



The Columbia Municipal Planning Commission will hold a Study session on Wednesday, January 11, 2023 and a Voting session on Wednesday, January 18, 2023 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. 22-0308 - Request from Allison Corolla for final plat approval with surety in the amount of \$465,000 for Summit at Carter's Station Phase 1 consisting of 59 lots off [Freehand Lane](#).

Request from

Documents:

1. Final Plat v2
2. Response to Comments
3. DRC Comments
4. Final Plat v1
5. Stormwater Maintenance Agreement
6. Hydrant Analysis
7. Development Agreement

8. Application
2. 22-0313 Request from Adam Crunk for Final Master Plan approval of Honey Farm PUD for 3.05 acres off [Honey Farm Way and Nashville Highway](#).

Documents:

1. Site Plan v2
2. Response to Comments
3. DRC Comments
4. Site Plan v1
5. Survey
6. Sewer Capacity Letter
7. Water Availability Letter
8. Variance Request
9. Owners Statement
10. Application

III. Discussion Items

1. 22-0280 - 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](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

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
2. 22-0296 - 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](#).

THIS ITEM WAS DEFERRED FROM A PREVIOUS AGENDA

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
3. 22-0312 Request from Greg Gamble for Annexation with a Plan of Services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at [400 and 420 Bear Creek Pike](#).

Documents:

1. Sketch Plan v2
2. Response to Comments
3. DRC Comments
4. Sketch Plan L1.0
5. Sketch Plan L1.1
6. Land Use Map
7. Zoning Map
8. Legal Description
9. Water Availability Letter - Phase 2
10. Cover Letter
11. Application with Permission Form

IV. Other Business

1. Election of Officers
2. Adjournment

Anyone requesting accommodations due to disabilities should contact the City's ADA Coordinator at 931-560-1570 prior to the meeting. The [2023 Meeting Schedule](#) can be found on the [City of Columbia Municipal Planning Commission webpage](#). The City's Comprehensive Plan, [Connect Columbia](#) can be found on the [Planning & Zoning webpage](#). For other questions, please contact the Department of Development Services at 931-560-1560.

December 8th City Council Meeting

10.5 2nd 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.
Final Consideration Approved

10.6 2nd 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. **Final Consideration Approved**

10.3 2nd consideration of ordinance no. 4439 - an ordinance to amend ordinance no. 4400, the same being the zoning ordinance of the City of Columbia, Tennessee by rezoning a portion of tax map 42 parcel 13.02, located at 2532 Nashville Highway from cd-2 (rural character district) to cd-3 (neighborhood character district) **Final Consideration Approved**

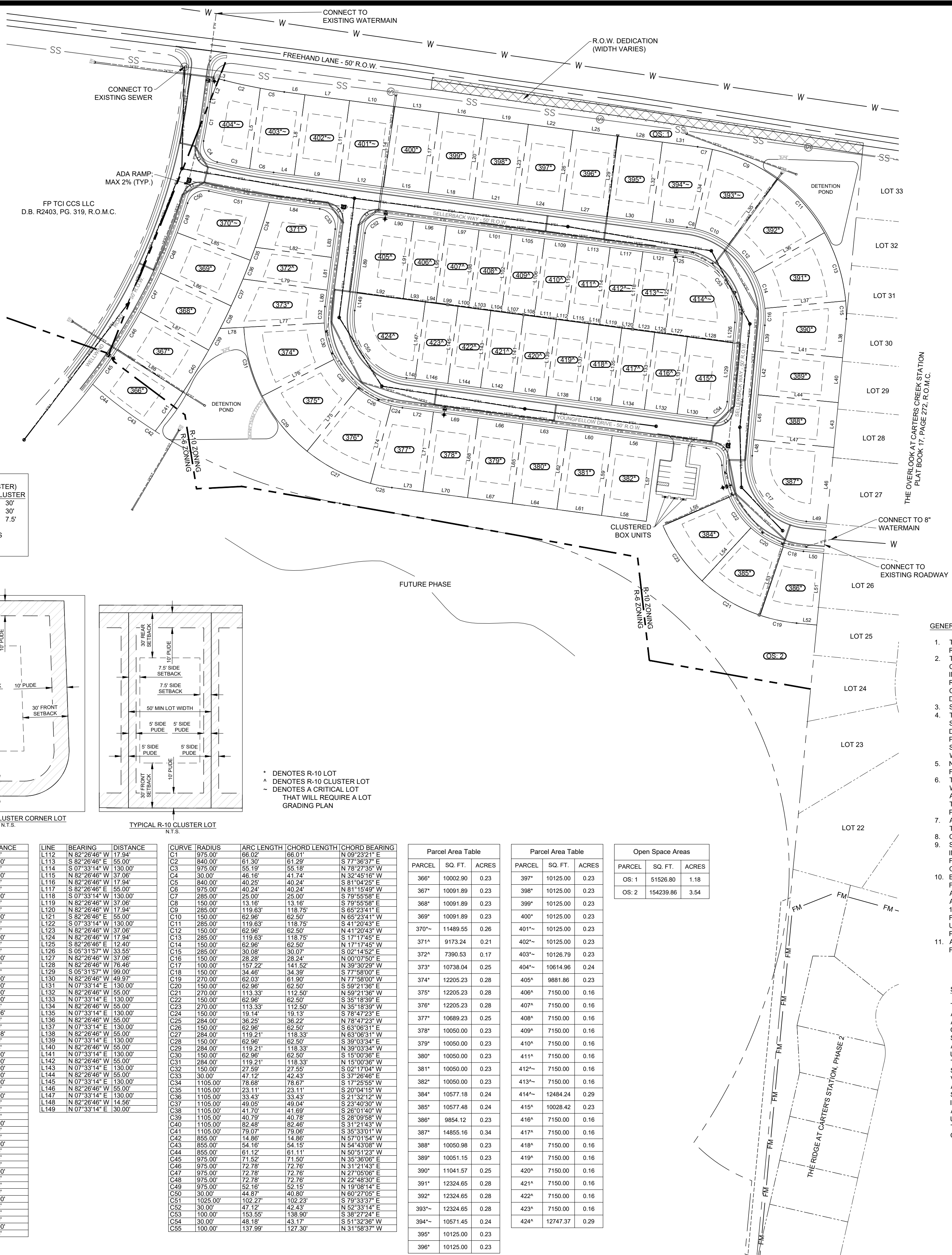
10.7/10.8 2nd consideration of ordinance no. 4440 -An ordinance to amend ordinance no.4400, to zone property being annexed by resolution no. 22-83, including a portion of the PUD, located at 2532 Nashville Highway being a portion of tax map 42 parcel 13.02 to CD-3 (neighborhood character district) and establish December 8, 2022 as the date of public hearing. **Final Consideration Approved**

10.10/ 10.11/ 10.12/ 10.13/ 10.14 1st consideration on ordinance no. 4429 - an ordinance to amend ordinance no. 4400, the same being the zoning ordinance of the City of Columbia, Tennessee by rezoning with annexation a portion of tax map 112 parcel 9, located at 6150 Trotwood Avenue and properties off Old Zion Road from CD-2 (rural character district) to PUD-R (planned unit development - residential) and establish October 13, 2022 as the date of public hearing **Item deferred to Planning Commission**

10.16/ 10.17 1st consideration on ordinance no. 4447 - an ordinance to amend the Connect Columbia comprehensive plan designation for tax map 89 parcel 21.00 with annexation and CD-4 zoning located at 200 Oakwood Drive, from Suburban Corridor to Urban Neighborhood and establish January 12, 2023 as the date of public hearing **1st Consideration Approved**



VICINITY MAP - NOT TO SCALE



- Legend for the plat:
- FM - PROPOSED SEWER FORCE MAIN
 - SS - EX. SANITARY SEWER LINE
 - W - EX. WATER LINE
 - Headwall
 - CATCH BASIN
 - PROPOSED SEWER LINE (TYP.)
 - PROPOSED STORM LINE (TYP.)
 - PROPOSED WATER LINE (TYP.)
 - CURB INLET
 - SEWER MANHOLE
 - WATER VALVE
 - FIRE HYDRANT (TYP.)

- GENERAL NOTES
- THE PURPOSE OF THIS PLAT IS TO CREATE 58 LOTS, 2 OPEN SPACE AREAS AND DEDICATE RIGHT-OF-WAY.
 - THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
 - SUBJECT PROPERTY IS PARCEL 35.00 AS SHOWN ON MAURY COUNTY TAX MAP 42.
 - NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
 - THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
 - ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTERS OFFICE FOR MAURY COUNTY, TENNESSEE.
 - COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
 - STORMWATER MANAGEMENT OPERATION & MAINTENANCE WILL BE GOVERNED BY THE INSPECTION & MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, DATED _____, RECORDED IN DEED BOOK _____, PAGE _____, REGISTER'S OFFICE OF MAURY COUNTY, TN.
 - BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 4719C0180E WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 119C, PANEL NO. 0180 SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
 - ACCORDING TO THE TYPICAL LOT DETAIL, ALL LOTS ARE TO HAVE A 10' PUDE IN THE FRONT AND REAR OF THE LOTS, AS WELL AS A 5' PUDE IN THE SIDE OF THE LOTS.

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DOWN SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.

OWNER OF RECORD
TAMARACK LAND - CARTERS STATION LLC
DEED BK. R2828 PG. 296, MAP 042 PARCEL 035.00
APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE: _____, 20____ NAME, TITLE, AGENCY OF AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN SUMMIT AT CARTERS STATION PHASE 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURVEY IN THE AMOUNT OF \$ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DATE: _____, 20____ CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____, 20____ NAME, TITLE, AGENCY OF AUTHORIZED AGENT

CERTIFICATE OF SURVEY ACCURACY

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

DATE: 12-15, 2022 MARK CANTRELL, R.L.S.

CERTIFICATE OF COMPLIANCE

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

DATE: _____, 20____ CITY ENGINEER

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND MAURY COUNTY E911.

DATE: _____, 20____ MAURY E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

DATE: _____, 20____ DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

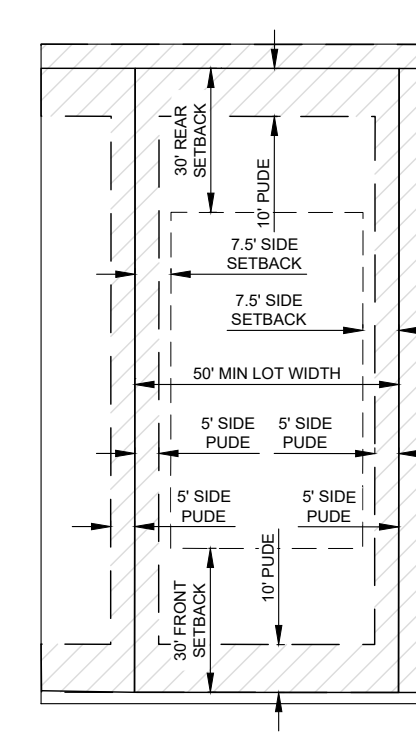
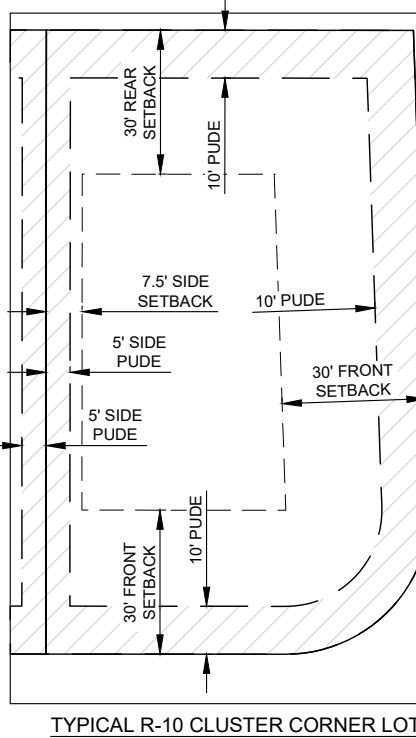
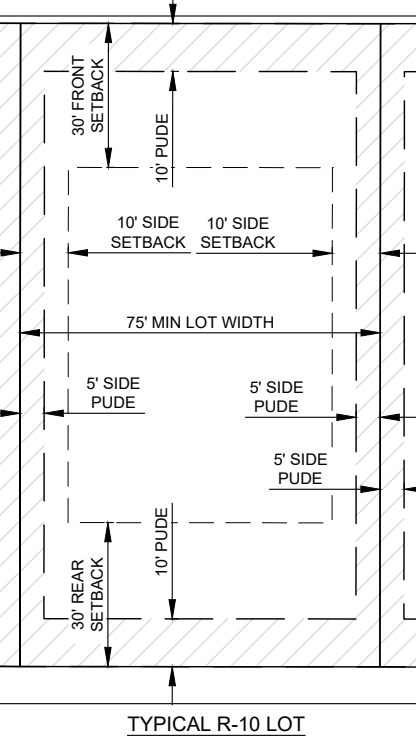
CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBER R2828, PAGE 296, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____, 20____ OWNER

SITE DATA

CURRENT ZONING:	R-10 (CLUSTER)
MINIMUM BUILDING SETBACKS:	R-10 CLUSTER
FRONT:	30' 30'
REAR:	30' 30'
SIDE:	10' 7.5'
TOTAL PHASE AREA:	21.43 ACRES
NEW ROW:	3.40 ACRES
ROW DEDICATION:	0.30 ACRES



- * DENOTES R-10 LOT
- * DENOTES R-10 CLUSTER LOT
- * DENOTES A CRITICAL LOT
- * THAT WILL REQUIRE A LOT GRADING PLAN

LINE	BEARING	DISTANCE
L1	N 07°26'58" E	2.67'
L2	N 21°42'25" E	38.31'
L3	S 75°31'11" E	9.52'
L4	N 82°26'46" W	34.77'
L5	N 82°26'46" W	34.77'
L6	N 07°33'14" E	135.13'
L7	S 82°26'46" E	75.00'
L8	N 07°33'14" E	135.00'
L9	N 82°26'46" W	75.00'
L10	S 82°26'46" E	75.00'
L11	N 07°33'14" E	135.00'
L12	N 82°26'46" W	75.00'
L13	S 82°26'46" E	75.00'
L14	N 07°33'14" E	135.00'
L15	N 82°26'46" W	75.00'
L16	S 82°26'46" E	75.00'
L17	N 07°33'14" E	135.00'
L18	N 82°26'46" W	75.00'
L19	S 82°26'46" E	75.00'
L20	N 07°33'14" E	135.00'
L21	N 82°26'46" W	75.00'
L22	S 82°26'46" E	75.00'
L23	N 07°33'14" E	135.00'
L24	N 82°26'46" W	75.00'
L25	S 82°26'46" E	75.00'
L26	N 07°33'14" E	135.00'
L27	N 82°26'46" W	75.00'
L28	S 82°26'46" E	75.00'
L29	N 07°33'14" E	135.00'
L30	N 82°26'46" W	75.00'
L31	S 82°26'46" E	75.00'
L32	N 07°33'14" E	135.00'
L33	N 82°26'46" W	75.00'
L34	S 82°26'46" E	75.00'
L35	N 07°33'14" E	135.00'
L36	N 82°26'46" W	75.00'
L37	S 82°26'46" E	75.00'
L38	N 07°33'14" E	135.00'
L39	N 82°26'46" W	75.00'
L40	S 82°26'46" E	75.00'
L41	N 07°33'14" E	135.00'
L42	N 82°26'46" W	75.00'
L43	S 82°26'46" E	75.00'
L44	N 07°33'14" E	135.00'
L45	N 82°26'46" W	75.00'
L46	S 82°26'46" E	75.00'
L47	N 07°33'14" E	135.00'
L48	N 82°26'46" W	75.00'
L49	S 82°26'46" E	75.00'
L50	N 07°33'14" E	135.00'
L51	N 82°26'46" W	75.00'
L52	S 82°26'46" E	75.00'
L53	N 07°33'14" E	135.00'
L54	N 82°26'46" W	75.00'
L55	S 82°26'46" E	75.00'

LINE	BEARING	DISTANCE
L56	S 82°26'46" E	75.00'
L57	S 07°33'14" W	134.00'
L58	N 82°26'46" W	75.00'
L59	N 07°33'14" E	134.00'
L60	S 82°26'46" E	75.00'
L61	N 07°33'14" E	134.00'
L62	N 07°33'14" E	134.00'
L63	S 82°26'46" E	75.00'
L64	N 82°26'46" W	75.00'
L65	N 07°33'14" E	134.00'
L66	S 82°26'46" E	75.00'
L67	N 82°26'46" W	75.00'
L68	N 07°33'14" E	134.00'
L69	S 82°26'46" E	75.00'
L70	N 82°26'46" W	75.00'
L71	N 07°33'14" E	134.00'
L72	S 82°26'46" E	75.00'
L73	N 82°26'46" W	75.00'
L74	N 14°52'00" E	134.00'
L75	N 38°54'06" E	134.00'
L76	N 62°57'55" E	134.00'
L77	N 87°00'52" E	134.00'
L78	N 87°00'52" E	38.45'
L79	S 82°26'46" E	141.16'
L80	S 07°33'14" W	27.50'
L81	S 07°33'14" E	55.00'
L82	S 82°26'46" E	128.08'
L83	S 07°33'14" W	47.50'
L84	S 82°26'46" E	84.58'
L85	N 69°19'46" W	130.00'
L86	N 65°03'12" W	130.00'
L87	N 60°46'35" W	130.00'
L88	N 56°28'57" W	130.00'
L89	N 07°33'14" E	130.00'
L90	S 82°26'46" W	47.50'
L91	S 07°33'14" W	130.00'
L92	N 82°26'46" W	17.94'
L93	N 82°26'46" W	37.06'
L94	N 82°26'46" W	17.94'
L95	S 07°33'14" W	130.00'
L96	S 82°26'46" E	55.00'
L97	S 82°26'46" E	55.00'
L98	N 07°33'14" W	130.00'
L99	N 82°26'46" W	37.06'
L100	N 82°26'46" W	37.06'
L101	S 82°26'46" E	55.00'
L102	S 07°33'14" W	130.00'
L103	N 82°26'46" W	37.06'
L104	N 82°26'46" W	17.94'
L105	S 82°26'46" E	55.00'
L106	S 07°33'14" W	130.00'
L107	N 82°26'46" W	37.06'
L108	N 82°26'46" W	17.94'
L109	S 82°26'46" E	55.00'
L110	S 07°33'14" W	130.00'
L111	N 82°26'46" W	37.06'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	975.00'	66.02'	66.01'	N 09°23'21" E
C2	840.00'	61.30'	61.29'	S 77°36'37" E
C3	975.00'	55.19'	55.18'	N 78°27'35" W
C4	30.00'	46.16'	41.74'	N 32°45'16" W
C5	840.00'	40.25'	40.24'	S 81°04'25" E
C6	975.00'	40.24'	40.24'	N 81°15'49" W
C7	285.00'	25.00'	25.00'	S 79°55'58" E
C8	150.00'	13.16'	13.16'	N 81°15'49" W
C9	285.00'	119.63'	118.75'	S 85°23'41" E
C10	150.00'	62.96'	62.96'	S 85°23'41" E
C11	285.00'	119.63'	118.75'	S 41°20'43" W
C12	150.00'	62.96'	62.96'	S 17°17'45" E
C13	285.00'	119.63'	118.75'	N 17°17'45" W
C14	150.00'	62.96'	62.96'	S 04°14'52" E
C15	150.00'	28.28'	28.24'	N 00°07'50" E
C16	100.00'	157.22'	144.52'	N 39°30'29" W
C17	150.00'	62.96'	62.96'	S 77°58'00" E
C18	150.00'	62.96'	62.96'	N 77°58'00" W
C19	270.00'	113.33'	112.50'	S 59°21'36" E
C20	150.00'	62.96'	62.96'	N 59°21'36" W
C21	270.00'	113.33'	112.50'	N 35°18'39" W
C22	150.00'	62.96'	62.96'	S 78°47'23" E
C23	150.00'	62.96'	62.96'	N 78°47'23" W
C24	150.00'	62.96'	62.96'	S 63°08'31" E
C25	284.00'	119.21'	118.33'	N 39°03'34" W
C26	150.00'	62.96'	62.96'	S 15°00'36" W
C27	284.00'	119.21'	118.33'	S 02°17'04" W
C28	150.00'	62.96'	62.96'	S 37°26'46" E
C29	1105.00'	76.68'	76.67'	S 17°25'55" W
C30	1105.00'	76.68'	76.67'	S 20°04'15" W
C31	1105.00'	76.68'	76.67'	S 21°32'12" W
C32	1105.00'	49.95'	49.94'	S 23°40'30" W
C33	1105.00'	49.95'	49.94'	S 25°49'58" W
C34	1105.00'	49.95'	49.94'	S 27°59'58" W
C35	1105.00'	49.95'	49.94'	S 30°09'58" W
C36	1105.00'	49.95'	49.94'	S 32°19'58" W
C37	1105.00'	49.95'	49.94'	S 34°29'58" W
C38	1105.00'	49.95'	49.94'	S 36°39'58" W
C39	1105.00'	49.95'	49.94'	S 38°49'58" W
C40	1105.00'	49.95'	49.94'	S 40°59'58" W
C41	1105.00'	49.95'	49.94'	S 43°09'58" W
C42	855.00'	14.86'	14.86'	N 50°15'54" W
C43	855.00'	14.86'	14.86'	N 52°25'54" W
C44	855.00'	61.12'	61.11'	N 50°15'54" W
C45	975.00'	71.52'	71.50'	N 35°36'06" E
C46	975.00'	72.78'	72.76'	N 37°46'06" E
C47	975.00'	72.78'	72.76'	N 39°56'06" E
C48	975.00'	72.78'	72.76'	N 42°06'06" E
C49	975.00'	52.16'	52.15'	N 19°08'14" E
C50	30.00'	44.87'	40.80'	N 60°27'05" E
C51	1025.00'	102.27'	102.25'	S 73°33'27" E
C52	30.00'	47.12'	42.43'	N 52°33'14" E
C53	100.00'	153.35'	135.90'	S 17°17'45" W
C54	30.00'	48.18'	43.17'	S 31°32'36" W
C55	100.00'	137.99'	122.30'	N 31°58'37" W

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
366*	10002.90	0.23
367*	10091.89	0.23
368*	10091.89	0.23
369*	10091.89	0.23
370*	11489.55	0.26
371*	9173.24	0.21
372*	7390.53	0.17
373*	10738.04	0.25
374*	12205.23	0.28
375*	12205.23	0.28
376*	12205.23	0.28
377*	10689.23	0.25
378*	10550.00	0.23
379*	10050.00	0.23
380*	10050.00	0.23
381*	10050.00	0.23
382*	10050.00	0.23
383*	10577.18	0.24
384*	10577.18	0.24
385*	9854.12	0.23
386*	14855.16	0.34
387*	10050.00	0.23
388*	10050.00	0.23
389*	10051.57	0.23
390*	10051.57	0.25
391*	12324.65	0.28
392*	12324.65	0.28
393*	12324.65	0.28
394*	10571.45	0.24
395*	10125.00	0.23
396*	10125.00	0.23

Parcel Area Table		
PARCEL	SQ. FT.	ACRES
397*	10125.00	0.23
398*	10125.00	0.23
399*	10125.00	0.23
400*	10125.00	0.23
401+	10125.00	0.23
402+	10125.00	0.23
403+	10126.19	0.23
404+	10164.94	0.24
405+	9881.86	0.23
406*	7150.00	0.16
407*	7150.00	0.16
408*	7150.00	0.16
409*	7150.00	0.16
410*	7150.00	0.16
411*	7150.00	0.16
412+	7150.00	0.16
413+	7150.00	0.16
414+	12484.24	0.29
415*	10028.42	0.23
416*	7150.00	0.16
417*	7150.00	0.16
418*	7150.00	0.16
419*	7150.00	0.16
420*	7150.00	0.16
421*	7150.00	0.16
422*	7150.00	0.16
423*	7150.00	0.16
424*	12747.37	0.29



December 12th, 2022

City of Columbia Staff

Comment Response Letter – Final Plat – Summit at Carter's Station, Phase 1

Project Number – 22-0308

Project Name – Summit at Carter's Station, Phase 1

Building

1. No comments.

Police

2. No comments provided.

Public Works

3. No comments.

Duck River Electric Membership Corp

4. No comments provided.

Fire

5. No comment.

Engineering

6. Surety in the amount of \$465,000 due by resubmittal date.
Surety is being paid.

Columbia Power

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

Wastewater

8. There is a force main (which seems to have an origin at the Ridge @CS PS in the south east) that is drawn in around the boundary of the subject property, in the eastern and northern portions of the plat, which does not exist. It should be removed. The force main that travels north and then turns east should remain, as it does exist.
Forcemain has been removed.

Atmos Energy

9. No comments provided.

Planning

10. Site data and typical cluster layout not matching.
Comments addressed.
11. Please correct typical lot layout to reflect 10' side yard setback for non-cluster lots.
Comments addressed.

Columbia Water

12. Ensure infrastructure is complete, applicable testing completed and infrastructure deeded to CPWS.
Understood.

Maury County E911

13. Sellerback Way - Has been reserved by Carter Station. Young Fellow Drive - Has been reserved by Carter Station. Wellwind Road - Has been reserved by Carter Station. All approved names by Maury 911.

AT&T

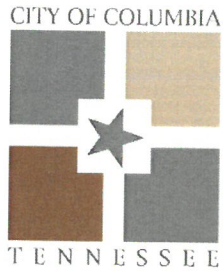
14. Plan to serve.

Maury County Highway Department

15. No comments.

Maury County Schools

16. Spring Hill Elementary School, Spring Hill Middle School, Spring Hill High School. No residence is guaranteed zone to a specific school. All zones are subject to change yearly.
Understood.



ITEM #II 2.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT:

AT&T

Case Number: 22-0308

Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off Freehand Road.

COMMENTS: PLANS TO SERVE



ITEM #II 2.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Collier Engineering Company, Inc. on behalf of Maury County Highway Department

Case Number: 22-0308

Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off Freehand Road.

COMMENTS:

No Comment.



22-0308
2

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

December 8, 2022

T-Square Engineering
Allison Baldwin
1329 West Main Street
Franklin, TN 37064

Re: Summit at Carter's Station, Phase 1

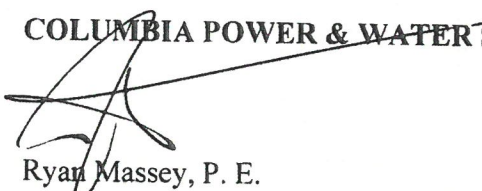
Dear Sir:

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



Ryan Massey, P. E.
Manager of Power Operations

kw



ITEM #II 2.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Maury County 911

Case Number: 22-0308

Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off Freehand Road.

COMMENTS:

Sellerback way - Has been reserved by Carter Station
Youngfellow Dr - Has been reserved by Carter Station
Wellwind Rd - Has been reserved by Carter Station
All approved names by Maury 911.

Sandra Richardson

From: Mike Harris <mike.harris@inflodesign.com>
Sent: Wednesday, December 14, 2022 10:16 AM
To: Sandra Richardson
Cc: Bart Anderson; Shane Andrews; Jonathan Hardin; Jermaine Cooper; Darrin Hall; Eric King; Jason English; Bridgett Griggs
Subject: [External Email] - City of Columbia Development Committee Water Comments

Sandra,

See CPWS Water comments for the December Development Committee agenda:

22-0263 - Wynnsong Valley PUD - PUD Revision

Request from Allison Baldwin for a planned unit development revision to what is now known as Wynnsong Valley PUD off Hospitality Drive.

"The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Should adequate facilities not currently exist the study will determine any off-site improvements necessary to serve the development. Off-site improvements 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."

22-0291 - Colter Place PUD - Master Plan Revision

Request from John Dewaal for a PUD master plan revision for Colter Place consisting of 144 lots off Baker Road at TAX MAP 75 PARCEL 11.

"The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Should adequate facilities not currently exist the study will determine any off-site improvements necessary to serve the development. Off-site improvements 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."

22-0308 - Summit At Carter's Station Phase 1 - Final Plat

Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off FREEHAND ROAD.

"Ensure infrastructure is complete, applicable testing completed and infrastructure deeded to CPWS"

22-0312 - 400, 420 Bear Creek Pike - Annexation, Plan Of Services, Rezoning

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at 400 AND 420 BEAR CREEK PIKE.

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



ITEM #II 2.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

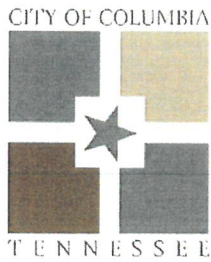
NAME OR DEPARTMENT: Wastewater

Case Number: 22-0308

Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off Freehand Road.

COMMENTS:

There is a force main (which seems to have an origin at the Ridge @ CS PS
in the south east) that is drawn in around the boundary of the subject
property, in the eastern and northern portions of the plat, which does not
exist. It should be removed. The force main that travels north and then
turns east should remain, as it does exist.



ITEM #II 2.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Maury County Public Schools

Case Number: 22-0308

Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off Freehand Road.

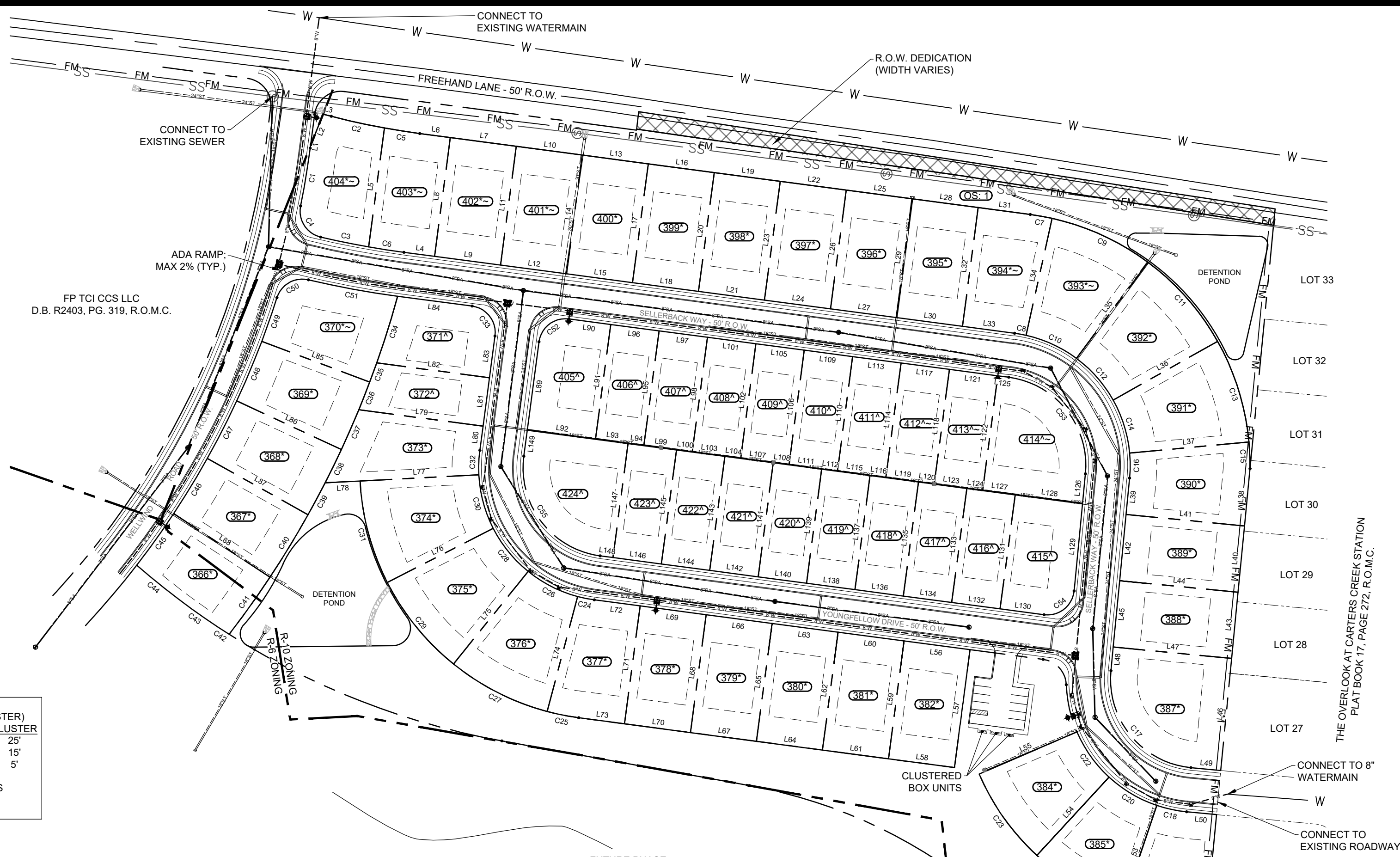
COMMENTS: Spring Hill Elementary School, Spring Hill Middle School, Spring Hill High School.

1) No residence is guaranteed zone to an specific school.

2) All zones are subject to change yearly.



VICINITY MAP - NOT TO SCALE



TN SPCS NAD 83
SCALE 1" = 100'

- FM PROPOSED SEWER FORCE MAIN
- SS EX. SANITARY SEWER LINE
- W EX. WATER LINE
- HEADWALL
- CATCH BASIN
- PROPOSED SEWER LINE (TYP.)
- PROPOSED STORM LINE (TYP.)
- PROPOSED WATER LINE (TYP.)
- CURB INLET
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT (TYP.)

GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO CREATE 58 LOTS, 2 OPEN SPACE AREAS AND DEDICATE RIGHT-OF-WAY.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF COLUMBIA, MAURY COUNTY, TN. ALL MATTERS PERTAINING TO CONSTRUCTION, USE, LOCATION OF IMPROVEMENTS, SIGNAGE, PARKING, NOISE, VIBRATION, EMISSIONS, FIRE HAZARDS, RADIATION, ILLUMINATION, SETBACK PROVISIONS, ETC. ARE SUBJECT TO THE CITY OF COLUMBIA'S ZONING REGULATIONS AS INTERPRETED AND REGULATED BY THE DEPARTMENT OF DEVELOPMENT SERVICES.
- SUBJECT PROPERTY IS PARCEL 35.00 AS SHOWN ON MAURY COUNTY TAX MAP 42.
- NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF A GENERAL PROPERTY SURVEY AND CONFORMS TO THE ACCURACY OF A CATEGORY 1 SURVEY AS CURRENTLY DEFINED AND ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, AND THE RATIO OF PRECISION IS LESS THAN 1:10,000.
- ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTERS OFFICE FOR MAURY COUNTY, TENNESSEE.
- COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
- STORMWATER MANAGEMENT OPERATION & MAINTENANCE WILL BE GOVERNED BY THE INSPECTION & MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES, DATED _____, RECORDED IN DEED BOOK _____, PAGE _____, REGISTER'S OFFICE OF MAURY COUNTY, TN.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 471900180E WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 119C, PANEL NO. 0180 SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- ACCORDING TO THE TYPICAL LOT DETAIL, ALL LOTS ARE TO HAVE A 10' PUDE IN THE FRONT AND REAR OF THE LOTS, AS WELL AS A 5' PUDE IN THE SIDE OF THE LOTS.

SPECIAL UTILITY NOTE

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DOWN SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT PER THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) NOR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT.

OWNER OF RECORD
TAMARACK LAND - CARTERS STATION LLC
DEED BK. R2828 PG. 296, MAP 042 PARCEL 035.00
APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212



PROJECT
21-0515

SHEET
1 OF 1

CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

DATE: _____, 20____ NAME, TITLE, AGENCY OF AUTHORIZED AGENT

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN SUMMIT AT CARTERS STATION PHASE 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF \$ _____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

DATE: _____, 20____ CITY ENGINEER

CERTIFICATE OF APPROVAL FOR RECORDING

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

DATE: _____, 20____ NAME, TITLE, AGENCY OF AUTHORIZED AGENT

CERTIFICATE OF SURVEY ACCURACY

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

DATE: _____, 20____ MARK CANTRELL, R.L.S.

CERTIFICATE OF COMPLIANCE

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

DATE: _____, 20____ CITY ENGINEER

CERTIFICATE OF APPROVAL OF SUBDIVISION AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES ARE APPROVED BY THE CITY ENGINEERING DEPARTMENT AND MAURY COUNTY E911.

DATE: _____, 20____ MAURY E911

CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

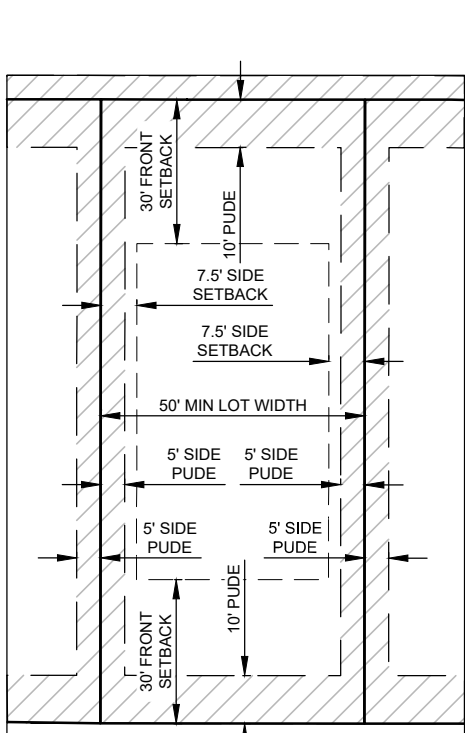
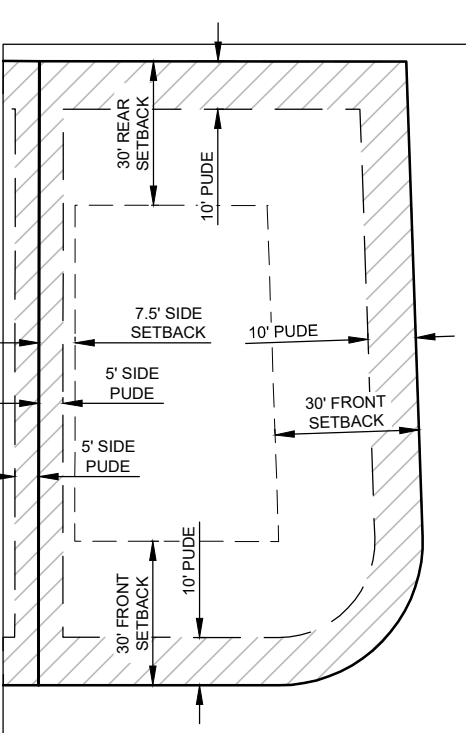
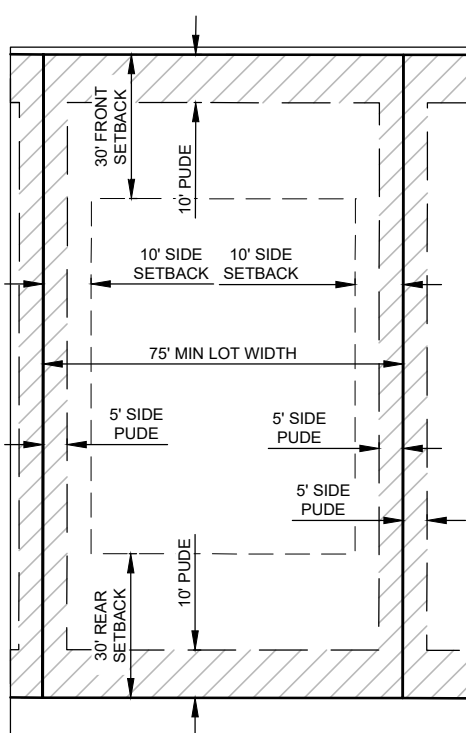
DATE: _____, 20____ DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN RECORD BOOK NUMBER R2828, PAGE 296, MAURY COUNTY REGISTER'S OFFICE, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINE, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES AND OTHER FACILITIES HAVE BEEN FILED.

DATE: _____, 20____ OWNER

SITE DATA		
CURRENT ZONING:	R-10 (CLUSTER)	
MINIMUM BUILDING SETBACKS:	R-10	CLUSTER
FRONT:	30'	25'
REAR:	30'	15'
SIDE:	10'	5'
TOTAL PHASE AREA:	21.43 ACRES	
NEW ROW:	3.40 ACRES	
ROW DEDICATION:	0.30 ACRES	



- * DENOTES R-10 LOT
- * DENOTES R-10 CLUSTER LOT
- * DENOTES A CRITICAL LOT
- * THAT WILL REQUIRE A LOT GRADING PLAN

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 07°29'58" E	12.87	L56	S 82°26'46" W	75.00
L2	N 21°22'02" E	38.31	L57	S 07°33'14" W	134.00
L3	S 75°31'11" E	9.52	L58	N 82°26'46" W	75.00
L4	N 82°26'46" W	34.77	L59	N 07°33'14" E	134.00
L5	N 82°26'46" W	34.77	L60	S 82°26'46" W	75.00
L6	S 82°26'46" W	135.13	L61	N 82°26'46" W	75.00
L7	S 82°26'46" W	34.77	L62	N 07°33'14" E	134.00
L8	N 07°33'14" E	135.00	L63	S 82°26'46" W	75.00
L9	S 82°26'46" W	75.00	L64	N 82°26'46" W	75.00
L10	S 82°26'46" W	75.00	L65	N 07°33'14" E	134.00
L11	N 07°33'14" E	135.00	L66	S 82°26'46" W	75.00
L12	N 82°26'46" W	75.00	L67	N 82°26'46" W	75.00
L13	S 82°26'46" W	75.00	L68	N 07°33'14" E	134.00
L14	N 07°33'14" E	135.00	L69	S 82°26'46" W	75.00
L15	N 82°26'46" W	75.00	L70	N 07°33'14" E	134.00
L16	S 82°26'46" W	75.00	L71	S 82°26'46" W	75.00
L17	N 07°33'14" E	135.00	L72	S 82°26'46" W	75.00
L18	N 82°26'46" W	75.00	L73	N 82°26'46" W	75.00
L19	S 82°26'46" W	75.00	L74	N 14°52'00" E	134.00
L20	N 07°33'14" E	135.00	L75	N 38°54'06" E	134.00
L21	N 82°26'46" W	75.00	L76	N 62°57'55" E	134.00
L22	N 82°26'46" W	75.00	L77	N 87°00'53" E	38.45
L23	N 07°33'14" E	135.00	L78	N 87°00'53" E	38.45
L24	N 82°26'46" W	75.00	L79	S 82°26'46" W	141.16
L25	S 82°26'46" W	75.00	L80	S 07°33'14" W	27.50
L26	N 07°33'14" E	135.00	L81	S 82°26'46" W	75.00
L27	N 82°26'46" W	75.00	L82	S 82°26'46" W	75.00
L28	N 07°33'14" E	135.00	L83	S 07°33'14" W	47.50
L29	N 82°26'46" W	75.00	L84	S 82°26'46" W	75.00
L30	N 07°33'14" E	135.00	L85	N 69°19'46" W	130.00
L31	S 82°26'46" W	75.00	L86	N 65°03'12" W	130.00
L32	N 07°33'14" E	135.00	L87	N 60°46'55" W	130.00
L33	N 82°26'46" W	75.00	L88	N 56°28'59" W	130.00
L34	N 12°35'14" E	135.00	L89	N 07°33'14" E	130.00
L35	N 38°37'48" E	135.00	L90	S 82°26'46" W	75.00
L36	N 60°46'46" E	135.00	L91	S 07°33'14" W	130.00
L37	N 84°53'44" E	135.00	L92	N 82°26'46" W	75.00
L38	S 05°32'04" W	64.83	L93	N 82°26'46" W	75.00
L39	N 07°33'14" E	135.00	L94	N 82°26'46" W	75.00
L40	S 05°32'04" W	75.00	L95	S 07°33'14" W	130.00
L41	S 84°26'03" E	134.02	L96	S 82°26'46" W	75.00
L42	N 05°15'19" E	75.00	L97	S 82°26'46" W	75.00
L43	S 05°32'04" W	75.00	L98	S 07°33'14" W	130.00
L44	S 84°26'03" E	134.01	L99	N 82°26'46" W	75.00
L45	N 05°15'19" E	75.00	L100	N 82°26'46" W	75.00
L46	S 05°32'04" W	126.82	L101	N 82°26'46" W	75.00
L47	S 84°26'03" E	134.01	L102	S 07°33'14" W	130.00
L48	N 05°15'19" E	75.00	L103	N 82°26'46" W	75.00
L49	N 05°15'19" E	75.00	L104	N 82°26'46" W	75.00
L50	S 05°32'04" W	126.82	L105	N 82°26'46" W	75.00
L51	S 84°26'03" E	134.01	L106	N 82°26'46" W	75.00
L52	N 05°15'19" E	75.00	L107	N 82°26'46" W	75.00
L53	N 18°36'58" E	120.00	L108	N 82°26'46" W	75.00
L54	N 42°39'52" E	120.00	L109	S 82°26'46" W	75.00
L55	N 62°42'42" E	120.00	L110	S 07°33'14" W	130.00
L56	N 82°26'46" W	75.00	L111	N 82°26'46" W	75.00

LINE	BEARING	DISTANCE	CURVE	ANGLE	ARC LENGTH	CORR LENGTH	CORR BEARING
L112	N 82°26'46" W	17.94	C1	97.50	66.02	66.01	N 09°23'21" E
L113	S 82°26'46" E	55.00	C2	164.00	61.30	61.29	S 17°09'27" E
L114	S 07°33'14" W	130.00	C3	97.50	55.19	55.18	N 78°72'35" W
L115	N 82°26'46" W	37.06	C4	30.00	46.16	44.74	N 32°45'16" W
L116	N 82°26'46" W	17.94	C5	97.50	66.02	66.01	S 17°09'27" E
L117	S 82°26'46" E	55.00	C6	97.50	40.24	40.24	N 81°15'49" W
L118	S 07°33'14" W	130.00	C7	285.00	25.00	25.00	N 17°09'27" E
L119	N 82°26'46" W	37.06	C8	150.00	13.16	13.16	S 87°50'58" W
L120	N 82°26'46" W	17.94	C9	285.00	119.63	118.75	N 56°23'14" E
L121	N 82°26'46" E	55.00	C10	150.00	62.96	62.96	S 17°09'27" E
L122	S 07°33'14" W	130.00	C11	285.00	119.63	118.75	N 56°23'14" E
L123	N 82°26'46" W	37.06	C12	150.00	62.96	62.96	N 41°20'43" E
L124	N 82°26'46" W	17.94	C13	97.50	66.02	66.01	N 17°09'27" E
L125	S 82°26'46" E	12.40	C14	150.00	82.96	82.50	N 17°14'45" W
L126	S 05°31'57" W	33.55	C15	285.00	30.00	30.00	S 04°14'32" E
L127	N 82°26'46" W	37.06	C16	150.00	28.24	28.24	S 87°50'58" W
L128	N 82°26'46" W	75.00	C17	100.00	157.22	141.57	S 90°50'29" W
L129	S 05°31'57" W	99.90	C18	150.00	34.46	34.39	N 78°00'00" E
L130	N 82°26'46" W	49.97	C19	270.00	62.03	61.80	N 17°58'00" W
L131	N 07°33'14" E	130.00	C20	150.00	62.96	62.50	S 59°13'36" E
L132	N 82°26'46" W	55.00	C21	270.00	112.50	112.50	S 17°09'27" E
L133	N 07°33'14" E	130.00	C22	150.00	62.96	62.50	S 35°16'39" E
L134	N 82°26'46" W	55.00	C23	270.00	112.50	112.50	N 35°16'39" E
L135	N 07°33'14" E	130.00	C24	150.00	18.14	18.14	N 58°23'15" E
L136	N 82°26'46" W	55.00	C25	284.00	36.25	36.22	N 78°42'23" W
L137	N 07°33'14" E	130.00	C26	150.00	62.96	62.50	S 83°06'31" E
L138	N 82°26'46" W	55.00	C27	284.00	118.33	118.33	N 35°16'39" E
L139	N 07°33'14" E	130.00	C28	150.00	62.96	62.50	S 30°33'34" E
L140	N 82°26'46" W	55.00	C29	284.00	118.33	118.33	N 35°16'39" E
L141	N 07°33'14" E	130.00	C30	150.00	62.96	62.50	S 15°00'36" E
L142	N 82°26'46" W	55.00	C31	284.00	119.21	118.33	N 15°00'36" E
L143	N 07°33'14" E	130.00	C32	150.00	27.69	27.69	S 15°00'36" E
L144	N 82°26'46" W	55.00	C33	300.00	41.22	41.43	S 37°26'45" W
L145	N 07°33'14" E	130.00	C34	1105.00	78.68	78.67	S 17°25'55" W
L146	N 82°26'46" W	55.00	C35	1105.00	23.11	23.11	N 82°26'46" W
L147	N 07°33'14" E	130.00	C36	1105.00	34.43	34.43	S 17°25'55" W
L148	N 82°26'46" W	14.55	C37	1105.00	10.94	10.94	N 82°26'46" W
L149	N 07°33'14" E	130.00	C38	1105.00	40.70	40.69	S 06°10'40" W
L150	N 82°26'46" W	55.00	C39	1105.00	40.70	40.70	S 06°10'40" W
L151	N 07°33'14" E	130.00	C40	1105.00	10.94	10.94	S 17°25'55" W
L152	N 82°26'46" W	55.00	C41	1105.00	79.00	79.00	S 35°30'14" W
L153	N 07°33'14" E	130.00	C42	855.00	14.86	14.86	N 07°15'14" W
L154	N 82°26'46" W	55.00	C43	855.00	54.19	54.19	N 41°20'43" E
L155	N 07°33'14" E	130.00	C44	855.00	61.12	61.11	N 50°57'23" E
L156	N 82°26'46" W	55.00	C45	97.50	71.52	71.52	S 35°30'06" E
L157	N 07°33'14" E	130.00	C46	97.50	72.76	72.76	N 21°43'37" E
L158	N 82°26'46" W	55.00	C47	97.50	72.76	72.76	N 27°00'06" E
L159	N 07°33'14" E	130.00	C48	97.50	72.76	72.76	N 27°00'06" E
L160	N 82°26'46" W	55.00	C49	97.50	52.18	52.18	N 19°08'14" E
L161	N 07°33'14" E	130.00	C50	30.00	44.87	40.40	N 60°27'05" E
L162	N 82°26'46" W	55.00	C51	1025.00	102.27	102.29	S 37°33'31" E
L163	N 07°33'14" E	130.00	C52	30.00	47.12	42.83	N 52°34'14" E
L164	N 82°26'46" W	55.00	C53	100.00	153.59	136.90	S 30°27'24" E
L165	N 07°33'14" E	130.00	C54	100.00	48.18	43.17	N 81°15'26" W
L166	N 82°26'46" W	55.00	C55	100.00	137.99	127.30	S 37°58'27" E

DOCUMENT PREPARED BY:

Name: Allison Baldwin

Company: T-Square Engineering

Address: 1329 West Main Street
Franklin, TN 37067

After recording return copy to City of Columbia, Development Services

**INSPECTION AND MAINTENANCE AGREEMENT OF
PRIVATE STORMWATER MANAGEMENT FACILITIES**

Map & Parcel Number: Map 42, Parcel 35.00

Project Name: Summit at Carter's Station, Phase 1

Recorded by deed in the Register of Deeds Office of Maury County in Deed Book R2828, Page(s) 296.

THIS AGREEMENT, made this ____ day of _____, 20____, by and between

Tamarack Land -- Carter's Station LLC, hereinafter referred to as the "OWNER(S)" of the following property and City of Columbia, Tennessee, hereinafter referred to as the "CITY",

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

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

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

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

ATTEST BY OWNER(S):

Print Name _____	Owner _____
Title _____	Address _____

Signature _____	City, State ZIP _____

STATE OF _____
COUNTY OF _____

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

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

Notary Public

My Commission Expires: _____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT

APPROVED BY : _____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

Notary Public
My Commission Expires: _____



11/21/2022

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

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN
PROJECT NAME: THE SUMMIT AT CARTER'S STATION, PHASE 1

SYSTEM DESCRIPTION:

The site consists of stormwater conveyances through piped channel and detention ponds.

- There are two (2) ponds in Phase 1 that are sized to detain the 100-year peak event.
- 4,510 LF of round concrete pipe and 47 storms inlets.

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

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

MAINTENANCE PROCEDURES

1. STORMWATER DETENTION PONDS

- a. The outlet structures shall be checked regularly for clogging and shall be cleaned and repaired as necessary---monthly after it is first built then a regular sequence should be established or at least quarterly or after a large rain event.
- b. Check banks and bottom surface of basins for erosion and correct as necessary.
- c. Check at least quarterly and after each extreme storm event, the facility should be cleaned of accumulated debris. The banks of surface ponds should be checked and areas of erosion repaired. Remove nuisance wetland species and take appropriate measures to control mosquitoes.
- d. This maintenance typically includes sediment, floatable, and debris removal from inlets, outlets and skimmers.



- e. Pond vegetation needs to be trimmed or harvested as appropriate, grassy areas frequently mowed. Grass should be mowed so that it does not get over 12 inches.
 - f. Remove sediment when accumulation reached 6 inches, or if re-suspension is observed or probable.
 - g. Some sediment may contain contaminants which the Tennessee Department of Environment and Conservation (TDEC) requires special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations followed. The TDEC Division of Water Pollution Control should be contacted at (931) 380-3371. Generally, special attention or sampling should be given to sediment accumulated in facilities serving industrial, manufacturing or heavy commercial sites, Page 2 of 4 Rev. 9/26/2016 fueling centers or automotive maintenance areas, large parking areas, or other areas where pollutants (other than clean soil) are suspected to accumulate and be conveyed by storm runoff.
 - h. Some sediment collected may be innocuous (free of pollutants) and can be used as fill material, cover or land spreading. It is important that this material not be placed in any way that will promote or allow re-suspension in storm runoff.
2. 4,510 LF OF RCP AND 47 STORM DRAINS
- These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

CONSTRUCTION PLANS
FOR
SUMMIT AT CARTER'S STATION
PHASE 1
3040 CLEBURNE ROAD
COLUMBIA, TN 37174
CITY OF COLUMBIA, WARD #5

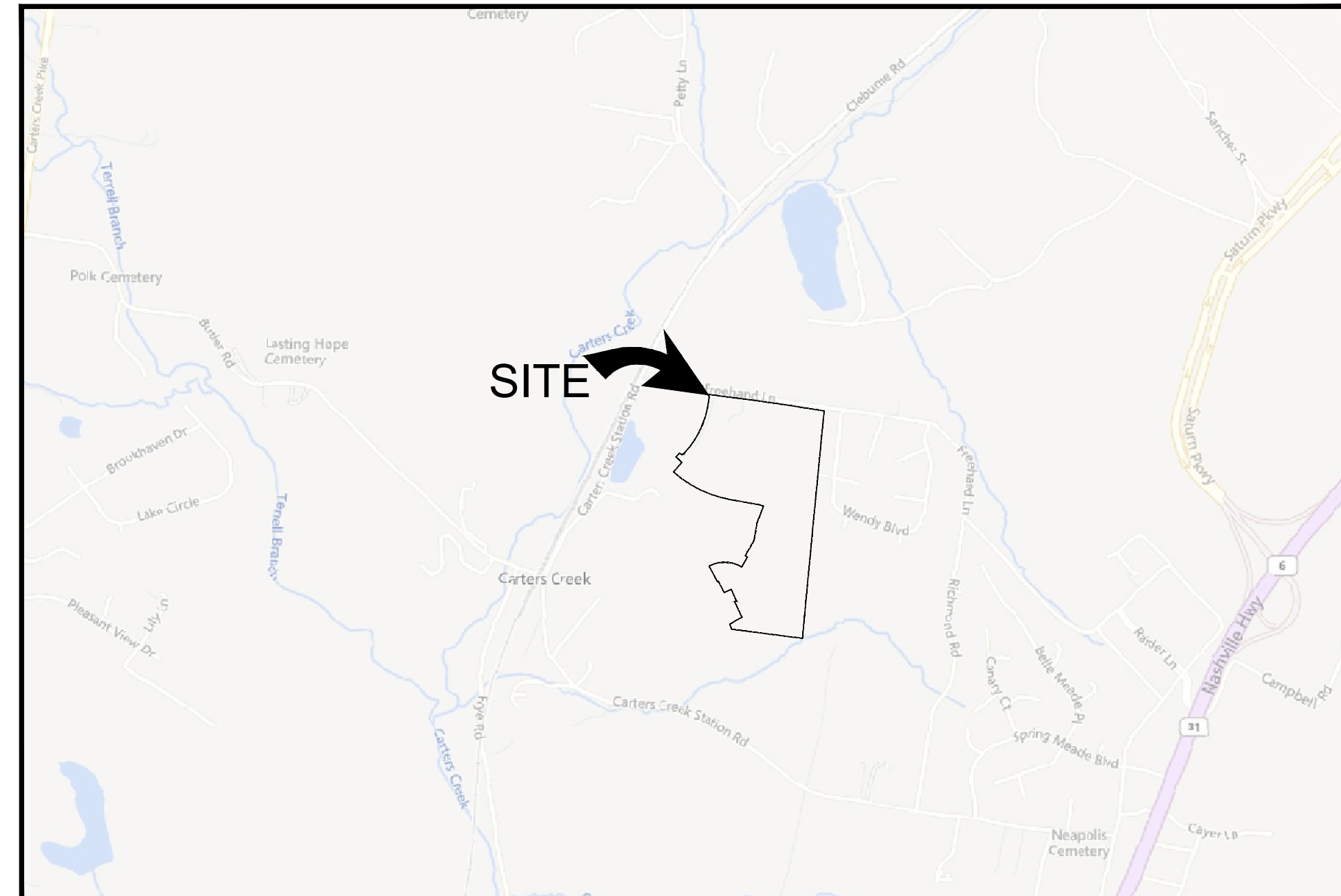
DEVELOPER: RICHMOND AMERICAN HOMES
12220 SUNRISE VALLEY DRIVE SUITE 400
RESTON, VA 20191
703-390-0900

ENGINEER:  T-SQUARE ENGINEERING
1329 WEST MAIN STREET
FRANKLIN, TN 37064
615-678-8212

SURVEYOR: T-SQUARE ENGINEERING
1329 WEST MAIN STREET
FRANKLIN, TN 37064
615-678-8212

WATER UTILITY:  Shane Andrews
CPWS
201 Pickens Lane
PO Box 379
Columbia, TN 38402
931-388-4833

POWER UTILITY:  Doug Burgess
CPWS
201 Pickens Lane
PO Box 379
Columbia, TN 38402
931-388-4833



SITE VICINITY MAP

N.T.S.

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Preliminary Plat
C-1.1	Existing Conditions
C-2.0	Site Plan
C-2.1	Parcel Site Plan
C-2.2	Parcel Data Tables
C-3.0	Initial Erosion Control
C-3.1	Temporary Erosion Control
C-3.2	Final Erosion Control
C-4.0	Predevelopment Stormwater Plan
C-4.1	Postdevelopment Stormwater Plan
C-5.0	Grading Plan
C-5.1	Drainage Plan
C-5.2	Drainage Plan Tables
C-5.3	Inlet Area Plan
C-6.0	Roadway Plan and Profile Wellwind Road
C-6.1	Roadway Plan and Profile Sellerback Way
C-6.2	Roadway Plan and Profile Youngfellow Drive
C-6.3	Fellowship Road
C-6.4	Fellowship Road & Haplander Court
C-6.5	Cobler Court & Candler Road
C-6.6	Pippin Street
C-7.0	Utility Plan
C-7.1	Sanitary Plan and Profile
C-7.2	Sanitary Plan and Profile
C-7.3	Sanitary Plan and Profile
C-7.4	Sanitary Plan and Profile
C-7.5	Sanitary Plan and Profile
C-7.6	Sanitary Plan and Profile
C-8.0	Detail Sheet
C-8.1	Detail Sheet
C-8.2	Detail Sheet
C-8.3	Detail Sheet
C-8.4	Detail Sheet
C-8.5	Detail Sheet
C-8.6	Detail Sheet
C-8.7	Detail Sheet

FLOOD NOTE
A PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS AE, AS EVIDENCED ON FEMA PANEL #4711900180E OF MAURY COUNTY, TN, DATED 04/16/2007.

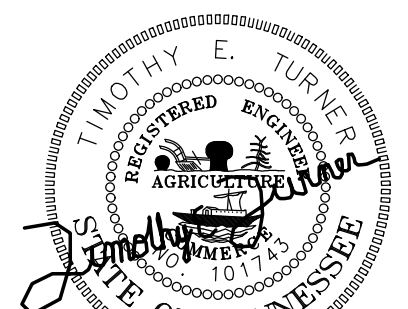
OWNER OF RECORD
FP TCI CCS LLC MAP 41, PIO PARCEL 15.00
APPLICANT
T-SQUARE ENGINEERING 1329 WEST MAIN ST FRANKLIN, TN 37064 615.678.8722



DATE:	NO.:	DATE	REVISIONS
10/13/21	1	03/02/22	SANITARY SEWER MAIN REVISION
SCALE:	2	03/16/22	REVISIONS PER TOEC COMMENTS
AS SHOWN	3	04/14/22	REVISIONS PER TOEC COMMENTS
DRAWN BY:	4	08/03/22	REVISIONS PER TOEC COMMENTS
T-SQUARE	5	09/07/22	REVISIONS PER PULTE COMMENTS
REVIEWER:			
TEI			

COVER SHEET

MAP 41, P/O PARCEL 15.00
COLUMBIA, TENNESSEE 37174

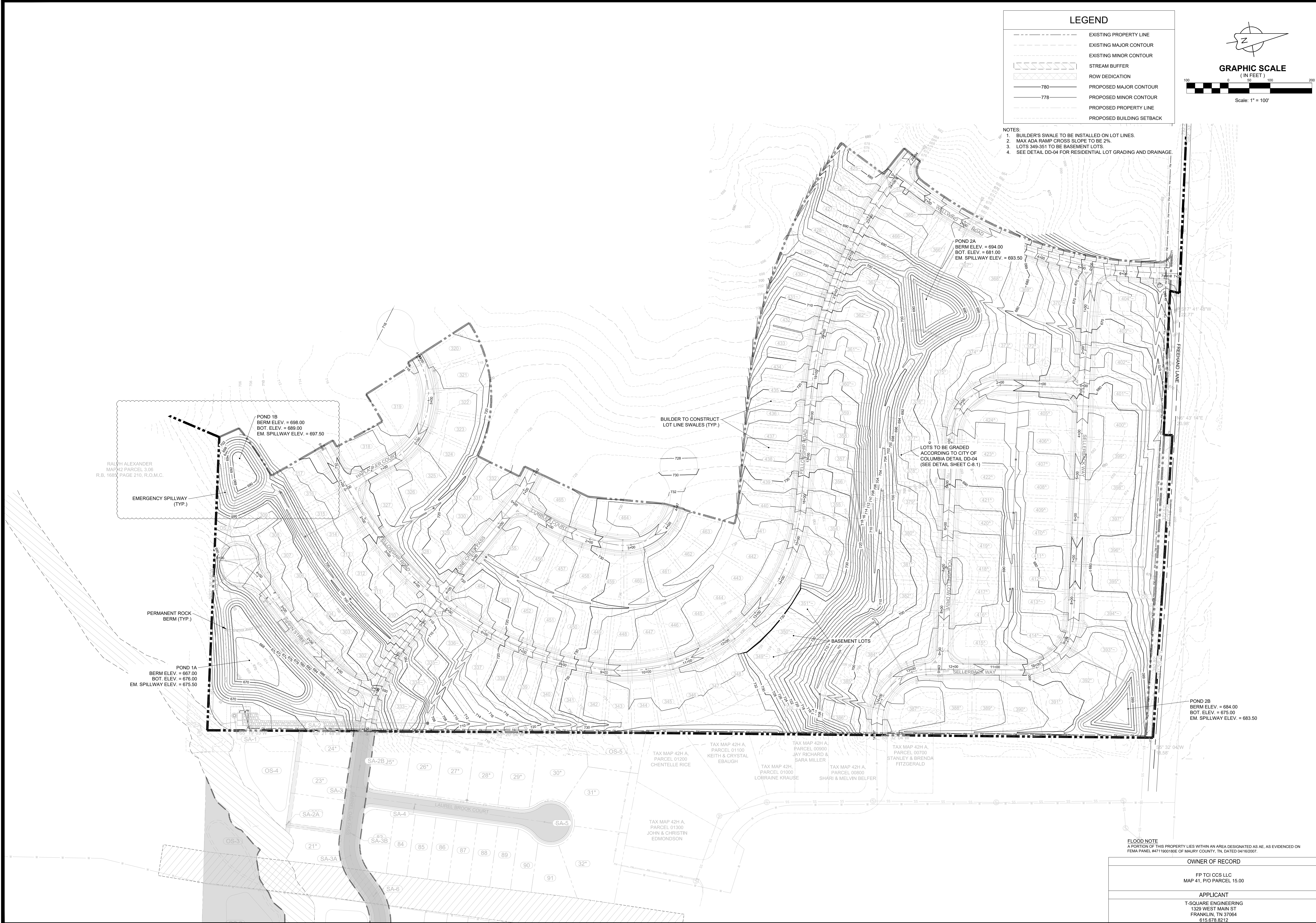


09/07/2022

PROJECT
21-0515

SHEET
C-0.0

SUMMIT AT CARTER'S STATION



P:\Projects\2021\21-0515 (The Ridge at Carter's Station - Richmond American Homes)\Production\21-0515 5 Grading and Drainage.dwg, 11/2/2022 3:18:41 PM

RALPH ALEXANDER
MAP 42 PARCEL 3.06
R.B. 1665, PAGE 210, R.O.M.C.

LEGEND

EXISTING PROPERTY LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

STREAM BUFFER

ROW DEDICATION

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED PROPERTY LINE

PROPOSED BUILDING SETBACK

0

50

100

200

GRAPHIC SCALE
(IN FEET)

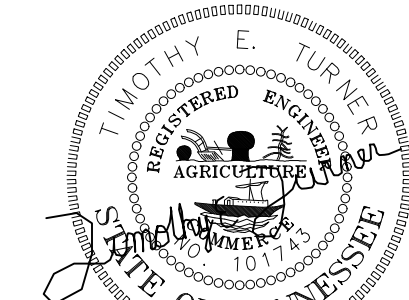
Scale: 1" = 100'



FLOOD NOTE
A PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS AE, AS EVIDENCED ON
FEMA PANEL #47119001802 OF MAURY COUNTY, TN, DATED 04/16/2007.

OWNER OF RECORD
FP TCI CCS LLC
MAP 41, P/O PARCEL 15.00

APPLICANT
T-SQUARE ENGINEERING
1329 WEST MAIN ST
FRANKLIN, TN 37064
615.678.8212



09/07/2022

PROJECT
21-0515

SHEET
C-5.1

 T-SQUARE ENGINEERING

DATE:		NO.		DATE		REVISIONS	
10/13/21		1		03/02/22		SANITARY SEWER MAIN REVISION	
SCALE: AS SHOWN		2		03/16/22		REVISIONS PER TDEC COMMENTS	
DRAWN BY: T-SQUARE		3		04/14/22		REVISIONS PER CITY COMMENTS	
REVIEWER: TET		4		08/03/22		REVISIONS PER TDEC COMMENTS	
		5		09/07/22		REVISIONS PER PULTE COMMENTS	

DRAINAGE PLAN
MAP 41, P/O PARCEL 15.00
COLUMBIA, TENNESSEE 37174

SUMMIT AT CARTER'S STATION

STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT	STRUCTURE
HW-1A	RIM = 669.10 TOP = 666.87	INV. IN = 666.39		HEADWALL
HW-2A	RIM = 681.12 TOP = ???	INV. IN = 678.41		HEADWALL
HW-2C	RIM = 675.77 TOP = 674.33	INV. IN = 673.06		HEADWALL
RISER-1A	RIM = 675.00 TOP = 668.00		INV. OUT =667.00	RISER
RISER-2A	RIM = 692.00 TOP = 682.00		INV. OUT =681.00	RISER
RISER-2C	RIM = 682.00 TOP = 676.00		INV. OUT =675.00	RISER

STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT	STRUCTURE
HW-B1	RIM = 678.48 TOP = 674.73	INV. IN = 674.18		HEADWALL
HW-B2	RIM = 671.95 TOP = 670.00	INV. IN = 669.25		HEADWALL
RISER-1B	RIM = 690.71 TOP = 690.00		INV. OUT =689.00	RISER
ST-B1	RIM = 730.92 TOP = 730.92	INV. IN = 726.65	INV. OUT =726.65	SINGLE INLET
ST-B1A	RIM = 730.92 TOP = 730.92	INV. IN = 723.18 INV. IN = 723.18	INV. OUT =723.18	SINGLE INLET
ST-B2	RIM = 727.43 TOP = 727.43	INV. IN = 723.18 INV. IN = 723.18	INV. OUT =723.18	SINGLE INLET
ST-B2A	RIM = 727.43 TOP = 727.43		INV. OUT =723.43	SINGLE INLET
ST-B3	RIM = 724.82 TOP = 724.82	INV. IN = 720.82	INV. OUT =720.82	SINGLE INLET
ST-B3A	RIM = 724.81 TOP = 724.81	INV. IN = 720.57	INV. OUT =720.57	SINGLE INLET
ST-B4	RIM = 723.98 TOP = 723.98	INV. IN = 719.73 INV. IN = 719.73	INV. OUT =719.73	SINGLE INLET
ST-B4A	RIM = 723.98 TOP = 723.98		INV. OUT =719.98	SINGLE INLET
ST-B4B	RIM = 721.88 TOP = 717.38	INV. IN = 717.38	INV. OUT =717.38	SINGLE INLET
ST-B4C	RIM = 722.00 TOP = 722.00		INV. OUT =718.00	AREA DRAIN
ST-B5	RIM = 717.88 TOP = 717.88	INV. IN = 713.38 INV. IN = 713.38	INV. OUT =713.38	SINGLE INLET
ST-B5A	RIM = 717.88 TOP = 717.88		INV. OUT =713.88	SINGLE INLET
ST-B6	RIM = 710.18 TOP = 710.18	INV. IN = 705.68 INV. IN = 705.68	INV. OUT =705.68	SINGLE INLET
ST-B6A	RIM = 710.18 TOP = 710.18		INV. OUT =706.18	SINGLE INLET
ST-B7	RIM = 698.78 TOP = 698.78	INV. IN = 694.28 INV. IN = 694.28	INV. OUT =694.28	SINGLE INLET
ST-B7A	RIM = 698.78 TOP = 698.78		INV. OUT =694.78	SINGLE INLET
ST-B8	RIM = 687.62 TOP = 687.62	INV. IN = 678.49 INV. IN = 678.49	INV. OUT =678.49	SINGLE INLET
ST-B9	RIM = 684.10 TOP = 684.10	INV. IN = 679.10 INV. IN = 679.10	INV. OUT =679.10	SINGLE INLET
ST-B9A	RIM = 683.49 TOP = 683.49		INV. OUT =679.99	SINGLE INLET
ST-B9B	RIM = 704.00 TOP = 704.00		INV. OUT =700.00	AREA DRAIN
ST-B10	RIM = 687.69 TOP = 687.69	INV. IN = 677.70	INV. OUT =677.70	SINGLE INLET
ST-B10A	RIM = 687.70 TOP = 687.70	INV. IN = 677.95	INV. OUT =677.95	SINGLE INLET
ST-B11	RIM = 685.71 TOP = 685.71	INV. IN = 676.68 INV. IN = 676.68	INV. OUT =676.68	SINGLE INLET
ST-B11A	RIM = 685.71 TOP = 685.71		INV. OUT =682.26	SINGLE INLET
ST-B11B	RIM = 686.35 TOP = 686.35	INV. IN = 676.31	INV. OUT =676.31	SINGLE INLET
ST-B12	RIM = 686.49 TOP = 686.49	INV. IN = 674.92	INV. OUT =674.92	SINGLE INLET
ST-B12A	RIM = 686.49 TOP = 686.49	INV. IN = 674.67	INV. OUT =674.67	SINGLE INLET
ST-B13	RIM = 736.85 TOP = 736.85	INV. IN = 732.60	INV. OUT =732.60	SINGLE INLET
ST-B13A	RIM = 736.85 TOP = 736.85		INV. OUT =732.85	SINGLE INLET
ST-B14	RIM = 735.24 TOP = 735.24	INV. IN = 730.96 INV. IN = 730.96	INV. OUT =730.96	SINGLE INLET
ST-B14A	RIM = 735.24 TOP = 735.24		INV. OUT =731.24	SINGLE INLET
ST-B15	RIM = 733.28 TOP = 733.28	INV. IN = 729.03 INV. IN = 729.03	INV. OUT =729.03	SINGLE INLET
ST-B15A	RIM = 733.28 TOP = 733.28		INV. OUT =729.28	SINGLE INLET
ST-B16	RIM = 722.71 TOP = 722.71	INV. IN = 718.46 INV. IN = 718.46	INV. OUT =718.46	SINGLE INLET
ST-B16A	RIM = 722.71 TOP = 722.71		INV. OUT =718.71	SINGLE INLET
ST-B17	RIM = 714.47 TOP = 714.47	INV. IN = 710.22 INV. IN = 710.22	INV. OUT =710.22	SINGLE INLET
ST-B17A	RIM = 714.47 TOP = 714.47		INV. OUT =710.47	SINGLE INLET
ST-B18	RIM = 682.00 TOP = 682.00	INV. IN = 675.17 INV. IN = 675.17	INV. OUT =675.17	SINGLE INLET

STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT	STRUCTURE
ST-B18A	RIM = 680.89 TOP = 688.87	INV. IN = 688.89	INV. OUT =679.42	SINGLE INLET
ST-C1	RIM = 733.69 TOP = 733.69	INV. IN = 729.44	INV. OUT =729.44	SINGLE INLET
ST-C1A	RIM = 733.69 TOP = 733.69		INV. OUT =729.69	SINGLE INLET
ST-C2	RIM = 727.10 TOP = 727.10	INV. IN = 723.10	INV. OUT =723.10	SINGLE INLET
ST-C3	RIM = 721.90 TOP = 721.90	INV. IN = 717.65 INV. IN = 717.65	INV. OUT =717.65	SINGLE INLET
ST-C3A	RIM = 721.90 TOP = 721.90		INV. OUT =717.90	SINGLE INLET
ST-C4	RIM = 716.91 TOP = 716.91	INV. IN = 712.91	INV. OUT =712.91	SINGLE INLET
ST-C5	RIM = 711.28 TOP = 711.28	INV. IN = 707.03 INV. IN = 707.03	INV. OUT =707.03	SINGLE INLET
ST-C5A	RIM = 711.28 TOP = 711.28		INV. OUT =707.28	SINGLE INLET
ST-C6	RIM = 700.85 TOP = 700.85	INV. IN = 691.14 INV. IN = 691.14	INV. OUT =691.14	SINGLE INLET
ST-C6A	RIM = 696.00 TOP = 696.00		INV. OUT =692.50	AREA DRAIN
ST-C7	RIM = 693.96 TOP = 693.96	INV. IN = 689.96	INV. OUT =689.96	SINGLE INLET
ST-C7A	RIM = 693.96 TOP = 693.96	INV. IN = 689.71	INV. OUT =689.71	SINGLE INLET

STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT	STRUCTURE
HW-D1	RIM = 681.45 TOP = 680.00	INV. IN = 676.20		HEADWALL
ST-D1	RIM = 696.28 TOP = 696.28	INV. IN = 692.03	INV. OUT =692.03	SINGLE INLET
ST-D1A	RIM = 696.28 TOP = 696.28		INV. OUT =692.28	SINGLE INLET
ST-D1B	RIM = 707.88 TOP = 707.88		INV. OUT =703.00	AREA DRAIN
ST-D2	RIM = 689.67 TOP = 689.67	INV. IN = 689.67	INV. OUT =689.67	SINGLE INLET
ST-D2A	RIM = 701.67 TOP = 701.67		INV. OUT =697.67	AREA DRAIN
ST-D3	RIM = 693.15 TOP = 693.15	INV. IN = 688.65	INV. OUT =688.65	SINGLE INLET
ST-D3A	RIM = 693.76 TOP = 693.76	INV. IN = 688.38	INV. OUT =688.38	SINGLE INLET
ST-D4	RIM = 689.15 TOP = 689.15	INV. IN = 684.54	INV. OUT =684.54	SINGLE INLET
ST-D5	RIM = 684.64 TOP = 684.64	INV. IN = 679.78 INV. IN = 679.78	INV. OUT =679.78	SINGLE INLET
ST-D5A	RIM = 684.64 TOP = 684.64		INV. OUT =680.28	SINGLE INLET

STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT	STRUCTURE
HW-E1	RIM = 653.77 TOP = ???	INV. IN = 650.52		HEADWALL
HW-E2	RIM = 676.10 TOP = 674.48	INV. IN = 673.39		HEADWALL
HW-E3	RIM = 675.62 TOP = ???	INV. IN = 672.91		HEADWALL
HW-E4	RIM = 655.45 TOP = 654.00		INV. OUT =652.74	HEADWALL
HW-E5	RIM = 675.71 TOP = 672.75	INV. IN = 671.92		HEADWALL
ST-E1	RIM = 694.11 TOP = 694.11		INV. OUT =690.11	SINGLE INLET
ST-E1A	RIM = 692.82 TOP = 692.82	INV. IN = 688.82	INV. OUT =688.82	SINGLE INLET
ST-E2A	RIM = 692.82 TOP = 692.82	INV. IN = 688.57	INV. OUT =688.57	SINGLE INLET
ST-E2B	RIM = 692.26 TOP = 692.26	INV. IN = 688.09	INV. OUT =688.09	SINGLE INLET
ST-E2C	RIM = 691.12 TOP = 691.12	INV. IN = 687.04	INV. OUT =687.04	SINGLE INLET
ST-E3	RIM = 689.67 TOP = 689.67	INV. IN = 685.23	INV. OUT =685.23	AREA DRAIN
ST-E4	RIM = 685.67 TOP = 685.67	INV. IN = 681.94	INV. OUT =681.94	AREA DRAIN
ST-E5	RIM = 684.70 TOP = 684.70	INV. IN = 679.20	INV. OUT =679.20	AREA DRAIN
ST-E6	RIM = 679.87 TOP = 679.87	INV. IN = 675.37 INV. IN = 675.37	INV. OUT =675.37	SINGLE INLET
ST-E6A	RIM = 679.87 TOP = 679.87	INV. IN = 675.87	INV. OUT =675.87	SINGLE INLET
ST-E7	RIM = 678.75 TOP = 678.75	INV. IN = 674.25	INV. OUT =674.25	SINGLE INLET
ST-E7A	RIM = 678.75 TOP = 678.75		INV. OUT =674.75	SINGLE INLET
ST-E8	RIM = 675.91 TOP = 675.91	INV. IN = 671.91	INV. OUT =671.91	SINGLE INLET
ST-E9	RIM = 669.62 TOP = 669.62	INV. IN = 665.82	INV. OUT =665.82	SINGLE INLET
ST-E10	RIM = 667.61 TOP = 667.61	INV. IN = 663.61 INV. IN = 663.61	INV. OUT =663.61	SINGLE INLET
ST-E10A	RIM = 667.61 TOP = 667.61	INV. IN = 663.36	INV. OUT =663.36	SINGLE INLET
ST-E11	RIM = 664.57 TOP = 664.57	INV. IN = 660.32	INV. OUT =660.32	SINGLE INLET
ST-E11A	RIM = 664.57 TOP = 664.57	INV. IN = 660.57	INV. OUT =660.57	SINGLE INLET
ST-E12	RIM = 656.61 TOP = 656.61	INV. IN = 652.11 INV. IN = 652.11	INV. OUT =652.11	SINGLE INLET
ST-E12A	RIM = 656.62 TOP = 656.62	INV. IN = 652.62	INV. OUT =652.62	SINGLE INLET
ST-E13	RIM = 680.87 TOP = 680.87	INV. IN = 673.82	INV. OUT =673.82	SINGLE INLET

STRUCTURE TABLE				
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT	STRUCTURE
ST-E13A	RIM = 680.87 TOP = 680.87	INV. IN = 673.57	INV. OUT =673.57	SINGLE INLET
ST-E14	RIM = 670.59 TOP = 670.59	INV. IN = 666.59	INV. OUT =666.59	SINGLE INLET
ST-E15	RIM = 680.21 TOP = 680.21	INV. IN = 675.96	INV. OUT =675.96	SINGLE INLET
ST-E15A	RIM = 680.21 TOP = 680.21		INV. OUT =676.21	SINGLE INLET
ST-E16	RIM = 681.44 TOP = 681.44		INV. OUT =677.44	SINGLE INLET
ST-E17	RIM = 680.34 TOP = 680.34	INV. IN = 676.09 INV. IN = 676.09	INV. OUT =676.09	SINGLE INLET
ST-E17A	RIM = 680.34 TOP = 680.34		INV. OUT =676.34	SINGLE INLET
ST-E18	RIM = 680.15 TOP = 680.15	INV. IN = 675.11 INV. IN = 675.11	INV. OUT =675.11	DOUBLE INLET
ST-E18A	RIM = 679.54 TOP = 679.54	INV. IN = 674.86	INV. OUT =674.86	SINGLE INLET
ST-E18B	RIM = 680.54 TOP = 680.54		INV. OUT =676.19	SINGLE INLET
ST-E19	RIM = 682.14 TOP = 682.14		INV. OUT =678.14	SINGLE INLET
ST-E20	RIM = 681.32 TOP = 681.32	INV. IN = 676.18	INV. OUT =676.18	SINGLE INLET
ST-E20A	RIM = 680.14 TOP = 680.14	INV. IN = 676.53	INV. OUT =676.53	SINGLE INLET
ST-E20B	RIM = 682.00 TOP = 682.00		INV. OUT =678.00	AREA DRAIN
ST-E21	RIM = 679.35 TOP = 679.35	INV. IN = 675.35 INV. IN = 675.35	INV. OUT =675.35	SINGLE INLET
ST-E21A	RIM = 679.35 TOP = 679.35	INV. IN = 675.10	INV. OUT =675.10	SINGLE INLET
ST-E22	RIM = 677.48 TOP = 677.48	INV. IN = 673.23 INV. IN = 673.23	INV. OUT =673.23	SINGLE INLET
ST-E22A	RIM = 677.48 TOP = 677.48		INV. OUT =673.48	SINGLE INLET
ST-E23	RIM = 694.16 TOP = 694.16	INV. IN = 689.91	INV. OUT =689.91	SINGLE INLET
ST-E23A	RIM = 694.16 TOP = 694.16		INV. OUT =690.16	SINGLE INLET
ST-E24	RIM = 690.09 TOP = 690.09	INV. IN = 686.09	INV. OUT =686.09	SINGLE INLET
ST-E25	RIM = 687.61 TOP = 687.61	INV. IN = 683.36 INV. IN = 683.36	INV. OUT =683.36	SINGLE INLET
ST-E25A	RIM = 687.61 TOP = 687.61	INV. IN = 680.57	INV. OUT =680.57	SINGLE INLET
ST-E26	RIM = 683.63 TOP = 683.63	INV. IN = 679.63	INV. OUT =679.63	SINGLE INLET
ST-E27	RIM = 680.57 TOP = 680.57	INV. IN = 676.57	INV. OUT =676.57	SINGLE INLET

PIPE TABLE			
NAME	SIZE	LENGTH	SLOPE
RISER-1A TO HW-1A	18" Reinforced Concrete Pipe	56.80	1.00%
RISER-2A TO HW-2A	18" Reinforced Concrete Pipe	258.10	1.00%
RISER-2C TO HW-2C	18" Reinforced Concrete Pipe	189.97	1.00%

PIPE TABLE			
NAME	SIZE	LENGTH	SLOPE
ST-A1 TO ST-A2B	18" Reinforced Concrete Pipe	76.87	1.00%
ST-A1A TO ST-A1	18" Reinforced Concrete Pipe	24.17	1.00%
ST-A2 TO ST-A3	18" Reinforced Concrete Pipe	99.35	1.68%
ST-A2A TO ST-A2	18" Reinforced Concrete Pipe	24.20	1.38%
ST-A2B TO ST-A2	18" Reinforced Concrete Pipe	80.91	1.00%
ST-A3 TO ST-A4	18" Reinforced Concrete Pipe	96.12	2.95%
ST-A4 TO ST-A5	18" Reinforced Concrete Pipe	53.55	1.00%
ST-A4A TO ST-A4	18" Reinforced Concrete Pipe	24.17	1.00%
ST-A5 TO ST-A5A	18" Reinforced Concrete Pipe	24.17	1.00%
ST-A5A TO ST-A5B	18" Reinforced Concrete Pipe	131.76	9.08%
ST-A5B TO ST-A5C	24" Reinforced Concrete Pipe	119.07	1.00%
ST-A5C TO HW-A1	24" Reinforced Concrete Pipe	57.78	1.90%
ST-A5D TO ST-A5B	24" Reinforced Concrete Pipe	183.04	1.00%
ST-A6 TO ST-A4A	18" Reinforced Concrete Pipe	44.19	1.00%
ST-A7 TO ST-A8	18" Reinforced Concrete Pipe	150.04	2.14%
ST-A7A TO ST-A7	18" Reinforced Concrete Pipe	24.23	1.00%
ST-A8 TO ST-A5	18" Reinforced Concrete Pipe	94.63	1.46%

PIPE TABLE			
NAME	SIZE	LENGTH	SLOPE
RISER-1B TO ST-B18	18" Reinforced Concrete Pipe	170.11	8.08%
ST-B1 TO ST-B2	18" Reinforced Concrete Pipe	130.82	2.63%
ST-B1A TO ST-B1	18" Reinforced Concrete Pipe	24.16	1.00%
ST-B2 TO ST-B3	18" Reinforced Concrete Pipe	97.62	2.39%
ST-B2A TO ST-B2	18" Reinforced Concrete Pipe	24.17	1.00%
ST-B3 TO ST-B3A	18" Reinforced Concrete Pipe	24.23	1.00%
ST-B3A TO ST-B4	18" Reinforced Concrete Pipe	39.30	2.04%
ST-B4 TO ST-B4B	18" Reinforced Concrete Pipe	105.73	2.20%
ST-B4A TO ST-B4	18" Reinforced Concrete Pipe	24.15	1.00%
ST-B4B TO ST-B5	24" Reinforced Concrete Pipe	104.90	3.77%
ST-B4C TO ST-B4B	24" Reinforced Concrete Pipe	13.24	4.31%
ST-B5 TO ST-B6	24" Reinforced Concrete Pipe	88.31	8.65%
ST-B5A TO ST-B5	18" Reinforced Concrete Pipe	24.18	1.97%
ST-B6 TO ST-B7	24" Reinforced Concrete Pipe	113.19	10.03%
ST-B6A TO ST-B6	18" Reinforced Concrete Pipe	24.19	1.97%
ST-B7 TO ST-B8	24" Reinforced Concrete Pipe	119.65	13.21%
ST-B7A TO ST-B7	18" Reinforced Concrete Pipe	24.19	1.97%
ST-B8 TO ST-B10A	30" Reinforced Concrete Pipe	53.00	1.00%
ST-B9 TO ST-B8	24" Reinforced Concrete Pipe	59.53	1.00%
ST-B9A TO ST-B9	18" Reinforced Concrete Pipe	25.33	3.36%

PIPE TABLE			
NAME	SIZE	LENGTH	SLOPE
ST-B9B TO ST-B9	18" Reinforced Concrete Pipe	134.49	15.61%
ST-B10 TO ST-B11	30" Reinforced Concrete Pipe	100.64	1.00%
ST-B10A TO ST-B10	30" Reinforced Concrete Pipe	24.22	1.00%
ST-B11 TO ST-B11B	30" Reinforced Concrete Pipe	36.13	1.00%
ST-B11A TO ST-B11	18" Reinforced Concrete Pipe	25.15	21.97%
ST-B11B TO ST-B12	30" Reinforced Concrete Pipe	137.99	1.00%
ST-B12 TO ST-B12A	30" Reinforced Concrete Pipe	24.17	1.00%
ST-B12A TO HW-B1	30" Reinforced Concrete Pipe	47.45	1.00%
ST-B13 TO ST-B14	18" Reinforced Concrete Pipe	163.08	1.00%
ST-B13A TO ST-B13	18" Reinforced Concrete Pipe	24.18	1.00%
ST-B14 TO ST-B15	18" Reinforced Concrete Pipe	180.34	1.19%
ST-B14A TO ST-B14	18" Reinforced Concrete Pipe	24.18	1.00%
ST-B15 TO ST-B16	18" Reinforced Concrete Pipe	202.23	5.20%
ST-B15A TO ST-B15	18" Reinforced Concrete Pipe	24.16	1.00%
ST-B16 TO ST-B17	18" Reinforced Concrete Pipe	196.46	4.17%
ST-B16A TO ST-B16	18" Reinforced Concrete Pipe	24.18	1.00%
ST-B17 TO ST-B18	18" Reinforced Concrete Pipe	46.41	9.49%
ST-B17A TO ST-B17	18" Reinforced Concrete Pipe	24.16	1.00%
ST-B18 TO HW-B2	18" Reinforced Concrete Pipe	113.99	5.17%
ST-B18A TO ST-B18	18" Reinforced Concrete Pipe	85.61	4.90%



HYDRANT FLOW ANALYSIS



HYDRANT # & LOCATION: Cobbler Court DATE: 11/1/2022
MODEL BY: Inflo Design Group, LLC SYS. DEMAND Max Day DURATION: 2 hrs
WATER SUPPLIED BY: Columbia Power and Water Systems
PURPOSE OF TEST: Summit at Carters Station

MODEL DATA

FLOW HYDRANT(S) 0 n/a n/a
GPM: 1000 0 0
TOTAL FLOW DURING SIMULATION: 1000 GPM

GAUGE HYDRANT

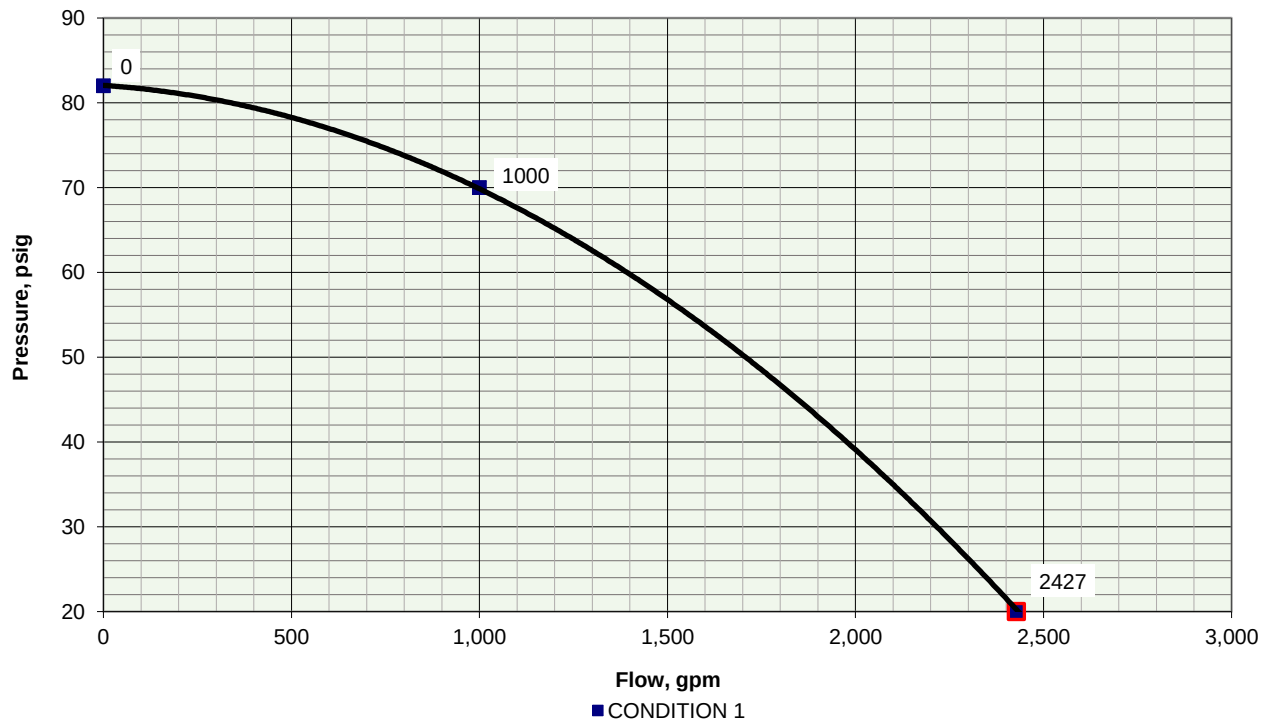
HYDRANT # & LOCATION: Stone Creek Pass

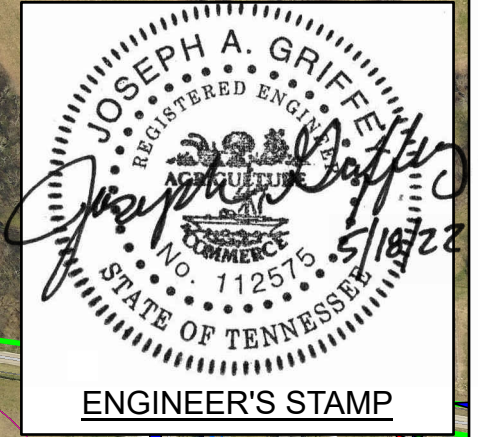
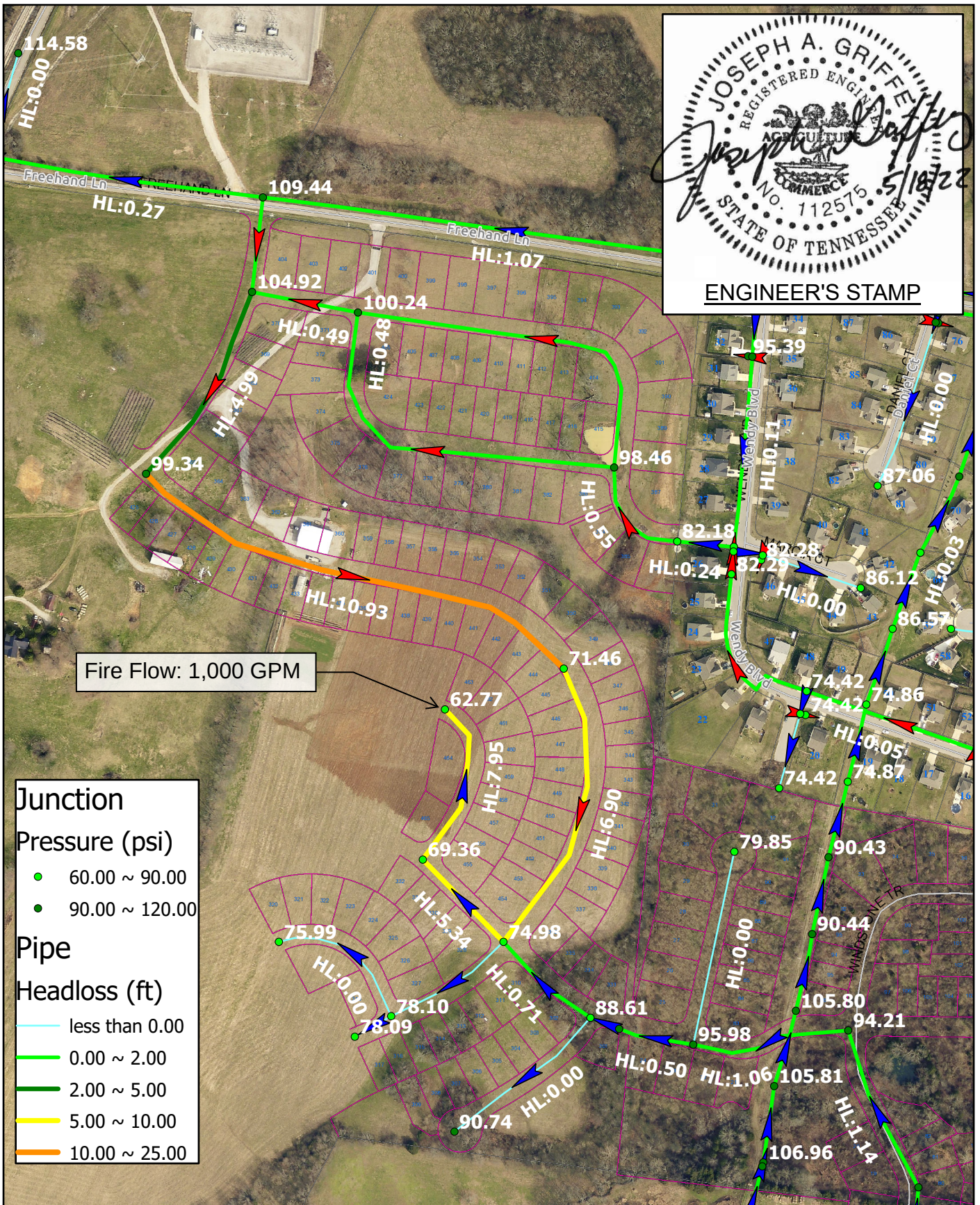
CONDITION 1
STATIC 82 PSI RESIDUAL: 70 PSI
CONDITION 2
STATIC PSI RESIDUAL: PSI

RESULTS: AT 20 PSI RESIDUAL

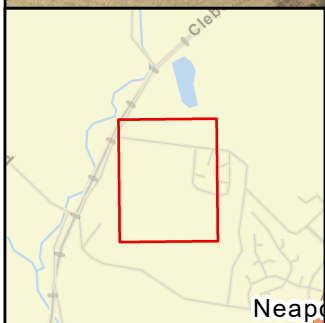
CONDITION 1 2427 GPM
CONDITION 2 --- GPM

REMARKS: Performance based on service elevation of 725' and current CPWS water infrastructure and do not account for additional losses associated with development piping.





Junction	
Pressure (psi)	
●	60.00 ~ 90.00
●	90.00 ~ 120.00
Pipe	
Headloss (ft)	
—	less than 0.00
—	0.00 ~ 2.00
—	2.00 ~ 5.00
—	5.00 ~ 10.00
—	10.00 ~ 25.00



Hydraulic Calculations

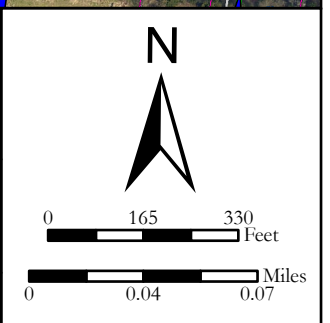
Summit at Carter's Station

Pressure and Head Loss @ Fire Flow

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 METI/NASA, USGS, EPA, NPS, USDA

2022

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet



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

Tamarack Land -- Carter's Station, LLC, the DEVELOPER (hereinafter the
"DEVELOPER") named on the Addendum to this Agreement attached hereto and by this reference made
a part hereof (hereinafter the "ADDENDUM").

WITNESSETH:

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

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

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

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

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

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

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

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

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

B1 General Conditions

B1.1 Construction Costs

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

B1.2 City Ordinances, Rules and Regulations

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

B1.3 Fees

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

B1.4 Inspection

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

B1.5 Right of Entry

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

B1.6 Easements

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

B1.7 Stormwater Maintenance Agreement

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

B1.8 Attorney Fees and Other Expenses

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

B1.9 Agreement Not Assignable

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

B1.10 Revocation and Interpretation

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

B1.11 No Oral Agreement

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

B1.12 Separability

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

B 1.13 Transferability

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

B1.14 Indemnity

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

B1.15 Binding Effect

This agreement shall be binding upon the DEVELOPER and the 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.

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.

Summit at Carter's Station, Phase 1 PROJECT	
<i>Completed by the Developer</i>	<i>Completed by the City</i>
<u>Tamarack Land -- Carter's Station LLC</u> DEVELOPER NAME	
<u>Jeff Leone</u> AUTHORIZED AGENT NAME	
 SIGNATURE	 CITY ENGINEER
 DATE	 SIGNATURE
 STREET	 DATE
 CITY, STATE, ZIP	
 PHONE	
 EMAIL	
 <i>Attest</i>	 <i>Attest</i>
 ATTEST NAME	 ATTEST NAME
 ATTEST SIGNATURE	 ATTEST SIGNATURE
 DATE	 DATE



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	Freehand Road		
	TAX MAP: 42	GROUP:	PARCEL: 035.00
SUMMARY OF NATURE OF REQUEST AND WORK	We are requesting the approval of a final plat for 59 single family lots in phase 1 of Summit at Carter's Station.		

DATE OF PRE-APPLICATION CONFERENCE	4/28/22	<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: <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) <u>Summit at Carter's Station, Phase 1</u> ☒ Total Number of Lots <u>58</u> ☒ Total acreage <u>20.62</u>

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	Allison Baldwin	PHONE	615.678.8212
ADDRESS	1329 West Main Street, Franklin, TN	EMAIL	Allison.Baldwin@T2-Eng.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.

<u>Allison Baldwin</u> APPLICANT NAME	<u>Allison Baldwin</u> APPLICANT SIGNATURE	<u>11/21/22</u> DATE
<u>Tamarack Land - Carter's Station, LLC</u> PROPERTY OWNER NAME	<u>Jeff Leone</u> PROPERTY OWNER SIGNATURE	<u>11/10/22</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			

HONEY FARM STORPLACE

NASHVILLE HWY (HWY 31) COLUMBIA, TN 38401

REVIEW DOCUMENTS

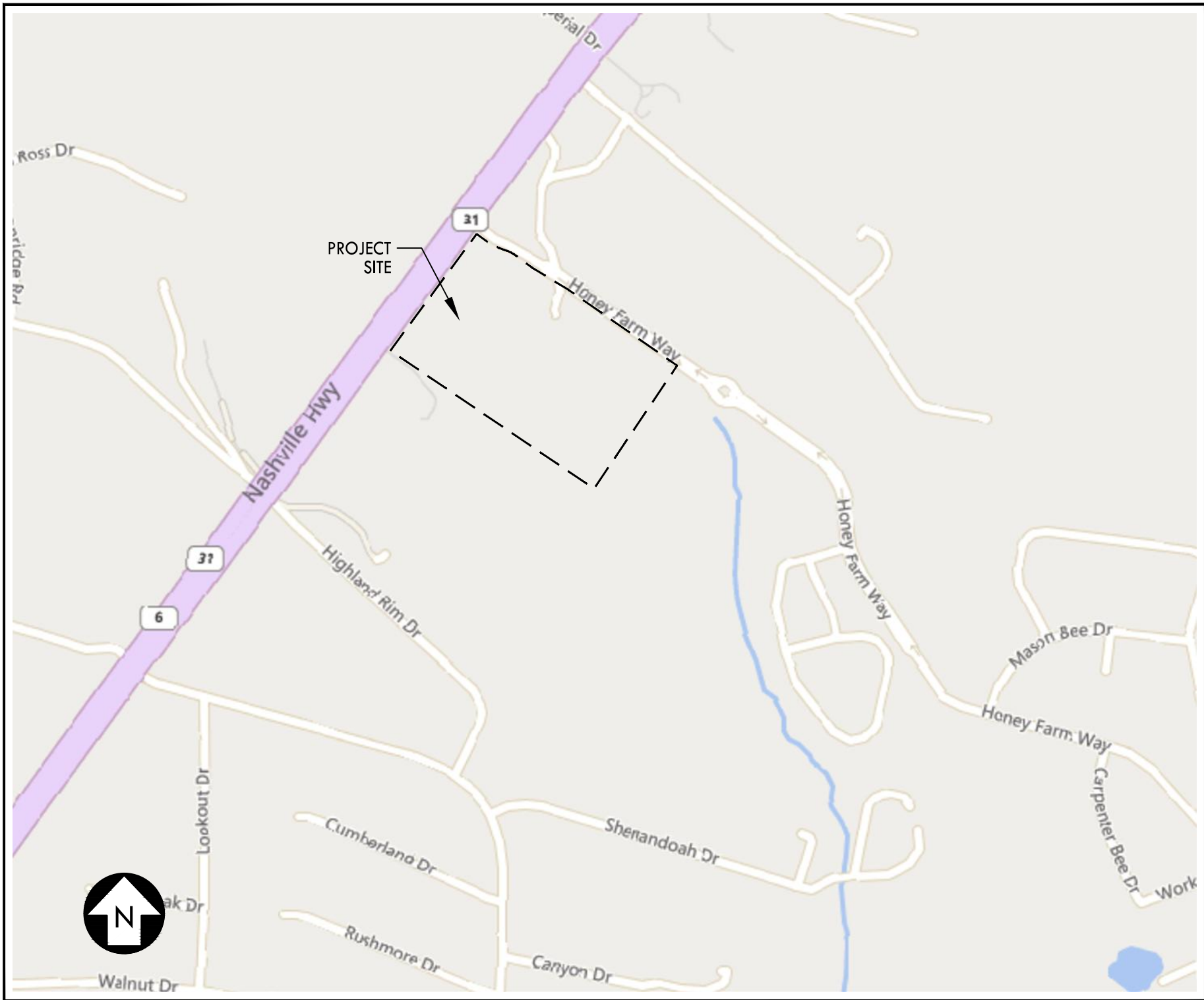
GENERAL INFORMATION

DEVELOPER

EQUITAS MANAGEMENT GROUP, LLC
5525 N MACARTHUR BLVD. SUITE 400
IRVING, TX 75038
Contact: DREW SMITH
Phone: 972-582-3471

CIVIL ENGINEER

Crunk Engineering LLC
7112 Crossroads Boulevard, Suite 201
Brentwood, TN 37027
Contact: Adam Crunk, PE
Phone: 615.873.1795
Email: adam@crunkeng.com



LOCATION MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	NOTES
C3.0	INITIAL EROSION SEDIMENT PLAN
C3.1	INTERIM EROSION SEDIMENT PLAN
C3.2	FINAL EROSION SEDIMENT PLAN
C3.3	EROSION SEDIMENT PLAN AND DETAILS
C4.0	DEMOLITION PLAN
C5.0	SITE LAYOUT PLAN
C5.1	FIRE TRUCK TURNING MOVEMENTS
C6.0	GRADING & DRAINAGE PLAN
C7.0	UTILITY PLAN
C8.0	DETAILS
C8.1	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE BUFFER PLAN

CRUNK ENGINEERING LLC
7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



HONEY FARM STORPLACE

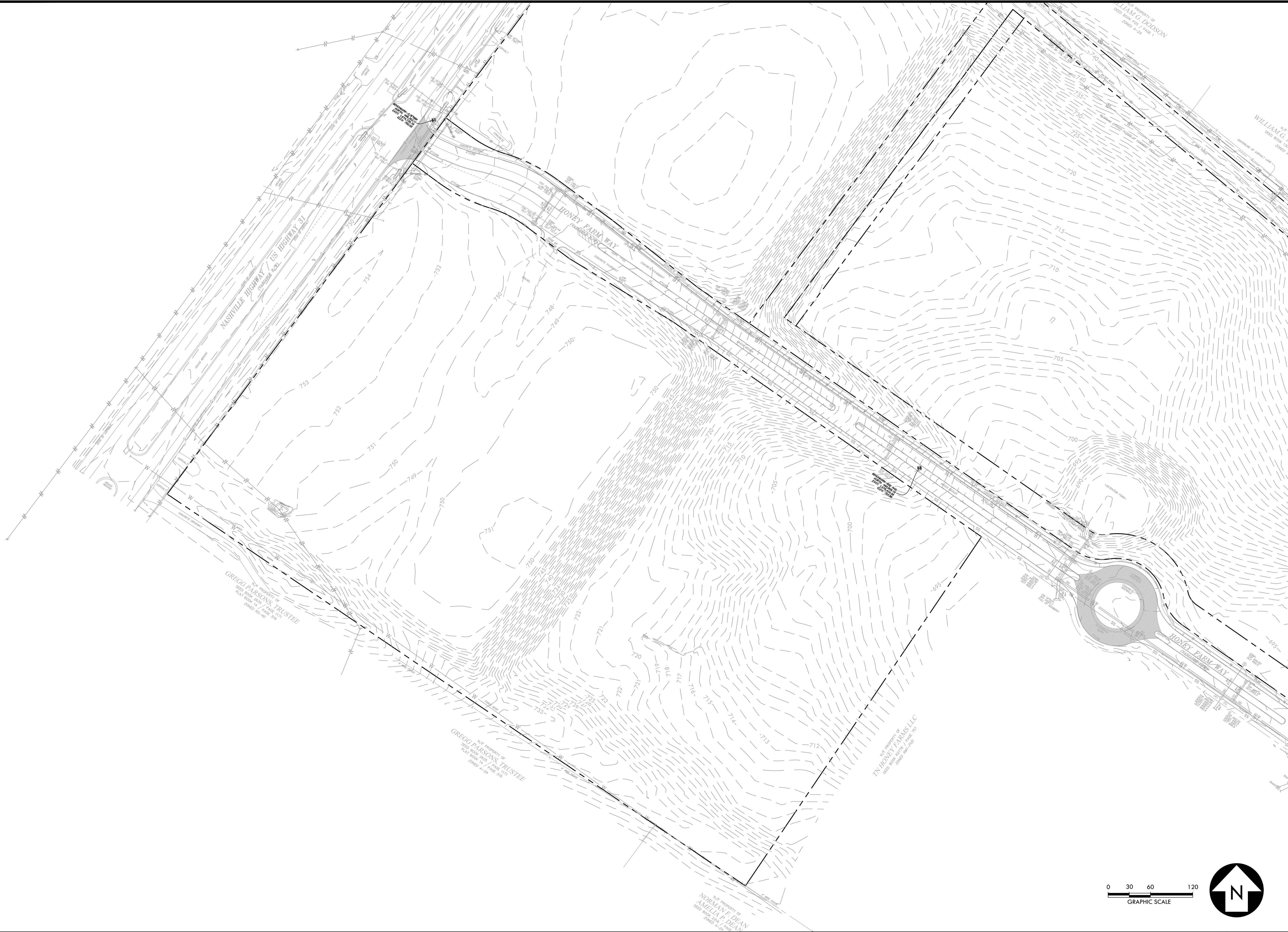
COLUMBIA, TN

REVISIONS	
No.	DATE

12/19/2022 22132

C0.0
COVER SHEET

Drawing Date: 12/20/2023 2:12 PM Honey Farm Storplacel.dwg



CRUNK ENGINEERING LLC

7112 CROSSROADS BOULEVARD

SUITE 201

BRENTWOOD, TN 37027

(615) 873-1795

WWW.CRUNKENG.COM





HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS	
No.	DATE

12/19/202222132

C1.0

EXISTING CONDITIONS

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GENERAL NOTES:

1. BASE INFORMATION WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY GEOSURVEY DATED 06-23-2022. CRUNK ENGINEERING LLC SHALL NOT BE RESPONSIBLE FOR ERRORS AND OMISSIONS RESULTING FROM THIS INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE PROJECT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
3. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC., DURING THE BID PROCESS. ANY QUANTITIES PROVIDED ON PLANS ARE PROVIDED AS A COURTESY. WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE.
5. A COPY OF THE ELECTRONIC DRAWING FILE MAY BE REQUESTED FROM ENGINEER BY CONTRACTOR TO PROVIDE COORDINATES FOR LOCATION IN FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ELECTRONIC FILES AFTER ANY REVISIONS TO PLANS, IF ANY OCCUR.
6. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, UTILITY INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL REPAIR ANY DAMAGED UTILITIES ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS. ALL AS-BUILTS SHALL BE PREPARED IN ACCORDANCE WITH LOCAL AGENCY(S) REQUIREMENTS. IF A CERTIFIED AS-BUILT SURVEY IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STAMPED SURVEY AND SUBMITTING TO ENGINEER.
9. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION.
10. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
11. DIMENSIONS AND COORDINATES PROVIDED ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WORKS SUCH AS BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC.
14. PORTIONS OF THE WORK SHOWN ON THESE PLANS MAY REQUIRE TRENCH AND/OR MASS EXCAVATION. IN SOME CASES, THIS WILL REQUIRE THE REMOVAL OF ROCK. IN THE USE OF EXPLOSIVES FOR THE SUBSEQUENT EXCAVATION OF ROCK MATERIAL, ALL APPLICABLE LOCAL AND STATE REQUIREMENTS REGARDING THE USE AND STORAGE OF EXPLOSIVE MATERIAL SHALL BE FOLLOWED. THE PROPER PERMITS MUST BE SECURED AND PRE-BLAST SURVEYS WILL BE CONDUCTED IN AREAS WHERE ADJACENT PROPERTIES OR IMPROVEMENTS OFF OF THE PROJECT PROPERTY COULD BE IMPACTED. IN PORTIONS OF THE PROJECT WHERE TRENCH EXCAVATION IS REQUIRED, THE CONTRACTOR WILL BECOME FAMILIAR WITH ALL APPLICABLE TRENCH SAFETY REQUIREMENTS AND REGULATIONS AND TAKE THE NECESSARY MEASURES TO INSURE THE SAFETY OF HIS EMPLOYEES AND ANY OTHER INDIVIDUALS HAVING A NEED TO BE IN AND AROUND THE WORK.
15. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL AGENCY(S) SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL. UPON REMOVAL NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER PAVED FOOTINGS OR PAVED AREAS.
3. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF IMPROVEMENTS ON THE SITE LAYOUT PLAN AND UTILITY PLAN.
4. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND UTILITY PROVIDERS PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL AGENCY(S) AND UTILITY PROVIDER(S).
5. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
6. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
7. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24 INCHES (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS AND OUTSIDE THE BUILDING FOOT PRINT. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.
8. CAVITIES AND TRENCHES LEFT BY DEMOLITION WORK SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
9. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, LIGHT POLES, UTILITY STRUCTURES, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

SITE GRADING NOTES:

1. THE EXISTING AND PROPOSED TOPOGRAPHIC INFORMATION IS BASED OFF THE TOPOGRAPHIC SURVEY PERFORMED BY GEOSURVEY DATED 06-23-2022. ELEVATIONS ARE BASED OF NAVD 88. BENCHMARK LOCATION AND ELEVATIONS ARE AS REPRESENTED BY THE SURVEYOR AT THE TIME OF THE SURVEY. THE CONTRACTOR SHALL VERIFY ITS CORRECTNESS PRIOR TO CONSTRUCTION.
2. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 5.06 ACRES.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C0180E OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 04/16/2007.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. THE CONTRACTOR SHALL CHECK EXISTING GRADES AND DIMENSIONS PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
6. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION THE OWNER'S REPRESENTATIVE AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY. PERMANENT MEDIATION MAY BE REQUIRED, THE LOCATION AND SPECIFICATION OF WHICH WILL BE DETERMINED BY THE CONDITIONS WHICH ARE ENCOUNTERED.
7. THE PROPOSED GRADING AND DRAINAGE PLAN CONTAIN CONTOUR LINES AND SPOT ELEVATIONS RESULTING FROM AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
8. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON PLANS. FILL SLOPES OF 3:1 AND GREATER SHALL BE PLACED AND COMPACTED A MINIMUM OF 5 FEET BEYOND THE PROPOSED SLOPE LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
9. THE MAXIMUM SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL BE 2.0% IN ANY DIRECTION. THE MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0% UNLESS OTHERWISE INDICATED ON PLANS.
10. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SURFIELD ADJUSTMENT MAY BE REQUIRED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL AFFECTED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY A GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
12. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. THE CONTRACTOR SHALL NOT DISTURB VEGETATION OR REMOVE ANY TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
14. THE CONTRACTOR SHALL STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING THE TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL PROVIDE ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE. THE CONTRACTOR SHALL PROVIDE MEASURES TO PREVENT SEDIMENT FROM STOCKPILED TOPSOIL OR FILL MATERIAL FROM CONTAMINATING SURROUNDING AREAS OR ENTERING NEARBY STREAMS.
15. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS AND COMPACTED AS DIRECTED BY THE GEOTECHNICAL ENGINEER (TO 95% STANDARD PROCTOR).
16. THE CONTRACTOR IS RESPONSIBLE FOR PERMITTING ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL FOR SUCH ACTIVITY. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
17. ANY EXCESS EARTH MATERIAL AS A RESULT FROM GRADING ACTIVITIES SHALL BE FIRST OFFERED TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL FOR GRADING ACTIVITIES IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE AT NO ADDITIONAL COST TO THE OWNER.
18. SEGMENTAL WALLS SHALL BE PROVIDED BY THE CONTRACTOR ON A DESIGN BUILD BASIS. WALL DESIGN PLANS STAMPED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER AS A SHOP DRAWING AND INCLUDED IN THE CONSTRUCTION DOCUMENTS.
19. TOP OF GRATE ELEVATIONS FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL AND GRADING PLAN, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE WITH THE PAVEMENT AND/OR CURB AND GUTTER GRADES. LOCATION OF DRAINAGE STRUCTURES IS AS SHOWN ON THE GRADING PLAN.
20. THE CONTRACTOR SHALL COORDINATE EXACT LOCATION OF STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
21. REINFORCED CONCRETE STORM PIPE SHALL MEET ASTM 76CLASS III, WALL TYPE "B" MESH REINFORCEMENT, HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL MEET ASTM F 2648. POLYVINYLCHLORIDE PIPE (PVC) SHALL MEET ASTM D3034, SDR 35.

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE GRADING ACTIVITIES BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. EXISTING VEGETATION AND GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
7. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS. IF AT ANY TIME DURING CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY CONSTRUCTION ACTIVITY. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL ARE PROHIBITED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
10. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
11. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT AND EROSION CONTROL DEVICES AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REMOVED SEDIMENT BUILD UP FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER A GOOD STAND OF VEGETATIVE COVER HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

UTILITY NOTES:

1. ALL WATER LINES, SEWER LINES AND APPURTENANCES SHALL BE CONSTRUCTED OF MATERIALS THAT CONFORM WITH LOCAL AGENCY(S) AND UTILITY PROVIDER DETAILS AND SPECIFICATIONS.
2. SANITARY SEWER SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. POLYVINYLCHLORIDE (PVC) SHALL MEETASTM D3034 SDR35. DUCTILE IRON PIPE (DIP) SHALL MEET ANSI21.51/AWWA C-151 CLASS 52.
3. WATER LINES SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. CEMENT LINED DUCTILE IRON (DIP) SHALL MEET AWWA C-151CLASS 52. POLYVINYLCHLORIDE (PVC) SHALL MEET AWWA C-900, SDR 18, CLASS 150.
4. A MINIMUM COVER OF 36" SHALL BE PROVIDED OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN A HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE SURVEYOR AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
7. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF THE POINT OF CONNECTIONS OF ALL UTILITIES PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE OF CONSTRUCTION FOR ALL UTILITY LINES TO PREVENT CONFLICTS WITH EXISTING OR PROPOSED WATER LINES, SANITARY SEWER LINES, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL AGENCY(S) AND UTILITY PROVIDER(S) WATER AND SEWER SPECIFICATIONS.
10. REDUCED PRESSURE BACKFLOW PREVENTOR (RBPB) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY LOCAL AGENCY AND UTILITY PROVIDER.
11. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES (ALL BENDS AND BRACES NEEDED MAY NOT BE SHOWN ON THESE PLANS). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED.
12. THE CONTRACTOR SHALL COORDINATE EXACT LOCATION OF UTILITY CONNECTIONS AT THE BUILDING WITH PLUMBING PLANS.
13. PROPOSED GAS LINE, ELECTRIC LINE AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS.
14. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
15. THE CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
16. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
18. ALL FIRE LINES SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF THE PROJECT.
19. PRIOR TO SUBMITTING OF BID, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.

EROSION CONTROL TYPICAL NOTES:

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 33%.
4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
5. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
7. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
8. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: 1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR 2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
11. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 21 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
12. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 15 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
13. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
14. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

SITE DESCRIPTION:

1. THE SITE IS LOCATED IN COLUMBIA, TENNESSEE, MAURY COUNTY, PARCEL 051 05800 000 THE SITE IS LOCATED AT NASHVILLE HWY 2248. THE SITE CONSISTS OF 13.42 ACRES, 5.06 ACRES WILL BE DISTURBED AS PART OF THIS PROJECT.
2. APPROXIMATE CONSTRUCTION TIME TABLE:
BEGIN CONSTRUCTION - JULY 2023
COMPLETE CONSTRUCTION - FEBRUARY 2024
3. CONSTRUCTION SEQUENCE:
A. INSTALL CONSTRUCTION EXIT.
B. INSTALL SILT FENCE AND TREE PROTECTION.
C. CLEAR, GRUB, AND GRADE THE REMAINING SITE.
D. INSTALL GRASSED CHANNEL AND DRY-DETENTION POND PER APPROVED PLANS. INSTALL POND OUTLET WITH MODIFIED ORIFICE.
E. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, MODIFIED ORIFICE AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES WILL BE REMOVED.
H. ROCK CHECK DAMS ARE TO BE CLEANED.

TOTAL SITE AREA = 13.42 ACRES, 584,575.2 SQUARE FEET
DISTURBED AREA = 5.06 ACRES, 220,413.6 SQUARE FEET
5. THE ESTIMATED EXISTING CURVE NUMBER IS ____
UPON COMPLETION OF THE SITE, THE ESTIMATED CURVE NUMBER WILL INCREASE TO ____.
6. THE RECEIVING WATER FOR THE DISCHARGE FROM THIS SITE IS RUTHERFORD CREEK.
7. PROPERTY ZONING: PUD

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER, AND AT LEAST TWICE EVERY SEVEN CALENDAR DAYS, NOT ON CONSECUTIVE DAYS. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.
2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.
3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
6. BASED ON THE RESULTS OF THE INSPECTION; ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRATICABLE.
7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 21 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN IN ACCORDANCE IN PARAGRAPH 6 ABOVE.

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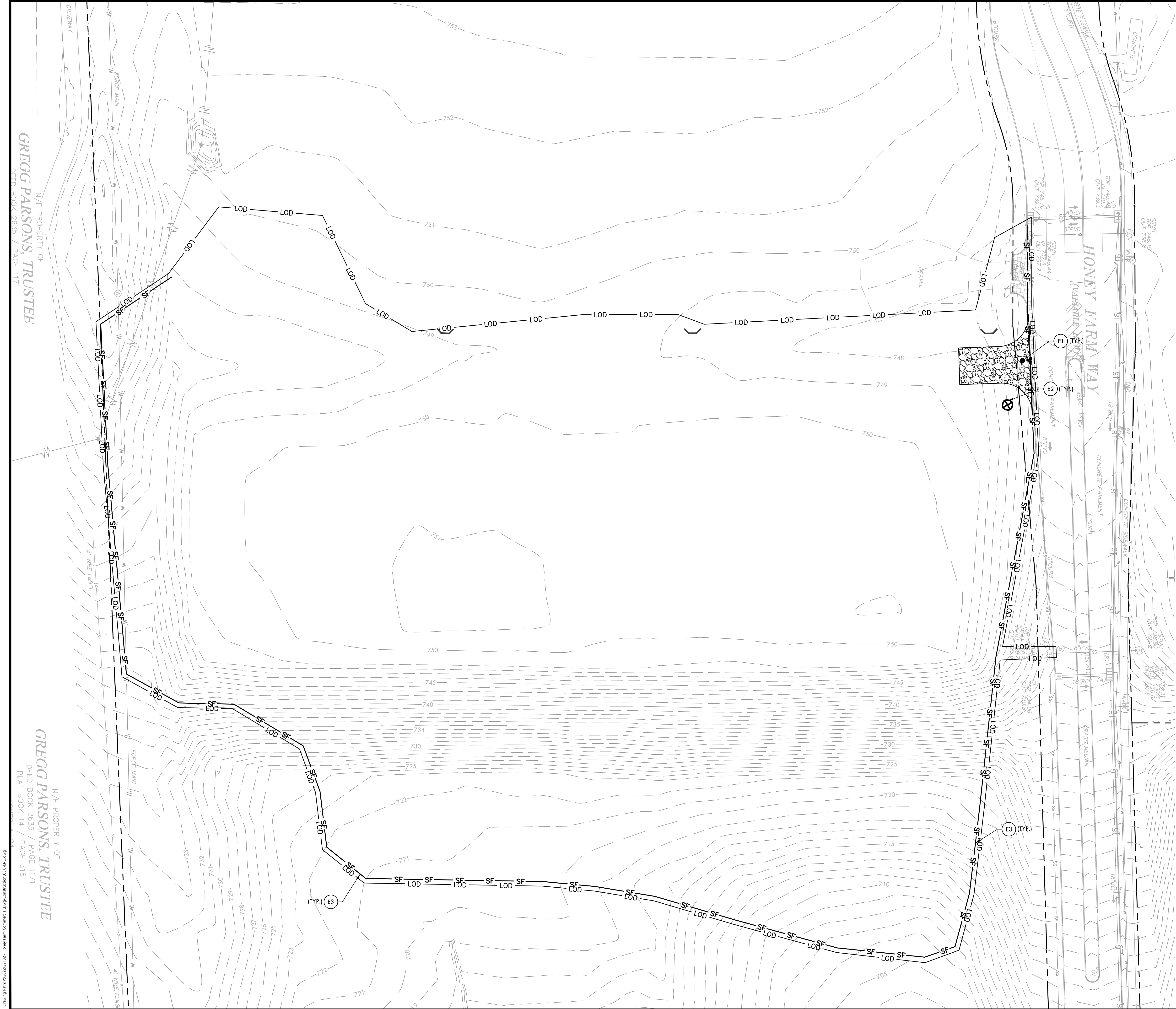
HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS	DATE				
	No.				

12/19/2022 22132

C2.0
NOTES



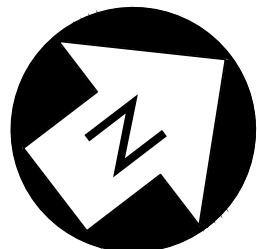
EROSION CONTROL PLAN
KEYNOTES

CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.3 - 1
E2	CONCRETE WASHOUT AREA	C3.3 - 2
E3	TEMPORARY SILT FENCE	C3.3 - 3
E4	TEMPORARY INLET PROTECTION	C3.3 - 4
E5	TEMPORARY TREE PROTECTION FENCE	C3.3 - 5
E6	RIP RAP OUTLET PROTECTION	C3.3 - 6
E7	TEMPORARY ROCK CHECK DAM	-
E8	TEMPORARY SEDIMENT TRAP	-

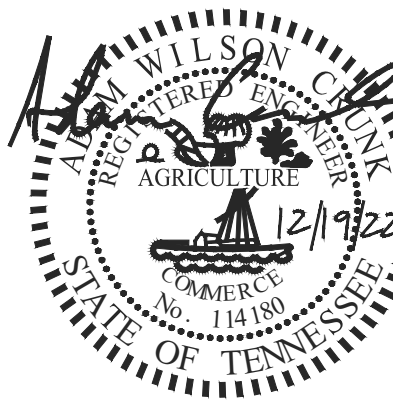
NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED EROSION &
SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TP TEMPORARY TREE PROTECTION
- SF TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LOD LIMITS OF DISTURBANCE



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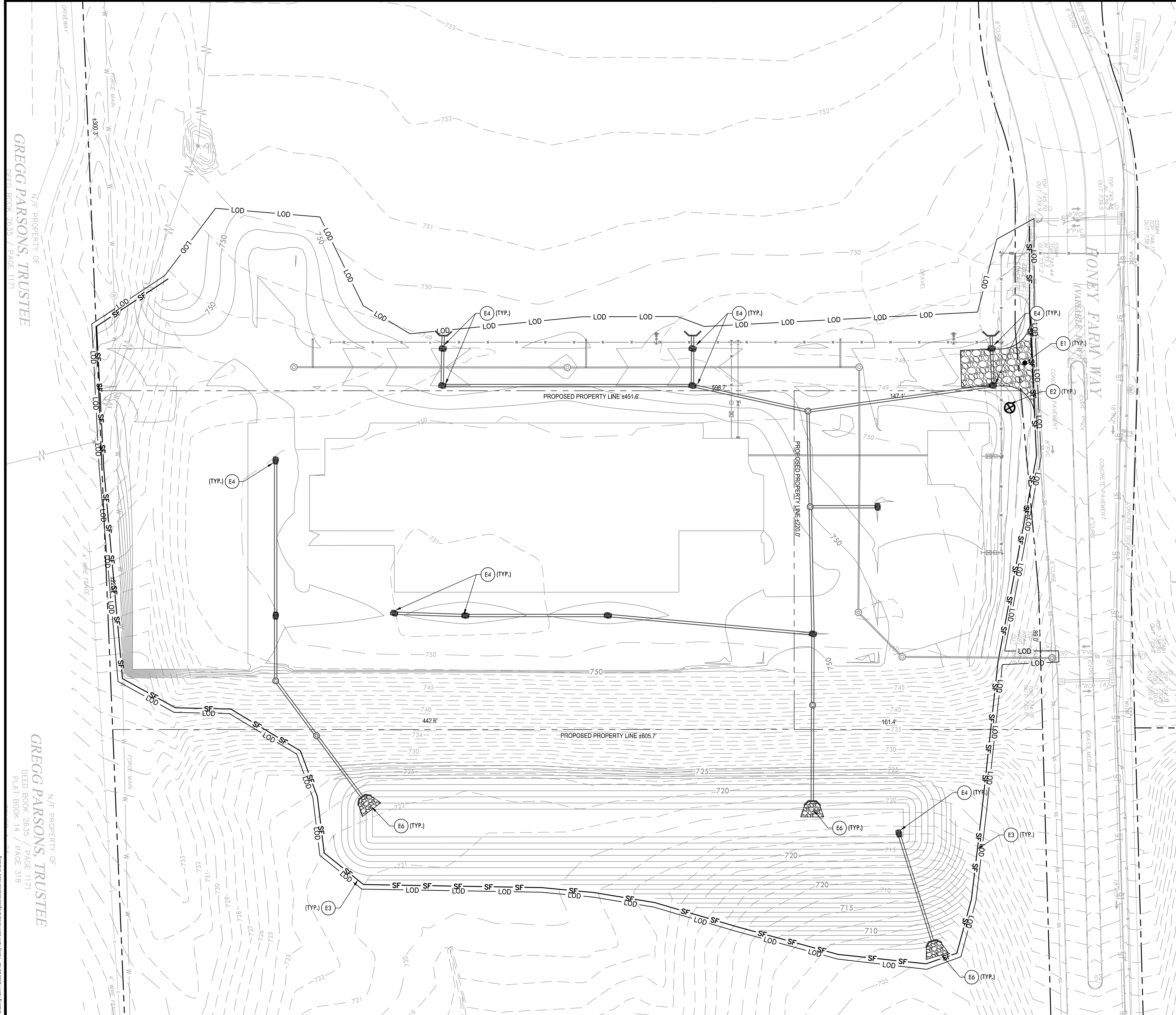


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C3.0
INITIAL EROSION
SEDIMENT PLAN

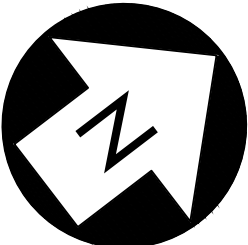
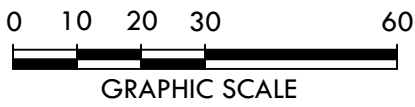


EROSION CONTROL PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
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E2	CONCRETE WASHOUT AREA	C3.3 - 2
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E6	RIP RAP OUTLET PROTECTION	C3.3 - 6
E7	TEMPORARY ROCK CHECK DAM	-
E8	TEMPORARY SEDIMENT TRAP	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TP TEMPORARY TREE PROTECTION
- SF TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LOD LIMITS OF DISTURBANCE



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STATE OF TENNESSEE
DEPARTMENT OF REVENUE
AGRICULTURE
12/19/22
AMY WILSON
COLUMBIA, TN

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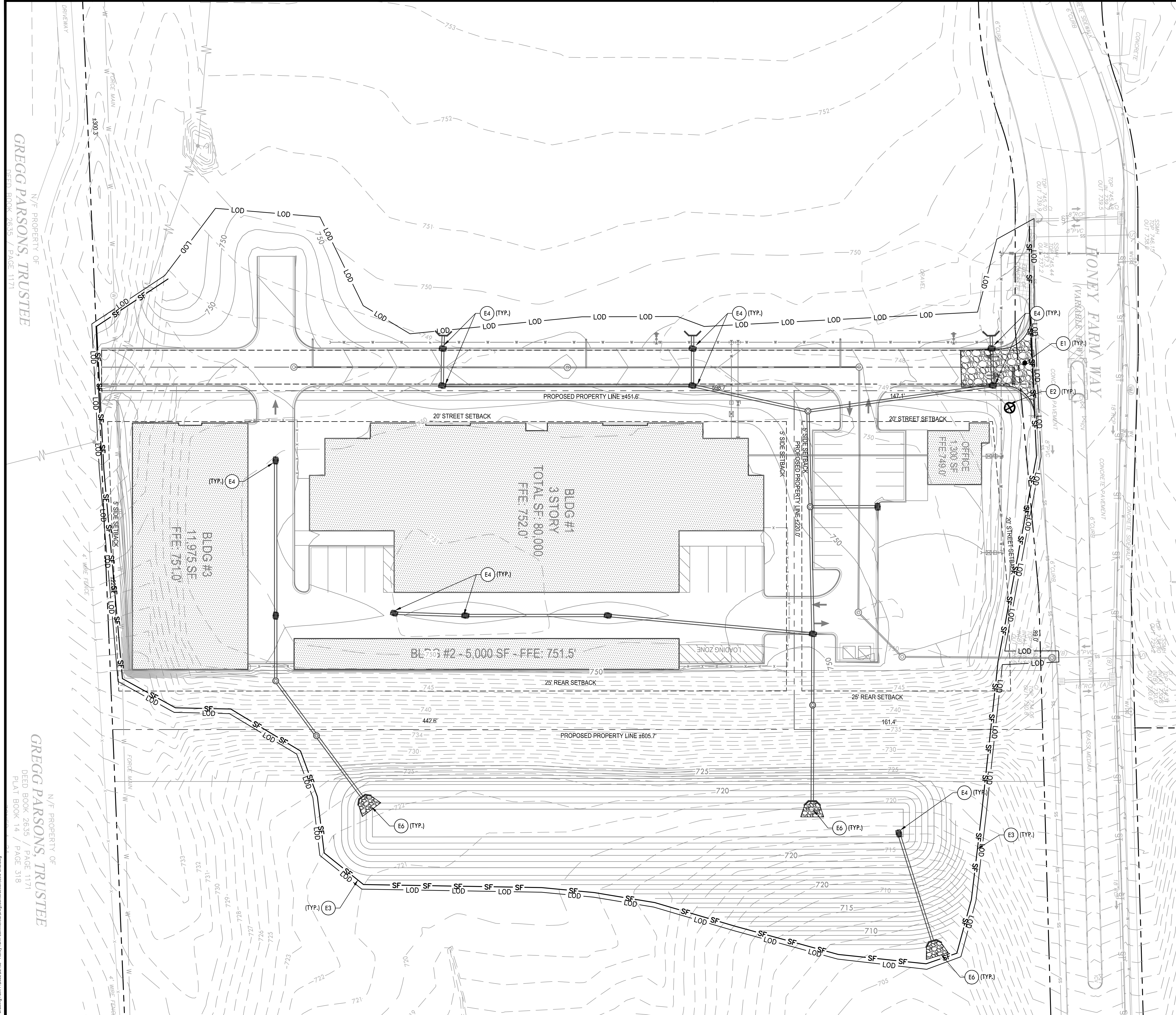
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C3.1

INTERIM EROSION
SEDIMENT PLAN

N/F PROPERTY OF
GREGG PARSONS, TRUSTEE
DEED BOOK 2635 / PAGE 1171

N/F PROPERTY OF
GREGG PARSONS, TRUSTEE
DEED BOOK 2635 / PAGE 1171
PLAT BOOK 14 / PAGE 318

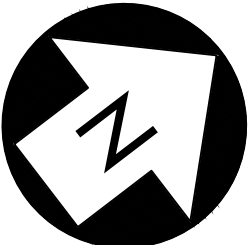


EROSION CONTROL PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.3 - 1
E2	CONCRETE WASHOUT AREA	C3.3 - 2
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E5	TEMPORARY TREE PROTECTION FENCE	C3.3 - 5
E6	RIP RAP OUTLET PROTECTION	C3.3 - 6
E7	TEMPORARY ROCK CHECK DAM	-
E8	TEMPORARY SEDIMENT TRAP	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TP TEMPORARY TREE PROTECTION
- SF TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LOD LIMITS OF DISTURBANCE



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C3.2

FINAL EROSION
SEDIMENT PLAN

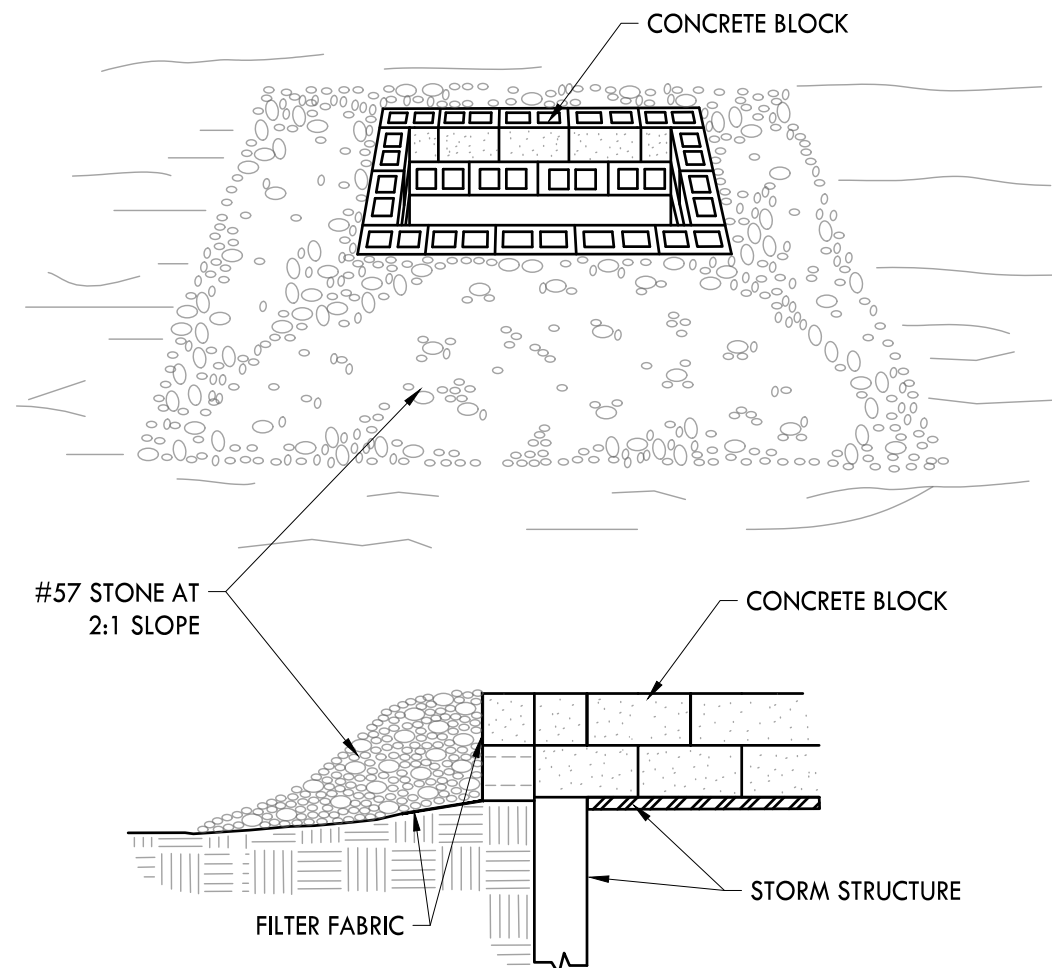
N/F PROPERTY OF
GREGG PARSONS, TRUSTEE
DEED BOOK 2635 / PAGE 1171

N/F PROPERTY OF
GREGG PARSONS, TRUSTEE
DEED BOOK 2635 / PAGE 1171
PLAT BOOK 14 / PAGE 318

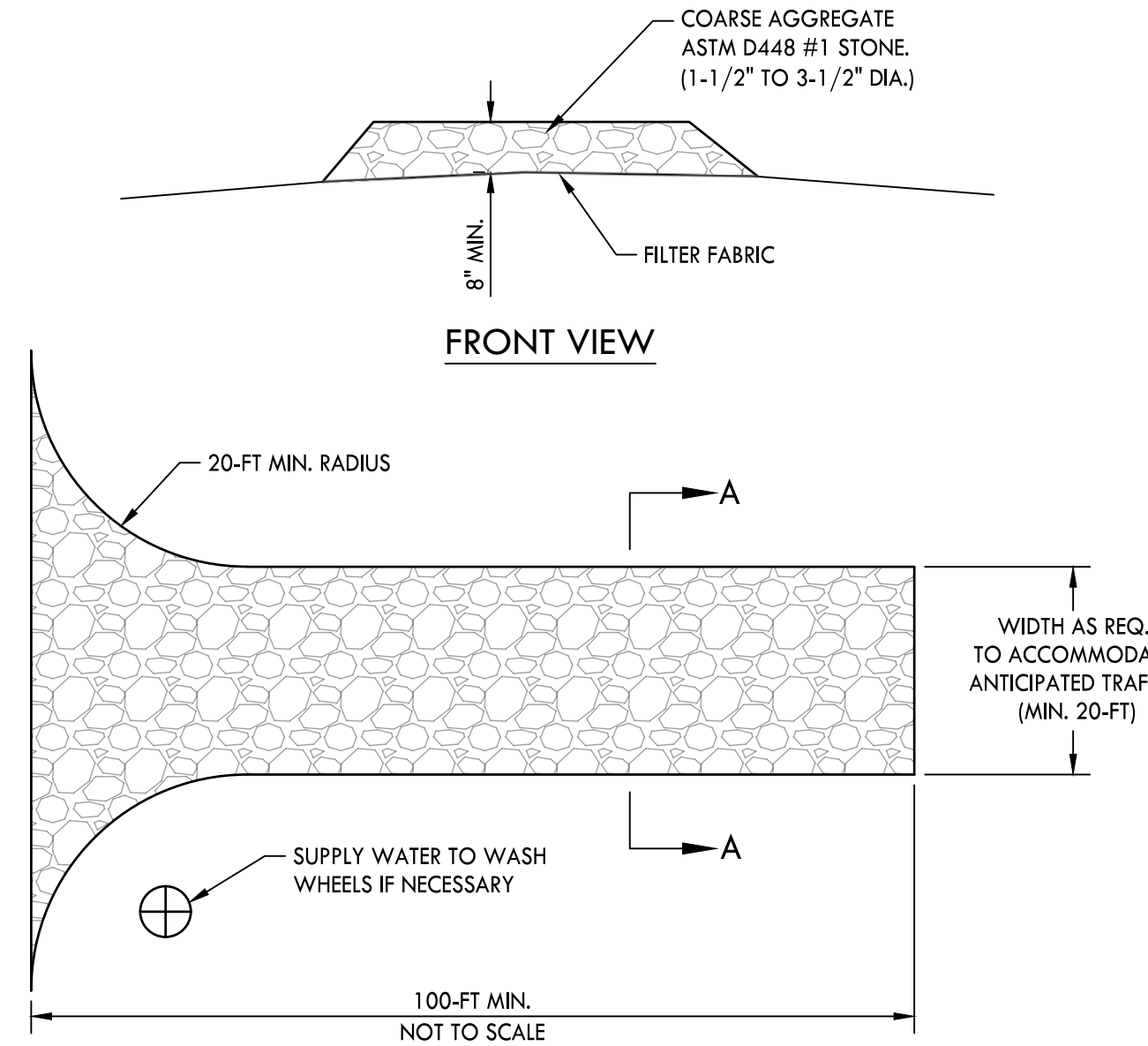
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Page 43 of 207

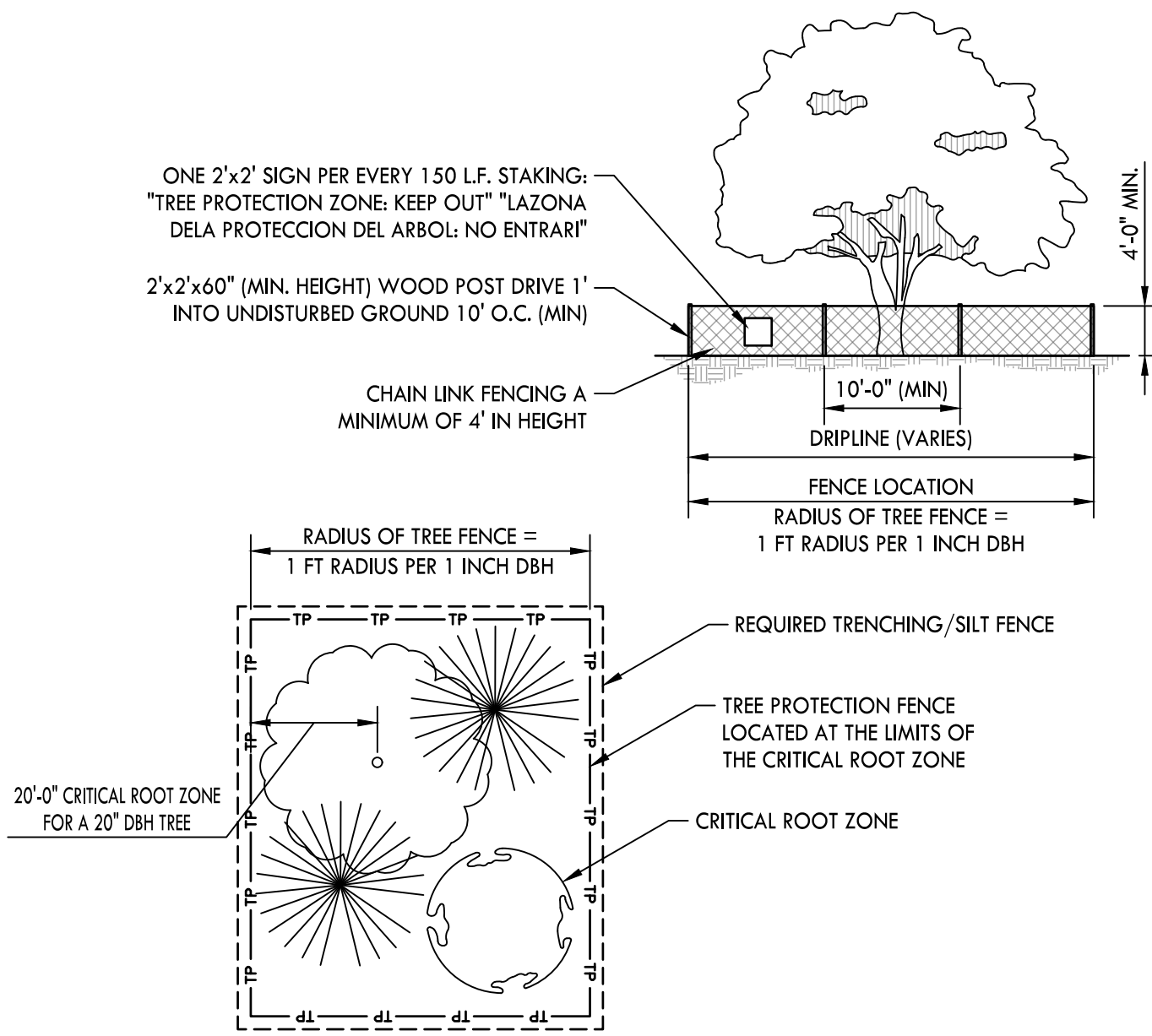
Drawings Date: 12/19/2022 22132 - Honey Farm Construction/Design/Construction/CS.3 - ERS.dwg



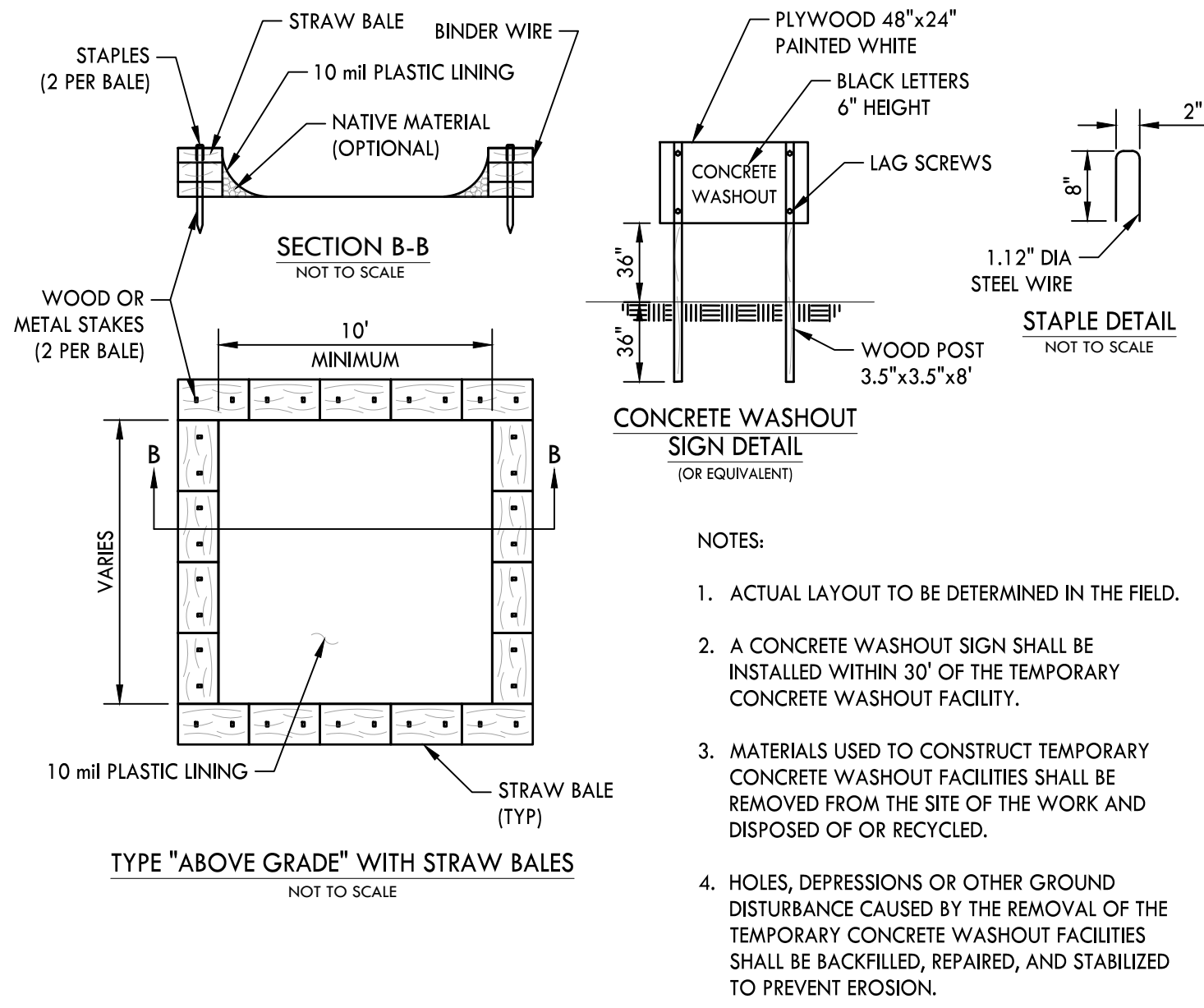
4 TEMPORARY INLET PROTECTION
NOT TO SCALE



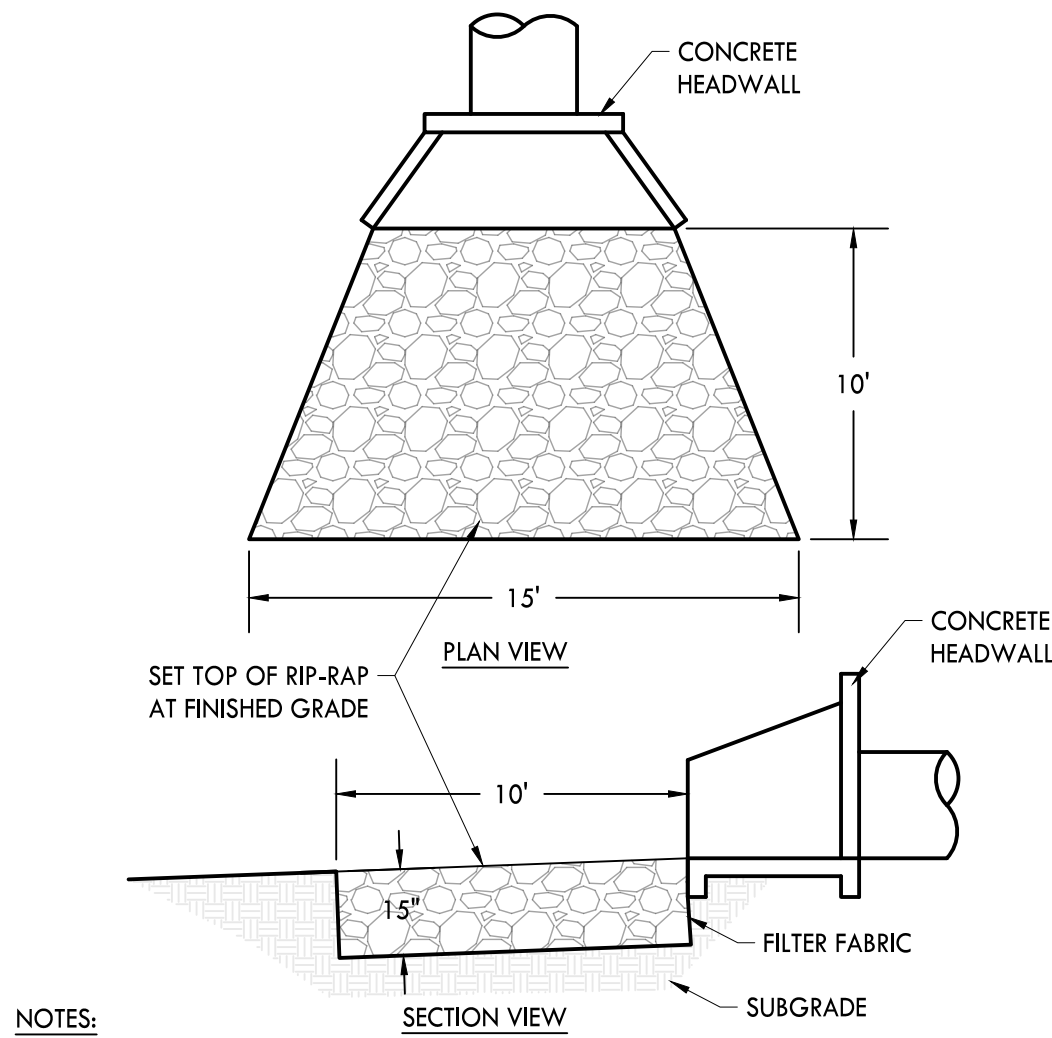
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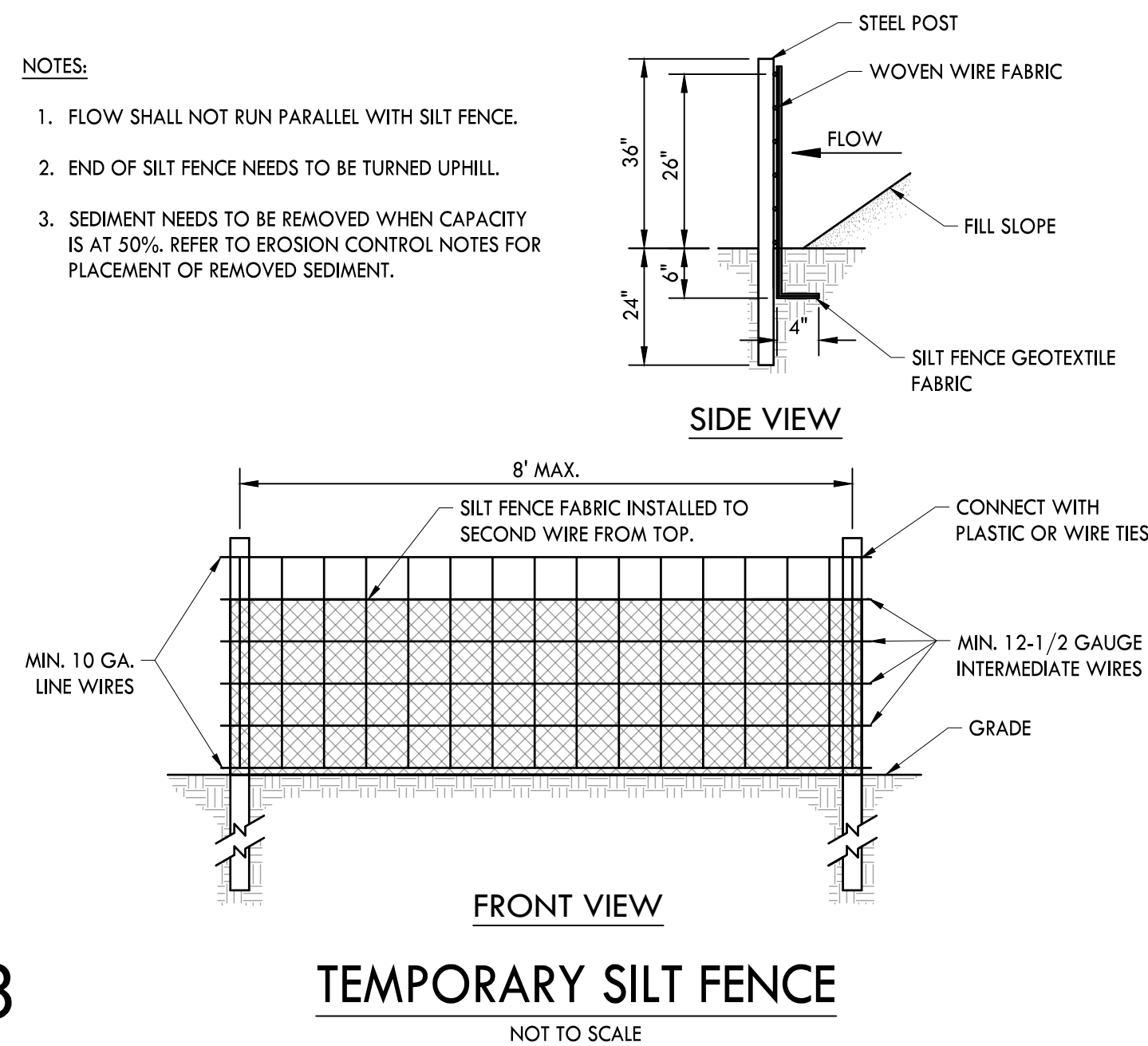
5 TEMPORARY TREE PROTECTION
NOT TO SCALE



2 CONCRETE WASHOUT AREA
NOT TO SCALE

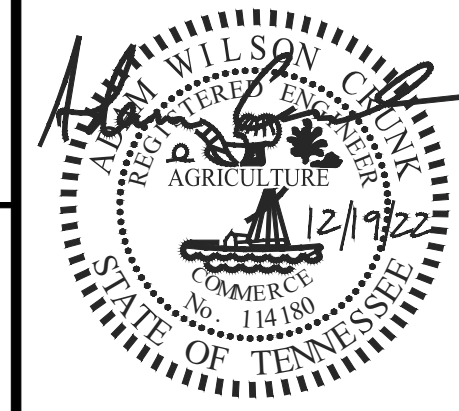


6 RIP-RAP OUTLET PROTECTION
NOT TO SCALE



3 TEMPORARY SILT FENCE
NOT TO SCALE

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REVISIONS		DATE	
No.			

12/19/2022 22132

C3.3
EROSION SEDIMENT
PLAN AND DETAILS



HONEY FARM STORPLACE

COLUMBIA, TN

[illegible]

12/19/2022 22132

C4.0

DEMOLITION PLAN

DEMOLITION PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(D1)	REMOVE EXISTING CURB	-
(D2)	SAWCUT EDGE OF PAVEMENT DEMOLITION	-
(D3)	REMOVE EXISTING ASPHALT PAVEMENT	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED DEMOLITION LEGEND

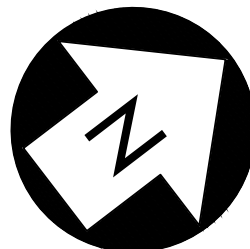
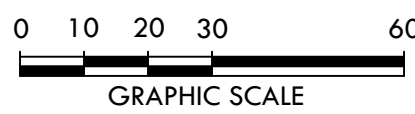
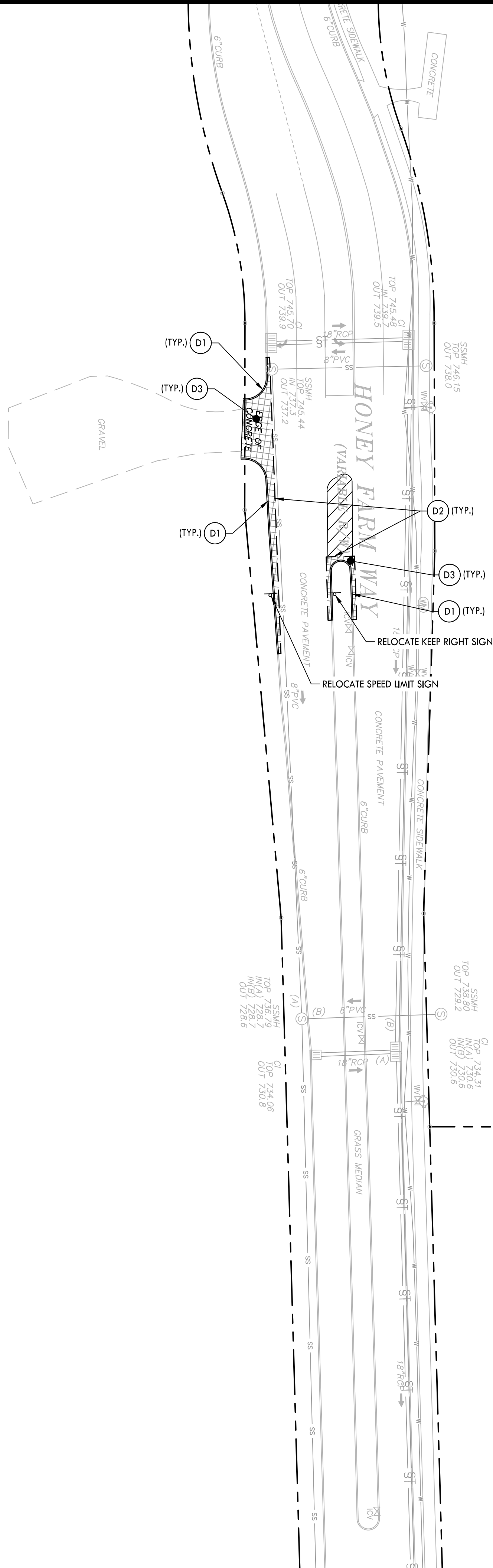


ASPHALT PAVEMENT DEMOLITION

— — — EDGE OF PAVEMENT REMOVAL

NOTES:

1. REFER TO SHEET C2.0 FOR NOTES.

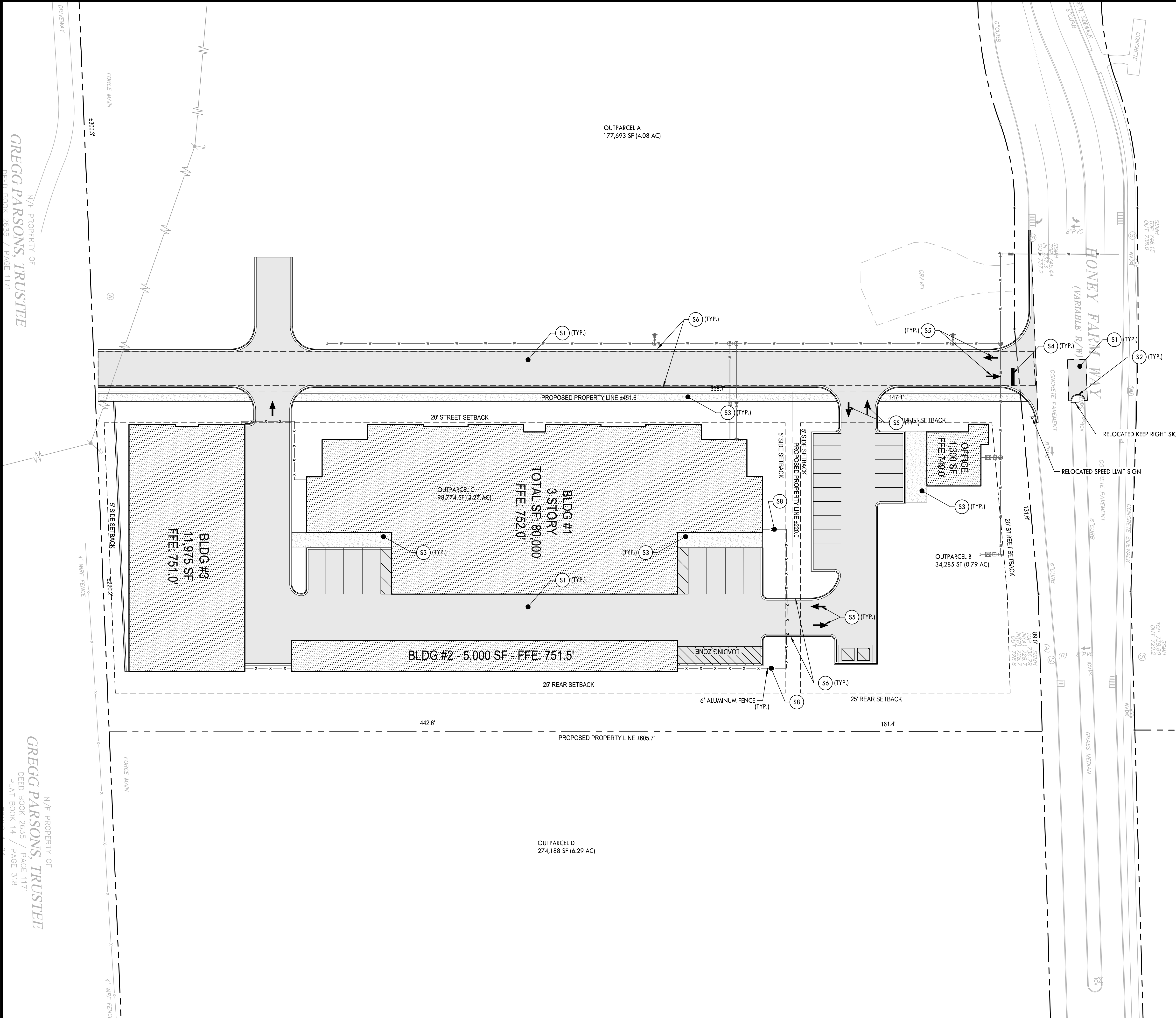


GREGG PARSONS, TRUSTEE

N/F PROPERTY OF
JGG PARSONS, J

GREGG PARSONS, TRUSTEE
DEED BOOK 2635 / PAGE 1171
PLAT BOOK 14 / PAGE 318

N/F PROPERTY OF
 TSG PARSONS, TRU
 DEED BOOK 2635 / PAGE 1171
 PLAT BOOK 14 / PAGE 318



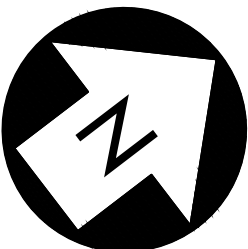
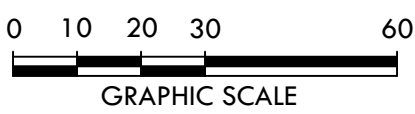
LAYOUT PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(S1)	ASPHALT PAVEMENT HEAVY DUTY	C8.0 - 1
(S2)	POST CURB	C8.0 - 2
(S3)	CONCRETE SIDEWALK	C8.0 - 3
(S4)	24" PAINTED STOP BAR	C8.0 - 5
(S5)	DIRECTIONAL ARROW	C8.0 - 6
(S6)	CURB AND GUTTER	C8.0 - 4
(S7)	POND OUTLET STRUCTURE	C8.0 - 7
(S8)	CHAIN LINK FENCE WITH GATE	L2.0 - 6A & 6B

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED LAYOUT LEGEND

- PROPOSED BUILDING
- HEAVY DUTY ASPHALT PAVEMENT
- LIGHT DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- PROPERTY LINE
- EDGE OF NEW PAVEMENT

SITE SUMMARY TABLE	
ADDRESS	SOUTH CORNER OF NASHVILLE HWY AND HONEY FARM WAY, COLUMBIA, TN 38401
ZONING	PUD-CEG
EXISTING PARCEL ID	PORTION OF 051 058.00
EXISTING PARCEL ACREAGE	584,387 SF (13.42 AC)
OUTPARCEL A	177,693 SF (4.08 AC)
OUTPARCEL B	34,285 SF (0.79 AC)
PARKING REQUIREMENT	1 PER 300 SF = 5 SPACES
PARKING PROVIDED	15 SPACES
OUTPARCEL C (STORAGE)	98,774 SF (2.27 AC)
PARKING REQUIREMENT	1 PER 75 STORAGE UNITS = 9 SPACES
PARKING PROVIDED	10 SPACES (OUTPARCEL B SPACES)
LOADING SPACE REQUIREMENT	1 PER 10,000 SF = 9 SPACES
LOADING SPACES PROVIDED	9 SPACES
OUTPARCEL D	274,188 SF (6.29 AC)



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HONEY FARM STORPLACE

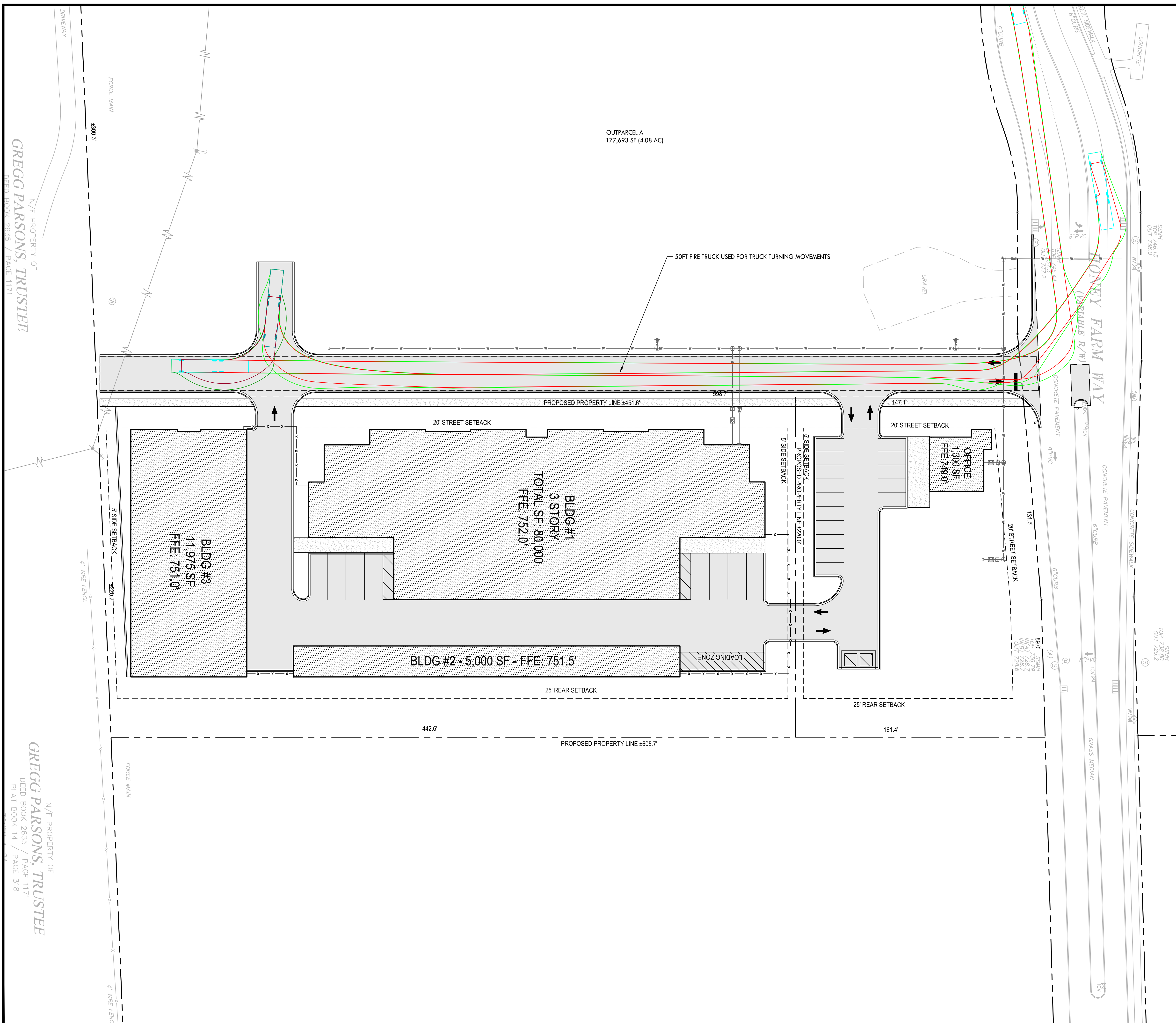
COLUMBIA, TN

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C5.0

SITE LAYOUT PLAN



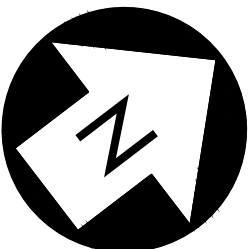
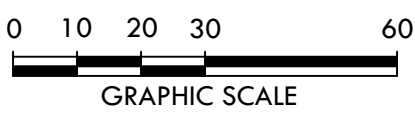
LAYOUT PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(S1)	ASPHALT PAVEMENT HEAVY DUTY	C8.0 - 1
(S2)	POST CURB	C8.0 - 2
(S3)	CONCRETE SIDEWALK	C8.0 - 3
(S4)	24" PAINTED STOP BAR	C8.0 - 5
(S5)	DIRECTIONAL ARROW	C8.0 - 6
(S6)	CURB AND GUTTER	C8.0 - 4
(S7)	POND OUTLET STRUCTURE	C8.0 - 7
(S8)	CHAIN LINK FENCE WITH GATE	C8.0 - 8

PROPOSED LAYOUT LEGEND

- | | |
|---|-----------------------------|
|  | PROPOSED BUILDING |
|  | HEAVY DUTY ASPHALT PAVEMENT |
|  | LIGHT DUTY ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT |
|  | CONCRETE SIDEWALK |
|  | PROPERTY LINE |
|  | EDGE OF NEW PAVEMENT |

TRUCK TURNING DATA

50 FT FIRE TRUCK USED FOR TURNING MOVEMENTS



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C5.1

FIRE TRUCK TURNING MOVEMENTS

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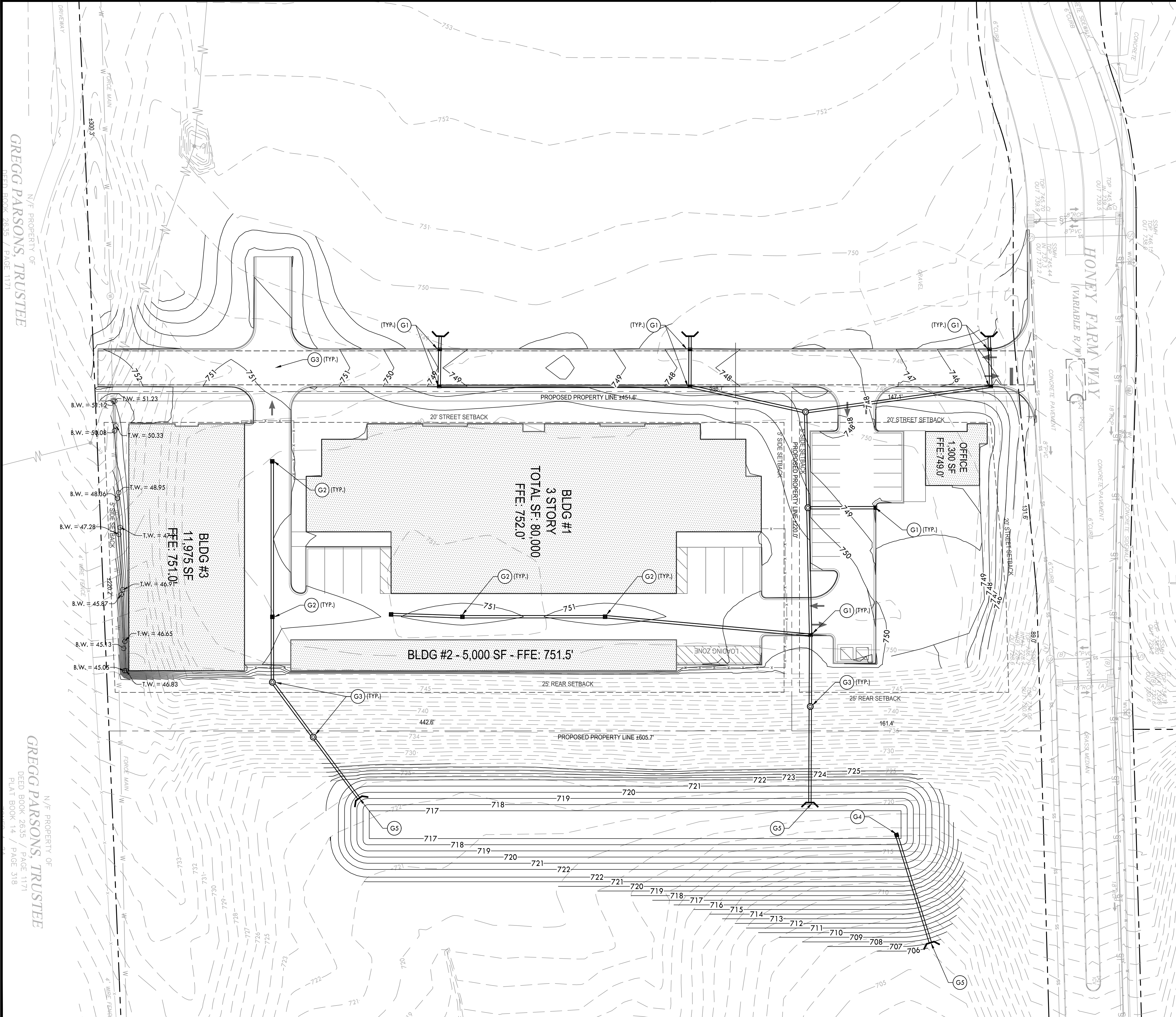
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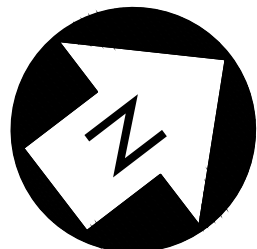
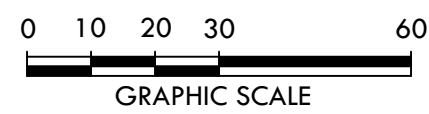




GRADING & DRAINAGE PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	POND OUTLET STRUCTURE	C8.0 - 7
G5	CONCRETE HEADWALL	C8.1 - 6

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

- PROPOSED GRADING & DRAINAGE LEGEND**
- PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - STORM STRUCTURE LABEL
 - STORM PIPE
 - SINGLE CURB INLET
 - SINGLE CATCH BASIN
 - JUNCTION BOX



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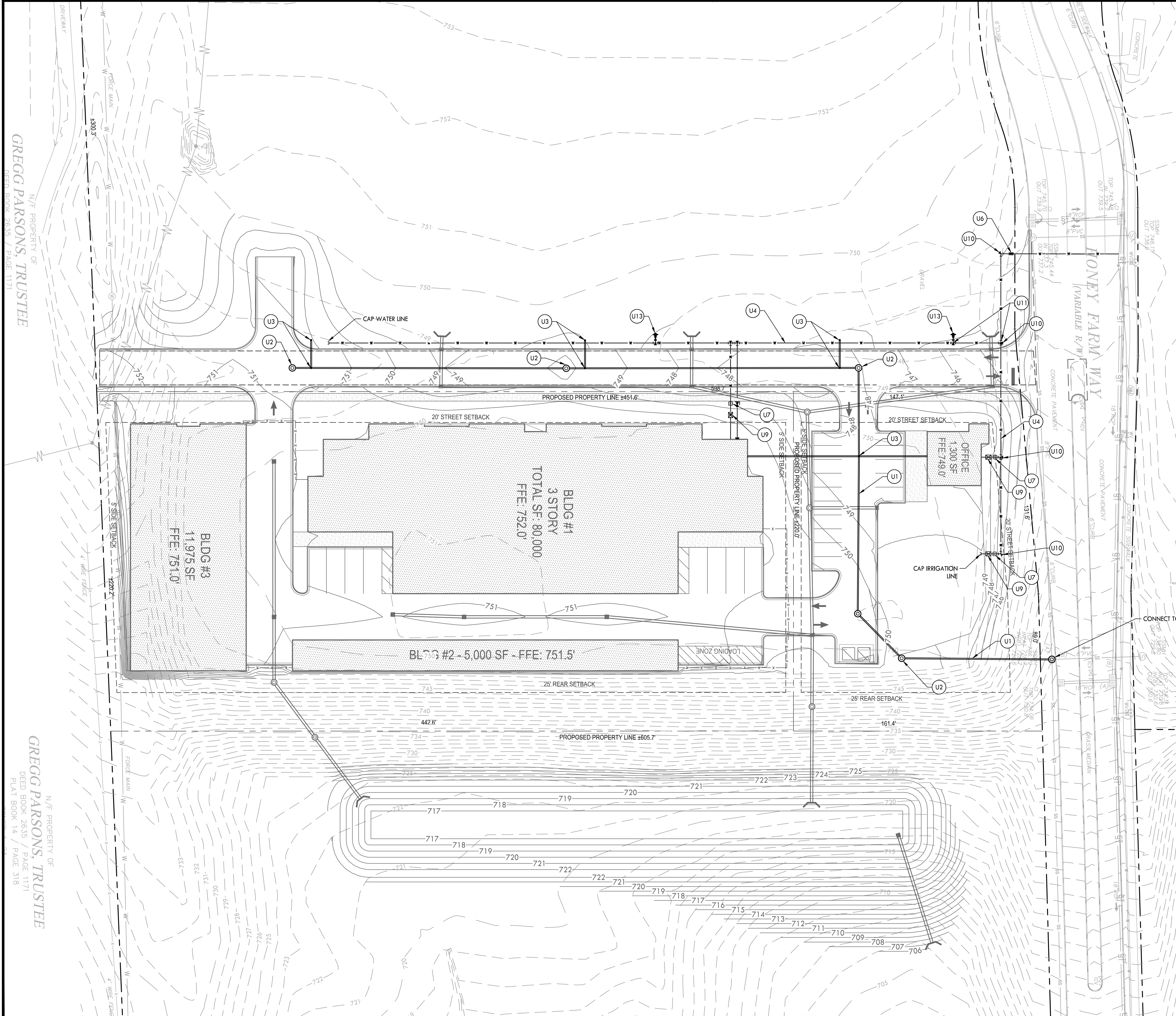
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12/19/2022	22132		

C6.0
GRADING & DRAINAGE PLAN

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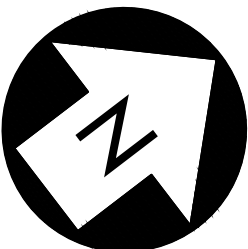
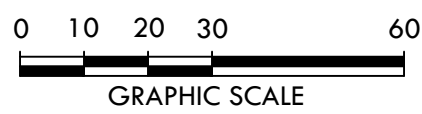


UTILITY PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
U1	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
U2	SANITARY SEWER MANHOLE	C8.1 - 2
U3	CLEANOUT	C8.1 - 1
U4	WATER LINE - SEE PLAN FOR SIZE	-
U5	FIRE LINE - SEE PLAN FOR SIZE	-
U6	GATE VALVE	C8.1 - 5
U7	WATER METER - X"	-
U8	POST INDICATOR VALVE	-
U9	REDUCE PRESSURE BACKFLOW PREVENTER	-
U10	THRUST BLOCK	C8.1 - 8
U11	TEE - SEE PLAN FOR SIZE	-
U12	FIRE DEPARTMENT CONNECTION	-
U13	FIRE HYDRANT ASSEMBLY	C8.1 - 7

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- ELEC — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- A1 — SEWER STRUCTURE LABEL



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UTILITY PLAN

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PLAT BOOK 14 / PAGE 318

Drawings File: 1/2023/20132 - Honey Farm Commercial/Drug/Construction/C&B - DET.dwg

10

RESERVED
NOT TO SCALE

11

RESERVED
NOT TO SCALE

12

RESERVED
NOT TO SCALE

7

POND OUTLET STRUCTURE
NOT TO SCALE

8

RESERVED
NOT TO SCALE

9

RESERVED
NOT TO SCALE

4

CURB AND GUTTER
NOT TO SCALE

5

24" PAINTED STOP BAR
NOT TO SCALE

6

DIRECTIONAL ARROW
NOT TO SCALE

1

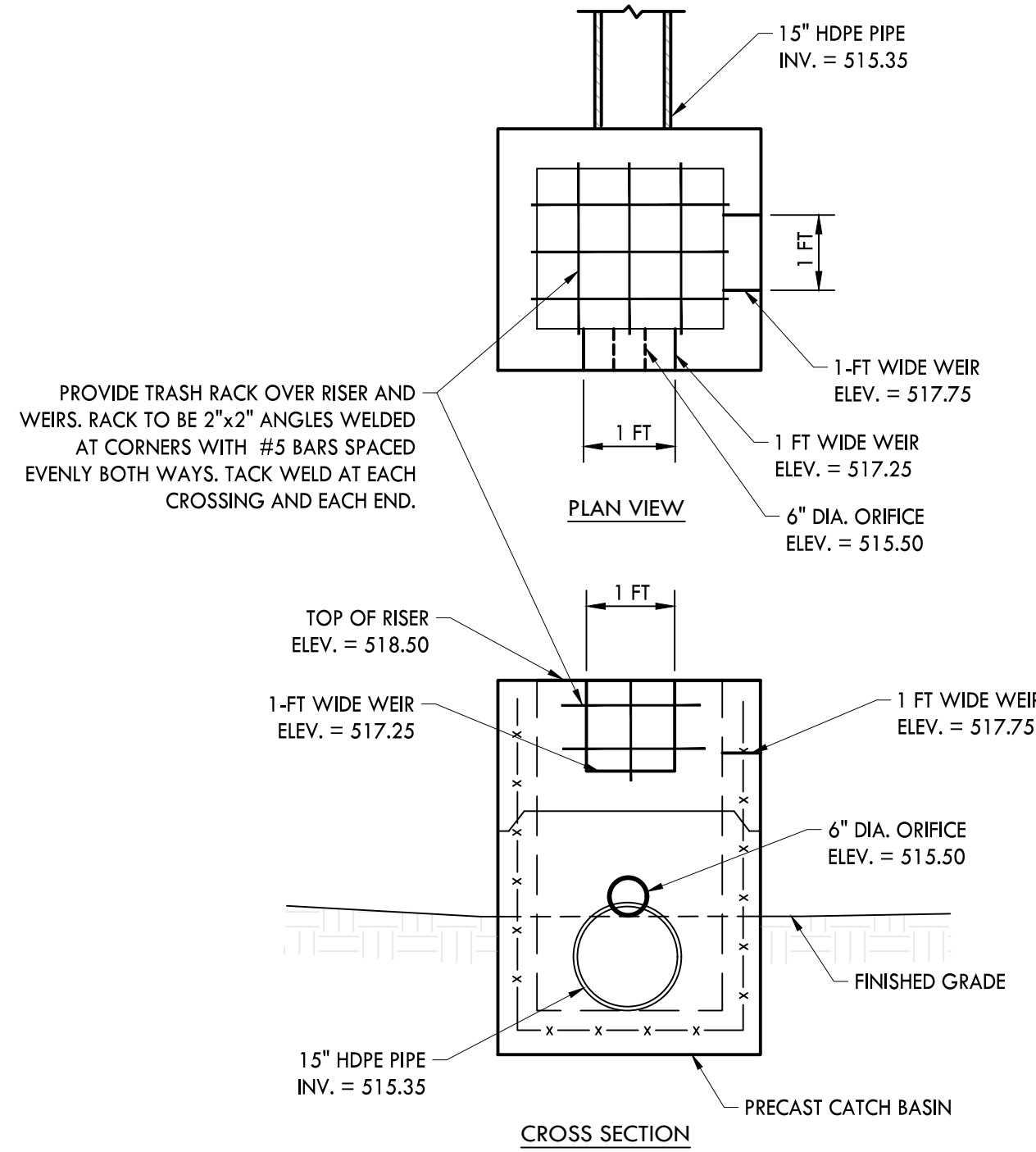
PAVEMENT SECTIONS
NOT TO SCALE

2

POST CURB
NOT TO SCALE

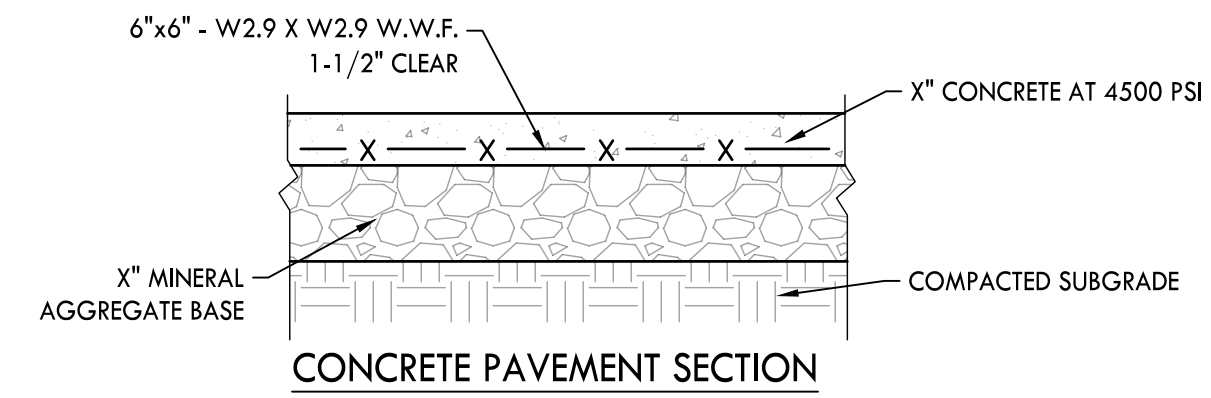
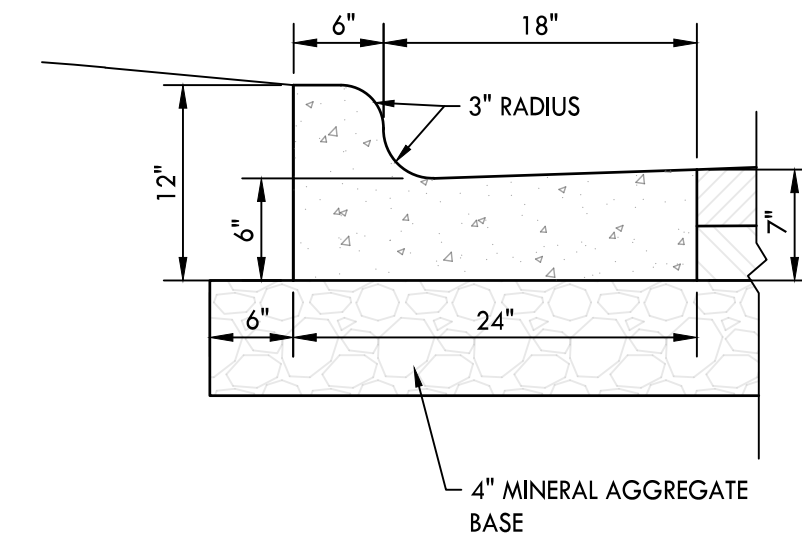
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CONCRETE SIDEWALK
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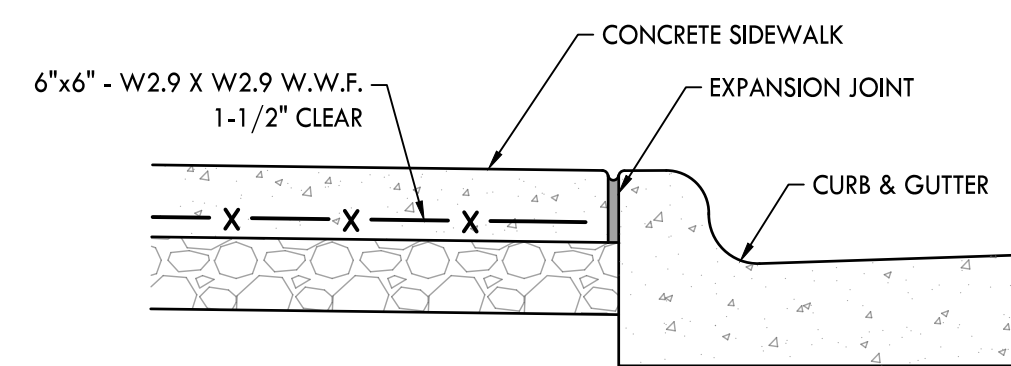
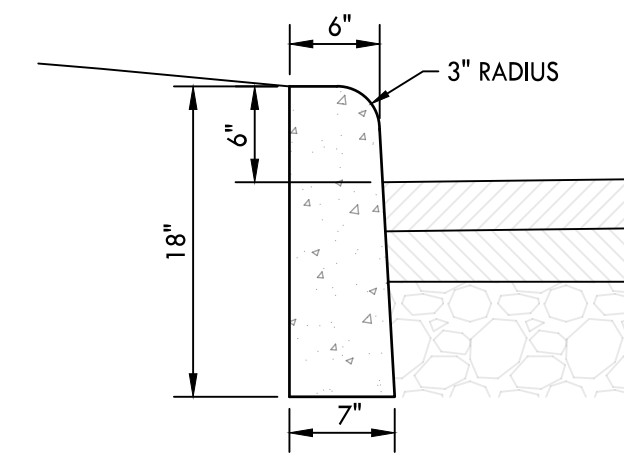
NOTES:

1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

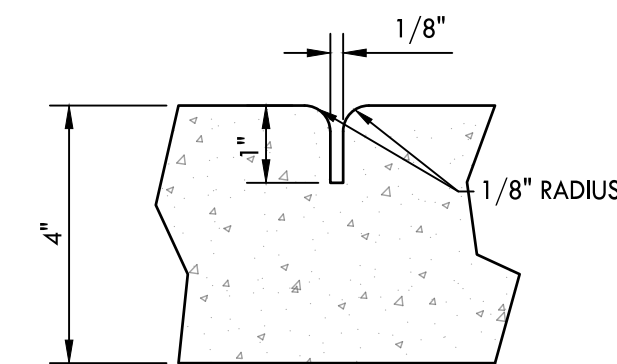


NOTES:

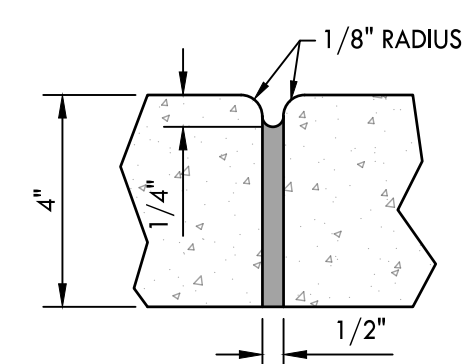
1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.



SIDEWALK AT CURB & GUTTER



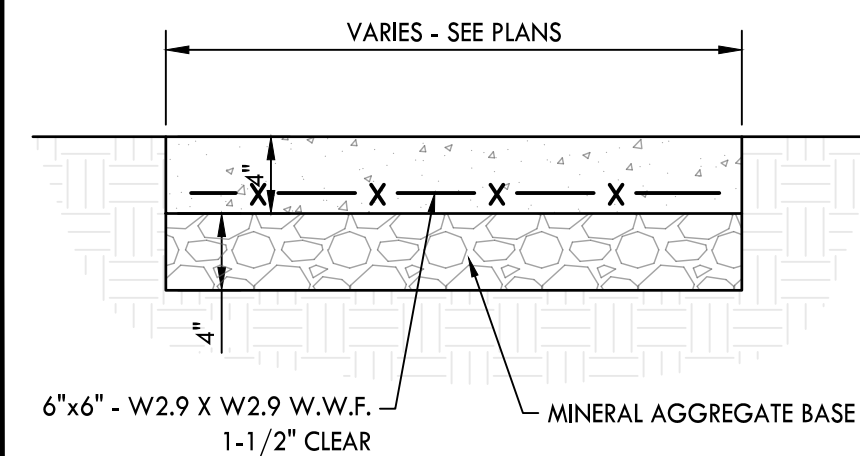
CONTROL JOINT



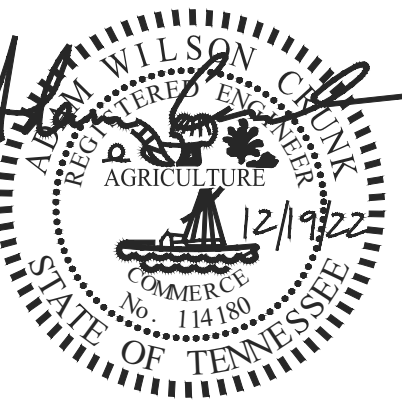
EXPANSION JOINT

NOTES:

1. CONCRETE TO BE 3500 PSI.
2. PROVIDE CONTROL JOINTS AT LENGTH EQUAL TO WIDTH OF WALK, MAXIMUM LENGTH OF 6-FT.
3. PROVIDE EXPANSION JOINTS AT EVERY 4TH CONTROL JOINT.
4. PROVIDE A MAXIMUM CROSS-SLOPE OF 2.0%.



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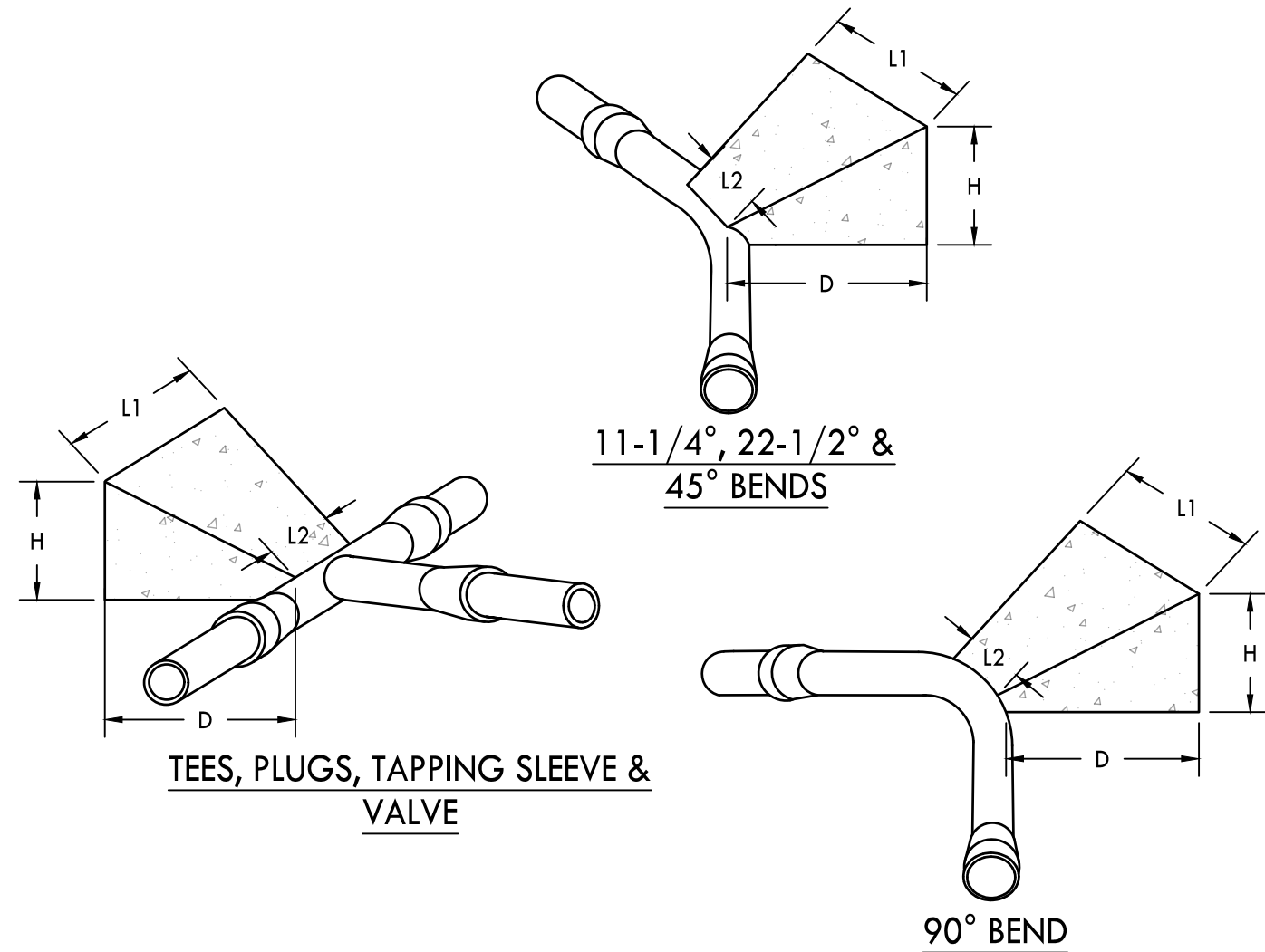
22132

C8.0

DETAILS

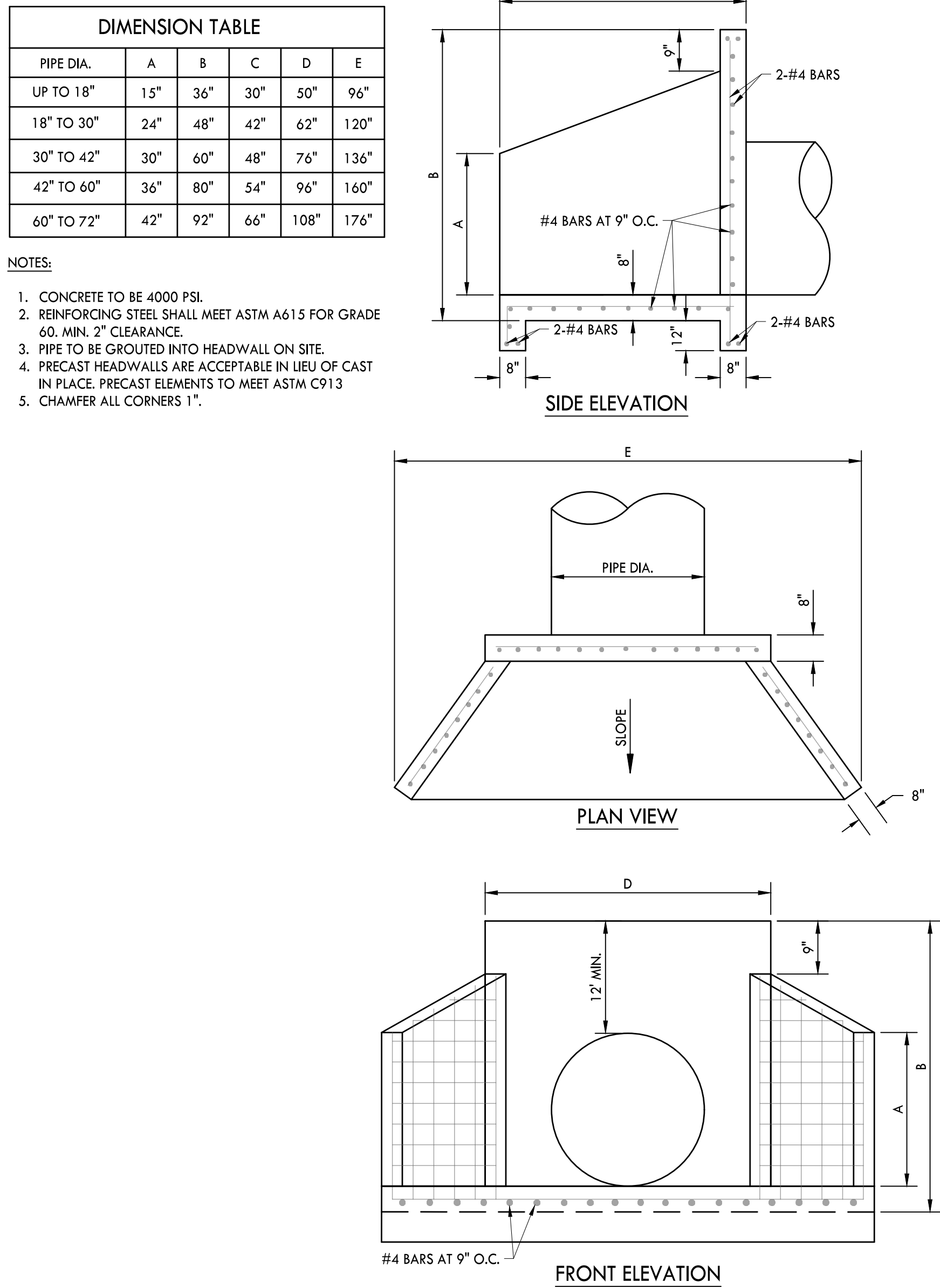
Drawings File: 12/19/2022 12:12 Honey Farm Construction, Inc. Construction Details C8.1 DET 1.dwg

THRUST BLOCK DIMENSIONS							
PIPE SIZE (IN)	2" & 2-1/4"	3" & 4"	6"	8"	10"	12"	
TEES, PLUGS & TAPPING SLEEVES	L1	18"	24"	24"	36"	48"	54"
	L2	10"	12"	16"	18"	24"	30"
	H	12"	12"	18"	18"	18"	24"
	D	18"	18"	18"	18"	24"	24"
90° BENDS	CU. FT	1.90	2.25	3.50	5.05	7.15	13.40
	L1	18"	24"	30"	39"	54"	54"
	L2	10"	12"	16"	18"	32"	32"
	H	12"	12"	18"	24"	24"	36"
45° BENDS	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.90	2.25	4.05	7.30	10.25	18.15
	L1	18"	18"	24"	30"	36"	42"
	L2	6"	8"	10"	11"	18"	18"
22-1/2° BENDS	H	12"	12"	16"	18"	21"	24"
	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.50	1.60	3.20	3.95	4.60	9.60
	L1	18"	18"	24"	24"	24"	24"
11-1/4° BENDS	L2	6"	8"	10"	11"	18"	18"
	H	12"	12"	16"	18"	21"	21"
	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.50	1.60	3.20	3.40	4.60	6.10



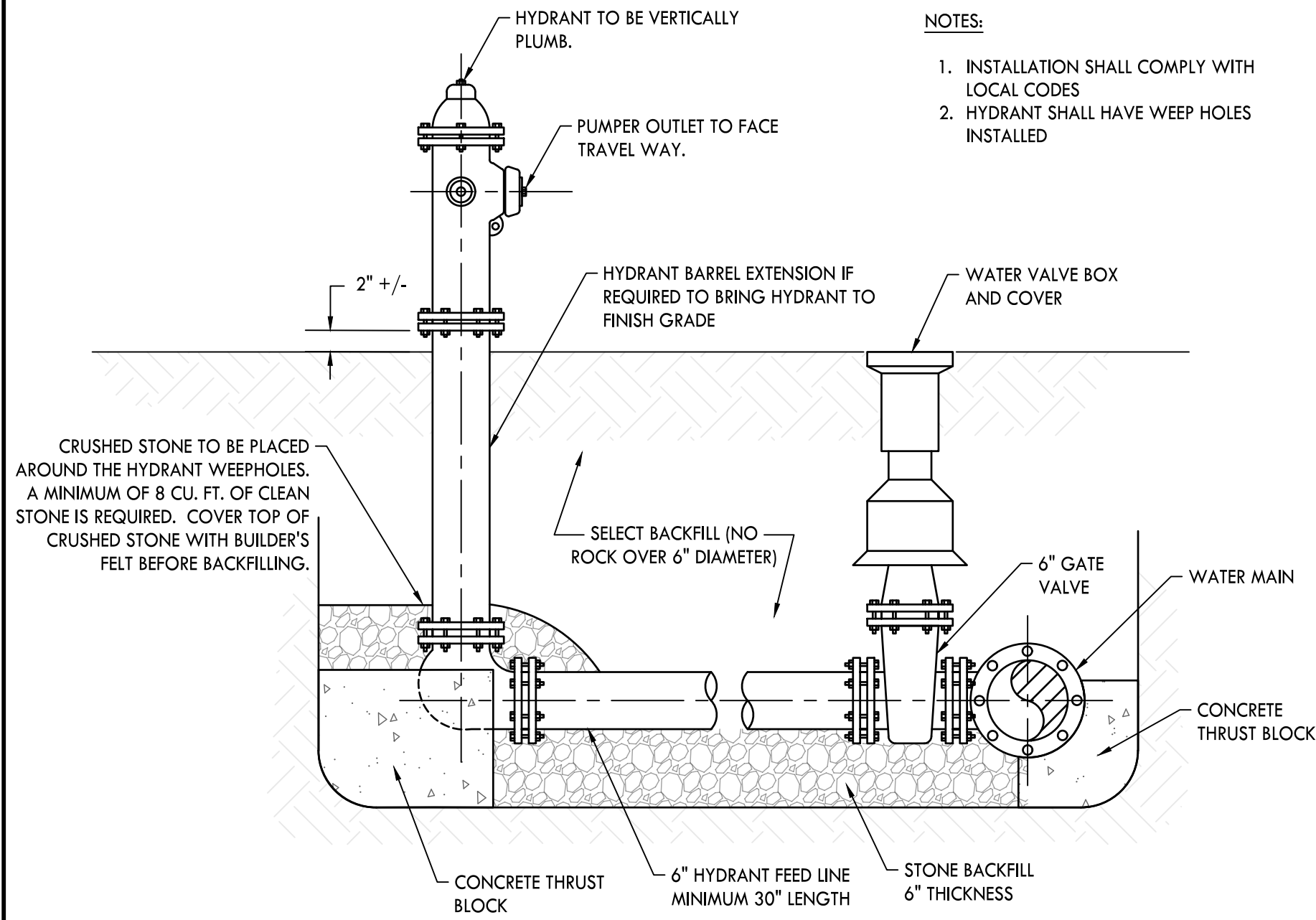
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THRUST BLOCKS
NOT TO SCALE



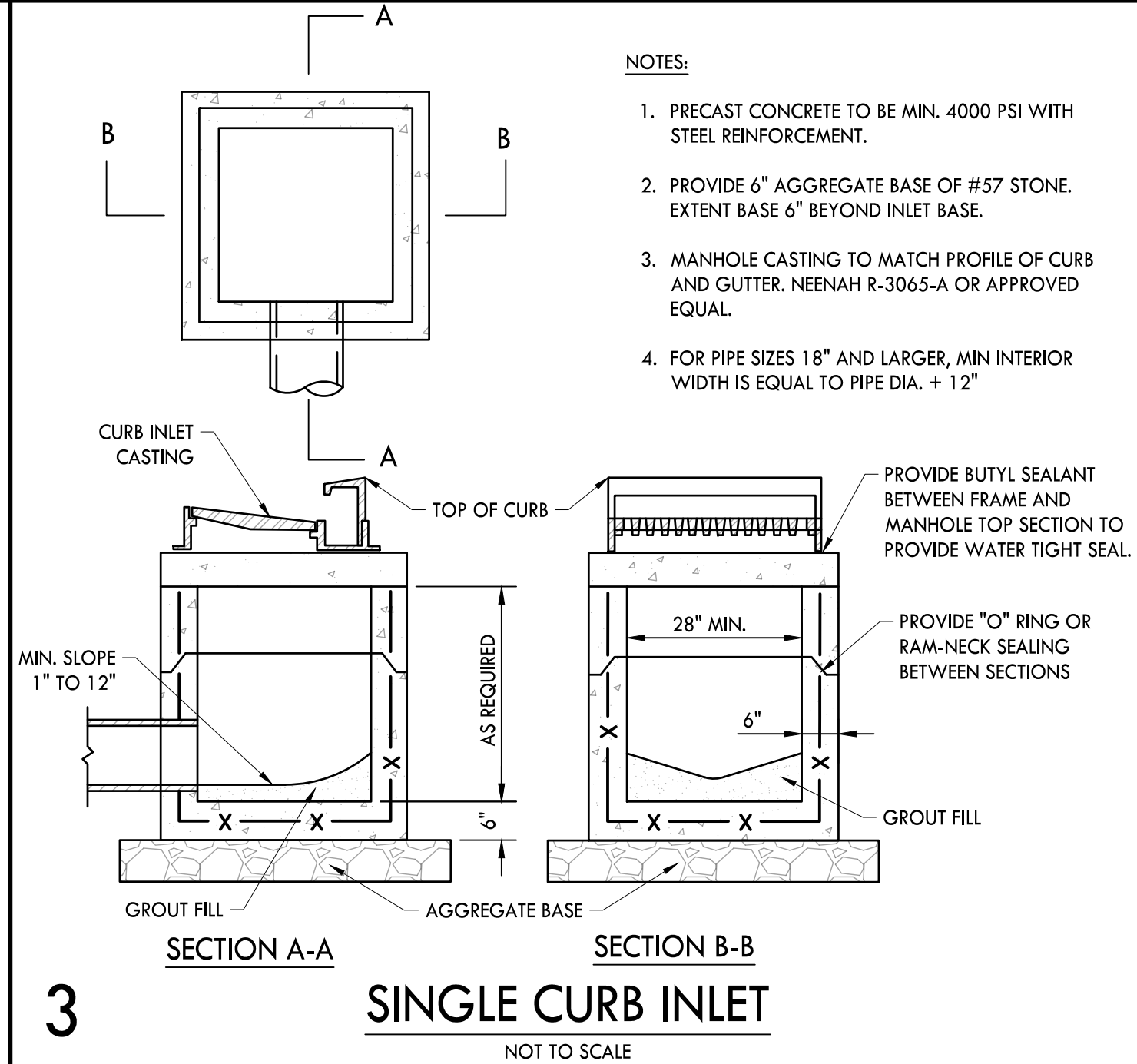
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CONCRETE HEADWALL
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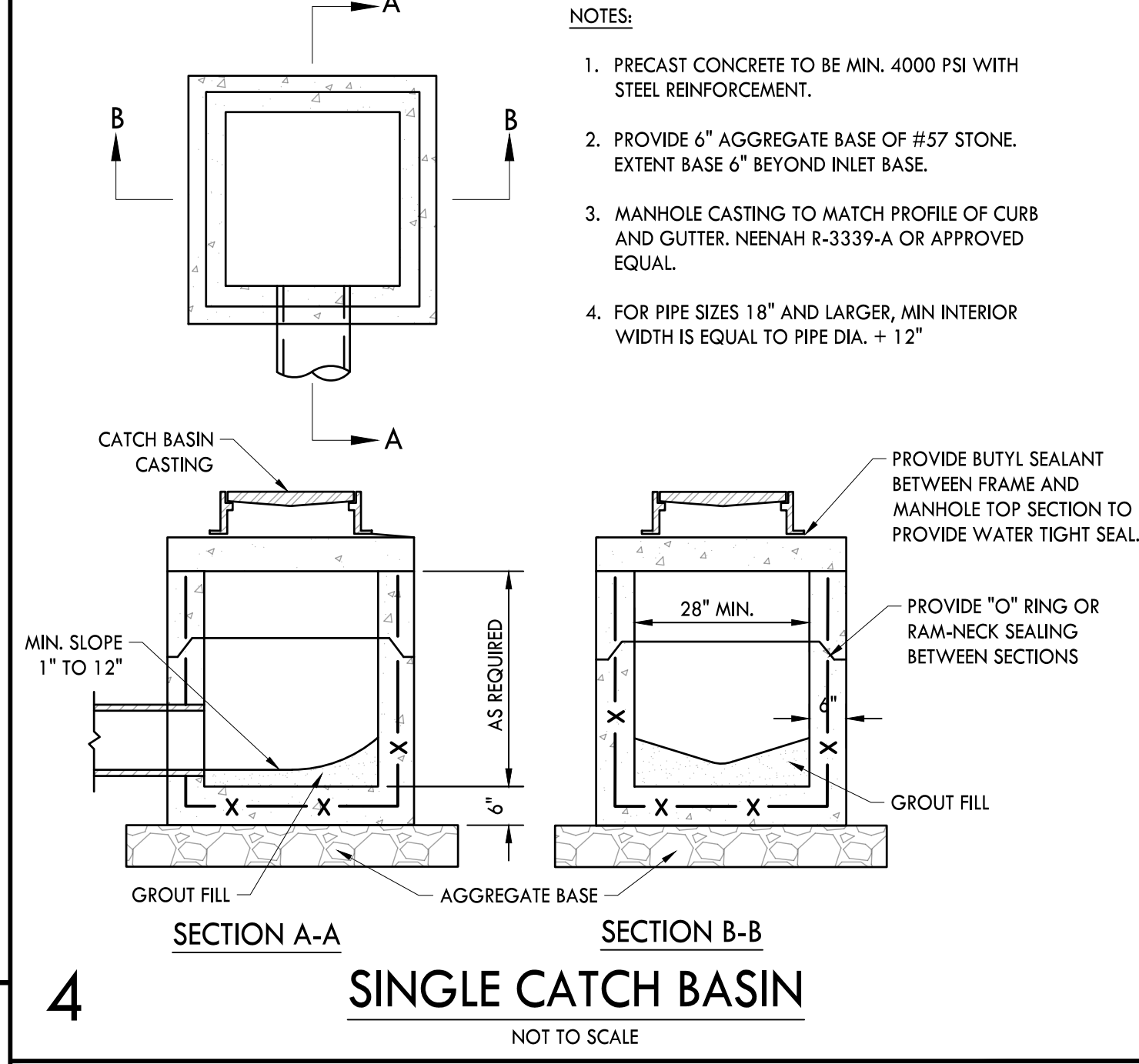
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FIRE HYDRANT ASSEMBLY
NOT TO SCALE



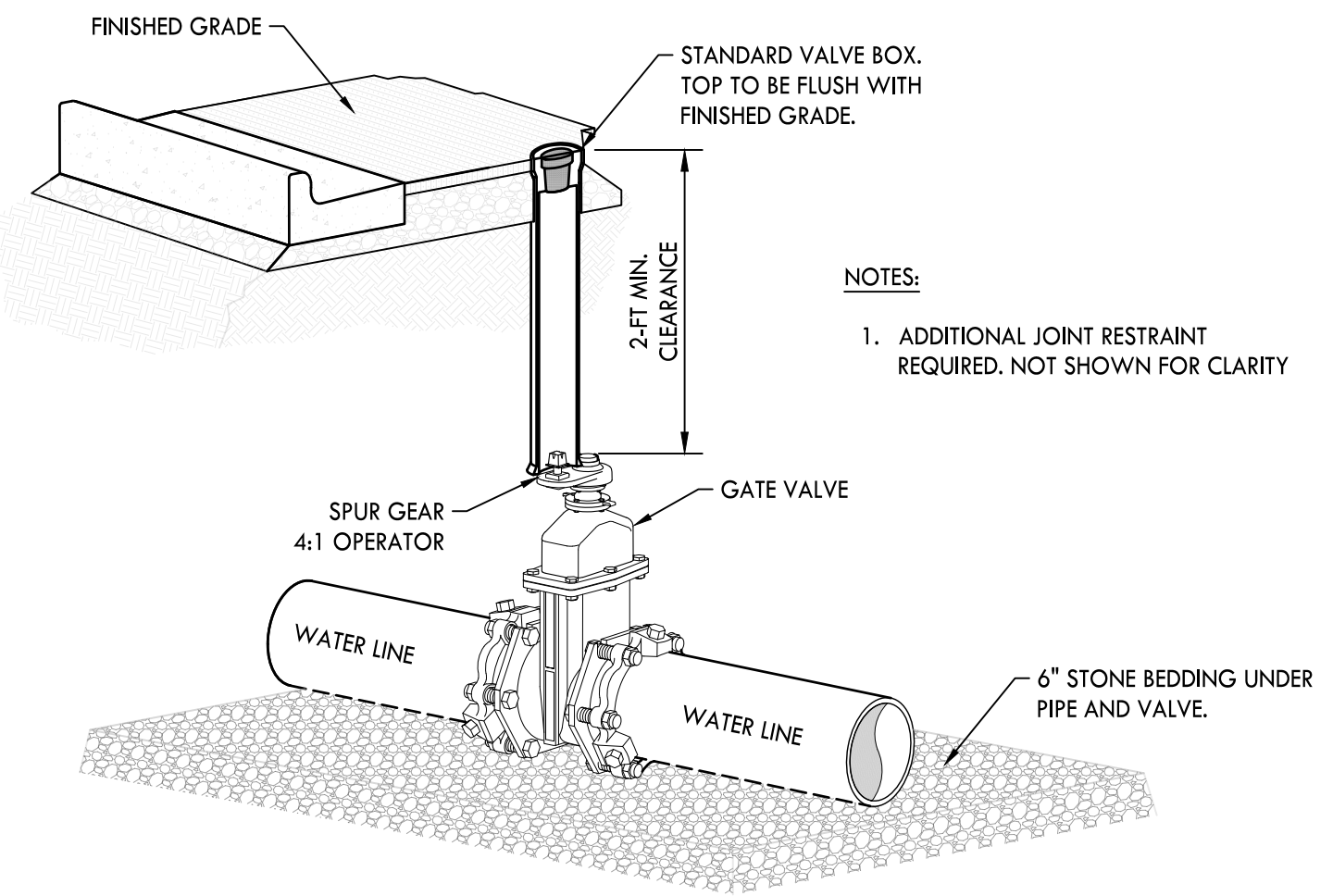
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SINGLE CURB INLET
NOT TO SCALE



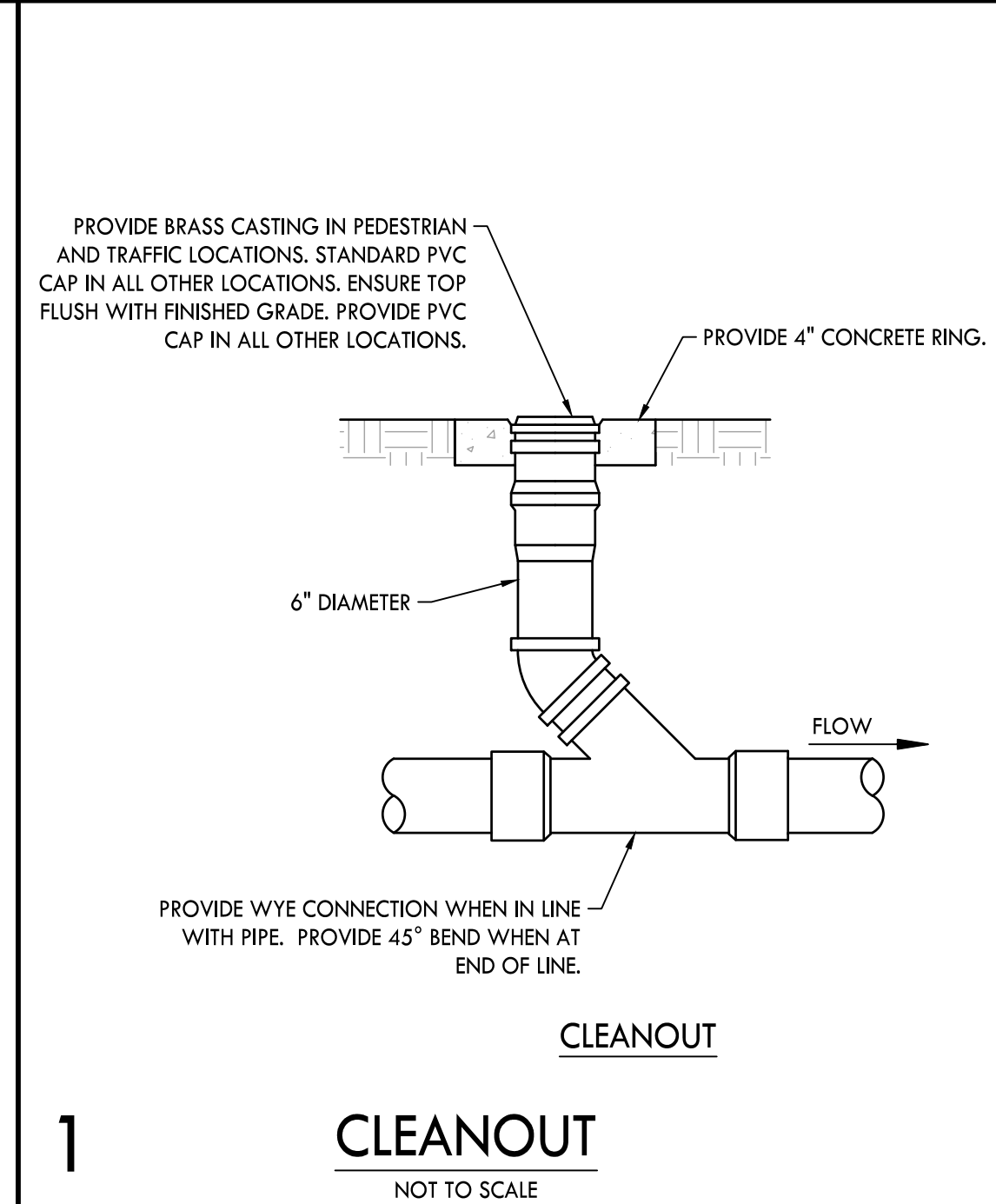
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SINGLE CATCH BASIN
NOT TO SCALE



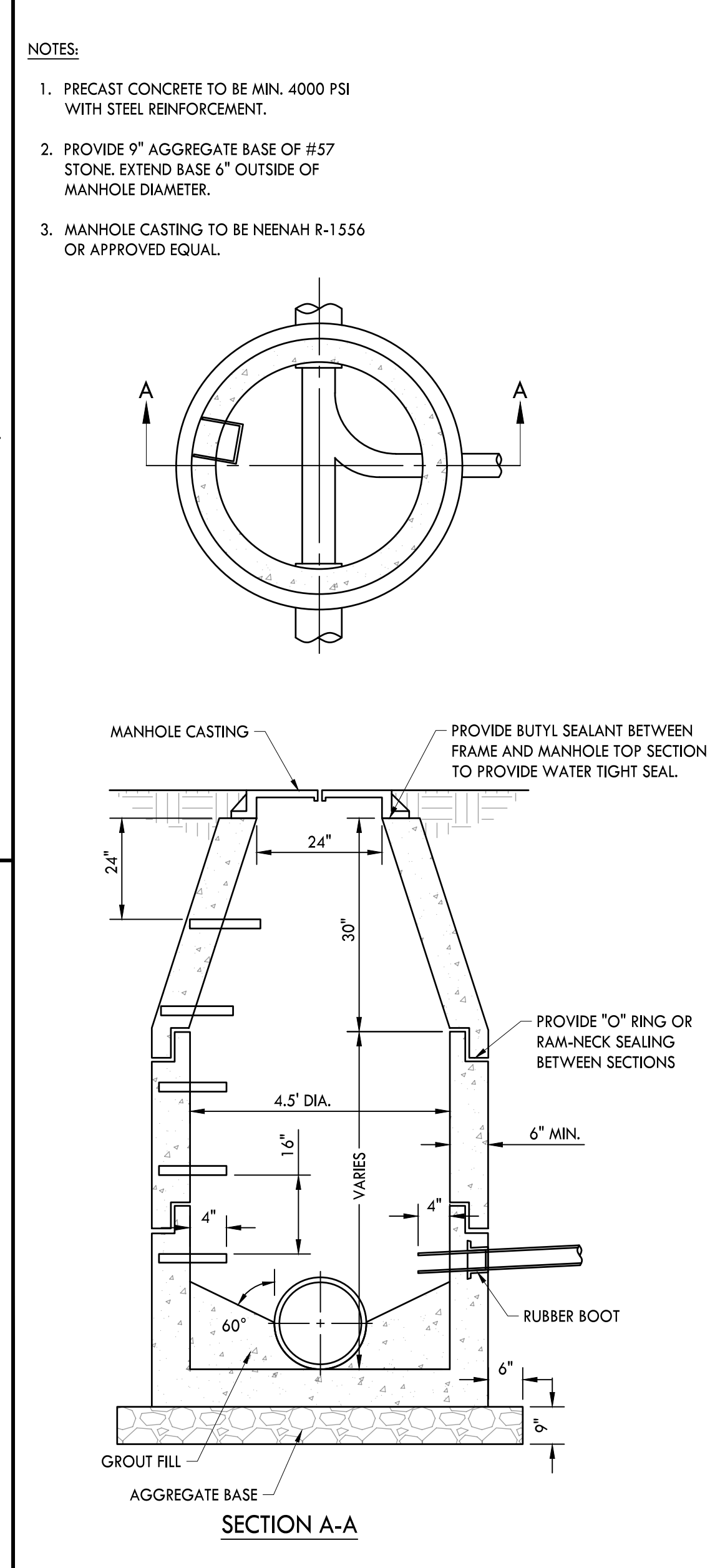
5

GATE VALVE
NOT TO SCALE



1

CLEANOUT
NOT TO SCALE



2

PRECAST CONCRETE MANHOLE
NOT TO SCALE

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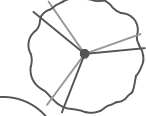
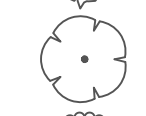
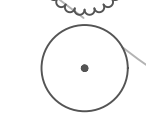
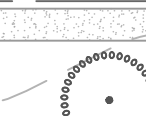
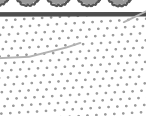
REVISIONS	No.	DATE

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C8.1

DETAILS

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CER CAN	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B	4
	COR PRI	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	2" Cal.	B&B	6
	FAG GRA	Fagus grandifolia / American Beech	2" Cal.	B&B	7
	JUN BR2	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar	8' Ht.	B&B	10
	MAG ACU	Magnolia acuminata / Cucumber Tree Magnolia	2" Cal.	B&B	24
	QOU NUT	Quercus nuttallii / Nuttall Oak	2" Cal.	B&B	6
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	ILE LIT	Ilex x 'Little Red' / Little Red Holly	3 gal.	Pot	10
	LOR RUB	Loropetalum chinense rubrum / Purpleleaf Fringe Flower	3 gal.	Pot	62
	MYR DON	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle	3 gal.	Pot	20
	PRU ENG	Prunus laurocerasus / English Laurel	3 gal.	Pot	58
	ROS 361	Rosa x 'Radtko' / Double Knock Out® Red Rose	3 gal.	Pot	34

LANDSCAPE PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(L1)	AREA TO BE SEEDED LAWN	AS NOTED
(L2)	AREA TO BE SODDED LAWN	AS NOTED
(L3)	PLANTING BED LIMITS	-
(L4)	IRRIGATION LIMITS	-

- NOTES:
- REFER TO SHEET L2.0 FOR ADDITIONAL NOTES.
 - REFER TO SHEET L2.0 FOR PLANT LIST

NOTES:

ALL PLANT MATERIAL SHALL CONSIST OF RECOMMENDED SPECIES LISTED IN THE URBAN FORESTRY RECOMMENDED AND PROHIBITED TREE AND SHRUB LIST. ALTERNATIVE REPLACEMENT TREES MAY BE ALLOWED, SUBJECT TO APPROVAL OF THE URBAN FORESTER, PROVIDED THAT SUCH TREES ARE NOT LISTED IN THE MOST RECENT EDITION OF THE TENNESSEE INVASIVE EXOTIC PLANT LIST.

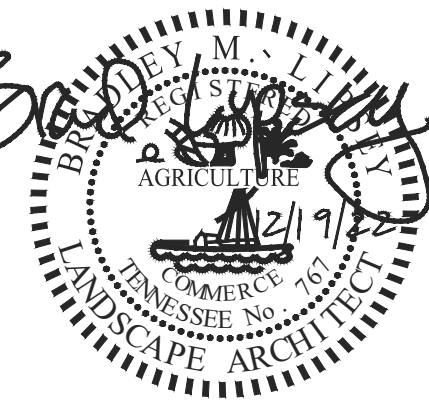
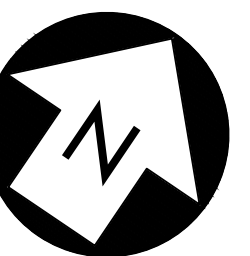
17.24.020 - LANDSCAPE PLAN REQUIRED.
THE PLAN SHALL SHOW LOCATION, SIZE, SPACING, SPECIES, FORM AND QUANTITY OF ALL EXISTING AND PROPOSED MATERIALS INTENDED TO FULFILL THE REQUIREMENTS OF THIS CHAPTER. THE PLAN SHALL ALSO SHOW TOPOGRAPHY, LOCATION OF UTILITIES, AND EITHER AN UNDERGROUND SPRINKLER SYSTEM OR HOSE BIB ATTACHMENTS.

17.24.090.B - RETENTION OF TREES
ANY TREE WITH A BREAST HEIGHT DIAMETER (DBH) OF TWENTY-FOUR INCHES (24") OR MORE, OR THAT QUALIFIES AS A HERITAGE TREE UNDER SECTION 17.40.450.B OF THIS TITLE, SHALL BE SURVEY LOCATED AND DEPICTED ON THE FINAL SITE PLAN.

WATERING NOTES:

- PLANTS TO BE WATERED BY EITHER -
- AN UNDERGROUND SPRINKLER SYSTEM;
 - AN OUTSIDE HOSE ATTACHMENT WITHIN ONE HUNDRED FEET OF ALL LANDSCAPING. DRAWINGS SHALL DEFINE WHICH OPTION.

PROJECT INFORMATION	
ZONING:	PUD-CEG
OVERLAY DISTRICT:	N/A
STREET BUFFER REQUIREMENTS:	
HONEY FARM WAY: ±220 LF.	
10' WIDE	
3 CANOPY TREES per 100 LF.	
220/100 x 3 = 6.6 TREES REQUIRED	
7 CANOPY TREES PROVIDED	
PROJECT BOUNDARY BUFFER REQUIREMENTS:	
SOUTHWEST: ±200 LF.	
15 FEET WIDE	
5 CANOPY TREE Per 100 LF.	
200/100 x 5 = 10 CANOPY TREES REQUIRED	
9 SHRUBS per 100 LF.	
200/100 x 9 = 18 SHRUBS REQUIRED	
6-FOOT WALL	
10 CANOPY TREES, 19 SHRUBS & 6-FOOT WALL PROVIDED	
ADJACENT TO OUTPACEL-A: ±598 LF.	
DRIVEWAY = ± 72 LF.	
10 FEET WIDE	
1 CANOPY TREE Per 100 LF.	
598 - 72/100 = 5.26 TREES REQUIRED	
1 ACCENT TREE per 100 LF.	
598 - 72/100 = 5.26 ACCENT TREES REQUIRED	
7 SHRUBS per 100 LF.	
598 - 72/100 x 7 = 36.8 SHRUBS REQUIRED	
6 CANOPY TREES, 6 ACCENT TREES & 37 SHRUBS PROVIDED	
ADJACENT TO OUTPACEL-D: ±600 LF.	
10 FEET WIDE	
1 CANOPY TREE Per 100 LF.	
1 ACCENT TREE per 100 LF.	
7 SHRUBS per 100 LF.	
7 CANOPY TREES, 7 ACCENT TREES & 42 SHRUBS PROVIDED	
PARKING LOT LANDSCAPE REQUIREMENTS:	
1 TREE FOR EACH 50 LF. OF THE LANDSCAPE AREA	
6 PARKING LOT TREES PROVIDED	



HONEY FARM STORPLACE
COLUMBIA, TN

REVISIONS		DATE	
No.			

12/19/2022 22132

L1.0
LANDSCAPE PLAN

LANDSCAPE NOTES:

- SITE PREP
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
 - THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
 - PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH QUALITY TOPSOIL FREE OF ROOTS AND ROCKS. SEE TOPSOIL SPECIFICATION.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
 - ALL CONTRACTORS APPLYING CHEMICALS ON SITE SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
 - PLANTING BEDS SHALL BE CLEARED OF GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
 - SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUND COVER AREAS.

- TOPSOIL
- ALL PLANTED AREAS TO HAVE A MINIMUM OF 6" OF QUALITY TOPSOIL
 - ALL COMPACTED AREAS TO BE AERATED AND AMENDED AS NEEDED.
 - TOPSOIL IS TO BE NATURAL, FERTILE, FRIABLE, PRODUCTIVE SOIL, NEITHER EXCESSIVELY ACID NOR ALKALINE, AND FREE FROM TOXIC SUBSTANCES, STONES WEEDS, CLAY, CLODS, ROOTS, CINDERS, DEBRIS, AND CONSTRUCTION MATERIAL.

- PLANTING
- ALL PLANTING BEDS OR MULCH BEDS SHALL BE FREE OF WEEDS PRIOR TO THE INSTALLATION OF MULCH..
 - THE OPTIMUM TIME OF PLANTING IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
 - UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A PRE-INSTALLATION INSPECTION IN ORDER TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES ARE TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
 - PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
 - AFTER PLANTING, TREE BRANCHES SHALL BE SELECTIVELY TRIMMED BY 25%, MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS SHALL ALSO BE PRUNED. REMOVE TAGS, TWINE, OR OTHER NON-BIODEGRADABLE MATERIAL.
 - WATERING: ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED WITHIN ONE HOUR OF INSTALLATION.

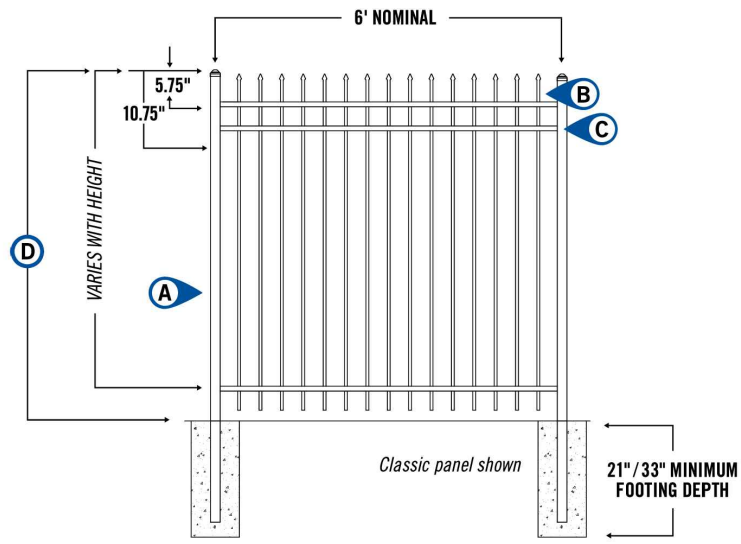
- PLANT MATERIALS
- THE LANDSCAPE CONTRACTORS SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
 - ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK: ANSI - LATEST EDITION FOR SIZE AND QUALITY.
 - ONLY GRADE "A" TYPE PLANTS WILL BE ACCEPTED. PLANTS THAT ARE INFERIOR OR DAMAGED WILL NOT BE ACCEPTED.
 - THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND. WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
 - ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE.

- MULCHING
- ALL PLANTING BEDS OR MULCH BEDS SHALL HAVE WEEDS REMOVED PRIOR TO THE INSTALLATION OF MULCH.
 - ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED SHREDDED HARDWOOD BARK MULCH OR A MINIMUM OF 4" DEEP PINE STRAW MULCH.
 - CONTRACTORS SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
 - MULCH SHALL NOT CONTACT OUTER BARK AT BASE OF TREES. PULL BACK MULCH 3-4" FROM TRUNK.

- PLANT MAINTENANCE
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
 - CONTRACTOR TO WARRANTY ALL MATERIAL FOR 2 YEARS AFTER DATE OF FINAL ACCEPTANCE.
 - ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST. OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

- TREE PROTECTION
- EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.
 - IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING TREES THAT ARE TO REMAIN. NO HEAVY EQUIPMENT OR MATERIALS SHALL BE PERMITTED TO OPERATE OR BE STORED WITHIN THE DRIP LINES OF THE TREES, OUTSIDE THE LIMIT OF GRADING.
 - TREE PROTECTION STEPS:
 - INSTALL TREE PROTECTION FENCING IN ACCORDANCE WITH METRO CODE 17.24.110 "PROTECTION OF TREES DURING DEVELOPMENT ACTIVITIES"
 - PLACE FENCE POST AND FENCING AT TREE DRIP LINE OR 10' FROM TRUNK, WHICHEVER IS GREATER.
 - POST SHALL NOT BE SPACED MORE THAN 10' APART.
 - POST TEMPORARY SIGNS - TREE ROOT PROTECTION ZONE.
 - FENCING AND SIGNS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN INSPECTED BY URBAN FORESTER FOR USE AND OCCUPANCY PERMIT.

ECHELON® | 2 & 3-RAIL OPTIONS | 4" AIR-SPACE
STANDARD BOTTOM & FLUSH BOTTOM OPTIONS AVAILABLE



- A 2"sq x .060" wall POSTS
- B 0.590"sq x .050" wall PICKETS
- C 1.125"w x 1"h (0.072" side / 0.055" top) ForeRunner™ RAILS
- D 4", 4½", 5' & 6' PANEL HEIGHTS

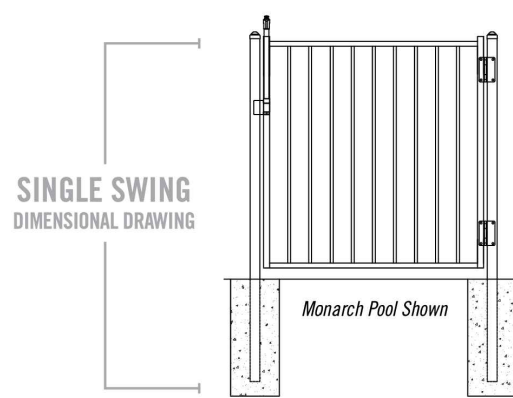
Refer to construction specification & tables within this section for recommended post space by bracket type

TO PLACE YOUR ORDER CALL 888-333-3422 | VISIT AMERISTARFENCE.COM

ECHELON® | ECHELON PLUS® | ECHELON II®
ECHELON® | RESIDENTIAL ORNAMENTAL ALUMINUM FENCE

ECHELON® | SINGLE SWING GATE SPECIFICATIONS

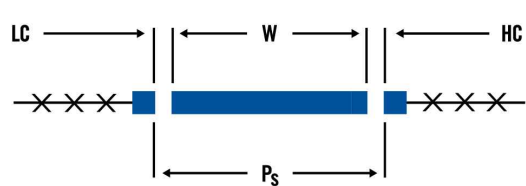
1.25"xq x .125" wall GATE ENDS | .590"xq x .054" wall PICKETS



OPENING	LEAF WIDTH*	DSRM HARDWARE KIT			DSRP HARDWARE KIT		
		HC	LC	P _g	HC	LC	P _g
3½'	36.5"	1.125"	.75"	38.375"	1.125"	.75"	38.375"
4'	45"	1.125"	.75"	46.875"	1.125"	.75"	46.875"
5'	62.5"	1.125"	.75"	64.375"	1.125"	.75"	64.375"
6'	71"	1.125"	.75"	72.875"	1.125"	.75"	72.875"

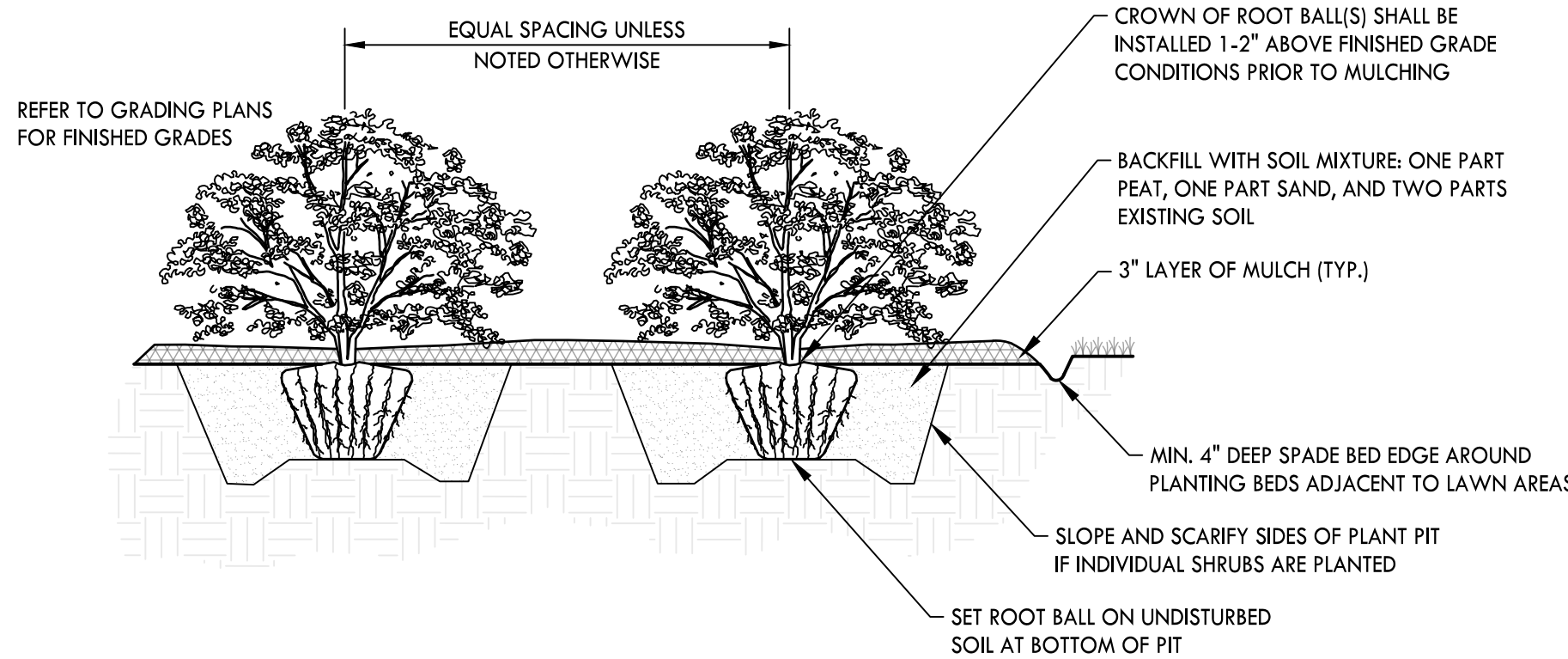
W = width | HC = hinge clearance | LC = latch clearance | P_g = gate post spacing**
* From outside to outside | ** From inside to inside

DSRM gate hardware included / see section for specific details
DSRP gate hardware (gate gates) included / see section for specific details

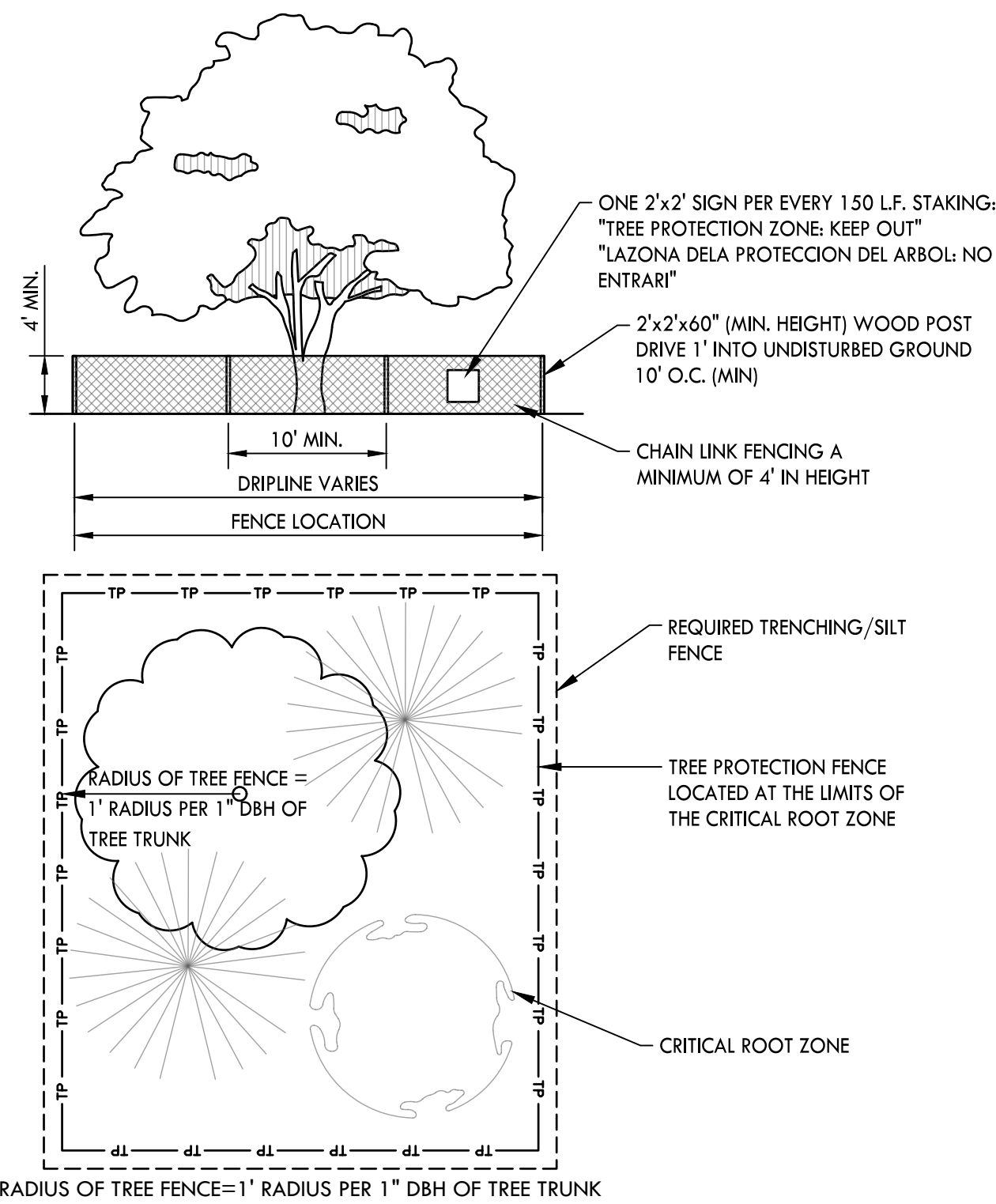


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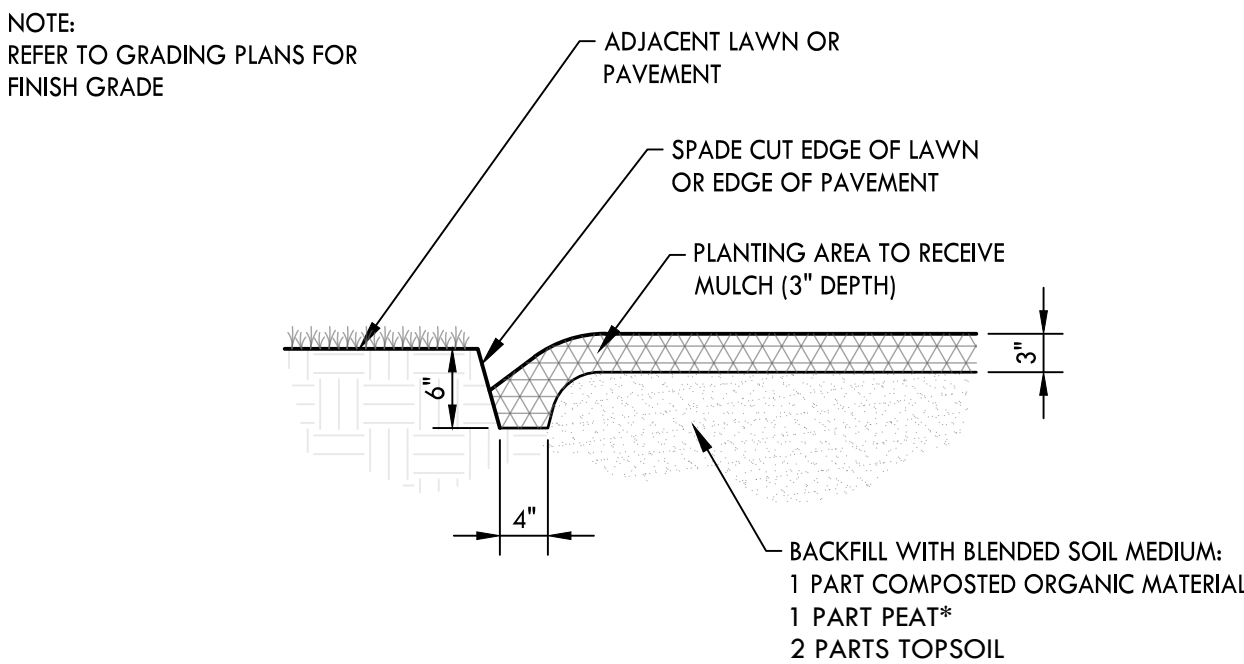
- NOTES:
- WHERE SHRUBS APPEAR IN BED AREA, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED AS INDICATED ON THE PLANS.
 - DO NOT PRUNE SHRUBS BEFORE ACCEPTANCE.
 - CAREFULLY REMOVE CONTAINER FROM ROOT BALL USED FOR SHRUB(S). ANY BROKEN OR CRUMBING ROOT BALL(S) WILL BE REJECTED.
 - IF SHRUB IS B&B, REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL OR COMPLETELY REMOVE BURLAP IF SOILS ARE POORLY DRAINED.
 - SCARIFY ROOTBALL IF ROOT BOUND IN CONTAINER PER HORTICULTURE STANDARDS.



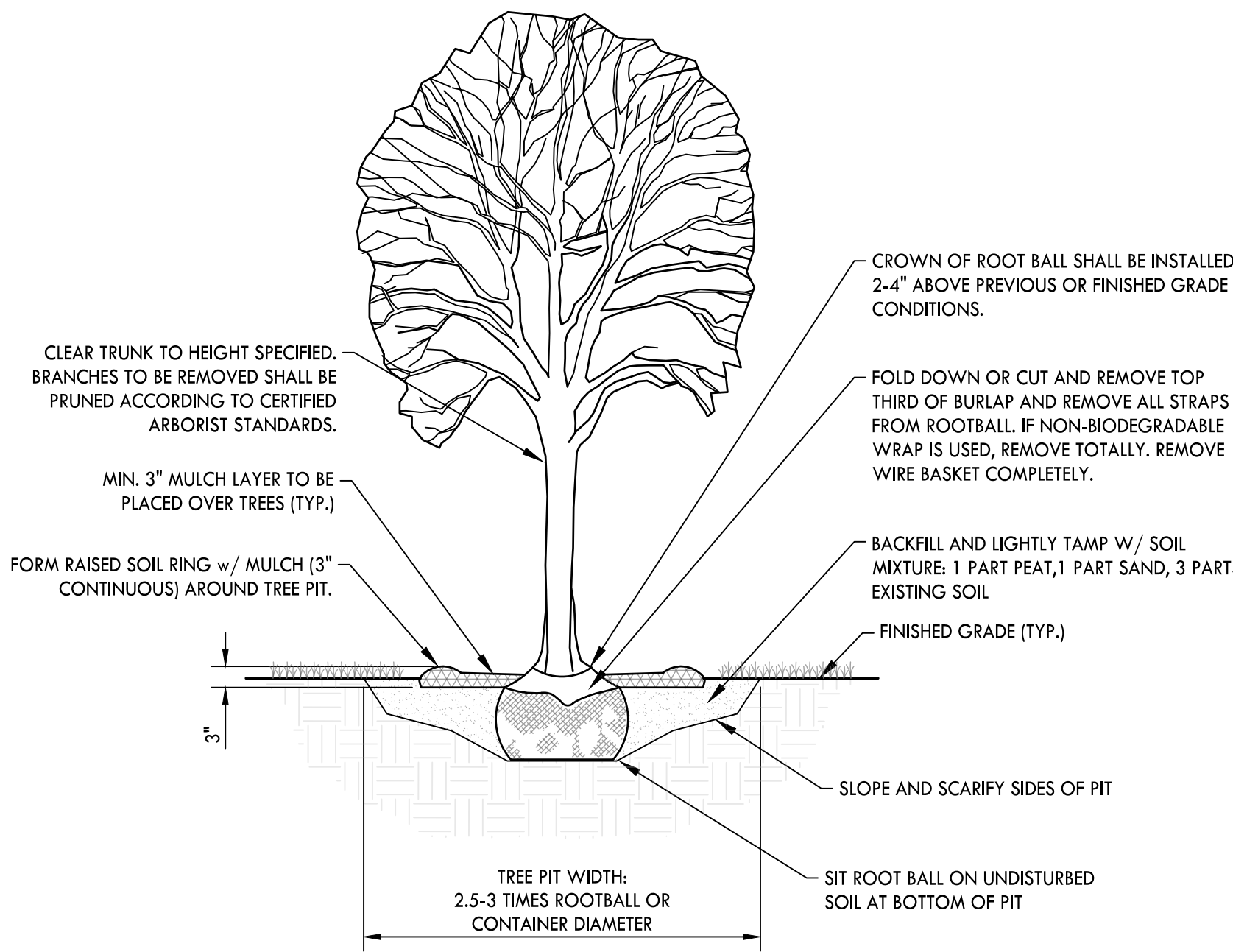
SHRUB PLANTING
NOT TO SCALE



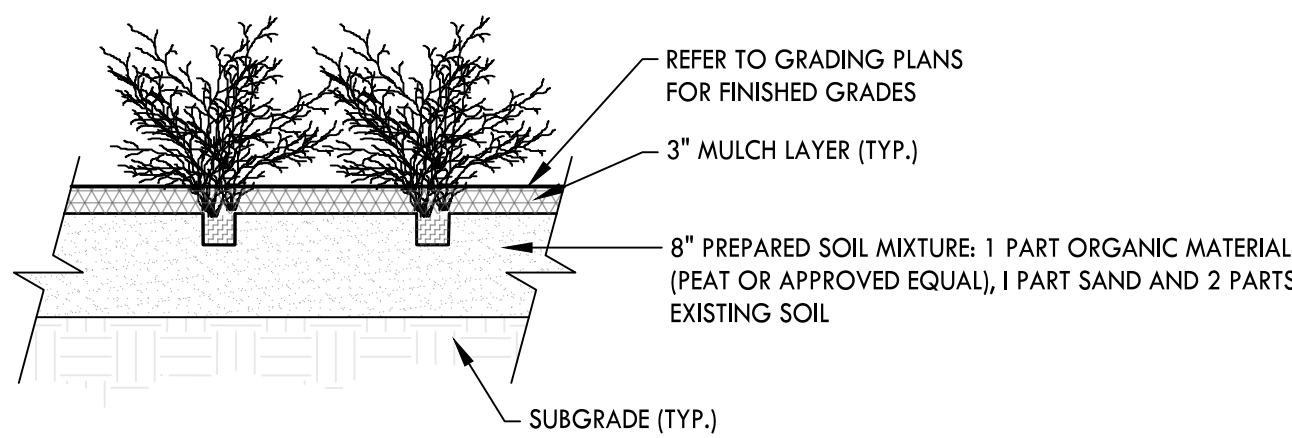
TREE PROTECTION
NOT TO SCALE



SPADE BED EDGE
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE



GROUNDCOVER PLANTING
NOT TO SCALE

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7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
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HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS	No.	DATE

12/19/2022 22132

L2.0
LANDSCAPE BUFFER
PLAN

December 19, 2022

City of Columbia
Technical Review Committee
700 N Garden Street
Columbia, TN 38401



**RE: Item No 22-0313
HONEY FARM COMMERCIAL STORPLACE COLUMBIA TENNESSEE**

Below are our responses to comments received on Thursday December 15, 2022. We believe we have satisfied all comments, but if you have additional concerns or questions, please do not hesitate to contact us. Our responses are as follows:

COMMENTS:

Maury County E911

1. Contact Maury 911 for any new street name requests. cgideon@maury911.org

Response: Noted.

Maury County Schools

2. Howell Elementary School, Cox Middle School, Spring Hill High School. 1) No residence is guaranteed zone to an specific school. 2) All zones are subject to change yearly.

Response: Noted.

Duck River Electric Membership Corp

3. No comments provided.

Building

4. No comments.

Police

5. No comments provided.

Public Works

6. No comments.

Planning

7. Landscaping on southside of building is supposed to carry along eastern boundary and northern portion of Building 1.

Response: Landscaping has been carried from the southside of building to the eastern boundary and northern portion of Building 1.

8. Show fence detail

Response: Fence detail added to plan ON SHEET L2.0 6A & 6B

Fire

9. No comment

Wastewater

10. Due to potential capacity concerns in the area, the pump station #2 of Honey Farm should be redirected to the Rutherford Creek 24" main.

Response: Pump station will be redirected to the Rutherford Creek 24" main with the rest of the commercial development.

Columbia Power

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

Response: Noted.

Atmos Energy

12. No comment.

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 is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Should adequate facilities not currently exist the study will determine any off-site improvements necessary to serve the development. Off-site improvements 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: Noted.

Engineering

14. No comments.

AT & T

15. Plans to serve.

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

16. No Comment.

We believe that all comments have been addressed. If you have any questions or need additional information, please do not hesitate to contact me at adam@crunkeng.com or 615-873-1795.

Sincerely,

A handwritten signature in blue ink, appearing to read "Adam Crunk".

Adam Crunk, PE
Crunk Engineering LLC



ITEM #II 4.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT:

AT&T

Case Number: 22-0313

Request from Adam Crunk for final master plan approval of Honey Farm PUD for 3.05 acres off Honey Farm Way and Nashville Highway.

COMMENTS: PLANS TO SERVE



ITEM #II 4.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Collier Engineering Company, Inc. on behalf of Maury County Highway Department

Case Number: 22-0313

Request from Adam Crunk for final master plan approval of Honey Farm PUD for 3.05 acres off Honey Farm Way and Nashville Highway.

COMMENTS:

No Comment.



201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

22-0313
4
P 931.388.4833
F 931.388.5287
www.cpws.com

December 8, 2022

Crunk Engineering, LLC
Adam Crunk
7112 Crossroads Blvd.
Brentwood, TN 37027

Re: Honey Farm Storplace
2448 Nashville Hwy., Columbia, TN
Tax Map 051 Parcel 051 05800 000

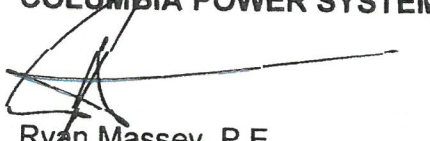
Dear Sir:

Columbia Power System has an existing power line near your proposed residential development.

We are willing to serve this residential development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

Yours truly,

COLUMBIA POWER SYSTEM



Ryan Massey, P.E.
Manager of Power Operations

kw



ITEM #II 4.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Maury County 911

Case Number: 22-0313

Request from Adam Crunk for final master plan approval of Honey Farm PUD for 3.05 acres off Honey Farm Way and Nashville Highway.

COMMENTS:

Contact Maury 911 for any new
street name requests.

Cgideon@maury911.org

approval of detailed construction plans prepared in accordance with CPWS and Tennessee Department of Environment and Conservation requirements.”

22-0313 - 2248 Nashville Highway - HF Final PUD Plan

Request from Adam Crunk for final master plan approval of Honey Farm PUD for 3.05 acres off HONEY FARM WAY and Nashville Highway.

“The project is within Columbia Power and Water’s service area and a Water Availability was recently issued. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Should adequate facilities not currently exist the study will determine any off-site improvements necessary to serve the development. Off-site improvements 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





ITEM #II 4.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

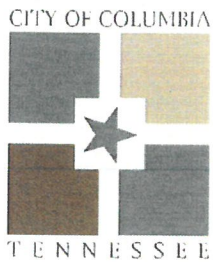
NAME OR DEPARTMENT: Wastewater

Case Number: **22-0313**

Request from Adam Crunk for final master plan approval of Honey Farm PUD for 3.05 acres off Honey Farm Way and Nashville Highway.

COMMENTS:

Due to potential capacity concerns in the area, the pump station #2 of Honey
Farm should be redirected to the Rutherford Creek 24" main.



ITEM #II 4.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Maury County Public Schools

Case Number: 22-0313

Request from Adam Crunk for final master plan approval of Honey Farm PUD for 3.05 acres off Honey Farm Way and Nashville Highway.

COMMENTS: Howell Elementary School, Cox Middle School, Spring Hill High School.

1) No residence is guaranteed zone to an specific school.

2) All zones are subject to change yearly.

HONEY FARM STORPLACE

NASHVILLE HWY (HWY 31) COLUMBIA, TN 38401

REVIEW DOCUMENTS

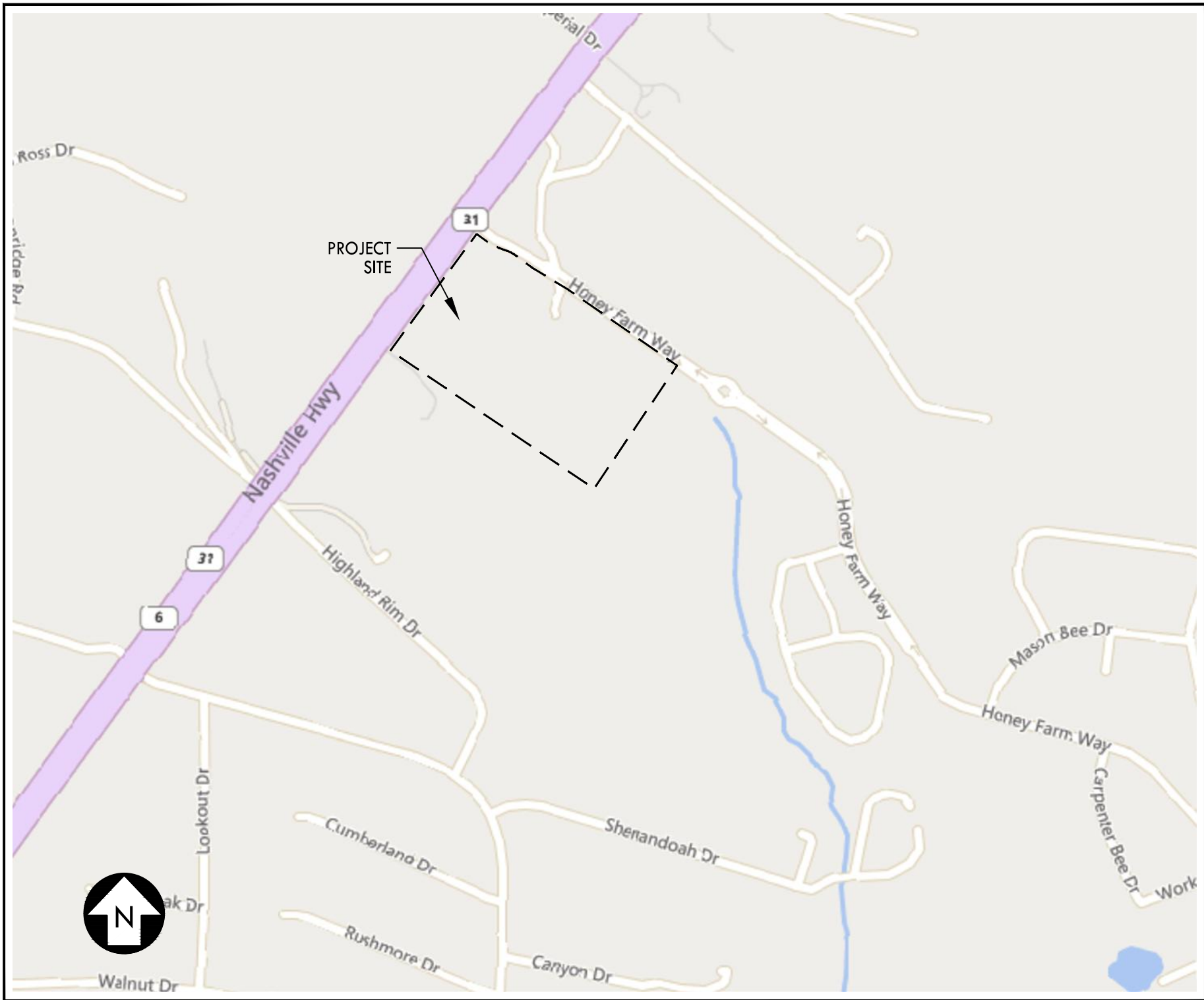
GENERAL INFORMATION

DEVELOPER

EQUITAS MANAGEMENT GROUP, LLC
5525 N MACARTHUR BLVD. SUITE 400
IRVING, TX 75038
Contact: DREW SMITH
Phone: 972-582-3471

CIVIL ENGINEER

Crunk Engineering LLC
7112 Crossroads Boulevard, Suite 201
Brentwood, TN 37027
Contact: Adam Crunk, PE
Phone: 615.873.1795
Email: adam@crunkeng.com



LOCATION MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS
C2.0	NOTES
C3.0	INITIAL EROSION SEDIMENT PLAN
C3.1	INTERIM EROSION SEDIMENT PLAN
C3.2	FINAL EROSION SEDIMENT PLAN
C3.3	EROSION SEDIMENT PLAN AND DETAILS
C4.0	DEMOLITION PLAN
C5.0	SITE LAYOUT PLAN
C6.0	GRADING & DRAINAGE PLAN
C7.0	UTILITY PLAN
C8.0	DETAILS
C8.1	DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE BUFFER PLAN

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HONEY FARM STORPLACE

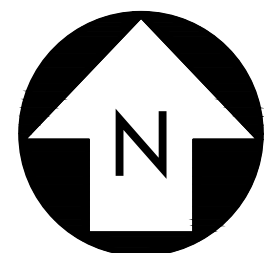
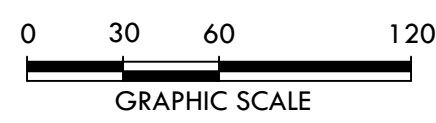
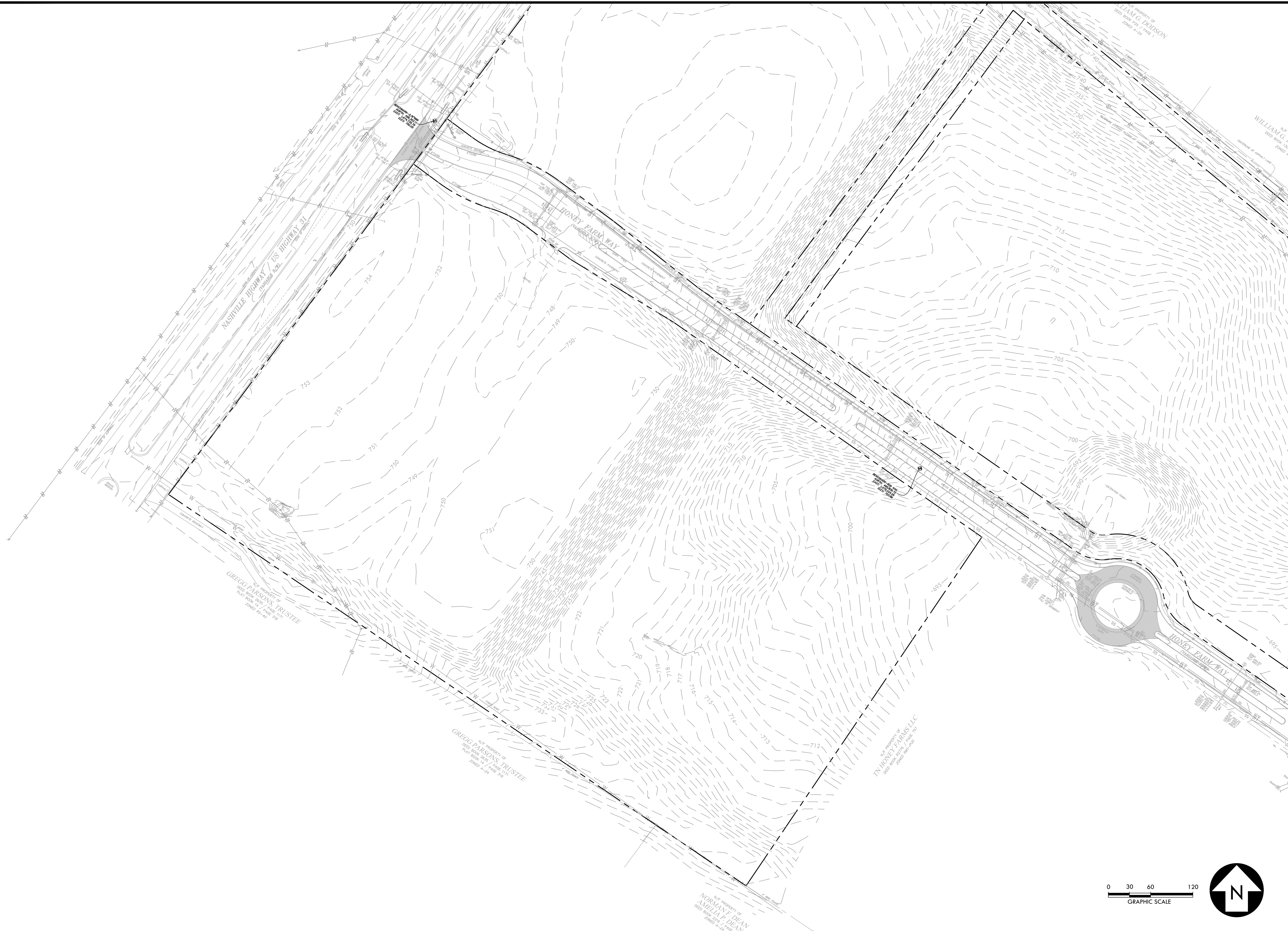
COLUMBIA, TN

REVISIONS	
No.	DATE

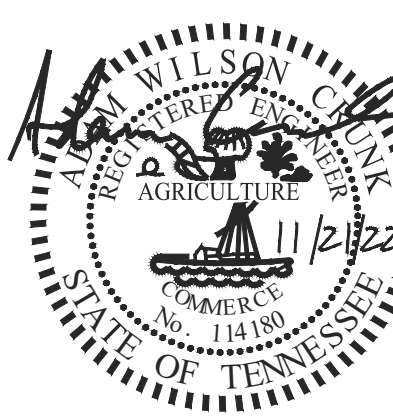
11/21/2022 22132

C0.0
COVER SHEET

Drawing Date: 11/20/2022 11:32 Honey Farm Commercial Day Construction C1.0 201.dwg



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SUITE 201
BRENTWOOD, TN 37027
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HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS	DATE	
	No.	

11/21/2022 22132

C1.0
EXISTING
CONDITIONS

GENERAL NOTES:

1. BASE INFORMATION WAS TAKEN FROM A BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY GEOSURVEY DATED 06-23-2022. CRUNK ENGINEERING LLC SHALL NOT BE RESPONSIBLE FOR ERRORS AND OMISSIONS RESULTING FROM THIS INFORMATION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE PROJECT AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS.
3. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL QUANTITIES, TAKE-OFF MEASUREMENTS, MATERIALS, ETC., DURING THE BID PROCESS. ANY QUANTITIES PROVIDED ON PLANS ARE PROVIDED AS A COURTESY. WHEN DISCREPANCIES OCCUR, THE PHYSICAL PLAN TAKES PRECEDENCE.
5. A COPY OF THE ELECTRONIC DRAWING FILE MAY BE REQUESTED FROM ENGINEER BY CONTRACTOR TO PROVIDE COORDINATES FOR LOCATION IN FIELD. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST ELECTRONIC FILES AFTER ANY REVISIONS TO PLANS, IF ANY OCCUR.
6. THE CONTRACTOR SHALL CHECK ALL EXISTING CONDITIONS, UTILITY INVERTS, UTILITY ROUTINGS, UTILITY CROSSINGS, AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO INSTALLATION.
7. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL CALL NATIONAL ONE CALL (811) 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION. THE CONTRACTOR SHALL REPAIR ANY DAMAGED UTILITIES ACCORDING TO LOCAL STANDARDS AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS. ALL AS-BUILTS SHALL BE PREPARED IN ACCORDANCE WITH LOCAL AGENCY(S) REQUIREMENTS. IF A CERTIFIED AS-BUILT SURVEY IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STAMPED SURVEY AND SUBMITTING TO ENGINEER.
9. THE CONTRACTOR SHALL LIMIT CONSTRUCTION OPERATIONS TO WITHIN THE LIMITS OF CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGES OUTSIDE THE LIMITS OF CONSTRUCTION. CARE SHALL BE TAKEN TO PROTECT ANY UTILITIES, TREES, BUILDINGS ETC. WHICH ARE TO REMAIN AND NOT TO BE DISTURBED BY THE CONSTRUCTION.
10. EXISTING PAVEMENT OF PUBLIC ROADWAYS SHALL BE PATCHED IN ACCORDANCE WITH LOCAL AGENCY STANDARDS WHEREVER UTILITY INSTALLATION REQUIRES REMOVAL OF THE EXISTING PAVEMENT. COORDINATE PAVEMENT TRENCHING LOCATIONS WITH SITE CIVIL, PLUMBING AND ELECTRICAL PLANS.
11. DIMENSIONS AND COORDINATES PROVIDED ARE TO FACE OF CURB AND/OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION AND CONSTRUCTION ISSUED BY AGC OF AMERICA, INC. AND THE SAFETY AND HEALTH REGULATIONS OF CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
13. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY WORKS SUCH AS BRACING, SHEETING AND SHORING, BLASTING PROTECTION, WARNING LIGHTS AND BARRICADES, ETC. AS MAY BE NECESSARY FOR THE PROTECTION OF LIFE AND PROPERTY FOR HIS OWN EMPLOYEES AND THE GENERAL PUBLIC.
14. PORTIONS OF THE WORK SHOWN ON THESE PLANS MAY REQUIRE TRENCH AND/OR MASS EXCAVATION. IN SOME CASES, THIS WILL REQUIRE THE REMOVAL OF ROCK. IN THE USE OF EXPLOSIVES FOR THE SUBSEQUENT EXCAVATION OF ROCK MATERIAL, ALL APPLICABLE LOCAL AND STATE REQUIREMENTS REGARDING THE USE AND STORAGE OF EXPLOSIVE MATERIAL SHALL BE FOLLOWED. THE PROPER PERMITS MUST BE SECURED AND PRE-BLAST SURVEYS WILL BE CONDUCTED IN AREAS WHERE ADJACENT PROPERTIES OR IMPROVEMENTS OFF OF THE PROJECT PROPERTY COULD BE IMPACTED. IN PORTIONS OF THE PROJECT WHERE TRENCH EXCAVATION IS REQUIRED, THE CONTRACTOR WILL BECOME FAMILIAR WITH ALL APPLICABLE TRENCH SAFETY REQUIREMENTS AND REGULATIONS AND TAKE THE NECESSARY MEASURES TO INSURE THE SAFETY OF HIS EMPLOYEES AND ANY OTHER INDIVIDUALS HAVING A NEED TO BE IN AND AROUND THE WORK.
15. ANY WORK UNACCEPTABLE TO THE OWNER'S REPRESENTATIVE OR TO THE LOCAL AGENCY(S) SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL. UPON REMOVAL NO ROOT GREATER THAN THREE INCHES IN DIAMETER SHALL REMAIN WITHIN FIVE FEET OF AN UNDERGROUND STRUCTURE OR UTILITY LINE OR UNDER PAVED FOOTINGS OR PAVED AREAS.
3. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF IMPROVEMENTS ON THE SITE LAYOUT PLAN AND UTILITY PLAN.
4. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE AND UTILITY PROVIDERS PRIOR TO BEGINNING WORK. DISRUPTION OF EXISTING UTILITY SERVICES AND TRAFFIC PATTERNS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY THE LOCAL AGENCY(S) AND UTILITY PROVIDER(S).
5. NO UTILITY OR STORM SEWER LINES SHALL BE DEMOLISHED UNTIL THE NEW LINES HAVE BEEN INSTALLED AND ARE PLACED INTO OPERATION.
6. THE CONTRACTOR SHALL INCORPORATE INTO HIS WORK ANY ISOLATION VALVES OR TEMPORARY PLUGS REQUIRED TO CONSTRUCT NEW UTILITY LINES AND DEMOLISH EXISTING UTILITY LINES.
7. WHERE WATER LINE AND SEWER LINE ABANDONMENT IS PLANNED, THE CONTRACTOR MAY ABANDON WATER LINES AND SEWER LINES IN PLACE WHERE THEY OCCUR AT LEAST 24 INCHES (TO TOP OF PIPE) BELOW FINAL SUBGRADE ELEVATIONS AND OUTSIDE THE BUILDING FOOT PRINT. ALL UTILITY LINES BEING ABANDONED IN PLACE SHALL HAVE ALL ENDS PERMANENTLY CLOSED USING A CONCRETE PLUG.
8. CAVITIES AND TRENCHES LEFT BY DEMOLITION WORK SHALL BE BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
9. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES AND SHRUBS, SIGNS, LIGHT POLES, UTILITY STRUCTURES, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND IF NOT ACCEPTED SHALL THEN BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

SITE GRADING NOTES:

1. THE EXISTING AND PROPOSED TOPOGRAPHIC INFORMATION IS BASED OFF THE TOPOGRAPHIC SURVEY PERFORMED BY GEOSURVEY DATED 06-23-2022. ELEVATIONS ARE BASED OF NAVD 88. BENCHMARK LOCATION AND ELEVATIONS ARE AS REPRESENTED BY THE SURVEYOR AT THE TIME OF THE SURVEY. THE CONTRACTOR SHALL VERIFY ITS CORRECTNESS PRIOR TO CONSTRUCTION.
2. THE DISTURBED AREA FOR THIS PROJECT IS APPROXIMATELY 5.06 ACRES.
3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO PANEL No. 47119C01806 OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE, DATED 04/16/2007.
4. MULCH AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED, UNLESS OTHERWISE INDICATED. CONTRACTOR SHALL TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
5. THE CONTRACTOR SHALL CHECK EXISTING GRADES AND DIMENSIONS PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THIS GRADING & DRAINAGE PLAN IS NOT A DETERMINATION OR GUARANTEE OF THE SUITABILITY OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED. A GEOTECHNICAL SOILS REPORT HAS BEEN PREPARED AND IS AVAILABLE FROM THE OWNER. DETERMINATION OF THE SUBSURFACE CONDITIONS FOR THE WORK INDICATED IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
6. IF ANY SPRINGS OR UNDERGROUND STREAMS ARE EXPOSED DURING CONSTRUCTION THE OWNER'S REPRESENTATIVE AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY. PERMANENT MEDIATION MAY BE REQUIRED, THE LOCATION AND SPECIFICATION OF WHICH WILL BE DETERMINED BY THE CONDITIONS WHICH ARE ENCOUNTERED.
7. THE PROPOSED GRADING AND DRAINAGE PLAN CONTAIN CONTOUR LINES AND SPOT ELEVATIONS RESULTING FROM AN ENGINEERED DESIGN AND REFLECT A PLANNED INTENT WITH REGARD TO DRAINAGE AND MOVEMENT OF MATERIALS. SHOULD THE CONTRACTOR HAVE ANY QUESTION OF THE INTENT OR ANY PROBLEM WITH THE CONTINUITY OF GRADES, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY.
8. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED ON PLANS. FILL SLOPES OF 3:1 AND GREATER SHALL BE PLACED AND COMPACTED A MINIMUM OF 5 FEET BEYOND THE PROPOSED SLOPE LIMITS AND THEN EXCAVATED BACK TO THE PROPOSED LOCATION.
9. THE MAXIMUM SLOPE WITHIN ACCESSIBLE PARKING SPACES SHALL BE 2.0% IN ANY DIRECTION. THE MINIMUM GRADE ON ASPHALT OR CONCRETE PAVING SHALL BE 1.0% UNLESS OTHERWISE INDICATED ON PLANS.
10. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SURFIELD ADJUSTMENT MAY BE REQUIRED. THE CONTRACTOR WILL BE REQUIRED TO ADJUST GRADES OF INTERSECTING STREETS, ALLEYS, PUBLIC ENTRANCES AND PRIVATE DRIVES AS DIRECTED BY THE ENGINEER.
11. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AT ALL TIMES DURING AND AFTER CONSTRUCTION. SOIL AFFECTED BY PERCHED WATER IN FOUNDATION AND PAVEMENT AREAS MUST BE UNDERCUT AND REPLACED WITH SUITABLE FILL MATERIALS APPROVED BY A GEOTECHNICAL ENGINEER. GROUNDWATER INFILTRATION INTO EXCAVATIONS SHOULD BE EXPECTED, AND THE WATER SHALL BE REMOVED USING GRAVITY DRAINAGE OR PUMPING.
12. THE CONTRACTOR SHALL TAKE SPECIAL CARE TO COMPACT FILL SUFFICIENTLY AROUND AND OVER ALL PIPES, STRUCTURES, VALVE STEMS, ETC., INSIDE THE PROPOSED PAVED AREAS TO AVOID SETTLEMENT. ANY SETTLEMENT DURING THE WARRANTY PERIOD SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
13. THE CONTRACTOR SHALL NOT DISTURB VEGETATION OR REMOVE ANY TREES EXCEPT WHEN NECESSARY FOR GRADING PURPOSES.
14. THE CONTRACTOR SHALL STRIP TOPSOIL FROM ALL CUT AND FILL AREAS AND STOCKPILE UPON COMPLETION OF GENERAL GRADING THE TOPSOIL SHALL BE PLACED OVER ALL DISTURBED AREAS TO A MINIMUM DEPTH OF 6". CONTRACTOR SHALL PROVIDE ADDITIONAL TOPSOIL IF INSUFFICIENT QUANTITIES EXIST ON SITE. THE CONTRACTOR SHALL PROVIDE MEASURES TO PREVENT SEDIMENT FROM STOCKPILED TOPSOIL OR FILL MATERIAL FROM CONTAMINATING SURROUNDING AREAS OR ENTERING NEARBY STREAMS.
15. ALL FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. THIS MATERIAL SHALL BE PLACED IN LIFTS AND COMPACTED AS DIRECTED BY THE GEOTECHNICAL ENGINEER (TO 95% STANDARD PROCTOR).
16. THE CONTRACTOR IS RESPONSIBLE FOR PERMITTING ANY SITE USED FOR DISPOSAL AND/OR STOCKPILE OF ANY MATERIAL FOR SUCH ACTIVITY. A COPY OF THE APPROVED PERMIT MUST BE PROVIDED TO THE INSPECTOR PRIOR TO COMMENCEMENT OF WORK ON ANY PROPERTY. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR REMOVING ANY ILLEGALLY PLACED MATERIAL AT HIS OWN EXPENSE.
17. ANY EXCESS EARTH MATERIAL AS A RESULT FROM GRADING ACTIVITIES SHALL BE FIRST OFFERED TO THE OWNER. IF NOT ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL DISPOSE OF EARTH MATERIAL OFF SITE AT NO ADDITIONAL COST TO THE OWNER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPORT SUITABLE MATERIAL FOR GRADING ACTIVITIES IF SUFFICIENT AMOUNTS OF EARTH MATERIAL ARE NOT AVAILABLE ON SITE AT NO ADDITIONAL COST TO THE OWNER.
18. SEGMENTAL WALLS SHALL BE PROVIDED BY THE CONTRACTOR ON A DESIGN BUILD BASIS. WALL DESIGN PLANS STAMPED BY A REGISTERED ENGINEER IN THE STATE OF THE PROJECT SHALL BE SUBMITTED TO THE ENGINEER AS A SHOP DRAWING AND INCLUDED IN THE CONSTRUCTION DOCUMENTS.
19. TOP OF GRATE ELEVATIONS FOR DRAINAGE STRUCTURES SHALL BE AS SHOWN ON THE DETAIL AND GRADING PLAN, UNLESS NOTED OTHERWISE. THE GRATES SHALL SLOPE WITH THE PAVEMENT AND/OR CURB AND GUTTER GRADES. LOCATION OF DRAINAGE STRUCTURES IS AS SHOWN ON THE GRADING PLAN.
20. THE CONTRACTOR SHALL COORDINATE EXACT LOCATION OF STORM DRAIN CONNECTIONS AT THE BUILDING WITH THE PLUMBING PLANS.
21. REINFORCED CONCRETE STORM PIPE SHALL MEET ASTM 76CLASS III, WALL TYPE "B" MESH REINFORCEMENT, HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL MEET ASTM F 2648. POLYVINYLCHLORIDE PIPE (PVC) SHALL MEET ASTM D3034, SDR 35.

EROSION CONTROL NOTES:

1. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE GRADING ACTIVITIES BEGIN AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY BUT MUST BE REPLACED AT THE END OF THE WORKDAY.
2. THE CONTRACTOR SHALL SEQUENCE CONSTRUCTION TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
3. CONSTRUCT SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
4. PROVIDE TEMPORARY CONSTRUCTION ACCESS(ES) AT THE POINT(S) WHERE CONSTRUCTION VEHICLES EXIT THE CONSTRUCTION AREA. MAINTAIN PUBLIC ROADWAYS FREE OF TRACKED MUD AND DIRT.
5. EXISTING VEGETATION AND GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 10 DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. USE TEMPORARY VEGETATION AND/OR MULCH TO PROTECT BARE AREAS FROM EROSION DURING CONSTRUCTION.
7. INSPECTION AND MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS. IF AT ANY TIME DURING CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES INSTALLED FAIL TO FUNCTION PROPERLY, NEED MAINTENANCE OR REPAIR, OR NEED NEW REPLACEMENT IN KIND, THE CONTRACTOR WILL EFFECT SUCH ACTIONS AS ARE NEEDED TO CORRECT THE SITUATION AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL USE WATER SPRINKLING AND OTHER SUITABLE METHODS AS NECESSARY TO CONTROL DUST AND DIRT CAUSED BY CONSTRUCTION ACTIVITY. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST CONTROL ARE PROHIBITED.
9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
10. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY OR PERMANENTLY CEASED. DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY STABILIZED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED.
11. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT AND EROSION CONTROL DEVICES AS NECESSARY AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
12. THE CONTRACTOR SHALL REMOVED SEDIMENT BUILD UP FROM ALL DRAINAGE STRUCTURES BEFORE ACCEPTANCE BY LOCAL GOVERNING AGENCY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
13. THE CONTRACTOR SHALL REMOVE THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ONLY AFTER A GOOD STAND OF VEGETATIVE COVER HAS BEEN ESTABLISHED ON GRADED AREAS AND WHEN IN THE OPINION OF THE OWNER'S REPRESENTATIVE, THEY ARE NO LONGER NEEDED.

UTILITY NOTES:

1. ALL WATER LINES, SEWER LINES AND APPURTENANCES SHALL BE CONSTRUCTED OF MATERIALS THAT CONFORM WITH LOCAL AGENCY(S) AND UTILITY PROVIDER DETAILS AND SPECIFICATIONS.
2. SANITARY SEWER SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. POLYVINYLCHLORIDE (PVC) SHALL MEETASTM D3034 SDR35. DUCTILE IRON PIPE (DIP) SHALL MEET ANSI21.51/AWWA C-151 CLASS 52.
3. WATER LINES SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. CEMENT LINED DUCTILE IRON (DIP) SHALL MEET AWWA C-151CLASS 52. POLYVINYLCHLORIDE (PVC) SHALL MEET AWWA C-900, SDR 18, CLASS 150.
4. A MINIMUM COVER OF 36" SHALL BE PROVIDED OVER ALL WATER LINES.
5. THE CONTRACTOR SHALL MAINTAIN A HORIZONTAL SEPARATION OF 10 FEET BETWEEN SANITARY SEWER LINES AND WATER LINES. WHERE THESE CRITERIA CANNOT BE MET, THE CONTRACTOR SHALL MAINTAIN 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES.
6. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE SURVEYOR AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
7. THE CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF THE POINT OF CONNECTIONS OF ALL UTILITIES PRIOR TO ORDERING OF MATERIALS OR COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.
8. THE CONTRACTOR SHALL COORDINATE THE SEQUENCE OF CONSTRUCTION FOR ALL UTILITY LINES TO PREVENT CONFLICTS WITH EXISTING OR PROPOSED WATER LINES, SANITARY SEWER LINES, SANITARY SEWER SERVICES, STORM SEWERS, OR ANY OTHER UTILITY OR STRUCTURE.
9. BEFORE CONNECTIONS ARE MADE INTO EXISTING UTILITIES, THE NEW LINES ARE TO BE FLUSHED AND TESTED BY THE CONTRACTOR IN ACCORDANCE WITH THE LOCAL AGENCY(S) AND UTILITY PROVIDER(S) WATER AND SEWER SPECIFICATIONS.
10. REDUCED PRESSURE BACKFLOW PREVENTOR (RBPB) OR DUAL CHECK WILL BE REQUIRED ON ALL TESTS AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY LOCAL AGENCY AND UTILITY PROVIDER.
11. THE CONTRACTOR SHALL PROVIDE ALL HORIZONTAL AND VERTICAL BENDS TO ATTAIN THE ALIGNMENT INDICATED ON THE PLANS. PROVIDE VERTICAL BENDS WHERE NECESSARY TO ALLOW WATER LINES TO PASS UNDER OR OVER OTHER UTILITY LINES (ALL BENDS AND BRACES NEEDED MAY NOT BE SHOWN ON THESE PLANS). PROVIDE BRACING AND/OR RODDING AT ALL BENDS AND TEES AS REQUIRED.
12. THE CONTRACTOR SHALL COORDINATE EXACT LOCATION OF UTILITY CONNECTIONS AT THE BUILDING WITH PLUMBING PLANS.
13. PROPOSED GAS LINE, ELECTRIC LINE AND TELEPHONE LINE CONSTRUCTION AND INSTALLATION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY PROVIDERS.
14. EXISTING CASTINGS LOCATED IN FILL/CUT AREAS SHALL BE ADJUSTED TO ENSURE THAT THE TOP OF CASTING IS FLUSH WITH THE FINISHED GRADE.
15. THE CONTRACTOR SHALL MARK THE LOCATION OF ALL NEW PVC LINES WITH #8 WIRE.
16. ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY THE CORING AND RESILIENT SEAL METHOD.
17. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THIS PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK OVER AND AROUND THE UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
18. ALL FIRE LINES SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF THE PROJECT.
19. PRIOR TO SUBMITTING OF BID, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.

EROSION CONTROL TYPICAL NOTES:

1. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURE'S SPECIFICATIONS AND THE CONTRACT DOCUMENTS. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE CONTRACTOR MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS.
2. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT THAT HAVE NOT REACHED A STREAM MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE OFFSITE IMPACTS. PERMITTEES SHALL NOT INITIATE REMEDIATION/RESTORATION OF A STREAM WITHOUT CONSULTING THE DIVISION FIRST. THIS PERMIT DOES NOT, HOWEVER, AUTHORIZE ACCESS TO PRIVATE PROPERTY.
3. SEDIMENT SHOULD BE REMOVED FROM SEDIMENT TRAPS, SILT FENCES, SEDIMENTATION PONDS, AND OTHER SEDIMENT CONTROLS AS NECESSARY, AND MUST BE REMOVED WHEN DESIGN CAPACITY HAS BEEN REDUCED BY 33%.
4. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
5. PRE-CONSTRUCTION VEGETATIVE GROUND COVER SHALL NOT BE DESTROYED, REMOVED OR DISTURBED MORE THAN 20 CALENDAR DAYS PRIOR TO GRADING OR EARTH MOVING UNLESS THE AREA IS SEEDED AND/OR MULCHED OR OTHER TEMPORARY COVER IS INSTALLED.
6. CLEARING AND GRUBBING MUST BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION.
7. CONSTRUCTION MUST BE SEQUENCED TO MINIMIZE THE EXPOSURE TIME OF GRADED OR DENUDED AREAS.
8. EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND FUNCTIONAL BEFORE EARTH MOVING OPERATIONS BEGIN, AND MUST BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORK DAY, BUT MUST BE REPLACED AT THE END OF THE WORK DAY.
9. THE FOLLOWING RECORDS SHALL BE MAINTAINED ON SITE; THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR; THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE; AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED.
10. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. EXCEPT IN THE FOLLOWING TWO SITUATIONS: 1. WHERE THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH DAY IS PRECLUDED BY SNOW COVER OR FROZEN GROUND CONDITIONS, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICAL; OR 2. WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 15 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF SITE.
11. CONSTRUCTION MUST BE PHASED FOR PROJECTS IN WHICH OVER 50 ACRES OF SOIL WILL BE DISTURBED. AREAS OF THE COMPLETED PHASE MUST BE STABILIZED WITHIN 21 DAYS AFTER ANOTHER PHASE HAS BEEN INITIATED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES; AFTER USE, SILT FENCES SHOULD BE REMOVED OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES.
12. TEMPORARY OR PERMANENT SOIL STABILIZATION SHALL BE ACCOMPLISHED WITHIN 15 DAYS AFTER FINAL GRADING OR OTHER EARTH WORK. PERMANENT STABILIZATION WITH PERENNIAL VEGETATION OR OTHER PERMANENTLY STABLE, NON-ERODING SURFACE SHALL REPLACE ANY TEMPORARY MEASURES AS SOON AS PRACTICABLE.
13. NO SOLID MATERIALS INCLUDING BUILDING MATERIAL, SHALL BE DISCHARGED TO WATERS OF THE UNITED STATES EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT AND/OR TENNESSEE AQUATIC RESOURCE ALTERATION PERMIT
14. OFFSITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED.

SITE DESCRIPTION:

1. THE SITE IS LOCATED IN COLUMBIA, TENNESSEE, MAURY COUNTY, PARCEL 051 05800 000 THE SITE IS LOCATED AT NASHVILLE HWY 2248. THE SITE CONSISTS OF 13.42 ACRES, 5.06 ACRES WILL BE DISTURBED AS PART OF THIS PROJECT.
2. APPROXIMATE CONSTRUCTION TIME TABLE:
BEGIN CONSTRUCTION - JULY 2023
COMPLETE CONSTRUCTION - FEBRUARY 2024
3. CONSTRUCTION SEQUENCE:
A. INSTALL CONSTRUCTION EXIT.
B. INSTALL SILT FENCE AND TREE PROTECTION.
C. CLEAR, GRUB, AND GRADE THE REMAINING SITE.
D. INSTALL GRASSED CHANNEL AND DRY-DETENTION POND PER APPROVED PLANS. INSTALL POND OUTLET WITH MODIFIED ORIFICE.
E. UPON PERMANENT SITE STABILIZATION, REMOVE SILT FENCE, TREE PROTECTION, MODIFIED ORIFICE AND ALL OTHER TEMPORARY EROSION CONTROL DEVICES WILL BE REMOVED.
H. ROCK CHECK DAMS ARE TO BE CLEANED.

TOTAL SITE AREA = 13.42 ACRES, 584,575.2 SQUARE FEET
DISTURBED AREA = 5.06 ACRES, 220,413.6 SQUARE FEET
5. THE ESTIMATED EXISTING CURVE NUMBER IS ____
UPON COMPLETION OF THE SITE, THE ESTIMATED CURVE NUMBER WILL INCREASE TO ____.
6. THE RECEIVING WATER FOR THE DISCHARGE FROM THIS SITE IS RUTHERFORD CREEK.
7. PROPERTY ZONING: PUD

SCHEDULE OF INSPECTIONS AND MAINTENANCE NOTES

1. INSPECTIONS SHALL BE DONE BEFORE ANTICIPATED STORM EVENTS (OR SERIES OF STORM EVENTS SUCH AS INTERMITTENT SHOWERS OVER ONE OR MORE DAYS), AND WITHIN 24 HOURS AFTER THE END OF A STORM EVENT OF 0.25 INCHES OR GREATER, AND AT LEAST TWICE EVERY SEVEN CALENDAR DAYS, NOT ON CONSECUTIVE DAYS. WHEN PORTIONS OF THE SITE HAVE BEEN FINALLY OR TEMPORARILY STABILIZED, OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (E.G. SITE COVERED WITH SNOW, ICE OR FROZEN GROUND), SUCH INSPECTION ONLY HAS TO BE CONDUCTED ONCE PER MONTH.
2. INSPECTIONS AND ASSOCIATED NECESSARY REPAIRS DONE 60 HOURS BEFORE A RAIN EVENT CONSTITUTE COMPLIANCE WITH "BEFORE ANTICIPATED STORM EVENTS," AND INSPECTIONS AND REPAIRS ON A FRIDAY MEET THE REQUIREMENTS FOR RAIN EVENTS OVER THE WEEKEND.
3. QUALIFIED PERSONNEL SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
4. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN AND IN THE CONTRACT DOCUMENTS SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY.
5. OUTFALL POINTS (WHERE DISCHARGES FROM THE SITE ENTER STREAMS OR WET WEATHER CONVEYANCES) SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. WHERE DISCHARGE LOCATIONS ARE INACCESSIBLE, NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF POSSIBLE. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.
6. BASED ON THE RESULTS OF THE INSPECTION; ANY INADEQUATE CONTROL MEASURES OR CONTROL MEASURES IN DISREPAIR SHALL BE REPLACED OR MODIFIED, OR REPAIRED AS NECESSARY, BEFORE THE RAIN EVENT IF POSSIBLE, BUT IN NO CASE MORE THAN SEVEN DAYS AFTER THE NEED IS IDENTIFIED. IF MAINTENANCE PRIOR TO THE NEXT ANTICIPATED STORM EVENT IS IMPRACTICABLE, MAINTENANCE MUST BE SCHEDULED AND ACCOMPLISHED AS SOON AS PRATICABLE.
7. BASED ON THE RESULTS OF THE INSPECTION, THE SITE DESCRIPTION PROVIDED, AND THE POLLUTION PREVENTION MEASURES PRESENTED IN THIS PLAN MAY BE REVISED AS APPROPRIATE, BUT IN NO CASE LATER THAN 14 CALENDAR DAYS FOLLOWING THE INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THIS PLAN IN NO CASE LATER THAN 21 CALENDAR DAYS FOLLOWING THE INSPECTION.
8. INSPECTIONS SHALL BE DOCUMENTED AND INCLUDE THE SCOPE OF THE INSPECTION, NAME(S) AND TITLE OR QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN (INCLUDING THE LOCATION(S) OF DISCHARGES OF SEDIMENT OR OTHER POLLUTANTS FROM THE SITE AND OF ANY CONTROL DEVICE THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION AND ACTIONS TAKEN AND ACCOMPLISHED IN PARAGRAPH 6 ABOVE.

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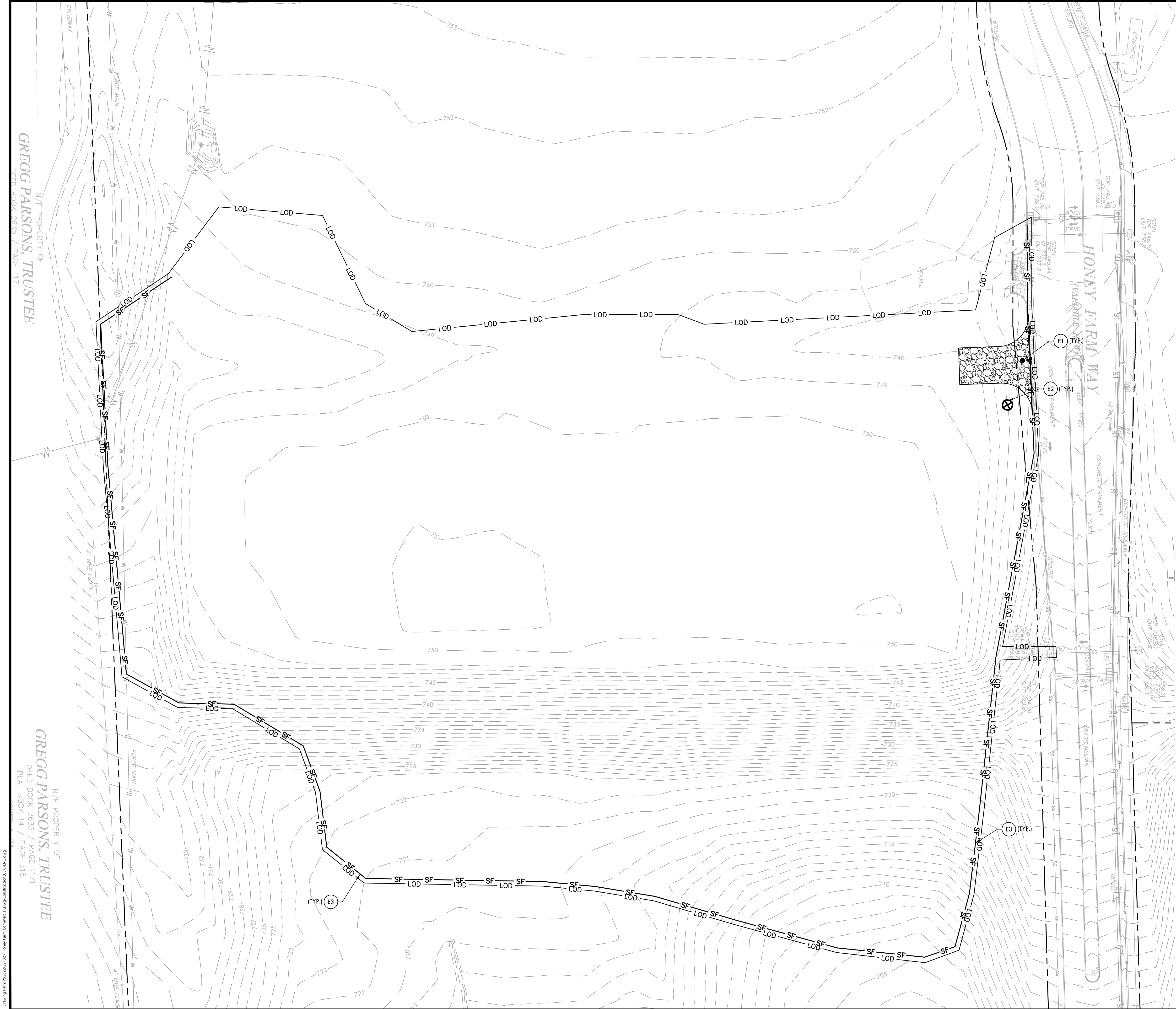
HONEY FARM STORPLACE

COLUMBIA, TN

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	No.				

11/21/2022 22132

C2.0
NOTES

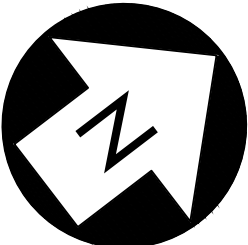
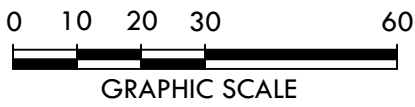


EROSION CONTROL PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.3 - 1
E2	CONCRETE WASHOUT AREA	C3.3 - 2
E3	TEMPORARY SILT FENCE	C3.3 - 3
E4	TEMPORARY INLET PROTECTION	C3.3 - 4
E5	TEMPORARY TREE PROTECTION FENCE	C3.3 - 5
E6	RIP RAP OUTLET PROTECTION	C3.3 - 6
E7	TEMPORARY ROCK CHECK DAM	-
E8	TEMPORARY SEDIMENT TRAP	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TP TEMPORARY TREE PROTECTION
- SF TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LOD LIMITS OF DISTURBANCE



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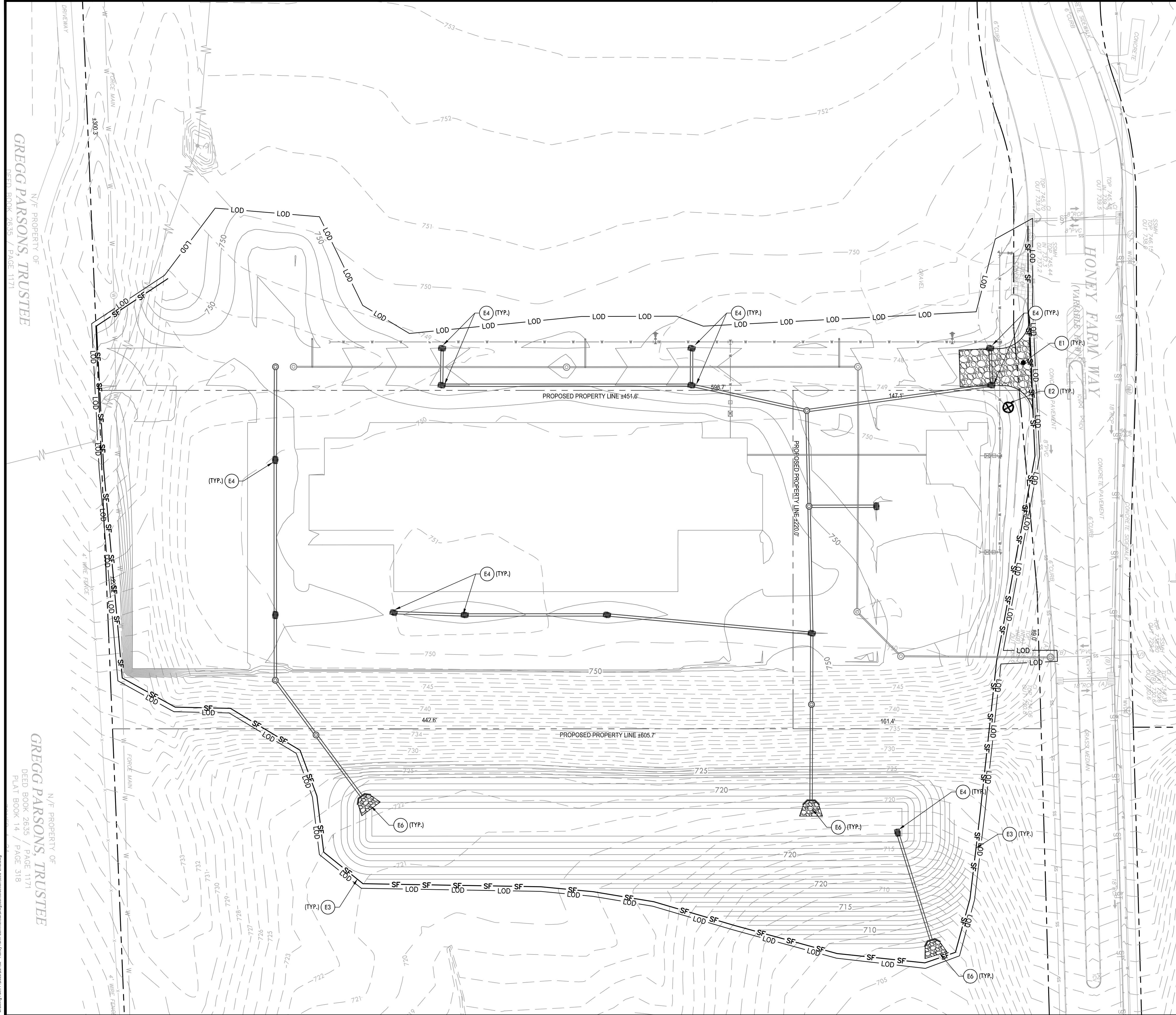
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INITIAL EROSION
SEDIMENT PLAN

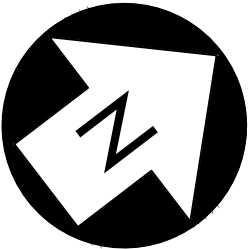
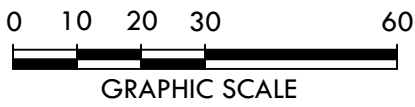


EROSION CONTROL PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.3 - 1
E2	CONCRETE WASHOUT AREA	C3.3 - 2
E3	TEMPORARY SILT FENCE	C3.3 - 3
E4	TEMPORARY INLET PROTECTION	C3.3 - 4
E5	TEMPORARY TREE PROTECTION FENCE	C3.3 - 5
E6	RIP RAP OUTLET PROTECTION	C3.3 - 6
E7	TEMPORARY ROCK CHECK DAM	-
E8	TEMPORARY SEDIMENT TRAP	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TP TEMPORARY TREE PROTECTION
- SF TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LOD LIMITS OF DISTURBANCE



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STATE OF TENNESSEE
DEPARTMENT OF REVENUE
AGRICULTURE
NOV 11 2022
AMERICAN
NO. 114180

HONEY FARM STORPLACE

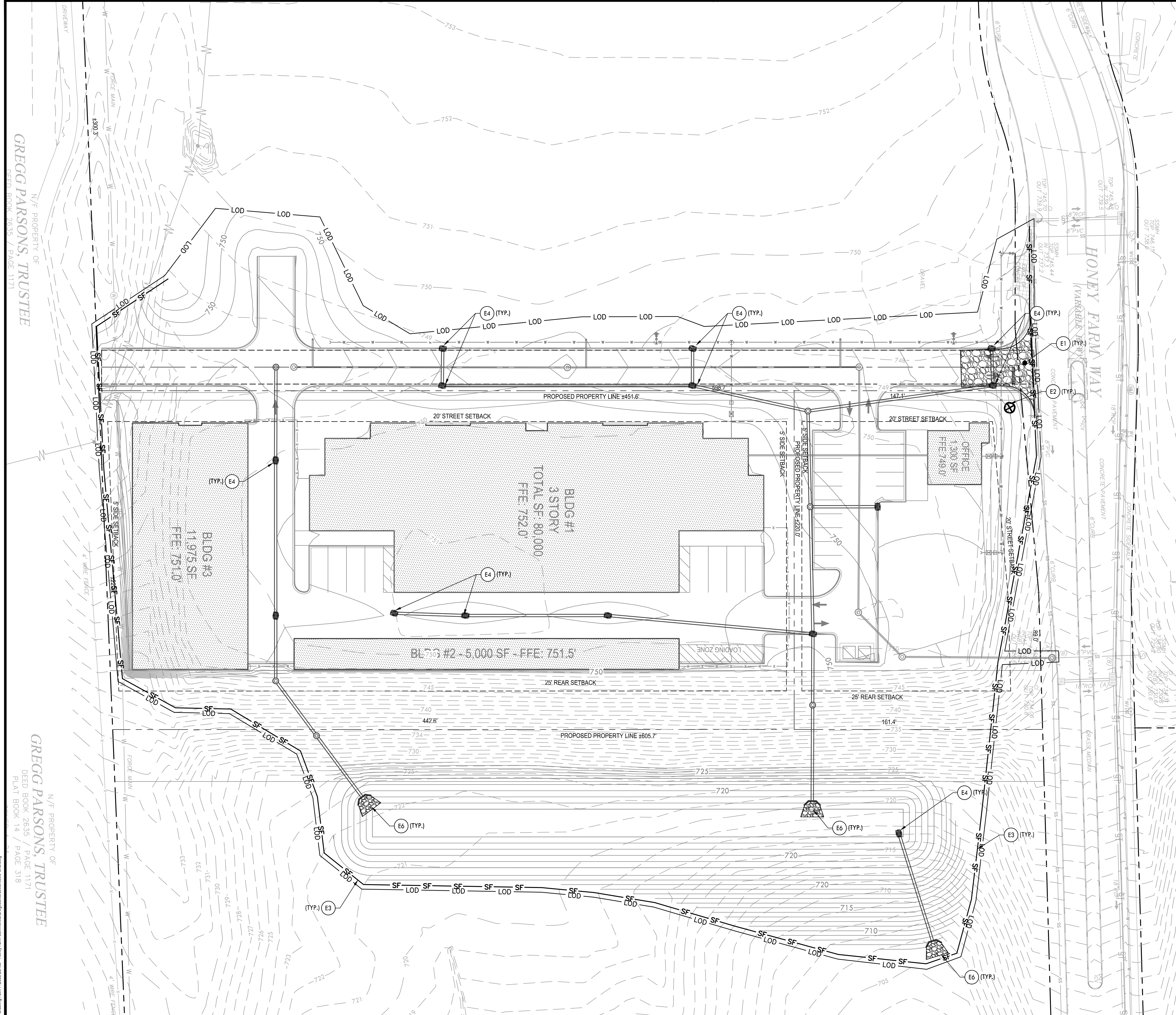
COLUMBIA, TN

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C3.1

INTERIM EROSION
SEDIMENT PLAN

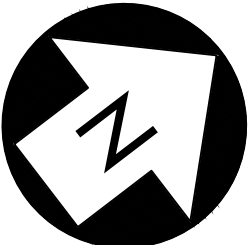
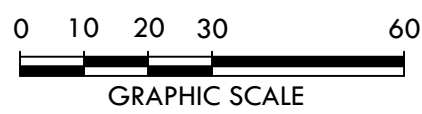


EROSION CONTROL PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
E1	TEMPORARY CONSTRUCTION ENTRANCE	C3.3 - 1
E2	CONCRETE WASHOUT AREA	C3.3 - 2
E3	TEMPORARY SILT FENCE	C3.3 - 3
E4	TEMPORARY INLET PROTECTION	C3.3 - 4
E5	TEMPORARY TREE PROTECTION FENCE	C3.3 - 5
E6	RIP RAP OUTLET PROTECTION	C3.3 - 6
E7	TEMPORARY ROCK CHECK DAM	-
E8	TEMPORARY SEDIMENT TRAP	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED EROSION & SEDIMENT CONTROL LEGEND

- TEMPORARY CONSTRUCTION ENTRANCE
- TEMPORARY TREE PROTECTION
- TEMPORARY SILT FENCE
- TEMPORARY INLET PROTECTION
- TEMPORARY ROCK CHECK DAM
- LIMITS OF DISTURBANCE



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C3.2

FINAL EROSION
SEDIMENT PLAN

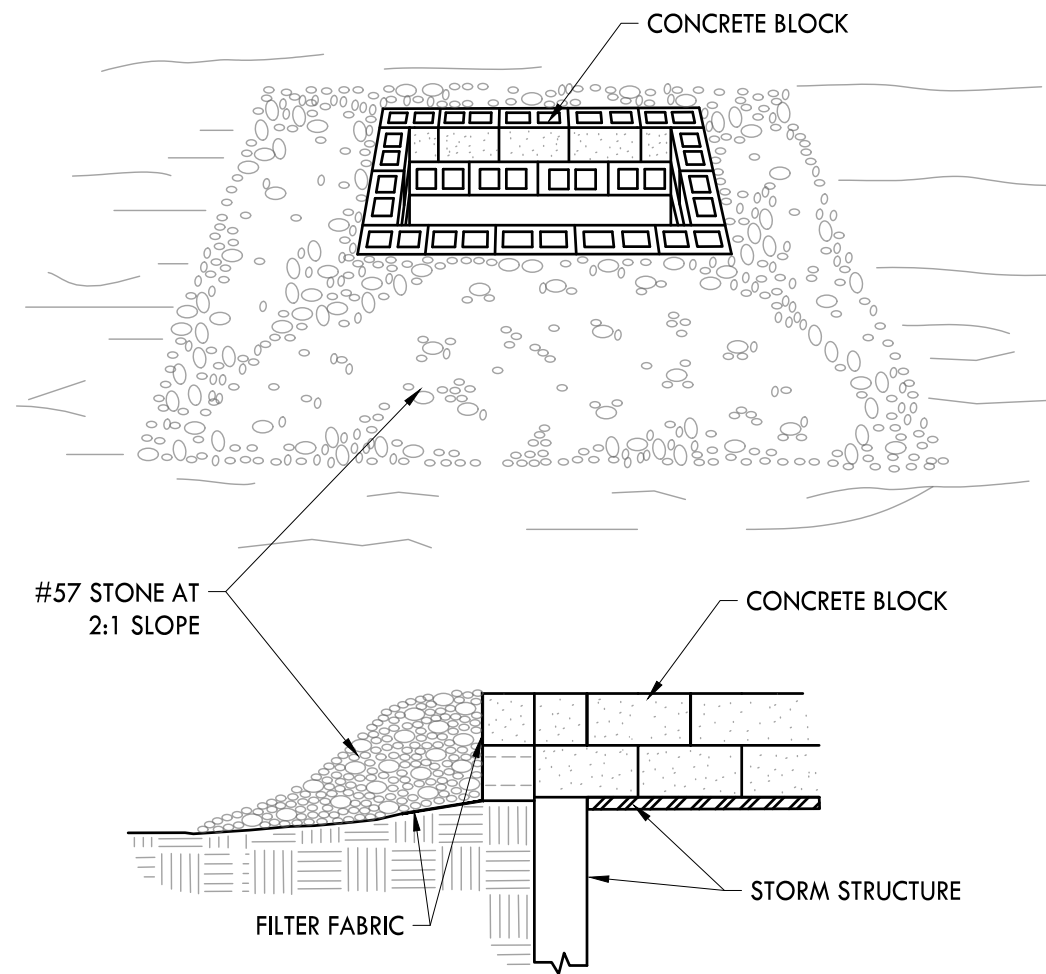
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PLAT BOOK 14 / PAGE 318

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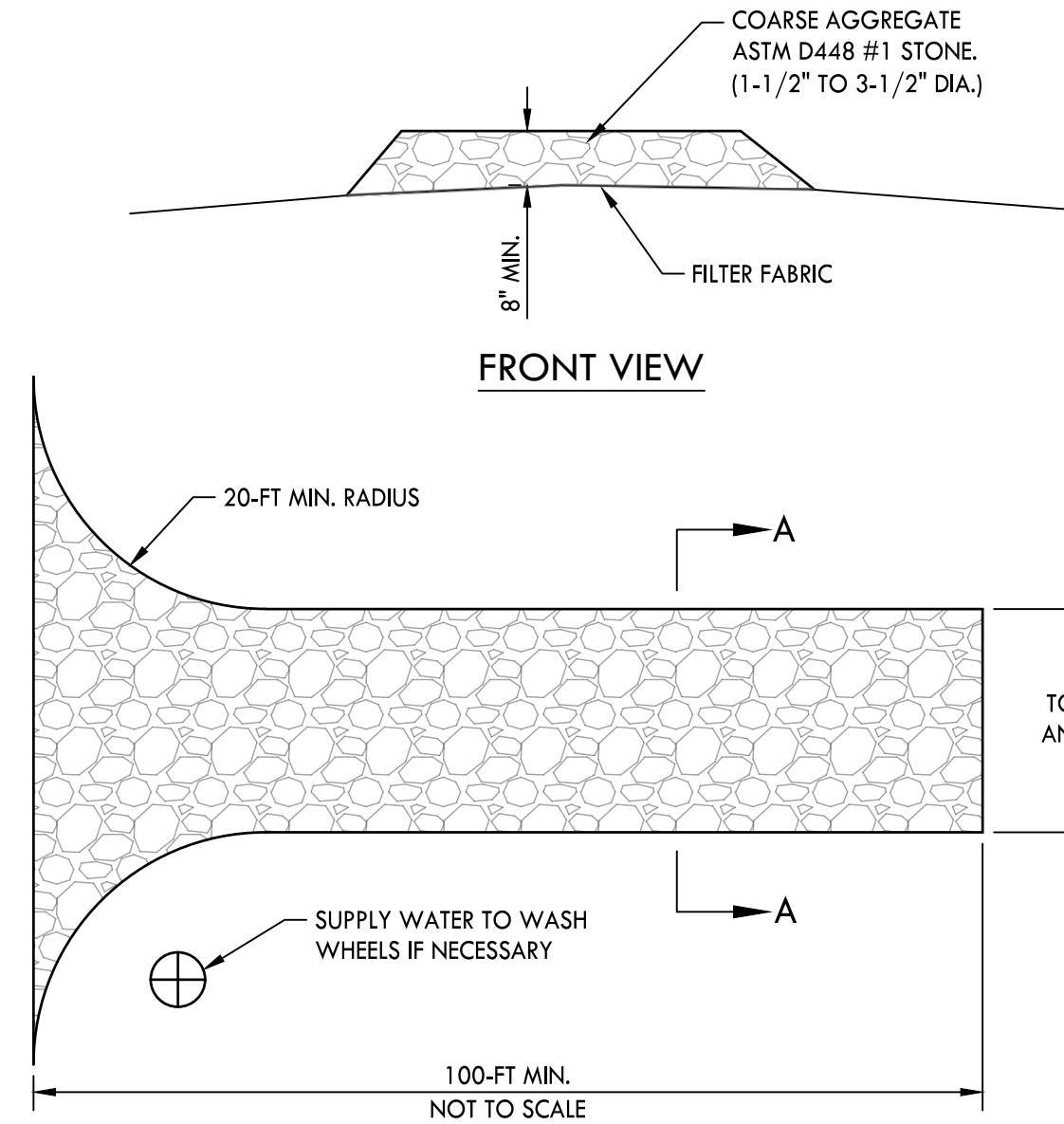
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4

TEMPORARY INLET PROTECTION

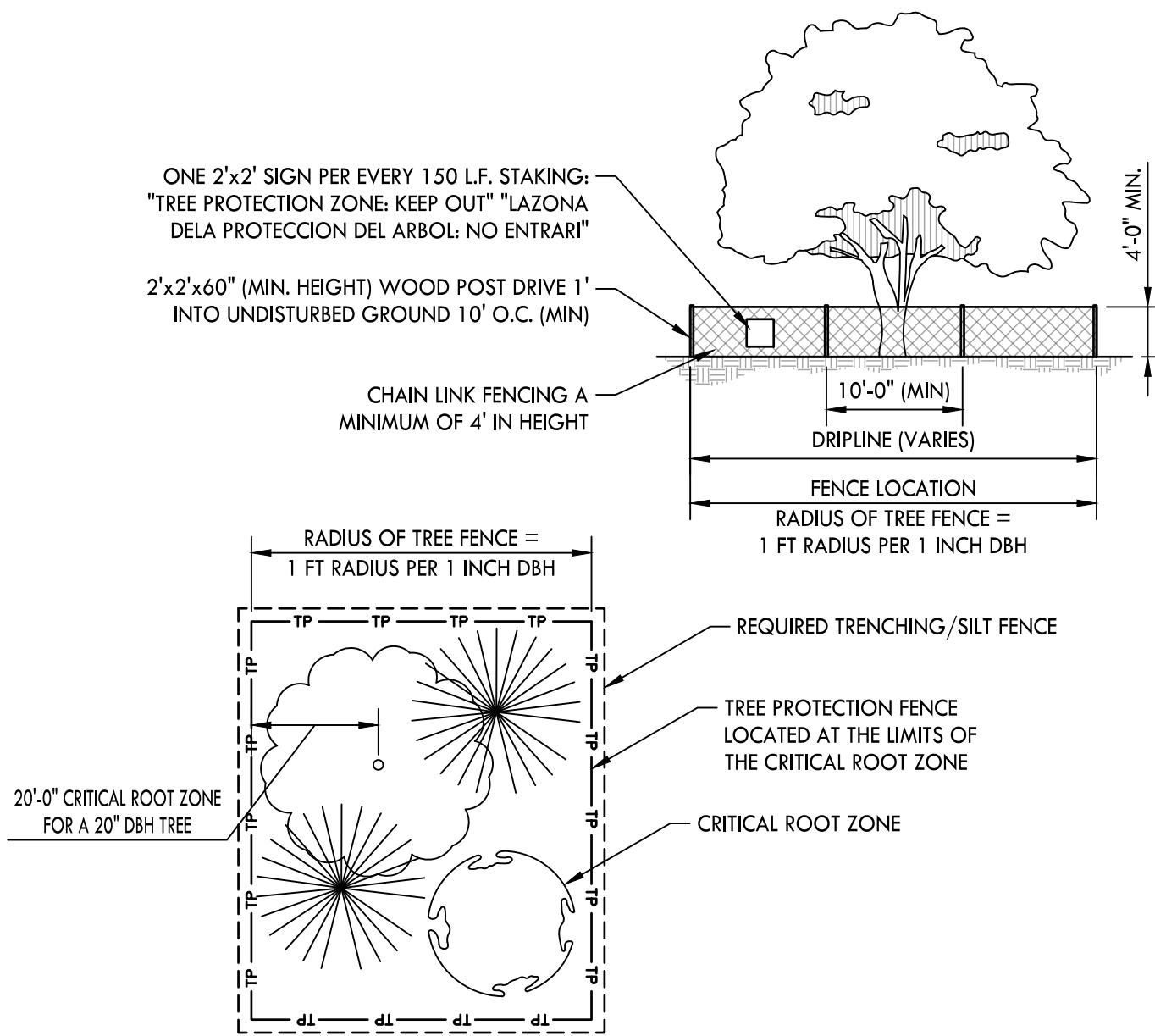
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1

TEMPORARY CONSTRUCTION EXIT

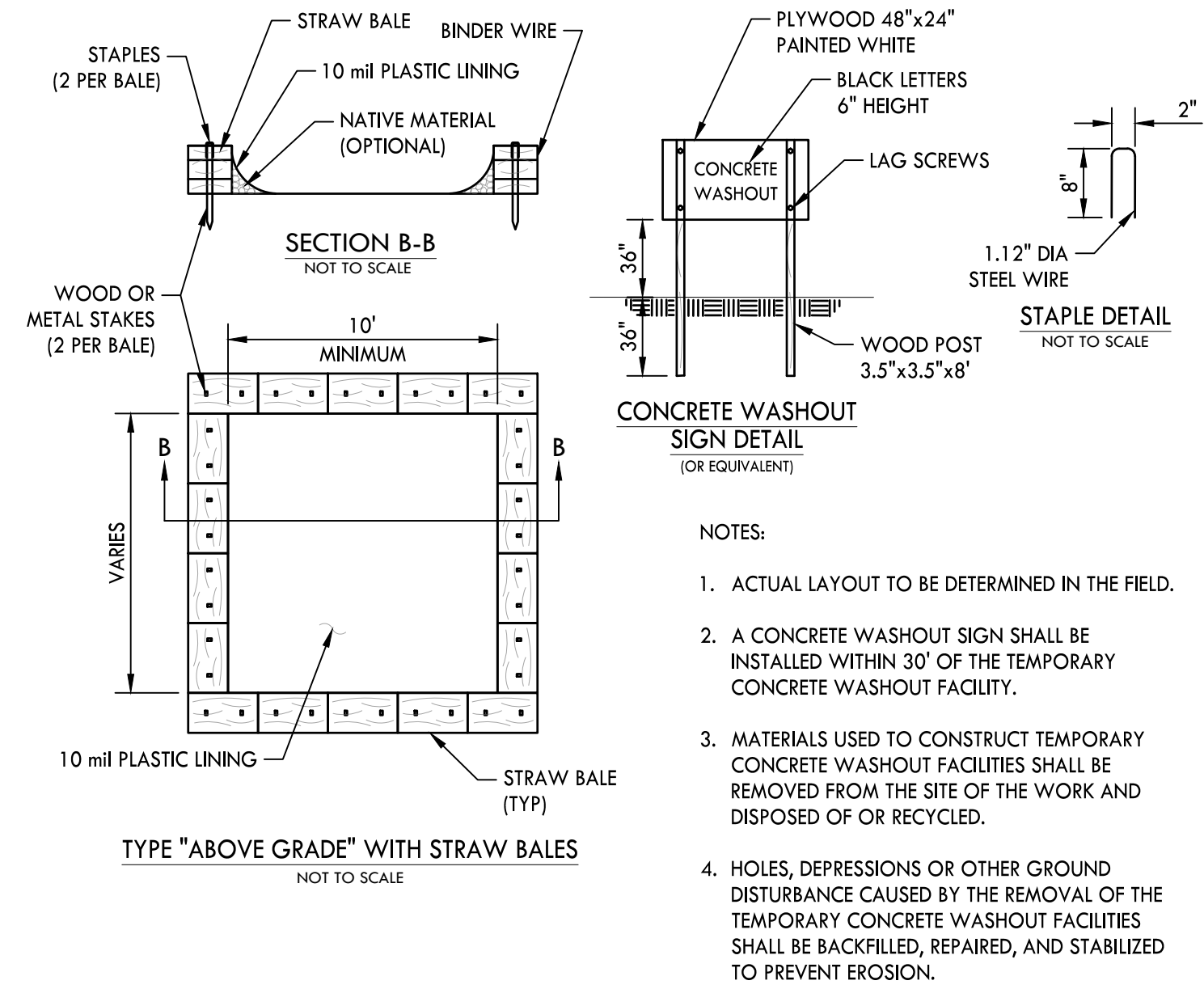
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5

TEMPORARY TREE PROTECTION

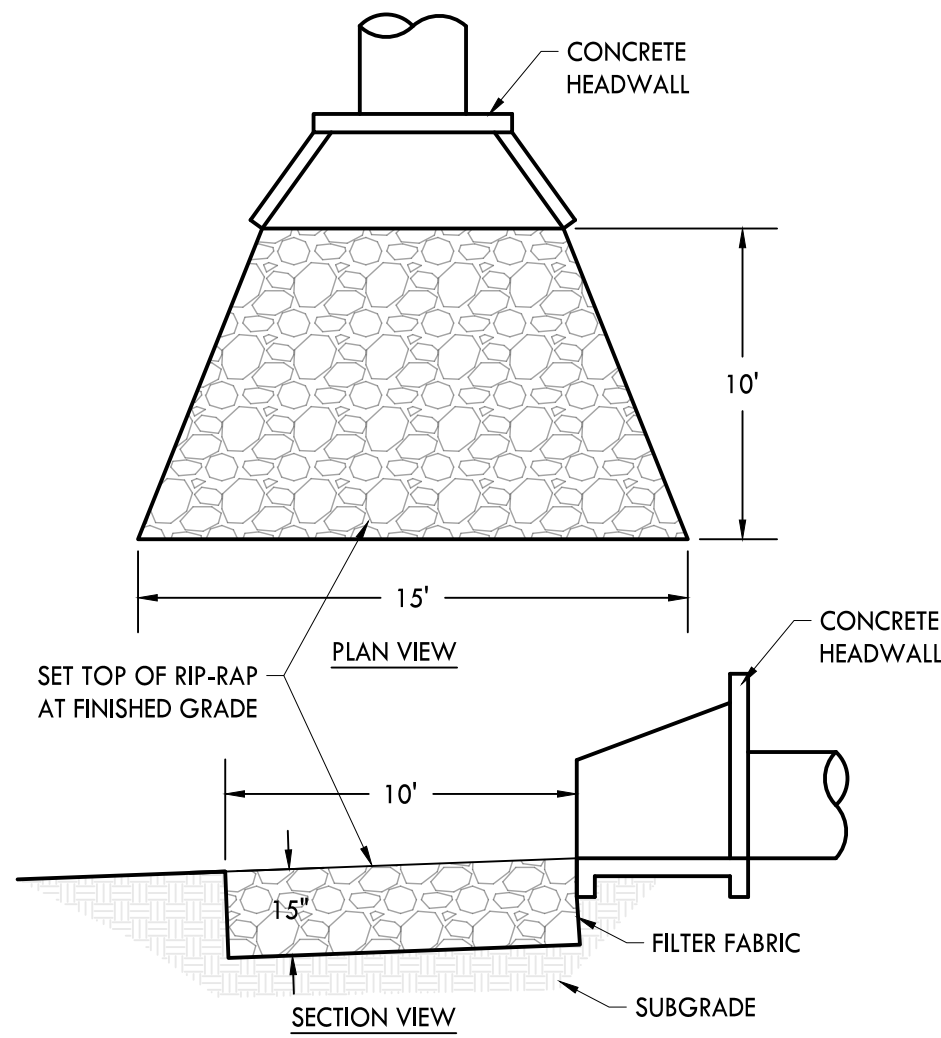
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2

CONCRETE WASHOUT AREA

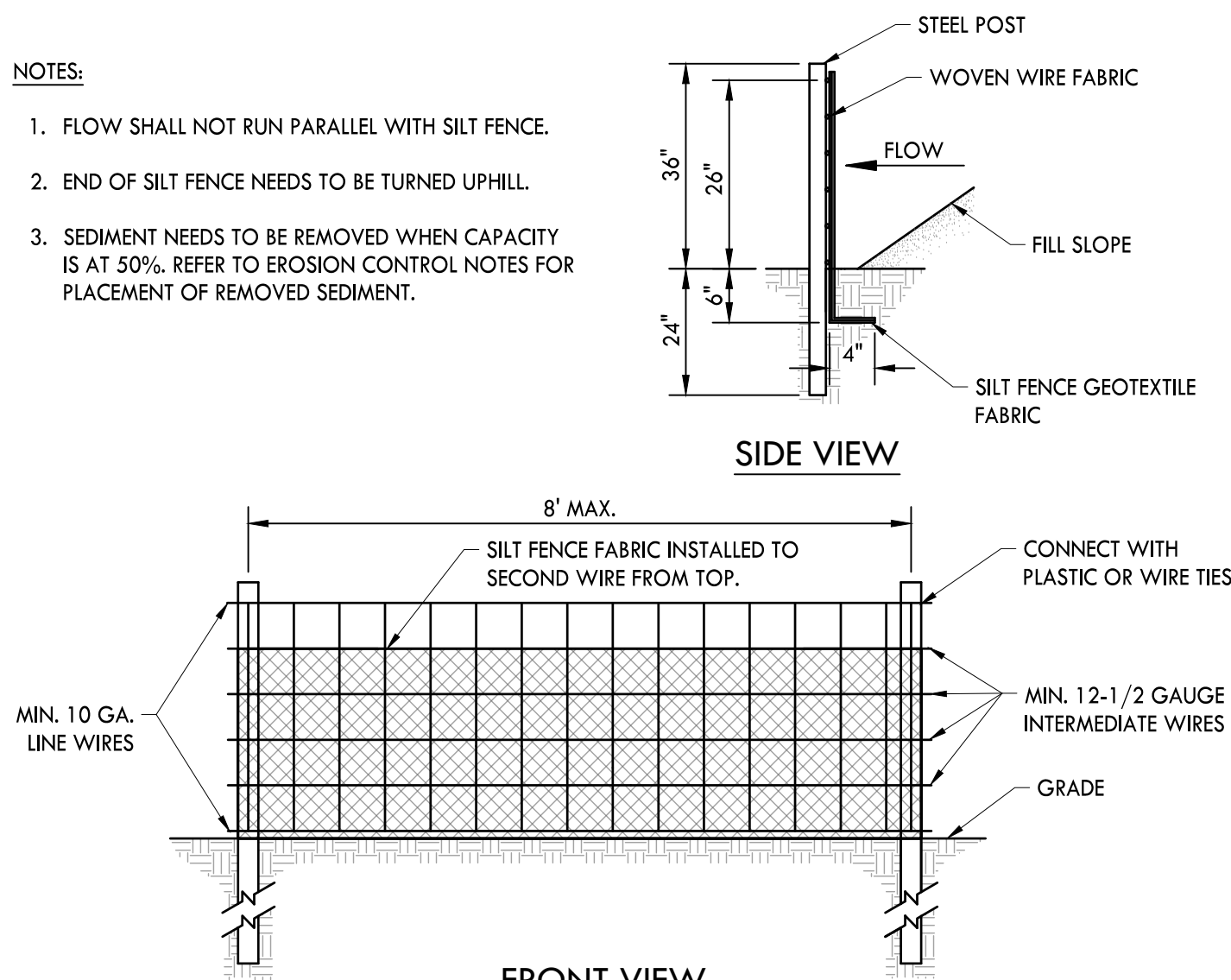
NOT TO SCALE



6

RIP-RAP OUTLET PROTECTION

NOT TO SCALE



3

TEMPORARY SILT FENCE

NOT TO SCALE

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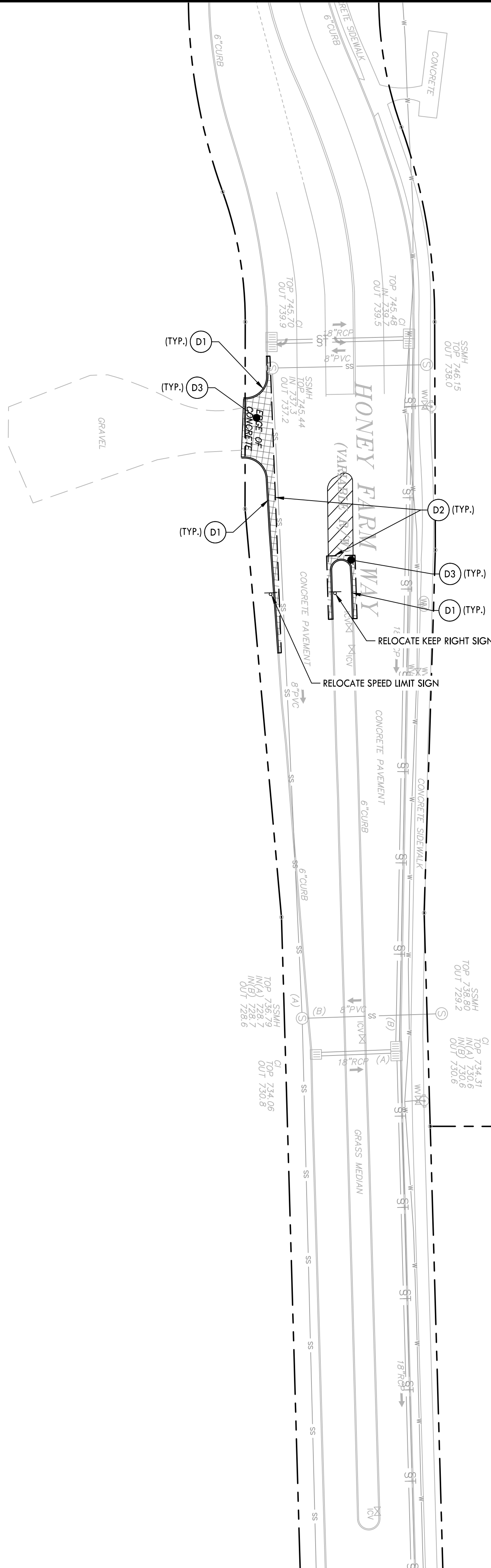
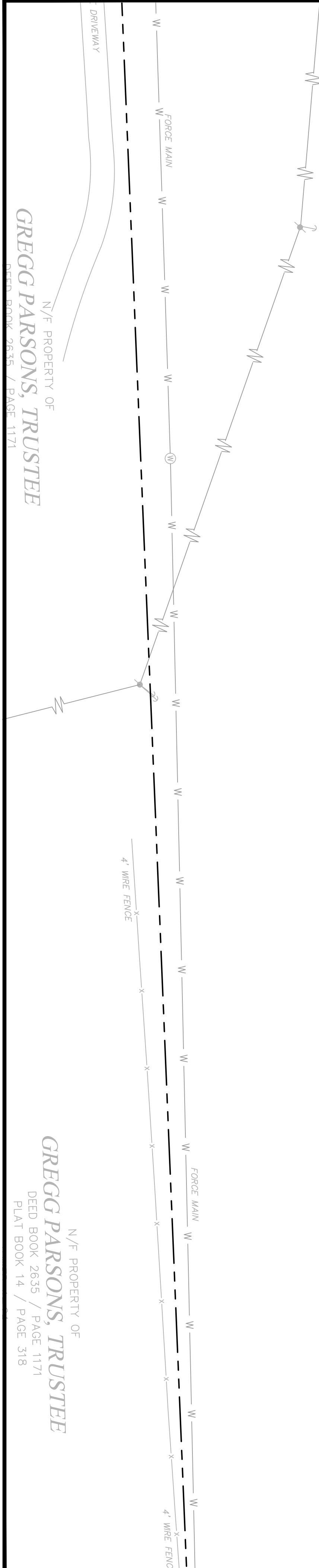
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C3.3
EROSION SEDIMENT
PLAN AND DETAILS

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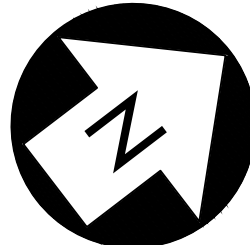
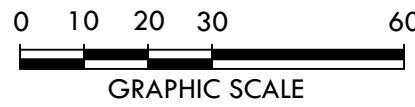


DEMOLITION PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(D1)	REMOVE EXISTING CURB	-
(D2)	SAWCUT EDGE OF PAVEMENT DEMOLITION	-
(D3)	REMOVE EXISTING ASPHALT PAVEMENT	-

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

**PROPOSED DEMOLITION
LEGEND**

- ASPHALT PAVEMENT DEMOLITION
- EDGE OF PAVEMENT REMOVAL

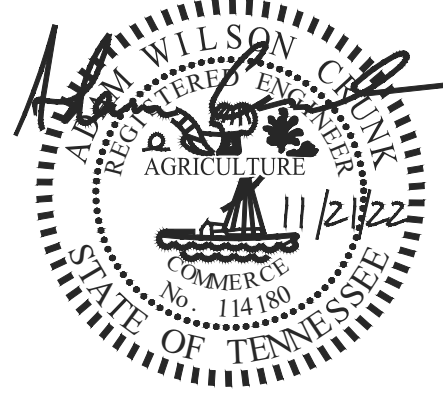


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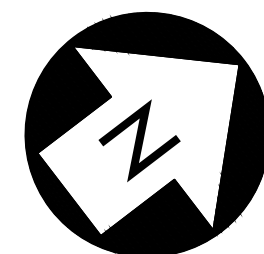
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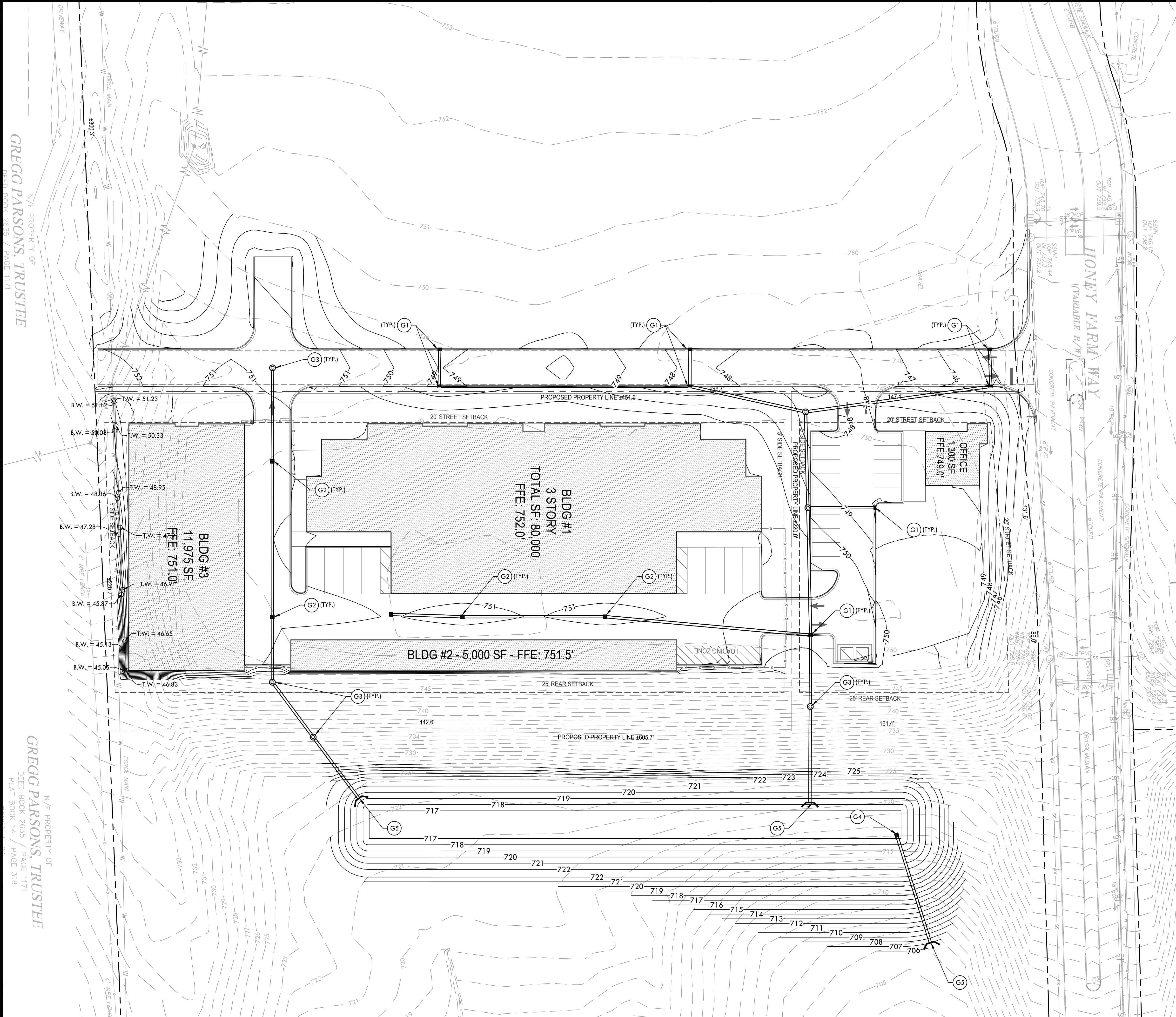
C4.0
DEMOLITION PLAN

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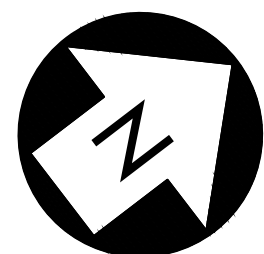
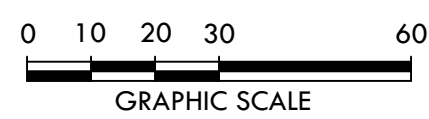




GRADING & DRAINAGE PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
G1	SINGLE CURB INLET	C8.1 - 3
G2	SINGLE CATCH BASIN	C8.1 - 4
G3	JUNCTION BOX	C8.1 - 2
G4	POND OUTLET STRUCTURE	C8.0 - 7
G5	CONCRETE HEADWALL	C8.1 - 6

NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

- PROPOSED GRADING & DRAINAGE LEGEND**
- PROPOSED CONTOUR
 - PROPOSED SPOT ELEVATION
 - STORM STRUCTURE LABEL
 - STORM PIPE
 - SINGLE CURB INLET
 - SINGLE CATCH BASIN
 - JUNCTION BOX



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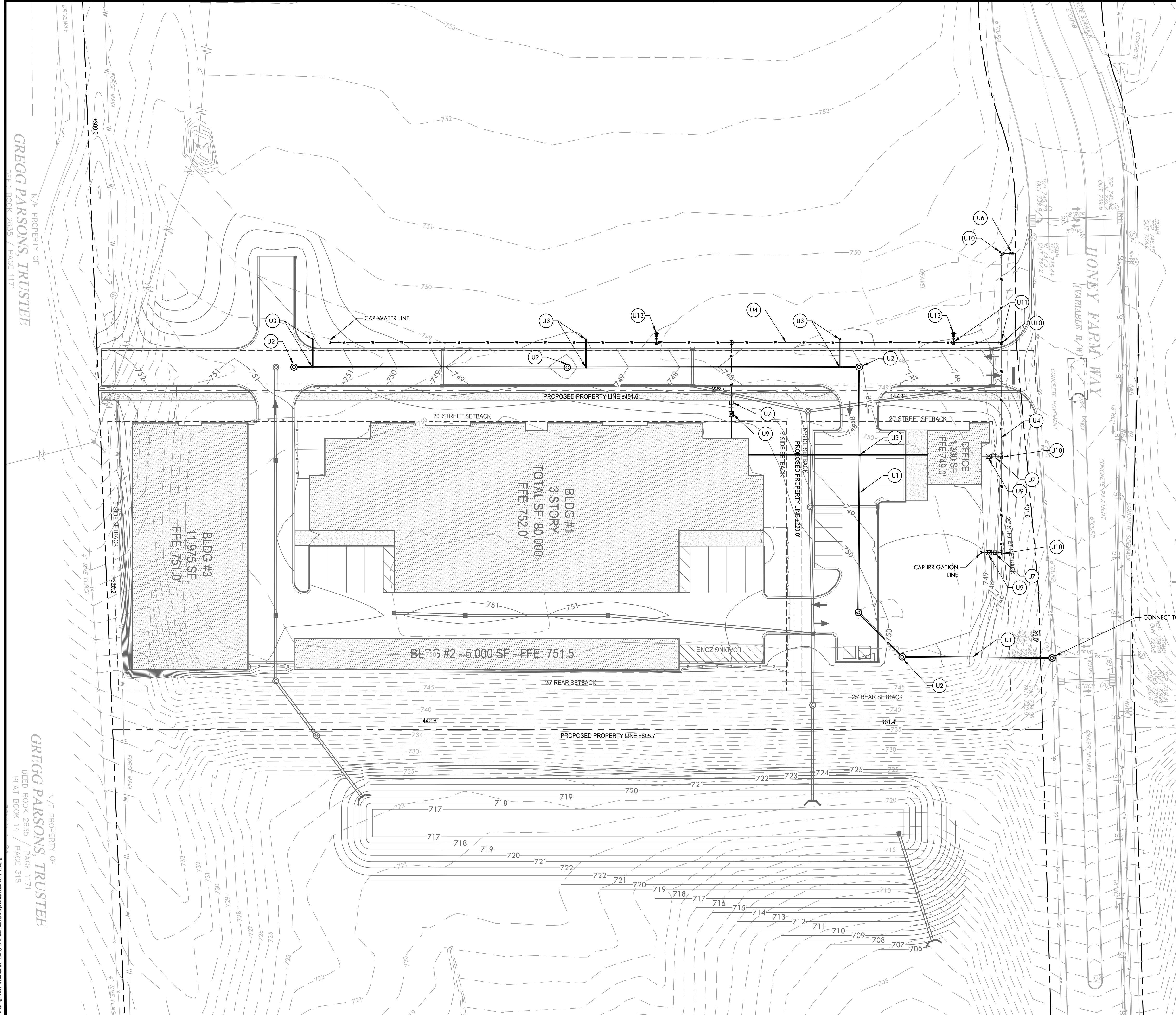
GRADING & DRAINAGE PLAN

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PLAT BOOK 14 / PAGE 318

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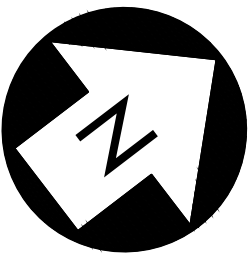
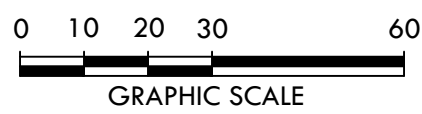


UTILITY PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
U1	SANITARY SEWER LINE - SEE PLAN FOR SIZE	-
U2	SANITARY SEWER MANHOLE	C8.1 - 2
U3	CLEANOUT	C8.1 - 1
U4	WATER LINE - SEE PLAN FOR SIZE	-
U5	FIRE LINE - SEE PLAN FOR SIZE	-
U6	GATE VALVE	C8.1 - 5
U7	WATER METER - X"	-
U8	POST INDICATOR VALVE	-
U9	REDUCE PRESSURE BACKFLOW PREVENTER	-
U10	THRUST BLOCK	C8.1 - 8
U11	TEE - SEE PLAN FOR SIZE	-
U12	FIRE DEPARTMENT CONNECTION	-
U13	FIRE HYDRANT ASSEMBLY	C8.1 - 7

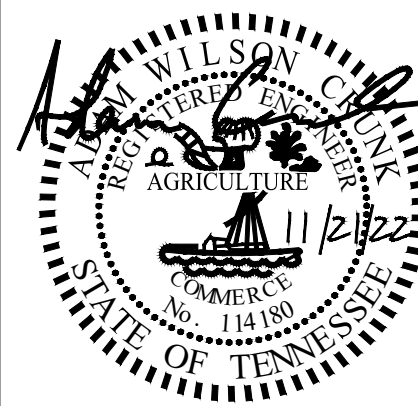
NOTES:
1. REFER TO SHEET C2.0 FOR NOTES.

PROPOSED UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- GAS — GAS LINE
- ELEC — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- A1 — SEWER STRUCTURE LABEL



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UTILITY PLAN

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10

RESERVED
NOT TO SCALE

11

RESERVED
NOT TO SCALE

12

RESERVED
NOT TO SCALE

7

POND OUTLET STRUCTURE
NOT TO SCALE

8

RESERVED
NOT TO SCALE

9

RESERVED
NOT TO SCALE

4

CURB AND GUTTER
NOT TO SCALE

5

24" PAINTED STOP BAR
NOT TO SCALE

6

DIRECTIONAL ARROW
NOT TO SCALE

1

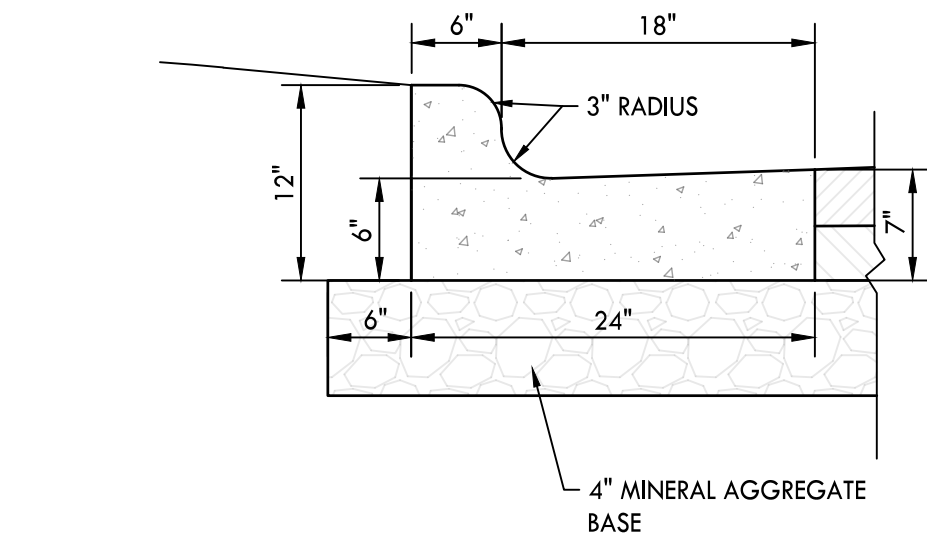
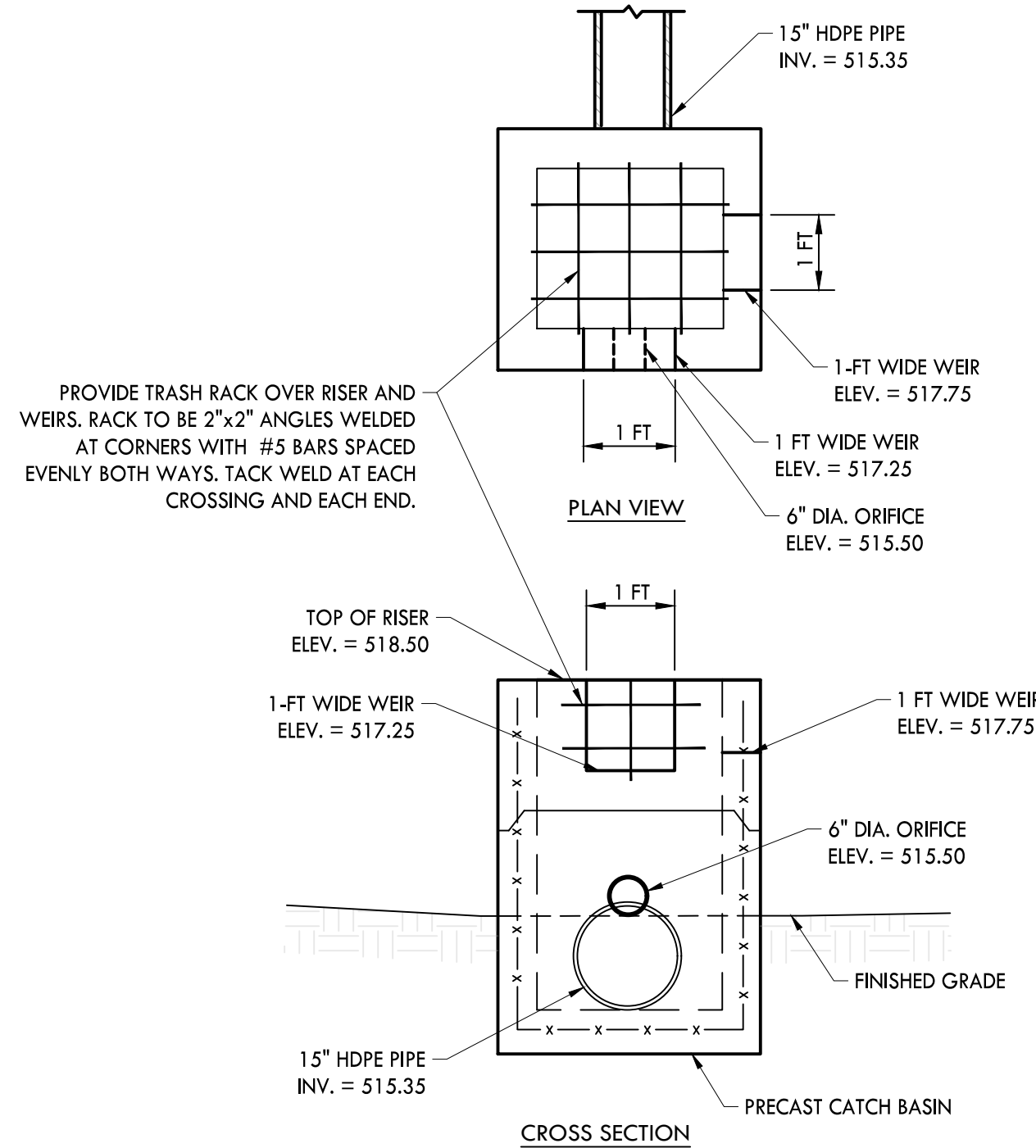
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2

POST CURB
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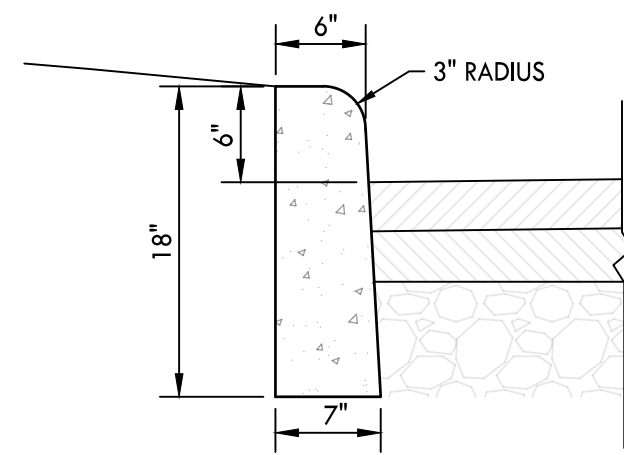
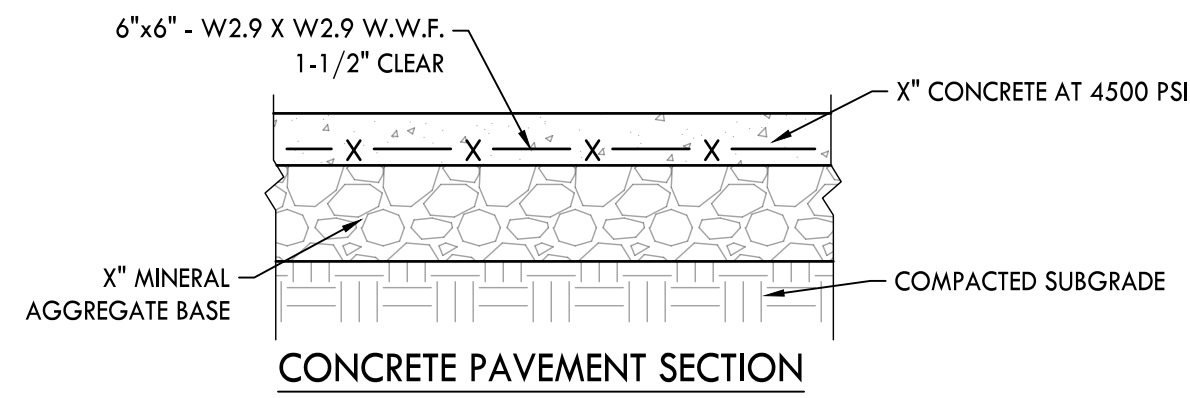
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CONCRETE SIDEWALK
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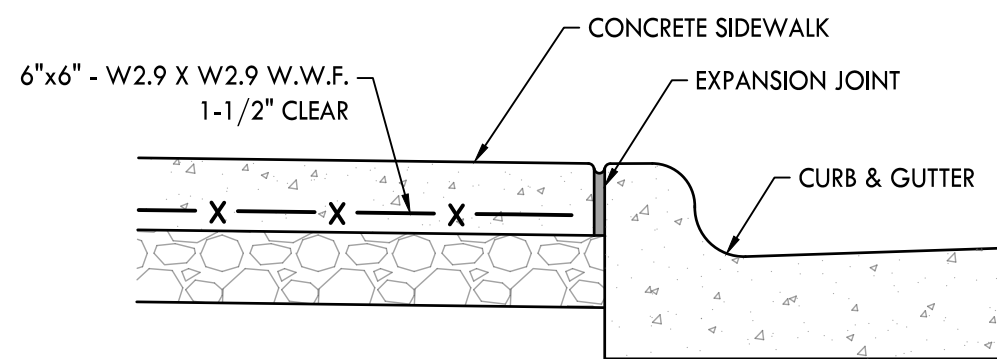
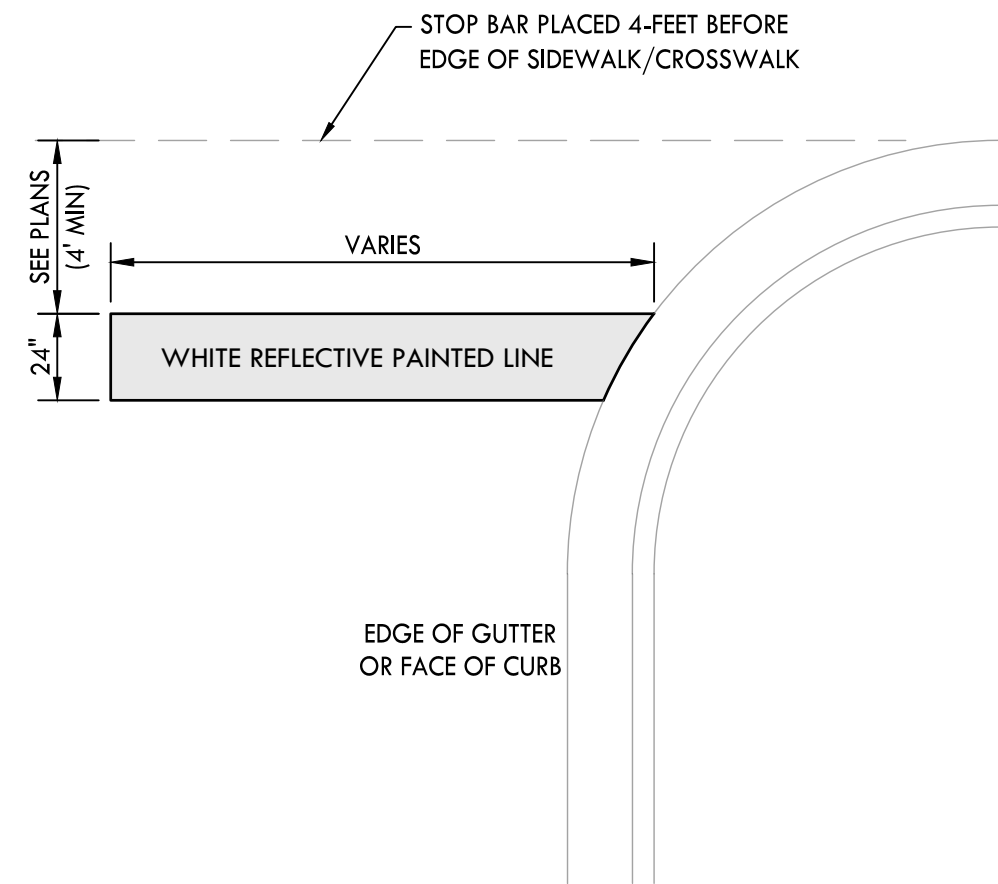
NOTES:

1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

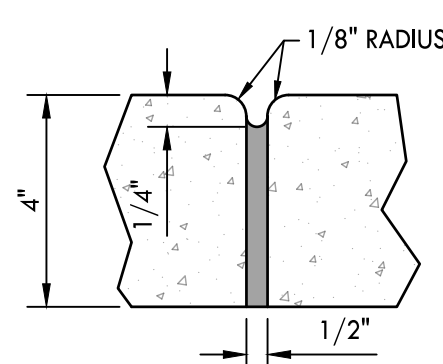
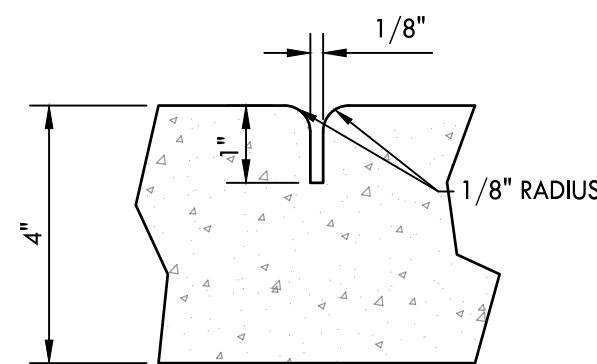


NOTES:

1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

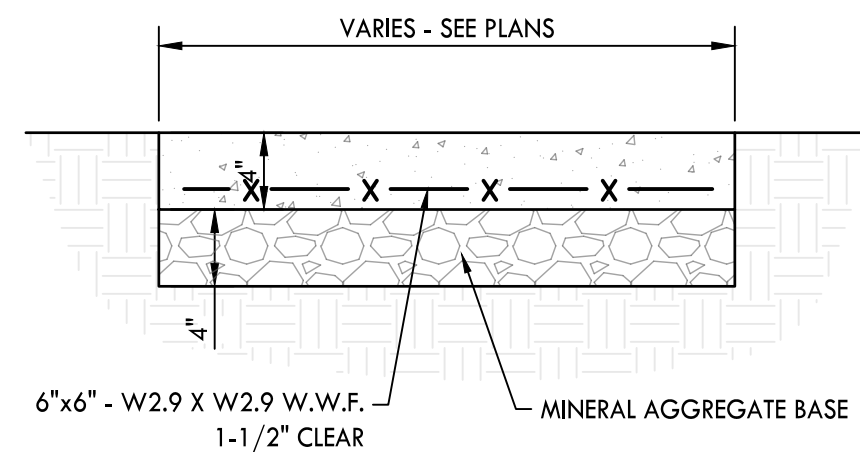


SIDEWALK AT CURB & GUTTER



CONTROL JOINT

EXPANSION JOINT



NOTES:

1. CONCRETE TO BE 3500 PSI.
2. PROVIDE CONTROL JOINTS AT LENGTH EQUAL TO WIDTH OF WALK, MAXIMUM LENGTH OF 6-FT.
3. PROVIDE EXPANSION JOINTS AT EVERY 4TH CONTROL JOINT.
4. PROVIDE A MAXIMUM CROSS-SLOPE OF 2.0%

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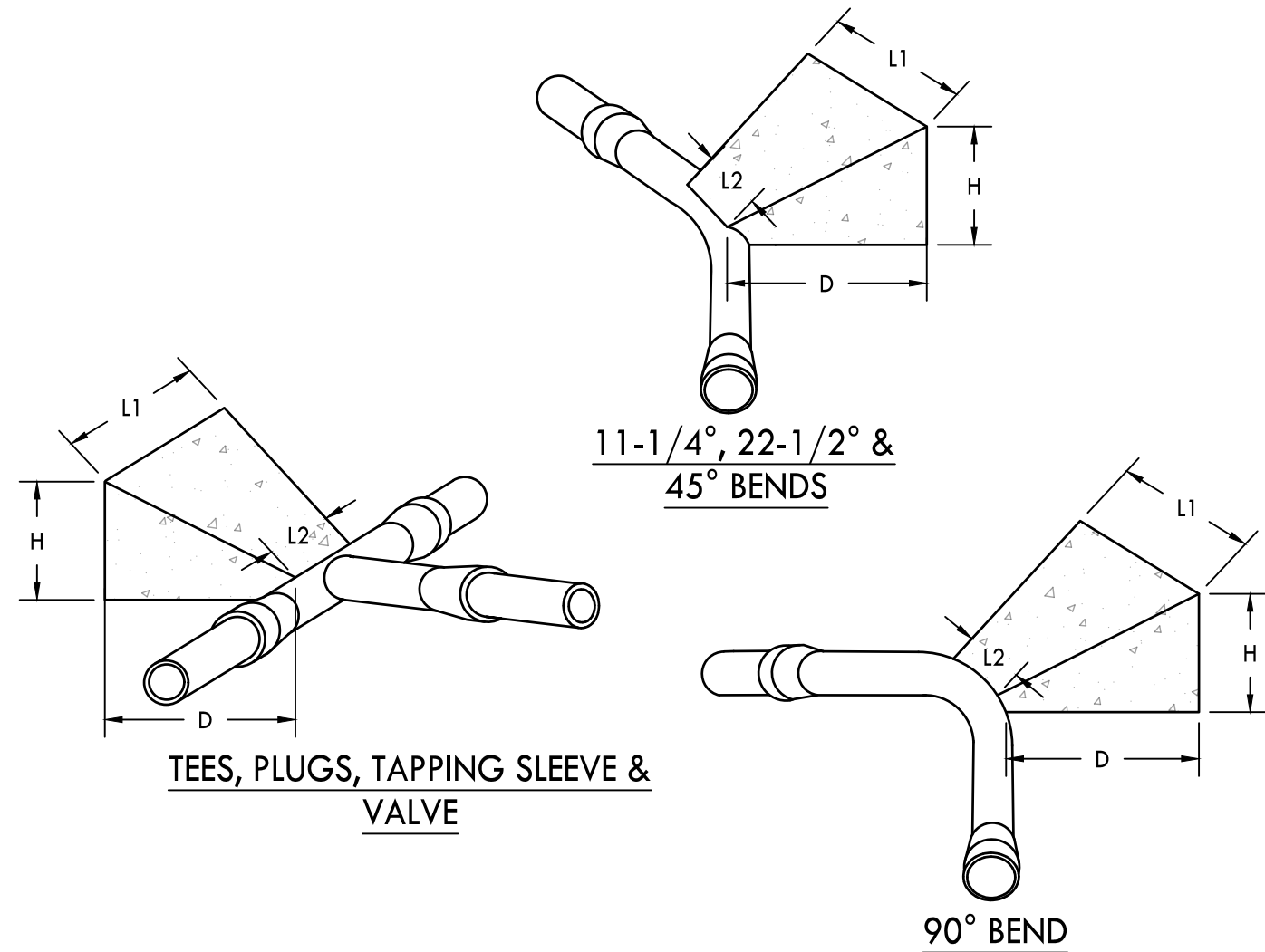
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C8.0

DETAILS

Drawn by: PJP 11/20/2023 1:32 Honey Farm Construction, Inc. Construction Details C8.1 DET 1.dwg

THRUST BLOCK DIMENSIONS							
PIPE SIZE (IN)	2" & 2-1/4"	3" & 4"	6"	8"	10"	12"	
TEES, PLUGS & TAPPING SLEEVES	L1	18"	24"	24"	36"	48"	54"
	L2	10"	12"	16"	18"	24"	30"
	H	12"	12"	18"	18"	18"	24"
	D	18"	18"	18"	18"	24"	24"
90° BENDS	CU. FT	1.90	2.25	3.50	5.05	7.15	13.40
	L1	18"	24"	30"	39"	54"	54"
	L2	10"	12"	16"	18"	32"	32"
	H	12"	12"	18"	24"	24"	36"
45° BENDS	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.90	2.25	4.05	7.30	10.25	18.15
	L1	18"	18"	24"	30"	36"	42"
	L2	6"	8"	10"	11"	18"	18"
22-1/2° BENDS	H	12"	12"	16"	18"	21"	24"
	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.50	1.60	3.20	3.95	4.60	9.60
	L1	18"	18"	24"	24"	24"	24"
11-1/4° BENDS	L2	6"	8"	10"	11"	18"	18"
	H	12"	12"	16"	18"	21"	21"
	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.50	1.60	3.20	3.40	4.60	6.10



8

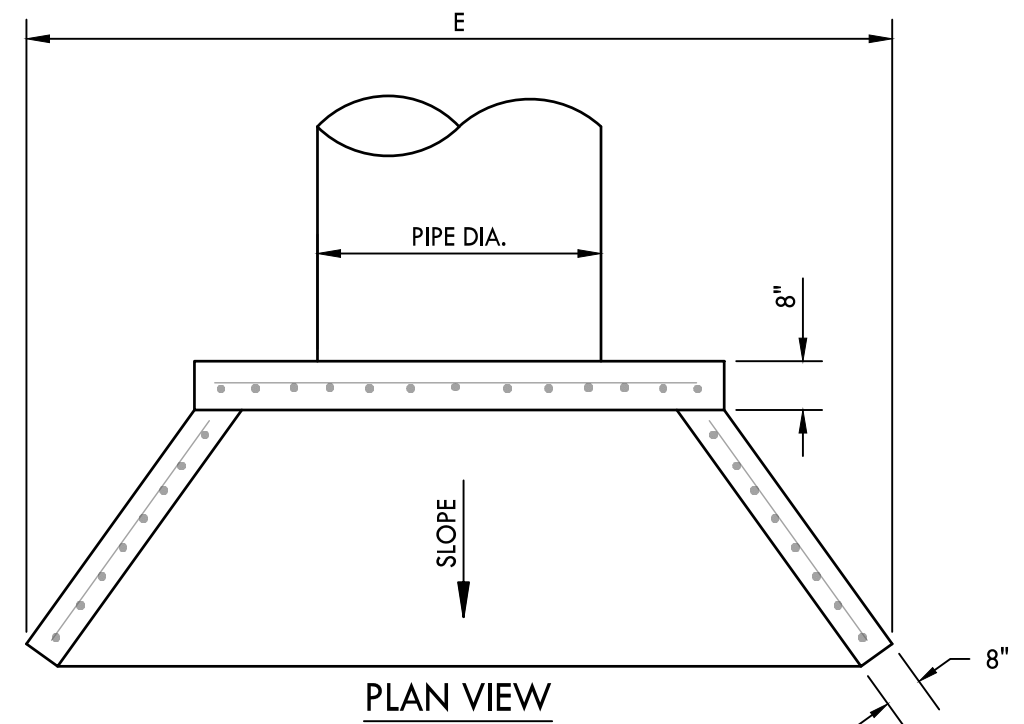
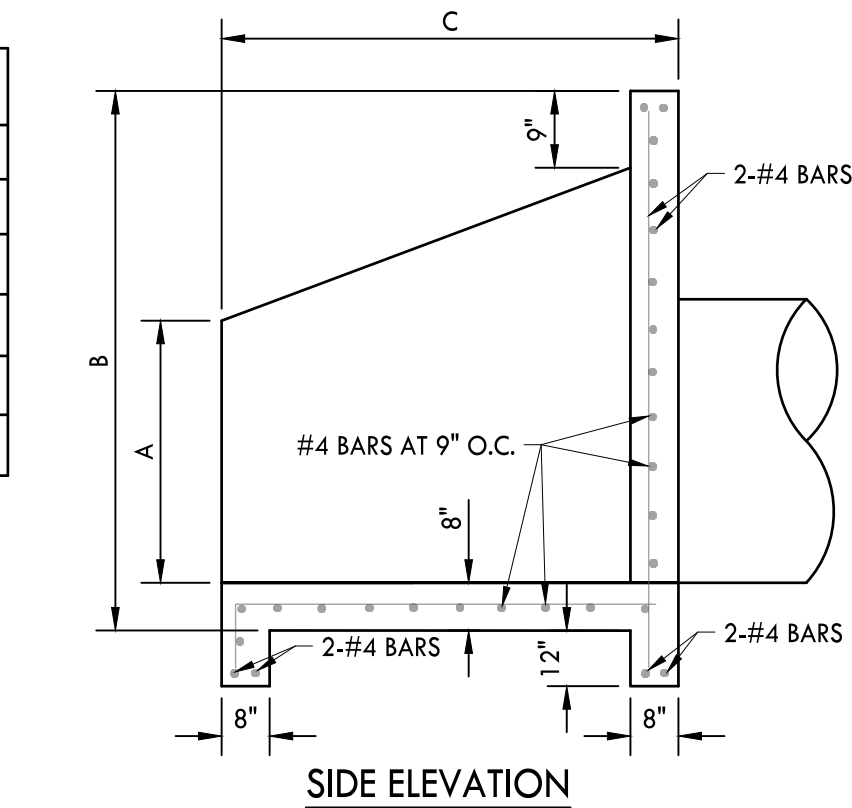
THRUST BLOCKS

NOT TO SCALE

DIMENSION TABLE					
PIPE DIA.	A	B	C	D	E
UP TO 18"	15"	36"	30"	50"	96"
18" TO 30"	24"	48"	42"	62"	120"
30" TO 42"	30"	60"	48"	76"	136"
42" TO 60"	36"	80"	54"	96"	160"
60" TO 72"	42"	92"	66"	108"	176"

NOTES:

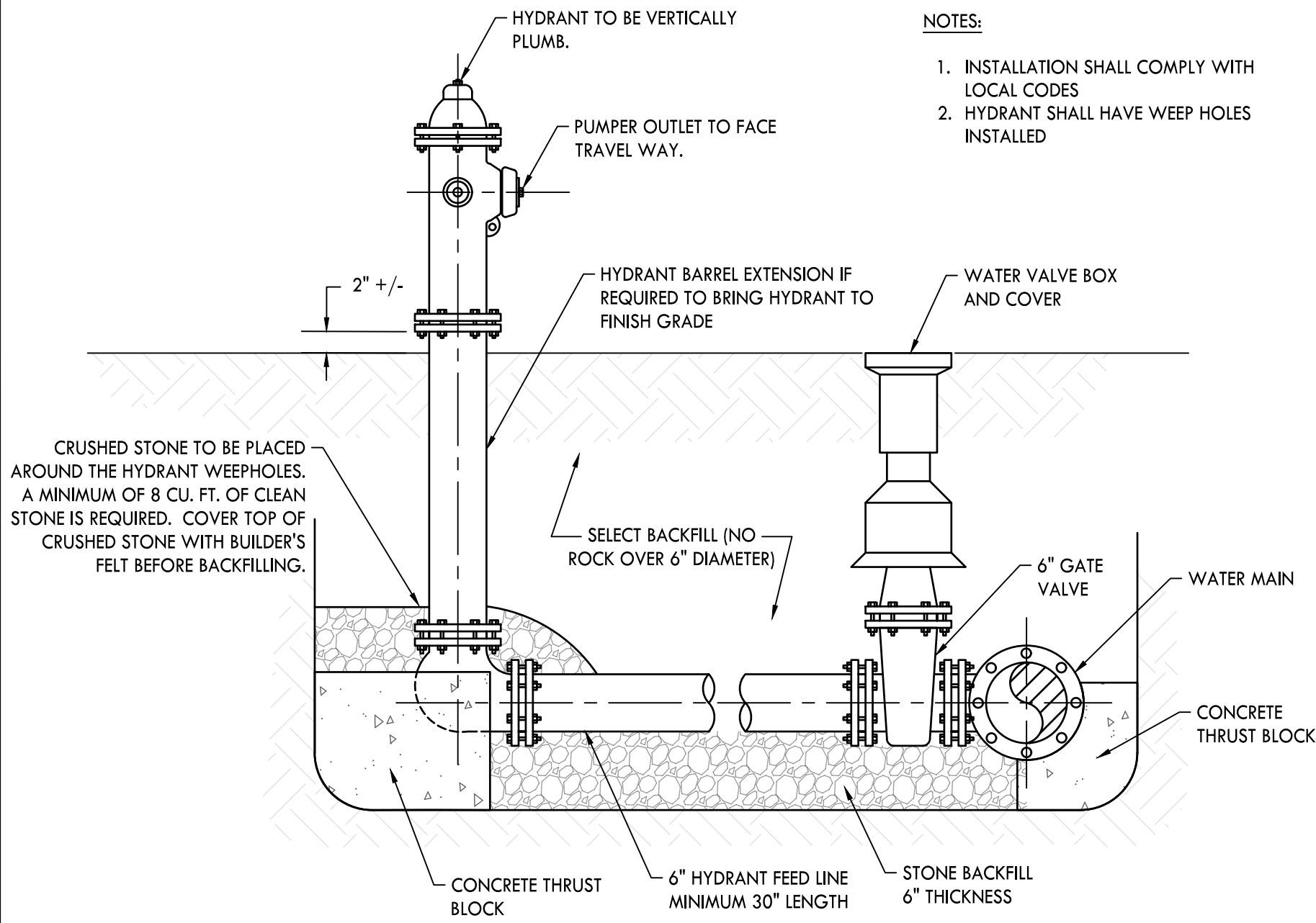
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".



6

CONCRETE HEADWALL

NOT TO SCALE



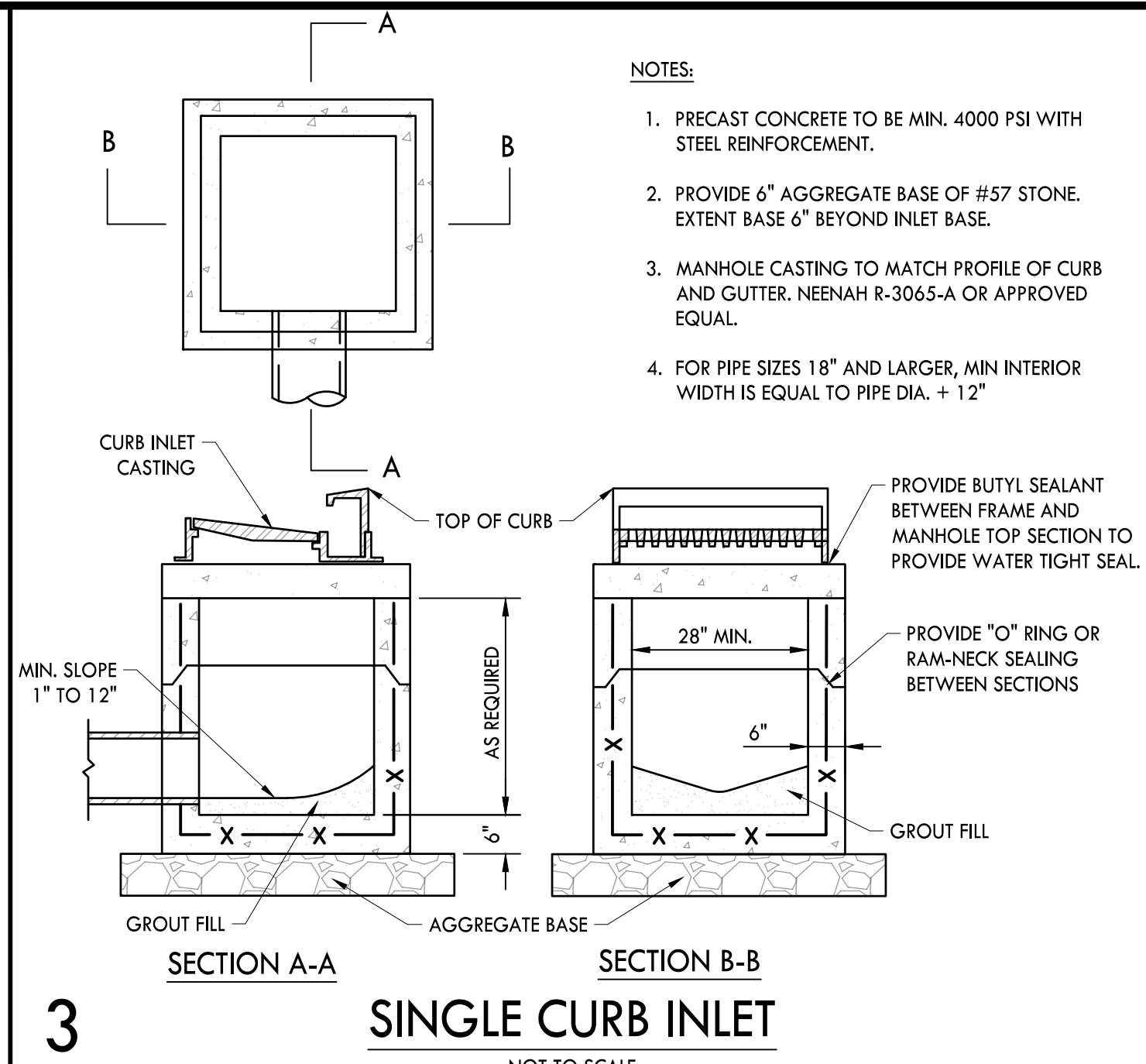
NOTES:

1. INSTALLATION SHALL COMPLY WITH LOCAL CODES
2. HYDRANT SHALL HAVE WEEP HOLES INSTALLED

7

FIRE HYDRANT ASSEMBLY

NOT TO SCALE



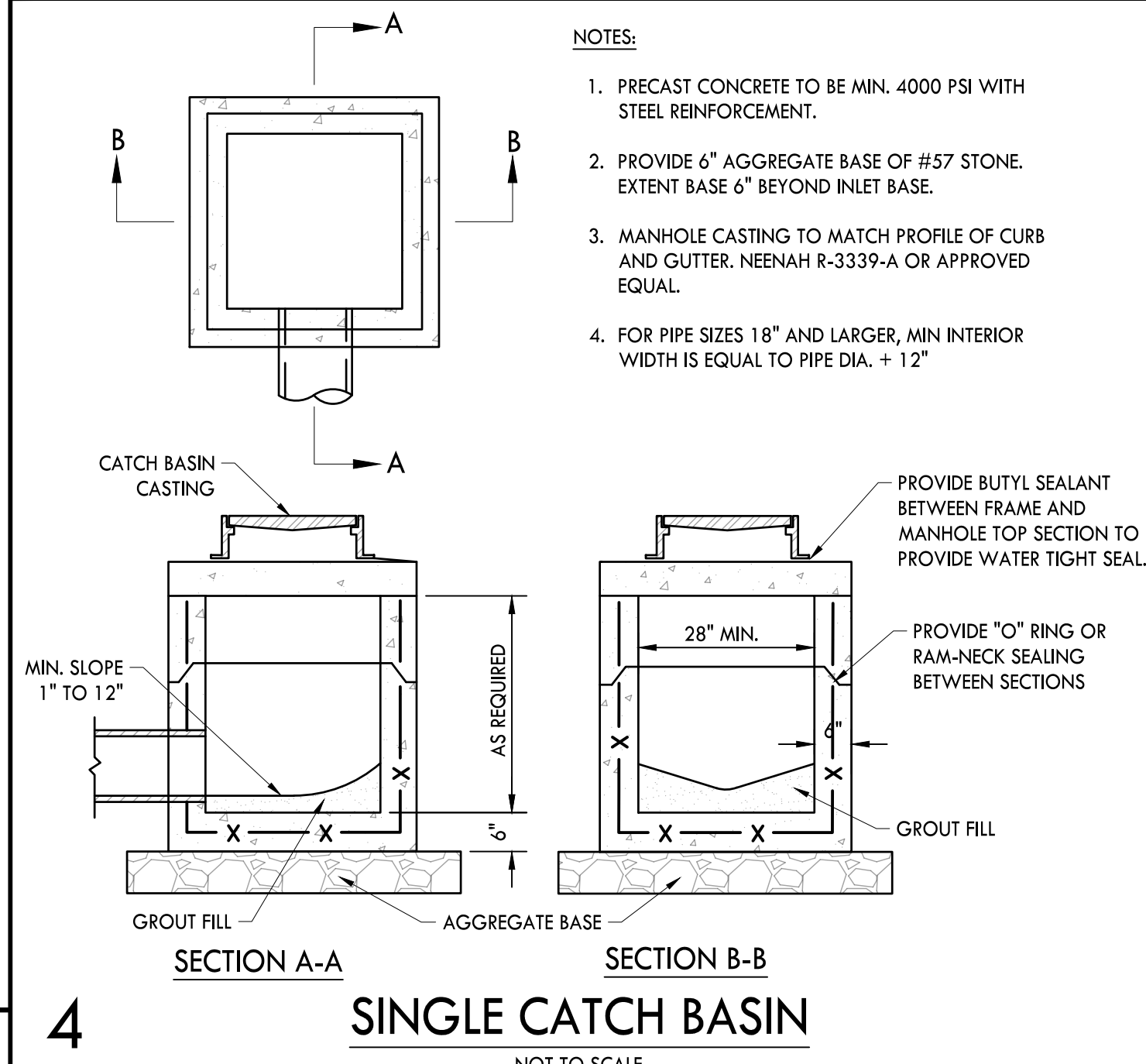
NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTENT BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3065-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

3

SINGLE CURB INLET

NOT TO SCALE



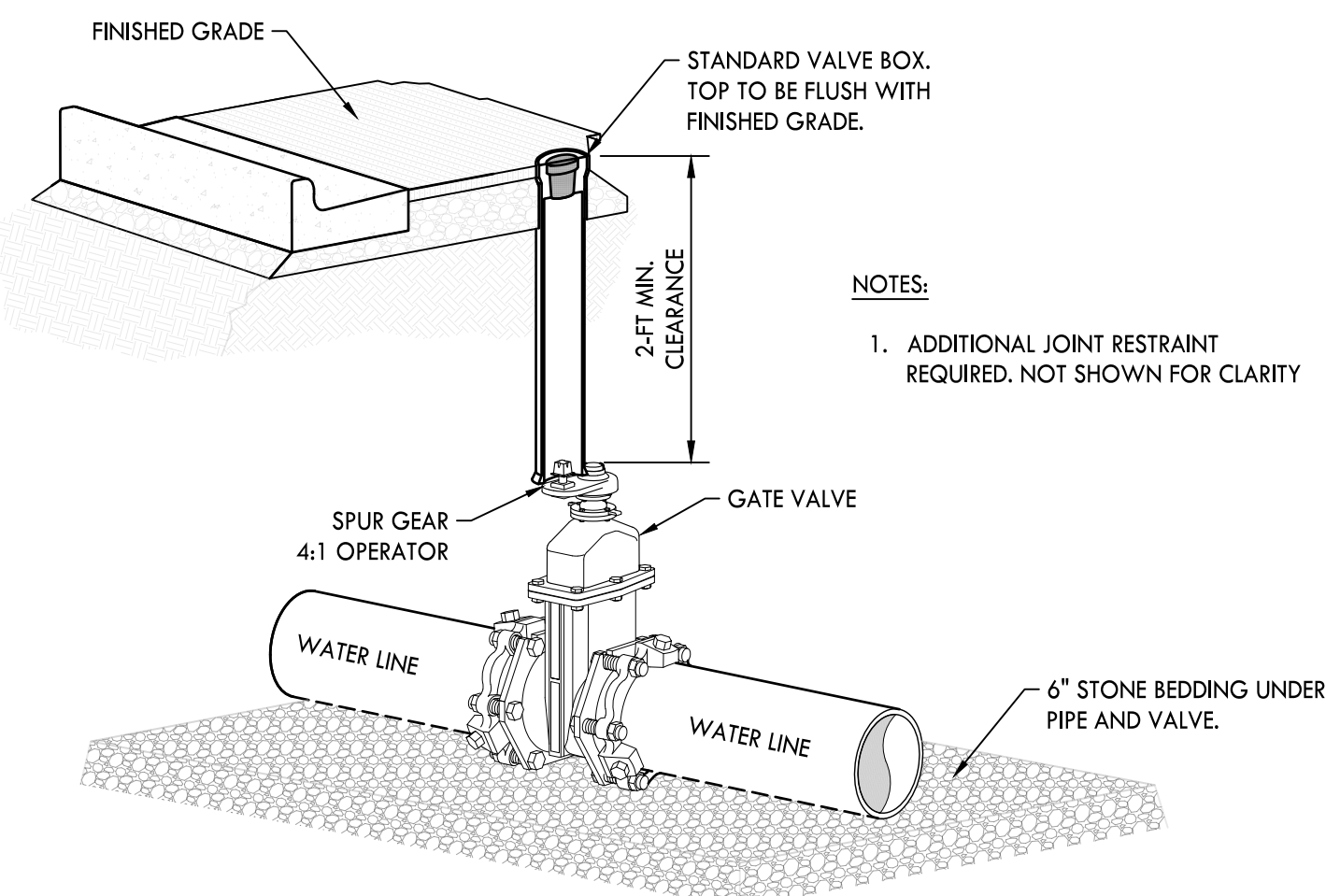
NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 6" AGGREGATE BASE OF #57 STONE. EXTENT BASE 6" BEYOND INLET BASE.
3. MANHOLE CASTING TO MATCH PROFILE OF CURB AND GUTTER. NEENAH R-3339-A OR APPROVED EQUAL.
4. FOR PIPE SIZES 18" AND LARGER, MIN INTERIOR WIDTH IS EQUAL TO PIPE DIA. + 12"

4

SINGLE CATCH BASIN

NOT TO SCALE



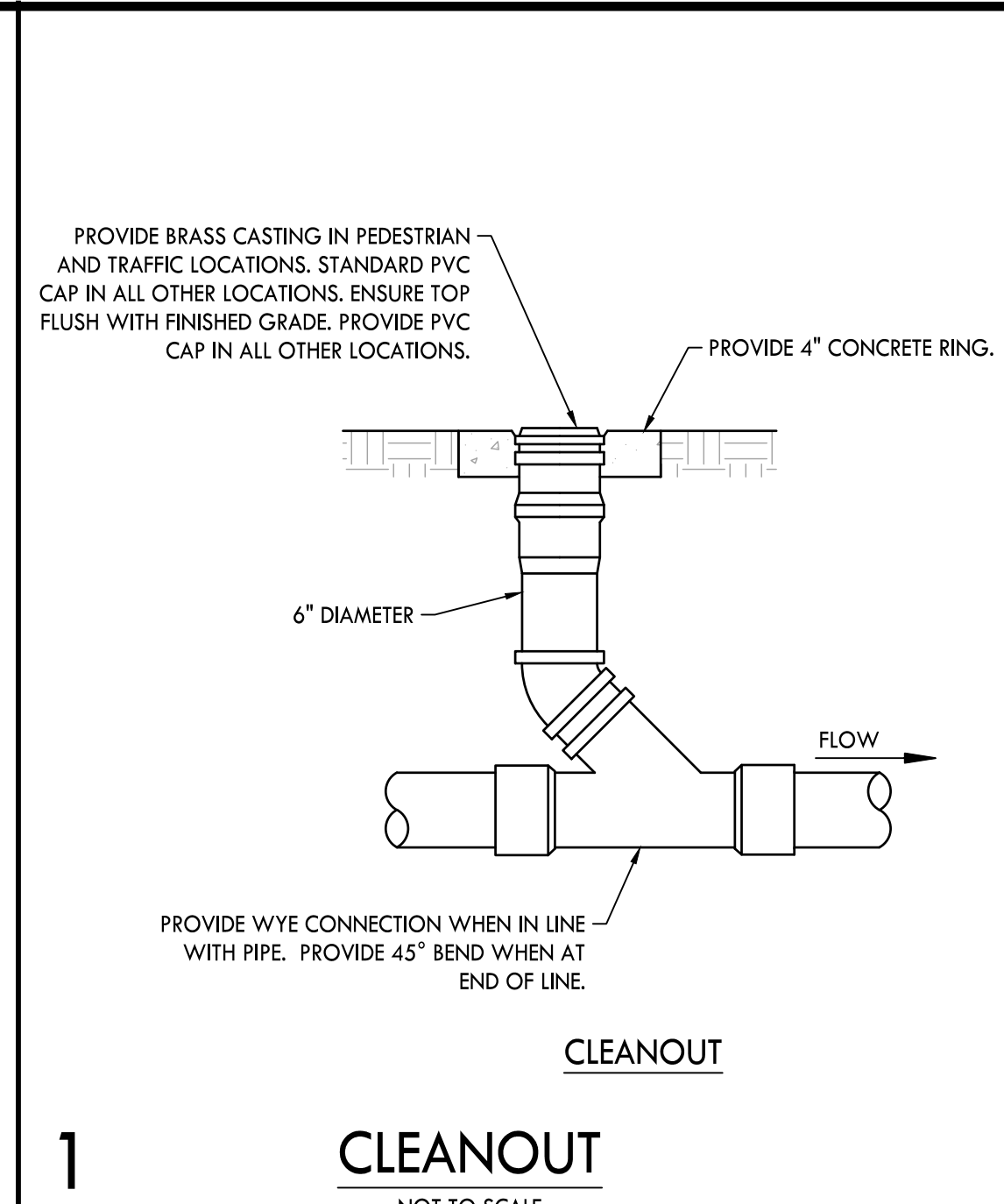
NOTES:

1. ADDITIONAL JOINT RESTRAINT REQUIRED. NOT SHOWN FOR CLARITY

5

GATE VALVE

NOT TO SCALE



- PROVIDE BRASS CASTING IN PEDESTRIAN AND TRAFFIC LOCATIONS. STANDARD PVC CAP IN ALL OTHER LOCATIONS. ENSURE TOP FLUSH WITH FINISHED GRADE. PROVIDE PVC CAP IN ALL OTHER LOCATIONS.
- PROVIDE 4" CONCRETE RING.

CLEANOUT

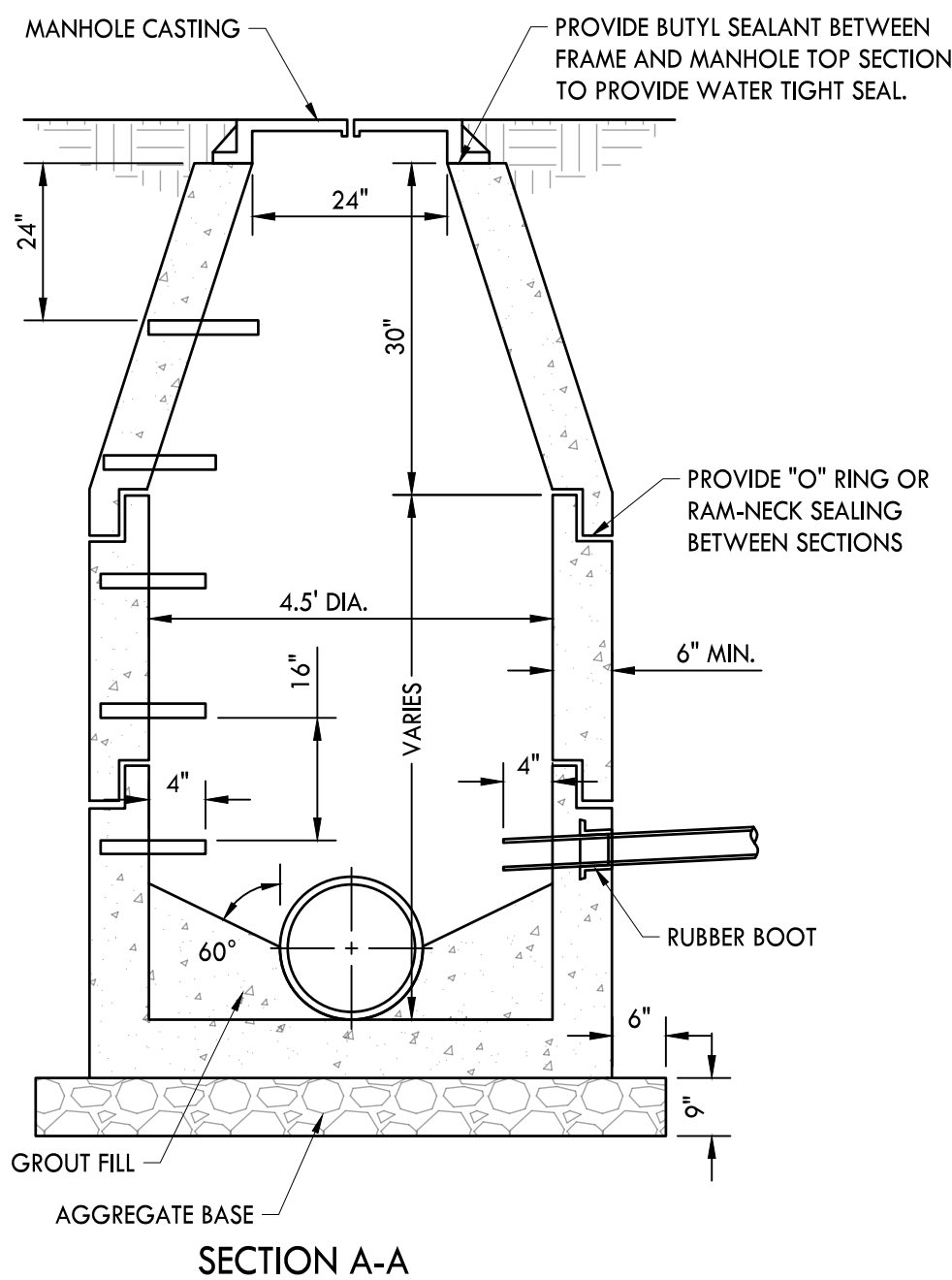
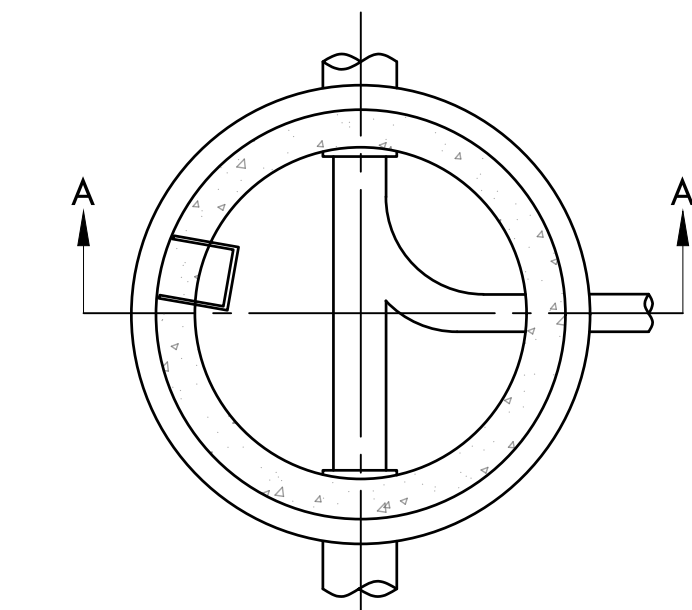
1

CLEANOUT

NOT TO SCALE

NOTES:

1. PRECAST CONCRETE TO BE MIN. 4000 PSI WITH STEEL REINFORCEMENT.
2. PROVIDE 9" AGGREGATE BASE OF #57 STONE. EXTEND BASE 6" OUTSIDE OF MANHOLE DIAMETER.
3. MANHOLE CASTING TO BE NEENAH R-1556 OR APPROVED EQUAL.



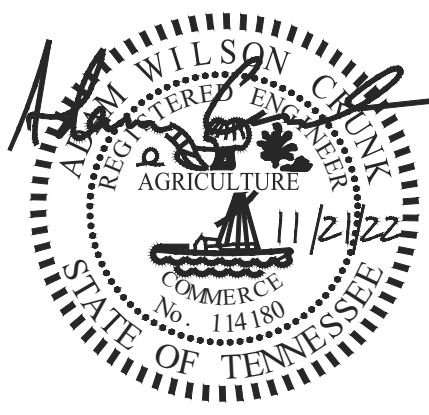
2

PRECAST CONCRETE MANHOLE

NOT TO SCALE

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SUITE 201
BRENTWOOD, TN 37027
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HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS

No. DATE

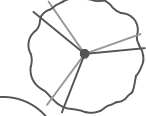
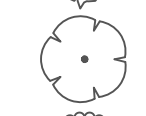
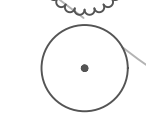
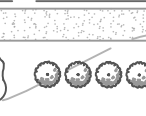
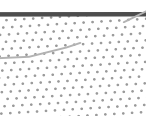
11/21/2022

22132

C8.1

DETAILS

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CER CAN	Cercis canadensis / Eastern Redbud	1.5" Cal.	B&B	6
	COR PRI	Cornus florida 'Cherokee Princess' / Cherokee Princess Dogwood	2" Cal.	B&B	6
	FAG GRA	Fagus grandifolia / American Beech	2" Cal.	B&B	13
	JUN BR2	Juniperus virginiana 'Brodie' / Brodie Eastern Redcedar	8' Ht.	B&B	4
	MAG ACU	Magnolia acuminata / Cucumber Tree Magnolia	2" Cal.	B&B	12
	QOU NUT	Quercus nuttallii / Nuttall Oak	2" Cal.	B&B	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	ILE LIT	Ilex x 'Little Red' / Little Red Holly	3 gal.	Pot	10
	LOR RUB	Loropetalum chinense rubrum / Purpleleaf Fringe Flower	3 gal.	Pot	31
	MYR DON	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle	3 gal.	Pot	20
	PRU ENG	Prunus laurocerasus / English Laurel	3 gal.	Pot	57
	ROS 361	Rosa x 'Radtko' / Double Knock Out® Red Rose	3 gal.	Pot	37

LANDSCAPE PLAN KEYNOTES		
CODE	DESCRIPTION	DETAIL LOCATION
(1)	AREA TO BE SEEDED LAWN	AS NOTED
(2)	AREA TO BE SODDED LAWN	AS NOTED
(3)	PLANTING BED LIMITS	-
(4)	IRRIGATION LIMITS	-

- NOTES:
- REFER TO SHEET L2.0 FOR ADDITIONAL NOTES.
 - REFER TO SHEET L2.0 FOR PLANT LIST

NOTES:

ALL PLANT MATERIAL SHALL CONSIST OF RECOMMENDED SPECIES LISTED IN THE URBAN FORESTRY RECOMMENDED AND PROHIBITED TREE AND SHRUB LIST. ALTERNATIVE REPLACEMENT TREES MAY BE ALLOWED, SUBJECT TO APPROVAL OF THE URBAN FORESTER, PROVIDED THAT SUCH TREES ARE NOT LISTED IN THE MOST RECENT EDITION OF THE TENNESSEE INVASIVE EXOTIC PLANT LIST.

17.24.020 - LANDSCAPE PLAN REQUIRED.
THE PLAN SHALL SHOW LOCATION, SIZE, SPACING, SPECIES, FORM AND QUANTITY OF ALL EXISTING AND PROPOSED MATERIALS INTENDED TO FULFILL THE REQUIREMENTS OF THIS CHAPTER. THE PLAN SHALL ALSO SHOW TOPOGRAPHY, LOCATION OF UTILITIES, AND EITHER AN UNDERGROUND SPRINKLER SYSTEM OR HOSE BIB ATTACHMENTS.

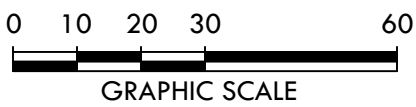
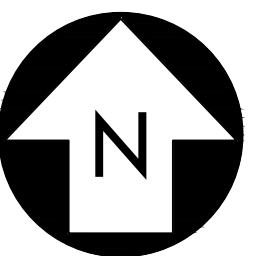
17.24.090.B - RETENTION OF TREES
ANY TREE WITH A BREAST HEIGHT DIAMETER (DBH) OF TWENTY-FOUR INCHES (24") OR MORE, OR THAT QUALIFIES AS A HERITAGE TREE UNDER SECTION 17.40.450.B OF THIS TITLE, SHALL BE SURVEY LOCATED AND DEPICTED ON THE FINAL SITE PLAN.

- WATERING NOTES:
- PLANTS TO BE WATERED BY EITHER -
- AN UNDERGROUND SPRINKLER SYSTEM;
 - AN OUTSIDE HOSE ATTACHMENT WITHIN ONE HUNDRED FEET OF ALL LANDSCAPING. DRAWINGS SHALL DEFINE WHICH OPTION.

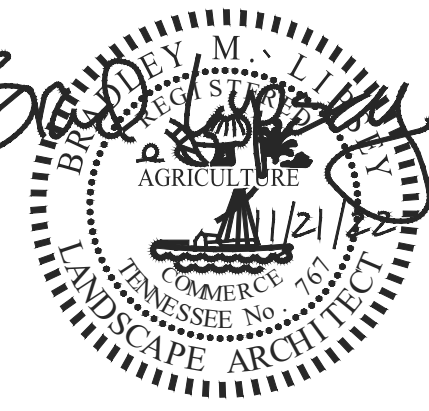
PROJECT INFORMATION	
ZONING:	PUD-CEG
OVERLAY DISTRICT:	N/A
STREET BUFFER REQUIREMENTS:	
HONEY FARM WAY: ±220 LF.	
10' WIDE	
3 CANOPY TREES per 100 LF.	
220/100 x 3 = 6.6 TREES REQUIRED	
7 CANOPY TREES PROVIDED	
PROJECT BOUNDARY BUFFER REQUIREMENTS:	
SOUTHWEST: ±200 LF.	
15 FEET WIDE	
5 CANOPY TREE Per 100 LF.	
200/100 x 5 = 10 CANOPY TREES REQUIRED	
9 SHRUBS per 100 LF.	
200/100 x 9 = 18 SHRUBS REQUIRED	
6-FOOT WALL	
10 CANOPY TREES, 19 SHRUBS & 6-FOOT WALL PROVIDED	
ADJACENT TO OUTPACEL-A: ±598 LF.	
DRIVEWAY = ± 72 LF.	
10 FEET WIDE	
1 CANOPY TREE Per 100 LF.	
(598 - 72)/100 = 5.26 TREES REQUIRED	
1 ACCENT TREE per 100 LF.	
(598 - 72)/100 = 5.26 ACCENT TREES REQUIRED	
7 SHRUBS per 100 LF.	
(598 - 72)/100 x 7 = 36.8 SHRUBS REQUIRED	
6 CANOPY TREES, 6 ACCENT TREES & 37 SHRUBS PROVIDED	
ADJACENT TO OUTPACEL-D: ±600 LF.	
10 FEET WIDE	
1 CANOPY TREE Per 100 LF.	
1 ACCENT TREE per 100 LF.	
7 SHRUBS per 100 LF.	
7 CANOPY TREES, 7 ACCENT TREES & 42 SHRUBS PROVIDED	
PARKING LOT LANDSCAPE REQUIREMENTS:	
1 TREE FOR EACH 50 LF. OF THE LANDSCAPE AREA	
6 PARKING LOT TREES PROVIDED	



Know what's below.
Call before you dig.



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7112 CROSSROADS BOULEVARD
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(615) 873-1795
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HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS		DATE	
No.			

11/21/2022 22132

L1.0
LANDSCAPE PLAN

LANDSCAPE NOTES:

- SITE PREP
1. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES AND TAKE PRECAUTIONS TO PREVENT DAMAGE TO THESE UTILITIES.
 2. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANIES AND SHALL BE RESPONSIBLE FOR ALL DAMAGES TO UTILITIES.
 3. PLANT MATERIALS AND STUMPS INDICATED FOR REMOVAL SHALL BE REMOVED AND DISPOSED OFF-SITE BY THE CONTRACTOR. BACKFILL HOLES WITH QUALITY TOPSOIL FREE OF ROOTS AND ROCKS. SEE TOPSOIL SPECIFICATION.
 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINE GRADING OF ALL PLANTING AREAS.
 5. ALL CONTRACTORS APPLYING CHEMICALS ON SITE SHALL SUBMIT COPIES OF CERTIFICATION(S) AND LICENSES TO THE LANDSCAPE ARCHITECT.
 6. PLANTING BEDS SHALL BE CLEARED OF GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS.
 7. SOD ALL AREAS DISTURBED BY CONSTRUCTION AND NOT DESIGNATED AS GROUND COVER AREAS.

- TOPSOIL
1. ALL PLANTED AREAS TO HAVE A MINIMUM OF 6" OF QUALITY TOPSOIL
 2. ALL COMPACTED AREAS TO BE AERATED AND AMENDED AS NEEDED.
 3. TOPSOIL IS TO BE NATURAL, FERTILE, FRIABLE, PRODUCTIVE SOIL, NEITHER EXCESSIVELY ACID NOR ALKALINE, AND FREE FROM TOXIC SUBSTANCES, STONES WEEDS, CLAY, CLOUDS, ROOTS, CINDERS, DEBRIS, AND CONSTRUCTION MATERIAL.

- PLANTING
1. ALL PLANTING BEDS OR MULCH BEDS SHALL BE FREE OF WEEDS PRIOR TO THE INSTALLATION OF MULCH..
 2. THE OPTIMUM TIME OF PLANTING IS FROM OCTOBER 1 TO APRIL 1. SCHEDULING FOR PLANTING AT OTHER TIMES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
 3. UPON SECURING PLANT MATERIAL AND BEFORE INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT FOR A PRE-INSTALLATION INSPECTION IN ORDER TO VERIFY ALL PLANT MATERIAL MEETS SPECIFICATIONS. TREES OF SAME SPECIES ARE TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY.
 4. PLANTS SHALL BE ORIENTED FOR BEST APPEARANCE AND VERTICAL. ALL NON-BIODEGRADABLE ROOT CONTAINERS SHALL BE REMOVED.
 5. AFTER PLANTING, TREE BRANCHES SHALL BE SELECTIVELY TRIMMED BY 25%, MAINTAINING NATURAL SHAPE. ALL DEAD AND BROKEN BRANCHES IN TREES AND SHRUBS SHALL ALSO BE PRUNED. REMOVE TAGS, TWINE, OR OTHER NON-BIODEGRADABLE MATERIAL.
 6. WATERING: ALL TREES AND SHRUBS SHALL BE THOROUGHLY WATERED WITHIN ONE HOUR OF INSTALLATION.

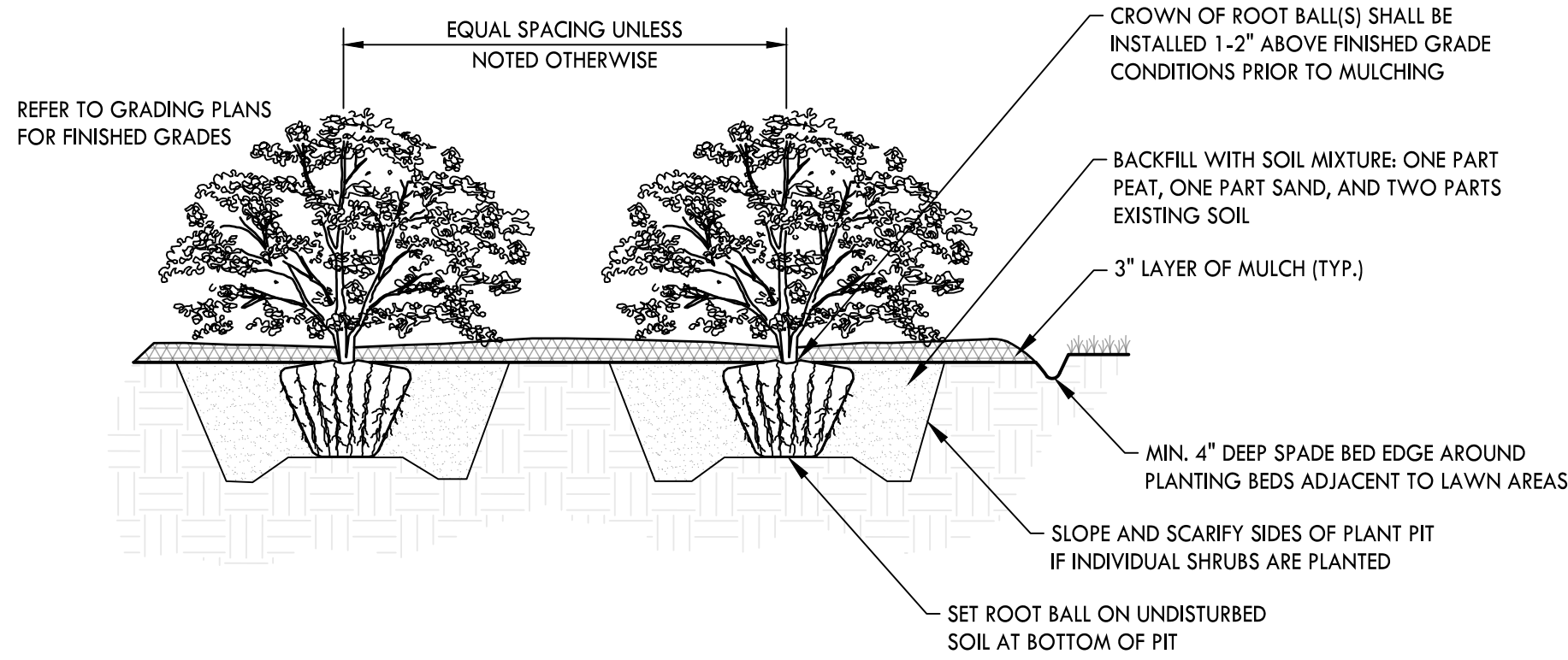
- PLANT MATERIALS
1. THE LANDSCAPE CONTRACTORS SHALL VERIFY ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
 2. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARDS FOR NURSERY STOCK: ANSI - LATEST EDITION FOR SIZE AND QUALITY.
 3. ONLY GRADE "A" TYPE PLANTS WILL BE ACCEPTED. PLANTS THAT ARE INFERIOR OR DAMAGED WILL NOT BE ACCEPTED.
 4. THE PLANTS DELIVERED TO THE PROJECT SITE SHALL BE PLANTED AS SOON AS SITE CONDITIONS PERMIT. TAKE CARE IN SCHEDULING PLANT DELIVERIES AND THE SIZE OF DELIVERIES SO THAT LONG PERIODS OF STORAGE ARE AVOIDED. ADEQUATELY PROTECT PLANTS PLACED IN TEMPORARY STORAGE FROM THE SUN AND WIND; WATER PLANTS SO AS TO MAINTAIN THEIR APPEARANCE AND HEALTH. PLANTS THAT HAVE NOT BEEN PROPERLY MAINTAINED DURING TEMPORARY STORAGE MAY BE REJECTED BY THE LANDSCAPE ARCHITECT.
 5. ALL TREES SHALL BE FIRST QUALITY REPRESENTATIVES OF THEIR SPECIES AND SHALL MEET ALL REQUIREMENTS OTHERWISE STIPULATED. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANTED MATERIAL IN THE FIELD, AT THE GROWING SITE OR ON THE JOB SITE.

- MULCHING
1. ALL PLANTING BEDS OR MULCH BEDS SHALL HAVE WEEDS REMOVED PRIOR TO THE INSTALLATION OF MULCH.
 2. ALL PLANTING BEDS SHALL HAVE A MINIMUM OF 3" DEPTH OF AGED SHREDDED HARDWOOD BARK MULCH OR A MINIMUM OF 4" DEEP PINE STRAW MULCH.
 3. CONTRACTORS SHALL PROVIDE SMOOTH, NEATLY TRENCHED (3 INCH DEEP) BED EDGES.
 4. MULCH SHALL NOT CONTACT OUTER BARK AT BASE OF TREES. PULL BACK MULCH 3-4" FROM TRUNK.

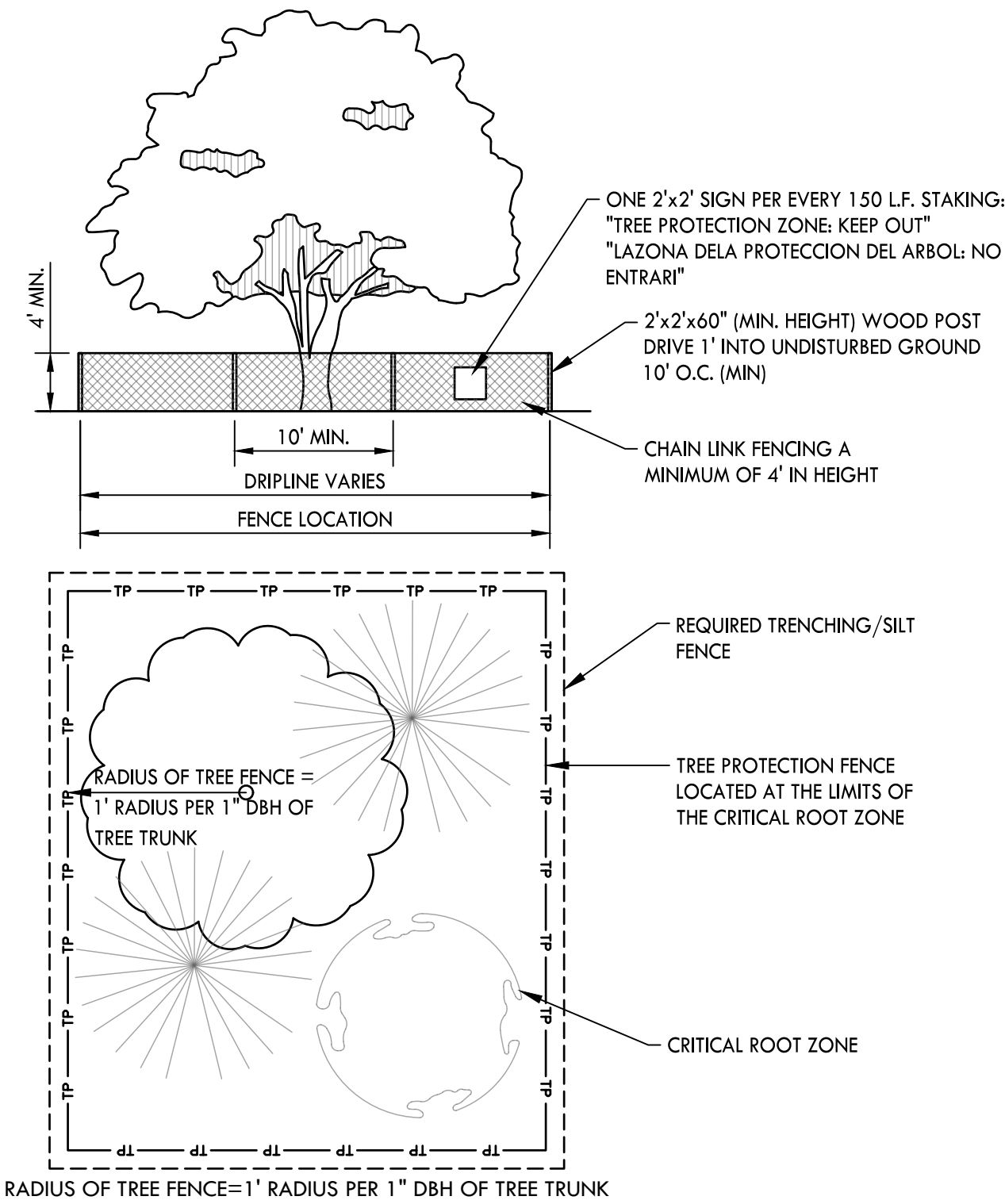
- PLANT MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL PROVIDE OWNER WITH WRITTEN INSTRUCTIONS ON THE PROPER CARE OF ALL SPECIFIED PLANT MATERIALS PRIOR TO FINAL PAYMENT.
 2. CONTRACTOR TO WARRANTY ALL MATERIAL FOR 2 YEARS AFTER DATE OF FINAL ACCEPTANCE.
 3. ALL UNHEALTHY OR DEAD PLANT MATERIAL SHALL BE REPLACED WITHIN ONE YEAR, OR BY THE NEXT PLANTING PERIOD, WHICHEVER COMES FIRST. OTHER DEFECTIVE PLANT MATERIAL SHALL BE REPLACED OR REPAIRED WITHIN THREE (3) MONTHS.

- TREE PROTECTION
1. EXISTING TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION DAMAGE.
 2. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING TREES THAT ARE TO REMAIN. NO HEAVY EQUIPMENT OR MATERIALS SHALL BE PERMITTED TO OPERATE OR BE STORED WITHIN THE DRIP LINES OF THE TREES, OUTSIDE THE LIMIT OF GRADING.
 3. TREE PROTECTION STEPS:
 - A) INSTALL TREE PROTECTION FENCING IN ACCORDANCE WITH METRO CODE 17.24.110 "PROTECTION OF TREES DURING DEVELOPMENT ACTIVITIES"
 - B) PLACE FENCE POST AND FENCING AT TREE DRIP LINE OR 10' FROM TRUNK, WHICHEVER IS GREATER.
 - C) POST SHALL NOT BE SPACED MORE THAN 10' APART.
 - D) POST TEMPORARY SIGNS - TREE ROOT PROTECTION ZONE.
 4. FENCING AND SIGNS SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN INSPECTED BY URBAN FORESTER FOR USE AND OCCUPANCY PERMIT.

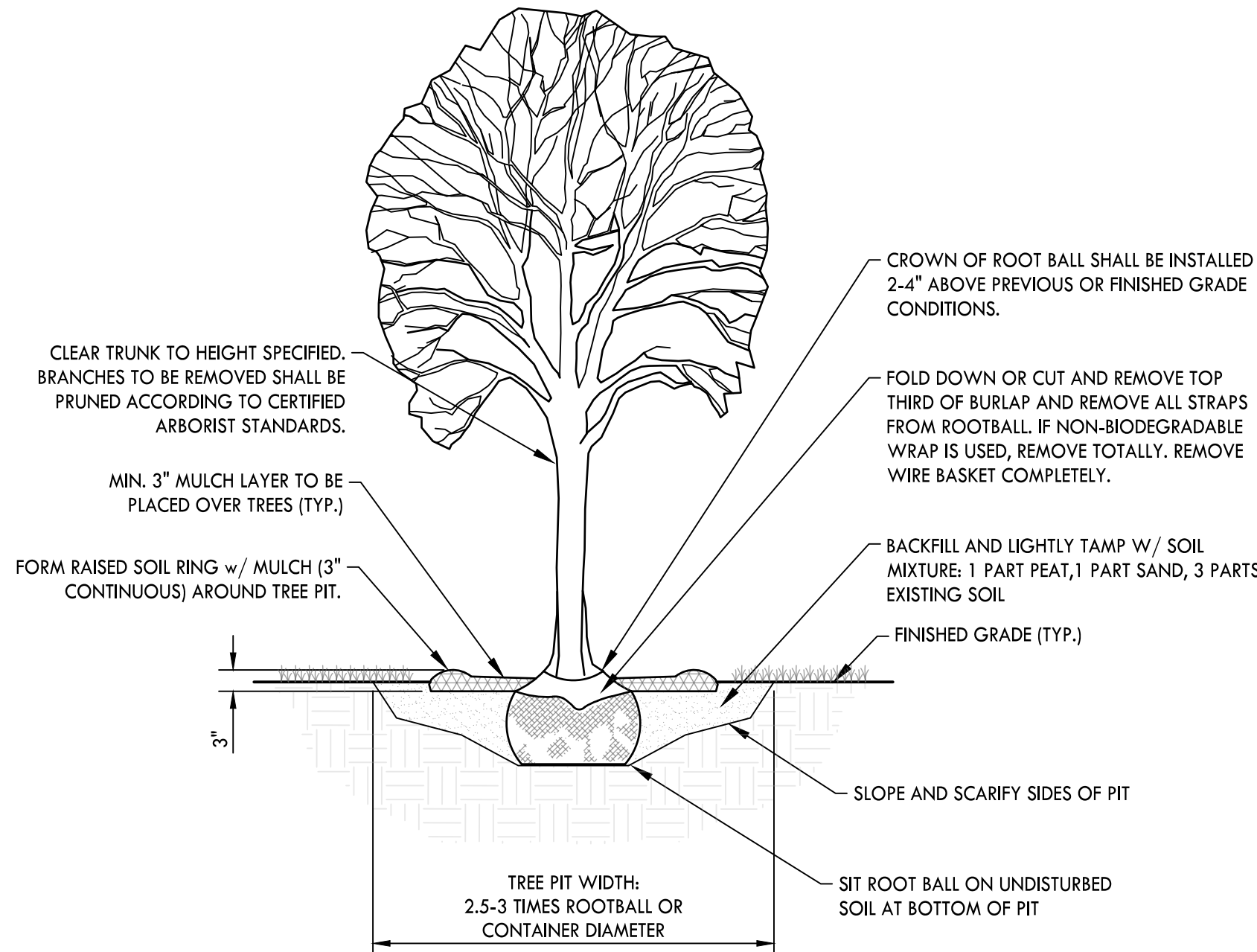
- NOTES:
1. WHERE SHRUBS APPEAR IN BED AREA, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED AS INDICATED ON THE PLANS.
 2. DO NOT PRUNE SHRUBS BEFORE ACCEPTANCE.
 3. CAREFULLY REMOVE CONTAINER FROM ROOT BALL USED FOR SHRUB(S). ANY BROKEN OR CRUMBING ROOT BALL(S) WILL BE REJECTED.
 4. IF SHRUB IS B&B, REMOVE BURLAP FROM TOP $\frac{1}{2}$ OF ROOT BALL OR COMPLETELY REMOVE BURLAP IF SOILS ARE POORLY DRAINED.
 5. SCARIFY ROOTBALL IF ROOT ROUND IN CONTAINER PER HORTICULTURE STANDARDS.



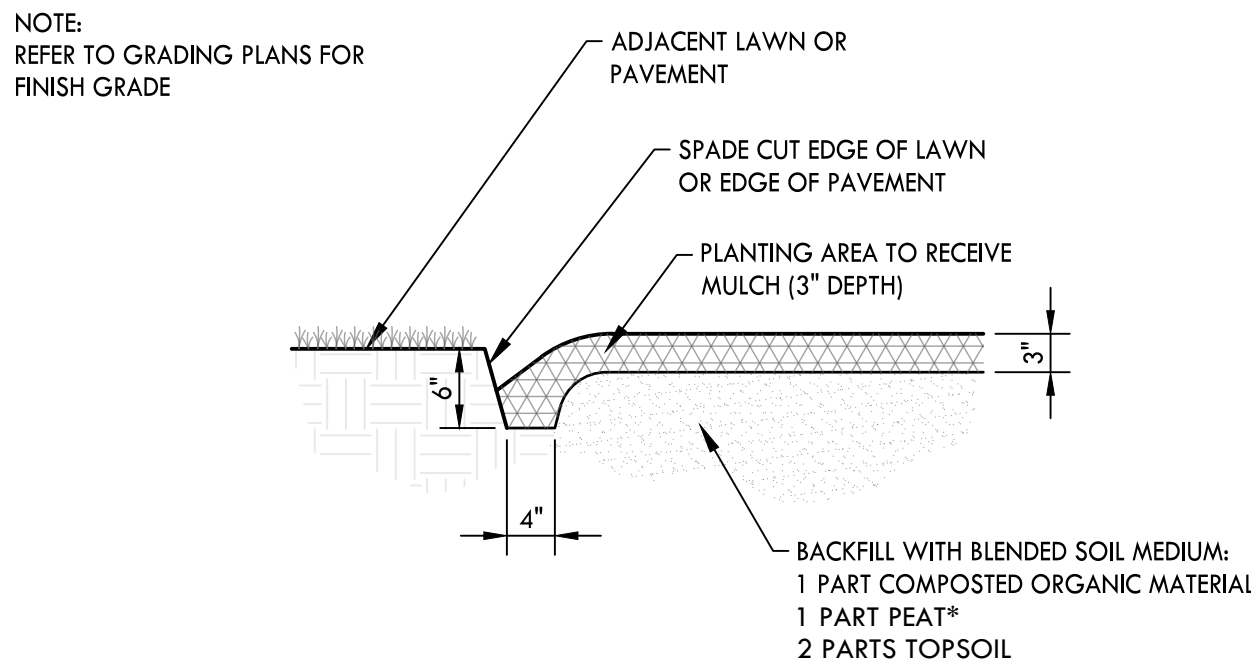
SHRUB PLANTING
NOT TO SCALE



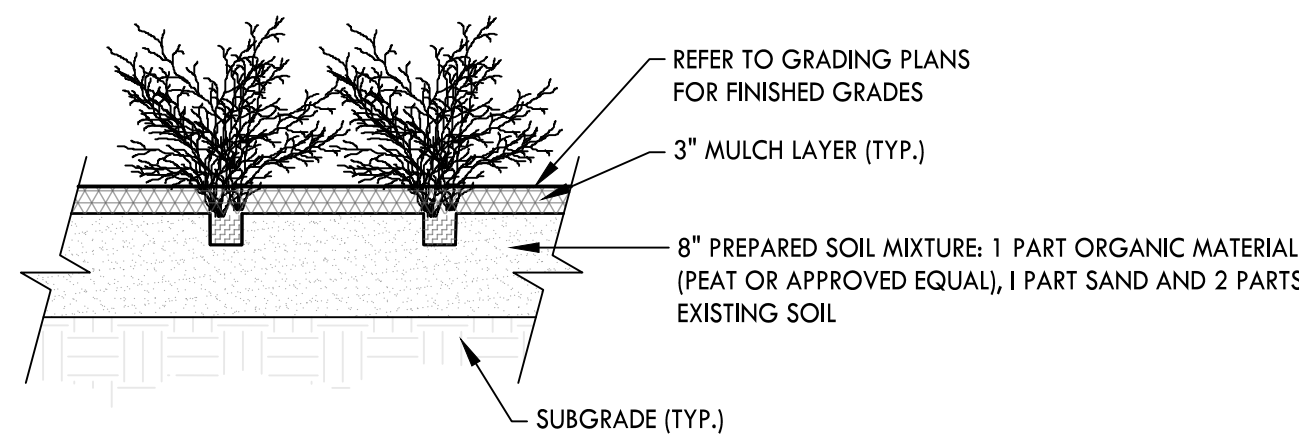
TREE PROTECTION
NOT TO SCALE



DECIDUOUS TREE PLANTING
NOT TO SCALE

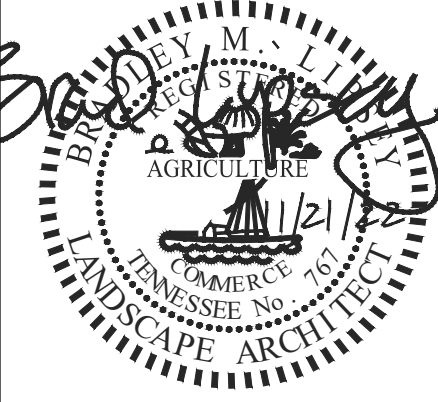


SPADE BED EDGE
NOT TO SCALE



GROUNDCOVER PLANTING
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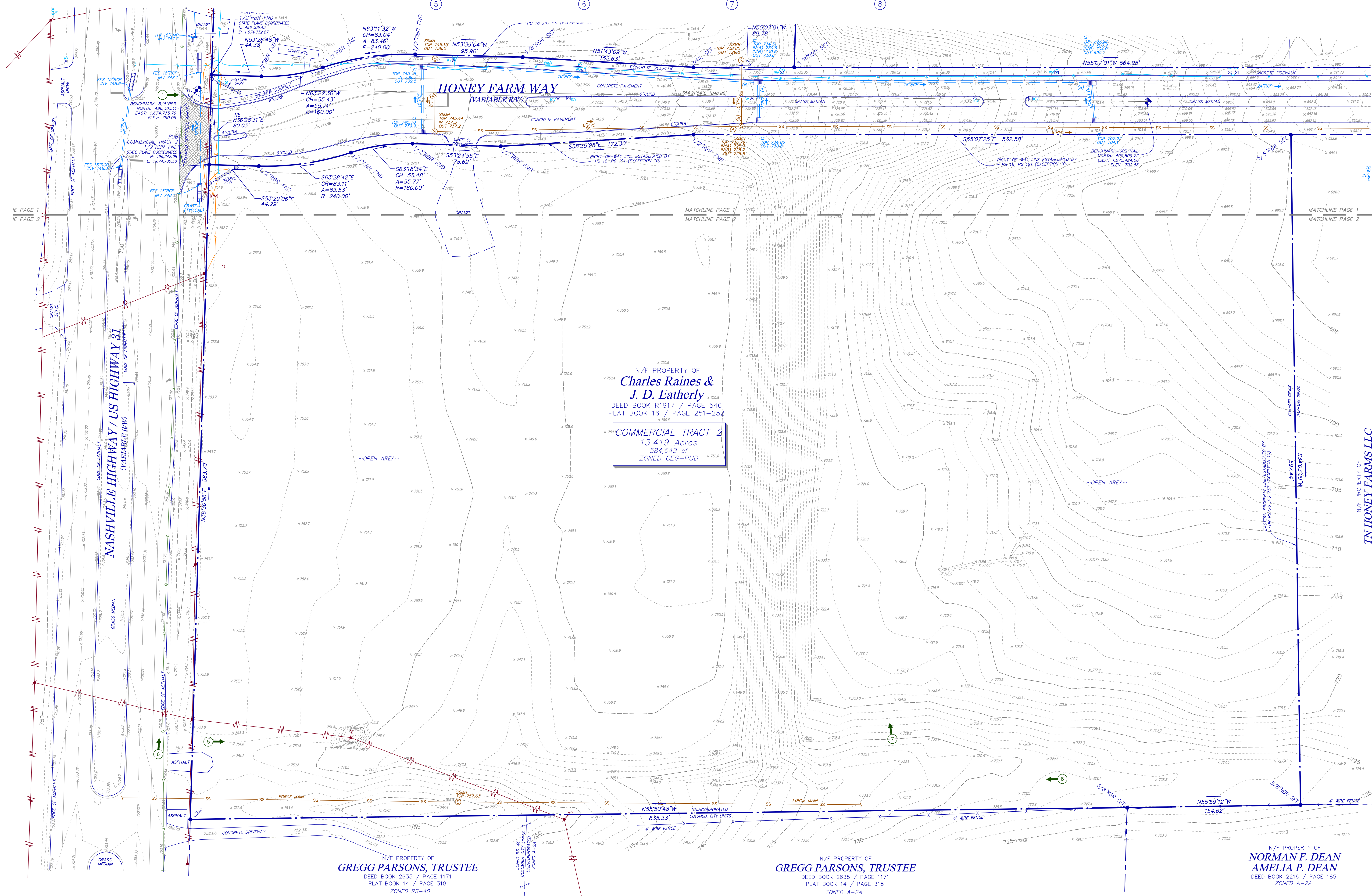
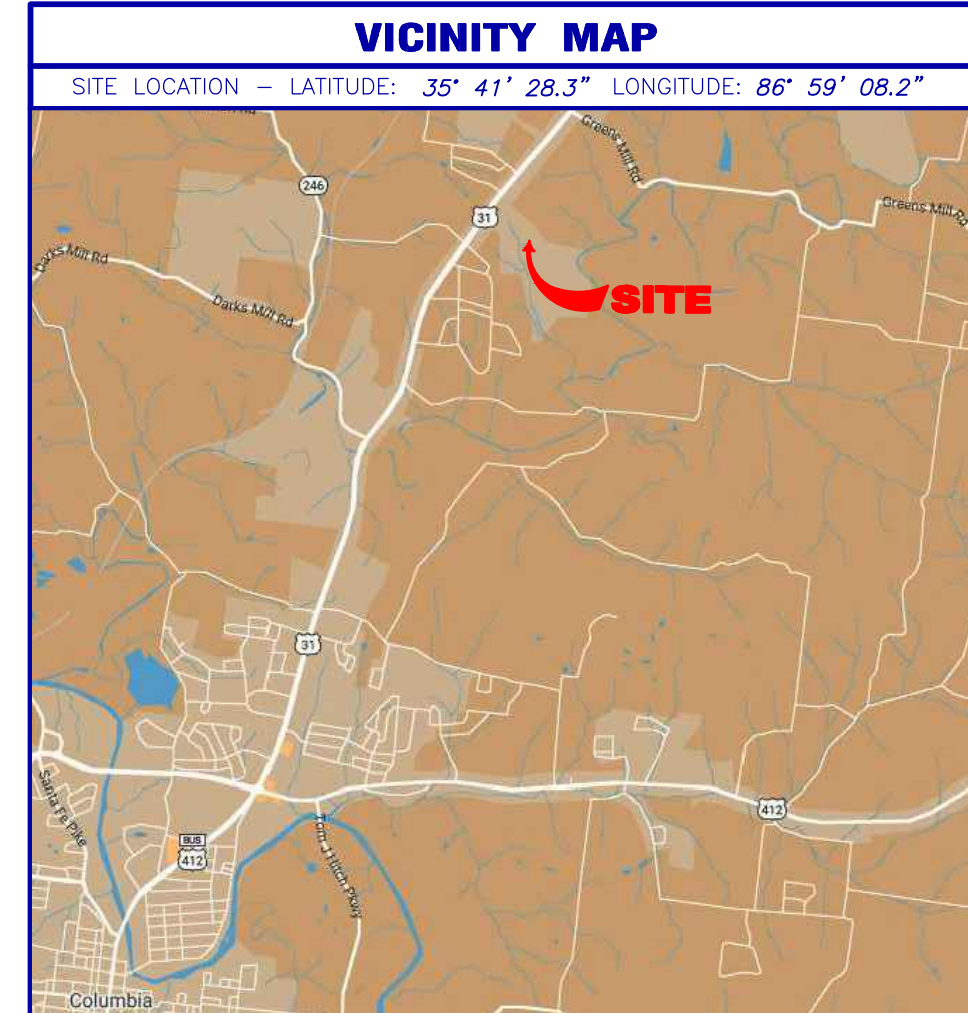
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11/21/2022 22132

L2.0
LANDSCAPE BUFFER
PLAN

SITE PHOTOGRAPHS



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30036
(678) 357-1946

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAG COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LEGEND

STANDARD ABBREVIATIONS
AC AIR CONDITIONER
BH BORE HOLE
BSL BOTTOM OF STRUCTURE
BSL BUILDING SETBACK LINE
CI CURB INLET
CMP CORRUGATED METAL PIPE
CMF CONCRETE MONUMENT FND
COP CONCRETE OUTLET
CPED COMMUNICATION PEDESTAL
CPT COMPACT TOP PIPE
DI DROP INLET
DW DOUBLE WING CATCH BASIN
DWC DWELLING WING CATCH BASIN
FNC FENCE
FND FOUND
GM GAS METER
INV INVERT
JN JUNCTION BOX
MNH MANHOLE
OCS OUTLET CONTROL STRUCTURE
OTD OUTLET TOP PIPE
PM POWER METER
PNS POINT OF BEGINNING
POC POINT OF COMMENCEMENT
RCP REINFORCED CONCRETE PIPE
RIR IRON REINFORCING BAR
RIS 5/8" IRON SET CAPTED LF 621
SBS SANITARY SEWER
SWBC SINGLE WING CATCH BASIN
TRANS ELECTRIC TRANSFORMER

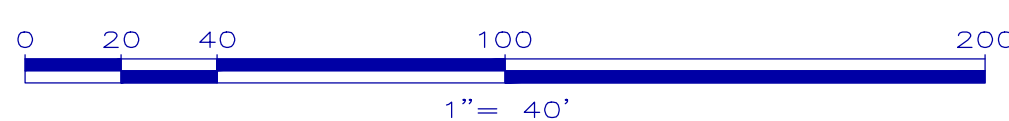
STANDARD SYMBOLS
C OVERHEAD TRAFFIC SIGNAL LIGHT
P POWER POLE
W BUY WIRE
L LIGHT POLE
E ELECTRIC TRANSFORMER
V WATER VAULT
V GAS VALVE
V GAS METER
V WATER VALVE
V WATER METER
V FIRE HYDRANT
E UNDERGROUND ELECTRIC LINE
C UNDERGROUND GAS LINE
C UNDERGROUND COMMUNICATION LINE
C UNDERGROUND WATER LINE
P PHOTO POSITION INDICATOR
X REGULAR PARKING SPACE COUNT
H HANDICAP PARKING SPACE
T POSITION INDICATOR
S SIGN

PROPERTY DESCRIPTION

COMMERCIAL TRACT 2:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found at the intersection of the southeasterly right-of-way line of Nashville Highway (variable right-of-way) with the southwesterly right-of-way line of Honey Farm Way (variable right-of-way); Thence along said southeasterly right-of-way line of Honey Farm Way South 53 degrees 29 minutes 02 seconds East for a distance of 44.29 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the left on an arc length of 83.53 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.11 feet bearing South 63 degrees 28 minutes 42 seconds East to a 1/2-inch rebar found; Thence along the arc of a curve to the right on an arc length of 55.77 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.48 feet bearing South 63 degrees 18 minutes 34 seconds East to a 1/2-inch rebar found; Thence South 53 degrees 24 minutes 55 seconds East for a distance of 78.62 feet to a 1/2-inch rebar found; Thence South 58 degrees 35 minutes 22 seconds East for a distance of 172.30 feet to a 1/2-inch rebar found; Thence South 55 degrees 07 minutes 25 seconds East for a distance of 532.58 feet to a 5/8-inch rebar set; Thence along said right-of-way line South 34 degrees 03 minutes 09 seconds West for a distance of 597.44 feet to a 5/8-inch rebar set; Thence North 55 degrees 59 minutes 12 seconds West for a distance of 154.62 feet to a 5/8-inch rebar set; Thence North 55 degrees 48 minutes 48 seconds West for a distance of 835.33 feet to a concrete monument found on the southeasterly right-of-way line of Nashville Highway; Thence with said right-of-way line North 36 degrees 30 minutes 56 seconds East for a distance of 583.70 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING.

GRAPHIC SCALE



1 SHEET
OF
2

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Marietta, Georgia 30062

Phone: (770) 795-9900

Fax: (770) 795-8880

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EMAIL: info@geosurvey.com

ALTA/NSPS LAND TITLE SURVEY

Honey Farm Commercial

FOR

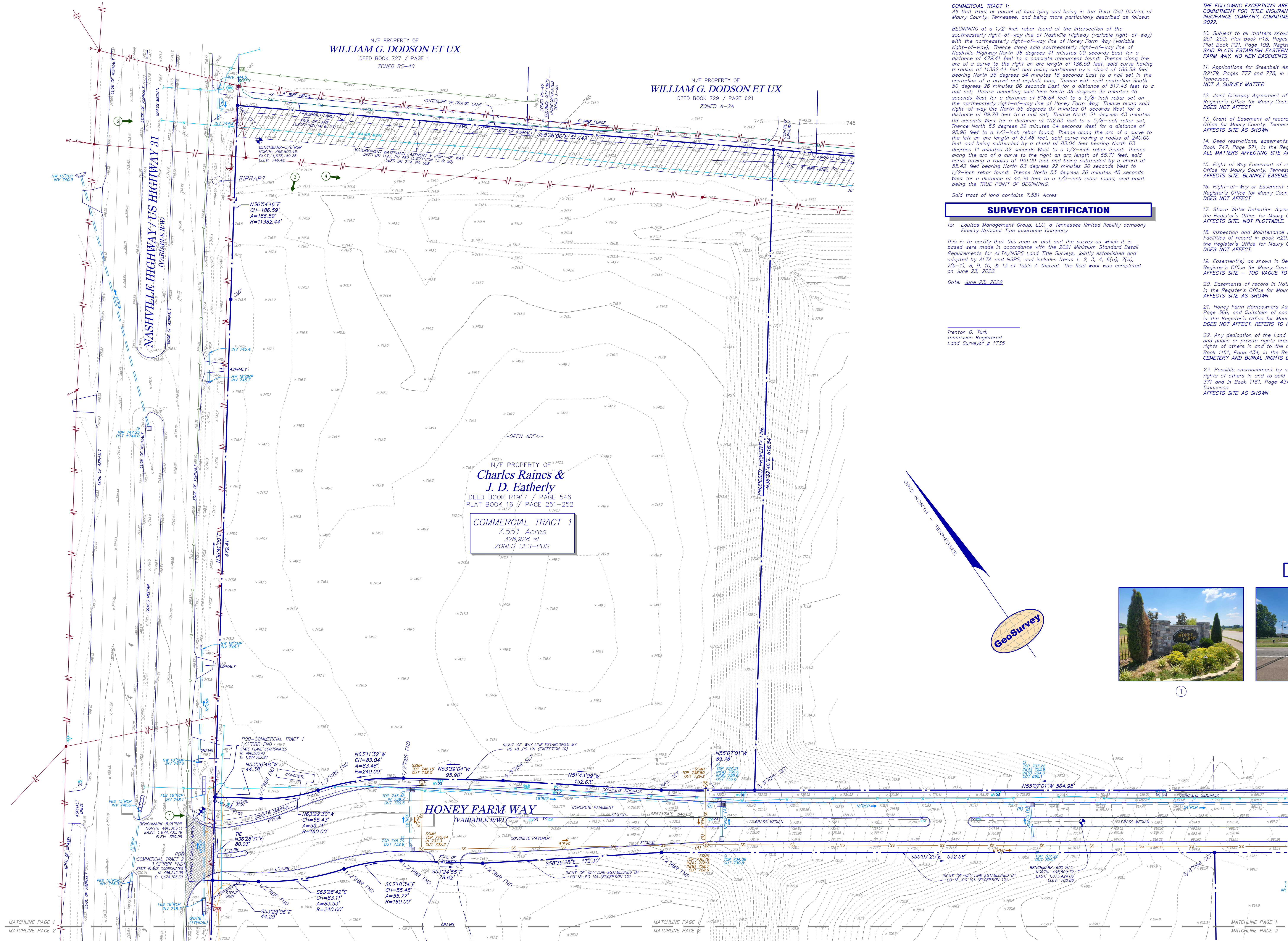
Equitas Management Group, LLC

Fidelity National Title Insurance Company

CS JOB NO:	20227361	DRAWING SCALE:	1" = 40'	SURVEY DATE:	6-23-2022
FIELD WORK:	ZM	CITY:	COLUMBIA	REVISIONS (SEE GENERAL NOTES)	
PROJ MGR:	JEM	COUNTY:	MAURY	No. Date Description	
REVIEWED:	TDT	STATE:	TENNESSEE		
DWG FILE:	20227361-03.dwg	CIVIL DISTRICT:	3RD		



Know what's below.
Call before you dig.
Dial 811
Or Call 800-282-7411



CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TRIMBLE "S" SERIES TOTAL STATION AND A TRIMBLE TSC SERIES DATA COLLECTOR. SAID TRAVERSE HAD A FIELD CLOSURE OF .001 IN 111,254.4 FEET. THE SURVEYOR HAS USED THE LEAST SQUARES METHOD. ADDITIONAL FIELD DATA WAS COLLECTED UTILIZING A CARLSON BRUI-OPS ROVER AND BASE UNIT THAT WAS CALIBRATED AND ORIENTED TO THE FIELD TRAVERSE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 216,161 FEET. JEM. INT.

IF YOU DIG

Know what's below.
Call before you dig.
Dial 811
Or call 800-282-7411

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:

UTILITY MARKING, LLC
3042 GALA TRAIL
SNELLVILLE, GA 30036
(678) 357-1946

UTILITY MARKING, LLC UTILIZED SEVERAL TECHNIQUES INCLUDING, BUT NOT LIMITED TO, ELECTROMAGNETIC, MAGNETIC LOCATION FOR FERROUS METALS, ACUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, OTHER IN-SERVICE OR ABANDONED, UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZING THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR THEY ARE CERTAINLY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

LEGEND

STANDARD ABBREVIATIONS

- AC AIR CONDITIONER
- BH BORE HOLE
- BOS BOTTOM OF STRUCTURE
- BSL BUILDING SETBACK LINE
- CI CURB INLET
- CMF CORRUGATED METAL FND
- CPED CONCRETE MONUMENT FND
- CTP COMMUNICATION PEDISTAL
- DI DRAIN INLET
- DIP DROP INLET
- DWB DOUBLE WING CATCH BASIN
- FNC FENCE
- FND FOUND
- GM GAS METER
- INV INVERT
- JB JUNCTION BOX
- MANH MANHOLE
- OCS OUTLET CONTROL STRUCTURE
- OTF OPEN TOP FND
- PM POWER METER
- PNS POINT OF BEGINNING
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- RCP REINFORCED CONCRETE PIPE
- RIR IRON REINFORCING BAR
- RES 5/8" RIB SET CAPTED LSF 621
- SS SANITARY SEWER
- SWCB SINGLE WING CATCH BASIN
- TRANS ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GAS VALVE
- GAS METER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND COMMUNICATION LINE
- UNDERGROUND WATER LINE
- PHOTO POSITION INDICATOR
- REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

PROPERTY DESCRIPTION

COMMERCIAL TRACT 1:
All that tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and being more particularly described as follows:

BEGINNING at a 1/2-inch rebar found at the intersection of the southeasterly right-of-way line of Nashville Highway (variable right-of-way) with the northeasterly right-of-way line of Honey Farm Way (variable right-of-way); Thence along said southeasterly right-of-way line of Nashville Highway North 36 degrees 41 minutes 00 seconds East for a distance of 479.41 feet to a concrete monument found; Thence along the arc of a curve to the right on an arc length of 186.59 feet, said curve having a radius of 11382.44 feet and being subtended by a chord of 186.59 feet bearing North 36 degrees 54 minutes 16 seconds East to a nail set in the centerline of a gravel and asphalt lane; Thence with said centerline South 55 degrees 26 minutes 06 seconds East for a distance of 517.43 feet to a nail set; Thence departing said lane South 36 degrees 32 minutes 46 seconds West for a distance of 616.84 feet to a 5/8-inch rebar set on the northeasterly right-of-way line of Honey Farm Way; Thence along said right-of-way line North 55 degrees 07 minutes 01 seconds West for a distance of 89.78 feet to a nail set; Thence North 51 degrees 43 minutes 09 seconds West for a distance of 152.63 feet to a 5/8-inch rebar set; Thence North 53 degrees 39 minutes 04 seconds West for a distance of 95.90 feet to a 1/2-inch rebar found; Thence along the arc of a curve to the left on an arc length of 83.46 feet, said curve having a radius of 240.00 feet and being subtended by a chord of 83.04 feet bearing North 63 degrees 11 minutes 32 seconds West to a 1/2-inch rebar found; Thence along the arc of a curve to the right on an arc length of 55.71 feet, said curve having a radius of 160.00 feet and being subtended by a chord of 55.43 feet bearing North 63 degrees 22 minutes 30 seconds West to a 1/2-inch rebar found; Thence North 53 degrees 26 minutes 48 seconds West for a distance of 44.18 feet to a 1/2-inch rebar found, said point being the TRUE POINT OF BEGINNING.

Said tract of land contains 7.551 Acres

SURVEYOR CERTIFICATION

To: Equitas Management Group, LLC, a Tennessee limited liability company
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)-1, 8, 9, 10, & 13 of Table A thereof. The field work was completed on June 23, 2022.

Date: June 23, 2022

Trenton D. Turk
Tennessee Registered
Land Surveyor # 1735

TITLE EXCEPTIONS

THE FOLLOWING EXCEPTIONS ARE LISTED IN SCHEDULE B, SECTION 2, OF A COMMITMENT FOR TITLE INSURANCE, AS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20220761CN, EFFECTIVE DATE APRIL 12, 2022.

10. Subject to all matters shown on the Plan of record in Plat Book P16, Page 251-252; Plat Book P18, Pages 191-192, Plat Book P20, Page 157-158 and Plat Book P21, Page 109, Register's Office for Maury County, Tennessee, SAID PLATS ESTABLISH EASTERN PROPERTY LINE AND RIGHT-OF-WAY OF HONEY FARM WAY. NO NEW EASEMENTS OR SETBACKS CREATED BY SAID PLATS.

11. Applications for Greenbelt Assessment - Agricultural record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.

NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.

AFFECTS SITE AS SHOWN

13. Grant of Easement of record in Book 1197, Page 481, in the Register's Office for Maury County, Tennessee.

AFFECTS SITE AS SHOWN

14. Deed restrictions, easements and rights as set out in Deed of record in Book 747, Page 371, in the Register's Office for Maury County, Tennessee.

ALL MATTERS AFFECTING SITE ARE DEPICTED ON SURVEY.

15. Right of Way Easement of record in Book 219, Page 536, in the Register's Office for Maury County, Tennessee.

AFFECTS SITE, BLANKET EASEMENT

16. Right-of-Way or Easement of record in Book R2026, Page 1182, in the Register's Office for Maury County, Tennessee.

DOES NOT AFFECT

17. Storm Water Detention Agreement of record in Book R2001, Page 247, in the Register's Office for Maury County, Tennessee.

AFFECTS SITE, NOT PLOTTABLE

18. Inspection and Maintenance Agreements of Private Stormwater Management Facilities of record in Book R2033, Page 1413 and Book R2415, Page 1427, in the Register's Office for Maury County, Tennessee.

DOES NOT AFFECT

19. Easement(s) as shown in Deed of record in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.

AFFECTS SITE - 100' VAULT TO PLOT

20. Easements of record in Notice of Taking of record in Book 779, Page 508, in the Register's Office for Maury County, Tennessee.

AFFECTS SITE AS SHOWN

21. Honey Farm Homeowners Association, Inc., Charter of record in Book 1, Page 366, and Outcrop of common areas of record in Book R2083, page 11, in the Register's Office for Maury County, Tennessee.

DOES NOT AFFECT. REFERS TO HONEY FARM PHASE I

22. Any dedication of the land or part thereof, for cemetery or burial purposes and public or private rights created thereby, including but not limited to the rights of others in and to the cemetery of record in Book 747, Page 371 and Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.

CEMETERY AND BURIAL RIGHTS DO NOT AFFECT

23. Possible encroachment by a "lane" of record in Book 747, Page 371; and rights of others in and to said "lane" as shown in aforesaid Book 747, Page 371 and in Book 1161, Page 434, in the Register's Office for Maury County, Tennessee.

AFFECTS SITE AS SHOWN

VICINITY MAP

SITE LOCATION - LATITUDE: 35° 41' 28.1" LONGITUDE: 86° 59' 08.2"

GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 47190C0180C, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE DATUM FOR THIS SITE WAS ESTABLISHED UTILIZING GLOBAL POSITIONING SYSTEMS, AND BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK DEVELOPED BY eOPS SOLUTIONS. THE HORIZONTAL REFERENCE FRAME IS NORTH AMERICAN DATUM OF 1983(2011)-STATE PLANE COORDINATE SYSTEM OF TENNESSEE. THE VERTICAL REFERENCE FRAME IS NORTH AMERICAN VERTICAL DATUM OF 1988. ANY DIRECTIONS OR DIMENSIONS SHOWN ARE A RECTANGULAR, GROUND LEVEL PROJECTION OF THE STATE PLANE COORDINATE SYSTEM.

NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR. THE SITE IS ZONED "RM1-PUD" & "CEC-PUD" (HIGH DENSITY RESIDENTIAL & COMMERCIAL PLANNED UNIT DEVELOPMENT DISTRICTS) AS SHOWN ON THE ZONING MAP OF CITY OF COLUMBIA.

ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF CLAY H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #1488, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.

2> HONEY FARM PHASE I, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.

3> HONEY FARM PHASE I, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES (LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 152, MAURY COUNTY RECORDS, AUGUST 8, 2014.

4> HONEY FARM PHASE I, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.

SITE PHOTOGRAPHS

1. Honey Farm Way entrance sign.

2. Honey Farm Way entrance road.

3. Honey Farm Way entrance area.

4. Honey Farm Way entrance area.

GRAPHIC SCALE

0 20 40 100 200
1" = 40'

SHEET 2 OF 2

GeoSurvey

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ALTA/NSPS LAND TITLE SURVEY

Honey Farm Commercial

FOR

Equitas Management Group, LLC

Fidelity National Title Insurance Company

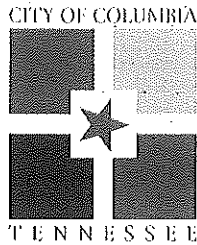
CS JOB NO: 20227361 DRAWING SCALE: 1" = 40' SURVEY DATE: 6-23-2022

FIELD WORK: ZM CITY: COLUMBIA REVISIONS: (SEE GENERAL NOTES)

PROJ MGR: JEM COUNTY: MAURY No. Date Description

REVIEWED: TDT STATE: TENNESSEE

DWG FILE: 20227361-03.dwg CML DISTRICT: 3RD



WASTEWATER DEPARTMENT

16 September 2022

Drew Smith
Equitas Management Group
5525 N MacArthur Blvd, Suite 400
Irving, TX 75038

RE: Honey Farms Parcel ID 051 058.00

Drew,

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



August 5, 2022

Ms. Bridgette Ganter

Bowman

950 North Point Pkwy Suite 200

Alpharetta, GA 30005

Sent via email: bganter@bowman.com

RE: Water Availability Letter
 Honey Farm StorPlace
 Nashville Hwy @ Honey Farm Way
 Tax Map 51, Parcel 58
 Columbia, Maury, TN

Dear Ms. Ganter:

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 a 96,800 square-foot self-storage facility in three buildings, with 1,300 square-feet of office space in a fourth building. 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 1,500 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 12-inch water main located on Honey Farm Way.



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,

Jason English, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 22-063



September 19, 2022

City of Columbia
70 North Garden Street
Columbia, TN 38401

**RE: Honey Farm
Master Plan PUD Amendment with Concurrent Variances
Existing Ordinances: 3652 & 4005**

Dear Mr. Keltner,

On behalf of Equitas Management Group, we are submitting the enclosed information in support of a Master Plan PUD Amendment with four concurrent variances and a request for consideration for shared parking for Honey Farm Ordinances 3652 & 4005.

The existing PUD encompasses the entirety of Parcel ID 051 058.00 (+/- 49.3 acres) and is located adjacent and west of Nashville Highway along Honey Farm Way.

The purpose of this Master Plan PUD Amendment is revision of the proposed commercial development area south of Honey Farm Way and adjacent to Nashville Highway. This +/- 13.4-acre tract (Tract 2) will be subdivided into four parcels. Two parcels (Parcel B and Parcel C, combined size: +/-3.06 acres) will be developed under this amendment. This amendment also includes construction on an internal access drive on Parcel A, which will provide connectivity to Honey Farm Way and Parcels A, B, and C, as well as construction of a stormwater pond on Parcel D.

Parcel A 4.08 acres Future Commercial with internal access drive

Parcel B 0.79 acres Office (one story; 1,300 SF)

Parcel C 2.27 acres Self-Storage (combined 98,774 SF)
Building 1 (3 story; 80, 000 SF)
Building 2 (1 story; 5,000 SF)
Building 3 (1 story; 11,975 SF)

Parcel D 6.29 acres Retained with stormwater pond

Concurrent Variances

Four concurrent variances are requested with this amendment. Two are related to loading zone requirements. Variance requests for a decrease in fencing and slight increase in rooftop parapet height are also included.

1. Reduction in Number of Loading Spaces

The City of Columbia Zoning Ordinance (August 2005) Section 8.3.4 (0) states limited use standards for self-storage. One loading zone space is required for every 10,000 SF of enclosed storage. The proposed self-storage facilities are 98,774 SF, therefore 10 loading spaces are required.

The applicant is seeking a variance to reduce the required number of loading spaces from 10 spaces to 9 spaces.

1. *That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulations contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property*

The City of Columbia Zoning Ordinance (August 2005) Section 8.3.4 (0) (4) states a limited use standard for self-storage is requirement for 300 feet setback from any arterial highway. Since the site is bordered on the west by Nashville Highway, the self-storage site is set back 300 feet from the highway. The east side of the site is characterized by a steep drop in topography. There is an approximately 28 feet drop in elevation over 72 feet, resulting in a +/- 39% slope. The self-storage site is sandwiched between the required setback and a steep slope, creating a narrow buildable area. This dimensional restriction limits area for loading spaces.

Additionally, since the applicant is orienting all storage activities, drives, and parking towards the center of the site so that they are not visible to the public, this further reduces the area available for loading spaces.

2. *That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.*

The applicant is proposing 9 loading zones spaces, which is more than adequate for the proposed use. Requiring an additional loading space would inhibit the use of one or more customer storage spaces.

3. *That the variance will not authorize activities in a zone district other than those permitted by this ordinance.*

This variance will not authorize any activities other than those permitted in a Commercial PUD.

4. *That financial returns alone shall not be considered as a basis or granting a variance.*

Financial returns are not the basis of this variance. The narrow shape of the self-storage site is dictated by setbacks and topography is the basis for this variance.

5. *That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provision of this Zoning Ordinance.*

Since 9 loading spaces are provided and are more than adequate for optimum operation of a self-storage facility, there is no detriment to the public and no impairment to the intent and purpose of the Zoning Ordinance.

6. *That the purposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.*

Since 9 loading spaces are provided and are more than adequate for optimum operation of a self-storage facility, there is no light or air impairment to adjacent properties, no increase in congestion, or any increase of fire or any other danger to the public.

7. *That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.*

The narrow shape of the self-storage site is dictated by setbacks and topography and was not intentionally created.

2. Reduction in Size of Loading Spaces

The City of Columbia Zoning Ordinance (August 2005) Section 10.3.3 (D) states dimensional requirements for loading space. Each space must be 12 feet wide and 55 feet long, with a vertical clearance of 15 feet.

The applicant is seeking a variance to reduce the length of 8 of the 9 provided loading spaces from 55 feet to 30 feet each.

1. *That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulations contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property*

The City of Columbia Zoning Ordinance (August 2005) Section 8.3.4 (0) (4) states a limited use standard for self-storage is requirement for a 300 feet setback from any arterial highway. Since the site is bordered on the west by Nashville Highway, the self-storage site is set back 300 feet from the highway. The east side of the site is characterized by a steep drop in topography. There is an approximately 28 feet drop in elevation over 72 feet, resulting in a +/- 39% slope. The self-storage site is sandwiched between the required setback and a steep slope, creating a narrow buildable area. This restriction limits area for loading spaces.

Since the applicant is orienting all storage activities, drives, and parking towards the center of the site so that they are not visible to the public, this further reduces the area available for loading zone spaces.

The self-storage business rents small storage areas, generally not larger than a small garage, and is geared towards individual personal storage, rather than large-scale commercial storage or operations. It will be rare that a 55 feet length loading zone is required. The majority of customers will transport their goods via personal vehicle or small rental trucks. Therefore, there a reduction in the required length of loading zone from 55 feet to 30 feet is requested for eight of the loading zone spaces provided. One full 55 feet length space will also be provided.

2. *That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.*

The applicant is proposing 9 loading zones spaces, which is more than adequate for the proposed use. Since large-scale commercial storage or operations are not associated with a self-storage facility, a reduction in the length of the eight of the loading spaces from 55 feet to 30 feet is appropriate for the customer vehicles that will be accessing the site. One full 55 feet length loading space is provided. Requiring full length loading spaces would inhibit the use of a large portion of the storage units.

3. *That the variance will not authorize activities in a zone district other than those permitted by this ordinance.*

This variance will not authorize any activities other than those permitted in a Commercial PUD.

4. *That financial returns alone shall not be considered as a basis or granting a variance.*

Financial returns are not the basis of this variance. The narrow shape of the self-storage site is dictated by setbacks and topography is the basis for this variance.

5. *That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provision of this Zoning Ordinance.*

Since large-scale commercial storage or operations are not associated with a self-storage facility, a reduction in the length of the eight of the loading spaces from 55 feet to 30 feet is appropriate for the customer vehicles that will be accessing the site. One full 55 feet length loading space is provided. There is no detriment to the public and no impairment to the intent and purpose of the Zoning Ordinance.

6. *That the purposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.*

Since the length of loading space proposed (30 feet) is appropriate for the customer use, there is no impairment of light or air, any increase in congestion, or any fire or other danger to public safety.

7. *That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.*

The narrow shape of the self-storage site is dictated by setbacks and topography and was not intentionally created.

3. Perimeter Fence for Self-Storage

The City of Columbia Zoning Ordinance (August 2005) Section 8.3.4 (0) states limited use standards for self-storage. Self-storage is required to be screened by a perimeter fence, no less than 4 feet and no higher than eight feet. The applicant is requesting to waive the perimeter fence at the outward-facing building elevations where no storage of vehicular traffic will be taking place.

1. *That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulations contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property*

The City of Columbia Zoning Ordinance (August 2005) Section 8.3.4 (0) (4) states a limited use standard for self-storage is requirement for a 300 feet setback from any arterial highway. Since the site is bordered on the west by Nashville Highway, the self-storage site is set back 300 feet from the highway. The east side of the site is characterized by a steep drop in topography. There is an approximately 28 feet drop in elevation over 72 feet, resulting in a +/- 39% slope. The self-storage site is sandwiched between the required setback and a steep slope, creating a narrow buildable area.

Since the site is narrow, any perimeter fence would need to be located very close to the building. This will create a narrow area of difficult accessibility for grounds maintenance. Additionally, since the site is designed to shield all storage activities, parking, and drives as much as possible behind the buildings and all building access is from the center of the site, a perimeter fence is only needed between the buildings and at access drives. The applicant is providing fencing between the buildings and across all access drives.

2. *That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.*

The applicant is creating a barrier between the public and the internal storage operations through use of the building facades, as well as fencing between the buildings and across the access drives. This is the minimum variance to relieve hardship due to the shape of the site.

3. *That the variance will not authorize activities in a zone district other than those permitted by this ordinance.*

This variance will not authorize any activities other than those permitted in a Commercial PUD.

4. *That financial returns alone shall not be considered as a basis for granting a variance.*

The applicant would be happy to provide a perimeter fence if it made sense for the shape and site layout, so financial returns are not a basis for this variance.

5. *That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provision of this Zoning Ordinance.*

Since self-storage activities are oriented toward the center of the site and the buildings and provided fencing between buildings and across access drives provide a barrier to these activities, there is no detriment to the public welfare or substantial impairment to the intent and purpose of the Zoning Ordinance.

6. *That the proposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.*

Relief from requirement to provide redundant fencing will not impair air or light supply, increase congestion, or create a fire or other danger to public safety.

7. *That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.*

The narrow shape of the self-storage site is dictated by setbacks and topography and was not intentionally created.

4. Parapet Height for Commercial Buildings

The City of Columbia Zoning Ordinance (August 2005) Section 6.2.3 (D) (2) (d) states that rooftop parapet walls shall be no higher than 4 feet in non-residential districts.

The applicant is requesting a variance to allow an increase of one foot for a proposed rooftop parapet wall of maximum height 5 feet to screen rooftop utilities.

1. *That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulations contained within this ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property*

The proposed height of Building 1 is 35 feet. The City of Columbia Zoning Ordinance (August 2005) Section 8.3.4 (0) (4) states a limited use standard for self-storage is requirement for a 300 feet setback from any arterial highway. Since the site is bordered on the west by Nashville Highway, the self-storage site is set back 300 feet from the highway.

After review by the City of Columbia Architectural Review Board, it was determined that rooftop utilities may be visible from the highway since the self-storage site must be set back 300 feet from the highway and the maximum height of a parapet wall to hide the utilities is 4 feet. Upon recommendation by the Architectural Review Board, the applicant is requesting an increase of one foot for a maximum parapet wall of 5 feet to screen rooftop utilities.

2. *That the variance is the minimum variance that will relieve such difficulties or hardship and thereby make possible the reasonable use of the land, building, or structure.*

One foot is the minimum variance required to provide adequate screening of rooftop equipment from the highway.

3. *That the variance will not authorize activities in a zone district other than those permitted by this ordinance.*

This variance will not authorize any activities other than those permitted in a Commercial PUD.

4. *That financial returns alone shall not be considered as a basis or granting a variance.*

Increasing the height of the rooftop parapet wall will increase costs for the applicant. Financial returns are not a consideration for this variance request.

5. *That the granting of the variance will not be detrimental to the public welfare, injurious to other property or improvements in the area in which the subject property is located, or a substantial impairment to the intent and purpose of the general provision of this Zoning Ordinance.*

Granting of this variance will not affect public welfare or be injurious to other properties in the area and are not an impairment to the intent and purpose of the Zoning Code.

6. *That the purposed variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.*

The additional height gained by granting an additional one foot of rooftop parapet height represents a 2% increase in total height of building, including parapet. Additionally, this variance is requested for only one building and the building is located in the center of the site. It is unlikely to impair or impede light or air to the adjacent properties.

Granting of this variance will not increase congestion or danger of fire or other public Safety concern.

7. *7. That the alleged difficulty or hardship has not been knowingly and intentionally created by any person having an interest in the property after the effective date of this ordinance.*

The request for this variance originated in the Architectural Review process. The hardship was not intentionally created.

Shared Parking

The applicant will be pursuing a shared parking agreement between Parcel B Office and Parcel C Self-Storage, as described in City of Columbia Zoning Ordinance (August 2005) Section 10.2.10 Shared Parking.

The City of Columbia Zoning Ordinance (August 2005) Section 10.2.2 lists minimum parking requirements:

Parcel B	Office	1 space per 300 SF	5 spaces required
Parcel C	Self-Storage	1 space per 75 storage units	9 spaces required

The applicant is proposing that the 15 spaces provided on Parcel B are shared between Parcel B Office and Parcel C Self-Storage. It is expected that self-storage customers will primarily utilize the 9 loading spaces provided on Parcel C since the size of personal storage units precludes the need for loading spaces for commercial activities and operations.

The applicant will provide a Shared Parking Study and Agreement for Shared Parking as part of the City approval and permit process.

If you should have any questions or require additional information, please do not hesitate to contact me at our Atlanta office at (678) 606-5278. Thank you.

Sincerely,



Bridgette Ganter
bganter@bowmanconsulting.com
678-606-5278

Bowman

STATEMENT TO ACCOMPANY PUD APPLICATION

The undersigned, Charles Raines and the Estate of J.D. Eatherly ("**Owners**"), are the fee simple owners of certain property located at 2248 Nashville Highway, Columbia, Maury County, Tennessee, known as tax parcel no. 051 058.00 (the "**Property**"). By their signatures below, Owners concur with the application to amend the Planned Unit Development affecting the Property.

Owners have entered into a purchase agreement with Equitas Management Group, LLC ("**Purchaser**") regarding Property, and by its signature below, Purchaser also concurs with the application to amend the Planned Unit Development affecting the Property.

OWNERS:

DocuSigned by:



EE7D350B4FB1406...

Charles Raines

DocuSigned by:



199BBE6595DC433...

Sandra Cantrell, Executor of the Estate of
J.D. Eatherly

PURCHASER:

Equitas Management Group, LLC

DocuSigned by:

By: 

B2FFACD5161E458

Drew Smith

Senior Vice President

**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	2248 Nashville Highway, Columbia, TN 38401		
	TAX MAP: 051	GROUP:	PARCEL: 051 05800 000
SUMMARY OF NATURE OF REQUEST AND WORK	PUD Plan for development of self-storage building with associated utilities, parking, drive aisles on approximately 3.05 acres at the southeast corner of Highway 31 and Honey Farm Way.		

DATE OF PRE-APPLICATION CONFERENCE	6/29/2022	<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
<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>Plats/PUDs:</u> ☒ Project Name (include Sections & Phases) Honey Farm StorPlace ☒ Total Number of Lots 4 lots ☒ Total acreage Gross Acreage - 13.43 acres - Self-storage (2 lots) - 3.05 acres - Future Commercial (1 lot) - 4.08 acres - Retained (1 lot) - 6.3 acres

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

Any requests to defer or move the item to future 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	Adam Crunk	PHONE	615-873-1795
ADDRESS	7112 Crossroads BLVD Suite 201 Brentwood, TN 37027	EMAIL	adam@crunkeng.com

PROPERTY OWNER NAME	Charles Raines	PHONE	(615) 456-7098
ADDRESS	P.O. Box 1715, Springhill, TN 37174	EMAIL	raines.monica@icloud.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.

Adam Crunk

APPLICANT NAME

Sandra Cantrell, Executor of the Estate of J.D. Eatherly

PROPERTY OWNER NAME

Charles Raines

PROPERTY OWNER NAME

Adam Crunk

DocuSigned by:

APPLICANT SIGNATURE

Sandra Cantrell

DocuSigned by:

PROPERTY OWNER SIGNATURE

Charles Raines

DocuSigned by:

PROPERTY OWNER SIGNATURE

11-11-2022

DATE
11/16/2022

DATE
11/16/2022

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

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.
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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: 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	batsonengineering@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

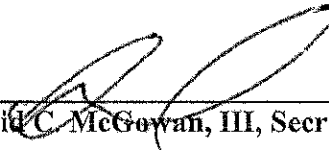
Ceiling

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.

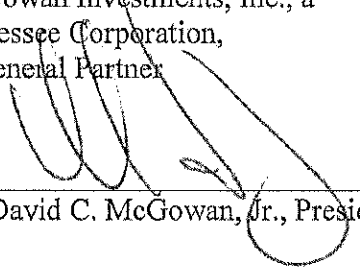
RESOLVED, further, that the execution of said legal documents shall be fully binding upon this Limited Liability Company.

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:

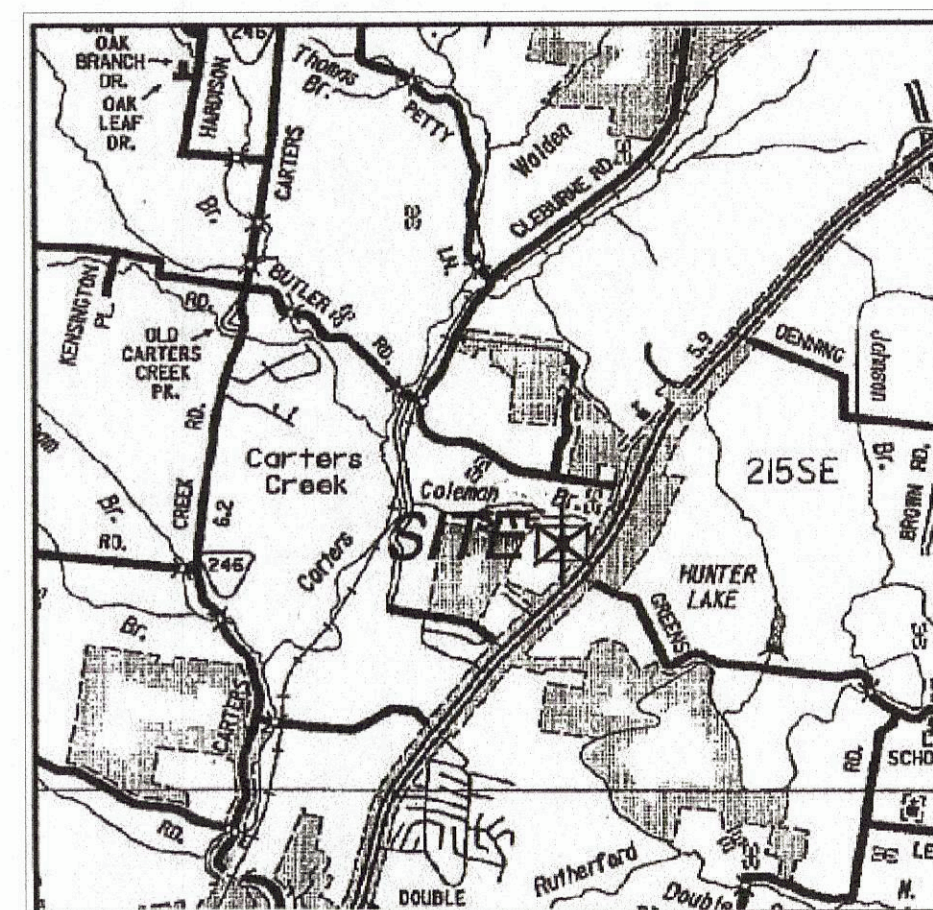
UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(931) 388-9135
CONTACT: TIM BROWN

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

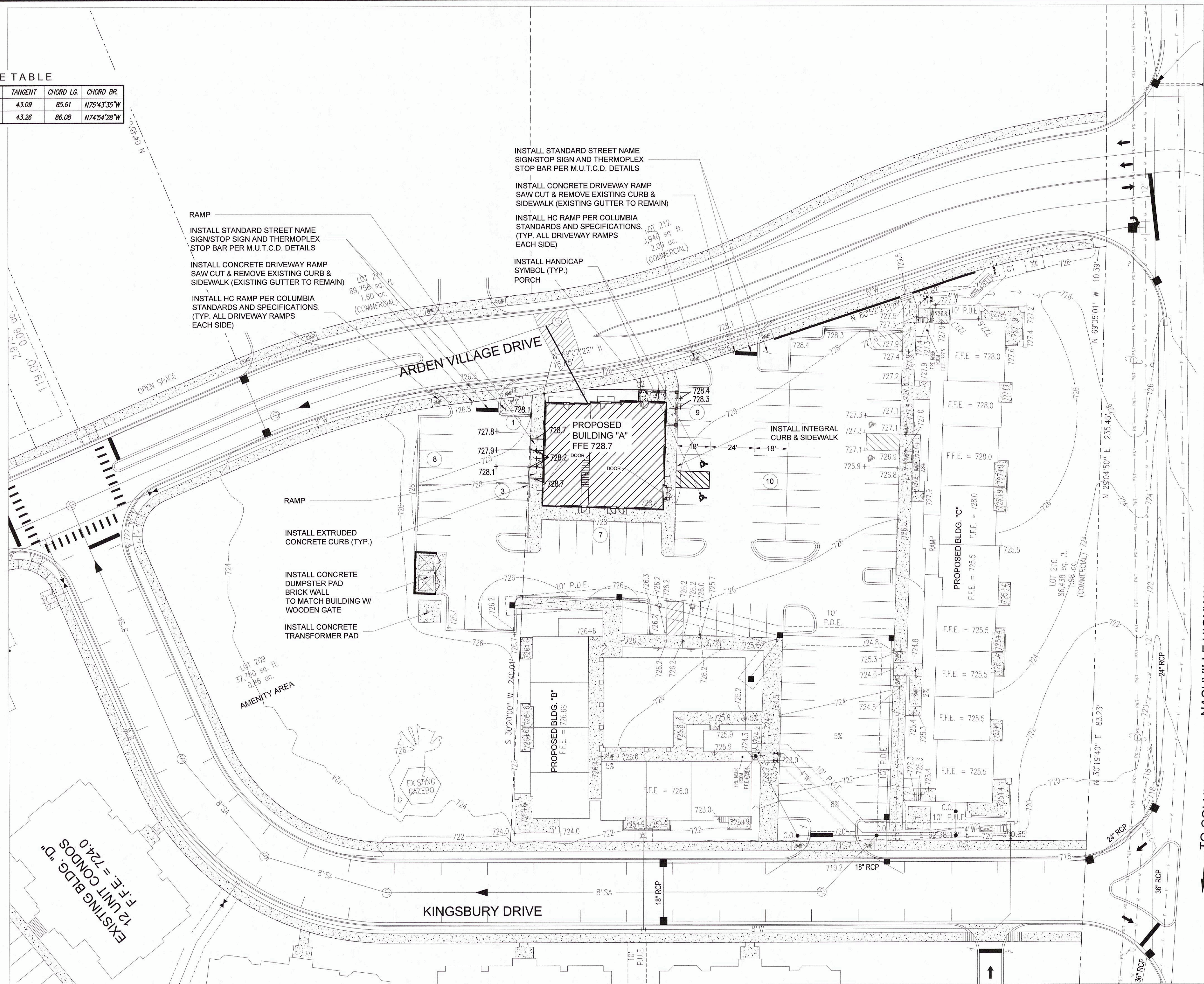
FIRE SPRINKLER PLANS

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

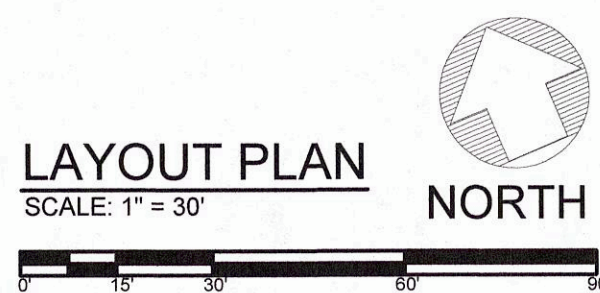
C #	DELTA	RADIUS	LENGTH	TANGENT	CHORD LG.	CHORD BR.
C1	137°10"	370.00	85.80	43.09	85.61	N75°43'33"W
C2	113°41"	427.00	86.22	43.26	86.08	N74°54'28"W



- 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 RADI 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: (615) 388-2329 FAX: (615) 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 AGC 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"
 - 4" SINGLE SOLID WHITE LINE



PARKING SUMMARY

94	PARKING SPACES
6	HANDICAP SPACES
100	TOTAL PARKING SPACES
96	REQUIRED PARKING SPACES

PARKING REQUIREMENTS

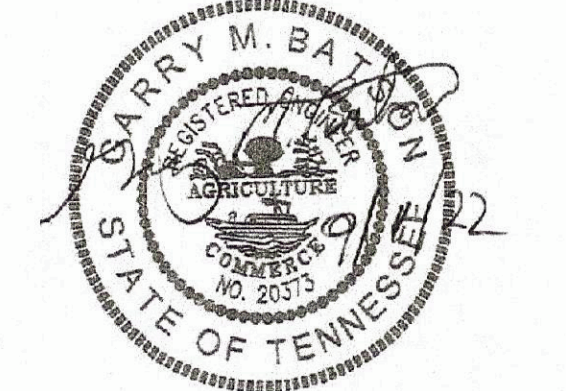
APARTMENT = 1.5 SPACE PER APARTMENT

(1.5 x 54 APARTMENTS) = 81 PARKING SPACES

3,649 S.F. OFFICE/RETAIL 1 SPACE/250 S.F. 15 SPACES

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 B.H.	
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

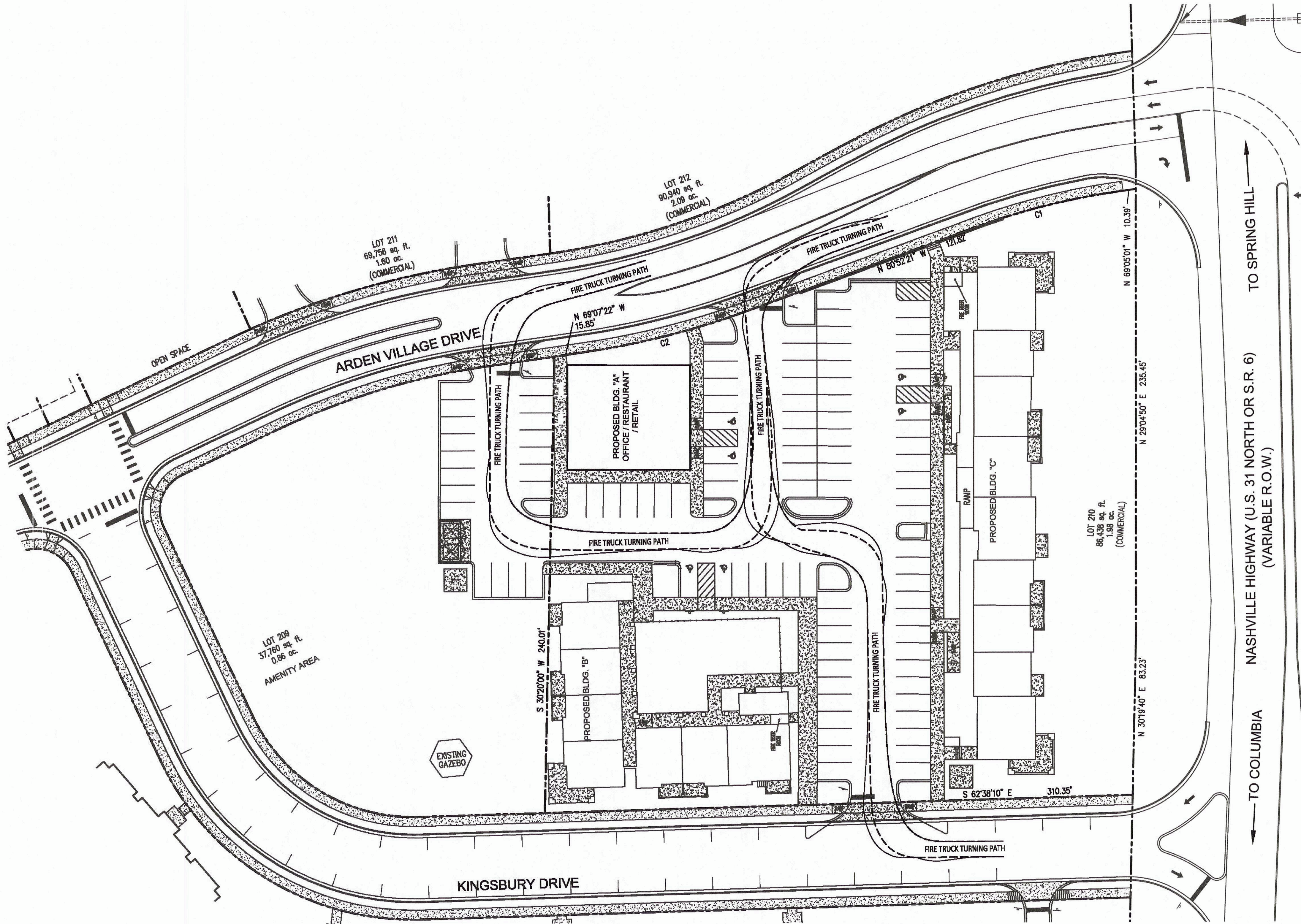
DESCRIPTION	DATE

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

AUTOTURN
PLAN

C-2

SHEET 2 OF 11

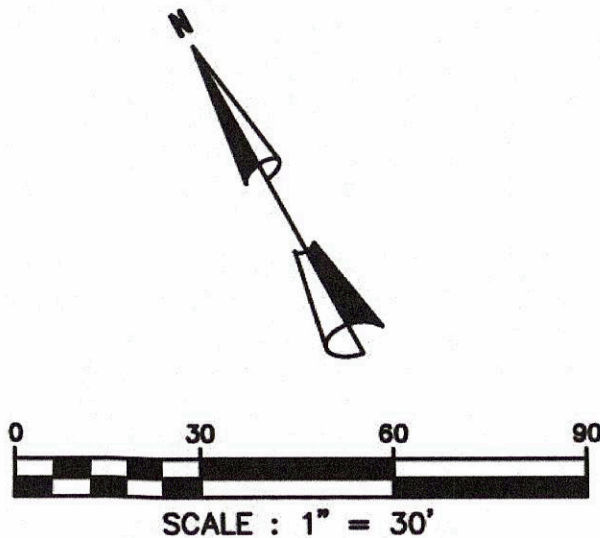


AUTO TURN SOFTWARE:
AUTODESK VEHICLE TRACKING

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

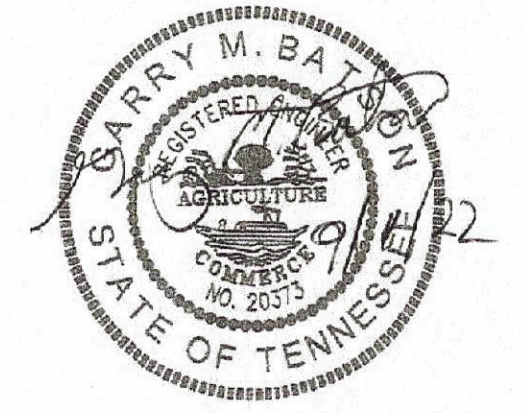
- TOWER 2 FIRE TRUCK BODY
- TOWER 2 FIRE TRUCK TIRES





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401 HOLLOW SPRINGS DRIVE
BRENTWOOD, TENNESSEE 37027
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batsonengineering@comcast.net



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

DESCRIPTION	DATE

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

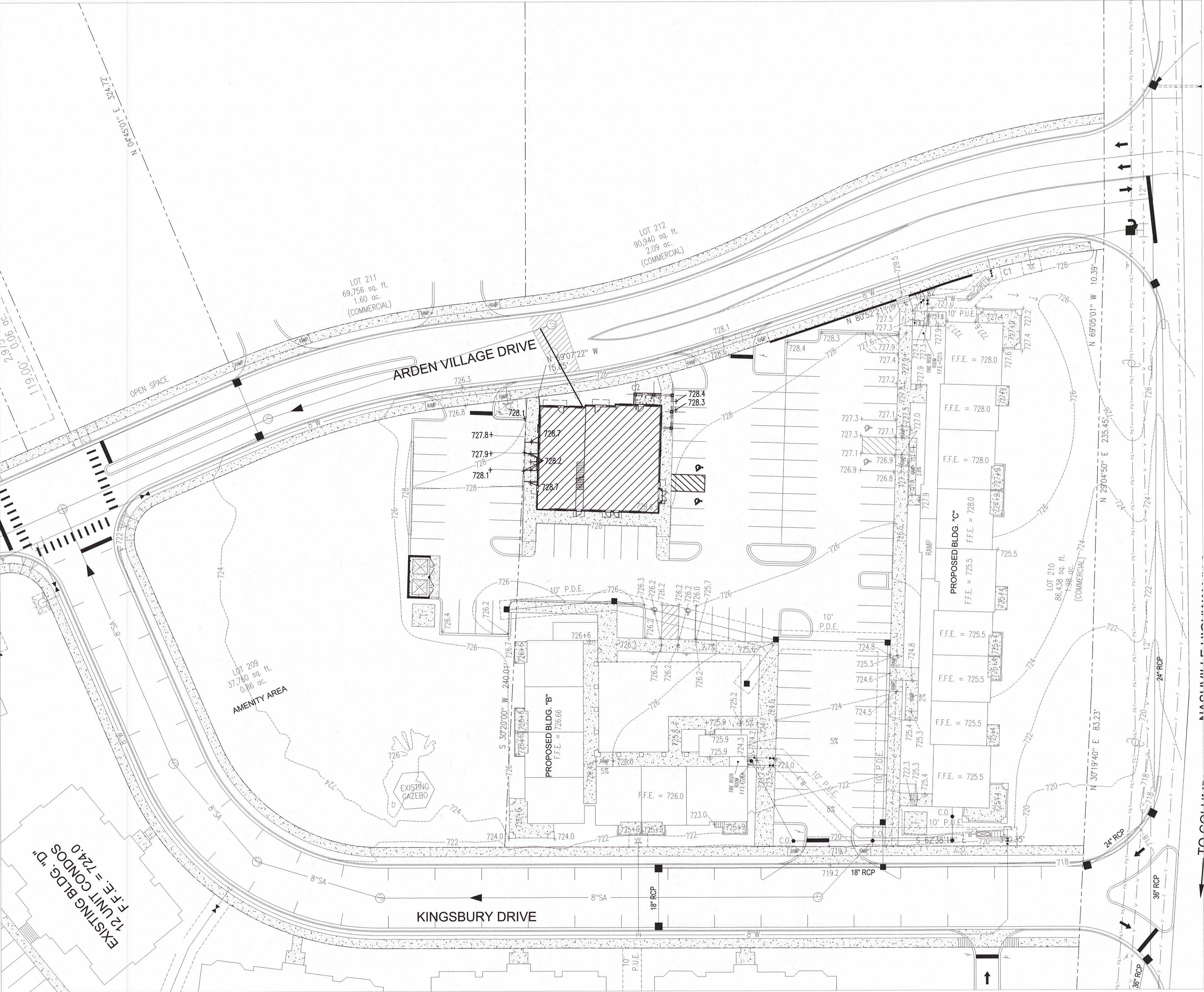
GRADING & DRAINAGE
PLAN

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

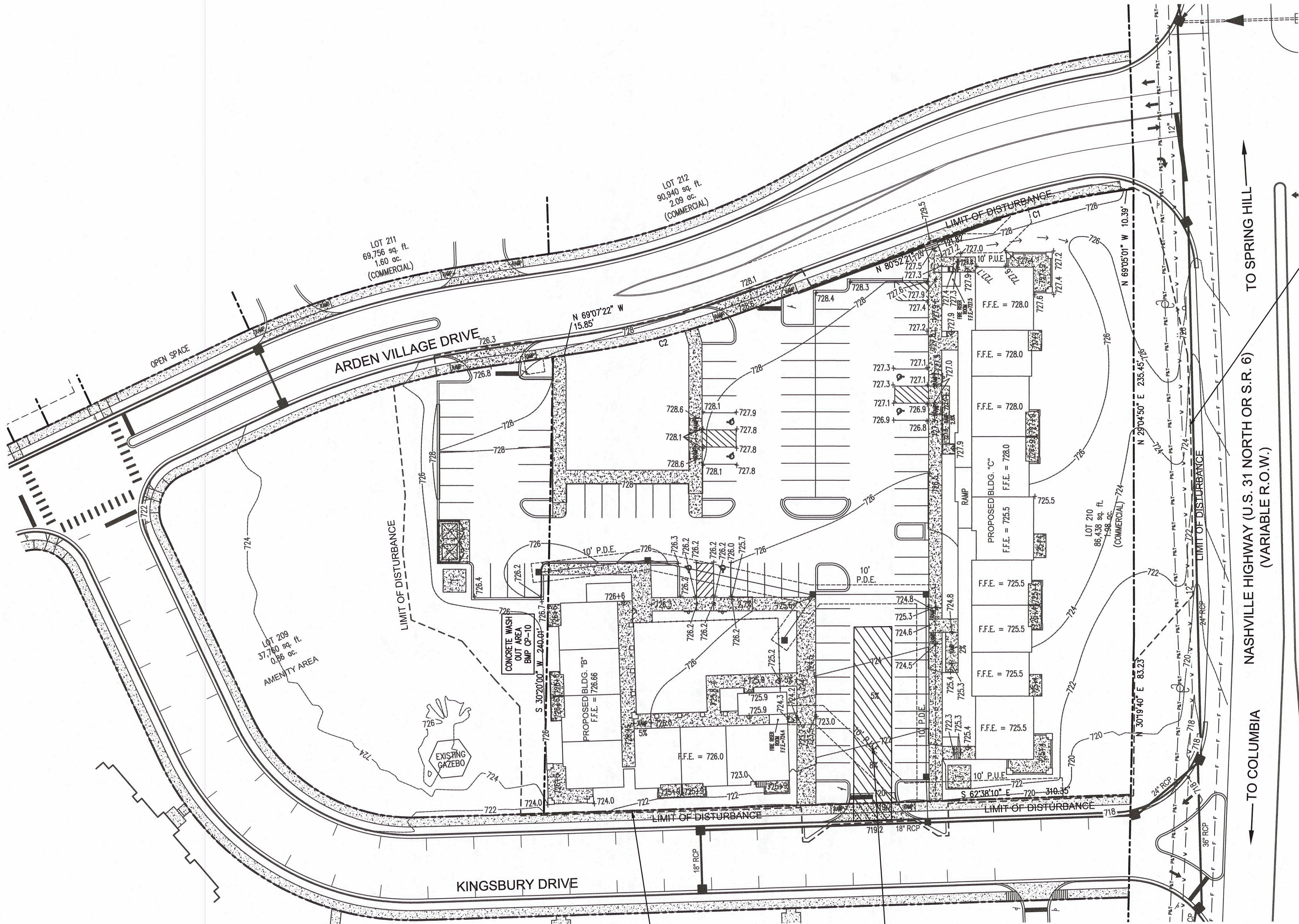
SCALE: 1" = 30'





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

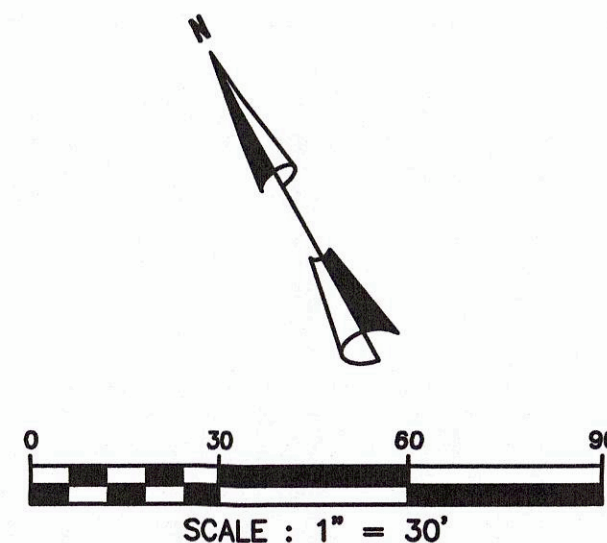
S.W.P.P.P.
STAGE 1
PLAN

C-4

SHEET 4 OF 11

LEGEND

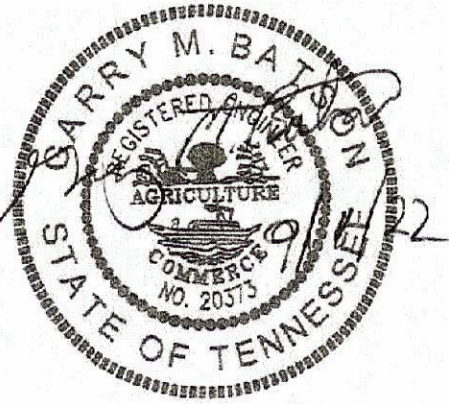
—SILT FENCE





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Civil Engineering Consultants

5150 REMINGTON DRIVE
BRENTWOOD, TENNESSEE 37027
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CONSTRUCTION
DOCUMENTS

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COLUMBIA, TN

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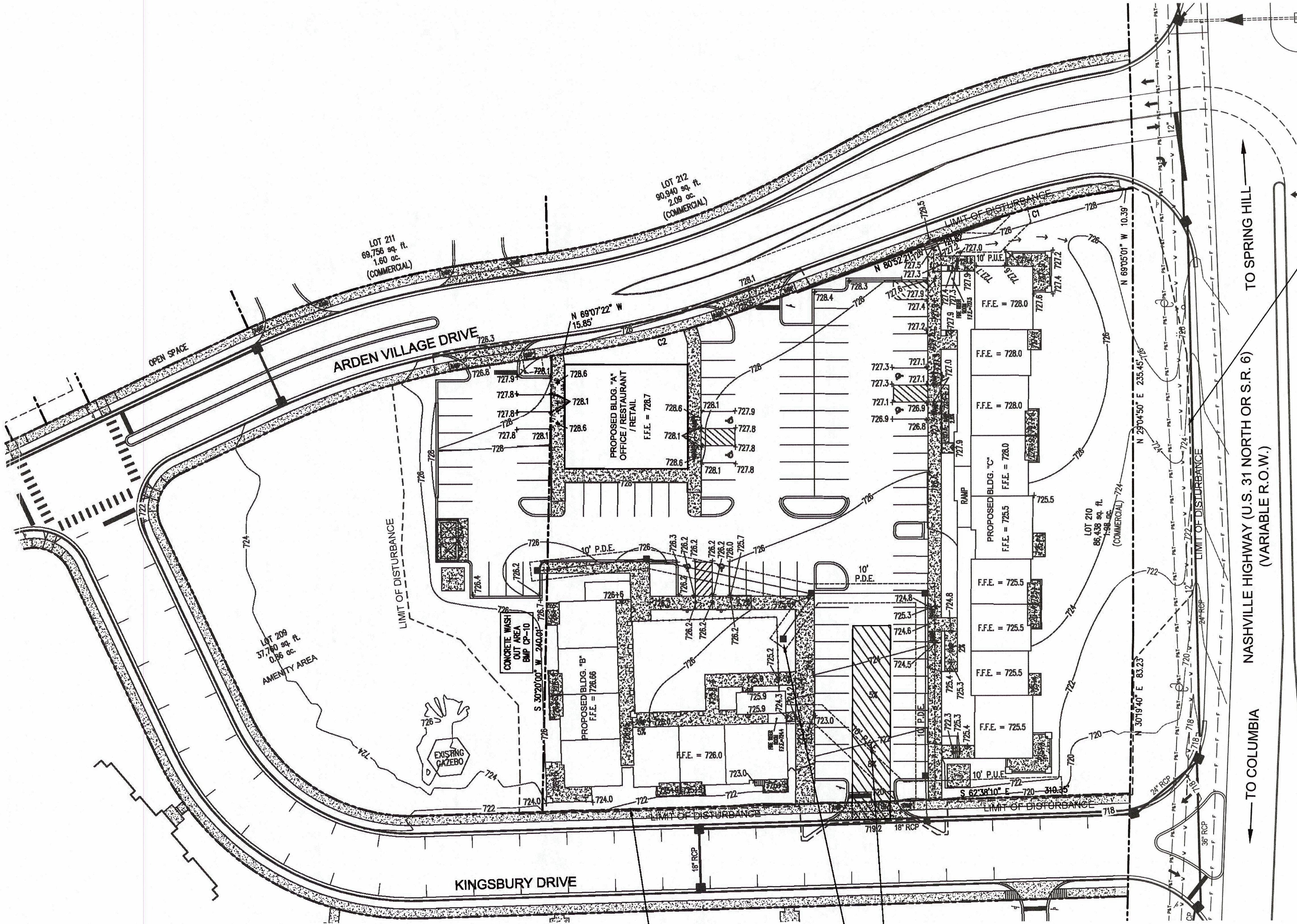
DESCRIPTION DATE

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.

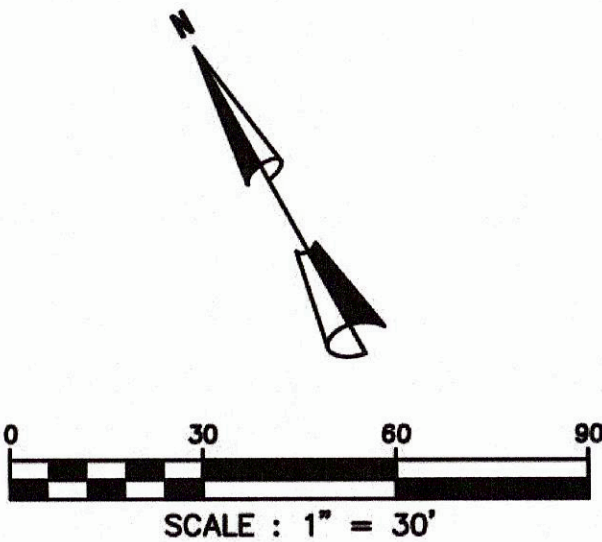
CONTRACTOR IS REQUIRED TO PROVIDE AN AREA FOR CONCRETE WASHDOWN AND EQUIPMENT FUELING IN ACCORDANCE WITH BMP CP-10 & CP-13, RESPECTIVELY. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATION WITH THE NPDES DEPARTMENT DURING THE PRECONSTRUCTION MEETING. GRADING PERMITTEE TO INCLUDE BMP'S DESIGNED TO CONTROL 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 ESPEC 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 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
- 700+0 PROPOSED CONTOUR LINE AND ELEVATION
- 700+0 SPOT ELEVATION





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

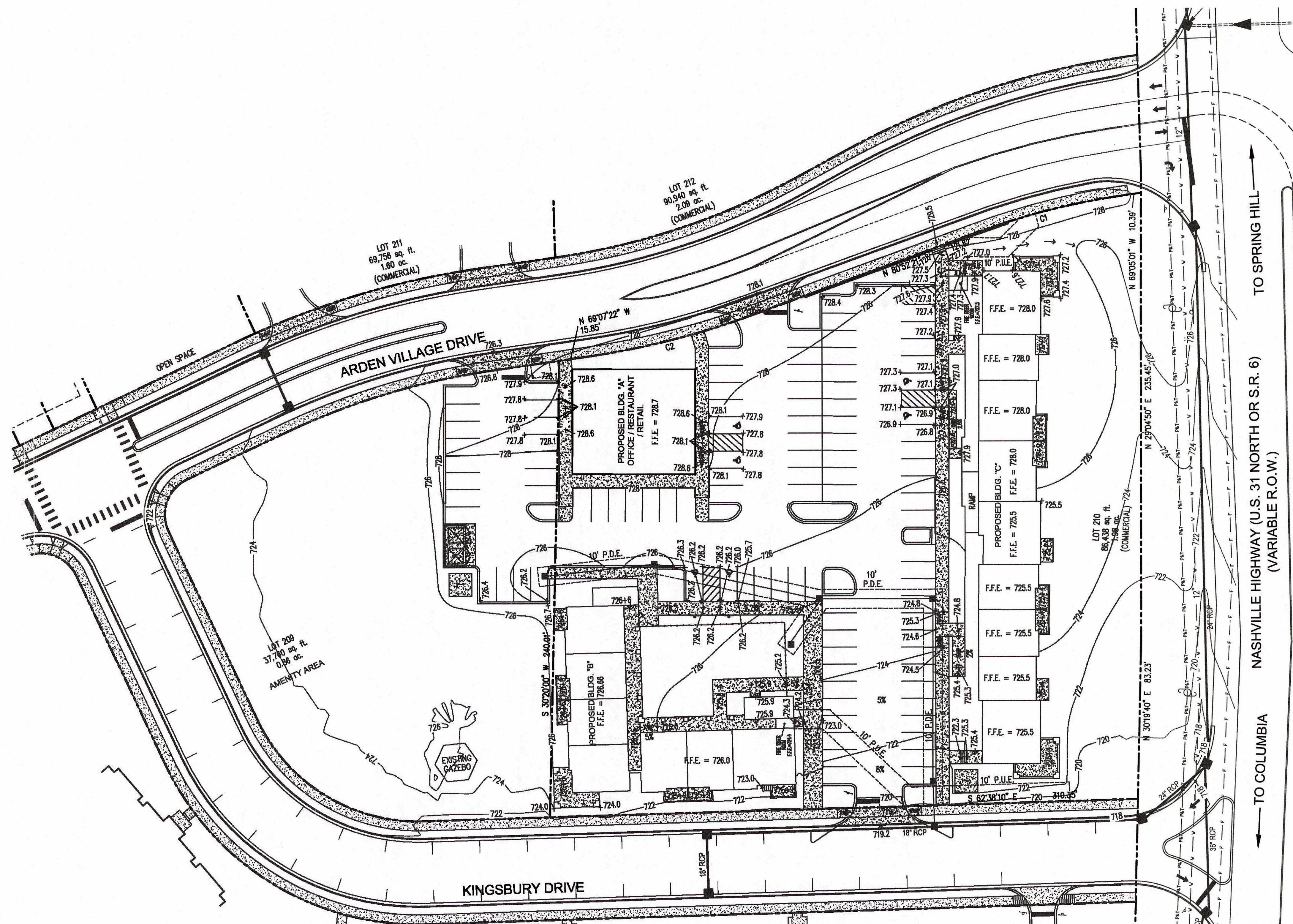
REGENT DEVELOPMENT, LLC
6026 NOLENSVILLE ROAD
NASHVILLE, TN 37211
(615) 333-9000

[illegible]

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

C-6

SHEET 6 OF 11



POST CONSTRUCTION_ESPC

REMOVE ALL SILT FENCE

REMOVE & CLEANOUT CONCRETE WASH OUT ARE

REMOVE TEMPORARY CONSTRUCTION ENTRANCE

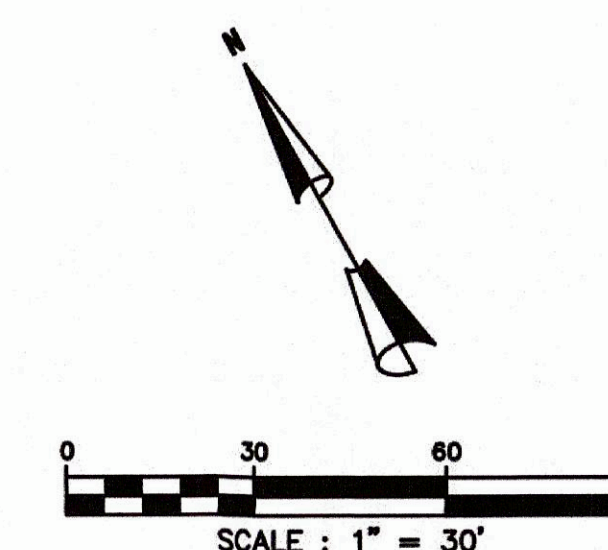
INSURE ALL WATER QUALITY STRUCTURES ARE PROPERLY INSTALLED

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

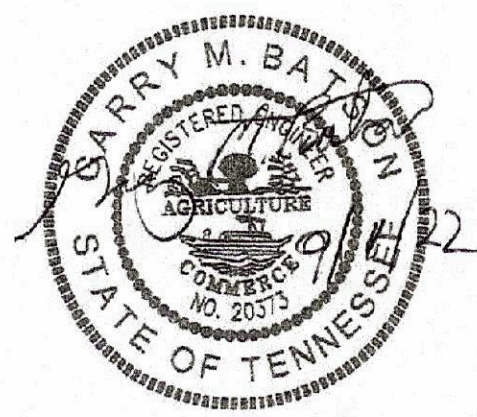
700 — PROPOSED CONTOUR LINE AND ELEVATION
700+0 SPOT ELEVATION





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

DESCRIPTION	DATE

PROJECT NO. _____
DATE _____
DRAWN BY B.H.
CHECKED BY _____

UTILITY
PLAN

C-7

SHEET 1 OF 1

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.

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.

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

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

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)

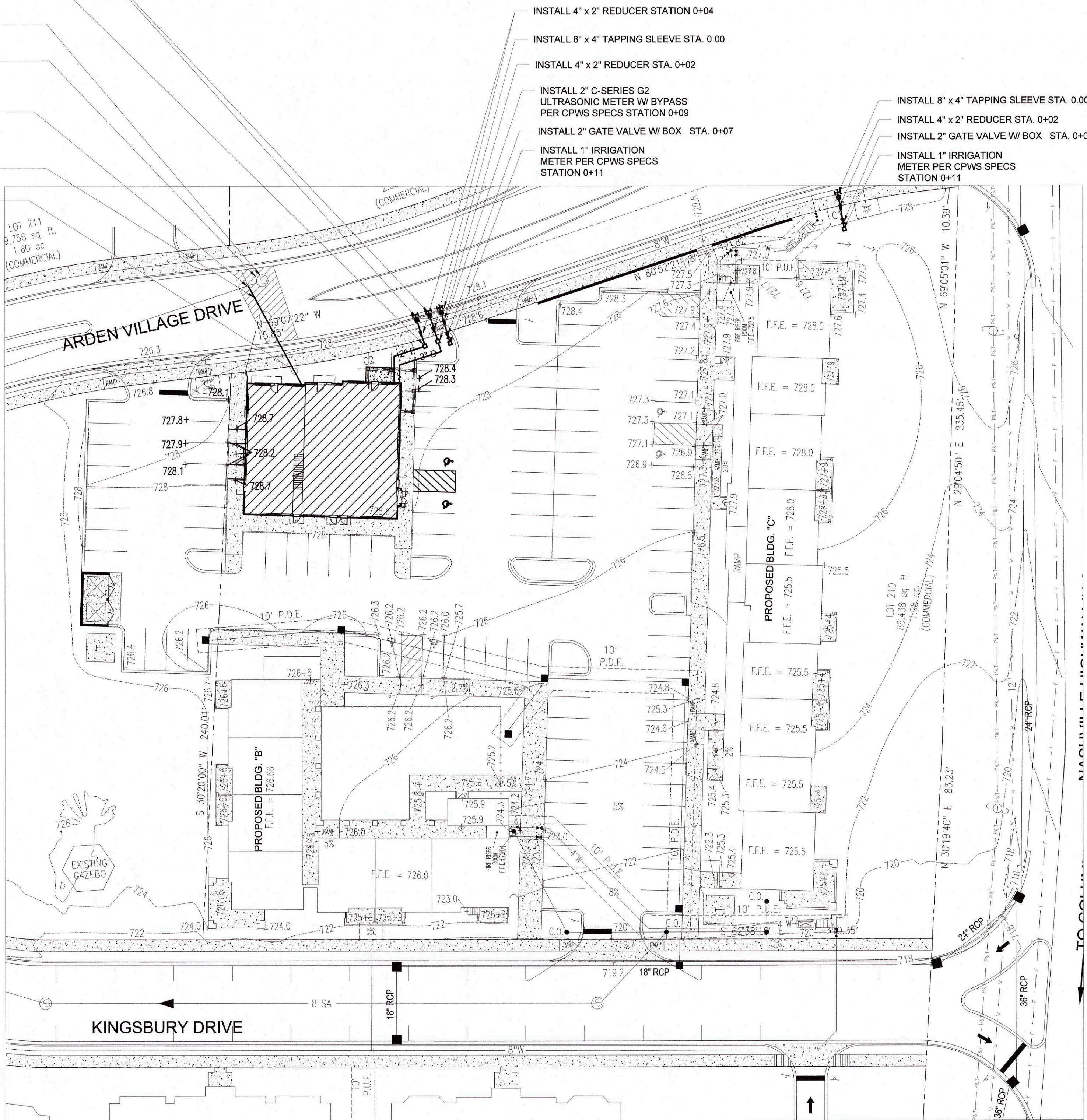
ALL SEWER SERVICE TAPS TO BE
SHALLOW 3'-4" IN DEPTH.

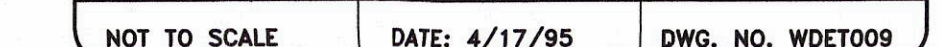
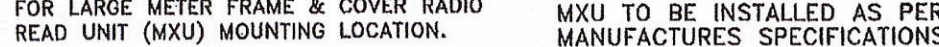
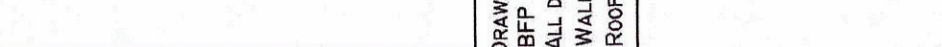
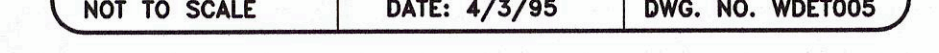
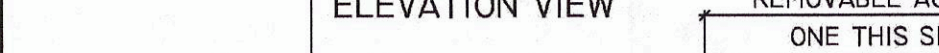
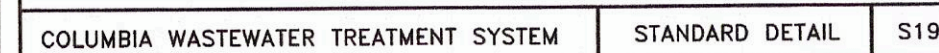
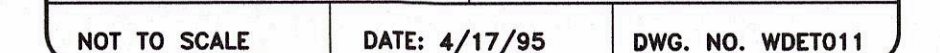
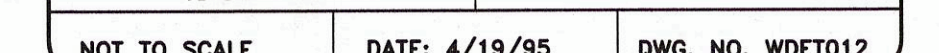
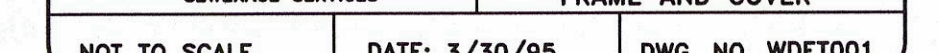
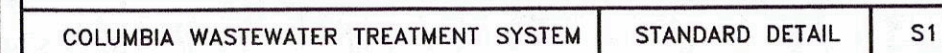
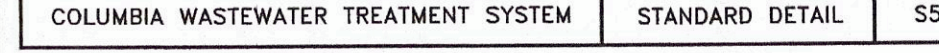
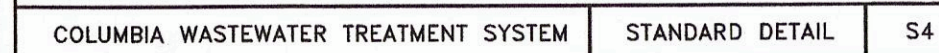
UTILITY PLAN

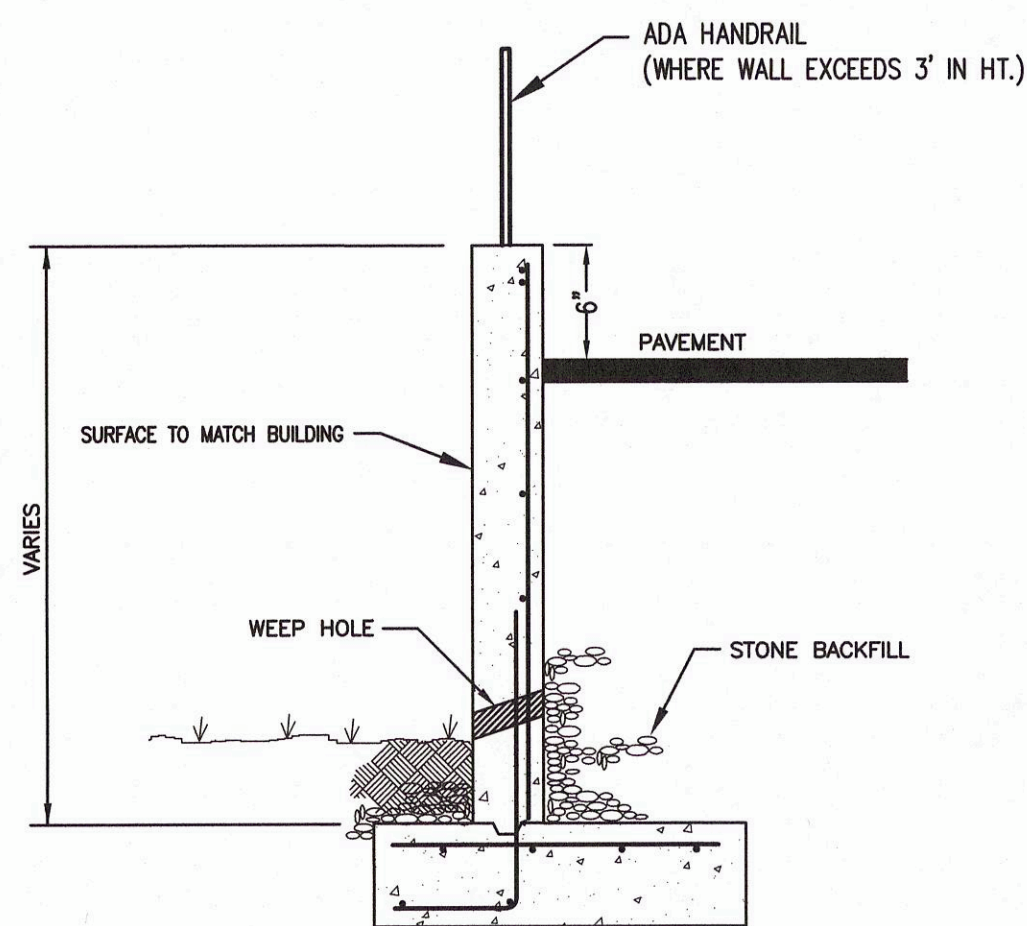
SCALE: 1" = 30'



NORTH



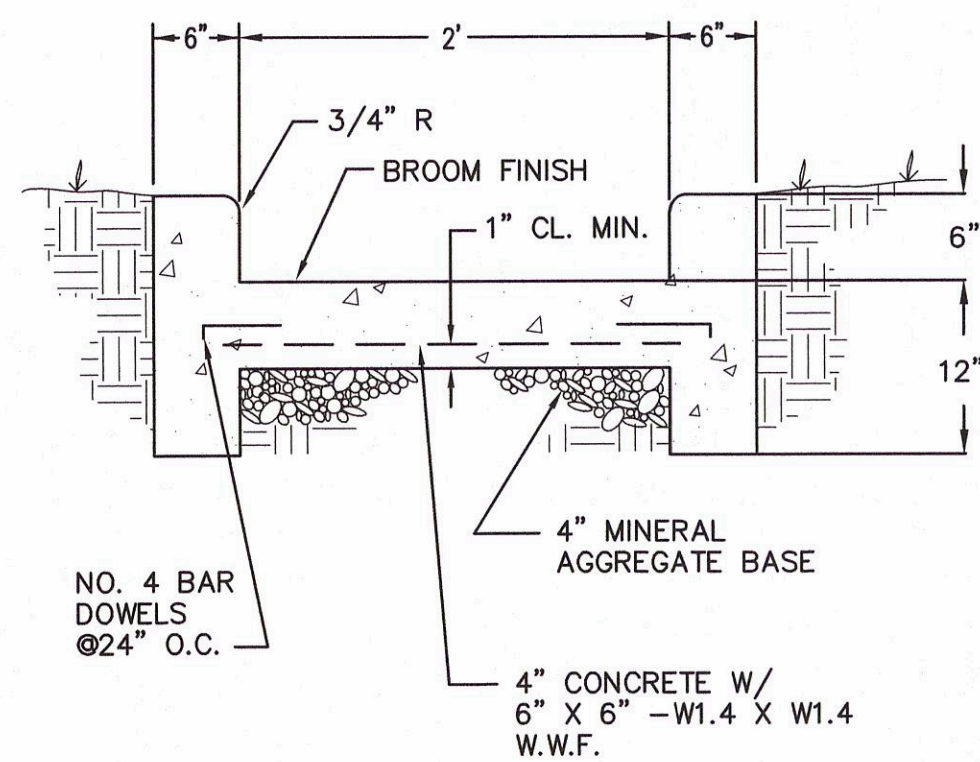




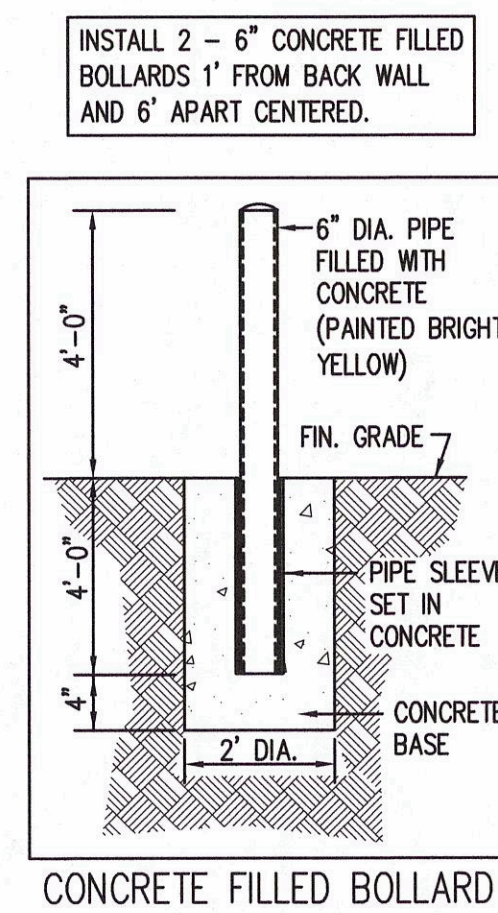
- NOTES:
1. HEIGHT OF WALL IS MEASURED FROM TOP OF FOOTING TO TOP OF BACKFILL.
 2. SITE BEHIND WALL TO BE GRADED TO DIVERT WATER RUNOFF FROM BEHIND WALL.
 3. BACKFILL WITH FINE DRAINING STONE.
 4. HANDRAIL WILL BE REQUIRED ON ALL WALLS OVER 36-INCHES.
 5. ASSUMED SOIL BEARING CAPACITY: 2000 PSF

RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.

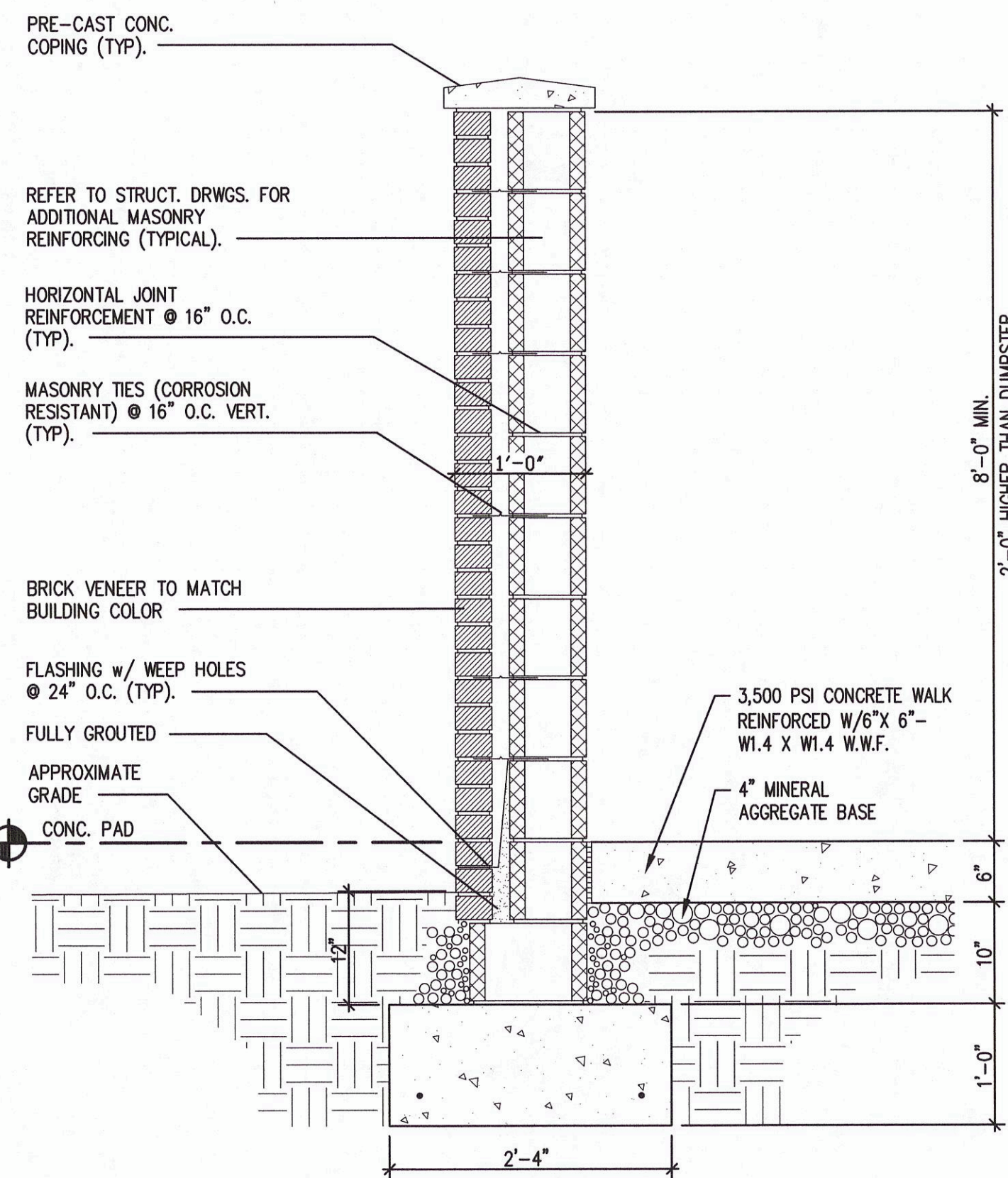
10 CONCRETE RETAINING WALL SECTION
NOT TO SCALE



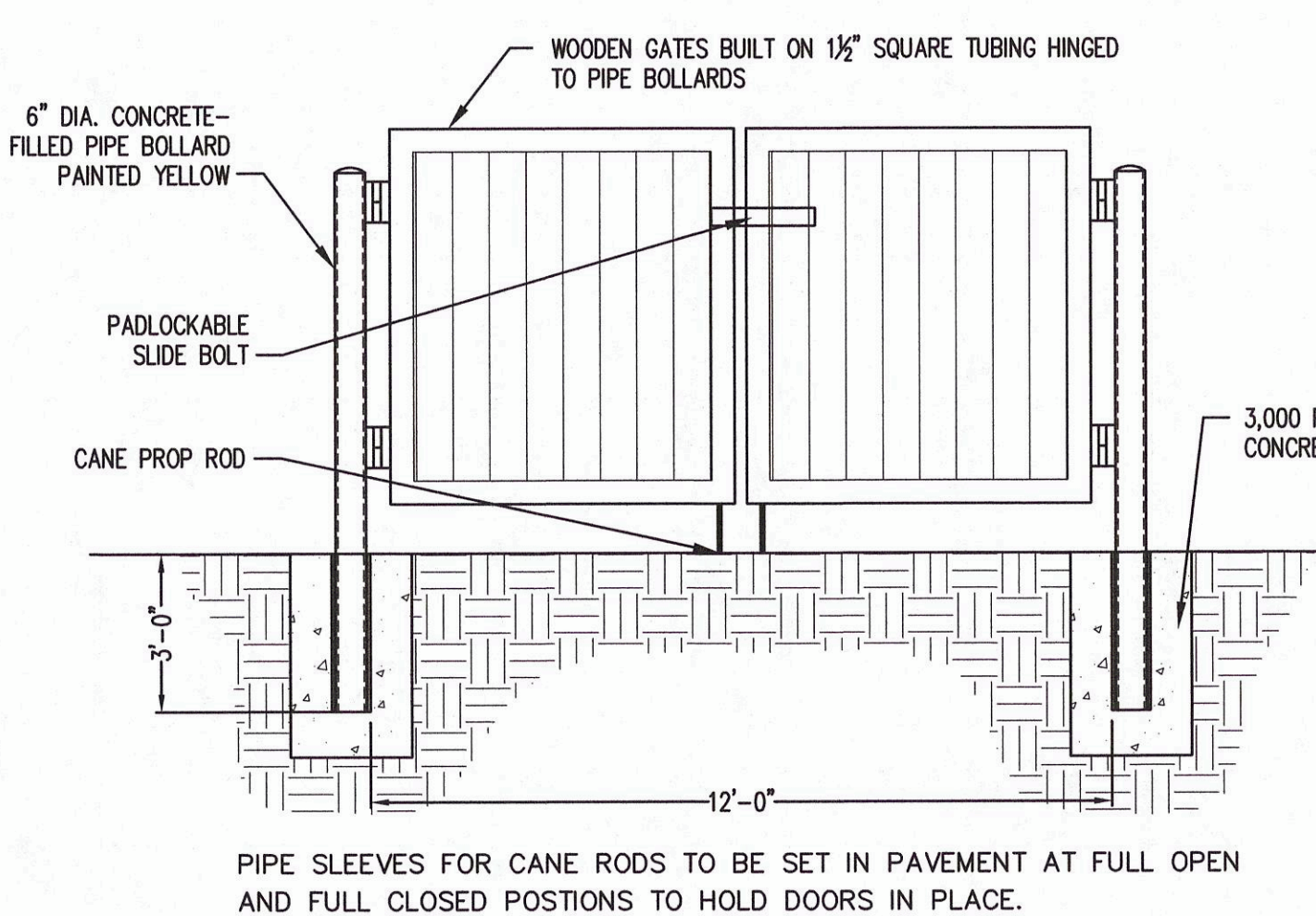
11 CONCRETE FLUME
NOT TO SCALE



CONCRETE FILLED BOLLARD

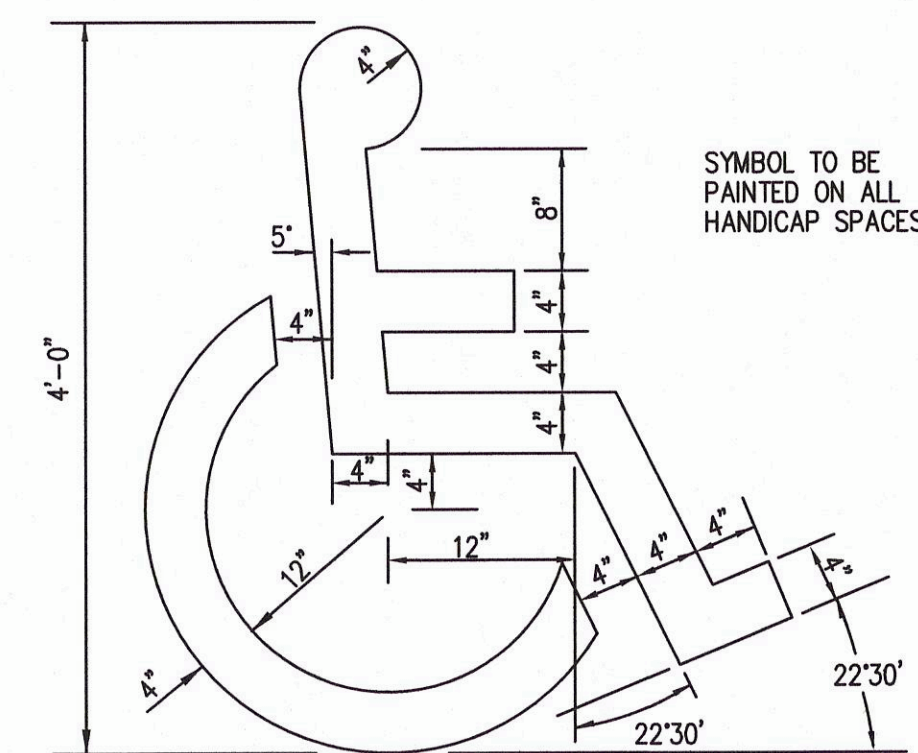


9 SCREEN WALL AND WOODEN GATES
NOT TO SCALE

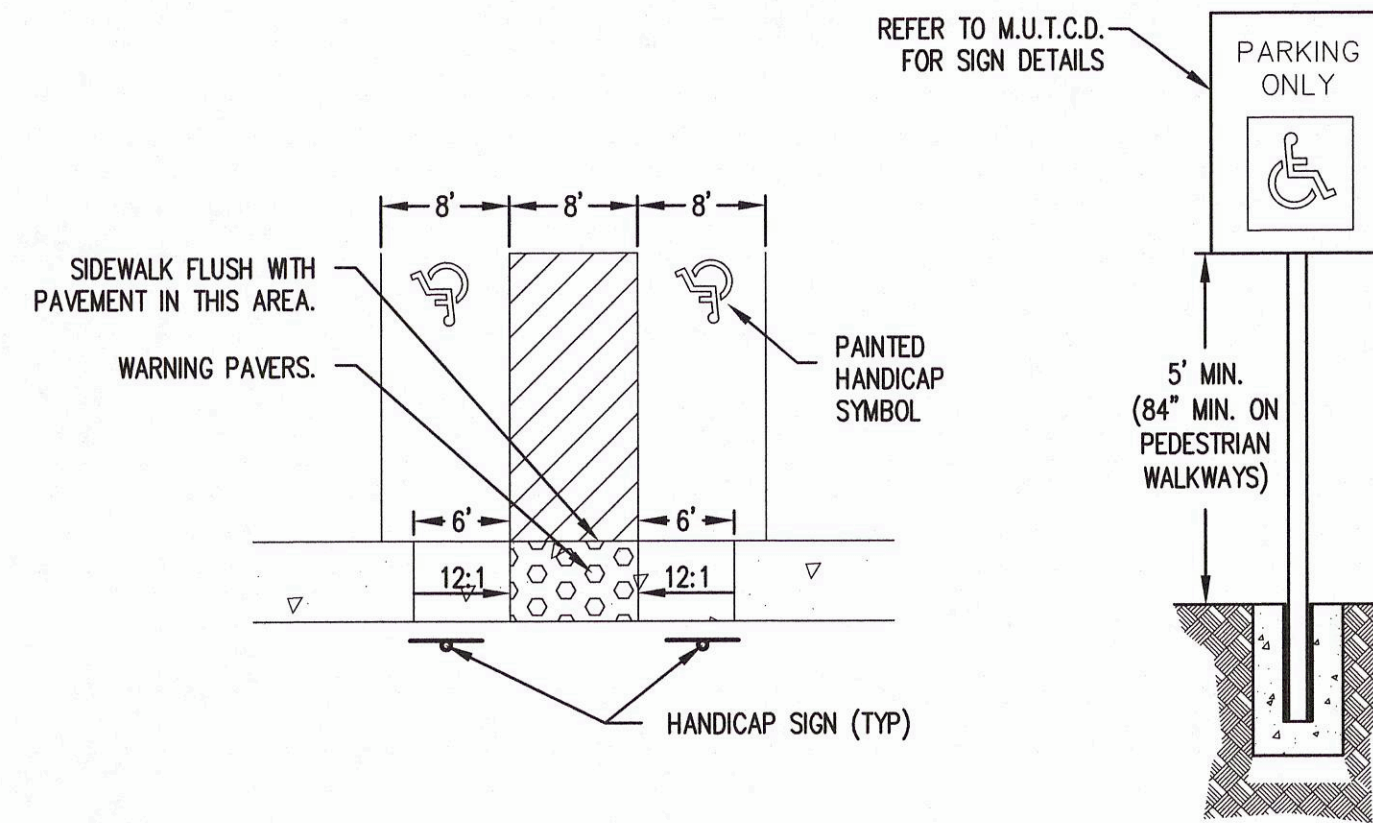


8 CONCRETE DRIVEWAY RAMP
NOT TO SCALE

7 HANDICAP SYMBOL
NOT TO SCALE

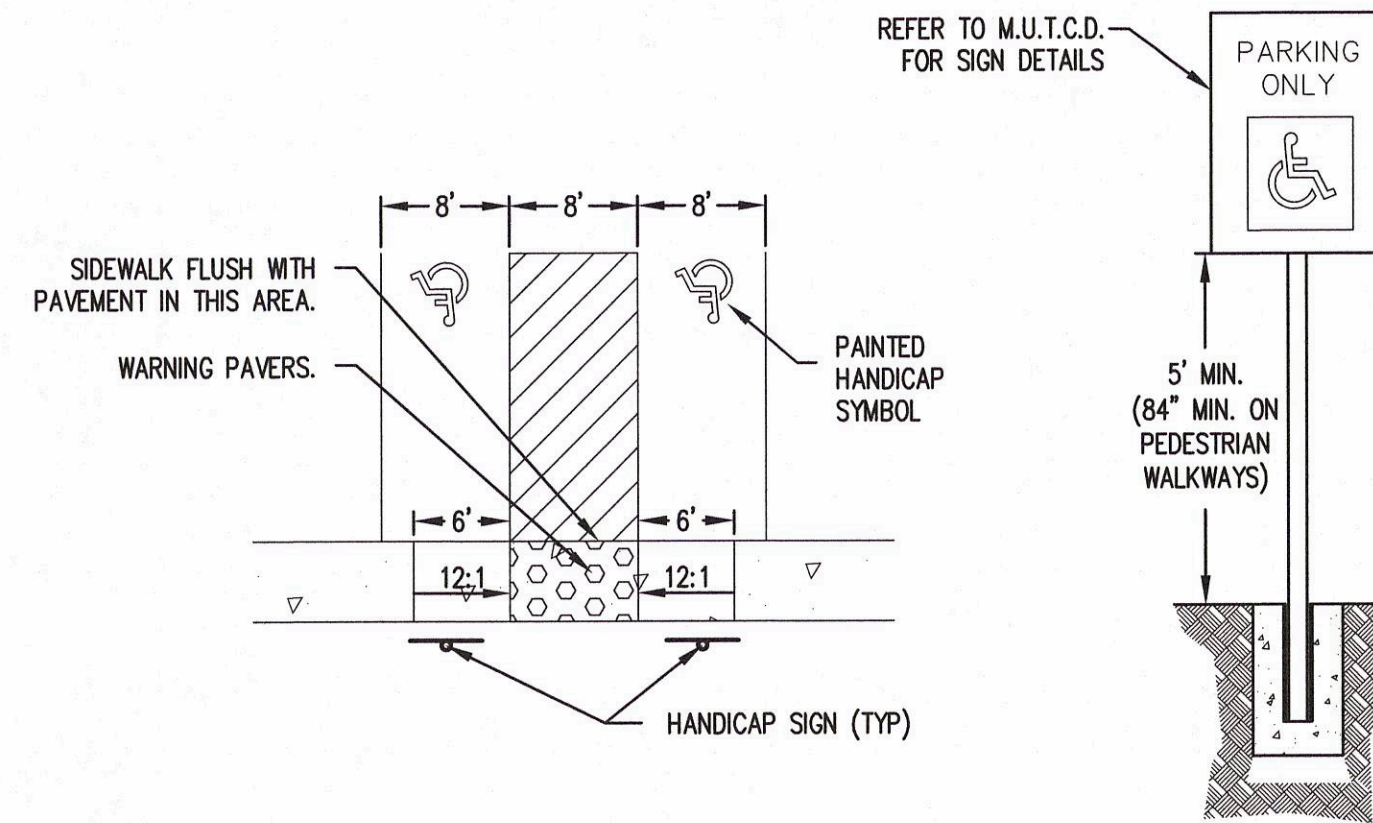


6 TYPICAL HANDICAP PARKING AND SIGN
NOT TO SCALE



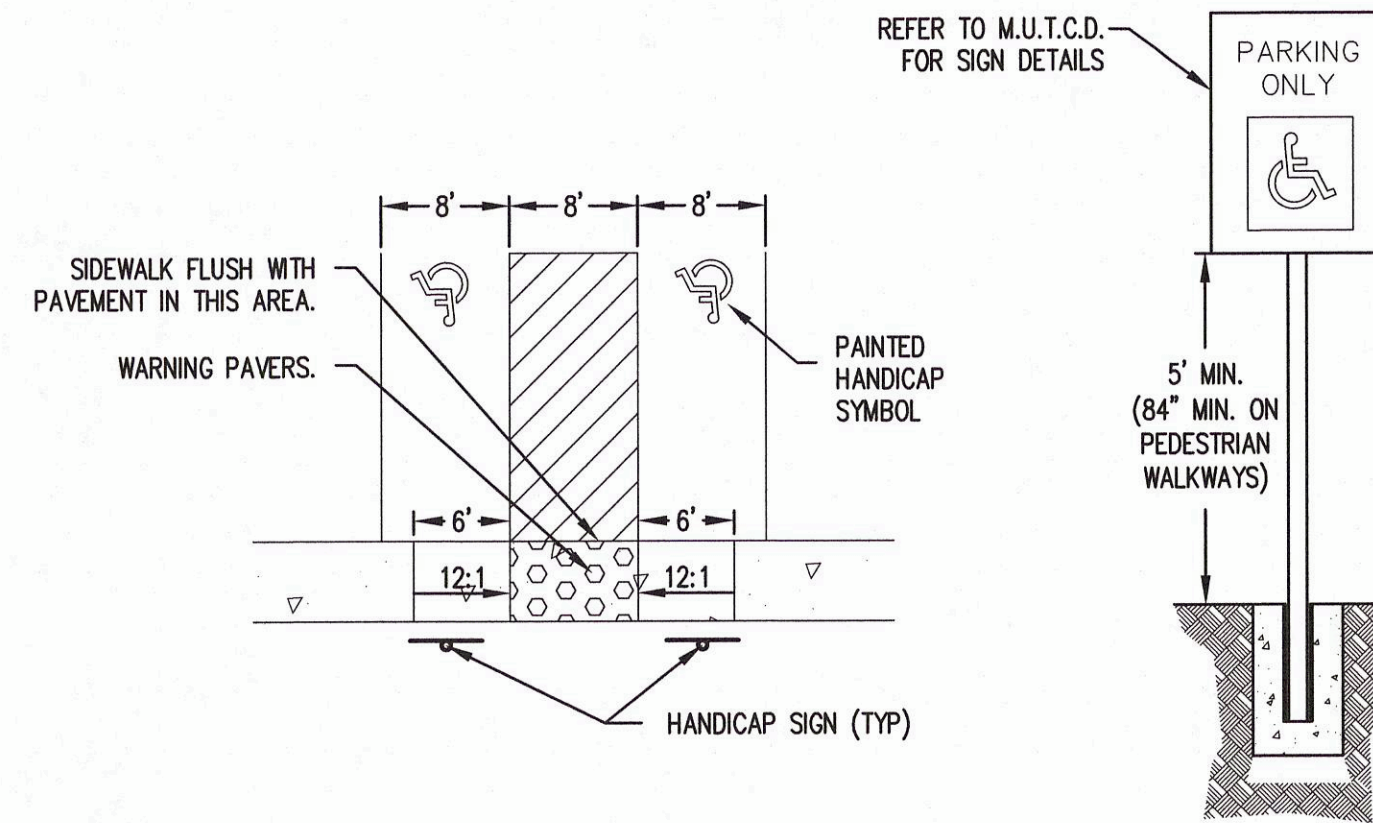
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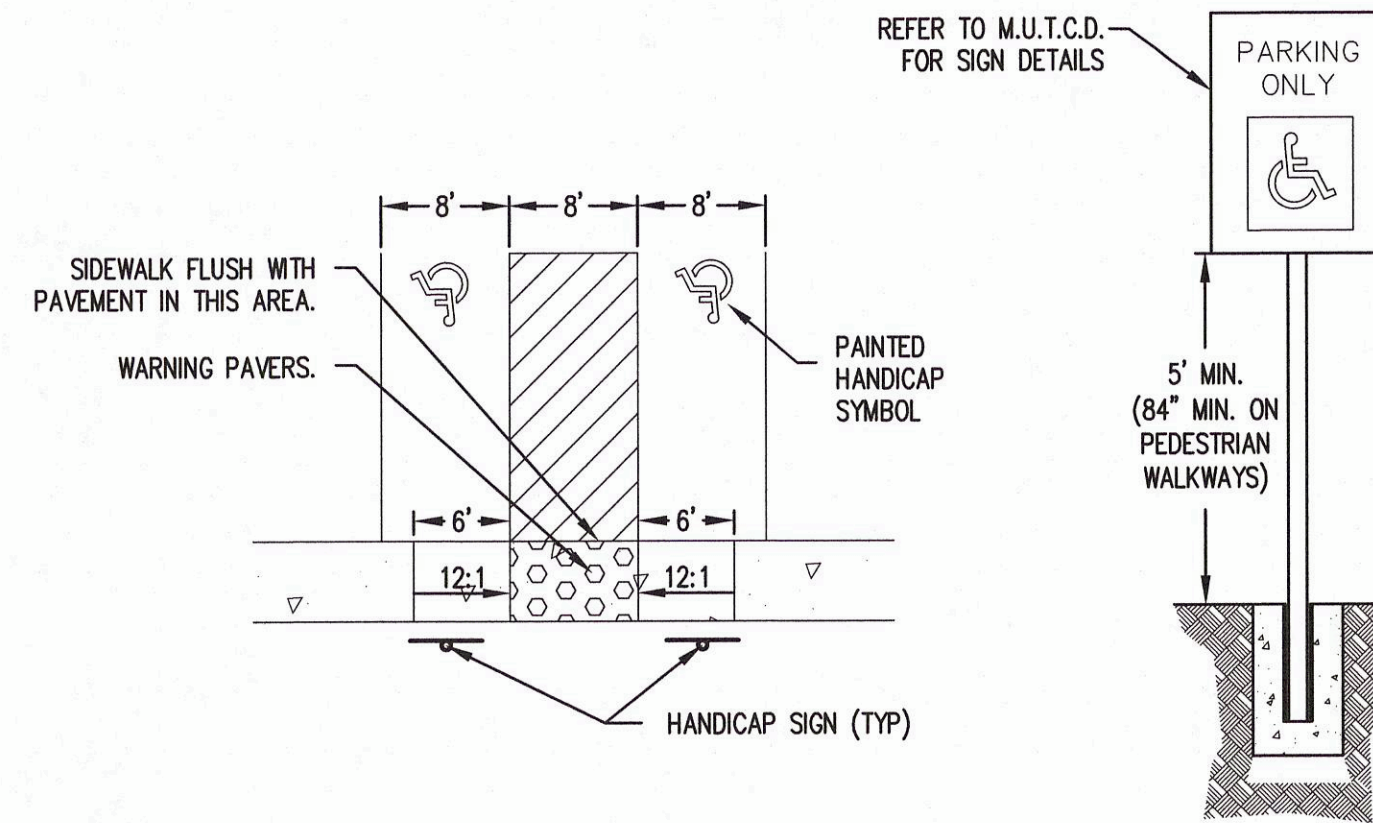
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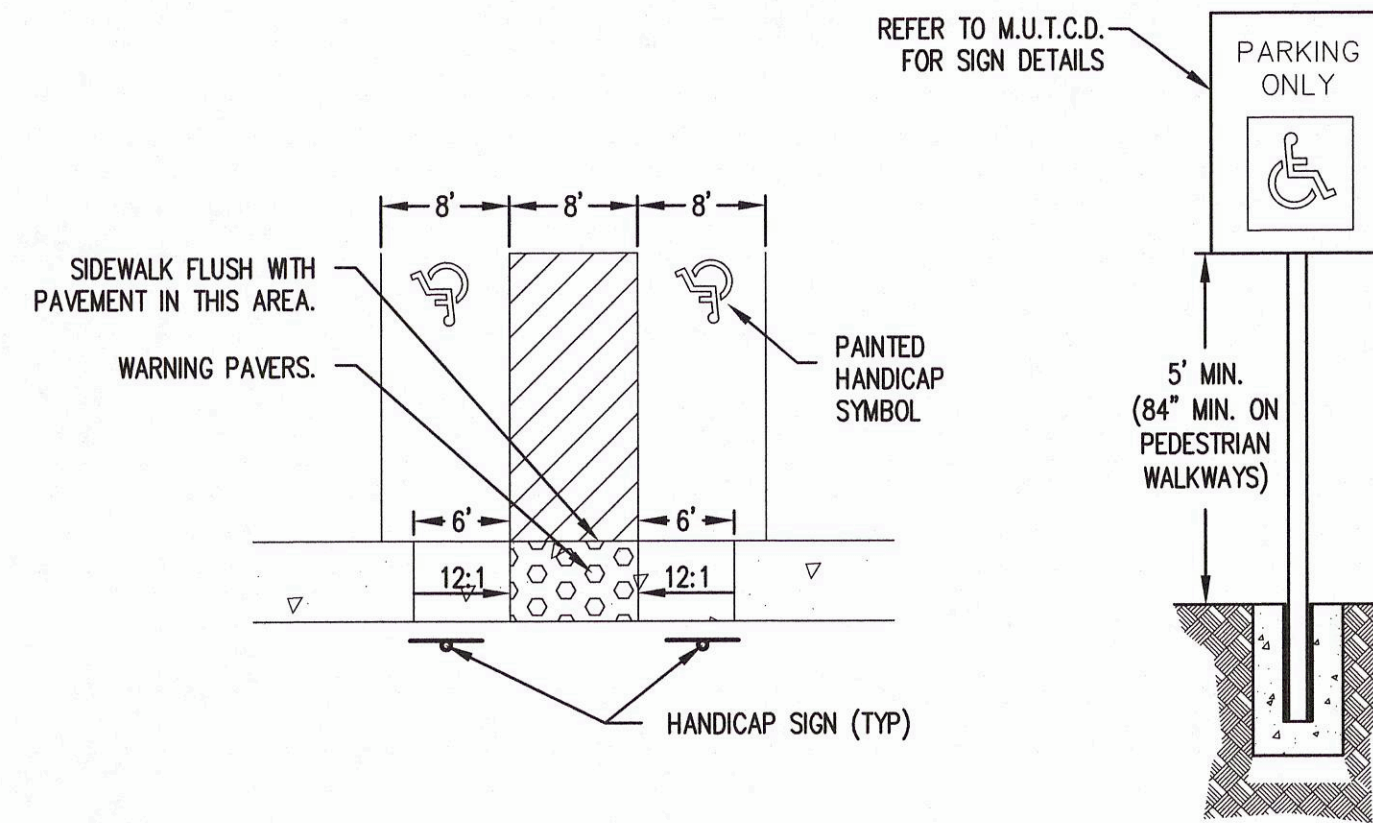
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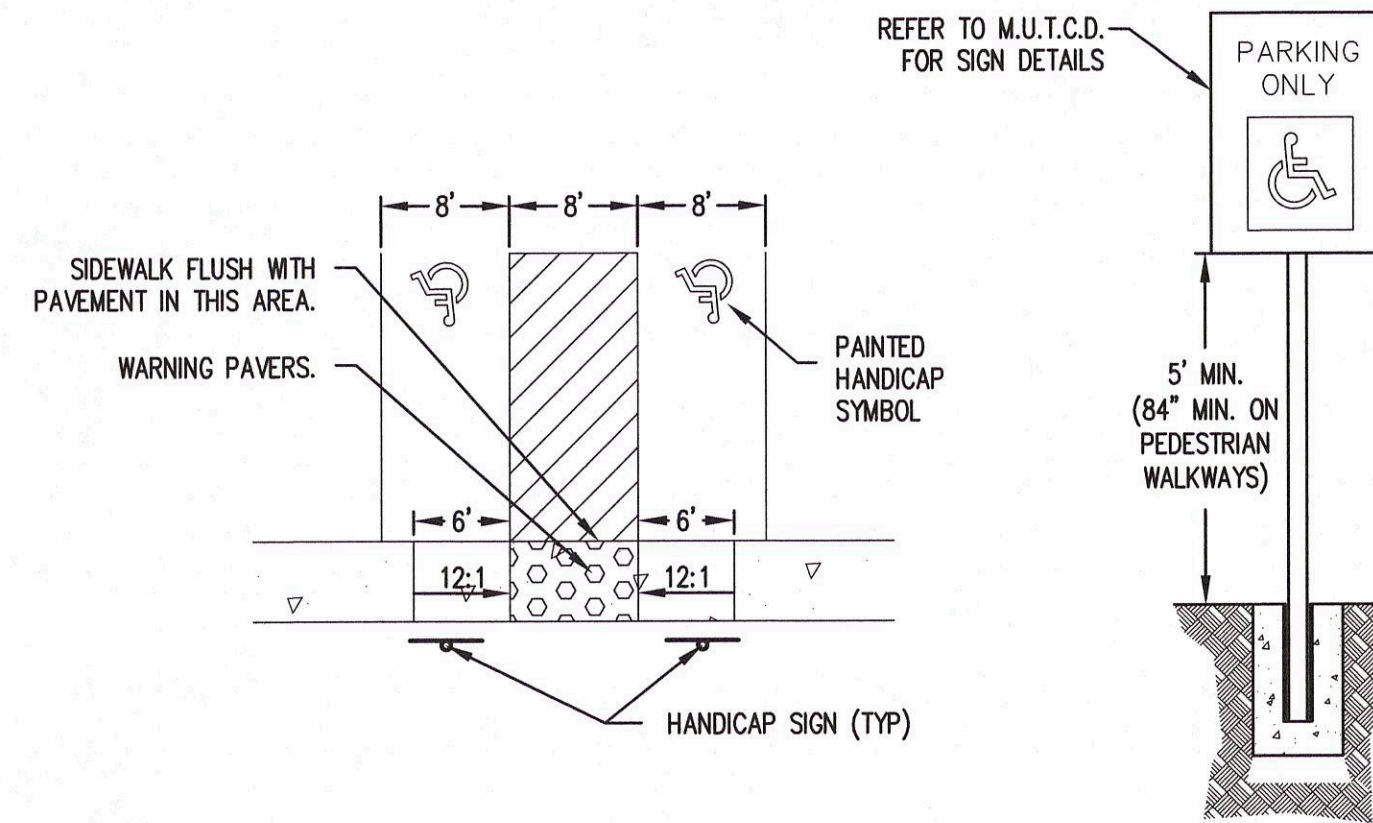
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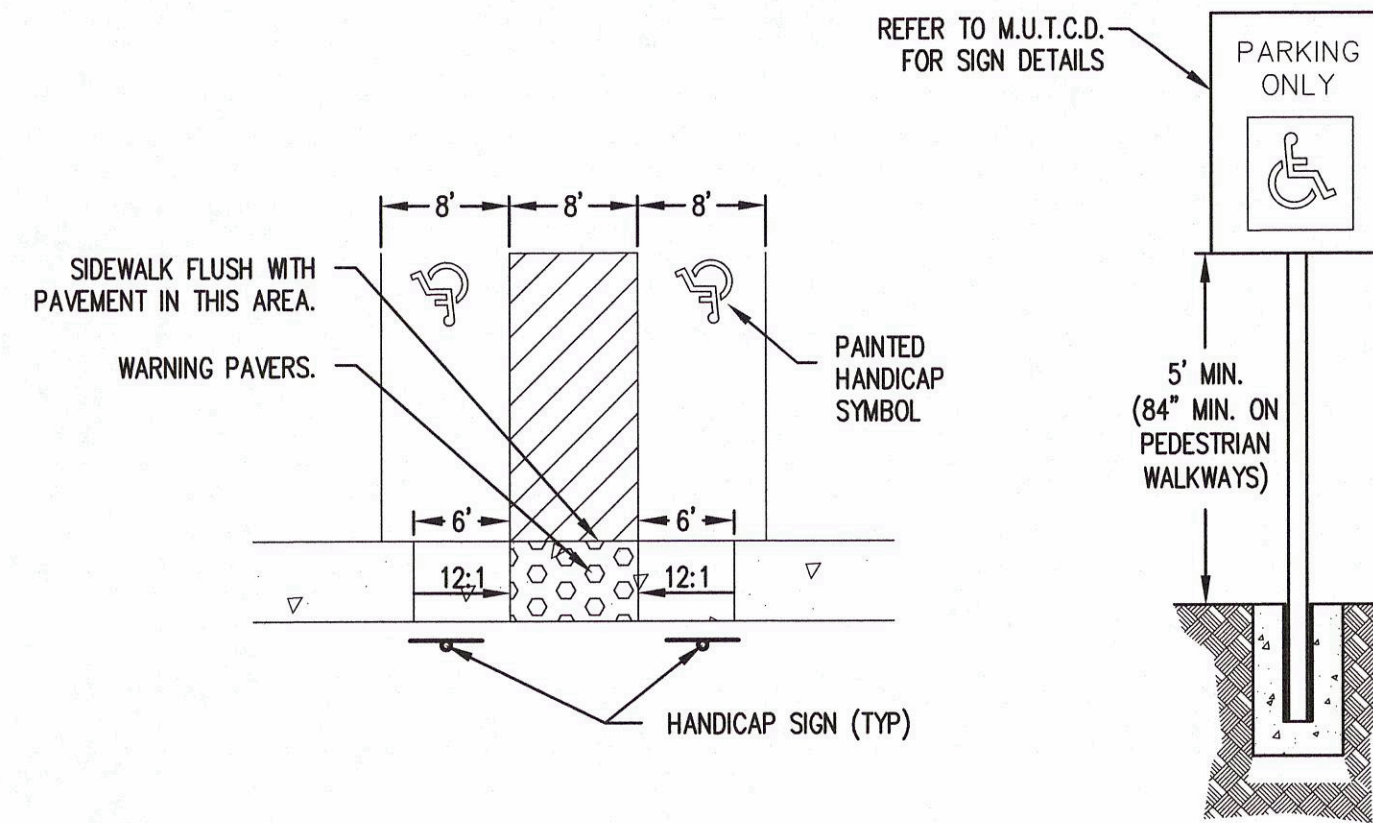
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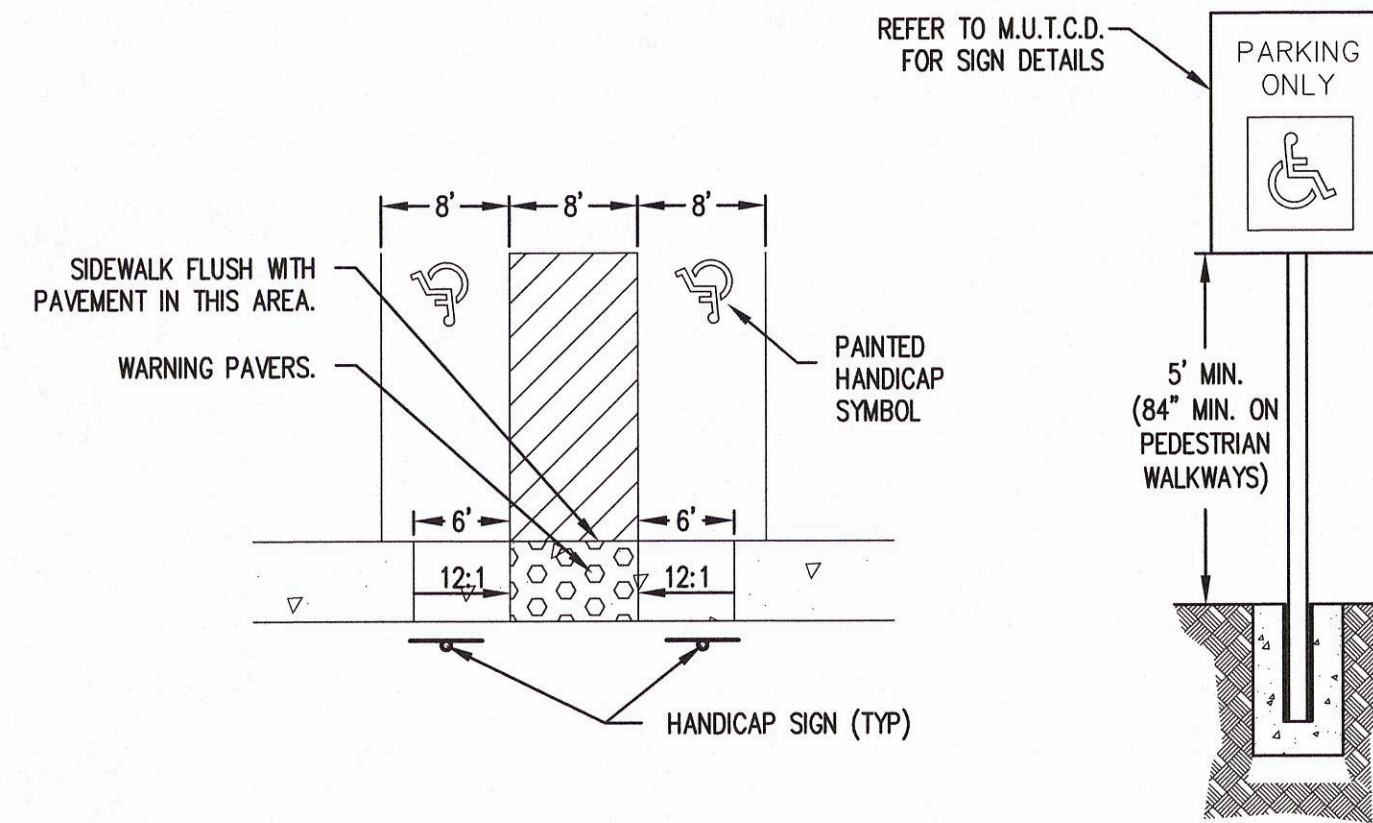
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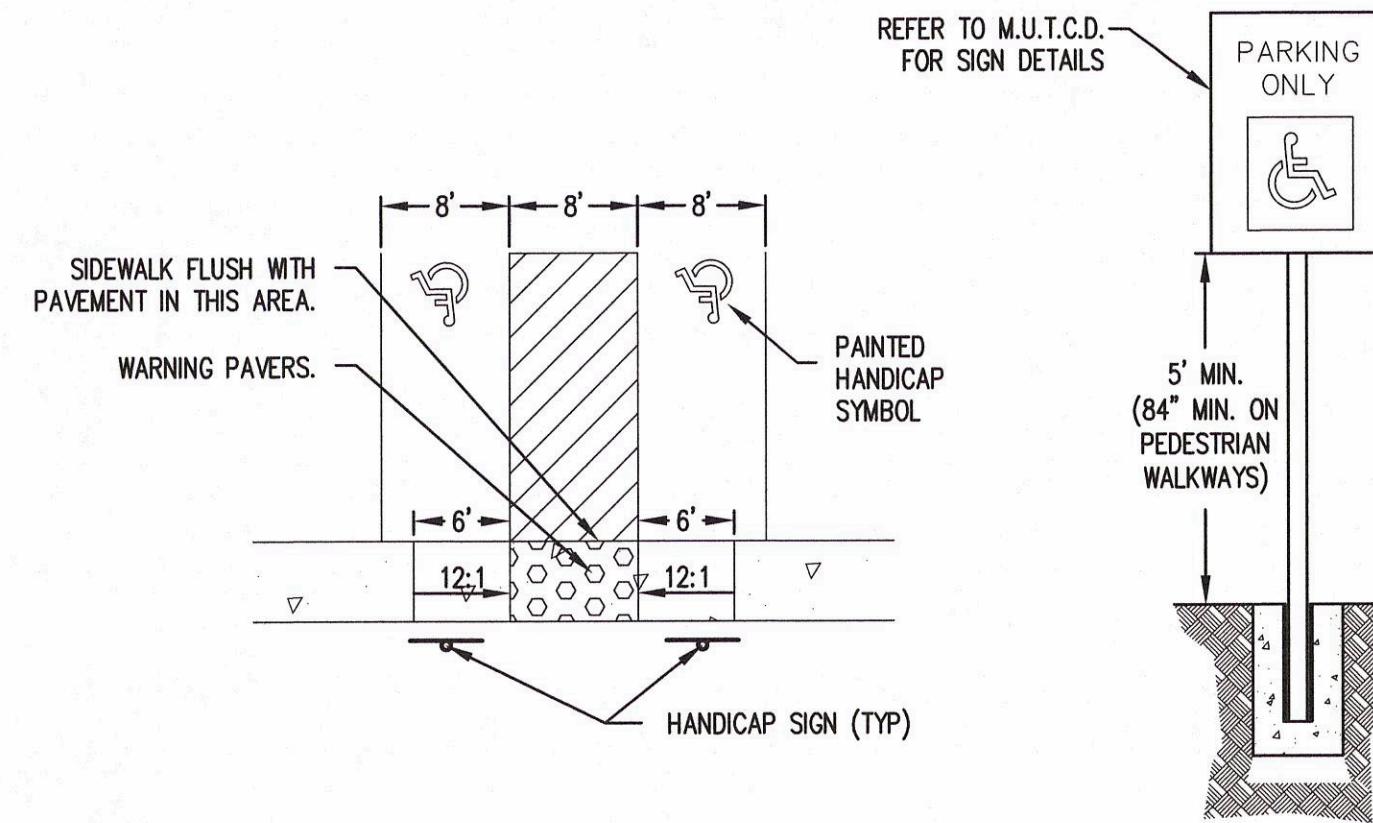
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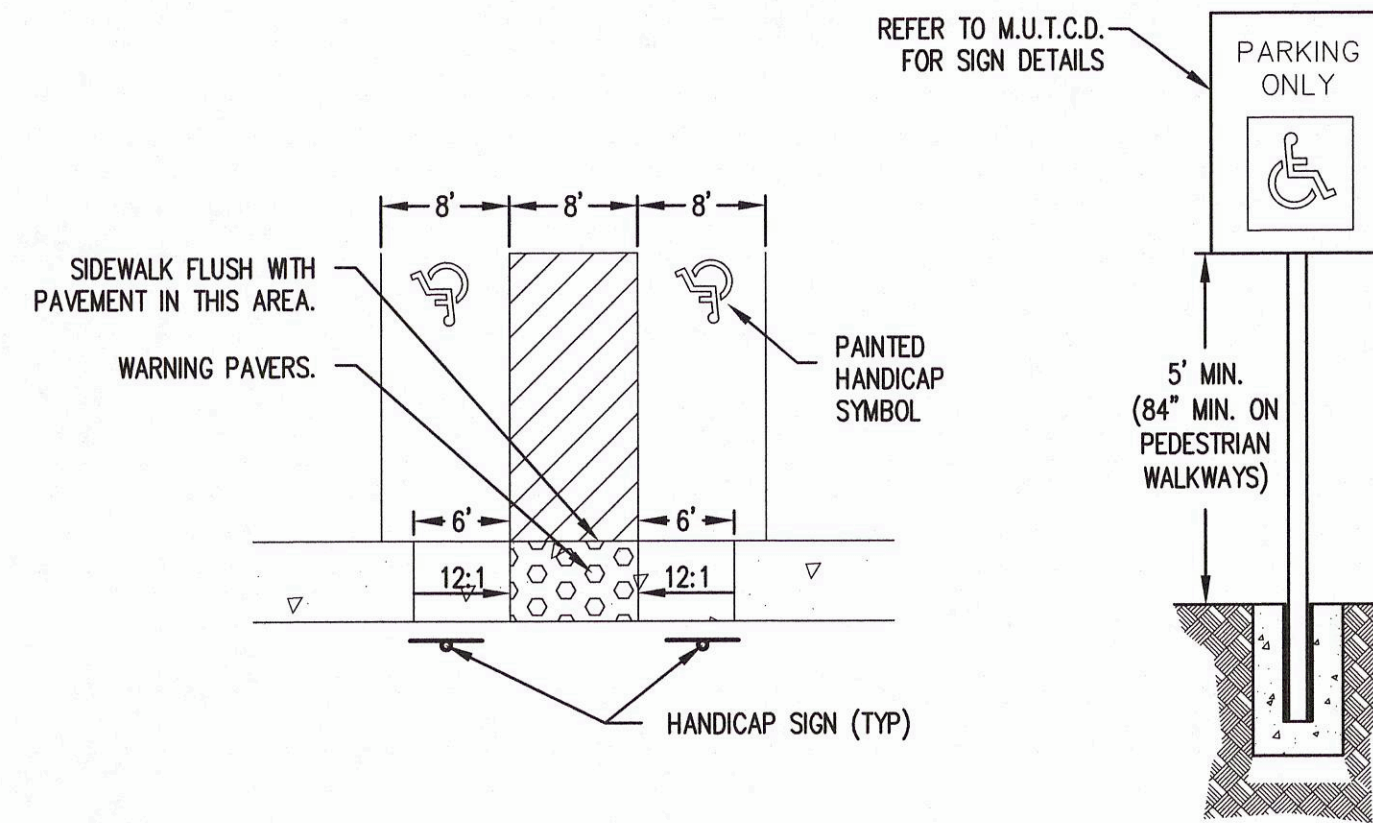
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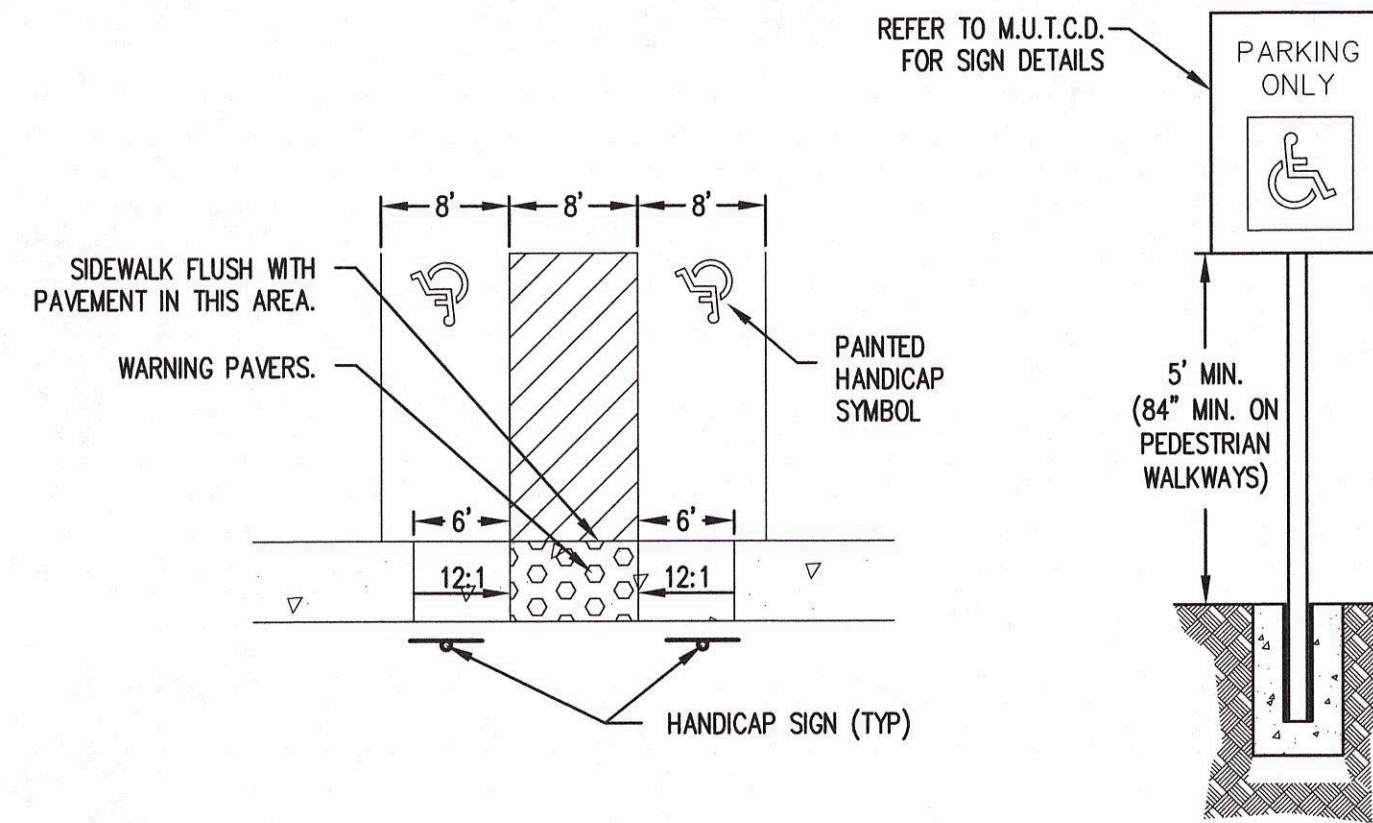
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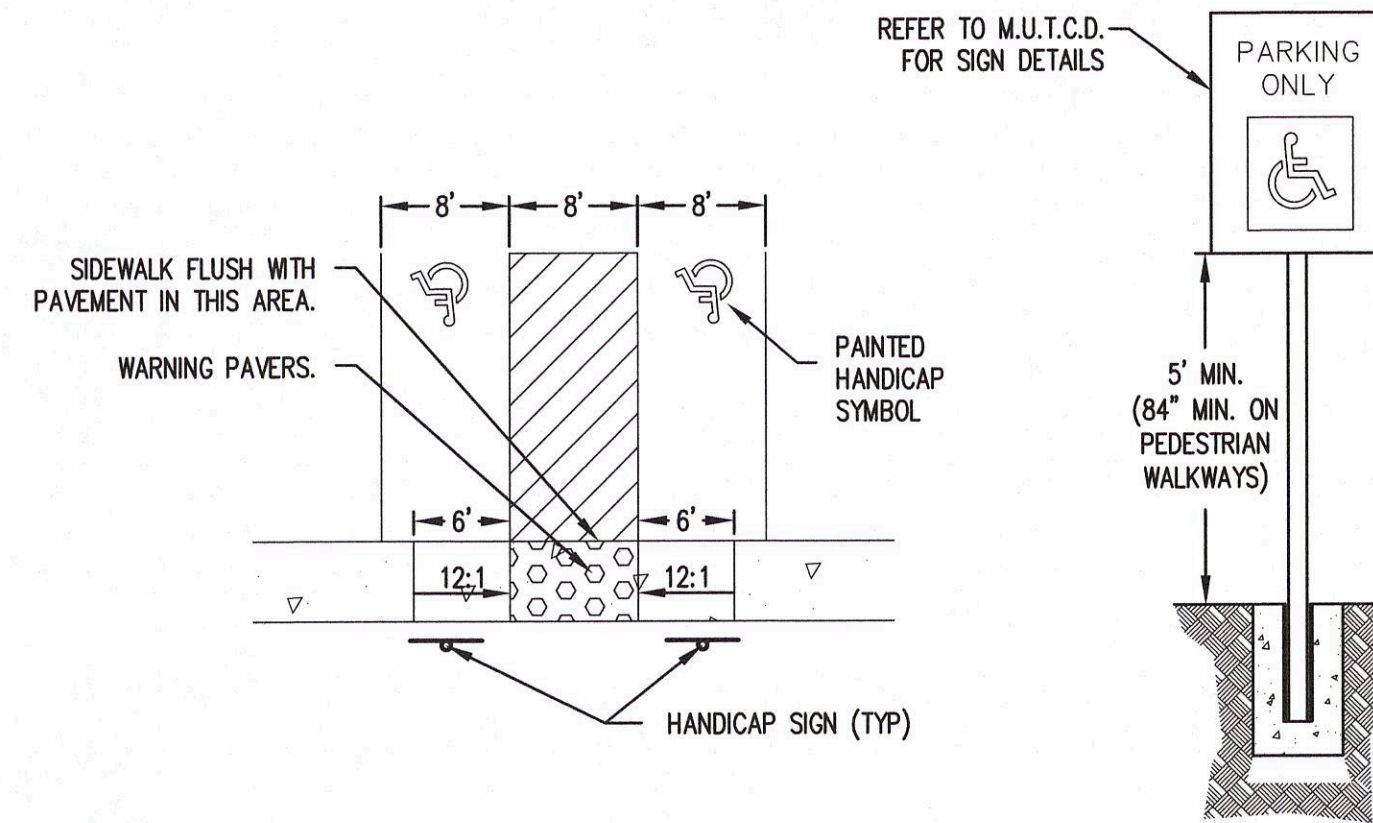
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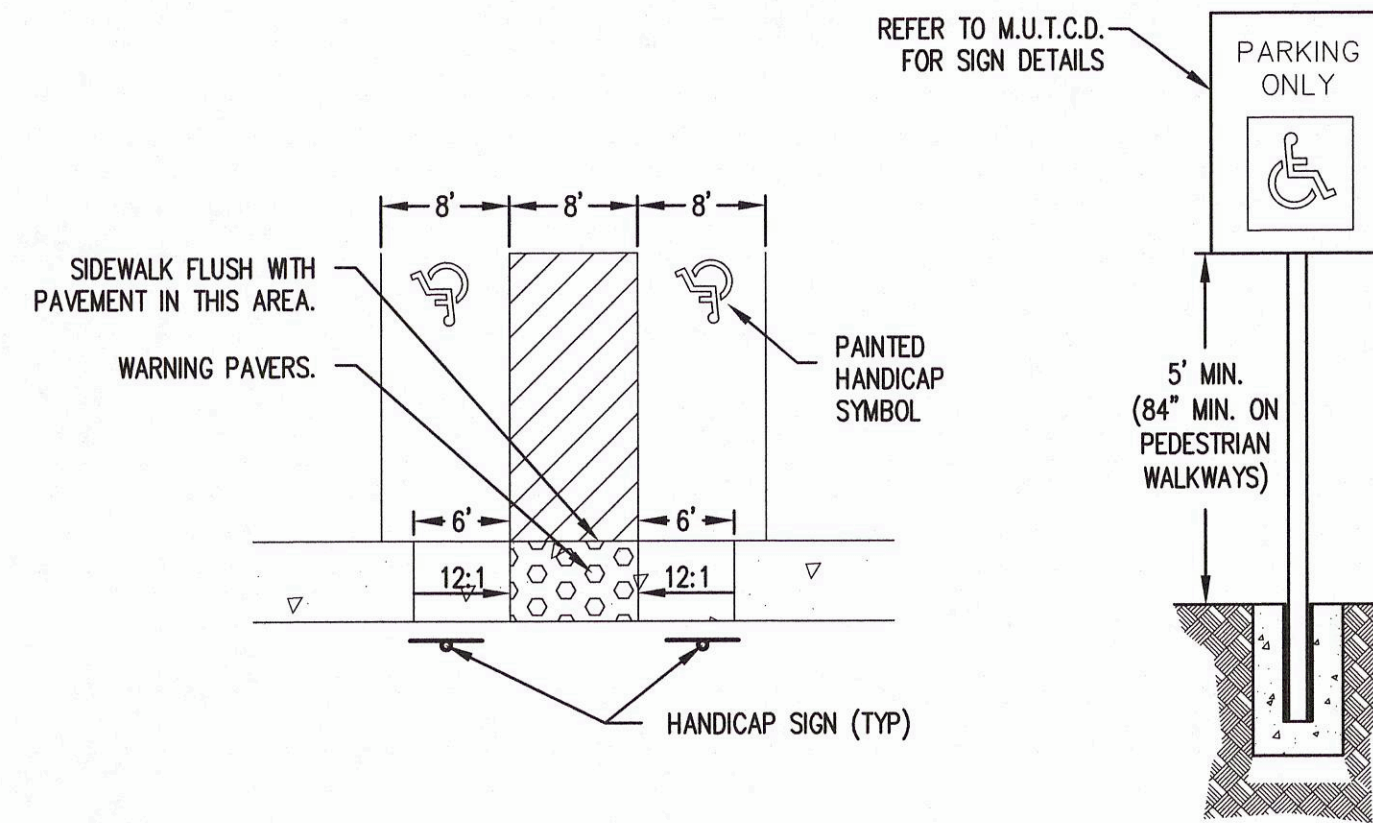
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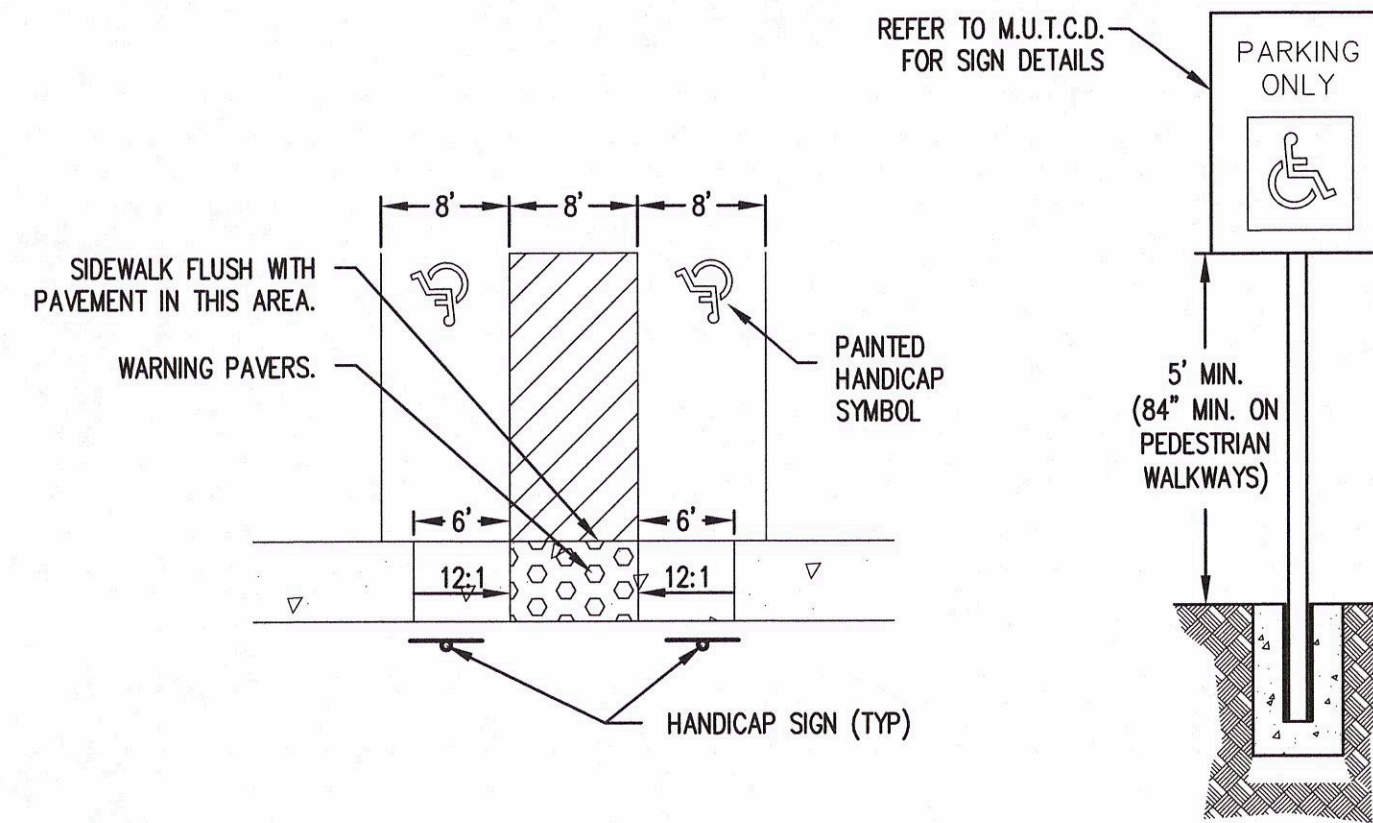
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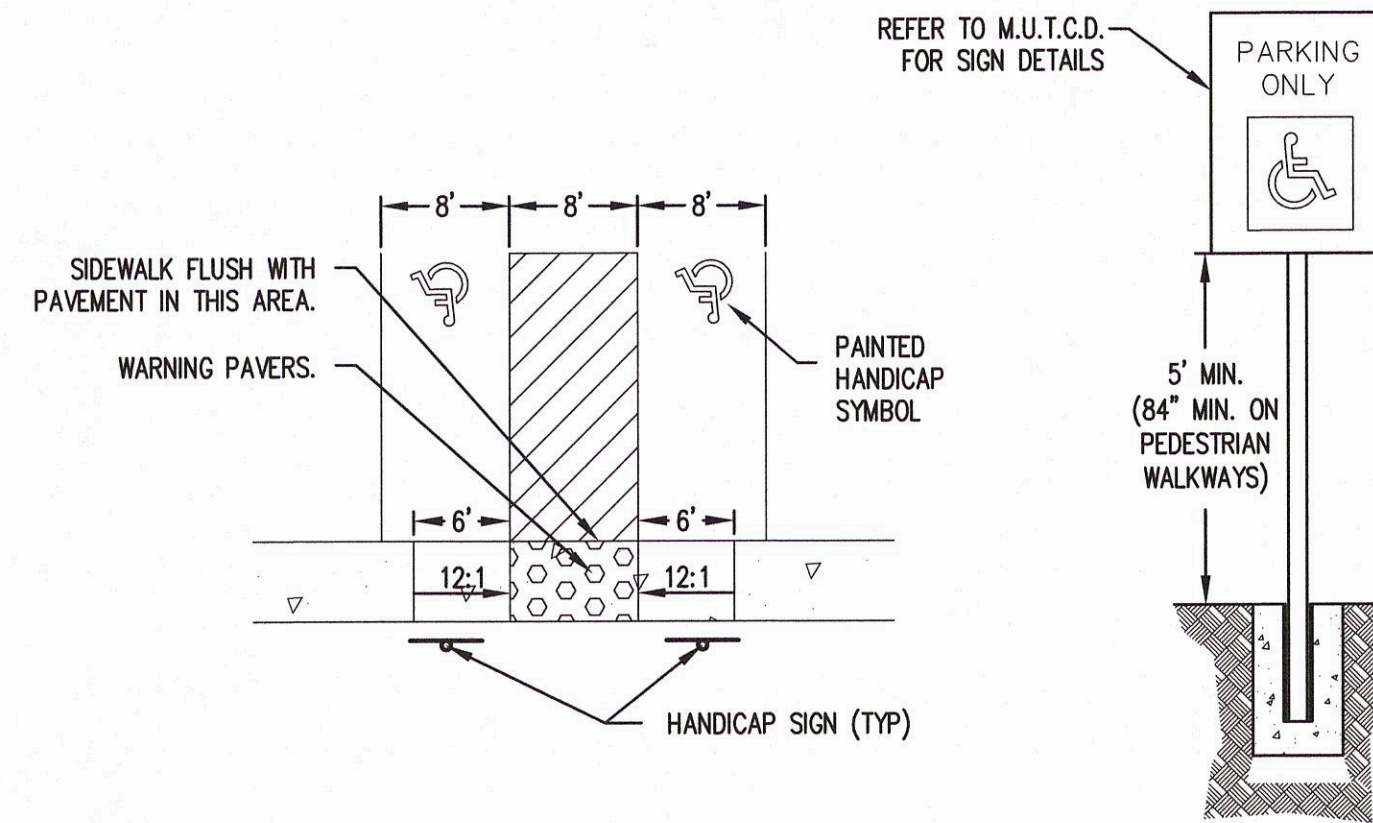
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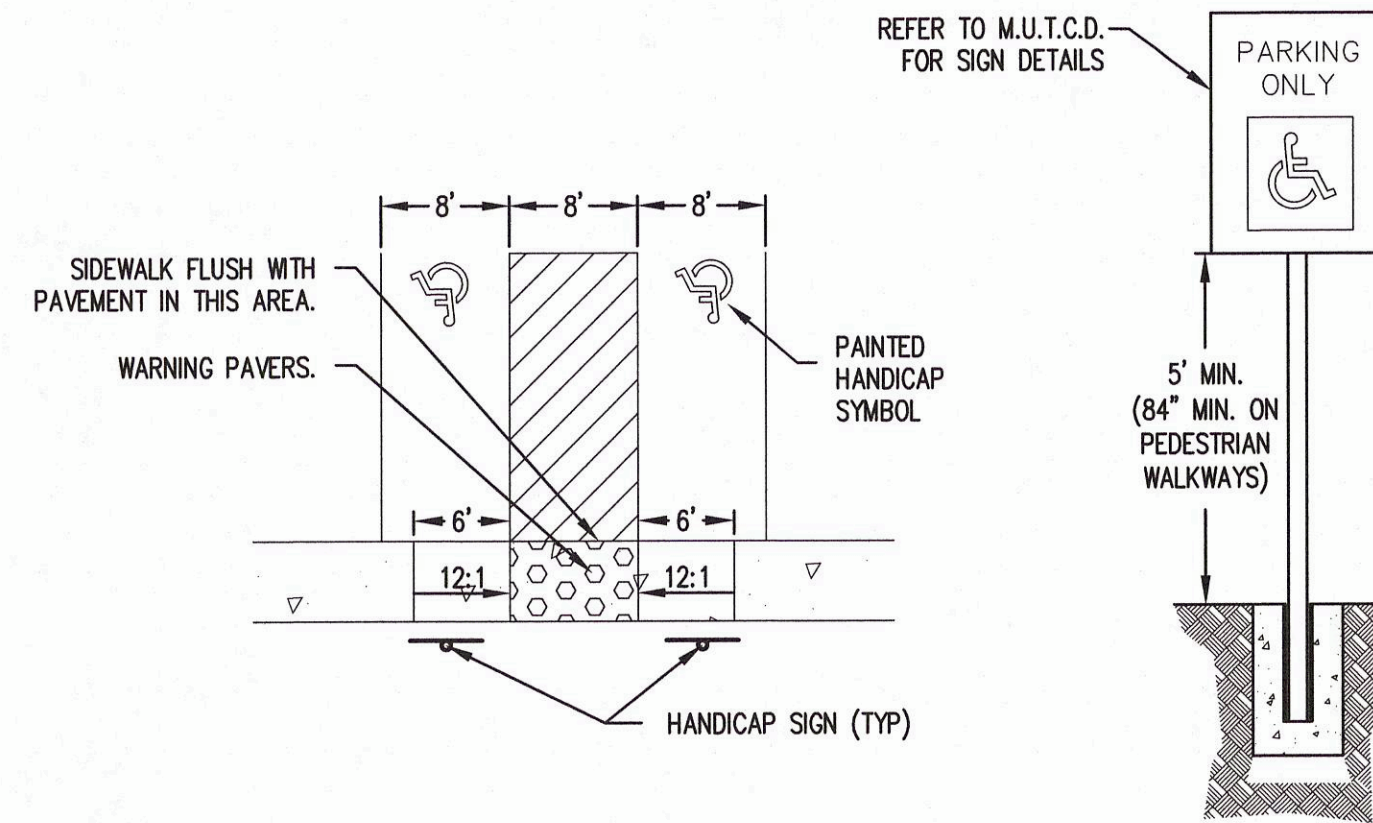
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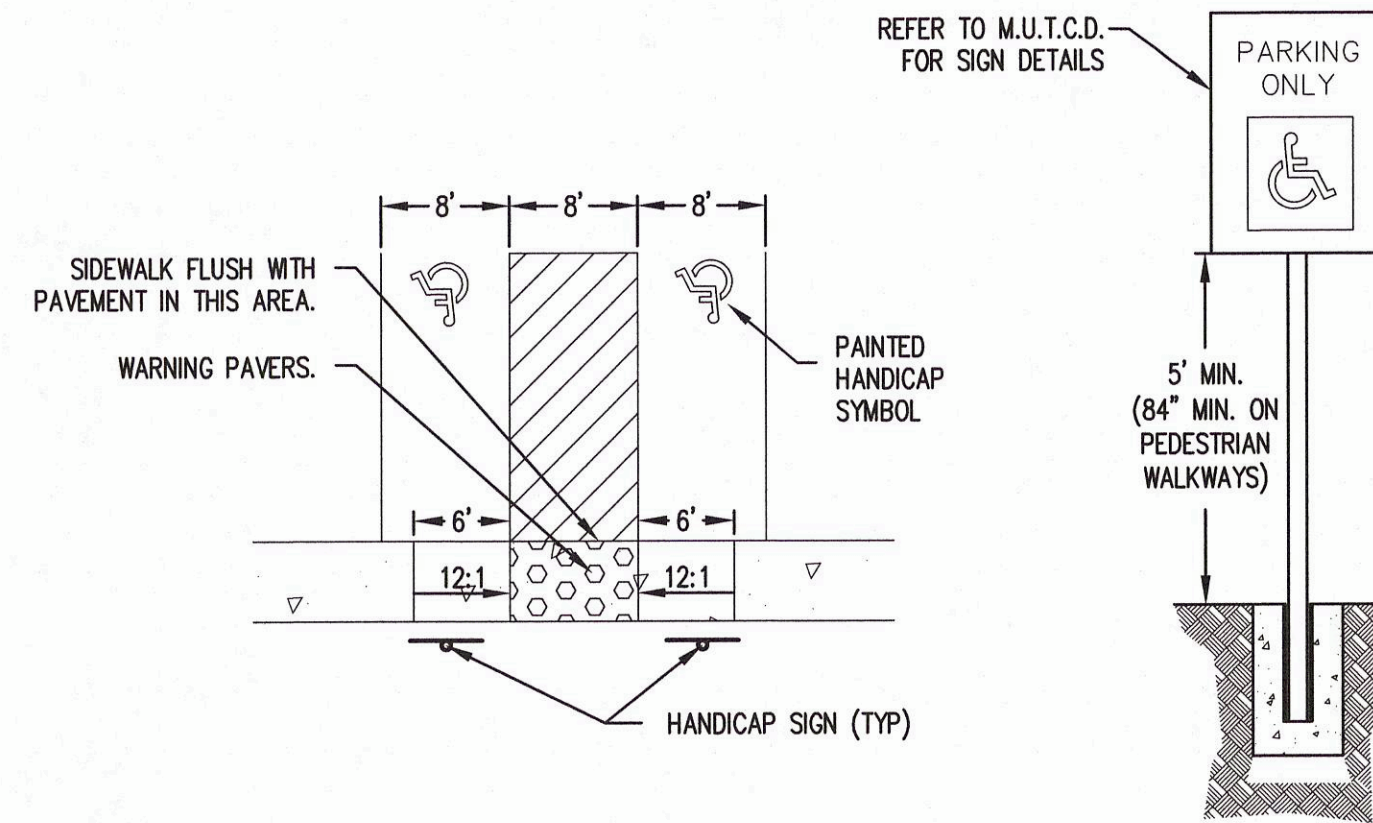
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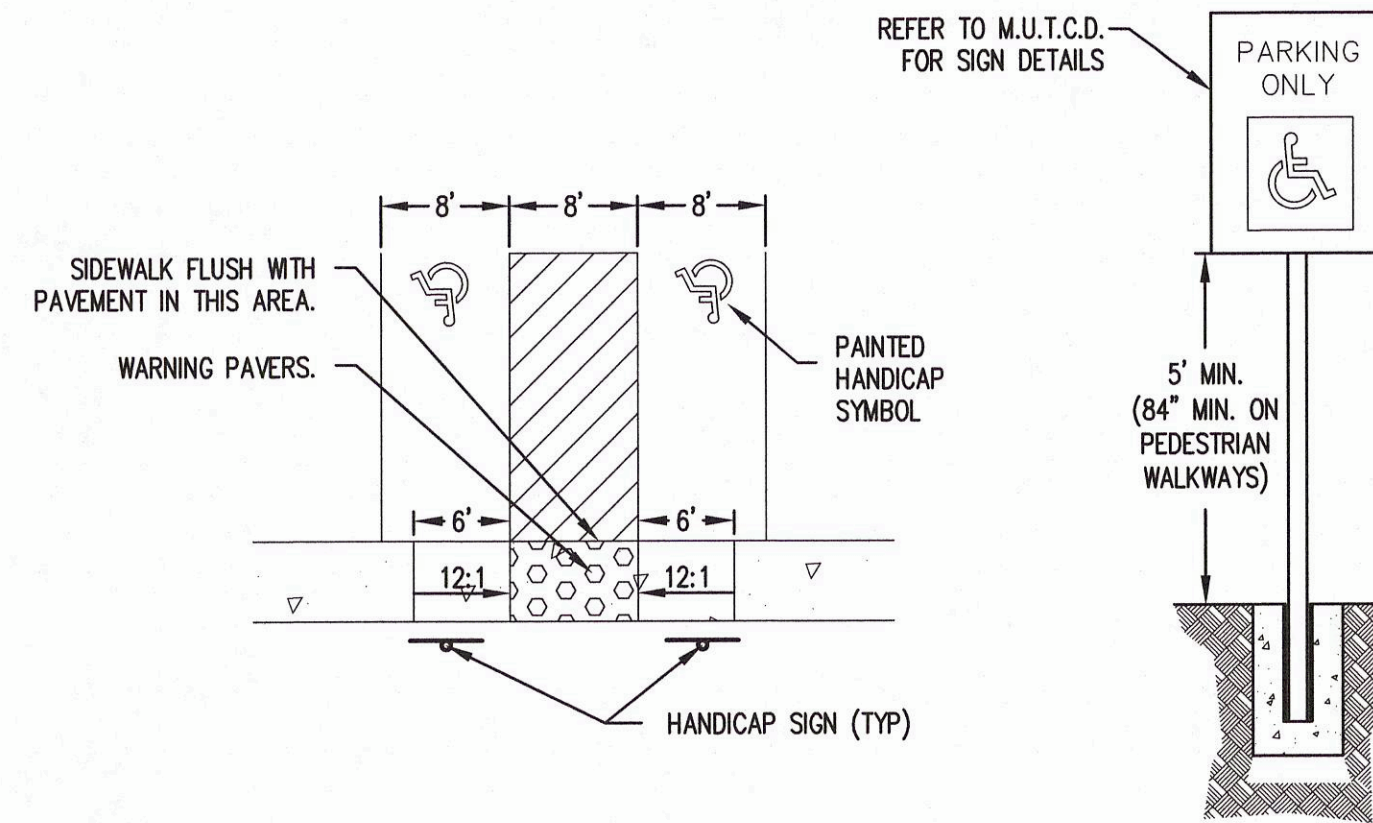
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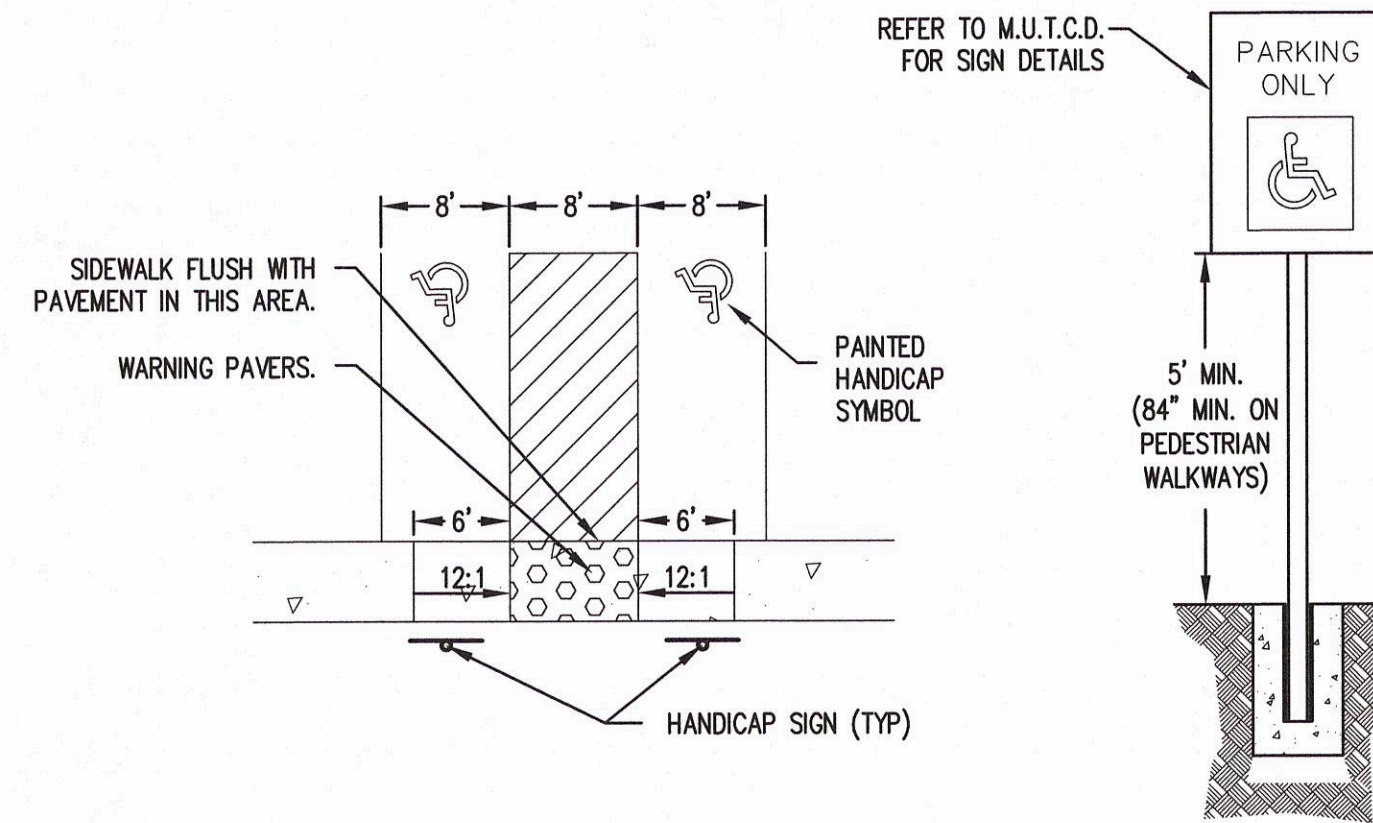
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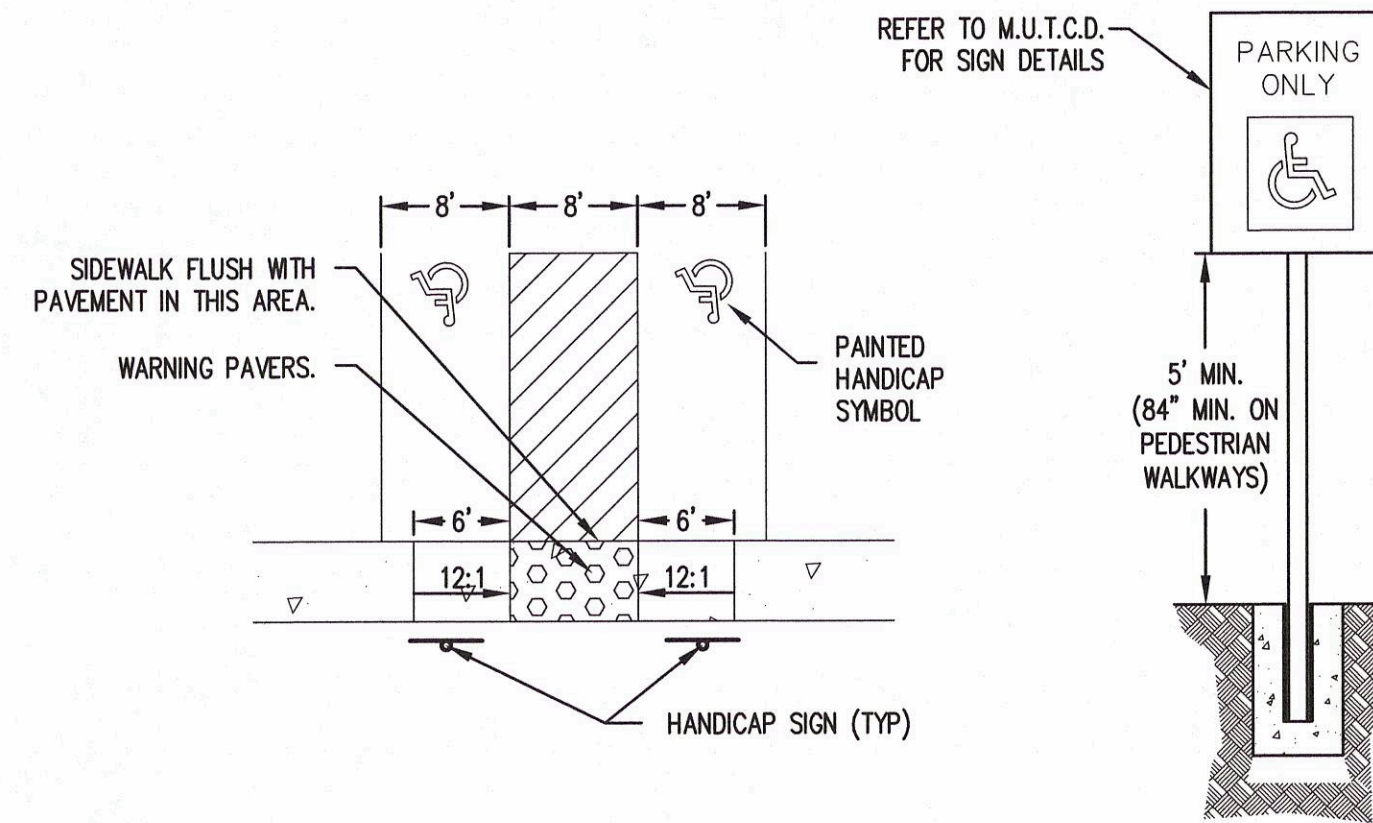
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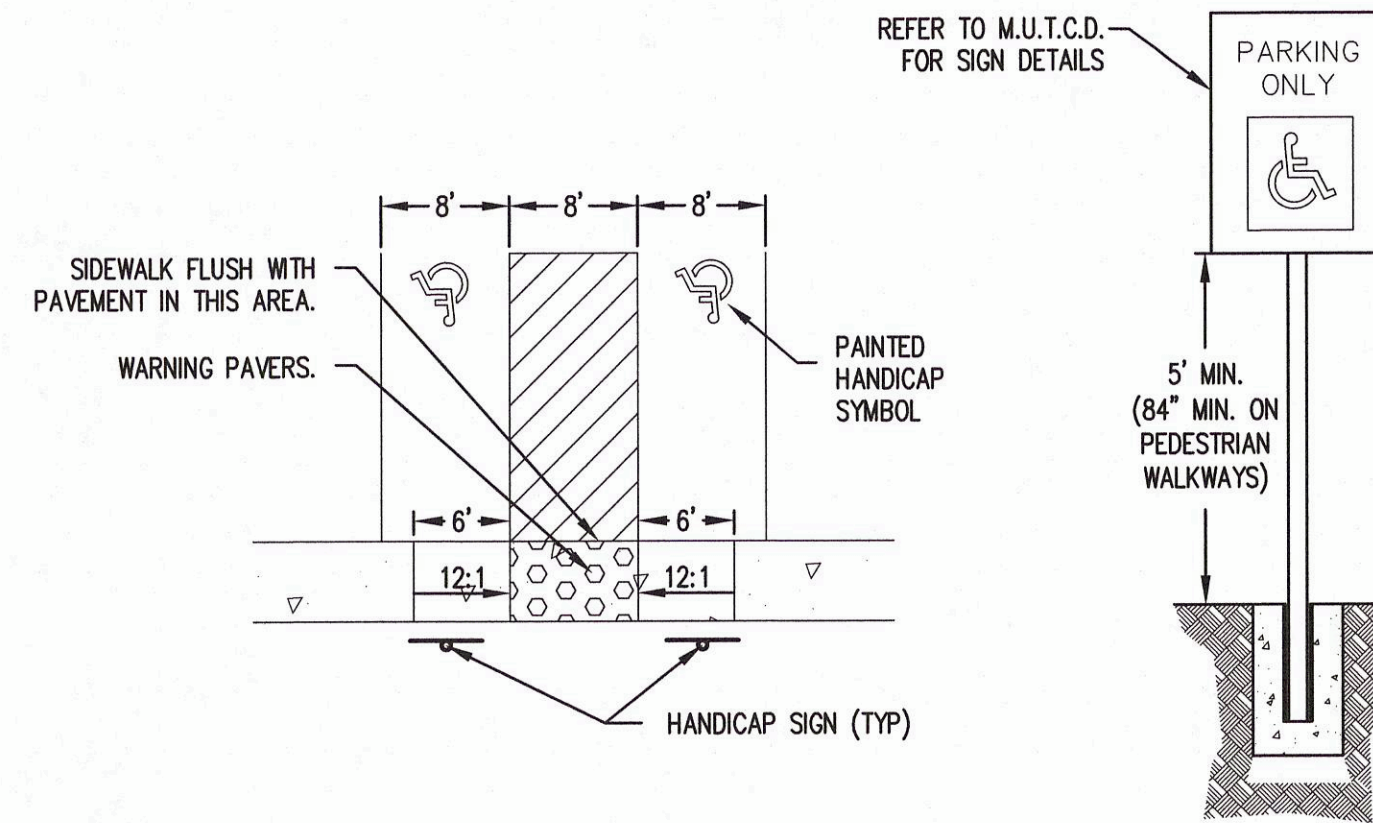
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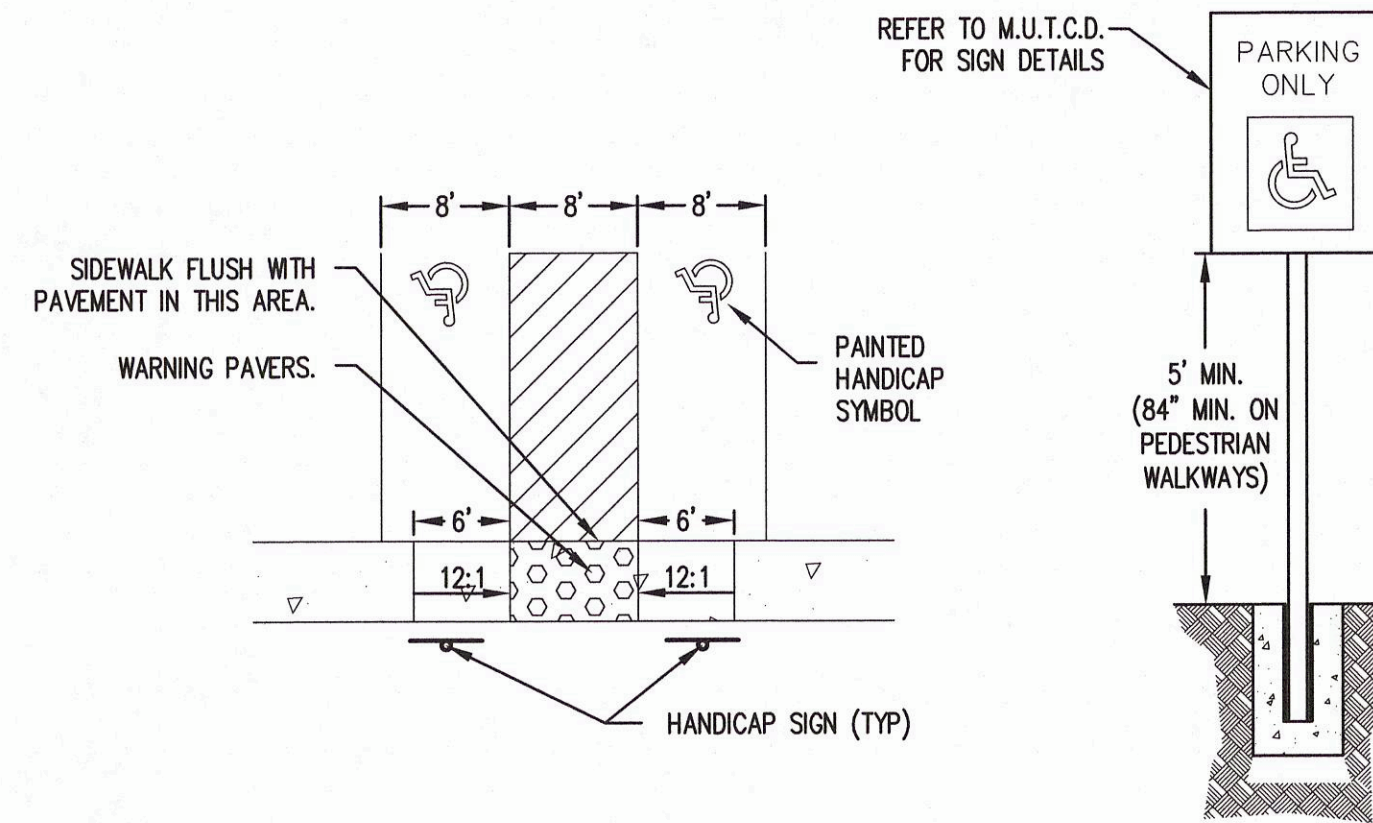
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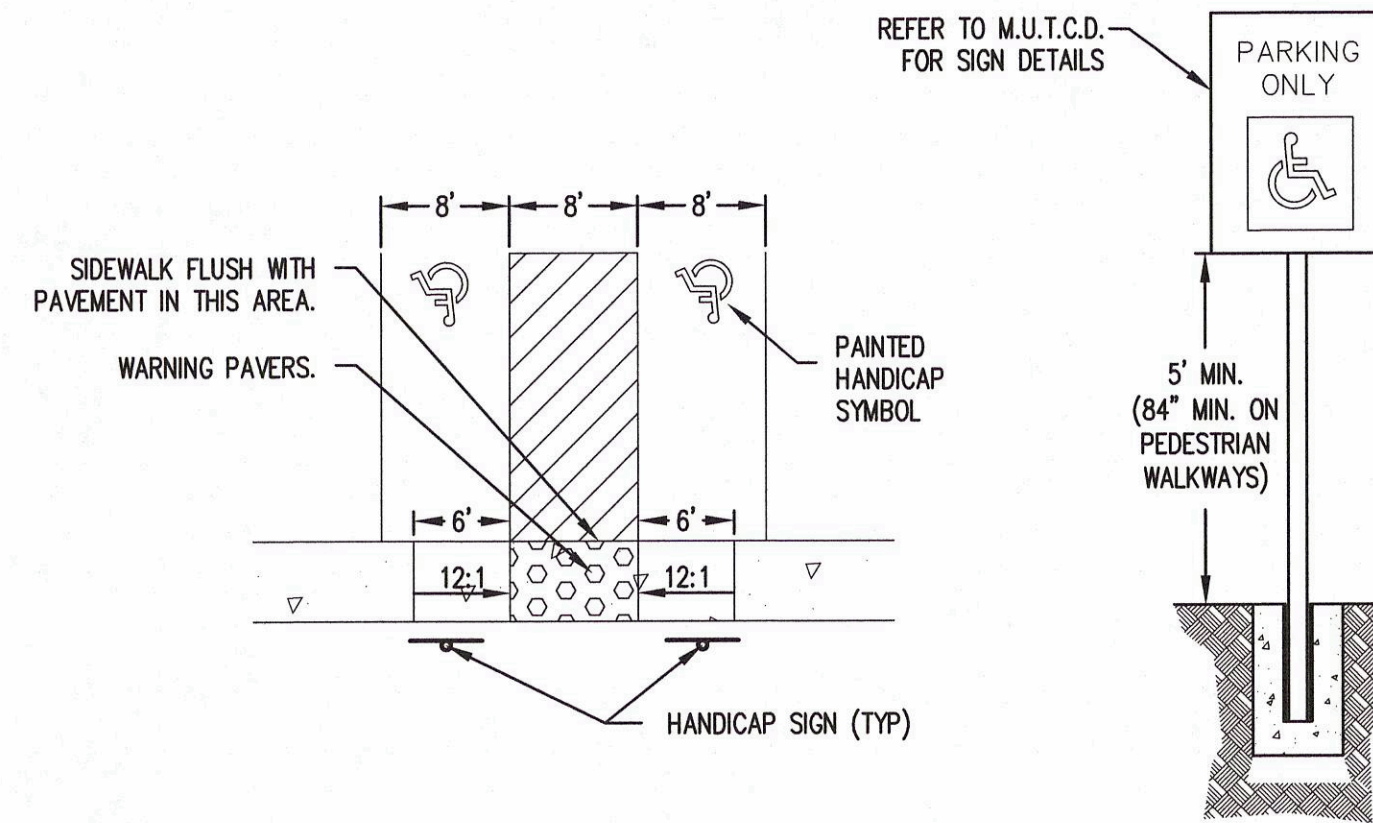
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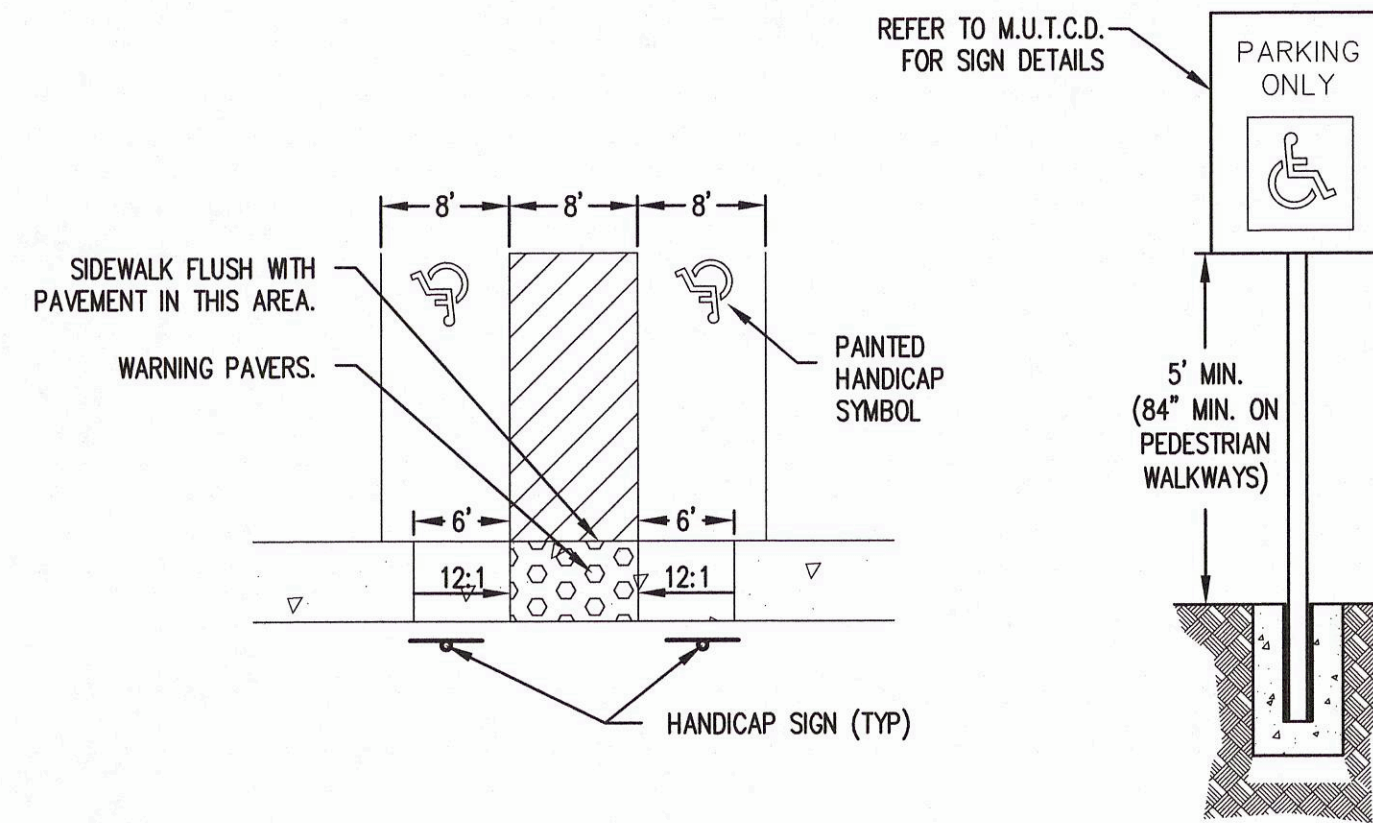
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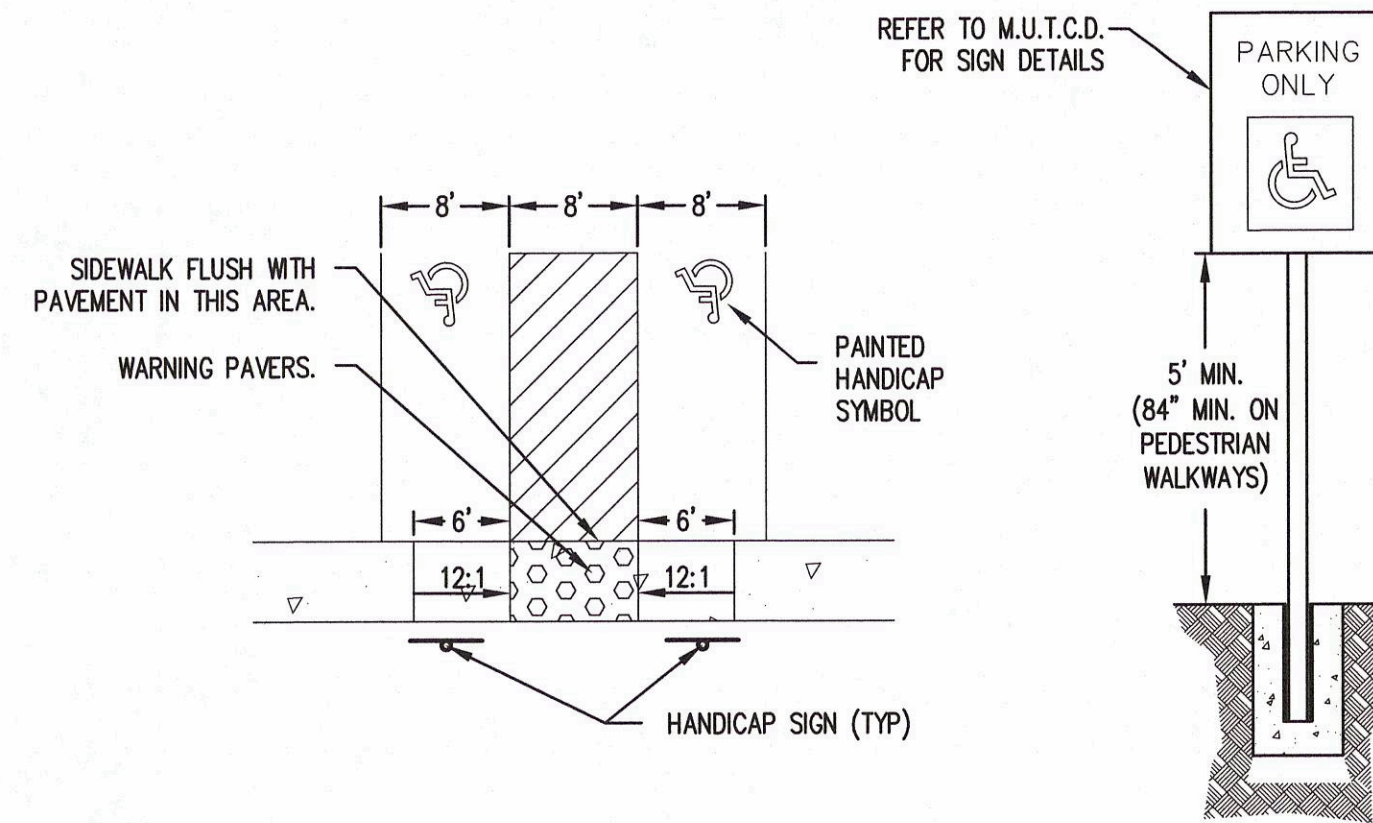
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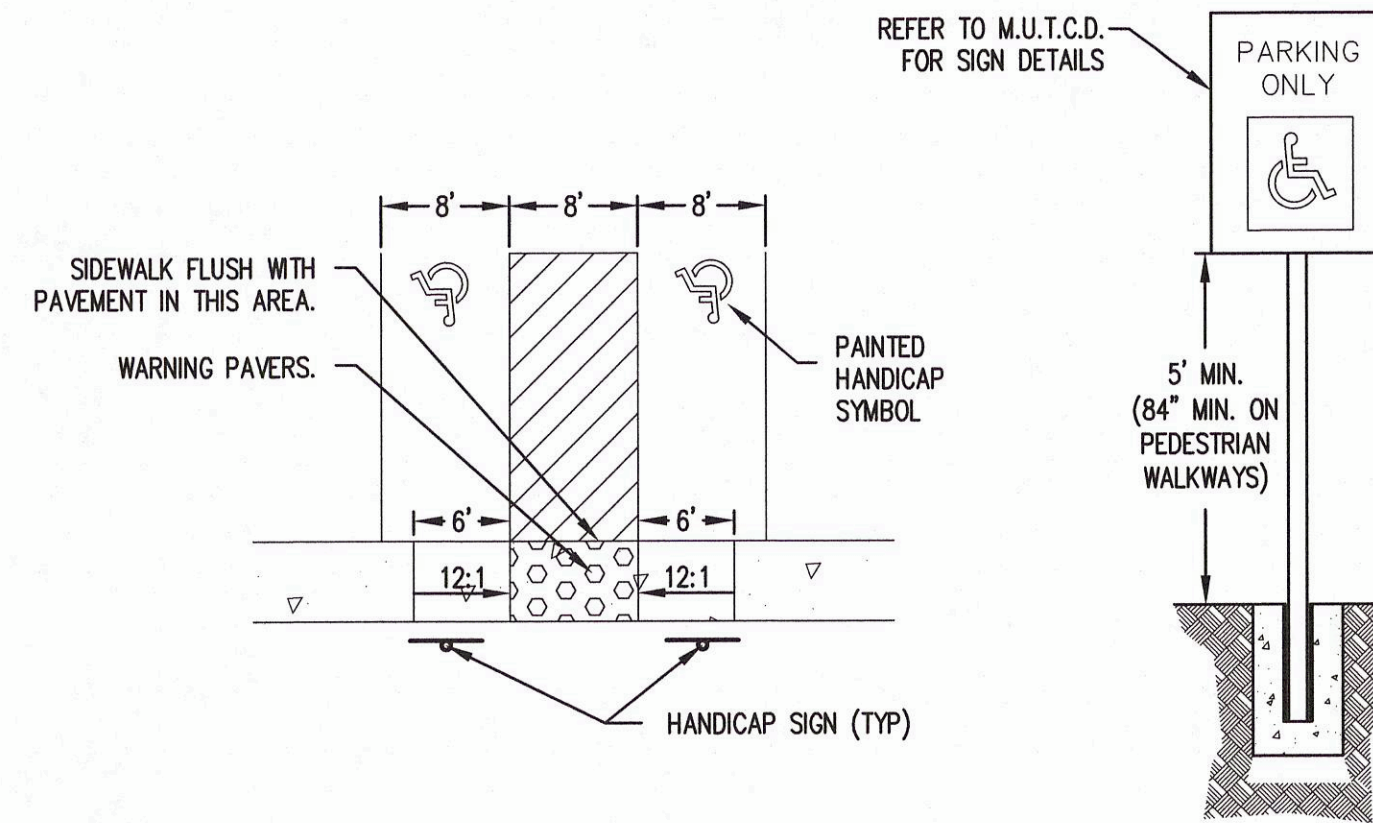
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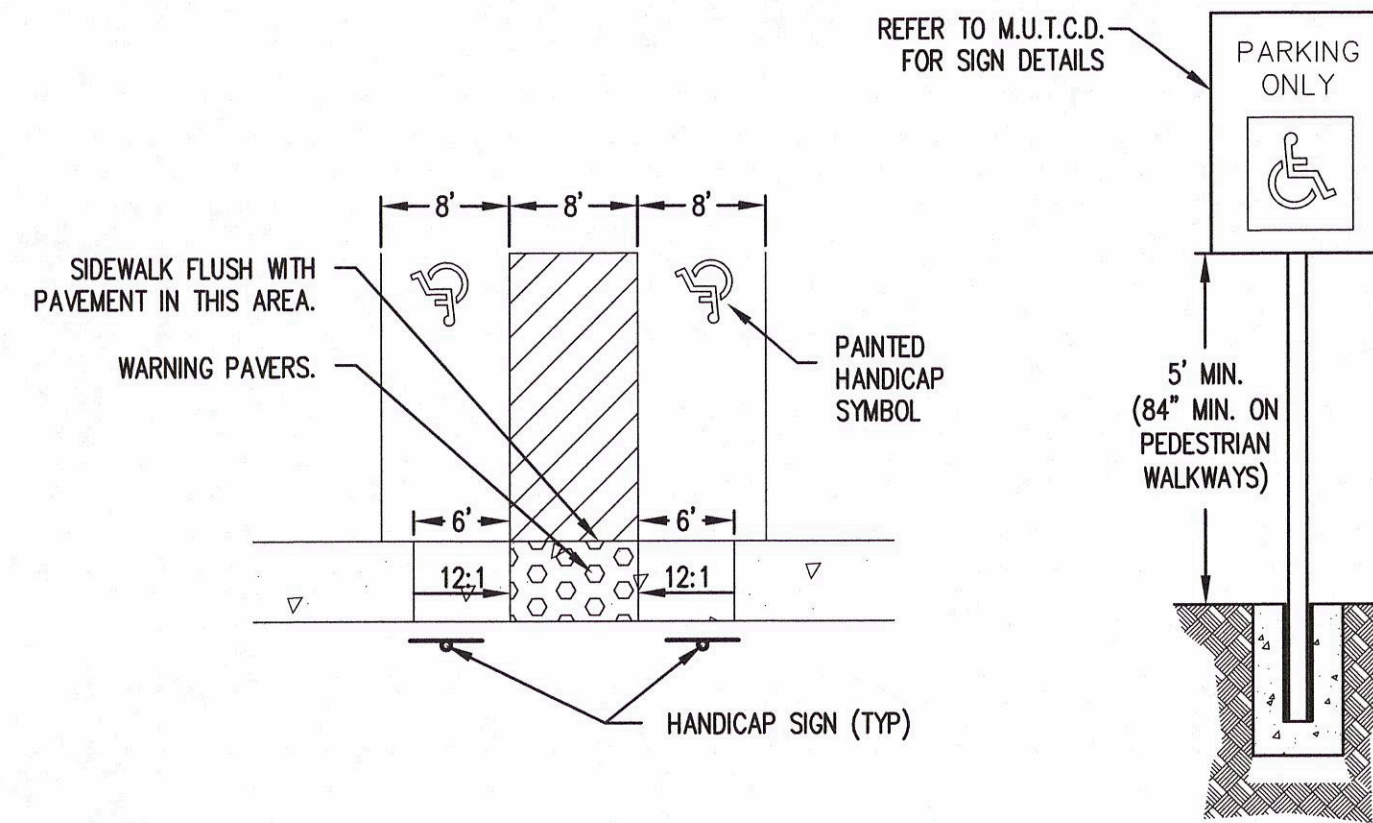
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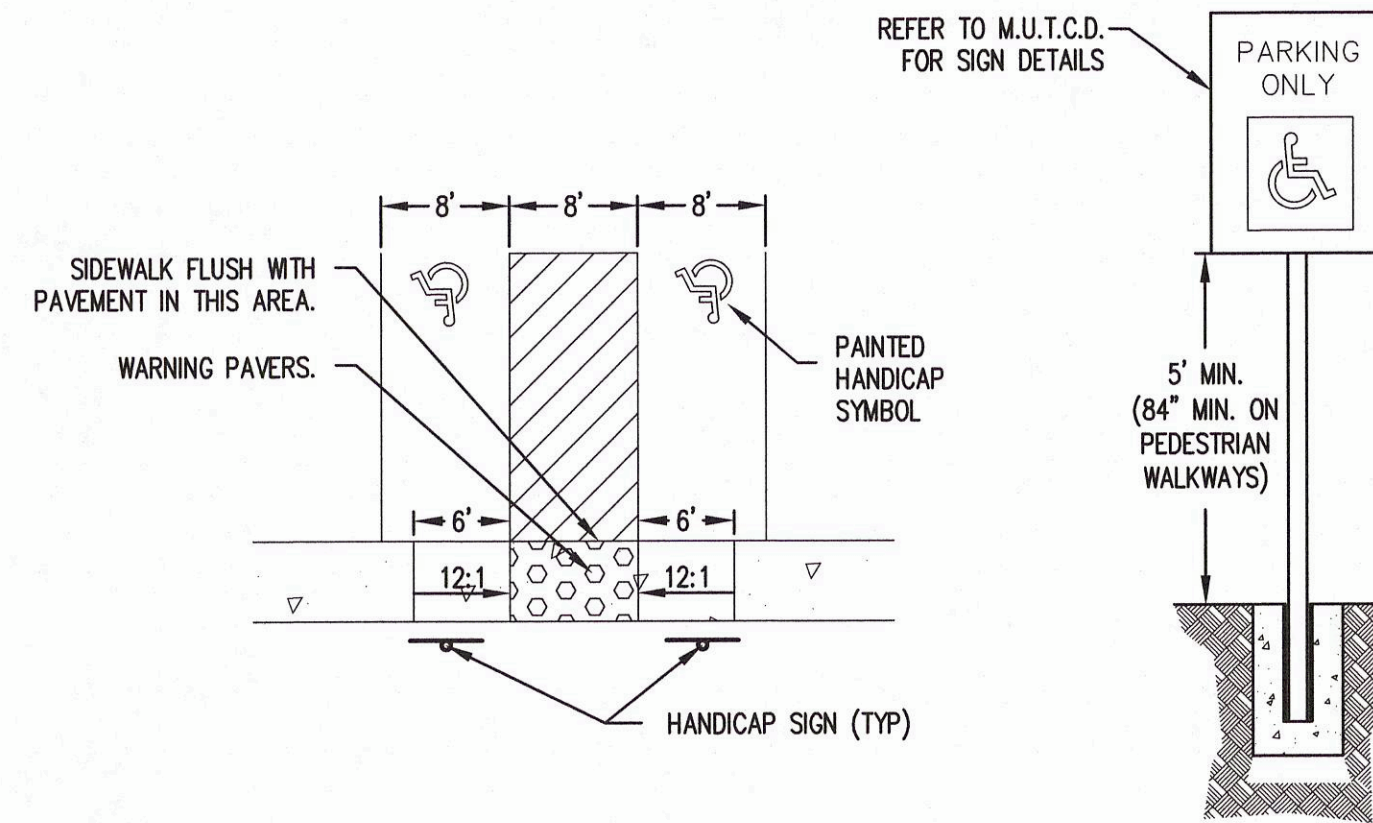
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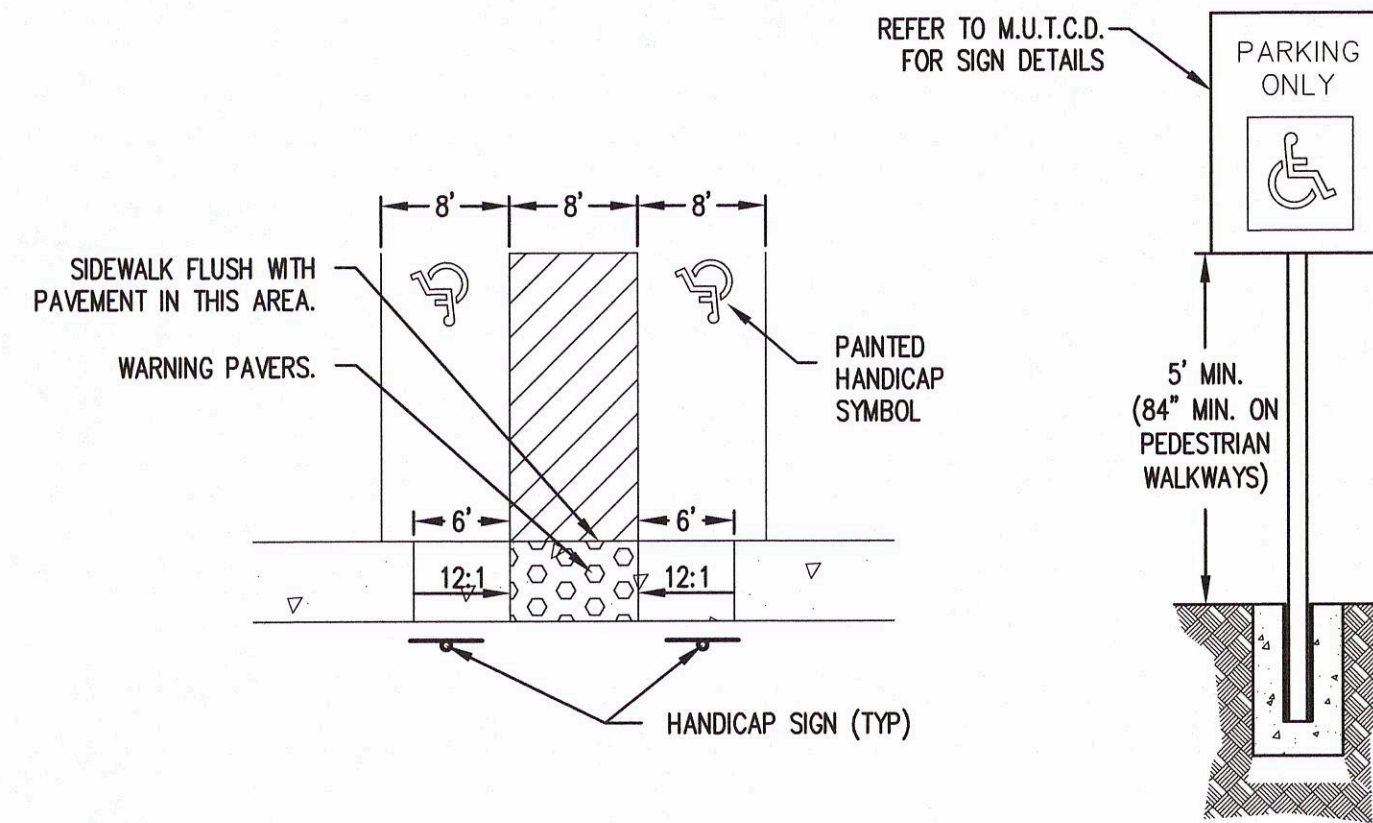
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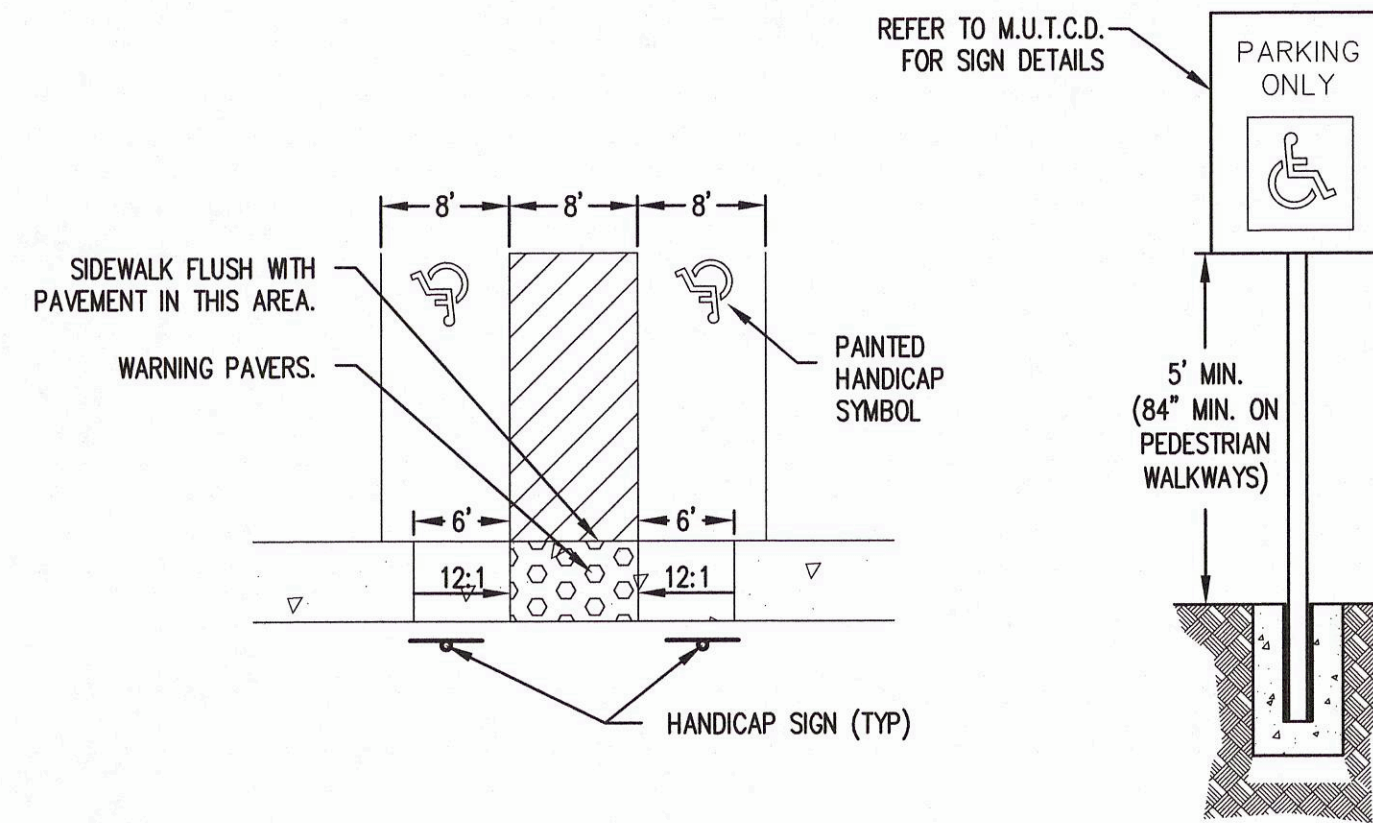
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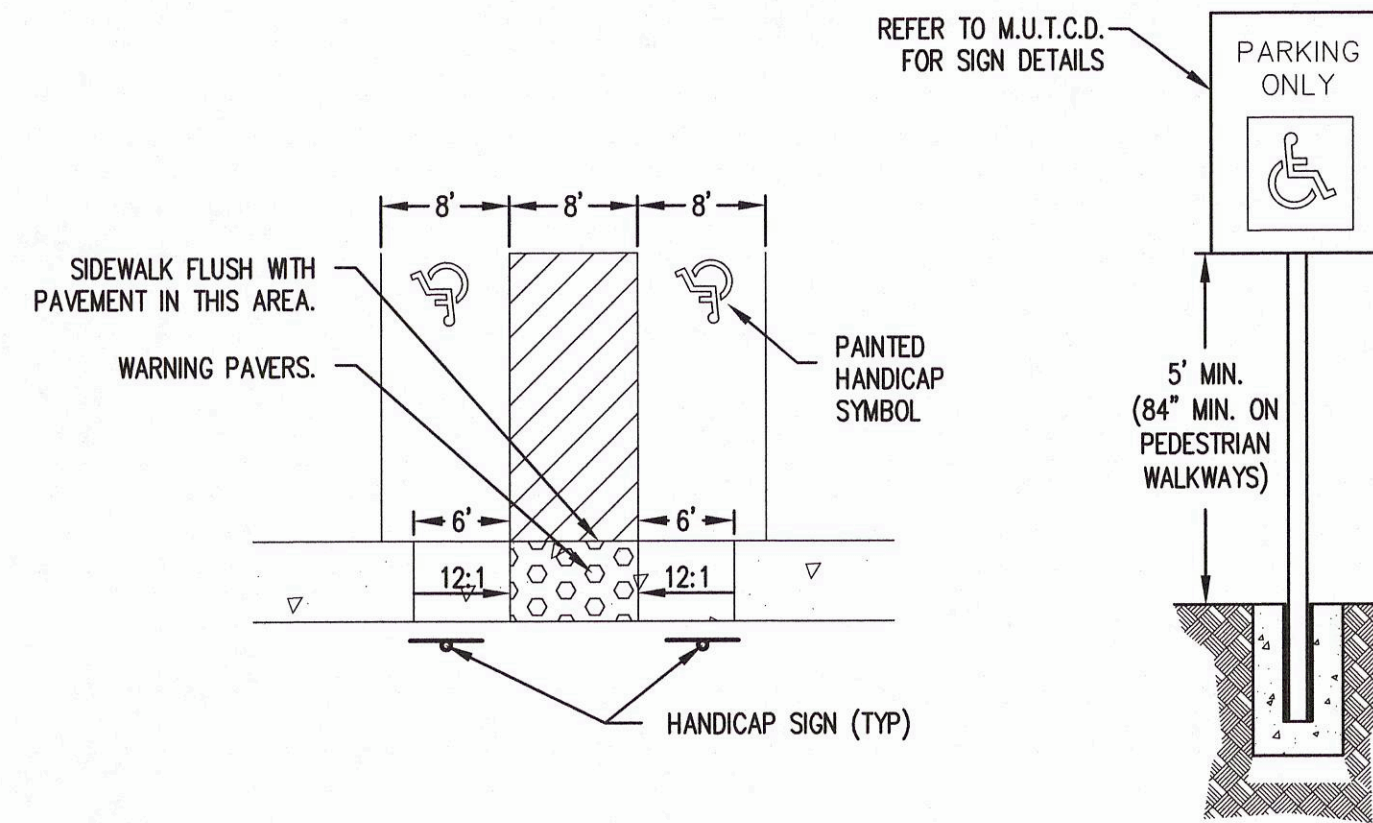
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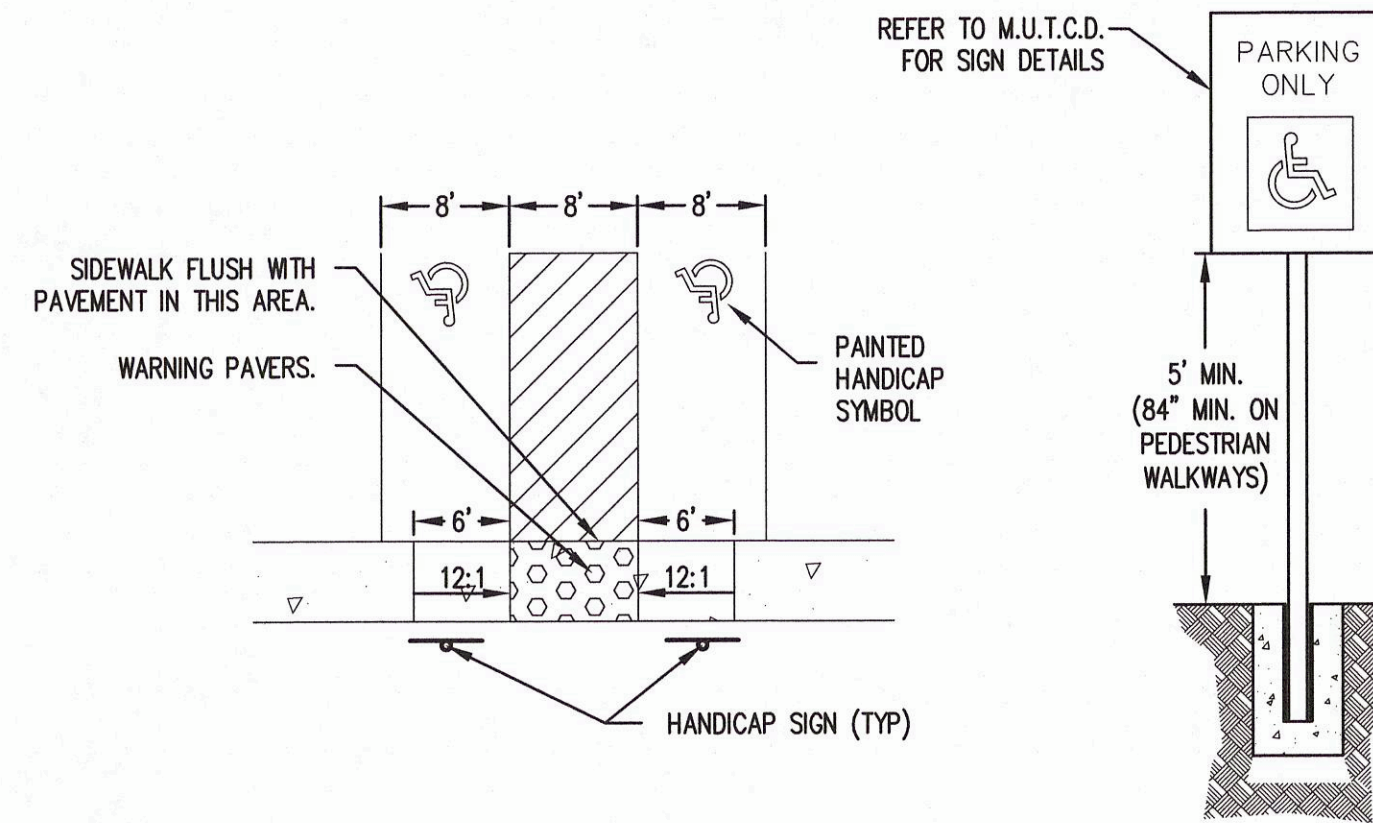
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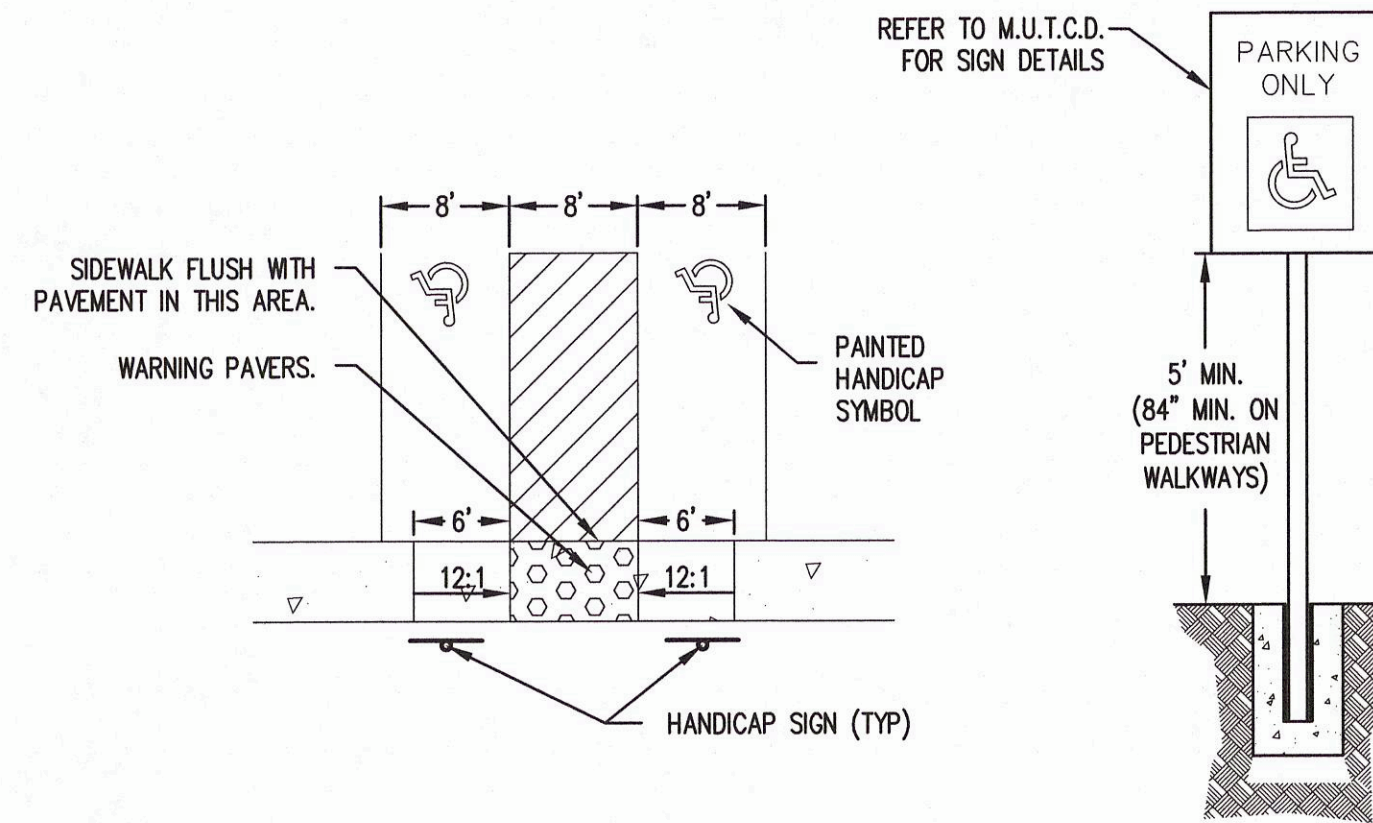
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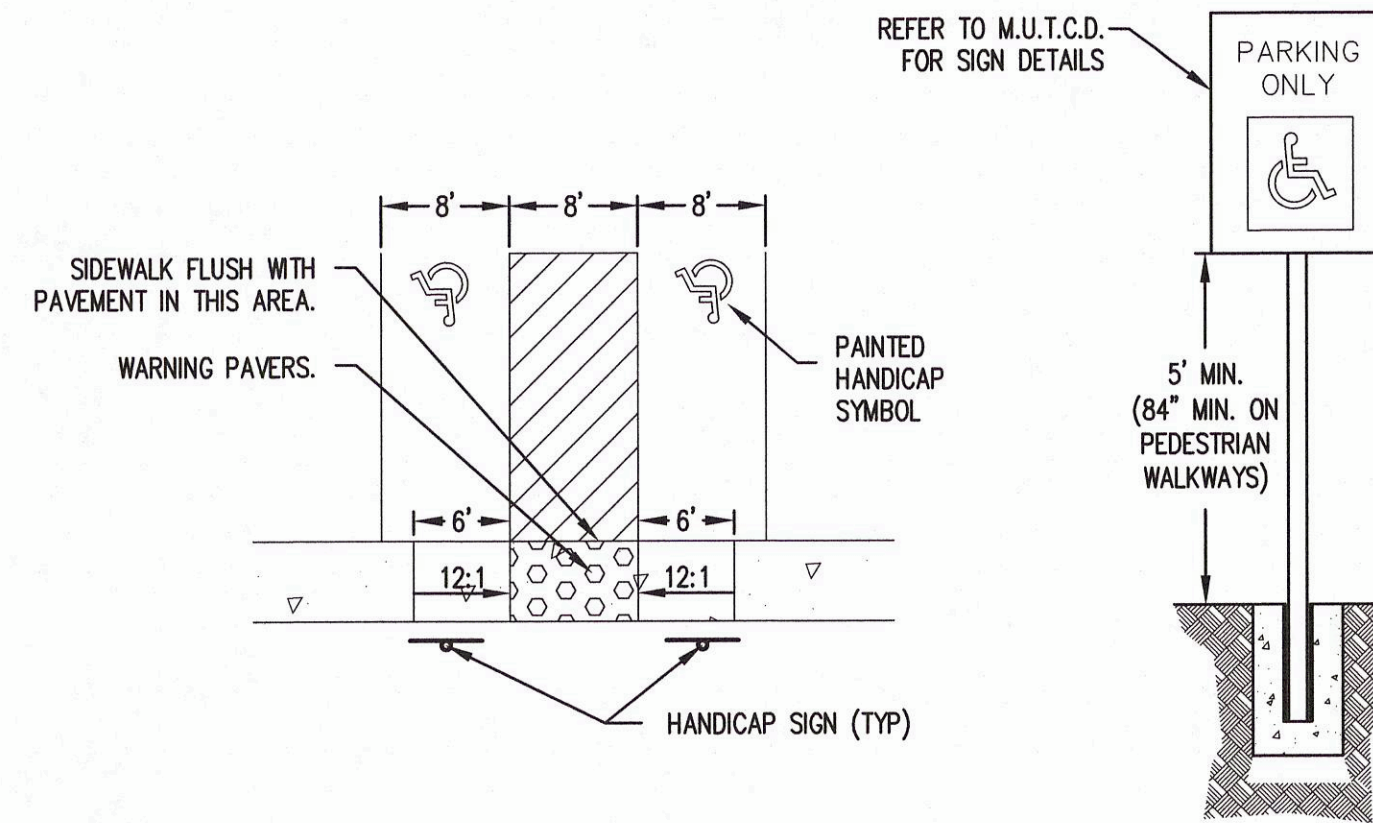
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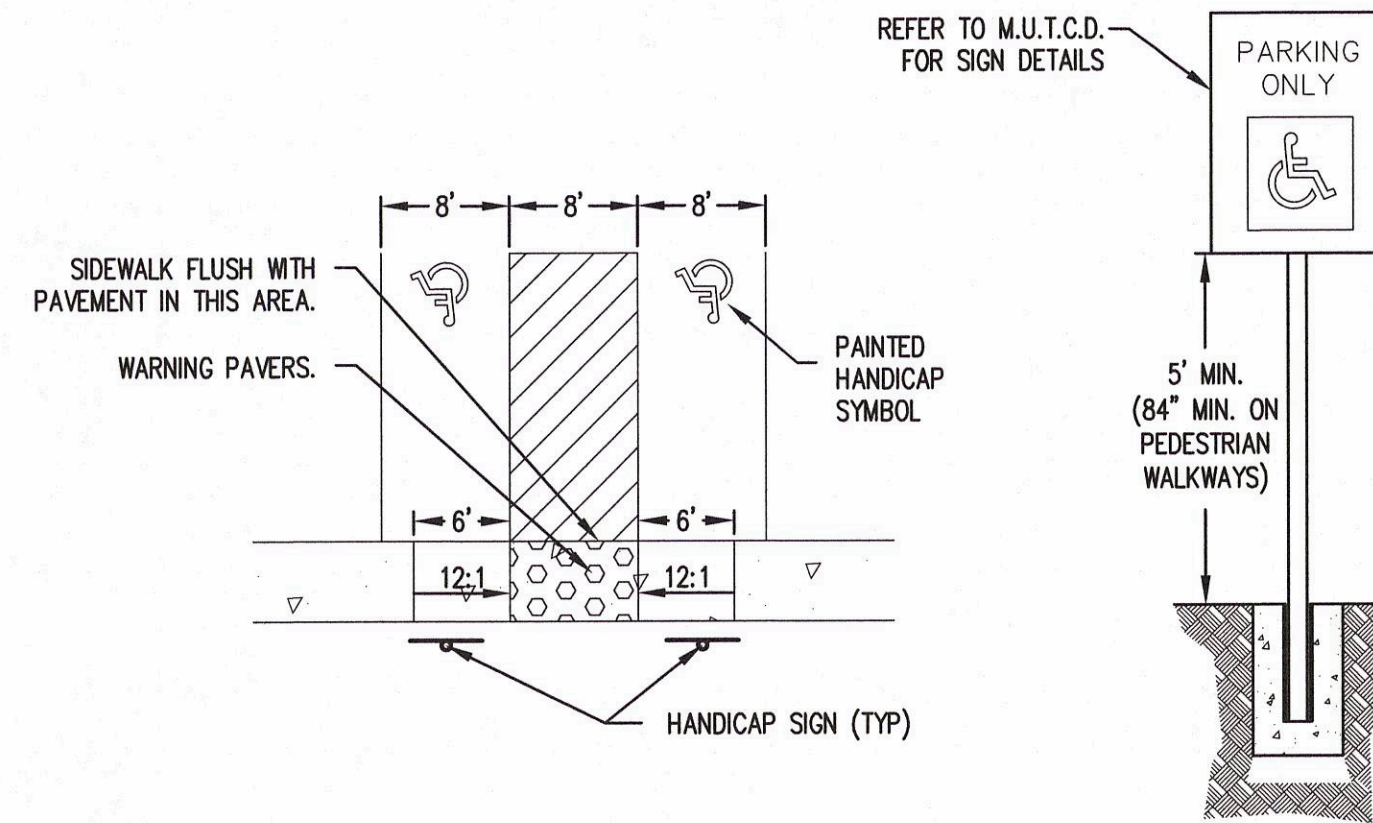
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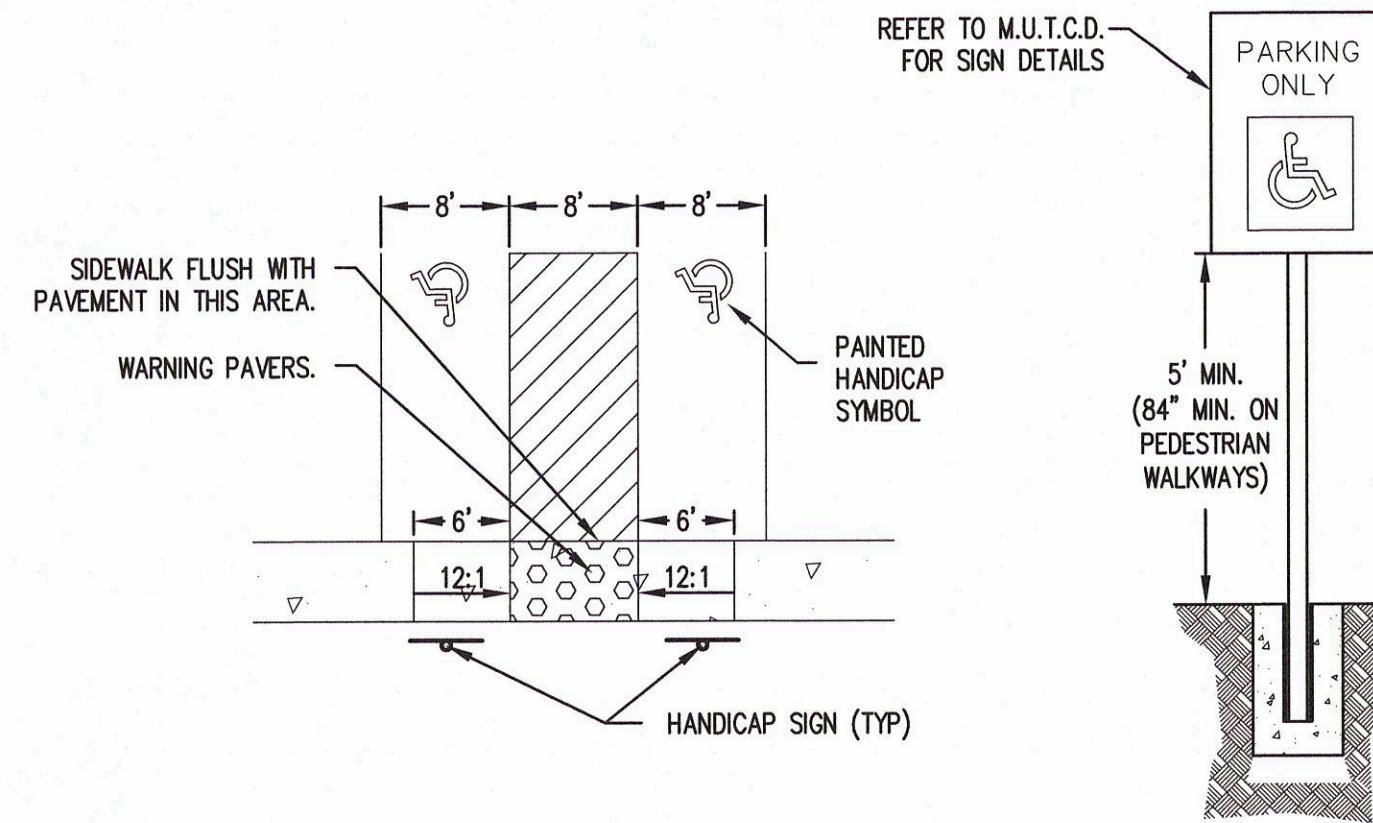
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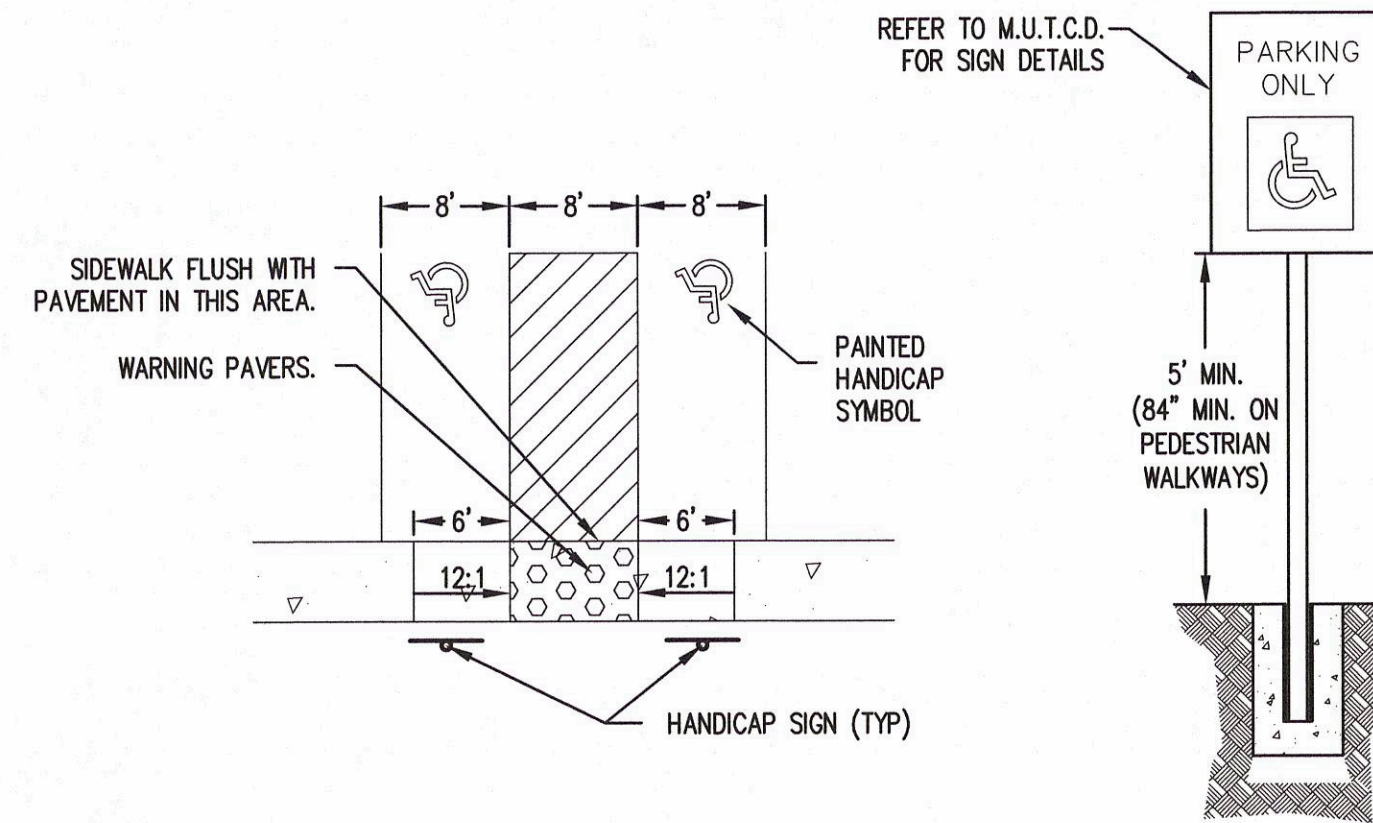
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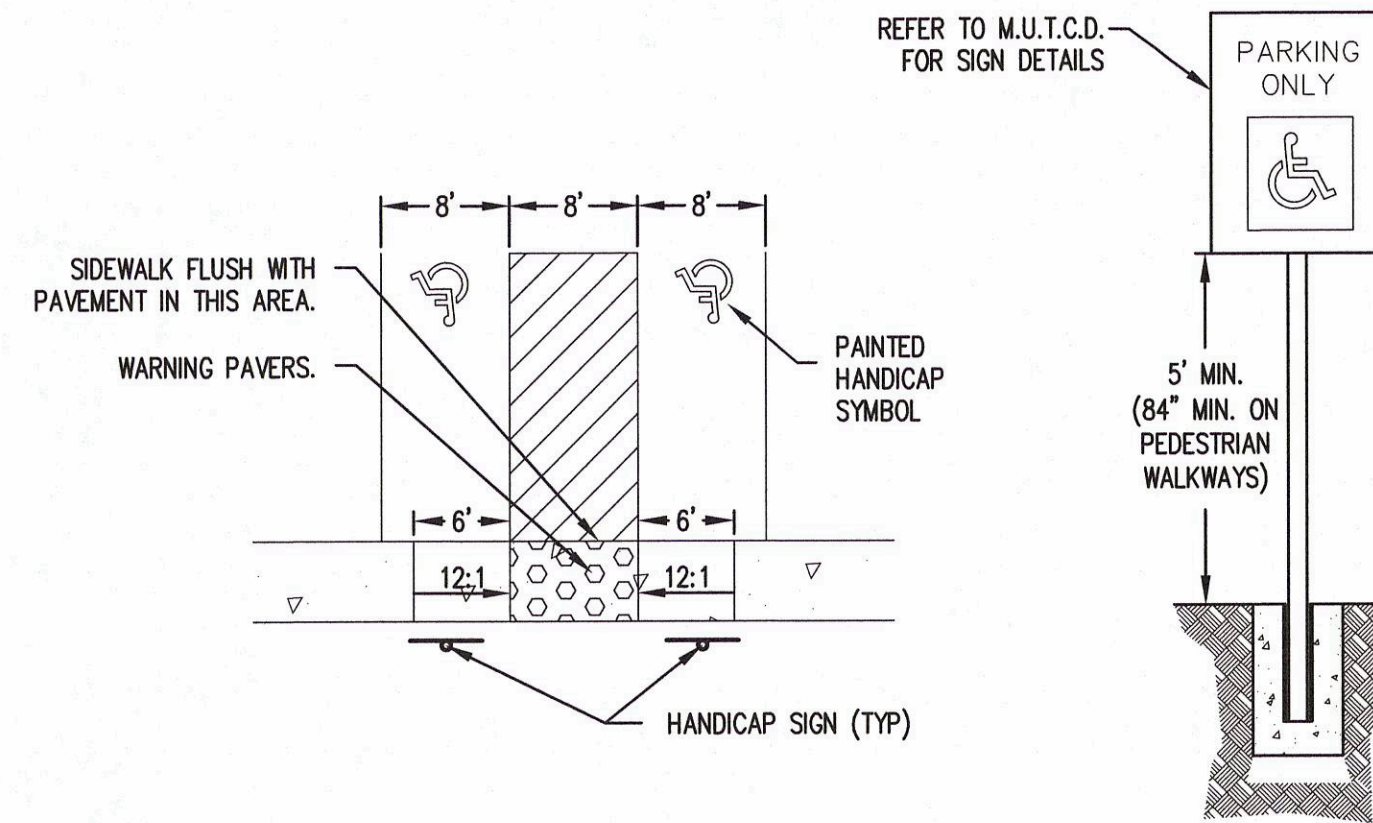
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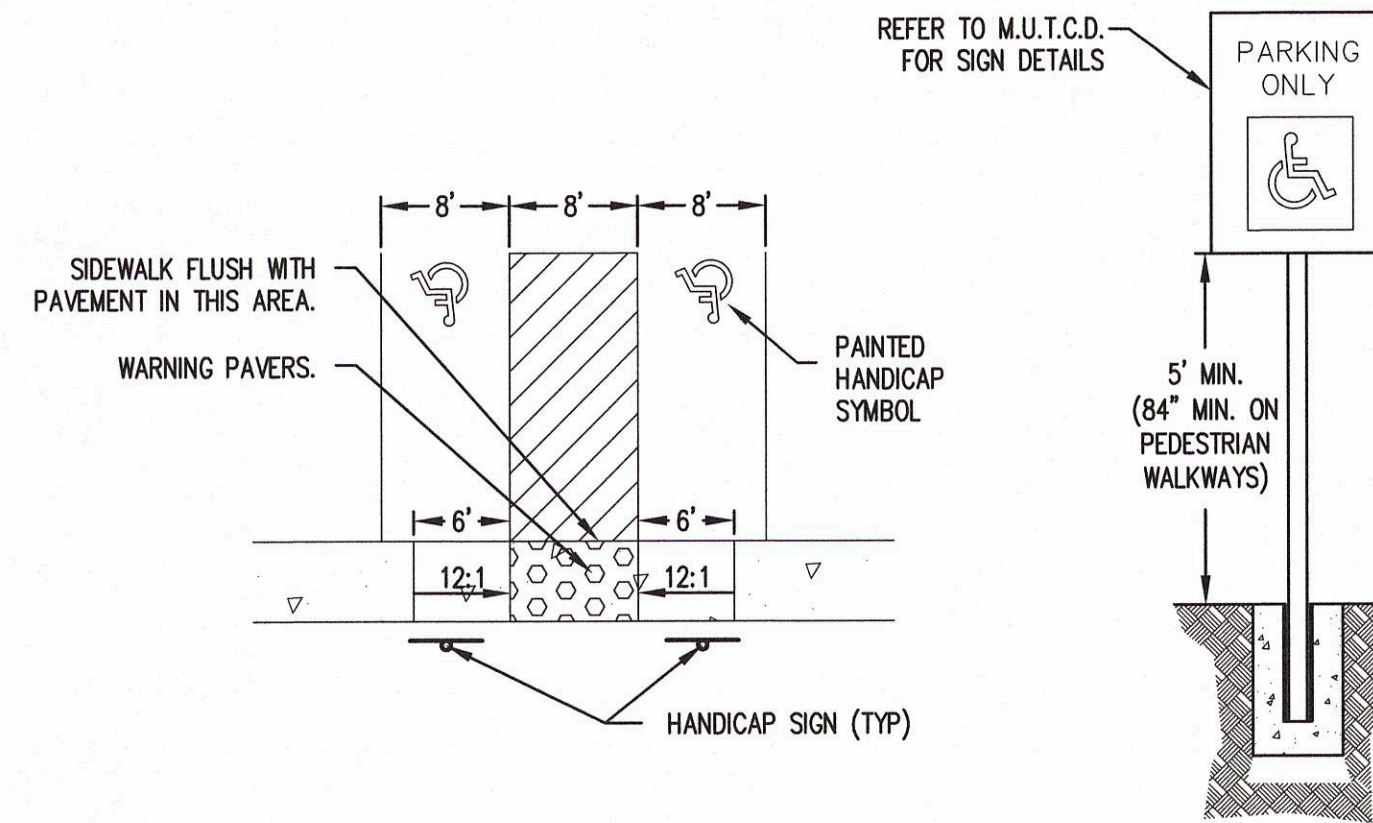
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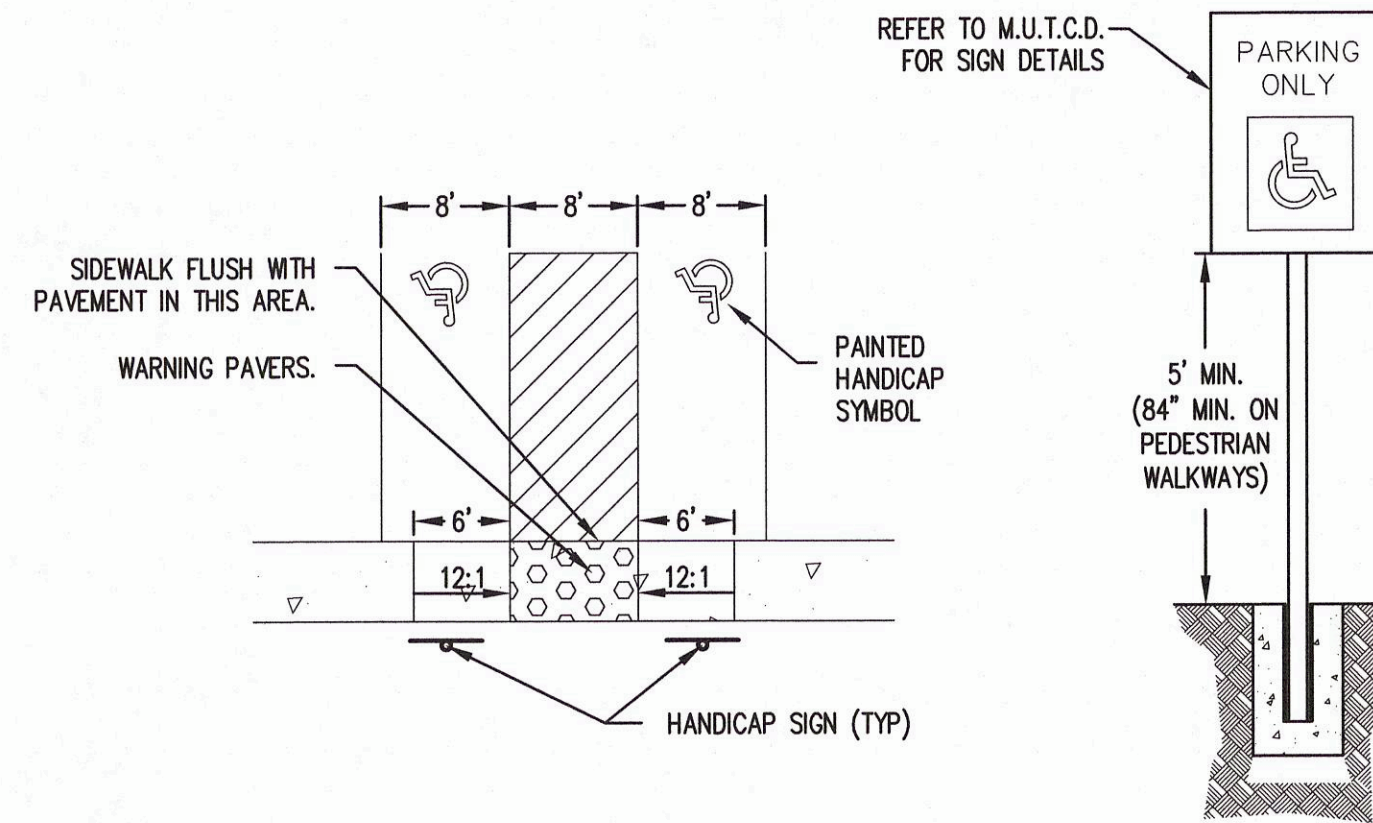
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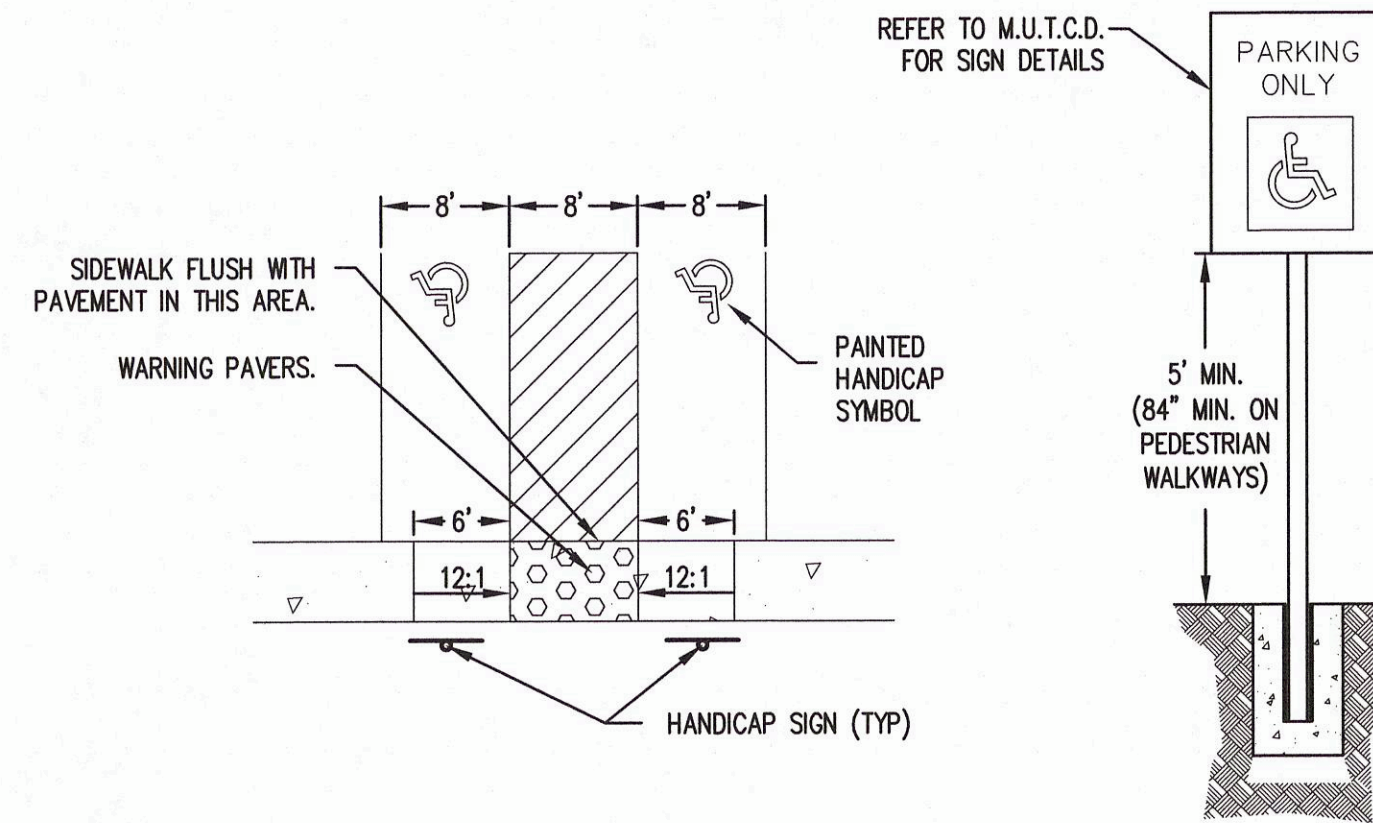
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7 HANDICAP SYMBOL
NOT TO SCALE



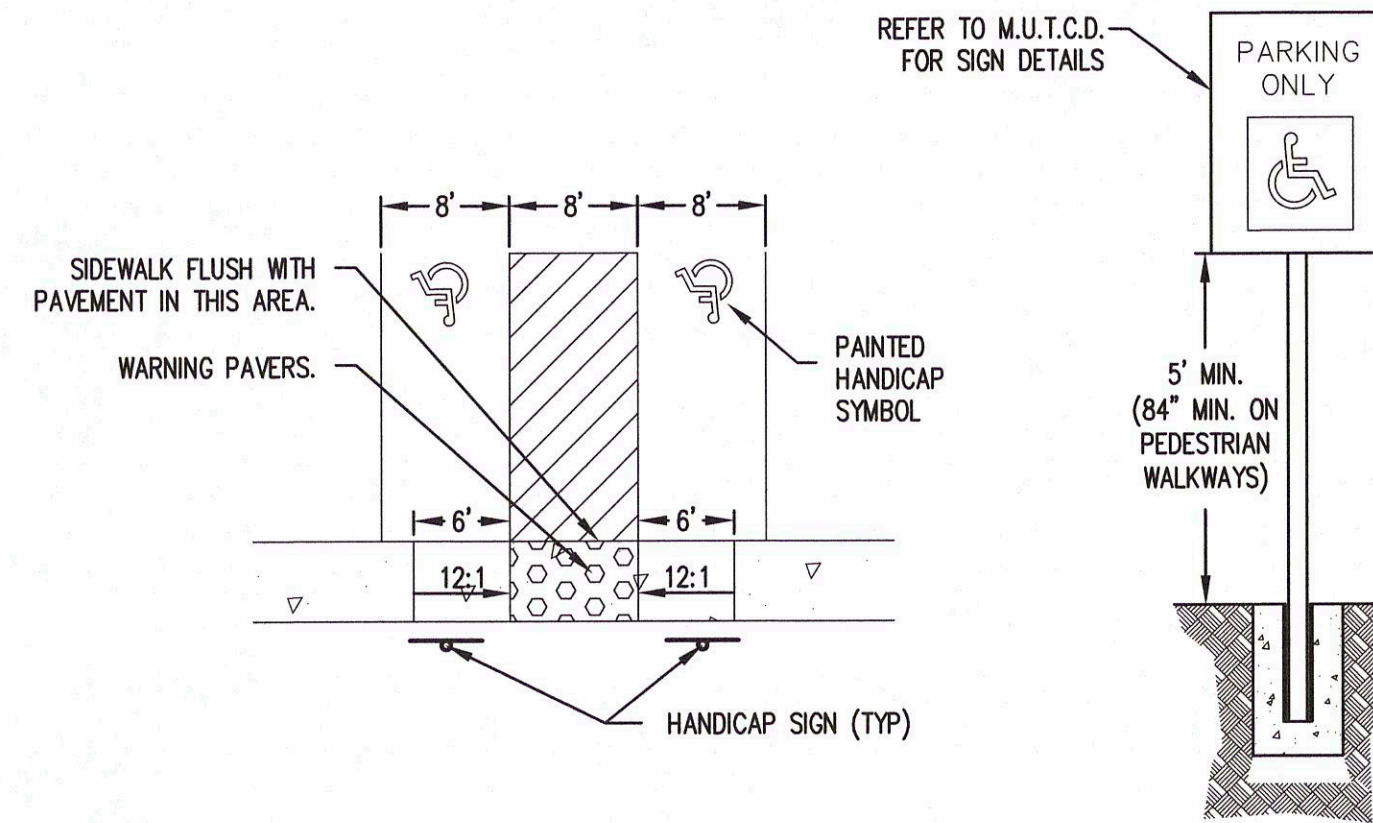
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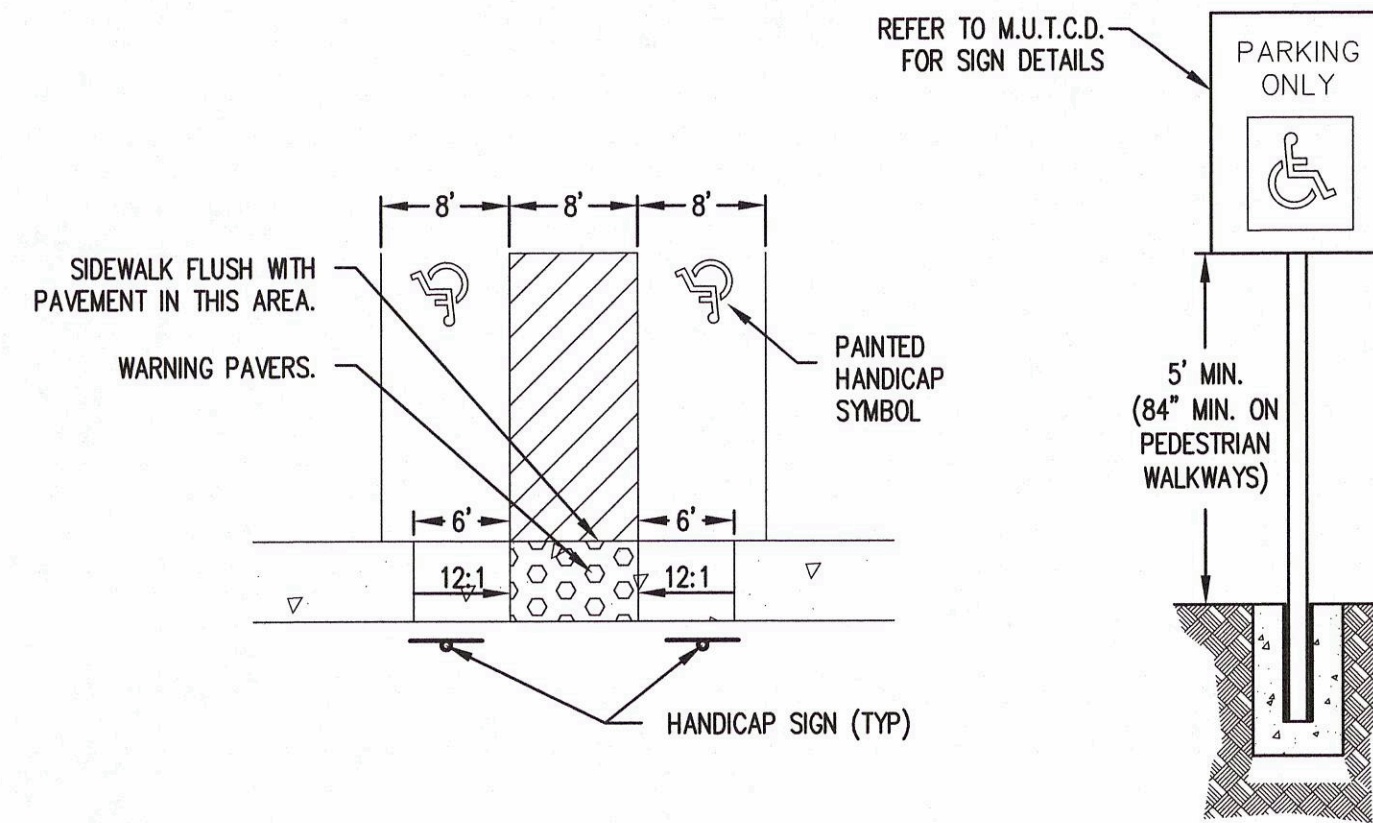
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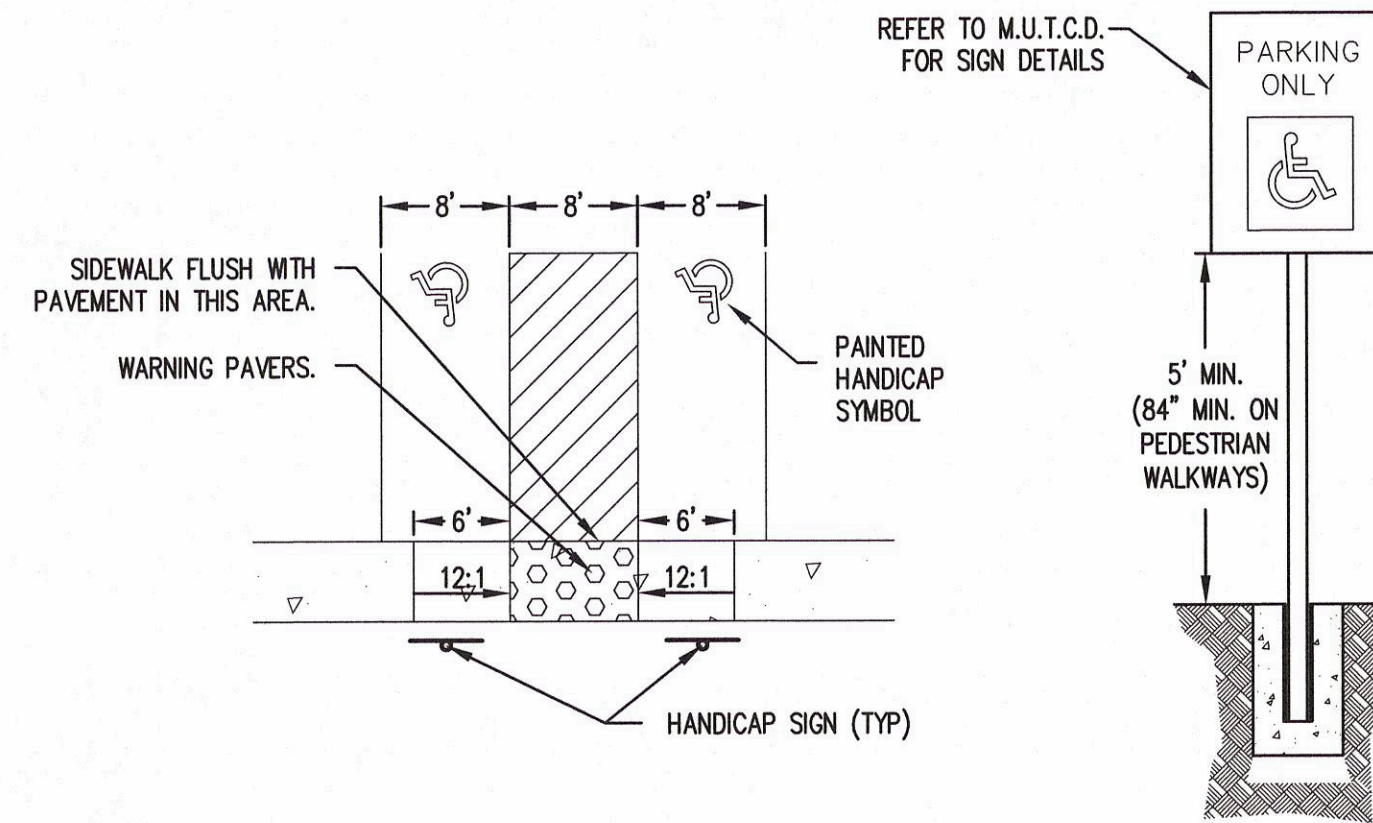
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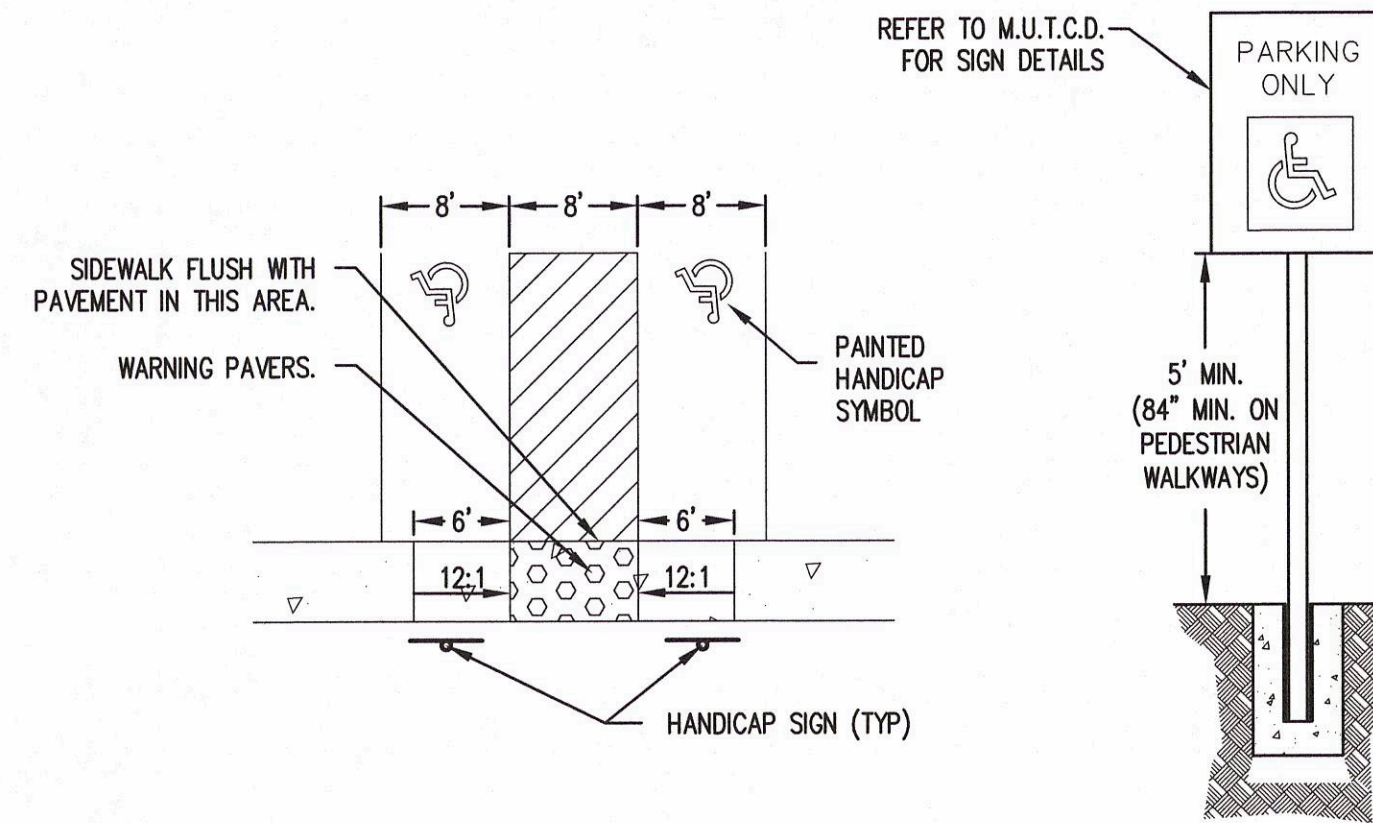
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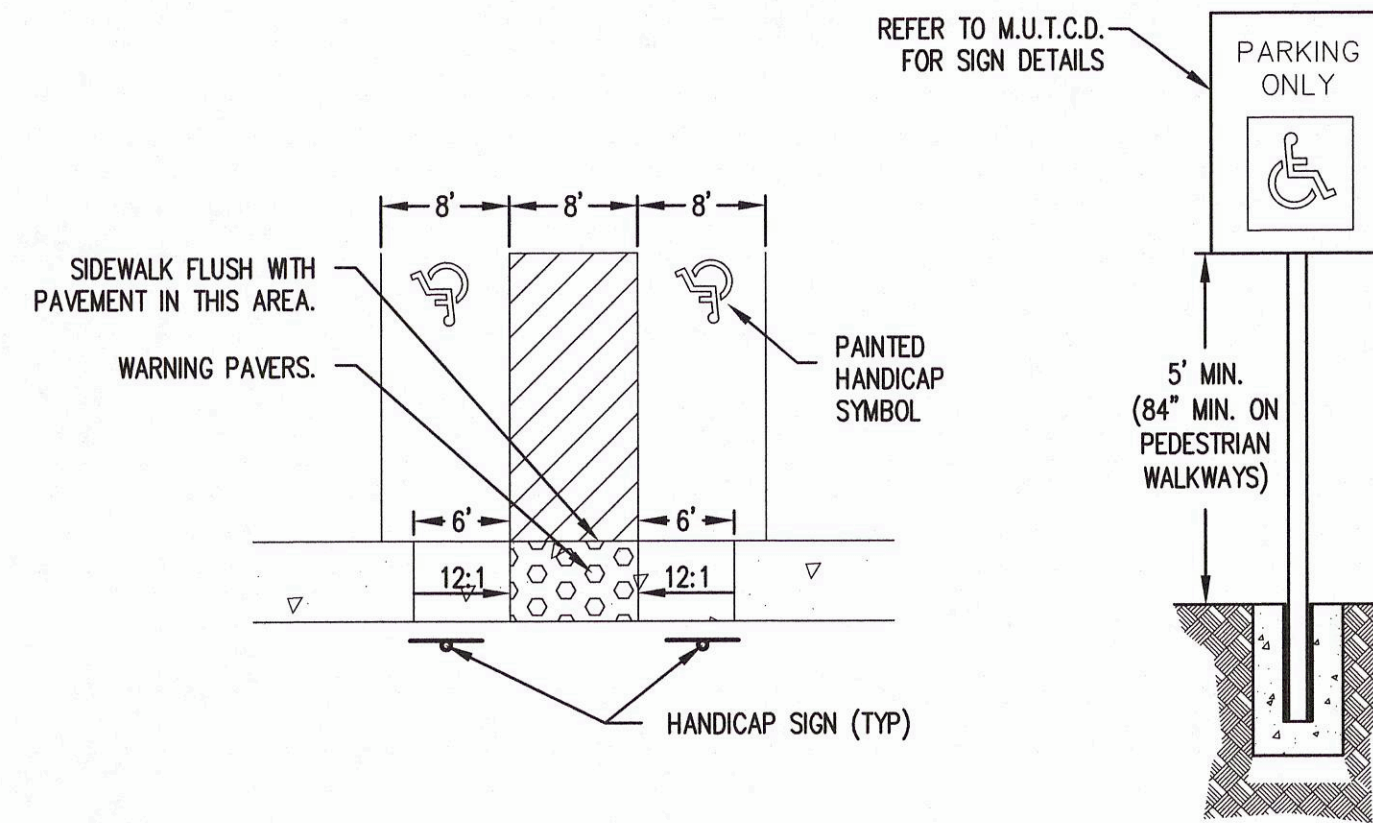
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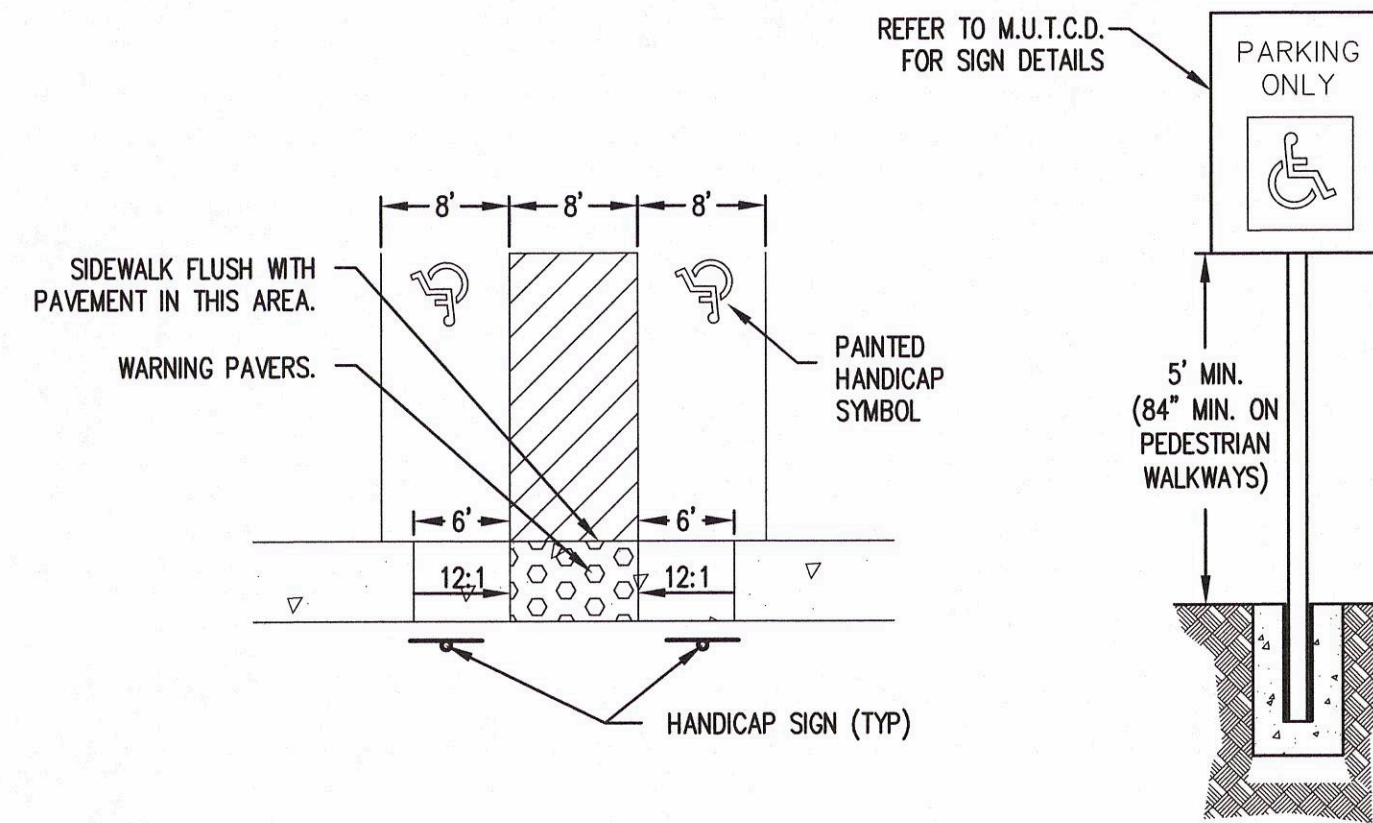
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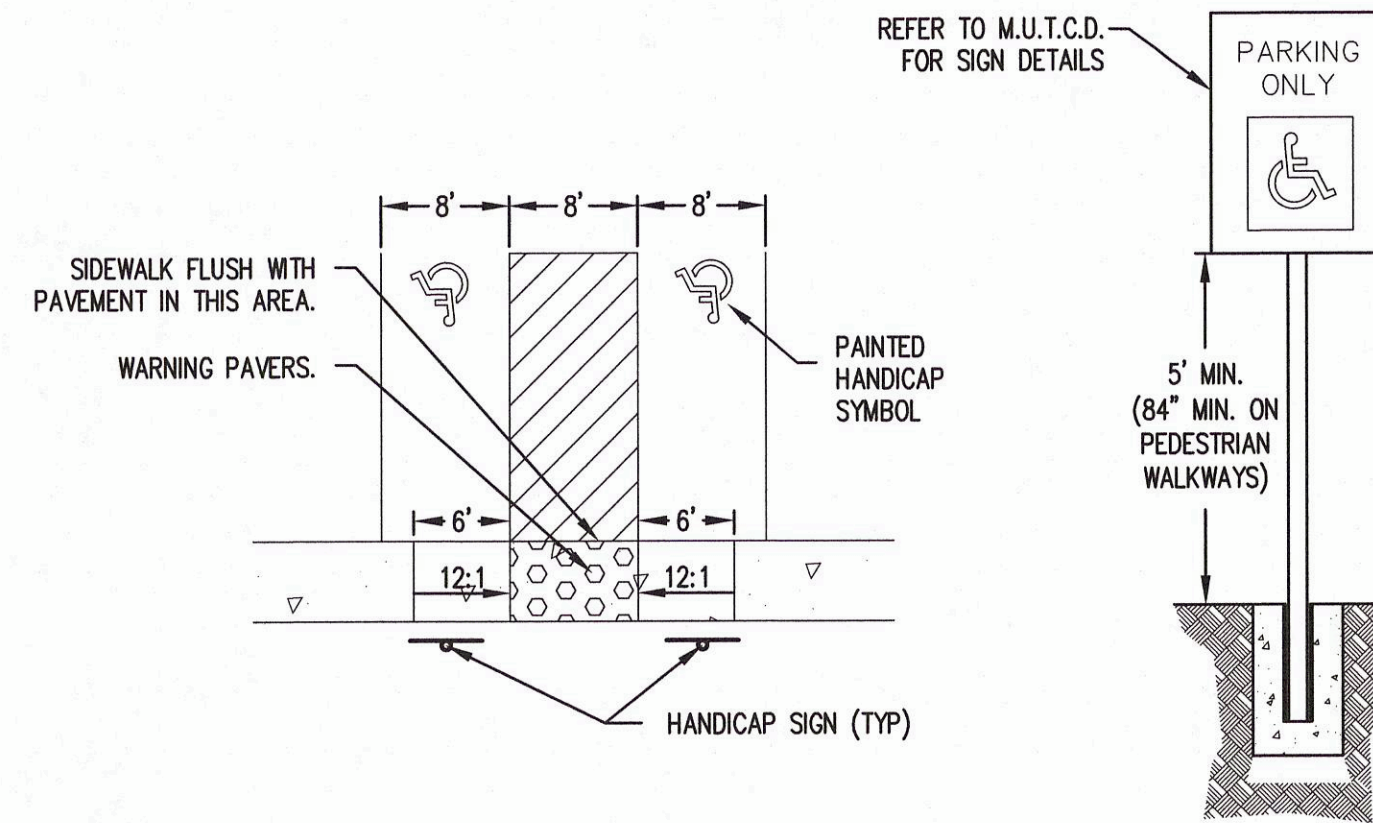
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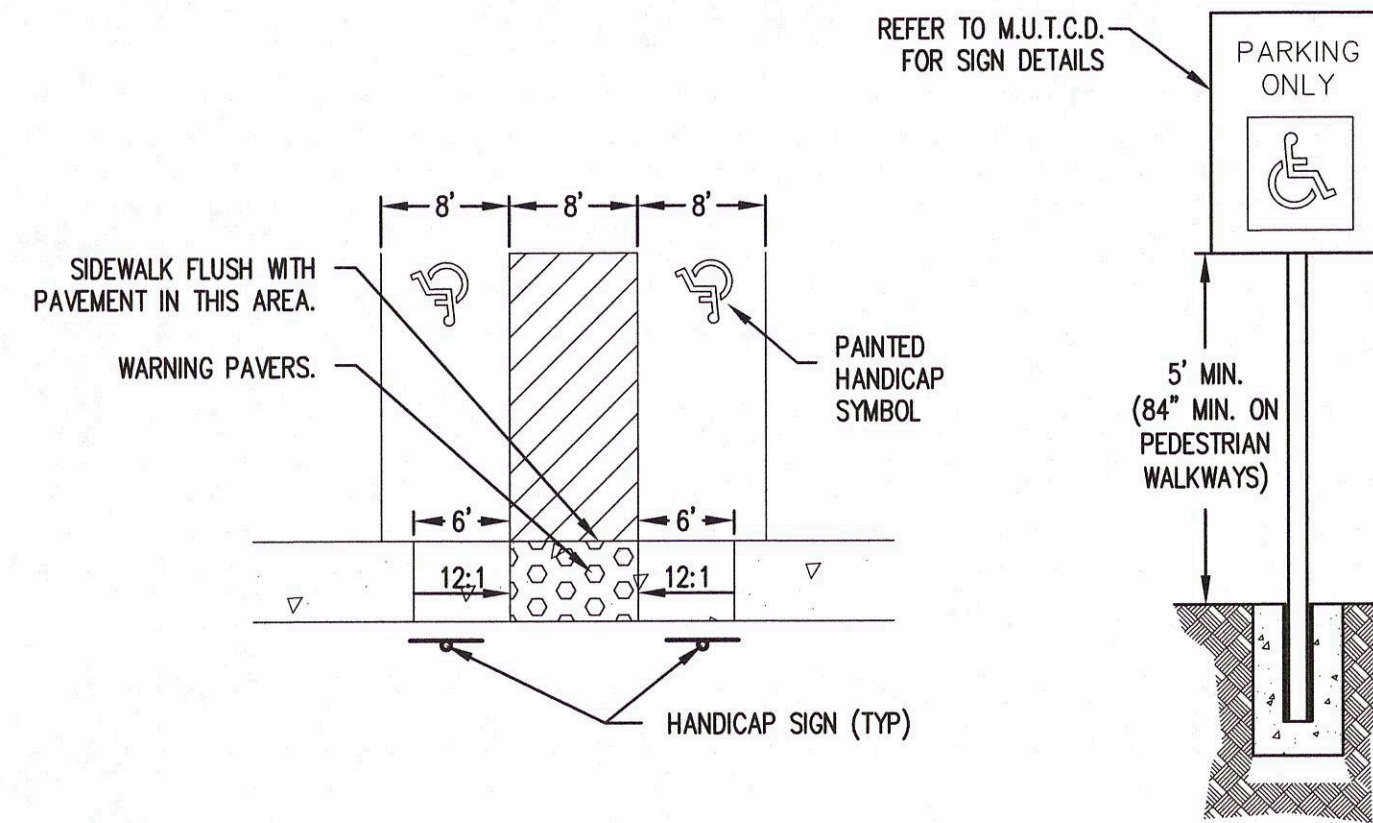
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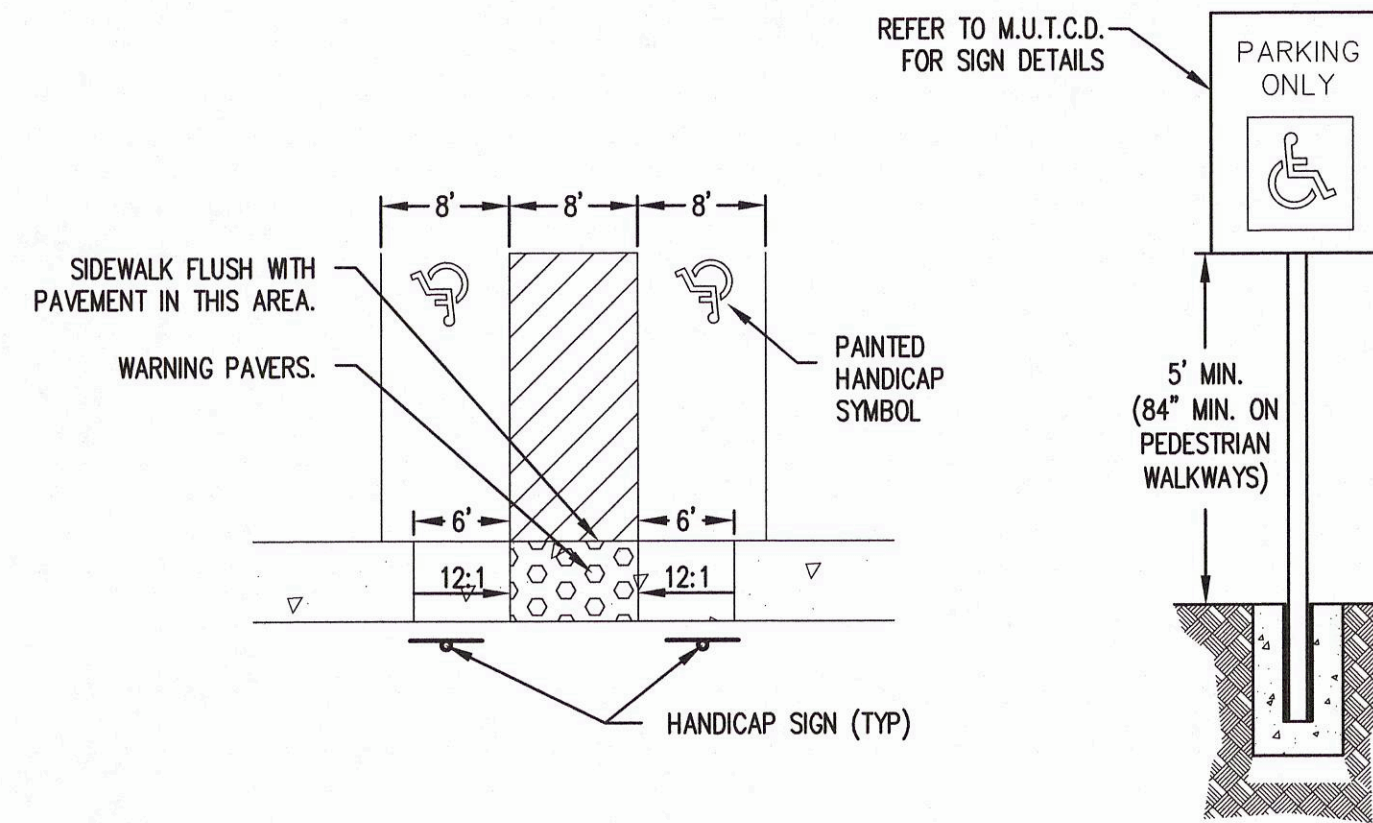
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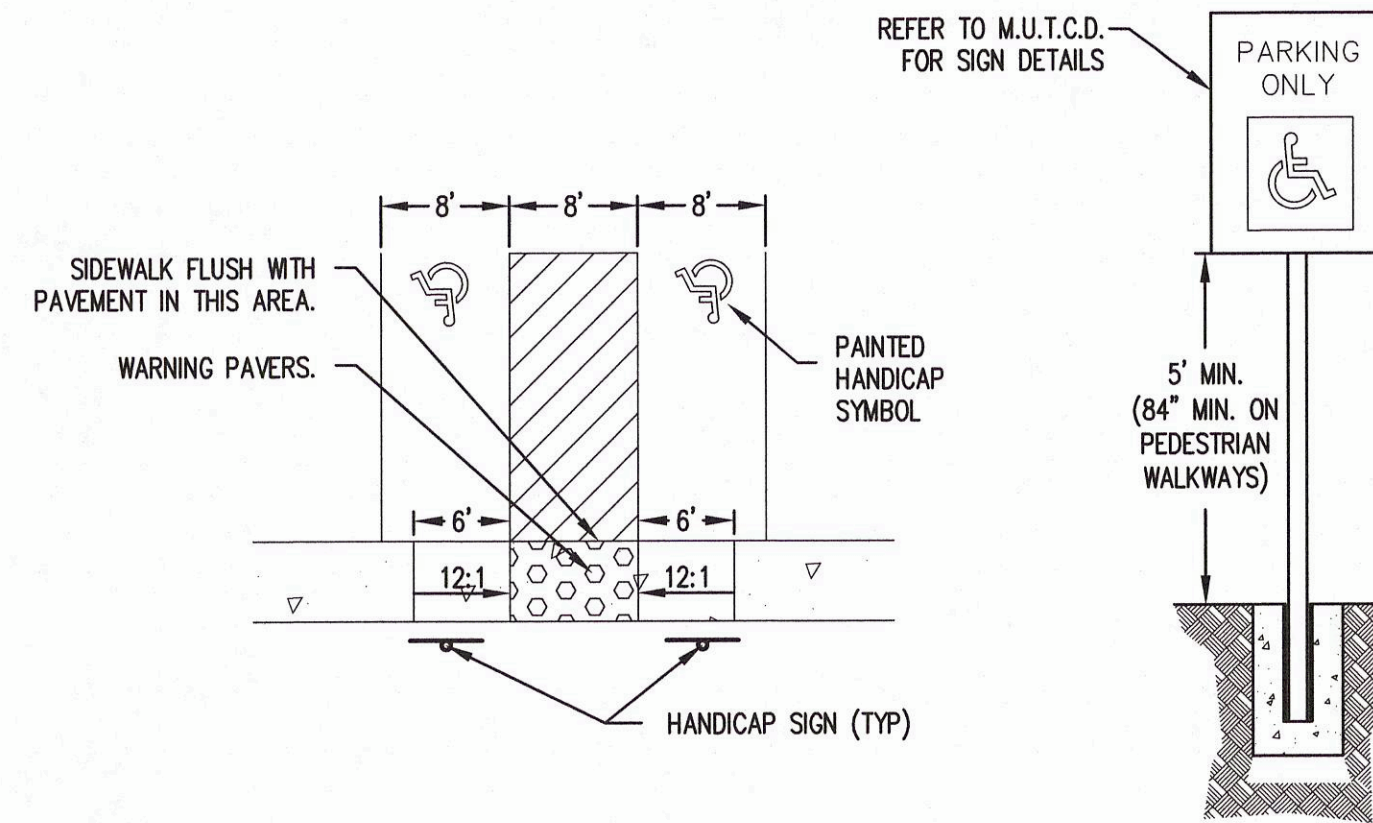
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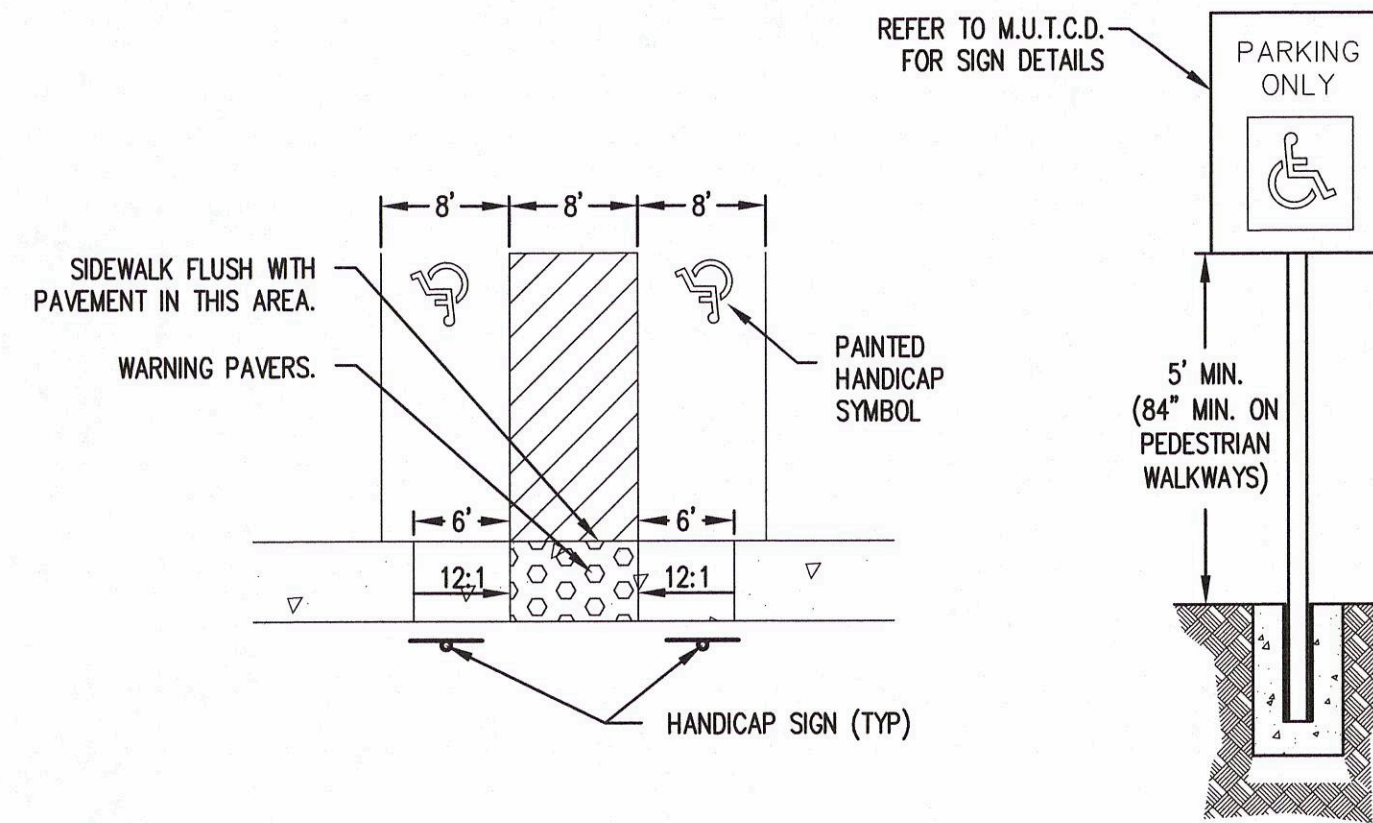
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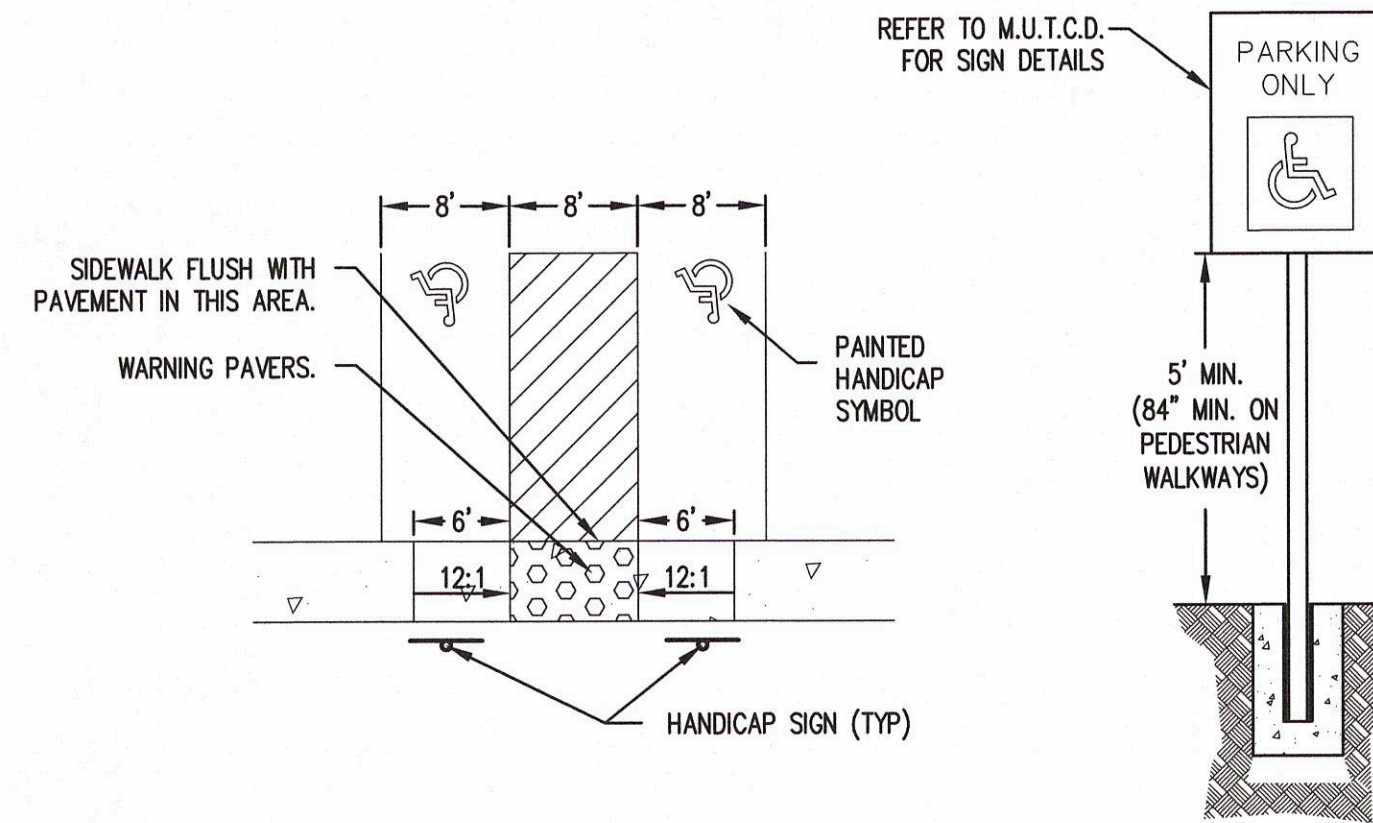
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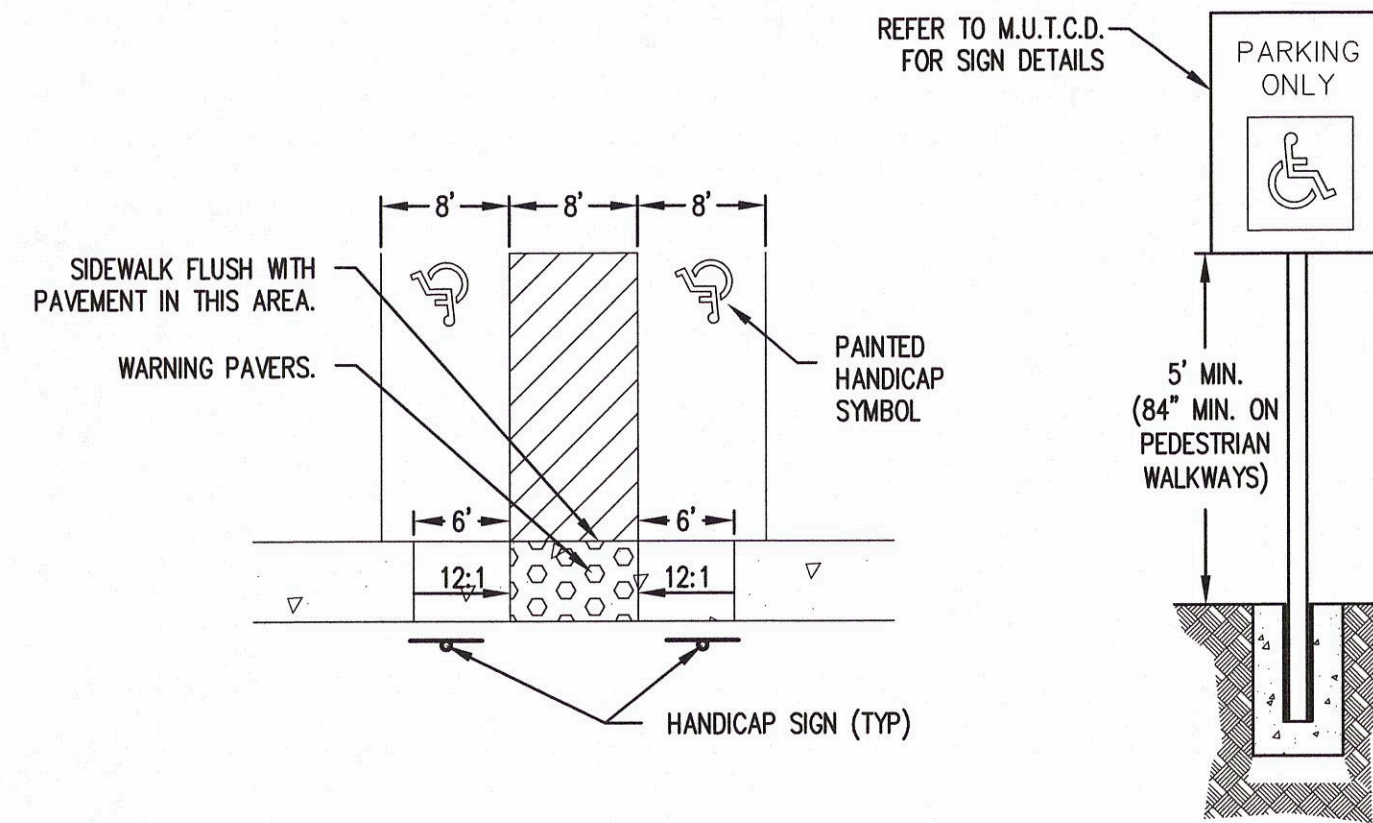
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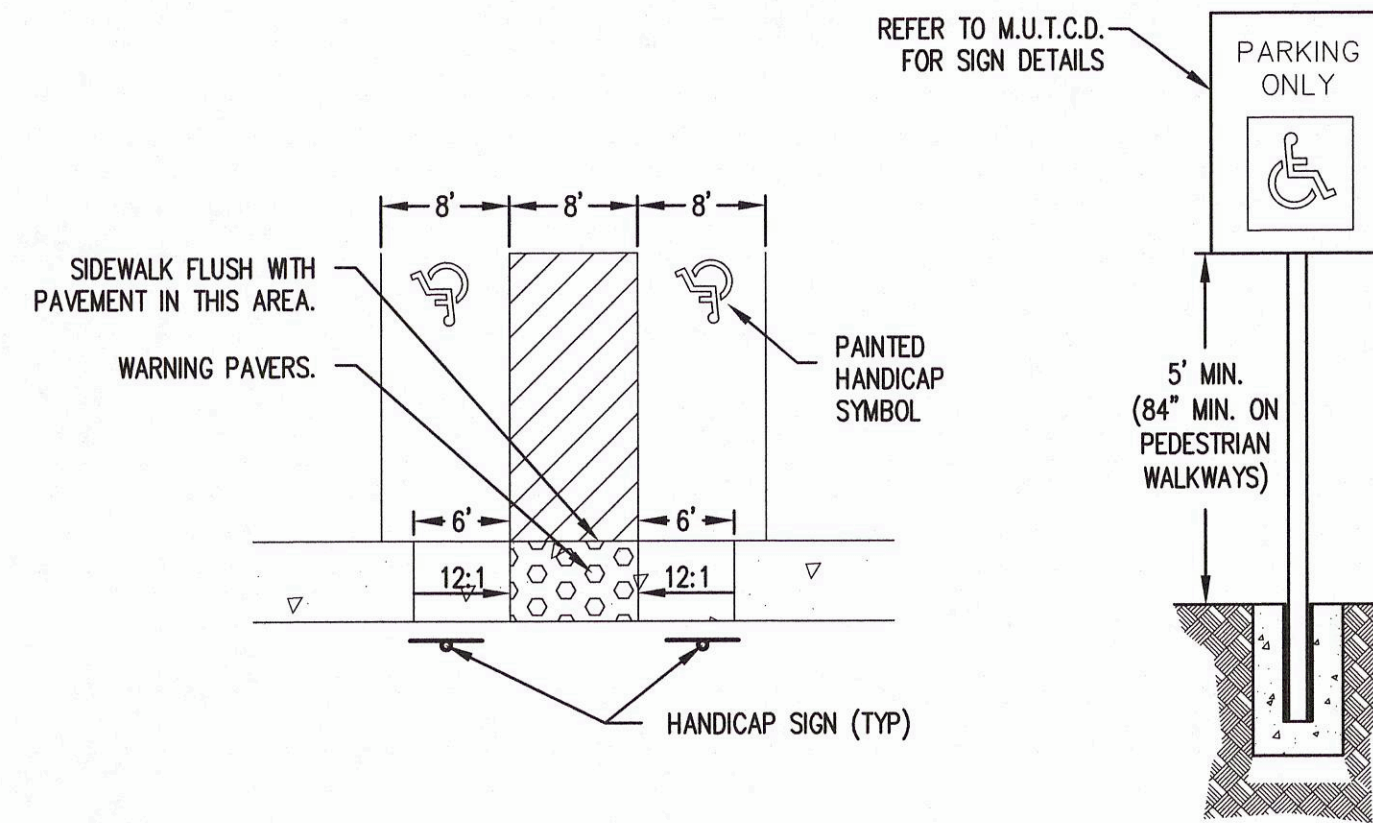
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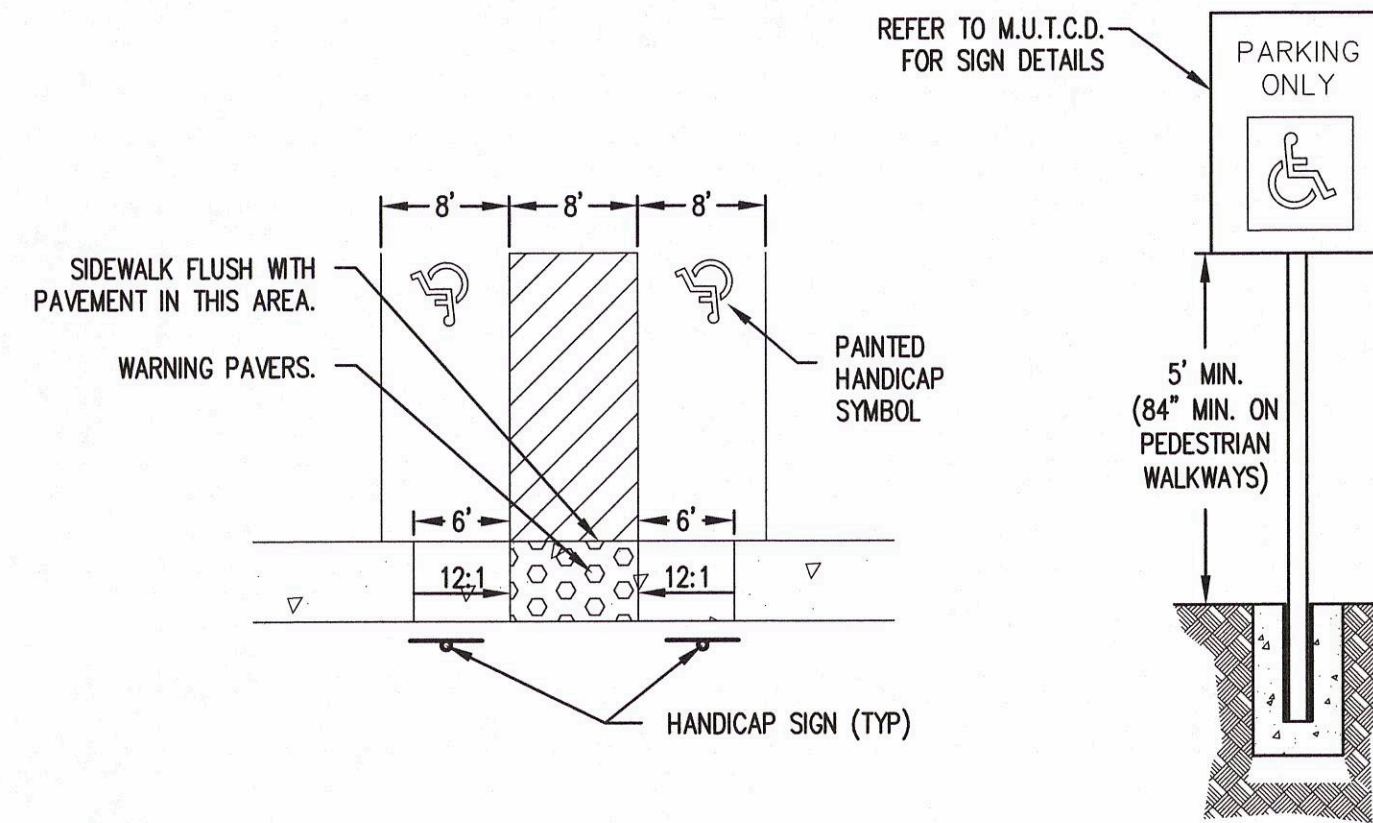
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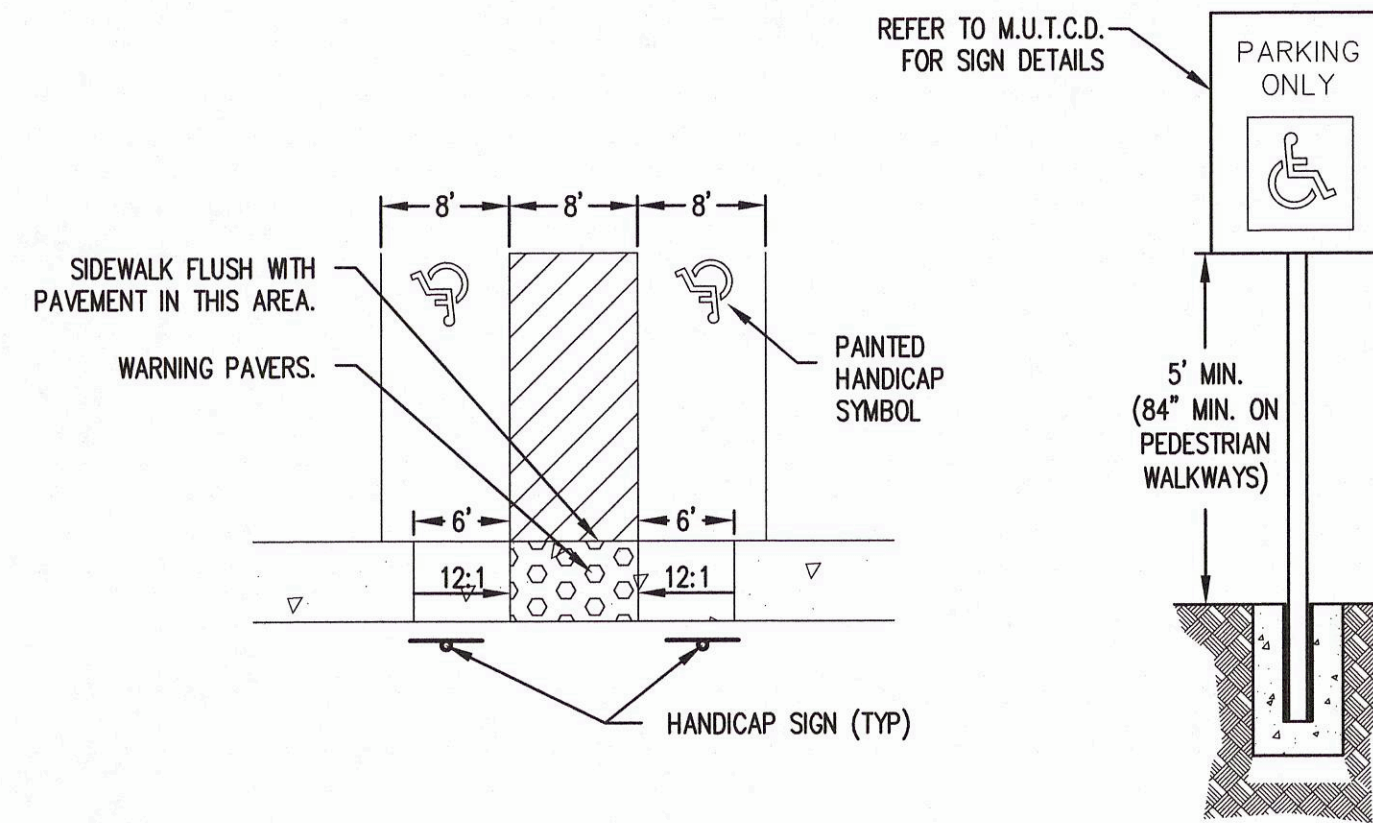
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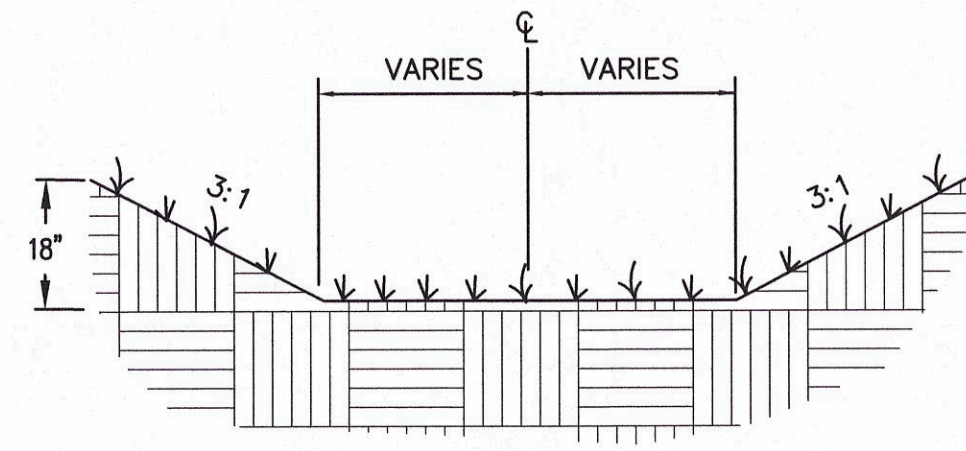
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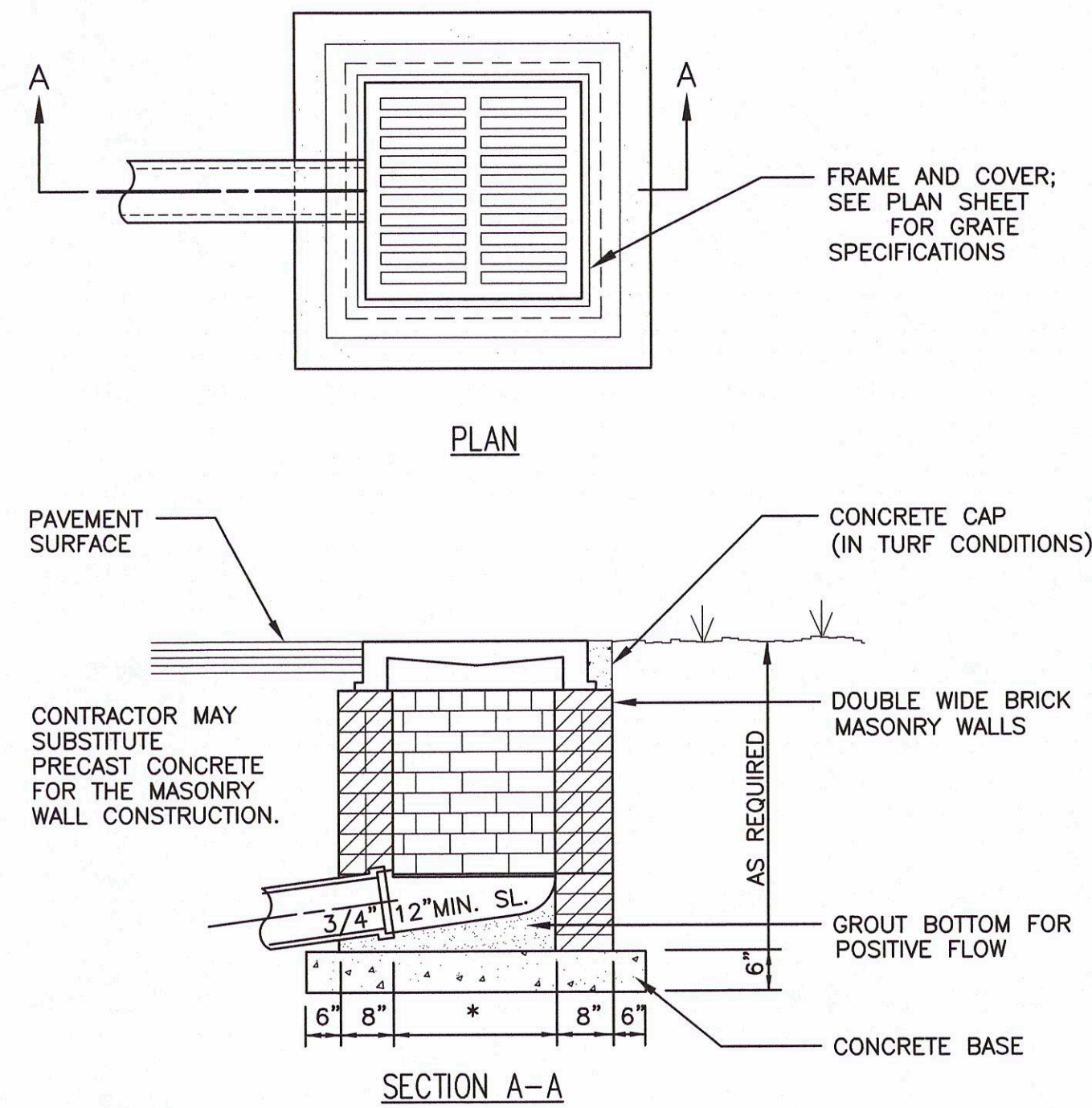
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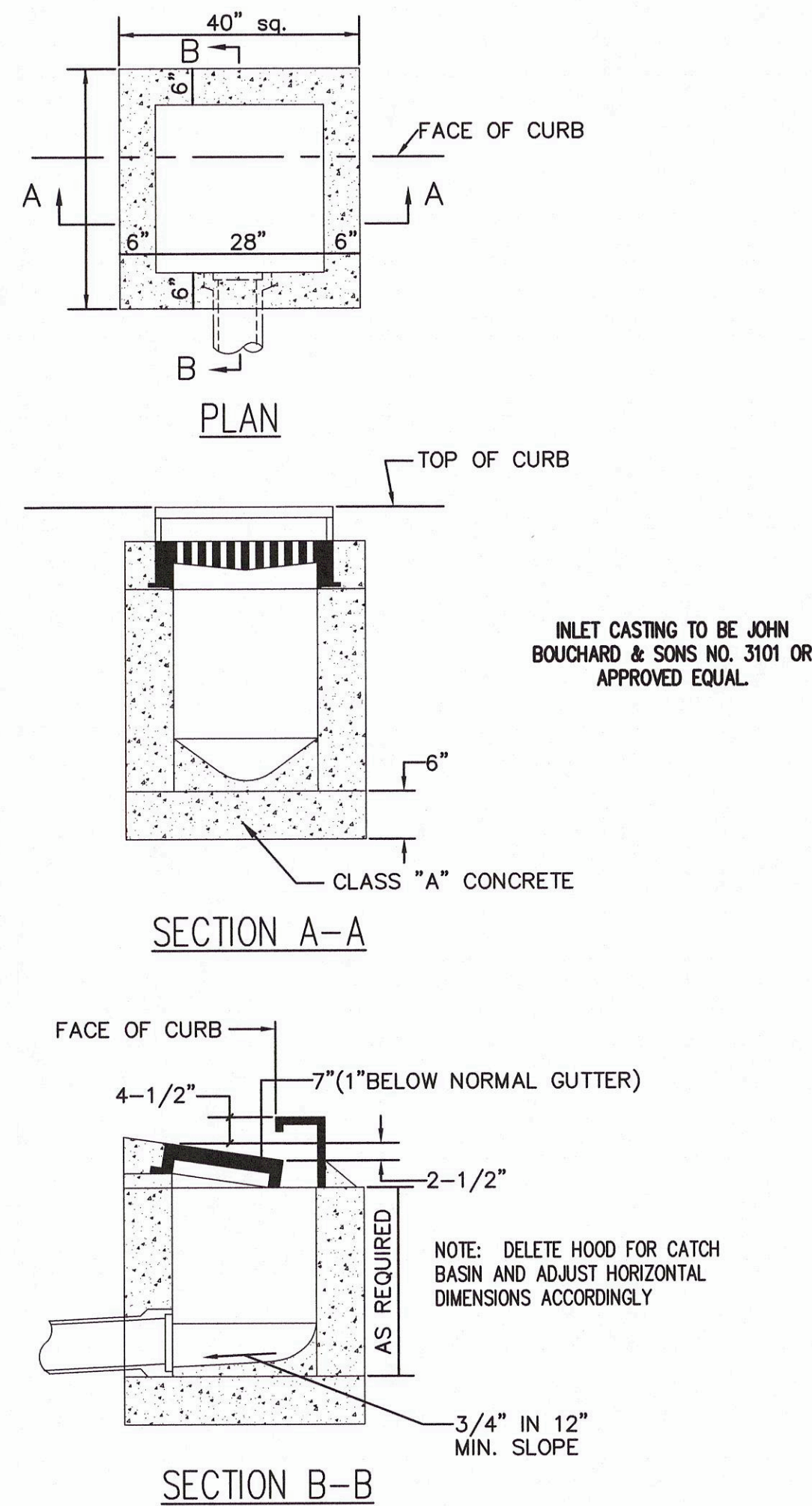




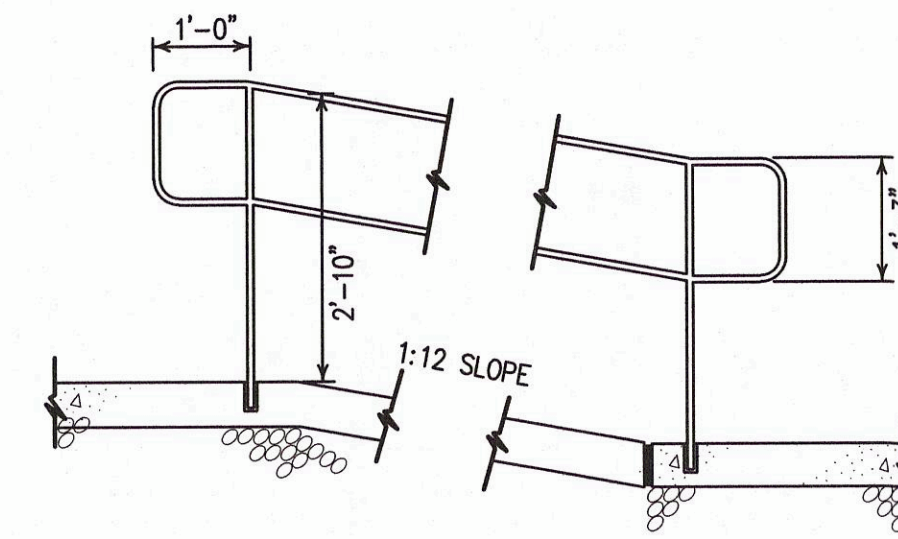
8 NATURAL FLAT BOTTOM DITCH
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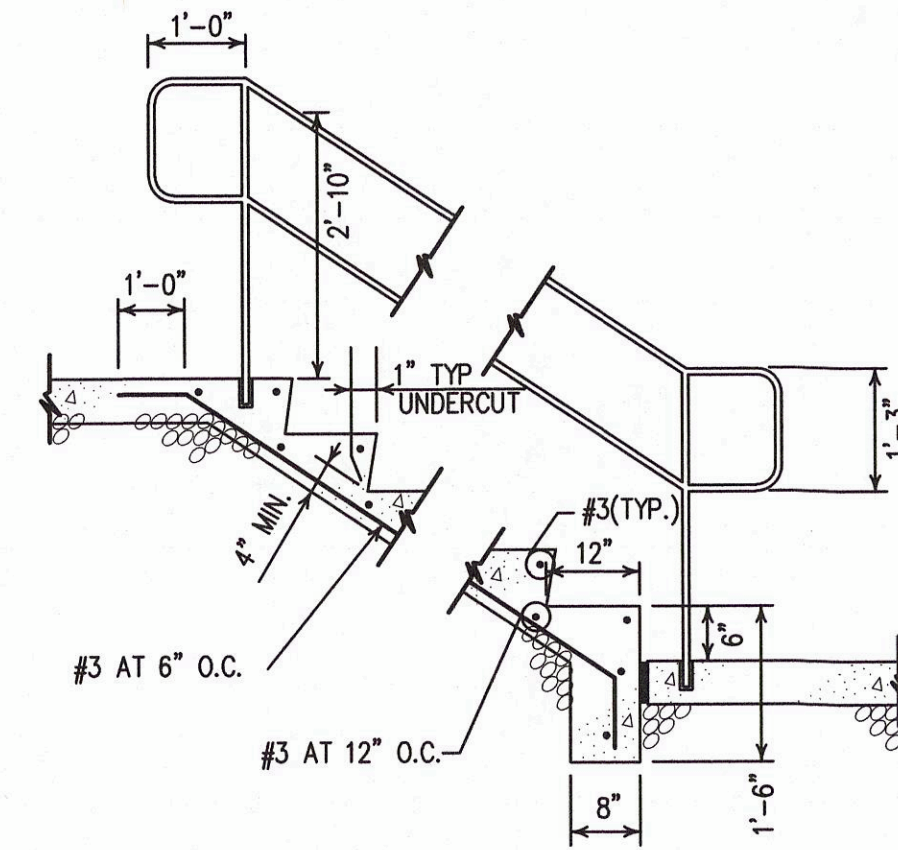
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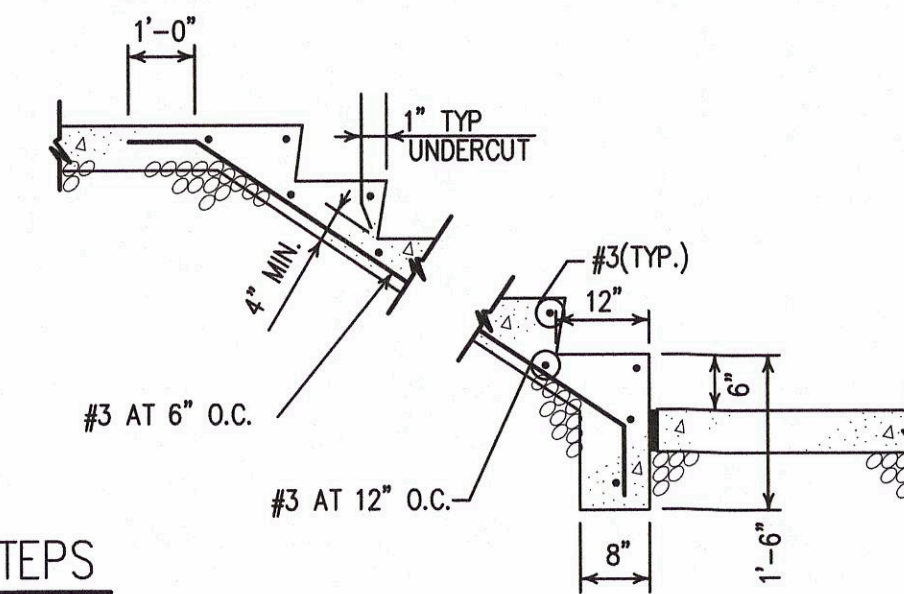
7 SINGLE INLET / CATCH BASIN
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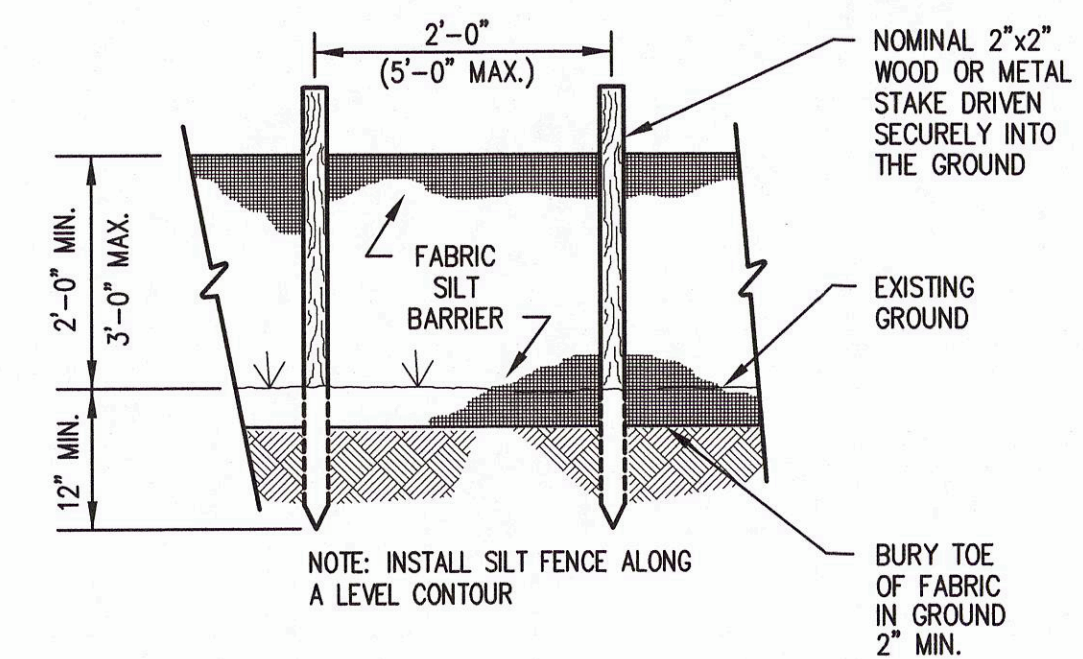
1 CONCRETE RAMP W/ ADA HANDRAILS
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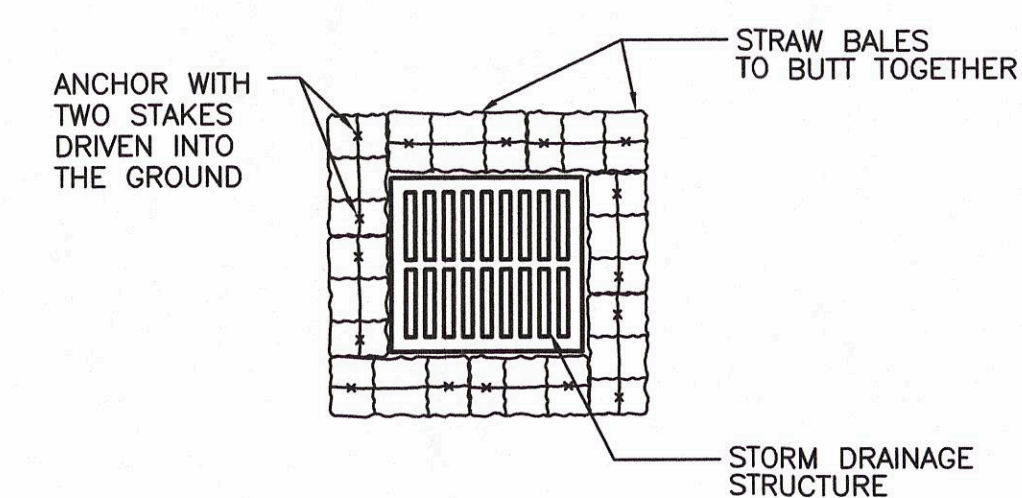
2 CONCRETE STEPS W/ ADA HANDRAILS
NOT TO SCALE



3 CONCRETE STEPS
NOT TO SCALE



4 SILT FENCE EROSION CONTROL
NOT TO SCALE



5 STRAW BALE INLET PROTECTION
NOT TO SCALE

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-10

SHEET 10 OF 11



BATSON & ASSOCIATES
Civil Engineering Consultants

5150 REMINGTON DRIVE
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CONSTRUCTION
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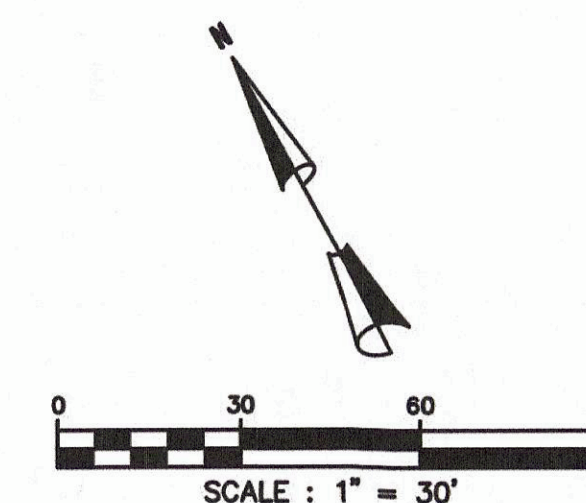
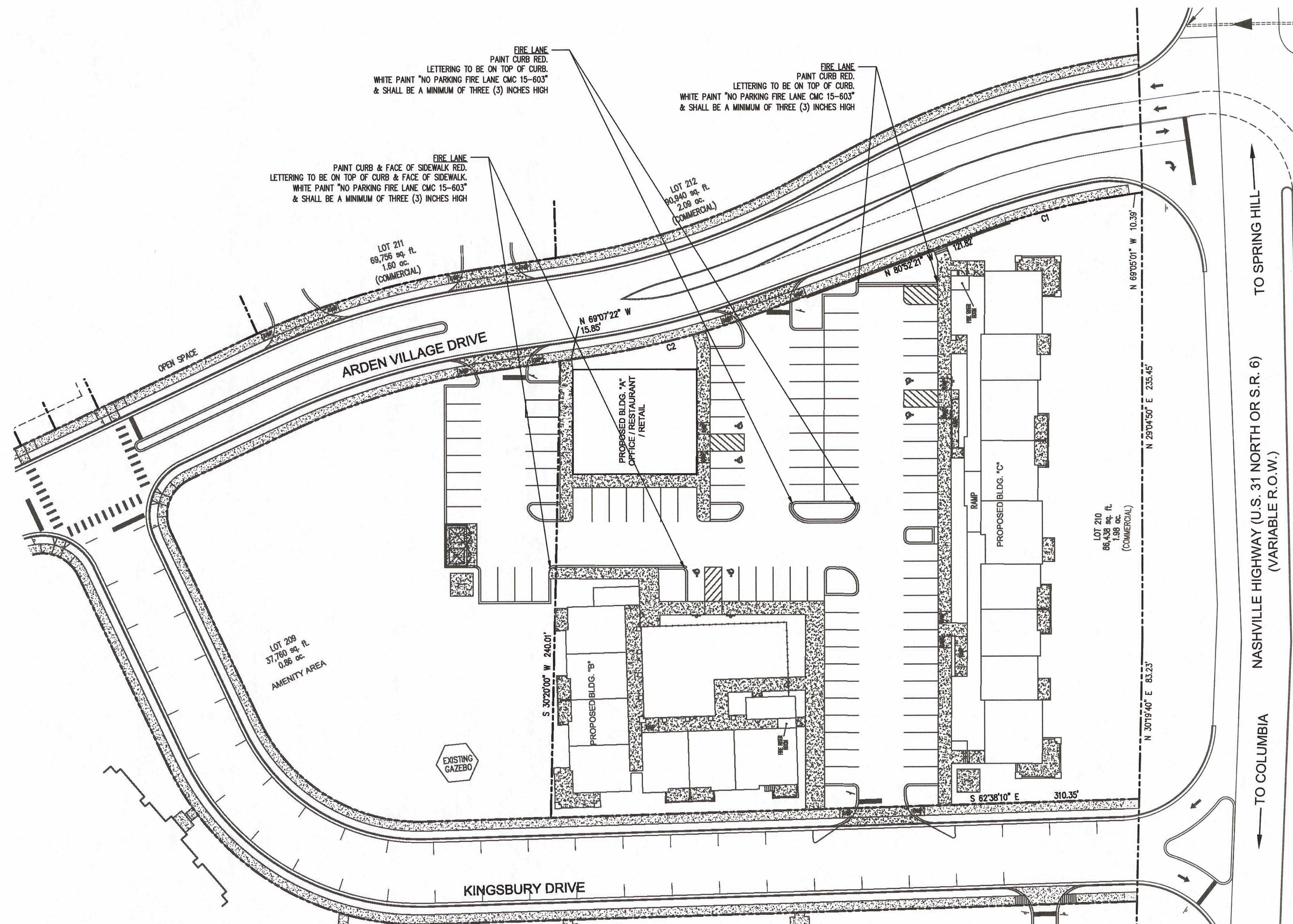
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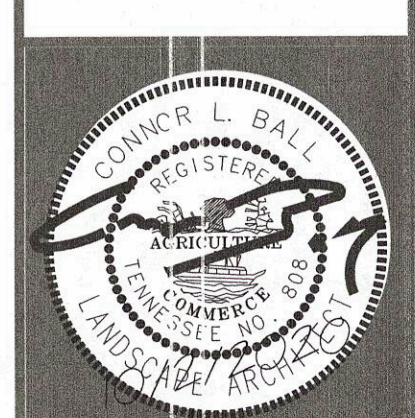
FIRE SAFETY
ACCESS PLAN

C-11

SHEET 11 OF 11



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

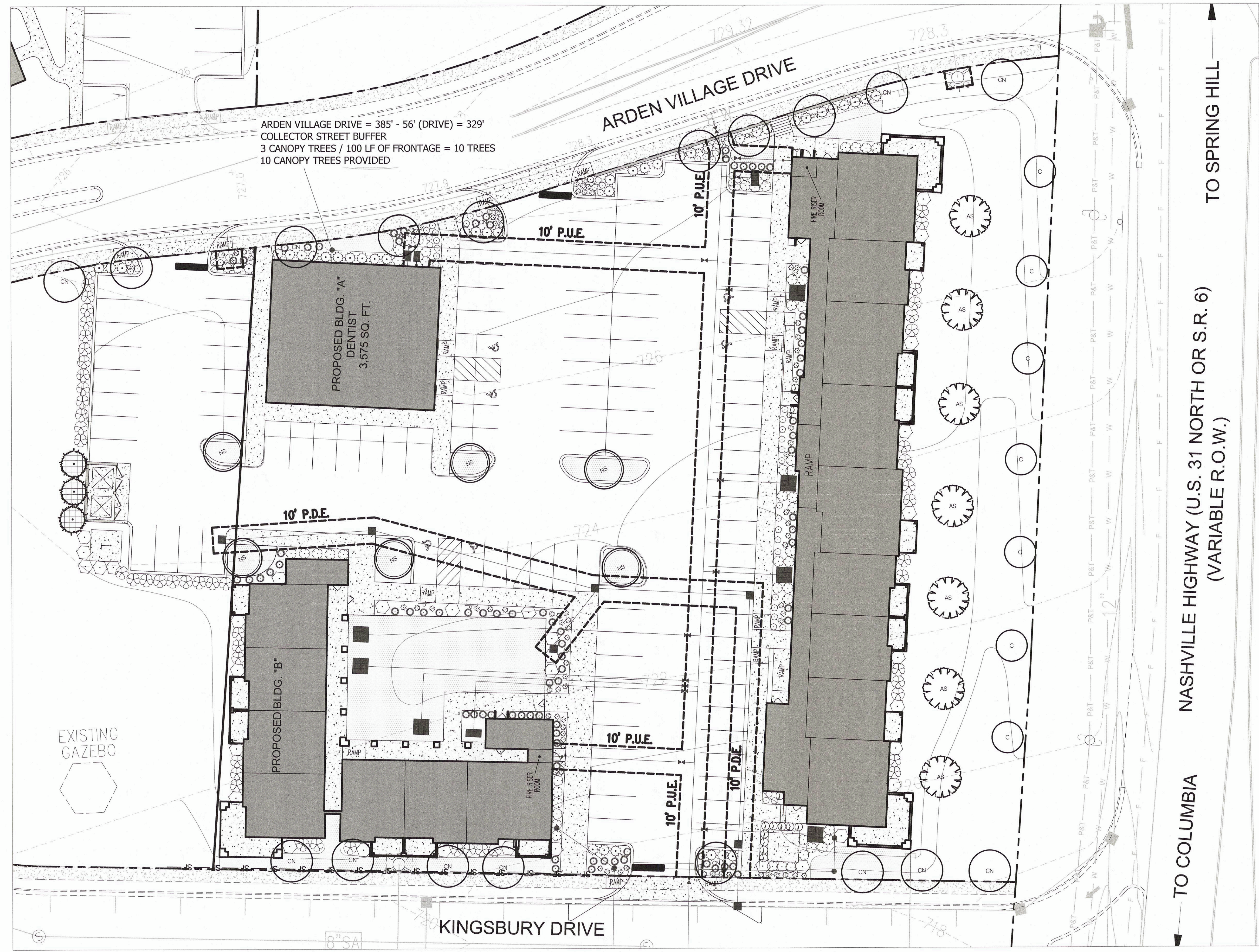


BY: cb

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

L1.0

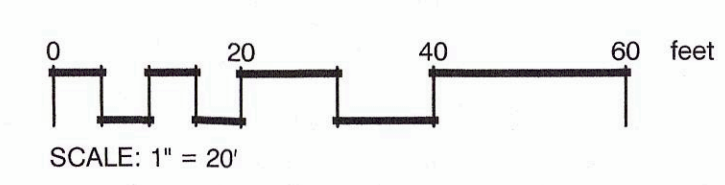
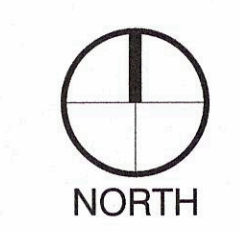
LANDSCAPE PLAN



ARDEN VILLAGE DRIVE = 385' - 56' (DRIVE) = 329'
 COLLECTOR STREET BUFFER
 3 CANOPY TREES / 100 LF OF FRONTAGE = 10 TREES
 10 CANOPY TREES PROVIDED

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

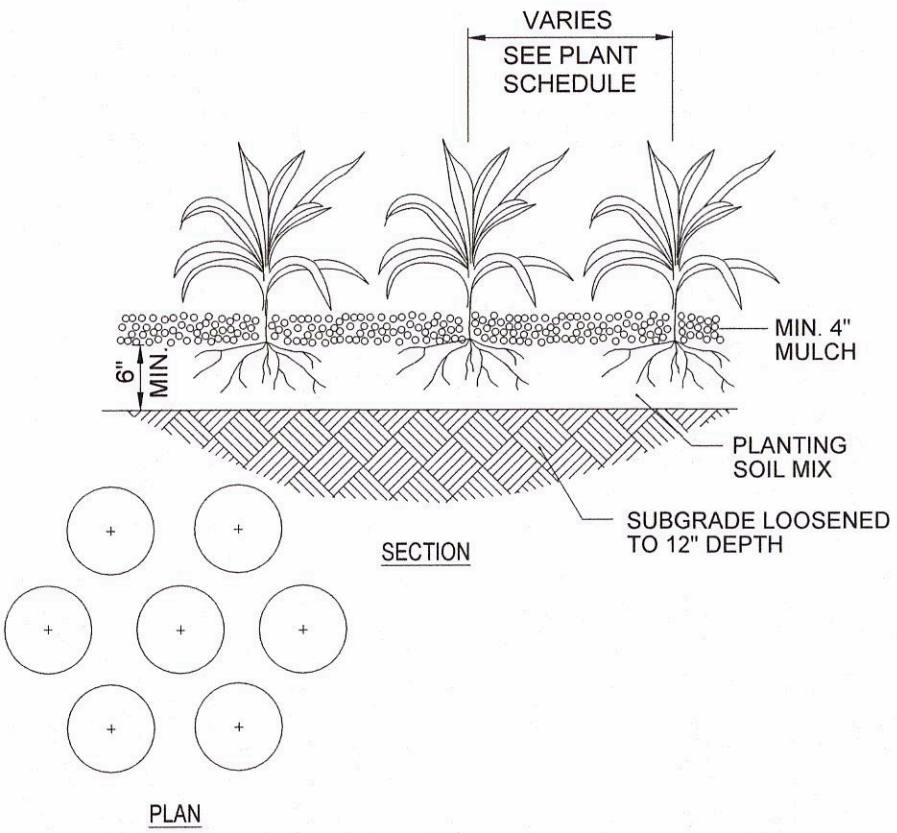
NASHVILLE HIGHTWAY = 323'
 ARTERIAL STREET BUFFER
 2 CANOPY TREES / 100 LF OF FRONTAGE = 7 TREES
 2 UNDERSTORY TREES / 100 LF OF FRONTAGE = 7 TREES
 7 CANOPY AND 7 UNDERSTORY TREES PROVIDED



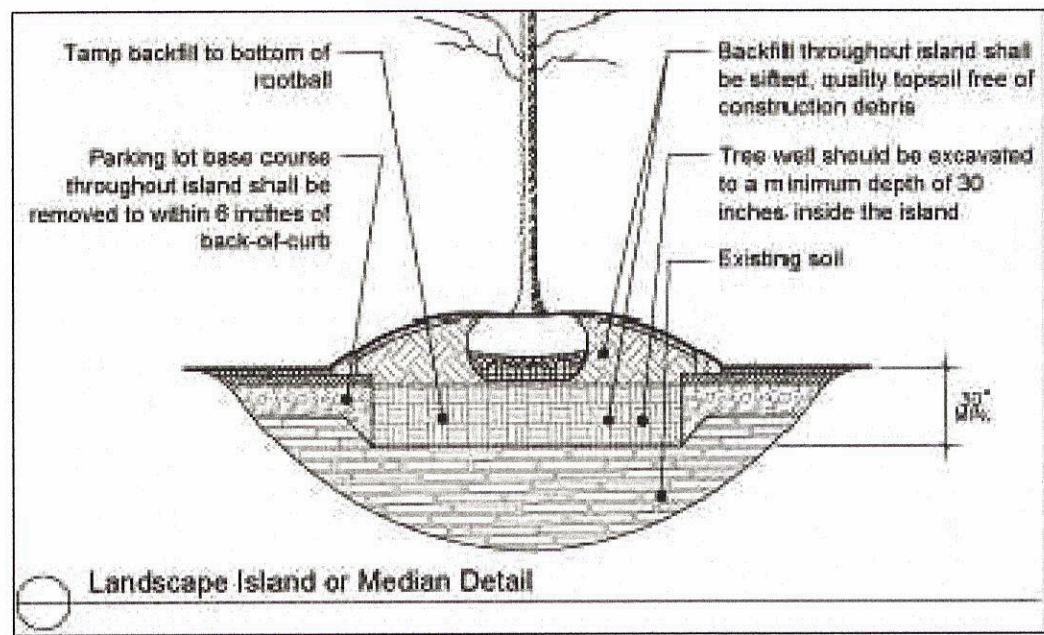
SEE L1.1 FOR LANDSCAPE SCHEDULE, NOTES, AND DETAILS

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.

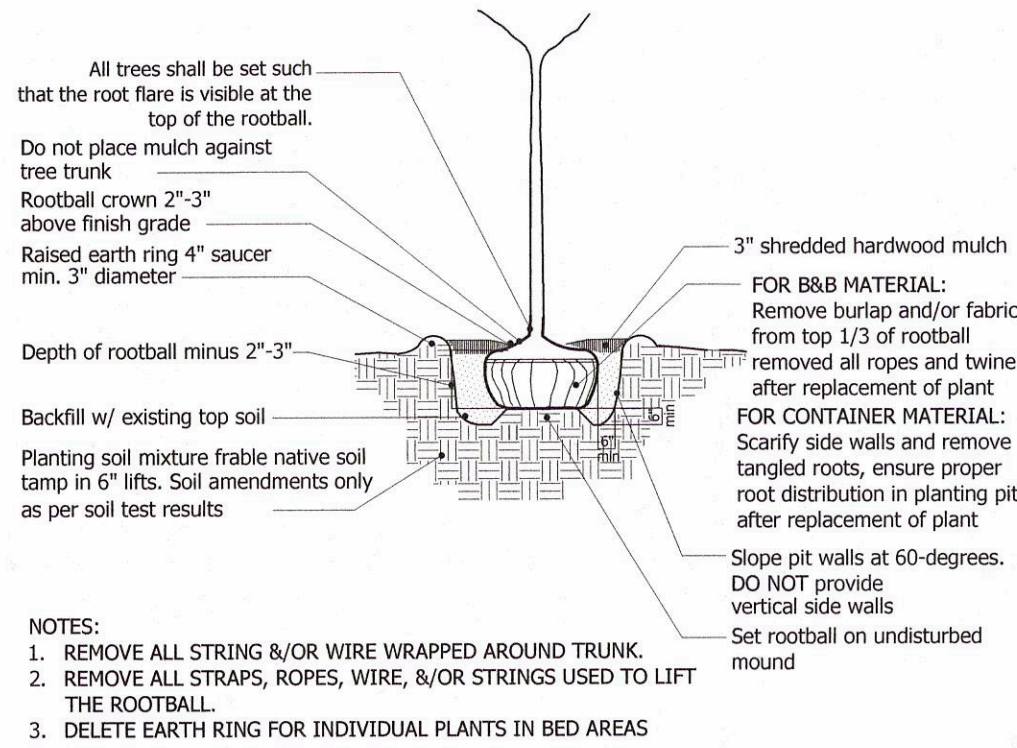


1 GROUND COVER PLANTING



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:

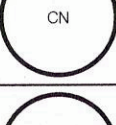
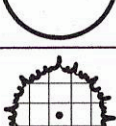
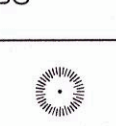
- Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
- Trees with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs 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

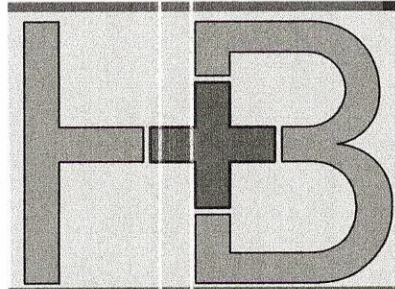
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	6	Legacy Sugar Maple / <i>Acer saccharum</i> "Legacy" 5' Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3"Cal	12'-14' HT
	18	Native Flame Hornbeam / <i>Carpinus caroliniana</i> "Native 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 Foersterns 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	Neddlepoint 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

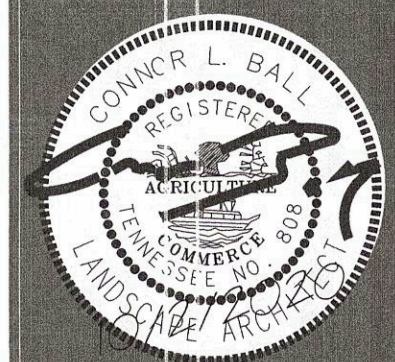
PLANTING SCHEDULE NOTES

- 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.



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

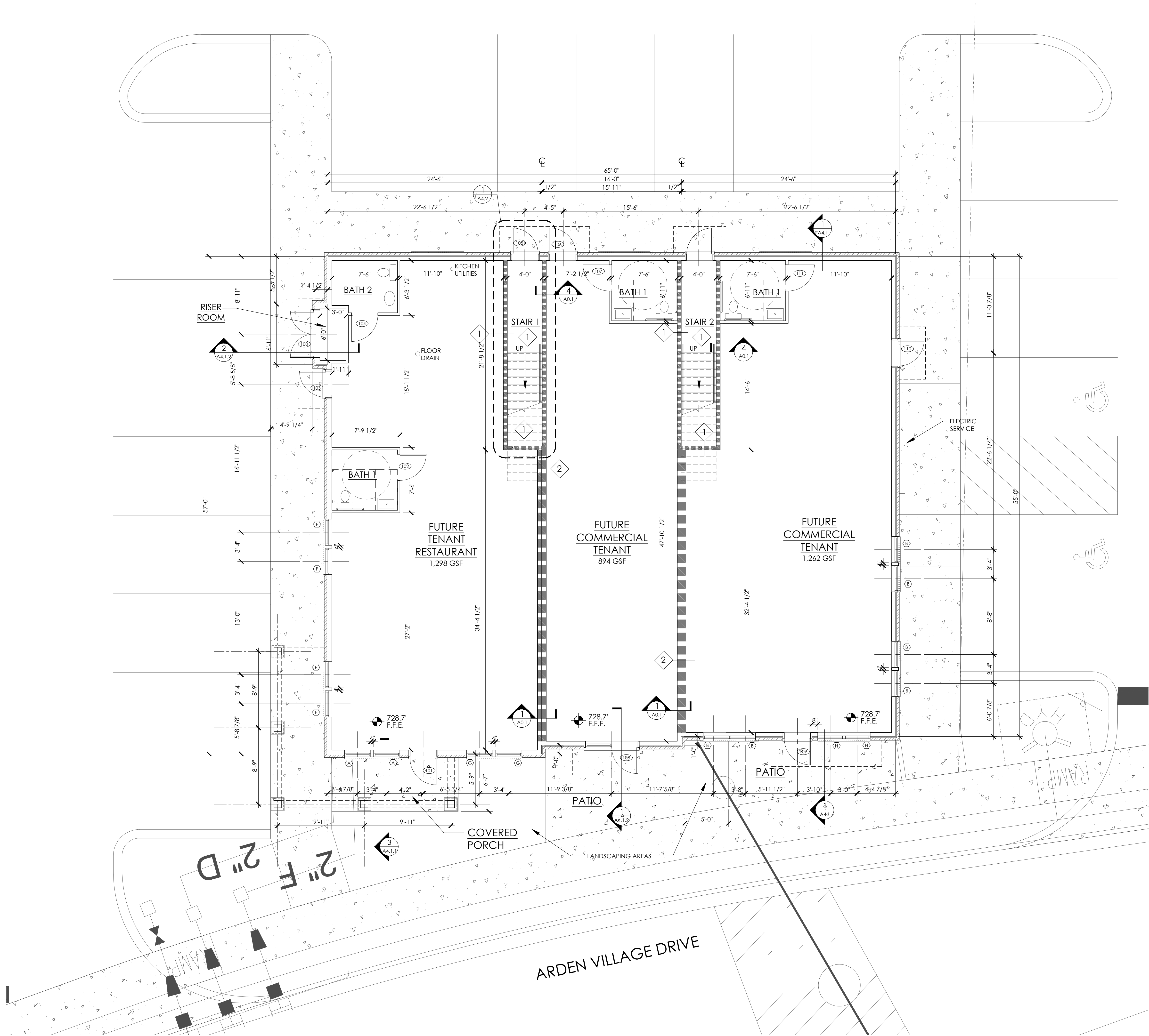
14. No comments.

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

15. No comment.

ATTACHMENTS: PUD

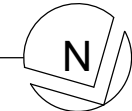




FIRST FLOOR PLAN - ALTERNATE

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

3,649 GSF (10,929 GSF BUILDING)

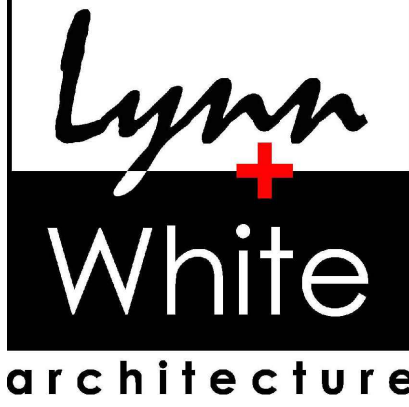


FRAMING & PLAN NOTES

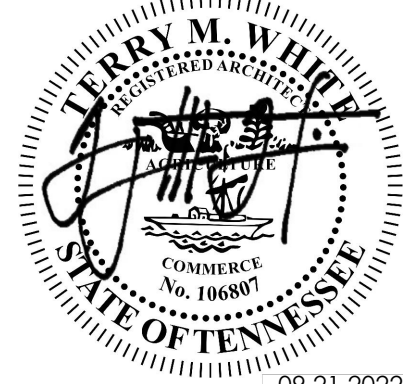
1. DIMENSIONS TO OUTSIDE FACE OF CMU.
2. ALIGN CMU OR CONC. SLAB EDGE WITH OUTSIDE FACE OF STUD.
3. ALL INTERIOR WALL STUDS ARE 3 1/2" UNLESS OTHERWISE NOTED.
4. ELEVATIONS SHOWN IN ARCHITECTURAL ARE RELATIVE TO MEAN SEA LEVEL ELEVATION 0'-0". ACTUAL BUILDING ELEVATION ABOVE MEAN SEA LEVEL VARIES - REFER 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



2819 Columbine Place
Nashville, Tennessee 37204
email: lerry@LWarch.com
www.LWarch.com
330.322.3406



7376 ALTHORP WAY
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

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

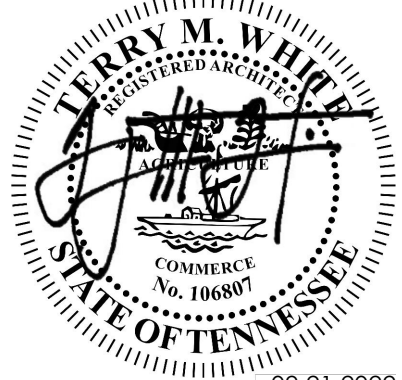
A2.1

FRAMING & PLAN NOTES

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2. ALIGN CMU OR CONC. SLAB EDGE WITH OUTSIDE FACE OF STUD.
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9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.



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Nashville, Tennessee 37204
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09.21.2022



7376 ALTHORP WAY
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

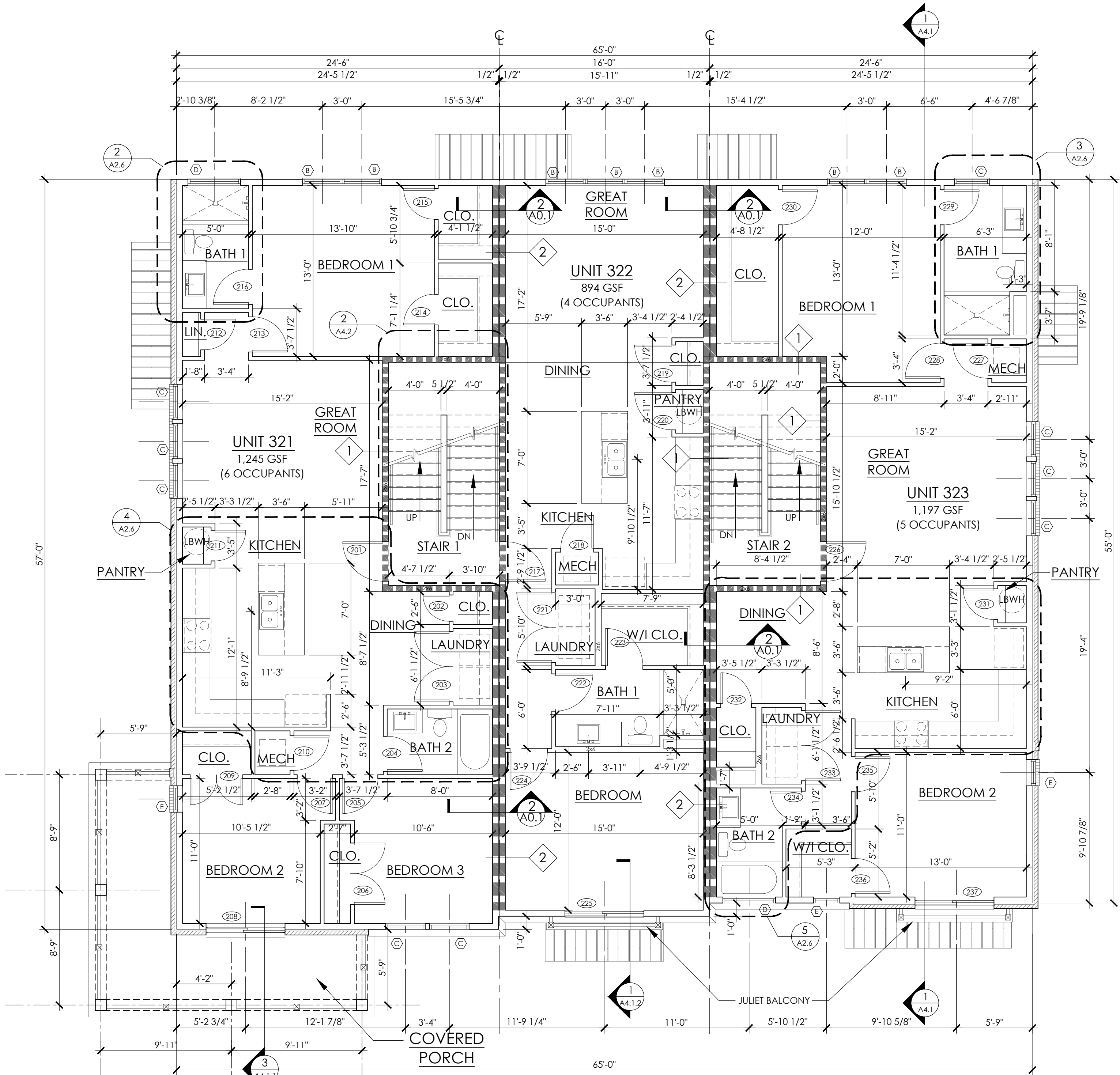
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SECOND FLOOR PLAN

09.21.2022

A2.2



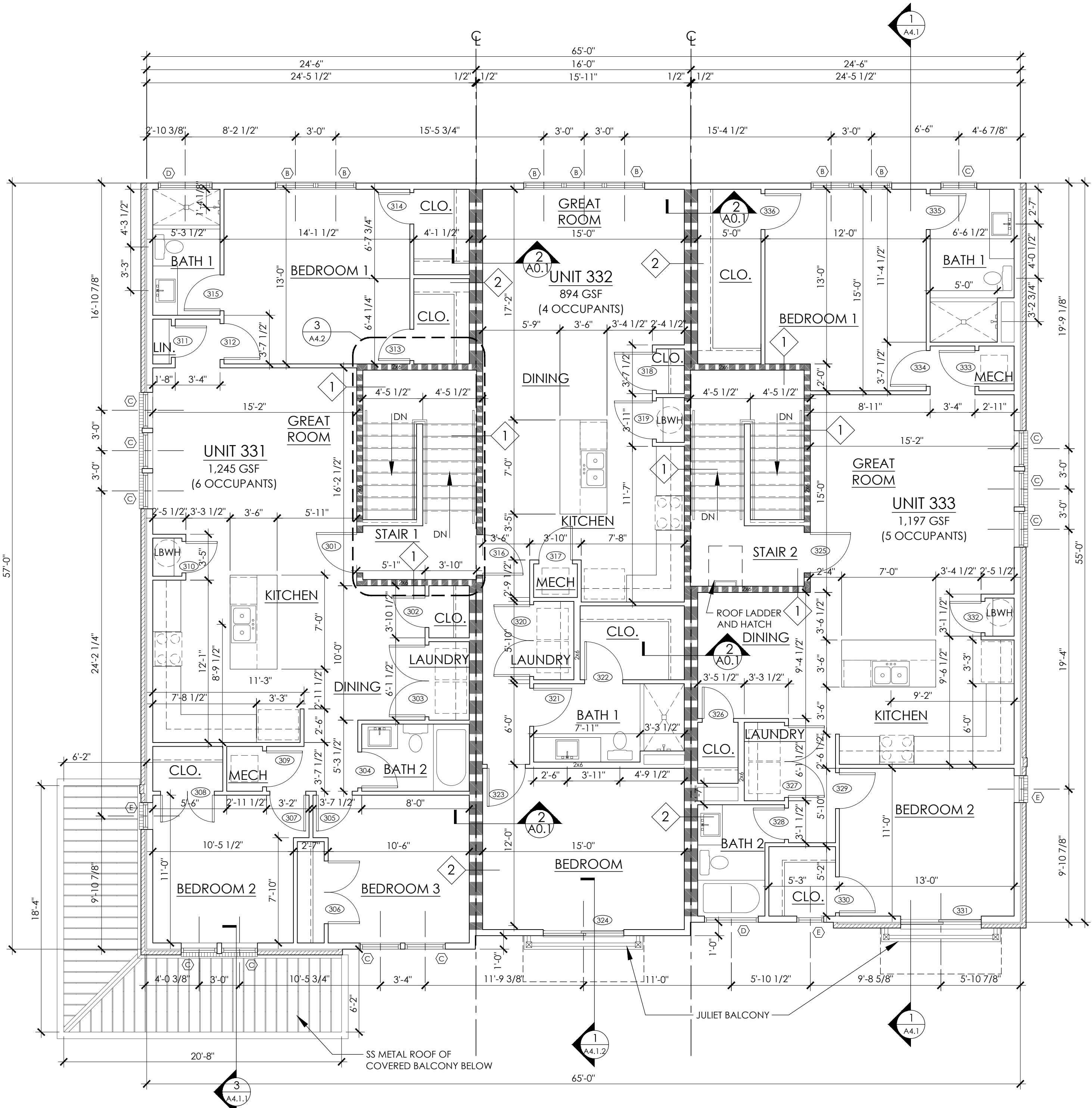
SECOND FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)

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

FRAMING & PLAN NOTES

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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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Nashville, Tennessee 37204
email: lerry@LWarch.com
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7376 ALTHORP WAY
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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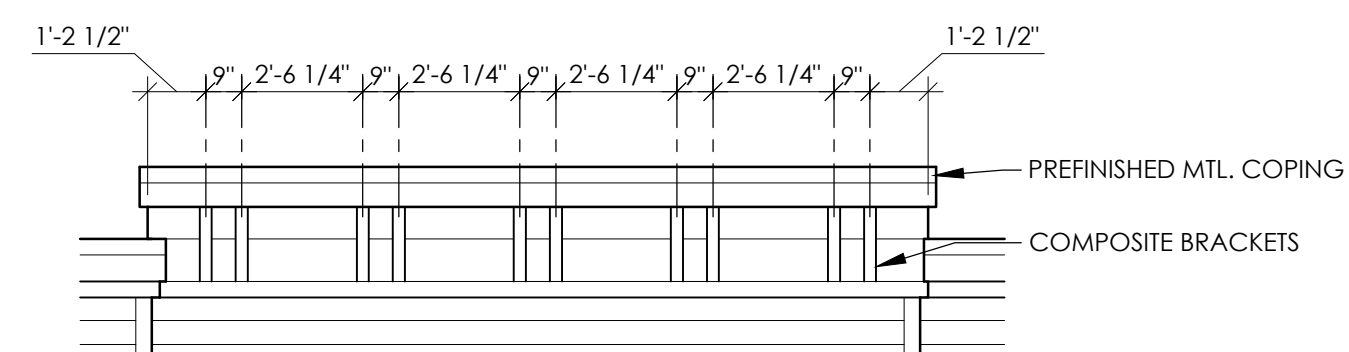
THIRD FLOOR PLAN

09.21.2022

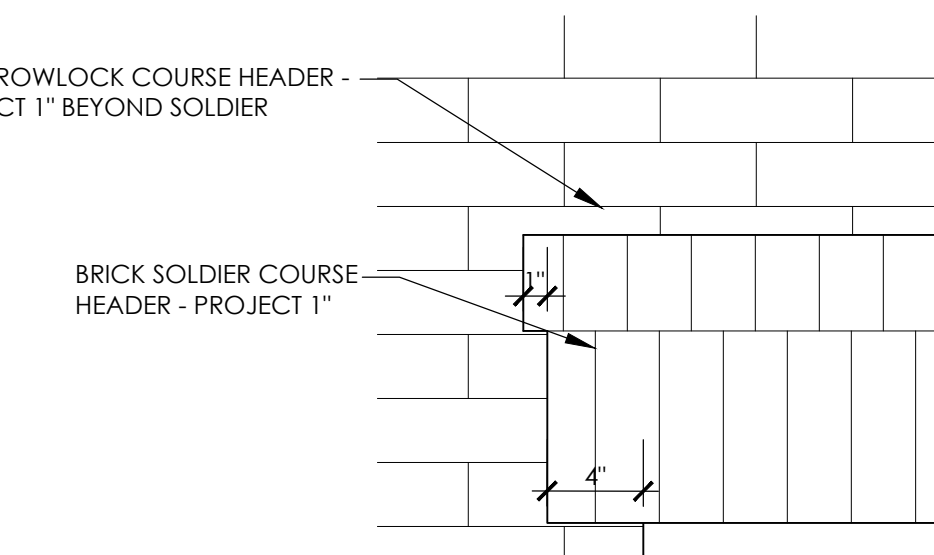
A2.3



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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ELEVATION NOTES

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Regent HOMES
7376 ALTHORP WAY
NASHVILLE, TN 37211

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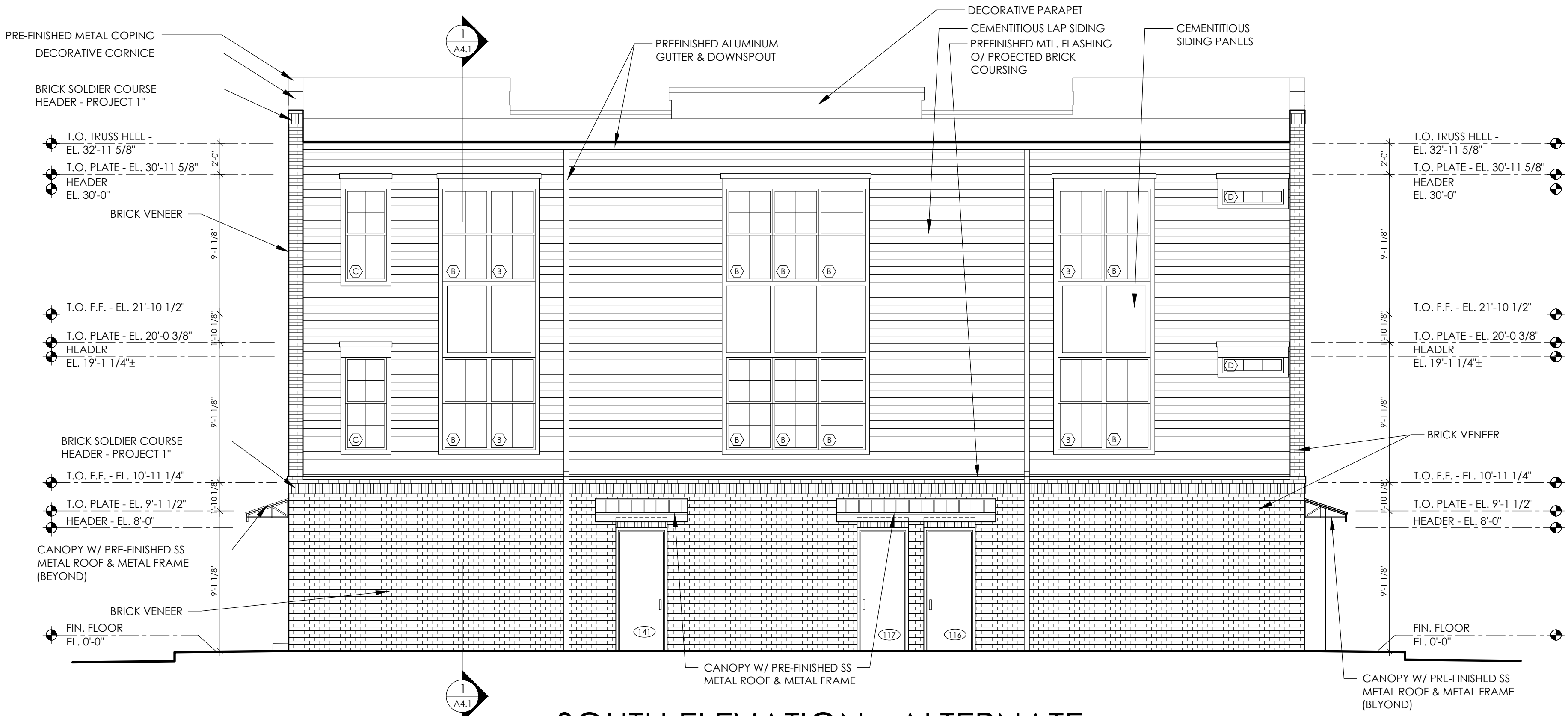
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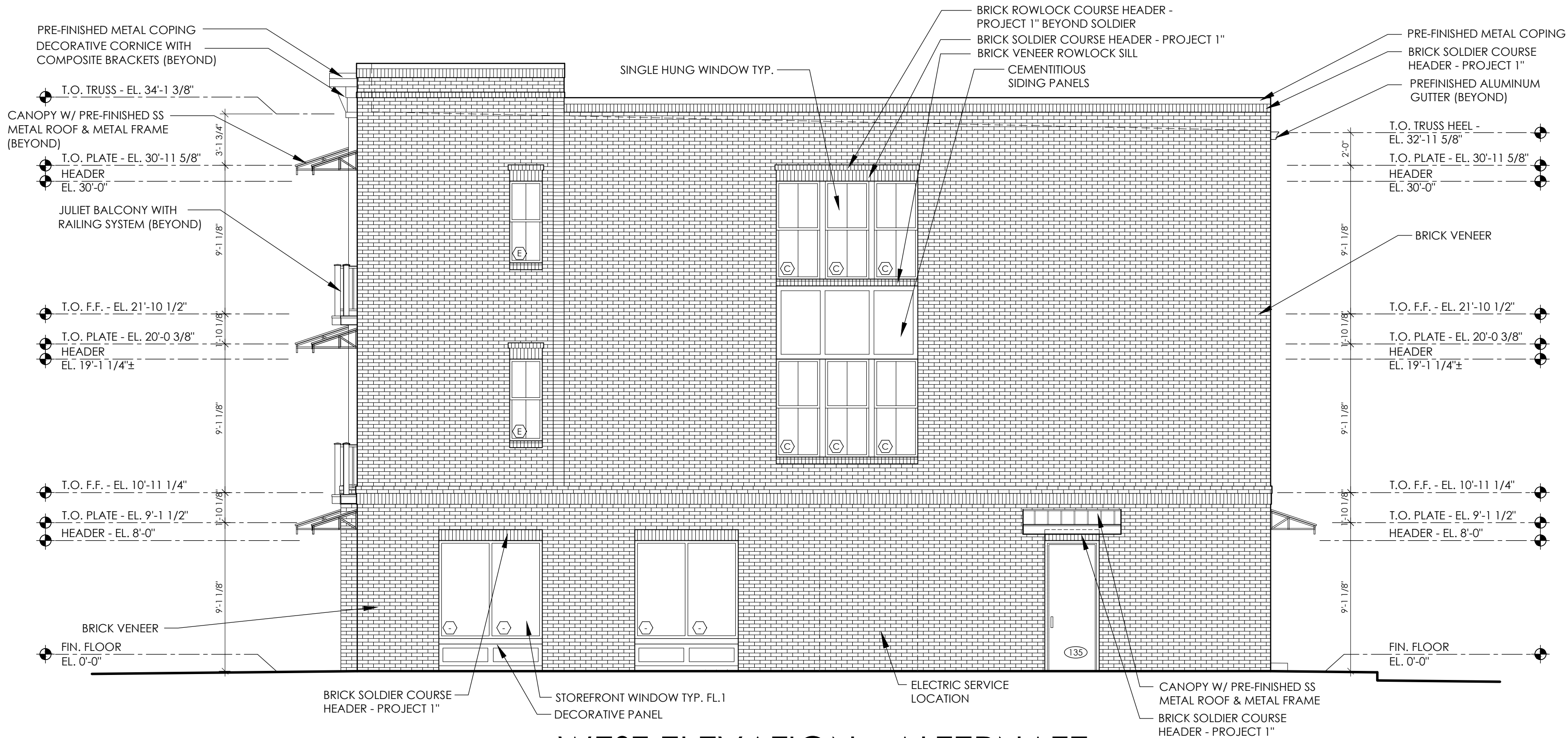
ALTERNATE
BUILDING
ELEVATIONS

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

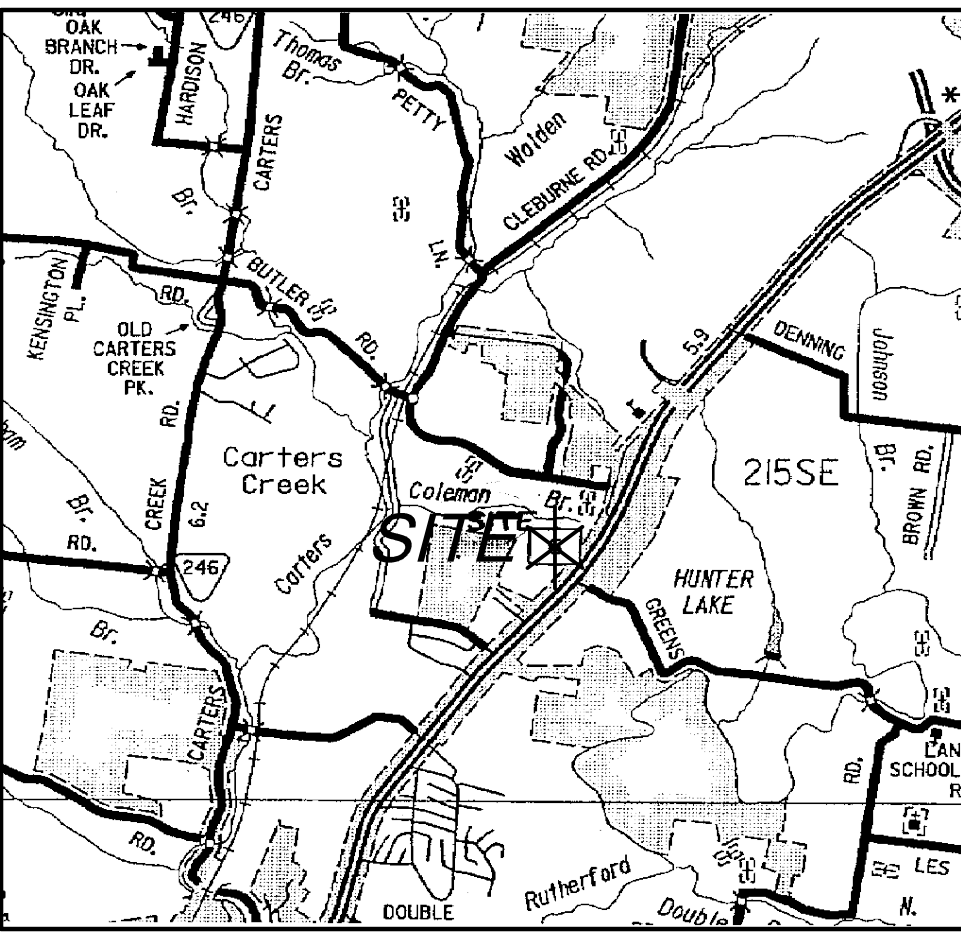
TELEPHONE:

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

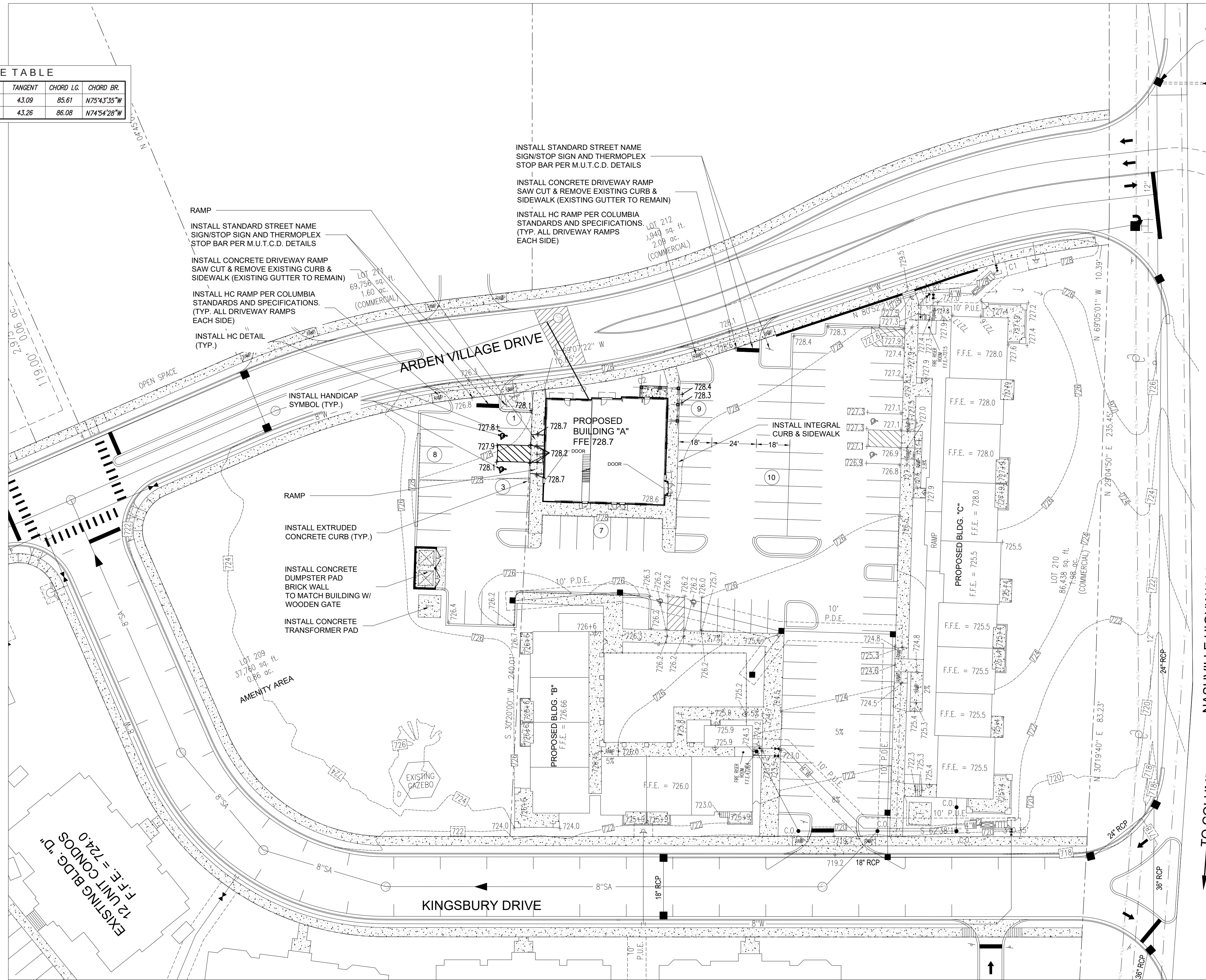
ISSUE DATE:
REVISED:

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

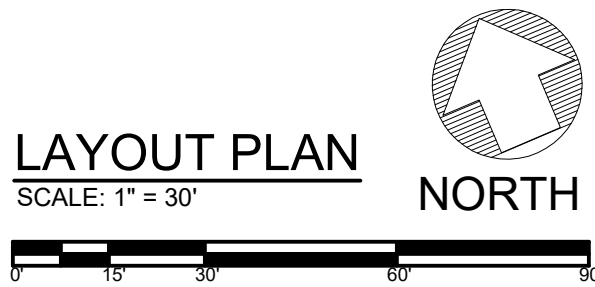
CURVE TABLE						
C #	DELTA	RADIUS	LENGTH	TANGENT	CHORD L.G.	CHORD BR.
C1	1°31'10"	370.00	85.80	43.09	85.61	N75°43'35"W
C2	1°34'11"	427.00	86.22	43.26	86.08	N74°54'28"W



- 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

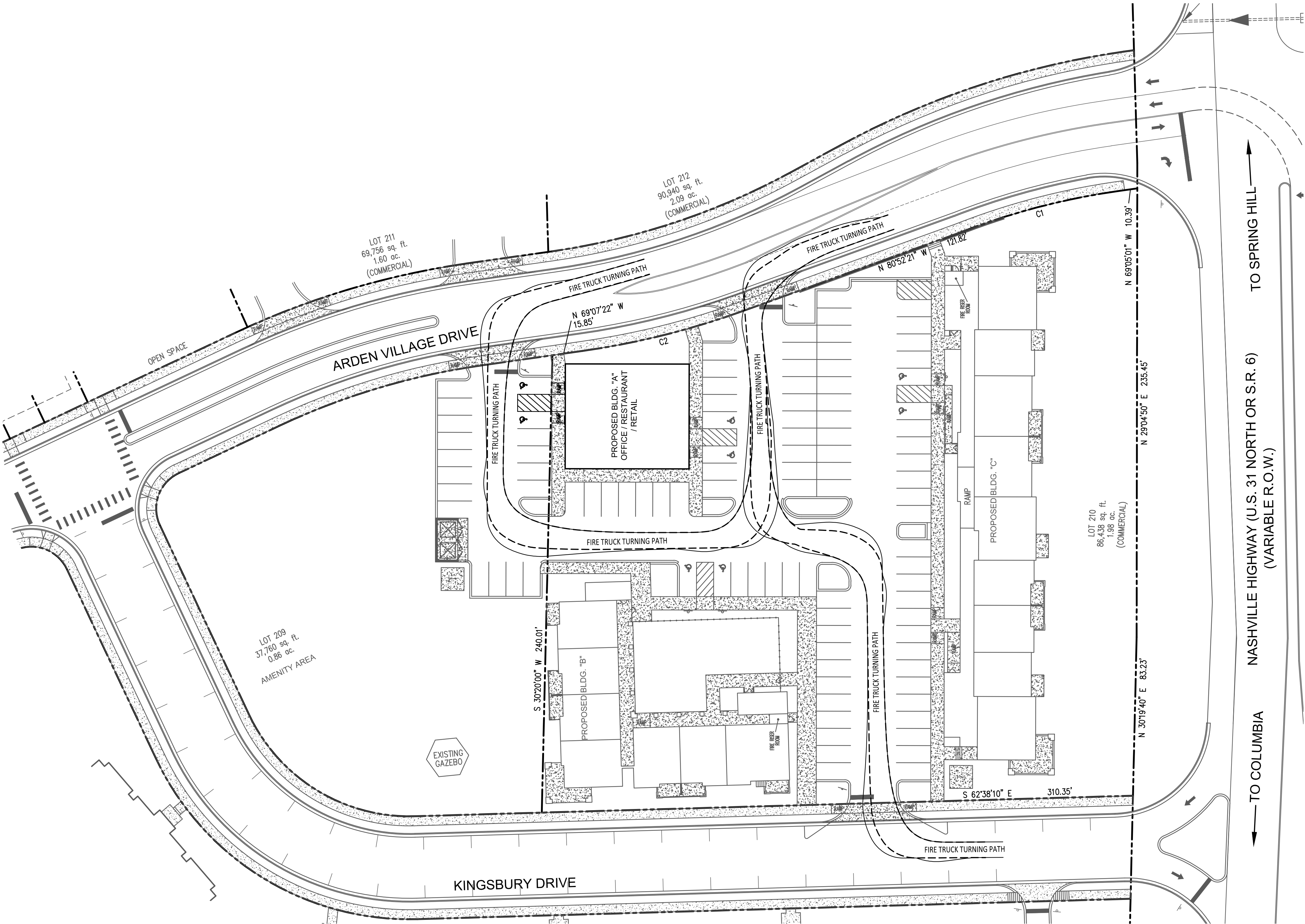
DESCRIPTION DATE

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

AUTOTURN
PLAN

C-2

SHEET 2 OF 11

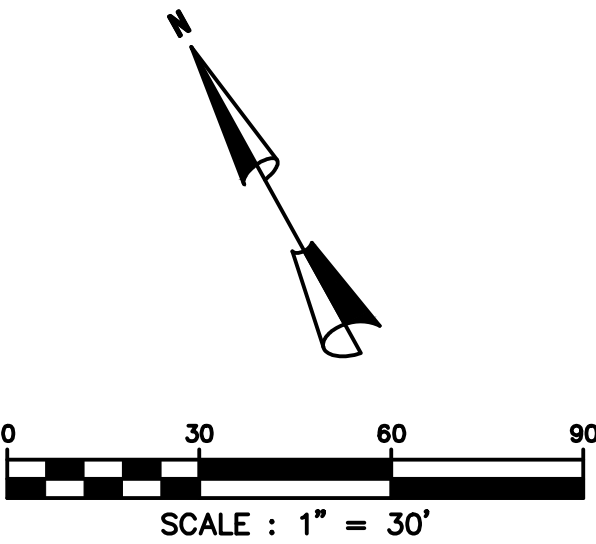


AUTO TURN SOFTWARE:
AUTODESK VEHICLE TRACKING

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





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

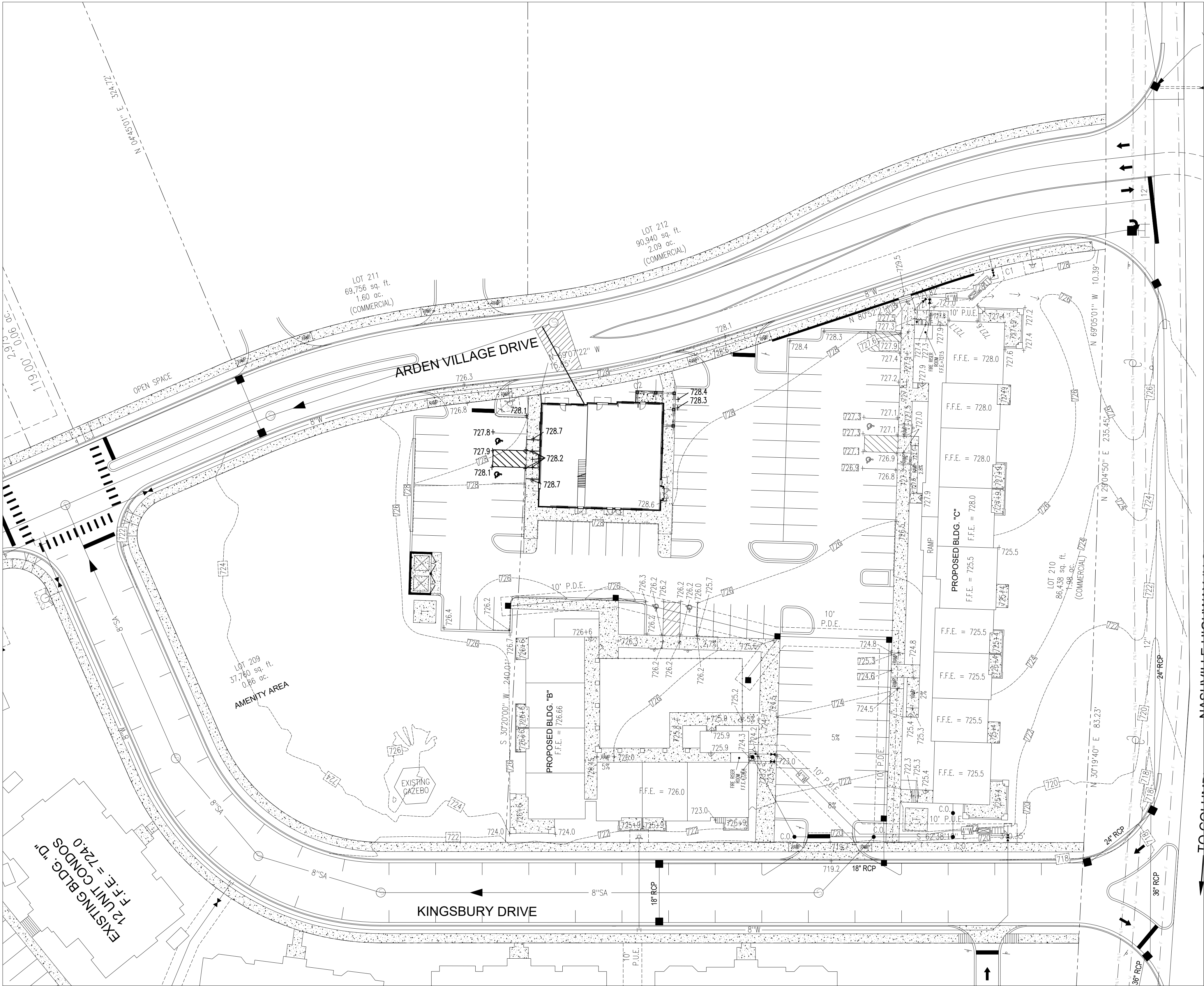
DESCRIPTION DATE

PROJECT NO.
DATE
DRAWN BY: B.H.
CHECKED BY:

GRADING & DRAINAGE
PLAN

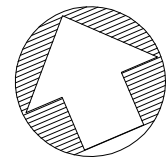
C-3

SHEET 1 OF



GRADING AND
DRAINAGE PLAN

SCALE: 1" = 30'



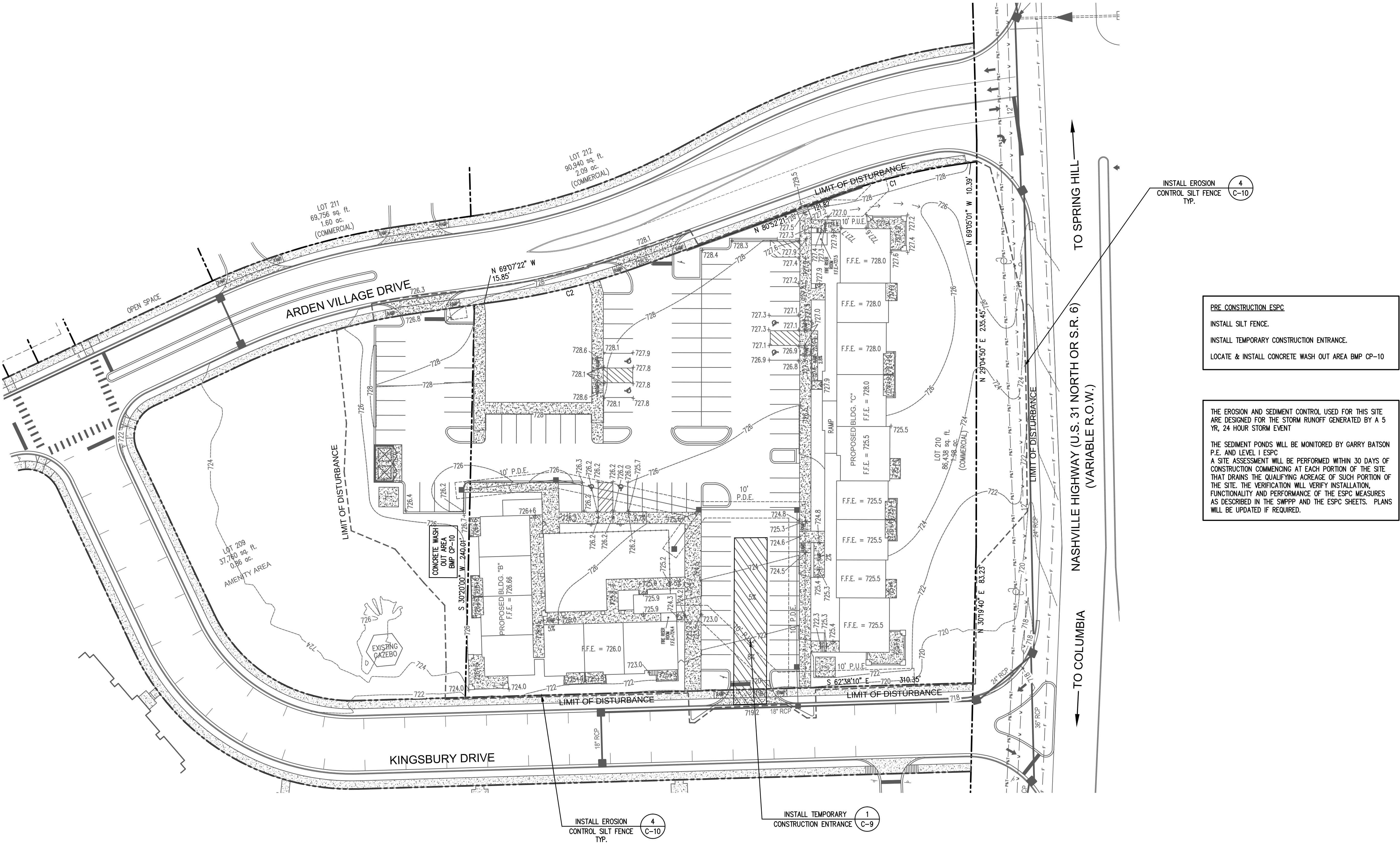
NORTH





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

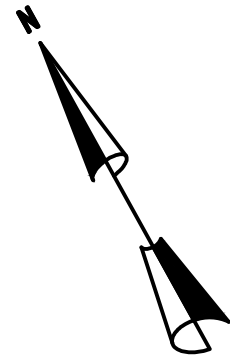
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CHECKED BY	GMB

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

C-4

LEGEND

SILT FENCE

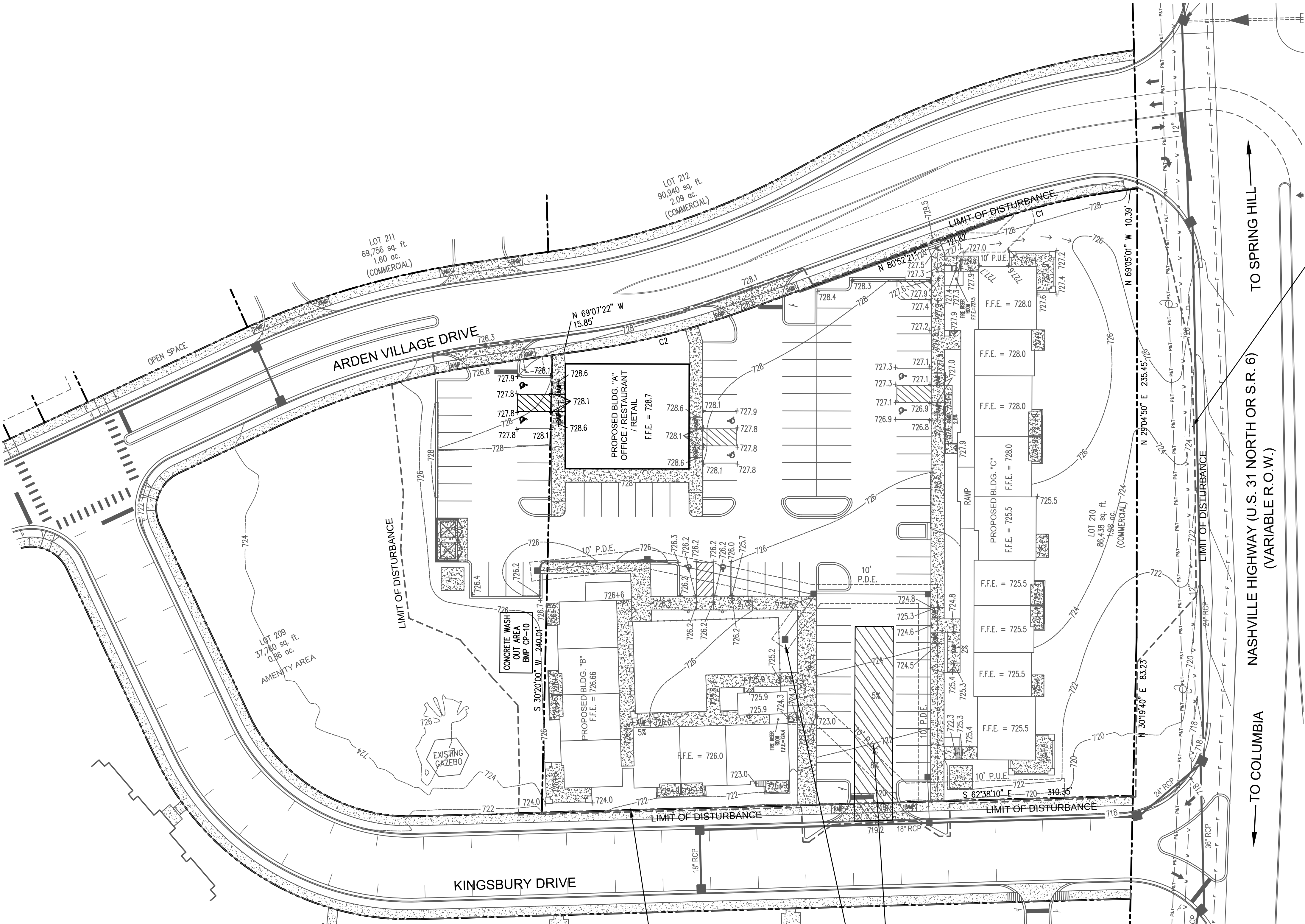


0 30 60 90
SCALE : 1" = 30'



BATSON & ASSOCIATES
Civil Engineering Consultants

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



DURING CONSTRUCTION ESPECIALLY:

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 1 ESPECIALLY

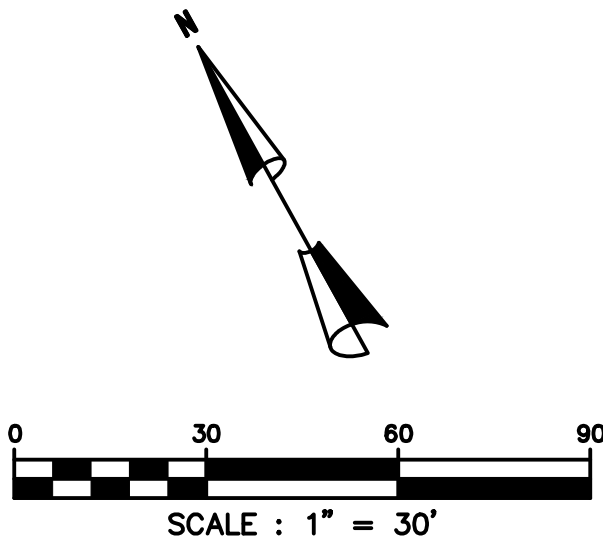
A SITE ASSESSMENT WILL BE PERFORMED WITHIN 30 DAYS OF CONSTRUCTION COMMENCING AT EACH PORTION OF THE SITE THAT DRAINS THE QUALIFYING ACREAGE OF SUCH PORTION OF THE SITE. THE VERIFICATION WILL VERIFY INSTALLATION, FUNCTIONALITY AND PERFORMANCE OF THE ESPEC MEASURES AS DESCRIBED IN THE SWPPP AND THE ESPEC SHEETS. PLANS WILL BE UPDATED IF REQUIRED.

NASHVILLE HIGHWAY (U.S. 31 NORTH OR S.R. 6)
(VARIABLE R.O.W.)

TO COLUMBIA

TO SPRING HILL

- LEGEND**
- SILT FENCE
 - INLET PROTECTION
 - PROPOSED CONTOUR LINE AND ELEVATION
 - SPOT ELEVATION



CONSTRUCTION
DOCUMENTS

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

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

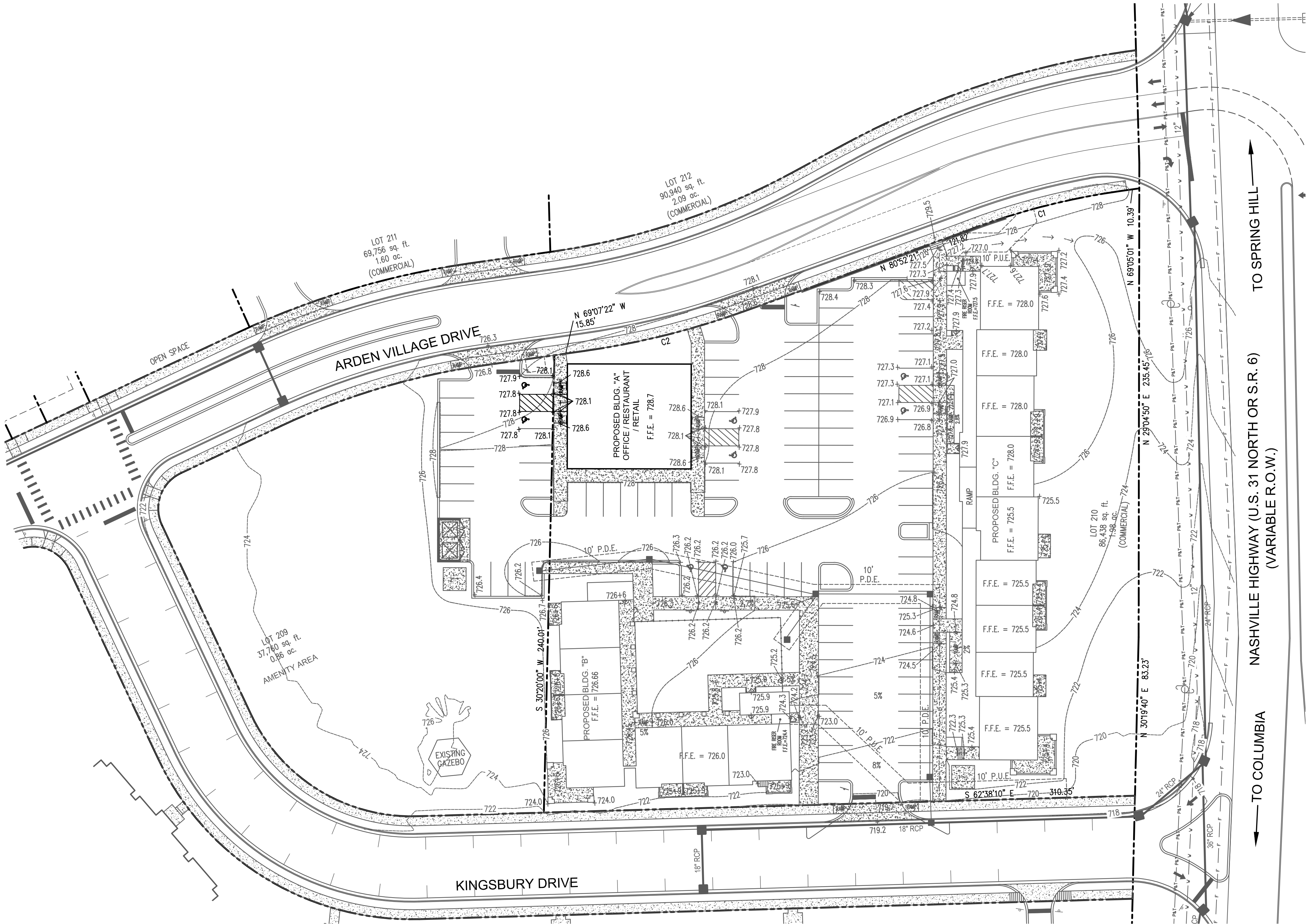
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S.W.P.P.P.
STAGE 2
PLAN

C-5

SHEET 5 OF 11



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.

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 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

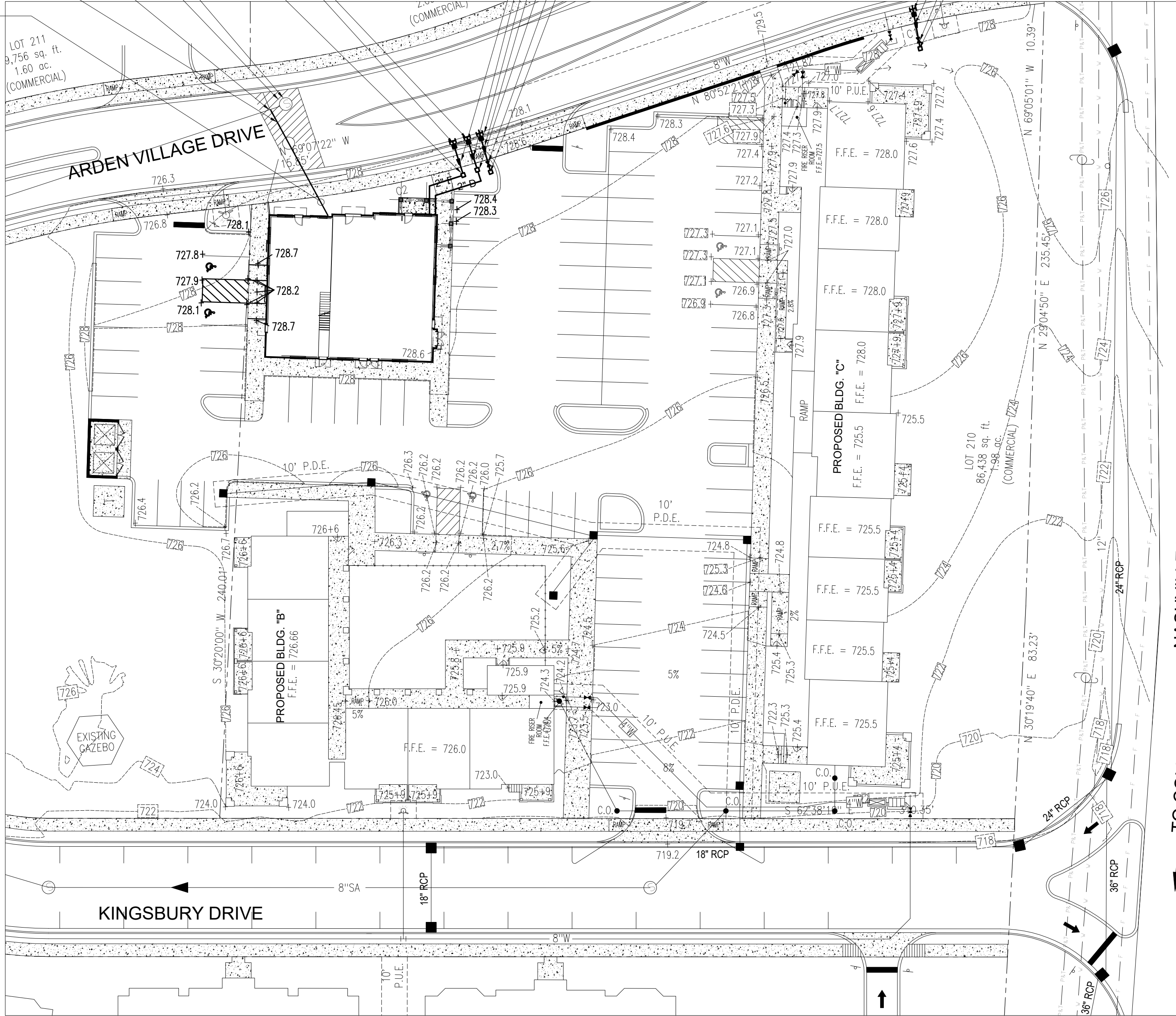
INSTALL 1" IRRIGATION
METER PER CPWS SPECS
STATION 0+11

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

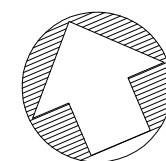
ALL SEWER SERVICES TO BE TEE
CONNECTED (6" TEE)

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

UTILITY PLAN

SCALE: 1" = 30'

0 15 30 60 90



NORTH

DESCRIPTION DATE

PROJECT NO.

DATE

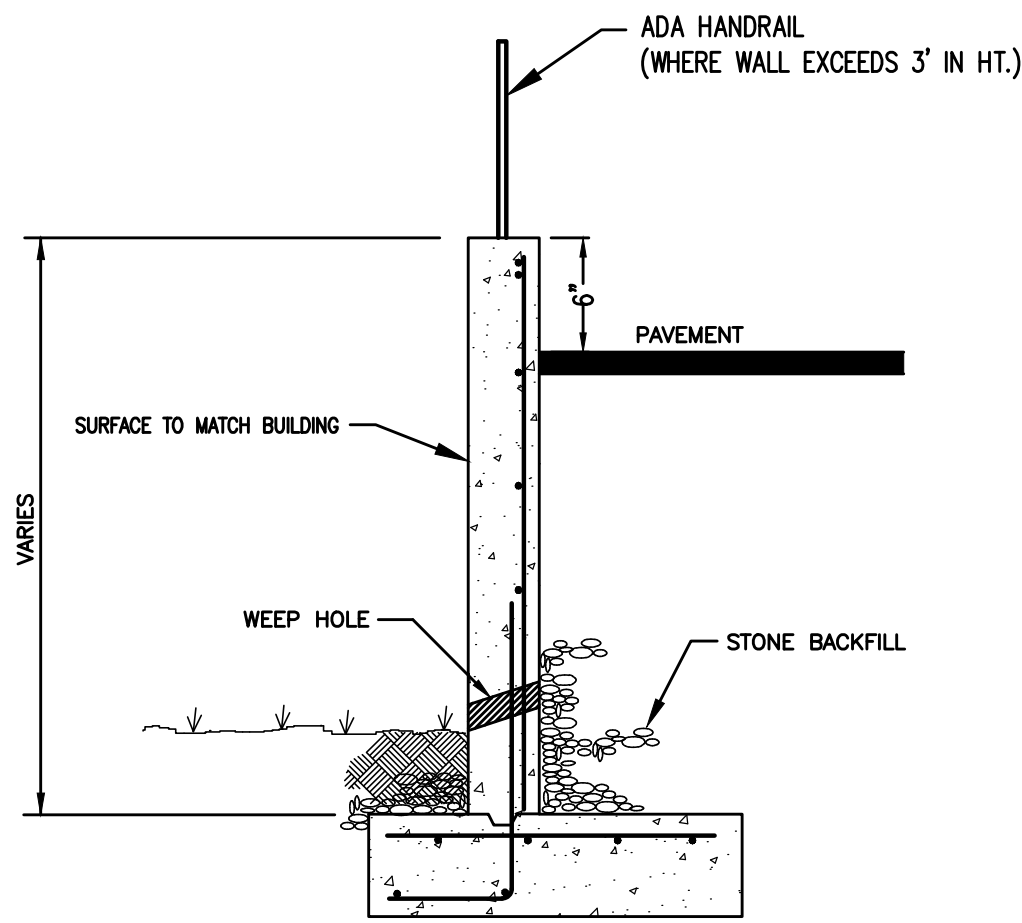
DRAWN BY: B.H.

CHECKED BY:

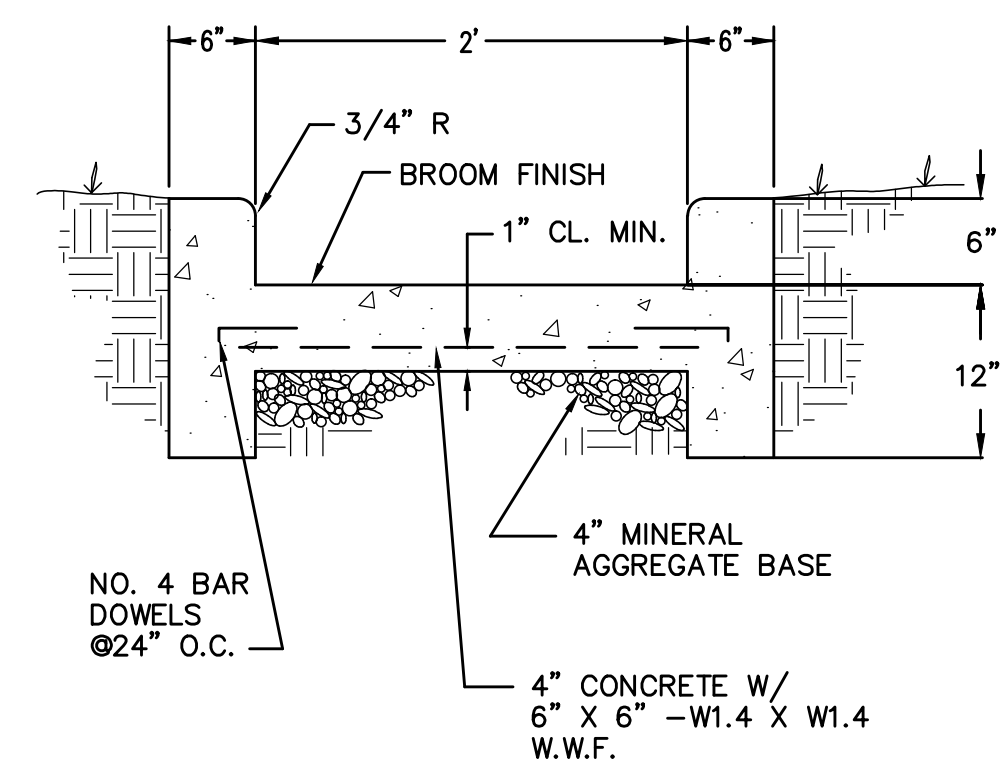
UTILITY
PLAN

C-7

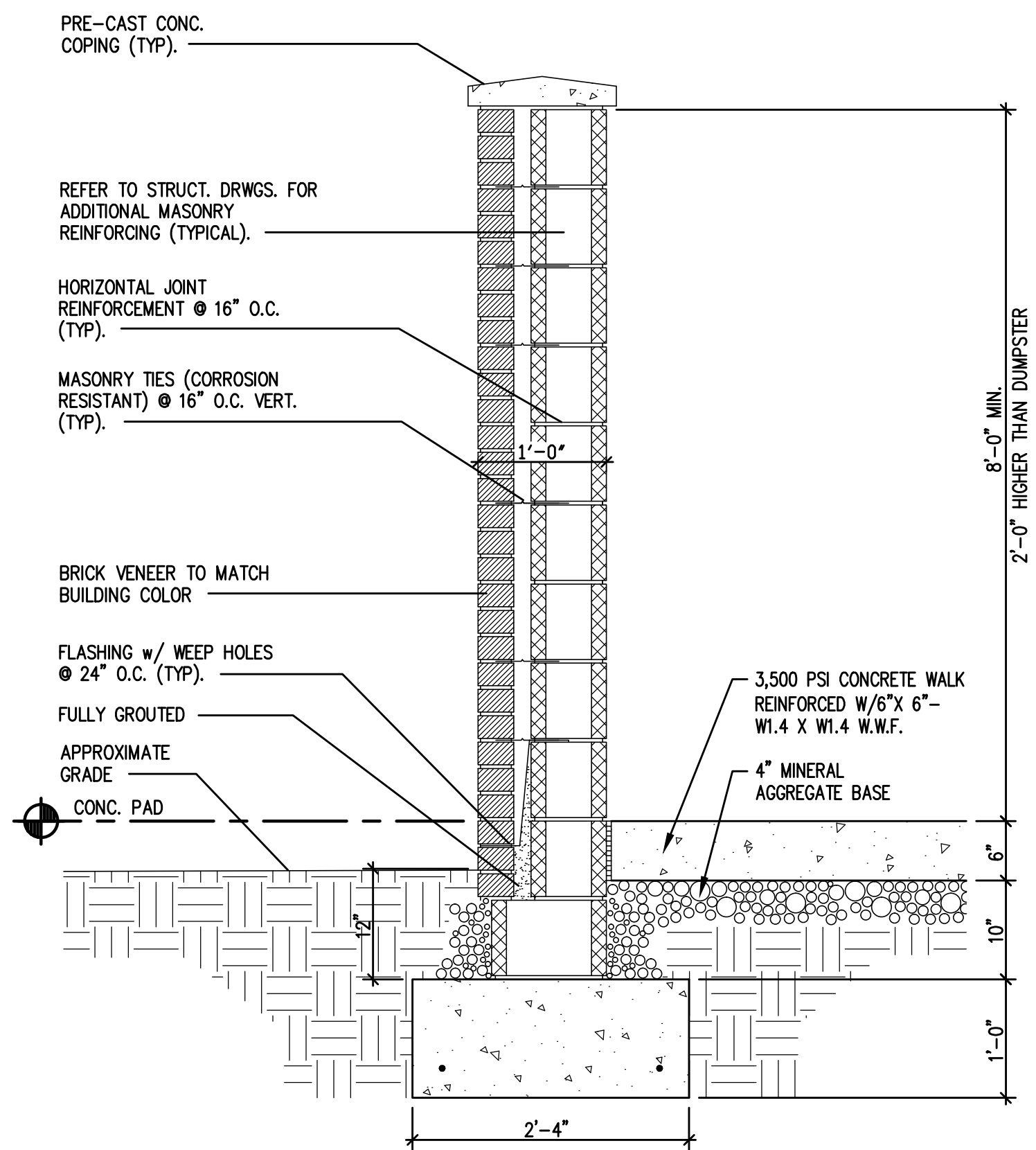
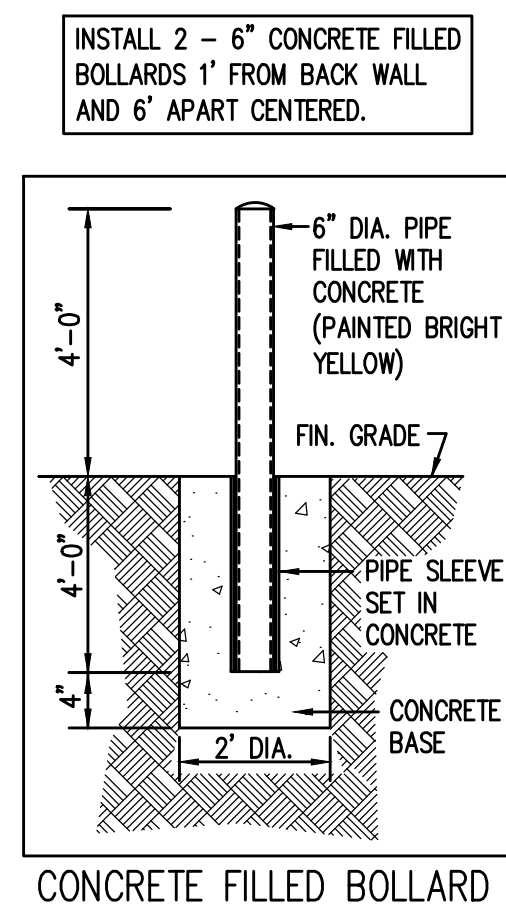
SHEET 1 OF 1



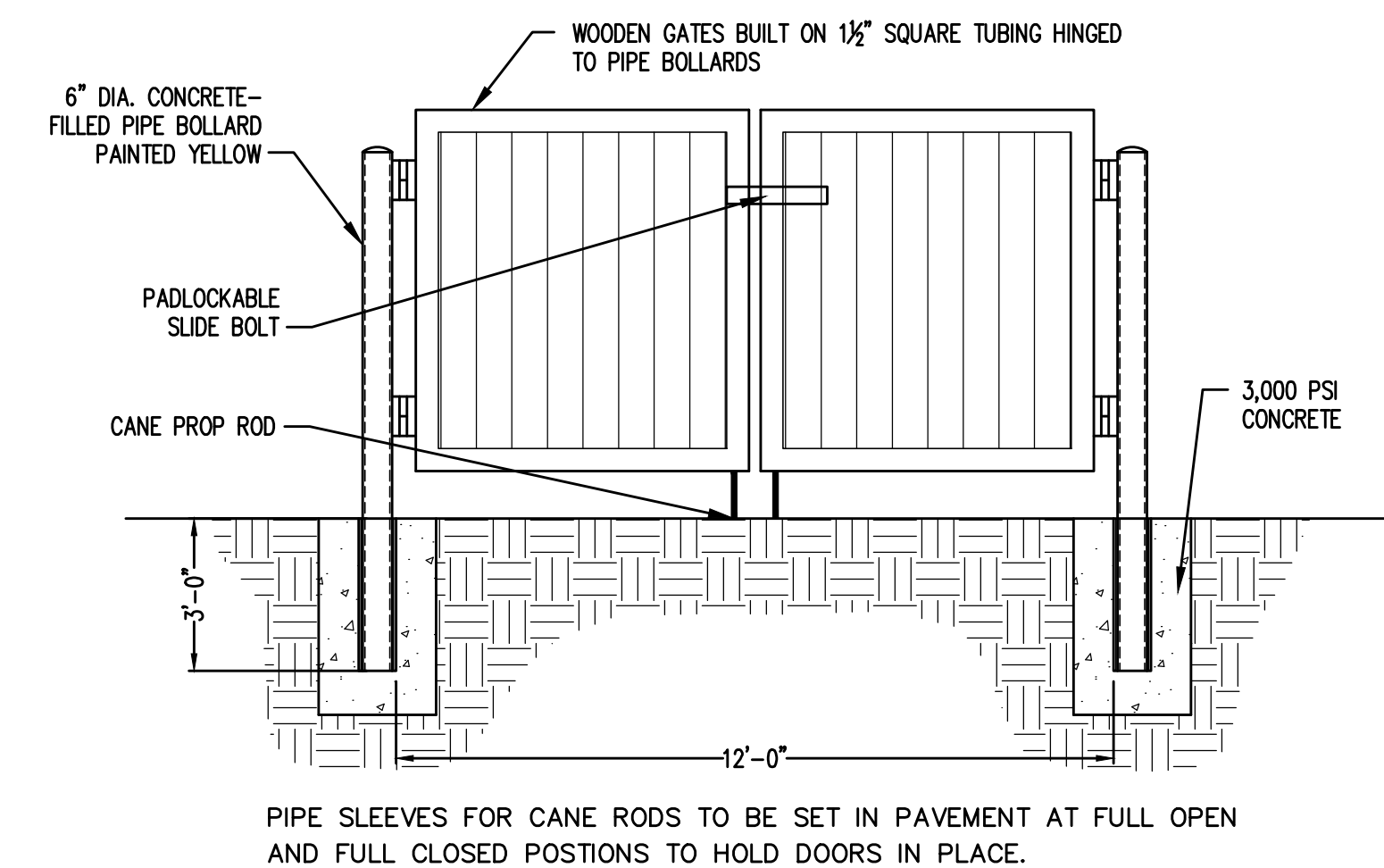
10 CONCRETE RETAINING WALL SECTION
NOT TO SCALE



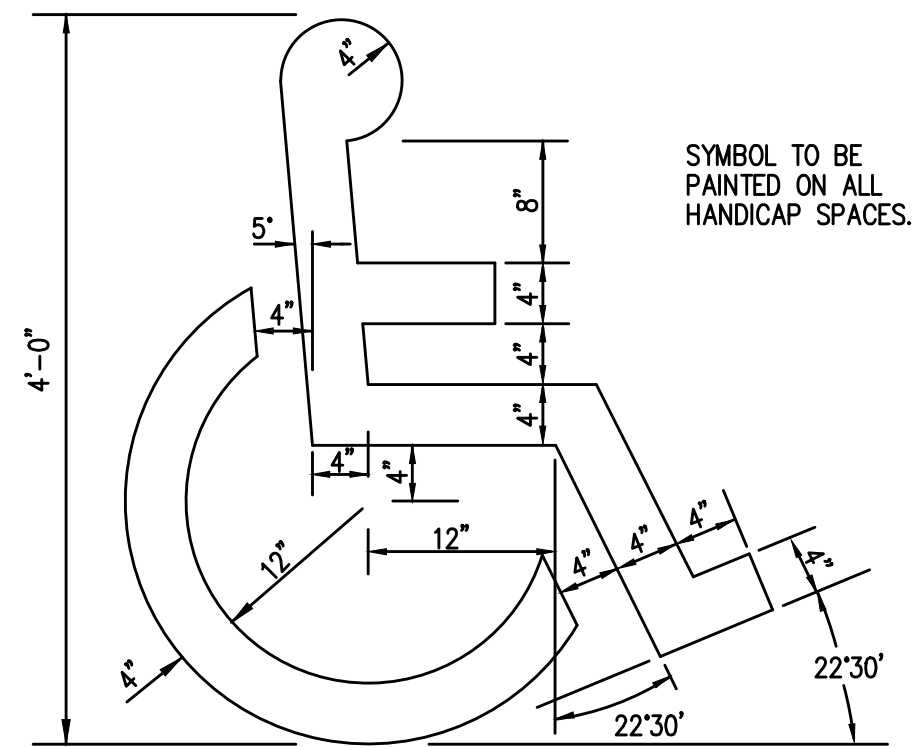
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NOT TO SCALE



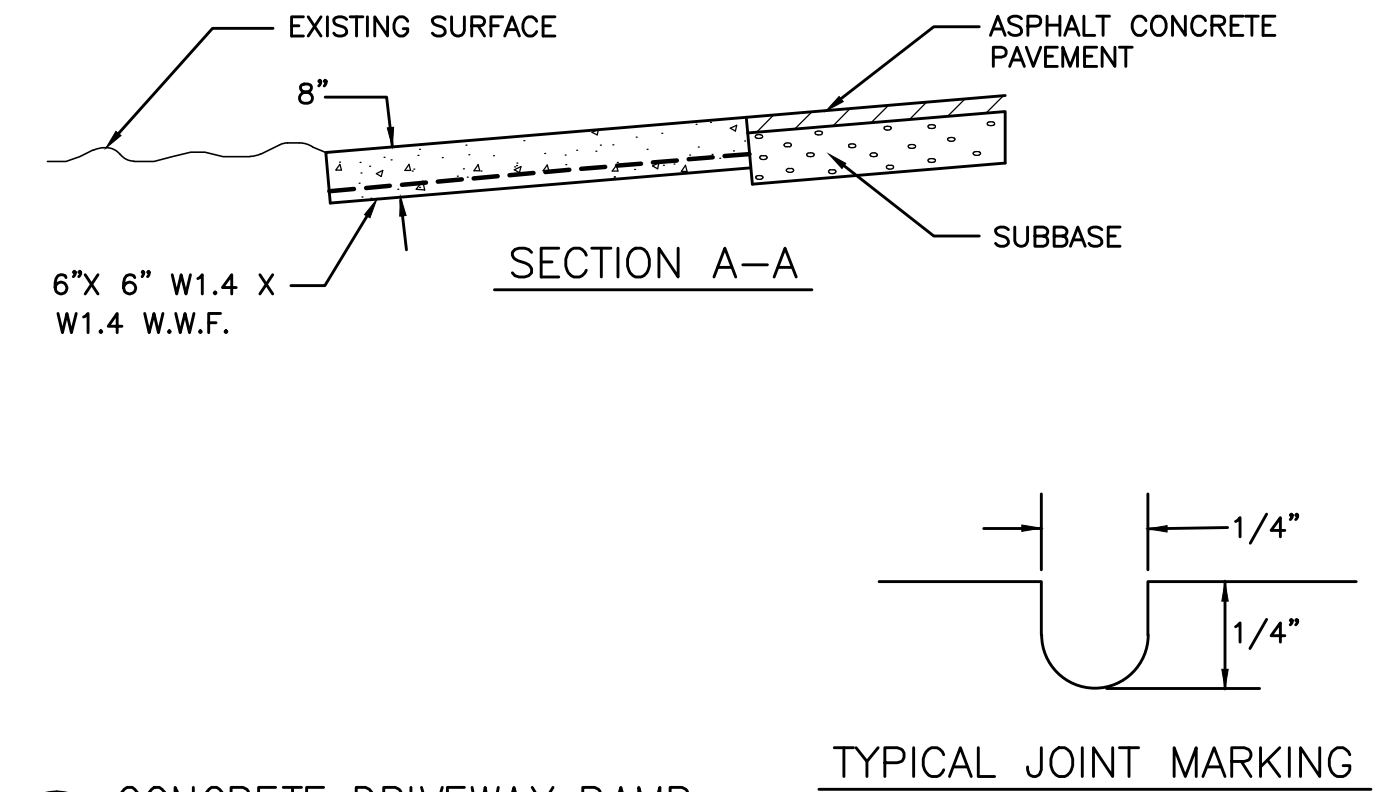
9 SCREEN WALL AND WOODEN GATES
NOT TO SCALE



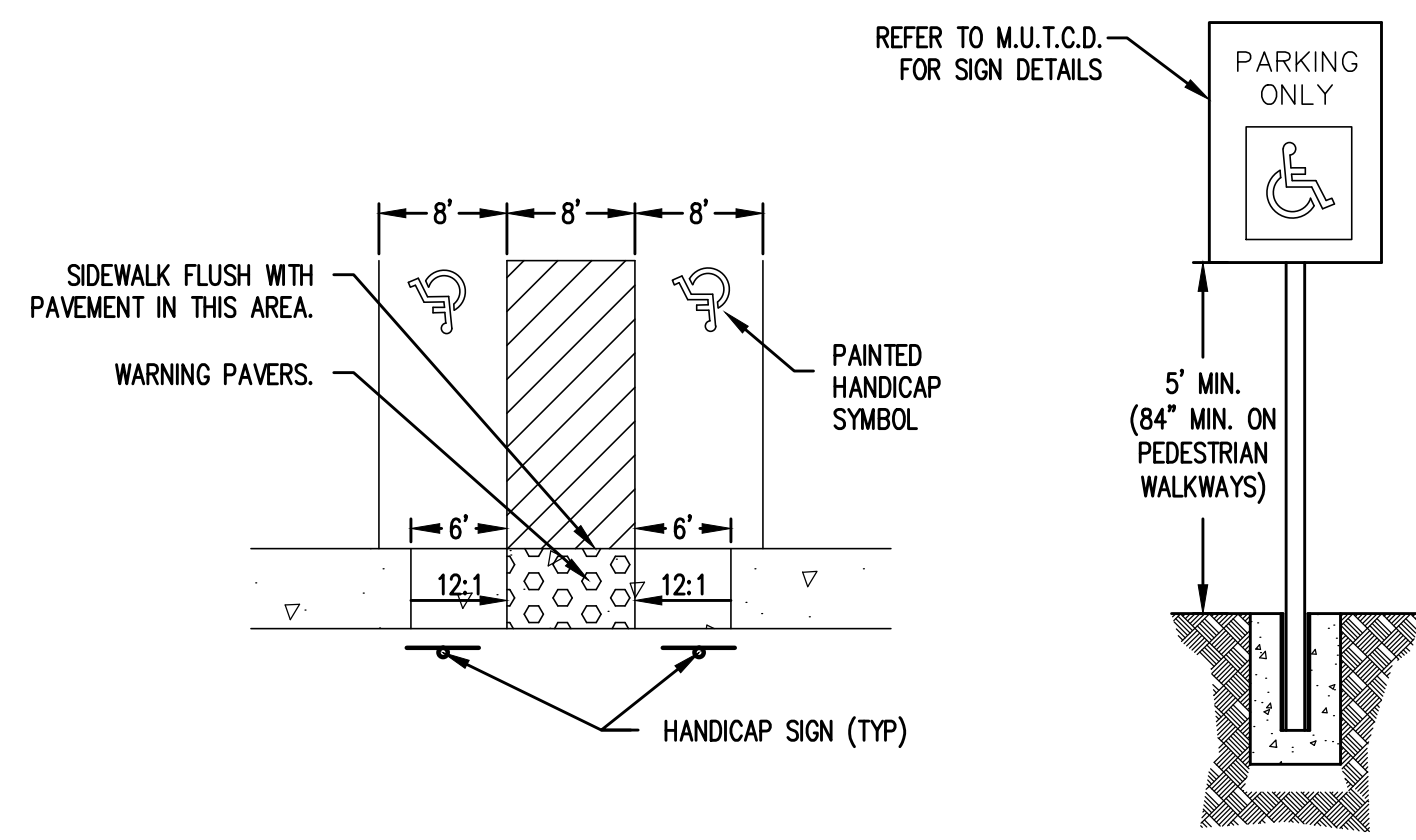
7 HANDICAP SYMBOL
NOT TO SCALE



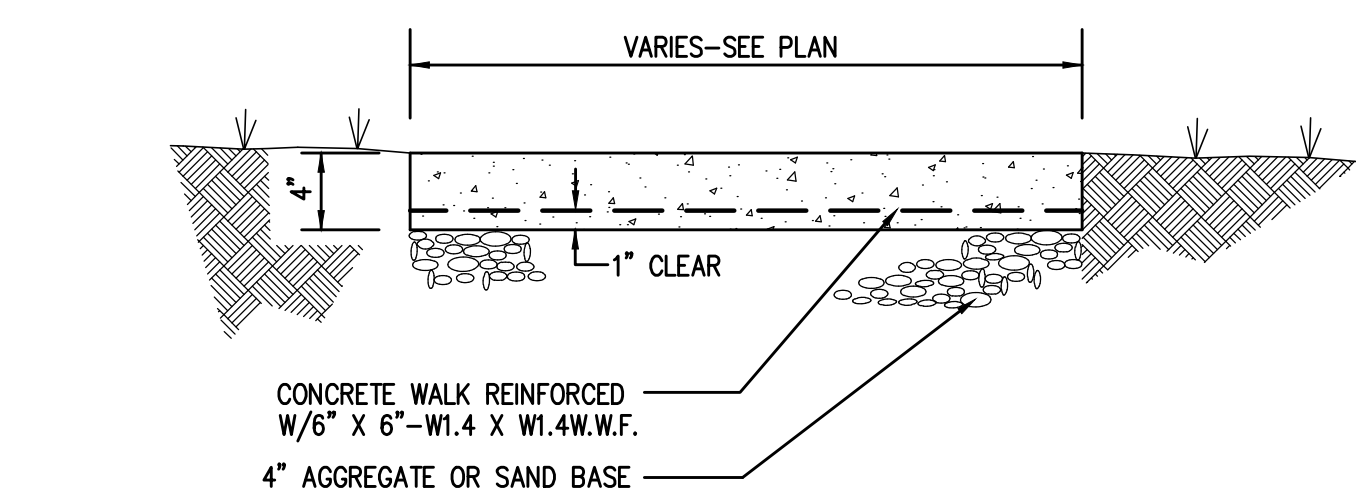
8 CONCRETE DRIVEWAY RAMP
NOT TO SCALE



6 TYPICAL HANDICAP PARKING AND SIGN
NOT TO SCALE

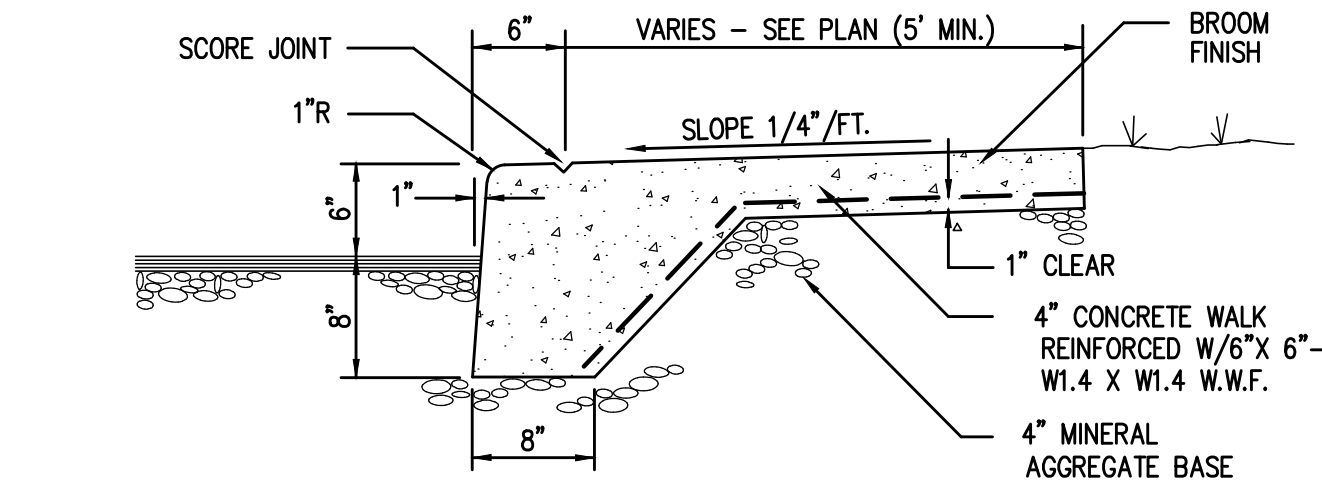


4 INTEGRAL CURB & CONCRETE SIDEWALK
NOT TO SCALE

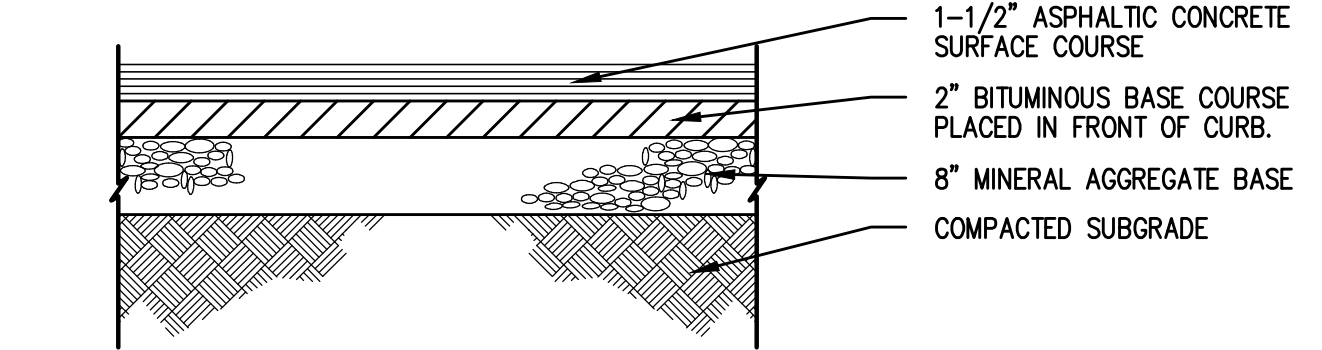


5 CONCRETE SIDEWALK
NOT TO SCALE

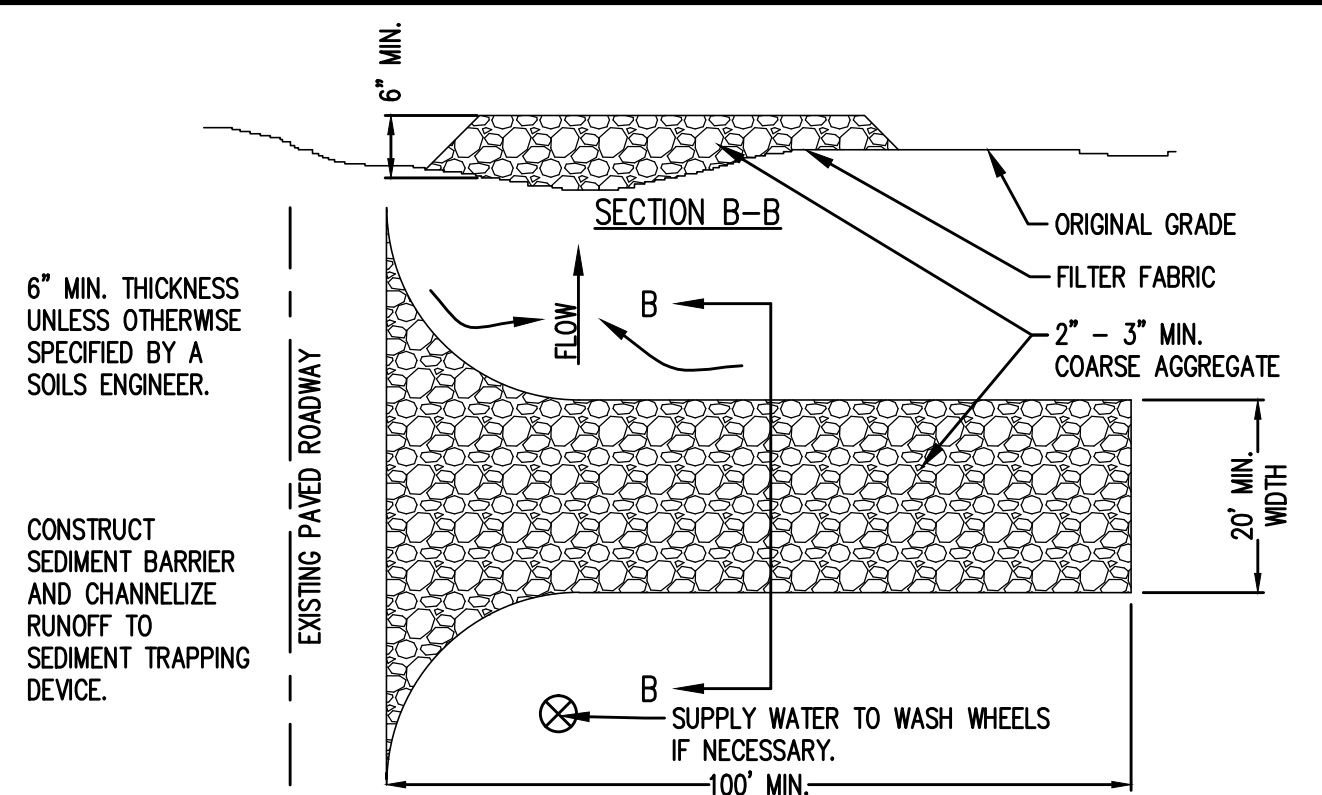
3 EXTRUDED CONCRETE CURB
NOT TO SCALE



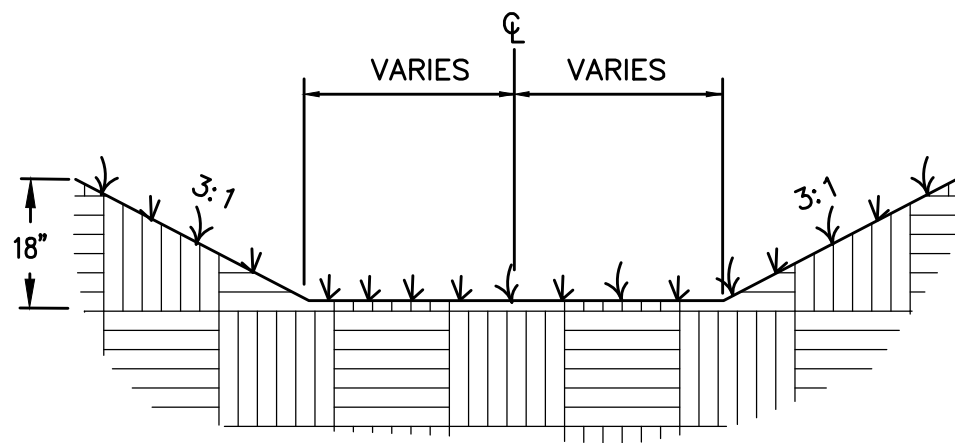
2 PAVEMENT SECTION
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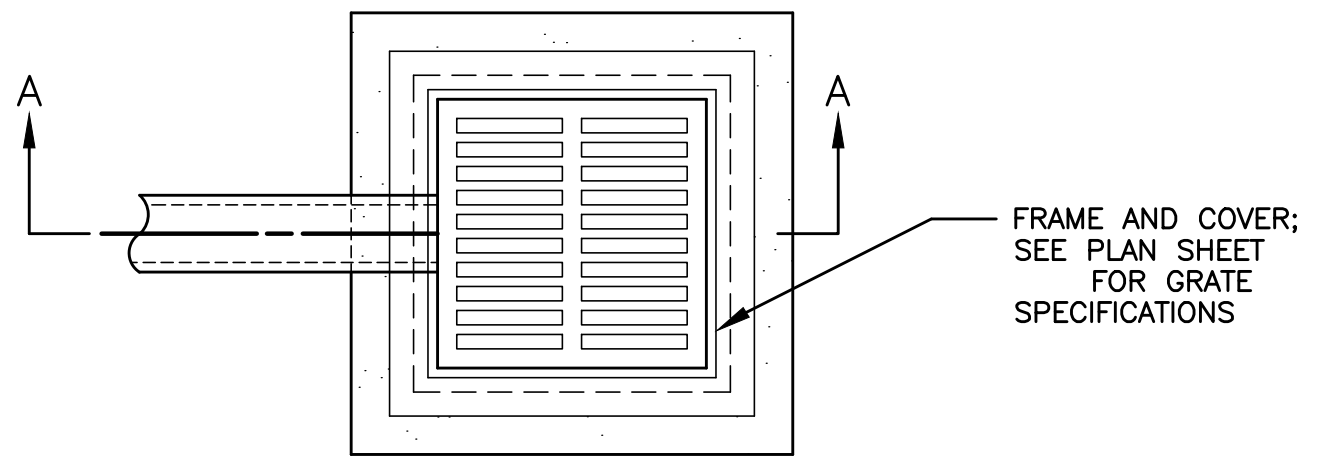
1 TEMPORARY CONSTRUCTION ACCESS
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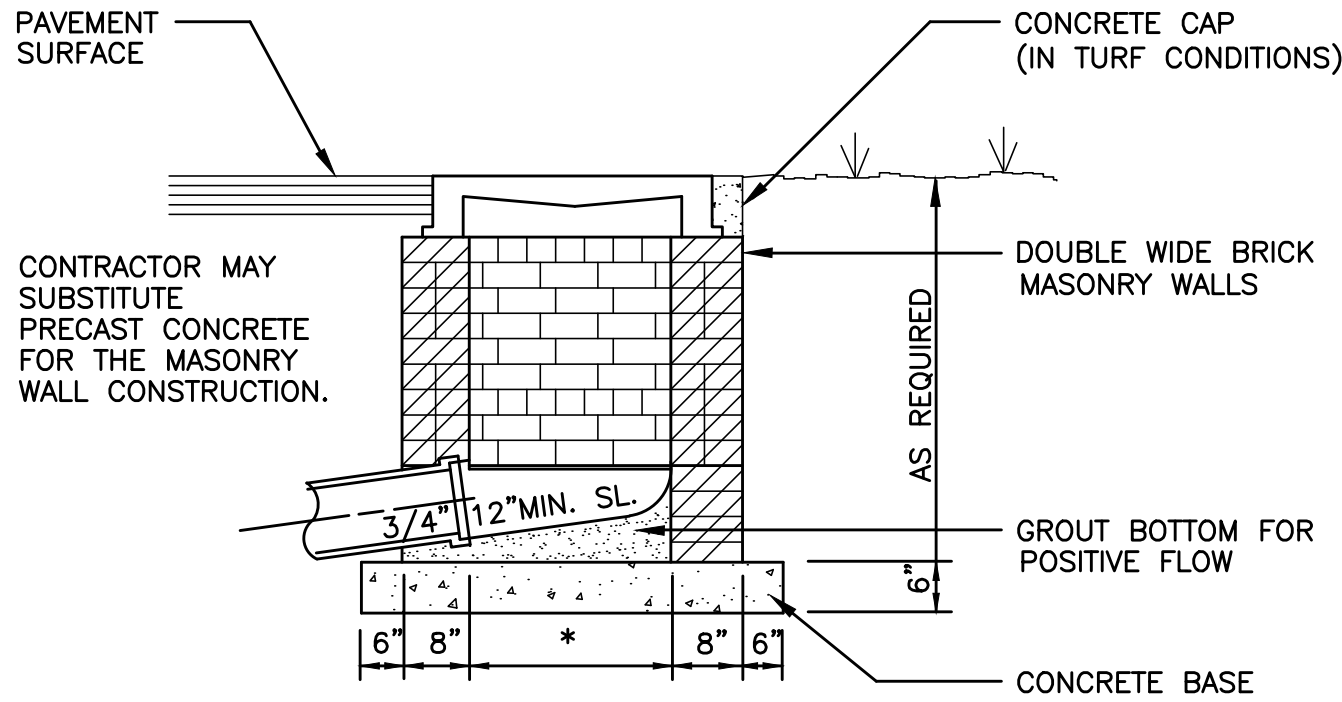
DESCRIPTION	DATE
PROJECT NO.	-
DATE	-
DRAWN BY	NN
CHECKED BY	GMB



8 NATURAL FLAT BOTTOM DITCH
NOT TO SCALE

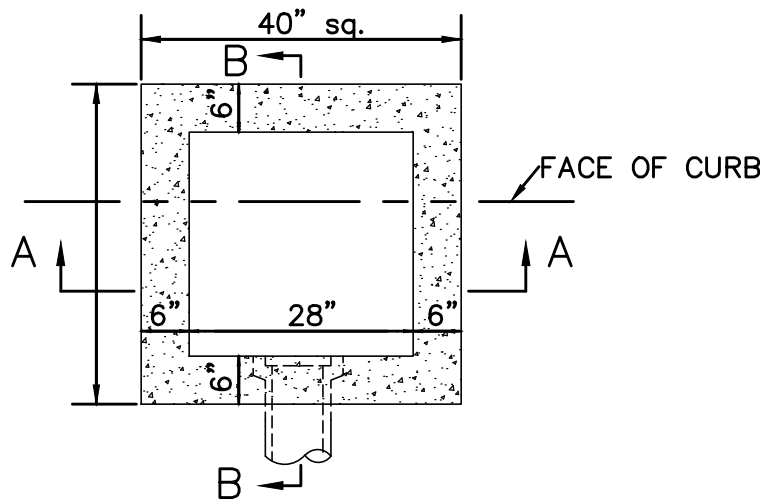


PLAN

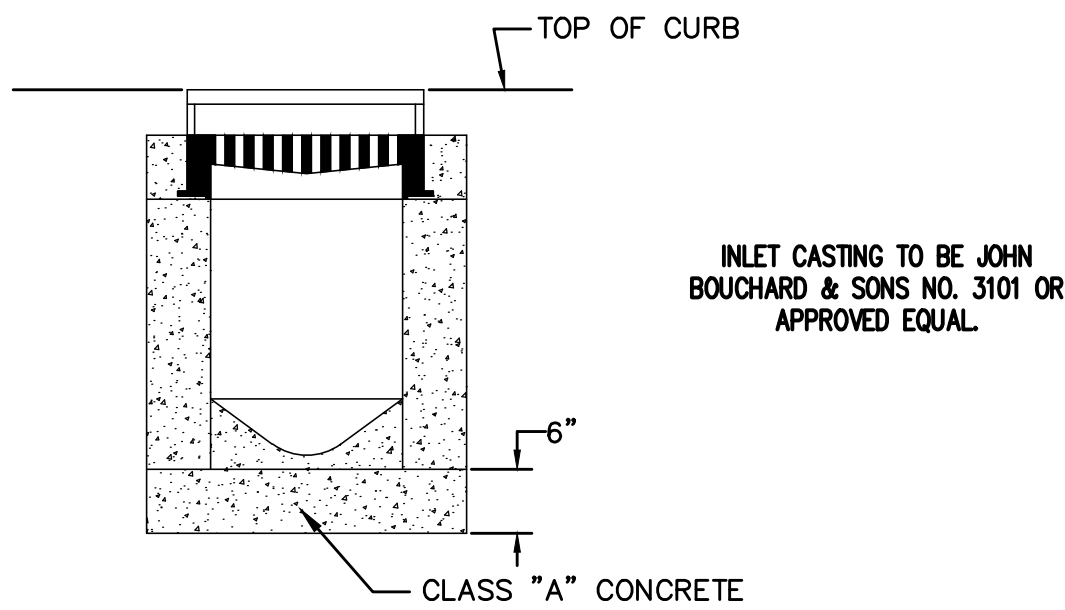


* DIMENSIONS TO MATCH GRATE SPECIFIED

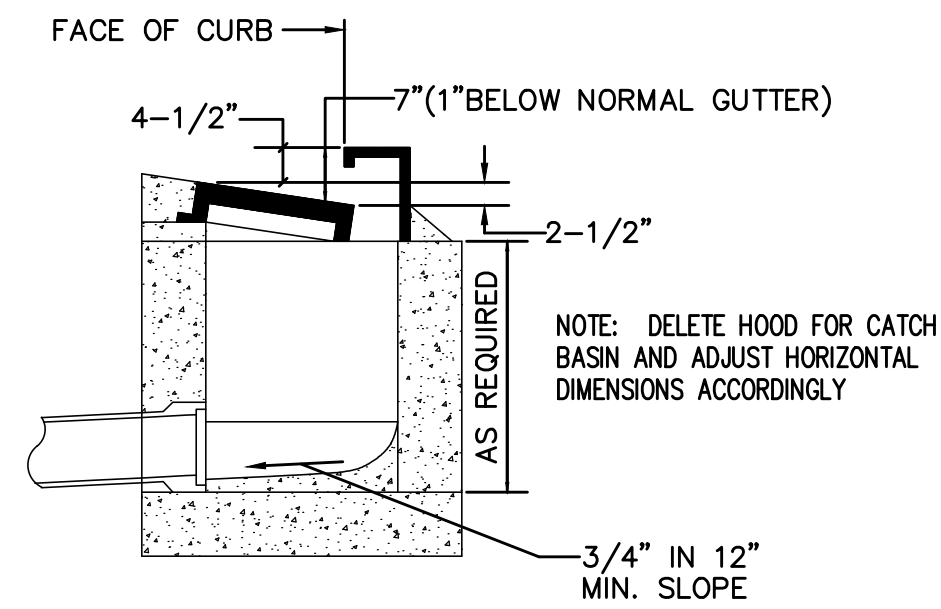
6 AREA DRAIN
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PLAN

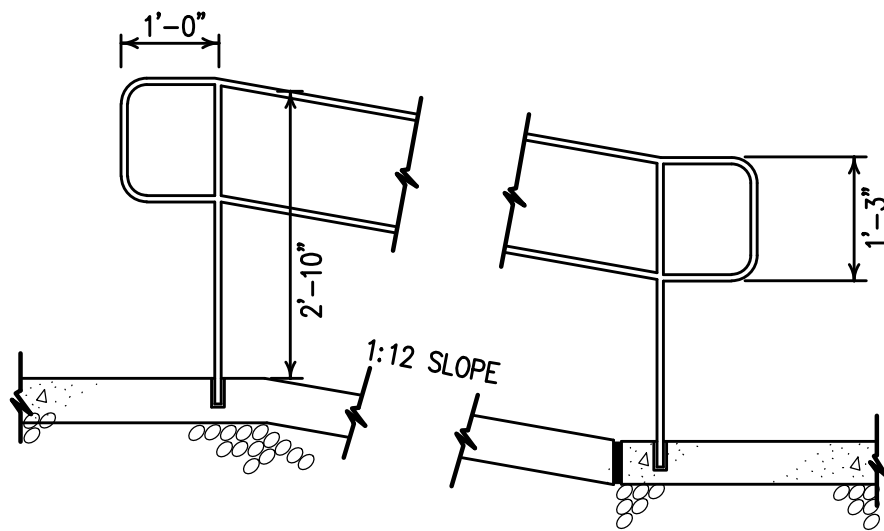


SECTION A-A

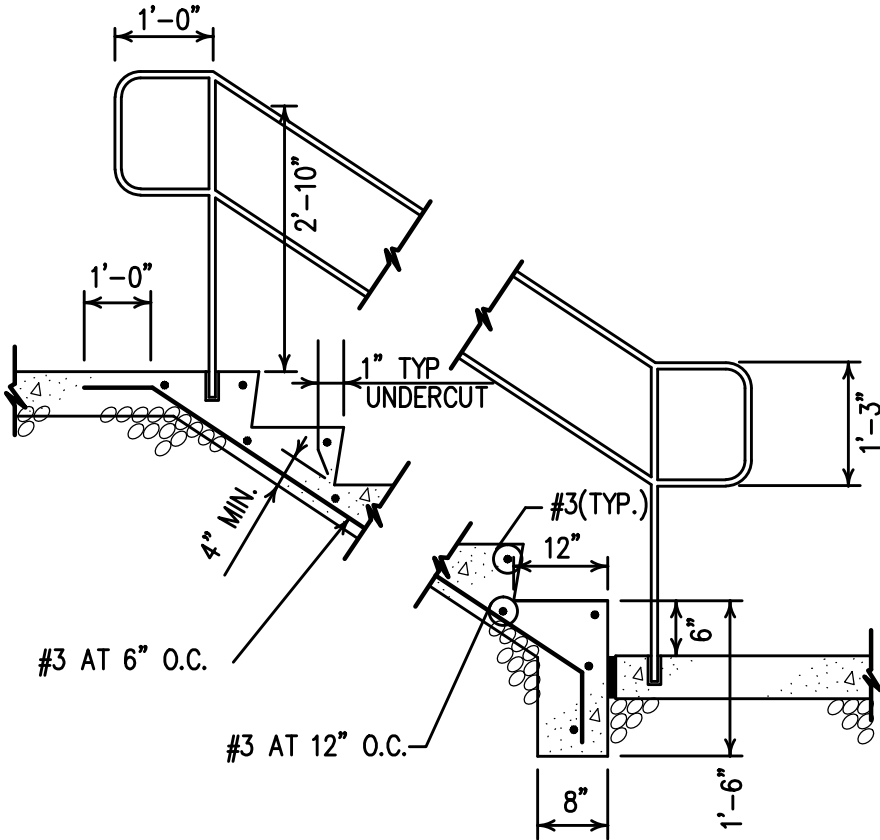


SECTION B-B

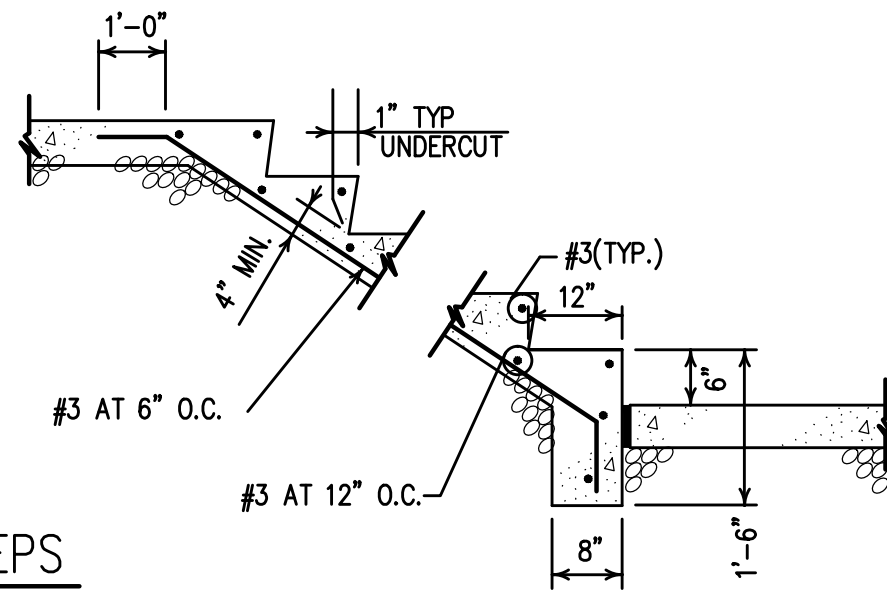
7 SINGLE INLET / CATCH BASIN
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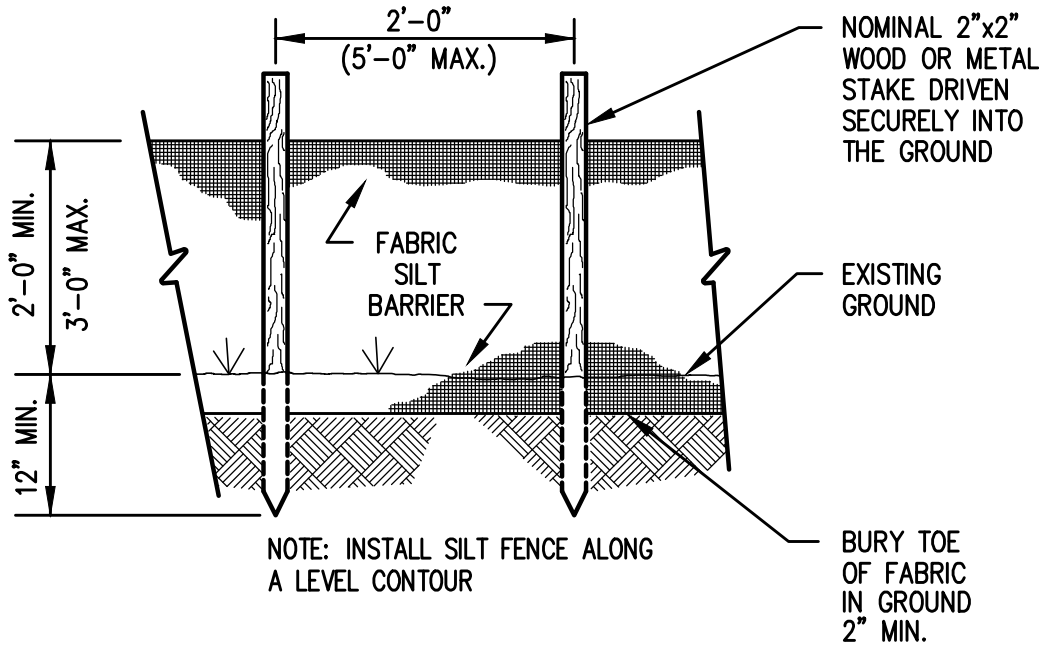
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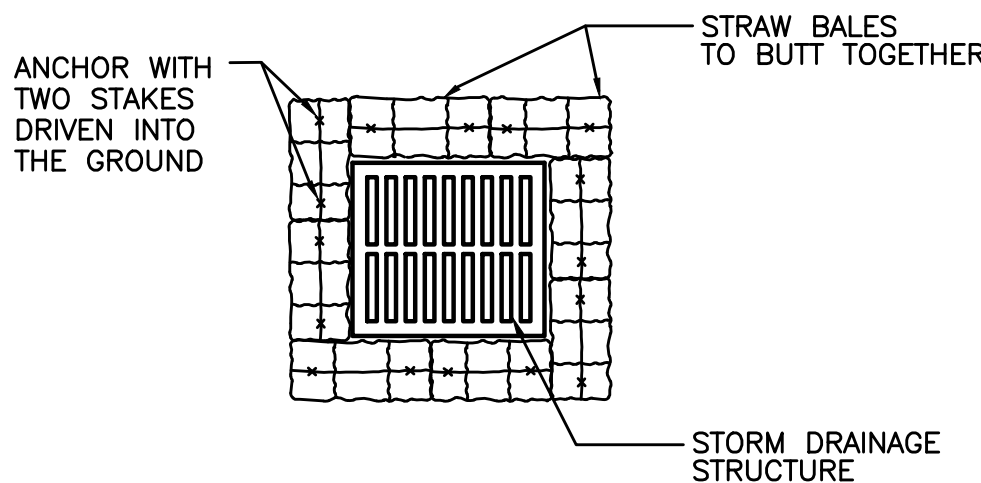
2 CONCRETE STEPS W/ ADA HANDRAILS
NOT TO SCALE



3 CONCRETE STEPS
NOT TO SCALE



4 SILT FENCE EROSION CONTROL
NOT TO SCALE



5 STRAW BALE INLET PROTECTION
NOT TO SCALE

DESCRIPTION	DATE

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



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

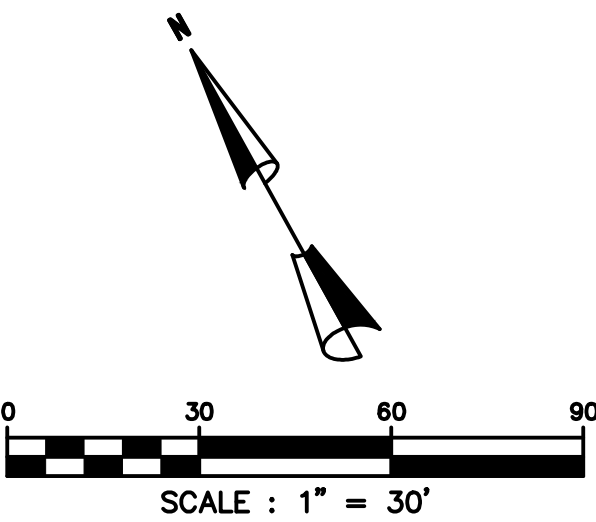
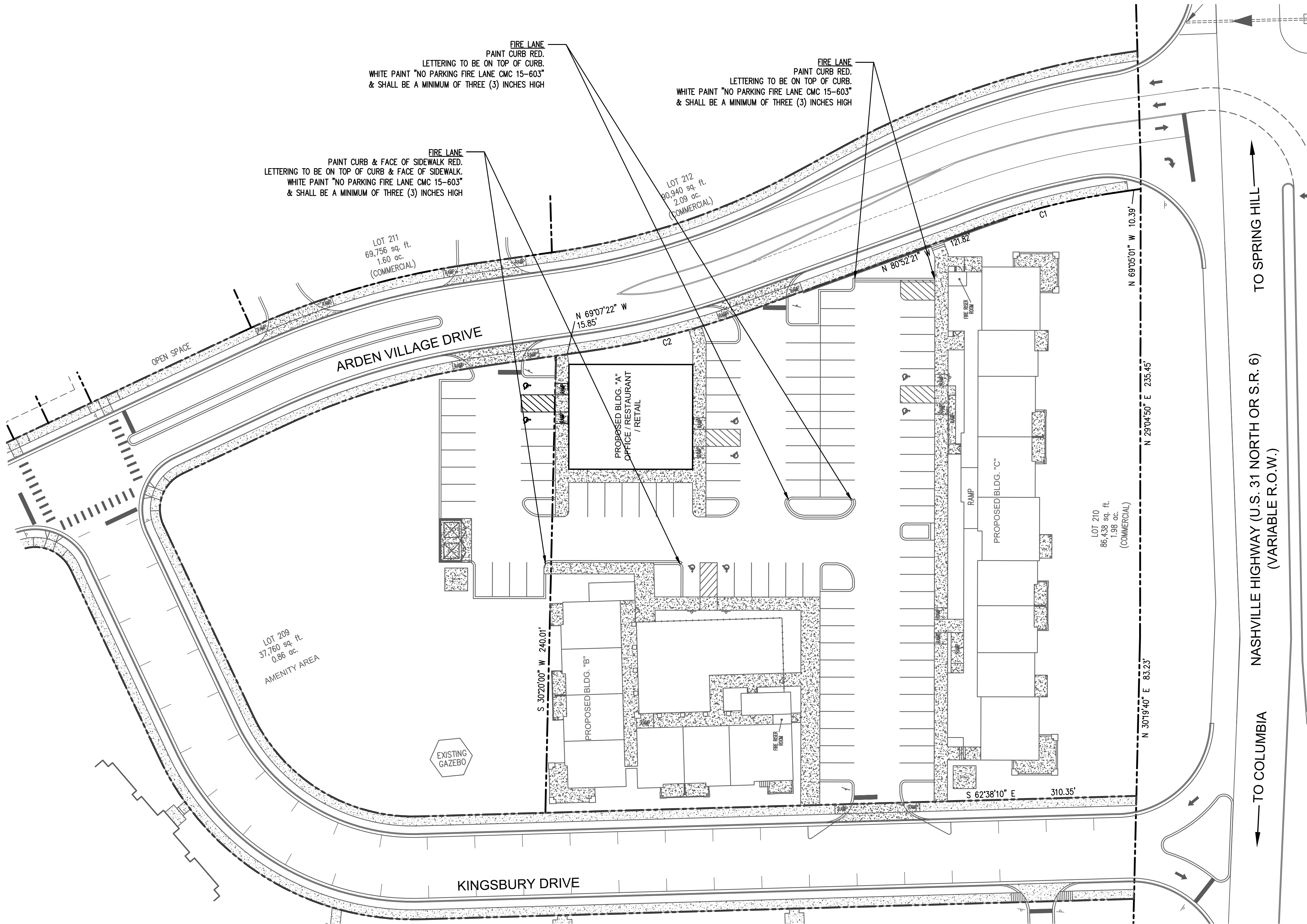
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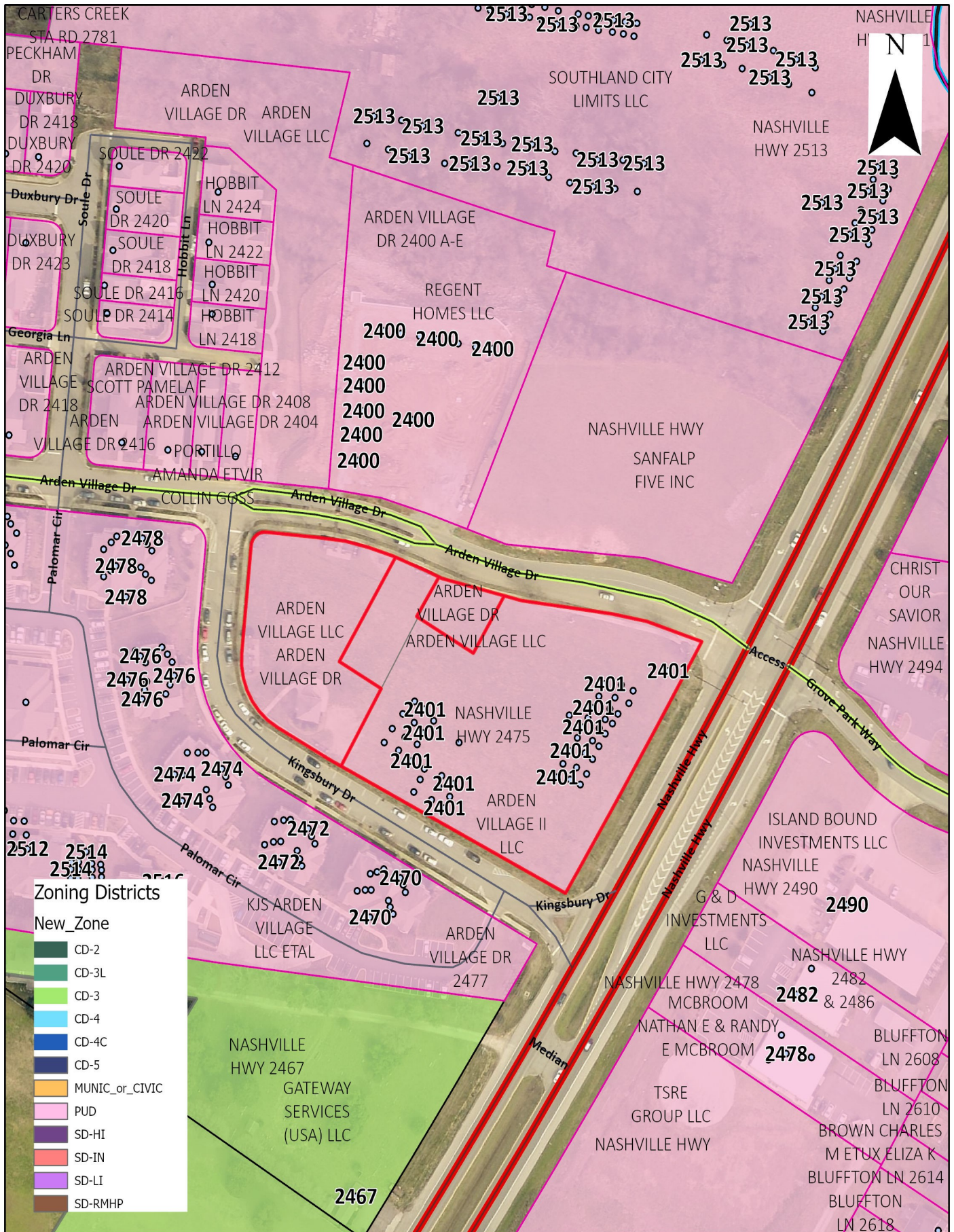
PROJECT NO. -
DATE -
DRAWN BY NN
CHECKED BY GMB

FIRE SAFETY
ACCESS PLAN

C-11

SHEET 11 OF 11





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@comcast.net

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

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

**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)



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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.

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



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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;

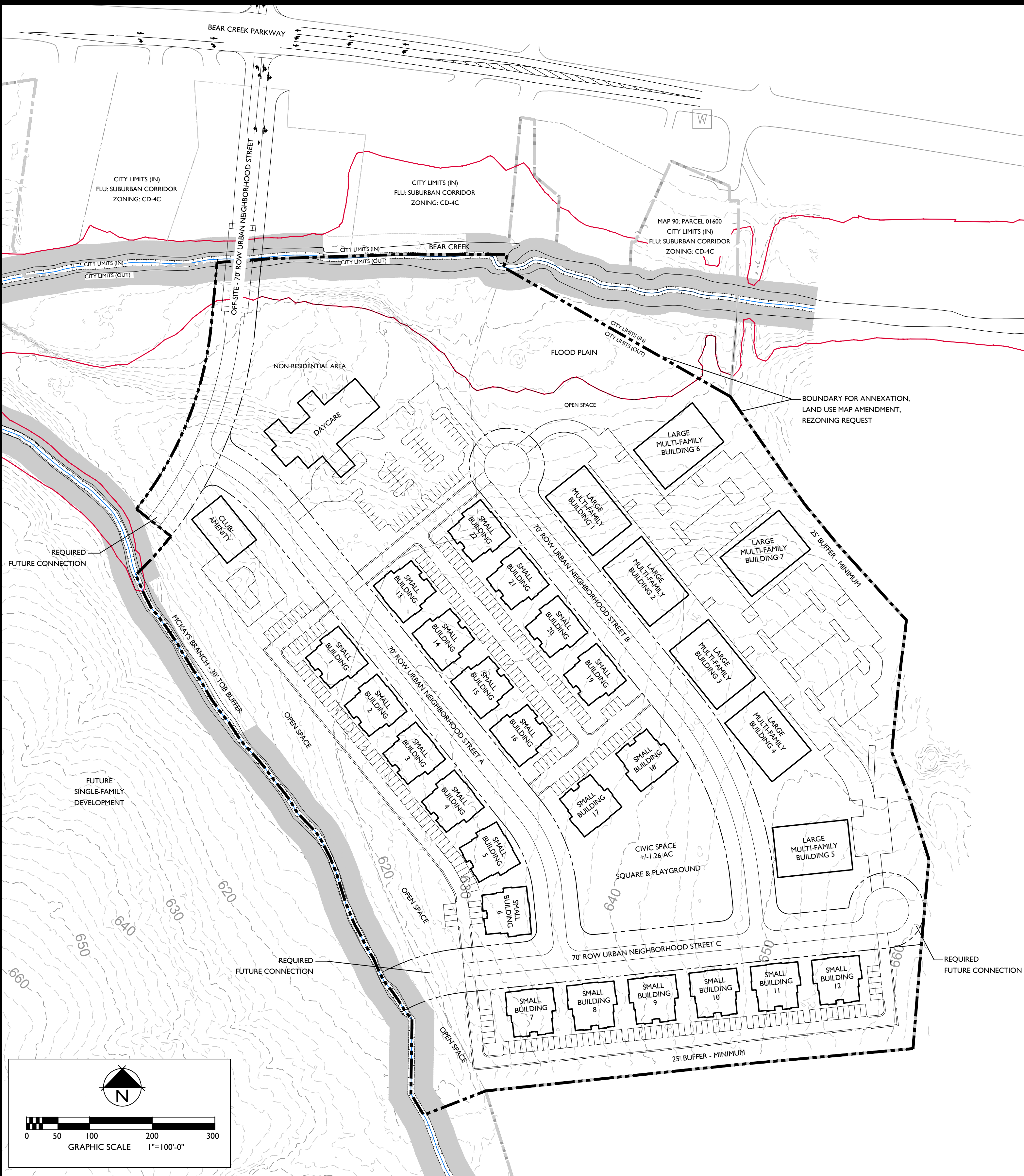
Any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Code.

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.

S 34° 29' 27" E, FOR A DISTANCE OF 153.97 FEET TO FENCE LINE T-POST;
S 38° 04' 18" E, FOR A DISTANCE OF 55.17 FEET TO FENCE LINE T-POST;
S 39° 22' 59" E, FOR A DISTANCE OF 84.02 FEET TO FENCE LINE T-POST;
S 42° 03' 30" E, FOR A DISTANCE OF 106.39 FEET TO FENCE LINE T-POST;
S 42° 31' 07" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;
S 7° 09' 57" W, FOR A DISTANCE OF 101.14 FEET TO A FENCE 5" METAL POST;
S 5° 40' 57" W, FOR A DISTANCE OF 102.89 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° 38' 07" E, FOR A DISTANCE OF 102.89 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' 07" W, FOR A DISTANCE OF 138.66 FEET TO FENCE CORNER 30" OAK;
S 84° 48' 29" W, FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24" HACKBERRY;
S 84° 01' 38" W, FOR A DISTANCE OF 414.28 FEET TO A 4X4 WOOD FENCE POST;
S 88° 48' 11" 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 143.33 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 19.15 FEET;
N 23° 32' 02" W, FOR A DISTANCE OF 22.91 FEET;
N 22° 41' 07" 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 8.60 FEET;
N 21° 58' 46" W, FOR A DISTANCE OF 18.19 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 24.18 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' 53" W, FOR A DISTANCE OF 10.08 FEET;
N 37° 53' 39" W, FOR A DISTANCE OF 8.89 FEET;
N 38° 46' 51" W, FOR A DISTANCE OF 14.76 FEET;
N 38° 38' 42" E, FOR A DISTANCE OF 14.08 FEET;
N 30° 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 18.71 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' 38" 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° 40' 38" 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° 19' 44" 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 10.50 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:

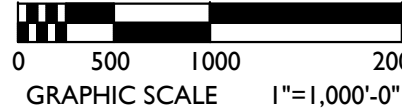
N 89° 03' 10" E, FOR A DISTANCE OF 70.85 FEET;
N 89° 03' 31" E, FOR A DISTANCE OF 14.54 FEET;
N 89° 03' 30" E, FOR A DISTANCE OF 80.25 FEET;
N 89° 03' 30" E, FOR A DISTANCE OF 138.55 FEET;
N 89° 07' 42" E, FOR A DISTANCE OF 158.50 FEET, REAR CORNER FOR VALERIE CAMERON (DB R2380, PAGE 1205) AND THE PROPERTY HEREIN DESCRIBED.

THENCE LEAVING THE LINE OF SAID CAMERON, S 18° 21' 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 (1,208,864.89 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:

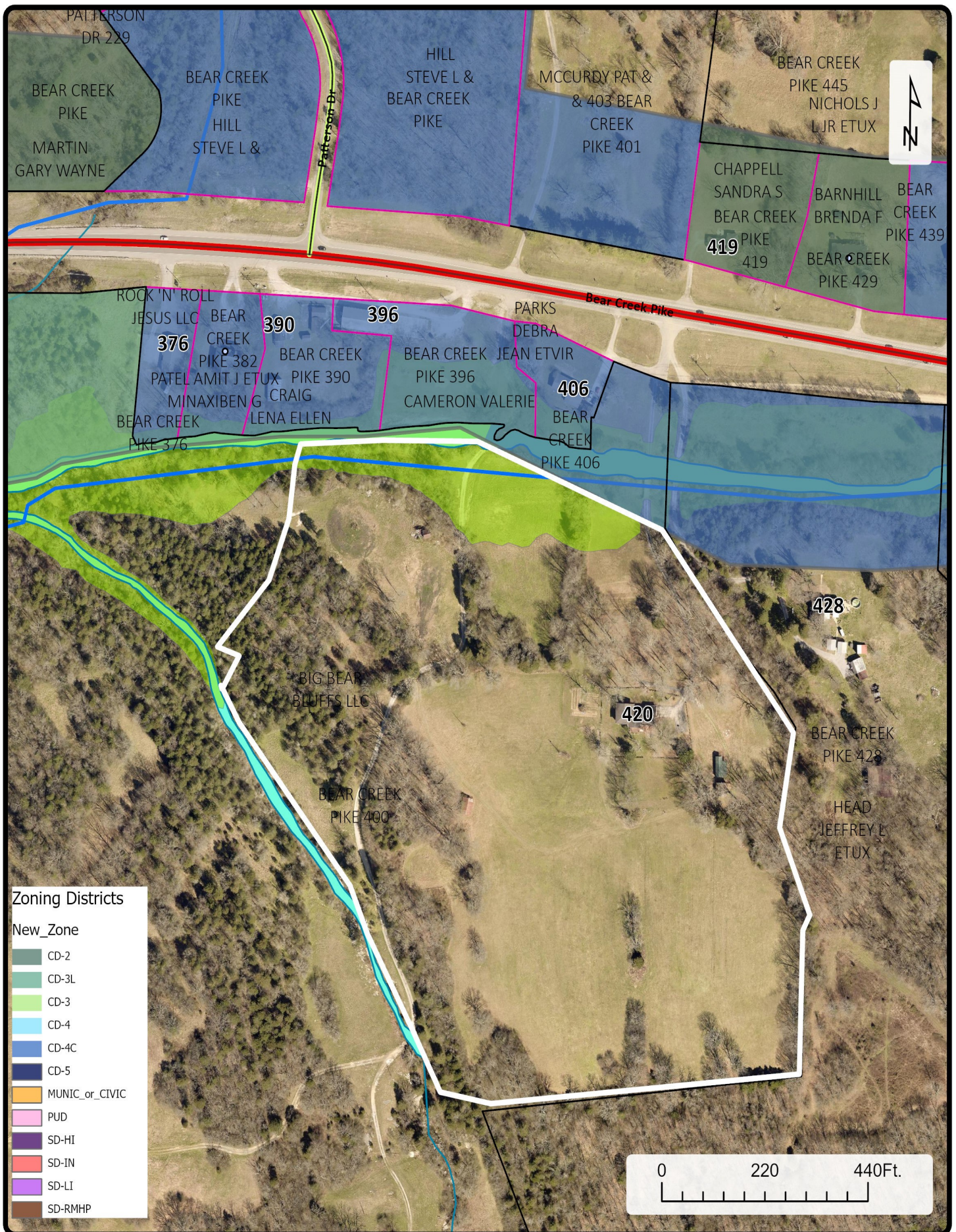
SMALL MULTI-FAMILY BUILDING
FRONT SETBACK: 6' MIN.
SIDE SETBACK: 6' MIN.
CORNER SETBACK: 6' MIN.
REAR SETBACK: 5' MIN.
MAXIMUM BUILDING WIDTH: 120'
MAXIMUM UNITS PER BUILDING: 6
PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER),

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

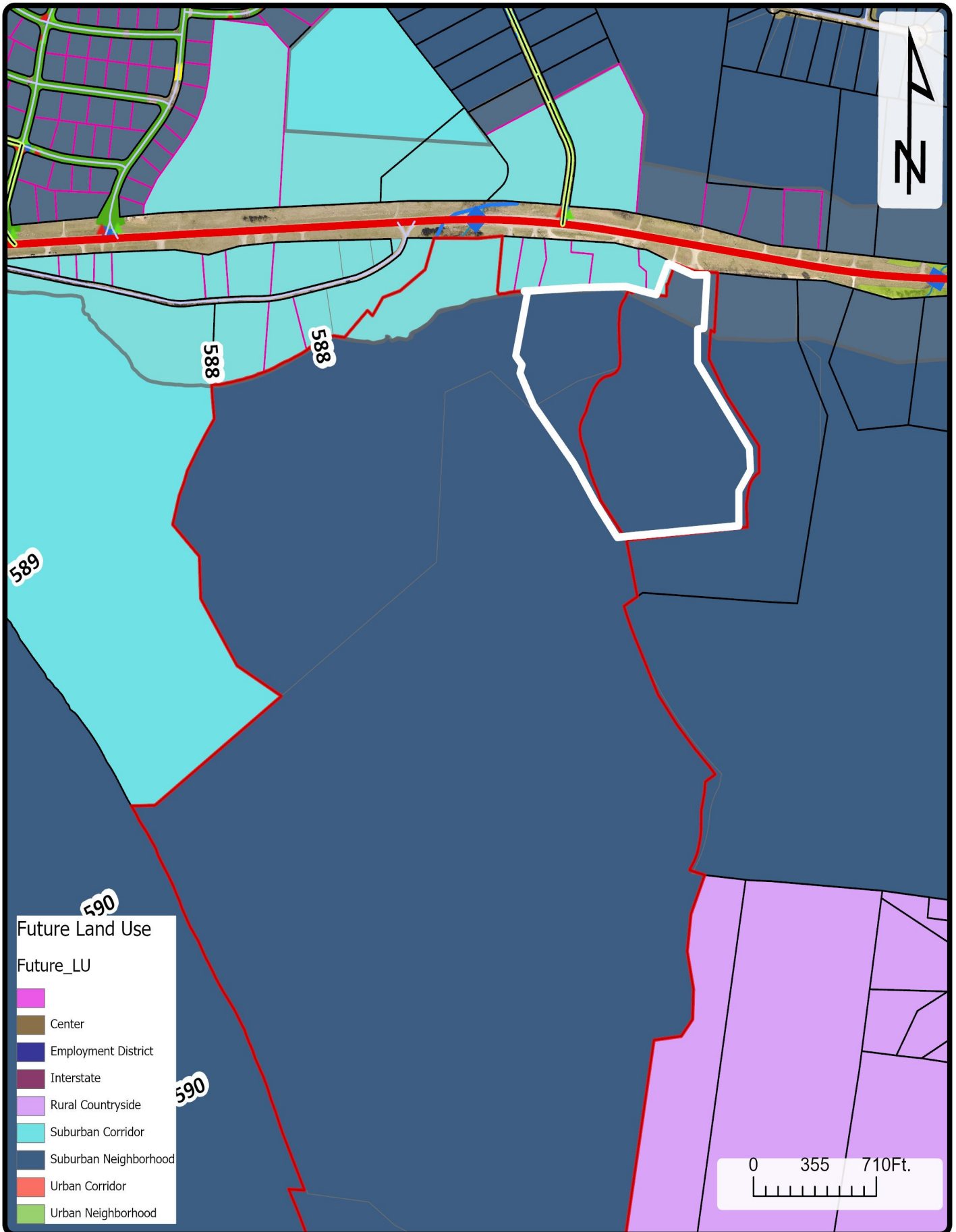


22-0296
420 Bear Creek Pike
400 Bear Creek Pike, portion of



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,

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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.

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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.

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Public Works

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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.
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Columbia Water

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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

LEGAL DESCRIPTION OF PROPERTY:
LEGAL DESCRIPTION
FOR PART OF MAP 90, PARCEL 12.01
DEED BOOK R2051, PAGE 792
BIG BEAR BLUFFS, LLC

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY BEAR CREEK PIKE, ROCK N' ROLL JESUS, LLC, AS OF RECORD IN DEED BOOK R2727, PAGE 1242 OF THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (ROMCTN); AMT. J. PATEL AND WIFE, MINAIBEN S. PATEL AS OF RECORD IN DEED BOOK R2411, PAGE 1348, ROMCTN, LENA ELLEN CRAIG AS OF RECORD IN DEED BOOK R1445, PAGE 168, ROMCTN, ON THE EAST BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 388, ROMCTN, STEVEN CHARLES FOSTER AND REBECCA JANE FOSTER, HUSBAND & WIFE AS OF RECORD IN DEED BOOK R2497, PAGE 1304, ROMCTN, BARRY C. BLACKBURN, TRUSTEE FOR BARRY C. BLACKBURN REVOCABLE TRUST AS OF RECORD IN DEED BOOK R2233, PAGE 375, ROMCTN, BRENT W. THORNTON AND WIFE TERRI L. THORNTON AS OF RECORD IN DEED BOOK R2096, PAGE 766, ROMCTN, CALVIN DEAN JOHNSON FORMERLY CARL JOHNSON AND WIFE, BARBARA D. JOHNSON AS OF RECORD IN DEED BOOK R2173, PAGE 542, ROMCTN, AND CALVIN DEAN JOHNSON AND WIFE SHERYL GAY JOHNSON AS OF RECORD IN DEED BOOK R747, PAGE 602, ROMCTN; ON THE SOUTH BY IRON BRIDGE ROAD; AND ON THE WEST BY JIMMY MATHEWS AS OF RECORD IN DEED BOOK 131.1, PAGE 80, DAVID LUNN HARRIS, ETLUX AS OF RECORD IN DEED BOOK R2173, PAGE 1148, ROMCTN, DUCK RIVER, AND MARK A. SEAGO AND WIFE TINA SEAGO AS OF RECORD DEED BOOK R2369, PAGE 973 ROMCTN; AND CONTINUED TO THE NORTH BY MIKE BIKES AS OF RECORD IN DEED BOOK R1884, PAGE 1082, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2732, PAGE 1288, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 580 AND DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 20 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN FOUND IN THE SOUTHERN ROW OF BEAR CREEK PIKE, SAID POINT ALSO BEING THE NORTHWEST BOUNDARY OF ROCK N' ROLL JESUS, LLC (BK R2727, PG. 1242) AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475.793.95 EAST 1.672,944.21.

THENCE, WITH THE WEST BOUNDARY OF JESUS, THE FOLLOWING CALLS:

S 08°01'16" W, FOR A DISTANCE OF 269.51 FEET, TO AN IRON PIN FOUND;
S 21°32'47" E, FOR A DISTANCE OF 51.20 FEET TO A FENCE POST FOUND AT THE SOUTHWEST CORNER OF ROCK N' ROLL JESUS THE TRUE POINT OF BEGINNING.

THENCE, WITH THE SOUTH BOUNDARY OF JESUS, PATEL AND CRAIG, THE FOLLOWING CALLS:

N 85°53'31" E, FOR A DISTANCE OF 393.35 FEET TO A FENCE POST FOUND; THENCE S 51°55'4" W, 94.04 FEET TO A POINT; THENCE LEAVING THE LINE OF CRAIG, BY A CURVE, TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 326.88 FEET, A CHORD BEARING OF S21°50'21" W, A CHORD DISTANCE OF 322.34 FEET. THENCE S 51°35'19" E, 70.00 FEET TO A POINT; THENCE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 636.00 FEET, AN ARC DISTANCE OF 83.08 FEET, A CHORD BEARING OF S 42°09'38" W, A CHORD DISTANCE OF 83.00 FEET. THENCE ALONG MCKAYS BRANCH THE FOLLOWING CALLS:

S 22°22'21" E, FOR A DISTANCE OF 13.80 FEET.
S 24°52'17" E, FOR A DISTANCE OF 2.84 FEET.
S 25°09'11" E, FOR A DISTANCE OF 6.77 FEET.

S 21°49'19" E, FOR A DISTANCE OF 5.30 FEET.
S 25°10'43" E, FOR A DISTANCE OF 5.47 FEET.
S 26°22'06" E, FOR A DISTANCE OF 4.21 FEET.
S 27°33'58" E, FOR A DISTANCE OF 9.74 FEET.
S 28°46'51" E, FOR A DISTANCE OF 8.08 FEET.
S 32°53'03" E, FOR A DISTANCE OF 4.74 FEET.
S 41°19'44" E, FOR A DISTANCE OF 5.90 FEET.
S 40°46'27" E, FOR A DISTANCE OF 5.79 FEET.
S 36°45'50" E, FOR A DISTANCE OF 16.29 FEET.
S 37°37'43" E, FOR A DISTANCE OF 3.46 FEET.
S 33°54'07" E, FOR A DISTANCE OF 20.78 FEET.
S 35°38'45" E, FOR A DISTANCE OF 8.21 FEET.
S 31°06'58" E, FOR A DISTANCE OF 5.96 FEET.
S 28°32'05" E, FOR A DISTANCE OF 8.96 FEET.
S 29°50'20" E, FOR A DISTANCE OF 4.81 FEET.
S 32°48'26" E, FOR A DISTANCE OF 16.84 FEET.
S 31°18'55" E, FOR A DISTANCE OF 8.66 FEET.
S 30°24'03" E, FOR A DISTANCE OF 7.81 FEET.
S 34°19'28" E, FOR A DISTANCE OF 10.59 FEET.
S 32°40'37" E, FOR A DISTANCE OF 3.54 FEET.
S 34°42'00" E, FOR A DISTANCE OF 8.02 FEET.
S 32°40'11" E, FOR A DISTANCE OF 5.60 FEET.
S 29°06'57" E, FOR A DISTANCE OF 16.34 FEET.
S 28°57'58" E, FOR A DISTANCE OF 6.51 FEET.
S 31°05'16" E, FOR A DISTANCE OF 7.00 FEET.
S 33°40'32" E, FOR A DISTANCE OF 21.26 FEET.
S 38°12'07" E, FOR A DISTANCE OF 9.90 FEET.
S 39°17'19" E, FOR A DISTANCE OF 15.05 FEET.
S 33°12'19" E, FOR A DISTANCE OF 18.77 FEET.
S 33°38'11" E, FOR A DISTANCE OF 38.72 FEET.
S 33°18'43" E, FOR A DISTANCE OF 11.72 FEET.
S 38°23'46" E, FOR A DISTANCE OF 14.08 FEET.
S 43°48'36" E, FOR A DISTANCE OF 24.72 FEET.
S 41°52'11" E, FOR A DISTANCE OF 34.28 FEET.
S 40°01'57" E, FOR A DISTANCE OF 19.66 FEET.
S 38°07'58" E, FOR A DISTANCE OF 23.10 FEET.
S 39°38'43" E, FOR A DISTANCE OF 14.08 FEET.
S 38°45'51" E, FOR A DISTANCE OF 14.70 FEET.

S 37°33'28" E, FOR A DISTANCE OF 8.89 FEET.
S 33°50'53" E, FOR A DISTANCE OF 10.09 FEET.
S 30°22'32" E, FOR A DISTANCE OF 13.44 FEET.
S 32°38'45" E, FOR A DISTANCE OF 8.47 FEET.
S 44°08'35" E, FOR A DISTANCE OF 14.88 FEET.
S 44°05'27" E, FOR A DISTANCE OF 24.91 FEET.
S 39°06'13" E, FOR A DISTANCE OF 12.02 FEET.
S 27°00'37" E, FOR A DISTANCE OF 11.44 FEET.
S 26°57'14" E, FOR A DISTANCE OF 18.86 FEET.
S 21°58'48" E, FOR A DISTANCE OF 19.16 FEET.
S 22°54'41" E, FOR A DISTANCE OF 6.60 FEET.
S 17°06'08" E, FOR A DISTANCE OF 50.02 FEET.
S 23°40'02" E, FOR A DISTANCE OF 12.35 FEET.
S 21°26'04" E, FOR A DISTANCE OF 8.40 FEET.
S 18°23'38" E, FOR A DISTANCE OF 4.70 FEET.
S 24°26'21" E, FOR A DISTANCE OF 13.63 FEET.
S 34°17'03" E, FOR A DISTANCE OF 7.49 FEET.
S 28°18'04" E, FOR A DISTANCE OF 11.26 FEET.
S 25°37'38" E, FOR A DISTANCE OF 12.87 FEET.
S 29°40'26" E, FOR A DISTANCE OF 19.38 FEET.
S 32°21'41" E, FOR A DISTANCE OF 9.25 FEET.
S 28°32'02" E, FOR A DISTANCE OF 22.01 FEET.
S 26°23'54" E, FOR A DISTANCE OF 19.17 FEET.
S 39°31'19" E, FOR A DISTANCE OF 19.10 FEET.
S 35°12'48" E, FOR A DISTANCE OF 19.56 FEET.
S 33°29'34" E, FOR A DISTANCE OF 7.00 FEET.
S 32°09'24" E, FOR A DISTANCE OF 10.18 FEET.
S 31°07'58" E, FOR A DISTANCE OF 9.27 FEET.
S 40°55'39" E, FOR A DISTANCE OF 15.42 FEET.
S 0°53'17" E, FOR A DISTANCE OF 118.33 FEET.
S 30°52'05" E, FOR A DISTANCE OF 36.69 FEET.

S 17°15'39" E, FOR A DISTANCE OF 254.66 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST TO THE SOUTHWEST CORNER OF HEAD.

THENCE, WITH THE WEST BOUNDARY OF FOSTER, THE FOLLOWING CALLS:

S 54°11'15" W, FOR A DISTANCE OF 100.29 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST;
S 21°53'18" E, FOR A DISTANCE OF 130.86 FEET TO FENCE LINE CEDAR FENCE POST;
S 17°11'57" E, FOR A DISTANCE OF 221.38 FEET TO FENCE LINE 12" ELM;
S 23°46'07" E, FOR A DISTANCE OF 240.86 FEET TO FENCE LINE TPOST TAGGED;
S 37°24'05" E, FOR A DISTANCE OF 315.73 FEET TO FENCE LINE 14" BROKEN ELM;
S 50°37'42" E, FOR A DISTANCE OF 91.73 FEET TO FENCE LINE 60" TWIN OAK;
S 28°58'39" W, FOR A DISTANCE OF 35.62 FEET TO FENCE LINE 60" OAK;
S 40°35'26" W, FOR A DISTANCE OF 9.08 FEET TO FENCE LINE TPOST TAGGED;
S 42°52'20" E, FOR A DISTANCE OF 62.79 FEET TO A FENCE POST FOUND;
S 1°50'17" W, FOR A DISTANCE OF 30.25 FEET TO FENCE LINE TPOST TAGGED;
S 23°53'47" W, FOR A DISTANCE OF 42.59 FEET TO FENCE LINE 14" HACKBERRY;
S 11°25'58" W, FOR A DISTANCE OF 117.73 FEET TO FENCE LINE TPOST TAGGED;
S 2°03'52" W, FOR A DISTANCE OF 130.34 FEET TO FENCE LINE ROTTED HACKBERRY;
S 9°12'29" W, FOR A DISTANCE OF 87.18 FEET FENCE POST FENCE LINE INTERSECTION;
S 33°56'58" W, FOR A DISTANCE OF 89.94 FEET TO FENCE POST 30" HACKBERRY;
S 61°19'46" E, FOR A DISTANCE OF 54.74 FEET TO FENCE POST 24" HACKBERRY;
S 70°11'17" E, FOR A DISTANCE OF 34.53 FEET TO FENCE POST 12" CEDAR POST FLAGGED AT THE SOUTH WEST CORNER OF FOSTER;

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN, THE FOLLOWING CALLS:

S 25°13'18" W, FOR A DISTANCE OF 228.44 FEET TO FENCE LINE 36" HACKBERRY;
S 7°06'46" W, FOR A DISTANCE OF 177.84 FEET TO FENCE LINE 8" DOGWOOD;
S 0°16'28" W, FOR A DISTANCE OF 41.40 FEET TO FENCE LINE 24" HACKBERRY FLAGGED;
S 8°53'22" E, FOR A DISTANCE OF 173.37 FEET TO FENCE LINE TPOST TAGGED;
S 60°40'30" E, FOR A DISTANCE OF 13.02 FEET TO FENCE POST 6" TREE;
S 39°18'12" W, FOR A DISTANCE OF 34.16 FEET TO FENCE POST FOUND;
S 1°12'18" E, FOR A DISTANCE OF 95.58 FEET TO FENCE POST 12" OSAGE;
S 7°58'27" W, FOR A DISTANCE OF 43.94 FEET TO FENCE POST 6" ROTTED TREE;
S 15°41'30" W, FOR A DISTANCE OF 13.75 FEET TO A FENCE POST 6" TREE USED AS FENCE POST;
S 38°17'00" W, FOR A DISTANCE OF 100.34 FEET TO FENCE POST 14" ROTTEN CEDAR;
S 84°35'04" W, FOR A DISTANCE OF 173.30 FEET TO FENCE CORNER PK FOUND;
S 9°48'35" W, FOR A DISTANCE OF 1187.84 FEET TO FENCE POST FOUND;
S 4°03'46" W, FOR A DISTANCE OF 112.86 FEET TO 24" CEDAR;
S 12°22'22" W, FOR A DISTANCE OF 465.96 FEET TO 1" PIPE IRON PIN FOUND.

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN AND CONTINUING TO THORNTON, THE FOLLOWING CALLS:

S 8°47'49" W, FOR A DISTANCE OF 411.13 FEET TO 1" PIPE IRON PIN FOUND.

THENCE, WITH THE WEST BOUNDARY THORNTON, THE FOLLOWING CALLS:

S 13°09'41" W, FOR A DISTANCE OF 759.59 FEET TO 1" PIPE IRON PIN FOUND;
S 21°10'50" W, FOR A DISTANCE OF 265.00 FEET TO 1" PIPE FENCE CORNER AT THE SOUTHWEST CORNER OF THORNTON.

THENCE, WITH THE NORTH BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

N 82°44'49" W, FOR A DISTANCE OF 800.97 FEET TO 1" PIPE IRON PIN FOUND;
N 78°43'22" W, FOR A DISTANCE OF 130.34 FEET TO FENCE POST IRON PIN FOUND.

THENCE, WITH THE WEST BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

S 5°32'34" W, FOR A DISTANCE OF 375.75 FEET TO 1" PIPE IRON PIN FOUND;
S 4°27'28" W, FOR A DISTANCE OF 508.55 FEET TO FENCE CORNER PK FOUND;
S 3°32'19" W, FOR A DISTANCE OF 523.31 FEET TO IRON PIN FOUND AT THE SOUTHWEST CORNER OF THORNTON.

THENCE, WITH THE NORTH BOUNDARY OF IRON BRIDGE ROAD RIGHT-OF-WAY, THE FOLLOWING CALLS:

N 82°45'55" W, FOR A DISTANCE OF 501.29 FEET TO AN 5/8" ROD IRON PIN FOUND;
N 82°46'20" W, FOR A DISTANCE OF 525.64 FEET TO RAILROAD SPIKE PK FOUND;
N 83°23'15" W, FOR A DISTANCE OF 396.04 FEET TO 5/8" ROD IRON PIN FOUND AT NORTHWEST CORNER OF RIGHT-OF-WAY.

THENCE, WITH THE EAST BOUNDARY OF MATHEWS, HARRIS AND DUCK RIVER, THE FOLLOWING CALLS:

N 8°06'23" E, FOR A DISTANCE OF 664.54 FEET TO IRON PIN FOUND;
N 16°56'06" E, FOR A DISTANCE OF 479.23 FEET TO FENCE POST FOUND;
N 48°46'57" E, FOR A DISTANCE OF 312.04 FEET TO FENCE POST FOUND;
N 44°09'58" E, FOR A DISTANCE OF 600.70 FEET TO FENCE POST FOUND;
N 38°27'00" E, FOR A DISTANCE OF 305.02 FEET TO FENCE POST FOUND;
N 27°21'22" E, FOR A DISTANCE OF 264.82 FEET TO FENCE POST FOUND;
N 26°51'38" E, FOR A DISTANCE OF 301.40 FEET TO 1" PIPE IRON PIN FOUND;
N 15°43'20" W, FOR A DISTANCE OF 197.42 FEET TO FENCE POST FOUND;
N 18°21'24" W, FOR A DISTANCE OF 744.16 FEET TO FENCE POST FOUND;
N 21°56'04" W, FOR A DISTANCE OF 631.16 FEET TO FENCE POST FOUND;
N 23°44'52" W, FOR A DISTANCE OF 409.10 FEET TO FENCE POST FOUND;
N 32°48'41" W, FOR A DISTANCE OF 296.98 FEET TO FENCE POST FOUND;
N 27°28'08" W, FOR A DISTANCE OF 632.36 FEET TO FENCE POST FOUND.

THENCE, DIRECTING RIGHT AWAY FROM DUCK RIVER TO THE SOUTH AND EAST BOUNDARY OF SEAGO, THE FOLLOWING CALLS:

N 85°09'29" E, FOR A DISTANCE OF 22.00 FEET TO FENCE POST FOUND;
N 81°22'36" E, FOR A DISTANCE OF 109.60 FEET TO 4" DEAD CEDAR AND FENCE POST FOUND;
N 87°28'25" E, FOR A DISTANCE OF 42.46 FEET TO 36" OAK;
N 48°08'47" E, FOR A DISTANCE OF 244.67 FEET TO FENCE POST FOUND;
N 49°53'38" E, FOR A DISTANCE OF 291.18 FEET TO 10" HACKBERRY AND 8" CEDAR;
N 49°46'26" E, FOR A DISTANCE OF 367.28 FEET TO 1" PIPE IRON PIN FOUND;
N 55°27'24" W, FOR A DISTANCE OF 350.42 FEET TO FENCE POST FOUND;
N 28°16'23" W, FOR A DISTANCE OF 411.36 FEET TO 1" PIPE IRON PIN FOUND;
N 01°17'30" E, FOR A DISTANCE OF 223.84 FEET TO FENCE POST IRON PIN FOUND;
N 39°56'42" W, FOR A DISTANCE OF 228.86 FEET TO IRON PIN FOUND;
N 16°17'40" E, FOR A DISTANCE OF 158.31 FEET TO FENCE POST FOUND;
N 24°10'55" E, FOR A DISTANCE OF 62.03 FEET TO FENCE POST FOUND;
N 23°26'46" E, FOR A DISTANCE OF 28.14 FEET TO 1" PIPE IRON PIN FENCE POST FOUND;
N 19°40'08" E, FOR A DISTANCE OF 67.72 FEET TO 12" CEDAR;
N 30°15'58" E, FOR A DISTANCE OF 125.71 FEET TO FENCE POST FOUND;
N 32°10'27" E, FOR A DISTANCE OF 87.69 FEET TO FENCE POST FOUND;
N 33°44'57" E, FOR A DISTANCE OF 105.82 FEET TO 1" PIPE IRON PIN FOUND;
N 31°11'17" W, FOR A DISTANCE OF 116.30 FEET TO FENCE POST FOUND AT THE NORTHEAST CORNER OF SEAGO.

THENCE, ALONG THE SOUTH BOUNDARY OF BIKES, THE FOLLOWING CALLS:

N 75°48'45" E, FOR A DISTANCE OF 280.14 FEET TO FENCE POST FOUND;
N 69°23'51" E, FOR A DISTANCE OF 281.90 FEET TO FENCE POST FOUND AT THE SOUTHEAST CORNER OF BIKES

THENCE, ALONG THE SOUTH AND EAST BOUNDARY OF GOODMAN PROPERTIES (BK R2732, PG. 1288, BK R2775, PG. 580 & BK R2775, PG. 20)

N 63°42'14" E, FOR A DISTANCE OF 199.93 FEET TO FENCE POST FOUND.

THENCE WITH THE APPROXIMATE CENTERLINE OF BEAR CREEK, N 84°41'16" E, 385.81 FEET, THENCE N 75°36'41" E, 141.99 FEET TO A POINT; THENCE N 63°11'05" E, 188.83 FEET; THENCE N 77°31'18" E, 234.79 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 15,960.819.8 SQ. FT. OR 368.41 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2051, PAGE 792 AND BOOK R2060, PAGE 129 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

ANNEXATION AND REZONING REQUEST:

REQUEST TO ANNEX +/-366.41 ACRES AND REZONE TO CD-3
FUTURE LAND USE: SUBURBAN NEIGHBORHOOD

PER CONNECT COLUMBIA, THE SUBURBAN NEIGHBORHOOD DISTRICT IS TO ENHANCE SUBURBAN NEIGHBORHOODS AND CREATE NEW SUBURBAN NEIGHBORHOODS THAT WILL IMPROVE THE QUALITY OF LIFE IN COLUMBIA, WITH AN INCREASED SENSE OF PLACE AND A MORE INTERCONNECTED COMMUNITY.

THE CONCEPTUAL DEVELOPMENT PLAN PROPOSES SINGLE FAMILY DETACHED RESIDENTIAL HOMES AND CIVIC/OPEN SPACES CONSISTENT WITH CD-3 ZONING. CD-3 ZONING IS COMPATIBLE WITH THE SUBURBAN NEIGHBORHOOD LAND USE DISTRICT. SIDEWALKS AND WALKING TRAILS WILL PROVIDE PEDESTRIAN CONNECTIVITY THROUGH THE NEIGHBORHOOD. WITH COMPLETION OF THE NEIGHBORHOOD, A ROADWAY CONNECTION WILL EXTEND FROM BEAR CREEK PARKWAY TO IRON BRIDGE ROAD.

CONCEPTUAL DEVELOPMENT PLAN CD-3 DESIGN CRITERIA:

CONCEPTUAL PLAN AREA INCLUDES AREA CURRENTLY IN CITY LIMITS AND NOT INCLUDED IN THIS REZONING REQUEST

GROSS SITE AREA: +/-390.37 AC

DENSITY ALLOWED: 4 DUA

BLOCK PERIMETER: ALL UNDER 2,800 LF

CIVIC SPACE: 19.5 AC MIN (5%) TO 78 AC (20%) MAX.
IN THE FORM OF NATURAL AREAS (8 AC MIN);
GREENS (0.5 AC - 8 AC); PLAYGROUNDS;
COURTYARDS AND POCKET PARKS.

PARKING REQUIRED: 2 SPACES PER HOME
PARKING PROVIDED IN DRIVEWAYS AND GARAGES
LOCATED IN 2ND AND 3RD LAYERS AS WELL AS
ON-STREET IN SELECT LOCATIONS.

TYPICAL SINGLE-FAMILY FRONT LOADED LOT

MINIMUM LOT WIDTH: 65'
MINIMUM LOT DEPTH: 130'
FRONT SETBACK: 25' MIN.
SIDE SETBACK: 8' MIN.
CORNER SETBACK: 20' MIN.
REAR SETBACK: 25' MIN.
PARKING PROVIDED IN GARAGE & DRIVEWAY

TYPICAL SINGLE-FAMILY ALLEY LOADED LOT

MINIMUM LOT WIDTH: 40'
MINIMUM LOT DEPTH: 115'
FRONT SETBACK: 25' MIN.
SIDE SETBACK: 8' MIN.
CORNER SETBACK: 20' MIN.
REAR SETBACK: 5' MIN.
PARKING PROVIDED IN GARAGE & DRIVEWAY
AS WELL AS ON-STREET SPACES



400 & 420 BEAR CREEK PARKWAY
ANNEXATION, REZONING REQUEST &
CONCEPTUAL DEVELOPMENT PLAN
Columbia, Tennessee



Date: NOVEMBER 20, 2022
Revision Date





400 & 420 BEAR CREEK PARKWAY ANNEXATION, REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN



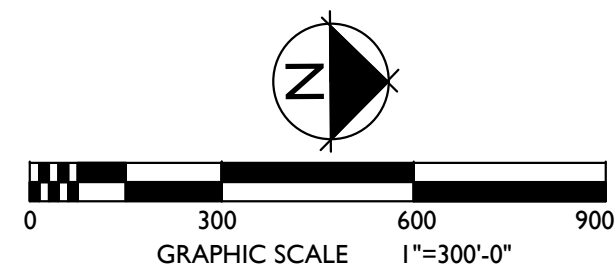
Revision Date

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CONCEPTUAL
DEVELOPMENT PLAN
SHEET
LI.I



OVERALL CONCEPT DEVELOPMENT PLAN





December 19, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Re-Submittal 420 and 400 Bear Creek Parkway – Annexation Request and Rezoning Request with Conceptual Development Plan

Dear Mr. Keltner,

The accompanying documents are for the resubmittal for the CD-3 Rezoning Request for the above mentioned Bear Creek Parkway property.

Included in the submittal are the following:

1. One full-size (24x36) copy of the Conceptual Development Plan document (Sheets LI.0 & LI.1)
2. Flash Drive with digital copy of submittal
3. Comment responses to Development Review Committee (below)

Staff Comments:

Public Works

1. Residential customers will be issued one 96-gallon 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. Services will include: Street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair. Signage: Upon acceptance by the City Council, all street signs will be maintained by Public Works.

Response: Noted

Planning

1. Concept plan shows multiple cul de sacs. At preliminary plat/development plan cul de sacs must be approved by Zoning Administrator to accommodate specific site conditions.



Response: Noted. The applicant will work with City Staff to make sure the final site plan meets the requirements of the Zoning Ordinance.

2. Advisory: Concept plan shows open spaces which likely will not meet civic space requirements in Article 5 of the zoning ordinance. Greater detail will be required at time of preliminary plat/development plan.

Response: Noted. The applicant will work with City Staff to make sure that the final site plan meetings the requirements of the Zoning Ordinance. With a Site Development Plan submittal, the applicant shall provide the necessary program information and data to demonstrate compliance with the Zoning Ordinance.

Columbia Power

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

Response: Noted

Waste Water

1. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing. No low-pressure force main systems.

Response: Noted

Columbia Water

1. The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Should adequate facilities not currently exist the study will determine any off-site improvements necessary to serve the development. Off-site improvements 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: Noted

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

1. Applicant's Conceptual Plan does not include any language or line work outlining the annexation of existing Maury County Highway Department ROW on Iron Bridge Road by the City of Columbia. All county roadway and ROW connections, impacts, and annexations are subject to further evaluation by the Maury County Highway Department. It is recommended that the applicant reach out to the Maury County Highway Department for further coordination.

Application shall also add the following note to the Conceptual Plan:

"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: Noted.



DEVELOPMENT PLANNING
DESIGN
MANAGEMENT

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

We anticipate that this item will be on the January Planning Commission agenda. 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



ITEM #II 3.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

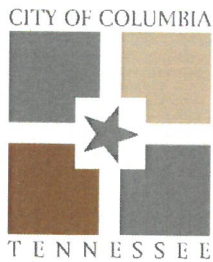
NAME OR DEPARTMENT:

AT&T

Case Number: 22-0312

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at 400 and 420 Bear Creek Pike.

COMMENTS: PLANS TO SERVE



ITEM #II 3.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

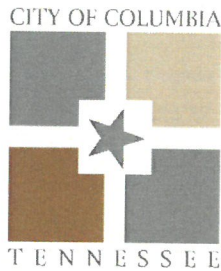
NAME OR DEPARTMENT: Maury County Water System

Case Number: 22-0312

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at 400 and 420 Bear Creek Pike.

COMMENTS:

The above mentioned development is in Maury County Water System's
service area. MCWS intends to provide water service to this development.



ITEM #II 3.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Collier Engineering Company, Inc. on behalf of Maury County Highway Department

Case Number: 22-0312

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at 400 and 420 Bear Creek Pike.

COMMENTS:

Applicant's Conceptual Plan does not include any language or line work outlining the annexation of existing Maury County Highway Department ROW on Iron Bridge Road by the City of Columbia. All county roadway and ROW connections, impacts, and annexations are subject to further evaluation by the Maury County Highway Department. It is recommended that the applicant reach out to the Maury County Highway Department for further coordination. Application shall also add the following note to the Conceptual Plan:

"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."



22-0312
3

201 Pickens Lane
P.O. Box 379
Columbia, TN 38402

P 931.388.4833
F 931.388.5287
www.cpws.com

December 8, 2022

Greg Gamble
3020 Stansberry Lane, Ste. 201
Franklin, TN 37069

Re: 420 Bear Creek Pike and a portion of 400 Bear Creek Pike

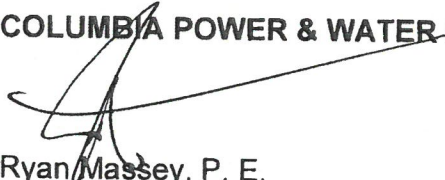
Dear Sir:

Columbia Power System has an existing power line near your proposed development.

We are willing to serve this new development subject to all Columbia Power System policies and procedures in effect at actual time service is rendered provided an approved final plat and complete electrical load information is furnished as soon as possible prior to start of actual construction.

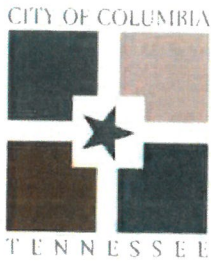
Yours truly,

COLUMBIA POWER & WATER SYSTEMS



Ryan Massey, P. E.
Manager of Power Operations

kw



ITEM #II 3.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Maury County 911

Case Number: 22-0312

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at 400 and 420 Bear Creek Pike.

COMMENTS:

Maury County 911 - No comment on
this item.



ITEM #II 3.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

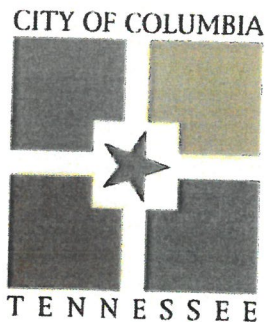
NAME OR DEPARTMENT: Public Works

Case Number: 22-0312

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at 400 and 420 Bear Creek Pike.

COMMENTS:

Please see attached Plan of Services.



Public Works

***110 Santa Fe Pike
Columbia, Tennessee 38401
(931) 388-8650
Jeff DeWire, Director***

To: Development Services

Subject: 400 & 420 Bear Creek Pike Tax Map 90 Parcels 12.01 & 16.00

Date: December 13, 2022

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.

Streets and Drainage

Upon acceptance by City Council and all warranties have expired, all streets and drainage systems will be maintained by Public Works. Services will include:

- Street sweeping
- Catch basin cleaning
- Street and curb repair
- Snow removal
- Drainage maintenance
- Sidewalk repair

Signage

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

Sandra Richardson

From: Mike Harris <mike.harris@inflodesign.com>
Sent: Wednesday, December 14, 2022 10:16 AM
To: Sandra Richardson
Cc: Bart Anderson; Shane Andrews; Jonathan Hardin; Jermaine Cooper; Darrin Hall; Eric King; Jason English; Bridgett Griggs
Subject: [External Email] - City of Columbia Development Committee Water Comments

Sandra,

See CPWS Water comments for the December Development Committee agenda:

22-0263 - Wynnsong Valley PUD - PUD Revision

Request from Allison Baldwin for a planned unit development revision to what is now known as Wynnsong Valley PUD off Hospitality Drive.

"The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Should adequate facilities not currently exist the study will determine any off-site improvements necessary to serve the development. Off-site improvements 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."

22-0291 - Colter Place PUD - Master Plan Revision

Request from John Dewaal for a PUD master plan revision for Colter Place consisting of 144 lots off Baker Road at TAX MAP 75 PARCEL 11.

"The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Should adequate facilities not currently exist the study will determine any off-site improvements necessary to serve the development. Off-site improvements 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."

22-0308 - Summit At Carter's Station Phase 1 - Final Plat

Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off FREEHAND ROAD.

"Ensure infrastructure is complete, applicable testing completed and infrastructure deeded to CPWS"

22-0312 - 400, 420 Bear Creek Pike - Annexation, Plan Of Services, Rezoning

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at 400 AND 420 BEAR CREEK PIKE.

"The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Should adequate facilities not currently exist the study will determine any off-site improvements necessary to serve the development. Off-site improvements 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.”

22-0313 - 2248 Nashville Highway - HF Final PUD Plan

Request from Adam Crunk for final master plan approval of Honey Farm PUD for 3.05 acres off HONEY FARM WAY and Nashville Highway.

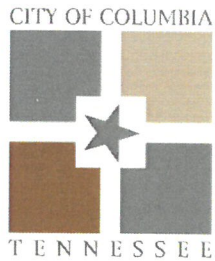
“The project is within Columbia Power and Water’s service area and a Water Availability was recently issued. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. Should adequate facilities not currently exist the study will determine any off-site improvements necessary to serve the development. Off-site improvements 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





ITEM #II 3.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Wastewater

Case Number: **22-0312**

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at 400 and 420 Bear Creek Pike.

COMMENTS:

Pumpkin Creek Pump Station and Bear Creek Pike Pump Station

sewershed studies ongoing. No low-pressure force main systems.



ITEM #II 3.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Maury County Public Schools

Case Number: 22-0312

Request from Greg Gamble for annexation with a plan of services and rezoning to CD-3 (Neighborhood Character District) for 366.41 acres at 400 and 420 Bear Creek Pike.

COMMENTS:

No Comment. _____

LEGAL DESCRIPTION OF PROPERTY:
LEGAL DESCRIPTION
FOR PART OF MAP 90, PARCEL 12.01
DEED BOOK R2051, PAGE 792
BIG BEAR BLUFFS, LLC

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY BEAR CREEK PIKE, ROCK N' ROLL JESUS, LLC, AS OF RECORD IN DEED BOOK R2727, PAGE 1242 OF THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (ROMCTN); AMT. J. PATEL AND WIFE, MINAIBEN S. PATEL AS OF RECORD IN DEED BOOK R2411, PAGE 1348, ROMCTN, LENA ELLEN CRAIG AS OF RECORD IN DEED BOOK R1445, PAGE 168, ROMCTN, ON THE EAST BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 388, ROMCTN, STEVEN CHARLES FOSTER AND REBECCA JANE FOSTER, HUSBAND & WIFE AS OF RECORD IN DEED BOOK R2497, PAGE 1304, ROMCTN, BARRY C. BLACKBURN, TRUSTEE FOR BARRY C. BLACKBURN REVOCABLE TRUST AS OF RECORD IN DEED BOOK R2233, PAGE 388, ROMCTN, BRENT W. THORNTON AND WIFE TERRI L. THORNTON AS OF RECORD IN DEED BOOK R2096, PAGE 766, ROMCTN, CALVIN DEAN JOHNSON FORMERLY CARL JOHNSON AND WIFE, BARBARA D. JOHNSON AS OF RECORD IN DEED BOOK R2775, PAGE 542, ROMCTN, AND CALVIN DEAN JOHNSON AND WIFE SHERYL GAY JOHNSON AS OF RECORD IN DEED BOOK R747, PAGE 602, ROMCTN; ON THE SOUTH BY IRON BRIDGE ROAD; AND ON THE WEST BY JIMMY MATHEWS AS OF RECORD IN DEED BOOK 131.1, PAGE 80, DAVID LUNN HARRIS, ELUX AS OF RECORD IN DEED BOOK R2773, PAGE 1148, ROMCTN, DUCK RIVER, AND MARK A. SEAGO AND WIFE TINA SEAGO AS OF RECORD DEED BOOK R2369, PAGE 973 ROMCTN, AND CONTINUED TO THE NORTH BY MIKE BIKES AS OF RECORD IN DEED BOOK R1884, PAGE 1082, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2732, PAGE 1288, DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 580 AND DWAYNE SAM GOODMAN AS OF RECORD IN DEED BOOK R2775, PAGE 20 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN FOUND IN THE SOUTHERN ROW OF BEAR CREEK PIKE, SAID POINT ALSO BEING THE NORTHWEST BOUNDARY OF ROCK N' ROLL JESUS, LLC (BK R2727, PG. 1242) AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475.793.95 EAST 1.672.944.21.

THENCE, WITH THE WEST BOUNDARY OF JESUS, THE FOLLOWING CALLS:

S 08°01'16" W, FOR A DISTANCE OF 269.51 FEET, TO AN IRON PIN FOUND;
S 21°32'47" E, FOR A DISTANCE OF 51.20 FEET TO A FENCE POST FOUND AT THE SOUTHWEST CORNER OF ROCK N' ROLL JESUS THE TRUE POINT OF BEGINNING.

THENCE, WITH THE SOUTH BOUNDARY OF JESUS, PATEL AND CRAIG, THE FOLLOWING CALLS:

N 85°53'31" E, FOR A DISTANCE OF 393.35 FEET TO A FENCE POST FOUND; THENCE S 51°55'4" W, 94.04 FEET TO A POINT, THENCE LEAVING THE LINE OF CRAIG, BY A CURVE, TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 326.88 FEET, A CHORD BEARING OF S21°50'21" W, A CHORD DISTANCE OF 322.34 FEET, THENCE S 51°35'19" E, 70.00 FEET TO A POINT, THENCE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 636.00 FEET, AN ARC DISTANCE OF 83.08 FEET, A CHORD BEARING OF S 42°09'38" W, A CHORD DISTANCE OF 83.00 FEET, THENCE ALONG MCKAYS BRANCH THE FOLLOWING CALLS:

S 22°22'21" E, FOR A DISTANCE OF 13.80 FEET,
S 24°52'17" E, FOR A DISTANCE OF 2.84 FEET,
S 25°09'11" E, FOR A DISTANCE OF 6.77 FEET.

S 21°49'19" E, FOR A DISTANCE OF 5.30 FEET,
S 25°10'43" E, FOR A DISTANCE OF 5.47 FEET,
S 26°22'06" E, FOR A DISTANCE OF 4.21 FEET,
S 27°33'58" E, FOR A DISTANCE OF 9.74 FEET,
S 28°46'51" E, FOR A DISTANCE OF 8.08 FEET,
S 32°53'03" E, FOR A DISTANCE OF 4.74 FEET,
S 41°19'44" E, FOR A DISTANCE OF 5.90 FEET,
S 40°46'27" E, FOR A DISTANCE OF 5.79 FEET,
S 36°45'50" E, FOR A DISTANCE OF 16.29 FEET,
S 37°37'43" E, FOR A DISTANCE OF 3.46 FEET,
S 33°54'07" E, FOR A DISTANCE OF 20.78 FEET,
S 35°38'45" E, FOR A DISTANCE OF 8.21 FEET,
S 31°05'58" E, FOR A DISTANCE OF 5.98 FEET,
S 28°32'05" E, FOR A DISTANCE OF 8.96 FEET,
S 29°50'20" E, FOR A DISTANCE OF 4.81 FEET,
S 32°48'26" E, FOR A DISTANCE OF 16.84 FEET,
S 31°18'55" E, FOR A DISTANCE OF 8.68 FEET,
S 30°24'03" E, FOR A DISTANCE OF 7.81 FEET,
S 34°19'28" E, FOR A DISTANCE OF 10.59 FEET,
S 32°40'37" E, FOR A DISTANCE OF 3.54 FEET,
S 34°42'07" E, FOR A DISTANCE OF 8.02 FEET,
S 32°40'11" E, FOR A DISTANCE OF 5.60 FEET,
S 29°06'57" E, FOR A DISTANCE OF 16.34 FEET,
S 28°07'58" E, FOR A DISTANCE OF 6.51 FEET,
S 31°05'16" E, FOR A DISTANCE OF 7.00 FEET,
S 34°40'32" E, FOR A DISTANCE OF 21.26 FEET,
S 38°12'07" E, FOR A DISTANCE OF 9.90 FEET,
S 39°17'19" E, FOR A DISTANCE OF 15.05 FEET,
S 33°12'19" E, FOR A DISTANCE OF 18.77 FEET,
S 33°38'11" E, FOR A DISTANCE OF 38.72 FEET,
S 33°18'43" E, FOR A DISTANCE OF 11.72 FEET,
S 38°23'46" E, FOR A DISTANCE OF 14.08 FEET,
S 43°48'36" E, FOR A DISTANCE OF 24.72 FEET,
S 41°52'11" E, FOR A DISTANCE OF 34.28 FEET,
S 40°01'57" E, FOR A DISTANCE OF 19.66 FEET,
S 38°07'58" E, FOR A DISTANCE OF 23.10 FEET,
S 39°38'43" E, FOR A DISTANCE OF 14.08 FEET,
S 38°45'51" E, FOR A DISTANCE OF 14.70 FEET.

S 37°33'28" E, FOR A DISTANCE OF 8.89 FEET,
S 33°50'53" E, FOR A DISTANCE OF 10.09 FEET,
S 30°22'32" E, FOR A DISTANCE OF 13.44 FEET,
S 32°38'45" E, FOR A DISTANCE OF 8.47 FEET,
S 44°09'38" E, FOR A DISTANCE OF 14.88 FEET,
S 44°05'27" E, FOR A DISTANCE OF 24.91 FEET,
S 39°06'13" E, FOR A DISTANCE OF 12.02 FEET,
S 27°00'37" E, FOR A DISTANCE OF 11.44 FEET,
S 26°57'14" E, FOR A DISTANCE OF 18.86 FEET,
S 21°58'48" E, FOR A DISTANCE OF 19.16 FEET,
S 22°54'41" E, FOR A DISTANCE OF 6.60 FEET,
S 17°06'08" E, FOR A DISTANCE OF 50.02 FEET,
S 23°40'02" E, FOR A DISTANCE OF 12.35 FEET,
S 21°26'04" E, FOR A DISTANCE OF 8.40 FEET,
S 18°23'38" E, FOR A DISTANCE OF 4.70 FEET,
S 24°26'21" E, FOR A DISTANCE OF 13.63 FEET,
S 34°17'03" E, FOR A DISTANCE OF 7.49 FEET,
S 28°18'04" E, FOR A DISTANCE OF 11.26 FEET,
S 25°37'38" E, FOR A DISTANCE OF 12.87 FEET,
S 29°40'26" E, FOR A DISTANCE OF 19.38 FEET,
S 32°21'41" E, FOR A DISTANCE OF 9.25 FEET,
S 28°32'02" E, FOR A DISTANCE OF 22.01 FEET,
S 26°23'54" E, FOR A DISTANCE OF 19.17 FEET,
S 39°31'19" E, FOR A DISTANCE OF 19.10 FEET,
S 35°12'48" E, FOR A DISTANCE OF 19.58 FEET,
S 33°29'34" E, FOR A DISTANCE OF 7.00 FEET,
S 32°09'24" E, FOR A DISTANCE OF 10.18 FEET,
S 31°07'58" E, FOR A DISTANCE OF 9.27 FEET,
S 40°53'39" E, FOR A DISTANCE OF 15.42 FEET,
S 0°53'17" E, FOR A DISTANCE OF 118.33 FEET,
S 30°52'05" E, FOR A DISTANCE OF 36.69 FEET.

S 17°15'39" E, FOR A DISTANCE OF 254.66 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST TO THE SOUTHWEST CORNER OF HEAD.

THENCE, WITH THE WEST BOUNDARY OF FOSTER, THE FOLLOWING CALLS:

S 54°11'15" W, FOR A DISTANCE OF 100.29 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST;
S 21°53'18" E, FOR A DISTANCE OF 130.86 FEET TO FENCE LINE CEDAR FENCE POST;
S 17°11'57" E, FOR A DISTANCE OF 221.38 FEET TO FENCE LINE 12" ELM,
S 23°46'07" E, FOR A DISTANCE OF 240.86 FEET TO FENCE LINE TPOST TAGGED;
S 37°24'05" E, FOR A DISTANCE OF 315.73 FEET TO FENCE LINE 14" BROKEN ELM;
S 50°37'42" E, FOR A DISTANCE OF 91.73 FEET TO FENCE LINE 60" TWIN OAK;
S 28°58'39" W, FOR A DISTANCE OF 35.62 FEET TO FENCE LINE 60" OAK;
S 40°35'28" W, FOR A DISTANCE OF 9.08 FEET TO FENCE LINE TPOST TAGGED;
S 42°52'20" E, FOR A DISTANCE OF 62.79 FEET TO A FENCE POST FOUND;
S 1°50'17" W, FOR A DISTANCE OF 30.25 FEET TO FENCE LINE TPOST TAGGED;
S 23°53'47" W, FOR A DISTANCE OF 42.59 FEET TO FENCE LINE 14" HACKBERRY;
S 11°25'58" W, FOR A DISTANCE OF 117.73 FEET TO FENCE LINE TPOST TAGGED;
S 2°03'52" W, FOR A DISTANCE OF 130.34 FEET TO FENCE LINE ROTTED HACKBERRY;
S 9°12'28" W, FOR A DISTANCE OF 87.18 FEET FENCE POST FENCE LINE INTERSECTION;
S 33°56'58" W, FOR A DISTANCE OF 89.94 FEET TO FENCE POST 30" HACKBERRY;
S 61°19'48" E, FOR A DISTANCE OF 54.74 FEET TO FENCE POST 24" HACKBERRY;
S 70°11'17" E, FOR A DISTANCE OF 34.53 FEET TO FENCE POST 12" CEDAR POST FLAGGED AT THE SOUTH WEST CORNER OF FOSTER;

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN, THE FOLLOWING CALLS:

S 25°13'18" W, FOR A DISTANCE OF 228.44 FEET TO FENCE LINE 36" HACKBERRY;
S 7°06'46" W, FOR A DISTANCE OF 177.84 FEET TO FENCE LINE 8" DOGWOOD;
S 0°16'28" W, FOR A DISTANCE OF 41.40 FEET TO FENCE LINE 24" HACKBERRY FLAGGED;
S 8°53'22" E, FOR A DISTANCE OF 173.37 FEET TO FENCE LINE TPOST TAGGED;
S 60°40'30" E, FOR A DISTANCE OF 13.02 FEET TO FENCE POST 6" TREE;
S 39°18'12" W, FOR A DISTANCE OF 34.16 FEET TO FENCE POST FOUND;
S 1°12'18" E, FOR A DISTANCE OF 95.58 FEET TO FENCE POST 12" OSAGE;
S 7°58'27" W, FOR A DISTANCE OF 43.94 FEET TO FENCE POST 6" ROTTED TREE;
S 15°41'30" W, FOR A DISTANCE OF 13.75 FEET TO A FENCE POST 6" TREE USED AS FENCE POST;
S 38°17'00" W, FOR A DISTANCE OF 100.34 FEET TO FENCE POST 14" ROTTEN CEDAR;
S 84°35'04" W, FOR A DISTANCE OF 173.30 FEET TO FENCE CORNER PK FOUND;
S 9°48'35" W, FOR A DISTANCE OF 1187.84 FEET TO FENCE POST FOUND;
S 4°03'46" W, FOR A DISTANCE OF 112.86 FEET TO 24" CEDAR;
S 12°22'22" W, FOR A DISTANCE OF 465.96 FEET TO 1" PIPE IRON PIN FOUND.

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN AND CONTINUING TO THORNTON, THE FOLLOWING CALLS:

S 8°47'49" W, FOR A DISTANCE OF 411.13 FEET TO 1" PIPE IRON PIN FOUND.

THENCE, WITH THE WEST BOUNDARY THORNTON, THE FOLLOWING CALLS:

S 13°09'41" W, FOR A DISTANCE OF 759.59 FEET TO 1" PIPE IRON PIN FOUND;
S 21°10'50" W, FOR A DISTANCE OF 265.00 FEET TO 1" PIPE FENCE CORNER AT THE SOUTHWEST CORNER OF THORNTON.

THENCE, WITH THE NORTH BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

N 82°44'49" W, FOR A DISTANCE OF 800.97 FEET TO 1" PIPE IRON PIN FOUND;
N 78°43'22" W, FOR A DISTANCE OF 130.34 FEET TO FENCE POST IRON PIN FOUND.

THENCE, WITH THE WEST BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

S 5°32'34" W, FOR A DISTANCE OF 375.75 FEET TO 1" PIPE IRON PIN FOUND;
S 4°27'28" W, FOR A DISTANCE OF 508.55 FEET TO FENCE POST FOUND;
S 3°32'19" W, FOR A DISTANCE OF 523.31 FEET TO IRON PIN FOUND AT THE SOUTHWEST CORNER OF THORNTON.

THENCE, WITH THE NORTH BOUNDARY OF IRON BRIDGE ROAD RIGHT-OF-WAY, THE FOLLOWING CALLS:

N 82°45'55" W, FOR A DISTANCE OF 501.29 FEET TO AN 5/8" ROD IRON PIN FOUND;
N 82°46'20" W, FOR A DISTANCE OF 525.64 FEET TO RAILROAD SPIKE PK FOUND;
N 83°23'15" W, FOR A DISTANCE OF 396.04 FEET TO 5/8" ROD IRON PIN FOUND AT NORTHWEST CORNER OF RIGHT-OF-WAY.

THENCE, WITH THE EAST BOUNDARY OF MATHEWS, HARRIS AND DUCK RIVER, THE FOLLOWING CALLS:

N 8°06'23" E, FOR A DISTANCE OF 664.54 FEET TO IRON PIN FOUND;
N 16°56'08" E, FOR A DISTANCE OF 479.23 FEET TO FENCE POST FOUND;
N 48°46'57" E, FOR A DISTANCE OF 312.04 FEET TO FENCE POST FOUND;
N 44°09'58" E, FOR A DISTANCE OF 600.70 FEET TO FENCE POST FOUND;
N 38°27'00" E, FOR A DISTANCE OF 305.02 FEET TO FENCE POST FOUND;
N 27°21'22" E, FOR A DISTANCE OF 284.82 FEET TO FENCE POST FOUND;
N 26°51'38" E, FOR A DISTANCE OF 301.40 FEET TO 1" PIPE IRON PIN FOUND;
N 15°43'20" W, FOR A DISTANCE OF 197.42 FEET TO FENCE POST FOUND;
N 18°21'24" W, FOR A DISTANCE OF 744.16 FEET TO FENCE POST FOUND;
N 21°56'04" W, FOR A DISTANCE OF 631.16 FEET TO FENCE POST FOUND;
N 23°44'52" W, FOR A DISTANCE OF 409.10 FEET TO FENCE POST FOUND;
N 32°48'41" W, FOR A DISTANCE OF 296.98 FEET TO FENCE POST FOUND;
N 27°28'08" W, FOR A DISTANCE OF 632.36 FEET TO FENCE POST FOUND.

THENCE, DIRECTING RIGHT AWAY FROM DUCK RIVER TO THE SOUTH AND EAST BOUNDARY OF SEAGO, THE FOLLOWING CALLS:

N 85°09'29" E, FOR A DISTANCE OF 22.00 FEET TO FENCE POST FOUND;
N 81°22'36" E, FOR A DISTANCE OF 109.60 FEET TO 4" DEAD CEDAR AND FENCE POST FOUND;
N 87°28'25" E, FOR A DISTANCE OF 42.46 FEET TO 36" OAK;
N 48°08'47" E, FOR A DISTANCE OF 244.67 FEET TO FENCE POST FOUND;
N 48°53'38" E, FOR A DISTANCE OF 291.18 FEET TO 10" HACKBERRY AND 8" CEDAR;
N 49°46'26" E, FOR A DISTANCE OF 367.28 FEET TO 1" PIPE IRON PIN FOUND;
N 55°27'24" W, FOR A DISTANCE OF 350.42 FEET TO FENCE POST FOUND;
N 28°16'24" W, FOR A DISTANCE OF 411.36 FEET TO 1" PIPE IRON PIN FOUND;
N 01°17'30" E, FOR A DISTANCE OF 223.84 FEET TO FENCE POST IRON PIN FOUND;
N 39°56'42" W, FOR A DISTANCE OF 228.86 FEET TO IRON PIN FOUND;
N 16°17'40" E, FOR A DISTANCE OF 158.31 FEET TO FENCE POST FOUND;
N 24°10'58" E, FOR A DISTANCE OF 62.03 FEET TO FENCE POST FOUND;
N 23°26'46" E, FOR A DISTANCE OF 28.14 FEET TO 1" PIPE IRON PIN FENCE POST FOUND;
N 19°40'08" E, FOR A DISTANCE OF 67.72 FEET TO 12" CEDAR;
N 30°15'58" E, FOR A DISTANCE OF 125.71 FEET TO FENCE POST FOUND;
N 32°10'27" E, FOR A DISTANCE OF 87.69 FEET TO FENCE POST FOUND;
N 33°44'57" E, FOR A DISTANCE OF 105.82 FEET TO 1" PIPE IRON PIN FOUND;
N 31°11'17" W, FOR A DISTANCE OF 116.30 FEET TO FENCE POST FOUND AT THE NORTHEAST CORNER OF SEAGO.

THENCE, ALONG THE SOUTH BOUNDARY OF BIKES, THE FOLLOWING CALLS:

N 75°48'45" E, FOR A DISTANCE OF 280.14 FEET TO FENCE POST FOUND;
N 69°23'51" E, FOR A DISTANCE OF 281.90 FEET TO FENCE POST FOUND AT THE SOUTHEAST CORNER OF BIKES

THENCE, ALONG THE SOUTH AND EAST BOUNDARY OF GOODMAN PROPERTIES (BK R2732, PG. 1288, BK R2775, PG. 580 & BK R2775, PG. 20)

N 63°42'14" E, FOR A DISTANCE OF 199.93 FEET TO FENCE POST FOUND.

THENCE WITH THE APPROXIMATE CENTERLINE OF BEAR CREEK, N 84°41'16" E, 385.81 FEET, THENCE N 75°36'41" E, 141.99 FEET TO A POINT, THENCE N 63°11'05" E, 188.83 FEET, THENCE N 77°31'18" E, 234.79 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 15,960.819.8 SQ. FT. OR 368.41 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2051, PAGE 792 AND BOOK R2060, PAGE 129 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

ANNEXATION AND REZONING REQUEST:

REQUEST TO ANNEX +/-366.41 ACRES AND REZONE TO CD-3
FUTURE LAND USE: SUBURBAN NEIGHBORHOOD

PER CONNECT COLUMBIA, THE SUBURBAN NEIGHBORHOOD DISTRICT IS TO ENHANCE SUBURBAN NEIGHBORHOODS AND CREATE NEW SUBURBAN NEIGHBORHOODS THAT WILL IMPROVE THE QUALITY OF LIFE IN COLUMBIA, WITH AN INCREASED SENSE OF PLACE AND A MORE INTERCONNECTED COMMUNITY.

THE CONCEPTUAL DEVELOPMENT PLAN PROPOSES SINGLE FAMILY DETACHED RESIDENTIAL HOMES AND CIVIC/OPEN SPACES CONSISTENT WITH CD-3 ZONING. CD-3 ZONING IS COMPATIBLE WITH THE SUBURBAN NEIGHBORHOOD LAND USE DISTRICT. SIDEWALKS AND WALKING TRAILS WILL PROVIDE PEDESTRIAN CONNECTIVITY THROUGH THE NEIGHBORHOOD. WITH COMPLETION OF THE NEIGHBORHOOD, A ROADWAY CONNECTION WILL EXTEND FROM BEAR CREEK PARKWAY TO IRON BRIDGE ROAD.

CONCEPTUAL DEVELOPMENT PLAN CD-3 DESIGN CRITERIA:

CONCEPTUAL PLAN AREA INCLUDES AREA CURRENTLY IN CITY LIMITS AND NOT INCLUDED IN THIS REZONING REQUEST

GROSS SITE AREA: +/-390.37 AC

DENSITY ALLOWED: 4 DUA

BLOCK PERIMETER: ALL UNDER 2,800 LF

CIVIC SPACE: 19.5 AC MIN (5%) TO 78 AC (20%) MAX.
IN THE FORM OF NATURAL AREAS (8 AC MIN);
GREENS (0.5 AC - 8 AC); PLAYGROUNDS;
COURTYARDS AND POCKET PARKS.

PARKING REQUIRED: 2 SPACES PER HOME
PARKING PROVIDED IN DRIVEWAYS AND GARAGES
LOCATED IN 2ND AND 3RD LAYERS AS WELL AS
ON-STREET IN SELECT LOCATIONS.

TYPICAL SINGLE-FAMILY FRONT LOADED LOT
MINIMUM LOT WIDTH: 65'
MINIMUM LOT DEPTH: 130'
FRONT SETBACK: 25' MIN.
SIDE SETBACK: 8' MIN.
CORNER SETBACK: 20' MIN.
REAR SETBACK: 25' MIN.
PARKING PROVIDED IN GARAGE & DRIVEWAY

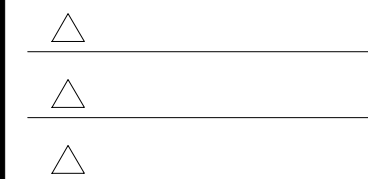
TYPICAL SINGLE-FAMILY ALLEY LOADED LOT
MINIMUM LOT WIDTH: 40'
MINIMUM LOT DEPTH: 115'
FRONT SETBACK: 25' MIN.
SIDE SETBACK: 8' MIN.
CORNER SETBACK: 20' MIN.
REAR SETBACK: 5' MIN.
PARKING PROVIDED IN GARAGE & DRIVEWAY
AS WELL AS ON-STREET SPACES



400 & 420 BEAR CREEK PARKWAY
ANNEXATION, REZONING REQUEST &
CONCEPTUAL DEVELOPMENT PLAN
Columbia, Tennessee



Date: NOVEMBER 20, 2022
Revision Date



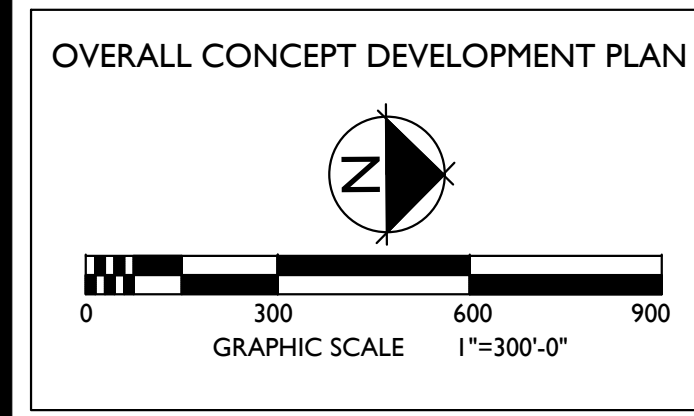
400 & 420 BEAR CREEK PARKWAY ANNEXATION, REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN

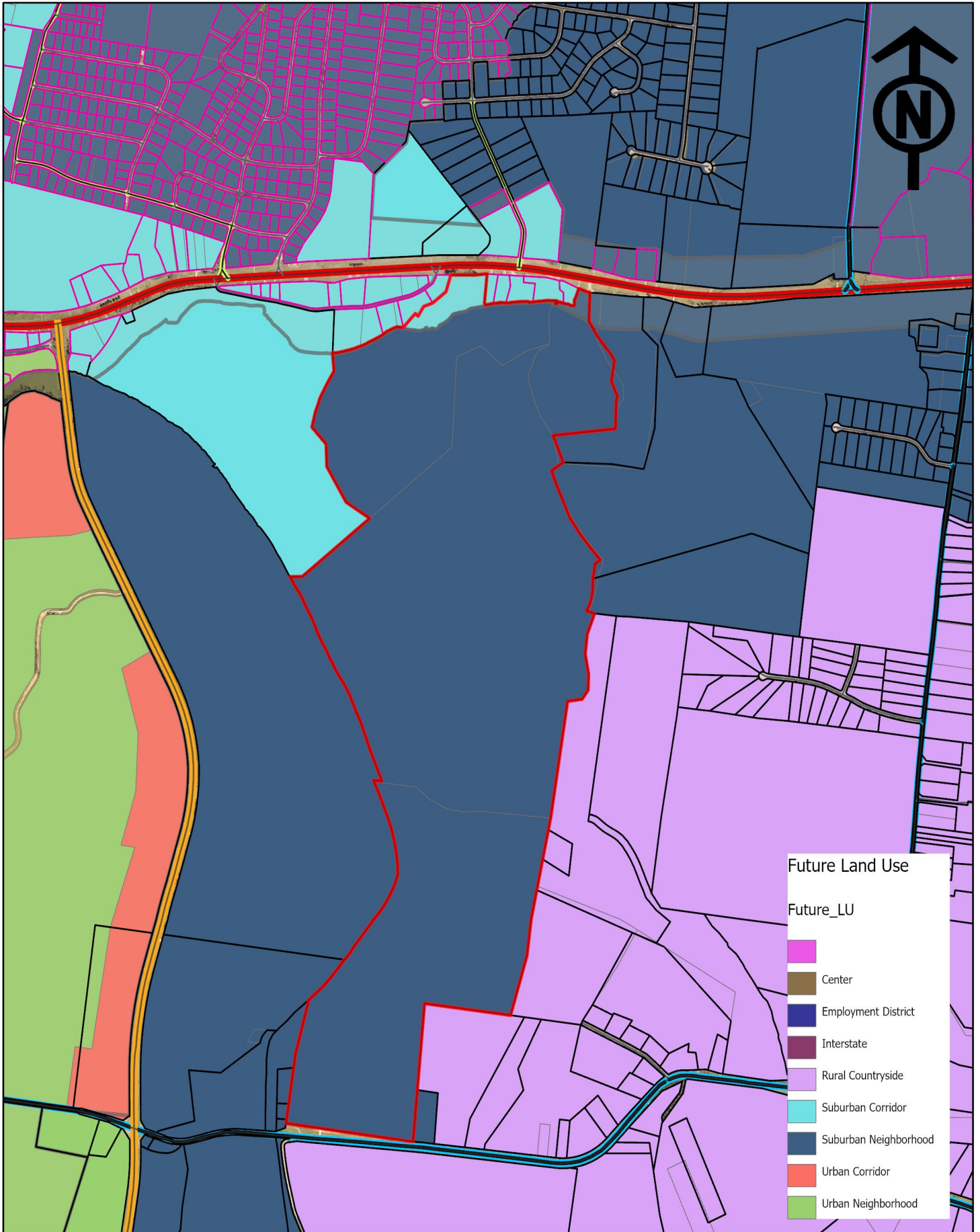
Columbia, Tennessee



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Revision	Date
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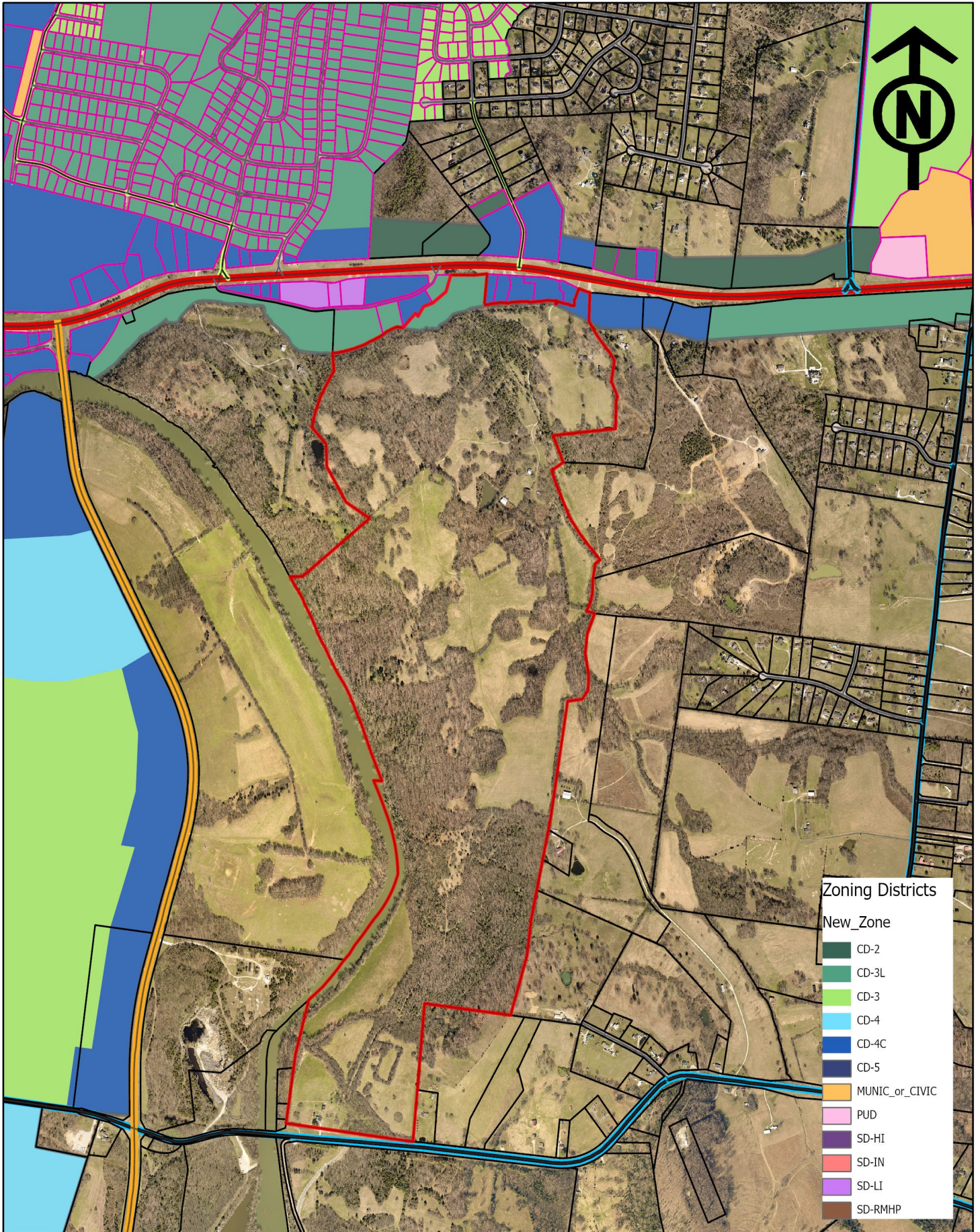


22-0312
400, 420 Bear Creek Pike



CITY OF
COLUMBIA
TENNESSEE

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



22-0312
400, 420 Bear Creek Pike



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**LEGAL DESCRIPTION
FOR PART OF MAP 90, PARCEL 12.01
DEED BOOK R2051, PAGE 792
BIG BEAR BLUFFS, LLC**

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TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT AN IRON PIN FOUND IN THE SOUTHERN ROW OF BEAR CREEK PIKE, SAID POINT ALSO BEING THE NORTHWEST BOUNDARY OF ROCK 'N' ROLL JESUS, LLC (BK R2727, PG 1242) AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,793.95 EAST 1,672,944.21.

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S 21°32'47" E, FOR A DISTANCE OF 51.20 FEET TO A FENCE POST FOUND AT THE SOUTHWEST CORNER OF ROCK N ROLL JESUS THE TRUE POINT OF BEGINNING.

THENCE, WITH THE SOUTH BOUNDARY OF JESUS, PATEL AND CRAIG, THE FOLLOWING CALLS:

N 85°53'31" E, FOR A DISTANCE OF 393.35 FEET TO A FENCE POST FOUND; THENCE S 5°15'54" W, 94.04 FEET TO A POINT. THENCE LEAVING THE LINE OF CRAIG, BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 326.88 FEET, A CHORD BEARING OF S21°50'21" W, A CHORD DISTANCE OF 322.34 FEET. THENCE S 51°35'13" E, 70.00 FEET TO A POINT. THENCE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 635.00 FEET, AN ARC DISTANCE OF 83.06 FEET, A CHORD BEARING OF S 42°09'38" W, A CHORD DISTANCE OF 83.00 FEET.

THENCE ALONG MCKAYS BRANCH THE FOLLOWING CALLS:

S 22°22'17" E FOR A DISTANCE OF 13.60 FEET.
S 24°52'17" E FOR A DISTANCE OF 2.84 FEET.
S 25°09'11" E FOR A DISTANCE OF 6.77 FEET.

S 21°49'19" E FOR A DISTANCE OF 5.30 FEET.
S 25°10'43" E FOR A DISTANCE OF 5.47 FEET.
S 25°22'08" E FOR A DISTANCE OF 4.21 FEET.
S 27°33'58" E FOR A DISTANCE OF 9.74 FEET.
S 26°46'51" E FOR A DISTANCE OF 8.06 FEET.
S 32°53'03" E FOR A DISTANCE OF 4.74 FEET.
S 41°19'44" E FOR A DISTANCE OF 5.90 FEET.
S 40°46'27" E FOR A DISTANCE OF 5.79 FEET.
S 36°54'50" E FOR A DISTANCE OF 18.29 FEET.
S 37°37'43" E FOR A DISTANCE OF 3.46 FEET.
S 33°54'07" E FOR A DISTANCE OF 20.78 FEET.
S 35°38'45" E FOR A DISTANCE OF 8.21 FEET.
S 31°05'56" E FOR A DISTANCE OF 5.96 FEET.
S 28°23'06" E FOR A DISTANCE OF 8.96 FEET.
S 29°50'20" E FOR A DISTANCE OF 4.81 FEET.
S 32°48'26" E FOR A DISTANCE OF 15.84 FEET.
S 31°18'55" E FOR A DISTANCE OF 8.66 FEET.
S 30°24'03" E FOR A DISTANCE OF 7.81 FEET.
S 34°19'28" E FOR A DISTANCE OF 10.59 FEET.
S 32°40'37" E FOR A DISTANCE OF 3.54 FEET.
S 34°32'50" E FOR A DISTANCE OF 9.02 FEET.
S 32°40'11" E FOR A DISTANCE OF 5.60 FEET.
S 29°56'57" E FOR A DISTANCE OF 16.34 FEET.
S 29°57'58" E FOR A DISTANCE OF 6.51 FEET.
S 31°35'16" E FOR A DISTANCE OF 7.00 FEET.
S 34°40'32" E FOR A DISTANCE OF 21.28 FEET.
S 38°12'07" E FOR A DISTANCE OF 9.90 FEET.
S 39°17'19" E FOR A DISTANCE OF 15.05 FEET.
S 33°12'19" E FOR A DISTANCE OF 18.77 FEET.
S 33°36'11" E FOR A DISTANCE OF 39.72 FEET.
S 33°18'43" E FOR A DISTANCE OF 11.72 FEET.
S 38°23'46" E FOR A DISTANCE OF 14.08 FEET.
S 43°48'36" E FOR A DISTANCE OF 24.72 FEET.
S 41°52'17" E FOR A DISTANCE OF 34.26 FEET.
S 40°01'57" E FOR A DISTANCE OF 19.66 FEET.
S 36°07'58" E FOR A DISTANCE OF 23.10 FEET.
S 39°38'43" E FOR A DISTANCE OF 14.08 FEET.
S 38°45'51" E FOR A DISTANCE OF 14.78 FEET.

S 37°33'28" E FOR A DISTANCE OF 8.89 FEET.
S 33°50'53" E FOR A DISTANCE OF 10.09 FEET.
S 30°22'32" E FOR A DISTANCE OF 13.44 FEET.
S 32°36'45" E FOR A DISTANCE OF 8.47 FEET.
S 44°39'35" E FOR A DISTANCE OF 14.65 FEET.

S 44°05'27" E FOR A DISTANCE OF 24.91 FEET.
 S 35°56'13" E FOR A DISTANCE OF 12.02 FEET.
 S 27°50'37" E FOR A DISTANCE OF 17.44 FEET.
 S 26°57'14" E FOR A DISTANCE OF 18.86 FEET.
 S 21°58'48" E FOR A DISTANCE OF 19.16 FEET.
 S 22°34'41" E FOR A DISTANCE OF 6.60 FEET.
 S 17°06'08" E FOR A DISTANCE OF 50.02 FEET.
 S 23°40'02" E FOR A DISTANCE OF 12.35 FEET.
 S 21°26'04" E FOR A DISTANCE OF 8.40 FEET.
 S 18°22'36" E FOR A DISTANCE OF 4.70 FEET.
 S 24°26'21" E FOR A DISTANCE OF 13.63 FEET.
 S 30°17'03" E FOR A DISTANCE OF 7.49 FEET.
 S 28°18'04" E FOR A DISTANCE OF 11.28 FEET.
 S 25°37'36" E FOR A DISTANCE OF 12.87 FEET.
 S 29°40'26" E FOR A DISTANCE OF 19.38 FEET.
 S 32°21'41" E FOR A DISTANCE OF 9.25 FEET.
 S 23°32'02" E FOR A DISTANCE OF 22.01 FEET.
 S 26° 23'54" E FOR A DISTANCE OF 19.17 FEET.
 S 39°31'19" E FOR A DISTANCE OF 19.10 FEET.
 S 35°12'48" E FOR A DISTANCE OF 13.58 FEET.
 S 33°29'34" E FOR A DISTANCE OF 7.00 FEET.
 S 32°09'24" E FOR A DISTANCE OF 10.18 FEET.
 S 31°07'58" E FOR A DISTANCE OF 9.27 FEET.
 S 40°55'39" E FOR A DISTANCE OF 15.42 FEET.
 S 0°53'17" E FOR A DISTANCE OF 118.33 FEET.
 S 30°52'05" E FOR A DISTANCE OF 36.69 FEET.

S 17°15'39" E, FOR A DISTANCE OF 254.66 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST TO THE SOUTHWEST CORNER OF HEAD.

THENCE, WITH THE WEST BOUNDARY OF FOSTER, THE FOLLOWING CALLS:

S 54°11'15" W, FOR A DISTANCE OF 100.29 FEET TO FENCE CORNER 6" ROTTED HACKBERRY FENCE POST;
 S 21°53'18" E, FOR A DISTANCE OF 130.86 FEET TO FENCE LINE CEDAR FENCE POST;
 S 17°11'57" E, FOR A DISTANCE OF 221.38 FEET TO FENCE LINE 12" ELM;
 S 23°46'07" E, FOR A DISTANCE OF 240.66 FEET TO FENCE LINE TPOST TAGGED;
 S 37°24'05" E, FOR A DISTANCE OF 315.73 FEET TO FENCE LINE 14" BROKEN ELM;
 S 50°37'42" E, FOR A DISTANCE OF 91.73 FEET TO FENCE LINE 60" TWIN OAK;
 S 26°59'39" W, FOR A DISTANCE OF 35.62 FEET TO FENCE LINE 60" OAK;
 S 40°35'26" W, FOR A DISTANCE OF 9.08 FEET TO FENCE LINE TPOST TAGGED;
 S 42°52'20" E, FOR A DISTANCE OF 62.79 FEET TO A FENCE POST FOUND;
 S 1°50'17" W, FOR A DISTANCE OF 30.25 FEET TO FENCE LINE TPOST TAGGED;
 S 23°53'47" W, FOR A DISTANCE OF 42.59 FEET TO FENCE LINE 14" HACKBERRY;
 S 11°25'58" W, FOR A DISTANCE OF 117.73 FEET TO FENCE LINE TPOST TAGGED;
 S 2°03'52" W, FOR A DISTANCE OF 130.34 FEET TO FENCE LINE ROTTED HACKBERRY;
 S 9°12'29" W, FOR A DISTANCE OF 87.18 FEET FENCE POST FENCE LINE INTERSECTION;
 S 33°56'56" W, FOR A DISTANCE OF 69.94 FEET TO FENCE POST 30" HACKBERRY;
 S 61°19'48" E, FOR A DISTANCE OF 54.74 FEET TO FENCE POST 24" HACKBERRY;
 S 70°11'17" E, FOR A DISTANCE OF 34.53 FEET TO FENCE POST 12" CEDAR POST

FLAGGED AT THE SOUTH WEST CORNER OF FOSTER;

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN, THE FOLLOWING CALLS:

S 25°13'18" W, FOR A DISTANCE OF 228.44 FEET TO FENCE LINE 36" HACKBERRY;
S 7°06'46" W, FOR A DISTANCE OF 177.84 FEET TO FENCE LINE 8" DOGWOOD;
S 0°16'28" W, FOR A DISTANCE OF 41.40 FEET TO FENCE LINE 24" HACKBERRY
FLAGGED;
S 8°53'22" E, FOR A DISTANCE OF 173.37 FEET TO FENCE LINE TPOST TAGGED;
S 50°40'30" E, FOR A DISTANCE OF 13.02 FEET TO FENCE POST 6" TREE;
S 39°18'12" W, FOR A DISTANCE OF 34.16 FEET TO FENCE POST FOUND;
S 1°12'18" W, FOR A DISTANCE OF 95.58 FEET TO FENCE POST 12" OSAGE;
S 7°58'27" W, FOR A DISTANCE OF 43.94 FEET TO FENCE POST 6" ROTTED TREE;
S 15°41'30" W, FOR A DISTANCE OF 13.75 FEET TO A FENCE POST 6" TREE USED AS
FENCE POST;
S 38°17'00" W, FOR A DISTANCE OF 100.34 FEET TO FENCE POST 14" ROTTEN CEDAR;
S 84°35'04" W, FOR A DISTANCE OF 173.30 FEET TO FENCE CORNER PK FOUND;
S 6°49'35" W, FOR A DISTANCE OF 1187.64 FEET TO FENCE POST FOUND;
S 4°03'46" W, FOR A DISTANCE OF 112.86 FEET TO 24" CEDAR;
S 12°22'22" W, FOR A DISTANCE OF 465.96 FEET TO 1" PIPE IRON PIN FOUND.

THENCE, WITH THE WEST BOUNDARY OF BLACKBURN AND CONTINUING TO
THORNTON, THE FOLLOWING CALLS:

S 8°47'49" W, FOR A DISTANCE OF 411.13 FEET TO 1" PIPE IRON PIN FOUND.

THENCE, WITH THE WEST BOUNDARY THORNTON, THE FOLLOWING CALLS:

S 13°08'41" W, FOR A DISTANCE OF 759.59 FEET TO 1" PIPE IRON PIN FOUND;
S 21°10'50" W, FOR A DISTANCE OF 265.00 FEET TO 1" PIPE FENCE CORNER AT THE
SOUTHWEST CORNER OF THORNTON.

THENCE, WITH THE NORTH BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

N 82°44'49" W, FOR A DISTANCE OF 800.97 FEET TO 1" PIPE IRON PIN FOUND;
N 78°43'22" W, FOR A DISTANCE OF 130.34 FEET TO FENCE POST IRON PIN FOUND.

THENCE, WITH THE WEST BOUNDARY OF JOHNSON, THE FOLLOWING CALLS:

S 5°32'34" W, FOR A DISTANCE OF 375.75 FEET TO 1" PIPE IRON PIN FOUND;
S 4°27'28" W, FOR A DISTANCE OF 508.55 FEET TO FENCE POST FOUND;
S 3°32'19" W, FOR A DISTANCE OF 523.31 FEET TO IRON PIN FOUND AT THE
SOUTHWEST CORNER OF THORNTON.

THENCE, WITH THE NORTH BOUNDARY OF IRON BRIDGE ROAD RIGHT-OF-WAY, THE
FOLLOWING CALLS:

N 82°45'55" W, FOR A DISTANCE OF 501.29 FEET TO AN 5/8" ROD IRON PIN FOUND.
N 82°46'20" W, FOR A DISTANCE OF 525.64 FEET TO RAILROAD SPIKE PK FOUND;
N 83°23'15" W, FOR A DISTANCE OF 396.04 FEET TO 5/8" ROD IRON PIN FOUND AT
NORTHWEST CORNER OF RIGHT-OF-WAY.

THENCE, WITH THE EAST BOUNDARY OF MATHEWS, HARRIS AND DUCK RIVER, THE FOLLOWING CALLS:

N 8°06'23" E, FOR A DISTANCE OF 664.54 FEET TO IRON PIN FOUND;
N 16°56'08" E, FOR A DISTANCE OF 479.23 FEET TO FENCE POST FOUND;
N 48°48'57" E, FOR A DISTANCE OF 312.04 FEET TO FENCE POST FOUND;
N 44°09'58" E, FOR A DISTANCE OF 600.70 FEET TO FENCE POST FOUND;
N 36°27'00" E, FOR A DISTANCE OF 305.02 FEET TO FENCE POST FOUND;
N 27°21'22" E, FOR A DISTANCE OF 284.62 FEET TO FENCE POST FOUND;
N 26°51'38" E, FOR A DISTANCE OF 301.40 FEET TO 1" PIPE IRON PIN FOUND;
N 15°43'20" W, FOR A DISTANCE OF 197.42 FEET TO FENCE POST FOUND;
N 18°21'24" W, FOR A DISTANCE OF 744.16 FEET TO FENCE POST FOUND.
N 21°56'04" W, FOR A DISTANCE OF 631.16 FEET TO FENCE POST FOUND;
N 23°44'52" W, FOR A DISTANCE OF 409.10 FEET TO FENCE POST FOUND;
N 32°46'41" W, FOR A DISTANCE OF 296.98 FEET TO FENCE POST FOUND;
N 27°28'08" W, FOR A DISTANCE OF 932.36 FEET TO FENCE POST FOUND.

THENCE, DIRECTING RIGHT AWAY FROM DUCK RIVER TO THE SOUTH AND EAST BOUNDARY OF SEAGO, THE FOLLOWING CALLS:

N 85°09'29" E, FOR A DISTANCE OF 22.00 FEET TO FENCE POST FOUND;
N 81°22'35" E, FOR A DISTANCE OF 109.60 FEET TO 4" DEAD CEDAR AND FENCE POST FOUND;
N 87°28'25" E, FOR A DISTANCE OF 42.46 FEET TO 36" OAK;
N 48°08'47" E, FOR A DISTANCE OF 244.67 FEET TO FENCE POST FOUND;
N 49°58'39" E, FOR A DISTANCE OF 291.18 FEET TO 10" HACKBERRY AND 8" CEDAR;
N 49°46'26" E, FOR A DISTANCE OF 367.28 FEET TO 1" PIPE IRON PIN FOUND;
N 55°27'24" W, FOR A DISTANCE OF 350.42 FEET TO FENCE POST FOUND;
N 28°16'29" W, FOR A DISTANCE OF 411.36 FEET TO 1" PIPE IRON PIN FOUND;
N 0°17'30" E, FOR A DISTANCE OF 223.84 FEET TO FENCE POST IRON PIN FOUND.
N 39°56'42" W, FOR A DISTANCE OF 228.86 FEET TO IRON PIN FOUND;
N 16°17'40" E, FOR A DISTANCE OF 158.31 FEET TO FENCE POST FOUND;
N 24°10'55" E, FOR A DISTANCE OF 52.03 FEET TO FENCE POST FOUND;
N 23°26'46" E, FOR A DISTANCE OF 28.14 FEET TO 1" PIPE IRON PIN FENCE POST FOUND.
N 19°40'08" E, FOR A DISTANCE OF 57.72 FEET TO 12" CEDAR;
N 30°13'58" E, FOR A DISTANCE OF 123.71 FEET TO FENCE POST FOUND;
N 32°10'27" E, FOR A DISTANCE OF 87.69 FEET TO FENCE POST FOUND.
N 33°44'57" E, FOR A DISTANCE OF 105.82 FEET TO 1" PIPE IRON PIN FOUND;
N 3°11'17" W, FOR A DISTANCE OF 116.30 FEET TO FENCE POST FOUND AT THE NORTHEAST CORNER OF SEAGO.

THENCE, ALONG THE SOUTH BOUNDARY OF BIKES, THE FOLLOWING CALLS:

N 75°48'45" E, FOR A DISTANCE OF 280.14 FEET TO FENCE POST FOUND;
N 65°23'51" E, FOR A DISTANCE OF 281.90 FEET TO FENCE POST FOUND AT THE SOUTHEAST CORNER OF BIKES.

THENCE, ALONG THE SOUTH AND EAST BOUNDARY OF GOODMAN PROPERTIES (BK R2732, PG 1288, BK R2775, PG 580 & BK R2775, PG 20)

N 63°42'14" E FOR A DISTANCE OF 199.93 FEET TO FENCE POST FOUND.

THENCE WITH THE APPROXIMATE CENTERLINE OF BEAR CREEK, N 84°41'16" E, 385.81 FEET, THENCE N 75°36'41" E, 141.99 FEET TO A POINT. THENCE N 63°11'05 E, 188.83 FEET, THENCE N 77°31'16" E, 234.79 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 15,960,819.6 SQ.FT. OR 366.41 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2051, PAGE 792 AND BOOK R2060, PAGE 129 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



November 18, 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 Phase 2 – 850 Lots
400 Bear Creek Pike
Tax Map 90, Parcel 12.01
Columbia, Maury County, 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 850 single-family. 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 16-inch water main located on Bear Creek Pike and 12-inch mains on Tom J Hitch Parkway, as described further below and shown on the attached figure.



- A new 16-inch water main will be required from Bear Creek Pike, South through the spine road of the proposed development to Iron Bridge Road, and from there West to Tom J Hitch Parkway. From the intersection of Tom J Hitch Parkway and Iron Bridge Road, a new 16-inch water main will be installed South to the existing 12-inch main, and a new 16-inch water main will be installed North to the existing 12-inch main.
- For the approximately 10,000 lineal feet of new 16-inch main along Tom J. Hitch Parkway. CPWS will pay the difference in material cost between 12-inch pipe and 16-inch pipe for the new water mains.
- A permanent, exclusive 20-foot water main easement will be acquired by the developer and provided for the new 16-inch water mains. Within the development, the easement may be within the right-of-way of the spine road.
- All off-site improvements must be constructed prior to connection of single-family unit meters.
- Minimum size 8-inch, looped water mains will be required throughout the remainder of the development. Final design to accommodate fire protection loads may necessitate an increase in some water main sizes in 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 (850 SFUs)	\$316,000.00
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- 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 in full. Final meter and capacity fees are subject to change based on final design and meter size determination.



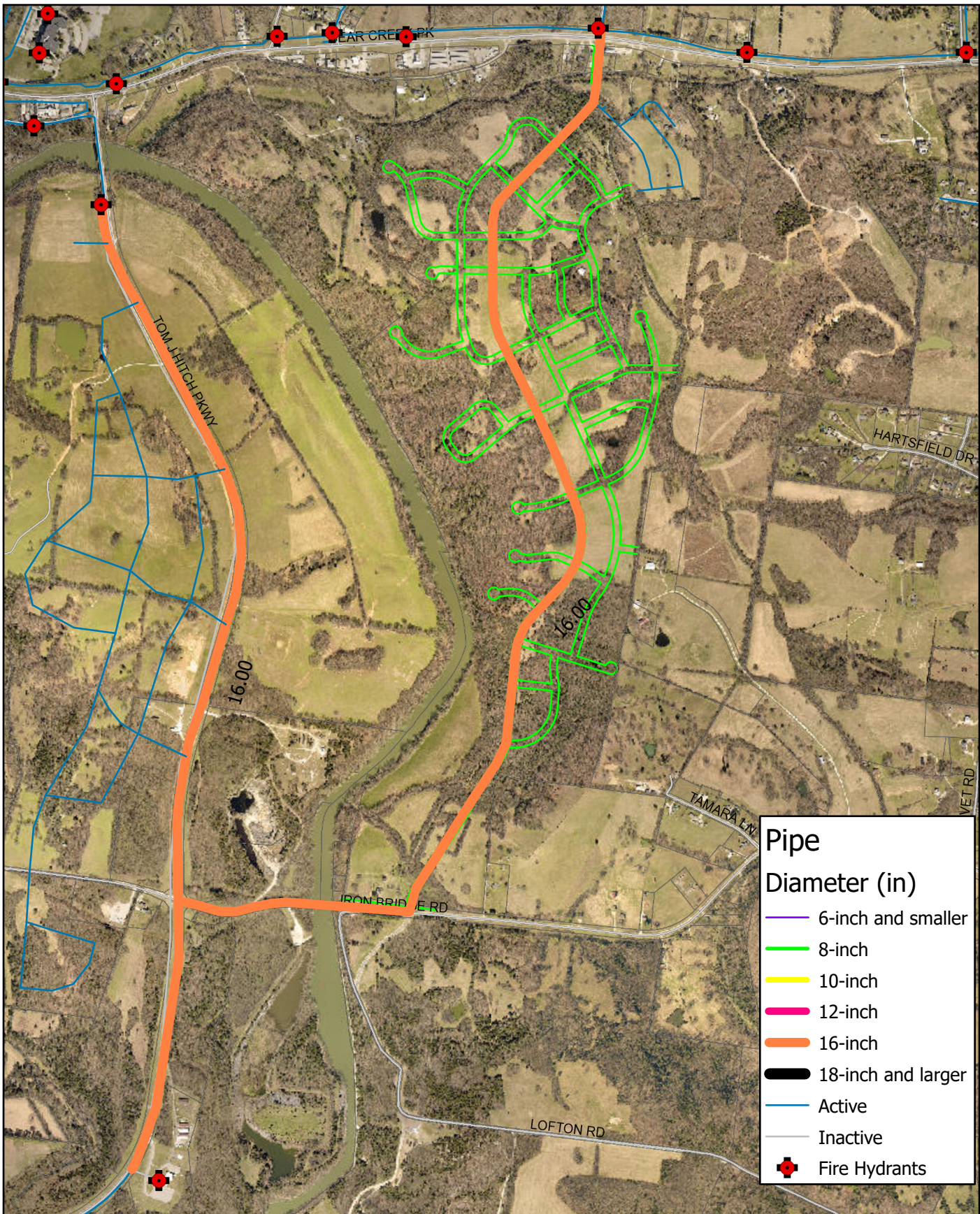
Meter Fee: \$540 per ¾" meter (850 meters)	\$459,000.00
Capacity Fee: \$875 per ¾" meter (850 meters)	\$743,750.00
Total Meter and Capacity Fees Due =	\$1,202,750.00

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

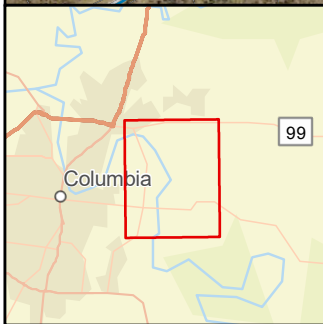
cc: Jonathan Hardin, CPWS
File 22-092



Pipe

Diameter (in)

- 6-inch and smaller
- 8-inch
- 10-inch
- 12-inch
- 16-inch
- 18-inch and larger
- Active
- Inactive
- + Fire Hydrants



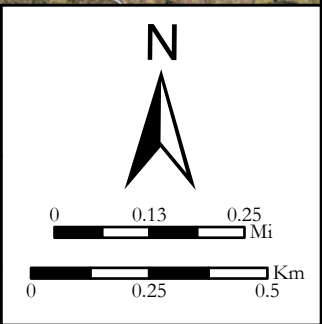
Water Availability Review

Big Bear Bluff Phase 2
Tax Map 090, Parcel 012.01

Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

2022

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet





November 21, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Initial Submittal 420 and 400 Bear Creek Parkway – Annexation 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 367 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-3 zoning district. As required by the Rezoning Request, a Conceptual Development Plan, compliant with CD-3 zoning is also included.

Included in the submittal are the following:

1. One full-size (24x36) copy of the Conceptual Development Plan document (Sheets LI.0 & LI.1)
2. Annexation Application
3. Submittal Application
4. Water Availability Letter
5. Word file of Legal Description
6. Check submittal fee (amount \$800)
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: <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 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.

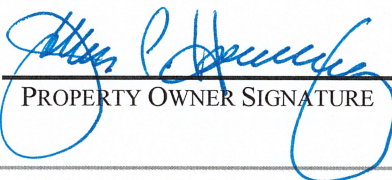
APPLICANT

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

NAME	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:

Requested Agenda:

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1560