209 & 210
2401 ARDEN VILLAGE DRIVE
COLUMBIA, TN 38401

THE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO PART OF THIS DRAWING SHALL BE COPIED, REPRODUCED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE. AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

△ CHECK SET	07.22.2022
△ CHECK SET	08.08.2022
△ CONSTR DOCS	09.21.2022
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ALTERNATE
FIRST FLOOR PLAN

10.11.2022

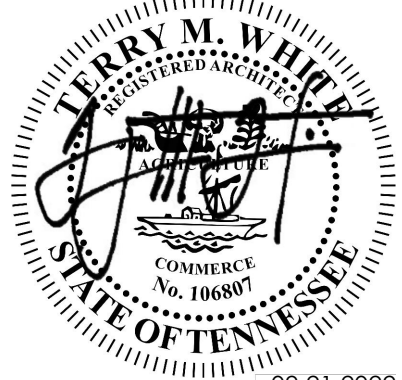
A2.1

FRAMING & PLAN NOTES

1. DIMENSIONS TO OUTSIDE FACE OF CMU.
2. ALIGN CMU OR CONC. SLAB EDGE WITH OUTSIDE FACE OF STUD.
3. ALL INTERIOR WALL STUDS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
5. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB AND CURB DIMENSIONS.
6. ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
7. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP. CENTER ELEC FIXTURES IN SPACES OR AS SHOWN ON ARCHITECTURAL PLANS.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL SIDEWALKS, PATIOS, AND PORCHES.
9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.



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Nashville, Tennessee 37204
email: terry@LWarch.com
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330.322.3406



09.21.2022



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NASHVILLE, TN 37211

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Arden Apartments II

STACKED FLATS "BLDG A/3"
LOTS 209 & 210
2401 ARDEN VILLAGE DRIVE
COLUMBIA, TN 38401

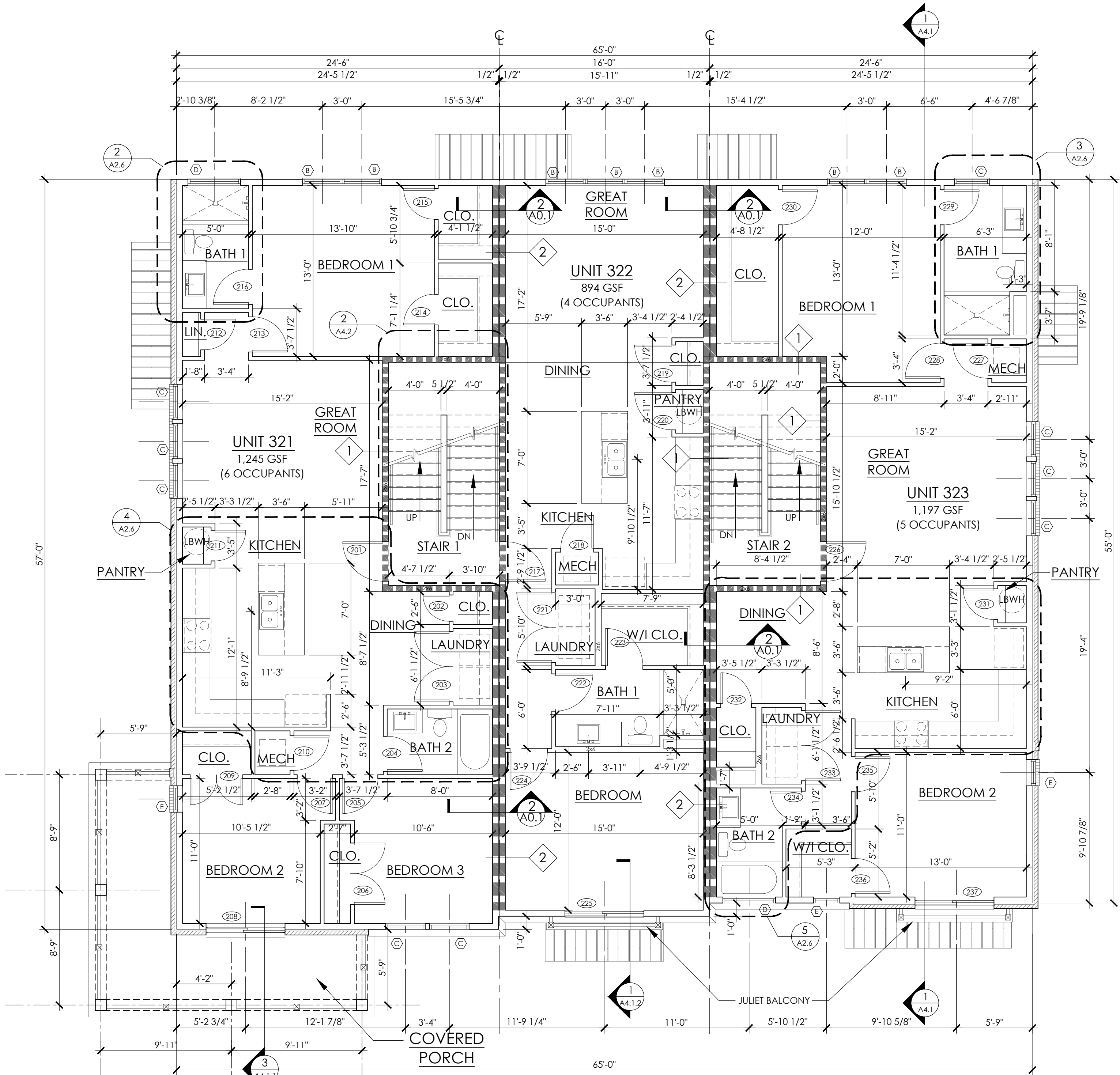
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SECOND FLOOR PLAN

09.21.2022

A2.2



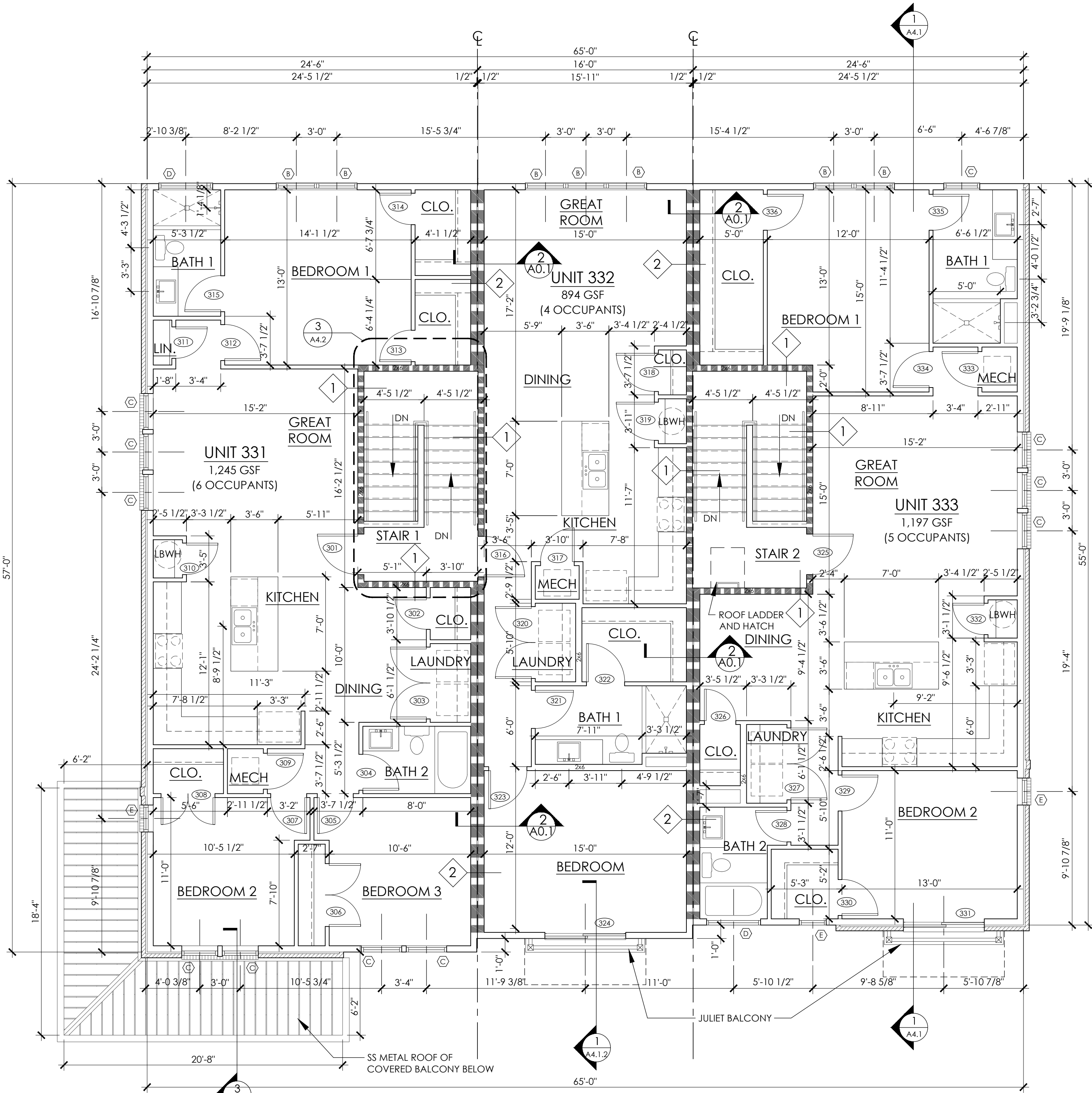
SECOND FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)

SCALE: 3/16" = 1'-0"

FRAMING & PLAN NOTES

1. DIMENSIONS TO OUTSIDE FACE OF CMU.
2. ALIGN CMU OR CONC. SLAB EDGE WITH OUTSIDE FACE OF STUD.
3. ALL INTERIOR WALL STUDS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER TO CIVIL DRAWINGS FOR ACTUAL BUILDING ELEVATION LEVELS, TYP.
5. REFER TO STRUCTURAL SLAB / FOUNDATION PLAN FOR CLARIFICATION OF SLAB AND CURB DIMENSIONS.
6. ORIENTATION OF THE BUILDING PLAN ILLUSTRATED MAY BE DIFFERENT THAN THE ORIENTATION OF THE CONSULTANT PLANS, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
7. ALL MECHANICAL, ELECTRICAL, PLUMBING, SECURITY, UTILITY, CABLE TV, AND TELEPHONE EQUIPMENT SHALL BE INSTALLED SO AS NOT TO BE IN CONFLICT WITH ANY WINDOW OR DOOR, TYP. CENTER ELEC FIXTURES IN SPACES OR AS SHOWN ON ARCHITECTURAL PLANS.
8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL SIDEWALKS, PATIOS, AND PORCHES.
9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.

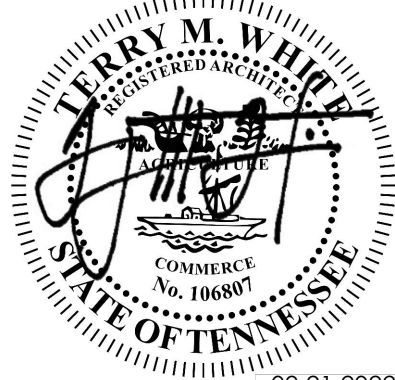
WALL LEGEND	
	NEW WALL
	1 HR. RATED WALLS
	BRICK VENEER
SEE SHEET A0.1 FOR WALL TYPES & DETAILS.	



THIRD FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)
SCALE: 3/16" = 1'-0"



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COLUMBIA, TN 38401

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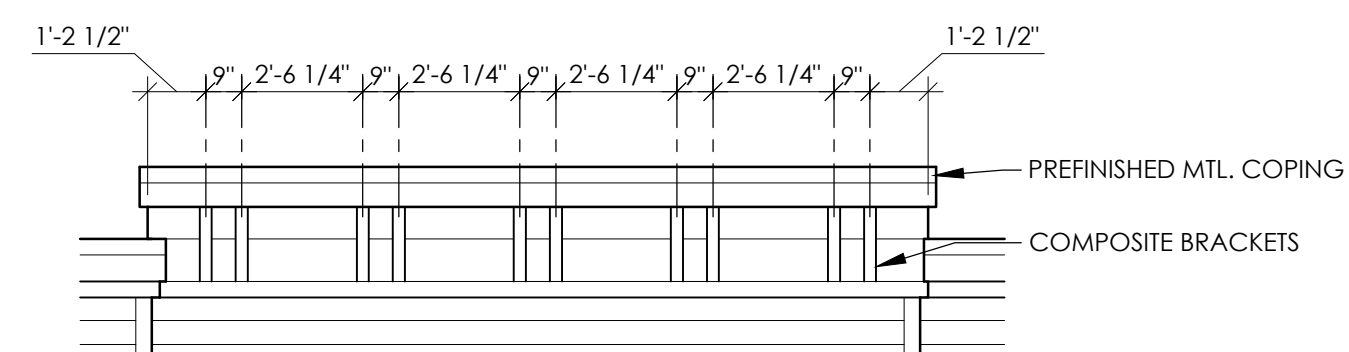
THIRD FLOOR PLAN

09.21.2022

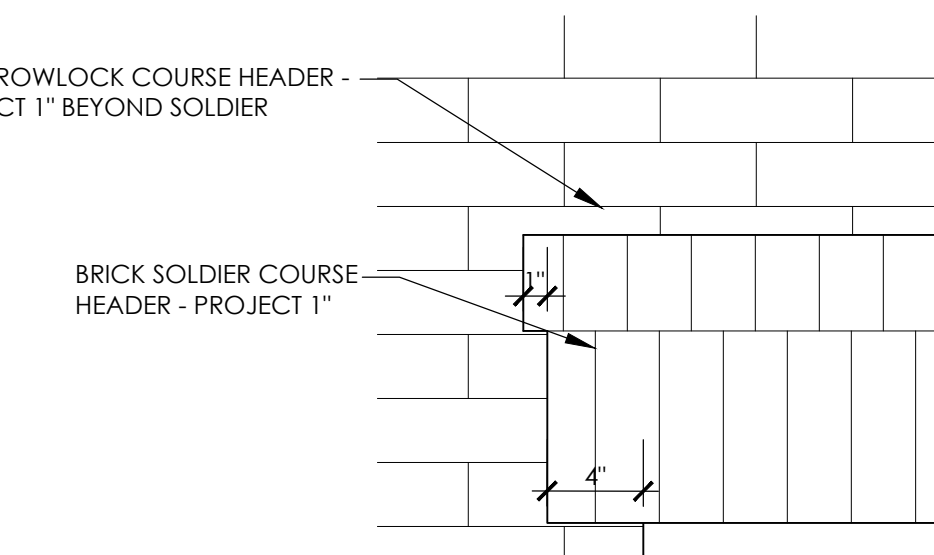
A2.3



1 NORTH ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"



3 CORNICE DETAIL
SCALE: 1/4" = 1'-0"



4 WINDOW HEADER DETAIL
SCALE: 1-1/2" = 1'-0"



2 EAST ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"

ELEVATION NOTES

1. ALL EXTERIOR FINISH MATERIALS TO RETURN TO AN INSIDE CORNER UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR TRIM TO MATCH ADJACENT MATERIALS COLOR UNLESS OTHERWISE NOTED.
3. ALL EXTERIOR PENETRATIONS, SUCH AS VENT COVERS, LOCATIONS TO BE FINALIZED W/ ARCHITECT AND ENGINEERS. ALL PENETRATIONS AND SUBSEQUENT TRIMS TO MATCH FIELD UNLESS OTHERWISE NOTED OR CONFIRMED W/ ARCHITECT.

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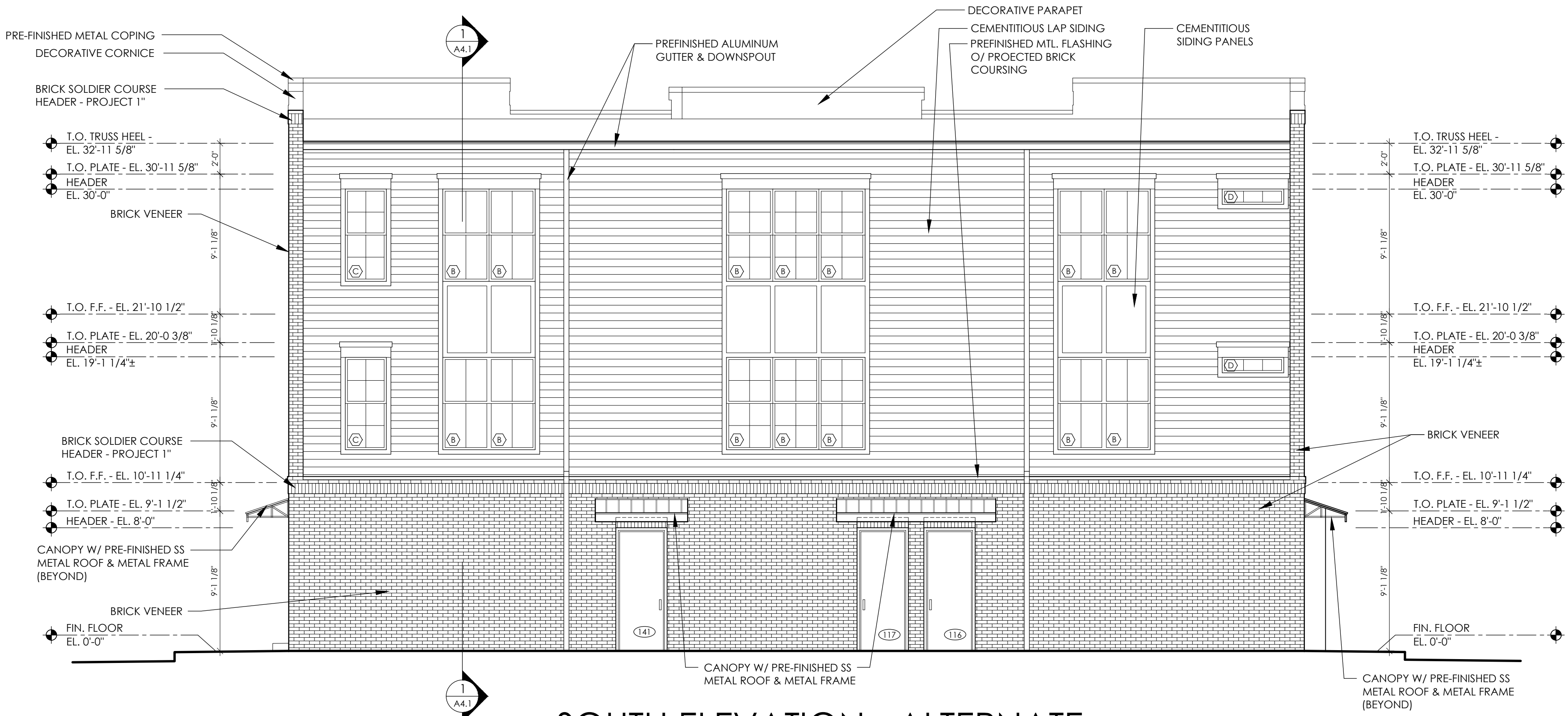
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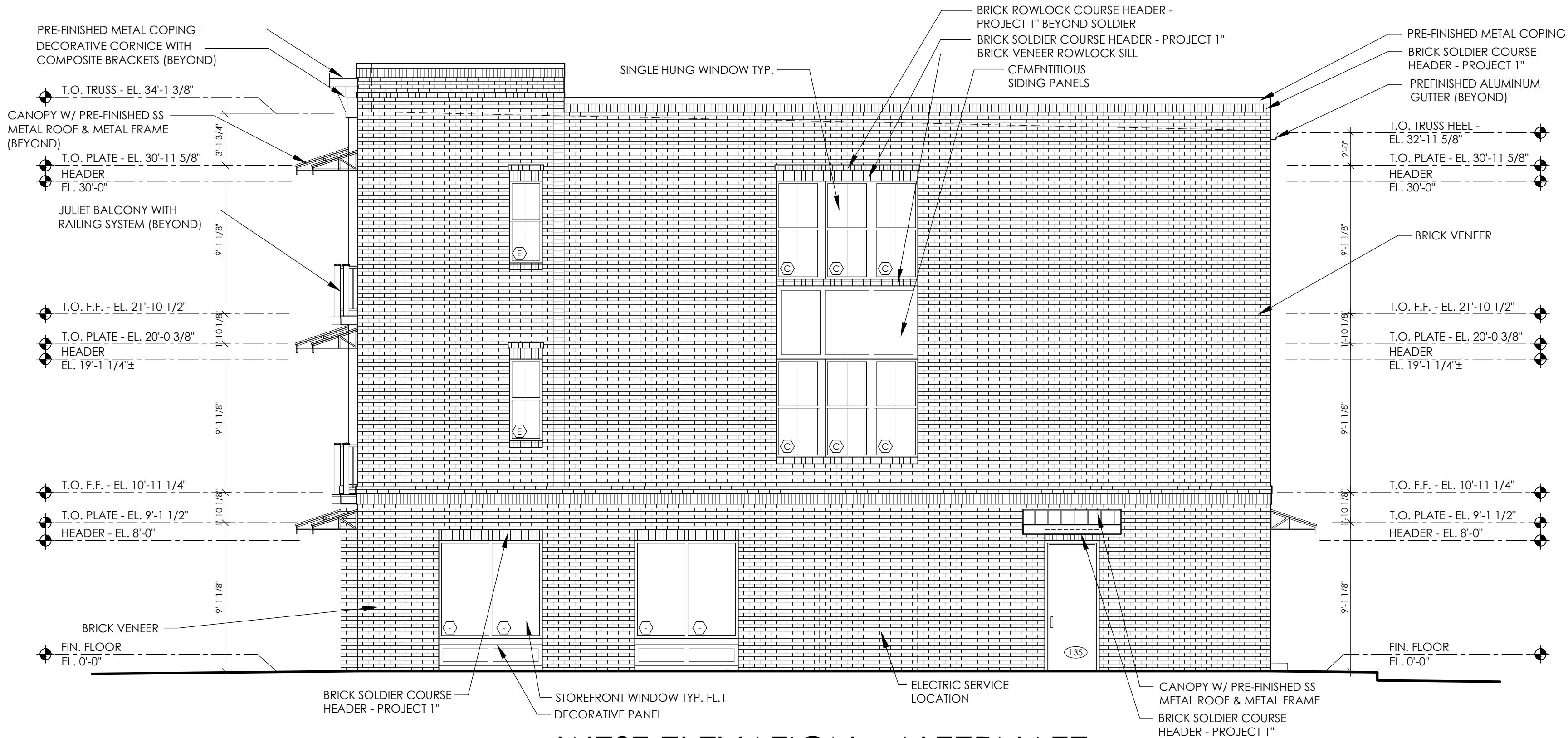
ALTERNATE
BUILDING
ELEVATIONS

10.11.2022

A3.2



1 SOUTH ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"

SITE DEVELOPMENT PLANS

FOR

ARDEN VILLAGE

"PHASE 2"

LOTS 209 & 210

COLUMBIA, TENNESSEE

RESOURCE LIST

PROPERTY OWNER:

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
PHONE: (615) 333-9000

DEVELOPMENT COMPANY:

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
PHONE: (615) 333-9000

CIVIL ENGINEER:

BATSON & ASSOCIATES ENGINEERING, INC.
5150 REMINGTON DRIVE
BRENTWOOD, TN 37027
PHONE: (615) 424-4840
FAX: (615) 370-9363

LAND SURVEYOR:

JAMES D. WEBB, PE, RLS
223 EAST JAMES CAMPBELL BOULEVARD
COLUMBIA, TN 38401
PHONE: (931) 388-2329
FAX: (931) 381-6106

UTILITY COMPANIES:

ELECTRIC:

COLUMBIA POWER AND WATER
P.O. BOX 379
201 PICKENS LANE
COLUMBIA, TN 38402
(931) 388-4833
CONTACT: BILL JACKSON, CHIEF ENGINEER

WATER & SANITARY SEWER:

COLUMBIA WASTEWATER SYSTEMS
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 388-2419
CONTACT: KELLY POWELL, SUPERINTENDENT

NATURAL GAS:

UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(913) 388-9135
CONTACT: TIM BROWN

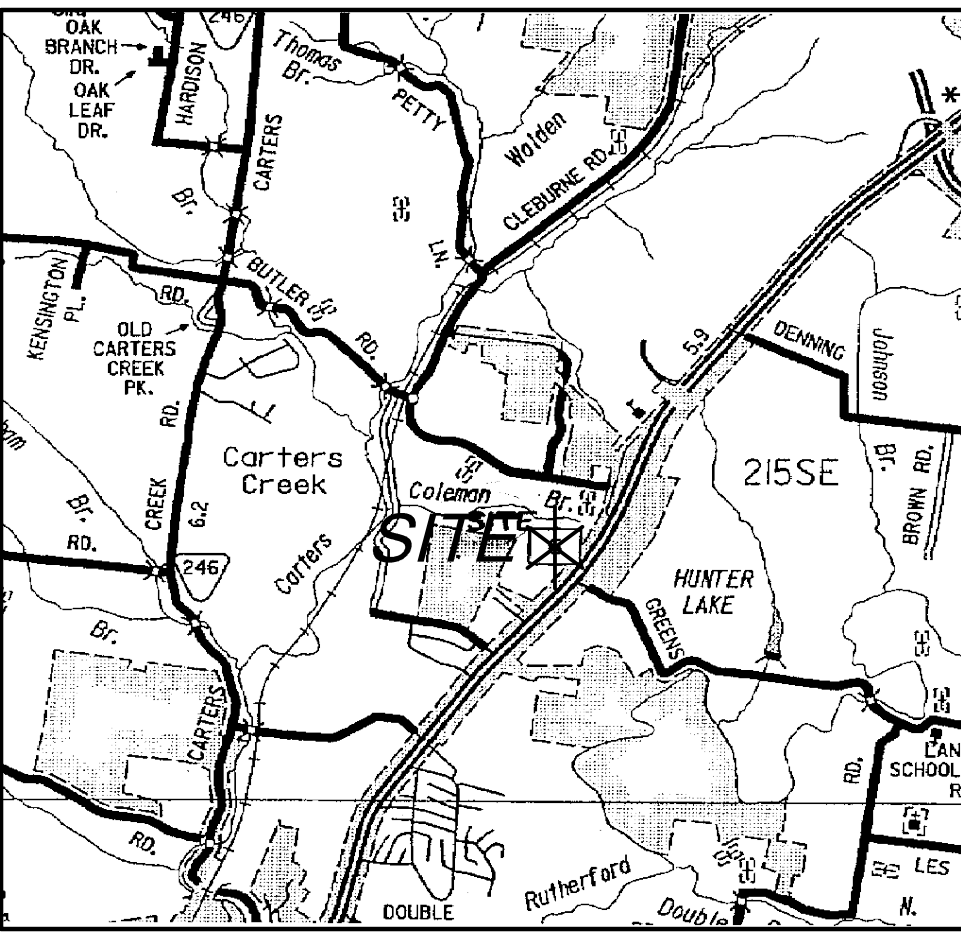
TELEPHONE:

BELLSOUTH

FOR ENGINEERING:
PARSONS TELECOM
904 SOUTH HIGH STREET
COLUMBIA, TENNESSEE 38401
(931) 380-3441
CONTACT: DANNY LASATER,
SPECIALIST, O.S.P.E.

FOR CONSTRUCTION:
757 ARMSTRONG LANE
COLUMBIA, TENNESSEE 38401
(931) 388-7393
CONTACT: GYNN RICE,
SUPERVISOR OF CONSTRUCTION

CONSTRUCTION DOCUMENTS



VICINITY MAP NOT TO SCALE
MAP: 51 PARCEL: 2
3rd CIVIL DISTRICT



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

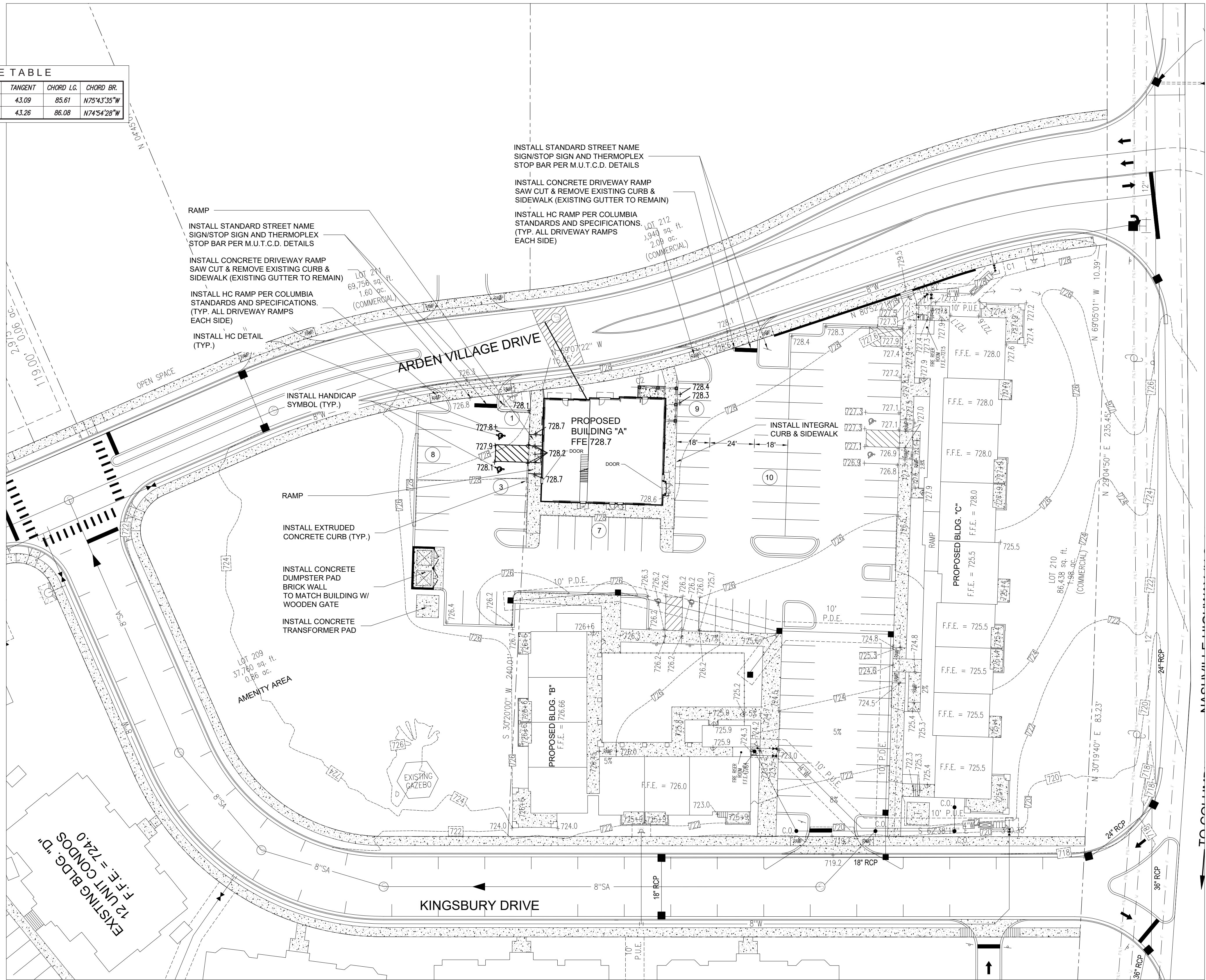
ISSUE DATE:
REVISED:

SHEET INDEX

- C-1 LAYOUT PLAN
- C-2 AUTOTURN PLAN
- C-3 GRADING & DRAINAGE PLAN
- C-4 S.W.P.P.P. STAGE 1
- C-5 S.W.P.P.P. STAGE 2
- C-6 S.W.P.P.P. STAGE 3
- C-7 UTILITY PLAN
- C-8 STANDARD WATER & SEWER DETAILS
- C-9 STANDARD DETAILS
- C-10 STANDARD DETAILS
- C-11 FIRE SAFETY ACCESS PLAN
- L1.0 LANDSCAPE PLAN
- L1.1 LANDSCAPE NOTES

BUILDING "B"	BUILDING "C"
APARTMENT UNIT NUMBERS PLAN AG04 UNIT MATRIX AND ADDRESSING PLAN	APARTMENT UNIT NUMBERS PLAN AG04 UNIT MATRIX AND ADDRESSING PLAN
FIRE SPRINKLER PLANS FP001 COVER SHEET FP100 SITE PLAN FP101 FIRST FLOOR PLAN FP102 SECOND FLOOR PLAN FP103 THIRD FLOOR PLAN FP501 DETAILS FP502 DETAILS	FIRE SPRINKLER PLANS FP001 COVER SHEET FP100 SITE PLAN FP101 FIRST FLOOR PLAN FP102 SECOND FLOOR PLAN FP103 THIRD FLOOR PLAN FP501 DETAILS FP502 DETAILS
FIRE ALARM PLANS E001 COVER SHEET E002 SPECIFICATIONS E003 SPECIFICATIONS E100 SITE PLAN E101 FIRST FLOOR PLAN - POWER & SYSTEMS E102 SECOND FLOOR PLAN - POWER & SYSTEMS E103 THIRD FLOOR PLAN - POWER & SYSTEMS E104 ROOF PLAN - POWER & SYSTEMS E201 FIRST FLOOR PLAN - LIGHTING E202 SECOND FLOOR PLAN - LIGHTING E203 THIRD FLOOR PLAN - LIGHTING E401 ENLARGED UNIT PLANS E501 DETAILS E502 DETAILS E601 DIAGRAMS & SCHEDULES E602 DIAGRAMS & SCHEDULES E603 SCHEDULES	FIRE ALARM PLANS E001 COVER SHEET E002 SPECIFICATIONS E003 SPECIFICATIONS E100 SITE PLAN E101 FIRST FLOOR PLAN - POWER & SYSTEMS E102 SECOND FLOOR PLAN - POWER & SYSTEMS E103 THIRD FLOOR PLAN - POWER & SYSTEMS E104 ROOF PLAN - POWER & SYSTEMS E201 FIRST FLOOR PLAN - LIGHTING E202 SECOND FLOOR PLAN - LIGHTING E203 THIRD FLOOR PLAN - LIGHTING E401 ENLARGED UNIT PLANS E501 DETAILS E502 DETAILS E601 DIAGRAMS & SCHEDULES E602 DIAGRAMS & SCHEDULES E603 SCHEDULES

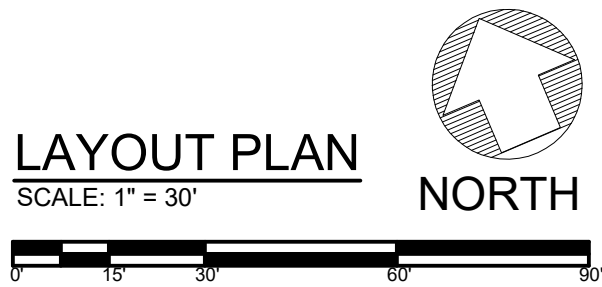
CURVE TABLE						
C #	DELTA	RADIUS	LENGTH	TANGENT	CHORD L.G.	CHORD BR.
C1	1°31'10"	370.00	85.80	43.09	85.61	N75°43'35"W
C2	1°34'11"	427.00	86.22	43.26	86.08	N74°54'28"W



- GENERAL SITE NOTES:
- DIMENSIONS SHOWN ARE TO THE FACE-OF-CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, PORCHES, RAMPS, SIDEWALKS, AND PRECISE BUILDING DIMENSIONS.
 - ALL CURB RETURN RADII TO BE A MINIMUM OF 3 FEET UNLESS NOTED OTHERWISE HEREON.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL DEBRIS, MATERIAL AND RUBBISH RESULTING FROM THE PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL PROCEDURES SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
 - THE LOCATION OF ALL PROPERTY LINES AND EXISTING UTILITIES, THE LEGAL DESCRIPTION, TOPOGRAPHIC CONTOURS, AND SPOT ELEVATIONS, AND ALL PHYSICAL FEATURES INCLUDING STRUCTURE LOCATIONS WERE PROVIDED BY:
JAMES D. WEBB, PE, RLS
223 EAST JAMES CAMPBELL BOULEVARD
COLUMBIA, TN 38401
PHONE: (931) 388-2329 FAX: (931) 381-6106
 - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY ASC OF AMERICA, INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
 - CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS

LEGEND	
	ASPHALT PAVEMENT
	CONCRETE SIDEWALK/PAVEMENT
	INDICATES NUMBER OF PARKING SPACES IN ROW
	DETAIL "2" ON SHEET "C-4"
	SSWL 4" SINGLE SOLID WHITE LINE



PARKING SUMMARY	
94	PARKING SPACES
6	HANDICAP PARKING SPACES
100	TOTAL PARKING SPACES
72	REQUIRED PARKING SPACES
PARKING REQUIREMENTS	
APARTMENT = 1.5 SPACE PER APARTMENT	
(1.5 x 48 APARTMENTS) = 72 PARKING SPACES	
FUTURE RESERVED PARKING SPACES	
MAX 28 PARKING SPACES	

ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN

DESCRIPTION	DATE

PROJECT NO. _____
DATE _____
DRAWN BY: BH
CHECKED BY _____

LAYOUT
PLAN

C-1



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

CONSTRUCTION
DOCUMENTS

ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN

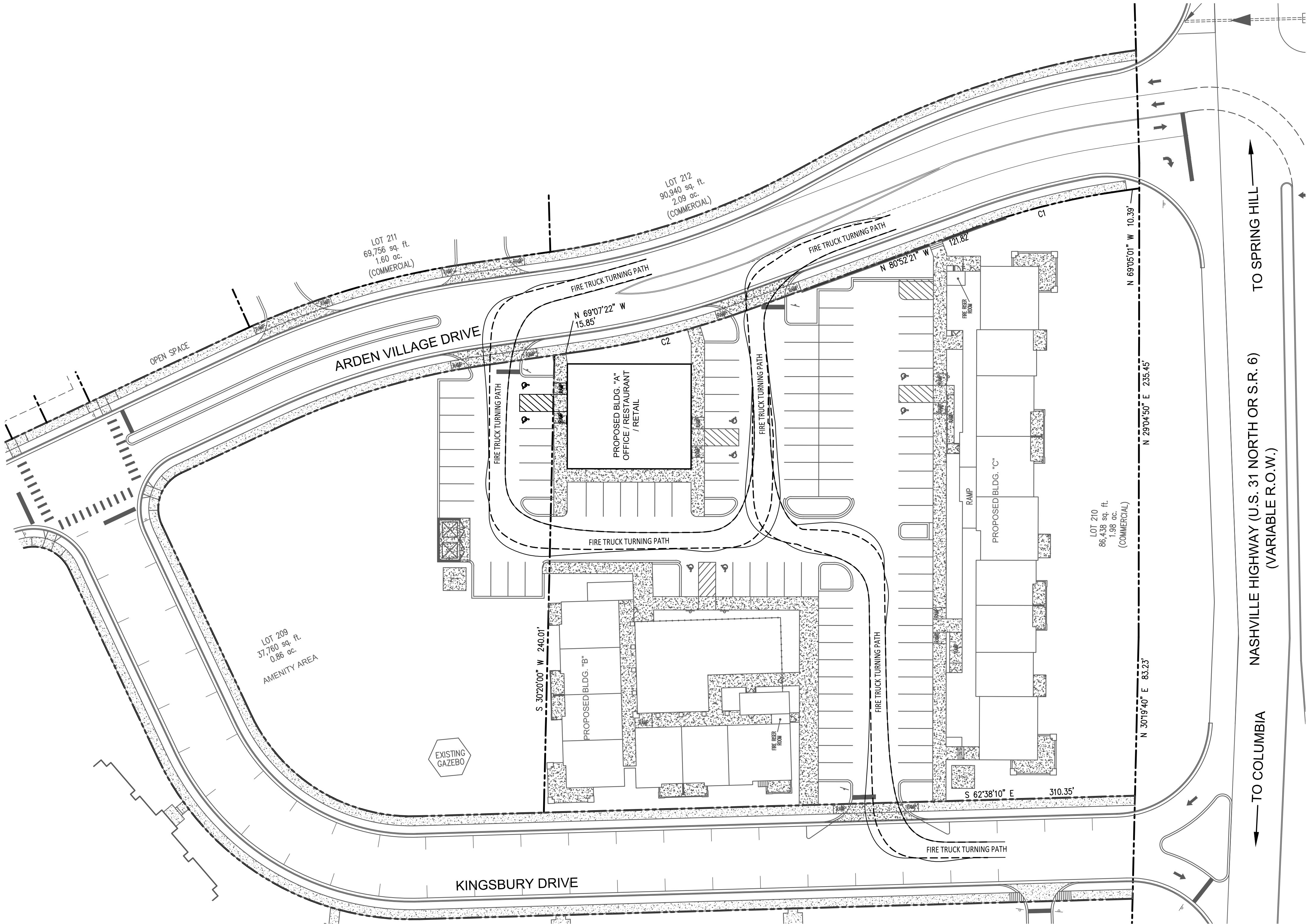
REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE
-------------	------

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

AUTOTURN
PLAN

C-2

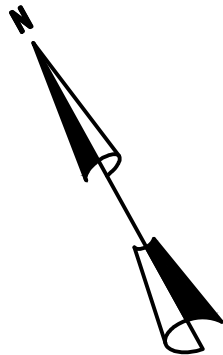


AUTO TURN SOFTWARE:
AUTODESK VEHICLE TRACKING

COLUMBIA TN FIRE TRUCK
- APPARATUS SPECIFICATIONS
NUMBER OF FRONT AXLES 1
FRONT TRACK WIDTH = 8'
WHEELS ON EACH FRONT AXLE = 2
NUMBER OF REAR AXLES = 1
REAR TRACK WIDTH = 8'
WHEEL BASE = 22'
BODY LENGTH = 52'
WIDTH = 8.75'
REAR OVERHANG = 22'
BODY STYLE = FIRE TRUCK
TURNING RADIUS WALL TO WALL = 45'-1"
- DESIGN SPEED (NO LESS THAN 5MPH); 5MPH

LEGEND

— TOWER 2 FIRE TRUCK BODY
- - - TOWER 2 FIRE TRUCK TIRES



0 30 60 90
SCALE : 1" = 30'



BATSON & ASSOCIATES
Civil Engineering Consultants

401 HOLLOW SPRINGS DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 ● FAX (615) 370-9363
batsonengineering@comcast.net

GENERAL GRADING AND EROSION CONTROL NOTES

- ALL SLOPES TO BE 3:1 OR FLATTER UNLESS NOTED OTHERWISE HEREON. ALL SLOPES STEEPER THAN 3:1 WILL REQUIRE PERMANENT GEOTEXTILE STABILIZATION.
- THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO ADJACENT PROPERTIES DURING CONSTRUCTION. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING CONSTRUCTION OF THIS PROJECT.
- THE GENERAL CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING CONSTRUCTION. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND IS NOT LIMITED TO NORMAL WORKING HOURS.
- THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED CIVIL ENGINEERING PRACTICES FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE DEVELOPER AT THIS TIME. HOWEVER, NEITHER BATSON & ASSOCIATES, INC. NOR ITS PERSONNEL CAN OR DO WARRANT THESE PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC INSTANCES WHERE THE ENGINEER PERFORMS FIELD INSPECTION AND CONTROL OF CONSTRUCTION TEMPORARILY ON SITE.
- THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON IS BASED ON UTILITY COMPANY RECORDS AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE TENNESSEE ONE CALL AND/OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
- ALL CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE CITY OF COLUMBIA STREET DEPARTMENT AND SHALL CONFORM TO CITY SPECIFICATIONS. STATE HIGHWAY US 31N TO BE CONSTRUCTED TO TDOT STANDARDS.
- NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PROPOSED.
- TOPSOIL IS TO BE STRIPPED FROM ALL CUT AND FILL AREAS, STOCKPILED IN LOCATIONS DESIGNATED BY THE OWNER, AND REDISTRIBUTED OVER GRADED AREAS TO A MINIMUM DEPTH OF 6". (CHECK GEOTECHNICAL STUDY)
- ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
- MULCH AND SEED ALL GRADED AREAS AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
- CONSTRUCT ALL SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
- REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.
- CLEAN SILT BARRIERS WHEN THEY ARE APPROXIMATELY 50% OBSTRUCTED BY SEDIMENT OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. SILT BARRIERS SHALL BE REPLACED AS EFFECTIVENESS IS SIGNIFICANTLY REDUCED.
- REMOVE ALL TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY ONCE A HEARTY SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON THE SITE.
- SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
- ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- FILL MATERIAL, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.

ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN

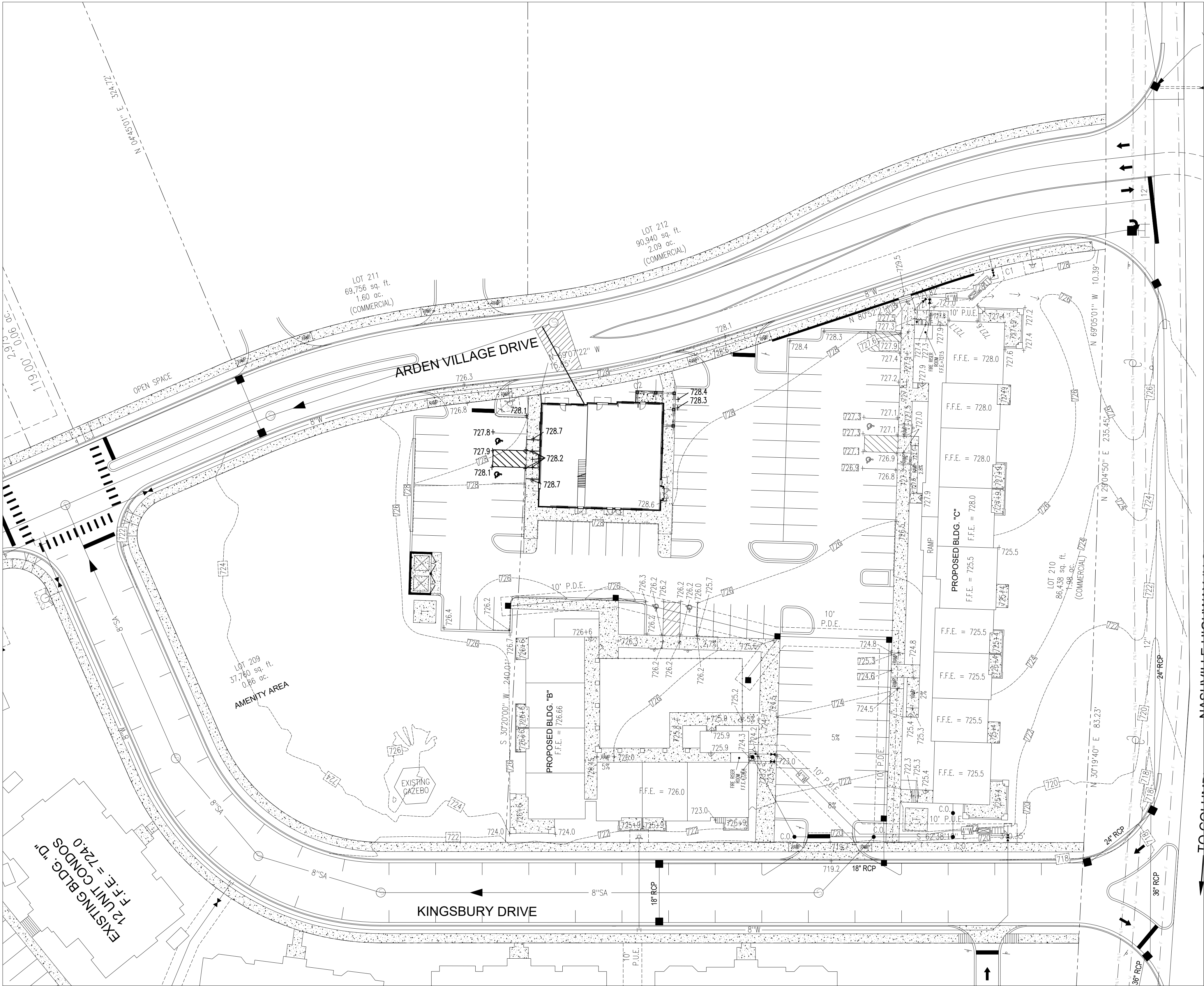
DESCRIPTION DATE

PROJECT NO.
DATE
DRAWN BY: B.H.
CHECKED BY:

GRADING & DRAINAGE
PLAN

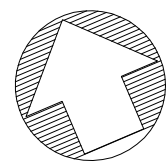
C-3

SHEET 1 OF



GRADING AND
DRAINAGE PLAN

SCALE: 1" = 30'



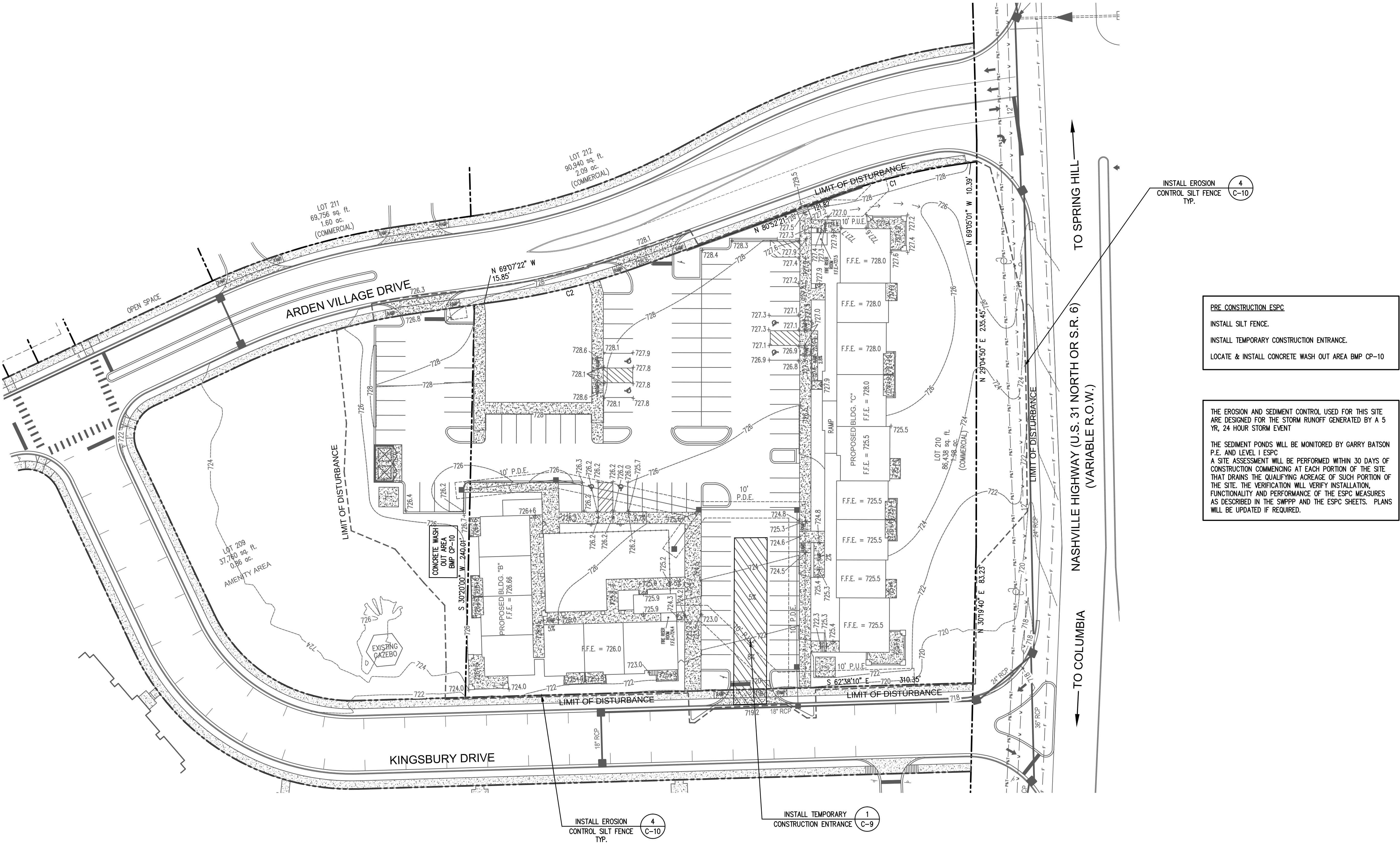
NORTH





BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



PRE CONSTRUCTION ESPC
INSTALL SILT FENCE.
INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
LOCATE & INSTALL CONCRETE WASH OUT AREA BMP CP-10

THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5 YR, 24 HOUR STORM EVENT
THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON P.E. AND LEVEL I ESPC
A SITE ASSESSMENT WILL BE PERFORMED WITHIN 30 DAYS OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE. THE VERIFICATION WILL VERIFY INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE ESPC MEASURES AS DESCRIBED IN THE SWPPP AND THE ESPC SHEETS. PLANS WILL BE UPDATED IF REQUIRED.

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE

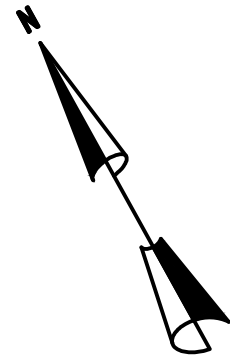
PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

S.W.P.P.P.
STAGE 1
PLAN

C-4

LEGEND

SILT FENCE

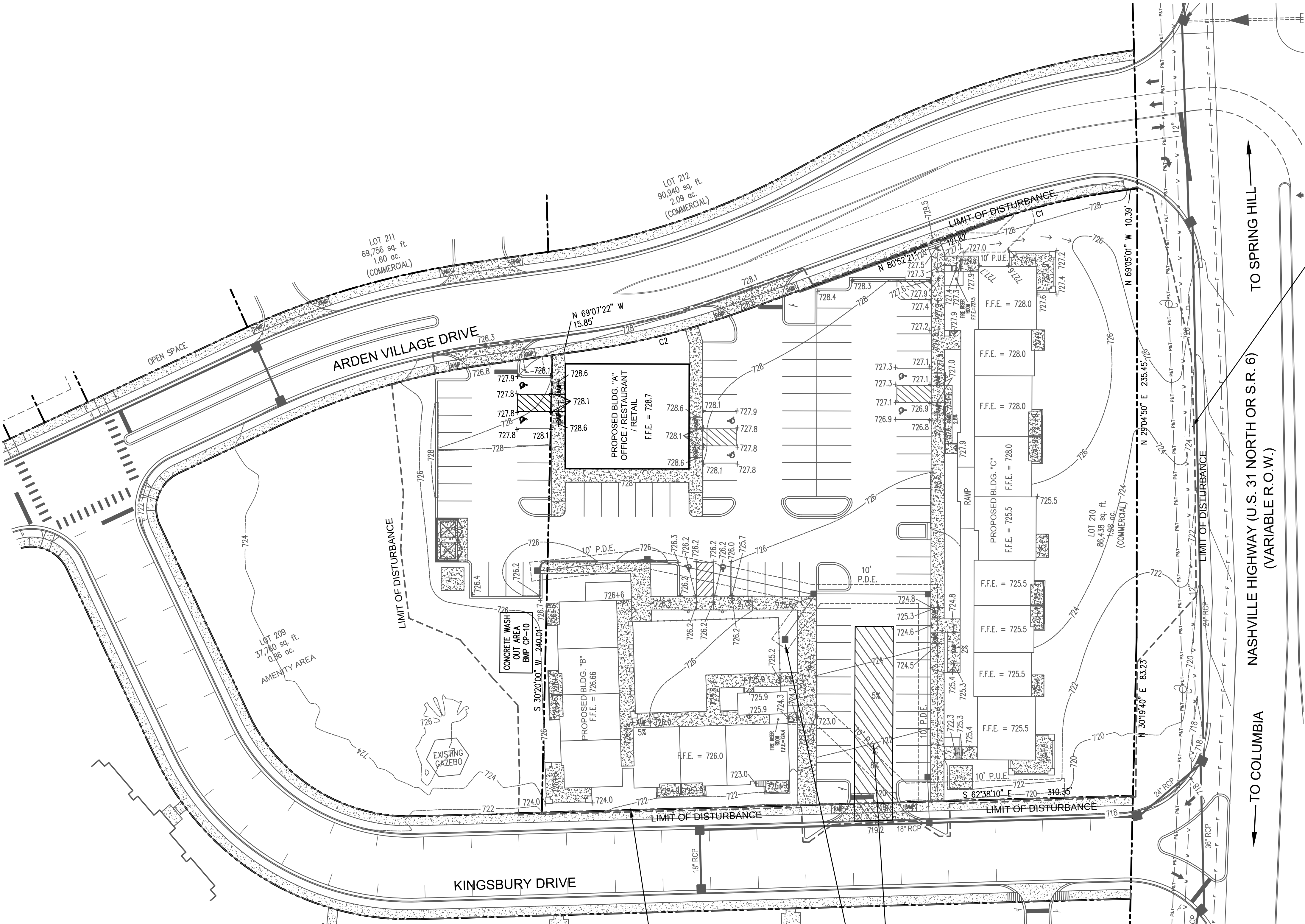


0 30 60 90
SCALE : 1" = 30'



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Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363



DURING CONSTRUCTION ESPEC.

SILT FENCE MAY HAVE TO BE RELOCATED AS GRADING IS ONGOING DURING CONSTRUCTION.

INLET PROTECTION INSTALLED DURING CONSTRUCTION AS THE INLETS & AREA DRAINS ARE INSTALLED.

CONTRACTOR IS REQUIRED TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH BMP CP-10 & CP-13, RESPECTIVELY. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH THE NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL SITE WASTES SUCH AS DISCARDED BUILDING MATERIALS, CHEMICALS, LITTER, AND SANITARY WASTES THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY. THE LOCATION OF AND / OR NOTES REFERRING TO SAID BMP'S SHALL BE SHOWN ON THE EPSC PLAN.

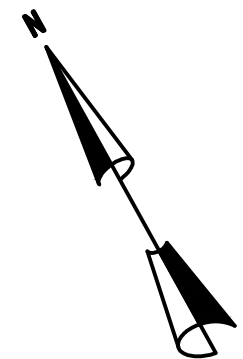
WATER QUALITY BMP'S SHALL NOT BE INSTALLED UNTIL BUILD OUT IS NEAR COMPLETION WHEN GRASS IS PLANTED TO PREVENT CONSTRUCTION SEDIMENT FROM ENTERING WATER QUALITY BMP'S. WATER QUALITY AREAS SHALL NOT BE USED AS SEDIMENT BASINS DURING CONSTRUCTION. INSTALLER'S OF WATER QUALITY BMP'S SHOULD FOLLOW ALL INSTALLATION GUIDELINES SET FORTH IN THE CITY OF COLUMBIA BMP MANUAL LOCATED ON THE CITY'S WEBSITE.

THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5 YR, 24 HOUR STORM EVENT

THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON P.E. AND LEVEL I ESPEC

A SITE ASSESSMENT WILL BE PERFORMED WITHIN 30 DAYS OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE. THE VERIFICATION WILL VERIFY INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE ESPEC MEASURES AS DESCRIBED IN THE SWPPP AND THE ESPEC SHEETS. PLANS WILL BE UPDATED IF REQUIRED.

- LEGEND**
- SILT FENCE
 - INLET PROTECTION
 - PROPOSED CONTOUR LINE AND ELEVATION
 - SPOT ELEVATION



0 30 60 90
SCALE : 1" = 30'

CONSTRUCTION
DOCUMENTS

ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN

REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

S.W.P.P.P.
STAGE 2
PLAN

C-5

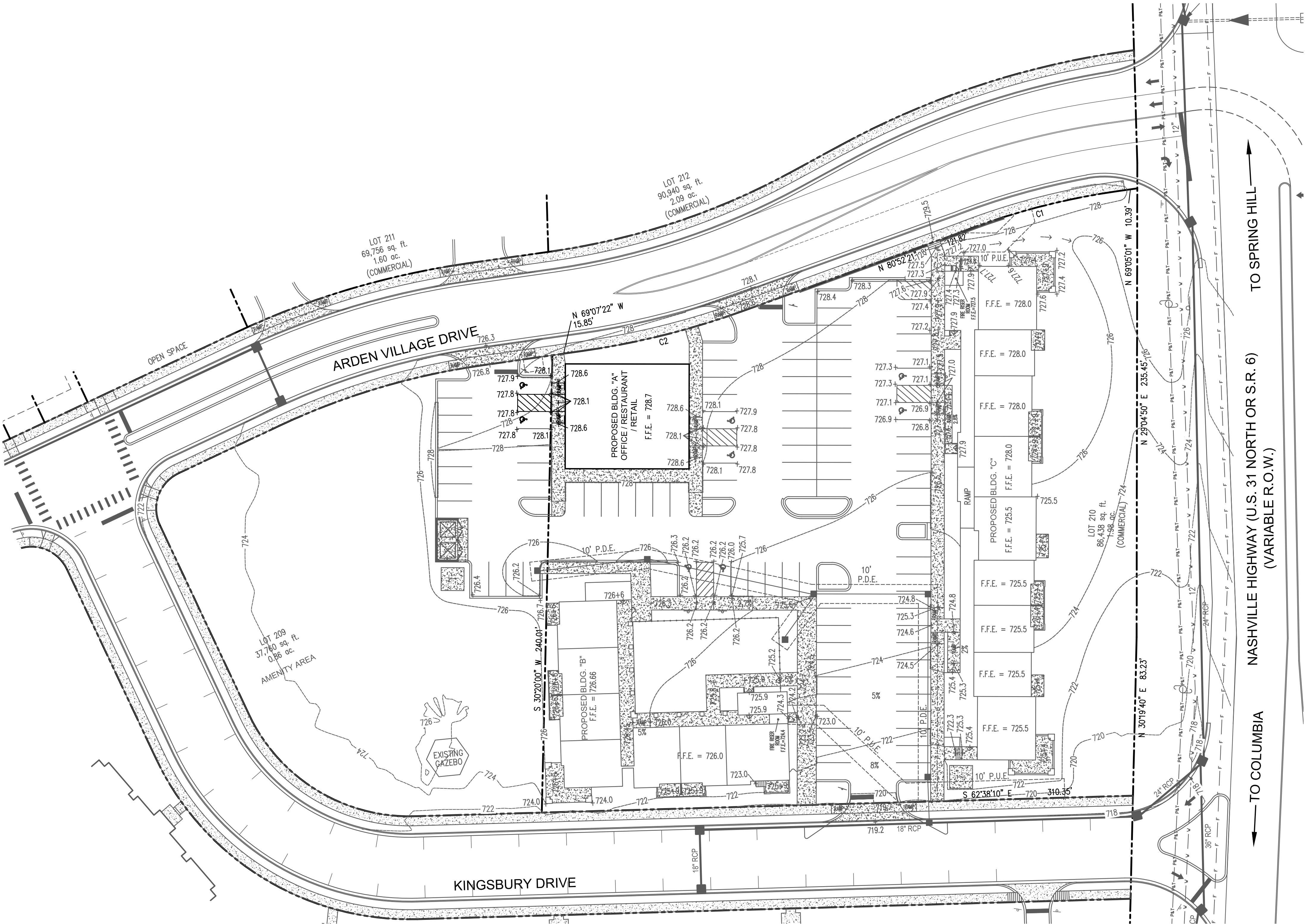


BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

LEGEND

700 — PROPOSED CONTOUR LINE AND ELEVATION
700+0 SPOT ELEVATION



POST CONSTRUCTION ESPEC

REMOVE ALL SILT FENCE

REMOVE & CLEANOUT CONCRETE WASH OUT AREA

REMOVE TEMPORARY CONSTRUCTION ENTRANCE

INSURE ALL WATER QUALITY STRUCTURES ARE PROPERLY INSTALLED

FINAL STABILIZATION OF NON-PAVED AREAS
SEED AND STRAW ALL DISTURBED AREAS.
KY-31 FESCUE (8 LBS. / 1,000 SQ. FT.)

ALL DISTURBED AREAS ARE TO BE SEEDED IN
ACCORDANCE TO TDEC STANDARDS SEE MANUAL
SECTIONS 7.8 AND 7.9 FOR GUIDELINES.

**CONSTRUCTION
DOCUMENTS**

**ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN**

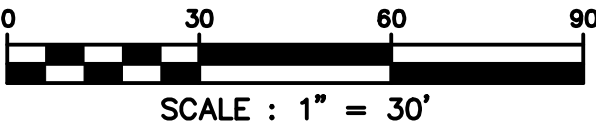
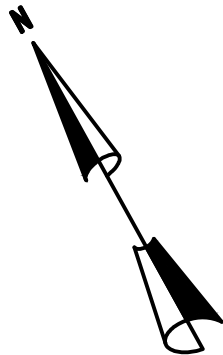
REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

S.W.P.P.P.
STAGE 3
PLAN

C-6





BATSON & ASSOCIATES
Civil Engineering Consultants

401 HOLLOW SPRINGS DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 ● FAX (615) 370-9363
batsonengineering@comcast.net

GENERAL SEWER NOTES

1. A 10-FOOT MINIMUM HORIZONTAL AND 18-INCH VERTICAL SEPARATION IS TO BE MAINTAINED BETWEEN SANITARY SEWER AND WATER LINES.
2. ALL MATERIALS AND WORKMANSHIP FOR SANITARY SEWER LINES AND APPURTENANCES SHALL BE IN STRICT COMPLIANCE WITH THE CURRENT SPECIFICATIONS AND DETAILS OF THE CITY OF COLUMBIA, WASTEWATER TREATMENT SYSTEM.
3. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING AND BEARING ANY COSTS ASSOCIATED WITH THE REQUIRED TESTING AND INSPECTION OF THE SANITARY SEWER LINES PRIOR TO THE ACCEPTANCE OF THE CITY OF COLUMBIA, WASTEWATER TREATMENT SYSTEM.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING THE ELEVATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
5. CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN THE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES SHALL BE TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
6. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT THE EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
7. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL PROVIDE THE CITY OF COLUMBIA WASTEWATER TREATMENT SYSTEM WITH A SET OF CONSTRUCTION OUT SHEETS PRIOR TO THE PRECONSTRUCTION MEETING AND THE OUT SHEETS SHALL INCLUDE THE STATIONS OF ALL THE PROPOSED SERVICE CONNECTIONS.
9. THE CONTRACTOR SHALL CHECK AND VERIFY ALL MEASUREMENTS, LEVELS, STATIONS, ETC., BEFORE ORDERING MATERIALS OR BEGINNING WORK, AND IS RESPONSIBLE FOR SAME.
10. ALL SANITARY SEWER SERVICES ARE TO BE TEE CONNECTED.
11. ALL SEWER PIPE TO BE PVC (SDR-26) UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING MANHOLE(S) SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
13. ALL FILL AREAS TO BE COMPACTED AT 95% PROCTOR.
14. ALL SEWER PIPE NOTED AS DIP SHALL BE CLASS S2 DUCTILE IRON PIPE.
15. SEWER SERVICE LINE CLEAN-OUT ASSEMBLY SHALL BE INSTALLED ACCORDING TO PRESCRIBED METHODS.
16. ALL MANHOLES SHALL HAVE 24-INCH OPENINGS.

INSTALL 8" x 4" TAPPING SLEEVE & VALVE STA 0+00

INSTALL 2" C-SERIES G2
ULTRASONIC METER W/ BYPASS
PER CPWS SPECS STATION 0+09

TIE INTO EXISTING
MANHOLE

REPAIR EXISTING PAVEMENT &
CURB & GUTTER AS REQUIRED

TC = 726.94
IN (N) = 722.27
IN (E) = 722.80
OUT = 722.23

TIE PROPOSED SERVICE LINE
INTO EXISTING SEWER LINE

INSTALL 6" PVC
SEWER SERVICE LINE

INSTALL 6" PVC CLEANOUT

INSTALL 4" x 2" REDUCER STATION 0+04

INSTALL 8" x 4" TAPPING SLEEVE STA. 0.00

INSTALL 4" x 2" REDUCER STA. 0+02

INSTALL 2" C-SERIES G2
ULTRASONIC METER W/ BYPASS
PER CPWS SPECS STATION 0+09

INSTALL 2" GATE VALVE W/ BOX STA. 0+07

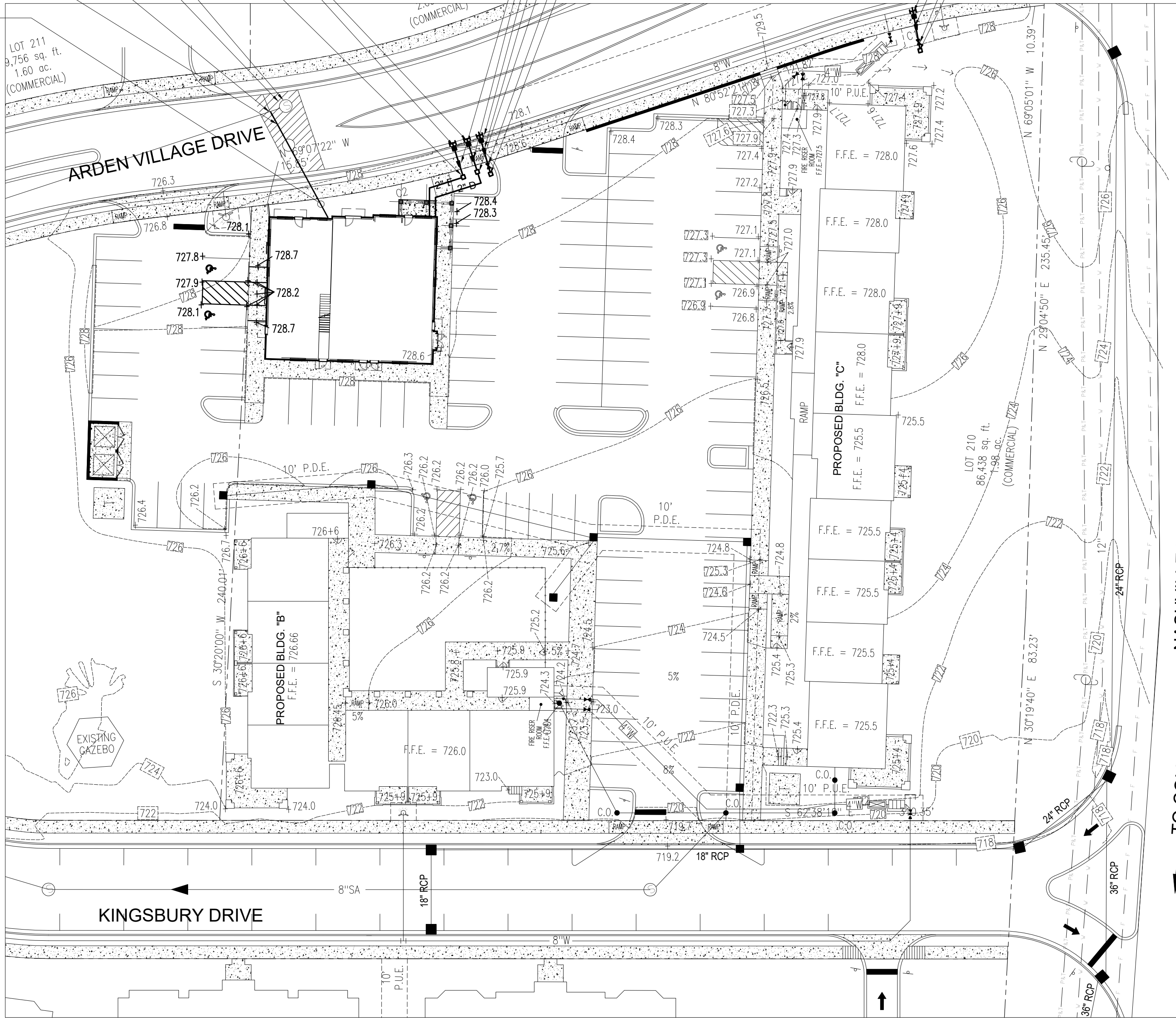
INSTALL 1" IRRIGATION
METER PER CPWS SPECS
STATION 0+11

INSTALL 8" x 4" TAPPING SLEEVE STA. 0.00

INSTALL 4" x 2" REDUCER STA. 0+02

INSTALL 2" GATE VALVE W/ BOX STA. 0+07

INSTALL 1" IRRIGATION
METER PER CPWS SPECS
STATION 0+11



GENERAL UTILITY NOTES

1. ALL GAS, ELECTRIC, AND TELEPHONE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. UTILITY CONNECTIONS TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
2. THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN HEREON ARE BASED ON UTILITY COMPANY RECORDS, AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE CONTRACTOR SHALL NOT RELY UPON THIS INFORMATION AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL TENNESSEE ONE CALL OR THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. BEFORE INSTALLATION OF STORM OR SANITARY SEWER, THE CONTRACTOR SHALL EXCAVATE AND VERIFY ALL CROSSINGS, AND INFORM THE CLIENT AND THE ENGINEER OF ANY CONFLICTS. THE ENGINEER WILL BE HELD HARMLESS IN THE EVENT HE IS NOT NOTIFIED OF DESIGN CONFLICTS PRIOR TO CONSTRUCTION.
4. REFER TO ARCHITECTURAL/MECHANICAL PLANS FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS AND TO VERIFY SERVICE LINE SIZES.
5. A 10-FOOT MINIMUM HORIZONTAL SEPARATION IS TO BE MAINTAINED BETWEEN WATER AND SANITARY SEWER LINES. 18" MIN. CLEARANCE FOR POTABLE WATER ABOVE SANITARY SEWER LINE.
6. ALL CONSTRUCTION OF WATER LINES AND APPURTENANCES AND SANITARY SEWER LINES AND APPURTENANCES SHALL BE PERFORMED IN ACCORDANCE WITH THE MOST RECENTLY APPROVED STANDARD SPECIFICATIONS AND DETAILS OF COLUMBIA POWER AND WATER AND COLUMBIA WASTEWATER SYSTEMS.
7. BEFORE TYING INTO EXISTING LINES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR. ALL LINES TO BE TIED TO EXISTING WATER AND SANITARY SEWER LINES ARE TO BE INSPECTED PRIOR TO CONNECTION BY COLUMBIA POWER AND WATER AND COLUMBIA WASTEWATER SYSTEMS RESPECTIVELY.
8. THE CONTRACTOR SHALL PAY ANY APPLICABLE WATER AND SEWERAGE SERVICE INSPECTION FEES.
9. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, TAKING CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO THE LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE, COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES AND GAS LINES DO NOT CONFLICT WITH SANITARY SEWERS, SANITARY SEWER SERVICES OR STORM SEWERS.
11. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THE WORK, THE CONTRACTOR MUST WORK IN THE PROXIMITY OF THE ABOVE-NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
12. THE CONTRACTOR'S FIELD REPRESENTATIVE SHALL NOTIFY COLUMBIA WASTEWATER SYSTEMS PRIOR TO COMMENCING ANY WORK ON THE PROPOSED SEWER IMPROVEMENTS.
13. SEWER IMPROVEMENT CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND FINAL ACCEPTANCE OF COLUMBIA WASTEWATER SYSTEMS.
14. THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT THE ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATION DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBSTANTIATE OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
15. AT LOCATIONS WHERE THE SEWER LINE OR WATER LINE IS UNDERNEATH PROPOSED PAVEMENT, THE TRENCH SHALL BE BACKFILLED TO SUBGRADE WITH CRUSHED STONE.
16. ANY AND ALL FEES, LICENSES AND PERMITS NECESSARY FOR THIS CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
17. ALL SANITARY SEWER LINES, SHALL BE LOW PRESSURE AIR TESTED BY THE CONTRACTOR. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF A COLUMBIA WASTEWATER SYSTEMS REPRESENTATIVE.
18. ALL DRIVES SHALL BE CONSTRUCTED TO SUBGRADE, AND ALL PROPOSED FILLS SHALL BE MADE AND COMPACTED PRIOR TO CONSTRUCTION OF SANITARY SEWERS.
19. CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL BENDS, JOINTS, AND FITTINGS TO CONSTRUCT UTILITIES.
20. ALL SANITARY SEWER SERVICE LINES SHALL MAINTAIN A MINIMUM 1% SLOPE.

GENERAL WATER NOTES:

1. ALL MATERIALS AND WORKMANSHIP FOR WATER LINES AND APPURTENANCES SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE COLUMBIA POWER AND WATER SYSTEMS.
2. REDUCED PRESSURE BACKFLOW PREVENTER (R.P.B.P.) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION MUST BE APPROVED BY COLUMBIA POWER AND WATER SYSTEMS.
3. WATER METER SHALL BE NO DEEPER THAN 24" FROM THE TOP OF METER TO PROPOSED FINISH GRADE.
4. COMPLETE FIRE HYDRANT ASSEMBLY TO INCLUDE:
A. APPROPRIATE SIZE TEE
B. PIPE RUN FROM TEE TO HYDRANT
C. 6" GATE VALVE AND BOX
D. FIRE HYDRANT
E. CONCRETE KICKER (BRACE)
F. APPROPRIATE SIZE REDUCER (IF APPLICABLE)
5. ALL AND ANY FEES, LICENSES AND PERMITS NECESSARY FOR WATER LINE CONSTRUCTION ARE TO BE OBTAINED PRIOR TO INITIATION OF CONSTRUCTION AND THE COST OF SAME TO BE BORNE BY THE CONTRACTOR.
6. FOR CLARITY, CONCRETE THRUST BLOCKING/KICKERS HAVE NOT BEEN SHOWN HEREON. HOWEVER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLACING THRUST BLOCKING/KICKERS AT ALL LOCATIONS AS REQUIRED BY THE LATEST SPECIFICATIONS OF COLUMBIA POWER AND WATER SYSTEMS.
7. LOCATE WATER SERVICES 25' FROM SIDE PROPERTY LINE TO AVOID DRIVEWAYS.

UTILITY COMPANIES:

ELECTRIC:

COLUMBIA POWER AND WATER
P.O. BOX 379
201 PICKENS LANE
COLUMBIA, TN 38402
(931) 388-4633
CONTACT: BILL JACKSON, CHIEF ENGINEER

WATER & SANITARY SEWER:

COLUMBIA WASTEWATER SYSTEMS
1244 TREATMENT PLANT ROAD
COLUMBIA, TN 38401
(931) 388-2419
CONTACT: KELLY POWELL, SUPERINTENDENT

NATURAL GAS:

UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(913) 388-9138
CONTACT: TIM BROWN

TELEPHONE:
BELLSOUTH

FOR ENGINEERING:
PARSONS TELECOM
904 SOUTH HIGH STREET
COLUMBIA, TENNESSEE 38401
(931) 388-3441
CONTACT: DANNY LASATER,
SPECIALIST, O.S.P.E.

FOR CONSTRUCTION:
757 ARMSTRONG LANE
COLUMBIA, TENNESSEE 38401
(931) 388-7393
CONTACT: GYNN RICE,
SUPERVISOR OF CONSTRUCTION

MECHANICAL/PLUMBING ENGINEERS
TO VERIFY SIZE

FIRE HYDRANT MUST BE WITHIN 100'
OF A POST INDICATOR VALVE (PIV).

SEE SHEET C-8 FOR WATER & SEWER
DETAILS.

ALL SANITARY SEWER LINES TO BE
INSTALLED IN ACCORDANCE WITH
COLUMBIA WASTE WATER SYSTEMS.

P.V.C. OIPE CLASS SDR 26

ALL SEWER SERVICES TO BE TEE
CONNECTED (6" TEE)

ALL SEWER SERVICE TAPS TO BE
SHALLOW 3'-4" IN DEPTH.

UTILITY PLAN

SCALE: 1" = 30'



ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN

DESCRIPTION DATE

PROJECT NO.

DATE

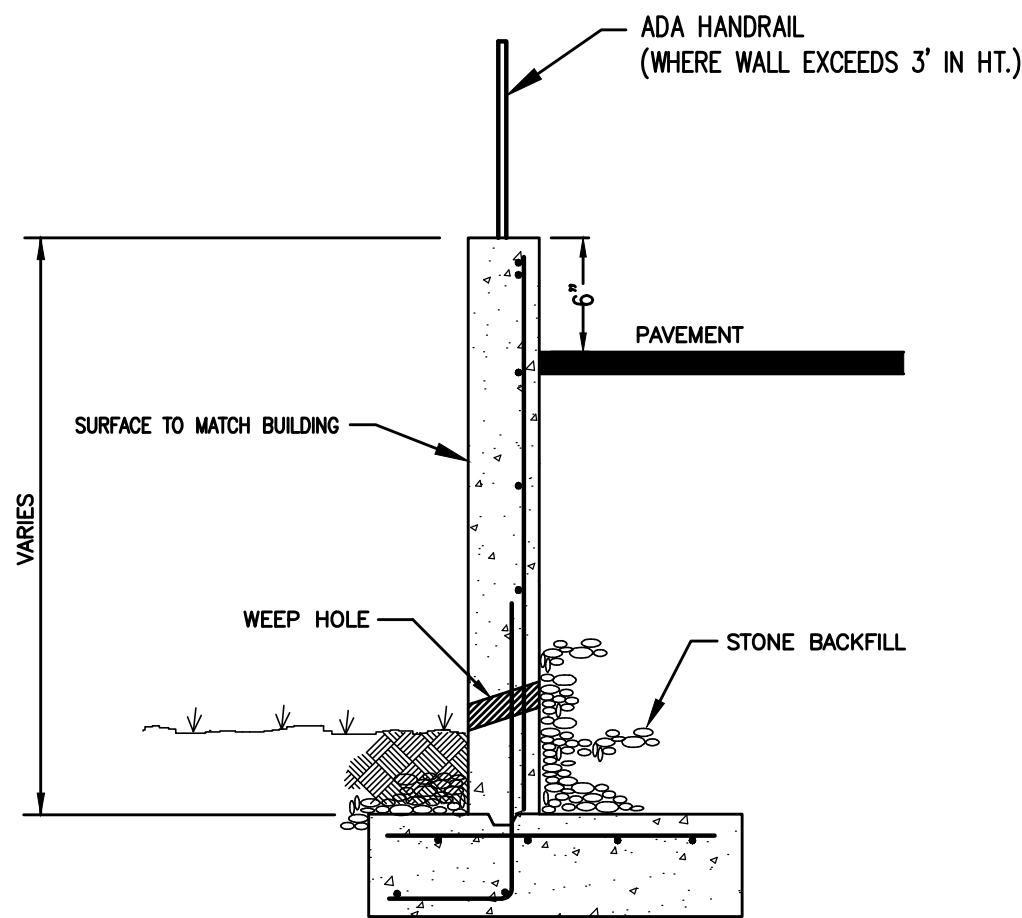
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CHECKED BY:

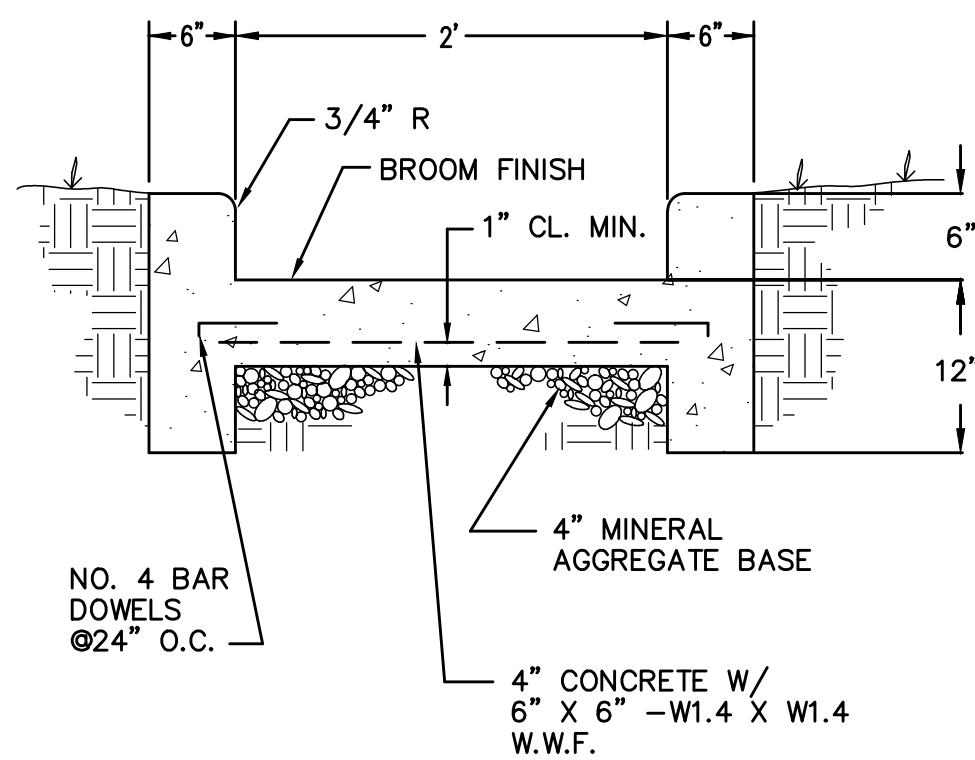
UTILITY
PLAN

C-7

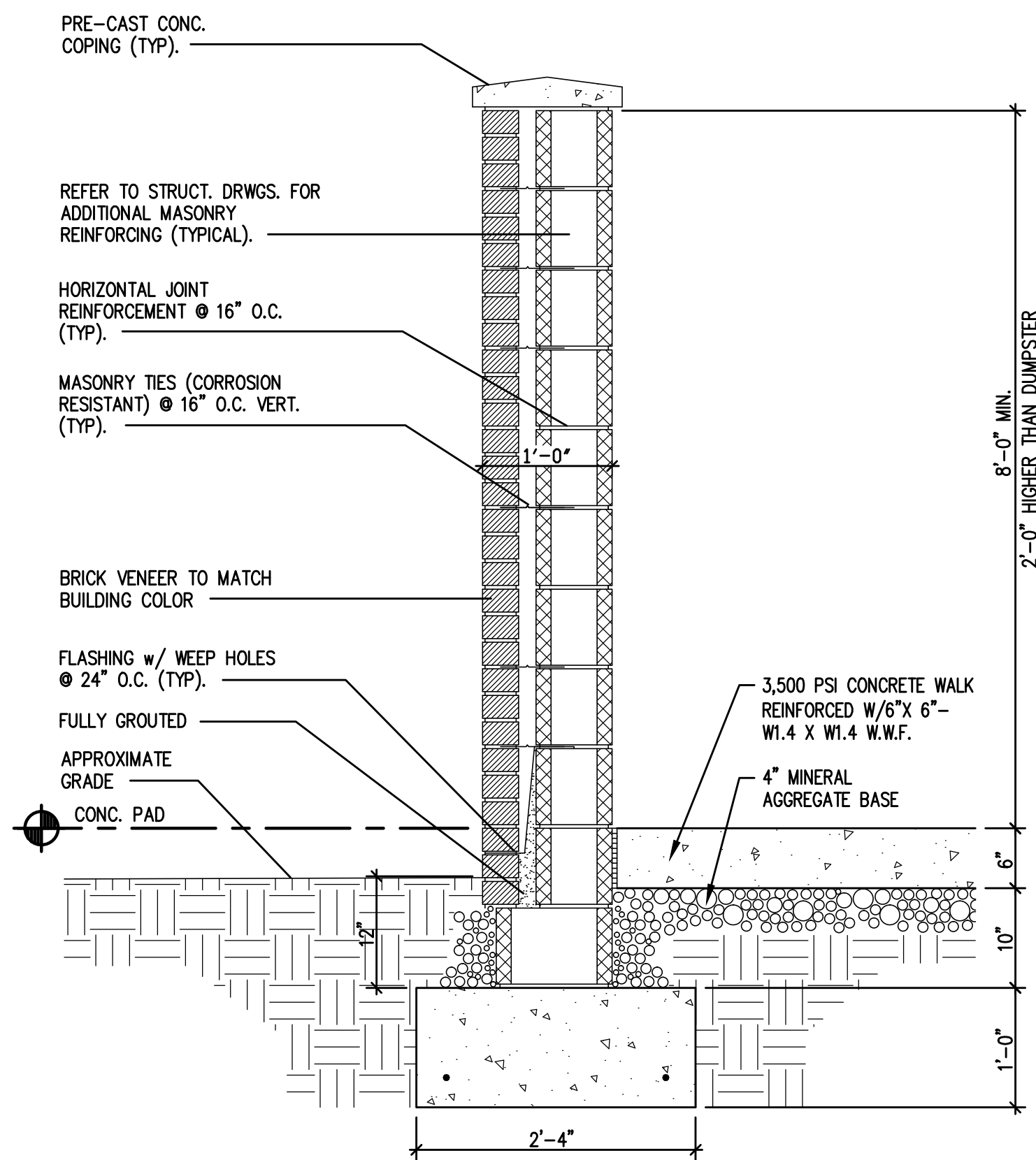
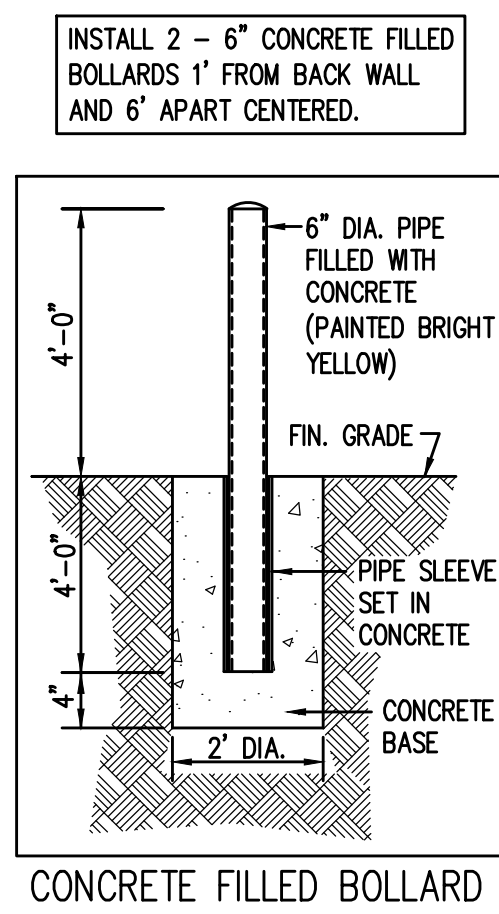
SHEET 1 OF 1



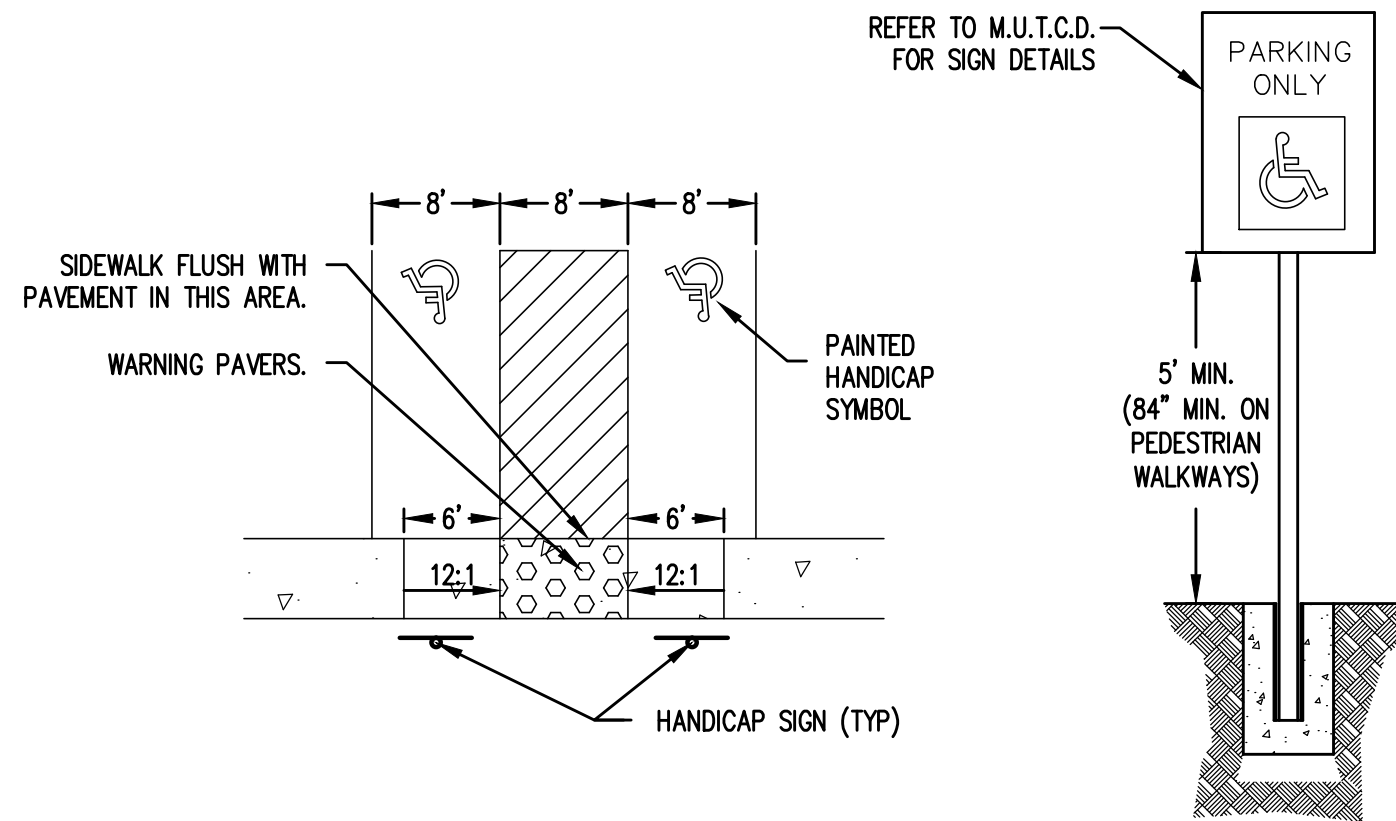
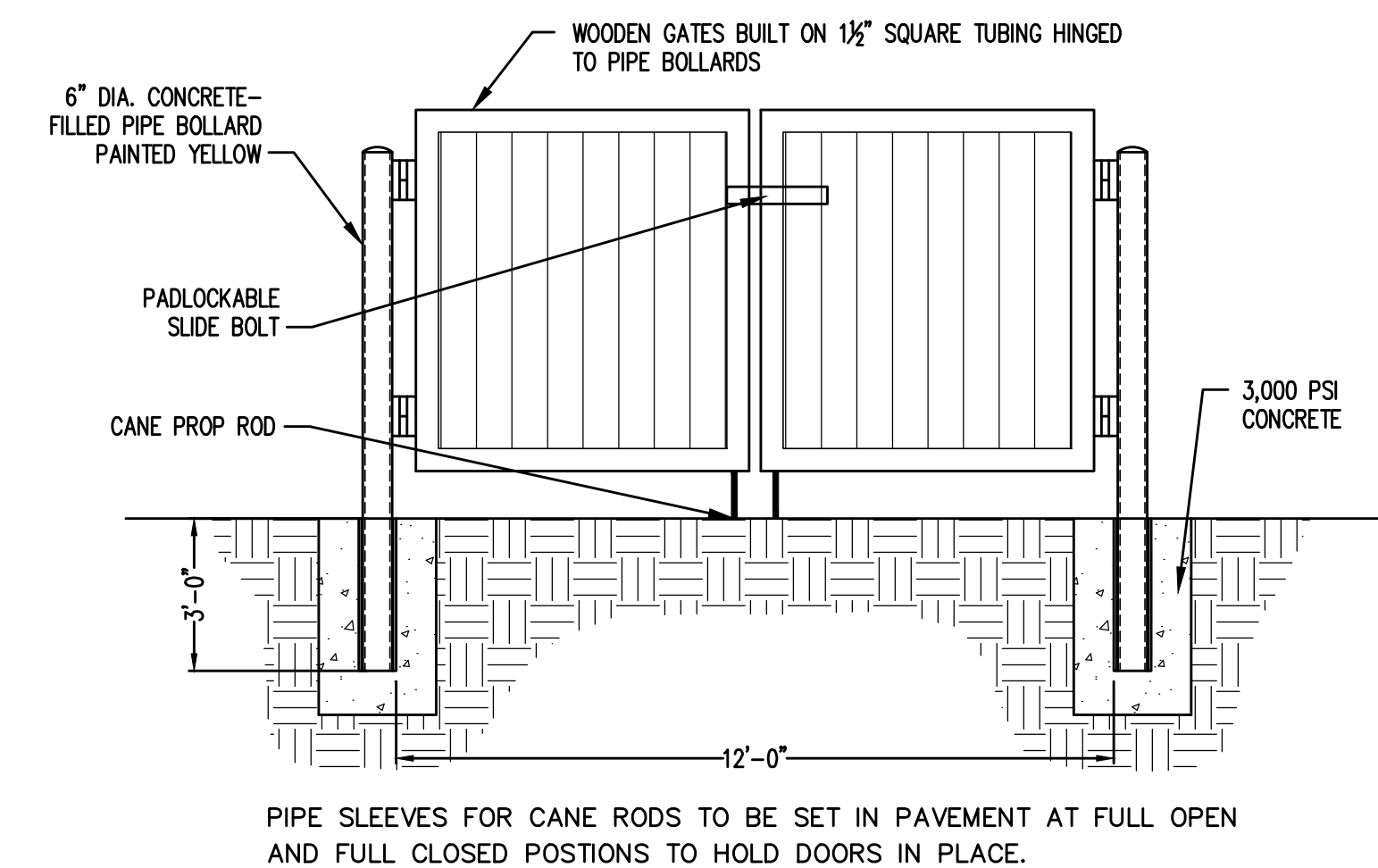
10 CONCRETE RETAINING WALL SECTION
NOT TO SCALE



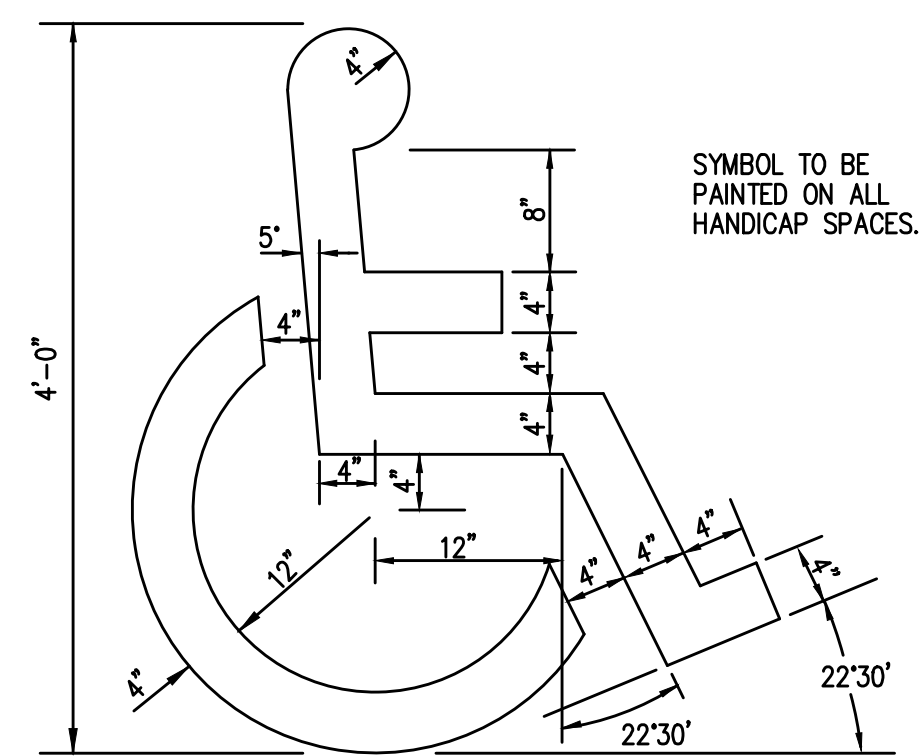
11 CONCRETE FLUME
NOT TO SCALE



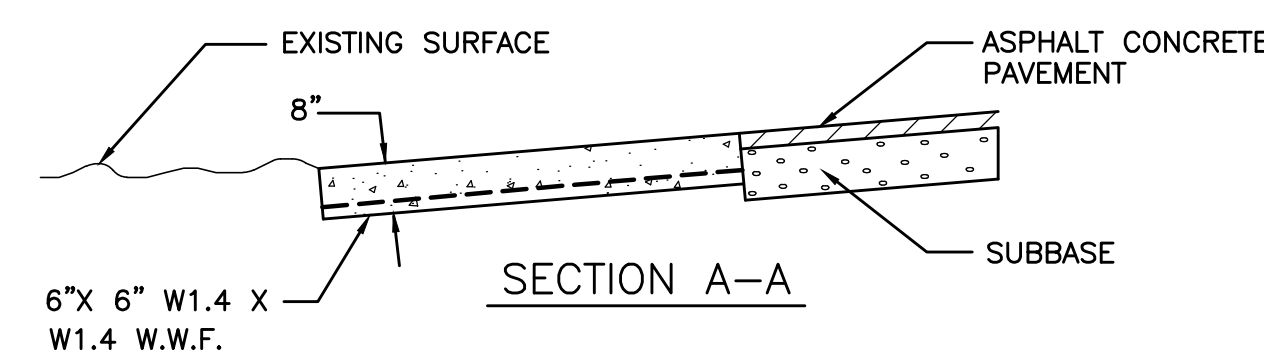
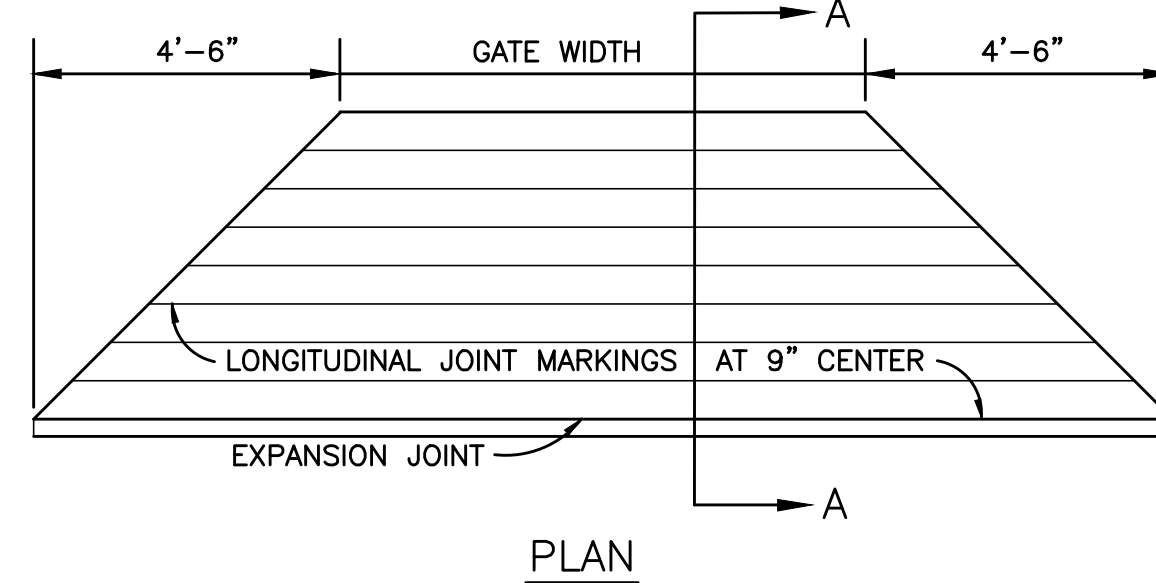
9 SCREEN WALL AND WOODEN GATES
NOT TO SCALE



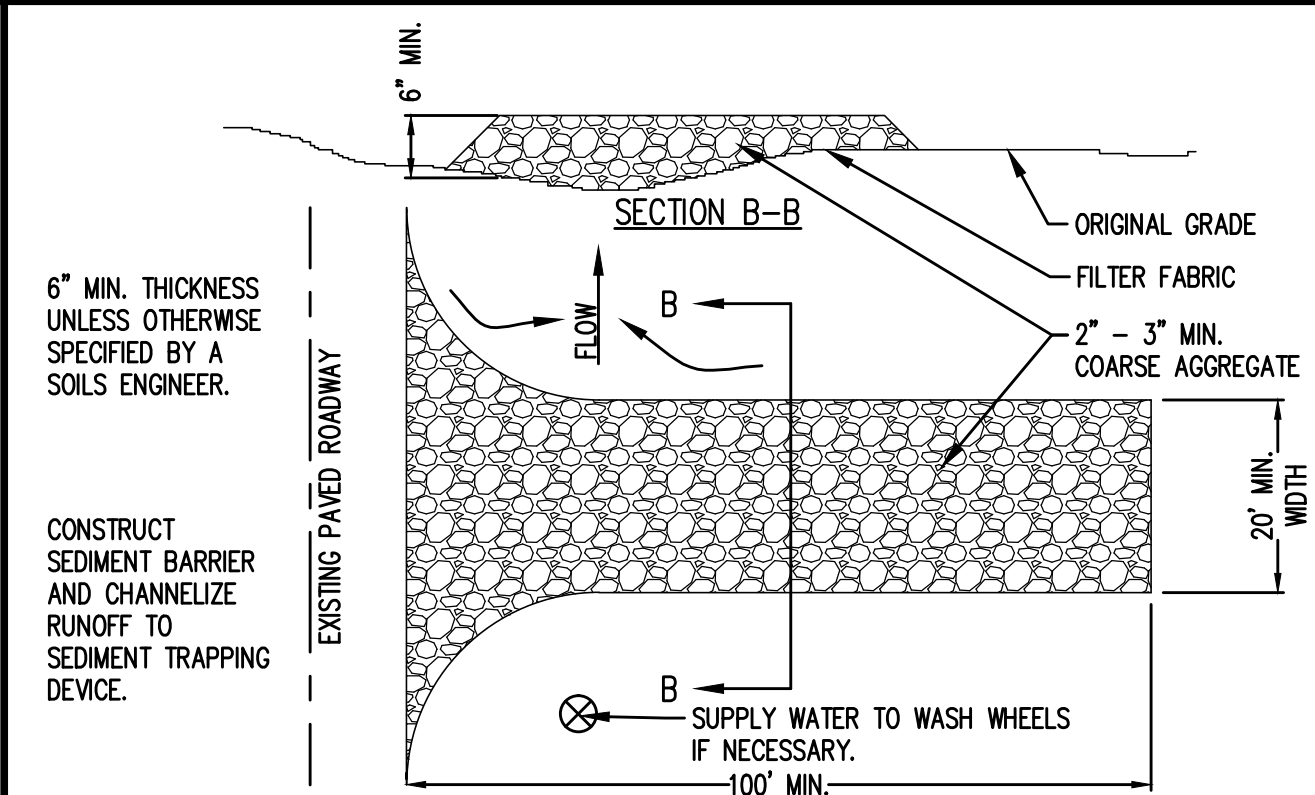
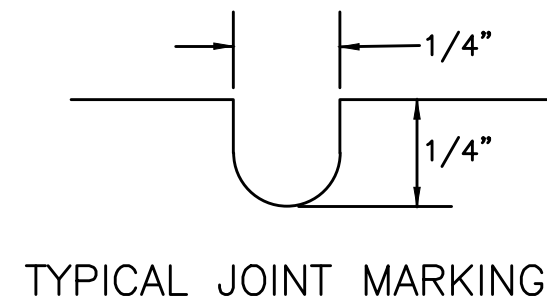
6 TYPICAL HANDICAP PARKING AND SIGN
NOT TO SCALE



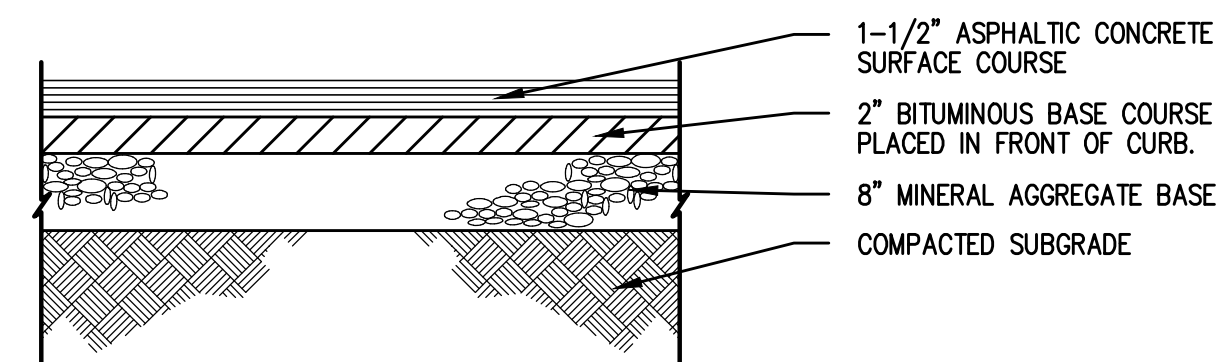
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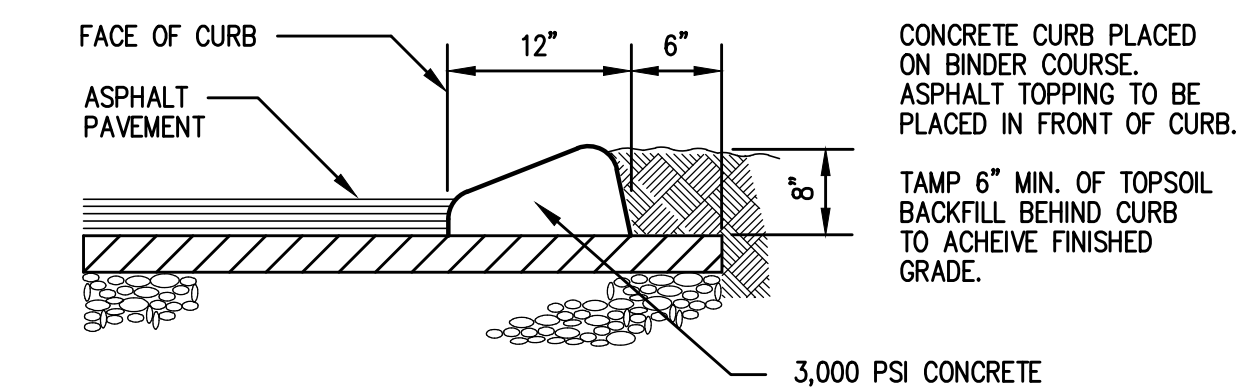
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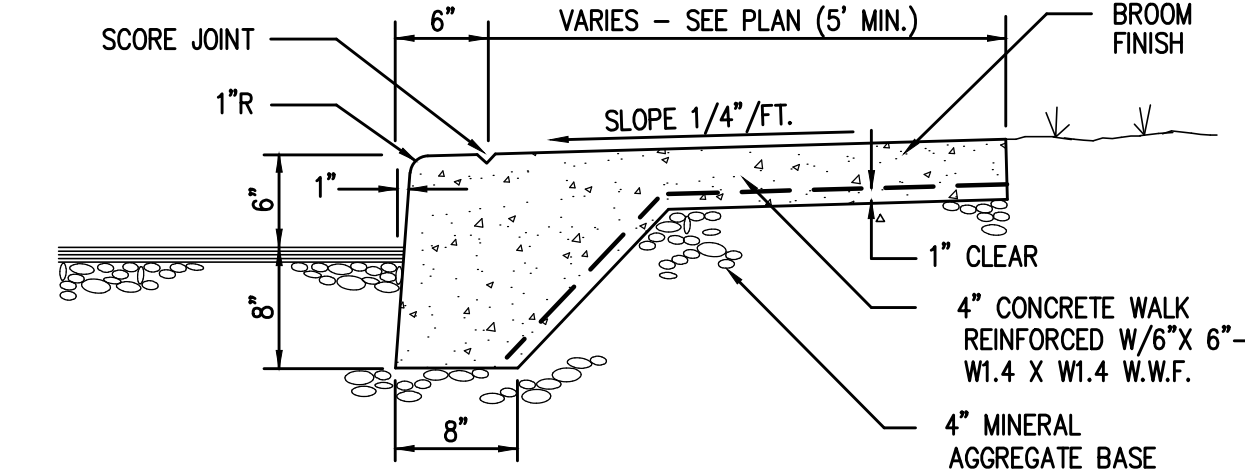
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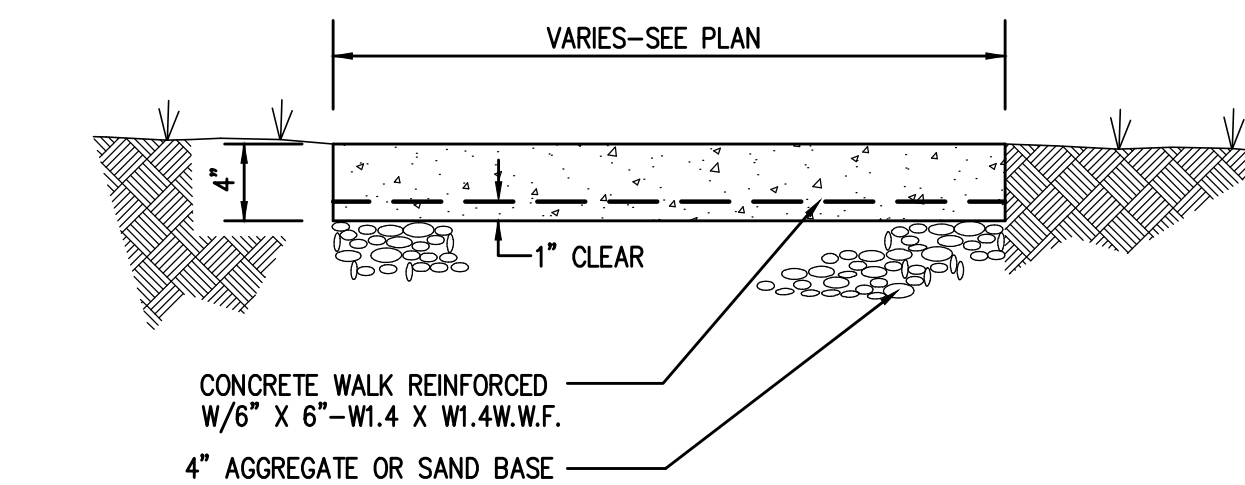
2 PAVEMENT SECTION
NOT TO SCALE



3 EXTRUDED CONCRETE CURB
NOT TO SCALE



4 INTEGRAL CURB & CONCRETE SIDEWALK
NOT TO SCALE



5 CONCRETE SIDEWALK
NOT TO SCALE



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2" LOTS 209 & 210 COLUMBIA, TN

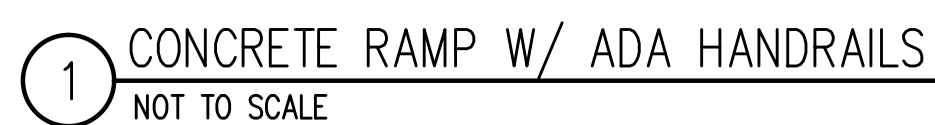
REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

STANDARD DETAILS

C-9





BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
(615) 424-4840 • FAX (615) 370-9363

CONSTRUCTION
DOCUMENTS

ARDEN
VILLAGE
"PHASE 2"
LOTS 209 & 210
COLUMBIA, TN

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6026 NOLENSVILLE ROAD
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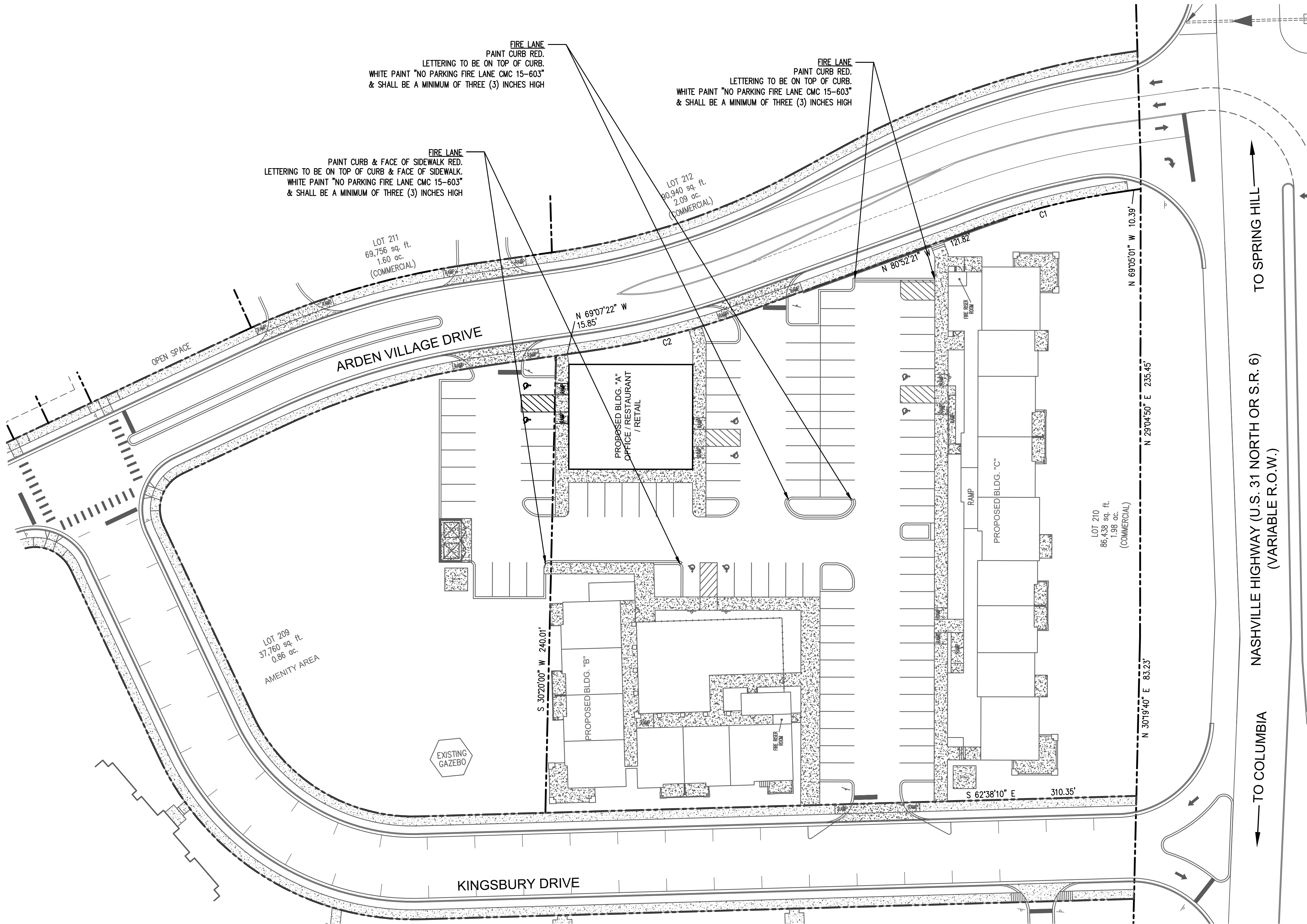
DESCRIPTION	DATE

PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB

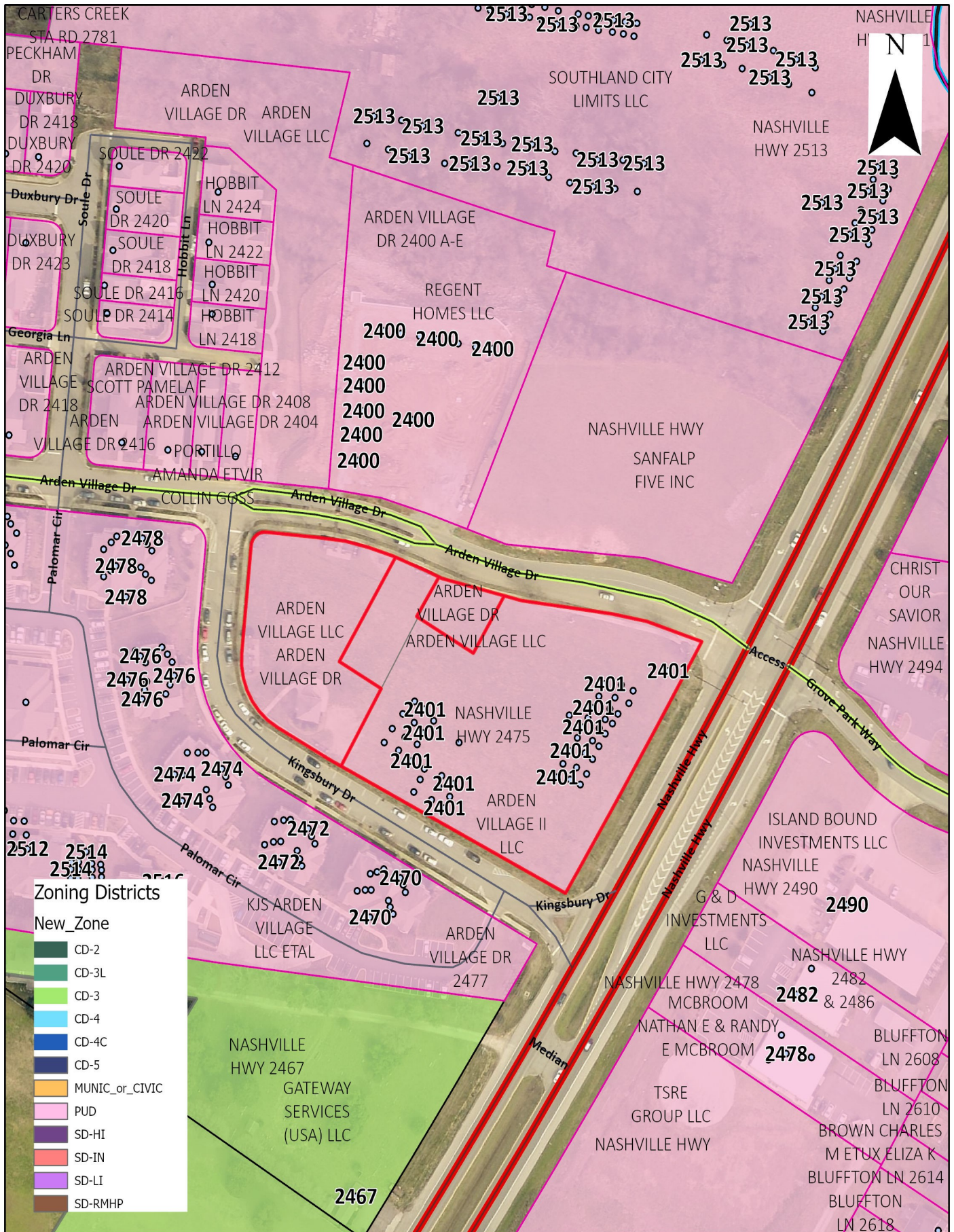
FIRE SAFETY
ACCESS PLAN

C-11

SHEET 11 OF 11



TO SPRING HILL
NASHVILLE HIGHWAY (U.S. 31 NORTH OR S.R. 6)
(VARIABLE R.O.W.)
TO COLUMBIA



22-0280
2475 Nashville Highway
Arden Village PUD



CITY OF
COLUMBIA
TENNESSEE

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



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	ARDEN VILLAGE LOTS 209 & 210		
	TAX MAP: 51	GROUP: —	PARCEL: 2
SUMMARY OF NATURE OF REQUEST AND WORK	3rd Civil District Revision to site plan BLDG "A" PHASE II 10,600 SF Residential Units		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☒ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) ☐ Total Number of Lots ☐ Total acreage 2.84 Acres
<i>*File naming nomenclature examples:</i> Freedom Point Site Plan Freedom Point Master Plan Freedom Point Final Plat	

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

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

APPLICANT

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

NAME		PHONE	
ADDRESS		EMAIL	

PROPERTY OWNER NAME		PHONE	
ADDRESS		EMAIL	

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

APPLICANT NAME APPLICANT SIGNATURE DATE

PROPERTY OWNER NAME PROPERTY OWNER SIGNATURE DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			

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

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

APPLICANT

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

NAME	Garry M. Batson	PHONE	615-424-4840
ADDRESS	401 Hollow Spring	EMAIL	batsonengineering@gmail.com

PROPERTY OWNER NAME		PHONE	
ADDRESS		EMAIL	

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

Garry M. Batson
APPLICANT NAME

Garry M. Batson
APPLICANT SIGNATURE

9/13/22
DATE

David McGowan
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

9/19/22
DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass AICP, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER

22-0282

APPLICANT/PROPERTY OWNER

Catalyst Design Group / John Michael
Halloran & Bristol Development

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

706-714 Woodland Street / Tax Map 99A
Group K (North Side of East 7th Street
from Woodland to Glade Streets)

SUMMARY OF REQUEST: Multi-Family Site Plan Review
(Bristol Development)

The Planning Commission shall be the Decision-Making Authority for Site Development Plans that include **Large Multi-Family Buildings** (Zo 4400 Article 8 D). This request is for multi-family site plan approval of a five story multi-family residential building will consist of 221 units and associated amenities. In addition, an interior 339 stall parking garage is included with access from north Glade Street.



MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD-5 (Urban-Center Character District)	Wholesale Retail	CD-5/ Commercial	221 Unit Multi-Family Residential Development	2.57 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:

Center: The land use policy characterized for the subject property is Center. A CD-5 General Urban Character District is an appropriate district aligning with the goals of *Connect Columbia* as a multi-family development is a supported use by this district.

PROPERTY HISTORY:

N/A

COMPATIBILITY with the ZONING ORDINANCE/STAFF COMMENTS:

Zoning Ordinance Referenced/ Site Plan Review:

This multi-family site plan review is for the proposal of 221 apartment units that will consist of one five story building. A large multi-family dwelling is a permitted use subject to any limited use standards as described in a CD-5 Urban Center Character District in which the subject property is zoned.

CD-5 Urban Center Character District:

Lot/Building Site Width:

- Frontage Buildout: 80% min.
 - *Site utilizes an 80% min frontage buildout along East 7th, North Glade, and Woodland Street*
- Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
 - *Structure fronts a public street at all elevations.*

Lot Standards/ Principle Buildings:

- 0' min/ 0' at corners, 15 ft. max elsewhere
- 0 ft min side setback
 - Structure utilizes a setback that does not exceed 15' from any frontage line.
- Rear setback is not regulated
- Off-Street Parking in 3rd layer with on street parking permitted including parking structures screened by frontage by linear buildings
 - *Parking structure is internal to the site and is screened with the building's elevations at East 7th street and Glade Street*
- Principle building requires a 2-story min; 5 stories maximum
 - *Structure utilizes a variety of stories with grade change with 5 stories as the maximum.*
- Façade articulation required for a façade greater than 100' with examples to changes in materials through windows, colors, trims, cornice height, headers, dormer and balcony design, and pilasters.
 - *The façade is articulated with a series of materials, insets, balcony design, and glazing.*
- Principle building materials permitted include brick, cementitious siding, wood, and natural stone.
 - *Building materials indicated are a variety of brick styles and soldiering including fiber cement board siding accented by trim with upper level cornice.*

Article 4 d. Multi-Family Dwellings:

Attached Dwellings, which includes Apartments, the Residence portion of a Live/ Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multifamily Buildings and Small Multi-Family Buildings, shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) No more than three (3) Duplex Buildings (each Duplex Building containing two Dwellings) may be located on any Block.
- (2) Within the CD-3 District, Duplex Buildings shall have only one entrance along the frontage, with any additional exterior entrances located within the 3rd layer.
- (3) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.
- (4) Additional Use limitations may be applicable to specific types of Attached Dwellings.

(5) Within the CD-5 District buildings enfronting the rights of way identified in Section 4.3.9.C must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

- *As a structure in a CD-5 District, 80 percent of the building frontage requires a use as described above conforming to the allowable uses within a CD-5 District. This multi-family site plan provides commercial storefront space nearest to the elevation at the corner of East 7th and Woodland Street. The east 7th street elevation utilizes wall art for active storefronts.*

4.3.12.B-1: Vehicular Parking Requirements:

1.5 parking spaces per dwelling unit required (332 Parking Spaces)

- *Site consists of 221 units with a combination of studio, one, two, and three-bedroom units for a total of 321 bedrooms. The minimum parking ratio required as cited above is met with 339 parking spaces dedicated to interior garage parking with an additional 59 street parking spaces for a total of 397 parking spaces.*

Architectural Elements:

- The proposed structure utilizes a site with a variation of elevation grade. The East 7th Street elevation utilized a variety of façade materials and glazing in meeting the base character district standards of a CD-5. Overall façade materials consist of brick and stone accented by fiber cement siding inlays and cornice. Mural walls within a brick inset have been proposed along the 7th street elevation. It has been recommended that additional glazing nearest to Glade Street may be added to ensure that this solid wall is not a singular plane surface.
- Streetscape elements include an improved 7th and woodland street with on-street parking with the addition of street trees, foundation plantings, and corner planter pots.
- Site amenities include an in ground- pool with courtyard and sundeck including outdoor dining, lounging area and ping pong. In addition, a dog run with interior fitness center and clubroom is indicated within the site plans.

See additional technical comments attached from fire/utilities/planning & engineering.

ATTACHMENTS (CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

SITE PLAN
COLUMBIA MULTIFAMILY
COLUMBIA, MAURY COUNTY, TENNESSEE

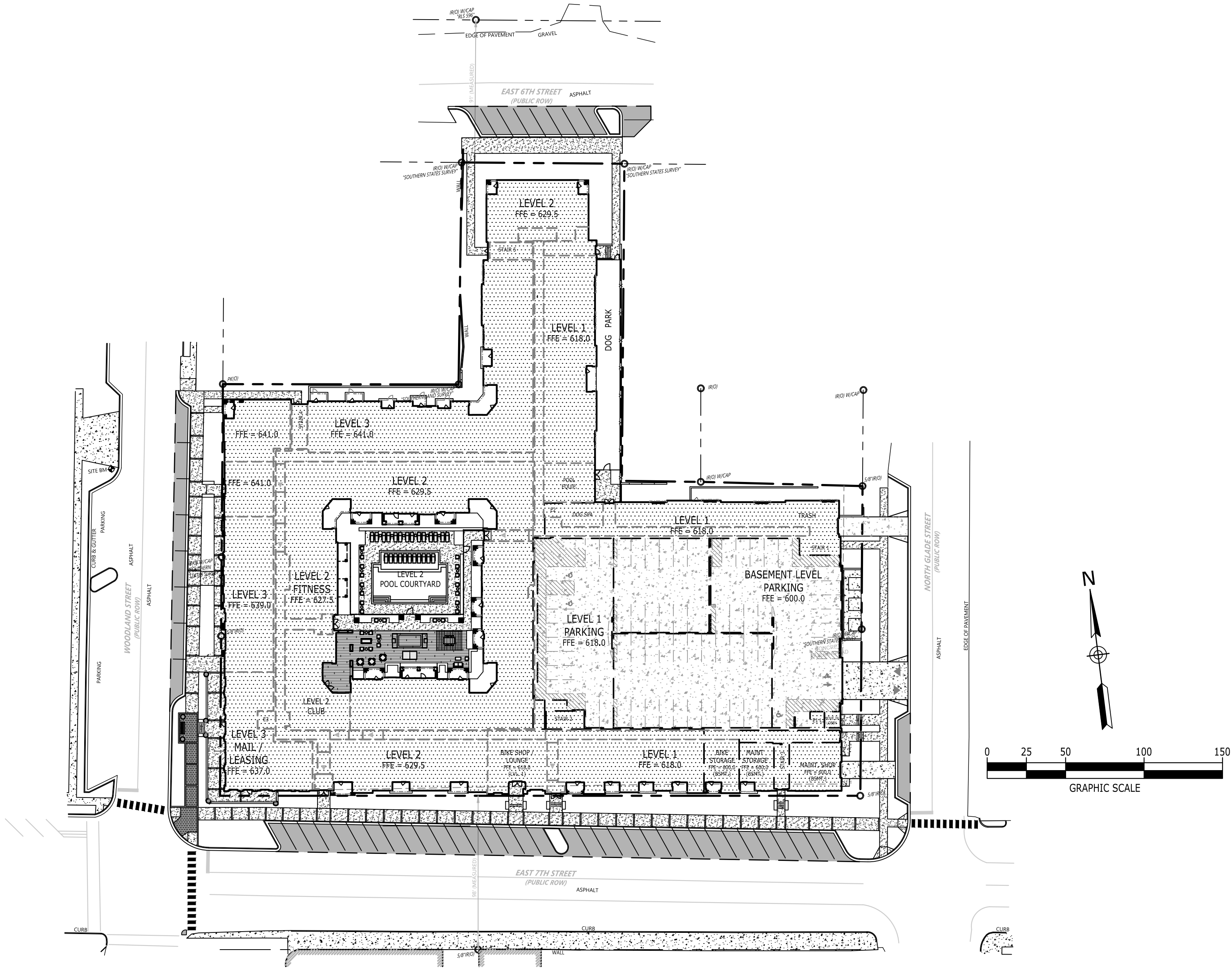
DEVELOPMENT SUMMARY

- PUD NAME: COLUMBIA MULTIFAMILY
- PUD NUMBER: WARD 3
- COUNCIL DISTRICT: TONY GREENE
- COUNCIL MEMBER:
- OWNER 1: CITY OF COLUMBIA (PARCELS 61 & 62)
- ADDRESS: 707 N. MAIN STREET
COLUMBIA, TN 38401
- CONTACT:
- CONTACT EMAIL:
- OWNER 2: JOHN MICHAEL HALLORAN (PARCELS 52, 56-60)
- ADDRESS: 714 WOODLAND STREET
COLUMBIA, TN 38409
- CONTACT:
- CONTACT EMAIL:
- PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
- ADDRESS: 5100 CENTENNIAL BLVD.
NASHVILLE, TN 37209
615.622.7200
- OWNER: JEFFREY D. HEINZE
- CONTACT: jheinze@catalyst-dg.com
- CONTACT EMAIL:
- DEVELOPER: BRISTOL DEVELOPMENT, LLC
- ADDRESS: 381 MALLORY STATION RD., STE. 204
FRANKLIN, TN 37067
615.369.9009
- PHONE:
- CONTACT:
- CONTACT EMAIL:
- FEMA PANEL: THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47119C0285E, DATED APRIL 16, 2007.

DEVELOPMENT SITE DATA

- PARCEL ID.: MAP 099A, GROUP K, PARCELS 61 & 62
MAP 099A, GROUP K, PARCELS 52, 56-60
- SITE ADDRESS: 706 & 708, 710, 712 & 714 WOODLAND ST.
711 & 713 N. GLADE STREET
206 E. 6th STREET
COLUMBIA, TN 38401
- SITE ACREAGE: 0.52 Ac. (22,591 S.F.) (PARCELS 61 & 62)
2.05 Ac. (89,405 S.F.) (PARCELS 52, 56-60)
2.57 Ac. (111,996 S.F.)
- TOTAL SITE ACREAGE: C&D
- EXISTING ZONING: C&D
- EXISTING LAND USE: MULTI-FAMILY RESIDENTIAL
- PROPOSED LAND USE: 86.0 UNITS / ACRE
- PROPOSED DENSITY: 86.0 UNITS / ACRE
- BUILDING DATA:
- | | |
|-------------------------|-----------|
| NUMBER & TYPE OF UNITS; | |
| STUDIO | 15 UNITS |
| 1 BEDROOM | 117 UNITS |
| 2 BEDROOM | 78 UNITS |
| 3 BEDROOM | 11 UNITS |
| TOTAL UNITS | 221 UNITS |
- BUILDING SQUARE FOOTAGE:
- | | |
|-------------------------------|--------------|
| LEASING / AMENITY | 12,145 S.F. |
| MAINTENANCE / STORAGE / MECH. | 9,064 S.F. |
| RESIDENTIAL | 254,811 S.F. |
| GARAGE | 108,259 S.F. |
| TOTAL | 384,279 S.F. |
- FAR: 0.0
- BUILDING HEIGHT: 5 STORIES
- PARKING REQUIREMENTS:
- METRO CODE REQUIRED
- | | |
|-------------------------------------|------------|
| 1 BR / STUDIO (1 SP./BR. = 132 x 1) | 132 SPACES |
| 2 BR (1 SP./BR. = 78 x 2) | 156 SPACES |
| 3 BR (1 SP./BR. = 11 x 2) | 22 SPACES |
- TOTAL PARKING REQUIRED: 310 SPACES
- PARKING PROVIDED:
- | | |
|---------------------------|------------|
| GARAGE PARKING | 339 SPACES |
| SURFACE PARKING ON STREET | 59 SPACES |
- TOTAL PARKING PROVIDED: 397 SPACES
- TOTAL PARKING RATIO: 1.79 SPACES / UNIT

CATALYST PROJECT NO. 20220051
MARCH 21, 2022; AUGUST 26, 2022; SEPTEMBER 13, 2022



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT
C2.1	POOL - AMENITY DETAILED COURTYARD
C3.0	SITE GRADING & UTILITIES
C3.1	ELECTRICAL LAYOUT PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
L1.0	EXISTING VEGETATION
L2.0	LANDSCAPE PLAN
A01	COLORLED ELEVATIONS
A02	COLORLED ELEVATIONS
A03	RENDERED ELEVATIONS
A04	RENDERED ELEVATIONS
A05	RENDERED PERSPECTIVES
A06	RENDERED PERSPECTIVES
A07	RENDERED PERSPECTIVES

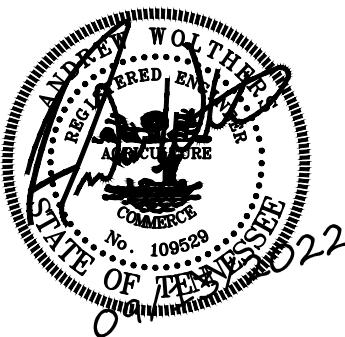
ARCHITECT

906 STUDIO ARCHITECTS + INTERIORS
143 FIFTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
615.988.9065

PREPARED FOR

BRISTOL DEVELOPMENT GROUP
381 MALLORY STATION RD., SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009

CIVIL ENGINEER/LANDSCAPE ARCHITECT



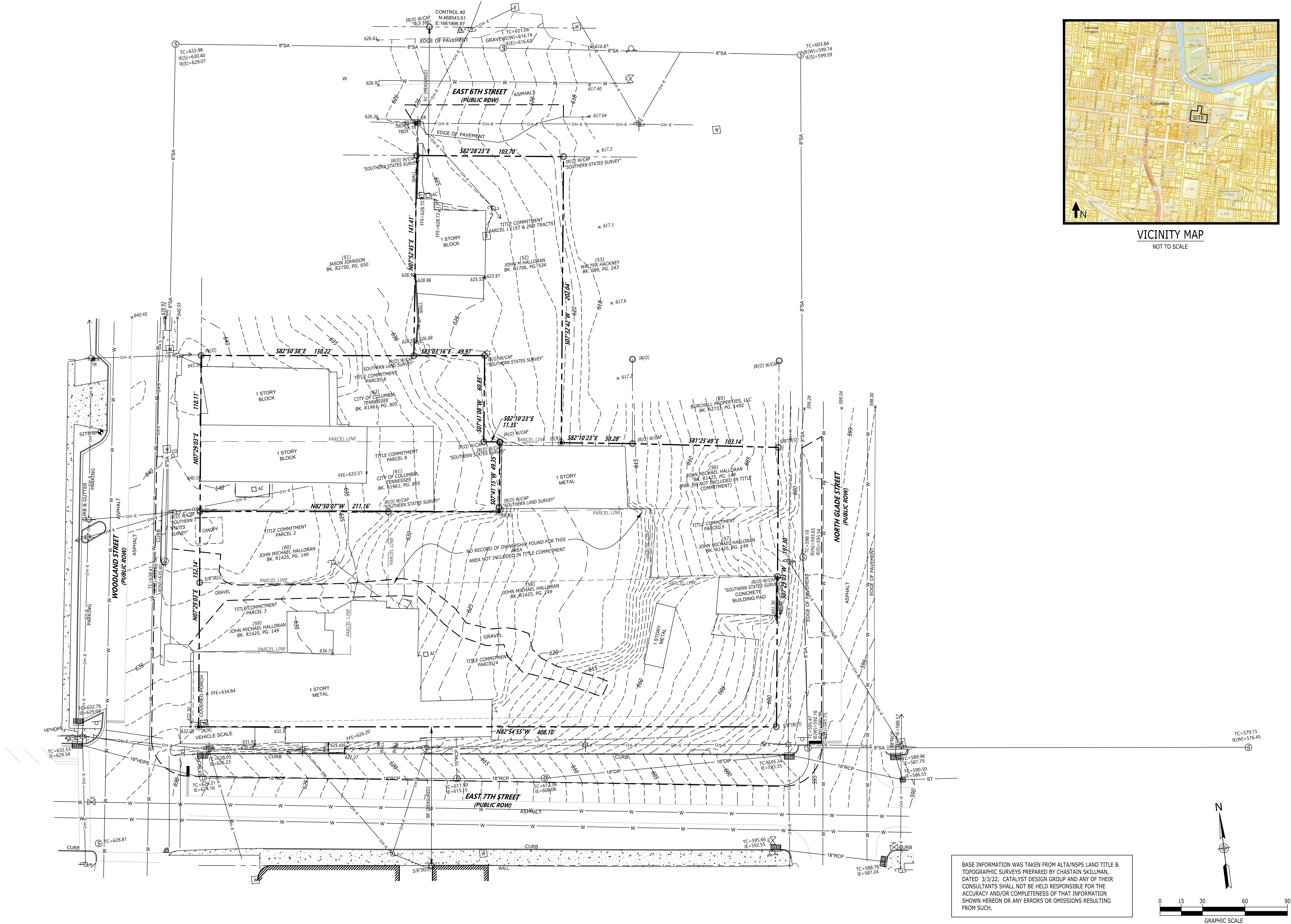
Catalyst
DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200



COVER

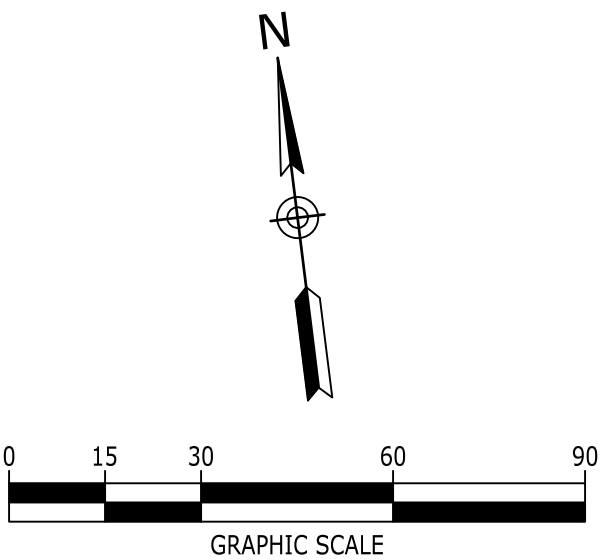
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VICINITY MAP
NOT TO SCALE

BASE INFORMATION WAS TAKEN FROM ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEYS PREPARED BY CHASTAIN SKILLMAN, DATED 3/3/22. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.



BRISTOL DEVELOPMENT GROUP
381 MALLORY STATION RD., SUITE 204
FRANKLIN, TENNESSEE 37067
615-369-9009



COLUMBIA MULTIFAMILY
PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

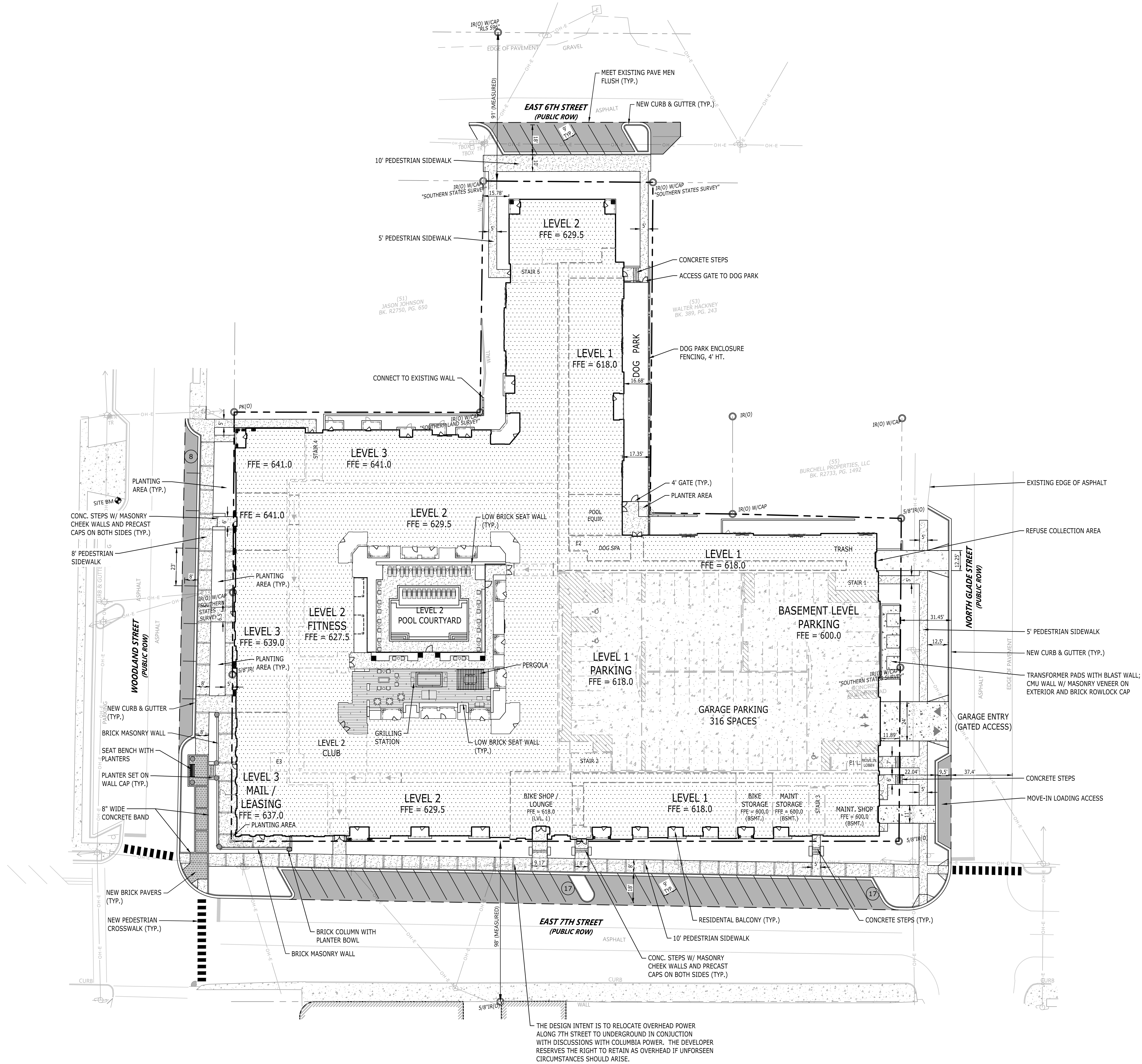
NO.	DATE	DESCRIPTION
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2022-08-26	2022-08-26	DD SUBMITTAL
2022-03-21	2022-03-21	PREL. PUD MASTER DEV. PLAN SUBMITTAL

DRAWING TITLE
EXISTING CONDITIONS

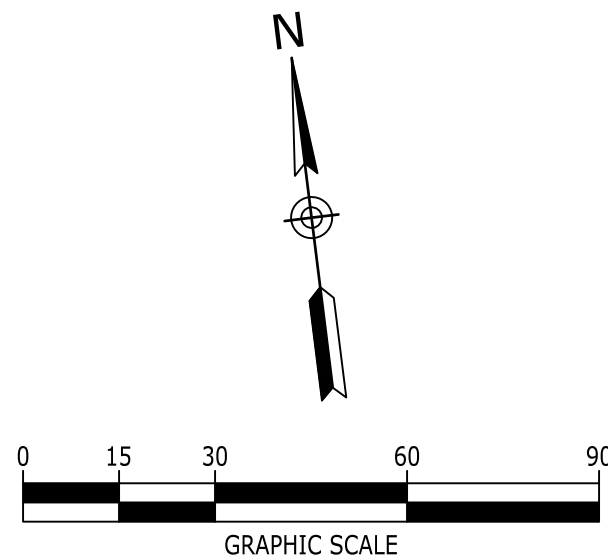
PROJECT NUMBER
20220051

DRAWING NUMBER
C1.0

P:\2022\20220051_Bristol Dev - 7th St Columbia TN.dwg (Preliminary Design 20220051_C2.0 - PLAY.dwg-C2.0 LAYOUT PLAN Sep 13, 2022) pwilliams



THE DESIGN INTENT IS TO RELOCATE OVERHEAD POWER ALONG 7TH STREET TO UNDERGROUND IN CONJUNCTION WITH DISCUSSIONS WITH COLUMBIA POWER. THE DEVELOPER RESERVES THE RIGHT TO RETAIN AS OVERHEAD IF UNFORSEEN CIRCUMSTANCES SHOULD ARISE.



LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	

Catalyst
DESIGN GROUP

5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 627-7600 | WWW.CATALYSTGROUP.COM

BRISTOL
DEVELOPMENT GROUP

381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009

STATE OF TENNESSEE
COUNTY OF MAURY
PLAT 022

SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

NO.	DATE	DESCRIPTION
2022-09-13	2022-09-13	SITE PLAN SUBMITTAL
2022-08-26	2022-08-26	1DD SUBMITTAL
2022-03-21	2022-03-21	PREL. PUD MASTER DEV. PLAN SUBMITTAL

DRAWING TITLE

SITE LAYOUT

PROJECT NUMBER

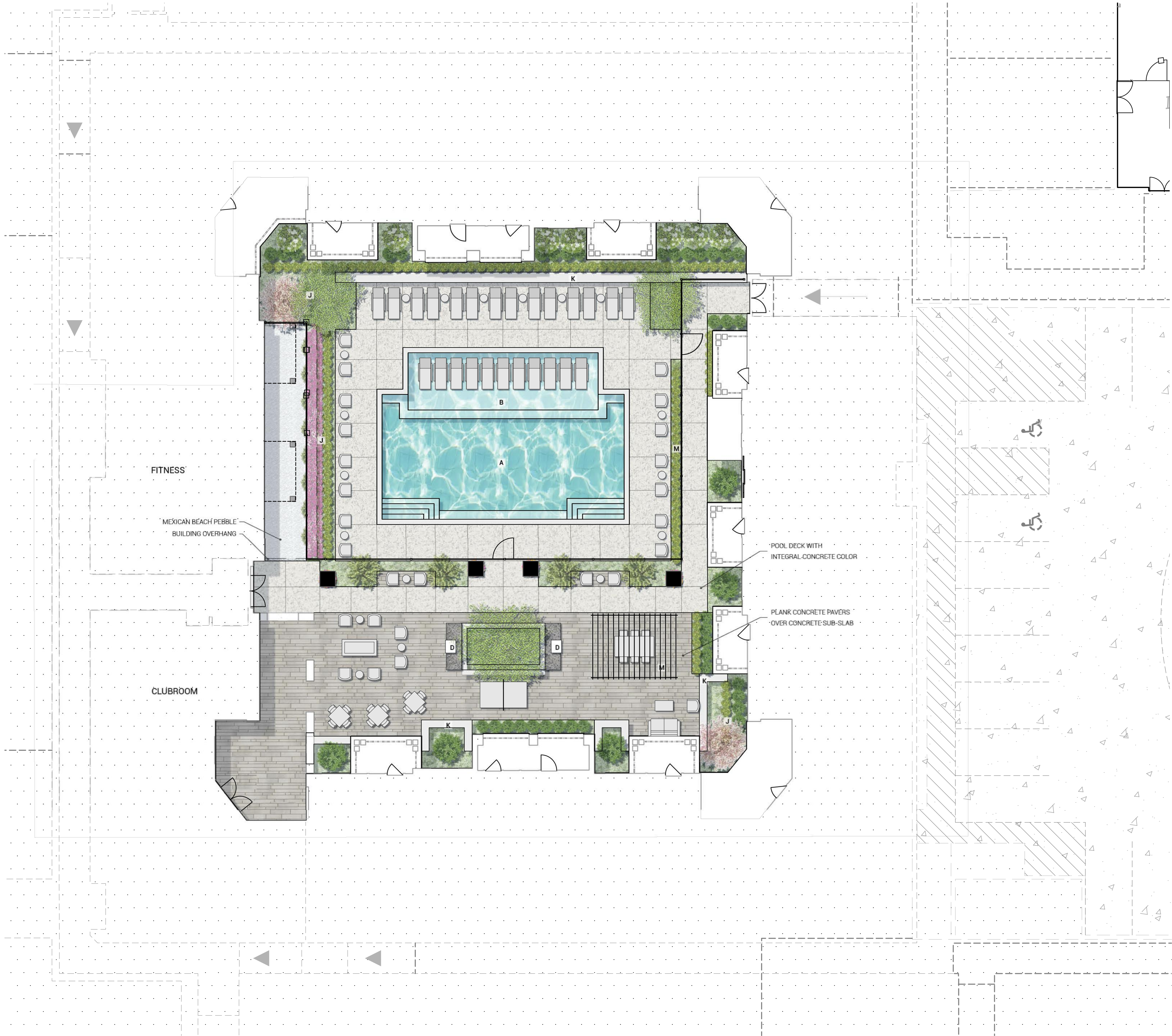
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C2.0

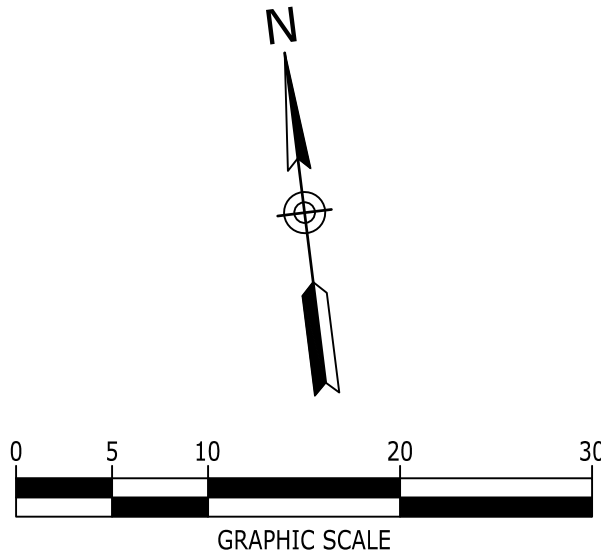
Page 184 of 260

P:\2022\20220051_Bristol Dev - 7th St Columbia TN\dwg\Preliminary Design\20220051_C2-0_PLAY.dwg C2-1 pool amenity ctyd Sep 13, 2022 williams



LEGEND

- A POOL
- B SUN SHELF
- C TAVOLA 5 FIRE TABLE FROM PRISM HARDSCAPES
- D GRILLING STATION
- E OUTDOOR DINING
- F OUTDOOR PING PONG
- G LOUNGE CHAIRS FROM LANDSCAPE FORMS
- H PLANTERS WITH SEASONAL COLOR
- I TILE CONCRETE PAVER
- J PLANTING BED
- K LOW HEIGHT BRICK WALLS FOR SEATING
- L POOL CHAISE LOUNGES FROM LANDSCAPE FORMS
- M 16'L x 12'W x 10'H TREX PERGOLA SHADOW



Catalyst
DESIGN GROUP

5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 625-7500 | WWW.CATALYSTDSG.COM

BRISTOL
DEVELOPMENT GROUP

381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615-369-9009

SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
2022-09-13	2022-09-13	SITE PLAN SUBMITTAL
2022-08-26	2022-08-26	DD SUBMITTAL
2022-03-21	2022-03-21	PREL. PUD MASTER DEV. PLAN SUBMITTAL

DRAWING TITLE

POOL - AMENITY
DETAILED
COURTYARD

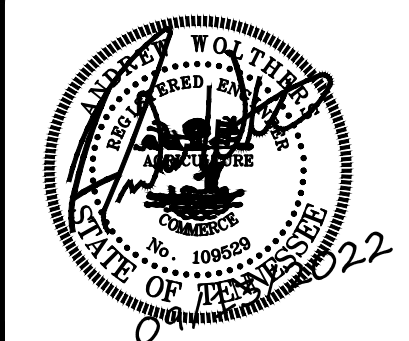
PROJECT NUMBER

20220051

DRAWING NUMBER

C2.1

Page 185 of 260



COLUMBIA MULTIFAMILY

SITE PLAN

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

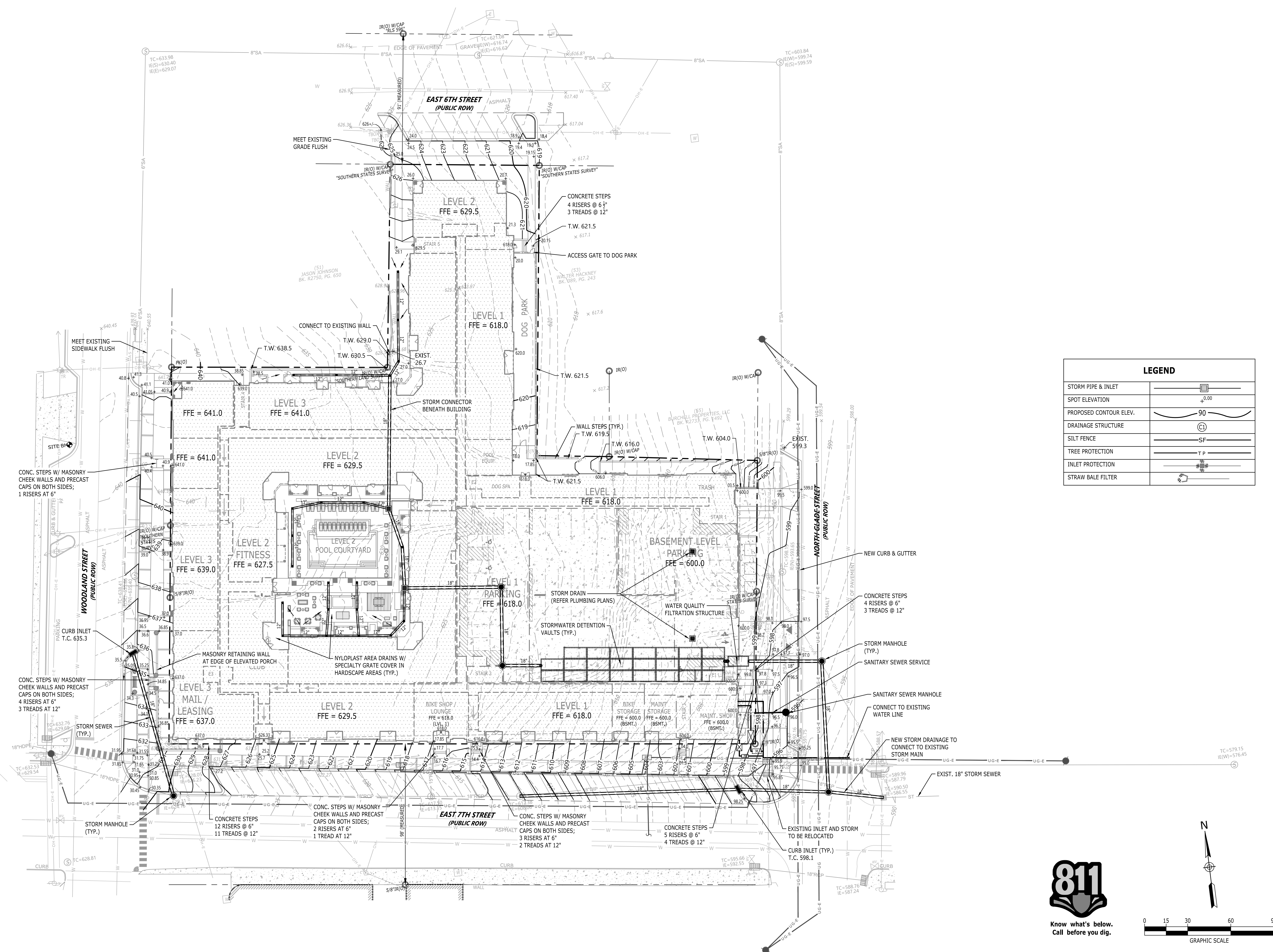
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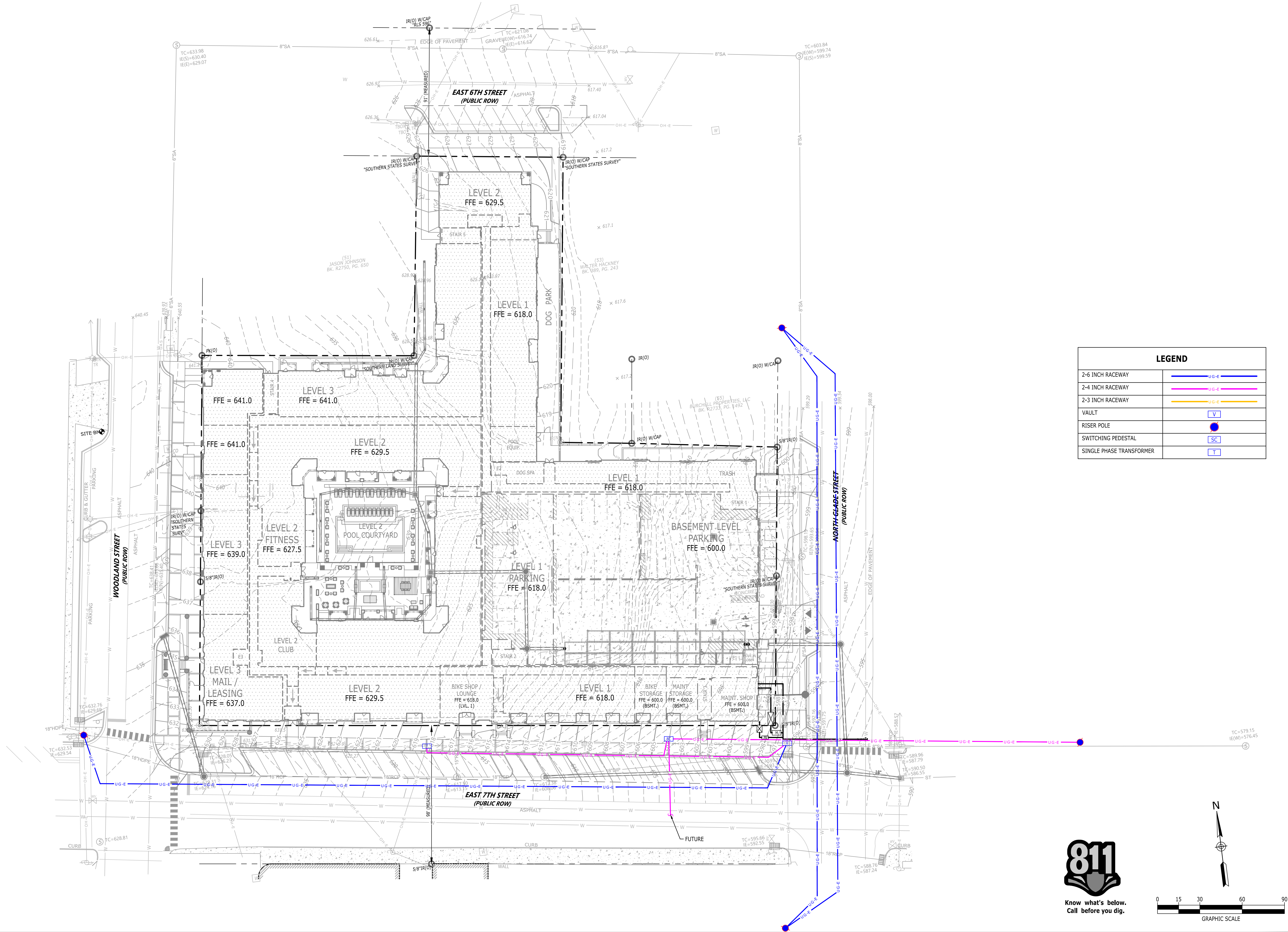
DRAWING TITLE

**SITE GRADING &
UTILITIES**

PROJECT NUMBER	20220051
DRAWING NUMBER	

C3.0





SITE PLAN

COLUMBIA MULTIFAMILY

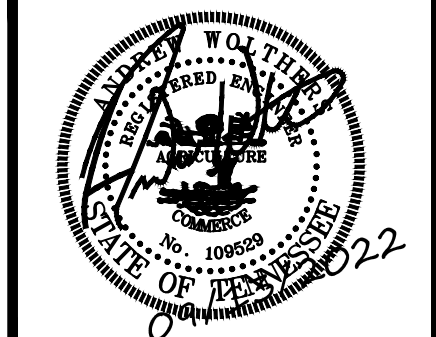
PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
2022-09-13		SITE PLAN SUBMITTAL
2022-08-26		DD SUBMITTAL
2022-03-21		PREL. PUD MASTER DEV. PLAN SUBMITTAL

DRAWING TITLE	
ELECTRICAL LAYOUT PLAN	
PROJECT NUMBER	20220051
DRAWING NUMBER	C3.1

Catalyst
DESIGN GROUP

BRISTOL
DEVELOPMENT GROUP
381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615-369-9009



[illegible]

NOTE:
THIS DIAGRAM IS SCHEMATIC AND BASED ON ASSUMED SITE CONDITIONS. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS PREPARED BY A QUALIFIED ENGINEER AND SHALL SPECIFY THE SELECTED VENDOR.

KEYNOTES	
CODE	DESCRIPTION
1	SEGMENTAL RETAINING WALL SYSTEM; U-CAPA WALL MANUFACTURED BY UNILOCK RETAINING WALL SYSTEMS OR OTHER APPROVED MANUFACTURER
2	EARTH-ANCHORED RESTRAINING GRID TO BE INSTALLED PER MANUFACTURER GUIDELINES
3	GRANULAR BACKFILL
4	CAP STONE FOR WALL SYSTEM
5	COMPACTED AGGREGATE BASE
6	COMPACTED SUBGRADE
7	FINISHED GRADE

8 CONCRETE RIBBON CURB AND PAVERS

Diagram illustrating the cross-section of a concrete slab structure, showing various layers and components:

- PAVEMENT (WHERE APPLICABLE)
- CURB (WHERE APPLICABLE)
- 9" SQ. CONCRETE PAVES TO BE SET AROUND PERIMETER OF MODULAR PATTERN
- JOINT FILLED WITH SWEEP SAND
- CONCRETE PAVERS; MANUFACTURED BY BELGARD; DUBLIN COBBLE MODULAR PAVERS WITH 10%-15% LARGE SQUARE PAVERS; COLOR TO BE FIELD SELECTED FROM SAMPLES
- PAVE-EDGE SYSTEM TO HOLD PAVERS IN PLACE WHERE THEY ARE NOT ENCLOSED WITH A CONCRETE BAND
- 1" WASHED SAND SETTING BED
- 4" MIN.
- 4" THICK CONCRETE SUB-SLAB (3,500 PSI CONCRETE); 5" THICK SLAB BENEATH CANOPY DROP-OFF AREA
- 4" AGGREGATE BASE FOR WALKS; 6" AGGREGATE BASE FOR CANOPY DROP-OFF
- COMPACTED SUBGRADE
- EXPANSION JOINT
- 6x6xW2.9xW2.9 W.W.F.

KEYNOTES	
CODE	DESCRIPTION
1	4000 P.S.I. CONCRETE PAD WITH SMOOTH TROWELLED FINISH
2	1" CHAMFER ALL AROUND
3	6X6 x W29 x W2.9 W.W.F.
4	3 No. 4 BARS, CONTINUOUS
5	CRUSHED AGGREGATE BASE
6	COMPACTED SUBGRADE

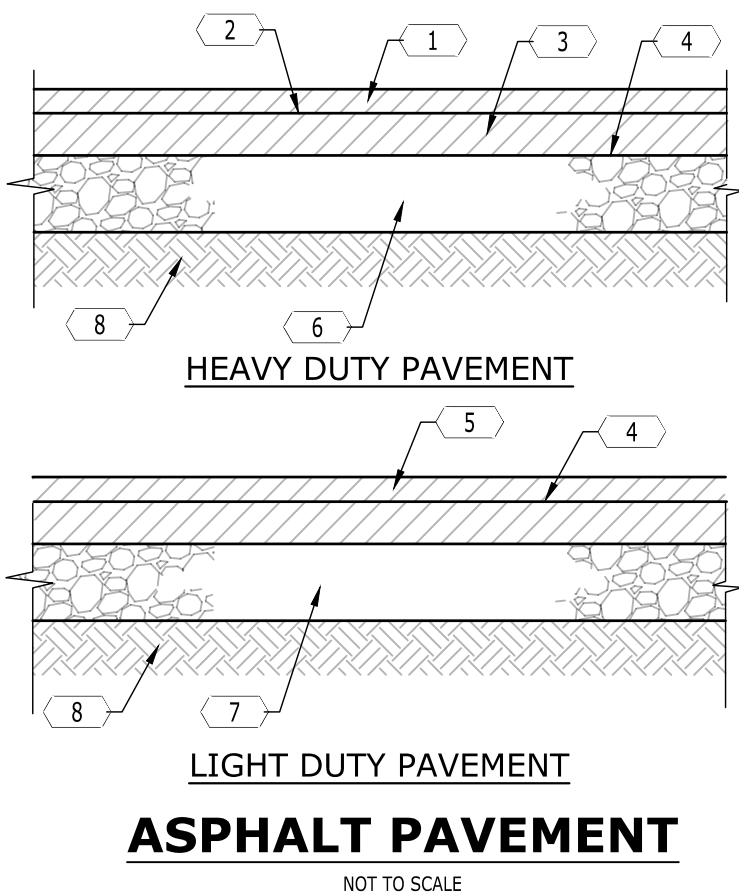
NOTES:
 1. REFER TO PLANS FOR SLAB SIZE.
 2. PROVIDE 1/2" EXPANSION JOINT WHERE ADJACENT TO RIGID MATERIAL.
 3. SLOPE SLAB 1% MIN, 2% MAX.

11

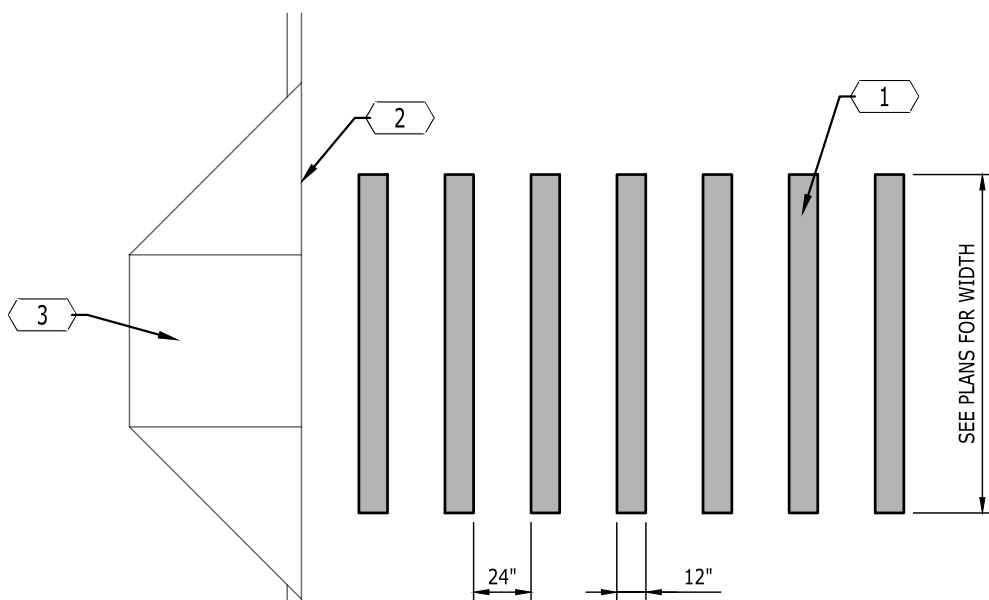
RESERVED

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
①	1.5" ASPHALTIC SURFACE COURSE
②	TACK COAT AT 0.10 GAL./S.Y.
③	2.5" ASPHALTIC SURFACE COURSE
④	PRIME COAT AT 0.30 GAL./S.Y.
⑤	1.5" ASPHALTIC SURFACE COURSE
⑥	8" COMPACTED MINERAL AGGREGATE BASE
⑦	6" COMPACTED MINERAL AGGREGATE BASE
⑧	COMPACTED SUBGRADE
	NOTE: ON ALL EXISTING PAVEMENT REPAIR OR REPLACEMENT, USE THE PAVEMENT SECTIONS SHOWN OR MATCH THE EXISTING SECTION, WHICHEVER IS GREATER.

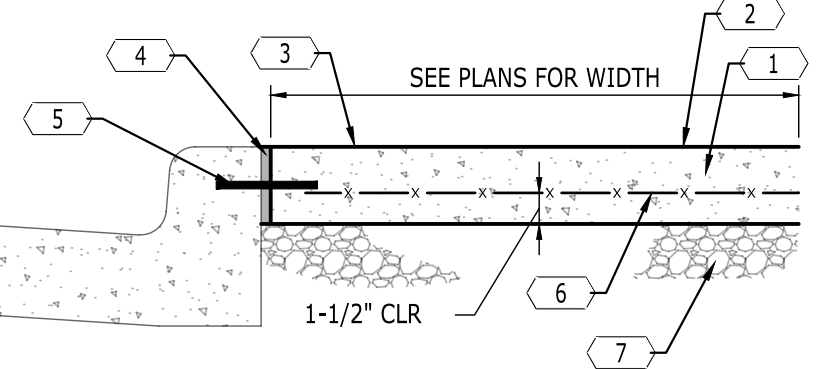


KEYNOTES	
CODE	DESCRIPTION
	PEDESTRIAN CROSSWALK; MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT; PAINT 12" WIDE STRIPES AS INDICATED WITH PORTER "TRAFFIC WHITE" PAINT OR APPROVED EQUAL; CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 403.3.
	FACE OF CURB
	ACCESSIBLE RAMP

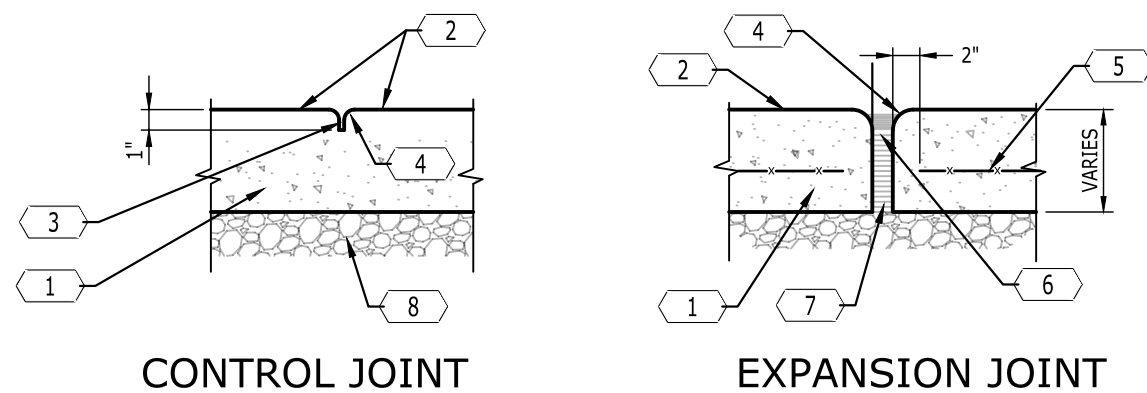


The diagram illustrates the cross-section of a concrete sidewalk. It shows a top layer of concrete (1), followed by a layer of gravel or crushed stone (2). Below this is a layer of sand or fine gravel (3). The bottom layer is a compacted base material (4). A dimension line indicates a width of 1-1/2" CLR (Clearance) for the gravel layer. A note at the bottom states "CONCRETE SIDEWALK NOT TO SCALE".

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE SIDEWALK, 4" THICK; 3500 PSI CONCRETE; SLOPE 2% MAX., 1% MIN.; 8" CONCRETE THICKNESS WHERE HS-20-44 LOADING IS REQUIRED (SEE PLANS)
2	BROOM FINISH
3	CONTROL JOINTS 5' O.C.; EXPANSION JOINTS 25' O.C. AND WHERE SIDEWALKS ABT RIGID MATERIALS
4	$\frac{1}{4}$ " EXPANSION JOINT
5	NO. 4 DOWELS; 12" O.C.; GREASE ONE END
6	CONCRETE REINFORCEMENT; 6"x6"xW2.9xW2.9 W.W.F.; GRADE 60 STEEL
7	4" MINERAL AGGREGATE OR SAND BASE; USE 6" AGGREGATE WHERE HS-20-44 LOADING IS REQUIRED (SEE PLANS)



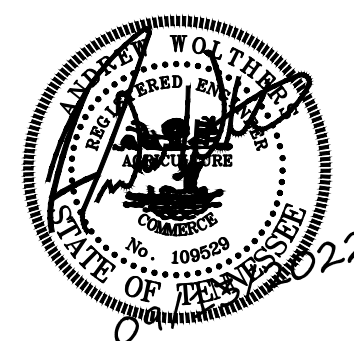
KEYNOTES	
CODE	DESCRIPTION
①	CONCRETE SIDEWALK
②	BROOM FINISH
③	$\frac{1}{4}$ " HAND-GROOVED JOINT
④	TOOLED EDGE; $\frac{1}{2}$ " RADIUS (TYP.)
⑤	CONCRETE REINFORCEMENT; 6"x6"xW2.9x22.9 W.W.F.; GRADE 60 STEEL
⑥	POLYURETHANE SEALANT
⑦	$\frac{1}{2}$ " PREMOULDED EXPANSION JOINT MATERIAL
⑧	MINERAL AGGREGATE BASE (TYP.)



The diagram illustrates a cross-section of a concrete pavement structure. It consists of four distinct layers, each labeled with a number in a box. Layer 1 is the topmost concrete layer. Layer 2 is a reinforcement layer made of steel bars (W.W.F.) embedded within the concrete. Layer 3 is a base layer made of compacted mineral aggregate. Layer 4 is the bottommost layer, which is the compacted subgrade. A dashed line with arrows indicates the direction of traffic flow over the pavement surface.

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE PAVEMENT; 4000 PSI
2	6"x6", W2.9xW2.9 W.W.F.; ASTM GRADE 60 STEEL
3	6" COMPACTED MINERAL AGGREGATE BASE
4	COMPACTED SUBGRADE

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DEVELOPMENT GROUP**
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SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009



COLUMBIA MULTIFAMILY
PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 39401
SITE PLAN

[illegible]

DRAWING TITLE

SITE DETAILS

PROJECT NUMBER
20220051
DRAWING NUMBER

C4.0

P:\2022\20220051_Bristol Dev - 7th St Columbia TN.dwg (Preliminary Design\20220051_C4-0_DET.dwg C4-1 SITE DETAILS Sep 13, 2022 pwiliams

8

RESERVED
NOT TO SCALE

9

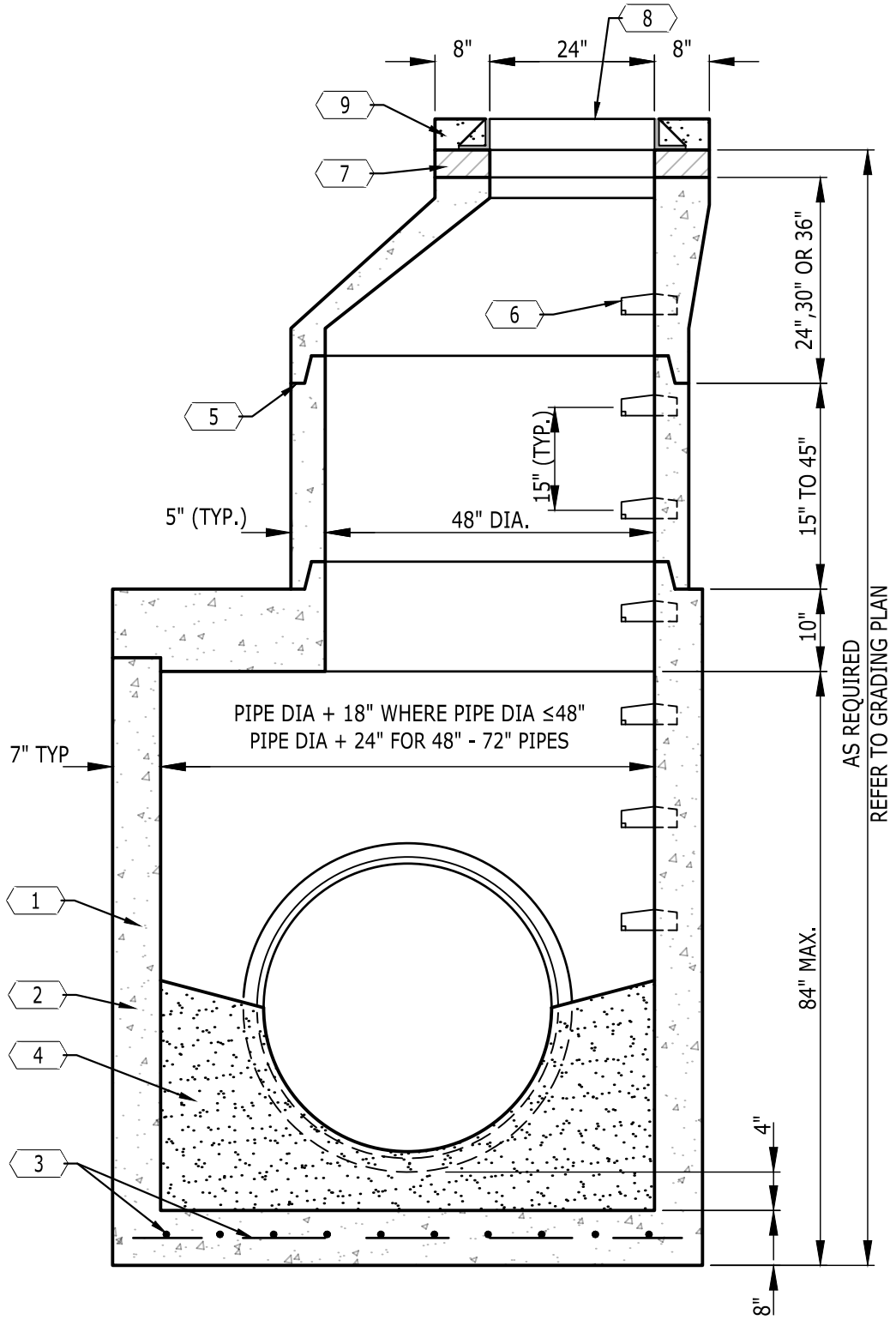
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NOT TO SCALE

10

RESERVED
NOT TO SCALE

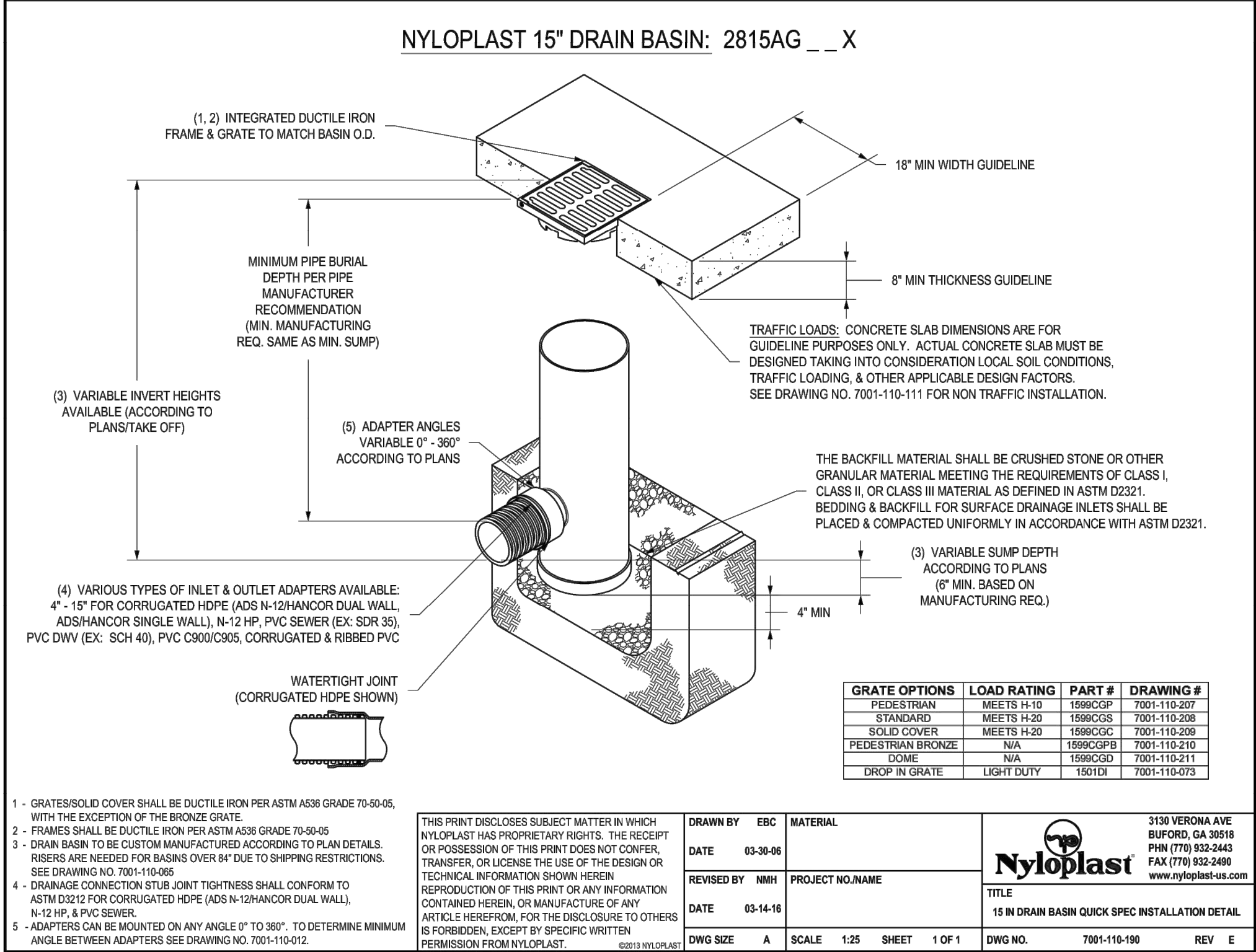
7

STORM JUNCTION MANHOLE



4

15" NYLOPLAST DRAIN INLET

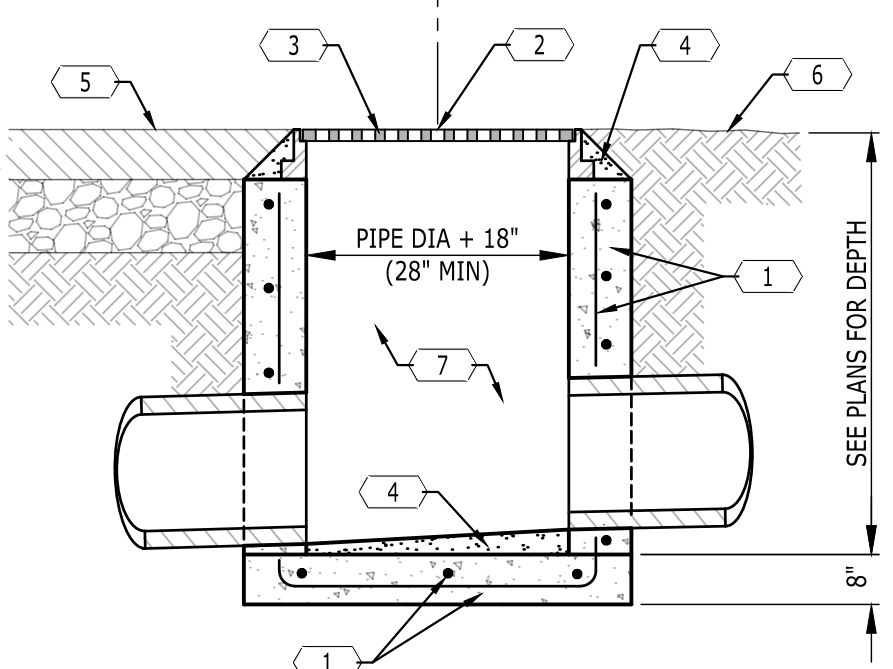


GRATE OPTIONS			
LOAD RATING	PART #	DRAWING #	
PEDESTRIAN	MEETS H-10	1598GCP	7001-110-207
STANDARD	MEETS H-20	1598GCS	7001-110-208
SOLID COVER	MEETS H-20	1598GCG	7001-110-209
PEDESTRIAN BRONZE	N/A	1598GCPB	7001-110-210
DOVE	N/A	1598GCD	7001-110-211
DROP IN GRATE	LIGHT DUTY	1501DI	7001-110-073

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5

CATCH BASIN

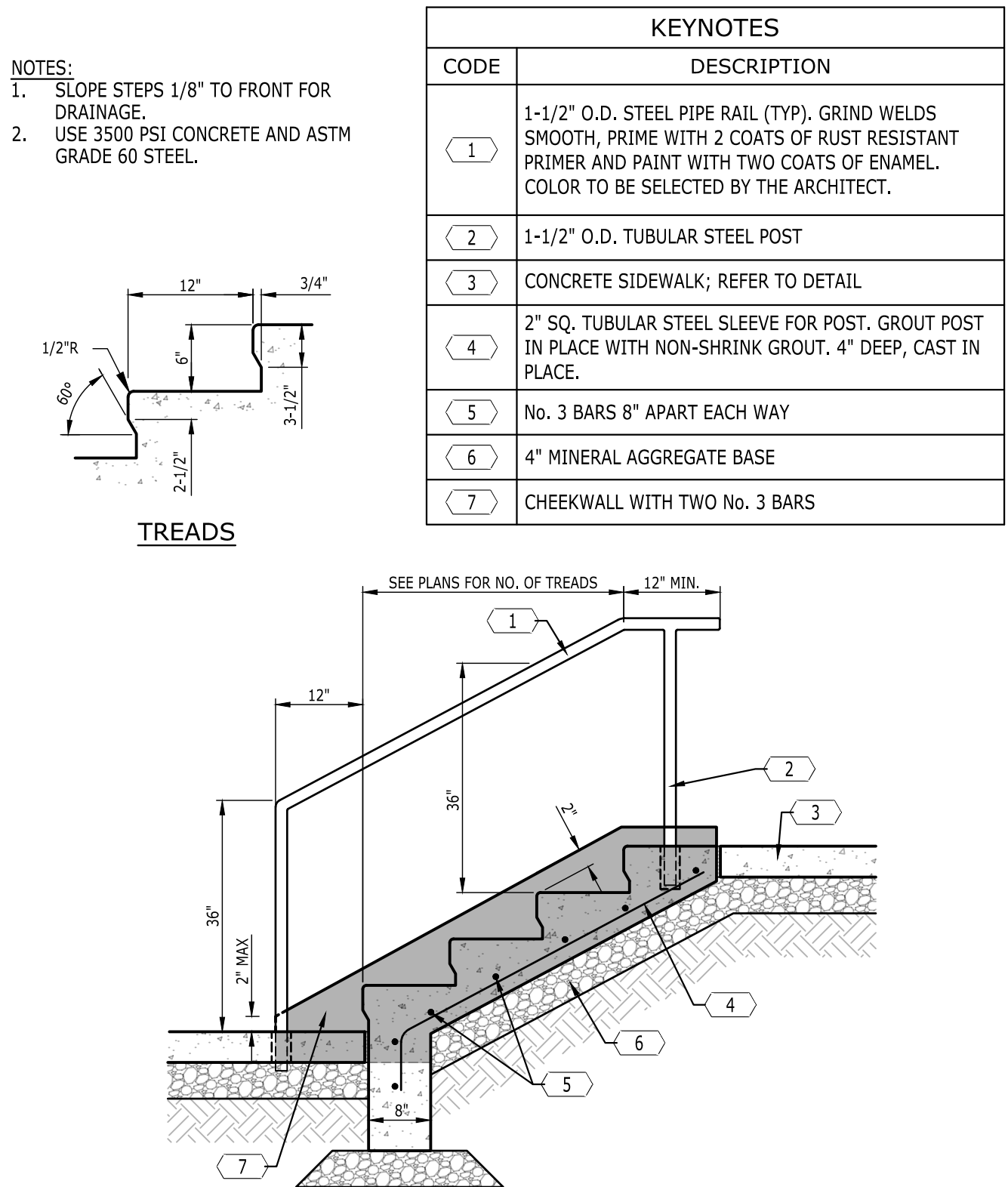


6

RESERVED
NOT TO SCALE

1

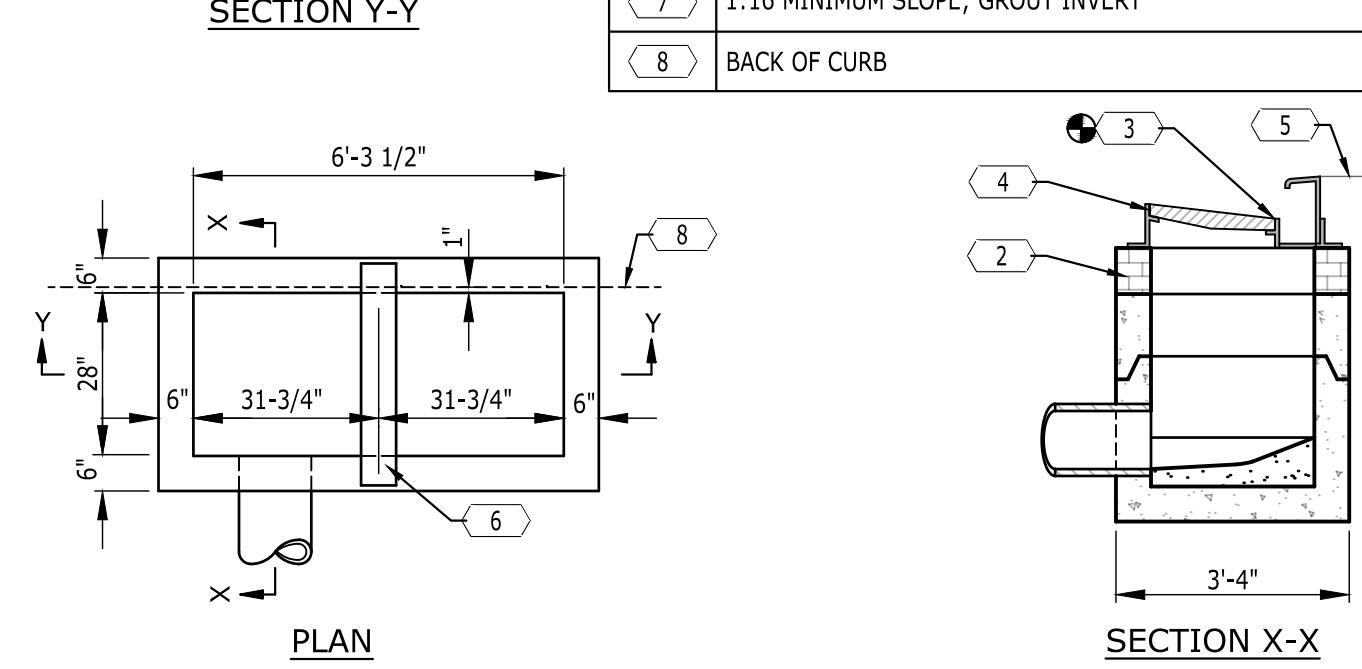
CONCRETE STAIRS WITH HANDRAIL



KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE INLET; CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS CURE; REINFORCE WITH NO. 4 BARS, GRADE 60 STEEL, SPACED 12" O.C. EACH WAY; A CAST-IN-PLACE BOX OF EQUAL DIMENSIONS IS ACCEPTABLE; ADJUST STRUCTURE DIMENSIONS AS REQUIRED TO RECEIVE STORM PIPE AT OBLIQUE ANGLES
2	BRICK ADJUSTMENT COURSES
3	TOP OF CASTIG LOCATION FOR ELEVATIONS AND COORDINATES
4	FRAME AND GRATE SHALL BE NEENAH MODEL NO. 3295-2 OR APPROVED EQUAL; (CASTING FOR CURB AND GUTTER SHOWN); PROVIDE REDUCER RING TO ACCOMMODATE THE PROPOSED CASTING IF REQUIRED
5	TOP OF CURB
6	CAST IRON LINTEL; 1"x6"x38"; APPROX. 70 LB. WEIGHT
7	1:16 MINIMUM SLOPE; GROUT INVERT
8	BACK OF CURB

2

DOUBLE CURB INLET



3

RESERVED
NOT TO SCALE

SITE PLAN

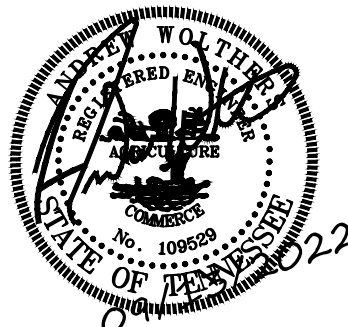
COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

DRAWING TITLE
SITE DETAILS

PROJECT NUMBER
20220051
DRAWING NUMBER

C4.1



BRISTOL
DEVELOPMENT GROUP
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SUITE 204
FRANKLIN, TENNESSEE 37067
615-369-9009

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DESIGN GROUP
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(615) 625-7200 | WWW.CATALYSTDESIGN.COM

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2

STORMWATER BAFFLE BOX

NOT TO SCALE

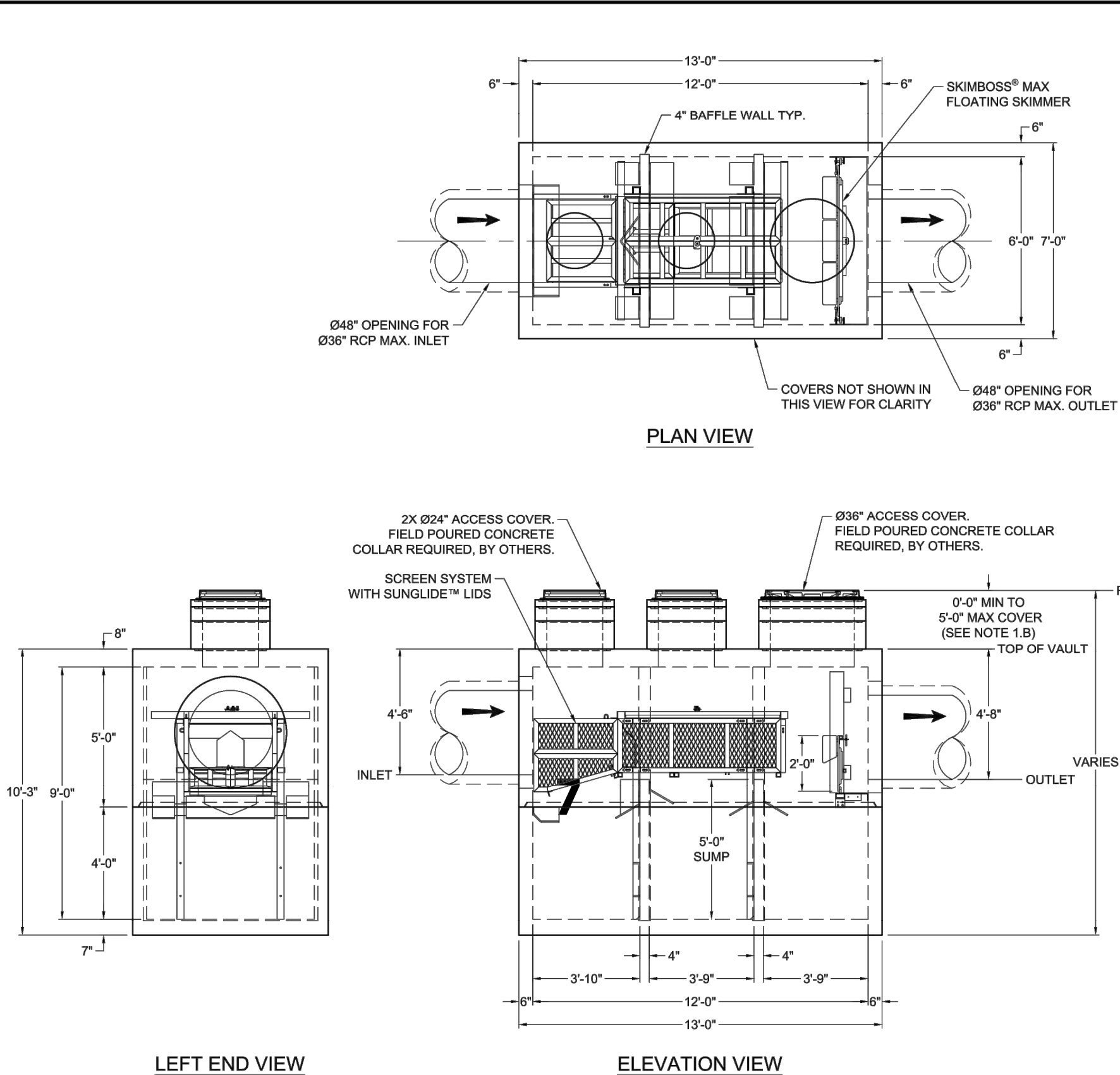
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RESERVED
NOT TO SCALE

3

RESERVED
NOT TO SCALE

SITE SPECIFIC DATA			
Structure ID	-	ID	-
Water Quality Flow Rate (cfs)	-		
Peak Flow Rate (cfs)	-		
Rim Elevation	X.XX'		
Top of Vault Elevation	X.XX'		
Pipe Data	Pipe Size	Pipe Type	Invert Elevation
Inlet	XX"	XXX	X.XX'
Outlet	XX"	XXX	X.XX'
Notes:			
PERFORMANCE SPECIFICATIONS			
Screen System Storage Volume	55.63 cf		
Total Sump Volume	328.67 cf		
NUDEP Sediment Storage Volume	68.60 cf		
Peak Flow Capacity*	62.00 cfs		
Treatment Flow Capacities:*			
NUDEP 50% Removal, 75 micron	5.60 cfs		
80% Removal, 150 micron	12.70 cfs		
*Contact Oldcastle for additional treatment and peak flow capacities.			

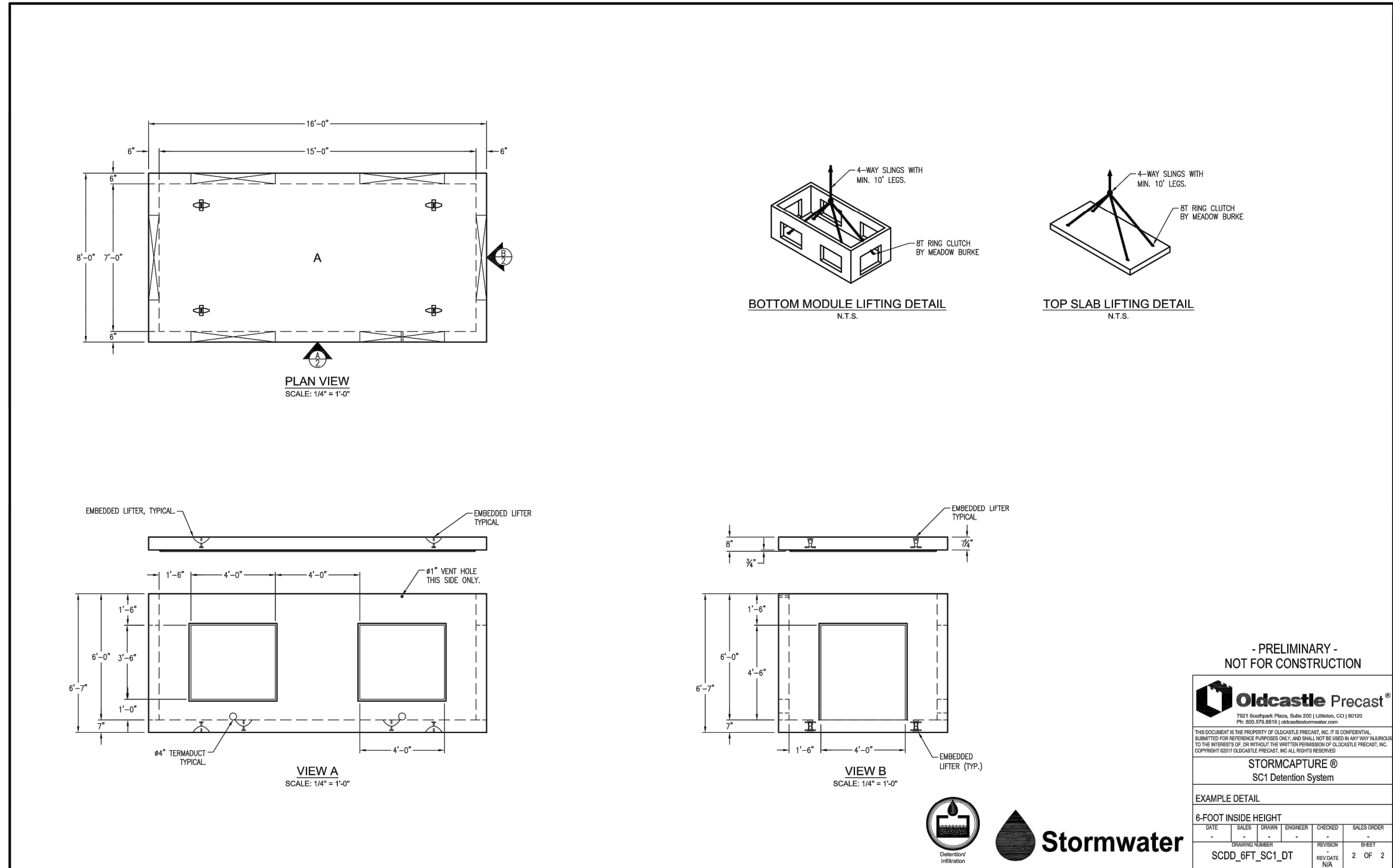
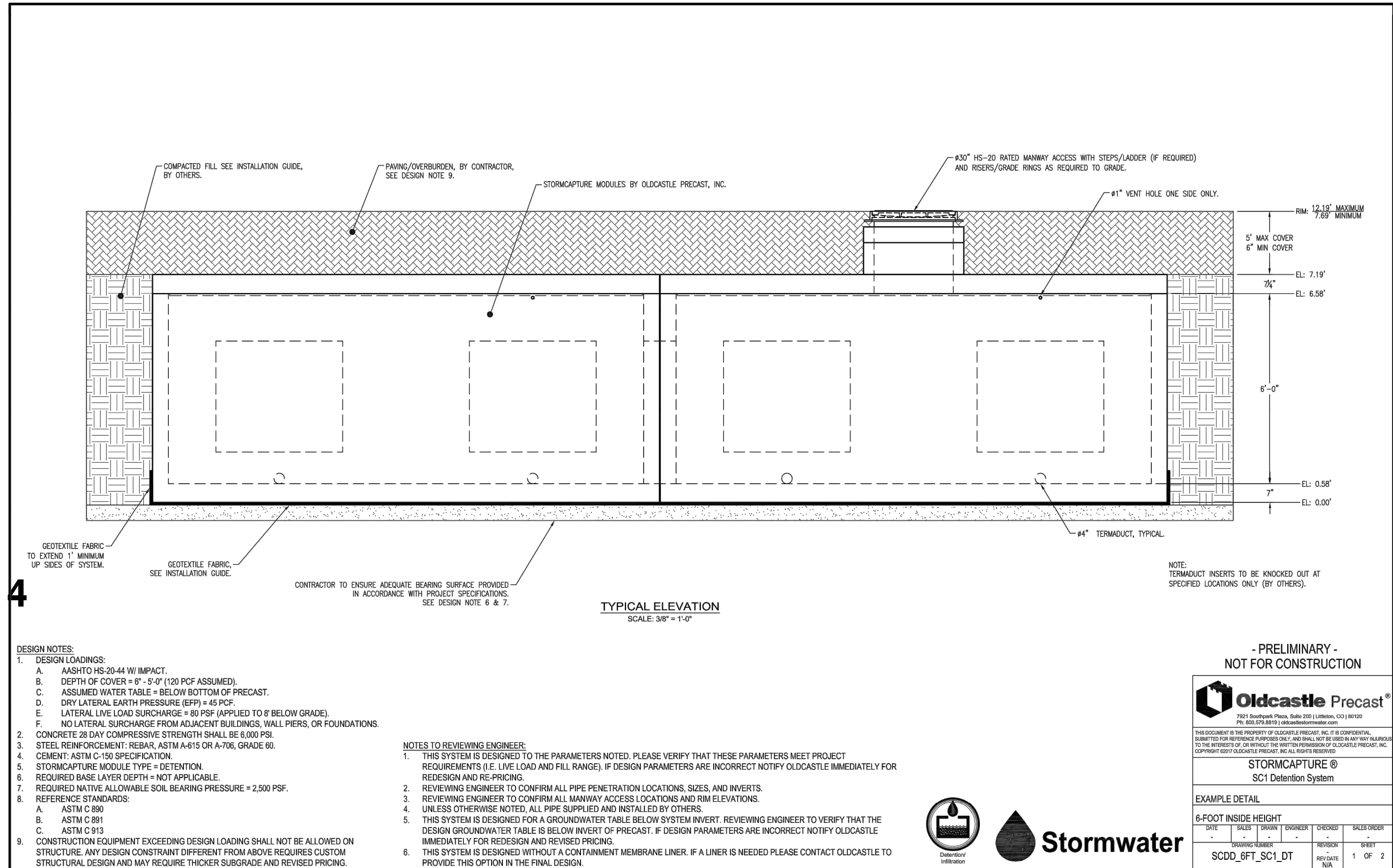


NOTES:			
1.	DESIGN LOADINGS:		
A.	ASHTO HS-20-44 (WITH IMPACT).		
B.	DESIGN SOIL COVER = 8" OF MINIMUM.		
C.	ASSUMED WATER TABLE: BELOW BASE OF PRECAST.		
D.	ENGINEER OF RECORD TO CONFIRM SITE WATER TABLE ELEVATION.		
E.	LATERAL EARTH PRESSURE: 45 PCF (DRAINED).		
F.	NO LATERAL BURCHARGE FROM ADJACENT BUILDINGS, WALLS, PIERS, OR FOUNDATIONS.		
2.	CONCRETE: 36 DAY MINIMUM COMPRESSIVE STRENGTH: 5,000 PSI MINIMUM.		
3.	REINFORCING: REBAR, ASTM A615/AT01, GRADE 60		
4.	CEMENT: ASTM C150		
5.	REQUIRED ALLOWABLE SOIL BEARING CAPACITY: 2,500 PSF		
6.	REFERENCE STANDARD:		
A.	ASTM C890		
B.	ASTM C913		
C.	ACI 318-14		
7.	THIS STRUCTURE IS DESIGNED TO THE PARAMETERS NOTED HEREIN. ENGINEER-OF-RECORD SHALL VERIFY THAT NOTED PARAMETERS MEET OR EXCEED PROJECT REQUIREMENTS. IF DESIGN PARAMETERS ARE INCORRECT, REVIEWING ENGINEER/ARCHITECT SHALL NOTIFY OLDCASTLE INFRASTRUCTURE UPON REVIEW OF THIS SUBMITTAL.		
8.	OVERSIZED HOLES TO ACCOMMODATE SPECIFIC PIPE TYPE MUST BE CONCENTRIC TO PIPE I.D. AFTER PIPES ARE INSTALLED, ALL ANNULAR SPACES SHALL BE FILLED WITH A MINIMUM OF 3,000 PSI CONCRETE FOR FILL THICKNESS OF PRECAST WALLS. PIPES ARE TO BE FLUSH WITH THE INSIDE SURFACE OF THE CONCRETE STRUCTURE.		
9.	CONTRACTOR RESPONSIBLE TO VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS OF OPENINGS.		
10.	CONTRACTOR RESPONSIBLE TO ENSURE ADEQUATE BEARING SURFACE IS PROVIDED (I.E. COMPACTED AND LEVEL PER PROJECT SPECIFICATIONS).		
11.	SECTION HEIGHTS, SLABWALL THICKNESSES, AND KEYWAYS ARE SUBJECT TO CHANGE AS REQUIRED FOR SITE REQUIREMENTS AND/OR DUE TO PRODUCT AVAILABILITY AND PRODUCTION FACILITY CONSTRAINTS.		
12.	FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT OLDCASTLE INFRASTRUCTURE.		
13.	MAXIMUM PICK WEIGHT: 23,750 LBS. (* COMBINED WEIGHT INCLUDES BAFFLE WALLS AND PRODUCT INTERNALS.)		
14.	INTERNAL SHALL CONSIST OF A FLOATING SKIMMER, FLOW DEFLECTORS, ELEVATED CENTRAL SCREEN SYSTEM AND SLIDING LIDS. THESE COMPONENTS EFFECTIVELY REDUCE HEAD LOSS, INCREASE POLLUTANT REMOVAL, AND SIMPLIFY MAINTENANCE.		
Nutrient Separating Baffle Box® (STANDARD)			
THIS PRODUCT IS PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 6,426,882; 7,270,747; 7,891,265; 8,142,066; 8,366,925; 8,491,797; 7,846,327; 8,034,236. RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.			
PROJECT NAME: _____ SHEET NO: _____ SHEET: _____			
SPECIFIC DRAWING: NSBB-612 REVISION: _____ REVISION DATE: _____ 1 OF 1			

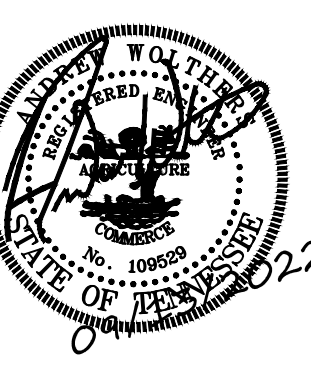
1

STORMWATER DETENTION SYSTEM

NOT TO SCALE



BRISTOL
DEVELOPMENT GROUP
381 MALLORY STATION RD.,
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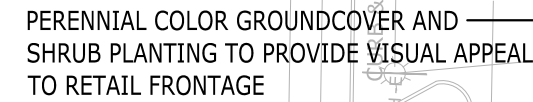


SITE PLAN
COLUMBIA MULTIFAMILY
PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
1	2022-09-13	SITE PLAN SUBMITTAL
2	2022-08-26	DD SUBMITTAL
3	2022-03-21	PREL. PUD MASTER DEV. PLAN SUBMITTAL

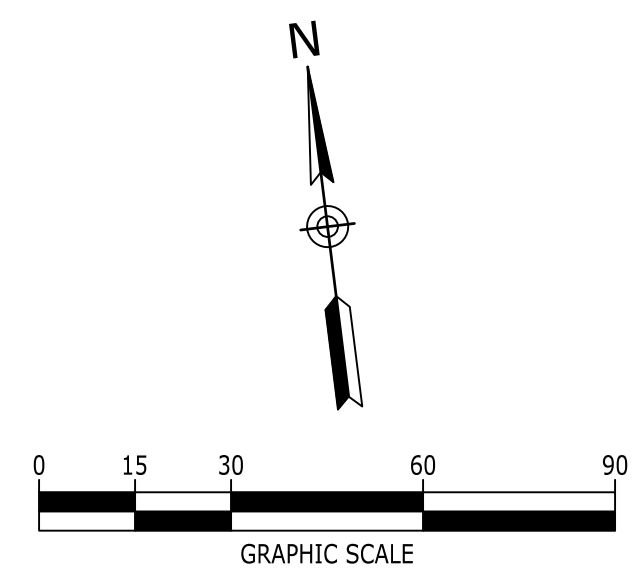
DRAWING TITLE
SITE DETAILS

PROJECT NUMBER 20220051	DRAWING NUMBER C4.2
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TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
CBF	10	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2"	10-12" Ht.	
CCF	8	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	B&B	1.5"	6-7" Ht.	
LIN	6	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle	# 25 Cont.		8-9" Ht.	Multi-trunk (3 min.); Limb up 4' ht.
ZS	7	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	B&B	3"	14-16" Ht.	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPREAD	REMARKS
HPL	22	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	# 7 Cont.		36-42"	
ICBN	20	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	# 7 Cont.		18-21"	
LIZ	4	Lagerstroemia indica 'Zuni' / Zuni Crape Myrtle	# 20 Cont.			
TOE	20	Thuja occidentalis 'Emerald' / Emerald Arborvitae	# 10 Cont.	6' Ht.		

- | LANDSCAPE KEYNOTES | | |
|--------------------|-----------------------------|-------------|
| CODE | DESCRIPTION | DET #/SHT # |
| L1 | PLANTING BED LIMITS | |
| L2 | IRRIGATION LIMITS | |
| L3 | AREA TO BE SEEDED | |
| L4 | AREA TO BE SODDED | |
| L5 | AREA TO BE 4"-6" RIVER ROCK | |



Catalyst
DESIGN GROUP

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SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
	2022-09-13	SITE PLAN SUBMITTAL
	2022-08-26	DD SUBMITTAL
	2022.03.21	PREL. PUD MASTER DEV. PLAN SUBMITTAL

DRAWING TITLE

LANDSCAPE PLAN

PROJECT NUMBER	20220051
DRAWING NUMBER	

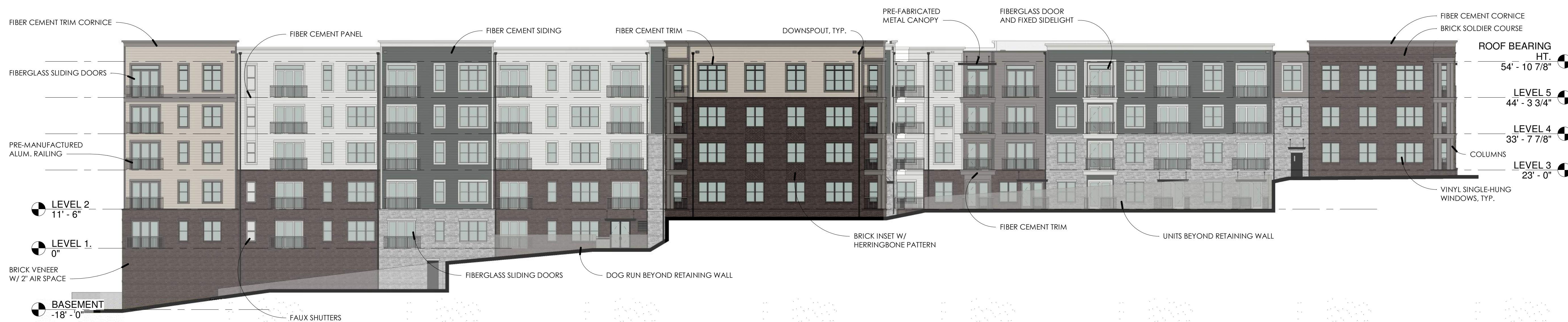
L2.0





1 COLORED NORTH GLADE ST. ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'



2 COLORED EAST 6TH ST. ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'





A04



1 RENDERED PERSPECTIVE @ MAIN CORNER
1/16" = 1'-0"

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PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

[illegible]

DRAWING TITLE	
RENDERED PERSPECTIVES	
PROJECT NUMBER	20220051
DRAWING NUMBER	A05



RENDERED PERSPECTIVE @ WOODLAND

1 ST.
1/16" = 1'-0"



2 RENDERED PERSPECTIVE @ E. 7TH ST.

1/16" = 1'-0"

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SITE PLAN
COLUMBIA MULTIFAMILY
PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
1	2022-09-12	SITE PLAN SUBMITTAL

DRAWING TITLE

RENDERED
PERSPECTIVES

PROJECT NUMBER
20220051

DRAWING NUMBER

A06



1 RENDERED PERSPECTIVE FROM NORTH
GLADE ST.
1/16" = 1'-0"



2 RENDERED PERSPECTIVE FROM E. 6TH ST.
1/16" = 1'-0"

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SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

DRAWING TITLE		DESCRIPTION
NO.	DATE	
	2022-09-12	SITE PLAN SUBMITTAL

DRAWING TITLE	
RENDERED PERSPECTIVES	
PROJECT NUMBER	20220051
DRAWING NUMBER	A07



**BRISTOL
DEVELOPMENT GROUP**
381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009

SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

[illegible]

DRAWING TITLE

OPTION 2
- MURAL
WALL

PROJECT NUMBER	20220051
----------------	----------

DRAWING NUMBER

A12





OPTION 2 MURAL WALL -
PERSPECTIVE @ E. 7TH ST.

1
1/16" = 1'-0"



906
STUDIO

ARCHITECTS
+ INTERIORS
143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

BRISTOL
DEVELOPMENT GROUP
381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009

SITE PLAN
COLUMBIA MULTIFAMILY
PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

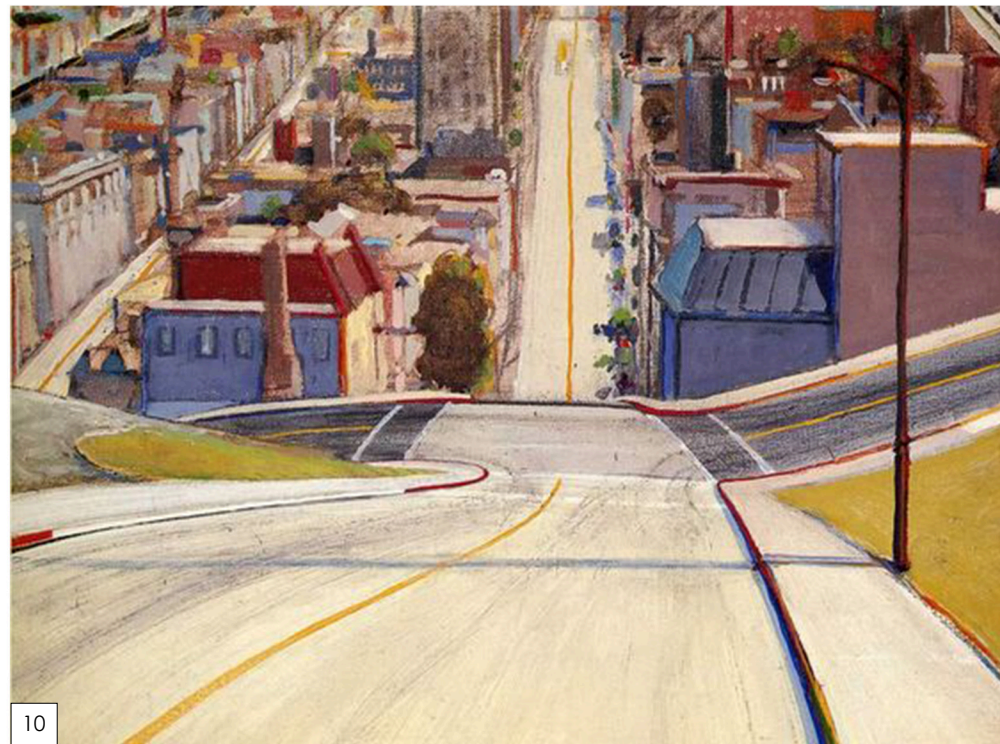
NO.	DATE	DESCRIPTION
2022-12-07	CMPC STUDY SESSION	
2022-09-12	SITE PLAN SUBMITTAL	

DRAWING TITLE
OPTION 2
- MURAL
WALL

PROJECT NUMBER
20220051

DRAWING NUMBER
A13







October 25, 2022

City of Columbia
700 N Garden Street
Columbia, TN 38401

**RE: Bristol Columbia Multifamily
Technical Meeting Comment Response Letter
Columbia, Tennessee**

The following are responses to staff comments received in your e-mail from October 11, 2022 for the above referenced project. We have indicated our responses to staff comments below in **Red** text.

Engineering

1. Subject to Construction Plans
 - **Confirmed**
2. TIS submittal required
 - **The TIS was submitted to the City of Columbia**
3. Provide written request for angled parking along City Street.
 - **See attached letter as requested**

Building

4. No comments.
 - **Noted**

Police

5. No comments provided.
 - **Noted**

Columbia Power

6. 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.

- See attached preliminary one-line diagrams and service sizing calculations for your reference

Atmos Energy

7. No comments provided.
- Noted

Maury County E911

8. No comments provided.
- Noted

Maury County Schools

9. No comments provided.
- Noted

Duck River Electric Membership Corp

10. No comments provided.
- Noted

Fire

11. No comments
- Noted

Planning

12. Sidewalk notes 10' and shows 8' sheet C2.0
- Sidewalk callouts have been updated to show 8'
13. Facades are under review
- Noted
14. ART vs storefront under review along East 7th
- Noted
15. Provide window sill heights along East 7th
- Please see attached 2/A01 for window and storefront sill heights from proposed grade

Wastewater

16. Sanitary sewer should flow north or east to the existing sewer.

- Proposed sewer connections flows east to the existing sewer along North Glade Street

Public Works

17. For 221 units, we recommend six 8-yard dumpsters serviced three times a week or trash compactor service. Please see attached dumpster guidelines and accessibility requirements.

- Trash compactor to be used to service the development

Columbia Water

18. "The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements."

- Noted

Public Works

19. Plan To Serve

- Noted

Sincerely,

Catalyst Design Group



Jeffrey D. Heinze, ASLA
Principal/ Sr. Project Manager



October 25, 2022

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

**RE: Bristol Columbia Multifamily Development
Letter Requesting Approval for Angled Parking Along e. 7th St.
Columbia, Tennessee**

Dear Mr. Keltner,

As a comment to our Technical Review of the referenced project by the City of Columbia staff, it was requested that the developer submit a formal request for the approval of angled parking spaces along the E. 7th St. property frontage. Angled parking is being proposed within this area to match the parking layout currently in place within the block immediately to the west of this site. An exhibit is attached herewith to illustrate how this proposal effectively creates a continuation of the angled parking within the adjoining block and therein provides a consistent streetscape appearance. The streetscape is further enhanced with tree planting islands and pedestrian bulb-outs at the intersections to promote pedestrian safety.

We appreciate the City's consideration of this request and offer to provide any additional information that may be needed for the city to make an informed decision on this matter. Please feel free to reach out to us if we may be of further assistance.

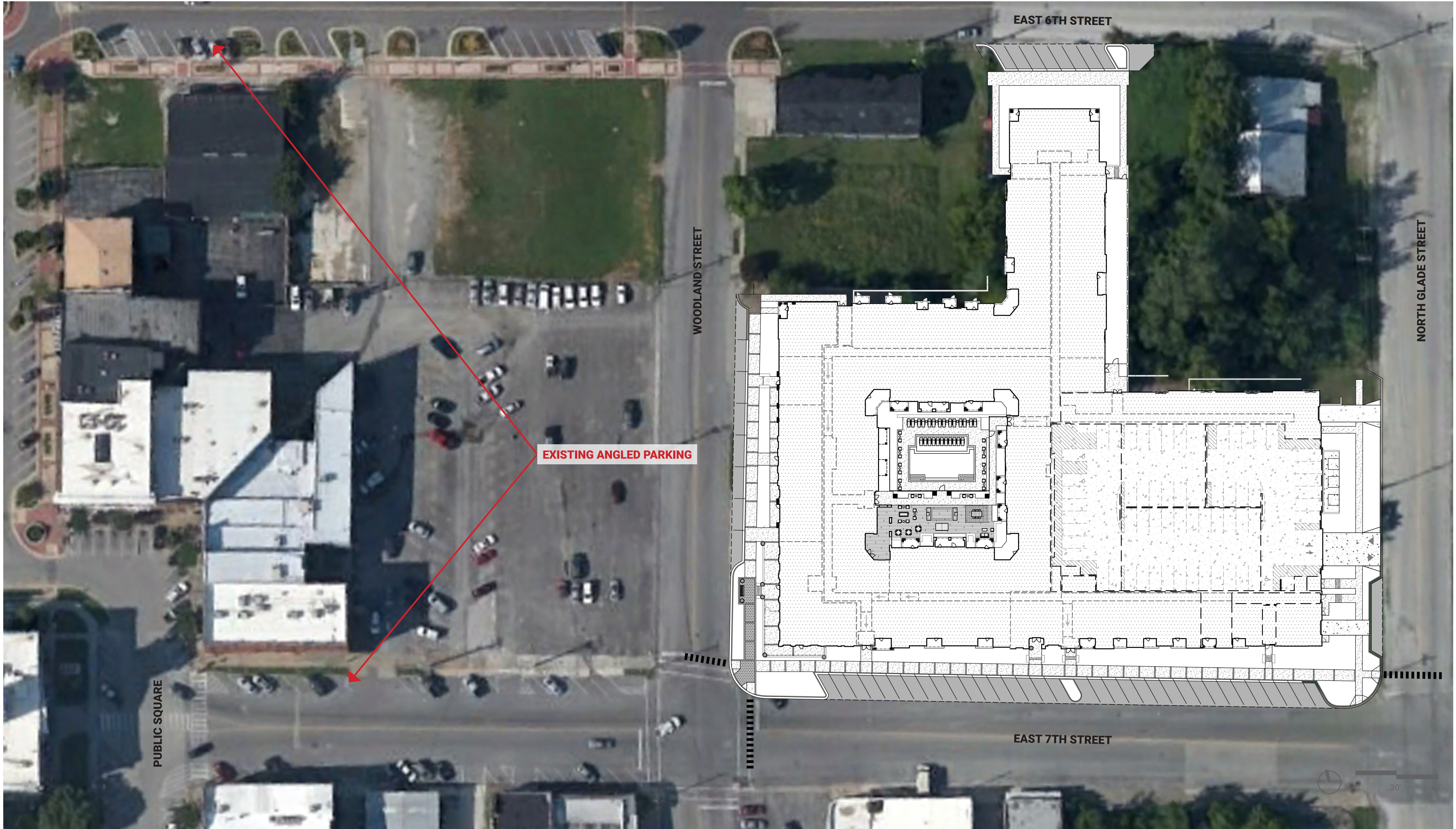
Respectfully,

Catalyst Design Group

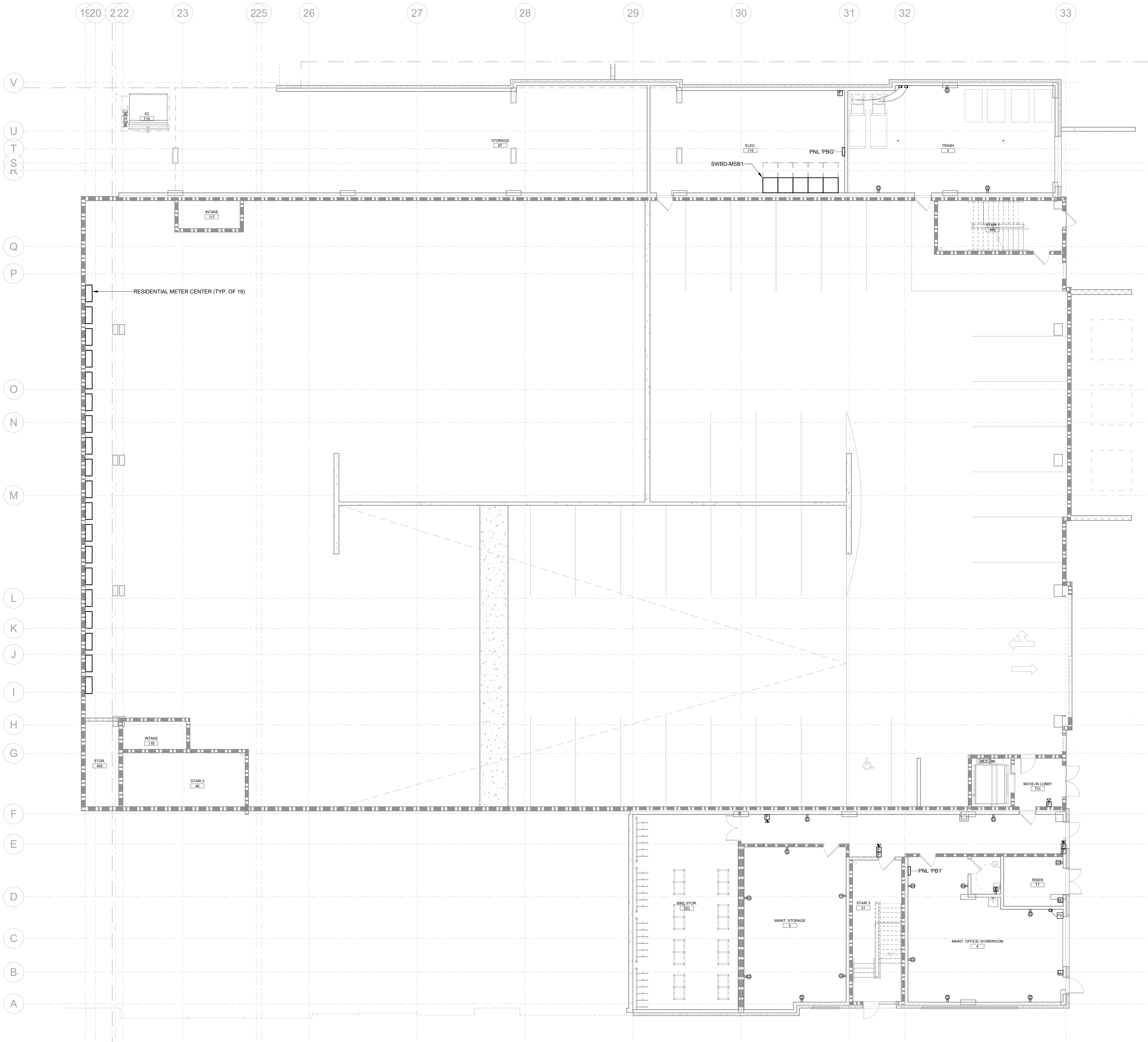
A handwritten signature in black ink, appearing to read 'Jeffrey D. Heinze'.

Jeffrey D. Heinze, ASLA
Principal/ Sr. Project Manager

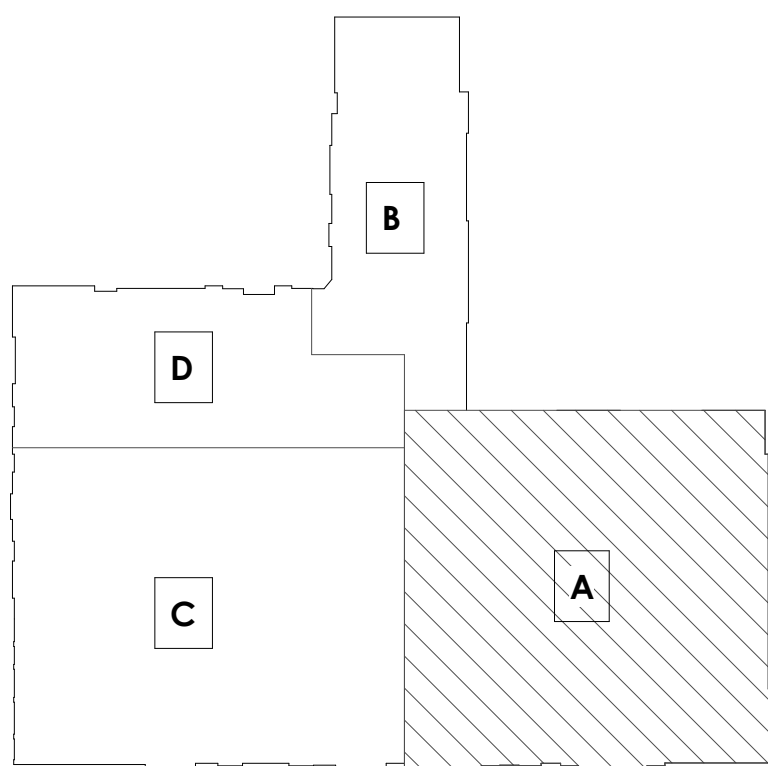
Attachment: Angled Parking Exhibit



8/15/2022 5:35:10 PM



1 BASEMENT FLOOR ELECTRICAL PLAN - PART A
1/8" = 1'-0"



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+INTERIORS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

bristol

development group

genesis
engineering
group, llc

134 Fourth Avenue North
Franklin, TN 37064
project #22-077

WOODLAND &
E. 7TH ST.
MULTI-FAMILY

Bristol
Development

Columbia, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

2022, 906 STUDIO ARCHITECTS, LLC.
DRAWINGS AND DESIGN CONCEPTS
SHALL NOT BE USED OR REPRODUCED
IN WHOLE OR PART IN ANY FORM
WITHOUT PRIOR WRITTEN CONSENT
OF 906 STUDIO ARCHITECTS, LLC.

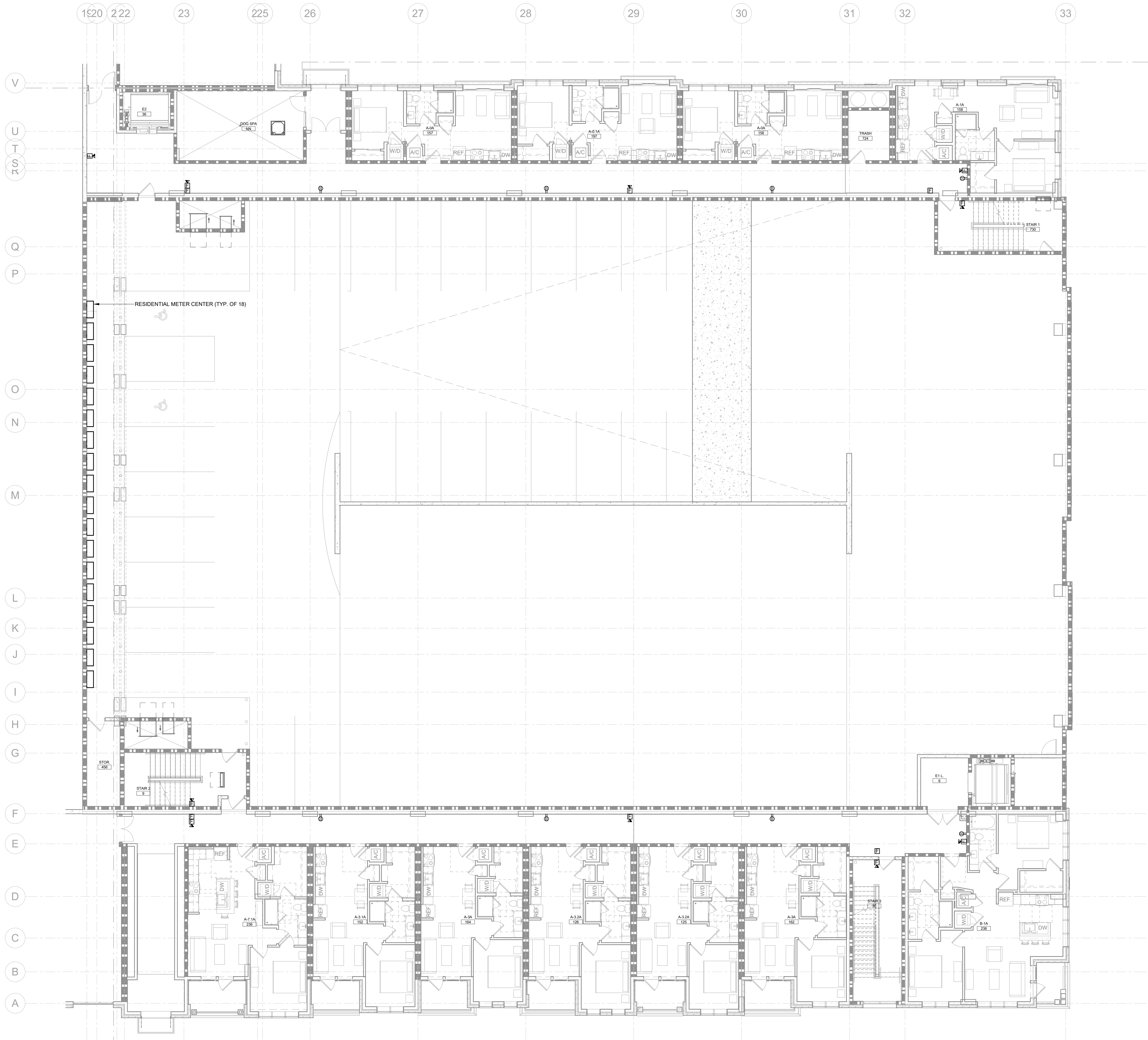
NO.	DESCRIPTION	DATE
	50% DD SET	07/15/2022

Project Number
22.1030

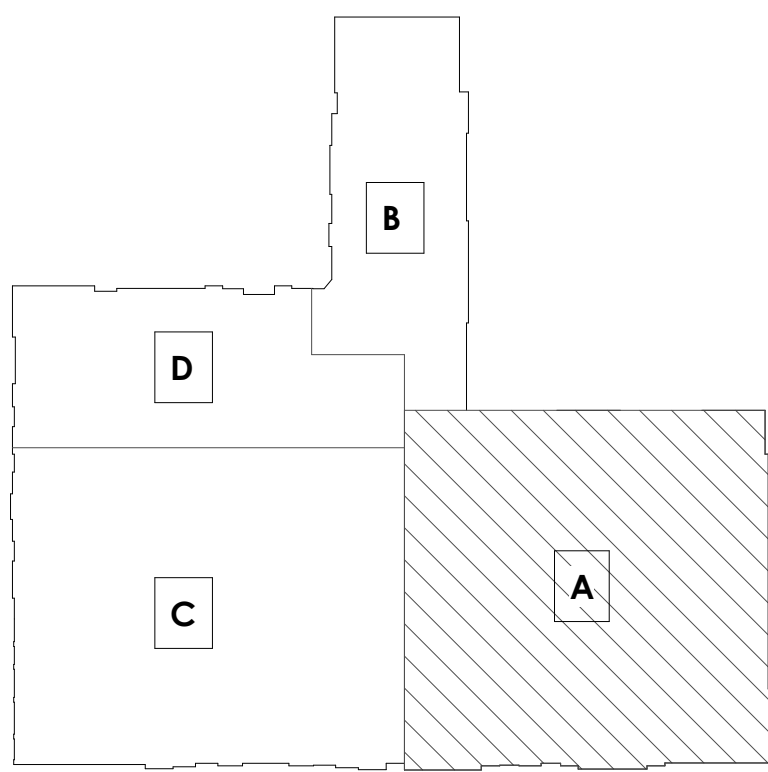
BASEMENT FLOOR
POWER & SYSTEMS
PLAN - PART A

E100

8/15/2022 5:35:12 PM



1 FIRST FLOOR ELECTRICAL PLAN - PART A
1/8" = 1'-0"



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STUDIO
ARCHITECTS
+INTERIORS

143 Fifth Avenue South
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615.988.9065
906studio.com

bristol
development group

genesis
engineering
group, llc
134 Fourth Avenue North
Brentwood, TN 37064
project #22-077

WOODLAND &
E. 7TH ST.
MULTI-FAMILY

Bristol
Development
Columbia, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

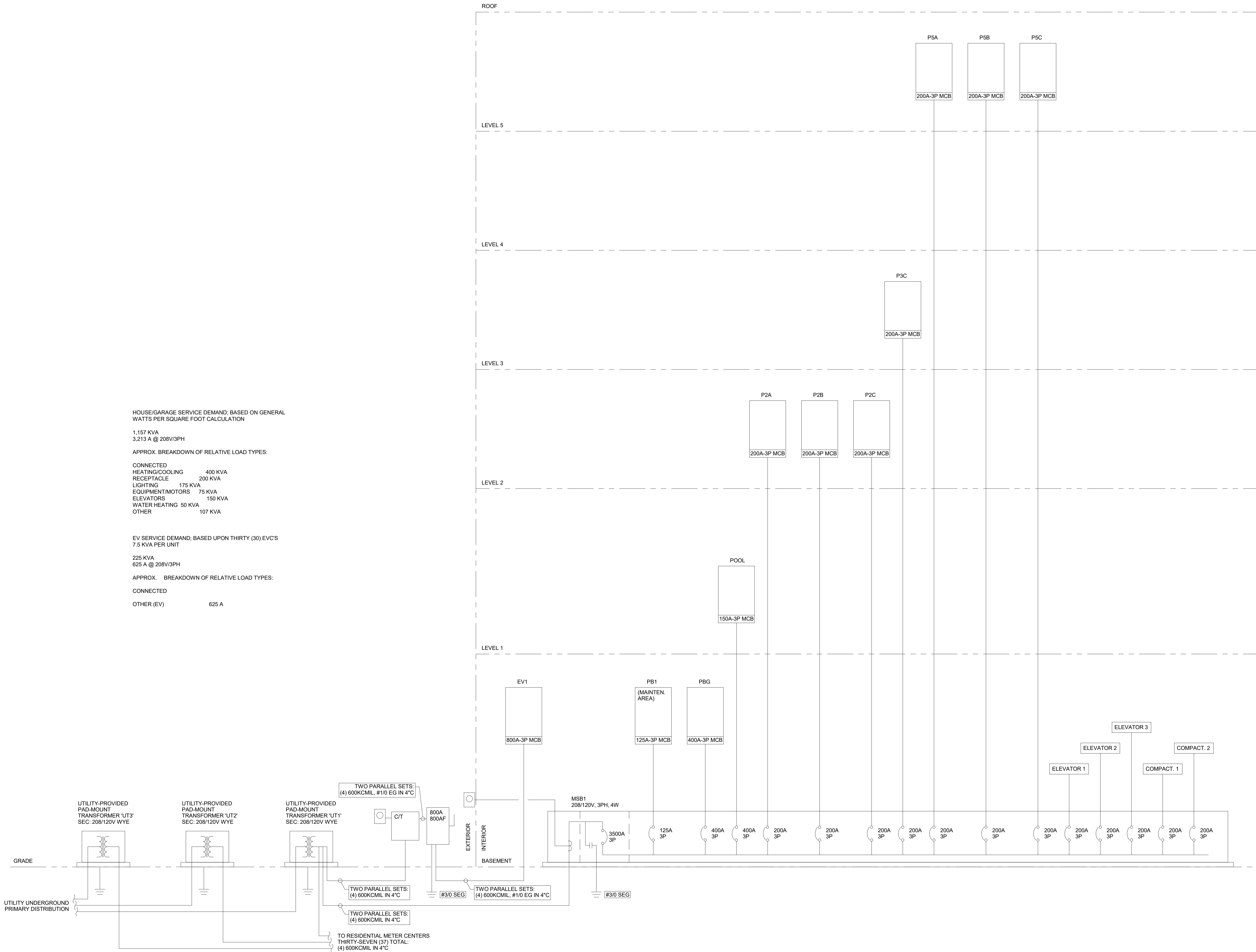
2022, 906 STUDIO ARCHITECTS, LLC.
DRAWINGS AND DESIGN CONCEPTS
SHALL NOT BE USED OR REPRODUCED
IN WHOLE OR PART IN ANY FORM
WITHOUT PRIOR WRITTEN CONSENT
OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
50%	DD SET	07/15/2022

Project Number
22.1030
FIRST FLOOR POWER
& SYSTEMS PLAN -
PART A

E101

8/15/2022 5:35:12 PM



1 POWER RISER DIAGRAM - HOUSE
NOT TO SCALE

WOODLAND &
E. 7TH ST.
MULTI-FAMILY

Bristol
Development
Columbia, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

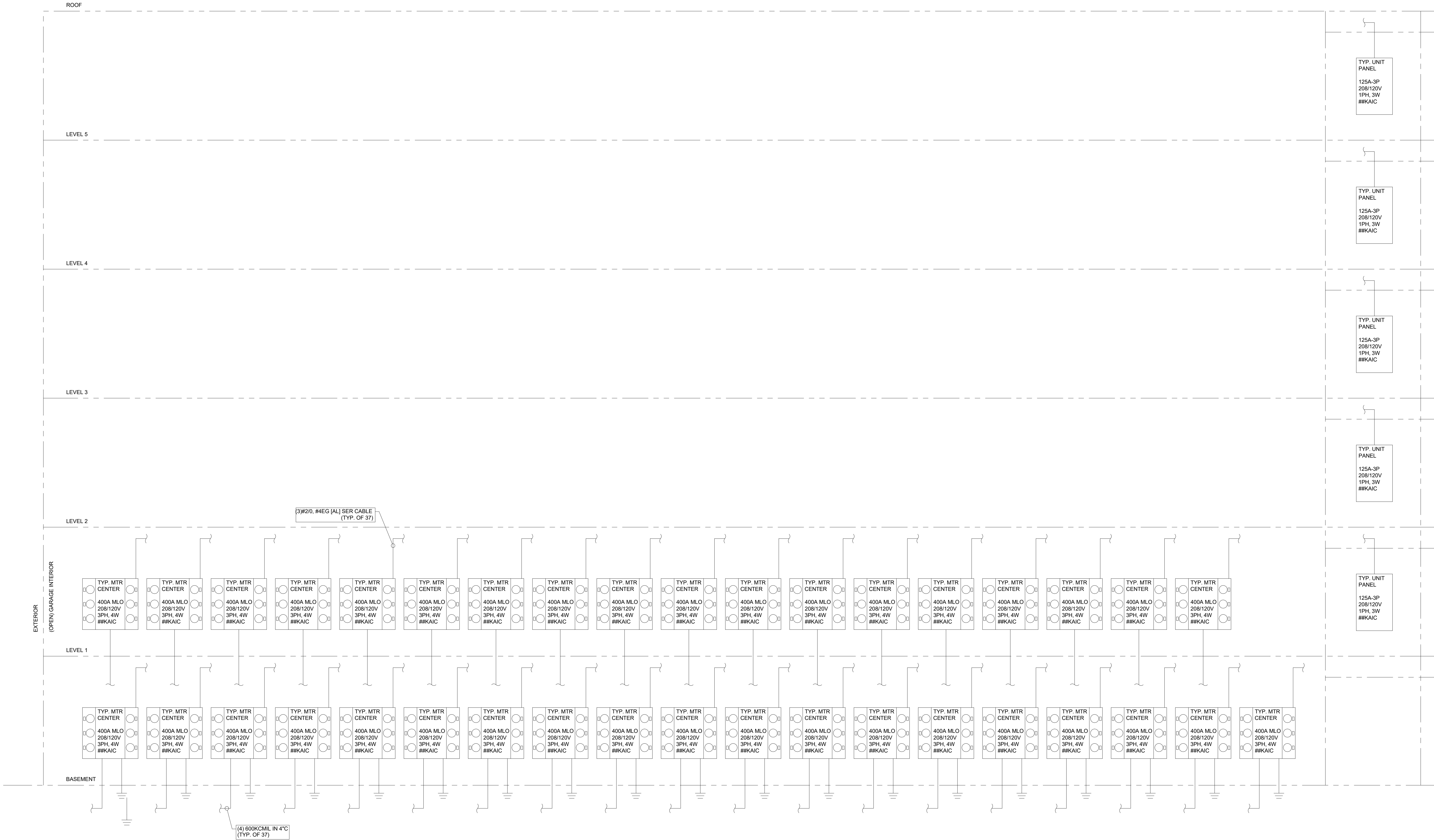
2022, 906 STUDIO ARCHITECTS, LLC.
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WITHOUT PRIOR WRITTEN CONSENT
OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	50% DD SET	07/15/2022

Project Number
22.1030
DIAGRAMS &
SCHEDULES

8/15/2022 5:35:12 PM

METER CENTER 'TYPICAL METER CENTER' SERVICE LOAD CALCULATIONS PER NEC 220.84											
UNIT DESIGNATION	QUANTITY (AVERAGE)	UNIT		APPLIANCE/ LAUNDRY CIRCUIT LOAD (VA)	NAMEPLATE RATINGS (VA)	MOTOR NAMEPLATE RATINGS (VA)	HEAT/AC LOAD (VA)	CALCULATED UNIT TYPE LOAD (VA)	METER CENTER		
		SQUARE FOOT (AVERAGE)	SQUARE FOOT LOAD (VA)						TOTAL CALCULATED LOAD PER UNIT TYPE (VA)	CIRCUIT BREAKER/ SOCKET	
1 BEDROOM	3.4	660	1980	4500	22256	24	4333.333333	33093	112517	125A	
2 BEDROOM	2.1	1100	3300	4500	22256	36	6500	36592	76843	125A	
3 BEDROOM	0.5	1400	4200	4500	22256	36	8666.666667	39659	19829	150A	
TOTAL UNITS	6										
CALCULATED DWELLING UNIT LOAD (VA)									209,190		
DWELLING UNIT LOAD DEMAND FACTOR (NEC 220.84)									0.44		
CALCULATED DWELLING UNIT SERVICE LOAD (VA)									92,044		
CALCULATED 208V 3P SERVICE LOAD (AMPS)									255		



1 POWER RISER DIAGRAM - RESIDENTIAL
NOT TO SCALE

NO.	DESCRIPTION	DATE
50%	DD SET	07/15/2022

NO.	DATE	DESCRIPTION
	2022-09-12	SITE PLAN SUBMITTAL



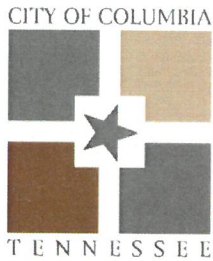
1 COLORED WOODLAND ST. ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'



2 COLORED EAST 7TH ST. ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'



ITEM #5

TECHNICAL COMMITTEE COMMENT FORM

October 11, 2022

NAME OR DEPARTMENT: Atmos Energy

Case Number: **22-0282**

Bristol Multifamily - Site Development Plan
Request from Jeff Heinze for multifamily site development plan
consisting of 221 units off East 6th Woodland, and North Glade
Streets.

COMMENTS:

Natural gas available



ITEM #5

TECHNICAL COMMITTEE COMMENT FORM

October 11, 2022

NAME OR DEPARTMENT: Maury County 911

Case Number: 22-0282

**Bristol Multifamily - Site Development Plan
Request from Jeff Heinze for multifamily site development plan
consisting of 221 units off East 6th Woodland, and North Glade
Streets.**

COMMENTS:

Contact Maury County 911 for any new street names for review and reserve.



ITEM #5

TECHNICAL COMMITTEE COMMENT FORM

October 11, 2022

NAME OR DEPARTMENT: Public Works

Case Number: 22-0282

Bristol Multifamily - Site Development Plan
Request from Jeff Heinze for multifamily site development plan
consisting of 221 units off East 6th Woodland, and North Glade
Streets.

COMMENTS:

For 221 units, we recommend six 8-yard
dumpsters serviced three times a week or
trash compactor service. Please see
attached dumpster guidelines & accessibility
requirements.

TITLE: DUMPSTER AND ~~COMPACTOR~~ STANDARDS

SW1-3.A. GENERAL

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

SW1-3.B. 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. 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 two (2) feet and six (6) inches of clearance on each side of the dumpster.

SW1-3.C. DUMPSTER PAD REQUIREMENTS

Dumpster Pad Requirements

1. The concrete dumpster pad shall be at least 12 ft by 12 ft.
2. The pad(s) shall be 8 inch thick concrete, reinforced with rebar to support a 30-ton load-bearing capacity.
3. A 14 ft wide by 40 ft long straight and clear access approach to each dumpster for the truck is required.
4. Clearance at each side of each dumpster must be at least 2 ft – 6in.
5. If a gated enclosure is utilized the gates must be lockable in the open position to prevent the gates from swinging into the path of the truck during servicing.
6. Two 6 in diameter concrete filled steel bollards must be placed in the concrete pad to the rear of each dumpster, 2 ft 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 in below the pad into concrete footers.
7. If the box is enclosed it is recommend 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 ½ in. above the surrounding pavement.
10. Pads with drains must be approved by Metro Water Services. These pads can be sloped up to 2% toward the drain.

SW1-3.E. ACCESSIBILITY REQUIREMENTS FOR DUMPSTERS AND COMPACTORS

1. Access must accommodate a 40-foot-long truck, with a 45-foot turning radius. Circular through 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. Metro 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.

SW1-3.F. QUICK REFERENCE CHART OF DUMPSTER NEEDS OF HOUSING COMPLEXES

According to the National Solid Wastes Management Association, multi-family units produce, on average, 0.08 cubic yards of un-compacted refuse per day. During one week, a single unit will produce 0.56 cubic yards of un-compacted trash. Dumpster boxes to collect trash are made in various capacities: 2, 3, 4, 5, 6, 8 and 10 cubic yards. The following table gives the minimum number and capacity of dumpsters needed to service a given number of housing units for one week. Customers may be allowed to use fewer containers if they utilize additional disposal services during the week.

No. of Housing Units	No. and capacity of Dumpsters
5	1 x 3 cu. yd.
6	1 x 4 cu. yd.
7	1 x 4 cu. yd.
8	1 x 5 cu. yd.
9	1 x 6 cu. yd.
10	1 x 6 cu. yd.
11 to 14	1 x 8 cu. yd.
15 to 28	2 x 8 cu. yd.
29 to 42	3 x 8 cu. yd.
43 to 57	4 x 8 cu. yd.
58 to 71	5 x 8 cu. yd.
72 to 85	6 x 8 cu. yd.
86 to 100	7 x 8 cu. yd.
101 to 114	8 x 8 cu. yd.

No. of Housing Units	No. and capacity of Dumpsters
115 to 128	9 x 8 cu. yd.
129 to 142	10 x 8 cu. yd.
143 to 157	11 x 8 cu. yd.
158 to 171	12 x 8 cu. yd.
172 to 185	13 x 8 cu. yd.
186 to 200	14 x 8 cu. yd.
201 to 214	15 x 8 cu. yd.
215 to 228	16 x 8 cu. yd.
229 to 242	17 x 8 cu. yd.
243 to 257	18 x 8 cu. yd.
258 to 271	19 x 8 cu. yd.
272 to 285	20 x 8 cu. yd.
286 to 300	21 x 8 cu. yd.



ITEM #5

TECHNICAL COMMITTEE COMMENT FORM

October 11, 2022

NAME OR DEPARTMENT: Wastewater

Case Number: **22-0282**

Bristol Multifamily - Site Development Plan
Request from Jeff Heinze for multifamily site development plan
consisting of 221 units off East 6th Woodland, and North Glade
Streets.

COMMENTS:

Sanitary sewer should flow north or east to the existing sewer.



ITEM #5

TECHNICAL COMMITTEE COMMENT FORM

October 11, 2022

NAME OR DEPARTMENT:

ATT _____

Case Number: 22-0282

Bristol Multifamily - Site Development Plan

Request from Jeff Heinze for multifamily site development plan consisting of 221 units off East 6th Woodland, and North Glade Streets.

COMMENTS: PLAN TO SERVE



201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

October 4, 2022

Jeff Heinze
5100 Tennessee Ave.
Nashville, TN 37209

Re: Multi-Family Development off Woodland St., East 6th St. and N. Glade St.

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.

Yours truly,

COLUMBIA POWER & WATER SYSTEMS

A handwritten signature in black ink that reads "Doug Burgess". The signature is written in a cursive, flowing style.

Doug Burgess, P. E.
Vice President of Power Operations

kw

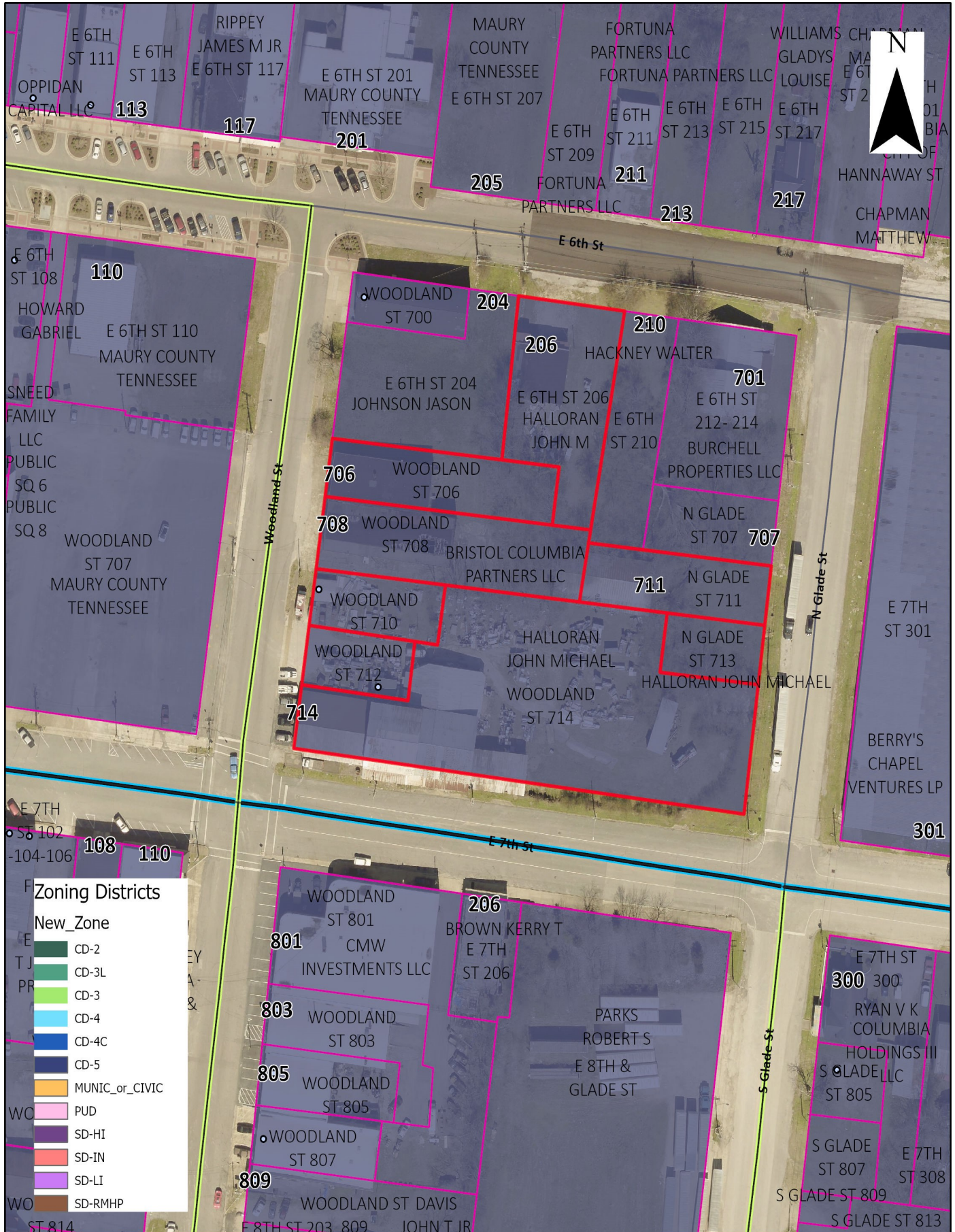
"The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All 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."

22-0282 Woodland & Glade - Bristol Multifamily - Site Development Plan

"The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All 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."

Mike Harris, PE
Inflo Design Group, LLC
615-306-5208





22-0282
Woodland, Glade & E. 6th Street
Bristol Site Plan



CITY OF
COLUMBIA
TENNESSEE

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



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy of submittal on USB thumb drive or CD
Fold hard copy submittals larger than 8½"x11"*

ADDRESS/LOCATION	706 & 708, 710, 712 & 714 WOODLAND ST. 711 & 713 N. GLADE STREET 206 E. 6th STREET COLUMBIA, TN 38401		
	TAX MAP: 99A	GROUP: K	PARCEL: .05200, .05600, .05700, .05800 .05900, .06000, .06100, .06200
SUMMARY OF NATURE OF REQUEST AND WORK	Requesting Site Plan Approval for the Columbia Multifamily . Project proposes to construct 221 multifamily units.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	1/11/2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
--	-----------	---

Meeting was held on 1/11/2022

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☒ Multi-Family Site Plan ☐ Other: _____ <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	<u>Annexations/Rezoning:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> - Project Name (include Sections & Phases) Columbia Multifamily - Total Number of Lots 221 units - Total acreage 2.57 ac.

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

APPLICANT

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

NAME	Jeff Heinze	PHONE	615.622.7210
ADDRESS	5100 Tennessee Ave. Nashville, TN 37209	EMAIL	jheinze@catalyst-dg.com

PROPERTY OWNER NAME	John Michael Halloran, City of Columbia	PHONE	931-560-1500
ADDRESS	714 Woodland St. Columbia, TN 38401, 700 N. Garden Street, Columbia, TN 38401	EMAIL	

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

Jeff Heinze

APPLICANT NAME



APPLICANT SIGNATURE

09/19/2022

DATE

John Michael Halloran
City of Columbia

PROPERTY OWNER NAME

(see attached letter)

PROPERTY OWNER SIGNATURE

09/19/2022

DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Austin Brass, AICP, City Planner, abrass@columbiatn.com, 931-560-1560

APPLICATION NUMBER

22-0296

APPLICANT/PROPERTY OWNER

Greg Gamble/ HK Big Bear Bluffs, LLC

PUBLIC HEARING DATE

N/A

PROPERTY ADDRESS/LOCATION

420 Bear Creek Parkway/ Tax Map 090 Parcel

SUMMARY OF REQUEST: Annexation & Plan of Services with zoning request to CD-4 and Comprehensive Plan Amendment from Suburban Neighborhood to Urban Neighborhood

This request is for the annexation and zoning of a 28-acre section of a larger tract located adjacent to the south side of Bear Pike. A Comprehensive Plan Amendment from Suburban Neighborhood to Urban Neighborhood is included to support the requested zoning of a CD-4- General Urban Character District. A concept plan has been submitted indicating the proposed uses of multi-family units and associated amenity areas including a daycare facility that was previously approved by the City of Columbia Architectural Design Review Team.



MAP SOURCE: City
GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
N/A, Currently in County	Single-Family Home/Vacant Land	CD-4C/CD-3L Undeveloped Land	Multi-Family/ Daycare Facility	27.74 +/- Acres



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

**COMPATIBILITY with the COMPREHENSIVE PLAN:
(Suburban Neighborhood)**

A CD-4 Character District is not consistent with a Suburban Neighborhood Future Land Use. The proposed zoning to CD-4 General Urban Character District would only be consistent with Connect Columbia with the requested Urban Neighborhood Future Land Use.

PROPERTY HISTORY:

July 6th, 2022, 22-0078 Request from Big Bear Bluff LLC for a Comprehensive Plan Amendment, Rezoning, and Preliminary PUD Master Plan for Tax Map 90, Parcels 12.01 & 16.00 for a mixed-use development of 1,400 residential units. Request denied by Planning Commission.

COMPATIBILITY with the ZONING ORDINANCE:

Any development plan/preliminary plat would be required to comply with Zoning Ordinance 4400, adopted on July 14th, 2022. This current request for rezoning simply establishes entitlements, not a vested right to develop the site under attached concept plan.

Zoning Ordinance Referenced:

CD-4 – General Urban Character District (12 Density Units Per Acre Max)

*The CD-4 General Urban Character District 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; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks; it has variable private landscaping; and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. **CD-4 is an appropriate District for the Urban Neighborhood Character Area, the Employment Character Area, the Tom Hitch Special Area, the Industrial Road Special Area, the Bear Creek Pike “Node” Special Area, and the Interstate Gateway Special Area as described in the Comprehensive Plan.***

Lot/Building Site Width

- Frontage Buildout 60% min.
- Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Lot Standards/ Principle Buildings

- 6' min/ 20' max front setback
- 0 ft min side setback
- 3' min rear setback
- Off-Street Parking in 3rd layer only (Rear of building in reference to frontage)
- Maximum building width: 120'
- Minimum unit per building (Small Multi-Family: 7)
- Minimum units per building (Small Multi-Family: 3)



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

Article 5.1.10 Building Type Mix. Permitted Min/Max Building Type Mix Frontage Width of Total Building Frontage Width.

- A CD 4-character district requires a 15% min of all frontage building width to be Live/Work, Commercial, and/or mixed-use flex.
 - The concept plan indicates 18 small multi-family buildings fronting an urban neighborhood street section with 6 large-multi-family buildings. Any development on this parcel would be required to be reviewed and approved by Planning Commission to ensure all development and building site standards conform to Zoning Ordinance 4400.

ATTACHMENTS
(CIRCLE)

SUBMITTED
PLANS

CITY MAPS

LEGAL NOTICE

LEGAL
DESCRIPTION

PUBLIC
COMMENTS

AGENCY
COMMENTS

RESPONSE TO STANDARDS

8.5.20 Plan Amendment/ Adoption

Staff reviewed the request for an amendment to the Comprehensive Plan for consistency with the standards listed in the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below, followed by staff analysis.

8.5.20 CRITERIA FOR PLANNING COMMISSION RECOMMENDATIONS

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed change in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted land use plans;
2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
3. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general; and
4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and
5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.



CITY OF COLUMBIA TENNESSEE
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Staff's review of Section 8.5.20 in relation to this request finds the following:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of any adopted land use plans;

A proposed CD 4-character district is not consistent with the "Suburban Neighborhood Future Land Use"; however, would be consistent within an "Urban Neighborhood Future Land Use" in which the applicant has requested an amendment in support of a proposed CD-4-character district.

2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses

A CD-4 Character district is not consistent with the future land use pattern of "suburban neighborhood".

3. Whether the proposed change would create substantial adverse impacts in the adjacent area or the City in general;

The applicant's intended use of the property will be subject to the standards contained in the Zoning Ordinance which mitigate potential adverse impacts upon adjoining property the development will also be controlled through subdivision regulations and the Planning Commissions review of future requests for Preliminary Plat approval.

4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and

Demand for housing in the City of Columbia has increased to a sufficient extent to warrant the increase in potential residential development. It is within the discretion of the Planning Commission to determine whether market conditions have changed to a sufficient extent to warrant an increase in potential residential development.

5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change:

The applicant has provided a concept plan depicting a gross density of 11 density units per acre on a gross site area of 25.18 acres. This density count would comply with a CD-4 density maximum of 12 units per acre.

8.5.19 Rezoning:

Staff reviewed the request for an amendment of the Official Zoning Map for consistency with the City of Columbia Zoning Ordinance. The relevant provisions of the Ordinance are listed below,

followed by staff analysis.

8.5.19.H ACTION BY THE PLANNING COMMISSION FOR REZONING

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:

1. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area.
2. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5
3. 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;
4. 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; and
5. It has been determined that conditions affecting the area have changed to a sufficient extent to warrant an amendment to the area's general plan or other applicable local plans, and consequently, the zoning map.
6. The availability of adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities.

Staff's review of Section 8.5.19.H in relation to this rezoning request finds the following:

1. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area.

The zoning of this property to CD-4 would be inconsistent with Connect Columbia in a "Suburban Neighborhood" Future Land Use. The requested future land use amendment to "Urban Neighborhood" would be required in order for the CD 4C zoning to agree with the general plan for this area.

2. The legal purposes for which zoning exists are not contravened;

All future development will be required to conform to the Zoning Ordinance standards in effect at that time; therefore, legal purposes for which zoning exists will not be contravened.

3. There will be no adverse effects upon adjoining property owners;

There are no known adverse effects upon adjacent property owners. If any adverse impacts are identified, they can be mitigated through application of the Zoning Code



CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
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standards and during review of future preliminary plat requests.

4. No one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

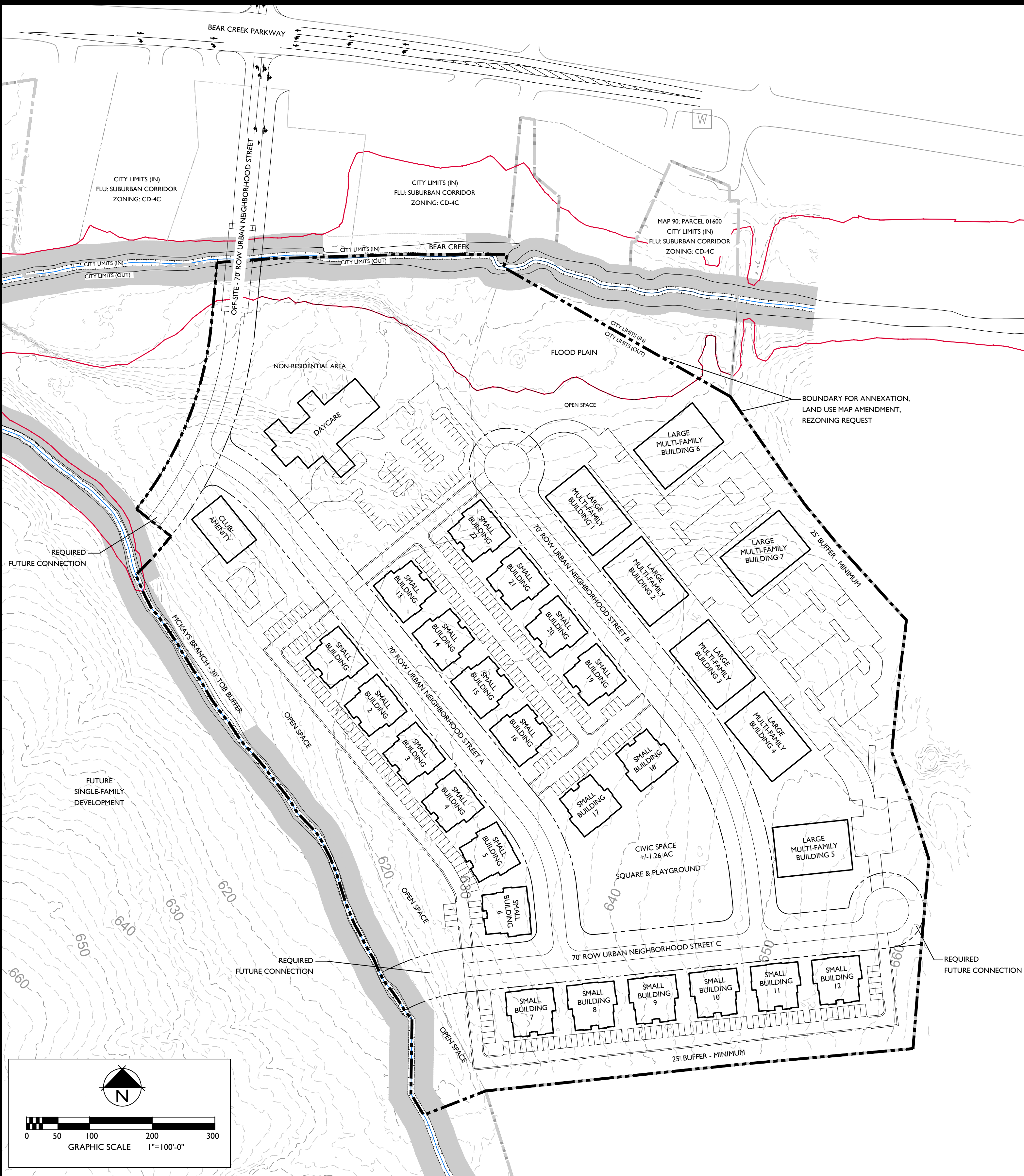
Any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Code.

5. Conditions affecting the area have changed to a sufficient extent to warrant an amendment to City's Zoning Map.

Demand for housing in the City of Columbia has increased to a sufficient extent to warrant the increase in potential residential development. It is within the discretion of the Planning Commission to determine whether market conditions have changed to a sufficient extent to warrant an increase in potential residential development.

6. There are adequate schools, roads, parks, wastewater treatment facilities, water supply, and stormwater drainage facilities to support this zoning change.

Technical comments from wastewater indicate that the site shall be flowed by gravity sewer with funding and construction of those improvements to be paid for by the developer. A water availability letter has been issued from CPWS. A request was made to Maury County Schools with no comments provided.



LEGAL DESCRIPTION OF PROPERTY:

LEGAL DESCRIPTION
FOR ANNEXATION REQUEST - 27.74 ACRES
A PORTION OF MAP 90, PARCEL 12.01
DEED BOOK R2827, PAGE 587
HK BIG BEAR BLUFFS, LLC

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LENA ELLEN CRAIG (R1445, PG 168, VALERIE CAMERON (R2380, PG 1205) AND WEST BY BIG BEAR BLUFFS, LLC (2827, PG 587) AND ON THE EAST AND SOUTH BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 386, ROWMCH, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-10" PIPE FOUND, SAID POINT ALSO BEING ALONG THE WESTERN BOUNDARY OF JEFFERY L. AND ROSE HEAD, SAID POINT BEING ALONG THE EASTERN BOUNDARY OF THE TRACT DESCRIBED WITHIN, AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475.288 11 EAST 1.674 000 07.

8.34 29'27" E. FOR A DISTANCE OF 153.97 FEET TO FENCE LINE T-POST;
8.38 04'18" E. FOR A DISTANCE OF 55.17 FEET TO FENCE LINE T-POST;
8.39 22'59" E. FOR A DISTANCE OF 84.02 FEET TO FENCE LINE T-POST;
8.42 02'30" E. FOR A DISTANCE OF 106.39 FEET TO FENCE LINE T-POST;
8.42 31'07" E. FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;
8.70 09'57" W. FOR A DISTANCE OF 101.14 FEET TO A FENCE 5' METAL POST;
8.74 09'57" W. FOR A DISTANCE OF 102.89 FEET TO AN IRON PIN FOUND;
8.71 14'47" E. FOR A DISTANCE OF 78.14 FEET TO FENCE LINE T-POST;
8.17 38'07" E. FOR A DISTANCE OF 102.89 FEET TO FENCE LINE 24' CEDAR;
8.4 57'22" W. FOR A DISTANCE OF 172.54 FEET TO FENCE LINE T-POST;
8.4 52'07" W. FOR A DISTANCE OF 138.66 FEET TO FENCE CORNER 30' OAK;
8.64 48'29" W. FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24' HACKBERRY;
8.64 01'38" W. FOR A DISTANCE OF 414.28 FEET TO A 4X4 WOOD FENCE POST;
8.68 48' 11.3" W. FOR A DISTANCE OF 106.89 FEET.

THENCE ALONG THE MCKAY BRANCH CREEK, THE FOLLOWING CALLS:

N 30°52'00" W FOR A DISTANCE OF 36.69 FEET;
N 0°53'17" E FOR A DISTANCE OF 14.33 FEET;
N 40°55'38" W FOR A DISTANCE OF 15.43 FEET;
N 31°07'58" W FOR A DISTANCE OF 9.27 FEET;
N 32°38'04" W FOR A DISTANCE OF 10.18 FEET;
N 33°29'34" W FOR A DISTANCE OF 7.00 FEET;
N 35°12'48" W FOR A DISTANCE OF 13.94 FEET;
N 39°31'18" W FOR A DISTANCE OF 18.10 FEET;
N 39°23'54" W FOR A DISTANCE OF 19.10 FEET;
N 23°32'02" W FOR A DISTANCE OF 22.01 FEET;
N 22°14'11" W FOR A DISTANCE OF 12.83 FEET;
N 29°40'28" W FOR A DISTANCE OF 19.38 FEET;
N 29°57'38" W FOR A DISTANCE OF 12.83 FEET;
N 28°18'04" W FOR A DISTANCE OF 11.28 FEET;
N 30°17'03" W FOR A DISTANCE OF 7.49 FEET;
N 26°20'21" W FOR A DISTANCE OF 13.63 FEET;
N 18°22'38" W FOR A DISTANCE OF 4.70 FEET;
N 21°03'04" W FOR A DISTANCE OF 8.40 FEET;
N 23°40'02" W FOR A DISTANCE OF 12.35 FEET;
N 17°08'08" W FOR A DISTANCE OF 50.02 FEET;
N 22°34'41" W FOR A DISTANCE OF 9.60 FEET;
N 21°58'46" W FOR A DISTANCE OF 19.10 FEET;
N 29°57'14" W FOR A DISTANCE OF 18.88 FEET;
N 27°50'37" W FOR A DISTANCE OF 17.44 FEET;
N 33°56'13" W FOR A DISTANCE OF 12.02 FEET;
N 44°05'37" W FOR A DISTANCE OF 24.94 FEET;
N 44°38'38" W FOR A DISTANCE OF 14.65 FEET;
N 32°38'42" W FOR A DISTANCE OF 5.47 FEET;
N 30°22'32" W FOR A DISTANCE OF 13.44 FEET;
N 33°50'33" W FOR A DISTANCE OF 10.08 FEET;
N 37°53'39" W FOR A DISTANCE OF 8.89 FEET;
N 38°46'51" E FOR A DISTANCE OF 14.76 FEET;
N 38°38'42" E FOR A DISTANCE OF 14.08 FEET;
N 38°07'58" W FOR A DISTANCE OF 23.10 FEET;
N 40°01'07" W FOR A DISTANCE OF 18.88 FEET;
N 41°52'17" W FOR A DISTANCE OF 34.28 FEET;
N 42°48'38" W FOR A DISTANCE OF 24.72 FEET;
N 38°23'48" W FOR A DISTANCE OF 14.08 FEET;
N 37°18'43" W FOR A DISTANCE OF 11.77 FEET;
N 33°38'11" W FOR A DISTANCE OF 38.72 FEET;
N 33°12'18" W FOR A DISTANCE OF 18.77 FEET;
N 38°17'18" W FOR A DISTANCE OF 15.05 FEET;
N 38°17'07" W FOR A DISTANCE OF 9.80 FEET;
N 34°40'32" W FOR A DISTANCE OF 21.28 FEET;
N 31°35'18" W FOR A DISTANCE OF 7.00 FEET;
N 29°57'58" W FOR A DISTANCE OF 6.51 FEET;
N 29°56'07" W FOR A DISTANCE OF 18.34 FEET;
N 29°40'11" W FOR A DISTANCE OF 5.80 FEET;
N 34°32'50" W FOR A DISTANCE OF 9.02 FEET;
N 32°40'37" W FOR A DISTANCE OF 3.54 FEET;
N 34°19'28" W FOR A DISTANCE OF 10.58 FEET;
N 30°40'07" W FOR A DISTANCE OF 7.81 FEET;
N 31°18'58" W FOR A DISTANCE OF 8.86 FEET;
N 32°46'08" W FOR A DISTANCE OF 15.84 FEET;
N 29°50'20" W FOR A DISTANCE OF 4.61 FEET;
N 29°23'09" W FOR A DISTANCE OF 9.84 FEET;
N 31°05'58" W FOR A DISTANCE OF 5.96 FEET;
N 38°58'45" W FOR A DISTANCE OF 5.21 FEET;
N 33°54'07" W FOR A DISTANCE OF 20.78 FEET;
N 37°07'42" W FOR A DISTANCE OF 5.46 FEET;
N 36°54'50" W FOR A DISTANCE OF 18.28 FEET;
N 40°46'27" W FOR A DISTANCE OF 5.79 FEET;
N 41°15'14" W FOR A DISTANCE OF 5.90 FEET;
N 32°03'03" W FOR A DISTANCE OF 4.74 FEET;
N 29°46'01" W FOR A DISTANCE OF 8.08 FEET;
N 27°33'58" W FOR A DISTANCE OF 9.74 FEET;
N 22°22'30" W FOR A DISTANCE OF 4.21 FEET;
N 29°10'43" W FOR A DISTANCE OF 5.47 FEET;
N 27°46'18" W FOR A DISTANCE OF 10.58 FEET;
N 29°08'11" W FOR A DISTANCE OF 6.77 FEET;
N 24°52'17" W FOR A DISTANCE OF 2.84 FEET;
N 22°22'17" W FOR A DISTANCE OF 13.60 FEET.

THENCE LEAVING SAID MCKAY BRANCH AND ALONG THE BOUNDARY OF BIG BEAR BLUFFS, LLC (BK R281, PG 782) THE FOLLOWING CALLS:

BY A CURVE TO THE LEFT, HAVING A RADIUS OF 655.00 FEET, AN ARC DISTANCE OF 83.09 FEET, A CHORD BEARING OF N 40°09'38" E, AND A CHORD DISTANCE OF 83.03 FEET TO A POINT.

N 51°35'13" W FOR A DISTANCE OF 70.00 FEET.

THENCE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 585.00 FEET, AN ARC DISTANCE OF 308.98 FEET, A CHORD BEARING OF N 0°52'21" E, A CHORD DISTANCE OF 322.34 FEET.

THENCE WITH A LINE CROSSING BEAR CREEK, N 51°15'54" E FOR A DISTANCE OF 94.04 FEET TO A POINT IN THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168).
THENCE WITH THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168) AND VALERIE CAMERON (DB R2380, PAGE 1205) THE FOLLOWING CALLS:

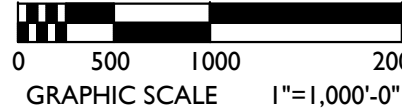
N 89°50'10" E FOR A DISTANCE OF 70.85 FEET;
N 89°53'31" E FOR A DISTANCE OF 14.54 FEET;
N 89°06'30" E FOR A DISTANCE OF 80.25 FEET;
N 89°00'30" E FOR A DISTANCE OF 108.55 FEET;
N 89°57'42" E FOR A DISTANCE OF 158.50 FEET, REAR CORNER FOR VALERIE CAMERON (DB R2380, PAGE 1205) AND THE PROPERTY HEREIN DESCRIBED.

THENCE LEAVING THE LINE OF SAID CAMERON, S 18°21'39" W FOR A DISTANCE OF 21.42 FEET TO A POINT, SAID POINT BEING THE APPROXIMATE EXISTING CITY LIMITS OF COLUMBIA, TENNESSEE. THENCE WITH THE COMPUTED CITY LIMITS LINE, S 60°18'02" E FOR A DISTANCE OF 416.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.74 ACRES (1,208,864.89 SQ. FT.) AND BEING A PORTION OF THE PROPERTY SHOWN ON TAX MAP 90, PARCEL 12.01 CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2827, PAGE 287 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



LOCATION MAP



PROJECT INFORMATION:

PARCEL: MAP 90 PARCELS 01600 & PORTION OF 01201
ADDRESS: 420 & PORTION OF 400 BEAR CREEK PARKWAY

AREA OF ANNEXATION REQUEST: 27.74 ACS

LAND USE MAP AMENDMENT:
EXISTING: SUBURBAN NEIGHBORHOOD
PROPOSED: URBAN NEIGHBORHOOD
REZONING REQUEST: CD-4

CONTACT:

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

DEVELOPER:
KOLTER LAND
JOSHUA GIBBS
615-582-3253
jgibbs@kolter.com

CONCEPTUAL DEVELOPMENT PLAN CD-4 DESIGN CRITERIA:

CONCEPTUAL PLAN AREA EXCLUDES ENTRANCE DRIVE AND FLOODPLAIN AREA THAT HAVE BEEN INCLUDED IN THE ANNEXATION/ REZONING REQUEST

GROSS SITE AREA: +/-25.18 AC
NET AREA: +/-23.92 AC
(25.18 GROSS - 1.26 CIVIC = 23.92AC)
NON-RESIDENTIAL AREA: +/-3.58 AC (15%)
RESIDENTIAL AREA: +/-20.34 (85%)

GROSS DENSITY: 11.9 DUA (12 DUA ALLOWED)
TOTAL UNITS: 300 UNITS
SMALL MULTI-FAMILY: 132 UNITS (6 UNITS PER BUILDING)
LARGE MULTI-FAMILY: 168 UNITS (24 UNITS PER BUILDING)

TOTAL FRONTAGE: 5,900 LF
5,015 LF RESIDENTIAL FRONTAGE (85% OF TOTAL)
940 LF MULTI-FAMILY FRONTAGE (19% OF RESIDENTIAL)

BLOCK PERIMETER: ALL UNDER 2,400 LF

CIVIC SPACE: +/-1.26 AC (5%)

BUILDING/LOT DIMENSIONS:

SMALL MULTI-FAMILY BUILDING
FRONT SETBACK: 6' MIN.
SIDE SETBACK: 6' MIN.
CORNER SETBACK: 6' MIN.
REAR SETBACK: 5' MIN.
MAXIMUM BUILDING WIDTH: 120'
MAXIMUM UNITS PER BUILDING: 6
PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER).

LARGE MULTI-FAMILY BUILDING
FRONT SETBACK: 6' MIN.
SIDE SETBACK: 6' MIN.
CORNER SETBACK: 6' MIN.
REAR SETBACK: 5' MIN.
MAXIMUM BUILDING WIDTH: 120'
MAXIMUM UNITS PER BUILDING: 24
PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER).

UNITS FRONTING PEDESTRIAN PATHS/OPEN SPACE: 60 UNITS (20%)

PARKING REQUIRED: 1.5 SPACES PER UNIT
SMALL MULTI-FAMILY: 198 SPACES
LARGE MULTI-FAMILY: 252 SPACES

PARKING PROVIDED: SURFACE IN 3RD LAYER & ON-STREET



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

420 & PORTION OF 400 BEAR CREEK PARKWAY ANNEXATION, LAND USE MAP AMENDMENT, REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN Columbia, Tennessee



Date: OCTOBER 17, 2022

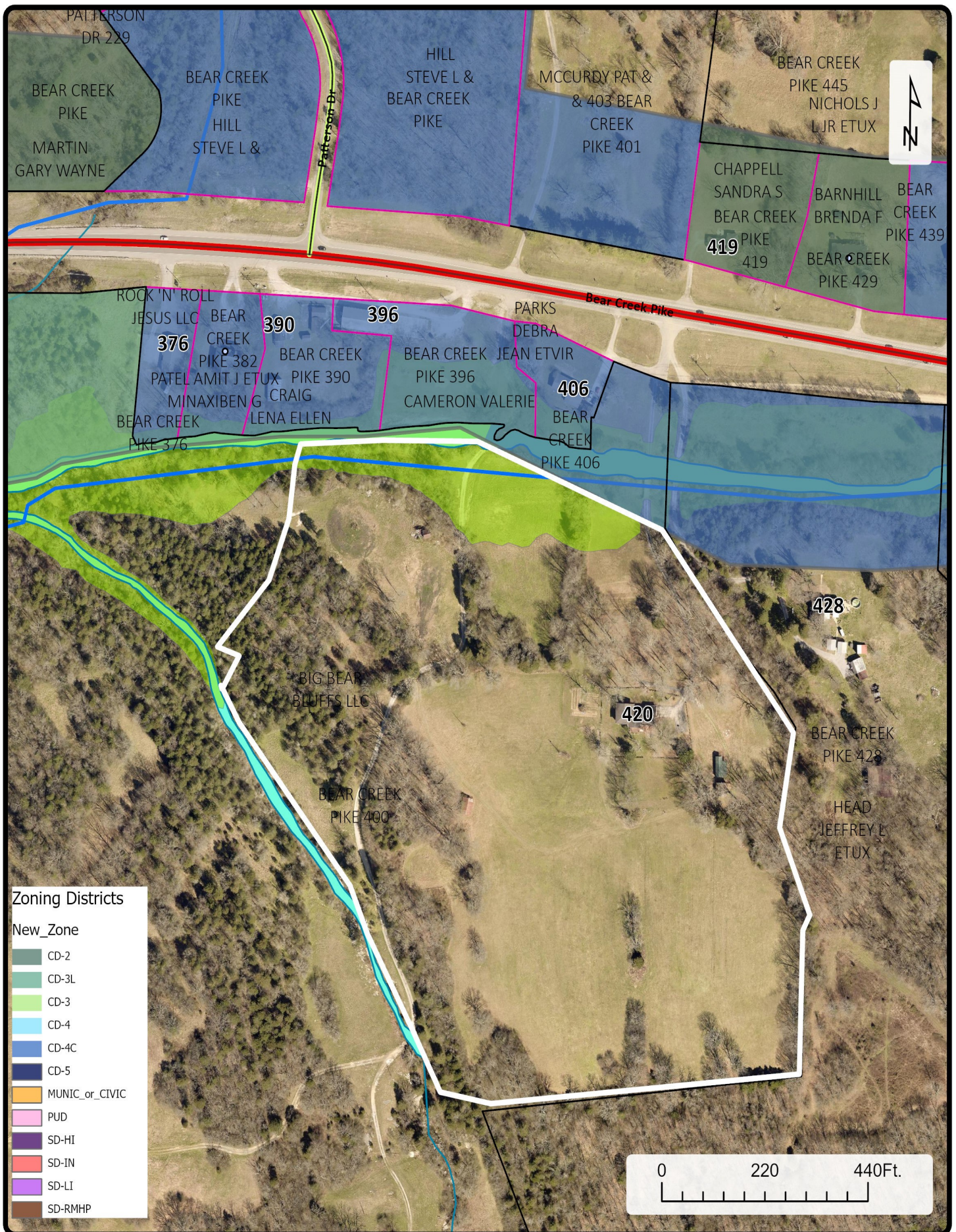
Revision Date

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CONCEPTUAL
DEVELOPMENT PLAN

SHEET

L1.0

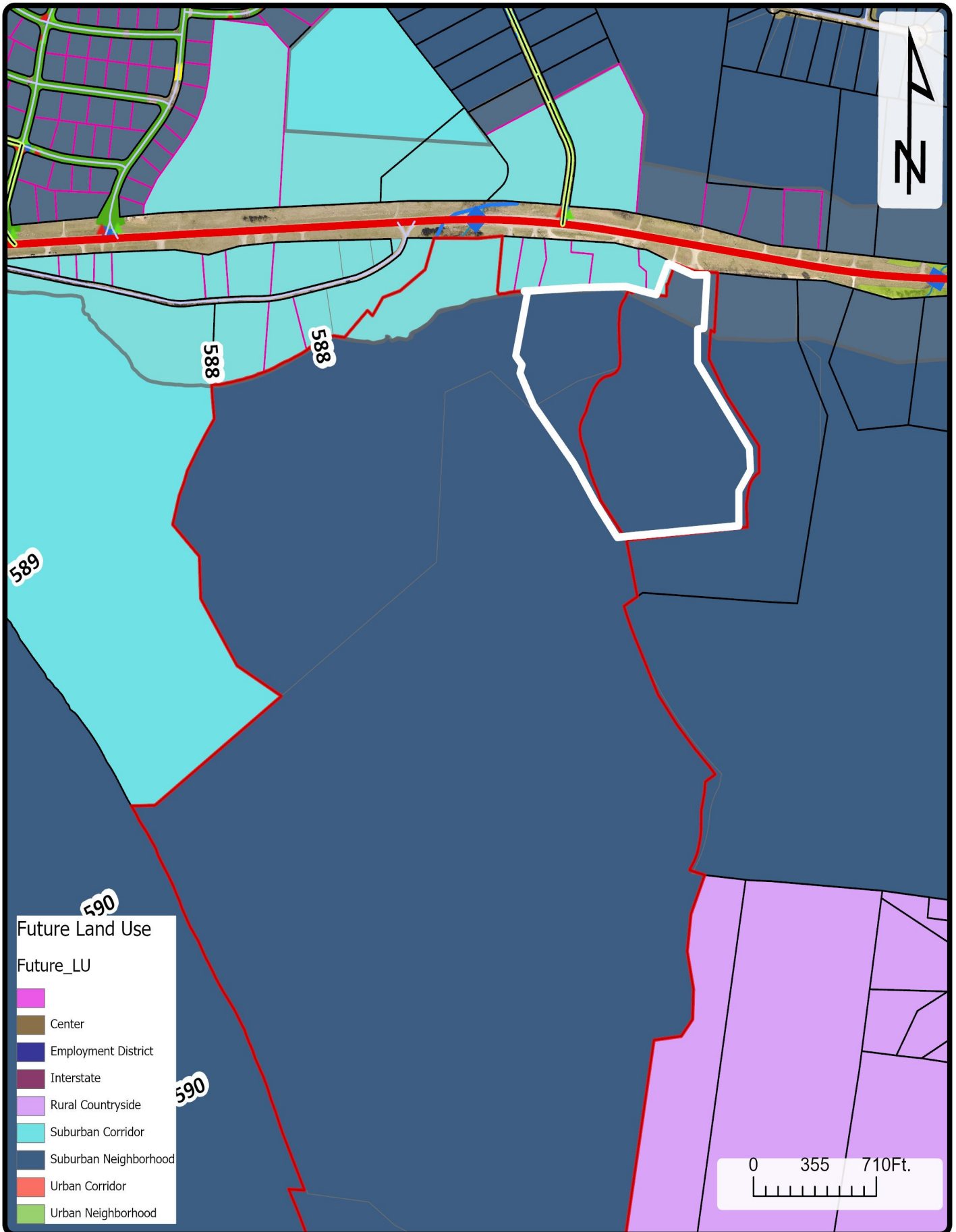


22-0296
420 Bear Creek Pike
400 Bear Creek Pike, portion of



CITY OF
COLUMBIA
TENNESSEE

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



22-0296
f.k.a. Columbia Bluffs



CITY OF
COLUMBIA
TENNESSEE

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



October 6, 2022

Mr. Joshua Gibbs

Kolter Land

14025 Riveredge Drive, Suite 175

Tampa, FL 33637

Sent via email: jgibbs@kolter.com

RE: Water Availability Letter
Big Bear Bluffs – 300 Units
400 Bear Creek Pike
Tax Map 90, Parcel 12.01
Columbia, Maury, TN

Dear Mr. Gibbs:

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

The proposed development consists of 300 multi-family units. This development is within the CPWS service area, and CPWS is able to meet a fire-flow capacity of 1,500 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.



In addition to the cost-shared infrastructure improvements for this development zone, the following project-specific requirements must be constructed by the developer in order for CPWS to provide service to the development:

- Domestic waterline connection will be made to the existing 16-inch water main located on Bear Creek Pike.
- A new minimum size 10-inch water main will be constructed from Bear Creek Pike to the development. To support future single-family developments on the adjacent properties, the 10-inch water main must be increased to a 16-inch main. The overall master plan for the site is for the 16-inch to connect to Iron Bridge Road as part of future phases.
- Dual master meters will be installed off the new main at the development entrance, for redundancy in the event of maintenance. Any sub-metering of individual units will be the responsibility of applicant.

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

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

- Present the attached fire hydrant curve for coordination and approval of development from the Columbia Fire & Rescue Fire Marshall.
- Provide construction drawings for all public water infrastructure for the proposed development in both CAD and PDF format for CPWS review.
- When applicant has resolved all comments provided by CPWS for the construction drawings, CPWS will provide an approval letter and flow calculations to support TDEC approval of the construction drawings.
- Applicant then submits drawings to TDEC for approval. Upon approval by TDEC, applicant may schedule a pre-construction meeting with CPWS. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS personnel unregulated access to the site to inspect the construction of the water infrastructure.



If you have any questions, please feel free to contact Mr. Jonathan Hardin or myself at 615-934-7499 or jason.english@inflodesign.com. This letter is valid for one-hundred twenty (120) days from the date of this letter.

Sincerely,

A handwritten signature in blue ink that reads "Jason English". The signature is written in a cursive, flowing style.

Jason English, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 22-081



November 21, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Re-Submittal 420 and a portion of 400 Bear Creek Parkway – Annexation Request, Land Use Plan Amendment Request, and Rezoning Request with Conceptual Development Plan

Dear Mr. Keltner,

The accompanying document is for the re-submittal associated with the above referenced project. As there were no Technical Review comments that caused revision to the Annexation Request, Land Use Plan Amendment or Conceptual Plan, no revisions were made to the attached document from initial submittal. A response to the Technical Review Comments can be found below. Please let me know if you need anything additional for this re-submittal.

Included in the submittal are the following:

1. One full-size (24x36) copy of the Conceptual Development Plan document (no change)
2. Water Availability Letter (no change)
3. Flash Drive with digital copy of submittal

Technical Review Comments – Dated November 8, 2022

Building

1. *No comments.*

Police

2. *No comments provided.*

Columbia Power

3. *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.*

Duck River Electric Membership Corp

4. *No comments provided.*

Maury County Schools

6. *No comments provided.*



Fire

7. *No comments*

Planning

8. *Concept plan not reviewed for compliance of Ordinance 4400 additional items and or modifications may be needed.*

Response: noted.

9. *Please provide water availability letter.*

Response: Water availability letter was provided in original submittal and was provided again with this resubmittal. Additionally, please note that the Annexation/Rezoning Request for the balance of the previous Columbia Bluffs Development area has been submitted today and also contains a water availability letter.

Maury County E911

10. *No comment on annexation, will need to contact Maury County 911 for street name application.*

Atmos Energy

11. *Natural gas available on Bear Creek Pike contact Bradie Armstrong at 615.485.6377.*

Public Works

12. *Please see attached Plan of Services and dumpster guidelines, and accessibility requirements. We recommend a trash compactor for 300 multi-family units or 4 double enclosures with two 8-yd dumpsters in each enclosure (total of eight 8-yd dumpsters) with 3x a week collection. Garbage Collection*

Response: noted.

13. *Single family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Multifamily apartments will receive the following services: The Sanitation Department will provide dumpster collection. For the 300 units, we recommend eight (8) 8-yard dumpsters serviced 3 times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Private sanitation services are an option, especially if trash compactors are desired. The City does not offer trash compactors.*

Response: noted.

Street and Drainage

Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

Response: noted.

Signage

Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Response: noted.



Engineering

14. *No comments on annexation and rezoning.*

Wastewater

15. *Columbia Wastewater requests the entire site flow by gravity services with no grinder pumps. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing. The City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Major improvements to the existing infrastructure in the area are necessary in the case of many additional units in this sewershed. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.*

Response: noted.

Columbia Water

16. *"The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All 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."*

Collier Engineering Company, Inc. on behalf of Maury County Highway Department

17. *No comment.*

AT&T

18. *Plan to serve*

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

Thank you,

A handwritten signature in black ink, appearing to read 'Greg Gamble'.

Gamble Design Collaborative
Greg Gamble



November 21, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Re-Submittal 420 and a portion of 400 Bear Creek Parkway – Annexation Request, Land Use Plan Amendment Request, and Rezoning Request with Conceptual Development Plan

Dear Mr. Keltner,

The accompanying document is for the re-submittal associated with the above referenced project. As there were no Technical Review comments that caused revision to the Annexation Request, Land Use Plan Amendment or Conceptual Plan, no revisions were made to the attached document from initial submittal. A response to the Technical Review Comments can be found below. Please let me know if you need anything additional for this re-submittal.

Included in the submittal are the following:

1. One full-size (24x36) copy of the Conceptual Development Plan document (no change)
2. Water Availability Letter (no change)
3. Flash Drive with digital copy of submittal

Technical Review Comments – Dated November 8, 2022

Building

1. *No comments.*

Police

2. *No comments provided.*

Columbia Power

3. *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.*

Duck River Electric Membership Corp

4. *No comments provided.*

Maury County Schools

6. *No comments provided.*



Fire

7. *No comments*

Planning

8. *Concept plan not reviewed for compliance of Ordinance 4400 additional items and or modifications may be needed.*

Response: noted.

9. *Please provide water availability letter.*

Response: Water availability letter was provided in original submittal and was provided again with this resubmittal. Additionally, please note that the Annexation/Rezoning Request for the balance of the previous Columbia Bluffs Development area has been submitted today and also contains a water availability letter.

Maury County E911

10. *No comment on annexation, will need to contact Maury County 911 for street name application.*

Atmos Energy

11. *Natural gas available on Bear Creek Pike contact Bradie Armstrong at 615.485.6377.*

Public Works

12. *Please see attached Plan of Services and dumpster guidelines, and accessibility requirements. We recommend a trash compactor for 300 multi-family units or 4 double enclosures with two 8-yd dumpsters in each enclosure (total of eight 8-yd dumpsters) with 3x a week collection. Garbage Collection*

Response: noted.

13. *Single family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Multifamily apartments will receive the following services: The Sanitation Department will provide dumpster collection. For the 300 units, we recommend eight (8) 8-yard dumpsters serviced 3 times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Private sanitation services are an option, especially if trash compactors are desired. The City does not offer trash compactors.*

Response: noted.

Street and Drainage

Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

Response: noted.

Signage

Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Response: noted.



Engineering

14. *No comments on annexation and rezoning.*

Wastewater

15. *Columbia Wastewater requests the entire site flow by gravity services with no grinder pumps. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing. The City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Major improvements to the existing infrastructure in the area are necessary in the case of many additional units in this sewershed. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.*

Response: noted.

Columbia Water

16. *"The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All 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."*

Collier Engineering Company, Inc. on behalf of Maury County Highway Department

17. *No comment.*

AT&T

18. *Plan to serve*

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

Thank you,

A handwritten signature in black ink, appearing to read 'Greg Gamble'.

Gamble Design Collaborative
Greg Gamble

DEVELOPMENT REVIEW COMMITTEE MEETING
Tuesday, November 8, 2022



ITEM NO.

22-0296

DESCRIPTION: Annexation request, land use map amendment, rezoning request for about 28 acres off Bear Creek Parkway.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

3. 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.

Duck River Electric Membership Corp

4. No comments provided.

5. **Maury County Schools**

6. No comments provided.

Fire

7. No comments

Planning

8. Concept plan not reviewed for compliance of Ordinance 4400 additional items and or modifications may be needed.
9. Please provide water availability letter.

Maury County E911

10. No comment on annexation, will need to contact Maury County 911 for street name application.

Atmos Energy

11. Natural gas available on Bear Creek Pike contact Bradie Armstrong at 615.485.6377.

Public Works

12. Please see attached Plan of Services and dumpster guidelines, and accessibility requirements. We recommend a trash compactor for 300 multi-family units or 4 double enclosures with two 8-yd dumpsters in each enclosure (total of eight 8-yd dumpsters) with 3x a week collection.
Garbage Collection
13. Single family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Multifamily apartments will receive the following services: The Sanitation Department will provide dumpster collection. For the 300 units, we recommend eight (8) 8-yard dumpsters serviced 3 times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Private sanitation services are an option, especially if trash compactors are desired. The City does not offer trash compactors.
Street and Drainage
Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

Signage
Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

Engineering

14. No comments on annexation and rezoning.

Wastewater

15. Columbia Wastewater requests the entire site flow by gravity services with no grinder pumps. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing. The City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Major improvements to the existing infrastructure in the area are necessary in the case of many additional units in this sewershed. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

Columbia Water

16. "The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All 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."

Collier Engineering Company, Inc. on behalf of Maury County Highway Department

17. No comment.

AT&T

18. Plan to serve

ATTACHMENTS: Concept Plan

PLAN OF SERVICES

FOR ANNEXATION

420 Bear Creek Pike PROPERTY

+/-27.74 ACRES,

BEING

TAX MAP 090 PARCELS 01600, & a portion of 01201

A. Water

“The project is within Columbia Power and Water’s service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure and determine its ability to serve the proposed development. Should adequate facilities not currently exist the study will determine any required off-site improvements necessary to serve your development. Off-site improvements needed to serve a development are the responsibility of the developer/owner. All water system improvements are subject to the preparation and approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.”

B. Sewer

Columbia Wastewater requests the entire site flow by gravity services with no grinder pumps. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing. The City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Major improvements to the existing infrastructure in the area are necessary in the case of many additional units in this sewershed. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of

connection. No detailed design plan for an extension of the sewer has been proposed at this time.

C. Police

The jurisdiction of the Columbia Police Department will be extended to the areas annexed immediately upon the effective date of annexation.

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, emergency management preparedness, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) class 1 rating.
2. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

Infrastructure: The infrastructure put in place is like this foundation of your development. If the infrastructure is designed and constructed with the present needs and future plans in mind, your development will be prepared for the future.

Water: Columbia Fire & Rescue requires that there be sufficient water provided through the municipal water system to meet the needed fire flow requirements for your facility. These flows are calculated by the Fire Marshal. These flows are based on many factors dealing with your buildings' construction type, fire load in the building, square footage, can drastically reduce fire flow requirements.

Roadway and Bridges: Columbia Fire & Rescue serves the residents and visitors of our jurisdiction by utilizing highly trained firefighters and modern fire apparatus. A minimum response to a structure fire in your development will be four fire apparatus. One of the fire apparatus that will respond to your development will be four fire apparatus a ladder truck with a gross vehicle weight rating approximately 80,000 pounds. Roadways and bridges must be designed and constructed not only with

light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

Damage Free Home/Facility Access: Currently, Columbia Fire & Rescue does not require residential occupancies to be equipped with the Knox Rapid Entry system. However, this product is a very wise investment for your future development. The Knox Rapid Entry System products allow homes to be secured but also allow the Columbia Fire & Rescue Department access to your property and /or homes without any delay or property damage. The system has an armored key lock safe recess mounted to the exterior of the homes with the key to the residence inside. Firefighters access the residence key during an emergency to gain entry into the home without causing any property damage. Again, our department would be happy to provide you with information and education on this program and its many positive attributes.

3. **Emergency Response to Your Location:** The proposed annex will be located at 420 Bear Creek Pike in Columbia, Tennessee. This location is approximately 1.7 miles from Columbia Fire Station #3 located at 705 Tom Sharp Road, 3.4 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 7.4 miles from Fire Station #5 located at 2633 Nashville Highway. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.
4. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #3 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 3.50 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #1 could send an additional unit and arrive on-scene within 5.00 minutes of your 911 call.
5. **Fire Incident Response:** The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life

safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinklers in future homes.

6. Columbia Fire & Rescue's normal fire incident response to a single-family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 3.50 minutes, the second fire apparatus should be on-scene within 5.00 minutes, and the third/fourth apparatus should be on-scene within 5.00 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating an interior fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 5.00 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.
7. In summary, the members of the Columbia Fire & Rescue consider it an honor to serve the residents and visitors in our community each and every day. When an emergency occurs, time is our worst enemy. Columbia firefighters train to reduce every second while not posing any additional undue risk to firefighters and/or the public when responding to or working at an emergency incident. The times estimated in the referenced examples are a combination of averages and estimations. Our department has very little data to support incident responses to your location. The time estimations are based on the fire companies being at their regular station, time it takes for Maury 911 to process a 911 call, the time it takes for Columbia firefighters to board the apparatus and leave the station, and the travel time from the station to your location is an estimate based on road miles, probable traffic conditions, and road conditions. You can see by the examples referenced above that it will take time for Columbia Fire & Rescue to receive your call for help and then respond to your location. The roadways have considerable driveway/cross street connections, hills, curves, and reduced speed zones that contribute to a long response time for fire apparatus to arrive.

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.
2. The property shall be zoned C-D4 (General Urban)) upon the effective date of the annexation.
3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

1. Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works.

G. Parks and Recreation

Residents of the annexed areas may use all existing recreational facilities, parks, etc., on the effective date of annexation. The same standards and policies now used in the present City will be followed in expanding the recreational program and facilities in the enlarged City.

H. Refuse Collection

1. We recommend a trash compactor for 300 multi-family units or 4 double enclosures with two 8-yd dumpsters in each enclosure (total of eight 8-yd dumpsters) with three times a week collection. Gar

Garbage Collection

Single Family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Multifamily apartments will receive the following services: The Sanitation Department will provide dumpster collection. For the e300 units, we recommend eight (8) 8-yard dumpster serviced three times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three bulk item pickups per year. Private sanitation services are an option, especially if trash compactors are desired. The City does not offer trash compactors.

Street and Drainage

Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

Signage

Upon acceptance by City Council, all approved street signs will be maintained by Public Works.

I. Power

Columbia Power System has an existing power line near the 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.

J. Schools

This property falls under the jurisdiction of Maury County Public School System.

The school system provided no comments.

**LEGAL DESCRIPTION
FOR ANNEXATION REQUEST – 27.74 ACRES
A PORTION OF MAP 90, PARCEL 12.01
DEED BOOK R2827, PAGE 587
HK BIG BEAR BLUFFS, LLC**

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LENA ELLEN CRAIG (R1445, PG 168, VALERIE CAMERON (R2360, PG 1205) AND WEST BY BIG BEAR BLUFFS, LLC (2827, PG 587) AND ON THE EAST AND SOUTH BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 388, ROMCTN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2" PIPE FOUND, SAID POINT ALSO BEING ALONG THE WESTERN BOUNDARY OF JEFFERY L. AND ROSE HEAD, SAID POINT BEING ALONG THE EASTERN BOUNDARY OF THE TRACT DESCRIBED WITHIN, AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,288.11 EAST 1,674,050.07.

S 34°29'27" E, FOR A DISTANCE OF 153.97 FEET TO FENCE LINE T-POST;
S 35°04'16" E, FOR A DISTANCE OF 55.17 FEET TO FENCE LINE T-POST;
S 39°22'56" E, FOR A DISTANCE OF 84.02 FEET TO FENCE LINE T-POST;
S 42°05'33" E, FOR A DISTANCE OF 106.39 FEET TO FENCE LINE T-POST;
S 42°31'20" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;
S 7°06'55" W, FOR A DISTANCE OF 101.11 FEET TO A FENCE 3" METAL POST;
S 5°45'07" W, FOR A DISTANCE OF 110.19 FEET TO AN IRON PIN FOUND;
S 21°14'47" E, FOR A DISTANCE OF 78.14 FEET TO FENCE LINE T-POST;
S 17°34'01" E, FOR A DISTANCE OF 102.59 FEET TO FENCE LINE 24" CEDAR;
S 4°57'22" W, FOR A DISTANCE OF 172.54 FEET TO FENCE LINE T-POST;
S 4°32'31" W, FOR A DISTANCE OF 130.65 FEET TO FENCE CORNER 30" OAK;
S 84°48'25" W, FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24" HACKBERRY;
S 84°01'38" W, FOR A DISTANCE OF 414.09 FEET TO A 4X4 WOOD FENCE POST;
S 68° 46' 11.3" W FOR A DISTANCE OF 105.89 FEET.

THENCE, ALONG THE MCKAY BRANCH CREEK, THE FOLLOWING CALLS:

N 30°52'05" W FOR A DISTANCE OF 36.69 FEET.
N 0°53'17" E FOR A DISTANCE OF 118.33 FEET.
N 40°55'39" W FOR A DISTANCE OF 15.42 FEET.
N 31°07'58" W FOR A DISTANCE OF 9.27 FEET.
N 32°09'24" W FOR A DISTANCE OF 10.18 FEET.
N 33°29'34" W FOR A DISTANCE OF 7.00 FEET.
N 35°12'48" W FOR A DISTANCE OF 13.58 FEET.
N 39°31'19" W FOR A DISTANCE OF 19.10 FEET.
N 26° 23'54" W FOR A DISTANCE OF 19.17 FEET.
N 23°32'02" W FOR A DISTANCE OF 22.01 FEET.
N 32°21'41" W FOR A DISTANCE OF 9.25 FEET.
N 29°40'26" W FOR A DISTANCE OF 19.38 FEET.
N 25°37'36" W FOR A DISTANCE OF 12.87 FEET.

N 28°18'04" W FOR A DISTANCE OF 11.28 FEET.
N 30°17'03" W FOR A DISTANCE OF 7.49 FEET.
N 24°26'21" W FOR A DISTANCE OF 13.63 FEET.
N 18°22'36" W FOR A DISTANCE OF 4.70 FEET.
N 21°26'04" W FOR A DISTANCE OF 8.40 FEET.
N 23°40'02" W FOR A DISTANCE OF 12.35 FEET.
N 17°06'08" W FOR A DISTANCE OF 50.02 FEET.
N 22°34'41" W FOR A DISTANCE OF 6.60 FEET.
N 21°58'48" W FOR A DISTANCE OF 19.16 FEET.
N 26°57'14" W FOR A DISTANCE OF 18.86 FEET.
N 27°50'37" W FOR A DISTANCE OF 17.44 FEET.
N 35°56'13" W FOR A DISTANCE OF 12.02 FEET.
N 44°05'27" W FOR A DISTANCE OF 24.91 FEET.
N 44°39'35" W FOR A DISTANCE OF 14.65 FEET.
N 32°36'45" W FOR A DISTANCE OF 8.47 FEET.
N 30°22'32" W FOR A DISTANCE OF 13.44 FEET.
N 33°50'53" W FOR A DISTANCE OF 10.09 FEET.
N 37°33'28"W FOR A DISTANCE OF 8.89 FEET.
N 38°45'51" W FOR A DISTANCE OF 14.78 FEET.
N 39°38'43" E FOR A DISTANCE OF 14.08 FEET.
N 36°07'58" W FOR A DISTANCE OF 23.10 FEET.
N 40°01'57" W FOR A DISTANCE OF 19.66 FEET.
N 41°52'17" W FOR A DISTANCE OF 34.26 FEET.
N 43°48'36" W FOR A DISTANCE OF 24.72 FEET.
N 38°23'46" W FOR A DISTANCE OF 14.08 FEET.
N 33°18'43" W FOR A DISTANCE OF 11.72 FEET.
N 33°36'11" W FOR A DISTANCE OF 39.72 FEET.
N 33°12'19" W FOR A DISTANCE OF 18.77 FEET.
N 39°17'19" W FOR A DISTANCE OF 15.05 FEET.
N 38°12'07" W FOR A DISTANCE OF 9.90 FEET.
N 34°40'32" W FOR A DISTANCE OF 21.28 FEET.
N 31°35'16" W FOR A DISTANCE OF 7.00 FEET.
N 29°57'58" W FOR A DISTANCE OF 6.51 FEET.
N 29°56'57" W FOR A DISTANCE OF 16.34 FEET.
N 32°40'11" W FOR A DISTANCE OF 5.60 FEET.
N 34°32'50" W FOR A DISTANCE OF 9.02 FEET.
N 32°40'37" W FOR A DISTANCE OF 3.54 FEET.
N 34°19'28" W FOR A DISTANCE OF 10.59 FEET.
N 30°24'03" W FOR A DISTANCE OF 7.81 FEET.
N 31°18'55" W FOR A DISTANCE OF 8.66 FEET.
N 32°48'26" W FOR A DISTANCE OF 15.84 FEET.
N 29°50'20" W FOR A DISTANCE OF 4.81 FEET.
N 28°23'06" W FOR A DISTANCE OF 8.96 FEET.
N 31°05'56" W FOR A DISTANCE OF 5.96 FEET.
N 35°38'45" W FOR A DISTANCE OF 8.21 FEET.
N 33°54'07" W FOR A DISTANCE OF 20.78 FEET.
N 37°37'43" W FOR A DISTANCE OF 3.46 FEET.
N 36°54'50" W FOR A DISTANCE OF 18.29 FEET.
N 40°46'27" W FOR A DISTANCE OF 5.79 FEET.
N 41°19'44" W FOR A DISTANCE OF 5.90 FEET.
N 32°53'03" W FOR A DISTANCE OF 4.74 FEET.

N 26°46'51" W FOR A DISTANCE OF 8.06 FEET.
N 27°33'58" W FOR A DISTANCE OF 9.74 FEET.
N 25°22'08" W FOR A DISTANCE OF 4.21 FEET.
N 25°10'43" W FOR A DISTANCE OF 5.47 FEET.
N 21°49'19" W FOR A DISTANCE OF 5.30 FEET.
N 25°09'11" W FOR A DISTANCE OF 6.77 FEET.
N 24°52'17" W FOR A DISTANCE OF 2.84 FEET.
N 22°22'17" W FOR A DISTANCE OF 13.60 FEET.

THENCE LEAVING SAID MCKAY BRANCH AND ALONG THE BOUNDARY OF BIG BEAR BLUFFS, LLC (BK R2051, PG 792 THE FOLLOWING CALLS.

BY A CURVE TO THE LEFT, HAVING A RADIUS OF 635.00 FEET, AN ARC DISTANCE OF 83.06 FEET, A CHORD BEARING OF N 42°09'38" E AND A CHORD DISTANCE OF 83.00 FEET TO A POINT.

N 51°35'13" W FOR A DISTANCE OF 70.00 FEET.

THENCE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 326.88 FEET, A CHORD BEARING OF N 21°50'21" E, A CHORD DISTANCE OF 322.34 FEET.

THENCE WITH A LINE CROSSING BEAR CREEK, N 51°15'54" E FOR A DISTANCE OF 94.04 FEET TO A POINT IN THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168) .
THENCE WITH THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168) AND VALERIE CAMERON (DB R2360, PAGE 1205) THE FOLLOWING CALLS:

N 85°53'10" E FOR A DISTANCE OF 70.95 FEET.
N 85°53'31" E FOR A DISTANCE OF 14.54 FEET.
N 88°09'20" E FOR A DISTANCE OF 80.25 FEET.
N 88°09'30 E FOR A DISTANCE OF 138.55 FEET.
N 89°57'42" E FOR A DISTANCE OF 158.93 FEET, REAR CORNER FOR VALERIE CAMERON (DB R2360, PAGE 1205) AND THE PROPERTY HEREIN DESCRIBED.

THENCE LEAVING THE LINE OF SAID CAMERON, S 18°21'29" W FOR A DISTANCE OF 21.42 FEET TO A POINT. SAID POINT BEING THE APPROXIMATE EXISTING CITY LIMITS OF COLUMBIA, TENNESSEE. THENCE WITH THE COMPUTED CITY LIMITS LINE, S 60°18'02" E FOR A DISTANCE OF 416.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.74 ACRES (1,208,694.89 SQ.FT.) AND BEING A PORTION OF THE PROPERTY SHOWN ON TAX MAP 90 PARCEL 12.01 CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2827, PAGE 287 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



DEVELOPMENT SERVICES

I, HK Big Bear Bluffs, LLC being the sole ownership of the property more particularly described as _090-12.01; 090-16.00 on Warranty Deed of Record in Plat Book R2827 Page 576-586 in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

James P Harvey(Authorized Agent)

SEPTEMBER 15, 2022

Print Name

Date

James P. Harvey
Signature

STAFF USE ONLY

Docket Number:

Requested Agenda:

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560



October 17, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Initial Submittal 420 and a portion of 400 Bear Creek Parkway – Annexation Request, Land Use Plan Amendment Request, and Rezoning Request with Conceptual Development Plan

Dear Mr. Keltner,

The accompanying documents are for a submittal for a portion of the property previously reviewed under the Columbia Bluffs Preliminary Master Development Plan application. The subject property for this new application is approximately 28 acres and composed of parcels at 420 and a portion of 400 Bear Creek Parkway.

The applicant is requesting an annexation of this property. Additionally, the application is seeking a rezoning request to the CD-4 zoning district. In order to utilize the CD-4 zoning district, the application is seeking a Land Use Map Amendment from the current Land Use Area of Suburban Neighborhood to Urban Neighborhood. As required by the Rezoning Request, a Conceptual Development Plan, compliant with CD-4 zoning is also included.

Included in the submittal are the following:

1. One full-size (24x36) copy of the Conceptual Development Plan document
2. Annexation Application
3. Submittal Application
4. Water Availability Letter
5. Word file of Legal Description
6. Check submittal fee (amount \$1,000)
7. Flash Drive with digital copy of submittal

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

Thank you,

Gamble Design Collaborative
Greg Gamble



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 1 hard copy of all materials for submittal + PDF copy on a USB thumb drive or CD (no multiple applications on one storage device)*

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	portion of 400 Bear Creek Parkway and 420 Bear Creek Parkway		
	TAX MAP: 090	GROUP:	PARCEL: 01201 and 01600
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation Request, Rezoning Request for about 366.41 acres off Bear Creek Parkway. The Conceptual Development Plan submitted as part of the rezoning application depicts a CD-3 compliant development with single-family alley loaded and front loaded homes, club house/amenity, and civic spaces.		

DATE OF PRE-APPLICATION CONFERENCE	held Oct 26, 2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☒ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) _____ ☐ Total Number of Lots _____ ☐ Total acreage _____

**File naming nomenclature examples:*

Freedom Point Site Plan
Freedom Point Master Plan
Freedom Point Final Plat

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

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

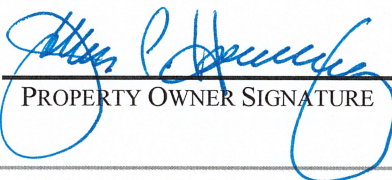
APPLICANT

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

NAME	Greg Gamble - Gamble Design Collaborative	PHONE	615.975.5765
ADDRESS	3020 Stansberry Lane, Suite 201, Franklin TN 37069	EMAIL	info@gdc-tn.com

PROPERTY OWNER NAME	HK Big Bear Bluffs, LLC	PHONE	813-615-1244
ADDRESS	14025 Riveredge Dr. Ste 175 Tampa FL 33637	EMAIL	jgibbs@kolter.com

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

<u>Greg Gamble</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>11/21/2022</u> DATE
James P. Harvey Authorized Signatory HK Big Bear Bluffs LLC PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>11/10/2022</u> DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	
DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS			
DATE OF PUBLIC NOTICES IN DAILY HERALD			
BOARD ACTION			



DEVELOPMENT SERVICES

I, HK Big Bear Bluffs, LLC_ being the sole ownership of the property__ more particularly described as 090 012.01; 090-16.00____ on Plat of Record in Plat Book **R2827** Page **576-586** in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

James P. Harvey

11/10/2022

Print Name

Date

Signature

A handwritten signature in blue ink, appearing to read "James P. Harvey", is written over a horizontal line.

STAFF USE ONLY

Docket Number:

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