AGENDA

The Columbia Municipal Planning Commission will conduct 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. Staff Report
   2. Final Plat v2
   3. Response to Comments
   4. DRC Comments
   5. Final Plat v1
   6. Stormwater Maintenance Agreement
   7. Hydrant Analysis
   8. Development Agreement

9. Application

III. Discussion Items

1. 22-0313 - 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. Staff Report
   2. Site Plan v2
   3. Updated landscaping for Site Plan
   4. Response to Comments
   5. DRC Comments
   6. Site Plan v1
   7. Survey
   8. Sewer Capacity Letter
   9. Water Availability Letter
   10. Variance Request
   11. Owners Statement
   12. Application

2. 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

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

4. 22-0312 - 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. Staff Report
2. Study Session Handout
3. Sketch Plan v2
4. Response to Comments
5. DRC Comments
6. Plan of Services
7. Land Use Map
8. Zoning Map
9. Water Availability Letter - Phase 2
10. Sketch Plan L1.1
11. Sketch Plan L1.0
12. Legal Description
13. Cover Letter
14. Application with Permission Form

IV. Other Business

1. Staff update on Planning Fee Schedule review.

2. Staff preliminary informational items on Mobile Vending Update per the City Strategic Plan.

3. Staff update on the status of the Connect Columbia plan.

4. Election of Officers

5. Adjournment

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

CITY OF COLUMBIA TENNESSEE

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

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

City of Columbia

MUNICIPAL PLANNING COMMISSION
December 14, 2022

1. Organization

1.1. Call To Order

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

1.2. Roll Call

Quorum present and included the following:

Present were: Councilman Coleman
Mr. Charlie Goatz
Mr. Thomas Hutto
Dr. Rose McClain
Mayor Chaz Molder
Mr. Ray Pace

Absent was: Mr. Randy McBroom

Other attendees: Mr. Austin Brass, City Planner
Mr. Glenn Harper, City Engineer
Mr. Paul Keltner, Director of Development Services
Mr. Kevin McCarthy, Planning Associate II
Mrs. Sandra Richardson, Secretary
Mrs. Melissa Sanders, Planning Associate I

1.3 Welcome of Visitors/Rules of Conduct.

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

Mr. Paul Keltner, Director of Development Services stated that in review of the documents there were three that were approved on second consideration as well as three that were approve on first consideration. These items are listed in the docket. Chairman Goatz stated, for clarification this is where City Council met before Planning Commission. He stated that this will be for the November Planning meeting. Director Keltner stated yes.

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1.5 Approval of Minutes:

The November minutes were presented for approval. Mayor Molder moved to approve with Mr. Goatz seconding. Minutes were approved with a vote of six to zero.

1.6 Review of Bonds and Letters of Credit:

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

2. Consent

2.1 Case #22-0293

Request from Allen O'Leary for final plat approval of Baker Creek Place Phase 1, which consists of 42 lots off Mooresville Pike with sureties in the amount of $360,000.

2.2 Case #22-0294

Request from Highland Corporation for final PUD plan approval of the Highland Convenience Market Trotwood Avenue PUD located at 4015 Trotwood Avenue.

Chairman Goatz stated the consent items, and he moved to approve the consent items, subject to Technical comments, with Councilman Coleman seconding. Motion to approve the consent item passed six to zero.

3.Discussion Items:

3.1 Case #22-0292

Request from David M. Cumming for annexation with a Plan of Services at 1754 Hampshire Pike with a comprehensive plan amendment from Suburban Neighborhood to Suburban Corridor along with rezoning approximately 94 acres to CD-3 (Neighborhood Character District) and nine acres to CD-4C (General Urban Corridor Character District).

This item was withdrawn.

3.2 Case #22-0182

Request from Lynn Ealey for preliminary plat and development plan approval of Heritage Green located off Baker Road and consisting of 156 lots.

Staff Recommendation:

Mr. Keltner gave the details of the staff report. This property was recently annexed into the City. Staff has reviewed this as well as the Development Review Committee, and we find the plat compliant with the standards.

Discussion:

Mr. Lynn Ealey was present to answer questions. Mr. Goatz opened the floor up to the citizens desiring to speak. Mr. David Henson, 667 Baker Road, stated that his issue may have been resolved. He also stated that on the website it had 186 homes, and he see that is corrected to 156 lots. Mr. Keltner stated that the original application was for a larger amount. The Development Review Team reviewed the items, there were some deficiencies corrected on the plat that is being reviewed tonight which did reduced the lot size down to 156. Ms. Jean Wardlaw, 642 North Ridge, expressed concerns with what is going to happen with North Ridge, additional homes, driveways onto North Ridge, and getting an updated plat map on the agenda. Additional discussion included improvements along Baker Creek, stopping at the curve, three houses will have driveways, three houses with driveways on North Ridge, fronting on Baker, entering on the back, no alley, North Ridge has three and Baker has two. Mr. Harper stated that there could be a chance that it might have to be an overlay. Councilman Coleman asked if North Ridge is entirely County road. Mr. Ealey stated that they are expected to improve Baker Road to the point where it sharp turns. Mr. Keltner stated that the City will not take ownership of the road until all the maintenance is complete. Additional discussion included going from the entrance point all the way to Bear Creek, and working with the County on the road. Councilman Coleman asked as far as the traffic study that was done with GM being closed, is a new traffic study warranted or is it good as it is. Mr. Harper stated regardless of GM shift changes it would not affect the peak hours traffic between three and five. It is not enough traffic from the shift to move the peak hours at this location. Further discussion included getting a letter from Mr. Boshers. The applicant stated that he has a letter from that department and they are aware of the project. There will be a stretch of the road that will remain the county's responsibility, it will stop at the intersection, and half of Baker Road will be the City's. Other discussion included the hammer head vs the cul-de-sac, and the open space. Councilman Coleman moved to approve subject to Technical comments, with Mr. Goatz seconding. Motion to approve subject to Technical comments passed six to zero.

3.3 Case #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.

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Staff Recommendation:

Mr. Keltner gave the details of the staff report. This is an amendment to the Planned Unit Development. The original request was for a two-story building with all retail office space. Now they are requesting a three-story building with maintaining the Commercial component on the first floor, while adding residential on the second and third floor. The Architectural Review Team did review the building itself, and there are a few amendments that need to be noted. In looking at the elevations they requested that the back of the building mimic the front of the building in regards to the brick fiber cement ratio. As well as the columns on the front have a brick base applied to them instead of being just composite material for those.

Discussion:

Mr. Gary Batson was present to answer questions. Mr. Goatz stated for clarity, the original was going to be a two-story building all retail, and then they came back requesting a three-story building residential on the top two floors. Mr. Keltner stated that if you keep the same foot prints, everything is pretty much the same except for grading, parking and things of that nature. They are taking out the second story commercial component, adding residential to that then adding another residential on top of that, but maintaining the commercial at the street level. Mayor Molder stated that it was going to be a two story, and is now going to be a three-story building. He also stated that he understands that both floors initially were to be dedicated retail commercial, and now the three-story structure will only have the first floor dedicated to retail, and the top two will be multi-family. Mr. Keltner stated that is correct. Mayor Molder stated that basically they are netting two floors of residential dwellings. This is a revision to a PUD procedural, we fight so hard to maintain retail to be mixed within some of these residential developments so from what he understands if this is not approved they would have to continue with that dedicated retail component. He also stated that he understands at this stage it sounds like what they are trying to add some additional residential, but it is a site that has already seen it's fair share residential. He stated that he has a hard time justifying, and giving that back when they have agreed to the dedicated retail commercial space. They probably could stand more retail and a little less residential. Mr. Keltner stated that it is the Commission's choice whether to approve the modification or not as far as the uses. Mr. Batson stated that they met with staff and this was a resubmittal of three stories of residential, and the original one was retail office, and the second floor would have been office. The first floor was retail and staff said that they could not get behind that, so they worked with them to go retail and then the residential. He doesn't think it would have been a success as an office spot, and this development has the work units on the other side that they are struggling with. They have the available office space in this area, but the retail on the first floor and they do think that they can fill that up to be a success. They do have available office space that they are struggling with. Mayor Molder stated if that is the case why did you have to add two residential spaces. Mr. Batson stated that the infrastructure supports the parking for two stories and the demand out there and the preleasing is incredible for the residential area so it supports it, and it was just the market value supporting it. Further discussion included parking, office space struggled, and retail. Mr. Goatz recapped for clarity. Mayor Molder moved to deny the request, with Chairman Goatz seconding. Motion to deny failed two to four, with Councilman Coleman, Mr. Hutto, Dr. McClain, and Mr. Pace voting nay.

Further discussion included pulling and deferring till next month, and the developer was not present. Mr. Batson requested a deferral. Councilman Coleman moved to defer with Dr. McClain seconding. Motion to defer passed six to zero.

3.4 Case #22-0282

Request from Jeff Heinze for a multifamily site development plan consisting of 221 lots at E. 6th, Woodland, and N. Glade Streets.

The applicant withdrew the request.

3.5 Case #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.

Staff Recommendation:

Mr. Keltner gave the details of the staff report.

Discussion:

Mr. Greg Gamble was present to answer questions. Mr. Goatz stated that Mr. Gamble will be bringing in the remaining portion for a rezoning request as well. Knowing that this is coming next month he moved to defer this item until then to discuss the whole project. Mr. Hutto seconded the motion. Mayor Molder discussed the motion to defer request. Motion to defer passed five to one, with Councilman Coleman voting nay.

4. OTHER BUSINESS:

Chairman Goatz discussed the New Civic Clerk system.

Mr. Pace wished everyone a Merry Christmas a shout out to staff, Ms. Melissa, and Ms. Sandra. He also stated that in Ms. Sandra, the City has a jewel there, he appreciated her professionalism. He also thanked everyone.

Mayor Molder stated that Vice Mayor Elect is absent. He has strep. He has served for eight years on this board. He will be Sworn in January 12th at Woodard school. To our outgoing Vice Mayor Christa Martin who has agreed to roll under Planning Commission at her request to continue a portion of service in a different kind of way. She will be very valuable to this body, because she brings with her thirty years of institutional knowledge as a City Council member, and Vice Mayor. Thank you to everyone on behalf of the City of Columbia, and Happy New Year. Chairman Goatz welcomed Mr. Kevin McCarthy back.

5. ADJOURNMENT:

Mr. Goatz moved to adjourn, with Councilman Coleman seconding the motion. Motion to adjourn passed six to zero. Meeting adjourned at 4:39p.m.

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Planning Commission Chairman Date

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CURRENT LETTERS OF CREDIT
DECEMBER 2022

NO.	EXP. DATE	DEVELOPER	DEVELOPMENT	AMOUNT	FINAL PLAT	ORIGINAL SURETY AMOUNT
1	09.09.2016	Sterling Martin	Colter Place Subidivison, Section 1 (rds/drainage)	$ 44,502.69	9/15/2015	$44,502.69
2	08.25.2018	Shaw Enterprises - (cashier's check)	The Landings Subdivision, Phase 2, Section 2	$ 10,800.00	10/10/2017	$108,000.00
3	12.13.2018	Honey Farms Management, LLC	Honey Farm Townhomes- Phase 1A (completion of roads)	$ 20,000.00	1/11/2017	$20,000.00
4	01.12.2019	Honey Farms Management, LLC	Honey Farms Townhomes Phase 2, Section 2 (roads)	$ 40,000.00		$40,000.00
5	05.05.2019	General Homes of Columbia, LLC	Armstrong Meadow, Phase 1, Section 3 (roadsd/drainage)	$ 203,500.00	6/27/2017	$203,500.00
6	05.05.2020	Charles Raines Construction, LLC	Honey Farms Subdivsion, Phase 2, Section 8	$ 145,000.00	5/14/2019	$145,000.00
7	05.23.2020	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 10	$ 103,000.00	6/21/2019	$103,000.00
8	06.06.2020	SDHomes of Nashville, LLC	Autumn Brook Subdivision - (roads and drainage)	$ 10,000.00	6/5/2019	$103,000,00
9	03.07.2021	LPT, LLC	Greystone Subdivision	$ 166,500.00	5/18/2017	$166,500.00
10	04.25.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 2, Section 2	$ 105,000.00	8/1/2018	$105,000.00
11	04.27.2021	Howell Home Builders, LLC	Baker Landing Subdivision, Phase 1, Section 1	$ 13,900.00	7/31/2020	$13,900.00
12	04.30.2021	Meritage Homes of Tenn., Inc.	Taylor Landing - Phase 2 (roads & drainage)	$ 188,000.00	5/14/2020	$188,000.00
13	05.09.2021	Arlington Heights General Partnership	Arlington Heights Subdivision, Phase 1, Section 2	$ 106,000.00	6/26/2018	$106,000.00
14	05.23.2021	Columbia Properties, LLC	Polk Place PUD Subdivision, Phase 1 (roads & drainage)	$ 28,000.00	9/19/2019	$28,000.00
15	09.15.2021	Pulte Homes Tennessee Partnership	Independence @Carter's Station, Section 3, Phase 1	$ 390,000.00	9/21/2020	$390,000.00
16	09.28.2021	Campbell and Lovell Rentals	Savannah Cove Subdivision - roads/drainage	$ 45,000.00	12/17/2007	$160,260.00
17	11.17.2021	P & L Development	Summerdale, Phase 1 (roads & drainage)	$ 135,000.00	12/11/2019	$135,000.00
18	12.11.2021	J.D.Eatherly & Charles Raines	Honey Farm Subdivision - Phase 2, Sections 3,4,5,6,& 7	$ 25,000.00		$301,000.00
19	12.17.2021	P & L Development	Summerdale Subdivision, Phase 3 (roads & drainage)	$ 97,000.00	1/5/2021	$97,000.00
20	01.04.2022	Shaw Enterprises	Elan Subdivision, Phase 2 (roads and drainage)	$ 142,000.00	12/21/2020	$142,000.00
21	01.26.2022	P & L Development, LLC	Summerdale Subdivision, Phase 3B (roads & drainage)	$ 17,000.00	1/13/2021	$17,000.00
22	02.03.2022	Columbia Properties, LLC	Polk Place PUD Subdivsion, Section 2A (roads & drainage)	$ 55,000.00	1/22/2021	$55,000.00
23	03.13.2022	Estate of Cyril Evers	Fieldstone Farms - Section 4 (roads & drainage)	$ 21,000.00	6/22/2017	$121,000.00
24	03.19.2022	P & L Development	Summerdale Subdivision, Phase 4 (roads & drainage)	$ 64,000.00	2/22/2021	$64,000.00
25	03.22.2022	J & B Estate	Hatton Hills Subdivision (roads & drainage)	$ 32,000.00	3/19/2021	$32,000.00
26	04.05.2022	Lennar Homes of Tenn, LLC	Honey Farms , Phase 2, Section 3	$ 50,000.00	2/25/2021	$50,000.00
27	04.16.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 1B	$ 65,000.00		$65,000.00
28	04.16.2022	Pulte Homes Tennessee Partnership	Homestead @Carter's Station, 5.2 and 6.1	$ 254,000.00	3/23/2021	$254,000.00
29	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station. Section 4, Phase 1A	$ 134,000.00	6/29/2018	$134,000.00
30	05.21.2022	Charles Raines Construction, LLC	Honey Farms Subdivision, Phase 2, Section 9	$ 9,600.00	8/7/2019	$96,000.00
31	05.21.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 1 B	$ 120,000.00	6/29/2018	$120,000.00
32	06.03.2022	P & L Development, LLC	Summerdale Subdivision, Phase 2 (roads & drainage)	$ 105,000.00	7/21/2020	$105,000.00
33	06.12.2022	FP TCI CCS, LLC	Homestead at Carter's Station, Section 4, Phase 2	$ 121,000.00	6/21/2019	$121,000.00
34	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Bend Road - roads & drainage	$ 183,000.00	11/18/2019	$303,000.00
35	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5A (roads & drainage)	$ 48,000.00	6/17/2021	$48,000.00
36	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 5B (roads & drainage)	$ 72,000.00	7/15/2021	$72,000.00
37	06.30.2022	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 4B, (roads & drainage)	$ 78,000.00	7/16/2021	$78,000.00
38	07.08.2022	FP,TCI,CCS,LLC	Homestead @Carter's Station Subdivision, Section 4 Ph 3	$ 160,000.00	6/12/2020	$160,000.00
39	07.19.2022	Riverstone Homes, LLC	Cottages at Bear Creek , Phase 1 (roads & drainage)	$ 165,000.00	7/19/2021	$165,000.00
40	08.14.2022	James Davis, Sr.	Valley View Subdivision, (roads and drainage)	$ 258,000.00	10/5/2020	$258,000.00
41	09.11.2022	FP TCI CCS, LLC	Homestead @ Carter's Station Section 2 Phase 2B	$ 111,000.00	9/19/2019	$111,000.00
42	10.14.2022	P & L Development, LLC	Summerdale Subdivision, Phase 5 (roads & drainage)	$ 55,000.00	10/18/2021	$55,000.00
43	11.08.2022	Pulte Homes Tennessee Partnership	Independence@ Carter's Station, Section 6, Phase 2	$ 207,000.00	9/21/2021	$207,000.00
44	11.12.2022	Columbia Properties, LLC	Polk Place , Phase 2B (roads & drainage)	$ 56,000.00	11/19/2021	$56,000.00
45	11.19.2022	FP TCI CCS, LLC	Homestead@ Carter's Station Subm Section2 Phase 3	$ 190,000.00		$190,000.00
46	12.03.2022	Richmond American Homes of Tenn	The Ridge at Carter's Station, Phase 1A	$ 121,000.00	12/22/2021	$121,000.00
47	12.06.2022	Pulte Homes Tennessee Partnership	Independence at Carter's Station, Section 3, Phase 2	$ 372,000.00	10/19/2021	$372,000.00
48	12/13/2022	Quail Run Development Co., LLC	Quail Run Development Phase 1 (roads & drainage)	$ 157,000.00		$157,000.00
49	12.20.2022	FP TCI CCS, LLC	Homestead at Carter's Station Section 2, Phase 1	$ 141,000.00		$141,000.00

CURRENT LETTERS OF CREDIT
DECEMBER 2022

50	01.24.2023	FP TCI CCS, LLC	Homestead at Carter's Station, Section 2, Phase 2A	$ 87,000.00		$87,000.00
51	02.01.2023	Smith Douglas, LLC	Armstrong Meadows Subdivision, Section 4	$ 475,000.00	12/20/2021	$475,000.00
52	02.04.2023	Villages at Carter's Station Dev., LLC	Villages at Carter's Station	$ 200,000.00	12/14/2021	$200,000.00
53	02.09.2023	P & L Development, LLC	Summerdale Subdivision, Phase 6 (roads & drainage)	$ 103,000.00	3/17/2022	$103,000.00
54	03.07.2023	McBroom Family Partnership	River Villages Townhomes (roads & drainage)	$ 7,300.00		$7,300.00
55	03.18.2023	Riverstone Homes, LLC	Cottages at Bear Creek , Phase II (roads & drainage)	$ 156,000.00	6/29/2022	$156,000.00
56	03.21.2023	P & L Development, LLC	Summerdale Subdivision, Phase 7 (roads & drainage)	$ 66,000.00	2/11/2022	$66,000.00
57	03.31.2023	Richmond American Homes of Tenn	Ridge @ Carter's Station, Phase 1B (roads & drainage)	$ 260,000.00		$260,000.00
58	04.18.2023	P-R Vesper, LLC	Vesper Court (completion of the work)	$ 18,500.00	9/29/2022	$18,500.00
59	05.14.2023	Tennessee Regional Holdings, LLC	Armstrong Street Subdivision (roads & drainage)	$ 75,500.00	4/8/2020	$75,500.00
60	05.11.2023	KCS Property, LLC	Morgan Meadow Phase 2 (roads & drainage)	$ 135,000.00	6/23/2022	$135,000.00
61	06.17.2023	Columbia Properties, LLC	Polk Place, Phase 3 , (roads and drainage)	$ 79,000.00	8/23/2022	$79,000.00
62	07.14.2023	Pulte Homes Tennessee Partnership	Independence@ Carters Station Section6, Phase 3	$ 197,000.00		$197,000.00
63	07.18.2023	CHR Land, LLC	Bear Creek Overlook Place Phase 1 (roads and drainage)	$ 203,000.00	9/30/2022	$203,000.00
64	07.18.2023	CHR Land, LLC	Bear Creek Glen, Phase 1 (roads and drainage)	$ 90,000.00	9/6/2021	$90,000.00
65	07.19.2023	Riverstone Homes, LLC	Cottages at Bear Creek Pike, Phase 1 (roads and drainage)	$ 165,000.00		$165,000.00
66	07.29.2023	Pulte Homes Tennessee Partnership	Homestead at Carters Station, Section 5, Phase 2	$ 149,000.00	9/1/2022	$149,000.00
67	07.31.2023	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 3 (roads and drainage)	$ 117,000.00		$117,000.00
68	08.05.2023	Pulte Homes Tennessee Partnership	Independence at Carters Section 3, Phase 3	$ 155,000.00		$155,000.00
69	08.09.2023	Quail Run Development Co., LLC	Quail Run Development, Phase 2 (roads and drainage)	$ 182,000.00	9/27/2022	$182,000.00
70	08.09.2023	Quail Run Development Co., LLC	Quail Run Development, Phase 1B (roads and drainage)	$ 185,000.00	7/19/2021	$185,000.00
71	08.11.2023	Lennar Homes of Tenn, LLC	Drumwright, Phase 1 Townhomes Section (roads & drainage	$ 275,000.00		$275,000.00
72	08.11.2023	Lennar Homes of Tenn, LLC	Drumwright, Phase 1 Family Section (roads & drainage)	$ 890,000.00		$890,000.00
73	08.22.2023	A1 Home Builders, Inc.	Ridgeview Oaks, Phase 1 (roads and drainage)	$ 450,000.00		$450,000.00
74	08.30.2023	Meritage Homes of Tenn., Inc.	Taylor Landing Subdivision, Phase 1A (roads & drainage)	$ 9,000.00	9/26/2019	$90,000.00
75	10/11/2023	Shaw Enterprises, Inc	Elan Subdivision, Phase 1 (roads and drainage)	$ 15,700.00	9/30/2019	$157,000.00
76	10.12.2023	KCS Property, LLC	Morgan Meadows Subdivision (roads & drainage)	$ 242,000.00	9/20/2021	$242,000.00
77	10.31.2023	Richmond American Homes of Tenn	Ridge at Carter's Station, Phase 2 (roads & drainage)	$ 645,000.00		$645,000.00
78	11.17.2023	KCS Property, LLC	Baker Creek Place (roads & drainage)	$ 360,000.00		$360,000.00
79	11.30.2023	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 1B (roads & drainage)	$ 11,850.00	1/15/2020	$118,500.00
80	11.30.2023	Meritage Homes of Tenn., Inc.	Taylor Landing, Phase 4A (roads & drainage)	$ 121,000.00	2/26/2021	$121,000.00
81	12.20.2023	Tamaracl Land - Carter's Station LLC	Summit @ Carter's Station Phase 1 (roads & drainage)	$ 465,000.00		

3	06.11.2017	J.D. Eartherly and Charles Raines
8	03.18.2018	J.D. Eartherly and Charles Raines
9	02.21.2018	Fortuna Capital, LLC
20	10.19.2018	FP,TCI, CCS, LLC
23	06.05.2019	LPT, LLC

Honey Farms Sub - Phase 1, Section 2 (rds/drain)	$ 53,000.00	8/14/2014	Maintenance
Honey Farm Subdivision- Phase 1, Section 2A	$ 12,000.00	3/31/2006	Maintenance
Grove Park Subdivision - Phase 1 - roads/drainage	$ 14,700.00	1/22/2015	Maintenance
Overlook Place Subdivision - (roads and drainage	$ 100,000.00	8/28/2007	$328,300.00
Timberland Estates, Section 6 (roads & drainage)	$7,600.00	8/5/2018	Perf. Bond

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Kevin C. McCarthy, AICP, Planning Associate II, kmccarthy@columbiatn.com, 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0308	**T-Squared Engineering/ Tamarack Land - Carter's Station, LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Freehand Road/Tax Map 42 Parcel 35.00**

SUMMARY OF REQUEST: **Final Plat (Ridge at Carter's Station Phase 2)**

This request is for a **final plat** approval of Phase 1 of Summit at Carter's Station consisting of 20.62 acres subdivided into 58 single-family lots. The Plat also depicts open space and dedication of public rights of way as well as public utility and drainage easements.

The property is subject to the cluster development standards for an R-10 zone under the previous zoning ordinance (3638).

MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
CD-3 with Vested Right to Develop Under R-10 Cluster Standards	Vacant	CD-3/ Unincorporated Single Family/Vacant	Single-Family Homes	20.62 +/-

COMPATIBILITY with the COMPREHENSIVE PLAN:

<u>Rural Countryside</u>:

The future land use character area of the subject property is Rural Countryside. low density residential development and agricultural uses with limited, intermixed and compatible civic uses.

PROPERTY HISTORY:

This Final Plat is for Phase 1 of a larger cluster subdivision with both R-10 and R-6 zoning. This phase consists of 58 single family lots. Planning Commission approved a Preliminary Plat for the larger subdivision on a 7-0 vote in June 2021.

COMPATIBILITY with the ZONING ORDINANCE:

The Summit at Carter's Creek utilizes the alternative development standards of Section 6.3.9 of the former City of Columbia Zoning Ordinance. The ordinance was superseded by ordinance 4400 on July 14, 2022. However, Planning Commission approved a preliminary plat for the development 2021, creating a vested right to develop under the previous standard.

The cluster provisions are intended to provide flexibility in lot size and configuration yielding an equivalent density through the dedication of open space. While the standards of the base zone (R-10) require a minimum lot size of 10,000 square feet, the clustering provisions permit lots as small as 5,000 square feet when the subdivision includes open spaces equal to or greater than the aggregate reduction in total lot area (Section 6.3.9). Ownership and management of open spaces is ultimately transferred to a land trust, government, or homeowners' association. Legally binding restrictions on the use of open spaces implement the intent of the ordinance to provide equivalent intensity of development with increased amenities (Section 12.7.5). The Ordinance further ensures the quality and size of the open spaces by reducing the creditable portion of spaces which are constrained by steep slopes or utilized for stormwater facilities (Section 12.7.2).

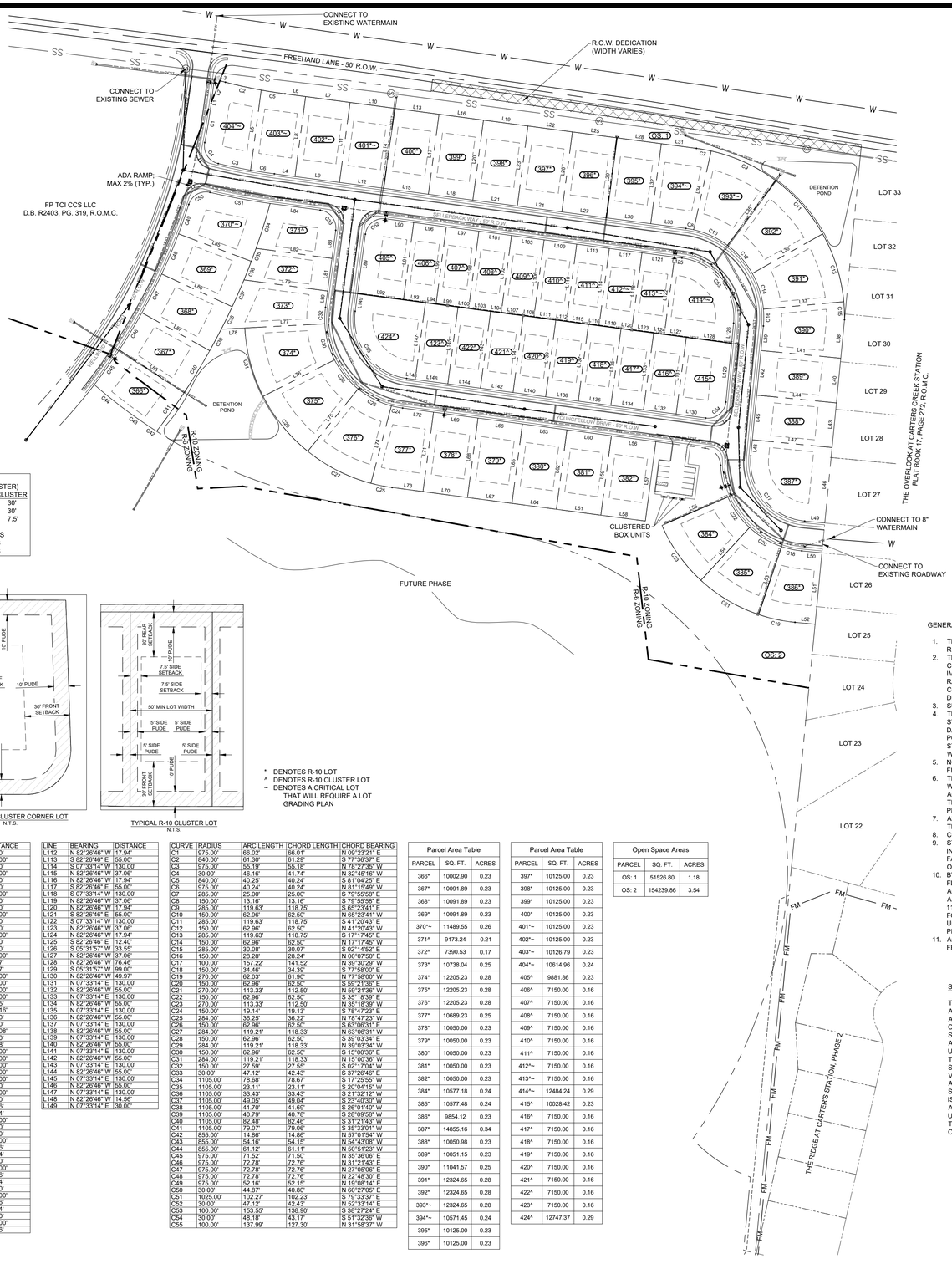
Staff provided technical comments on December 13, 2022. The applicant submitted a revised final plat with correction responsive to staff comments.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS	CITY MAPS	LEGAL NOTICE	LEGAL DESCRIPTION
PUBLIC COMMENTS	AGENCY COMMENTS	RESPONSE TO STANDARDS	

OTHER (DESCRIBE) :

VICINITY MAP - NOT TO SCALE



TN SPCS NAD 83
SCALE 1" = 100'

100 0 50 100 200

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

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.

_____, 20____
DATE 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 CARTER'S 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.

_____, 20____
DATE 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.

_____, 20____
DATE 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 I 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.

12-15 , 20 22
DATE 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.

_____, 20____
DATE 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.

_____, 20____
DATE 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.

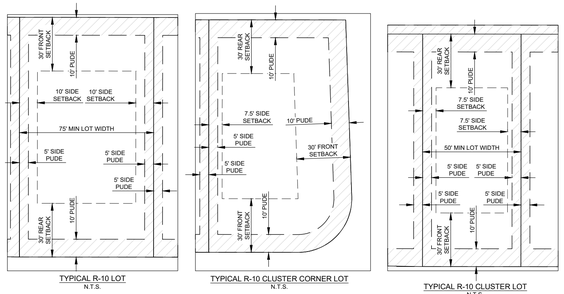
_____, 20____
DATE DIRECTOR OF COLUMBIA WASTEWATER DEPARTMENT

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.

_____, 20____
DATE 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	



TYPICAL R-10 LOT N.T.S.

TYPICAL R-10 CLUSTER CORNER LOT N.T.S.

TYPICAL R-10 CLUSTER LOT N.T.S.

* 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°39'58" E	7.83'
L2	N 21°47'25" 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	34.77'
L8	S 82°26'46" E	75.00'
L9	N 07°33'14" E	135.00'
L10	N 82°26'46" W	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	59.23'
L32	N 07°33'14" E	135.00'
L33	N 82°26'46" W	59.23'
L34	N 12°34'50" E	135.00'
L35	N 36°37'48" E	135.00'
L36	N 60°40'46" E	135.00'
L37	N 84°43'44" E	135.00'
L38	S 05°32'04" W	64.83'
L39	N 05°31'57" E	41.19'
L40	S 05°32'04" W	75.00'
L41	S 84°28'03" E	134.02'
L42	N 05°31'57" E	75.00'
L43	S 05°32'04" W	75.00'
L44	S 84°28'03" E	134.01'
L45	N 05°31'57" E	75.00'
L46	S 05°32'04" W	126.82'
L47	S 84°28'03" E	134.01'
L48	N 05°31'57" E	28.87'
L49	N 84°32'55" W	33.87'
L50	S 84°32'55" E	33.86'
L51	S 05°27'05" W	120.00'
L52	N 84°32'55" W	33.86'
L53	N 18°30'55" E	120.00'
L54	N 42°39'52" E	120.00'
L55	N 66°42'50" E	120.00'

LINE	BEARING	DISTANCE
L56	S 82°26'46" E	17.94'
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 82°26'46" W	75.00'
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	52.07'
L73	N 82°26'46" W	52.07'
L74	N 14°52'00" E	134.00'
L75	N 38°54'58" E	134.00'
L76	N 62°57'55" E	134.00'
L77	N 87°00'53" E	134.00'
L78	N 87°00'53" E	39.45'
L79	S 82°26'46" E	141.16'
L80	S 07°33'14" W	27.50'
L81	S 07°33'14" W	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°19'48" W	135.00'
L86	N 65°03'12" W	130.00'
L87	N 60°46'35" W	130.00'
L88	N 56°29'59" W	130.00'
L89	N 07°33'14" E	100.00'
L90	S 82°26'46" E	47.50'
L91	S 07°33'14" W	130.00'
L92	N 82°26'46" W	77.50'
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	S 07°33'14" W	130.00'
L99	N 82°26'46" W	37.06'
L100	N 82°26'46" W	17.94'
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'

LINE	BEARING	DISTANCE
L112	N 82°26'46" W	17.94'
L113	S 82°26'46" E	55.00'
L114	S 07°33'14" W	130.00'
L115	N 82°26'46" W	37.06'
L116	N 82°26'46" W	17.94'
L117	S 82°26'46" E	55.00'
L118	S 07°33'14" W	130.00'
L119	N 82°26'46" W	37.06'
L120	N 82°26'46" W	17.94'
L121	S 82°26'46" E	55.00'
L122	S 07°33'14" W	130.00'
L123	N 82°26'46" W	37.06'
L124	N 82°26'46" W	17.94'
L125	S 82°26'46" E	12.40'
L126	S 05°31'57" W	33.55'
L127	N 82°26'46" W	37.06'
L128	N 82°26'46" W	76.46'
L129	S 05°31'57" W	99.00'
L130	N 82°26'46" W	49.97'
L131	N 07°33'14" E	130.00'
L132	N 82°26'46" W	55.00'
L133	N 07°33'14" E	130.00'
L134	N 82°26'46" W	55.00'
L135	N 07°33'14" E	130.00'
L136	N 82°26'46" W	55.00'
L137	N 07°33'14" E	130.00'
L138	N 82°26'46" W	55.00'
L139	N 07°33'14" E	130.00'
L140	N 82°26'46" W	55.00'
L141	N 07°33'14" E	130.00'
L142	N 82°26'46" W	55.00'
L143	N 07°33'14" E	130.00'
L144	N 82°26'46" W	55.00'
L145	N 07°33'14" E	130.00'
L146	N 82°26'46" W	55.00'
L147	N 07°33'14" E	130.00'
L148	N 82°26'46" W	14.56'
L149	N 07°33'14" E	30.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	975.00'	66.02'	66.01'	N 09°33'21" 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'	S 79°55'58" E
C9	285.00'	119.63'	118.75'	S 65°23'41" E
C10	150.00'	62.96'	62.50'	N 65°23'41" W
C11	285.00'	119.63'	118.75'	S 41°20'43" E
C12	150.00'	62.96'	62.50'	N 41°20'43" W
C13	285.00'	119.63'	118.75'	S 17°17'45" E
C14	150.00'	62.96'	62.50'	N 17°17'45" W
C15	285.00'	30.08'	30.07'	S 02°14'52" E
C16	150.00'	28.28'	28.24'	N 00°07'50" E
C17	100.00'	157.22'	141.52'	N 39°30'29" W
C18	150.00'	34.46'	34.39'	S 77°58'00" E
C19	270.00'	62.03'	61.90'	N 77°58'00" W
C20	150.00'	62.96'	62.50'	S 59°21'36" E
C21	270.00'	113.33'	112.50'	N 59°21'36" W
C22	150.00'	62.96'	62.50'	S 35°18'39" E
C23	270.00'	113.33'	112.50'	N 35°18'39" W
C24	150.00'	19.14'	19.13'	S 78°47'23" E
C25	284.00'	36.25'	36.22'	N 78°47'23" W
C26	150.00'	62.96'	62.50'	N 63°06'31" W
C27	284.00'	119.21'	118.33'	N 63°06'31" W
C28	150.00'	62.96'	62.50'	S 39°03'34" E
C29	284.00'	119.21'	118.33'	N 39°03'34" W
C30	150.00'	62.96'	62.50'	S 15°00'36" E
C31	284.00'	119.21'	118.33'	N 15°00'36" W
C32	150.00'	27.59'	27.55'	S 02°17'04" W
C33	30.00'	47.12'	42.43'	S 37°26'46" E
C34	1105.00'	78.68'	78.67'	S 17°25'55" W
C35	1105.00'	23.11'	23.11'	S 20°04'10" W
C36	1105.00'	33.43'	33.43'	S 21°32'12" W
C37	1105.00'	49.05'	49.04'	S 23°40'30" W
C38	1105.00'	41.70'	41.69'	S 26°01'40" W
C39	1105.00'	40.79'	40.78'	S 28°09'58" W
C40	1105.00'	82.48'	82.46'	S 31°21'43" W
C41	1105.00'	79.07'	79.06'	S 35°33'01" W
C42	855.00'	14.86'	14.86'	N 57°01'54" W
C43	855.00'	54.16'	54.15'	N 54°43'06" W
C44	855.00'	61.12'	61.11'	N 50°51'23" W
C45	975.00'	71.52'	71.50'	N 35°36'06" E
C46	975.00'	72.78'	72.76'	N 31°21'43" E
C47	975.00'	72.78'	72.76'	N 27°05'06" E
C48	975.00'	72.78'	72.76'	N 22°48'30" 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'	102.23'	S 79°33'37" E
C52	30.00'	47.12'	42.43'	N 52°33'14" E
C53	100.00'	153.55'	138.90'	S 38°27'24" E
C54	30.00'	48.18'	43.17'	S 51°32'36" W
C55	100.00'	137.99'	127.30'	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^	10050.00	0.23
379^	10050.00	0.23
380^	10050.00	0.23
381^	10050.00	0.23
382^	10050.00	0.23
384^	10577.18	0.24
385^	10577.48	0.24
386^	9854.12	0.23
387^	14855.16	0.34
388^	10050.98	0.23
389^	10051.15	0.23
390^	11041.57	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^~	10126.79	0.23
404^~	10614.96	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

Open Space Areas		
PARCEL	SQ. FT.	ACRES
OS: 1	51526.80	1.18
OS: 2	154239.86	3.54

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 58 LOTS, 2 OPEN SPACE AREAS AND DEDICATE RIGHT-OF-WAY.
2. 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.
3. SUBJECT PROPERTY IS PARCEL 35.00 AS SHOWN ON MAURY COUNTY TAX MAP 42.
4. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS) USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
5. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
6. 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.
7. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
8. COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
9. 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.
10. 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. 47119C0180E 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.
11. 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 EXISTANCE, 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.

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1859
12-15-2022

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

NO.	DATE	REVISIONS
1	12-15-22	REVISED PER PLAT COMMENTS

DATE: 12-15-2022
SCALE: 1" = 100'
DRAWN BY: DSW
REVIEWER:

PHASE 1 FINAL PLAT
MAP 42, P/O PARCEL 35.00
COLUMBIA, TENNESSEE 37174

SUMMIT AT CARTER'S STATION

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212

www.T2-eng.com

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.

CITY OF COLUMBIA
TENNESSEE

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

_____

_____

_____

_____

_____

CITY OF COLUMBIA
TENNESSEE

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

CPWS

Columbia Power & Water Systems

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

P 931.388.4833
F 931.388.5287
www.cpws.com

December 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

CITY OF COLUMBIA
TENNESSEE

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

CITY OF COLUMBIA
TENNESSEE

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.

CITY OF COLUMBIA
TENNESSEE

ITEM #II 2.

DEVELOPMENT REVIEW COMMITTEE COMMENT FORM

December 13, 2022

NAME OR DEPARTMENT: Maury County Public Schools

Case Number: **22-0308**

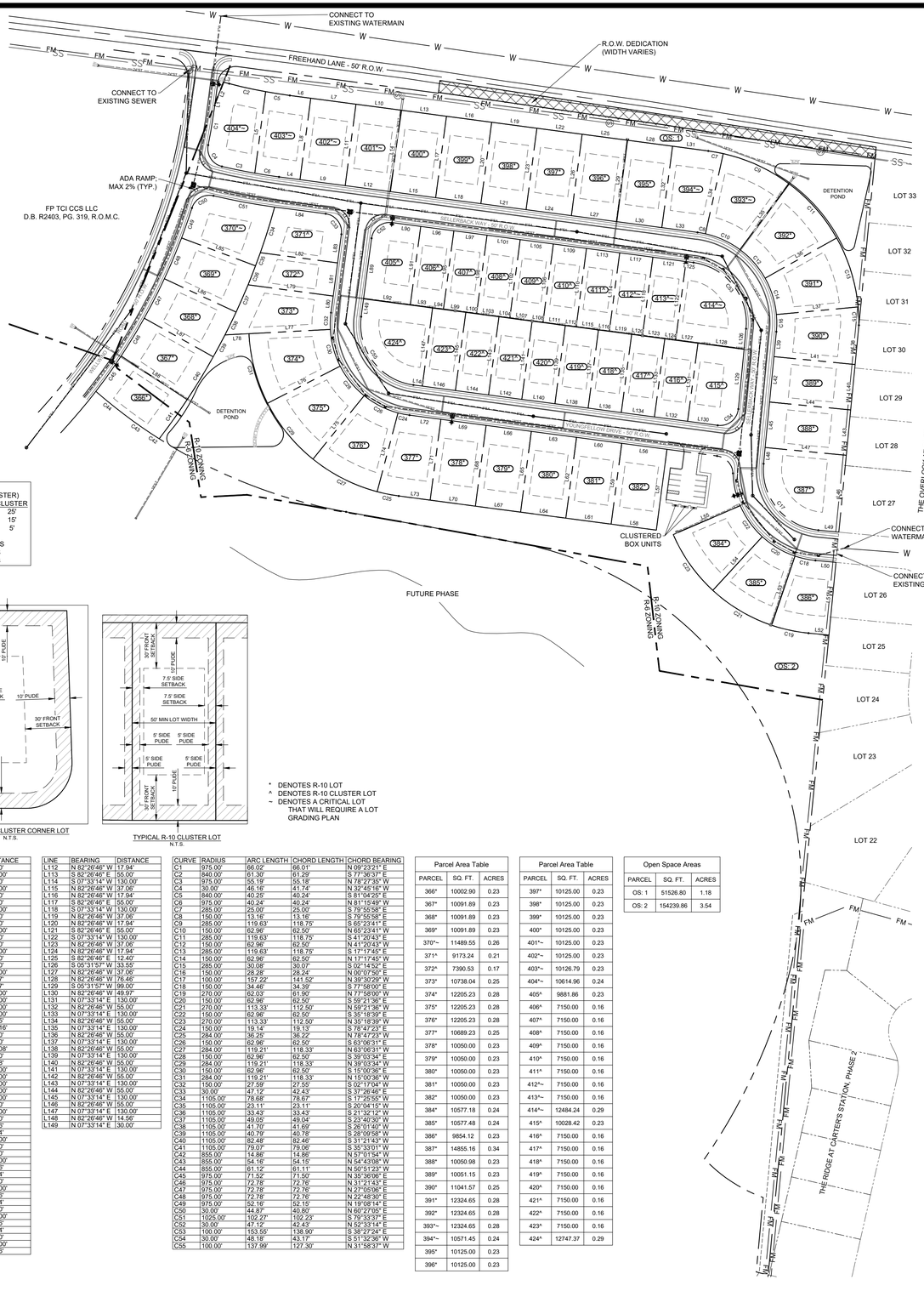
Request from Allison Baldwin for final plat approval with surety of Summit at Carter's Station Phase 1 consisting of 58 lots off Freehand Road.

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'

100 0 50 100 200

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

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	

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.

_____, 20____
DATE 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 CARTER'S 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.

_____, 20____
DATE 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.

_____, 20____
DATE 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 I 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.

_____, 20____
DATE 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.

_____, 20____
DATE 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.

_____, 20____
DATE 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.

_____, 20____
DATE 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.

_____, 20____
DATE OWNER

TYPICAL R-10 LOT
N.T.S.

TYPICAL R-10 CLUSTER CORNER LOT
N.T.S.

TYPICAL R-10 CLUSTER LOT
N.T.S.

* 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°36'58" E	12.67'
L2	N 21°47'25" 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	34.77'
L8	S 82°26'46" E	75.00'
L9	N 82°26'46" W	75.00'
L10	N 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	59.23'
L32	N 07°33'14" E	135.00'
L33	N 82°26'46" W	59.23'
L34	N 12°34'50" E	135.00'
L35	N 36°37'48" E	135.00'
L36	N 60°40'46" E	135.00'
L37	N 84°43'44" E	135.00'
L38	S 05°32'04" W	64.83'
L39	N 05°31'57" E	141.19'
L40	S 05°32'04" W	75.00'
L41	S 84°28'03" E	134.02'
L42	N 05°31'57" E	75.00'
L43	S 05°32'04" W	75.00'
L44	S 84°28'03" E	134.01'
L45	N 05°31'57" E	75.00'
L46	S 05°32'04" W	126.82'
L47	S 84°28'03" E	134.01'
L48	N 05°31'57" E	28.87'
L49	N 84°32'55" W	33.87'
L50	S 84°32'55" E	33.86'
L51	S 05°27'05" W	120.00'
L52	N 84°32'55" W	33.86'
L53	N 18°30'55" E	120.00'
L54	N 42°39'52" E	120.00'
L55	N 66°42'50" E	120.00'

LINE	BEARING	DISTANCE
L56	S 82°26'46" E	17.94'
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 82°26'46" W	75.00'
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	52.07'
L73	N 82°26'46" W	52.07'
L74	N 14°52'00" E	134.00'
L75	N 38°54'58" E	134.00'
L76	N 62°57'55" E	134.00'
L77	N 87°00'53" E	134.00'
L78	N 87°00'53" E	39.45'
L79	S 82°26'46" E	141.16'
L80	S 07°33'14" W	27.50'
L81	S 07°33'14" W	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°19'48" W	135.00'
L86	N 65°03'12" W	130.00'
L87	N 60°46'35" W	130.00'
L88	N 56°29'59" W	130.00'
L89	N 07°33'14" E	100.00'
L90	S 82°26'46" E	47.50'
L91	S 07°33'14" W	130.00'
L92	N 82°26'46" W	77.50'
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	S 07°33'14" W	130.00'
L99	N 82°26'46" W	37.06'
L100	N 82°26'46" W	17.94'
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'

LINE	BEARING	DISTANCE
L112	N 82°26'46" W	17.94'
L113	S 82°26'46" E	55.00'
L114	S 07°33'14" W	130.00'
L115	N 82°26'46" W	37.06'
L116	N 82°26'46" E	17.94'
L117	S 82°26'46" E	55.00'
L118	S 07°33'14" W	130.00'
L119	N 82°26'46" W	37.06'
L120	N 82°26'46" W	17.94'
L121	S 82°26'46" E	55.00'
L122	S 07°33'14" W	130.00'
L123	N 82°26'46" W	37.06'
L124	N 82°26'46" W	17.94'
L125	S 82°26'46" E	12.40'
L126	S 05°31'57" W	33.55'
L127	N 82°26'46" W	37.06'
L128	N 82°26'46" W	76.46'
L129	S 05°31'57" W	99.00'
L130	N 82°26'46" W	49.97'
L131	N 07°33'14" E	130.00'
L132	N 82°26'46" W	55.00'
L133	N 07°33'14" E	130.00'
L134	N 82°26'46" W	55.00'
L135	N 07°33'14" E	130.00'
L136	N 82°26'46" W	55.00'
L137	N 07°33'14" E	130.00'
L138	N 82°26'46" W	55.00'
L139	N 07°33'14" E	130.00'
L140	N 82°26'46" W	55.00'
L141	N 07°33'14" E	130.00'
L142	N 82°26'46" W	55.00'
L143	N 07°33'14" E	130.00'
L144	N 82°26'46" W	55.00'
L145	N 07°33'14" E	130.00'
L146	N 82°26'46" W	55.00'
L147	N 07°33'14" E	130.00'
L148	N 82°26'46" W	14.56'
L149	N 07°33'14" E	130.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	975.00'	66.02'	66.01'	N 09°33'21" 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'	S 79°55'58" E
C9	285.00'	119.63'	118.75'	S 65°23'41" E
C10	150.00'	62.96'	62.50'	N 65°23'41" W
C11	285.00'	119.63'	118.75'	S 41°20'43" E
C12	150.00'	62.96'	62.50'	N 41°20'43" W
C13	285.00'	119.63'	118.75'	S 17°17'45" E
C14	150.00'	62.96'	62.50'	N 17°17'45" W
C15	285.00'	30.08'	30.07'	S 02°14'52" E
C16	150.00'	28.28'	28.24'	N 00°07'50" E
C17	100.00'	157.22'	141.52'	N 39°30'29" W
C18	150.00'	34.39'	34.30'	S 77°58'00" E
C19	270.00'	62.03'	61.90'	N 77°58'00" W
C20	150.00'	62.96'	62.50'	S 59°21'36" E
C21	270.00'	113.33'	112.50'	N 59°21'36" W
C22	150.00'	62.96'	62.50'	S 35°18'39" E
C23	270.00'	113.33'	112.50'	N 35°18'39" W
C24	150.00'	19.14'	19.13'	S 78°47'23" E
C25	284.00'	36.25'	36.22'	N 78°47'23" W
C26	150.00'	62.96'	62.50'	S 63°06'31" E
C27	284.00'	119.21'	118.33'	N 63°06'31" W
C28	150.00'	62.96'	62.50'	S 39°03'34" E
C29	284.00'	119.21'	118.33'	N 39°03'34" W
C30	150.00'	62.96'	62.50'	S 15°00'36" E
C31	284.00'	119.21'	118.33'	N 15°00'36" W
C32	150.00'	27.59'	27.55'	S 02°17'04" W
C33	30.00'	47.12'	42.43'	S 37°26'46" E
C34	1105.00'	78.68'	78.67'	S 17°25'55" W
C35	1105.00'	23.11'	23.11'	S 20°04'12" W
C36	1105.00'	43.43'	43.43'	S 21°32'12" W
C37	1105.00'	49.05'	49.04'	S 23°40'30" W
C38	1105.00'	41.70'	41.69'	S 26°01'43" W
C39	1105.00'	40.79'	40.78'	S 28°09'58" W
C40	1105.00'	82.48'	82.46'	S 31°21'43" W
C41	1105.00'	79.07'	79.06'	S 35°33'01" W
C42	855.00'	14.86'	14.86'	N 57°01'54" W
C43	855.00'	54.16'	54.15'	N 54°43'08" W
C44	855.00'	61.12'	61.11'	N 50°51'23" W
C45	975.00'	71.52'	71.50'	N 35°36'06" E
C46	975.00'	72.78'	72.76'	N 31°21'43" E
C47	975.00'	72.78'	72.76'	N 27°05'06" E
C48	975.00'	72.78'	72.76'	N 22°48'30" 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'	102.23'	S 79°33'37" E
C52	30.00'	47.12'	42.43'	N 52°33'14" E
C53	100.00'	153.55'	138.90'	S 38°27'24" E
C54	30.00'	48.18'	43.17'	S 51°32'36" W
C55	100.00'	137.99'	127.30'	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^	10050.00	0.23
379^	10050.00	0.23
380^	10050.00	0.23
381^	10050.00	0.23
382^	10050.00	0.23
384^	10577.18	0.24
385^	10577.48	0.24
386^	9854.12	0.23
387^	14855.16	0.34
388^	10050.98	0.23
389^	10051.15	0.23
390^	11041.57	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^~	10126.79	0.23
404^~	10614.96	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

Open Space Areas		
PARCEL	SQ. FT.	ACRES
OS: 1	51526.80	1.18
OS: 2	154239.86	3.54

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO CREATE 58 LOTS, 2 OPEN SPACE AREAS AND DEDICATE RIGHT-OF-WAY.
2. 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.
3. SUBJECT PROPERTY IS PARCEL 35.00 AS SHOWN ON MAURY COUNTY TAX MAP 42.
4. THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION AND DATA COLLECTOR AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS) USING THE TDOT NETWORK. TENNESSEE STATE PLANE COORDINATE SYSTEM ZONE 4100, NAD83. DRONE AERIAL PHOTOMETRY WAS ALSO USED TO SURVEY SOME ELEMENTS.
5. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
6. 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.
7. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
8. COLUMBIA POWER AND WATER SYSTEMS IS THE POWER PROVIDER.
9. 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.
10. 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. 47119C0180E 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.
11. 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 EXISTANCE, 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.

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

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

NO.	DATE	REVISIONS

DATE: 11-21-2022
SCALE: 1" = 100'
DRAWN BY: DSW
REVIEWER:

PHASE 1 FINAL PLAT
MAP 42, P/O PARCEL 35.00
COLUMBIA, TENNESSEE 37174

SUMMIT AT CARTER'S STATION

T-SQUARE ENGINEERING
1329 WEST MAIN STREET • FRANKLIN, TN • 615-678-8212 • www.T2-ENG.COM

P:\Projects\2021\21-0515 (The Ridge at Carter's Station - Richmond American Homes)\Production\Final Plat\21-0515 Phase 1 Final Plat (2).dwg, 11/15/2022 10:39:45 AM

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 ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

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

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

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

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

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

ATTEST BY OWNER(S):

Print Name _____ Owner _____

Title _____ Address _____

_____

Signature _____ City, State ZIP _____

STATE OF _____
COUNTY OF _____

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

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

_____
Notary Public

My Commission Expires:_____

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

_____
Notary Public
My Commission Expires:_____

T-SQUAREENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212

www.T2-eng.com

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

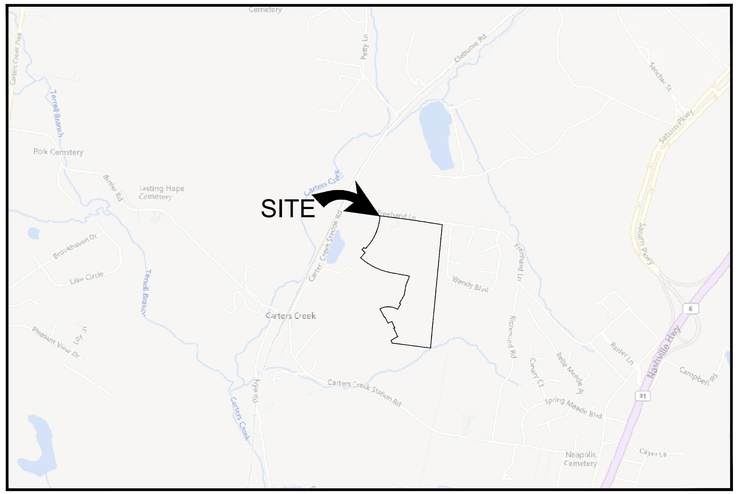
DEVELOPER: RICHMOND AMERICAN HOMES
12220 SUNRISE VALLEY DRIVE SUITE 400
RESTON, VA 20191
703-390-0900

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

POWER UTILITY: CPWS 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, P/O PARCEL 15.00

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

T-SQUARE ENGINEERING

NO.	DATE	REVISIONS
1	03/02/22	SANITARY SEWER MAIN REVISION
2	03/16/22	REVISIONS PER TDEC COMMENTS
3	04/14/22	REVISIONS PER CITY COMMENTS
4	08/03/22	REVISIONS PER TDEC COMMENTS
5	09/07/22	REVISIONS PER PULTE COMMENTS

DATE: 10/13/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

SUMMIT AT CARTER'S STATION

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE
NO. 101743
STATE OF TENNESSEE
09/07/2022

PROJECT
21-0515

SHEET
C-0.0

P:\Projects\2021\21-0515 (The Ridge at Carter's Station - Richmond American Homes)\Production\21-0515 1 Site Plan.dwg, 11/7/2022 3:20:38 PM

LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- STREAM BUFFER
- ROW DEDICATION
- 780 PROPOSED MAJOR CONTOUR
- 778 PROPOSED MINOR CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING SETBACK

NOTES:
1. BUILDER'S SWALE TO BE INSTALLED ON LOT LINES.
2. MAX ADA RAMP CROSS SLOPE TO BE 2%.
3. LOTS 349-351 TO BE BASEMENT LOTS.
4. SEE DETAIL DD-04 FOR RESIDENTIAL LOT GRADING AND DRAINAGE.

N

GRAPHIC SCALE
(IN FEET)
100 0 50 100 200
Scale: 1" = 100'

POND 1B
BERM ELEV. = 698.00
BOT. ELEV. = 689.00
EM. SPILLWAY ELEV. = 697.50

EMERGENCY SPILLWAY (TYP.)

RALPH ALEXANDER
MAP 42 PARCEL 3.06
R.B. 1689, PAGE 210, R.O.M.C.

PERMANENT ROCK BERM (TYP.)

POND 1A
BERM ELEV. = 667.00
BOT. ELEV. = 676.00
EM. SPILLWAY ELEV. = 675.50

BUILDER TO CONSTRUCT LOT LINE SWALES (TYP.)

POND 2A
BERM ELEV. = 694.00
BOT. ELEV. = 681.00
EM. SPILLWAY ELEV. = 693.50

LOTS TO BE GRADED ACCORDING TO CITY OF COLUMBIA DETAIL DD-04 (SEE DETAIL SHEET C-8.1)

BASEMENT LOTS

POND 2B
BERM ELEV. = 684.00
BOT. ELEV. = 675.00
EM. SPILLWAY ELEV. = 683.50

PALOMINO TRAIL
HARLOW COURT
FALCON CREST WAY
DUBLIN STREET
LONE CREEK PASS
FOBBLE COURT
FELLOWSHIP ROAD
YORKTOWN DRIVE
SELLERBACK WAY
FRIENDLAND LANE
LAUREL BROOK COURT

TAX MAP 42H A, PARCEL 01200 CHENTELLE RICE
TAX MAP 42H A, PARCEL 01100 KEITH & CRYSTAL EBAUGH
TAX MAP 42H, PARCEL 01000 LORRAINE KRAUSE
TAX MAP 42H A, PARCEL 00900 JAY RICHARD & SARA MILLER
TAX MAP 42H A, PARCEL 00800 SHARI & MELVIN BELFER
TAX MAP 42H A, PARCEL 00700 STANLEY & BRENDA FITZGERALD
TAX MAP 42H A, PARCEL 01300 JOHN & CHRISTIN EDMONDSON

FLOOD NOTE
A PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS AE, AS EVIDENCED ON FEMA PANEL #47119001806 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

NO.	DATE	REVISIONS
1	03/02/22	SANITARY SEWER MAIN REVISION
2	03/16/22	REVISIONS PER TDEC COMMENTS
3	04/14/22	REVISIONS PER CITY COMMENTS
4	08/03/22	REVISIONS PER TDEC COMMENTS
5	09/07/22	REVISIONS PER PULTE COMMENTS

DATE: 10/13/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

SUMMIT AT CARTER'S STATION

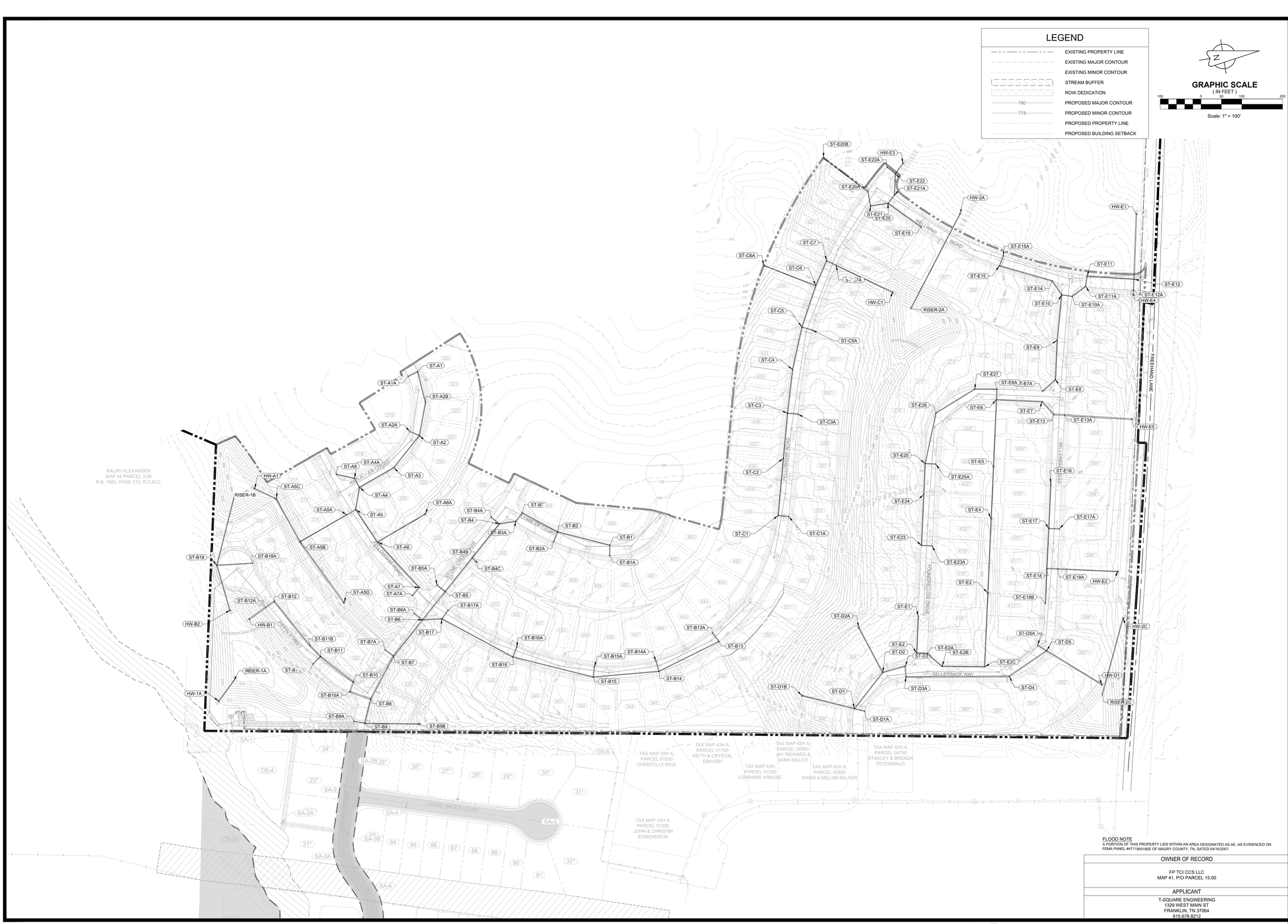
TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURAL
STATE OF TENNESSEE
09/07/2022

PROJECT
21-0515

SHEET
C-5.0

T-SQUARE ENGINEERING

P:\Projects\2021\21-0515 (The Ridge at Carter's Station - Richmond American Homes)\Production\21-0515 5 Grading and Drainage.dwg, 9/7/2022 11:05:50 AM



FLOOD NOTE
A PORTION OF THIS PROPERTY LIES WITHIN AN AREA DESIGNATED AS AE. AS EVIDENCED ON FEMA PANEL #47119001806E 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

NO.	DATE	REVISIONS
1	03/02/22	SANITARY SEWER MAIN REVISION
2	03/16/22	REVISIONS PER TDEC COMMENTS
3	04/14/22	REVISIONS PER CITY COMMENTS
4	08/03/22	REVISIONS PER TDEC COMMENTS
5	09/07/22	REVISIONS PER PULTE COMMENTS

DATE: 10/13/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

SUMMIT AT CARTER'S STATION

TIMOTHY E. TURNER
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE
09/07/2022

PROJECT
21-0515

SHEET
C-5.1

T-SQUARE ENGINEERING

P:\Projects\2021\21-0515 (The Ridge at Carter's Station - Richmond American Homes)\Production\21-0515 5 Grading and Drainage.dwg, 11/7/2022 3:18:41 PM

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-A1	RIM = 677.87 TOP = 691.88	INV. IN = 690.00		HEADWALL
ST-A1	RIM = 715.53 TOP = 715.53	INV. IN = 711.28	INV. OUT =711.28	SINGLE INLET
ST-A1A	RIM = 715.53 TOP = 715.53		INV. OUT =711.53	SINGLE INLET
ST-A2	RIM = 714.03 TOP = 714.03	INV. IN = 709.68 INV. IN = 709.68	INV. OUT =709.68	SINGLE INLET
ST-A2A	RIM = 714.03 TOP = 714.03		INV. OUT =710.03	SINGLE INLET
ST-A2B	RIM = 714.80 TOP = 714.80	INV. IN = 710.50	INV. OUT =710.50	SINGLE INLET
ST-A3	RIM = 711.99 TOP = 711.99	INV. IN = 707.99	INV. OUT =707.99	SINGLE INLET
ST-A4	RIM = 709.32 TOP = 709.32	INV. IN = 705.12 INV. IN = 705.12	INV. OUT =705.12	SINGLE INLET
ST-A4A	RIM = 709.32 TOP = 709.32	INV. IN = 705.37	INV. OUT =705.37	SINGLE INLET
ST-A5	RIM = 708.45 TOP = 708.45	INV. IN = 704.57 INV. IN = 704.57	INV. OUT =704.57	SINGLE INLET
ST-A5A	RIM = 708.45 TOP = 708.45	INV. IN = 704.32	INV. OUT =704.32	SINGLE INLET
ST-A5B	RIM = 696.80 TOP = 696.80	INV. IN = 692.31 INV. IN = 692.31	INV. OUT =692.31	AREA DRAIN
ST-A5C	RIM = 695.60 TOP = 695.60	INV. IN = 691.11	INV. OUT =691.11	AREA DRAIN
ST-A5D	RIM = 698.65 TOP = 698.65		INV. OUT =694.15	AREA DRAIN
ST-A6	RIM = 709.67 TOP = 709.67		INV. OUT =705.83	SINGLE INLET
ST-A7	RIM = 713.43 TOP = 713.43	INV. IN = 709.20	INV. OUT =709.20	SINGLE INLET
ST-A7A	RIM = 713.45 TOP = 713.45		INV. OUT =709.45	SINGLE INLET
ST-A8	RIM = 709.97 TOP = 709.97	INV. IN = 705.97 INV. IN = 705.97	INV. OUT =705.97	SINGLE INLET
ST-A8A	RIM = 717.41 TOP = 716.76		INV. OUT =714.20	AREA DRAIN

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. OUT =726.90	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 = 721.88	INV. IN = 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. 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
[illegible]	RIM = [illegible] TOP = 688.[illegible]	INV. IN = 688.18	INV. OUT =679.42	[illegible]
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 = 678.20		HEADWALL
ST-D1	RIM = 696.28 TOP = 696.28	INV. IN = 692.03 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 = 693.67 TOP = 693.67	INV. IN = 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-E2	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 = 665.62	INV. OUT =665.62	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. OUT =683.61	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	58.80	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	160.34	1.19%
ST-B14A TO ST-B14	18" Reinforced Concrete Pipe	24.18	1.10%
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-B6	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%

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
ST-C1 TO ST-C2	18" Reinforced Concrete Pipe	139.83	4.50%
ST-C1A TO ST-C1	18" Reinforced Concrete Pipe	24.17	1.00%
ST-C2 TO ST-C3	18" Reinforced Concrete Pipe	109.96	4.91%
ST-C3 TO ST-C4	18" Reinforced Concrete Pipe	106.55	4.40%
ST-C3A TO ST-C3	18" Reinforced Concrete Pipe	24.17	1.00%
ST-C4 TO ST-C5	18" Reinforced Concrete Pipe	105.58	5.52%
ST-C5 TO ST-C6	18" Reinforced Concrete Pipe	107.53	14.80%
ST-C5A TO ST-C5	18" Reinforced Concrete Pipe	24.18	1.00%
ST-C6 TO ST-C7	18" Reinforced Concrete Pipe	65.03	1.78%
ST-C6A TO ST-C6	18" Reinforced Concrete Pipe	135.10	1.00%
ST-C7 TO ST-C7A	18" Reinforced Concrete Pipe	24.18	1.00%
ST-C7A TO HW-C1	18" Reinforced Concrete Pipe	151.76	1.00%

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
ST-D1 TO ST-D2	18" Reinforced Concrete Pipe	110.87	2.10%
ST-D1A TO ST-D1	18" Reinforced Concrete Pipe	24.17	1.00%
ST-D1B TO ST-D1	18" Reinforced Concrete Pipe	131.67	8.29%
ST-D2 TO ST-D3	18" Reinforced Concrete Pipe	56.07	1.78%
ST-D2A TO ST-D2	18" Reinforced Concrete Pipe	124.21	6.40%
ST-D3 TO ST-D3A	24" Reinforced Concrete Pipe	25.28	1.00%
ST-D3A TO ST-D4	24" Reinforced Concrete Pipe	251.79	1.52%
ST-D4 TO ST-D5	24" Reinforced Concrete Pipe	110.01	4.28%
ST-D5 TO HW-D1	24" Reinforced Concrete Pipe	156.88	1.00%
ST-D5A TO ST-D5	18" Reinforced Concrete Pipe	24.19	1.97%

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
HW-E4 TO ST-E12A	18" Reinforced Concrete Pipe	11.50	1.00%
ST-E1 TO ST-E2	18" Reinforced Concrete Pipe	88.68	1.44%
ST-E2 TO ST-E2A	18" Reinforced Concrete Pipe	24.17	1.00%
ST-E2A TO ST-E2B	18" Reinforced Concrete Pipe	46.58	1.00%
ST-E2B TO ST-E2C	18" Reinforced Concrete Pipe	103.31	1.00%
ST-E2C TO ST-E3	18" Reinforced Concrete Pipe	179.61	1.00%
ST-E3 TO ST-E4	18" Reinforced Concrete Pipe	181.75	1.80%
ST-E4 TO ST-E5	18" Reinforced Concrete Pipe	126.31	2.15%
ST-E5 TO ST-E6	18" Reinforced Concrete Pipe	163.21	2.33%
ST-E6 TO ST-E7	24" Reinforced Concrete Pipe	110.78	1.00%
ST-E6A TO ST-E6	18" Reinforced Concrete Pipe	24.19	1.97%
ST-E7 TO ST-E13	24" Reinforced Concrete Pipe	40.91	1.00%
ST-E7A TO ST-E8	18" Reinforced Concrete Pipe	41.10	6.63%
ST-E8 TO ST-E9	18" Reinforced Concrete Pipe	95.10	6.55%
ST-E9 TO ST-E10	18" Reinforced Concrete Pipe	111.17	1.79%
ST-E10 TO ST-E10A	18" Reinforced Concrete Pipe	24.19	1.00%
ST-E10A TO ST-E11A	18" Reinforced Concrete Pipe	39.83	6.72%
ST-E11 TO ST-E12	18" Reinforced Concrete Pipe	114.48	7.12%
ST-E11A TO ST-E11	18" Reinforced Concrete Pipe	24.17	1.00%
ST-E12 TO HW-E1	24" Reinforced Concrete Pipe	157.82	1.00%

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
ST-E12A TO ST-E12	18" Reinforced Concrete Pipe	24.49	1.98%
ST-E13 TO ST-E13A	30" Reinforced Concrete Pipe	24.17	1.00%
ST-E13A TO HW-E5	30" Reinforced Concrete Pipe	163.61	1.00%
ST-E14 TO ST-E10	18" Reinforced Concrete Pipe	40.03	7.15%
ST-E15 TO ST-E14	18" Reinforced Concrete Pipe	133.32	6.99%
ST-E15A TO ST-E15	18" Reinforced Concrete Pipe	24.16	1.00%
ST-E16 TO ST-E17	18" Reinforced Concrete Pipe	108.78	1.23%
ST-E17 TO ST-E18	18" Reinforced Concrete Pipe	96.96	1.00%
ST-E17A TO ST-E17	18" Reinforced Concrete Pipe	24.19	1.00%
ST-E18 TO ST-E18A	18" Reinforced Concrete Pipe	24.72	0.98%
ST-E18A TO HW-E2	18" Reinforced Concrete Pipe	145.74	1.00%
ST-E18B TO ST-E18	18" Reinforced Concrete Pipe	85.08	1.25%
ST-E19 TO ST-E21	18" Reinforced Concrete Pipe	98.81	2.79%
ST-E20 TO ST-E21	18" Reinforced Concrete Pipe	41.92	1.89%
ST-E20A TO ST-E20	18" Reinforced Concrete Pipe	33.50	1.00%
ST-E20B TO ST-E20A	18" Reinforced Concrete Pipe	136.09	1.07%
ST-E21 TO ST-E21A	18" Reinforced Concrete Pipe	24.21	1.00%
ST-E21A TO ST-E22	18" Reinforced Concrete Pipe	50.56	3.59%
ST-E22 TO HW-E3	18" Reinforced Concrete Pipe	30.13	1.00%
ST-E22A TO ST-E22	18" Reinforced Concrete Pipe	24.17	1.00%

PIPE TABLE

NAME	SIZE	LENGTH	SLOPE
ST-E23 TO ST-E24	18" Reinforced Concrete Pipe	123.64	3.06%
ST-E23A TO ST-E23	18" Reinforced Concrete Pipe	24.17	1.00%
ST-E24 TO ST-E25	18" Reinforced Concrete Pipe	74.88	3.59%
ST-E25 TO ST-E26	18" Reinforced Concrete Pipe	125.69	2.94%
ST-E25A TO ST-E25	18" Reinforced Concrete Pipe	24.16	1.00%
ST-E26 TO ST-E27	18" Reinforced Concrete Pipe	109.66	2.76%
ST-E27 TO ST-E6A	18" Reinforced Concrete Pipe	53.69	1.27%

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, P/O PARCEL 15.00

APPLICANT

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

NO.	DATE	REVISIONS
1	03/02/22	SANITARY SEWER MAIN REVISION
2	03/16/22	REVISIONS PER TDEC COMMENTS
3	04/14/22	REVISIONS PER CITY COMMENTS
4	08/03/22	REVISIONS PER TDEC COMMENTS
5	09/07/22	REVISIONS PER PULTE COMMENTS

DATE: 10/13/21
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

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

SUMMIT AT CARTER'S STATION

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE COMMERCE
NO. 101743
STATE OF TENNESSEE
09/07/2022

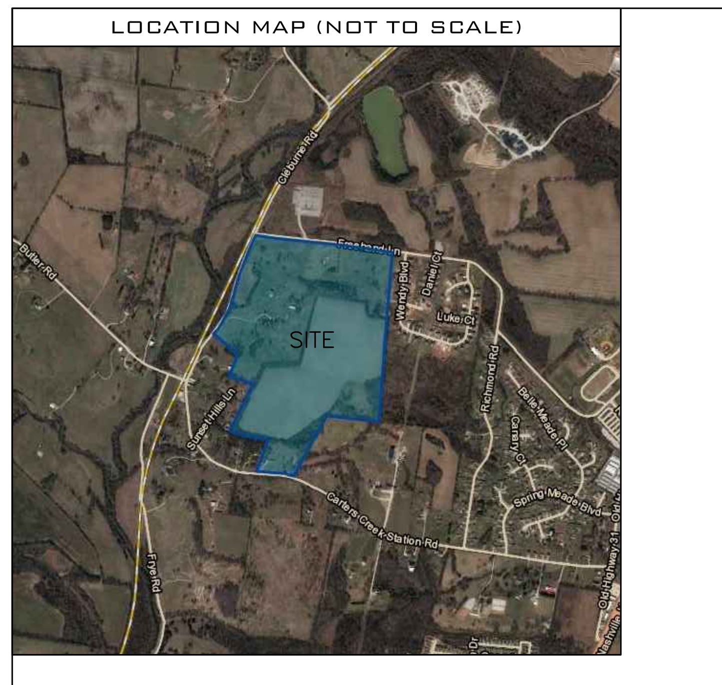
PROJECT
21-0515

SHEET
C-5.2

T-SQUARE ENGINEERING

P:\Projects\2021\21-0515 (The Ridge at Carter's Station - Richmond American Homes)\Production\21-0515 5 Grading and Drainage.dwg, 11/7/2022 3:22:38 PM

LOCATION MAP (NOT TO SCALE)



LEGEND

- IRON PIN SET (IPS)
- IRON PIN FOUND (IPF)
- CALCULATED POINT
- MAGNAIL SET
- FENCE POST
- UTILITY POLE
- SEWER MANHOLE
- DRIVEWAY
- EDGE OF ROAD
- ZONING LINE
- OHP OVERHEAD UTILITY LINES
- UNDERGROUND SANITARY SEWER
- W WATER LINE
- PROPERTY BOUNDARY
- CONTOUR LINE
- FLOODPLAIN

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

0 200 400 600

SCALE 1" = 200'

COMMITMENT NOS. 21000050245 (TAMARACK) & 21000050246 (PULTE) EXCEPTIONS:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET (NOT A SURVEY MATTER).

2. STANDARD EXCEPTIONS (NOT A SURVEY MATTER):
 a. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 b. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
 c. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
 d. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
 e. ANY TITLES OR RIGHTS ASSERTED BY ANYONE INCLUDING BUT NOT LIMITED TO, PERSONS, CORPORATIONS, GOVERNMENTS OR OTHER ENTITIES, TO TIDE LANDS, OR LANDS COMPRISING THE SHORES OR BOTTOMS OF NAVIGABLE RIVERS, LAKES, BAYS, OCEANS OR GULF, OR LANDS BEYOND THE LINE OF THE HARBOR OR BULKHEAD LINES AS ESTABLISHED OR CHANGED BY THE UNITED STATES GOVERNMENT OR WATER RIGHTS, IF ANY.
 f. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS:

3. TAXES FOR THE YEAR 2021, A LIEN NOW DUE AND PAYABLE BUT NOT YET DELINQUENT, AND SUBSEQUENT YEARS, WHICH ARE A LIEN NOT YET DUE AND PAYABLE (NOT A SURVEY MATTER).

4. TAXES RESULTING FROM SUPPLEMENTAL, REVISED OR CORRECTED ASSESSMENTS UNDER TENNESSEE CODE ANNOTATED, SECTION 67-5-603, ET SEQ., AND SECTION 67-1-1001, ET SEQ (NOT A SURVEY MATTER).

5. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES (NOT A SURVEY MATTER).

6. ANY INACCURACY IN THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND OR ATTACHED PLAT, IF ANY. THE COMPANY DOES NOT INSURE THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND (NOT A SURVEY MATTER).

7. RIGHTS OF THE PUBLIC, COUNTY, STATE OR MUNICIPALITY IN AND TO THAT PORTION OF THE LAND TAKEN OR USED FOR ROAD PURPOSES (PUBLIC ROAD RIGHTS-OF-WAY AS SHOWN HEREON).

8. ANY TRUST, RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 U.S.C. §499a, ET SEQ., OR ANY SIMILAR STATE OR FEDERAL LAW (NOT A SURVEY MATTER).

9. ANY TRUST, RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE, OR BE ASSERTED AGAINST THE TITLE UNDER OR PURSUANT TO THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 U.S.C. §181, ET SEQ., OR ANY SIMILAR STATE OR FEDERAL LAW (NOT A SURVEY MATTER).

10. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF INTEREST THAT ARE NOT LISTED (NOT A SURVEY MATTER).

11. ALL MATTERS SHOWN ON PLATS OF RECORD IN PLAT BOOK 6, PAGE 443B (AFFECTS COMMITMENT NOS. 21000050245 & 21000050246; OVERALL BOUNDARY OF PROPERTY, NO EASEMENTS); PLAT BOOK 7, PAGE 258 (AFFECTS COMMITMENT NO. 21000050246; 2-LOT SUBDIVISION ALONG CARTERS CREEK STATION ROAD, NO EASEMENTS); AND PLAT BOOK 10, PAGE 280 (RESUBDIVISION OF LOT ALONG CARTERS CREEK STATION ROAD, EASEMENTS AFFECT COMMITMENT NO. 21000050246 AS SHOWN HEREON), ALL IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

12. EASEMENTS AND/OR RIGHTS-OF-WAY TO MAURY COUNTY, TENNESSEE, RECORDED IN BOOK R1665, PAGE 681 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (RIGHT-OF-WAY FOR CARTERS CREEK STATION ROAD, SURVEY MATCHES RIGHT-OF-WAY). EASEMENTS AND/OR RIGHTS-OF-WAY TO MAURY COUNTY, TENNESSEE, RECORDED IN BOOK R1673, PAGE 68, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (DOES NOT APPLY TO THE SUBJECT PROPERTY).

13. RIGHT-OF-WAY OR EASEMENT TO THE CITY OF COLUMBIA, TENNESSEE, RECORDED IN BOOK R1913, PAGE 120, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (DOES NOT APPLY TO THE SUBJECT PROPERTY).

14. RIGHT-OF-WAY EASEMENT TO THE MAURY COUNTY WATER SYSTEM OF MAURY COUNTY, TENNESSEE, RECORDED IN BOOK R1937, PAGE 846, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (EASEMENT AFFECTS COMMITMENT NO. 21000050246 AS RELATED TO PUBLIC WATER LINE SHOWN HEREON ALONG CARTERS CREEK STATION ROAD).

15. APPLICATION(S) FOR GREENBELT ASSESSMENT - AGRICULTURAL RECORDED IN BOOK, R2106, PAGE 200; BOOK R2358, PAGE 1442; BOOK R2391, PAGE 78; AND BOOK R2418, PAGE 245, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. (NOT A SURVEY MATTER)

16. DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS CARTER'S STATION RECORDED IN BOOK R2396, PAGE 644; AS AFFECTED BY FIRST SUPPLEMENTAL DECLARATION (ANNEXING SECTION, PHASE 1B) TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARTER'S STATION RECORDED IN BOOK R2408, PAGE 1163; AS AFFECTED BY FIRST SUPPLEMENTAL DECLARATION (ANNEXING SECTION 1, PHASE 1C) TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARTER'S STATION RECORDED IN BOOK R2448, PATE 1408; AS AFFECTED BY SUPPLEMENTAL DECLARATION (ANNEXING SECTION 2, PHASE 1A) TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARTER'S STATION RECORDED IN BOOK R2481, PAGE 461; AS AFFECTED BY SUPPLEMENTAL DECLARATION (ANNEXING SECTION 2, PHASE 1B) TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CARTER'S STATION RECORDED IN BOOK R2511, PAGE 1424; AS AFFECTED BY SUPPLEMENTAL DECLARATION (ANNEXING SECTION 2, PHASE 3 AND SECTION 5, PHASE 1) TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARTER'S STATION RECORDED IN BOOK R2605, PAGE 1047; AS AFFECTED BY SUPPLEMENTAL DECLARATION TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CARTER'S STATION (ANNEXING SECTION 5, PHASE 2A AND SECTION 6, PHASE 1) RECORDED IN BOOK R2748, PAGE 769, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. (DOES NOT APPLY TO THE SUBJECT PROPERTY)

17. INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES BETWEEN FP TCI CCS, LLC AND THE CITY OF COLUMBIA, TENNESSEE, RECORDED IN BOOK R2462, PAGE 1471, IN THE REGISTER'S OFFICE OF MAURY COUNTY,TENNESSEE. (DOES NOT APPLY TO THE SUBJECT PROPERTY)

18. QUITCLAIM DEED TO THE CARTER'S STATION HOMEOWNERS ASSOCIATION, INC RECORDED IN BOOK R2481, PAGE 473, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (DOES NOT APPLY TO THE SUBJECT PROPERTY).

19. MEMORANDUM OF AGREEMENT BETWEEN FP TCI CCS, LLC, RELIANT BANK, AND SDH NASHVILLE, LLC, RECORDED IN BOOK R2549, PAGE 246; AS AMENDED BY AMENDED AND RESTATED MEMORANDUM OF AGREEMENT RECORDED IN BOOK R2600, PAGE 1018, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. (REFERS TO HOMESTEAD AT CARTERS STATION, SECTION I; DOES NOT AFFECT THE SUBJECT PROPERTY)

20. INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES BETWEEN FP TCI CCS, LLC AND THE CITY OF COLUMBIA, TENNESSEE, RECORDED IN BOOK R2571, PAGE 1209, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. (DOES NOT APPLY TO THE SUBJECT PROPERTY)

21. TEMPORARY CONSTRUCTION EASEMENT TO RICHMOND AMERICAN HOMES, OF TENNESSEE, INC., RECORDED IN BOOK R2744, PAGE 769, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. (EASEMENT AFFECTS COMMITMENT NO. 21000050245 AS SHOWN HEREON)

22. TEMPORARY GRADING AND CONSTRUCTION EASEMENT AGREEMENT TO PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, RECORDED IN BOOK R2766, PAGE 299, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE. (EASEMENT AFFECTS COMMITMENT NO. 21000050246 AS SHOWN HEREON)

GENERAL NOTES

1) BEARINGS ARE BASED ON DEED OF RECORD.

2) THIS SURVEY WAS PREPARED USING THE CURRENT DEEDS OF RECORD.

3) ALL DEED BOOK REFERENCES PERTAIN TO REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.

4) UTILITIES AS SHOWN WERE TAKEN FROM VISIBLE FIELD LOCATIONS.UTILITY DETAILS AND PRECISE GROUND LOCATIONS SHOULD BE OBTAINED FROM THE PROPER AUTHORITIES BEFORE ANY GROUND DISTURBANCE OR CONSTRUCTION IS STARTED.

5) CURRENT ZONING IS MCD, R-6, & R-10 AS SHOWN HEREON.

6) THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK.

7) THIS IS A GROUND RUN SURVEY; NO RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, OR LASER SCANNING DEVICES WERE USED.

8) THERE IS NO EVIDENCE OF USE OF THIS SITE AS A SOLID WASTE DUMP.

9) A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FOR COMMUNITY PANEL NO. 471190180E, DATED 04-16-2007, IN MAURY COUNTY, STATE OF TENNESSEE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

10) TITLE COMMITMENT NOS. 21000050245 (TAMARACK LAND TENNESSEE, LLC.) AND 21000050246 (PULTE HOMES TENNESSEE LIMITED PARTNERSHIP) WERE FURNISHED TO THIS SURVEYOR. THIS SURVEYOR DID NOT PERFORM A TITLE SEARCH.

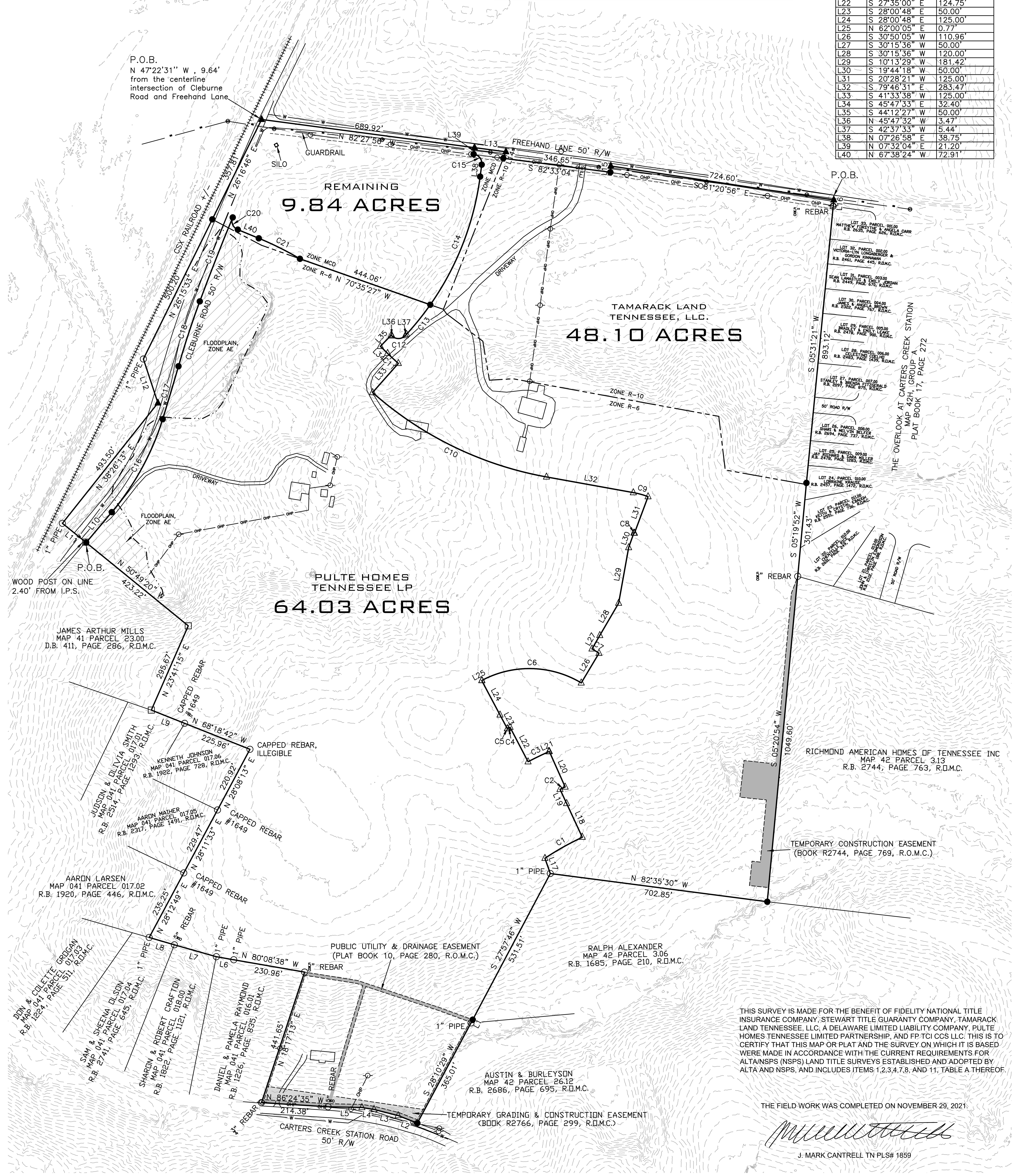
11) THE PROPERTY DESCRIBED HEREON IS MORE OR LESS THE PROPERTY DESCRIBED IN COMMITMENT NO. 21000050245, WITH AN EFFECTIVE DATE OF DECEMBER 13, 2021, AT 8:00 AM AND A PORTION OF THE PROPERTY DESCRIBED IN COMMITMENT NO. 21000050246, WITH AN EFFECTIVE DATE OF OCTOBER 26, 2021, AT 8:00 AM, AND THAT ALL EASEMENTS, COVENANTS, AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

12) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON, AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TENNESSEE.

13) CONTOURS SHOWN HEREON WERE DERIVED USING LIDAR, AND WERE NOT DETERMINED BY GROUND RUN SURVEY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	905.00'	137.79'	137.66'	S 60°43'09" W
C2	1091.55'	18.18'	18.18'	S 65°33'41" W
C3	1200.00'	74.24'	74.23'	N 64°11'21" E
C4	150.00'	9.27'	9.26'	N 63°47'09" E
C5	1325.03'	0.68'	0.68'	S 62°00'04" W
C6	325.00'	333.64'	319.18'	N 88°34'28" W
C7	425.00'	26.51'	26.50'	S 57°57'12" E
C8	150.00'	1.92'	1.92'	N 69°53'40" W
C9	275.00'	49.18'	49.12'	S 74°39'05" E
C10	1150.00'	628.95'	621.14'	S 64°06'26" E
C11	1025.00'	47.36'	47.35'	S 47°06'57" E
C12	30.00'	47.95'	43.01'	S 88°25'00" W
C13	925.00'	121.94'	121.85'	S 38°50'57" W
C14	925.00'	445.96'	441.65'	S 21°15'40" W
C15	30.00'	47.18'	42.47'	N 37°36'22" W
C16	858.00'	342.88'	340.60'	N 28°42'25" E
C17	8547.08'	177.22'	177.21'	N 16°37'41" E
C18	2933.12'	219.39'	219.33'	N 18°10'36" E
C19	7505.09'	289.61'	289.60'	N 21°25'30" E
C20	30.00'	47.21'	42.49'	N 22°33'17" W
C21	1025.00'	147.87'	147.74'	N 63°30'25" W

LINE	BEARING	DISTANCE
L1	S 28°14'56" W	11.85'
L2	N 68°34'00" W	66.36'
L3	N 75°47'48" W	79.83'
L4	N 80°55'48" W	39.54'
L5	N 88°46'34" W	108.66'
L6	N 80°09'10" W	56.77'
L7	N 74°09'38" W	140.02'
L8	N 73°45'29" W	84.50'
L9	N 68°23'01" W	115.11'
L10	N 40°05'45" E	127.80'
L11	N 50°59'34" W	98.10'
L12	N 18°15'39" W	148.75'
L13	S 82°27'56" E	101.73'
L14	S 21°38'01" W	22.44'
L15	N 04°27'27" E	20.18'
L16	S 05°31'21" W	20.06'
L17	S 19°25'14" E	51.86'
L18	S 24°55'09" E	120.00'
L19	S 24°55'09" E	50.00'
L20	S 24°02'18" E	125.00'
L21	S 65°57'42" W	1.65'
L22	S 27°35'00" E	124.75'
L23	S 28°00'48" E	50.00'
L24	S 28°00'48" E	125.00'
L25	N 62°00'05" E	0.77'
L26	S 30°50'05" W	110.96'
L27	S 30°15'36" W	50.00'
L28	S 30°15'36" W	120.00'
L29	S 10°13'29" W	181.42'
L30	S 19°44'18" W	50.00'
L31	S 20°28'21" W	125.00'
L32	S 79°46'31" E	283.47'
L33	S 41°33'38" W	125.00'
L34	S 45°47'33" E	32.40'
L35	S 44°12'27" W	50.00'
L36	N 45°47'32" W	3.47'
L37	S 42°37'33" W	5.44'
L38	N 07°26'58" E	38.75'
L39	N 07°32'04" E	21.20'
L40	N 67°38'24" W	72.91'



THIS SURVEY IS MADE FOR THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, STEWART TITLE GUARANTY COMPANY, TAMARACK LAND TENNESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, PULTE HOMES TENNESSEE LIMITED PARTNERSHIP, AND FP TCI CCS LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR ALTA/NSPS (NSPS) LAND TITLE SURVEYS ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7,8, AND 11, TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 29, 2021.

J. MARK CANTRELL TN PLS# 1859

__Property Description 64.03 Acres Pulte Homes Tennessee LP__

Commencing at a Fence Post at the northwest corner of James Mills, as recorded in Deed Book 411, Page 286, Register's Office Maury County (R.O.M.C.), said Post being on the easterly right of way of Cleburne Road; thence, leaving the right of way and with Mills, S 50°59'49" E, 2.40' to an Iron Pin Set (IPS) on the proposed east right of way of Cleburne Road, said pin being the Point of Beginning; thence, leaving Mills and with said right of way, the following calls: N 40°05'45" E, a distance of 127.80' to an IPS; with a curve to the left, having a radius of 858.00 feet, an arc length of 342.88', and a chord bearing and distance of N 28°42'25" E, 340.60 feet to an IPS; with a curve to the left having a radius of 8547.08', an arc length of 177.22', and a chord bearing and distance of N 16°37'41" E, 177.21' to an IPS; with a curve to the right, having a radius of 2933.12', an arc length of 219.39', and a chord bearing and distance of N 18°10'36" E, 219.33' to an IPS; with a curve to the right, having a radius of 7505.09', an arc length of 289.61 feet, and a chord bearing and distance of N 21°25'30" E, 289.60' to an IPS; thence, leaving Cleburne Road and with a new FP TCI CCS LLC severance line, the following calls: with a curve to the left having a radius of 30.00 feet, an arc length of 47.21', and a chord bearing and distance of S 22°33'17" E, 42.49' to an IPS; S 67°38'24" E, a distance of 72.91' to an IPS; with a curve to the right having a radius of 1025.00',an arc length of 147.87' and a chord bearing and distance of S 63°30'25" E, 147.74' to an IPS; S 70°35'27" E, a distance of 444.06' to an IPS; with a curve to the right with an arc length of 121.94', a radius of 925.00', and a chord bearing and distance of S 38°50'57" W, 121.85' to Point; S 42°37'33" W, a distance of 5.44' to a Point; with a curve to the right having radius of 30.00', an arc length of 47.95', and a chord bearing and distance of S 88°25'00" W, 43.01' to a Point; N 45°47'32" W, a distance of 3.47' to a Point; S 44°12'27" W, a distance of 50.00' to a Point; S 45°47'33" E, a distance of 32.40' to a Point; with a curve to the left with an arc length of 47.36', a radius of 1025.00', and a chord bearing and distance of S 47°06'57" E, 47.35' to a Point; S 41°33'38" W, a distance of 125.00' to a Point; with a curve to the left with an arc length of 628.95', a radius of 1150.00', and a chord bearing and distance of S 64°06'26" E, 621.14' to a Point; S 79°46'31"E, a distance of 283.47' to a Point; with a curve to the right with an arc length of 49.18', a radius of 275.00', a chord bearing and distance of S 74°39'05" E, of 49.12' to a Point; S 20°28'21" W, a distance of 125.00' to a Point; with a curve to the left with an arc length of 1.92', a radius of 150.00', and a chord bearing and distance of N 69°53'40 W, 1.92' to a Point; S 19°44'18" W, a distance of 50.00' to a Point; S 10°13'29" W a distance of 181.42' to a Point; S 30°15'36" W a distance of 120.00' to a Point; S 30°15'36" W a distance of 50.00' to a Point; with a curve to the right with an arc length of 26.51', a radius of 425.00', and a chord bearing and distance of S 57°57'12" E, 26.50' to a Point; S 30°50'05" W, a distance of 110.96' to a Point; with a curve to the left with an arc length of 333.64', a radius of 325.00', and a chord bearing and distance of N 88°34'28" W, 319.18' to a Point; S 62°00'05" W, a distance of 0.77' to a Point; S 28°00'48" E, a distance of 125.00' to a Point; S 28°00'48"E, a distance of 50.00' to a Point; with a curve to the right with an arc length of 0.68', a radius of 1325.03', and a chord bearing and distance of N62°00'04" E, 0.68' to a Point; curve to the right with an arc length of 9.27', a radius of 150.00', and a chord bearing and distance of N 63°47'09" E, 9.26' to a Point; S 27°35'00" E, a distance of 124.75' to a Point; with a curve to the right with an arc length of 74.24', a radius of 1200.00', and a chord bearing and distance of N 64°11'21" E, 74.23' to a Point; N 65°57'42"E, a distance of 1.65' to a Point; S 24°02'18"E, a distance of 125.00' to a Point; with a curve to the left with an arc length of 18.18', a radius of 1091.55', and a chord bearing and distance of S 65°33'41" W, 18.18' to a Point; S 24°55'09" E a distance of 50.00' to a Point; S 24°55'09" E a distance of 120.00' to a Point; with a curve to the left with an arc length of 137.79', a radius of 905.00', a chord bearing and distance of S 60°43'09" W, 137.66' to a Point; S 19°25'14" E a distance of 51.86' to an IPF at the northwest corner of Ralph Alexander, as recorded in Record Book 1685, Page 210 R.O.M.C; thence, leaving said severance line and with Alexander, the following calls: S 27°57'46" W, a distance of 531.51' to a IPS; S 28°14'56" W, a distance of 11.85' to an IPF at the northwest corner of Austin and Burleyson, as recorded in Record Book 2686, Page 695,R.O.M.C.; thence, with Austin and Burleyson, S 28°10'29" W, a distance of 365.01' to an IPF on the north right of way of Carters Creek Station Road at the southwest corner of Austin and Burleyson; thence, leaving Austin and Burleyson and with the said right of way, the following calls: N 68°34'00" W, a distance of 66.36' to a Point; N 75°47'48" W, a distance of 79.83' to a point; N 80°55'48" W a distance of 39.54' to a point; N 88°46'34" W a distance of 108.66' to an IPF; N 86°24'35" W, a distance of 214.38' to an IPF at the southeast corner of Daniel and Pamela Raymond, as recorded in Record Book 1226, Page 835 R.O.M.C; thence, leaving said road and with Raymond, the following calls: N 18°17'13" E, a distance of 441.65' to an IPF at the northeast corner of Raymond; N 80°08'38" W, a distance of 230.96' to a IPF; N 80°09'10" W, a distance of 56.77' to a IPF at the northeast corner of Sharon and Robert Crafton, as recorded in Record Book 1882, Page 1121 R.O.M.C.; thence, with Crafton, N 74°09'38" W, a distance of 140.02' to an IPF at the northeast corner of Sam and Sheena Olson, as recorded in Record Book 2741, Page 645 R.O.M.C.; thence, with Olson, N 73°45'29" W, a distance of 84.50' to an IPF at the southeast corner of Aaron Larsen, as recorded in Record Book 1920, Page 446 R.O.M.C.; thence, with Larsen, N 28°12'49" E, a distance of 235.25' to an IPF at the southeast corner of Aaron Maiher, as recorded in Record Book 2317, Page 1491 R.O.M.C.; thence, with Maiher, N 28°11'33" E a distance of 229.47' to an IPF at the southeast corner of Kenneth Johnson, as recorded in Record Book 1922, Page 728 R.O.M.C.; thence, with Johnson, the following calls: N 28°08'13" E, a distance of 220.92' to an IPF; N 68°18'42" W, a distance of 225.96' to an IPF at the northeast corner of Judson and Olivia Smith, as recorded in Record Book 2514, Page 1293 R.O.M.C.; thence, with Smith, N 68°23'01" W, a distance of 115.11' to a Fence Post at the southeast corner of James Arthur Mills, as recorded in Deed Book 411, Page 286; thence, with Mills, the following calls: N 23°41'15" E, a distance of 295.67' to a Fence Post; N 50°49'20" W a distance of 423.22' to the Point of Beginning. Containing 64.03 Acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN RLS# 1859, on December 14, 2021.

BEING a portion of the same property conveyed to FP TCI CCS, LLC by deed from Tenn. Contractors, Inc. dated April 27, 2016 recorded in Record Book R2368, page 450, Register's Office of Maury County, Tennessee, and the same property conveyed to FP TCI CCS, LLC by deed from Joseph Mark Rector and wife, Jennifer Rector dated November 21, 2016 recorded in Record Book R2403, page 313, Register's Office of Maury County, Tennessee, and the same property conveyed to FP TCI CCS, LLC by deed from Mike G. Helton and wife, Jacqueline M. Helton dated November 21, 2016 recorded in Record Book R2403, page 317, Register's Office of Maury County, Tennessee, and the same property conveyed to FP TCI CCS, LLC by deed from Sheila Lynn McNeely dated November 21, 2016 recorded in Record Book R2403, page 324, Register's Office of Maury County, Tennessee.

__Property Description 48.10 Acres Tamarack Land Tennessee, LLC.__

Beginning at a Magnetic Nail Set in the center of Freehand Lane, said point being located 1852.58' easterly from the intersection of Freehand Lane and Cleburne Road; thence, S 05°31'21" W, a distance of 20.06 to an Iron Pin Set (IPS) on the south right of way of Freehand Lane, being the northwest corner of Lot 33 of The Overlook at Carters Creek Station, as recorded in Plat Book 17, Page 272, Register's Office of Maury County (R.O.M.C.); thence, leaving said road and with Lots 25–33 of said subdivision, S 05°31'21" W, distance of 893.12 to an Iron Pin Found (IPF) in the west boundary Lot 24; thence, with Lots 22–24, S 05°19'52" W, a distance of 301.43 to a IPF at the southwest corner of Lot 22, and being the Northwest corner of Richmond American Homes of Tennessee INC, as recorded in Record Book 2744, Page 763 R.O.M.C.; thence, with Richmond American Homes of Tennessee INC, S 05°20'54" W a distance of 1049.60 to a IPS in the northern line of Ralph Alexander, as recorded in Record Book 1685, Page 210 R.O.M.C.; thence, with Alexander, N 82°35'30" W, a distance of 702.85 to a IPF at the northwest corner of Alexander; thence, leaving Alexander with a new FP TCI CCS LLC severance line, the following calls: N 19°25'14" W, a distance of 51.86 to a Point; with a curve to the right with an arc length of 137.79', a radius of 905.00', and a chord bearing and distance of N 60°43'09" E, 137.66' to a Point; N 24°55'09" W, a distance of 120.00 to a Point; N 24°55'09" W, a distance of 50.00 to a Point; with a curve to the right with an arc length of 18.18', a radius of 1091.55', and a chord bearing and distance of N 65°33'41" E , 18.18' to a Point; N 24°02'18" W, a distance of 125.00 to a Point; S 65°57'42" W, a distance of 1.65 to a Point; with a curve to the left with an arc length of 74.24', a radius of 1200.00', and a chord bearing and distance of S 64°11'21" W, 74.23' to a Point; N 27°35'00" W, a distance of 124.75 to a Point; with a curve turning to the left with an arc length of 9.27', a radius of 150.00', and a chord bearing and distance of S 63°47'09" W, 9.26' to a Point; with a curve to the left with an arc length of 0.68', a radius of 1325.03', and a chord bearing and distance of S 62°00'04" W, 0.68' to a Point; N 28°00'48" W, a distance of 50.00 to a Point; N 28°00'48" W, a distance of 125.00 to a Point; N 62°00'05" E, a distance of 0.77 to a Point; with a curve to the right with an arc length of 333.64', a radius of 325.00', and a chord bearing and distance of S 88°34'28" E, 319.18' to a Point; N 30°50'05" E a distance of 110.96 to a Point; with a curve turning to the left with an arc length of 26.51', a radius of 425.00', and a chord bearing and distance of N 57°57'12" W, 26.50' to a Point; N 30°15'36" E a distance of 50.00 to a Point; N 30°15'36" E a distance of 120.00 to a Point; N 10°13'29" E, a distance of 181.42 to a Point; N 19°44'18" E, a distance of 50.00 to a Point; with a curve turning to the right with an arc length of 1.92', a radius of 150.00', and a chord bearing and distance of S 69°53'40" E, with a chord length of 1.92' to a Point; N 20°28'21" E, a distance of 125.00 to a Point; with a curve turning to the left with an arc length of 49.18', a radius of 275.00', and a chord bearing and distance of N 74°39'05" W, 49.12' to a Point; N 79°46'31" W a distance of 283.47 to a Point; with a curve turning to the right with an arc length of 628.95', a radius of 1150.00', and a chord bearing and distance of N 64°06'26" W, 621.14' to a Point; N 41°33'38" E a distance of 125.00 to a Point; with a curve turning to the right with an arc length of 47.36', a radius of 1025.00', and a chord bearing and distance of N 47°06'57" W, 47.35' to a Point; N 45°47'33" W, a distance of 32.40 to a Point; N 44°12'27" E a distance of 50.00 to a Point; S 45°47'32" E, a distance of 3.47 to a Point; with a curve turning to the left with an arc length of 47.95', a radius of 30.00', and a chord bearing and distance of N 88°25'00" E, 43.01' to a Point; N 42°37'33" E a distance of 5.44 to a Point; with a curve turning to the left with an arc length of 121.94', a radius of 925.00', and a chord bearing and distance of N 38°50'57" E, 121.85' to a Point; with a curve turning to the left with an arc length of 445.96', a radius of 925.00', and a chord bearing and distance of N 21°15'40" E, 441.65' to a Point; N 07°26'58" E, a distance of 38.75 to a Point; with a curve turning to the left with an arc length of 47.18', a radius of 30.00', and a chord bearing and distance of N 37°36'22" W, 42.47' to a Point; N 07°32'04" E, a distance of 21.20 to a Mag Nail Set in the center of Freehand Lane; thence, leaving said severance line and with the center of Freehand Lane, S 82°27'56" E, a distance of 101.73 to Mag Nail Set; thence, S 21°38'01" W, a distance of 22.44 to an IPS on the south right of way of Freehand Lane; thence, with the south right of way of Freehand Lane, S 82°33'04" E, a distance of 346.65 to an IPS; thence, leaving the south right of way, N 04°27'27" E, a distance of 20.18 to a Mag Nail Set in the centerline of Freehand Lane; thence, with the centerline of Freehand Lane, S 81°20'56" E, a distance of 724.60 to the Point of Beginning, Containing 48.10 Acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN RLS#1859, on December 14, 2021.

BEING a portion of the same property conveyed to FP TCI CCS, LLC by deed from Tenn. Contractors, Inc. dated April 27, 2016, recorded in Record Book R2368, page 450, Register's Office of Maury County, and the same property conveyed to FP TCI CCS, LLC, by deed from Sheila Lynn McNeely dated November 21, 2016 recorded in Record Book R2403, page 324, Register's Office of Maury County, Tennessee.

__Property Description 9.84 Acres Remaining (FP TCI CCS LLC)__

Beginning at a Magnetic Nail Set (MNS) on the easterly right of way of CSX Railroad, (33' from center) said point being located N 47°22'31" W, a distance of 9.64' from the intersection of the centerlines of Cleburne and Road and Freehand Lane; thence, South 82°27'56" East, a distance of 689.92 feet to a Magnetic Nail Set in the centerline of Freehand lane; thence, with a new FP TCI CCS LLC severance line, the following calls: S 07°32'04" W, a distance of 21.20' to an Iron Pin Set (IPS); with a curve to the right having a radius of 30.00 feet, an arc length of 47.18 feet, and a chord bearing and distance of S 37°36'22" E, 42.47' to an IPS; S 07°26'58" W, a distance of 38.75'to an IPS; with a curve to the right, having a radius of 925.00', an arc length of 445.96', and a chord bearing and distance of S 21°15'40" West, 441.65' to an IPS; N 70°35'27" W, a distance of a distance of 444.06'to an IPS; with a curve to the left having a radius of 1025.00', an arc length of 147.87', and a chord bearing and distance of N 63°30'25" W, 147.74' to an IPS; N 67°38'24" W, 72.91' to an IPS; with a curve to the right having a radius of 30.00', an arc length of 47.21', and a chord bearing and distance of N 22°33'17" W, a distance of 42.49' to an IPS on the easterly right of way of Cleburne Road; thence, along said right of way, the following calls: with a curve to the left, having a radius of 7505.09', an arc length of 289.61 feet, and a chord bearing and distance of S 21°25'30" W, 289.60' to an IPS; with a curve to the left, having a radius of 2933.12', an arc length of 219.39 feet, and a chord bearing and distance of S 18°10'36" W, 219.33' to an IPS; with a curve to the right, having a radius of 8547.08', an arc length of 177.22', and a chord bearing and distance of S 16°37'41" W, 177.21' to an IPS; with a curve to the right, having a radius of 858.00 feet, an arc length of 342.88', and a chord bearing and distance of S 28°42'25" W, 340.60 feet to an IPS; S 40°05'45" W, a distance of 127.80' to an IPS in the northerly line of James Mills, as recorded in Deed Book 411, Page 286, Register's Office Maury County (R.O.M.C.); thence, leaving said right of way and crossing Cleburne Road, N 50°59'34" W, passing a Fence Post at Mills northwest corner at 2.40', a total distance of 98.10' to an Iron Pin Found (IPF) on the east right of way of CSX Railroad (33' from center); thence, N 38°26'13" E, a distance of 493.50' to a magnetic Nail Set in the center of Cleburne Road; thence, N 18°15'39" W, a distance of 148.75' to an IPF on the eastern right of way of said railroad; thence, with said railroad right of way, N 26°15'33" E, a distance of 500.20' to a point; N 26°16'46" E, a distance of 357.81' the Point of Beginning. Containing 9.84 Acres, more or less, as surveyed by T-Square Engineering, J. Mark Cantrell, TN RLS# 1859, on December 14, 2021.

BEING a portion of the same property conveyed to FP TCI CCS, LLC by deed from Tenn. Contractors, Inc. dated April 27, 2016 recorded in Record Book R2368, page 450, Register's Office of Maury County, Tennessee, and the same property conveyed to FP TCI CCS, LLC by deed from Sheila Lynn McNeely dated November 21, 2016 recorded in Record Book R2403, page 324, Register's Office of Maury County, Tennessee.

T-SQUARE ENGINEERING
SURVEY DIVISION
1329 WEST MAIN STREET, FRANKLIN, TN. 37067

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

12-20-2021 rev.

ALTA SURVEY
3040 CLEBURNE ROAD
MAP - 041, PARCEL - 015.00
MAURY COUNTY, TENNESSEE
FP TCI CCS LLC, OWNER
R.B. 2403, PAGES 313, 317, 319, & 324, R.O.M.C.

PROJECT: 21-0515

REVISIONS	
NO.	DATE

DATE: 20 DEC 2021

SCALE: 1" = 200'

DRAWN BY: DSW

REVIEWER:

SHEET: 1 OF 1

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

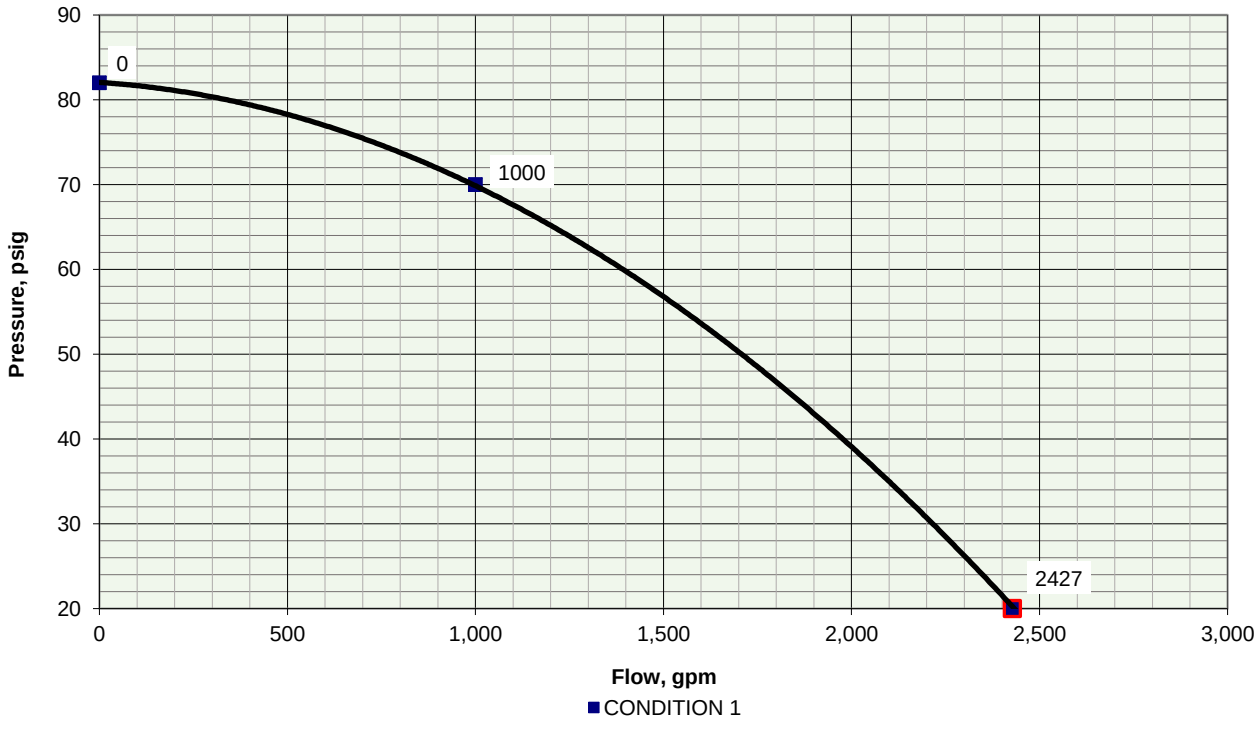
STATIC _____ PSI RESIDUAL: _____ PSI

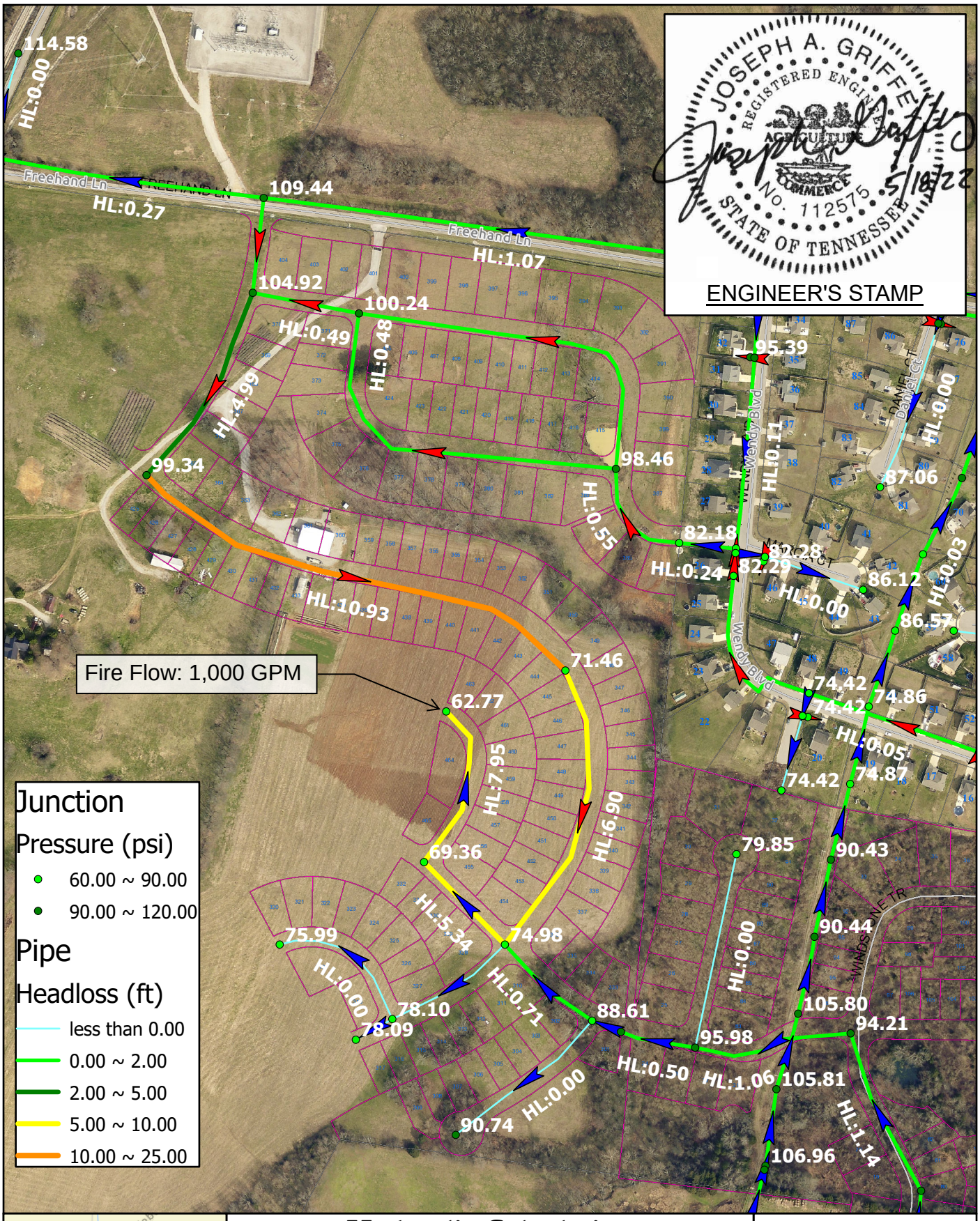
RESULTS: AT 20 PSI RESIDUAL

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.




JOSEPH A. GRIFFEE
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 112575
STATE OF TENNESSEE
5/18/22
ENGINEER'S STAMP
Fire Flow: 1,000 GPM
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
Freehand Ln
Wendy Blvd
DANIEL CT
WINDSONE TR
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HL:0.50
HL:1.06
HL:1.14
Hydraulic Calculations
Summit at Carter's Station
Pressure and Head Loss @ Fire Flow
Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA
2022
Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet
N
0 165 330
Feet
0 0.04 0.07
Miles

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 DEVELEPOR's heirs, administrators, executors, assigns, and any other successors in interest.

B1.16 Entire Agreement

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

B1.17 Headings

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

B2 Performance Surety

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

B3 Construction

B3.1 Construction Plans

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

B3.2 Commencement of Construction

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

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

B3.3 Site Grading

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

B3.4 Storm Water Management Systems

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

B3.5 Street Construction

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

B3.6 Time Period for Construction

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

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

B3.7 Off-Site Improvements

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

B3.9 Inspection and Compliance

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

B3.10 Testing

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

B3.11 Scrap Removal

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

B3.12 Traffic Control

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

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

B3.13 Temporary Facilities

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

B4 Acceptance of Improvements

B4.1 Completion of Improvements

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

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

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

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

B4.3 Acceptance of Facilities

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

B4.4 Failure to Install

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

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

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

CITY OF COLUMBIA TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

** 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	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Preliminary Plat ☑ Final Plat ❑ PUD Preliminary Master Plan ❑ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ❑ Written Legal Description copy ❑ Requested Zone Listed ❑ Compliance with Comprehensive Plan ❑ Annexation Permission Form ❑ Plans and/or Plats conforming to City standards with check list completed ❑ Columbia Water System Availability Letter **Plats/PUDs:** ☑ Project Name (include Sections & Phases) Summit at Carter's Station, Phase 1 ☑ Total Number of Lots 58 ☑ Total acreage 20.62

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.

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

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, City Planner, abrass@columbiatn.com , 931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0313	**Bridgette Garner (Bowman Consulting)/ Charles Raines**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**Honey Farms PUD/ Tax Map 51 Parcel 38.02**

Honey Farm Master Final Master PUD This request is for a final master PUD approval for a previously approved PUD revision of a 4.2-acre parcel located at the southeast corner of Honey Farm Way & Nashville Hwy (US 31). This PUD is for the construction of a three-story indoor self-storage unit with associated office. This proposed 120 x 180 three story self-storage facility consists of a primary façade material of brick accented by clear glass. This proposal utilizes a series of planes on the north, south, and east elevation and not creating a single solid unbroken wall. Dimensional insets are shown in addition to the height of the structure including the screening of all rooftop HVAC equipment by raised parapets.

The Planning Commission voted to approved this master plan with requested variances listed in staff comments. In addition, a condition was given that landscaping on the southside of the building be shown on the eastern boundary and northern boundary of building one. This landscaping condition has been indicated on the final PUD master plan.

MAP SOURCE: City GIS

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS PROPOSED	SIZE OF PROPERTY
C-PUD	Vacant Land	C PUD	120 X 180 Self-Storage Facility	4.2 +/- acres

COMPATIBILITY with the COMPREHENSIVE PLAN:	**PROPERTY HISTORY:**
N/A (Previously Approved Planned Unit Development)	22-0204, Request for Honey Farm Master PUD revision of a 4.2-acre parcel to allow for an indoor three-story self-storage building and associated office. ART 22-0205, Request for façade approval for a 120 X 180 self-storage facility. September 13th, 2022. 21-0043, Request for final plat for 34-lot attached townhomes, approved. 21-0044, Request for final plat approval for phase 2 section 2, approved.

	21-0045, Request for RM-1 PUD Master Plan revision to allow for a new townhome product type for 240 townhome units. 2017-23, Master Plan Revision. Rezoning No. 3650, MU PUD, approved in August 2006. Annexation No. 1507, RS-40, approved in 1986.

COMPATIBILITY with the ZONING ORDINANCE & /STAFF COMMENTS:

This submittal and subsequent review were prior to the adoption of PUD standards and uses within Zoning Ordinance 4400 adopted on July 14th, 2022. Self-Storage was a permitted use within a Commercial Planned Unit Development subject to the following base zoning standards:

Self-Storage

Self-storage facilities shall be permitted in accordance with the use table in Sec. 8.1, subject to the following:

- Except when located within an industrial district, the use shall have a perimeter fence no less than four feet and no more than eight feet in height. Such fence shall be screened in accordance with Sec. 12.5, Screening.
  - *Applicant has requested a variance from this request stating "building façade to act as perimeter fence since all storage actives occur at the center of the site".*
- Barbed-wire, razor wire, or similar accoutrements may not be used on portions of the fence visible from a roadway. Acceptable materials include wrought iron, aluminum, stone, brick or other materials with similar appearance.
  - *Applicant has requested a variance from this request stating "building façade to act as perimeter fence since all storage actives occur at the center of the site".*
- One loading area shall be provided for each 10,000 square feet of enclosed storage area. (55' X 12')
  - *Applicant has indicated one 12 x 55 space and 8 12 x 30 spaces with a variance request to reduce the number of 12 X 55 loading areas to one.*
- When located within a PUD, the use shall maintain a minimum 300-foot setback from any property line along arterial roadways.
  - *The self-storage building is setback 300' from Nashville Hwy in conforming to this requirement.*

ATTACHMENTS (CIRCLE) SUBMITTED PLANS | CITY MAPS | LEGAL NOTICE | LEGAL DESCRIPTION | PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

HONEY FARM STORPLACE

NASHVILLE HWY (HWY 31)
COLUMBIA, TN 38401
REVIEW DOCUMENTS

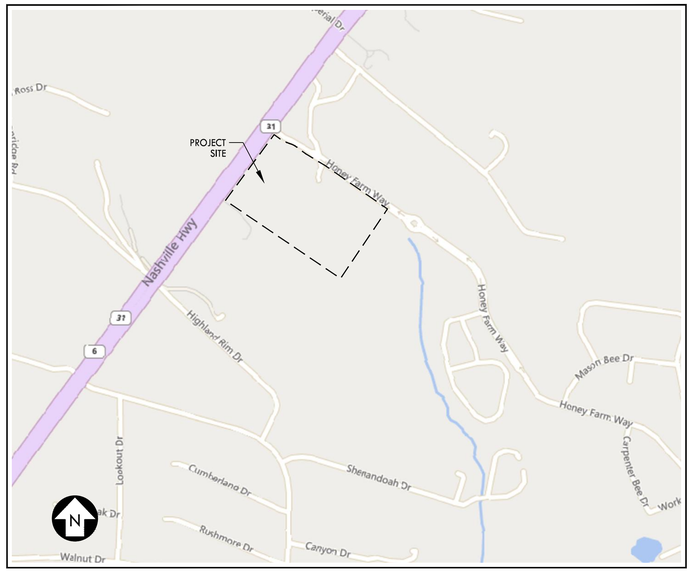
GENERAL INFORMATION

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

ENGINEERING CRUNK

ADAM W. CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 114180
STATE OF TENNESSEE
12/19/22

HONEY FARM STORPLACE
COLUMBIA, TN

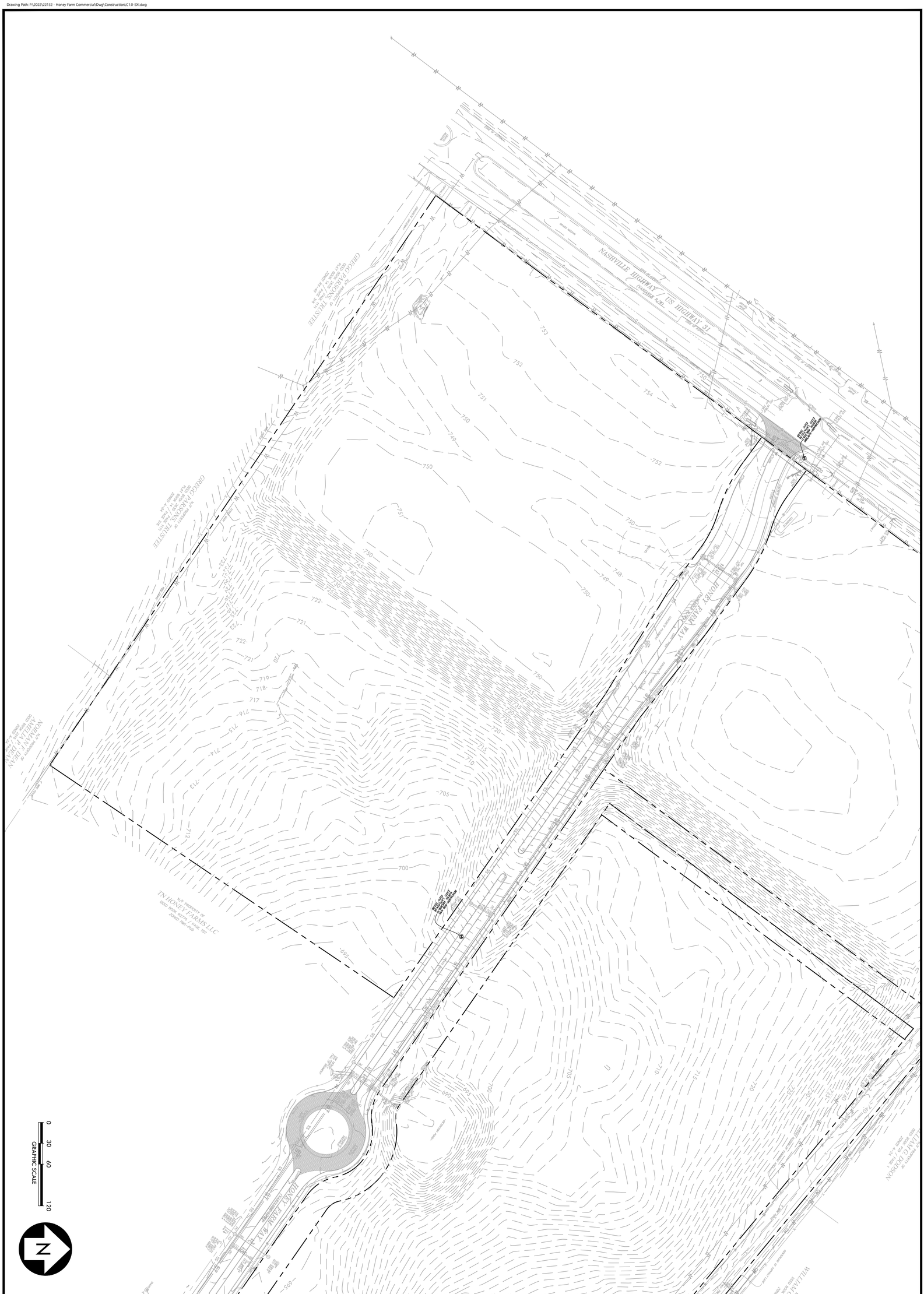
REVISIONS

No.	DATE

12/19/2022 22132

C0.0
COVER SHEET

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\GSX-C0V.dwg



C1.0
EXISTING CONDITIONS

12/19/2022
22132

REVISIONS	
No.	DATE

HONEY FARM STORPLACE

COLUMBIA, TN

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

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.

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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. SLIGHT FIELD 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 THROUGH 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. INPSECTION 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 (RPBP) 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 UTILTIES, 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.
4. 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 LOCATIONS(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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CRUNK ENGINEERING

ADAM WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 114180
STATE OF TENNESSEE
12/19/22

HONEY FARM STORPLACE

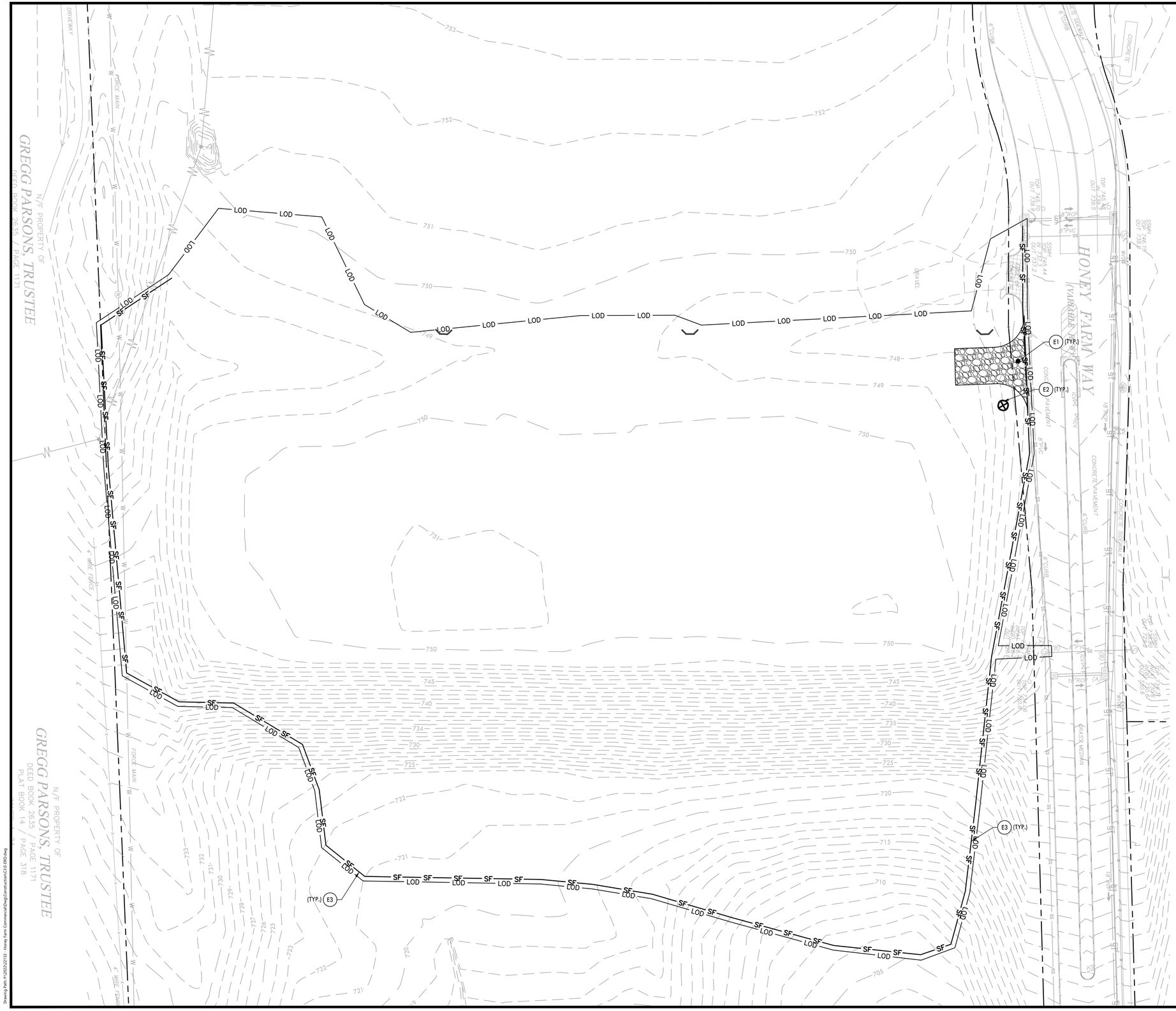
COLUMBIA, TN

REVISIONS	
No.	DATE

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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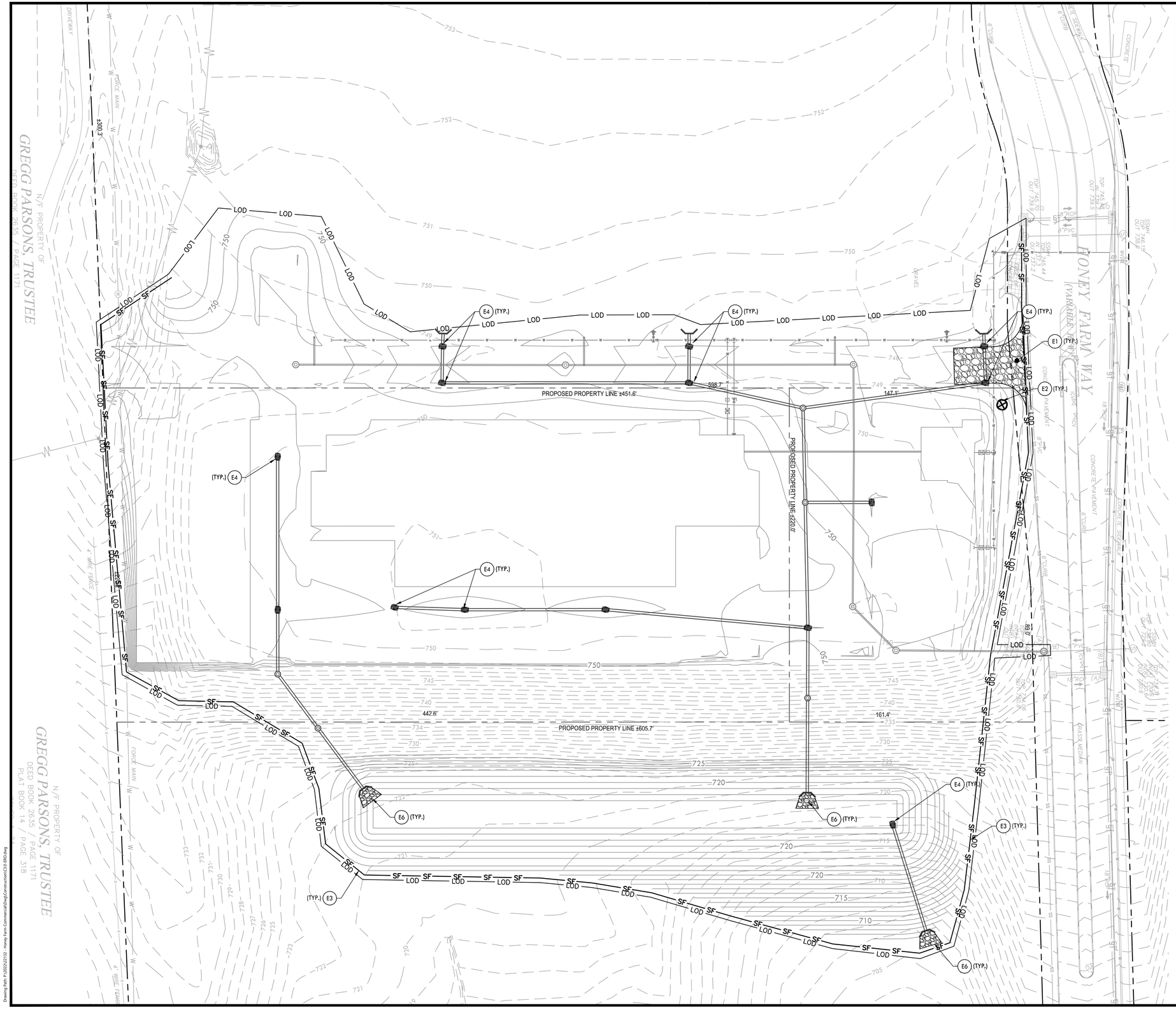
C3.0

INITIAL EROSION SEDIMENT PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\C3.0 EROP.dwg



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

0 10 20 30 60
GRAPHIC SCALE

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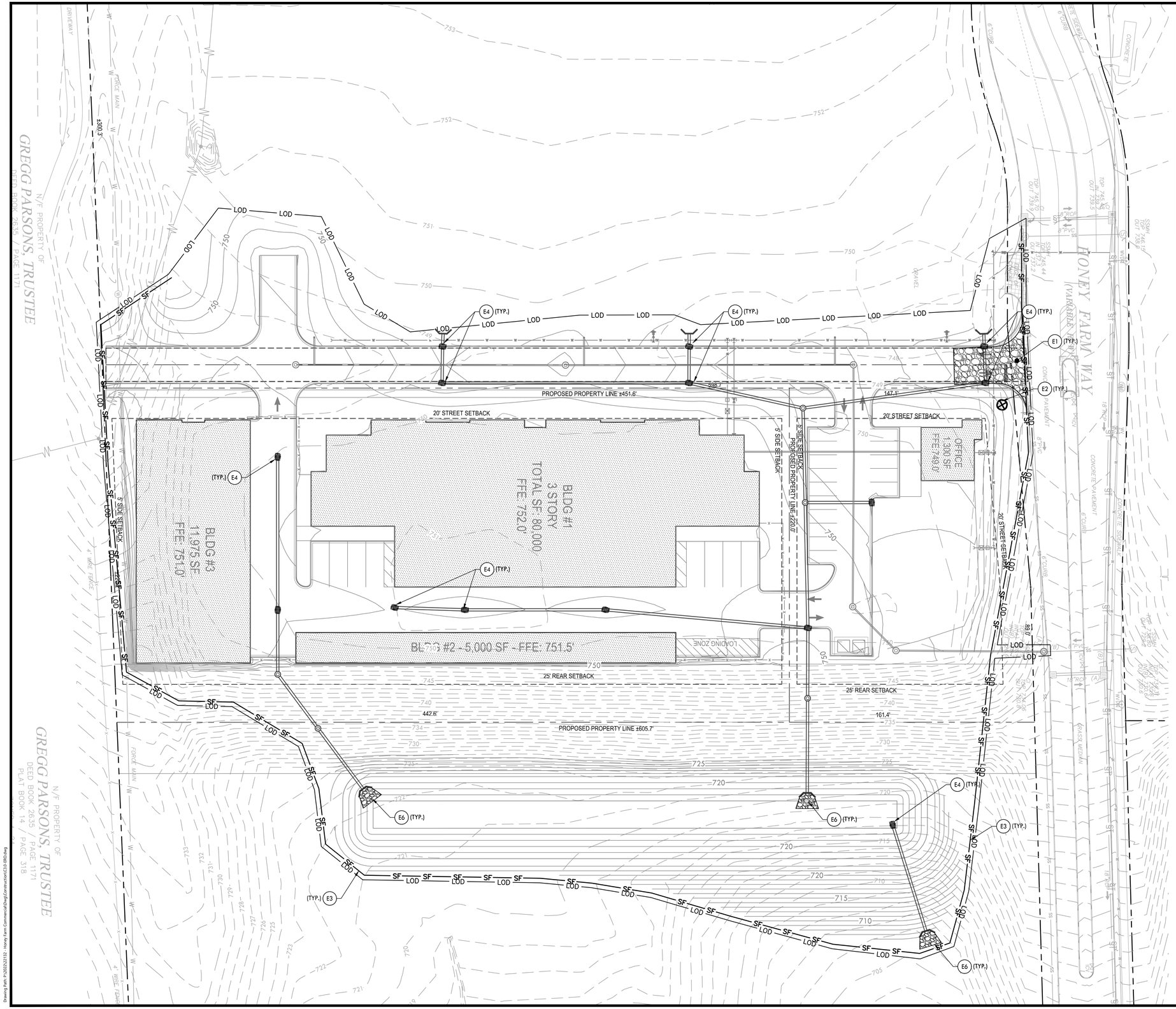
No.	DATE

12/19/2022 22132

C3.1

INTERIM EROSION SEDIMENT PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\C3.X-ESC.dwg



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

0 10 20 30 60
GRAPHIC SCALE

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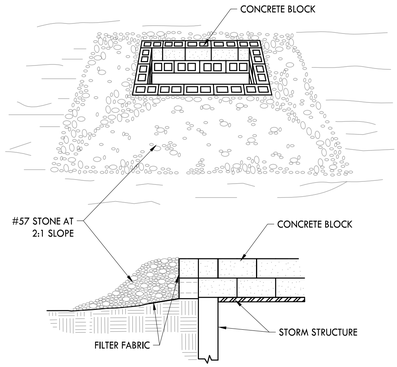
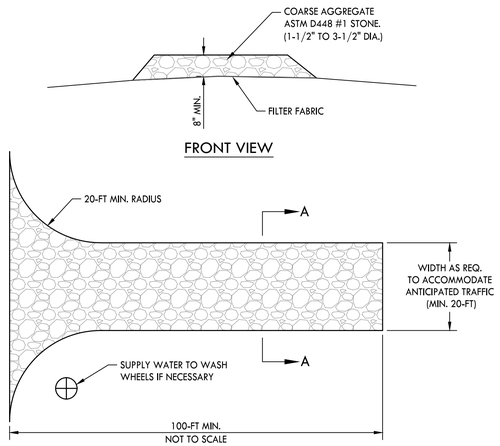
C3.2

FINAL EROSION SEDIMENT PLAN



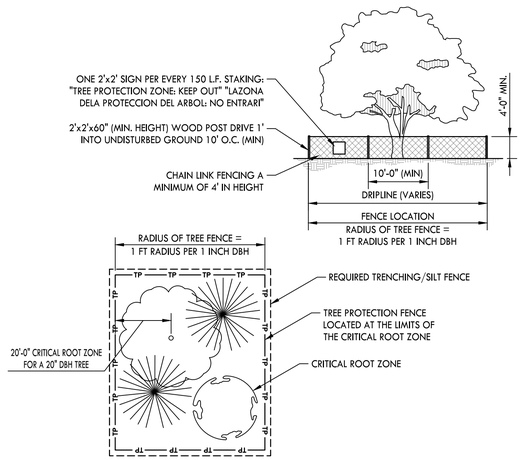
4 TEMPORARY INLET PROTECTION

NOT TO SCALE



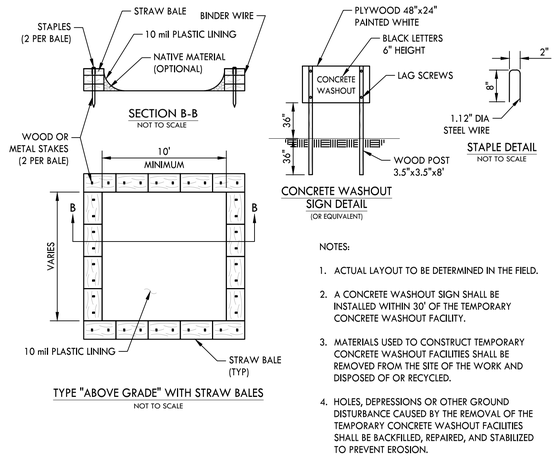
1 TEMPORARY CONSTRUCTION EXIT

NOT TO SCALE



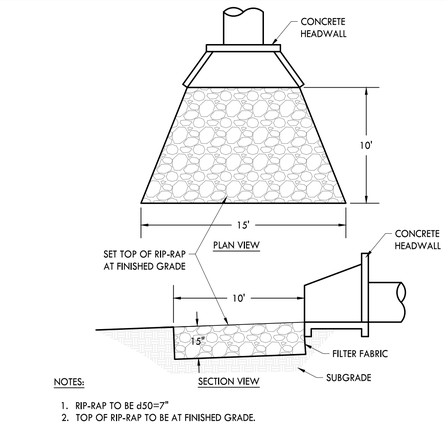
5 TEMPORARY TREE PROTECTION

NOT TO SCALE



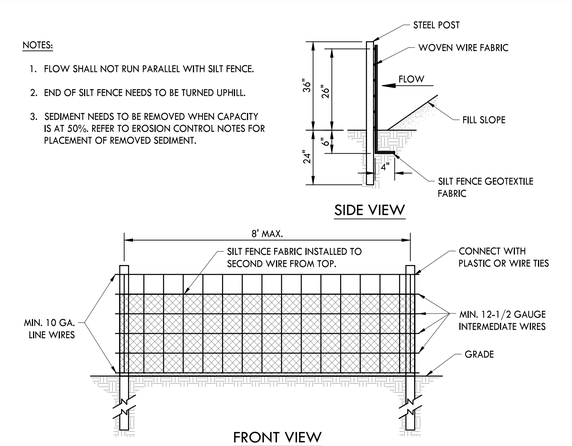
2 CONCRETE WASHOUT AREA

NOT TO SCALE



6 RIP-RAP OUTLET PROTECTION

NOT TO SCALE



3 TEMPORARY SILT FENCE

NOT TO SCALE

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C3.3

EROSION SEDIMENT PLAN AND DETAILS

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\C3.0-3 BIO.dwg

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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ADAM WILSON CRUNK
REGISTERED ENGINEER
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COMMERCE
LAND
STATE OF TENNESSEE
12/19/2022

HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS

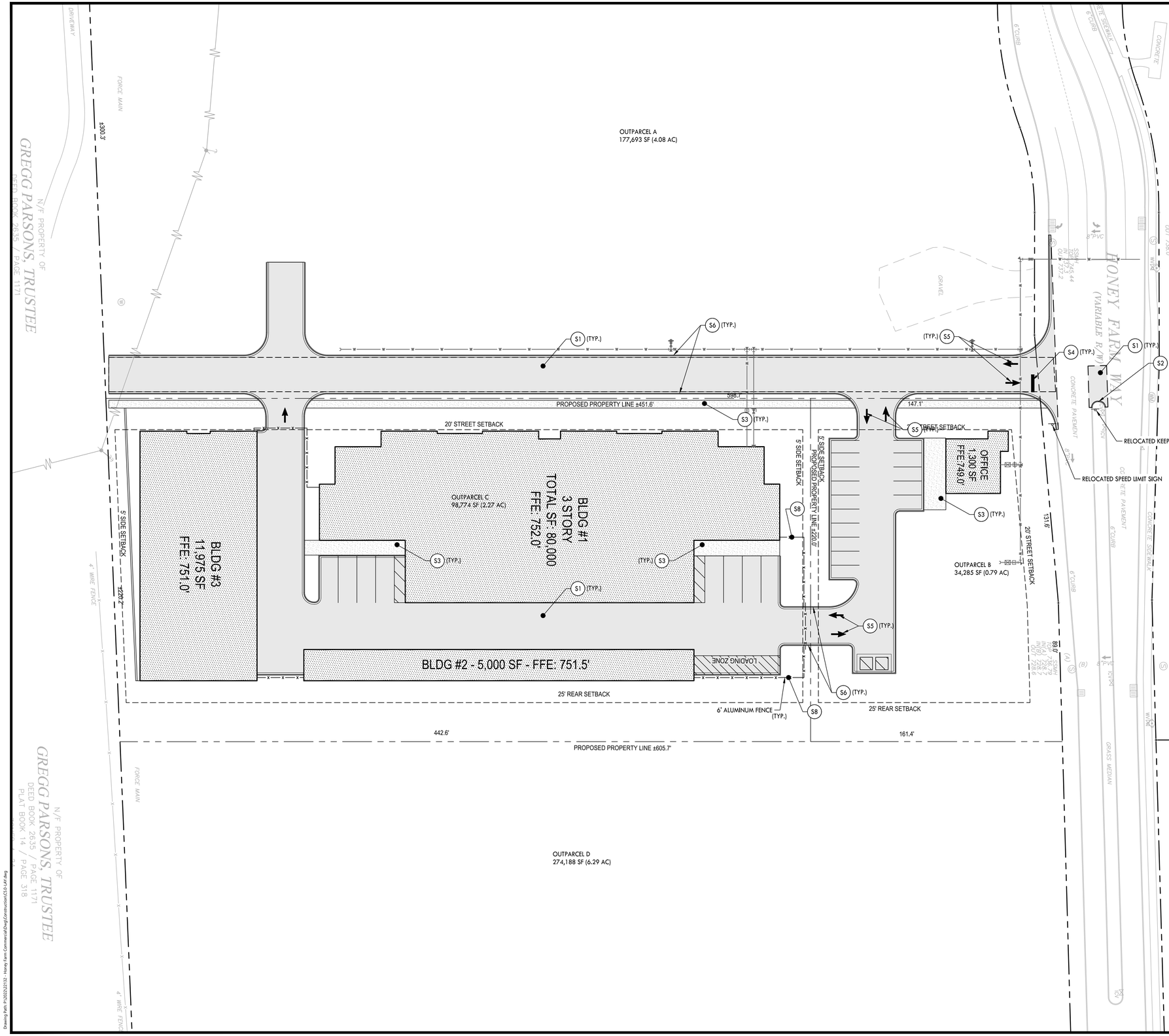
No.	DATE

12/19/2022 22132

C4.0

DEMOLITION PLAN

Drawing: G:\Projects\Active\Civil\Design\Survey Data\ Sheet: 22132C4.0 Date/Time: 12/19/2022 2:49:47 PM



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 STORACE 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)

0 10 20 30 60
GRAPHIC SCALE

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ENGINEERING CRUNK

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No.	DATE

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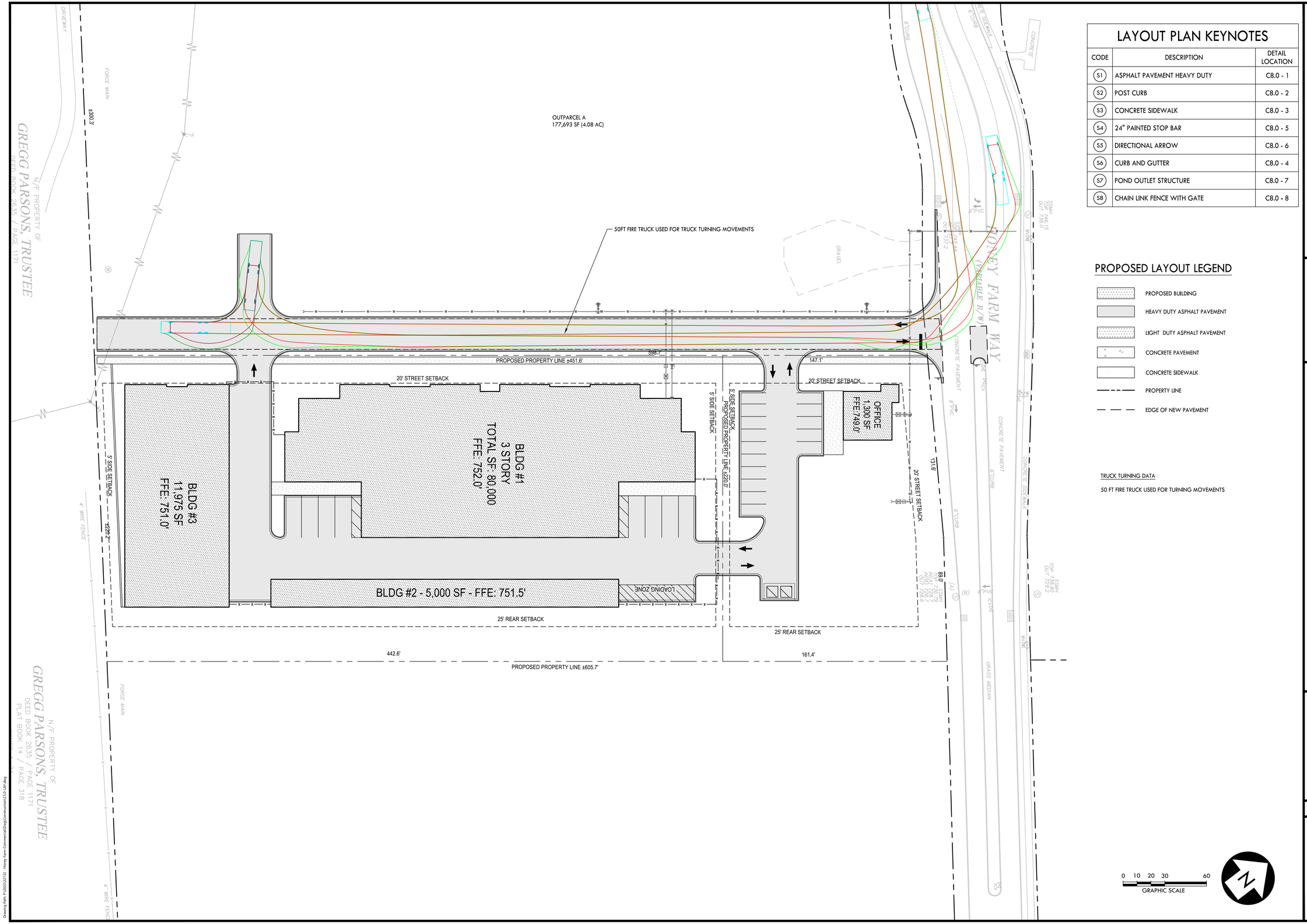
C5.0

SITE LAYOUT PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\C5.0 LAYOUT.dwg



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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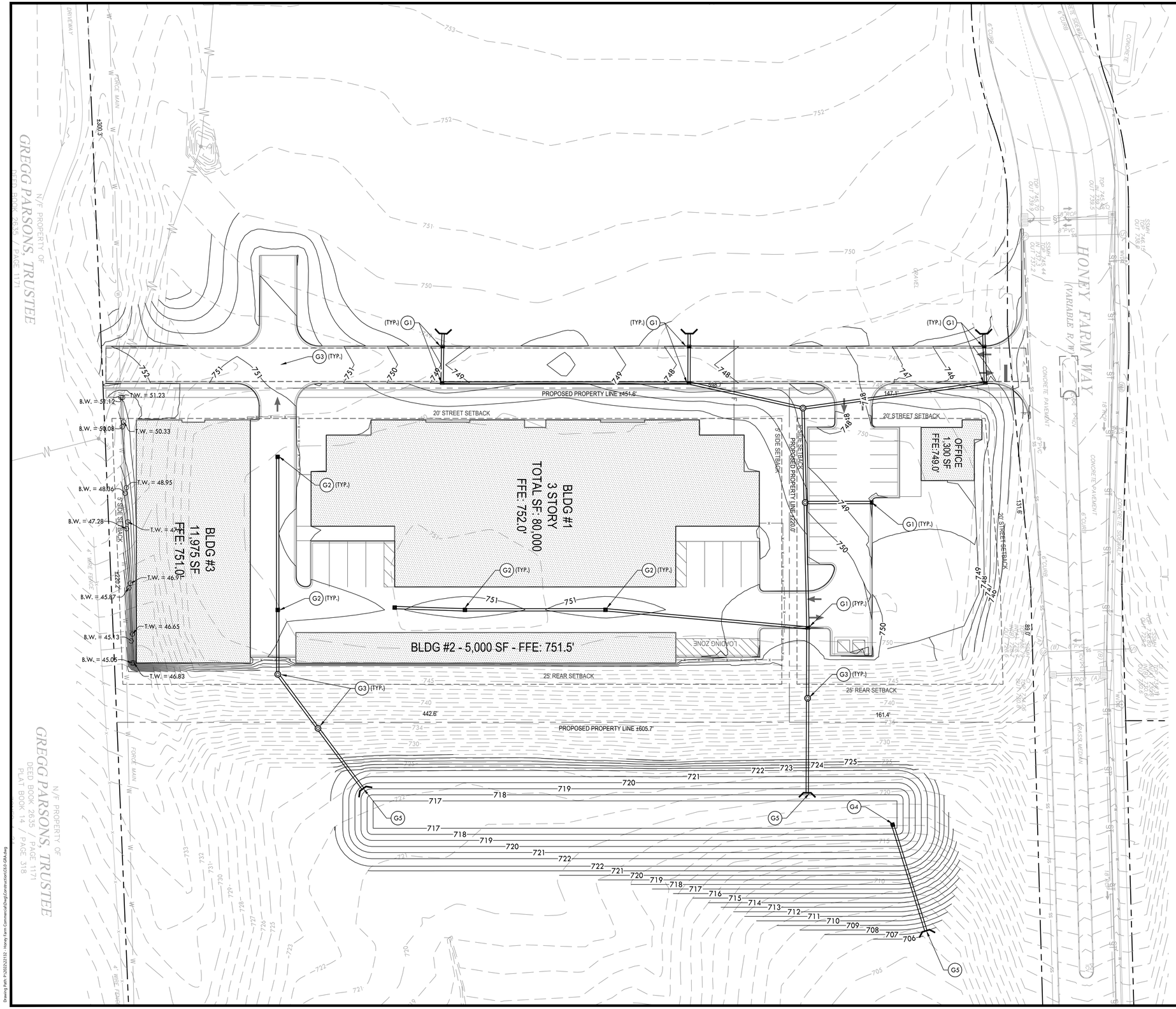
C5.1

FIRE TRUCK TURNING MOVEMENTS



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

- 55 — PROPOSED CONTOUR
- +55.10 — PROPOSED SPOT ELEVATION
- A1 — STORM STRUCTURE LABEL
- ST — STORM PIPE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX

0 10 20 30 60
GRAPHIC SCALE

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AGRICULTURE
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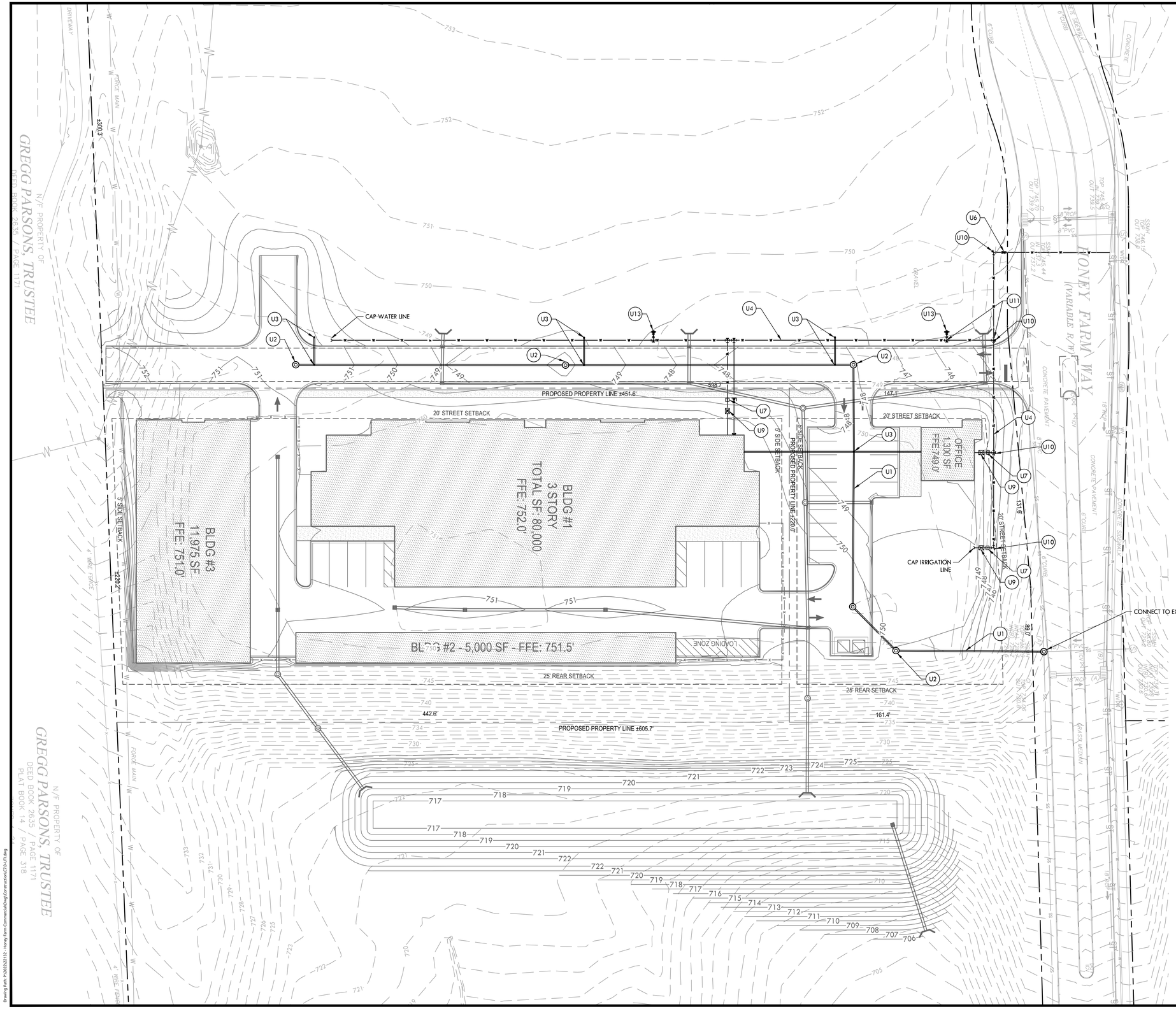
C6.0

GRADING & DRAINAGE PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\GSB-GRA.dwg



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

0 10 20 30 60
GRAPHIC SCALE

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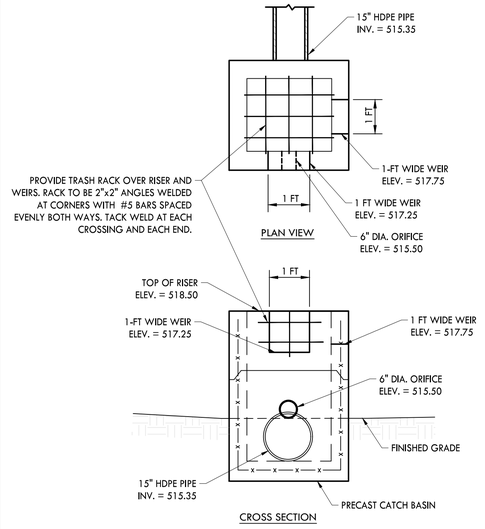
C7.0

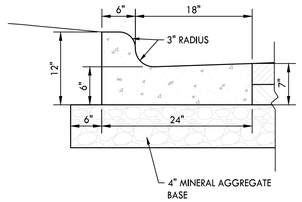
UTILITY PLAN

Drawing Path: C:\Projects\Civil\Dwg\Commercial\Honey Farm Rev 2\12222022\C7.0 Utility Plan.dwg

10 RESERVED
NOT TO SCALE



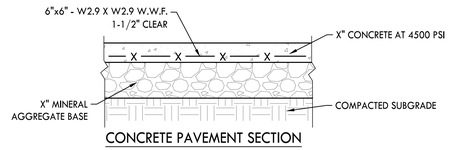
7 POND OUTLET STRUCTURE
NOT TO SCALE



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.

4 CURB AND GUTTER
NOT TO SCALE

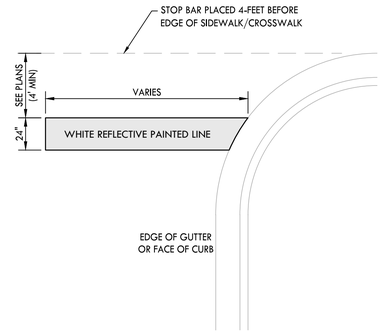


CONCRETE PAVEMENT SECTION

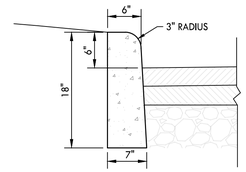
1 PAVEMENT SECTIONS
NOT TO SCALE

11 RESERVED
NOT TO SCALE

8 RESERVED
NOT TO SCALE



5 24" PAINTED STOP BAR
NOT TO SCALE



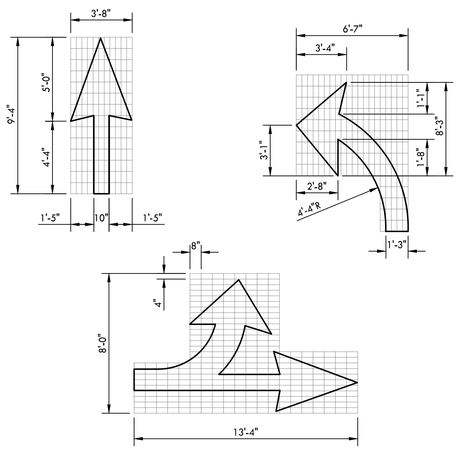
NOTES:

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

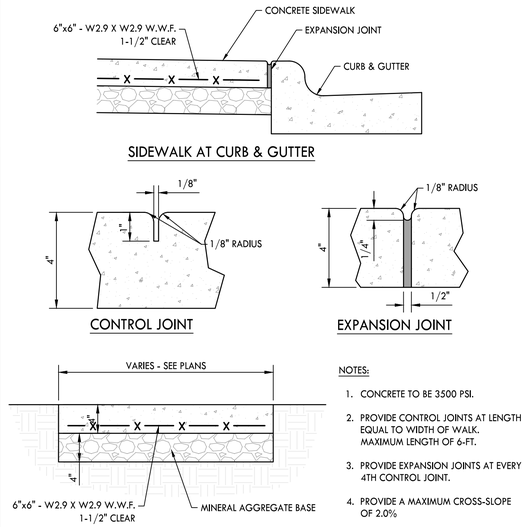
2 POST CURB
NOT TO SCALE

12 RESERVED
NOT TO SCALE

9 RESERVED
NOT TO SCALE



6 DIRECTIONAL ARROW
NOT TO SCALE



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%

3 CONCRETE SIDEWALK
NOT TO SCALE

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ENGINEERING CRUNK

HONEY FARM STORPLACE
COLUMBIA, TN

REVISIONS
No. DATE

12/19/2022 22132

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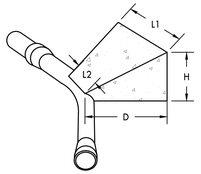
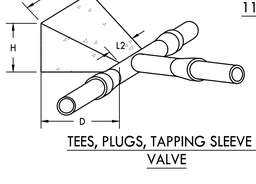
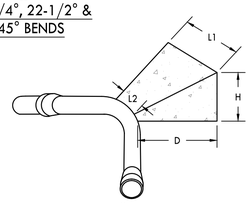
THRUST BLOCK DIMENSIONS							
PIPE SIZE (IN)		2" & 2-1/4"	3" & 4"	6"	8"	10"	12"
TEES, PLUGS & TAPPING SLEEVES	L1	18"	24"	24"	36"	48"	54"
	L2	10"	12"	16"	18"	24"	30"
	H	12"	12"	18"	18"	18"	24"
	D	18"	18"	18"	18"	24"	24"
	CU. FT	1.90	2.25	3.50	5.05	7.15	13.40
90° BENDS	L1	18"	24"	30"	39"	54"	54"
	L2	10"	12"	16"	18"	32"	32"
	H	12"	12"	18"	24"	24"	36"
	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.90	2.25	4.05	7.30	10.25	18.15
45° BENDS	L1	18"	18"	24"	30"	36"	42"
	L2	6"	8"	10"	11"	18"	18"
	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
22-1/2° BENDS	L1	18"	18"	24"	24"	24"	24"
	L2	6"	8"	10"	11"	18"	18"
	H	12"	12"	16"	18"	21"	24"
	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.50	1.60	3.20	3.40	4.60	6.80
11-1/4° BENDS	L1	18"	18"	24"	24"	24"	24"
	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



11-1/4°, 22-1/2° & 45° BENDS



TEES, PLUGS, TAPPING SLEEVE & VALVE



90° BEND

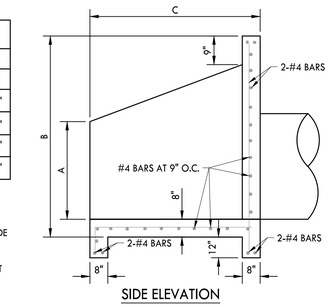
8 THRUST BLOCKS

NOT TO SCALE

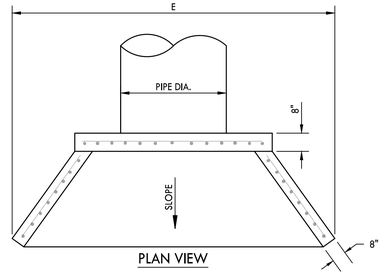
DIMENSION TABLE					
PIPE DIA.	A	B	C	D	E
UP TO 18"	15"	36"	30"	50"	96"
18" TO 30"	24"	48"	42"	62"	120"
30" TO 42"	30"	60"	48"	76"	136"
42" TO 60"	36"	80"	54"	96"	160"
60" TO 72"	42"	92"	66"	108"	176"

NOTES:

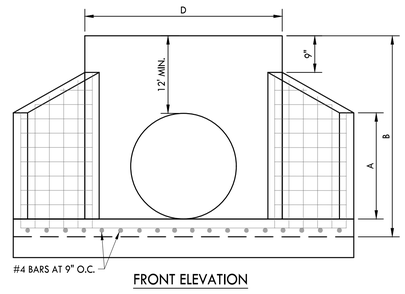
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".



SIDE ELEVATION



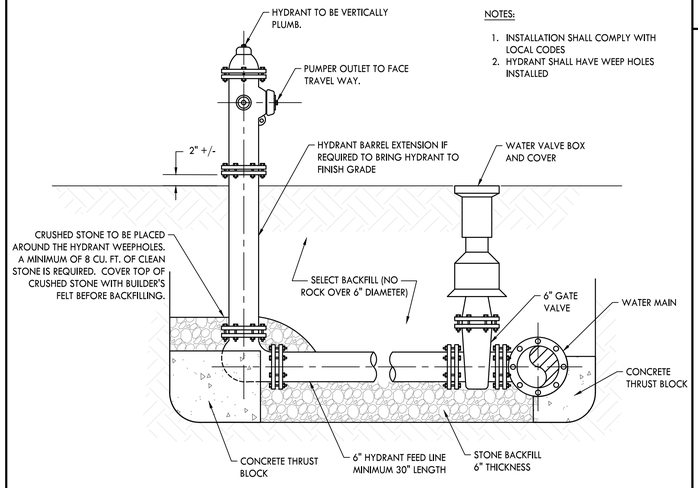
PLAN VIEW



FRONT ELEVATION

6 CONCRETE HEADWALL

NOT TO SCALE



NOTES:

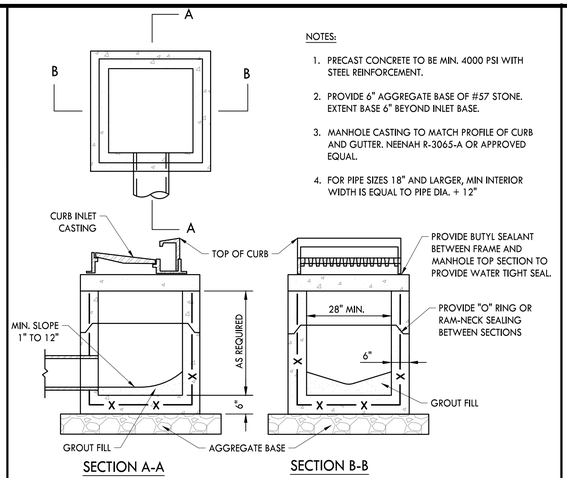
1. INSTALLATION SHALL COMPLY WITH LOCAL CODES
2. HYDRANT SHALL HAVE WEEP HOLES INSTALLED

7 FIRE HYDRANT ASSEMBLY

NOT TO SCALE

9 RESERVED

NOT TO SCALE



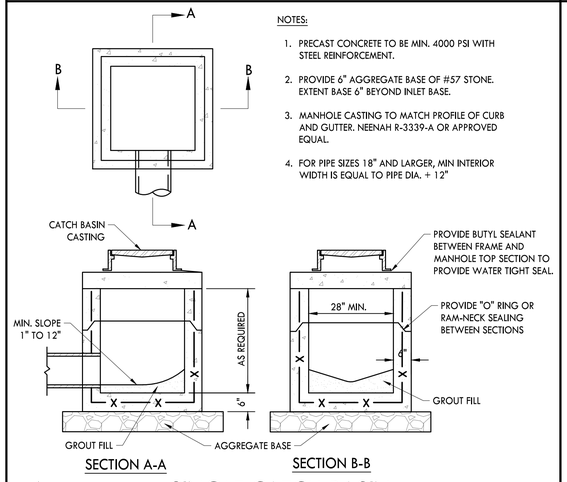
SECTION A-A SECTION B-B

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



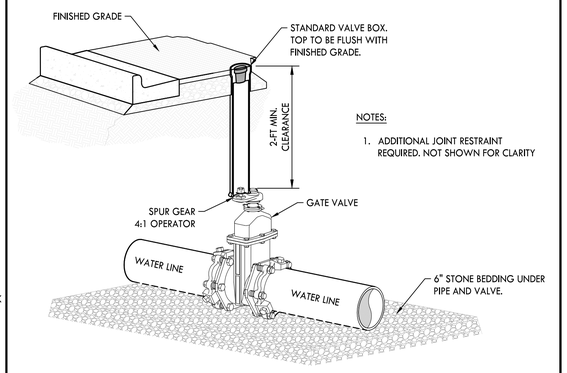
SECTION A-A SECTION B-B

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

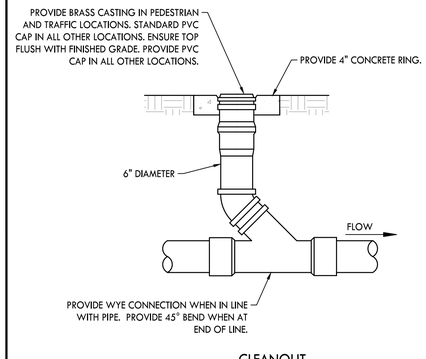


NOTES:

1. ADDITIONAL JOINT RESTRAINT REQUIRED. NOT SHOWN FOR CLARITY

5 GATE VALVE

NOT TO SCALE



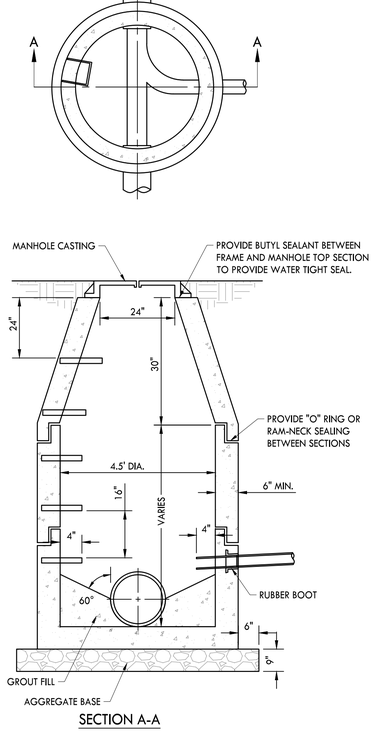
CLEANOUT

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.



SECTION A-A

2 PRECAST CONCRETE MANHOLE

NOT TO SCALE

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ENGINEERING CRUNK

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HONEY FARM STORPLACE

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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 / Cucumbertree 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:
1. REFER TO SHEET L2.0 FOR ADDITIONAL NOTES.
2. 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.

17.24.090.8 - 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 SECTION17.40.450.B OF THIS TITLE, SHALL BE SURVEY LOCATED AND DEPICTED ON THE FINAL SITE PLAN.

WATERING NOTES:

PLANTS TO BE WATERED BY EITHER -
1. AN UNDERGROUND SPRINKLER SYSTEM;
2. 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.

0 10 20 30 60
GRAPHIC SCALE

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SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
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ENGINEERING CRUNK

BRADLEY M. LOCKEY
REGISTERED
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COMMERCE
TENNESSEE
LANDSCAPE ARCHITECT
12/19/22

HONEY FARM STORPLACE

COLUMBIA, TN

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L1.0

LANDSCAPE PLAN

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

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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, CLODS, 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.

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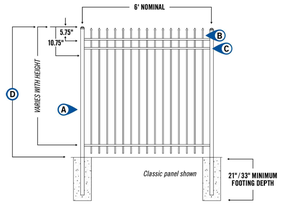
ECHELON® | RESIDENTIAL ORNAMENTAL ALUMINUM FENCE

ECHELON® | 2 & 3-RAIL OPTIONS | 4" AIR-SPACE

STANDARD BOTTOM & FLUSH BOTTOM OPTIONS AVAILABLE



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

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

Effective: 08/08/19

6A

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

4.3

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

ECHELON® | SINGLE SWING GATE SPECIFICATIONS

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

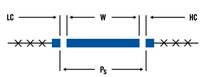
SINGLE SWING DIMENSIONAL DRAWING

SINGLE SWING HARDWARE KITS & POST INTERSPACES

		DSKM SWG GATE HARDWARE KIT			DSKP SWG POOL GATE HARDWARE KIT		
OPENING	LEAF WIDTH*	HC	LC	P_S	HC	LC	P_S
3½'	36.5"	1.125"	.75"	38.375"	1.125"	.75"	38.375"
4'	43"	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_S = gate post spacing**
* From outside to outside | ** From inside to inside

DSKM gate hardware included / see section for specific details
DSKP gate hardware (pool gates) included / see section for specific details

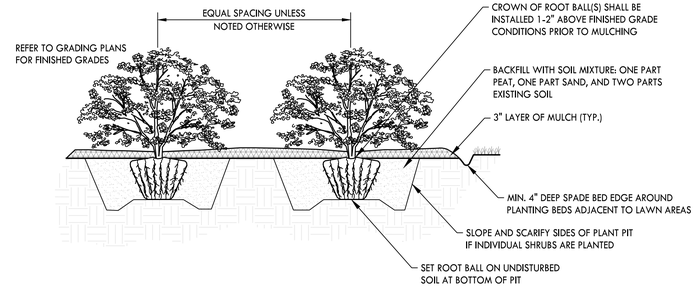


Effective: 08/08/19

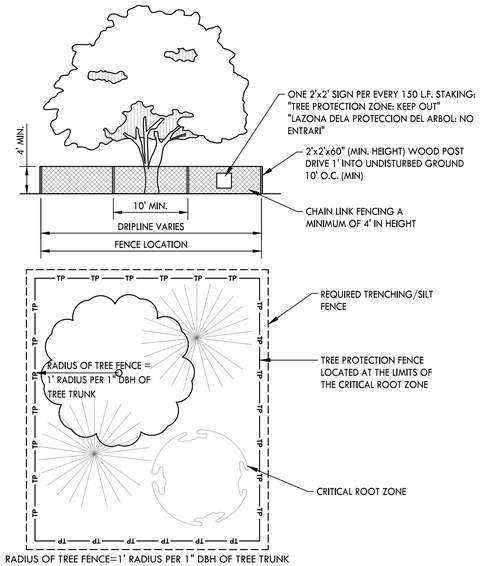
6B

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

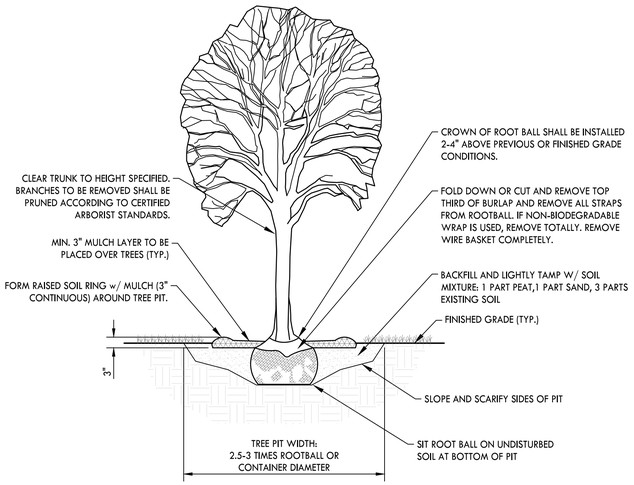
NOTES:
1. WHERE SHRUBS APPEAR IN BED AREA, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED AS INDICATED ON THE PLANS.
2. DO NOT PRUNE SHRUBS BEFORE ACCEPTANCE.
3. CAREFULLY REMOVE CONTAINER FROM ROOT BALL USED FOR SHRUB(S). ANY BROKEN OR CRUMBLING ROOT BALL(S) WILL BE REJECTED.
4. IF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



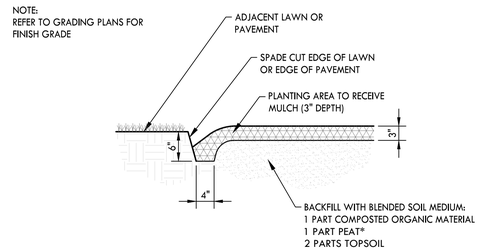
1 SHRUB PLANTING
NOT TO SCALE



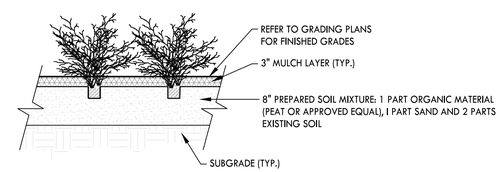
4 TREE PROTECTION
NOT TO SCALE



2 DECIDUOUS TREE PLANTING
NOT TO SCALE



5 SPADE BED EDGE
NOT TO SCALE



3 GROUNDCOVER PLANTING
NOT TO SCALE

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

ENGINEERING CRUNK

BRADLEY M. LOWERY REGISTERED LANDSCAPE ARCHITECT AGRICULTURE COMMERCE No. 1962 TENNESSEE LANDSCAPE ARCHITECT 12/19/22

HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS	
No.	DATE

12/19/2022 22132

L2.0

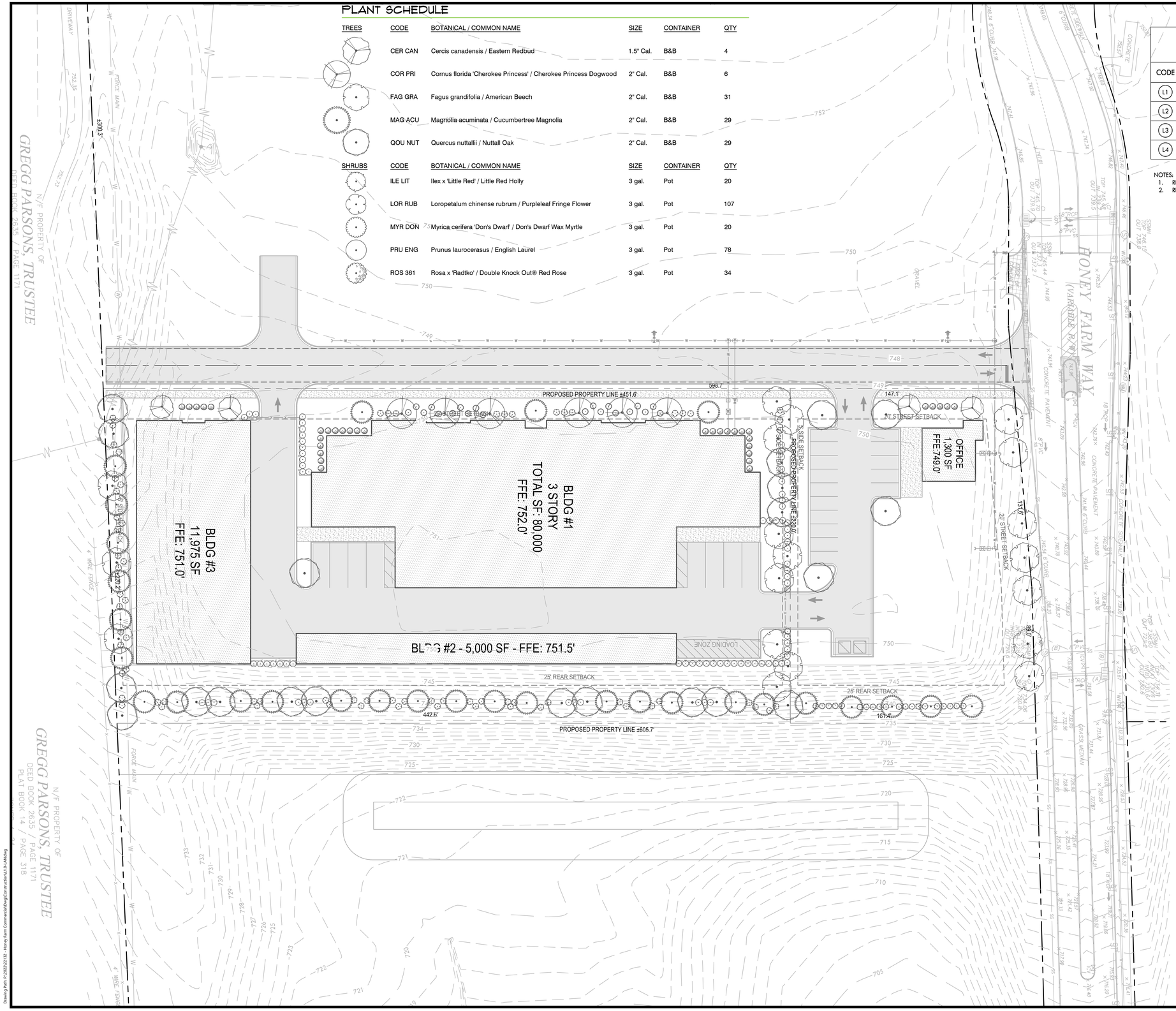
LANDSCAPE BUFFER PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\L1.0 LAN.dwg

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	31
	MAG ACU	Magnolia acuminata / Cucumbertree Magnolia	2" Cal.	B&B	29
	QOU NUT	Quercus nuttallii / Nuttall Oak	2" Cal.	B&B	29

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	ILE LIT	Ilex x 'Little Red' / Little Red Holly	3 gal.	Pot	20
	LOR RUB	Loropetalum chinense rubrum / Purpleleaf Fringe Flower	3 gal.	Pot	107
	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	78
	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:
1. REFER TO SHEET L2.0 FOR ADDITIONAL NOTES.
2. REFER TO SHEET L2.0 FOR PLANT LIST

PROJECT INFORMATION
ZONING: PUD-CEG
OVERLAY DISTRICT: N/A

STREET BUFFER REQUIREMENTS
HONEY FARMS WAY: 220LF.
10' WIDE
3 CANOPY TREES per 100 LF.
220/100x 3 = 6.6 TREES REQUIRED
7 CANOPY TREES PROVIDED

PROJECT BOUNDARY BUFFER REQUIREMENTS
SOUTHWEST 250 LF.
15' WIDE
5 CANOPY TREES per 100 LF.
250/100x 5 = 12.5 TREES REQUIRED
9 SHRUBS per 100 LF.
250/100x 9 = 22.5 SHRUBS REQUIRED
6 - FOOT WALL REQUIRED
13 CANOPY TREES, 23 SHRUBS & 6' WALL PROVIDED

SOUTHEAST 450 LF.
15' WIDE
5 CANOPY TREES per 100 LF.
450/100x 5 = 22.5 TREES REQUIRED
9 SHRUBS per 100 LF.
450/100x 9 = 40.5 SHRUBS REQUIRED
23 CANOPY TREES, 46 SHRUBS PROVIDED

NORTHEAST 250 LF.
15' WIDE
5 CANOPY TREES per 100 LF.
250/100x 5 = 12.5 TREES REQUIRED
9 SHRUBS per 100 LF.
250/100x 9 = 22.5 SHRUBS REQUIRED
6 - FOOT WALL REQUIRED
13 CANOPY TREES, 28 SHRUBS PROVIDED

NORTHWEST 450 LF.
10' WIDE
1 CANOPY TREE per 100 LF.
1 ACCENT TREE per 100 LF.
7 SHRUBS per 100 LF.
6 CANOPY TREES, 8 ACCENT TREES, 37 SHRUBS PROVIDED

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

0 10 20 30 60
GRAPHIC SCALE

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

01/03/2023 22132

L1.0

LANDSCAPE 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,

Adam Crunk, PE
Crunk Engineering LLC

CITY OF COLUMBIA
TENNESSEE

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

CITY OF COLUMBIA
TENNESSEE

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.

22-0313

4

CPWS

Columbia Power & Water Systems

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

P 931.388.4833
F 931.388.5287
www.cpws.com

December 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

CITY OF COLUMBIA
TENNESSEE

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

CITY OF COLUMBIA
TENNESSEE

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.

CITY OF COLUMBIA
TENNESSEE

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

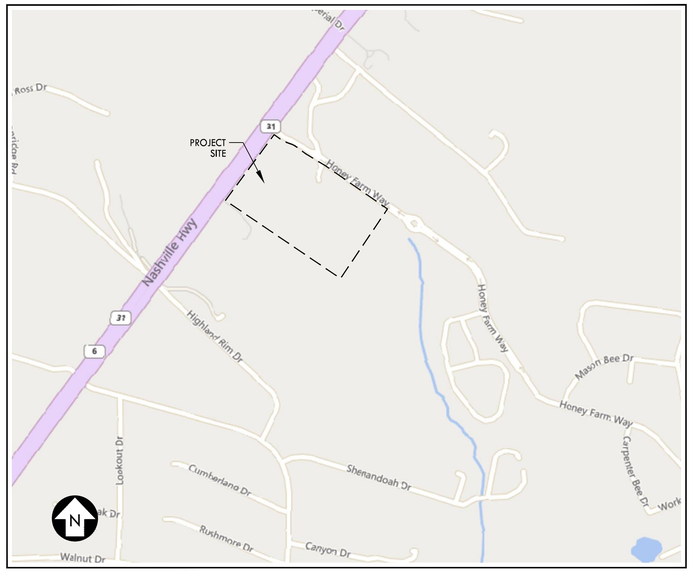
GENERAL INFORMATION

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

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

ENGINEERING CRUNK

ADAM W. CRUNK
REGISTERED PROFESSIONAL ENGINEER
AGRICULTURE
COMMERCE
No. 114180
STATE OF TENNESSEE
11/21/22

HONEY FARM STORPLACE
COLUMBIA, TN

REVISIONS

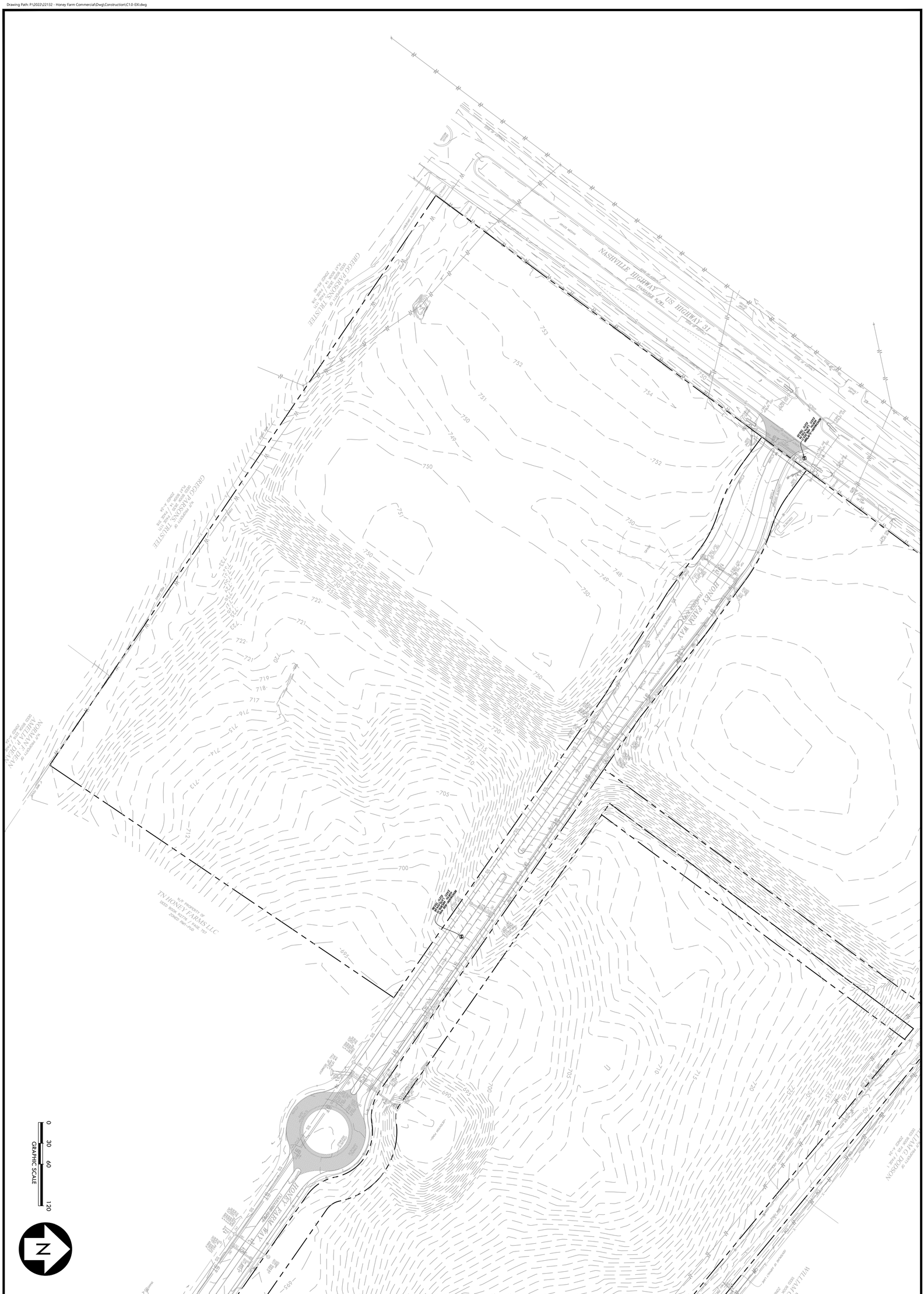
No.	DATE

11/21/2022 22132

C0.0
COVER SHEET

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\GSX-COV.dwg

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\C1.0-EXI.dwg



C1.0

EXISTING CONDITIONS

11/21/2022

22132

REVISIONS	
No.	DATE

HONEY FARM STORPLACE

COLUMBIA, TN

CRUNK ENGINEERING LLC

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

WWW.CRUNKENG.COM

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. SLIGHT FIELD 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 THROUGH 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. INPSECTION 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 (RPBP) 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 UTILTIES, 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.
4. 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 LOCATIONS(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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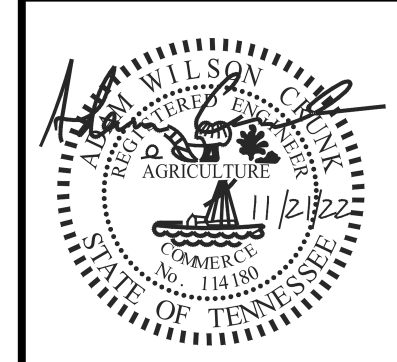


HONEY FARM STORPLACE

COLUMBIA, TN

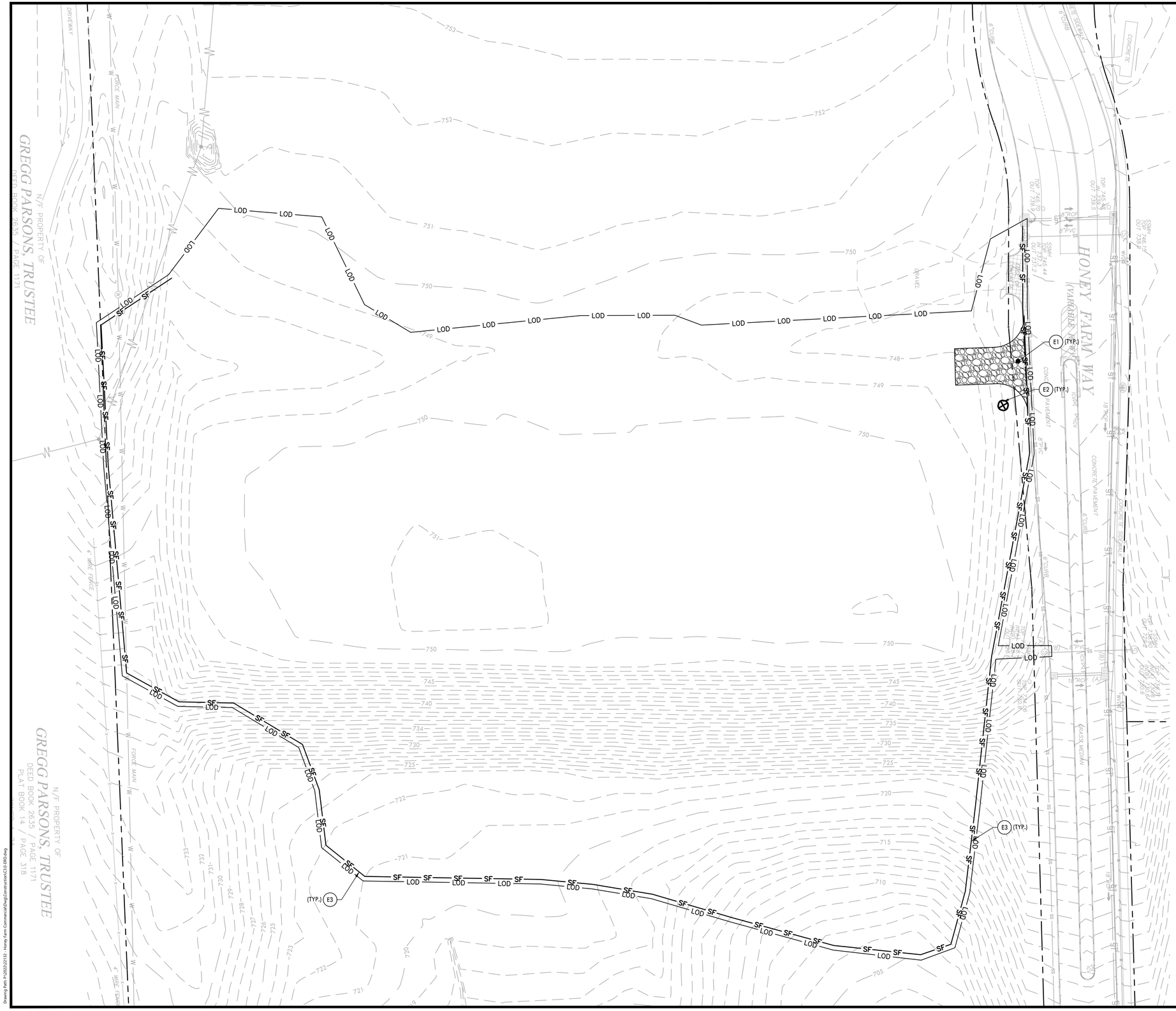
REVISIONS	
No.	DATE

11/21/2022 22132

C2.0

NOTES

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\C2.0-NOT.dwg



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

0 10 20 30 60
GRAPHIC SCALE

CRUNK ENGINEERING LLC
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HONEY FARM STORPLACE

COLUMBIA, TN

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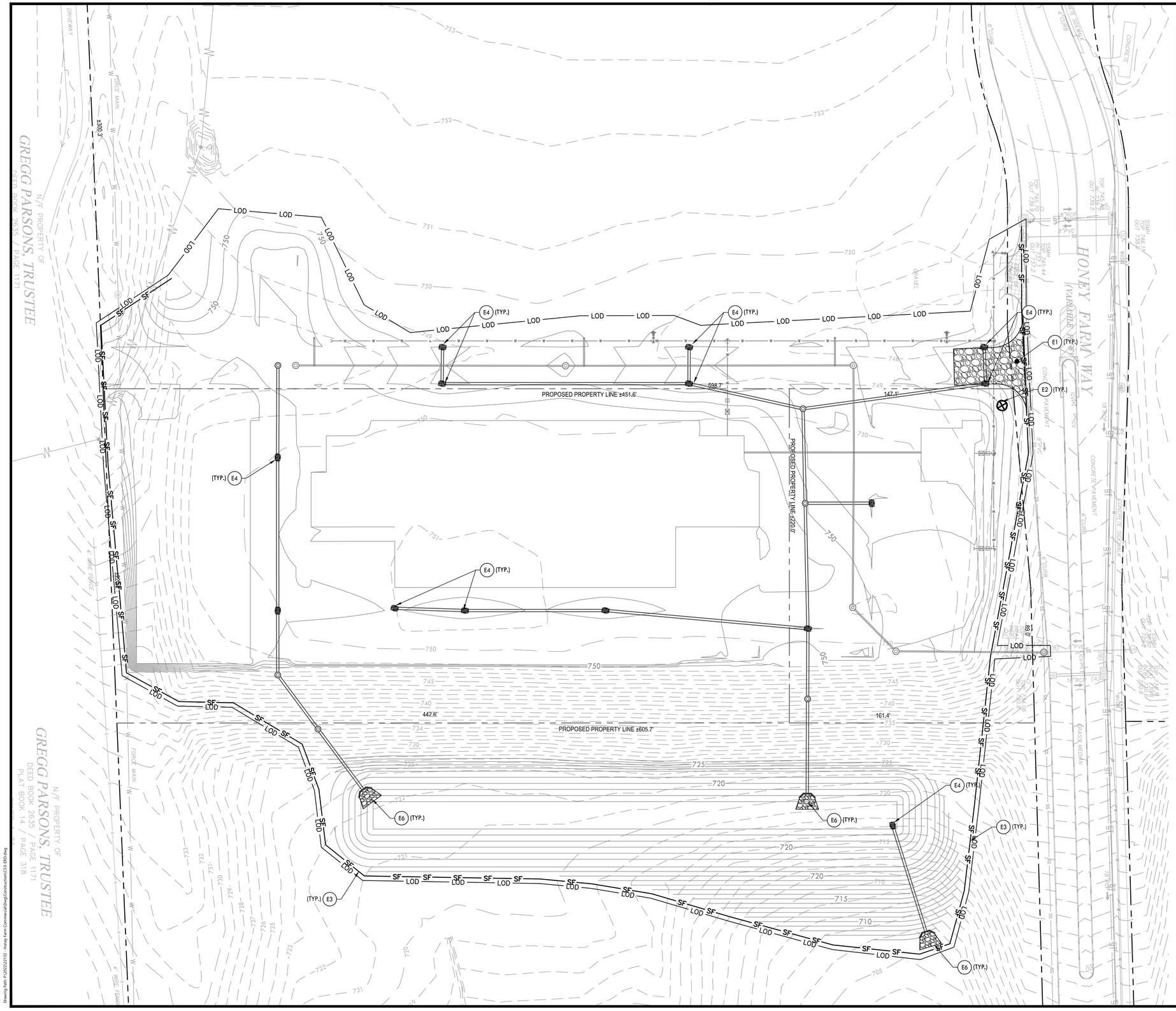
No.	DATE

11/21/2022 22132

C3.0

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

0 10 20 30 60
GRAPHIC SCALE

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No.	DATE

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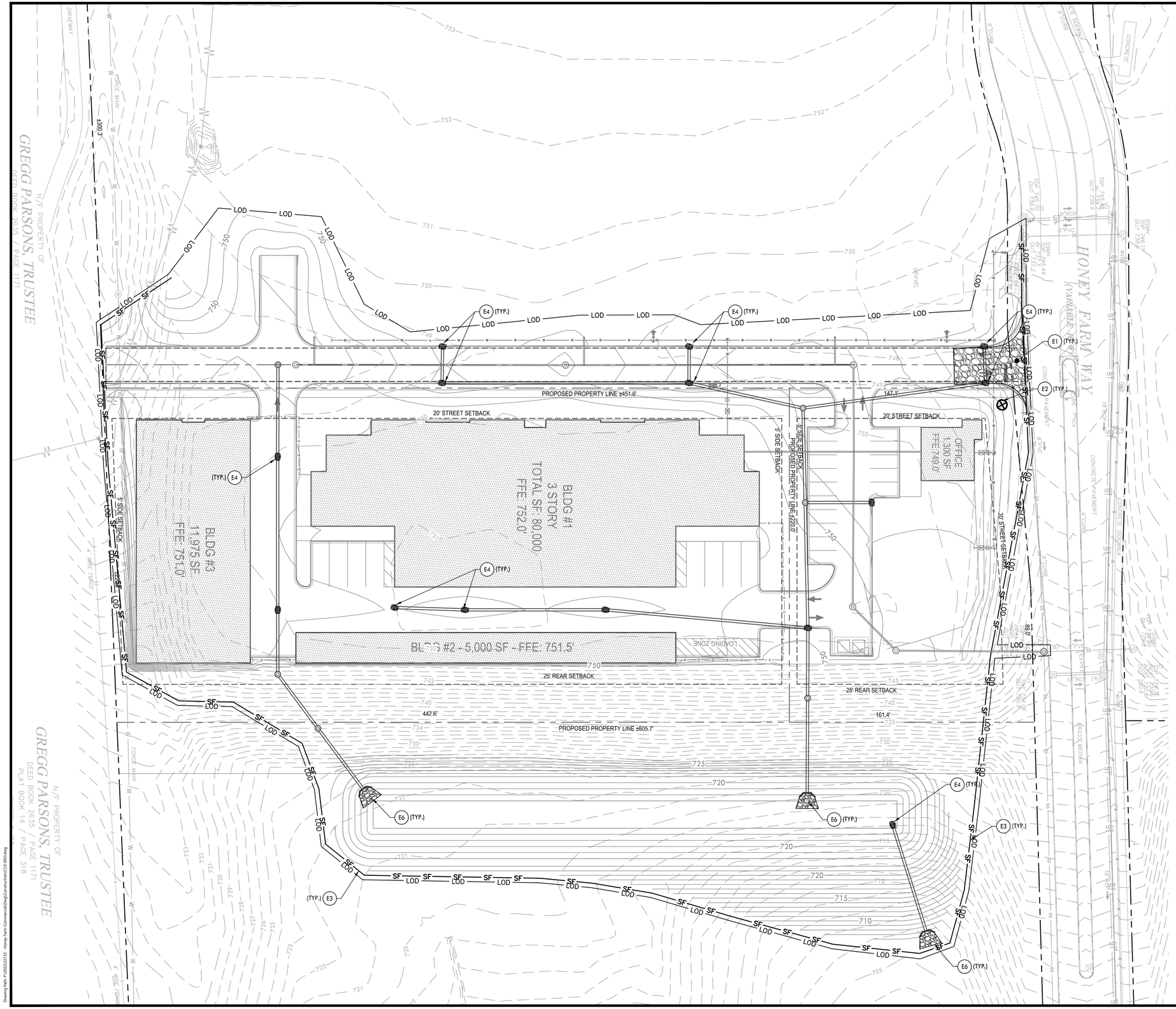
C3.1

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

0 10 20 30 60
GRAPHIC SCALE

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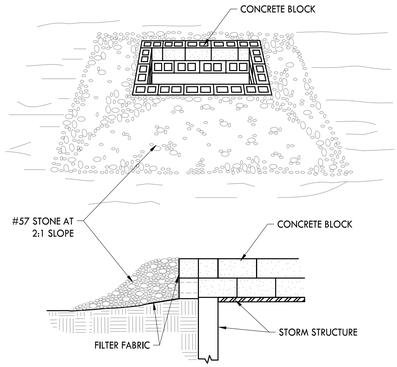
No.	DATE

11/21/2022 22132

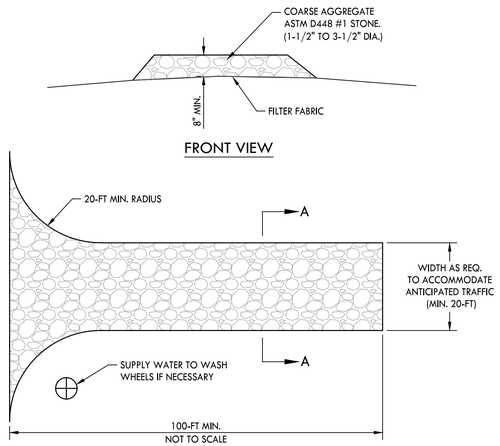
C3.2

FINAL EROSION SEDIMENT PLAN



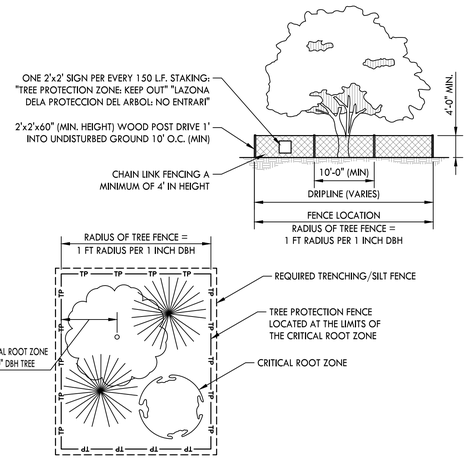
4 TEMPORARY INLET PROTECTION

NOT TO SCALE



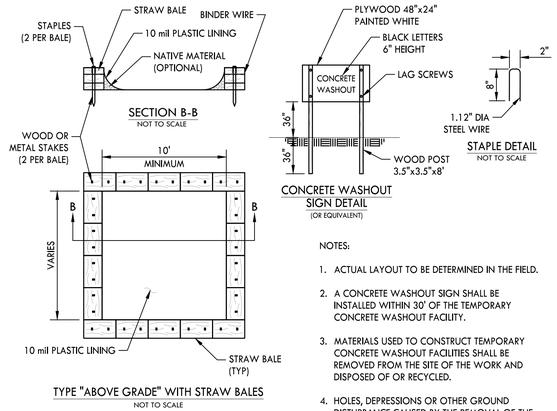
1 TEMPORARY CONSTRUCTION EXIT

NOT TO SCALE



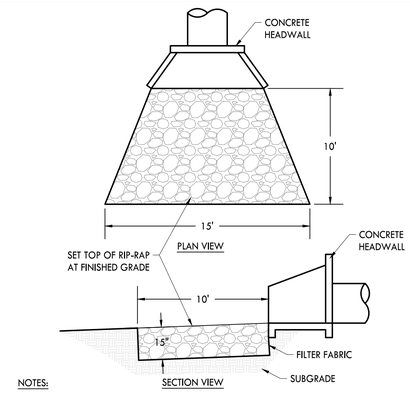
5 TEMPORARY TREE PROTECTION

NOT TO SCALE



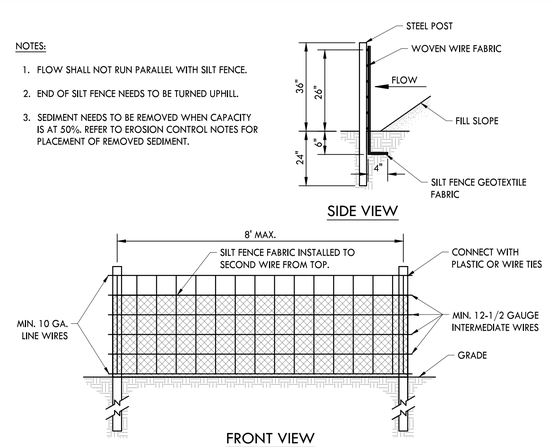
2 CONCRETE WASHOUT AREA

NOT TO SCALE



6 RIP-RAP OUTLET PROTECTION

NOT TO SCALE



3 TEMPORARY SILT FENCE

NOT TO SCALE

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ENGINEERING CRUNK

TENNESSEE LICENSED PROFESSIONAL ENGINEER
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
11/21/2022
COMMERCE
114180
STATE OF TENNESSEE

HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS	
No.	DATE

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C3.3

EROSION SEDIMENT PLAN AND DETAILS

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\C3.0-EBO.dwg

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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ADAM WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
11/21/2022
COMMERCE
STATE OF TENNESSEE

HONEY FARM STORPLACE

COLUMBIA, TN

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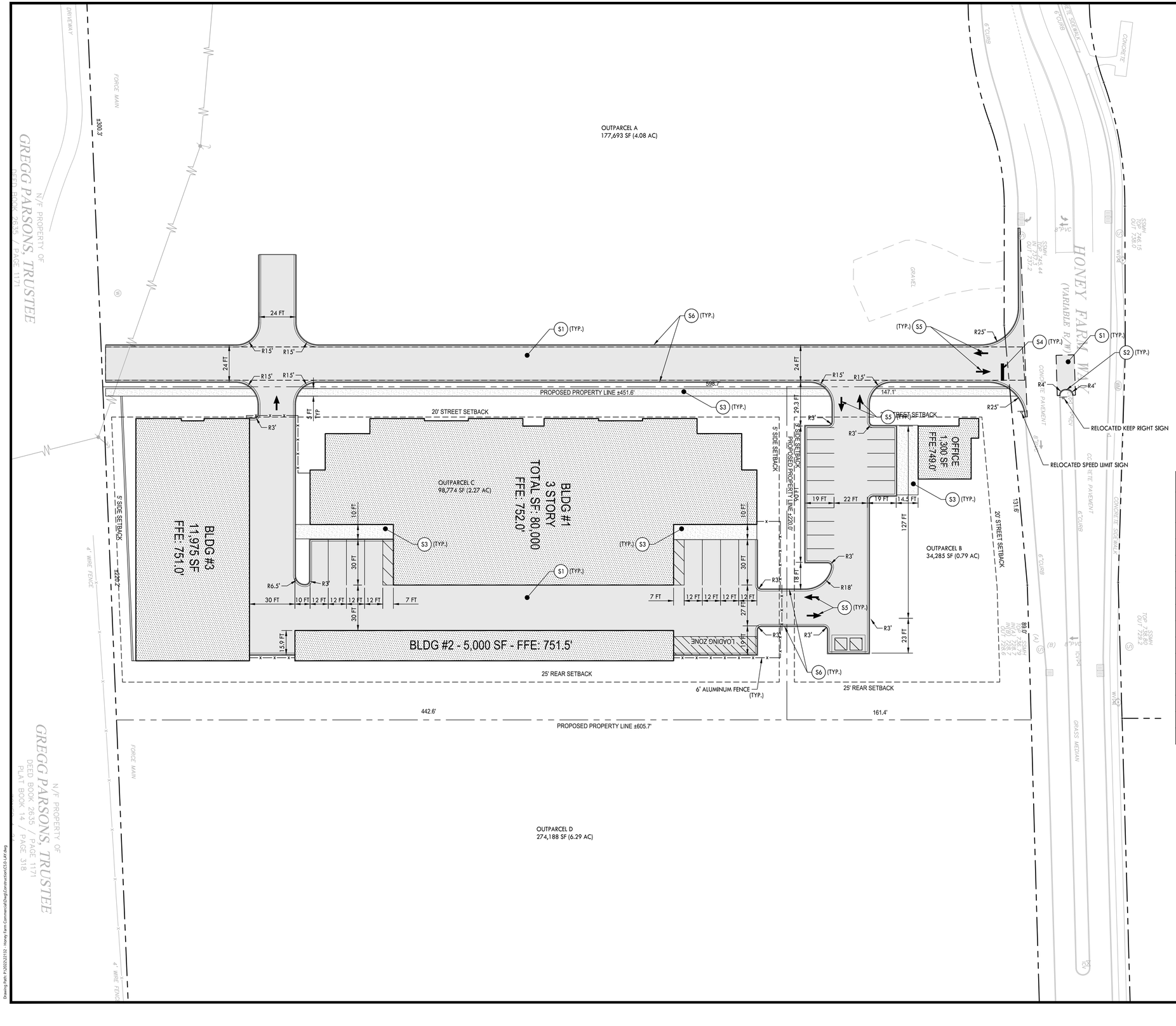
No.	DATE

11/21/2022 22132

C4.0

DEMOLITION PLAN

Drawing: G:\Projects\Active\Civil\Design\Survey Data\ Sheet: 22132C4.0 Plot By: Plotted:



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

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 STORACE 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)

0 10 20 30 60
GRAPHIC SCALE

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COLUMBIA, TN

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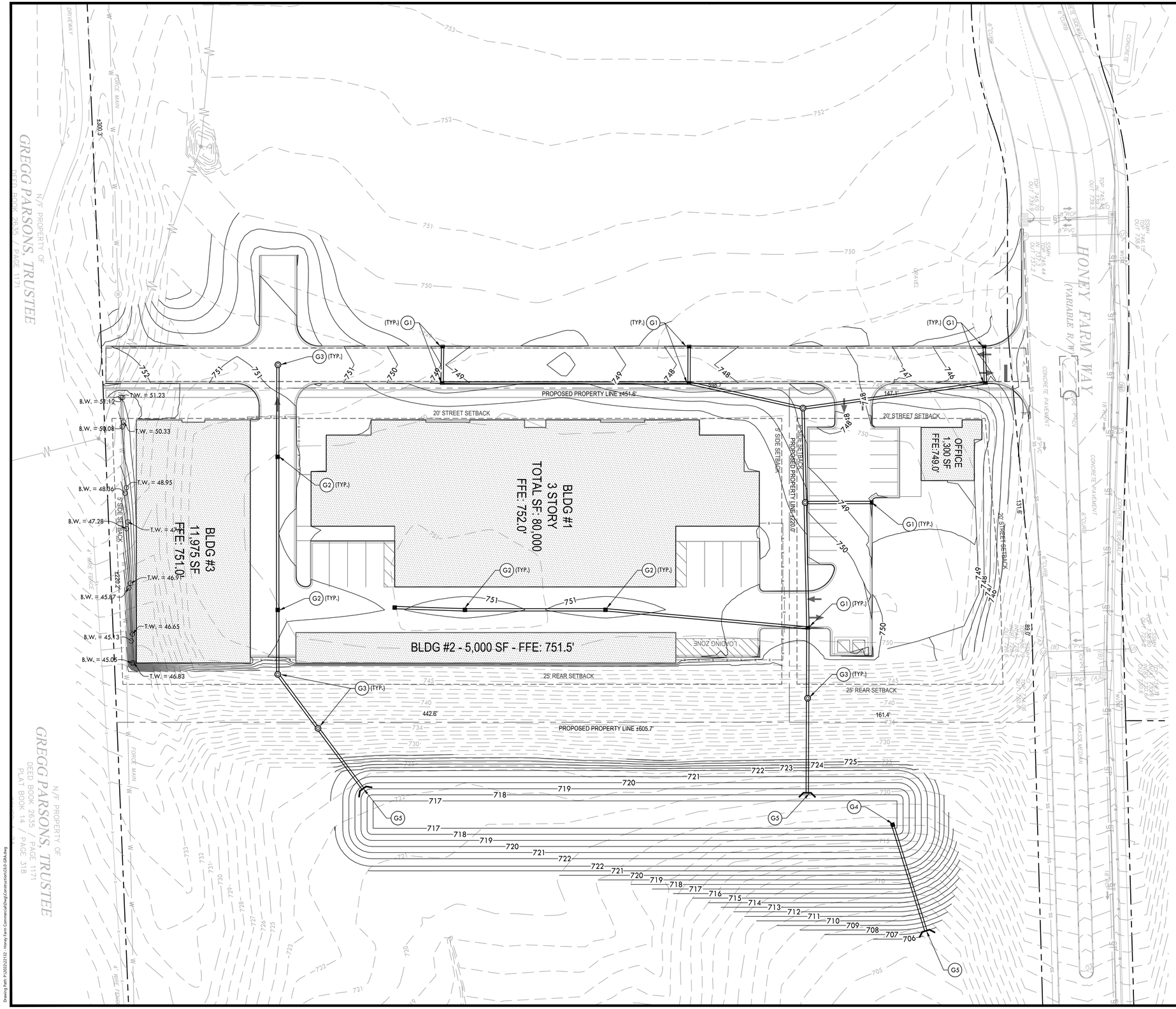
11/21/2022 22132

C5.0

SITE LAYOUT PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\C5.0-SITE.dwg



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

0 10 20 30 60
GRAPHIC SCALE

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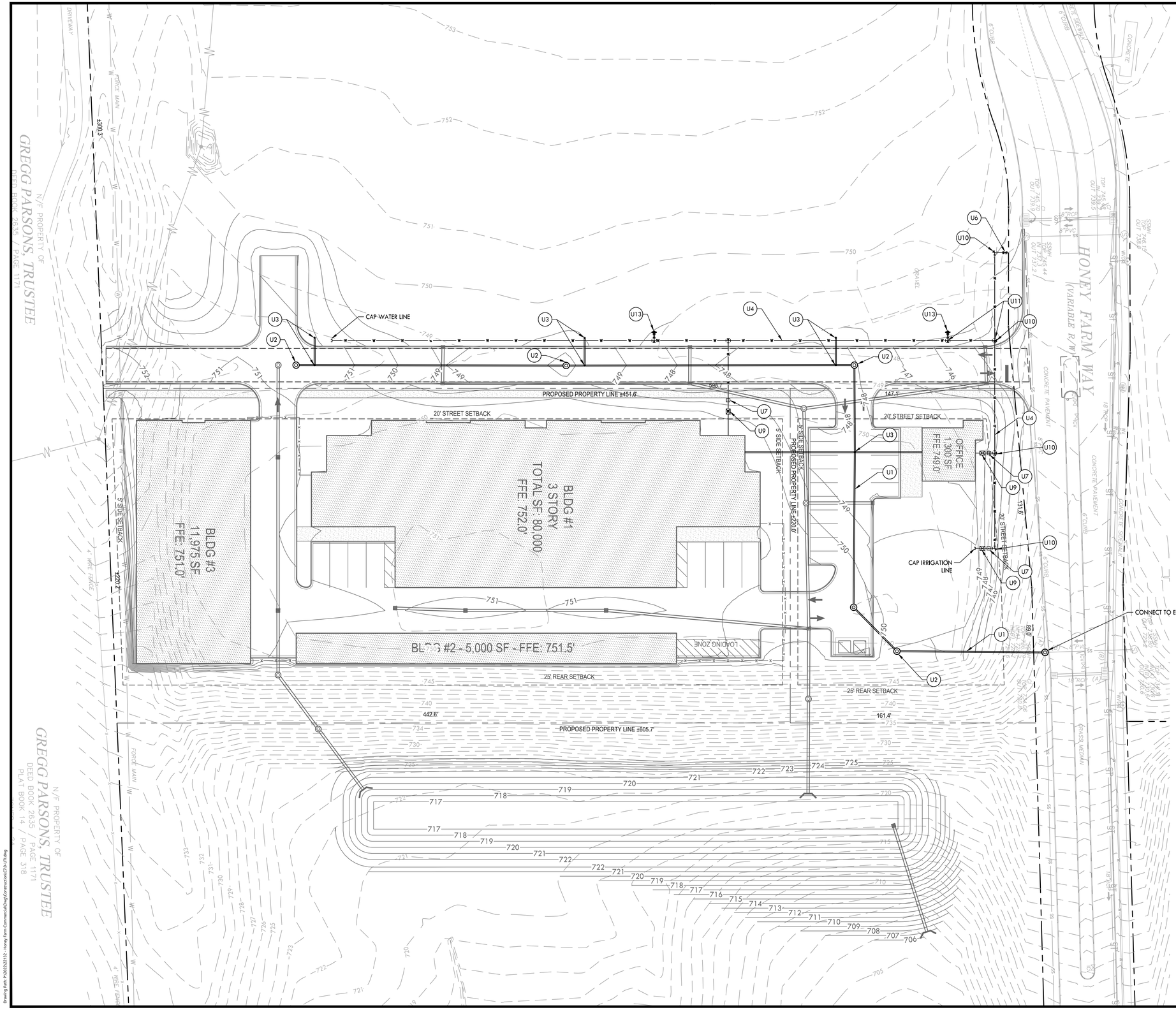
C6.0

GRADING & DRAINAGE PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\GSB-GRA.dwg



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

0 10 20 30 60
GRAPHIC SCALE

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HONEY FARM STORPLACE

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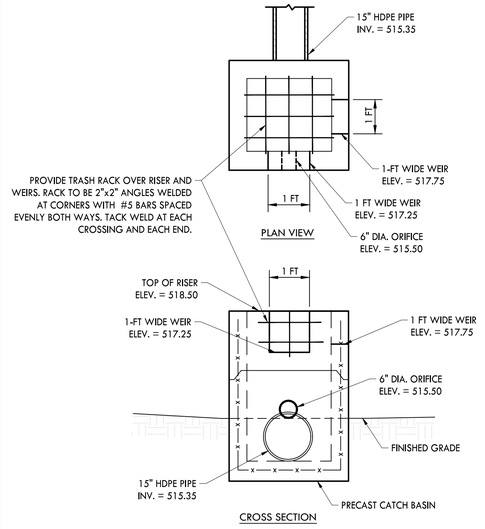
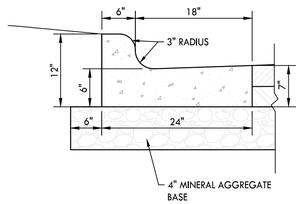
C7.0

UTILITY PLAN



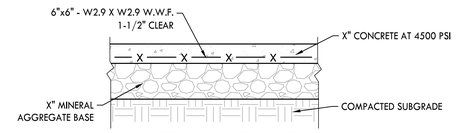
7 POND OUTLET STRUCTURE
NOT TO SCALE



NOTES:

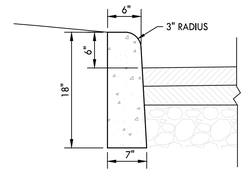
1. CONCRETE TO BE 4000 PSI.
2. PROVIDE CONTROL JOINTS EVERY 10 LINEAR FEET ALONG CURB.
3. PROVIDE EXPANSION JOINTS EVERY 90 LINEAR FEET.

4 CURB AND GUTTER
NOT TO SCALE



CONCRETE PAVEMENT SECTION

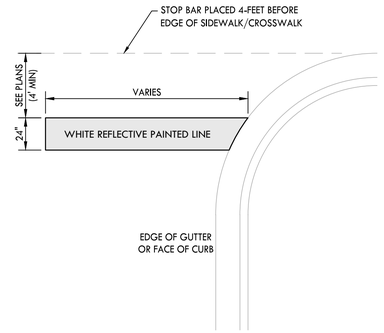
1 PAVEMENT SECTIONS
NOT TO SCALE



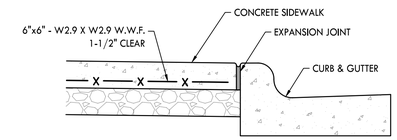
NOTES:

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

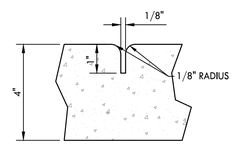
2 POST CURB
NOT TO SCALE



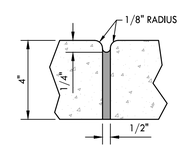
5 24" PAINTED STOP BAR
NOT TO SCALE



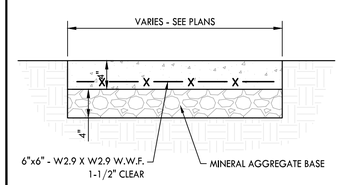
SIDEWALK AT CURB & GUTTER



CONTROL JOINT



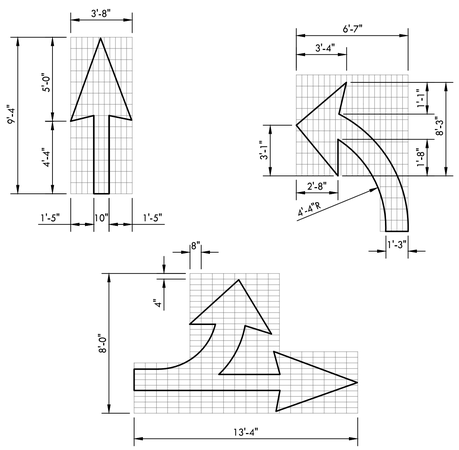
EXPANSION JOINT



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%

3 CONCRETE SIDEWALK
NOT TO SCALE



6 DIRECTIONAL ARROW
NOT TO SCALE

10 RESERVED
NOT TO SCALE

11 RESERVED
NOT TO SCALE

12 RESERVED
NOT TO SCALE

8 RESERVED
NOT TO SCALE

9 RESERVED
NOT TO SCALE

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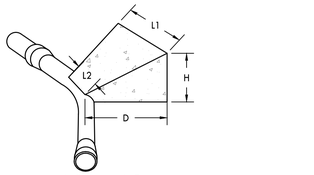
11/21/2022 22132

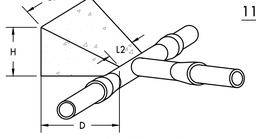
C8.0

DETAILS

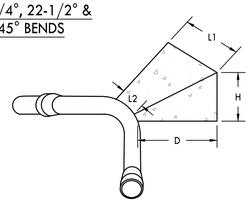
THRUST BLOCK DIMENSIONS							
PIPE SIZE (IN)		2" & 2-1/4"	3" & 4"	6"	8"	10"	12"
TEES, PLUGS & TAPPING SLEEVES	L1	18"	24"	24"	36"	48"	54"
	L2	10"	12"	16"	18"	24"	30"
	H	12"	12"	18"	18"	18"	24"
	D	18"	18"	18"	18"	24"	24"
	CU. FT	1.90	2.25	3.50	5.05	7.15	13.40
90° BENDS	L1	18"	24"	30"	39"	54"	54"
	L2	10"	12"	16"	18"	32"	32"
	H	12"	12"	18"	24"	24"	36"
	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.90	2.25	4.05	7.30	10.25	18.15
45° BENDS	L1	18"	18"	24"	30"	36"	42"
	L2	6"	8"	10"	11"	18"	18"
	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
22-1/2° BENDS	L1	18"	18"	24"	24"	24"	24"
	L2	6"	8"	10"	11"	18"	18"
	H	12"	12"	16"	18"	21"	24"
	D	18"	18"	18"	18"	18"	24"
	CU. FT	1.50	1.60	3.20	3.40	4.60	6.80
11-1/4° BENDS	L1	18"	18"	24"	24"	24"	24"
	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



11-1/4°, 22-1/2° & 45° BENDS



TEES, PLUGS, TAPPING SLEEVE & VALVE



90° BEND

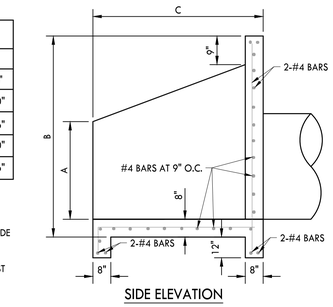
8 THRUST BLOCKS

NOT TO SCALE

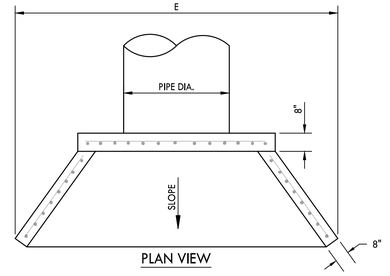
DIMENSION TABLE					
PIPE DIA.	A	B	C	D	E
UP TO 18"	15"	36"	30"	50"	96"
18" TO 30"	24"	48"	42"	62"	120"
30" TO 42"	30"	60"	48"	76"	136"
42" TO 60"	36"	80"	54"	96"	160"
60" TO 72"	42"	92"	66"	108"	176"

NOTES:

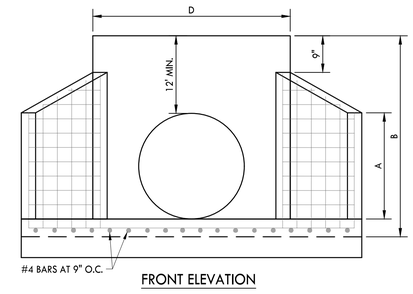
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".



SIDE ELEVATION



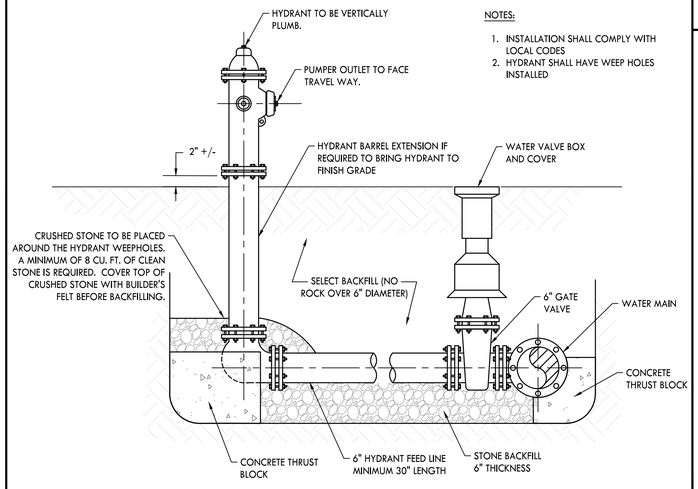
PLAN VIEW



FRONT ELEVATION

6 CONCRETE HEADWALL

NOT TO SCALE



NOTES:

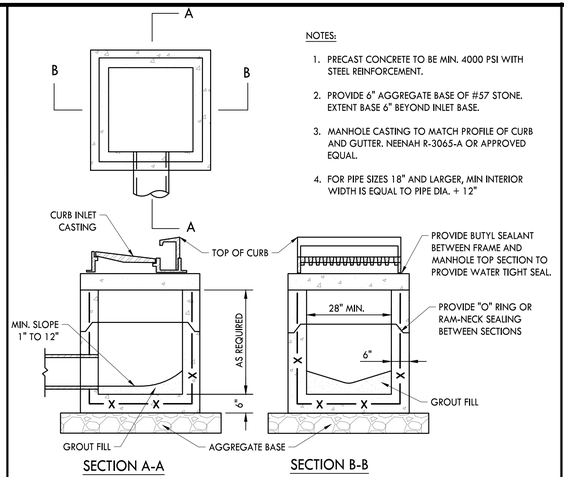
1. INSTALLATION SHALL COMPLY WITH LOCAL CODES
2. HYDRANT SHALL HAVE WEEP HOLES INSTALLED

7 FIRE HYDRANT ASSEMBLY

NOT TO SCALE

9 RESERVED

NOT TO SCALE



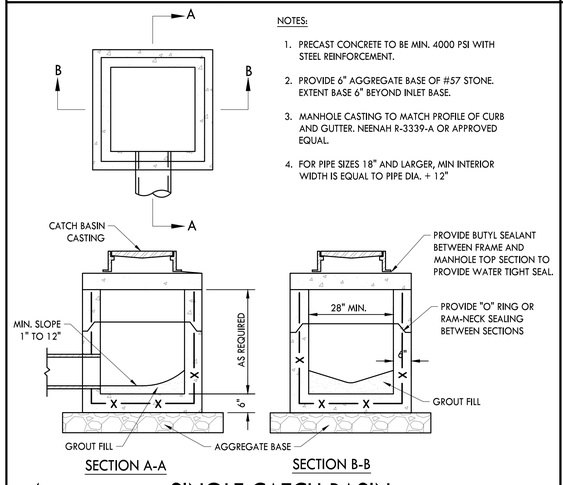
SECTION A-A SECTION B-B

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



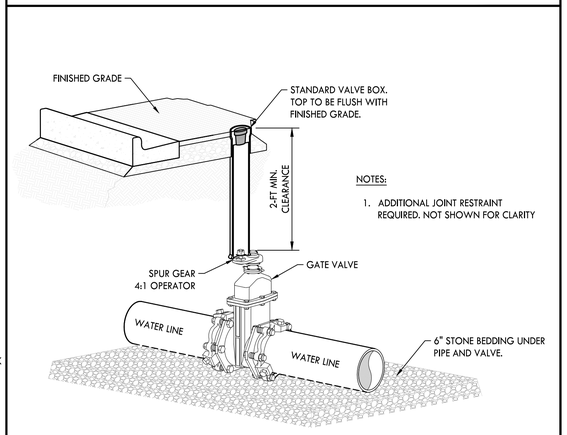
SECTION A-A SECTION B-B

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

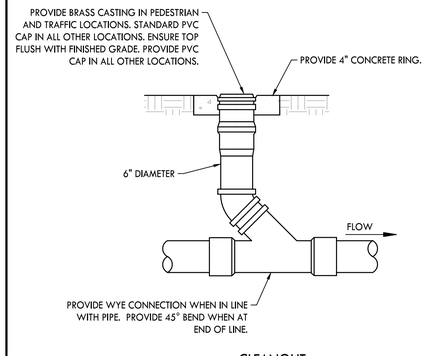


NOTES:

1. ADDITIONAL JOINT RESTRAINT REQUIRED. NOT SHOWN FOR CLARITY

5 GATE VALVE

NOT TO SCALE



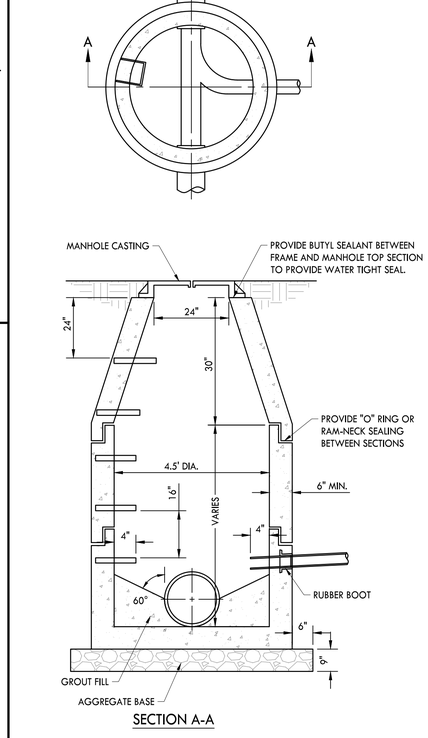
CLEANOUT

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.



SECTION A-A

2 PRECAST CONCRETE MANHOLE

NOT TO SCALE

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SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM

ENGINEERING CRUNK

TENNESSEE WILLIAM SCOTT CRUNK REGISTERED ENGINEER AGRICULTURE COMMERCE No. 114180 11/21/2022 STATE OF TENNESSEE

HONEY FARM STORPLACE

COLUMBIA, TN

REVISIONS	
No.	DATE

11/21/2022 22132

C8.1

DETAILS

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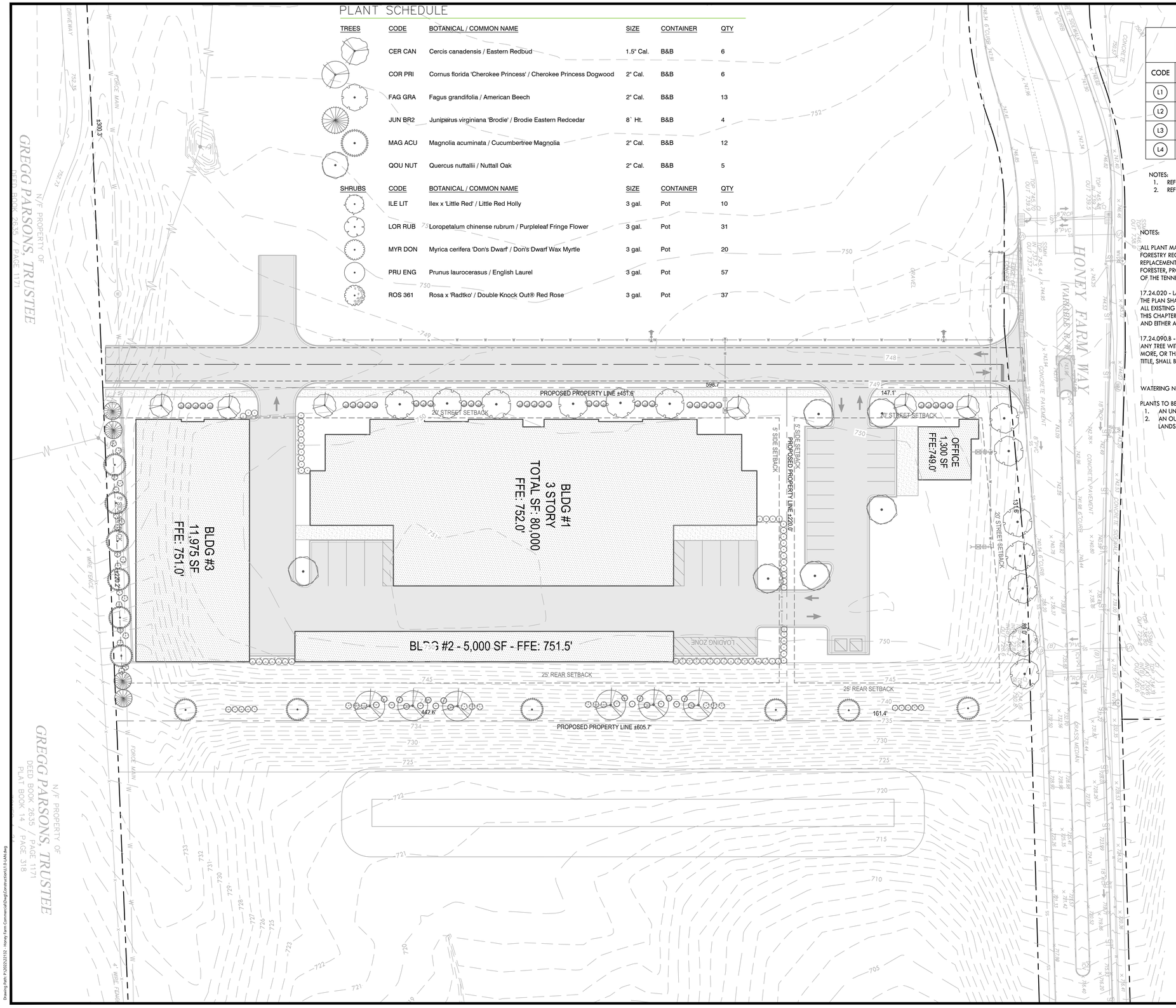
PLANT SCHEDULE

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 / Cucumbertree 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
L1	AREA TO BE SEEDED LAWN	AS NOTED
L2	AREA TO BE SODDED LAWN	AS NOTED
L3	PLANTING BED LIMITS	-
L4	IRRIGATION LIMITS	-

NOTES:
1. REFER TO SHEET L2.0 FOR ADDITIONAL NOTES.
2. 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.

17.24.090.8 - 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 SECTION17.40.450.B OF THIS TITLE, SHALL BE SURVEY LOCATED AND DEPICTED ON THE FINAL SITE PLAN.

WATERING NOTES:

PLANTS TO BE WATERED BY EITHER -
1. AN UNDERGROUND SPRINKLER SYSTEM;
2. 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.

0 10 20 30 60
GRAPHIC SCALE

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7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
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ENGINEERING CRUNK

BRADLEY M. LOCKE
REGISTERED
AGRICULTURE
COMMERCE
TENNESSEE No. 3102
LANDSCAPE ARCHITECT
11/21/22

HONEY FARM STORPLACE

COLUMBIA, TN

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No.	DATE

11/21/2022 22132

L1.0

LANDSCAPE PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\11.0 L1.0 LAN.dwg

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, CLODS, 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.

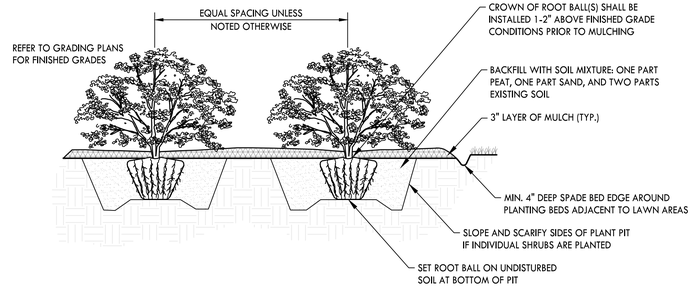
PLANT MAINTENANCE

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.

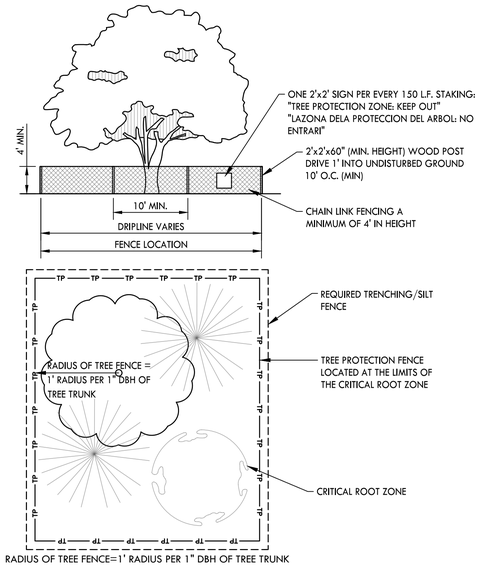
TREE PROTECTION

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.

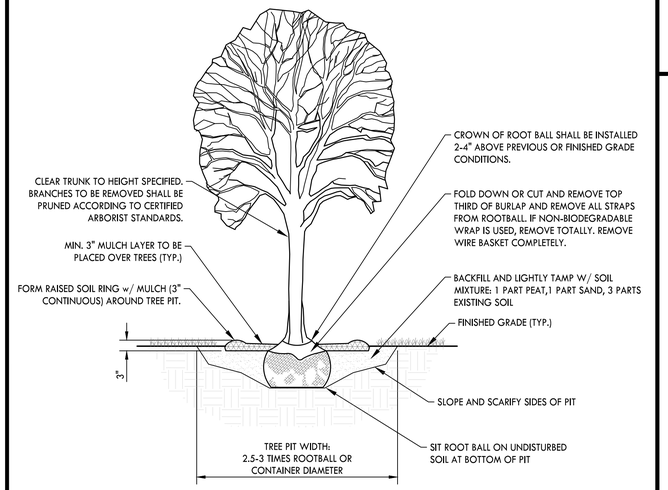
NOTES:
1. WHERE SHRUBS APPEAR IN BED AREA, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED AS INDICATED ON THE PLANS.
2. DO NOT PRUNE SHRUBS BEFORE ACCEPTANCE.
3. CAREFULLY REMOVE CONTAINER FROM ROOT BALL USED FOR SHRUB(S). ANY BROKEN OR CRUMBLING ROOT BALL(S) WILL BE REJECTED.
4. IF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



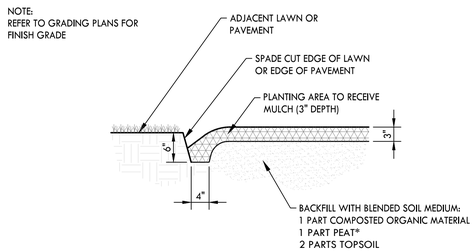
1 SHRUB PLANTING
NOT TO SCALE



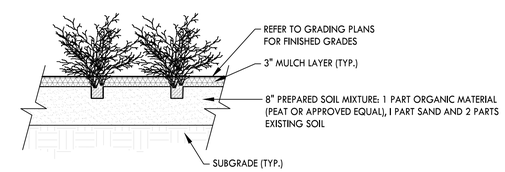
4 TREE PROTECTION
NOT TO SCALE



2 DECIDUOUS TREE PLANTING
NOT TO SCALE



5 SPADE BED EDGE
NOT TO SCALE



3 GROUNDCOVER PLANTING
NOT TO SCALE

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AGRICULTURE
COMMERCE
TENNESSEE No. 1043
LANDSCAPE ARCHITECT
11/21/22

HONEY FARM STORPLACE

COLUMBIA, TN

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LANDSCAPE BUFFER PLAN

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SITE PHOTOGRAPHS

5

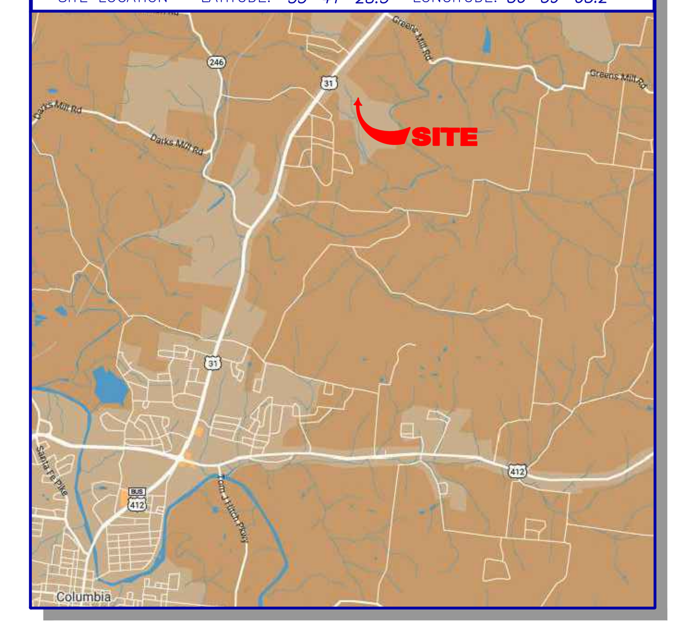
6

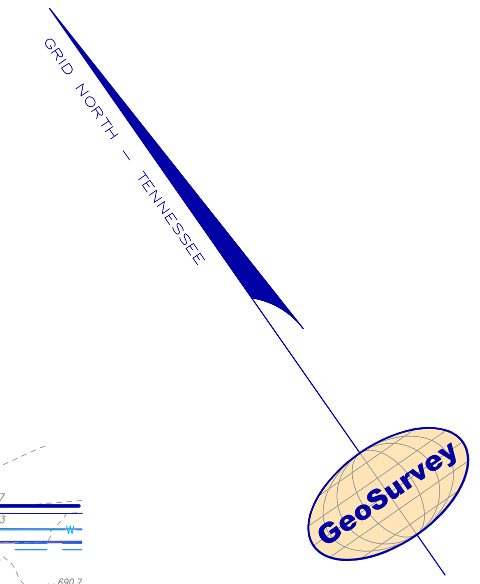
7

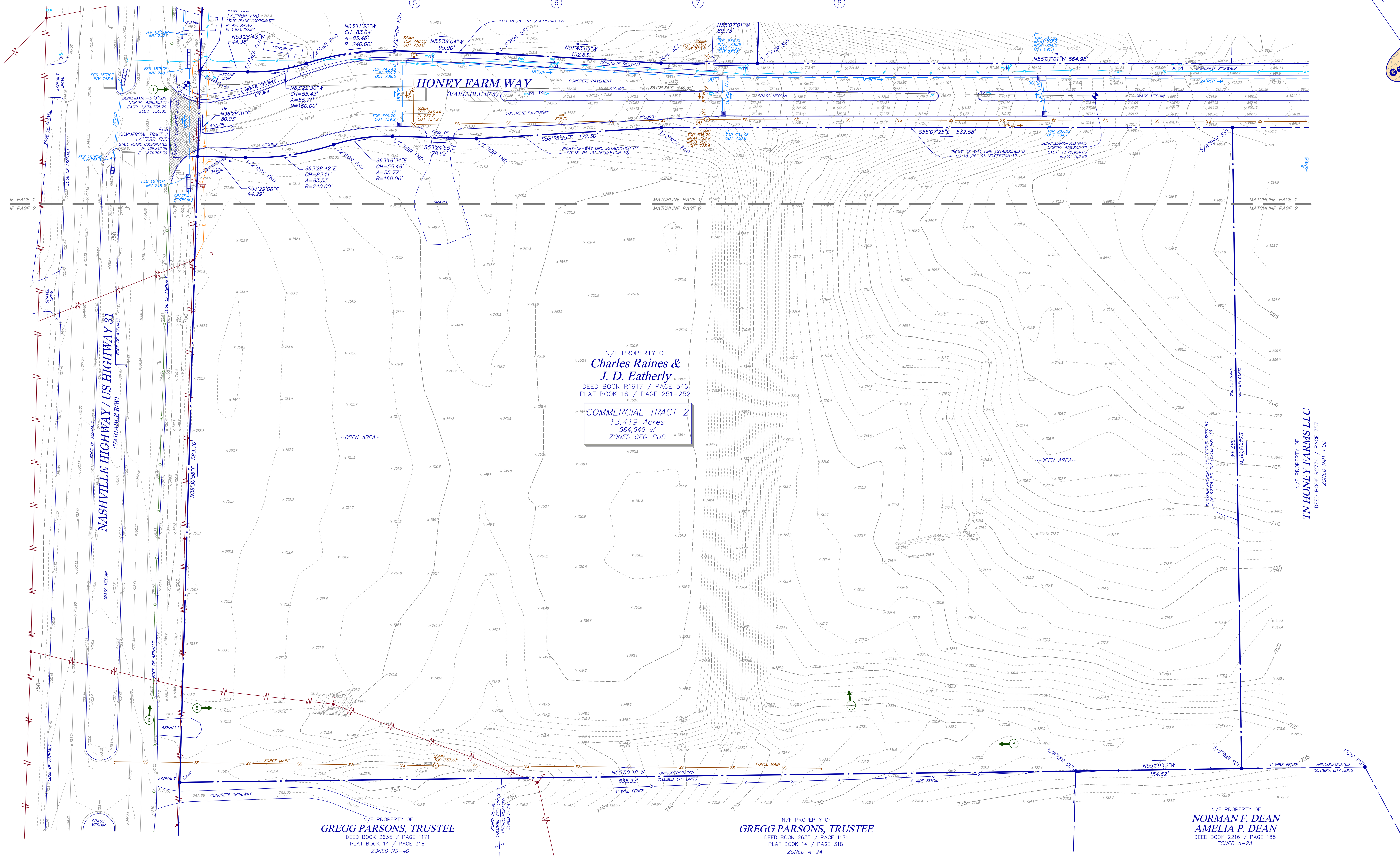
8

VICINITY MAP

SITE LOCATION – LATITUDE: 35° 41' 28.3" LONGITUDE: 86° 59' 08.2"







GRAPHIC SCALE

0 20 40 100 200

1"= 40'

UTILITY NOTE

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

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

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

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

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

IF YOU DIG

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

LEGEND

STANDARD ABBREVIATIONS

AC	AIR CONDITIONER
BH	BORE HOLE
BOS	BOTTOM OF STRUCTURE
BSL	BUILDING SETBACK LINE
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CMF	CONCRETE MONUMENT FND
CO	SANITARY CLEANOUT
CPED	COMMUNICATION PEDESTAL
CTP	CRIMPED TOP PIPE
DI	DROP INLET
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
FNC	FENCE
FND	FOUND
GM	GAS METER
INV	INVERT
JB	JUNCTION BOX
MH	MANHOLE
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
PM	POWER METER
PKS	PK NAIL SET
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RCP	REINFORCED CONCRETE PIPE
RBR	IRON REINFORCING BAR
RBS	5/8"RBR SET CAPPED LSF 621
SS	SANITARY SEWER
SWCB	SINGLE WING CATCH BASIN
TRANS	ELECTRIC TRANSFORMER

STANDARD SYMBOLS

- OVERHEAD TRAFFIC SIGNAL LIGHT
- POWER POLE
- GUY WIRE
- POWER LINE
- LP LIGHT POLE
- ELECTRIC TRANSFORMER
- WATER VAULT
- GV GAS VALVE
- GM GAS METER
- WV WATER VALVE
- WM WATER METER
- FIRE HYDRANT
- —E— UNDERGROUND ELECTRIC LINE
- —G— UNDERGROUND GAS LINE
- —CM— UNDERGROUND COMMUNICATION LINE
- —W— UNDERGROUND WATER LINE
- 1 PHOTO POSITION INDICATOR
- XX REGULAR PARKING SPACE COUNT
- HANDICAP PARKING SPACE
- TREE POSITION INDICATOR
- SIGN

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 southwesterly right–of–way line of Honey Farm Way South 53 degrees 29 minutes 06 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 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 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 25 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 departing 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 50 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.

SHEET 1 OF 2

GeoSurvey

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Marietta, Georgia 30062
Phone: (770) 795–9900
Fax: (770) 795–8880
www.geosurvey.com
EMAIL: info@geosurvey.com

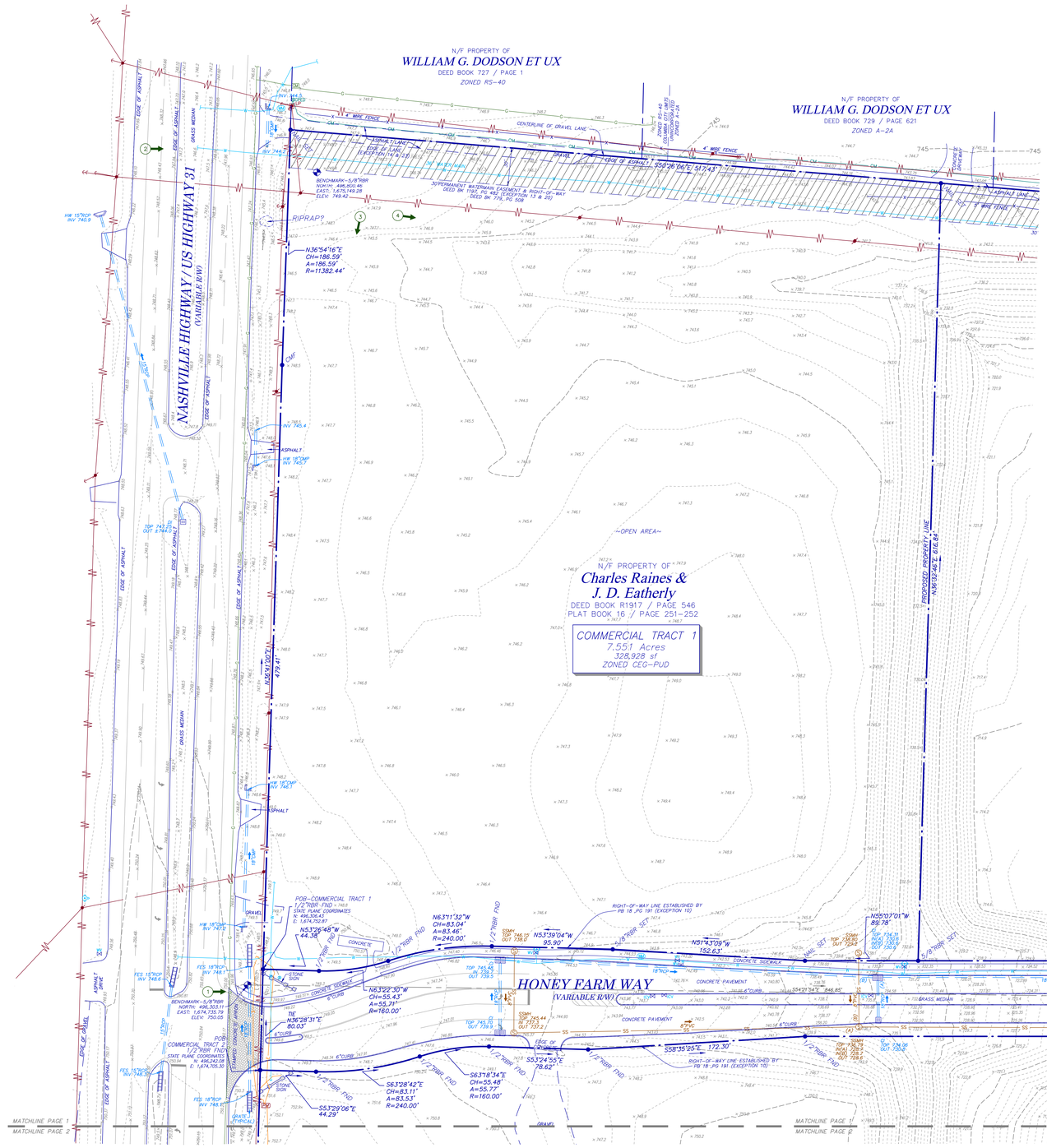
ALTA/NSPS LAND TITLE SURVEY

Honey Farm Commercial

FOR

Equitas Management Group, LLC
Fidelity National Title Insurance Company

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



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 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 50 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 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 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 1/2-inch rebar found; Thence North 53 degrees 26 minutes 48 seconds West for a distance of 44.38 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. 20220761CTN, EFFECTIVE DATE APRIL 12, 2022.

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

11. Applications for Greenbelt Assessment - Agricultural of record in Book R2179, Pages 777 and 778, in the Register's Office for Maury County, Tennessee.
NOT A SURVEY MATTER

12. Joint Driveway Agreement of record in Book 1370, Page 694, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT

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

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

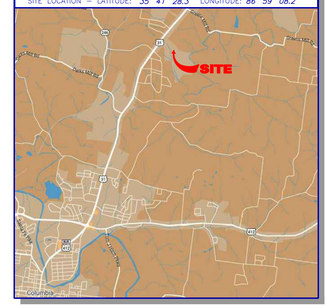
21. Honey Farm Homeowners Association, Inc., Charter of record in Book T, Page 366, and Quitclaim of common areas of record in Book R2083, page 11, in the Register's Office for Maury County, Tennessee.
DOES NOT AFFECT. REFERS TO HONEY FARM PHASE I

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' 28.3"* 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 47119C0285E, AND THE DATE OF SAID MAP IS 4/16/2007. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

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

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

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

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

A SUBDIVISION PLAT IS REQUIRED FOR THIS SITE.

SURVEY REFERENCES

1> *PLAT OF SURVEY FOR FIRST FARMERS AND MERCHANTS NATIONAL BANK (TRUST DEPARTMENT) OF GLEN H. STEVENSON, ESTATE, PREPARED BY EVERETT E. CAMPBELL, RLS #1488, AND RECORDED IN PLAT BOOK 16, PAGE 251, MAURY COUNTY RECORDS, MAY 6, 2006.*
2> *HONEY FARM PHASE 1, SECTION 1, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 18, PAGE 191, MAURY COUNTY RECORDS, NOVEMBER 25, 2008.*
3> *HONEY FARM PHASE 1, SECTION 2, PREPARED BY O'LEARY & ASSOCIATES LAND SURVEYING, RLS #1987, AND RECORDED IN PLAT BOOK 20, PAGE 157, MAURY COUNTY RECORDS, AUGUST 8, 2014.*
4> *HONEY FARM PHASE 1, SECTION 3, PREPARED BY WEBB ENGINEERING, RLS #2671, AND RECORDED IN PLAT BOOK 21, PAGE 109, MAURY COUNTY RECORDS, SEPTEMBER 28, 2016.*

SITE PHOTOGRAPHS

1 2 3 4

GRAPHIC SCALE

0 20 40 100 200

1" = 40'

CLOSURE STATEMENT

THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS COLLECTED USING A TRIMBLE "S" SERIES TOTAL STATION AND A TRIMBLE TSC SERIES DATA COLLECTOR. SAID TRAVERSE HAD A FIELD CLOSURE OF ONE FOOT IN 111,254', AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. ADDITIONAL FIELD DATA WAS COLLECTED UTILIZING A CARLSON BRX-7 GPS ROVER AND BASE UNIT THAT WAS CALIBRATED AND ORIENTED TO THE FIELD TRAVERSE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 214,161' FEET. JEM INIT.

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, ACOUSTIC AND PASSIVE FREQUENCIES TO DESIGNATE AND MARK BURIED UTILITIES ON THE SURFACE WITH PAINT AND FLAGS COVERING THE ENTIRE AREA OF THE PROJECT.

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

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

LEGEND

STANDARD ABBREVIATIONS		STANDARD SYMBOLS
AC	AIR CONDITIONER	OVERHEAD TRAFFIC SIGNAL LIGHT
BH	BORE HOLE	POWER POLE
BOS	BOTTTOM OF STRUCTURE	GUY WIRE
BSL	BUILDING SETBACK LINE	POWER LINE
CI	CURB INLET	LIGHT POLE
CMP	CORRUGATED METAL PIPE	
CMF	CONCRETE MONUMENT FND	ELECTRIC TRANSFORMER
CO	SANITARY CLEANOUT	
CPED	COMMUNICATION PEDESTAL	
CTP	CRIMPED TOP PIPE	WATER VAULT
DI	DROP INLET	
DIP	DUCTILE IRON PIPE	GAS VALVE
DWCB	DOUBLE WING CATCH BASIN	GAS METER
FNC	FENCE	WATER VALVE
FND	FOUND	WATER METER
GM	GAS METER	FIRE HYDRANT
INV	INVERT	
JB	JUNCTION BOX	UNDERGROUND ELECTRIC LINE
MH	MANHOLE	UNDERGROUND GAS LINE
OCS	OUTLET CONTROL STRUCTURE	UNDERGROUND COMMUNICATION LINE
OTP	OPEN TOP PIPE	UNDERGROUND WATER LINE
PM	POWER METER	
PKS	PK NAIL SET	PHOTO POSITION INDICATOR
POB	POINT OF BEGINNING	
POC	POINT OF COMMENCEMENT	
RCP	REINFORCED CONCRETE PIPE	REGULAR PARKING SPACE COUNT
RBR	IRON REINFORCING BAR	
RBS	5/8"RBR SET CAPPED LSF 621	HANDICAP PARKING SPACE
SS	SANITARY SEWER	TREE POSITION INDICATOR
SWCB	SINGLE WING CATCH BASIN	SIGN
TRANS	ELECTRIC TRANSFORMER	

GRID NORTH - TENNESSEE

GeoSurvey

SHEET 2 OF 2

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ALTA/NSPS LAND TITLE SURVEY

Honey Farm Commercial

FOR

Equitas Management Group, LLC
Fidelity National Title Insurance Company

GS JOB NO:	20227361	DRAWING SCALE:	1"= 40'
FIELD WORK:	ZM	CITY:	COLUMBIA
PROJ MGR:	JEM	COUNTY:	MAURY
REVIEWED:	TDT	STATE:	TENNESSEE
DWG FILE:	20227361-03.dwg	CIVIL DISTRICT:	3RD

SURVEY DATE: 6-23-2022

REVISIONS (SEE GENERAL NOTES)

No.	Date	Description

CITY OF COLUMBIA
TENNESSEE

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.

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

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.

CPWS

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 E English

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

cc: Jonathan Hardin, CPWS
File 22-063

Bowman

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 or 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 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.*

   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

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

DocuSign Envelope ID: 564AA523-24D2-4BFD-A0C1-7288E301C315

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:
EE7D350B4FB1405...
Charles Raines

DocuSigned by:
199BBE6595DC433...
Sandra Cantrell, Executor of the Estate of J.D. Eatherly

PURCHASER:

Equitas Management Group, LLC

By: DocuSigned by:
Drew Smith
B2FFACD5161E458...
Drew Smith
Senior Vice President

DocuSign Envelope ID: 81CA3CAF-74E2-4AE9-A52F-0FBFB1522556

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	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	*Pre-application meetings are scheduled for Wednesdays.*

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
❑ Annexation ❑ Rezoning ❑ Preliminary Plat ❑ Final Plat ❑ PUD Preliminary Master Plan ■ PUD Final Site Plan ❑ Multi-Family Site Plan ❑ Other: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ❑ Written Legal Description copy ■ Requested Zone Listed ■ Compliance with Comprehensive Plan ❑ Annexation Permission Form ■ Plans and/or Plats conforming to City standards with check list completed ■ Columbia Water System Availability Letter **Plats/PUDs:** ■ Project Name (include Sections & Phases) 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	Adam Crunk	11-11-2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
Sandra Cantrell, Executor of the Estate of J.D. Eatherly	DocuSigned by: 7D94FBD5C25741C...	11/16/2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE
Charles Raines	DocuSigned by: Charles Raines 4312D70CA806410...	11/16/2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

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 DESCRPTION: (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.

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.

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FAX: (931) 560-1541

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	ARDEN Village Drive		
	TAX MAP: 51	GROUP: —	PARCEL: 2
SUMMARY OF NATURE OF REQUEST AND WORK	Revision to Building "A" AREA II CHange in use From OFFICE/RESTAURANT/Retail To Residential / OFFICE / Retail		

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

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

Rev. 4/14/2022

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

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

APPLICANT

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

NAME	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-tn.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		Oct 12, 2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
David McGowan		10/14/22
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

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

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Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Arden 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.

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Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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

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PUD Specific Items

- ☐ 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

N/A

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:

Gary M. Batson	Gary M Batson	10/13/22
Print Name	Signature	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, CHEIF ENGINEER

WATER & SANITARY SEWER:

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

NATURAL GAS:

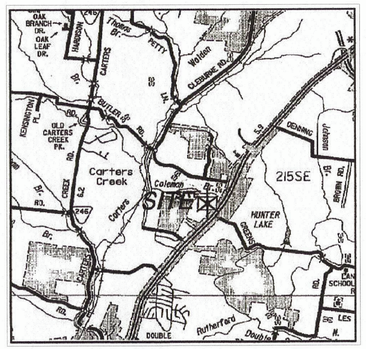
UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(913) 388-9135
CONTACT: TIM BROWN

TELEPHONE:

BELLSOUTH

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

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



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

BATSON & ASSOCIATES
Civil Engineering Consultants

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

ISSUE DATE:
REVISED:

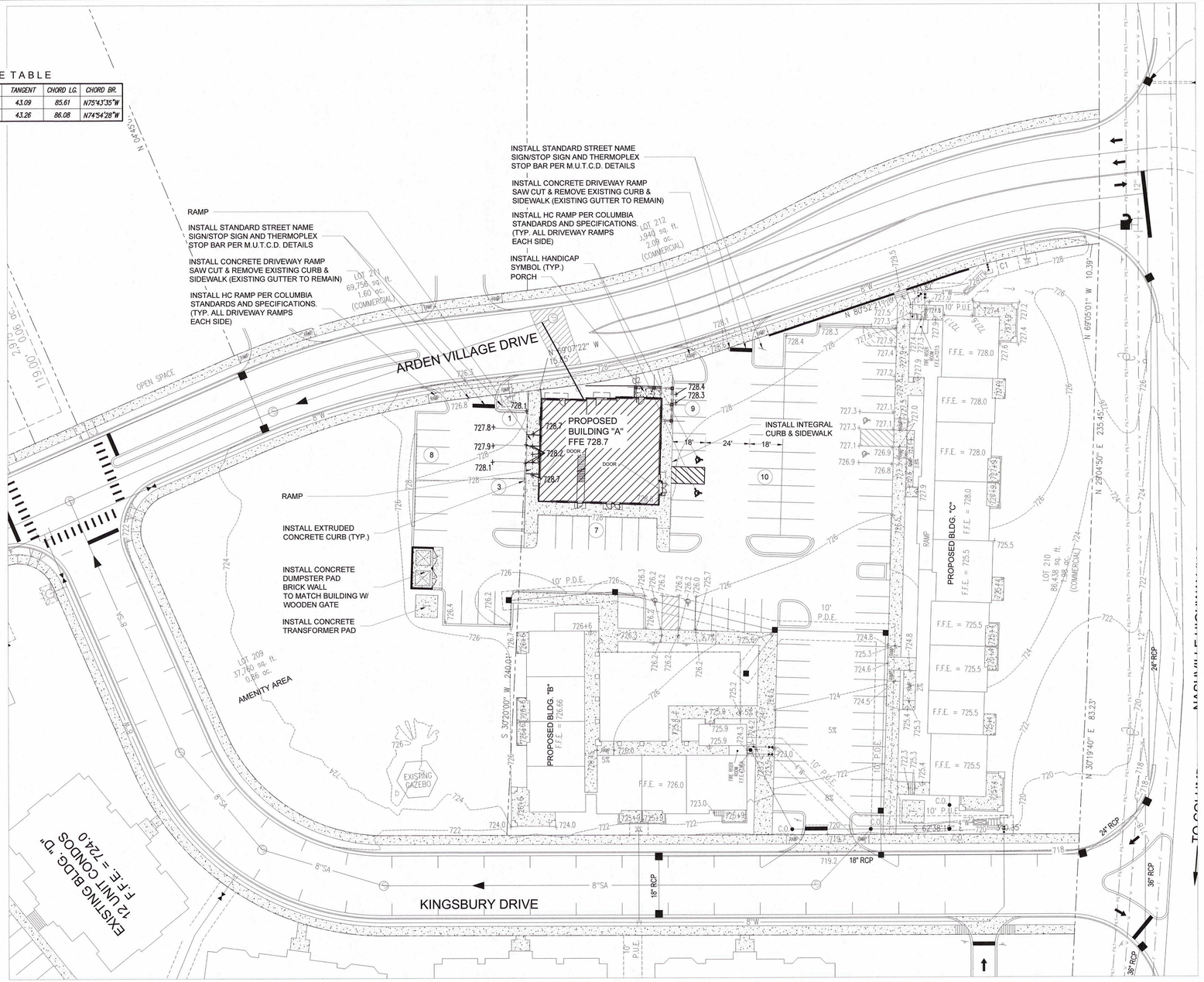
SHEET INDEX

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

BUILDING "B"	BUILDING "C"
APARTMENT UNIT NUMBERS PLAN	APARTMENT UNIT NUMBERS PLAN
AG04 UNIT MATRIX AND ADDRESSING PLAN	AG04 UNIT MATRIX AND ADDRESSING PLAN
FIRE SPRINKLER PLANS	FIRE SPRINKLER PLANS
FP001 COVER SHEET	FP001 COVER SHEET
FP100 SITE PLAN	FP100 SITE PLAN
FP101 FIRST FLOOR PLAN	FP101 FIRST FLOOR PLAN
FP102 SECOND FLOOR PLAN	FP102 SECOND FLOOR PLAN
FP103 THIRD FLOOR PLAN	FP103 THIRD FLOOR PLAN
FP501 DETAILS	FP501 DETAILS
FP502 DETAILS	FP502 DETAILS
FIRE ALARM PLANS	FIRE ALARM PLANS
E001 COVER SHEET	E001 COVER SHEET
E002 SPECIFICATIONS	E002 SPECIFICATIONS
E003 SPECIFICATIONS	E003 SPECIFICATIONS
E100 SITE PLAN	E100 SITE PLAN
E101 FIRST FLOOR PLAN – POWER & SYSTEMS	E101 FIRST FLOOR PLAN – POWER & SYSTEMS
E102 SECOND FLOOR PLAN – POWER & SYSTEMS	E102 SECOND FLOOR PLAN – POWER & SYSTEMS
E103 THIRD FLOOR PLAN – POWER & SYSTEMS	E103 THIRD FLOOR PLAN – POWER & SYSTEMS
E104 ROOF PLAN – POWER & SYSTEMS	E104 ROOF PLAN – POWER & SYSTEMS
E201 FIRST FLOOR PLAN – LIGHTING	E201 FIRST FLOOR PLAN – LIGHTING
E202 SECOND FLOOR PLAN – LIGHTING	E202 SECOND FLOOR PLAN – LIGHTING
E203 THIRD FLOOR PLAN – LIGHTING	E203 THIRD FLOOR PLAN – LIGHTING
E401 ENLARGED UNIT PLANS	E401 ENLARGED UNIT PLANS
E501 DETAILS	E501 DETAILS
E502 DETAILS	E502 DETAILS
E601 DIAGRAMS & SCHEDULES	E601 DIAGRAMS & SCHEDULES
E602 DIAGRAMS & SCHEDULES	E602 DIAGRAMS & SCHEDULES
E603 SCHEDULES	E603 SCHEDULES

CURVE TABLE

C #	DELTA	RADIUS	LENGTH	TANGENT	CHORD LG.	CHORD BR.
C1	13°17'10"	370.00	85.80	43.09	85.61	N75°43'35"W
C2	11°34'11"	427.00	86.22	43.26	86.08	N74°54'28"W



GENERAL SITE NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE-OF-CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, PORCHES, RAMPS, SIDEWALKS, AND PRECISE BUILDING DIMENSIONS.
3. ALL CURB RETURN RADII TO BE A MINIMUM OF 3 FEET UNLESS NOTED OTHERWISE HEREON.
4. 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.
5. 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
6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK/PAVEMENT
- (24) INDICATES NUMBER OF PARKING SPACES IN ROW
- (2 / C-4) DETAIL "2" ON SHEET "C-4"
- SSWL 4" SINGLE SOLID WHITE LINE

LAYOUT PLAN
SCALE: 1" = 30'
NORTH
0 15 30 60 90

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

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batsonengineering@comcast.net

GARRY M. BATSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
CONSERVE
NO. 20373
STATE OF TENNESSEE

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

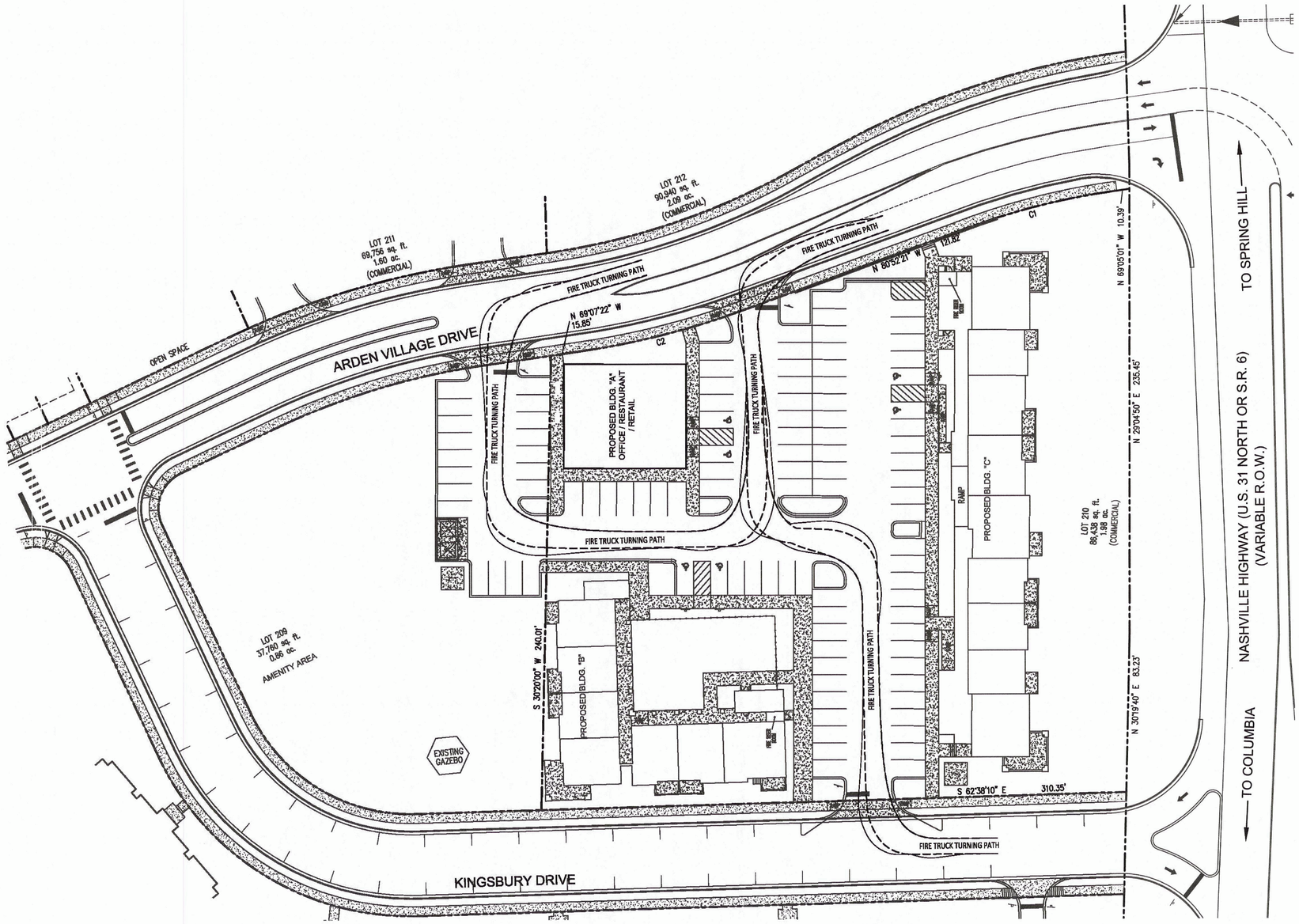
DESCRIPTION	DATE

PROJECT NO. –
DATE
DRAWN BY BH
CHECKED BY

LAYOUT PLAN

C-1

SHEET 1 OF –



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

N

0 30 60 90
SCALE : 1" = 30'

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Civil Engineering Consultants

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

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"

LOTS 209 & 210
COLUMBIA, TN

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

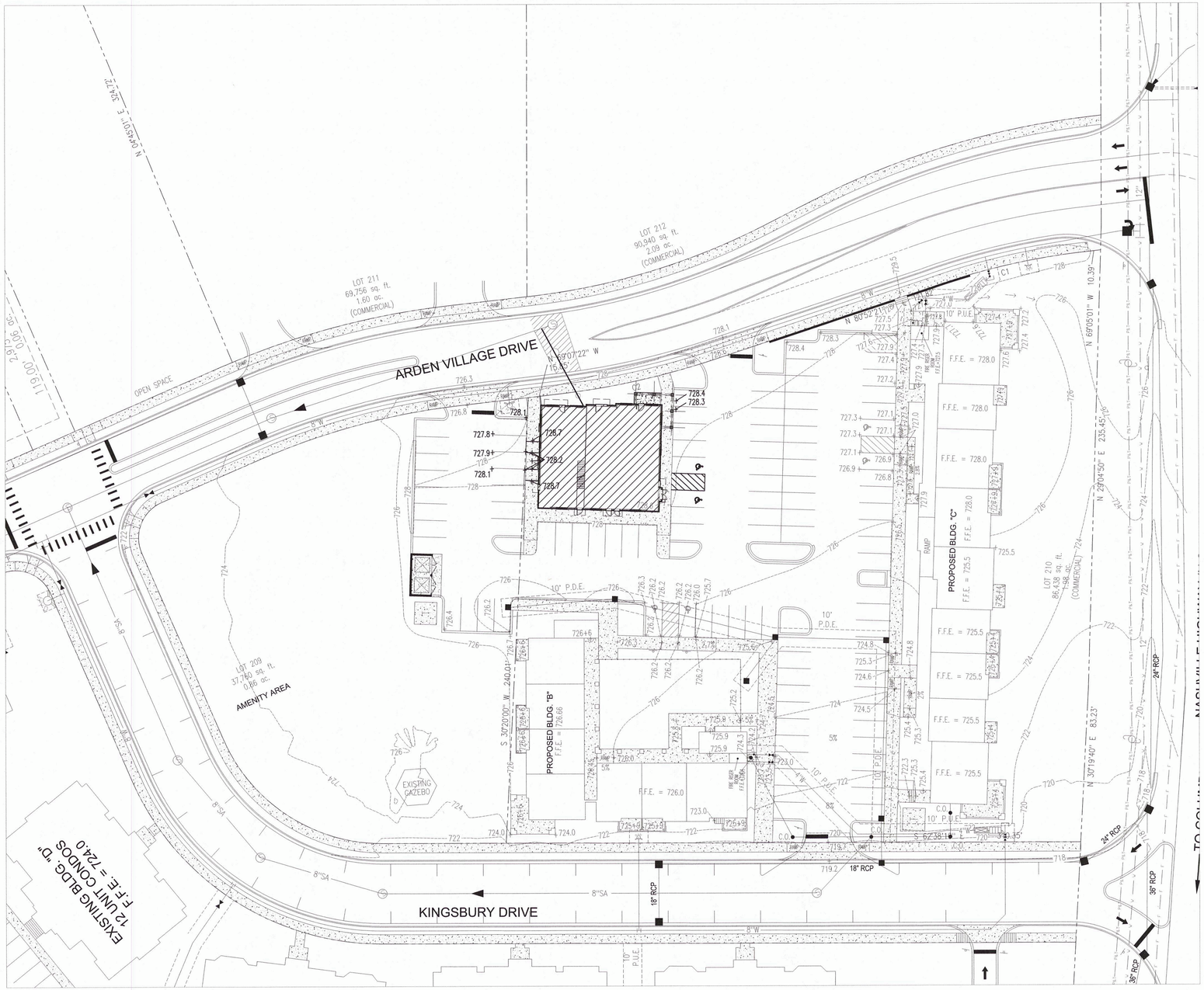
DESCRIPTION	DATE

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

AUTOTURN PLAN

C-2

SHEET 2 OF 11



GENERAL GRADING AND EROSION CONTROL NOTES

1. ALL SLOPES TO BE 3:1 OR FLATTER UNLESS NOTED OTHERWISE HEREON. ALL SLOPES STEEPER THAN 3:1 WILL REQUIRE PERMANENT GEOTEXTILE STABILIZATION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PROPOSED.
9. 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)
10. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
11. MULCH AND SEED ALL GRADED AREAS AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
12. CONSTRUCT ALL SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
13. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.
14. 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.
15. REMOVE ALL TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY ONCE A HEARTY SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON THE SITE.
16. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
17. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
18. FILL MATERIAL, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.

GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

NORTH

0 15 30 60 90

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batsonengineering@comcast.net

HARRY M. BATSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 20319
STATE OF TENNESSEE
9/22

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

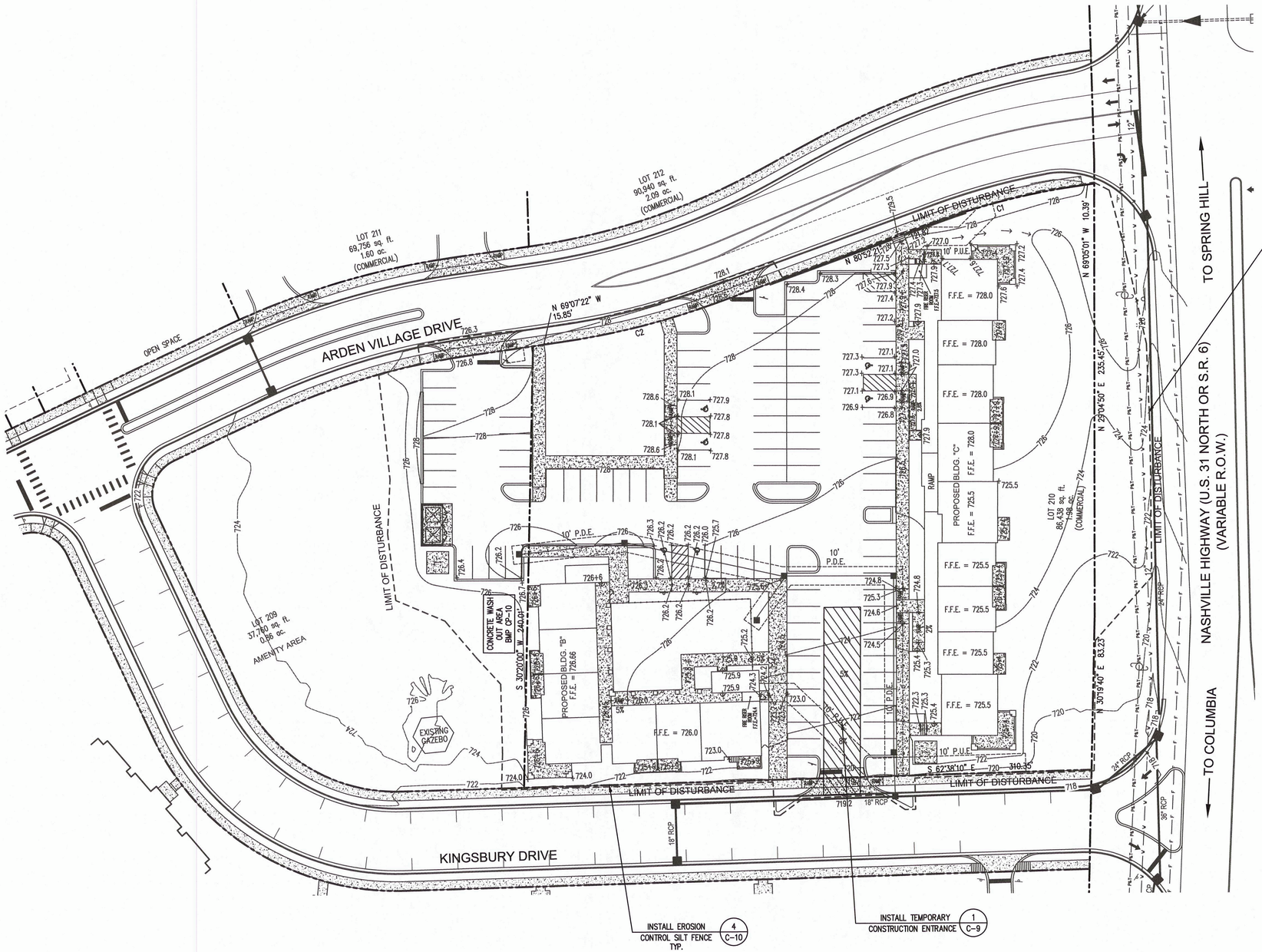
DESCRIPTION	DATE

PROJECT NO. –
DATE
DRAWN BY BH
CHECKED BY

GRADING & DRAINAGE PLAN

C-3

SHEET 1 OF –



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.

LEGEND

—SF—SF— 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

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"

LOTS 209 & 210
COLUMBIA, TN

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

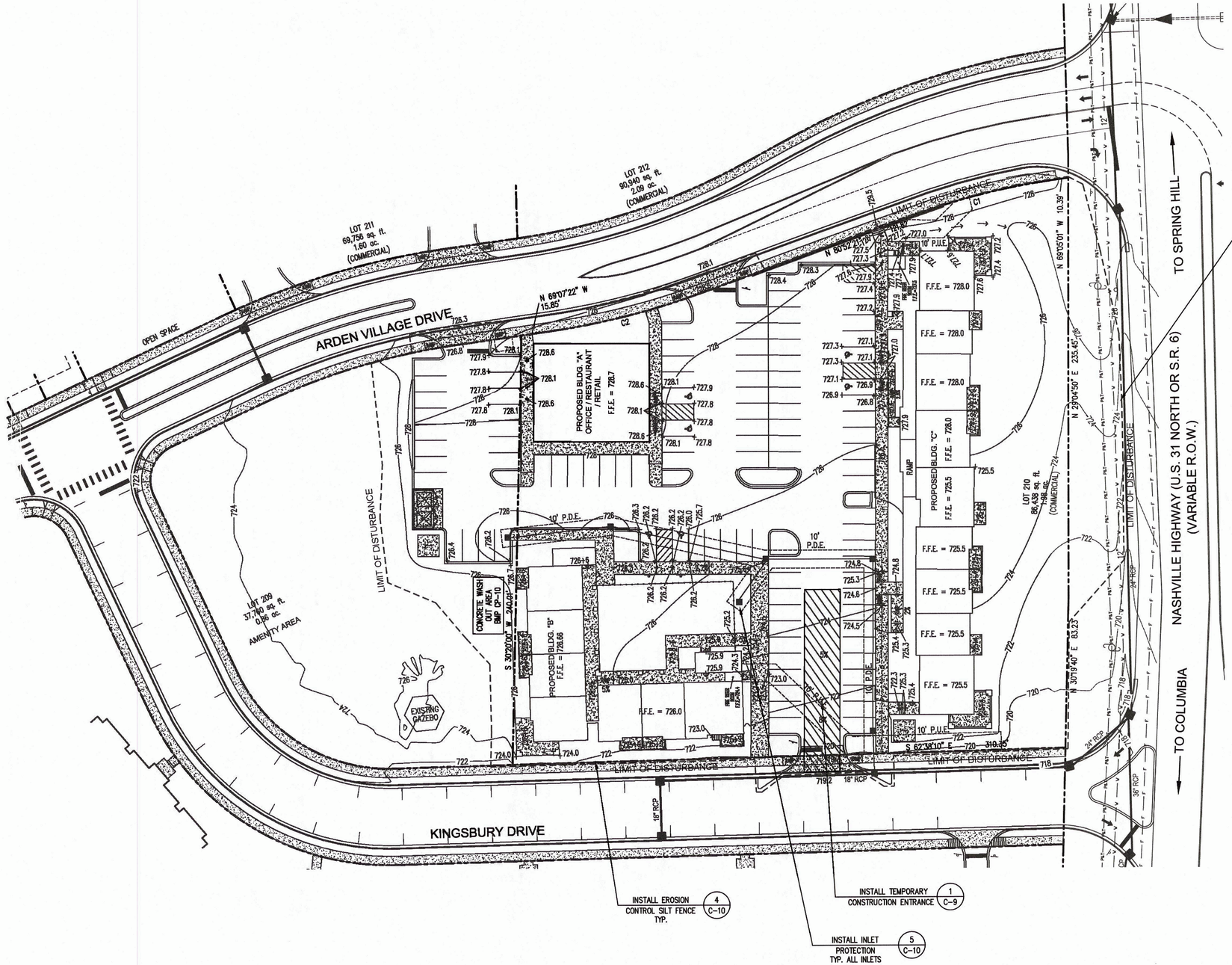
DESCRIPTION	DATE

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

SCALE : 1" = 30'

DURING CONSTRUCTION ESPC

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

THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5 YR, 24 HOUR STORM EVENT

THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON P.E. AND LEVEL I 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.

BATSON & ASSOCIATES
Civil Engineering Consultants

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

GARRY M. BATSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 20373
STATE OF TENNESSEE

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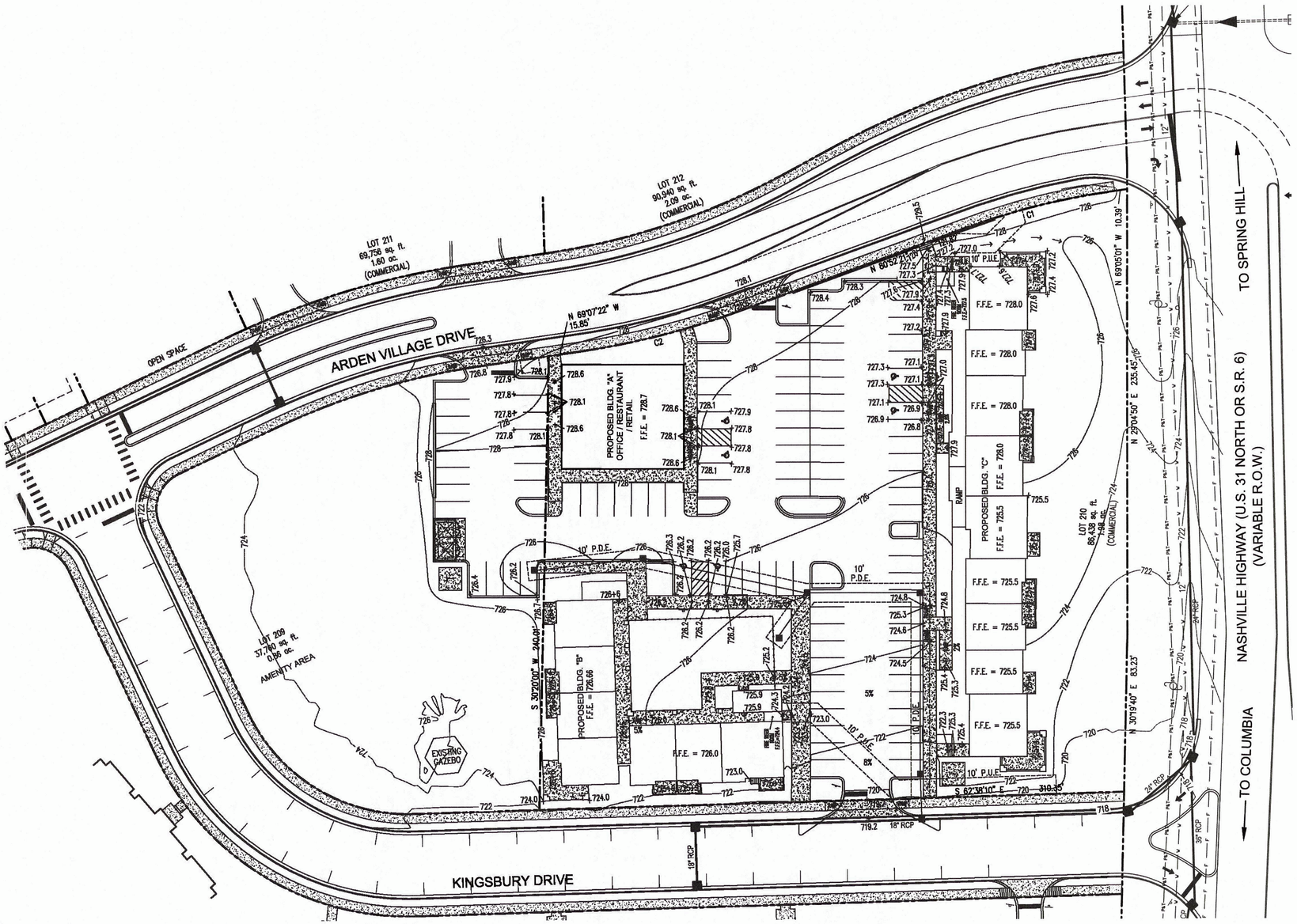
S.W.P.P.P.
STAGE 2
PLAN

C-5

SHEET 5 OF 11



POST CONSTRUCTION ESPC

REMOVE ALL SILT FENCE

REMOVE & CLEANOUT CONCRETE WASH OUT AREA

REMOVE TEMPORARY CONSTRUCTION ENTRANCE

INSURE ALL WATER QUALITY STRUCTURES ARE PROPERLY INSTALLED

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

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

LEGEND

700 — PROPOSED CONTOUR LINE AND ELEVATION

700+0 SPOT ELEVATION

0 30 60 90

SCALE : 1" = 30'

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BRENTWOOD, TENNESSEE 37027
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BARRY M. BATSON
REGISTERED LANDSCAPE ARCHITECT
AGRICULTURE
COMMISSION NO. 20313
STATE OF TENNESSEE

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"

LOTS 209 & 210

COLUMBIA, TN

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

DESCRIPTION	DATE

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DATE	-
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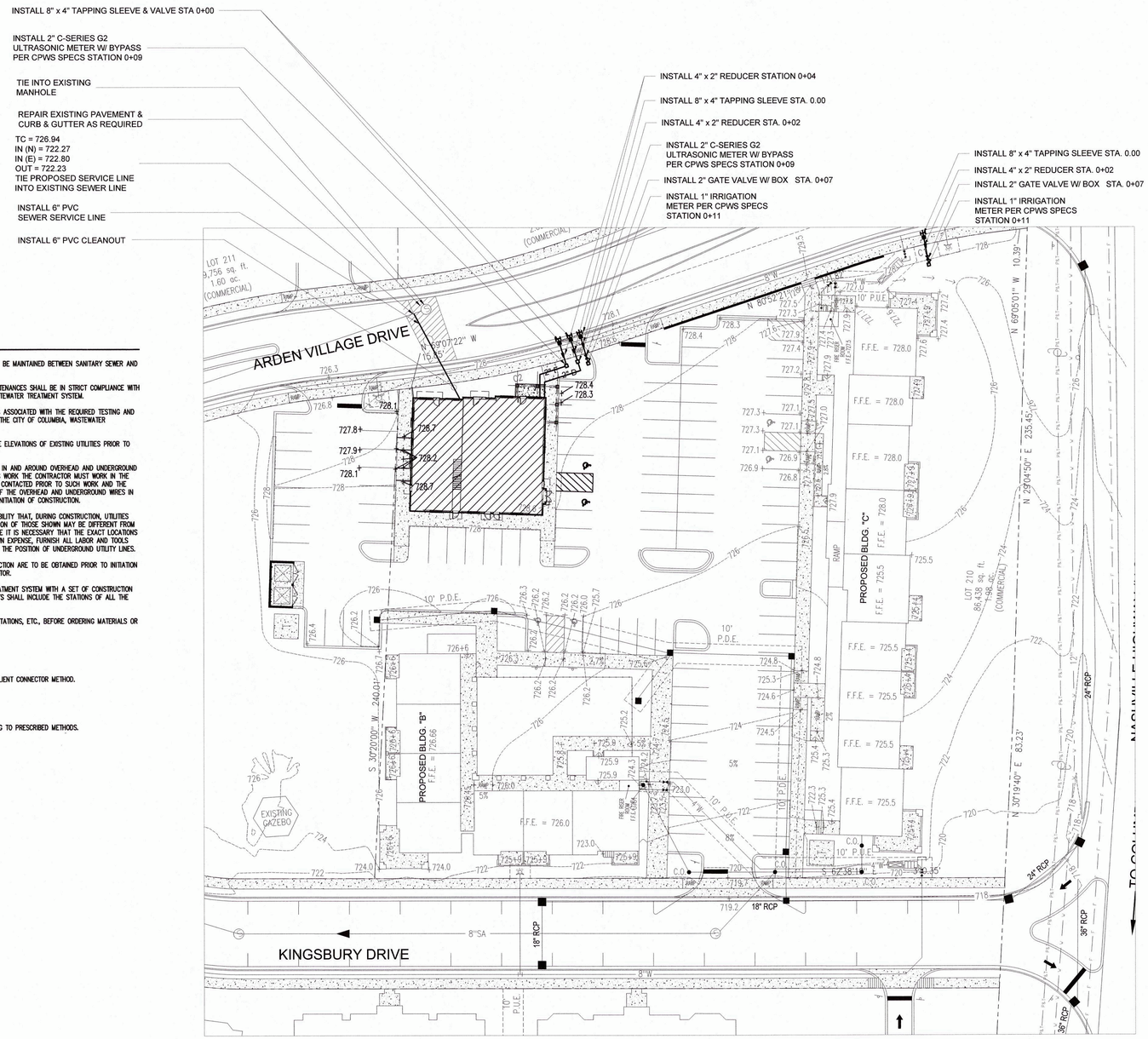
CHECKED BY	GMB

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

C-6

SHEET 6 OF 11



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 CUT SHEETS PRIOR TO THE PRECONSTRUCTION MEETING AND THE CUT 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 52 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.

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 THROUGH 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 KNOW 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) 388-4833
CONTACT: BILL JACKSON, CHEIF 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, TENNESSE 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

LEGEND

- TAPPING SLEEVE AND VALVE (SEE PLAN FOR SIZE)
- GATE VALVE (SEE PLAN FOR SIZE)
- REDUCER (SEE PLAN FOR SIZE)
- 2"DW — PROPOSED DOMESTIC WATER LINE
- 8"SA — 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
0 15 30 60 90

BATSON & ASSOCIATES
Civil Engineering Consultants

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

GARRY M. BATSON — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — NO. 20373 — STATE OF TENNESSEE — 9/22

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

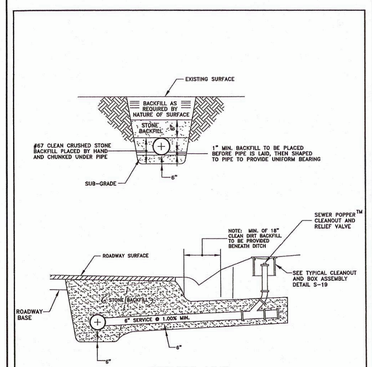
DESCRIPTION	DATE

PROJECT NO. –
DATE
DRAWN BY BH
CHECKED BY

UTILITY PLAN

C-7

SHEET 1 OF –

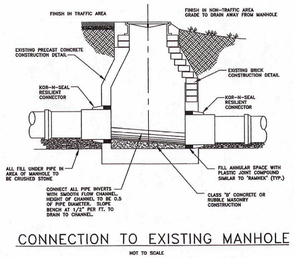


SERVICE LINE

NOT TO SCALE

COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S4

WMF# 03171



CONNECTION TO EXISTING MANHOLE

NOT TO SCALE

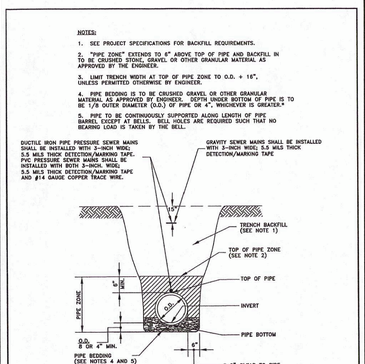
NOTE: THE CONTRACTOR SHALL NOT CONNECT TO EXISTING MANHOLE UNTIL ALL NEW SEWAGE FACILITIES HAVE BEEN INSTALLED, TESTED AND RELEASED FOR SERVICE.

COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S5

WMF# 03171

NOTES:

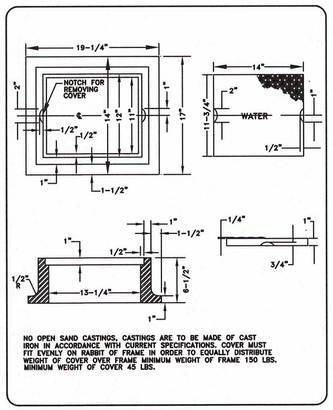
1. SEE PROJECT SPECIFICATIONS FOR BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 6" ABOVE TOP OF PIPE AND BACKFILL IN TO BE CRUSHED STONE, GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY THE ENGINEER.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO O.D. + 16", UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. PIPE BEDDING IS TO BE CRUSHED GRAVEL OR OTHER GRANULAR MATERIAL PLACED IN THE BOTTOM OF TRENCH SUCH THAT BOTTOM OF PIPE IS TO BE 1/8 OUTER DIAMETER (O.D.) OF PIPE OR 4", WHICHEVER IS GREATER.
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELLS. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.



TYPICAL SEWER INSTALLATION

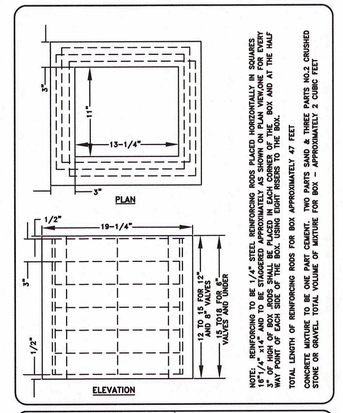
COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S1

WMF# 03171



NO OPEN SAND CASTINGS. CASTINGS ARE TO BE MADE OF CAST IRON IN ACCORDANCE WITH CURRENT SPECIFICATIONS. COVER MUST FIT EVENLY ON RABBIT OF FRAME IN ORDER TO EQUALLY DISTRIBUTE WEIGHT OF COVER OVER FRAME MINIMUM WEIGHT OF FRAME 150 LBS. MINIMUM WEIGHT OF COVER 45 LBS.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	(SMALL SIZE) CAST IRON VALVE BOX FRAME AND COVER	
NOT TO SCALE	DATE: 3/30/95	DWG. NO. WDET001

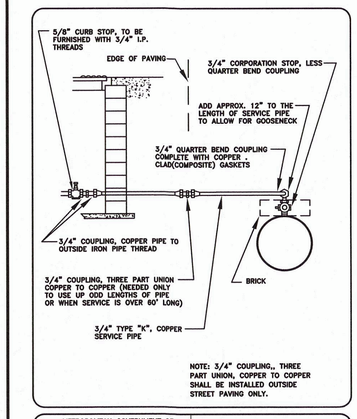


NOTE: REINFORCING TO BE 1/4" STEEL REINFORCING RODS PLACED HORIZONTALLY IN SQUARES 16"(+/-)" x14" AND TO BE STAGGERED APPROXIMATELY AS SHOWN ON PLAN VIEW,ONE FOR EVERY 3/4" OF INCH OF BOX. RODS SHALL BE PLACED IN EACH CORNER OF THE BOX AND AT THE HALF WAY POINT ON EACH SIDE OF THE BOX.

TOTAL LENGTH OF REINFORCING RODS FOR BOX APPROXIMATELY 47 FEET

CONCRETE MIXTURE TO BE ONE PART CEMENT, TWO PARTS SAND & THREE PARTS NO.2 CRUSHED STONE OR GRAVEL. TOTAL VOLUME OF MIXTURE FOR BOX = APPROXIMATELY 2 CUBIC FEET

METROPOLITAN DEPARTMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	STANDARD CONCRETE VALVE BOX	
NOT TO SCALE	DATE: 4/19/95	DWG. NO. WDET012



NOTE: 3/4" COUPLING,, THREE PART UNION, COPPER TO COPPER SHALL BE INSTALLED OUTSIDE STREET PAVING ONLY.

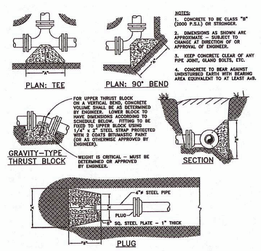
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	SERVICE LINE DETAIL	
NOT TO SCALE	DATE: 4/17/95	DWG. NO. WDET011

TYPICAL CLEANOUT ASSEMBLY

NOT TO SCALE

COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S19

WMF# 03171



NOTES:

1. CONCRETE TO BE CLASS "B" (3000 P.S.I) BY STRANGER.
2. DIMENSIONS AS SHOWN ARE APPROXIMATE - SUBJECT TO CHANGE AT DIRECTION OF OR APPROVAL OF ENGINEER.
3. KEEP CONCRETE CLEAR OF ANY PIPE JOINT, CLASS BOLTS, ETC.
4. CONCRETE TO BEAR AGAINST UNDISTURBED EARTH OVER FULL AREA EQUIVALENT TO AT LEAST PVC.

FOR UPPER THRUST BLOCK CONCRETE SHALL BE PLACED AROUND ELBOW SHALL BE AS DETERMINED BY ENGINEER. LOWER BLOCK TO BE PLACED BEHIND AND BELOW ELBOW AS SHOWN BELOW. FITTING TO BE FIXED TO UPPER BLOCK USING 3/4" DIA. STEEL RODS PROJECTED INTO 2 COATS BITUMINOUS PAINT (OR AS OTHERWISE APPROVED BY ENGINEER).

WEIGHT IS CRITICAL - MUST BE DETERMINED OR APPROVED BY ENGINEER.

SCHEDULE OF MINIMUM BEARING AREA REQUIRED

BASED ON 200 PSI VERTICAL PRESSURE AND 4000 PSF SOIL BEARING CAPACITY

PIPE SIZE	TEE OR DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	1.0	1.5	1.0	1.0	1.0
6"	2.5	3.0	2.0	1.0	1.0
8"	4.0	5.5	3.0	1.5	1.0
10"	6.0	8.5	4.5	2.5	1.5
12"	8.5	12.0	6.5	3.0	2.0
14"	12.0	21.0	11.5	6.0	3.0
16"	20.0	27.5	15.0	8.0	4.0
20"	24.0	33.5	18.5	8.5	5.0
24"	34.0	48.0	26.0	13.5	7.0
30"	53.5	76.5	41.0	21.0	10.0
36"	76.5	110.0	59.0	30.5	17.5

VALUES ARE TABULATED IN SQUARE FEET

*Engineer to confirm exact required dimensions before construction of the Thrust Block. Bearing Area (square feet) = 4(Dw) x 4(Dw)

CONCRETE THRUST BLOCK DETAILS

FOR BOTH WATER AND FORCE MAINS

COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S15

WMF# 03171

PIV (POST INDICATOR VALVE) DETAIL

N.T.S.

ENCLOSURE MODEL: 300-AL

JOB: ----

DRAWN BY: GP | SCALE: NONE | DATE: 7/11/17

SAFE-T-COVER — ENCLOSURES DESIGNED FOR THE WORLD'S WATER SYSTEMS™

4" WATTS 957 NRS12

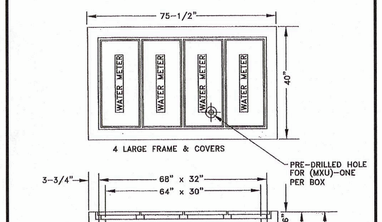
SHEET 1 OF 1

6. MODEL 300-AL ENCLOSURE
7. ENCLOSURE DIMENSIONS: 22"W X 72"L X 38"H
8. CONCRETE PAD IS 36"W x 86"L
9. BFP - 4" WATTS 957 RPZ NRS

1. DRAWING NOT TO SCALE
2. UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN INCHES. (GASKETS INCLUDED)
3. ALL DIMENSIONS +/- 1/2".
4. WALL AND INSULATION THICKNESS IS 3".
5. ROOF AND INSULATION THICKNESS IS 3".

CONFIDENTIAL: THIS DRAWING IS INTENDED FOR USE ONLY BY THOSE AUTHORIZED TO RECEIVE IT. DISSEMINATION, DISTRIBUTION OR COPY OF THIS INFORMATION IS STRICTLY PROHIBITED. US PATENT 5,609,784

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	FIRE HYDRANT INSTALLATION	
NOT TO SCALE	DATE: 4/3/95	DWG. NO. WDET005



CONCRETE: 4500 PSI @ 28 DAYS
REINFORCED WITH #4 BARS

RADIO READ UNIT (MXU) TO BE INSTALLED ON SERVICE LINES AS INDICATED BY METRO WATER SERVICES PERMIT OFFICE.
REFERENCE DETAIL WDET015A OR WDET015C FOR LARGE METER FRAME & COVER RADIO READ UNIT (MXU) MOUNTING LOCATION.

MXU TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS.

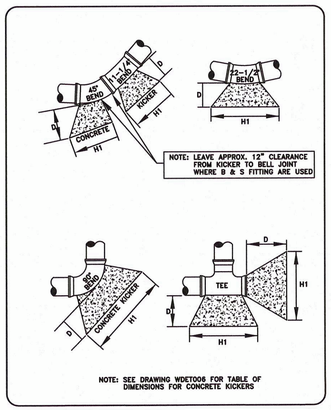
TABLE OF DIMENSIONS FOR CONCRETE KICKERS

SIZE OF PIPE (In.)		2" & 2-1/2"	3" & 4"	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
90° BENDS	H1	18"	24"	24"	36"	48"	54"	66"					
	H2	10"	12"	16"	18"	24"	30"	34"	36"	38"	42"	52"	58"
	V	12"	12"	18"	18"	18"	24"	36"					
	D	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"	24"
	CU. FT.	1.90	2.25	3.50	5.05	7.15	13.40	22.50					
45° BENDS	H1	18"	24"	30"	39"	54"	54"	69"					
	H2	10"	12"	16"	18"	32"	32"	48"	48"	48"	60"	72"	96"
	V	12	12"	18"	24"	24"	36"	48"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	CU. FT.	1.90	2.25	4.05	7.30	10.25	18.15	29.00					
22-1/2° BENDS	H1	18"	18"	24"	30"	24"	42"	48"					
	H2	6"	8"	10"	11"	18"	18"	30"	30"	40"	48"	48"	72"
	V	12"	12"	16"	18"	21"	24"	36"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	CU. FT.	1.50	1.60	3.20	3.95	4.60	9.60	17.00					
11-1/4° BENDS	H1	18"	18"	24"	24"	24"	24"	36"					
	H2	6"	8"	10"	11"	18"	18"	30"	30"	36"	42"	48"	72"
	V	12"	12"	16"	18"	21"	24"	27"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	CU. FT.	1.50	1.60	3.20	3.40	4.60	6.80	11.80					
11-1/4° BENDS	H1	18"	18"	24"	24"	24"	24"	27"					
	H2	6"	8"	10"	11"	18"	18"	24"	30"	40"	42"	48"	48"
	V	12"	12"	16"	16"	21"	21"	27"					
	D	18"	18"	18"	18"	18"	24"	24"					
	CU. FT.	1.50	1.60	3.20	3.40	4.60	6.10	9.10					

NOTE:
CONCRETE USED FOR BLOCKING SHALL BE (CLASS "A"-3500# PER SQ. IN.). EARTH PRESSURES ARE FIGURED AT (4000# PER SQ. FT.) BEARING AREA OF KICKERS SHALL BE INCREASED WHEN POURED AGAINST SAND, LOOSE FILL, WET EARTH, CINDERS, ETC.

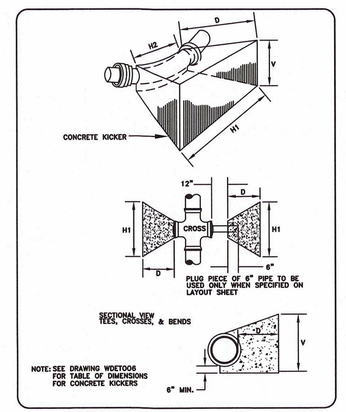
TABLE BASED ON 225 P.S.I. OR 150 P.S.I. WORKING PRESSURE PLUS 50% WATER HAMMER

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	TABLE OF DIMENSIONS	
NOT TO SCALE	DATE: 12/31/97	DWG. NO. WDET006



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	BLOCKING DETAIL	
NOT TO SCALE	DATE: 4/10/95	DWG. NO. WDET007

NOTE: SEE DRAWING NO. WDET006 FOR TABLE OF DIMENSION FOR CONCRETE KICKERS



NOTE: SIZE OF KICKER, CLAMP & RODS SHALL BE INCREASED IF SPECIFIED ON LAYOUT SHEET OR BY THE ENGINEER.

METHOD OF CROSSING UNDER OBSTRUCTIONS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	CROSSING UNDER OBSTRUCTIONS	
NOT TO SCALE	DATE: 4/17/95	DWG. NO. WDET010

NOTE: SEE DRAWING WDET006 FOR TABLE OF DIMENSIONS FOR CONCRETE KICKERS

METROPOLITAN GOVERNMENT NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	BLOCKING DETAIL	
NOT TO SCALE	DATE: 4/17/95	DWG. NO. WDET009

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

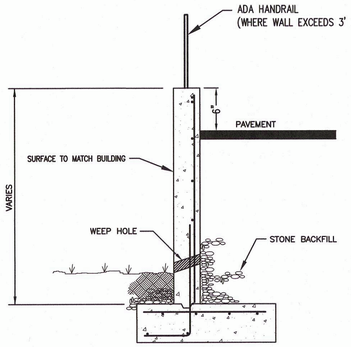
DESCRIPTION	DATE

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

STANDARD WATER & SEWER DETAILS

C-8

SHEET 8 OF 11



NOTES:

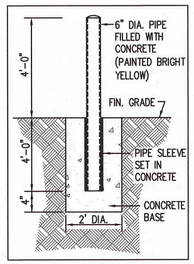
1. HEIGHT OF WALL IS MEASURED FROM TOP OF FOOTING TO TOP OF BACKFILL.
2. SITE BEHIND WALL TO BE GRADED TO DIVERT WATER RUNOFF FROM BEHIND WALL.
3. BACKFILL WITH FINE DRAINING STONE.
4. HANDRAIL WILL BE REQUIRED ON ALL WALLS OVER 36-INCHES.
5. ASSUMED SOIL BEARING CAPACITY: 2000 PSF

RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.

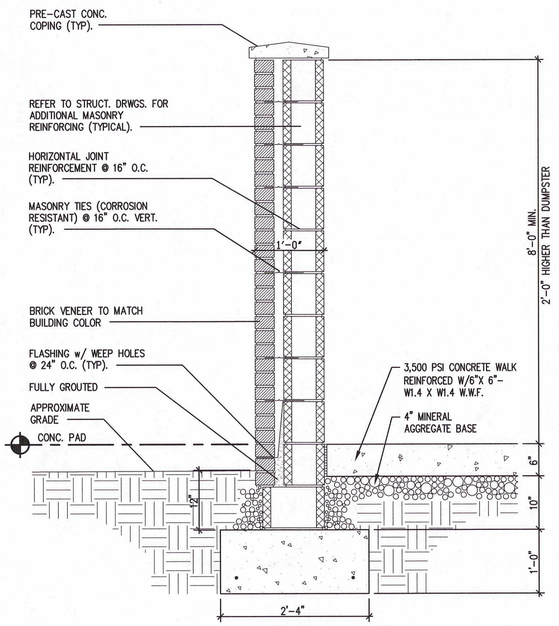
10 CONCRETE RETAINING WALL SECTION
NOT TO SCALE

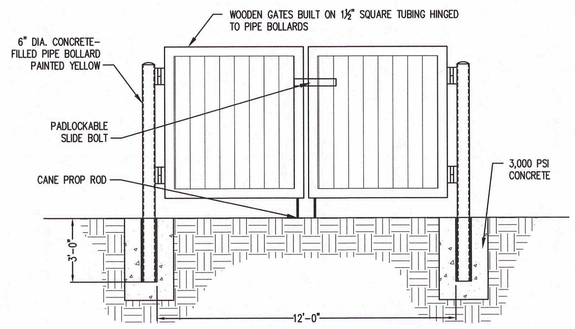
11 CONCRETE FLUME
NOT TO SCALE

INSTALL 2 - 6" CONCRETE FILLED BOLLARDS 1' FROM BACK WALL AND 6' APART CENTERED.



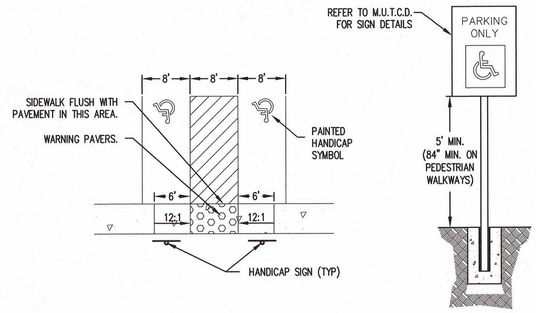
CONCRETE FILLED BOLLARD



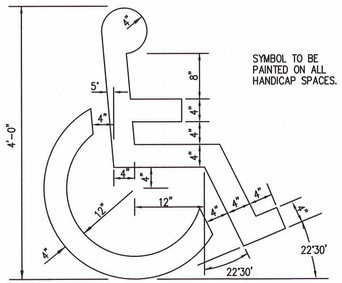


PIPE SLEEVES FOR CANE RODS TO BE SET IN PAVEMENT AT FULL OPEN AND FULL CLOSED POSTIONS TO HOLD DOORS IN PLACE.

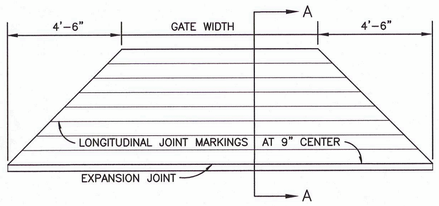
9 SCREEN WALL AND WOODEN GATES
NOT TO SCALE



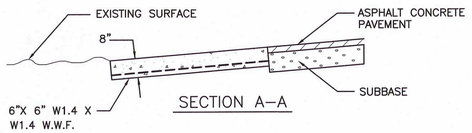
6 TYPICAL HANDICAP PARKING AND SIGN
NOT TO SCALE



7 HANDICAP SYMBOL
NOT TO SCALE



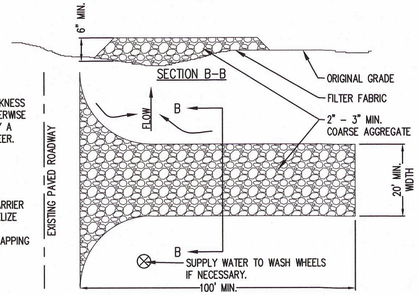
PLAN



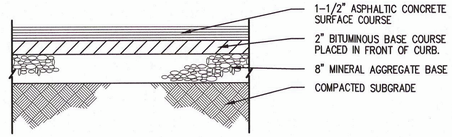
SECTION A-A

TYPICAL JOINT MARKING

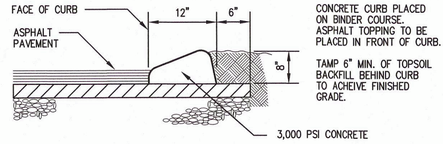
8 CONCRETE DRIVEWAY RAMP
NOT TO SCALE



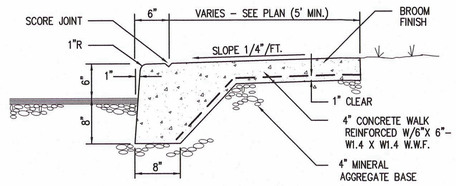
1 TEMPORARY CONSTRUCTION ACCESS
NOT TO SCALE



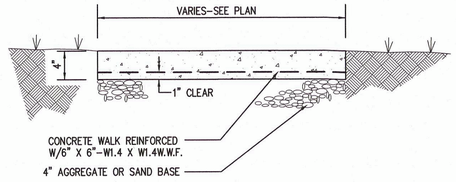
2 PAVEMENT SECTION
NOT TO SCALE



3 EXTRUDED CONCRETE CURB
NOT TO SCALE



4 INTEGRAL CURB & CONCRETE SIDEWALK
NOT TO SCALE



5 CONCRETE SIDEWALK
NOT TO SCALE

BATSON & ASSOCIATES
Civil Engineering Consultants

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

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"

LOTS 209 & 210
COLUMBIA, TN

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

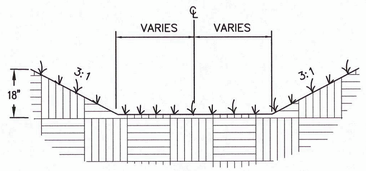
DESCRIPTION	DATE

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

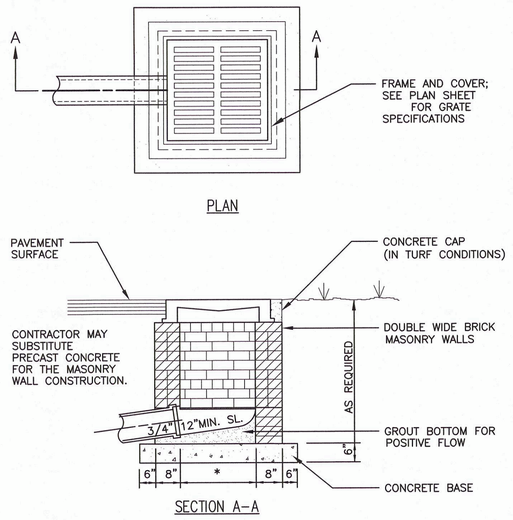
STANDARD DETAILS

C-9

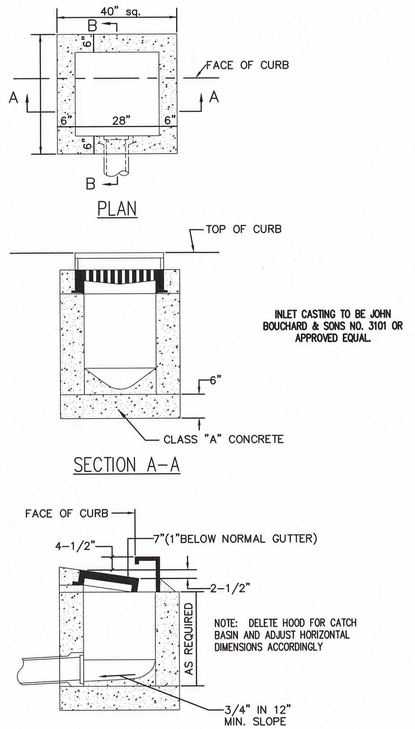
SHEET 9 OF 11



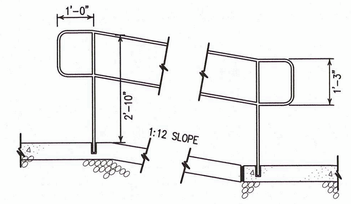
8 NATURAL FLAT BOTTOM DITCH
NOT TO SCALE



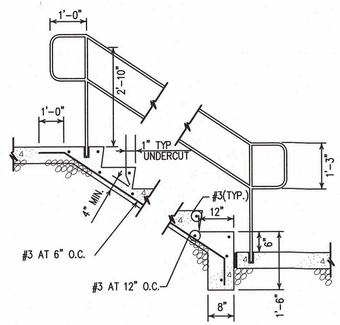
6 AREA DRAIN
NOT TO SCALE



7 SINGLE INLET / CATCH BASIN
NOT TO SCALE

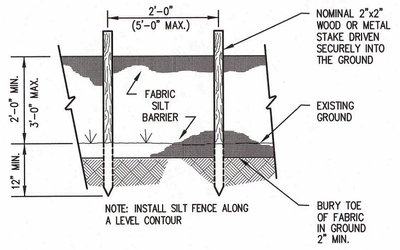


1 CONCRETE RAMP W/ ADA HANDRAILS
NOT TO SCALE



2 CONCRETE STEPS W/ ADA HANDRAILS
NOT TO SCALE

3 CONCRETE STEPS
NOT TO SCALE



4 SILT FENCE EROSION CONTROL
NOT TO SCALE

5 STRAW BALE INLET PROTECTION
NOT TO SCALE

BATSON & ASSOCIATES
Civil Engineering Consultants

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

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"

LOTS 209 & 210
COLUMBIA, TN

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(615) 333-9000

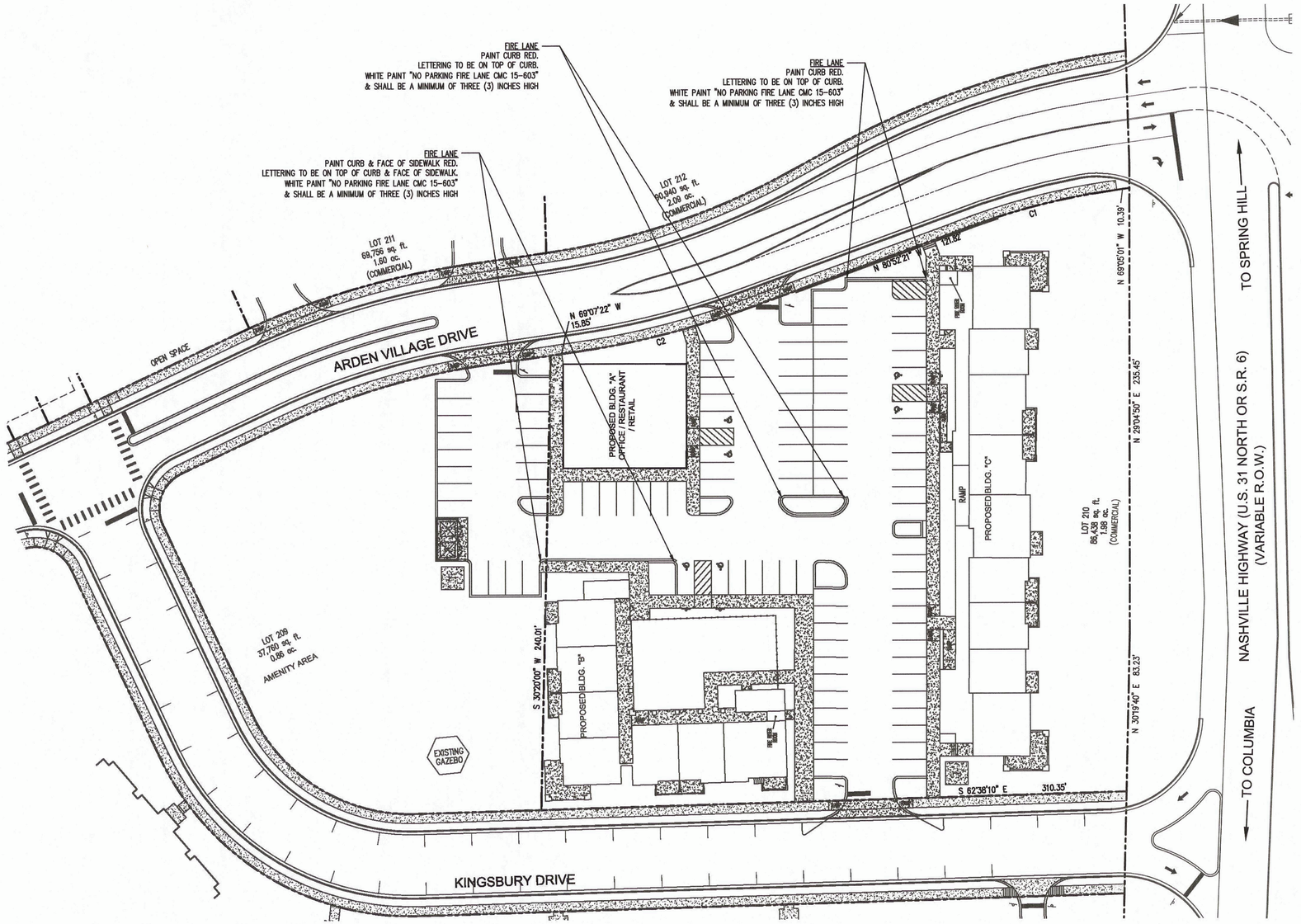
DESCRIPTION	DATE

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

STANDARD DETAILS

C-10

SHEET 10 OF 11



0 30 60 90

SCALE : 1" = 30'

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

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

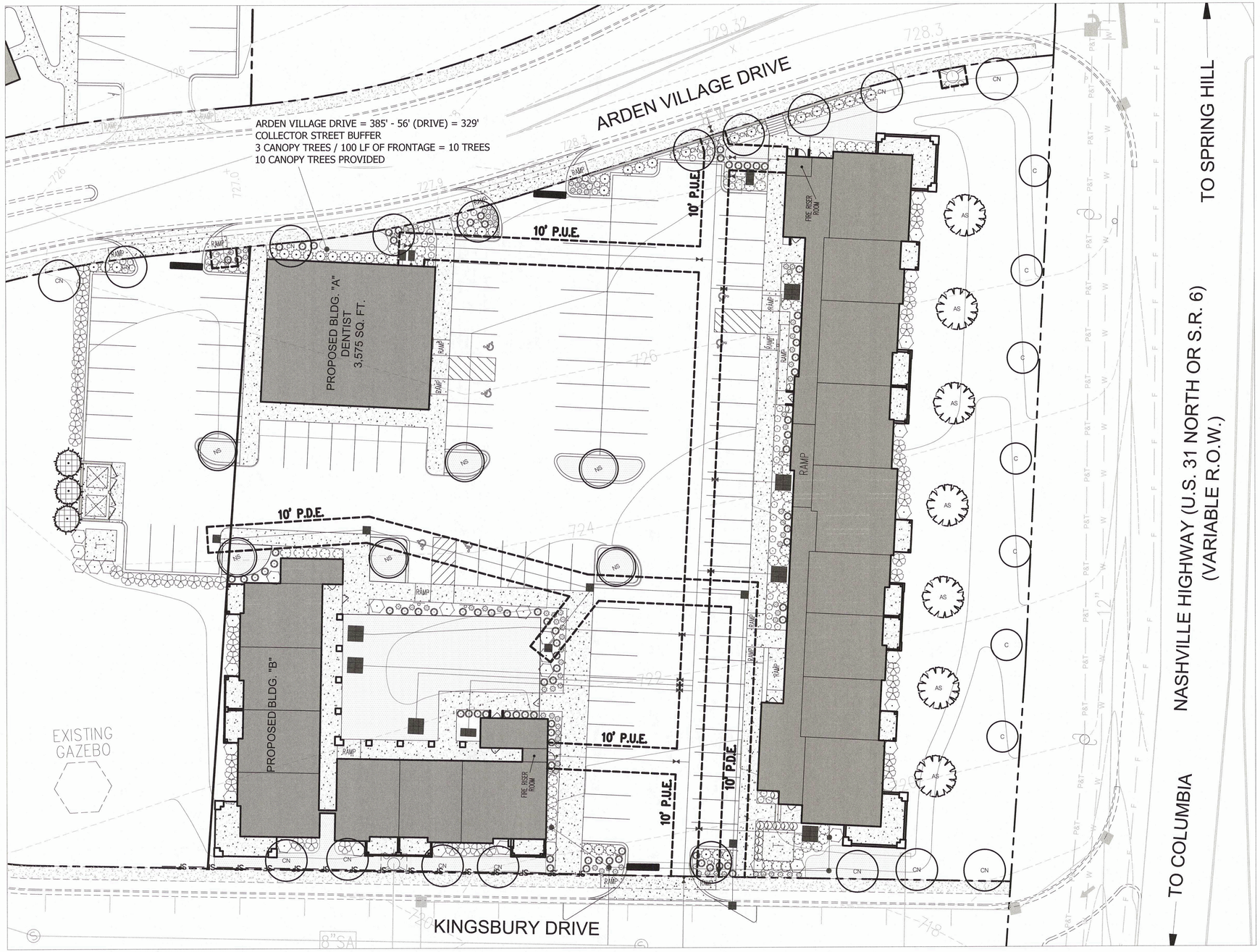
DESCRIPTION	DATE

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

FIRE SAFETY ACCESS PLAN

C-11

SHEET 11 OF 11



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

NASHVILLE HIGHTWAU = 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

NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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

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

PROPOSED SITE FOR:

ARDEN VILLAGES - LOT 209-210

COLUMBIA, TENNESSEE

CONNOR L. BALL
REGISTERED
AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

BY: cb

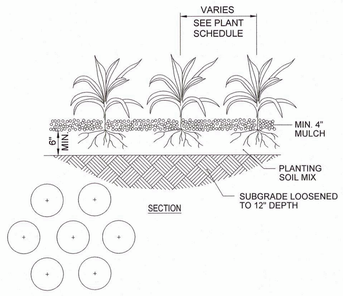
RELEASE DATE: 01/09/17
REV 1:03/29/2018

L1.0

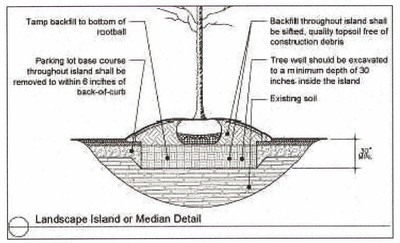
LANDSCAPE PLAN

LANDSCAPE NOTES

1. 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.
2. The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
3. The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for any damage to utilities.
4. 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.
5. 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.
6. 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 ¼ inch sieve and 20 to 80% passing the No. 200 sieve.
7. Lime of type recommended for soil conditioning shall be used to treat acidic soils.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

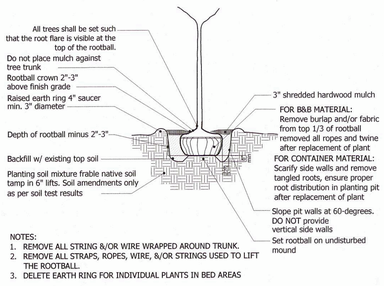


1 GROUNDCOVER PLANTING



2 TREE ISLAND PLANTING

P-NO-11



NOTES:
1. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
2. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
3. DELETE EARTH RING FOR INDIVIDUAL PLANTS IN BED AREAS

3 TREE PLANTING

SUBSTITUTION NOTE:
1. Requirements shown are as per City Zoning Ordinance. Substitutions are not allowed unless approved by Heibert+Ball Land Design.
2. After installation, the landscape will be maintained by the owner.
3. 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 th 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:
1. 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.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominant fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
4. The trunk and/or major branches shall not touch
5. Several branches are larger in diameter and obviously more dominant.
6. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
7. 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
8. Crown spread shall look proportional to the tree.
9. NO flush cuts or open trunk wounds or other bark injury
10. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:
1. Tip dieback on 5% of branches
2. Crown thin/spasely foliated
3. Included bark
4. Major Branches touching
5. 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
AS	6	Legacy Sugar Maple / Acer saccharum `Legacy` 5` Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	3"Cal	12`-14` HT
CN	18	Native Flame Hornbeam / Carpinus caroliniana `Native Flame` 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	3"Cal	12`-14` HT
C	7	Forest Pansy Redbud / Cercis canadensis `Forest Pansy` TM Single Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications	B & B	2"Cal	8`-10` HT
	3	Brodie Columnar Cedar / Juniperus virginiana `Brodie` Full To Base. Full Dense Form. See Tree Specifications	B & B		8` HT
NS	6	Wildfire Tupelo / Nyssa sylvatica `Wildfire` 5` Clear Trunk. Evenly Branched. Full Symmetrcal Crown. See Tree Specifications.	B & B	2"Cal	12`-14` HT
SHRUBS	QTY	COMMON / BOTANICAL NAME	CONT	WIDTH	
	80	Karl Foersters Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster` Well Rooteds Containers	#1 Container		
	34	Quick Fire Hydrangea / Hydrangea paniculata `Bulk` Full; Dense Form	#3 Container		
	54	Neddlepoint Holly / Ilex cornuta `Needlepoint` Full; Dense Form	18" HT		
	12	Sky Pencil Japanese Holly / Ilex crenata `Sky Pencil` Full, Dense Upright Form	36" HT		
	40	Merlot Sweetspire / Itea virginica `Merlot` Full. Heavy. Well Branched	#3 Container		
	47	Otto Luyken Laurel / Prunus laurocerasus `Otto Luyken` Full Dense Form. Well Matched	18" HT		
	85	Goldsturm Black-eyed Susan / Rudbeckia fulgida `Goldsturm` Full; Dense Form	#1 Container		
	56	Bang Bang Spirea / Spiraea x Double Play `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:
1. ALL LANDSCAPE BEDS SHALL BE NEATLY TRENCHED AND HAVE 4" MINIMUM DEPTH OF SHREDDED HARDWOOD MULCH.
2. ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
3. ALL TREES AND SHRUBS SHALL BE PLANTED 3' BEHIND BACK OF CURB.
4. ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS NOT SPECIFIED AS SOD SHALL BE SEEDED WITH REBEL III TALL FESCUE

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

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

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

CONNOR L. BALL
REGISTERED
ARCHITECT
LANDSCAPE ARCHITECT

BY: cb

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

L1.1

LANDSCAPE NOTES

DEVELOPMENT REVEW 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

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.

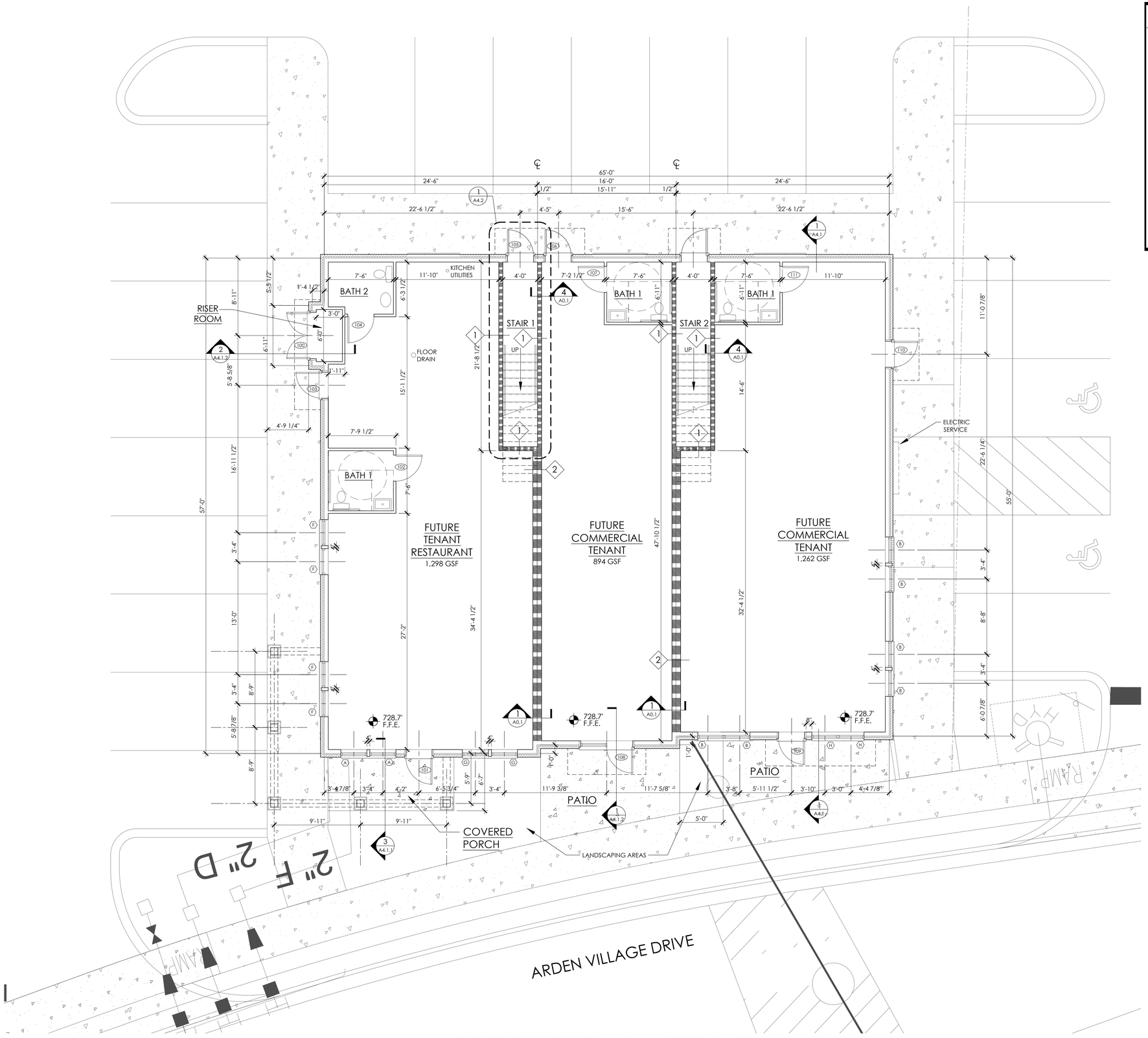
Columbia Water

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.
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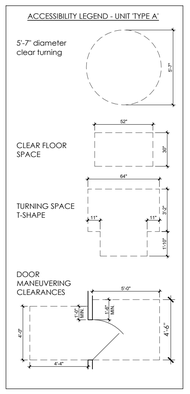
8. PROVIDE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL SIDEWALKS, PATIOS, AND PORCHES.
9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.

WALL LEGEND

- NEW WALL
- 1 HR. RATED WALLS
- BRICK VENEER

SEE SHEET A0.1 FOR WALL TYPES & DETAILS.

ACCESSIBILITY LEGEND - UNIT TYPE A'



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www.LWarch.com
330.322.3406

TERRY M. WHITE REGISTERED ARCHITECT No. 106807 STATE OF TENNESSEE

09.21.2022

Regent HOMES
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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CHECK SET	07.22.2022
CHECK SET	08.08.2022
CONSTR DOCS	09.21.2022

ALTERNATE FIRST FLOOR PLAN

10.11.2022

A2.1

FRAMING & PLAN NOTES

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- 1 HR. RATED WALLS
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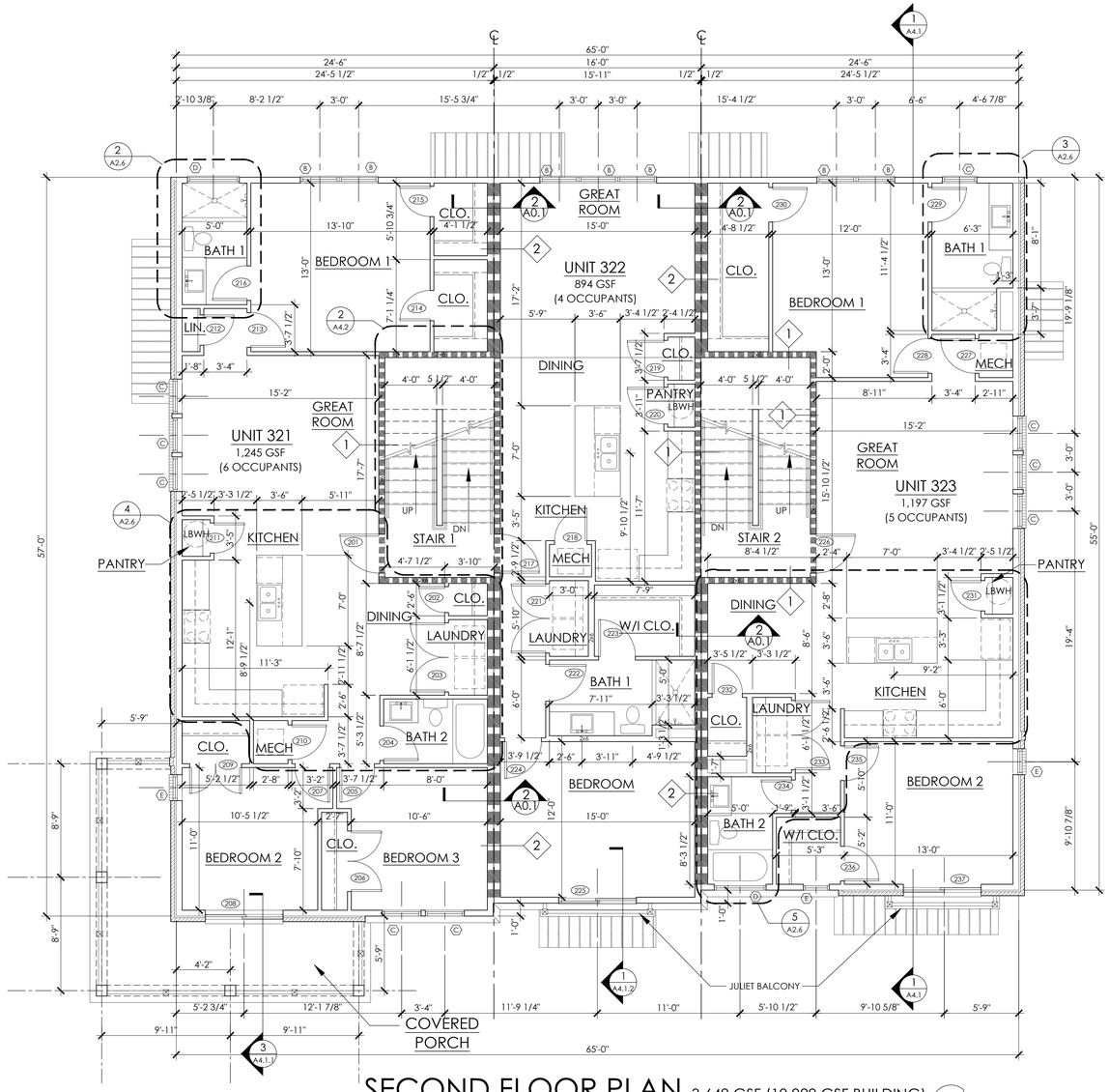
SEE SHEET A0.1 FOR WALL TYPES & DETAILS.



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

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

N

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SECOND FLOOR PLAN

09.21.2022

A2.2

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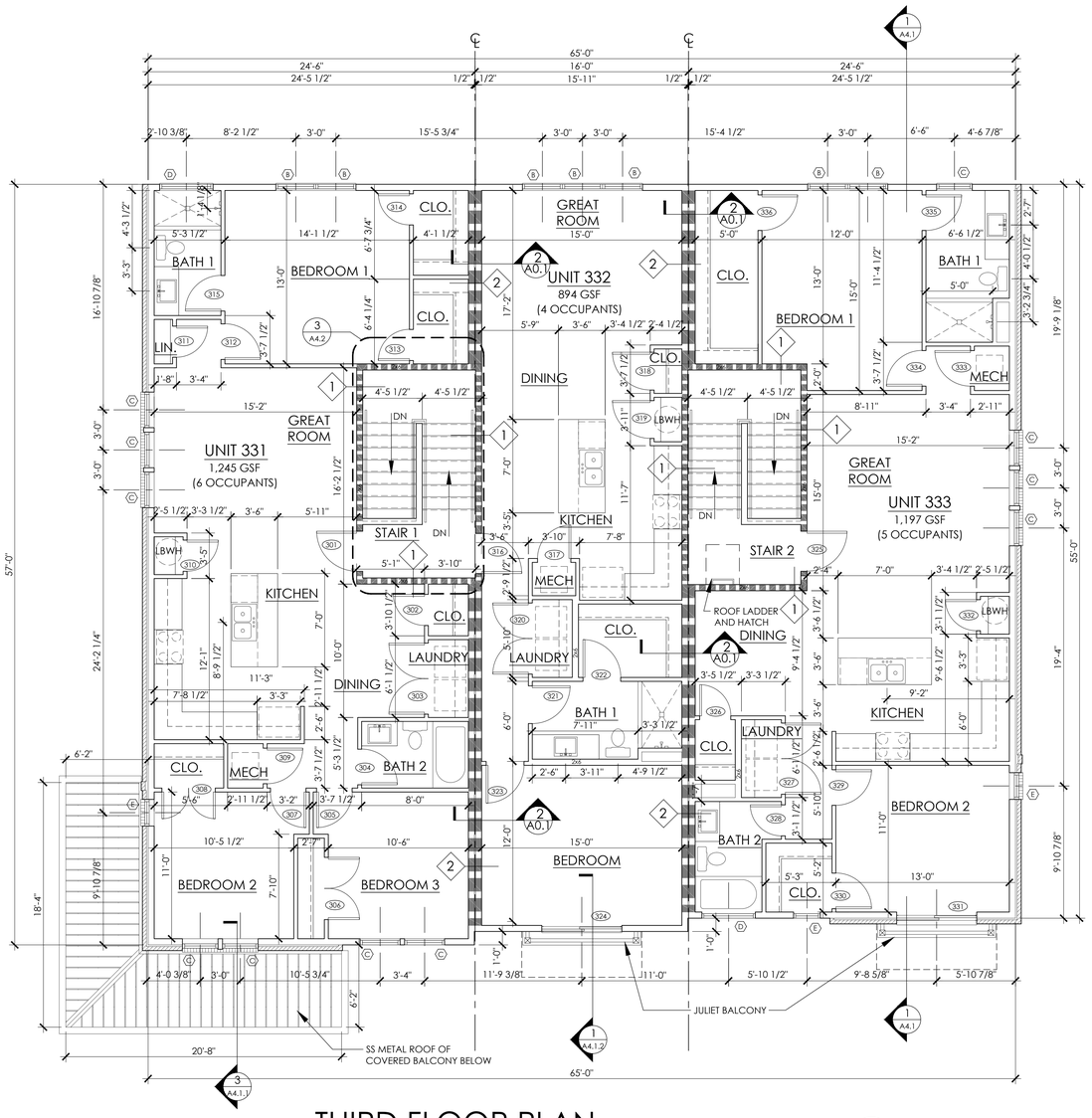

THIRD FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)

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

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THIRD FLOOR PLAN

09.21.2022

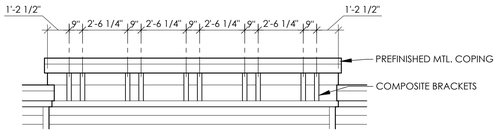
A2.3

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.

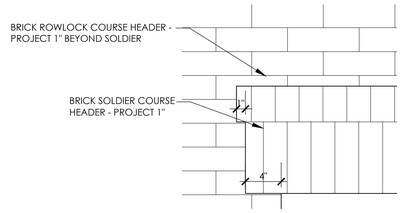
1 NORTH ELEVATION - ALTERNATE

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"

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ALTERNATE BUILDING ELEVATIONS

10.11.2022

A3.1

ELEVATION NOTES

1. ALL EXTERIOR FINISH MATERIALS TO RETURN TO AN INSIDE CORNER UNLESS OTHERWISE NOTED.
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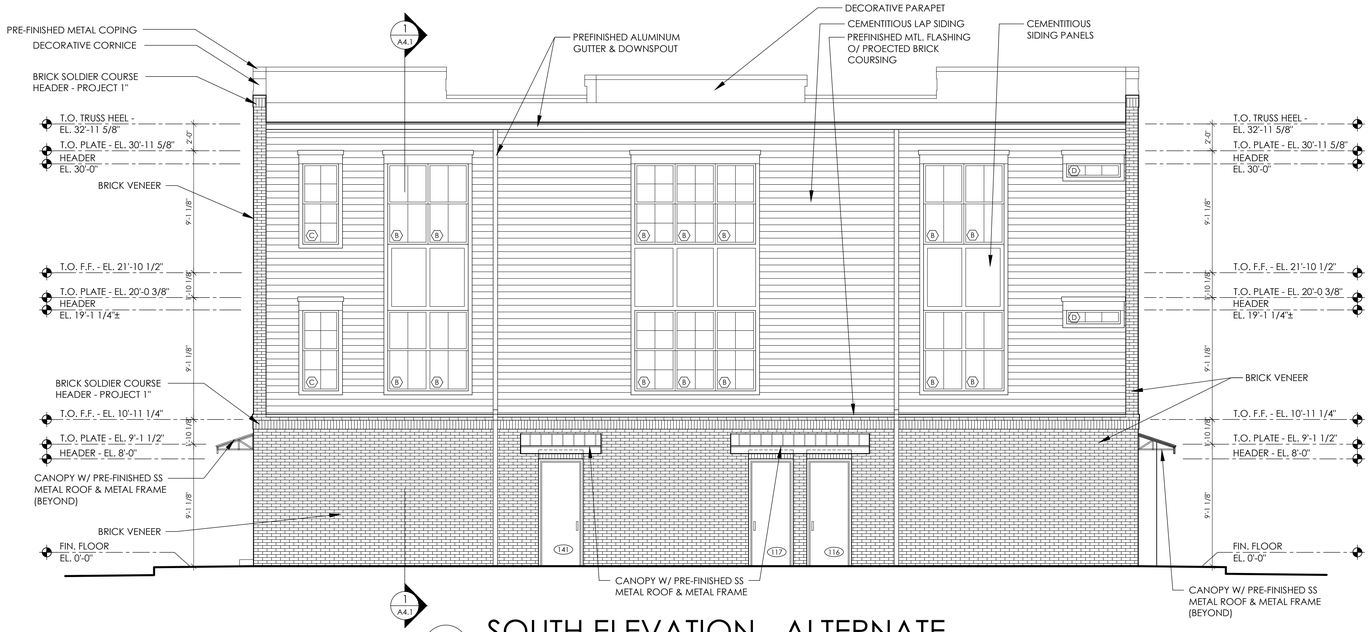
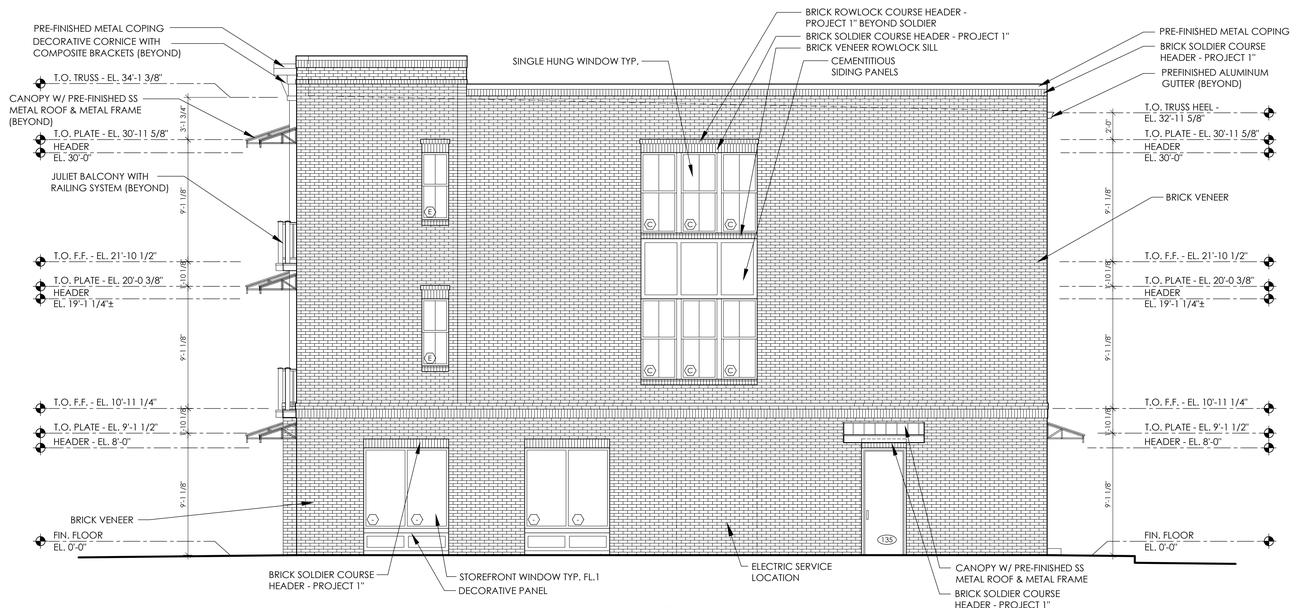


1 SOUTH ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"



2 WEST ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"

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ALTERNATE BUILDING ELEVATIONS

10.11.2022

A3.2

SITE DEVELOPMENT PLANS

FOR

ARDEN VILLAGE

"PHASE 2"

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, CHEIF ENGINEER

WATER & SANITARY SEWER:

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

NATURAL GAS:

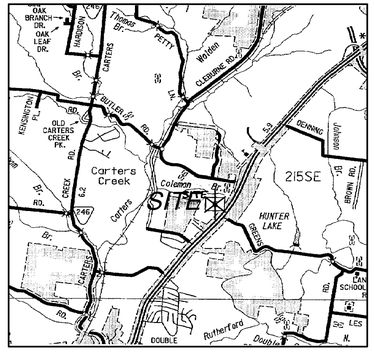
UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(913) 388-9135
CONTACT: TIM BROWN

TELEPHONE:

BELLSOUTH

FOR ENGINEERING:
PARSONS TELECOM
904 SOUTH HIGH STREET
COLUMBIA, TENNESSE 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

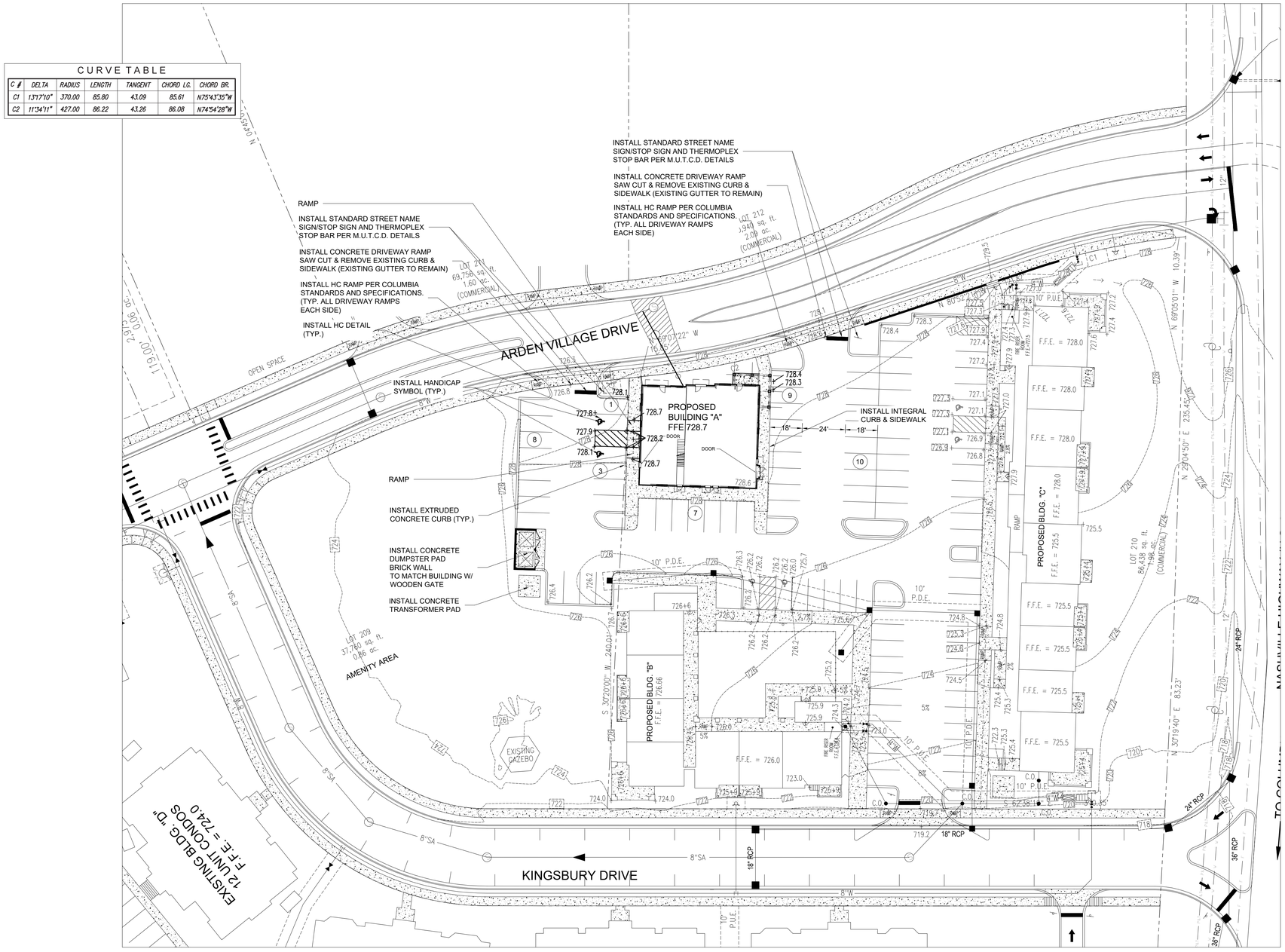
BUILDING "C"

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

CURVE TABLE						
C #	DELTA	RADIUS	LENGTH	TANGENT	CHORD LG.	CHORD BR.
C1	137°7'10"	370.00	85.80	43.09	85.61	N75°43'35"W
C2	11°34'11"	427.00	86.22	43.26	86.08	N74°54'28"W



GENERAL SITE NOTES:

1. DIMENSIONS SHOWN ARE TO THE FACE-OF-CURB UNLESS OTHERWISE NOTED.
2. REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS, PORCHES, RAMPS, SIDEWALKS, AND PRECISE BUILDING DIMENSIONS.
3. ALL CURB RETURN RADII TO BE A MINIMUM OF 3 FEET UNLESS NOTED OTHERWISE HEREON.
4. 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.
5. 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
6. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
7. 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.
8. CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES AND OBTAIN ALL PERMITS.

SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK/PAVEMENT
- (24) INDICATES NUMBER OF PARKING SPACES IN ROW
- (2 / C-4) DETAIL "2" ON SHEET "C-4"
- SSWL 4" SINGLE SOLID WHITE LINE

LAYOUT PLAN

SCALE: 1" = 30'

NORTH

0' 15' 30' 60' 90'

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

BATSON & ASSOCIATES
Civil Engineering Consultants

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

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

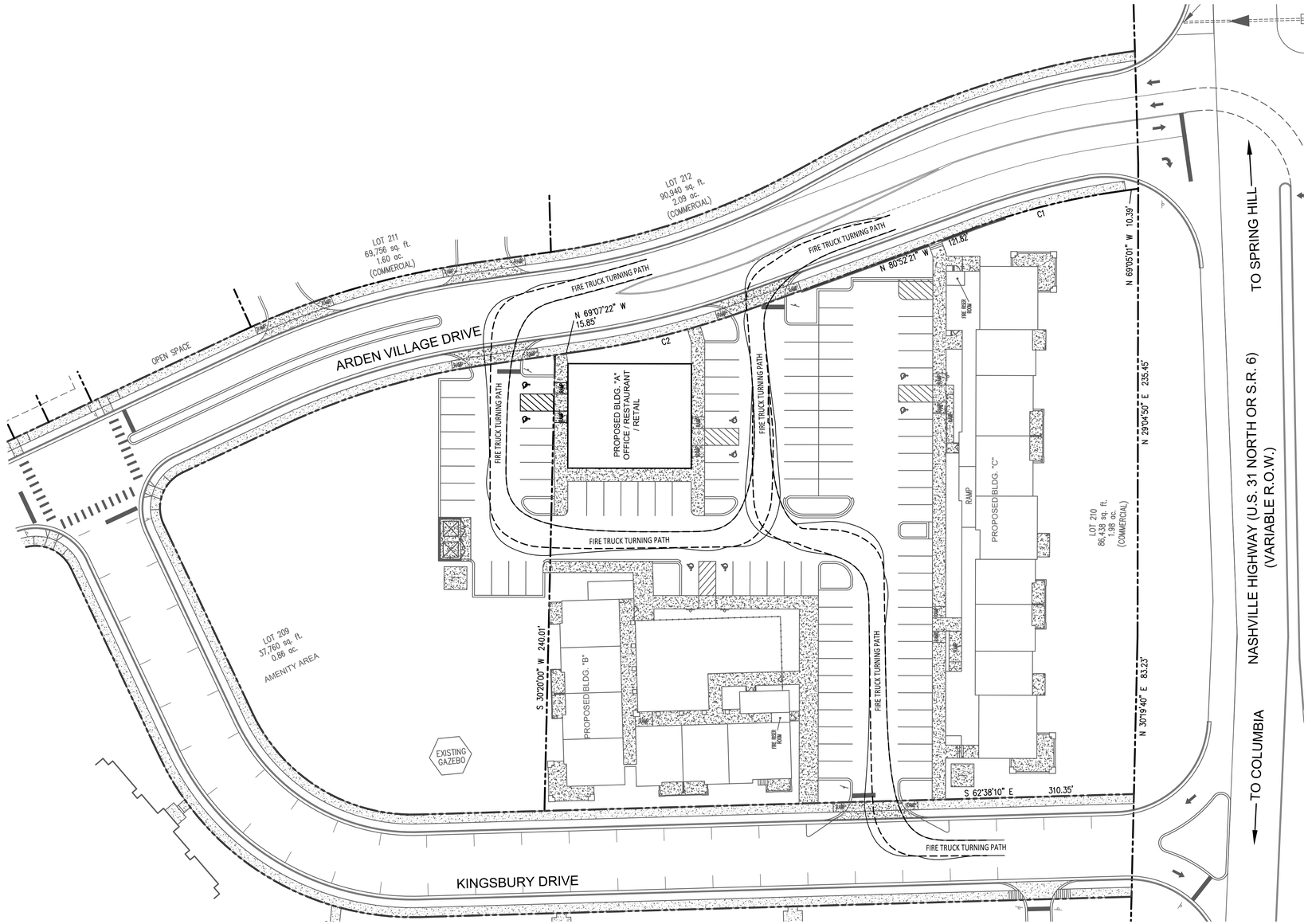
DESCRIPTION	DATE

PROJECT NO. –
DATE
DRAWN BY BH
CHECKED BY

LAYOUT
PLAN

C-1

SHEET 1 OF –



AUTO TURN SOFTWARE:
AUTODESK VEHICLE TRACKING

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

LEGEND

TOWER 2 FIRE TRUCK BODY

TOWER 2 FIRE TRUCK TIRES

0 30 60 90

SCALE : 1" = 30'

BATSON & ASSOCIATES
Civil Engineering Consultants

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

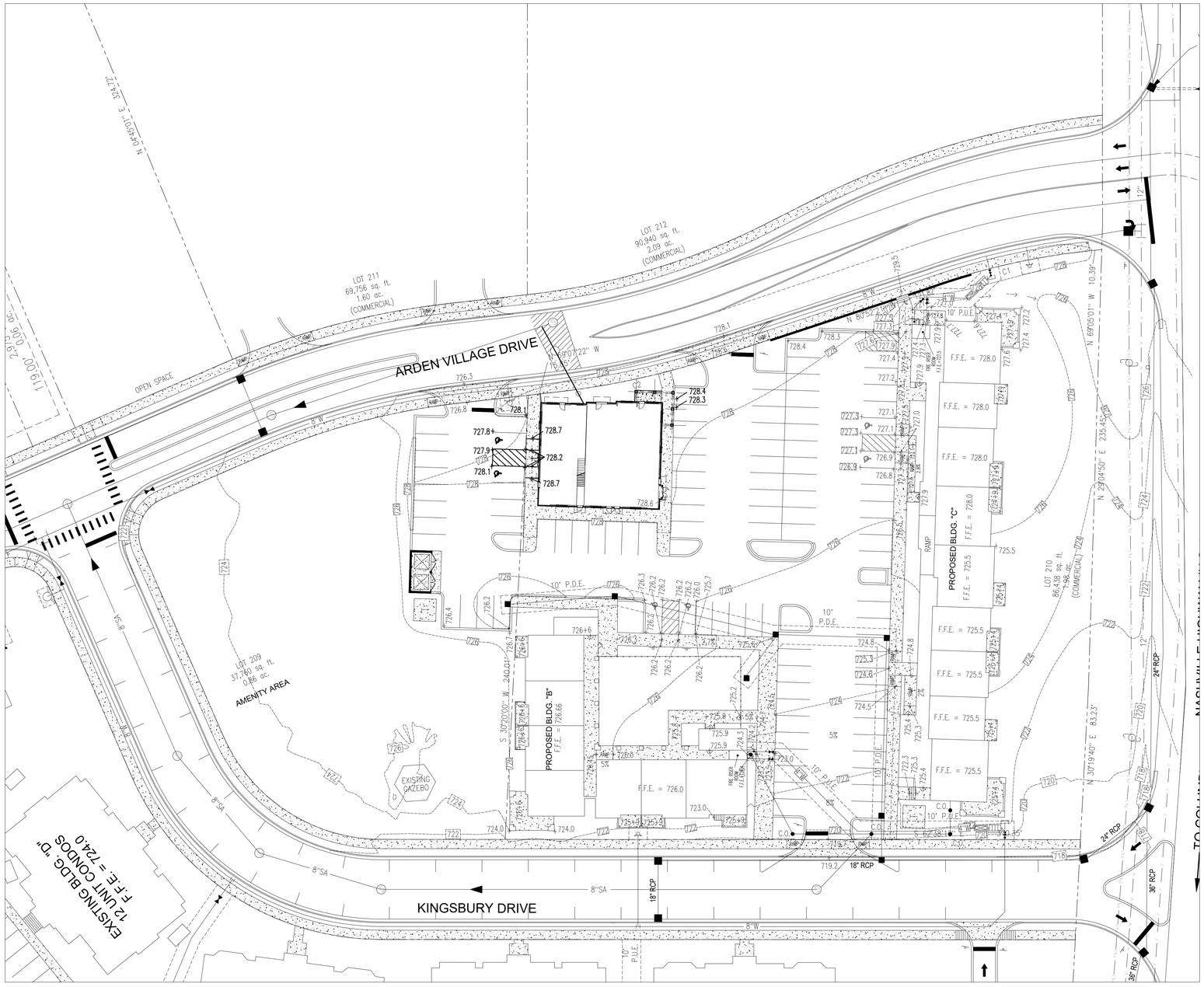
DESCRIPTION	DATE

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

AUTOTURN PLAN

C-2

SHEET 2 OF 11



GRADING AND DRAINAGE PLAN

SCALE: 1" = 30'

NORTH

0' 15' 30' 60' 90'

GENERAL GRADING AND EROSION CONTROL NOTES

1. ALL SLOPES TO BE 3:1 OR FLATTER UNLESS NOTED OTHERWISE HERON. ALL SLOPES STEEPER THAN 3:1 WILL REQUIRE PERMANENT GEOTEXTILE STABILIZATION.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. NO TREES ARE TO BE REMOVED AND/OR VEGETATION DISTURBED EXCEPT AS NECESSARY FOR GRADING PROPOSED.
9. 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)
10. ALL DIMENSIONS AND LOCATIONS OF TEMPORARY SOIL EROSION AND WATER POLLUTION CONTROL DEVICES SHALL BE SUBJECT TO ADJUSTMENT AS DESIGNATED BY THE ENGINEER.
11. MULCH AND SEED ALL GRADED AREAS AS SOON AS POSSIBLE AFTER GRADING IS COMPLETE.
12. CONSTRUCT ALL SILT BARRIERS BEFORE BEGINNING GRADING OPERATIONS.
13. REMOVE SEDIMENT FROM ALL DRAINAGE STRUCTURES PRIOR TO ACCEPTANCE BY THE OWNER.
14. 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.
15. REMOVE ALL TEMPORARY EROSION AND WATER POLLUTION CONTROL DEVICES ONLY ONCE A HEARTY SOLID STAND OF GRASS HAS BEEN ESTABLISHED ON THE SITE.
16. SURPLUS MATERIAL NOT REQUIRED FOR SITE CONSTRUCTION SHALL BE DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AFTER THE OWNER'S APPROVAL.
17. ALL STORM SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT SPECIFICATIONS OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
18. FILL MATERIAL, IF ANY, SHALL BE BORROWED AT THE CONTRACTOR'S EXPENSE.

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(615) 424-4840 ● FAX (615) 370-9363
batsonengineering@comcast.net

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

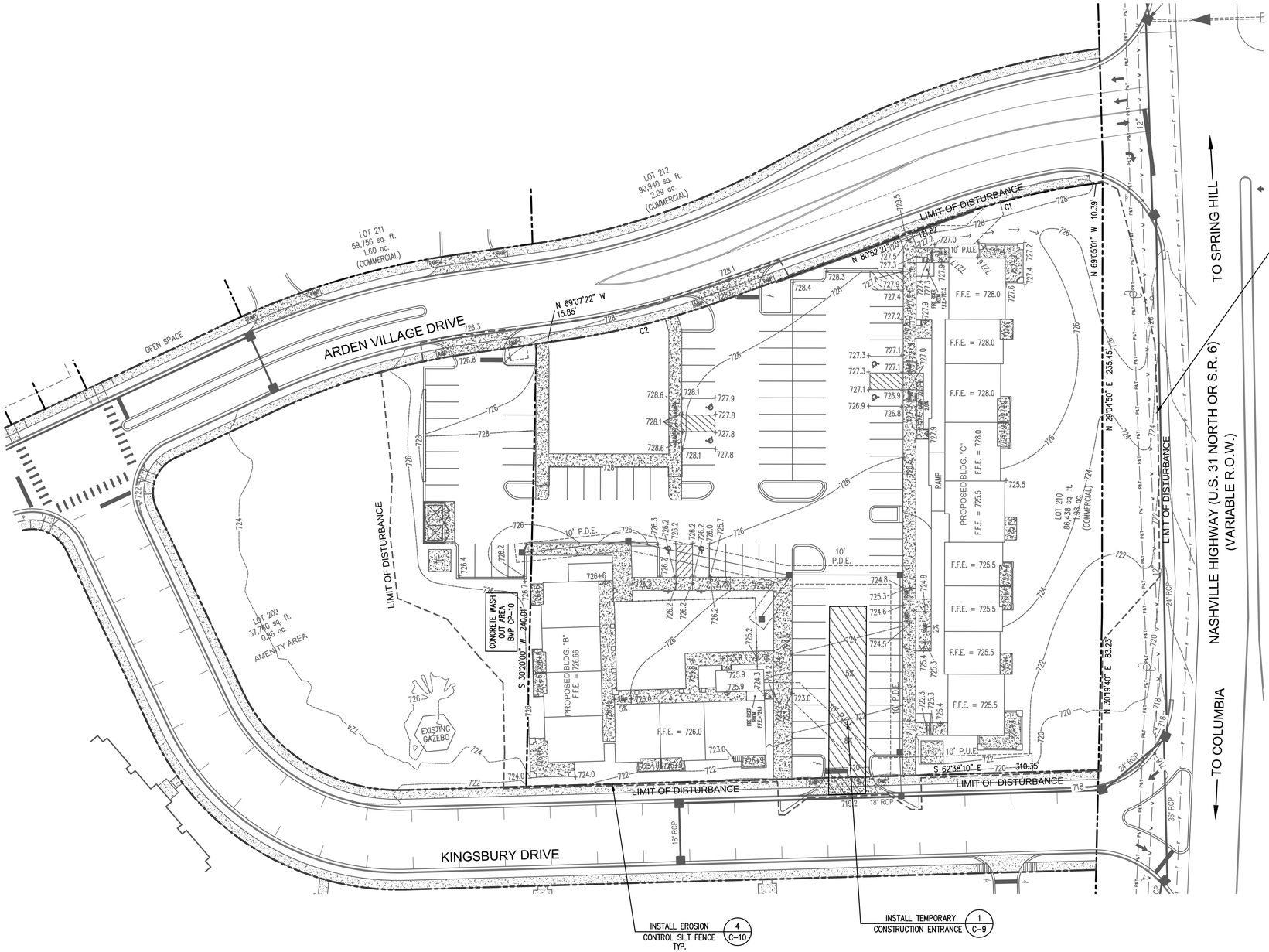
DESCRIPTION	DATE

PROJECT NO. –
DATE
DRAWN BY BH
CHECKED BY

GRADING & DRAINAGE PLAN

C-3

SHEET 1 OF –



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.

LEGEND

—sf—sf— SILT FENCE

0 30 60 90

SCALE : 1" = 30'

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Civil Engineering Consultants

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

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"

LOTS 209 & 210

COLUMBIA, TN

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

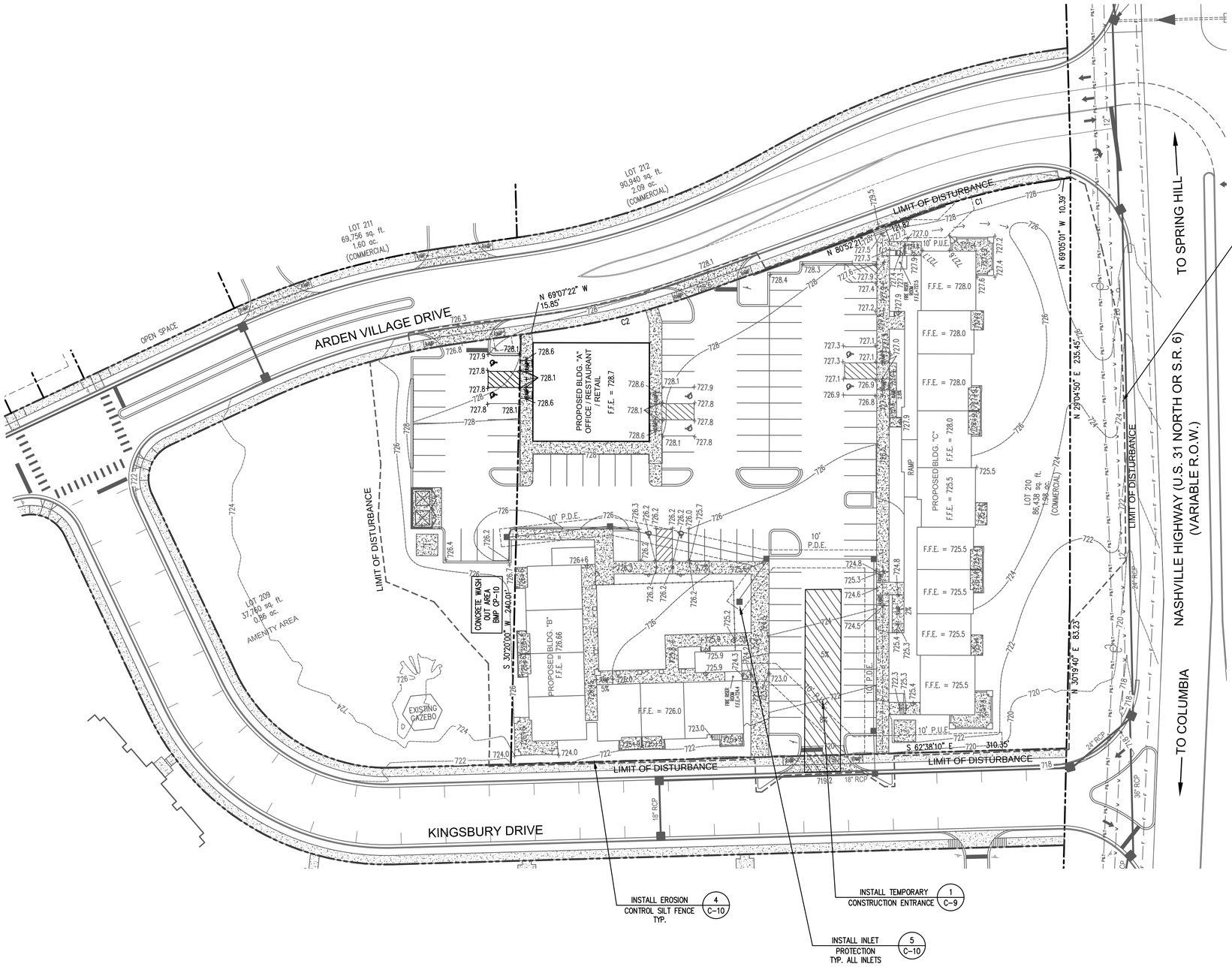
DESCRIPTION	DATE

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

DURING CONSTRUCTION ESPC

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

THE EROSION AND SEDIMENT CONTROL USED FOR THIS SITE ARE DESIGNED FOR THE STORM RUNOFF GENERATED BY A 5 YR, 24 HOUR STORM EVENT

THE SEDIMENT PONDS WILL BE MONITORED BY GARRY BATSON P.E. AND LEVEL I 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.

0 30 60 90
SCALE : 1" = 30'

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Civil Engineering Consultants

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

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	–
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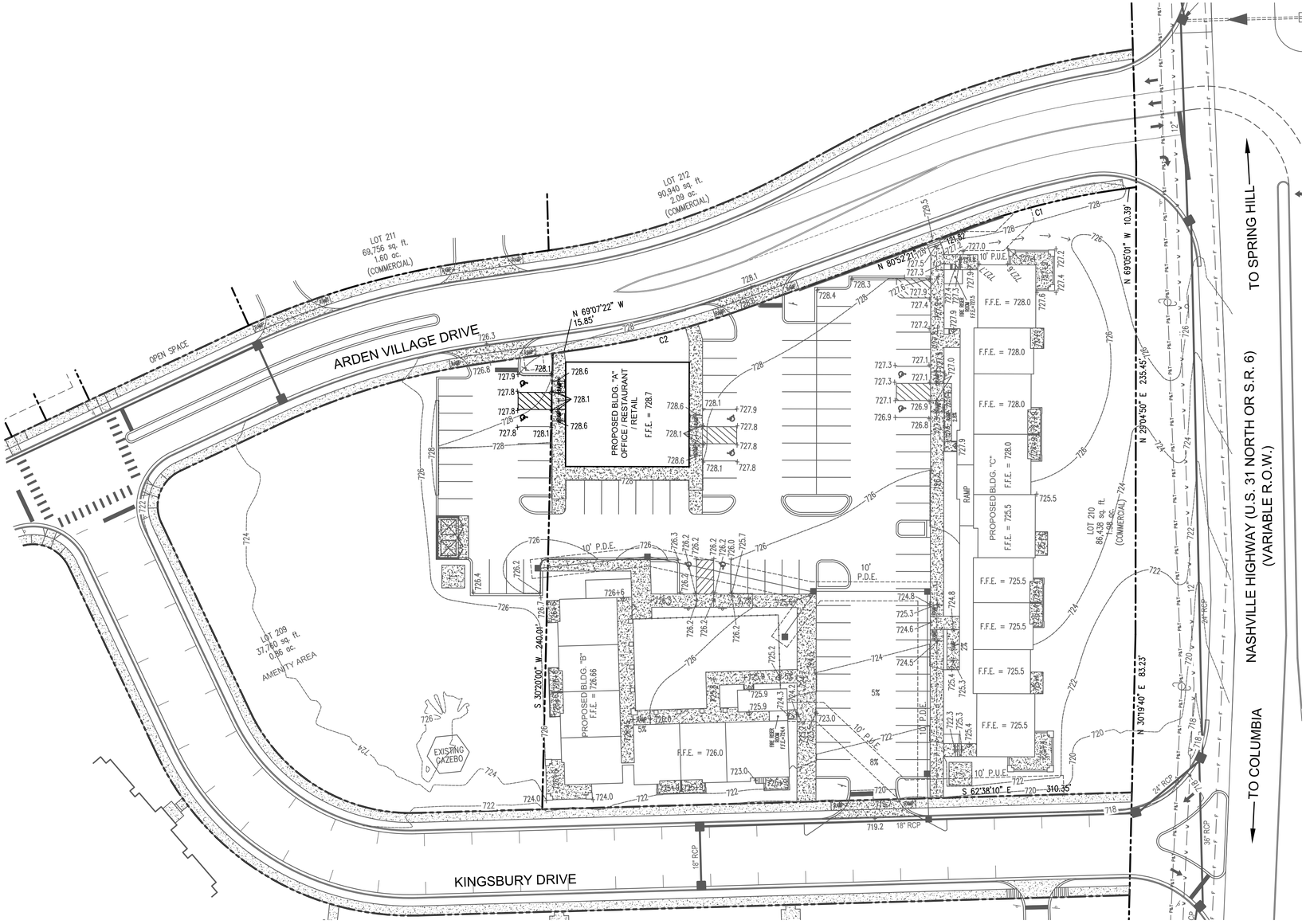
CHECKED BY	GMB

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

C-5

SHEET 5 OF 11



POST CONSTRUCTION ESPC

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.

L E G E N D

700 — PROPOSED CONTOUR LINE AND ELEVATION

700+0 SPOT ELEVATION

0 30 60 90

SCALE : 1" = 30'

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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	–
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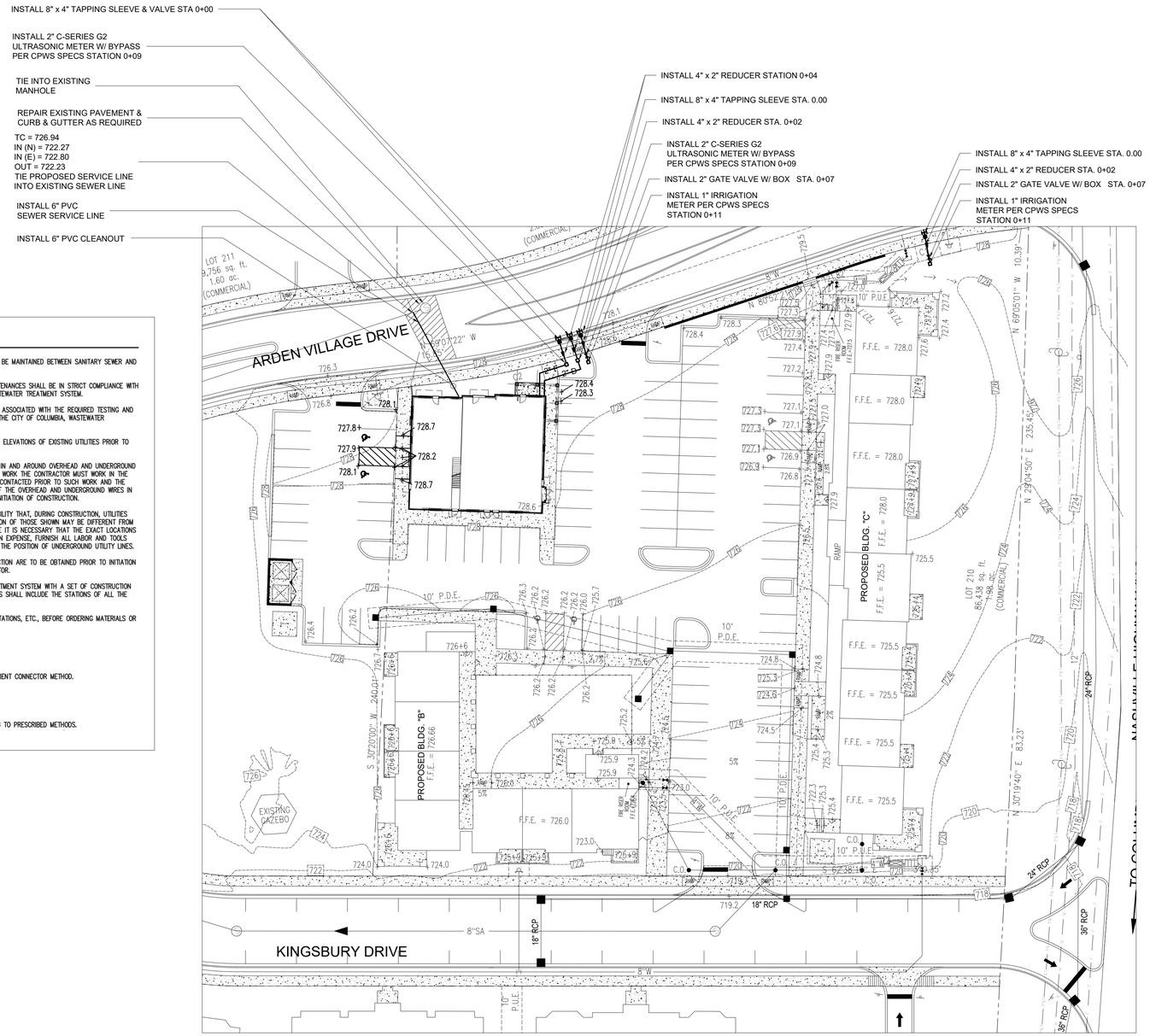
CHECKED BY	GMB

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

C-6

SHEET 6 OF 11



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 CUT SHEETS PRIOR TO THE PRECONSTRUCTION MEETING AND THE CUT 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 52 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.

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 THROUGH 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 KNOW 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) 388-4833
CONTACT: BILL JACKSON, CHEIF 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, TENNESSE 38401
(931) 380-3441
CONTACT: DANNY LASATER, SPECIALIST, O.S.P.E.

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

LEGEND

- TAPPING SLEEVE AND VALVE (SEE PLAN FOR SIZE)
- GATE VALVE (SEE PLAN FOR SIZE)
- REDUCER (SEE PLAN FOR SIZE)
- 2"DW — PROPOSED DOMESTIC WATER LINE
- 8"SA — 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

0' 15' 30' 60' 90'

BATSON & ASSOCIATES
Civil Engineering Consultants

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

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

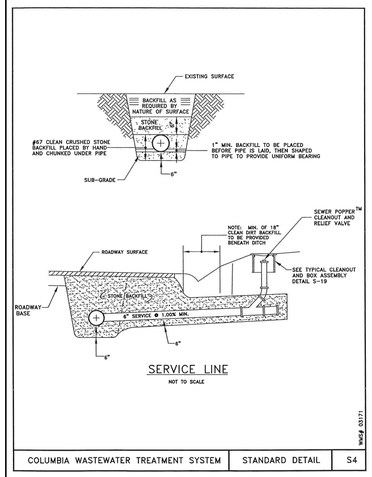
DESCRIPTION	DATE

PROJECT NO. –
DATE
DRAWN BY BH
CHECKED BY

UTILITY PLAN

C-7

SHEET 1 OF –

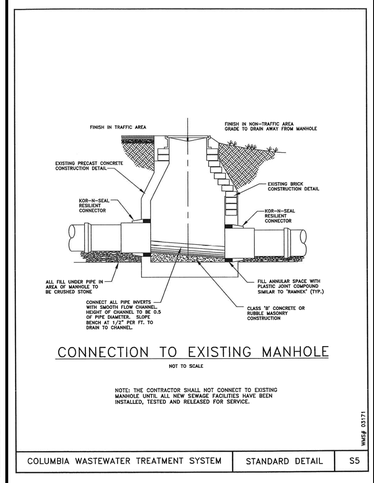


SERVICE LINE

NOT TO SCALE

WMS# 03171

COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S4



CONNECTION TO EXISTING MANHOLE

NOT TO SCALE

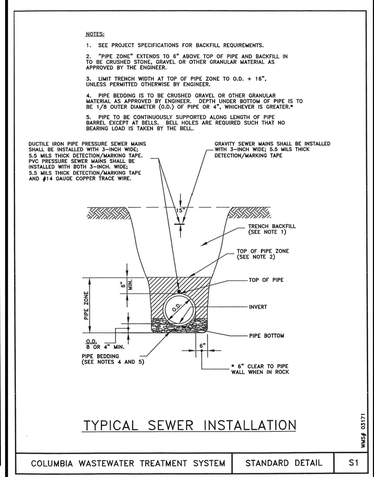
NOTE: THE CONTRACTOR SHALL NOT CONNECT TO EXISTING MANHOLE UNTIL ALL NEW SEWAGE FACILITIES HAVE BEEN INSTALLED, TESTED AND RELEASED FOR SERVICE.

WMS# 03171

COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S5

NOTES:

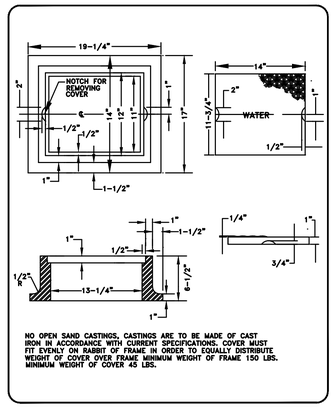
1. SEE PROJECT SPECIFICATIONS FOR BACKFILL REQUIREMENTS.
2. "PIPE ZONE" EXTENDS TO 6" ABOVE TOP OF PIPE AND BACKFILL IN TO BE #57 CRUSHED STONE, OR OTHER GRANULAR MATERIAL AS APPROVED BY THE ENGINEER.
3. LIMIT TRENCH WIDTH AT TOP OF PIPE ZONE TO O.D. + 16", UNLESS PERMITTED OTHERWISE BY ENGINEER.
4. PIPE BEDDING IS TO BE CRUSHED GRAVEL OR OTHER GRANULAR MATERIAL AS APPROVED BY ENGINEER. DEPTH UNDER BOTTOM OF PIPE IS TO BE 1/8 OUTER DIAMETER (O.D.) OF PIPE OR 4", WHICHEVER IS GREATER.*
5. PIPE TO BE CONTINUOUSLY SUPPORTED ALONG LENGTH OF PIPE BARREL EXCEPT AT BELLS. BELL HOLES ARE REQUIRED SUCH THAT NO BEARING LOAD IS TAKEN BY THE BELL.



TYPICAL SEWER INSTALLATION

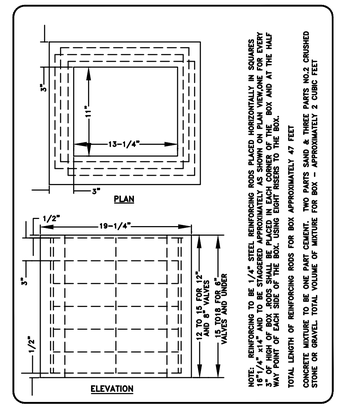
WMS# 03171

COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S1



NO OPEN SAND CASTINGS, CASTINGS ARE TO BE MADE OF CAST IRON IN ACCORDANCE WITH CURRENT SPECIFICATIONS. COVER MUST FIT EVENLY ON RABBIT OF FRAME IN ORDER TO EQUALLY DISTRIBUTE WEIGHT OF COVER OVER FRAME MINIMUM WEIGHT OF FRAME 150 LBS. MINIMUM WEIGHT OF COVER 45 LBS.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	(SMALL SIZE) CAST IRON VALVE BOX FRAME AND COVER	
NOT TO SCALE	DATE: 3/30/95	DWG. NO. WDET001

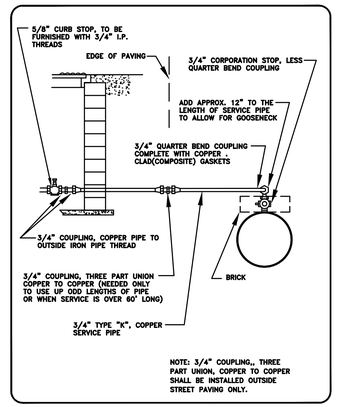


NOTE: REINFORCING TO BE 1/4" STEEL REINFORCING RODS PLACED HORIZONTALLY IN SQUARES 3" OF HIGH OF BOX RODS SHALL BE PLACED IN EACH CORNER OF THE BOX AND AT THE HALF WAY POINT OF EACH SIDE OF THE BOX. USING LIGHT RISERS TO THE BOX.

TOTAL LENGTH OF REINFORCING RODS FOR BOX APPROXIMATELY 47 FEET

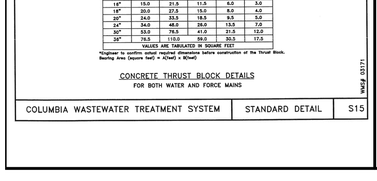
CONCRETE MIXTURE TO BE CAREFUL TWO PARTS SAND, 3 THREE PARTS NO.2 BRUSHED STONE OR GRAVEL, TO ONE VOLUME OF MIXTURE FOR BOX - APPROXIMATELY 2 CUBIC FEET

METROPOLITAN DEPARTMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	STANDARD CONCRETE VALVE BOX	
NOT TO SCALE	DATE: 4/19/95	DWG. NO. WDET012



NOTE: 3/4" COUPLING,, THREE PART UNION, COPPER TO COPPER SHALL BE INSTALLED OUTSIDE STREET PAVING ONLY.

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	SERVICE LINE DETAIL	
NOT TO SCALE	DATE: 4/17/95	DWG. NO. WDET011

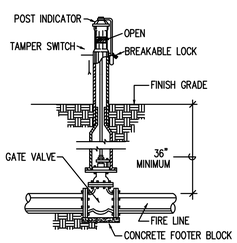


TYPICAL CLEANOUT ASSEMBLY

NOT TO SCALE

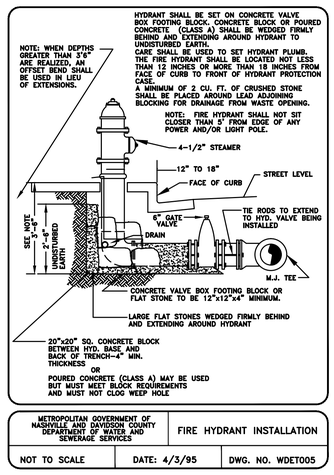
WMS# 03171

COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S19



PIV (POST INDICATOR VALVE) DETAIL

N.T.S.



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	FIRE HYDRANT INSTALLATION	
NOT TO SCALE	DATE: 4/3/95	DWG. NO. WDET005

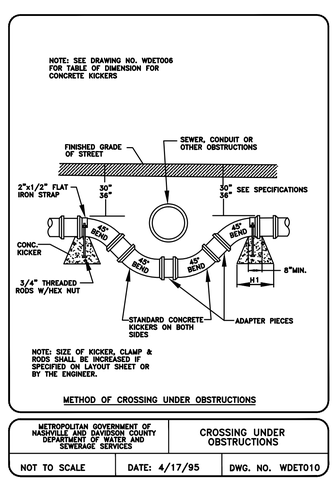
TABLE OF DIMENSIONS FOR CONCRETE KICKERS

SIZE OF PIPE (In.)		2" & 2-1/4"	3" & 4"	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"
VERTICAL BENDS	H1	18"	24"	24"	36"	48"	54"	66"					
	H2	10"	12"	16"	18"	24"	30"	34"	36"	38"	42"	52"	58"
	V	12"	12"	18"	18"	18"	24"	36"					
	D	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"	24"
	CU. FT.	1.90	2.25	3.50	5.05	7.15	13.40	22.50					
90° BENDS	H1	18"	24"	30"	39"	54"	54"	69"					
	H2	10"	12"	16"	18"	32"	32"	48"	48"	48"	60"	72"	96"
	V	12	12"	18"	24"	24"	36"	48"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	CU. FT.	1.90	2.25	4.05	7.30	10.25	18.15	29.00					
45° BENDS	H1	18"	18"	24"	30"	24"	42"	48"					
	H2	6"	8"	10"	11"	18"	18"	30"	30"	40"	48"	48"	72"
	V	12"	12"	16"	18"	21"	24"	36"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	CU. FT.	1.50	1.60	3.20	3.95	4.60	9.60	17.00					
22-1/2° BENDS	H1	18"	18"	24"	24"	24"	24"	36"					
	H2	6"	8"	10"	11"	18"	18"	30"	30"	36"	42"	48"	72"
	V	12"	12"	16"	18"	21"	24"	27"					
	D	18"	18"	18"	18"	18"	24"	24"	24"	24"	24"	24"	24"
	CU. FT.	1.50	1.60	3.20	3.40	4.60	6.80	11.80					
11-1/4° BENDS	H1	18"	18"	24"	24"	24"	24"	27"					
	H2	6"	8"	10"	11"	18"	18"	24"	30"	40"	42"	48"	48"
	V	12"	12"	16"	16"	21"	21"	27"					
	D	18"	18"	18"	18"	18"	24"	24"					
	CU. FT.	1.50	1.60	3.20	3.40	4.60	6.10	9.10					

NOTE:
CONCRETE USED FOR BLOCKING SHALL BE (CLASS "A"-3500# PER SQ. IN.). EARTH PRESSURES ARE FIGURED AT (4000# PER SQ. FT.) BEARING AREA OF KICKERS SHALL BE INCREASED WHEN POURED AGAINST SAND, LOOSE FILL, WET EARTH, CINDERS, ETC.

TABLE BASED ON 225 P.S.I. OR 150 P.S.I. WORKING PRESSURE PLUS 50% WATER HAMMER

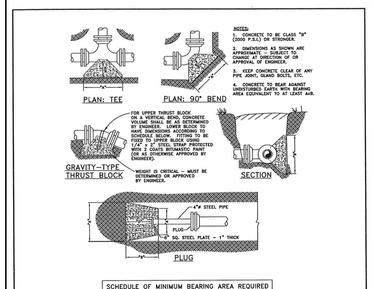
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	TABLE OF DIMENSIONS	
NOT TO SCALE	DATE: 12/31/97	DWG. NO. WDET006



NOTE: SIZE OF KICKER, CLAMP & RODS SHALL BE INCREASED IF SPECIFIED ON LAYOUT SHEET OR BY THE ENGINEER.

METHOD OF CROSSING UNDER OBSTRUCTIONS

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	CROSSING UNDER OBSTRUCTIONS	
NOT TO SCALE	DATE: 4/17/95	DWG. NO. WDET010



SCHEDULE OF MINIMUM BEARING AREA REQUIRED BASED ON PSF SOIL BEARING CAPACITY AND MAXIMUM WATER PRESSURE

PIPE SIZE	TEE OR DEAD END	90° BEND	45° BEND	22 1/2° BEND	11 1/4° BEND
4"	1.0	1.5	1.0	1.0	1.0
6"	2.5	3.0	2.0	1.0	1.0
8"	4.0	5.5	3.0	1.5	1.0
10"	6.0	8.5	4.5	2.5	1.5
12"	8.5	12.0	6.5	3.0	2.0
16"	15.0	21.5	11.5	6.0	3.0
18"	20.0	27.5	15.0	8.0	4.0
20"	24.0	33.5	18.5	9.5	5.0
24"	34.0	48.0	26.0	13.5	7.0
30"	53.0	76.5	41.0	21.5	12.0
36"	76.5	110.0	59.0	30.5	17.0

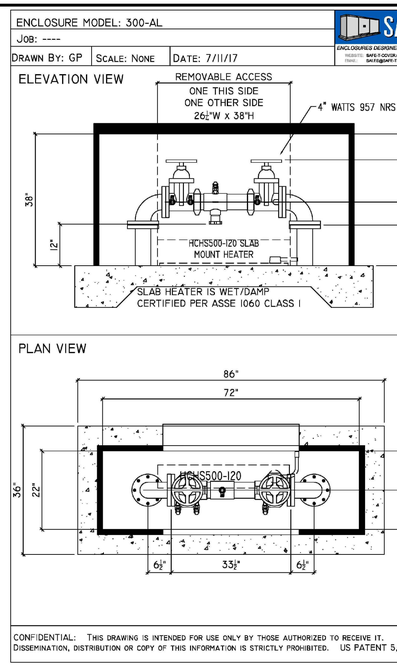
VALUES ARE TABULATED IN SQUARE FEET

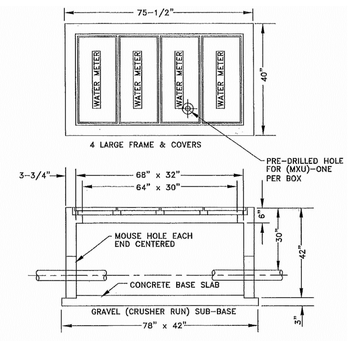
*Engineer to confirm actual required dimensions before construction of the Thrust Block. Bearing Area (square feet) = A(feet) x B(feet)

CONCRETE THRUST BLOCK DETAILS
FOR BOTH WATER AND FORCE MAINS

WMS# 03171

COLUMBIA WASTEWATER TREATMENT SYSTEM	STANDARD DETAIL	S15

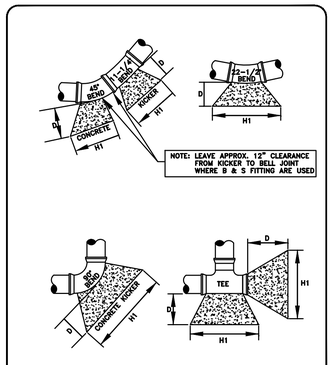




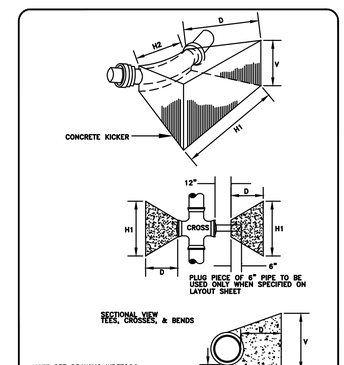
CONCRETE: 4500 PSI @ 28 DAYS
REINFORCED WITH #4 BARS

RADIO READ UNIT (MXU) TO BE INSTALLED ON SERVICE LINES AS INDICATED BY METRO WATER SERVICES PERMIT OFFICE. REFERENCE DETAIL WDET015A OR WDET015C FOR LARGE METER FRAME & COVER RADIO READ UNIT (MXU) MOUNTING LOCATION.

MXU TO BE INSTALLED AS PER MANUFACTURES SPECIFICATIONS.



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	BLOCKING DETAIL	
NOT TO SCALE	DATE: 4/10/95	DWG. NO. WDET007



METROPOLITAN GOVERNMENT NASHVILLE AND DAVIDSON COUNTY DEPARTMENT OF WATER AND SEWERAGE SERVICES	BLOCKING DETAIL	
NOT TO SCALE	DATE: 4/17/95	DWG. NO. WDET009

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

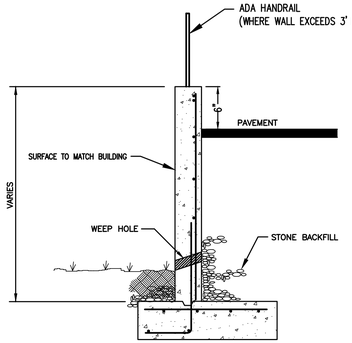
DESCRIPTION	DATE

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

STANDARD WATER & SEWER DETAILS

C-8

SHEET 8 OF 11

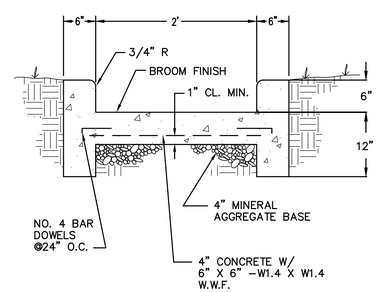


NOTES:

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

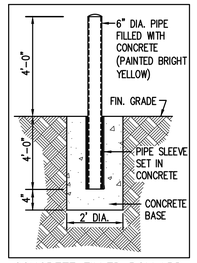
RETAINING WALL TO BE DESIGNED BY STRUCTURAL ENGINEER.

10 CONCRETE RETAINING WALL SECTION
NOT TO SCALE

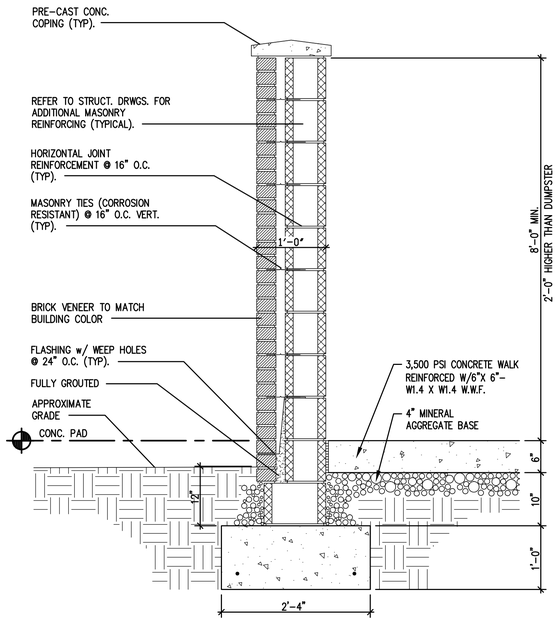


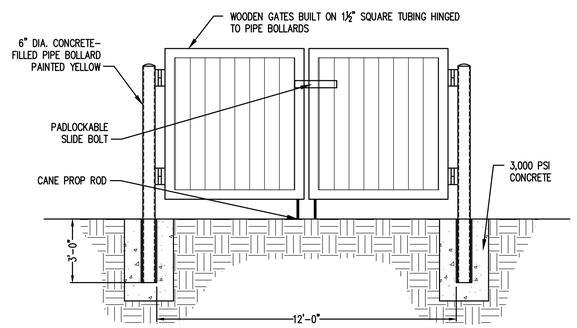
11 CONCRETE FLUME
NOT TO SCALE

INSTALL 2 - 6" CONCRETE FILLED BOLLARDS 1' FROM BACK WALL AND 6' APART CENTERED.



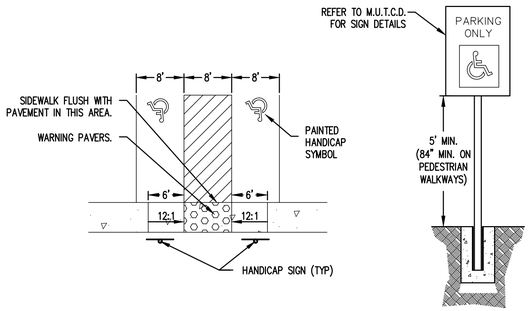
CONCRETE FILLED BOLLARD



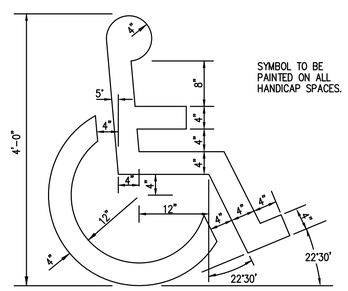


PIPE SLEEVES FOR CANE RODS TO BE SET IN PAVEMENT AT FULL OPEN AND FULL CLOSED POSTIONS TO HOLD DOORS IN PLACE.

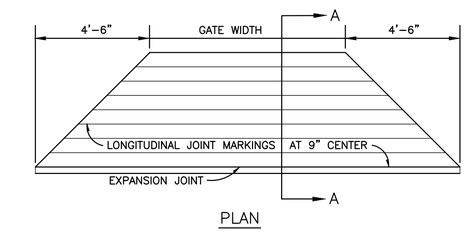
9 SCREEN WALL AND WOODEN GATES
NOT TO SCALE



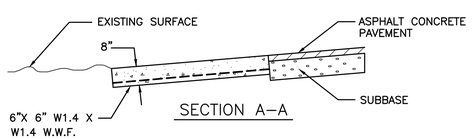
6 TYPICAL HANDICAP PARKING AND SIGN
NOT TO SCALE



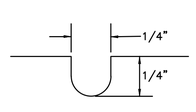
7 HANDICAP SYMBOL
NOT TO SCALE



PLAN

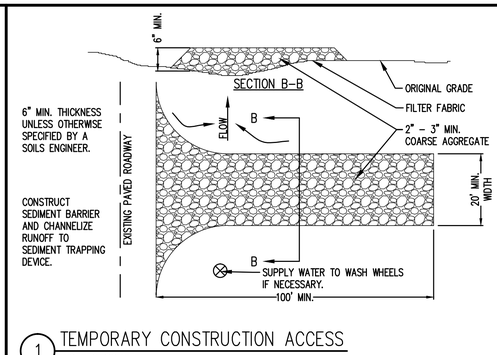


SECTION A-A



TYPICAL JOINT MARKING

8 CONCRETE DRIVEWAY RAMP
NOT TO SCALE



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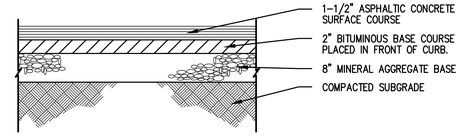

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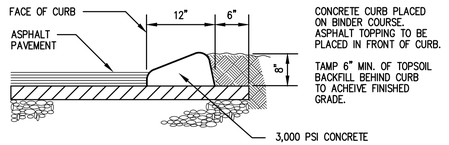

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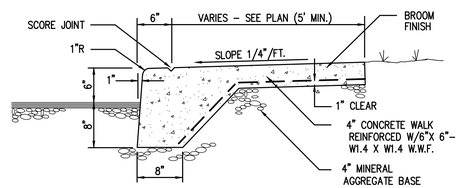
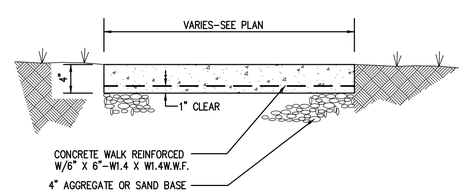


4 INTEGRAL CURB & CONCRETE SIDEWALK
NOT TO SCALE



5 CONCRETE SIDEWALK
NOT TO SCALE

BATSON & ASSOCIATES
Civil Engineering Consultants

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

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"

LOTS 209 & 210
COLUMBIA, TN

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

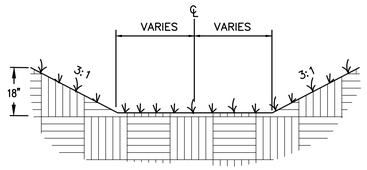
DESCRIPTION	DATE

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

STANDARD DETAILS

C-9

SHEET 9 OF 11



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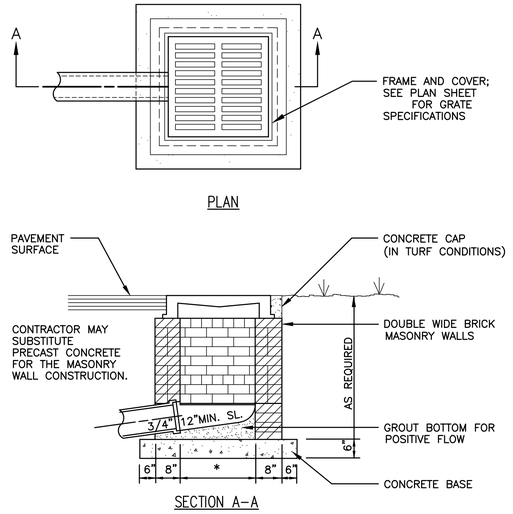

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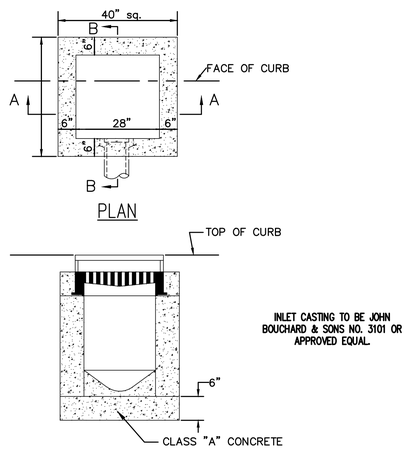

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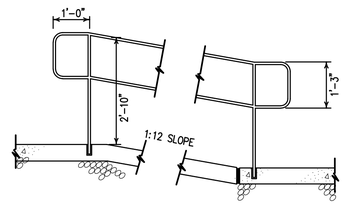

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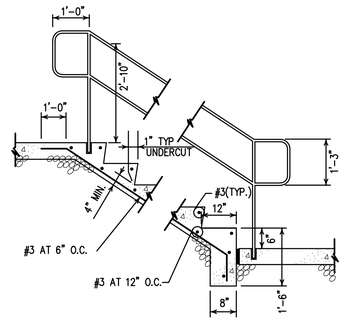

2 CONCRETE STEPS W/ ADA HANDRAILS
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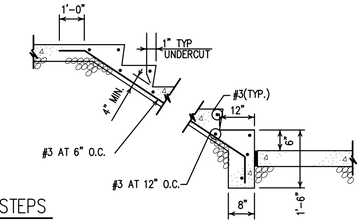

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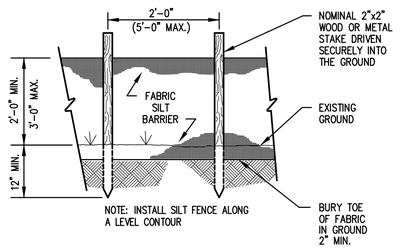

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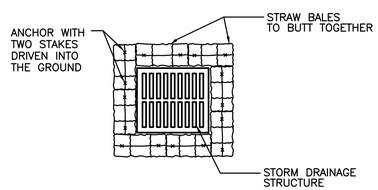


5 STRAW BALE INLET PROTECTION
NOT TO SCALE

BATSON & ASSOCIATES
Civil Engineering Consultants

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

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"

LOTS 209 & 210
COLUMBIA, TN

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

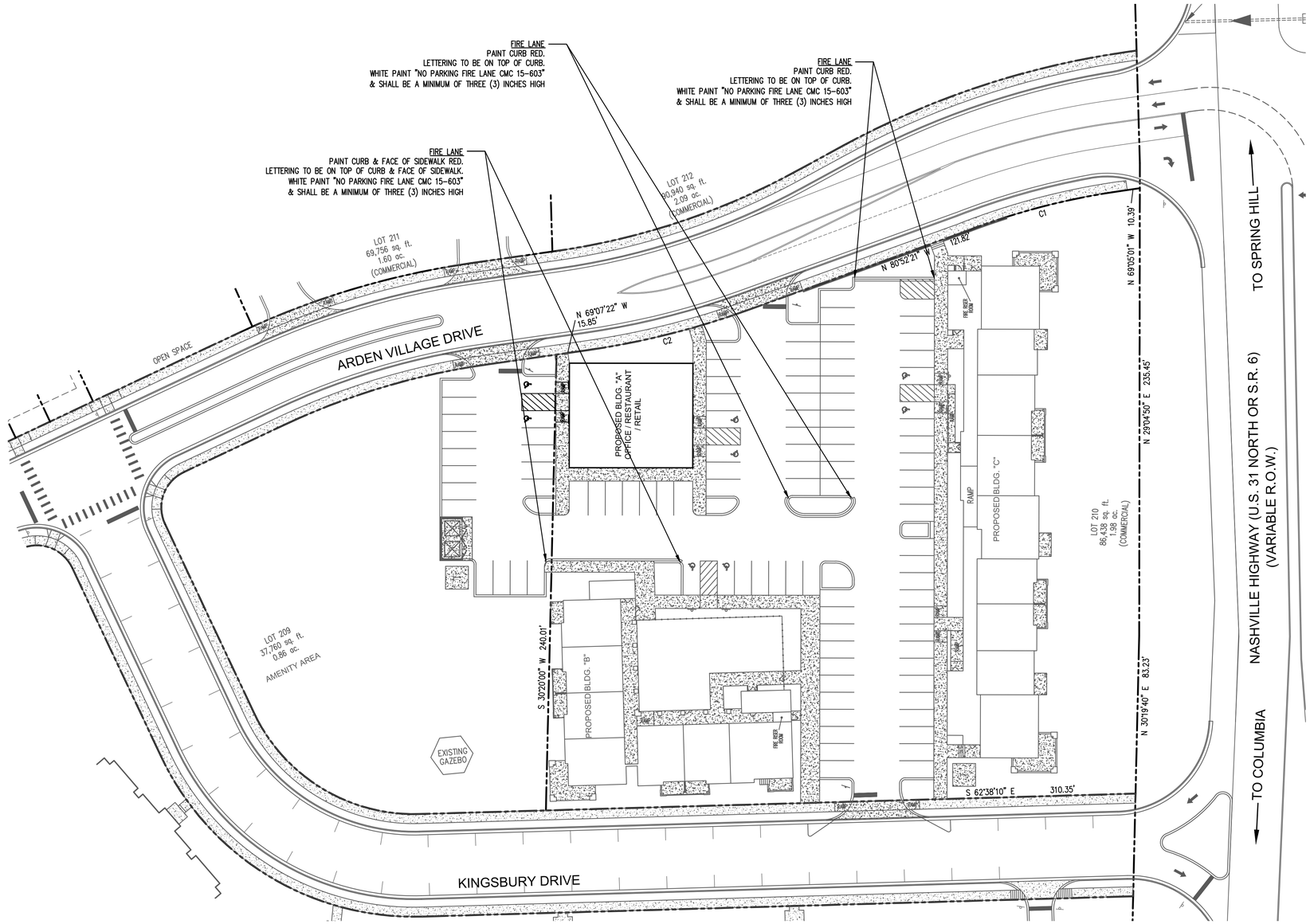
DESCRIPTION	DATE

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

STANDARD DETAILS

C-10

SHEET 10 OF 11



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

CONSTRUCTION DOCUMENTS

ARDEN VILLAGE "PHASE 2"

LOTS 209 & 210

COLUMBIA, TN

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

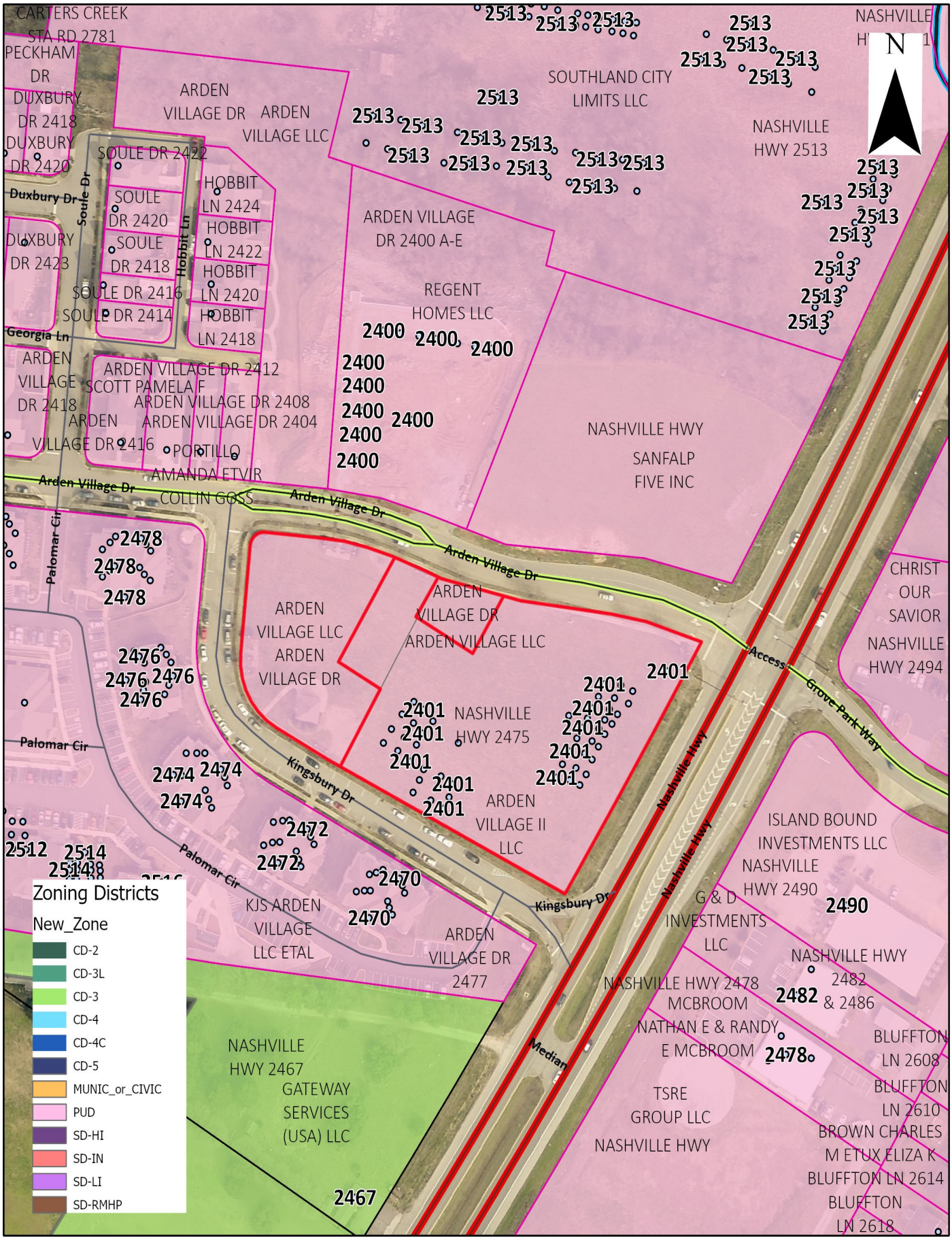
DESCRIPTION	DATE

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

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

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 S.F ~~Bus~~ 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: **File naming nomenclature examples:* *Freedom Point Site Plan* *Freedom Point Master Plan* *Freedom Point Final Plat*	**Annexations/Rezoning/PUD's:** ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter **Plats/PUDs:** ☐ Project Name (include Sections & Phases) _____ ☐ Total Number of Lots _____ ☐ Total acreage 2.84 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		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	615-424-4940
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	Garry M Batson	9/13/22
APPLICANT NAME	APPLICANT SIGNATURE	DATE
David McGowan		9/19/22
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, AICP, City Planner, abrass@columbiatn.com, 931-560-1560

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0296	**Greg Gamble/ HK Big Bear Bluffs, LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**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)	**PROPERTY HISTORY:**
A CD-4 Character District is not consistent with a Suburban Neighborhood Future Land Use. The proposed zoning to CD-4 General Urban Character Distinct would only be consistent with Connect Columbia with the requested Urban Neighborhood Future Land Use.	**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 ≤ 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 with: 120'
- Minimum unit per building (Small Multi-Family: 7)
- Minimum units per building (Small Multi-Family: 3)

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 buidilngs. 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

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;

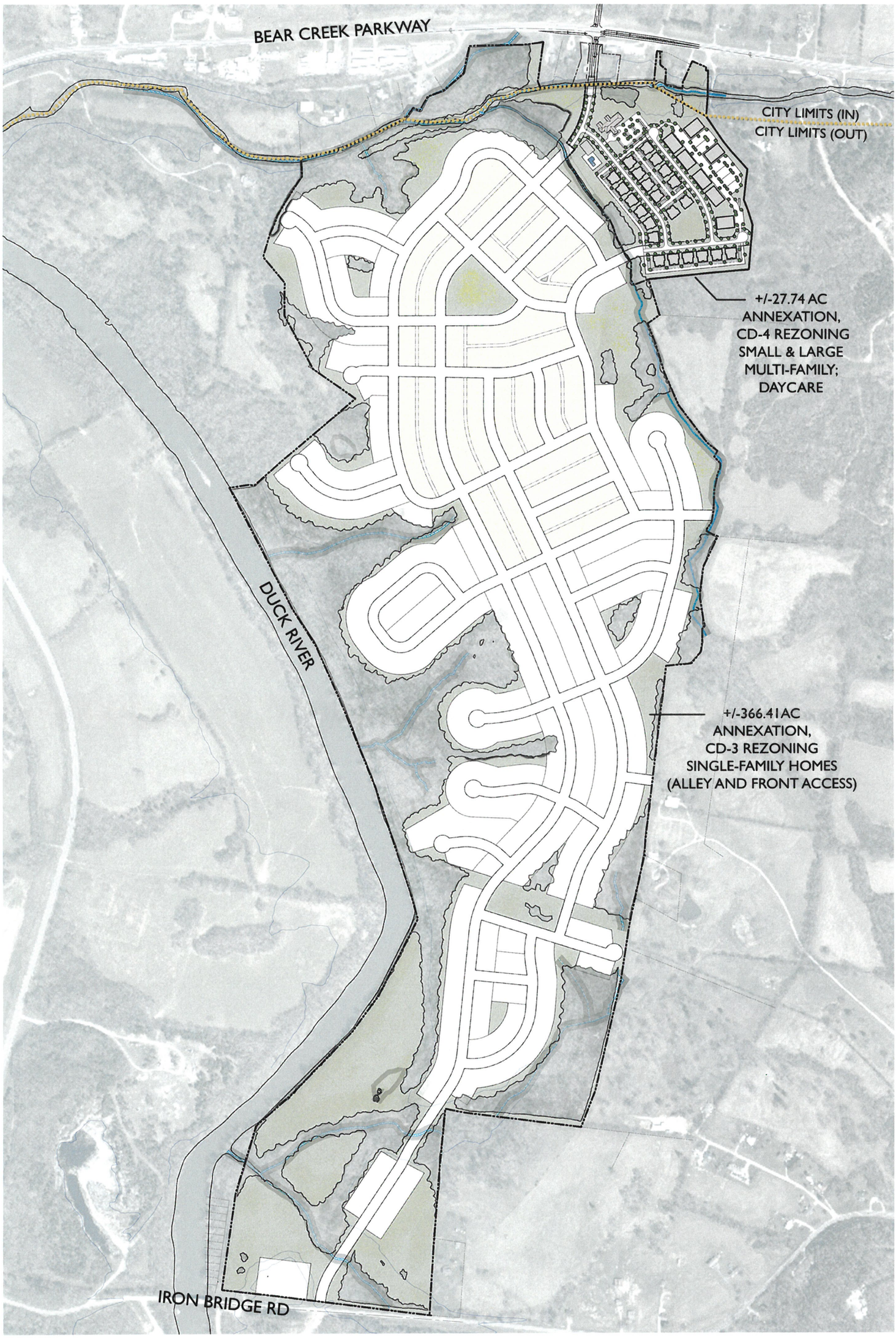
   Any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Code.

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.



Columbia Bluffs Master Plan

Annexation and Rezoning Request

Jan. 11, 2023

KOLTERLAND

GAMBLE DESIGN COLLABORATIVE

22-0296 &
22-0312

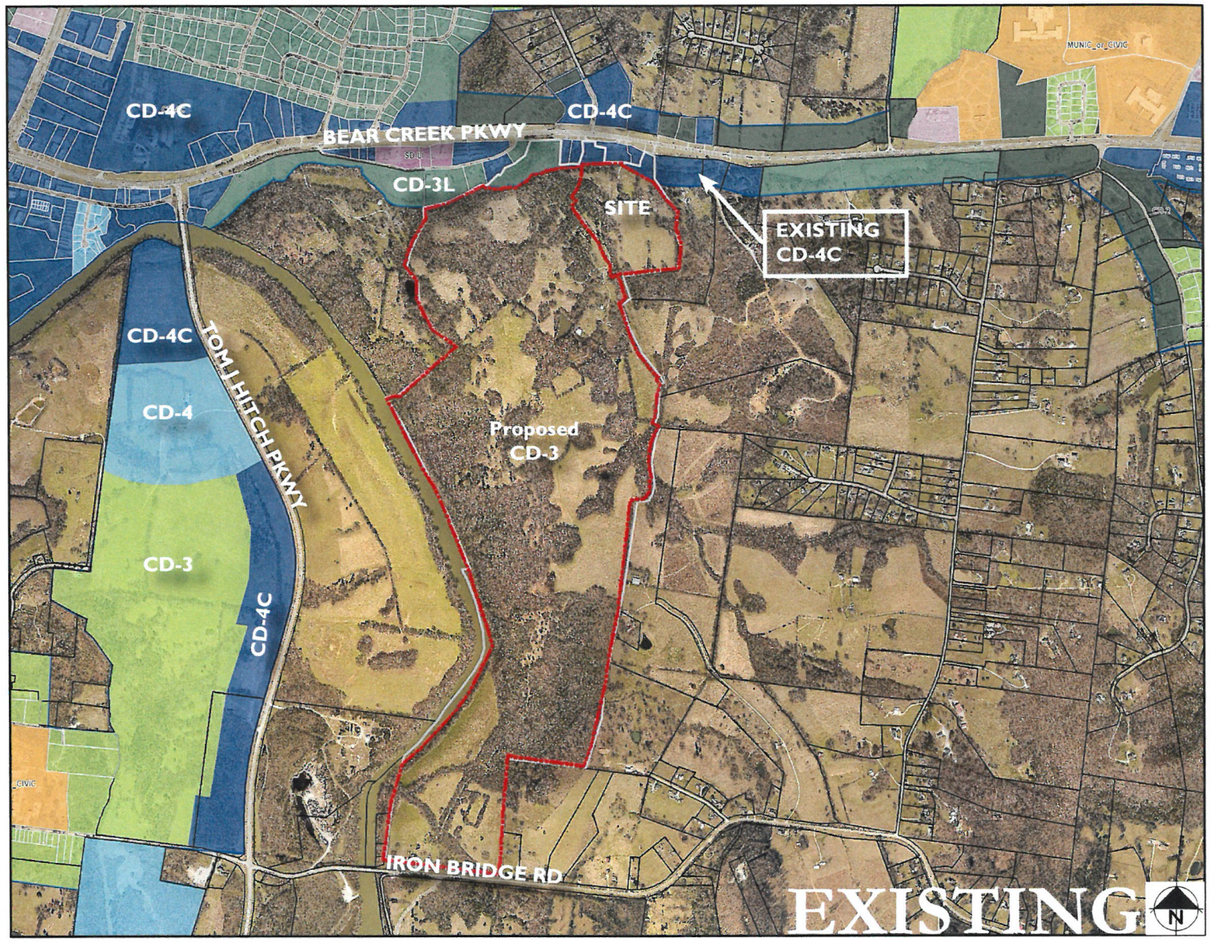
Columbia Bluffs Master Plan

Annexation & CD-4 Rezoning

December 7, 2022

KOLTERLAND

GAMBLE DESIGN COLLABORATIVE



ZONING KEY:

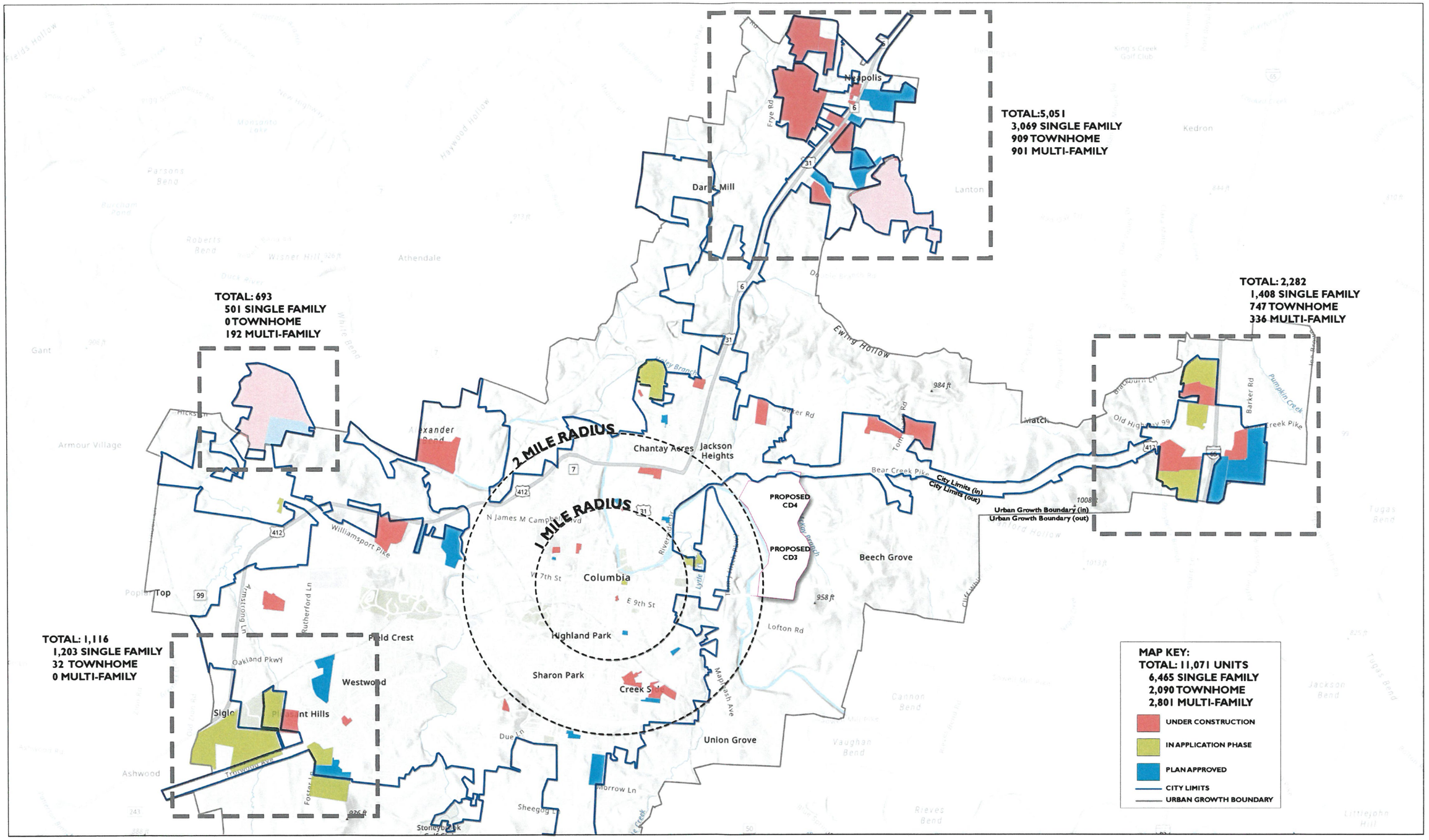
- CD-2
- CD-3L
- CD-3
- CD-4
- CD-4C
- CD-5
- MUNIC_or_CIVIC
- PUD
- SD-HI
- SD-IN
- SD-LI
- SD-RMHP

ANNEXATION REQUEST:
NEWLY ANNEXED PROPERTY ALL CD-3L

REZONING REQUEST:
+/-27.74 AC SITE - FROM CD-3L TO CD-4

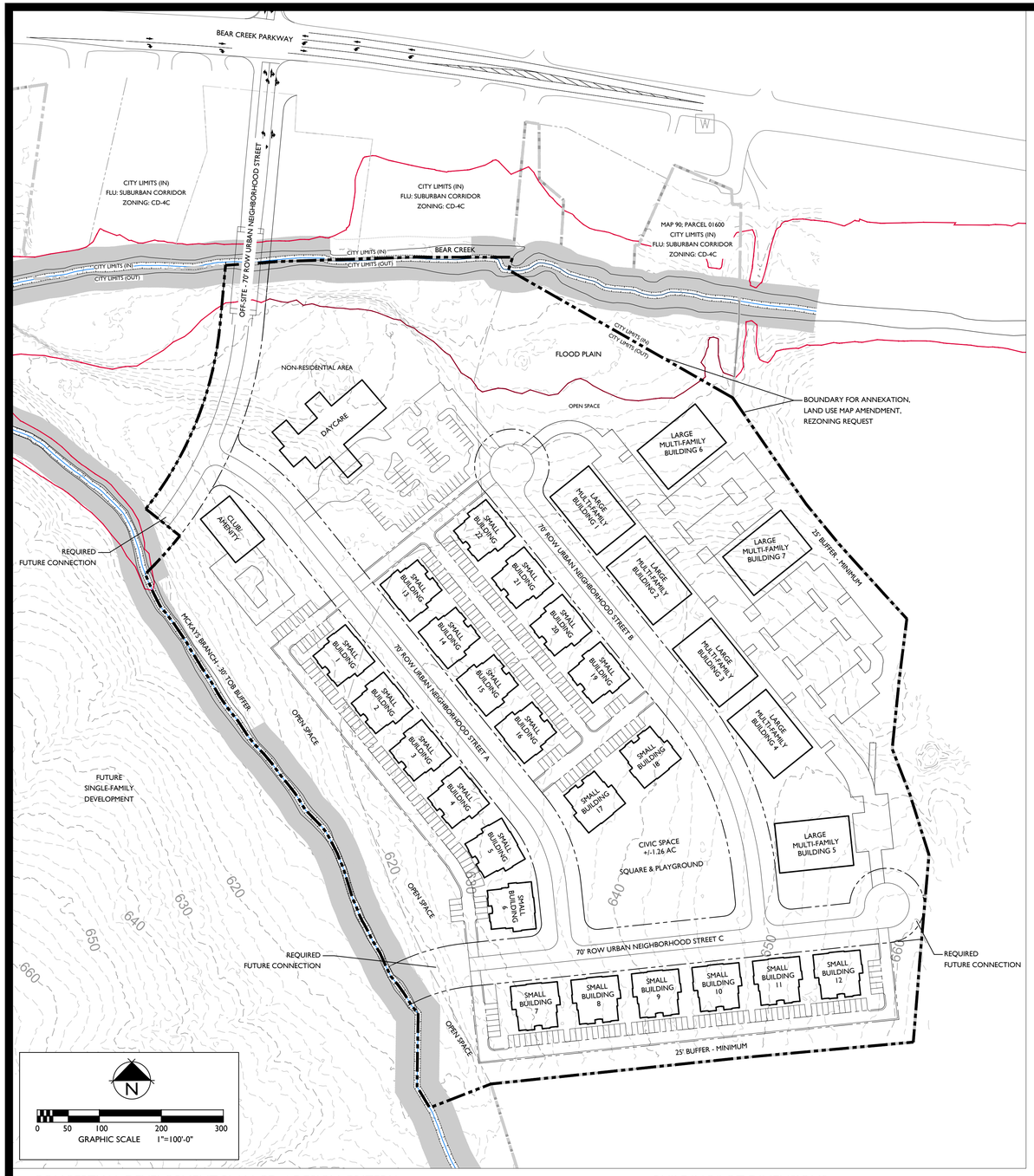
+/-366.41 AC SITE - FROM CD-3L TO CD-3

ANNEXATION & REZONING



CITY OF COLUMBIA DEVELOPMENT APPROVALS MAP

PER CITY OF COLUMBIA TN WEBSITE



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 (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°31'22" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;
S 7°09'56" 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 11°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°46'25" W, FOR A DISTANCE OF 270.36 FEET TO FENCE LINE OF HACKBERRY;
S 84°01'38" W, FOR A DISTANCE OF 414.00 FEET TO A 4X4 WOOD FENCE POST;
S 69° 46' 11.3" W FOR A DISTANCE OF 106.69 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°07'56" W FOR A DISTANCE OF 9.27 FEET.
N 33°09'24" W FOR A DISTANCE OF 10.18 FEET.
N 33°29'34" W FOR A DISTANCE OF 7.00 FEET.
N 35°12'46" 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 29°53'02" W FOR A DISTANCE OF 22.01 FEET.
N 32°21'41" W FOR A DISTANCE OF 31.25 FEET.
N 25°40'26" W FOR A DISTANCE OF 19.38 FEET.
N 29°37'36" W FOR A DISTANCE OF 12.87 FEET.
N 28°18'04" W FOR A DISTANCE OF 11.28 FEET.
N 30°17'09" W FOR A DISTANCE OF 7.49 FEET.
N 24°26'21" W FOR A DISTANCE OF 13.63 FEET.
N 19°22'58" W FOR A DISTANCE OF 4.70 FEET.
N 21°26'04" W FOR A DISTANCE OF 8.40 FEET.
N 27°40'31" W FOR A DISTANCE OF 12.35 FEET.
N 17°06'08" W FOR A DISTANCE OF 50.02 FEET.
N 27°34'41" W FOR A DISTANCE OF 6.80 FEET.
N 21°58'48" W FOR A DISTANCE OF 19.16 FEET.
N 29°57'14" W FOR A DISTANCE OF 18.98 FEET.
N 27°50'37" W FOR A DISTANCE OF 17.44 FEET.
N 30°56'13" W FOR A DISTANCE OF 12.02 FEET.
N 44°05'27" W FOR A DISTANCE OF 24.91 FEET.
N 41°58'20" W FOR A DISTANCE OF 14.85 FEET.
N 32°36'45" W FOR A DISTANCE OF 8.47 FEET.
N 30°22'07" W FOR A DISTANCE OF 13.44 FEET.
N 39°50'53" W FOR A DISTANCE OF 10.09 FEET.
N 37°53'28"W FOR A DISTANCE OF 8.80 FEET.
N 38°48'51" W FOR A DISTANCE OF 14.78 FEET.
N 29°58'43" E FOR A DISTANCE OF 14.08 FEET.
N 38°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 36°23'46" W FOR A DISTANCE OF 14.08 FEET.
N 32°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 8.90 FEET.
N 34°40'52" 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 16.54 FEET.
N 32°40'11" W FOR A DISTANCE OF 5.90 FEET.
N 34°32'50" W FOR A DISTANCE OF 9.02 FEET.
N 32°40'37" W FOR A DISTANCE OF 21.54 FEET.
N 34°19'28" W FOR A DISTANCE OF 10.59 FEET.
N 30°34'09" W FOR A DISTANCE OF 7.81 FEET.
N 31°18'55" W FOR A DISTANCE OF 8.66 FEET.
N 32°48'28" W FOR A DISTANCE OF 19.94 FEET.
N 29°50'20" W FOR A DISTANCE OF 4.81 FEET.
N 29°23'06" W FOR A DISTANCE OF 8.96 FEET.
N 31°05'56" W FOR A DISTANCE OF 5.96 FEET.
N 39°58'45" W FOR A DISTANCE OF 8.21 FEET.
N 33°54'07" W FOR A DISTANCE OF 20.78 FEET.
N 31°57'43" W FOR A DISTANCE OF 5.48 FEET.
N 38°54'50" W FOR A DISTANCE OF 18.29 FEET.
N 40°46'27" W FOR A DISTANCE OF 8.79 FEET.
N 41°19'44" W FOR A DISTANCE OF 5.90 FEET.
N 32°53'05" W FOR A DISTANCE OF 4.74 FEET.
N 28°48'51" W FOR A DISTANCE OF 8.06 FEET.
N 27°33'58" W FOR A DISTANCE OF 9.74 FEET.
N 25°22'06 W FOR A DISTANCE OF 4.21 FEET.
N 25°10'43" W FOR A DISTANCE OF 5.47 FEET.
N 21°48'19" W FOR A DISTANCE OF 5.30 FEET.
N 26°06'11" W FOR A DISTANCE OF 6.77 FEET.
N 24°52'17" W FOR A DISTANCE OF 2.84 FEET.
N 22°22'11" 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°56'13" W FOR A DISTANCE OF 70.00 FEET.

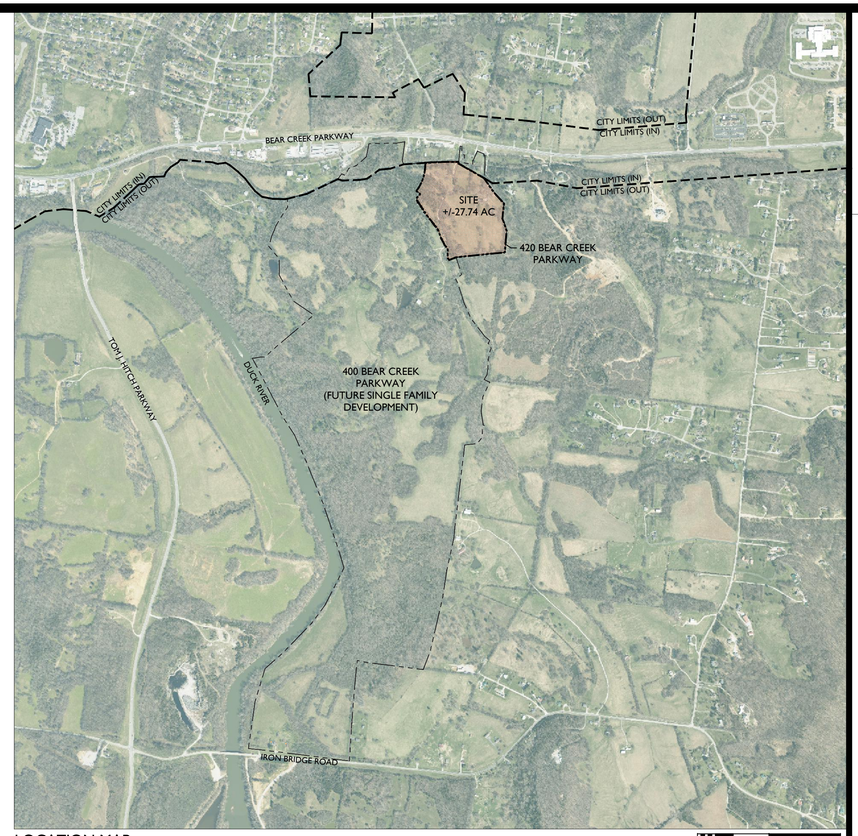
THENCE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 565.00 FEET, AN ARC DISTANCE OF 326.88 FEET, A CHORD BEARING OF N 21°50'21" E, A CHORD DISTANCE OF 322.34 FEET.

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 89°52'10" E FOR A DISTANCE OF 70.95 FEET.
N 89°53'31" E FOR A DISTANCE OF 14.54 FEET.
N 89°09'20" E FOR A DISTANCE OF 80.25 FEET.
N 89°06'30 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°21'26" 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

0 500 1000 2000
GRAPHIC SCALE 1"=1,000'-0"

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%)

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

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),

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

420 & PORTION OF 400 BEAR CREEK PARKWAY
ANNEXATION, LAND USE MAP AMENDMENT, REZONING REQUEST & CONCEPTUAL DEVELOPMENT PLAN

Columbia, Tennessee

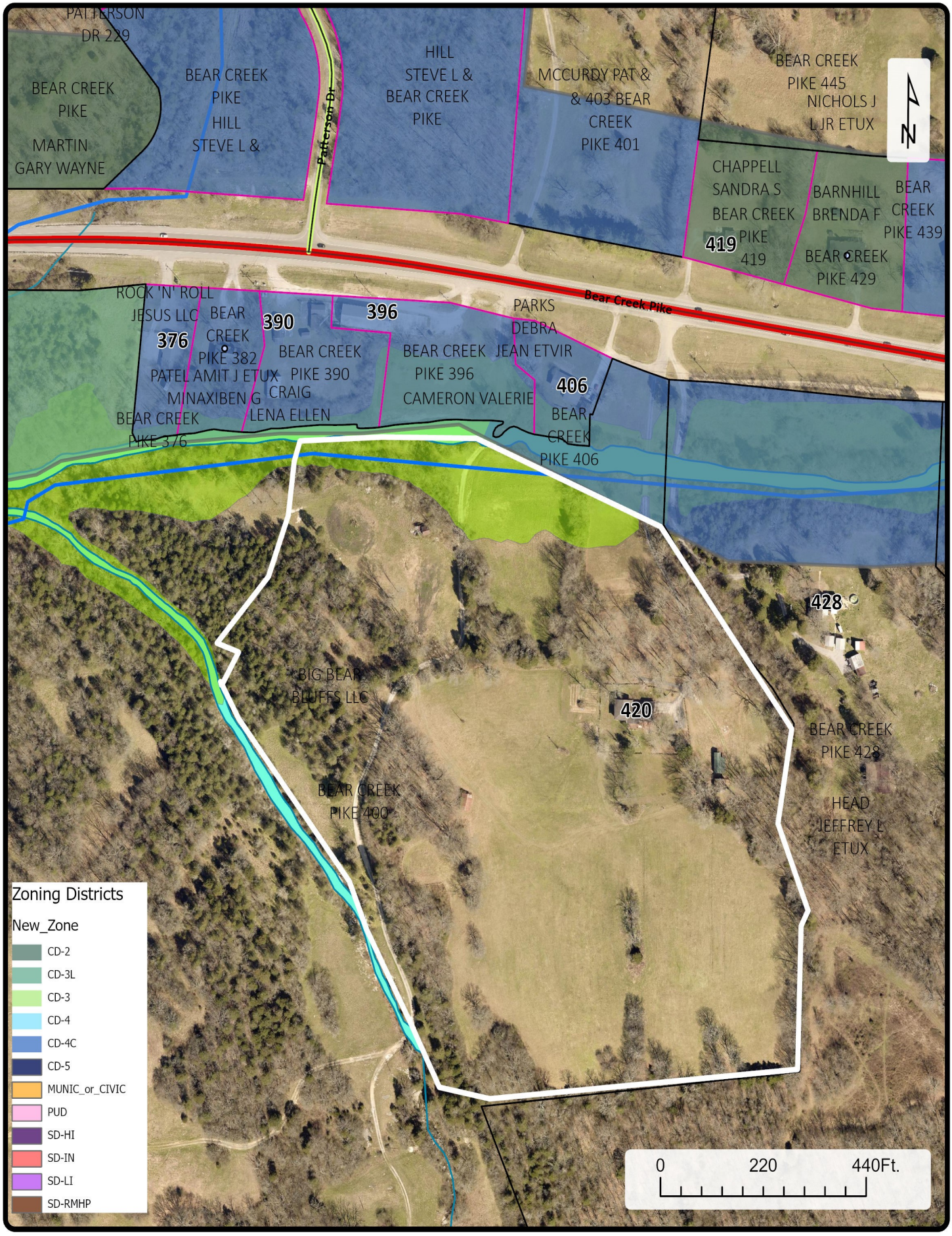
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE

Date: OCTOBER 17, 2022

Revision Date
△
△
△

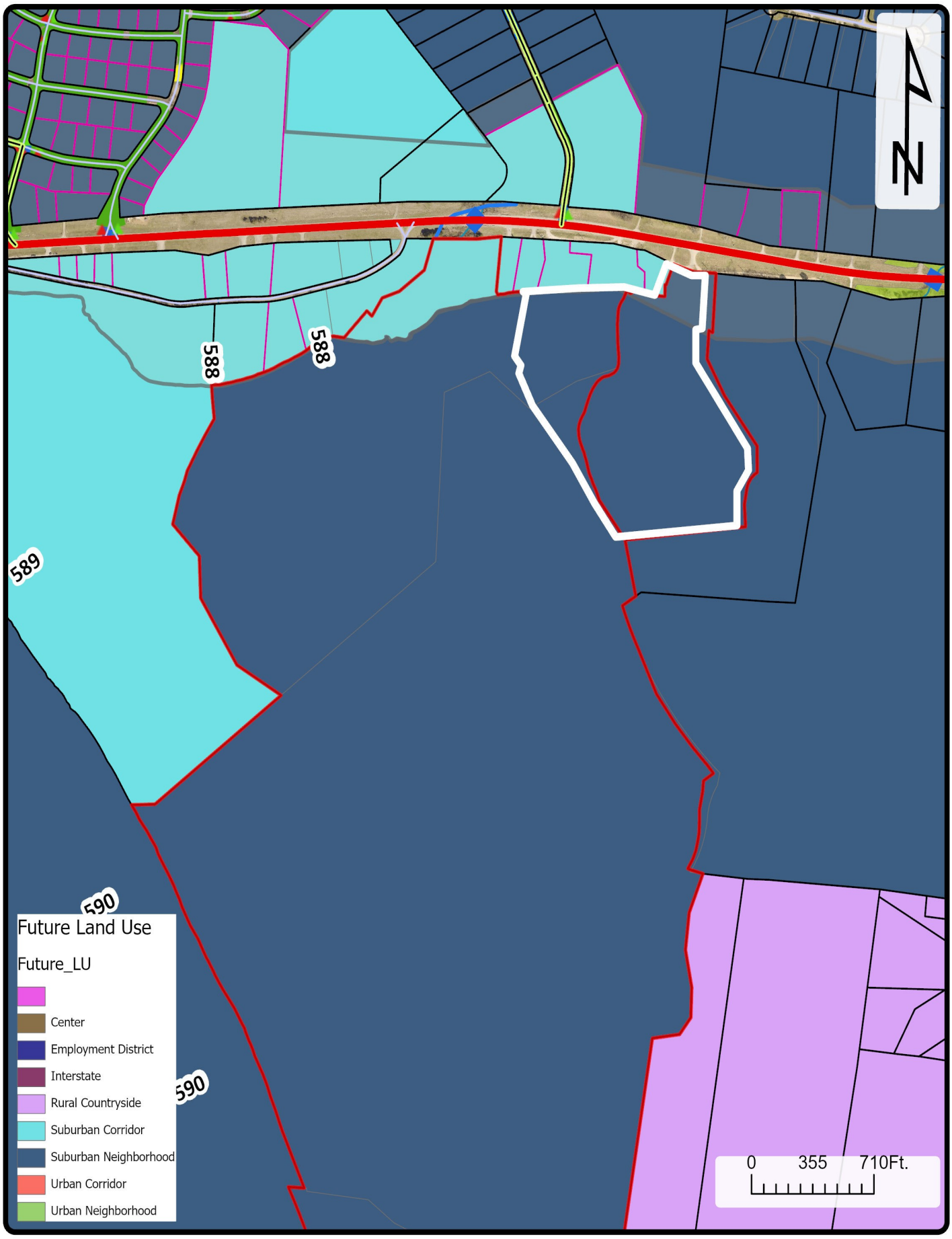
CONCEPTUAL DEVELOPMENT PLAN

SHEET
L1.0



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

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



22-0296
f.k.a. Columbia Bluffs

CITY OF
COLUMBIA
TENNESSEE

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

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.

greg.gamble@gdc-tn.com | 615.975.5765 cell | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

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

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 th e300 units, we recommend eight (8) 8-yard dumpsters serviced 3 times a week. Brush collection will be provided on a bi-weekly bsis. 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.

DEVELOPMENT PLANNING
DESIGN
MANAGEMENT

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

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.

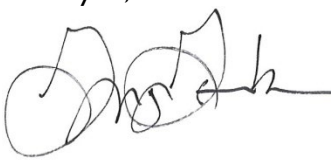
Columbia Water
16. "The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability 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,



Gamble Design Collaborative
Greg Gamble

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.

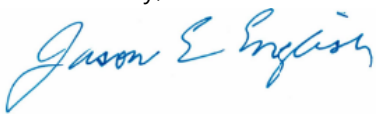
All of the above requirements are to be constructed and paid for by the Applicant and dedicated to CPWS once complete up to and including the meter. No construction of CPWS infrastructure shall be initiated until final construction plans have been approved by TDEC and all parties have fully executed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



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

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Maury County Schools
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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.

DEVELOPMENT PLANNING
DESIGN
MANAGEMENT

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

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.

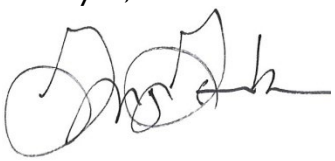
Columbia Water
16. "The project is within Columbia Power and Water's service area and a Water Availability was recently issued. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability 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,



Gamble Design Collaborative
Greg Gamble

DEVELOPMENT REVEW COMMITTEE MEETING
Tuesday, November 8, 2022

ITEM NO.
22-0296

DESCRIPTION: Annexation request, land use map amendment, rezoning request for about 28 acres off Bear Creek Parkway.

RECOMMENDATION: For final recommendation please see staff report.

COMMENTS:

Building

1. No comments.

Police

2. No comments provided.

Columbia Power

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

Duck River Electric Membership Corp

4. No comments provided.

5. **Maury County Schools**

6. No comments provided.

Fire

7. No comments

Planning

8. Concept plan not reviewed for compliance of Ordinance 4400 additional items and or modifications may be needed.
9. Please provide water availability letter.

Maury County E911

10. No comment on annexation, will need to contact Maury County 911 for street name application.

Atmos Energy

11. Natural gas available on Bear Creek Pike contact Bradie Armstrong at 615.485.6377.

Public Works

12. Please see attached Plan of Services and dumpster guidelines, and accessibility requirements. We recommend a trash compactor for 300 multi-family units or 4 double enclosures with two 8-yd dumpsters in each enclosure (total of eight 8-yd dumpsters) with 3x a week collection.
    Garbage Collection
13. Single family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Multifamily apartments will receive the following services: The Sanitation Department will provide dumpster collection. For the 300 units, we recommend eight (8) 8-yard dumpsters serviced 3 times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Private sanitation services are an option, especially if trash compactors are desired. The City does not offer trash compactors.
    Street and Drainage
    Upon acceptance by City Council and all warranties have expired; all streets and drainage systems will be maintained by Public Works. Service will include street sweeping, catch basin cleaning, street and curb repair, snow removal, drainage maintenance, and sidewalk repair.

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

Engineering

14. No comments on annexation and rezoning.

Wastewater

15. Columbia Wastewater requests the entire site flow by gravity services with no grinder pumps. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing. The City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Major improvements to the existing infrastructure in the area are necessary in the case of many additional units in this sewershed. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of connection. No detailed design plan for an extension of the sewer has been proposed at this time.

Columbia Water

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

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

17. No comment.

AT&T

18. Plan to serve

ATTACHMENTS: Concept Plan

PLAN OF SERVICES

FOR ANNEXATION
420 Bear Creek Pike PROPERTY
+/-27.74 ACRES,
BEING
TAX MAP 090 PARCELS 01600, & a portion of 01201

A. Water

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

B. Sewer

Columbia Wastewater requests the entire site flow by gravity services with no grinder pumps. Pumpkin Creek Pump Station and Bear Creek Pike Pump Station sewershed studies ongoing. The City of Columbia Wastewater Department has the available capacity to service the above-referenced development. Major improvements to the existing infrastructure in the area are necessary in the case of many additional units in this sewershed. Any extension to the existing sewer infrastructure will be initiated by the owner/developer, reviewed by our department and approved by the State of Tennessee. The project must be advanced in accordance with local, state and federal rules, regulations and policies. Funding and construction of those improvements will remain the responsibility of the owner/developer. New customers will be required to pay all fees applicable at the time of

connection. No detailed design plan for an extension of the sewer has been proposed at this time.

C. Police

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

D. Fire and Rescue

1. The City of Columbia Fire & Rescue provides an array of services to the citizens and visitors of the City of Columbia. These services include but may not be limited to non-emergency services such as fire prevention and codes enforcement, pre-incident planning, public education programs, smoke alarm check/replacement, emergency management preparedness, and emergency services such as fire suppression, heavy rescue, emergency medical first response, and hazardous materials response. The City of Columbia Fire Department currently holds an Insurance Service Organization (ISO) class 1 rating.

2. Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

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

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

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

light vehicle traffic in mind but with the emergency service vehicles that will be servicing your development.

Damage Free Property Access: Columbia Fire & Rescue requires all gates automatic or manual that will be or may be locked to be equipped with Knox Rapid Entry system. You can research this product at www.knoxbox.com or your gate vendor will be familiar with the product. Our department would also be happy to work with you to find what Knox Rapid Entry product is best suited for your application.

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

3. **Emergency Response to Your Location:** The proposed annex will be located at 420 Bear Creek Pike in Columbia, Tennessee. This location is approximately 1.7 miles from Columbia Fire Station #3 located at 705 Tom Sharp Road, 3.4 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 7.4 miles from Fire Station #5 located at 2633 Nashville Highway. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

4. **Medical Emergency Response:** Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #3 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 3.50 minutes. Should your property experience a mass casualty incident where additional fire apparatus/firefighters would need to respond, then Fire Station #1 could send an additional unit and arrive on-scene within 5.00 minutes of your 911 call.

5. **Fire Incident Response:** The Columbia Fire & Rescue Department recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life

safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinklers in future homes.

6. Columbia Fire & Rescue's normal fire incident response to a single-family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 3.50 minutes, the second fire apparatus should be on-scene within 5.00 minutes, and the third/fourth apparatus should be on-scene within 5.00 minutes. Due to OSHA standards that require at least four firefighters to arrive on-scene prior to initiating an interior fire attack and Columbia Fire & Rescue's minimum staffing policy, it could take the 5.00 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

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

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned C-D4 (General Urban)) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

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

G. Parks and Recreation

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

H. Refuse Collection

1. We recommend a trash compactor for 300 multi-family units or 4 double enclosures with two 8-yd dumpsters in each enclosure (total of eight 8-yd dumpsters) with three times a week collection. Gar

Garbage Collection

Single Family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Multifamily apartments will receive the following services: The Sanitation Department will provide dumpster collection. For the e300 units, we recommend eight (8) 8-yard dumpster serviced three times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three bulk item pickups per year. Private sanitation services are an option, especially if trash compactors are desired. The City does not offer trash compactors.

Street and Drainage

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

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

I. Power

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

J. Schools

This property falls under the jurisdiction of Maury County Public School System.
The school system provided no comments.

LEGAL DESCRIPTION
FOR ANNEXATION REQUEST – 27.74 ACRES
A PORTION OF MAP 90, PARCEL 12.01
DEED BOOK R2827, PAGE 587
HK BIG BEAR BLUFFS, LLC

LAND LYING IN THE 4TH CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LENA ELLEN CRAIG (R1445, PG 168, VALERIE CAMERON (R2360, PG 1205) AND WEST BY BIG BEAR BLUFFS, LLC (2827, PG 587) AND ON THE EAST AND SOUTH BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 388, ROMCTN, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2” PIPE FOUND, SAID POINT ALSO BEING ALONG THE WESTERN BOUNDARY OF JEFFERY L. AND ROSE HEAD, SAID POINT BEING ALONG THE EASTERN BOUNDARY OF THE TRACT DESCRIBED WITHIN, AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475,288.11 EAST 1,674,050.07.

S 34°29'27" E, FOR A DISTANCE OF 153.97 FEET TO FENCE LINE T-POST;
S 35°04'16" E, FOR A DISTANCE OF 55.17 FEET TO FENCE LINE T-POST;
S 39°22'56" E, FOR A DISTANCE OF 84.02 FEET TO FENCE LINE T-POST;
S 42°05'33" E, FOR A DISTANCE OF 106.39 FEET TO FENCE LINE T-POST;
S 42°31'20" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;
S 7°06'55" W, FOR A DISTANCE OF 101.11 FEET TO A FENCE 3” METAL POST;
S 5°45'07" W, FOR A DISTANCE OF 110.19 FEET TO AN IRON PIN FOUND;
S 21°14'47" E, FOR A DISTANCE OF 78.14 FEET TO FENCE LINE T-POST;
S 17°34'01" E, FOR A DISTANCE OF 102.59 FEET TO FENCE LINE 24” CEDAR;
S 4°57'22" W, FOR A DISTANCE OF 172.54 FEET TO FENCE LINE T-POST;
S 4°32'31" W, FOR A DISTANCE OF 130.65 FEET TO FENCE CORNER 30” OAK;
S 84°48'25" W, FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24” HACKBERRY;
S 84°01'38" W, FOR A DISTANCE OF 414.09 FEET TO A 4X4 WOOD FENCE POST;
S 68° 46' 11.3" W FOR A DISTANCE OF 105.89 FEET.

THENCE, ALONG THE MCKAY BRANCH CREEK, THE FOLLOWING CALLS:

N 30°52’05” W FOR A DISTANCE OF 36.69 FEET.
N 0°53’17” E FOR A DISTANCE OF 118.33 FEET.
N 40°55’39” W FOR A DISTANCE OF 15.42 FEET.
N 31°07’58” W FOR A DISTANCE OF 9.27 FEET.
N 32°09’24” W FOR A DISTANCE OF 10.18 FEET.
N 33°29’34” W FOR A DISTANCE OF 7.00 FEET.
N 35°12’48” W FOR A DISTANCE OF 13.58 FEET.
N 39°31’19” W FOR A DISTANCE OF 19.10 FEET.
N 26º 23’54” W FOR A DISTANCE OF 19.17 FEET.
N 23º32’02” W FOR A DISTANCE OF 22.01 FEET.
N 32º21’41” W FOR A DISTANCE OF 9.25 FEET.
N 29º40’26” W FOR A DISTANCE OF 19.38 FEET.
N 25º37’36” W FOR A DISTANCE OF 12.87 FEET.

N 28º18’04” W FOR A DISTANCE OF 11.28 FEET.
N 30º17’03” W FOR A DISTANCE OF 7.49 FEET.
N 24º26’21” W FOR A DISTANCE OF 13.63 FEET.
N 18º22’36” W FOR A DISTANCE OF 4.70 FEET.
N 21º26’04” W FOR A DISTANCE OF 8.40 FEET.
N 23º40’02” W FOR A DISTANCE OF 12.35 FEET.
N 17º06’08” W FOR A DISTANCE OF 50.02 FEET.
N 22º34’41” W FOR A DISTANCE OF 6.60 FEET.
N 21º58’48” W FOR A DISTANCE OF 19.16 FEET.
N 26º57’14” W FOR A DISTANCE OF 18.86 FEET.
N 27º50’37” W FOR A DISTANCE OF 17.44 FEET.
N 35º56’13” W FOR A DISTANCE OF 12.02 FEET.
N 44º05’27” W FOR A DISTANCE OF 24.91 FEET.
N 44º39’35” W FOR A DISTANCE OF 14.65 FEET.
N 32º36’45” W FOR A DISTANCE OF 8.47 FEET.
N 30º22’32” W FOR A DISTANCE OF 13.44 FEET.
N 33º50’53” W FOR A DISTANCE OF 10.09 FEET.
N 37º33’28’W FOR A DISTANCE OF 8.89 FEET.
N 38º45’51” W FOR A DISTANCE OF 14.78 FEET.
N 39º38’43” E FOR A DISTANCE OF 14.08 FEET.
N 36º07’58” W FOR A DISTANCE OF 23.10 FEET.
N 40º01’57” W FOR A DISTANCE OF 19.66 FEET.
N 41º52’17” W FOR A DISTANCE OF 34.26 FEET.
N 43º48’36” W FOR A DISTANCE OF 24.72 FEET.
N 38º23’46” W FOR A DISTANCE OF 14.08 FEET.
N 33º18’43” W FOR A DISTANCE OF 11.72 FEET.
N 33º36’11” W FOR A DISTANCE OF 39.72 FEET.
N 33º12’19” W FOR A DISTANCE OF 18.77 FEET.
N 39º17’19” W FOR A DISTANCE OF 15.05 FEET.
N 38º12’07” W FOR A DISTANCE OF 9.90 FEET.
N 34º40’32” W FOR A DISTANCE OF 21.28 FEET.
N 31º35’16” W FOR A DISTANCE OF 7.00 FEET.
N 29º57’58” W FOR A DISTANCE OF 6.51 FEET.
N 29º56’57” W FOR A DISTANCE OF 16.34 FEET.
N 32º40’11” W FOR A DISTANCE OF 5.60 FEET.
N 34º32”50” W FOR A DISTANCE OF 9.02 FEET.
N 32º40’37” W FOR A DISTANCE OF 3.54 FEET.
N 34º19’28” W FOR A DISTANCE OF 10.59 FEET.
N 30º24’03” W FOR A DISTANCE OF 7.81 FEET.
N 31º18’55” W FOR A DISTANCE OF 8.66 FEET.
N 32º48’26” W FOR A DISTANCE OF 15.84 FEET.
N 29º50’20” W FOR A DISTANCE OF 4.81 FEET.
N 28º23’06” W FOR A DISTANCE OF 8.96 FEET.
N 31º05’56” W FOR A DISTANCE OF 5.96 FEET.
N 35º38’45” W FOR A DISTANCE OF 8.21 FEET.
N 33º54’07” W FOR A DISTANCE OF 20.78 FEET.
N 37º37’43” W FOR A DISTANCE OF 3.46 FEET.
N 36º54’50” W FOR A DISTANCE OF 18.29 FEET.
N 40º46’27” W FOR A DISTANCE OF 5.79 FEET.
N 41º19’44” W FOR A DISTANCE OF 5.90 FEET.
N 32º53’03” W FOR A DISTANCE OF 4.74 FEET.

N 26º46’51” W FOR A DISTANCE OF 8.06 FEET.
N 27º33’58” W FOR A DISTANCE OF 9.74 FEET.
N 25º22’08’W FOR A DISTANCE OF 4.21 FEET.
N 25º10’43” W FOR A DISTANCE OF 5.47 FEET.
N 21º49’19” W FOR A DISTANCE OF 5.30 FEET.
N 25º09’11” W FOR A DISTANCE OF 6.77 FEET.
N 24º52’17” W FOR A DISTANCE OF 2.84 FEET.
N 22º22’17” 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 42º09’38” E AND A CHORD DISTANCE OF 83.00 FEET TO A POINT.

N 51º35’13” 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 21º50’21” E, A CHORD DISTANCE OF 322.34 FEET.

THENCE WITH A LINE CROSSING BEAR CREEK, N 51º15’54” 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 85º53’10” E FOR A DISTANCE OF 70.95 FEET.
N 85º53’31” E FOR A DISTANCE OF 14.54 FEET.
N 88º09’20” E FOR A DISTANCE OF 80.25 FEET.
N 88º09’30 E FOR A DISTANCE OF 138.55 FEET.
N 89º57’42” 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 18º21’29” 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 60º18’02” 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.

CITY OF COLUMBIA
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)
Print Name

SEPTEMBER 15, 2022
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

October 17, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

RE: Initial Submittal 420 and a portion of 400 Bear Creek Parkway – Annexation Request, Land Use Plan Amendment Request, and Rezoning Request with Conceptual Development Plan

Dear Mr. Keltner,
The accompanying documents are for a submittal for a portion of the property previously reviewed under the Columbia Bluffs Preliminary Master Development Plan application. The subject property for this new application is approximately 28 acres and composed of parcels at 420 and a portion of 400 Bear Creek Parkway.

The applicant is requesting an annexation of this property. Additionally, the application is seeking a rezoning request to the CD-4 zoning district. In order to utilize the CD-4 zoning district, the application is seeking a Land Use Map Amendment from the current Land Use Area of Suburban Neighborhood to Urban Neighborhood. As required by the Rezoning Request, a Conceptual Development Plan, compliant with CD-4 zoning is also included.

Included in the submittal are the following:

1. One full-size (24x36) copy of the Conceptual Development Plan document
2. Annexation Application
3. Submittal Application
4. Water Availability Letter
5. Word file of Legal Description
6. Check submittal fee (amount $1,000)
7. Flash Drive with digital copy of submittal

If there are any questions or additional information needed, please feel free to reach out to me, or Keli Frymire (keli@gdc-tn.com) in my office.

Thank you,

Gamble Design Collaborative
Greg Gamble

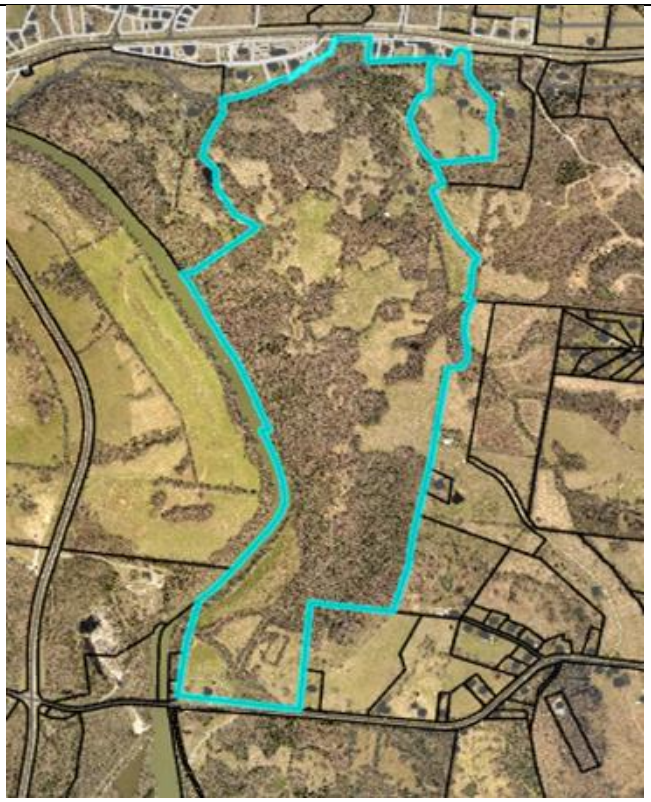
CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION
Austin Brass, AICP, City Planner, abrass@columbiatn.com, 931-560-1560

APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
22-0312	**Greg Gamble/ HK Big Bear Bluffs, LLC**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**420 Bear Creek Parkway/ Tax Map 090 Parcel 12.01**

SUMMARY OF REQUEST: **Annexation & Plan of Services with zoning request to CD-3 (Neighborhood Character District)**

This request is for the annexation with plan of services and zoning to CD-3 for 366.41 acres located adjacent to the the south side of Bear Pike bounded by the Duck River at the west and Iron Bridge Road at the south. A concept plan has been submitted indicating the proposed uses of single-family homes and associated street layout with civic spaces. A CD-3 Character District is supported by *Connect Columbia* within a Suburban Neighborhood Future Land Use that is designated for the subject property.



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	Single-Family Homes & Associated Civic Spaces	366.41 +/- Acres

COMPATIBILITY with the **COMPREHENSIVE PLAN:**	**PROPERTY HISTORY:**
The proposed development with a request of a CD-3 Character District is consistent with a Suburban Neighborhood Future Land Use as outlined within *Connect Columbia*.	**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 on July 6th, 2022.

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:

Proposed CD-3 (366 +/- acres)

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

Lot Building Site/ Setbacks

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

A concept plan submitted in support of this zoning request indicate a combination of front and rear loaded single-family homes with a mixture of civic spaces. In addition, the concept plan utilizes a 70' urban neighborhood street right of way section.

ATTACHMENTS (CIRCLE)

SUBMITTED PLANS | CITY MAPS | LEGAL NOTICE | LEGAL DESCRIPTION

PUBLIC COMMENTS | AGENCY COMMENTS | RESPONSE TO STANDARDS

8.5.19 Annexation/Rezoning:

8.5.19. H. ACTION BY THE PLANNING COMMISSION FOR REZONINGS

The Planning Commission in its review and recommendation shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:

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

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

a. 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-3 would be consistent with Connect Columbia in a "Suburban Neighborhood" Future Land Use, thus would agree with the general plan for this area.

b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5;

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.

c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

There are no known adverse effects upon adjacent property owners. If any adverse

impacts are identified, they can be mitigated through application of the Zoning Code standards and during review of future preliminary plat requests.

d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

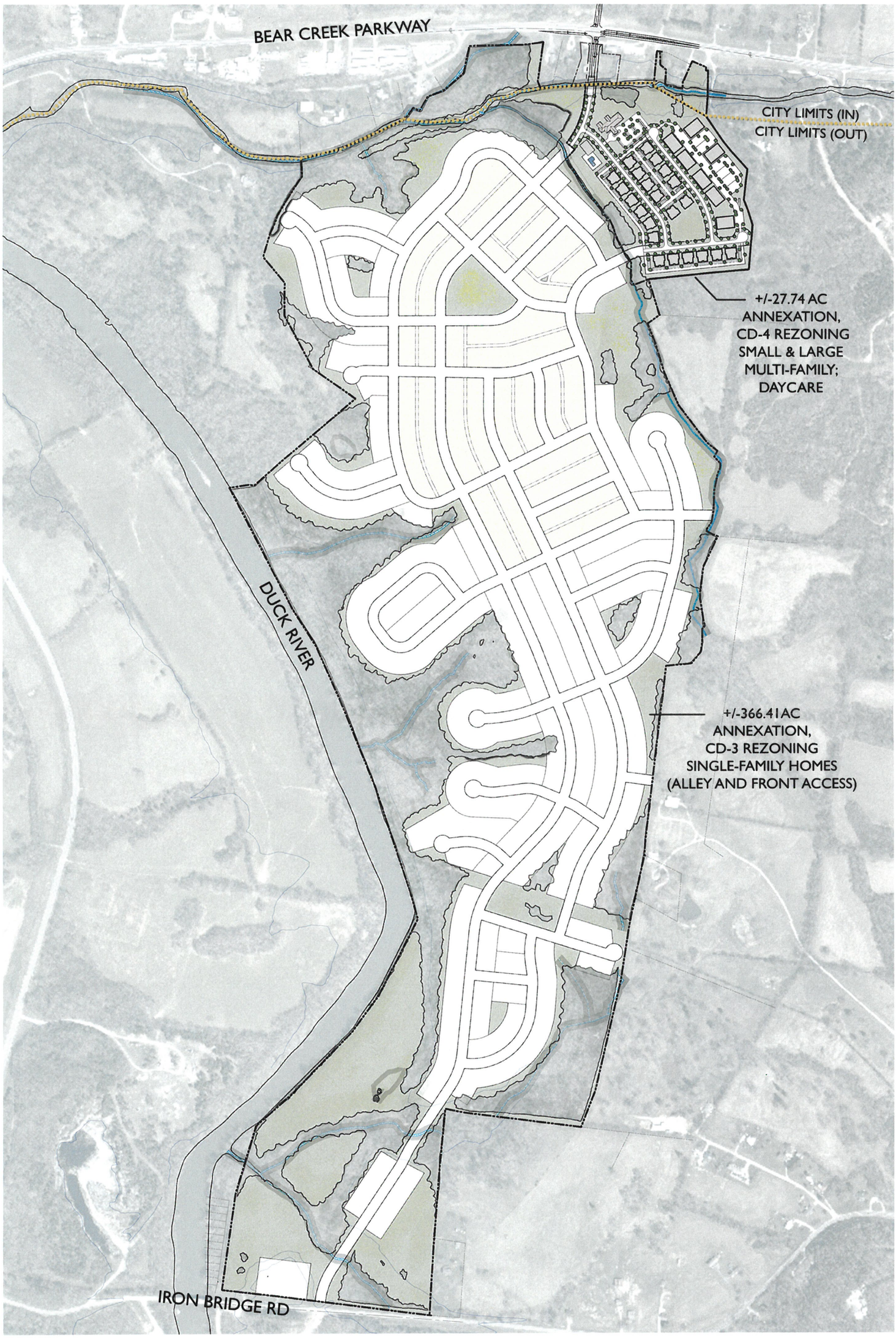
Any potential detrimental effects on the general public can be mitigated through the standards in the Zoning Code.

e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.

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.

f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

Technical comments from wastewater indicate that the pumpkin creek Pump Station and Bear Creek Pump Station studies are ongoing. A water availability letter has been issued from CPWS. A request was made to Maury County Schools with no comments provided.



Columbia Bluffs Master Plan

Annexation and Rezoning Request

Jan. 11, 2023

KOLTERLAND

GAMBLE DESIGN COLLABORATIVE

22-0296 &
22-0312

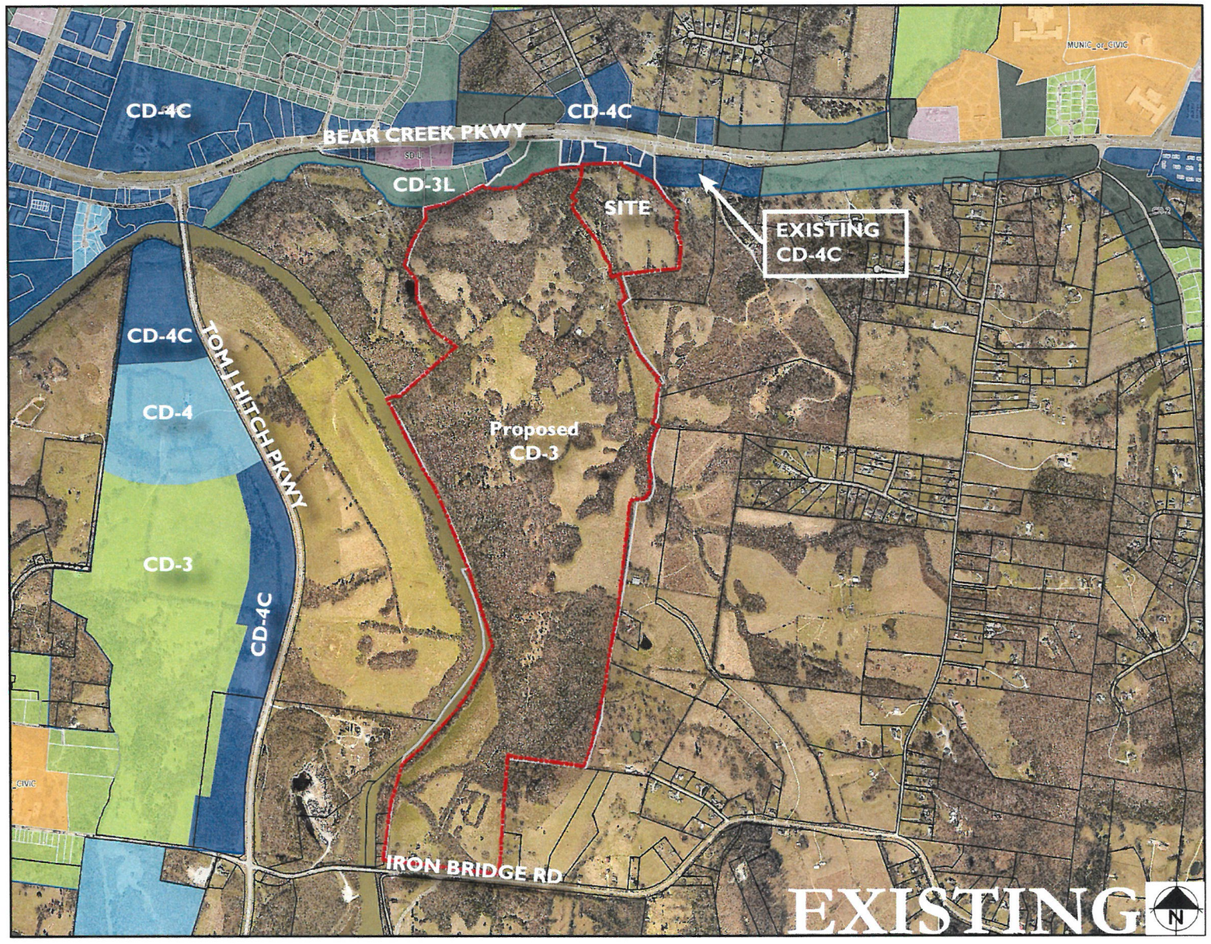
Columbia Bluffs Master Plan

Annexation & CD-4 Rezoning

December 7, 2022

KOLTERLAND

GAMBLE DESIGN COLLABORATIVE



ZONING KEY:

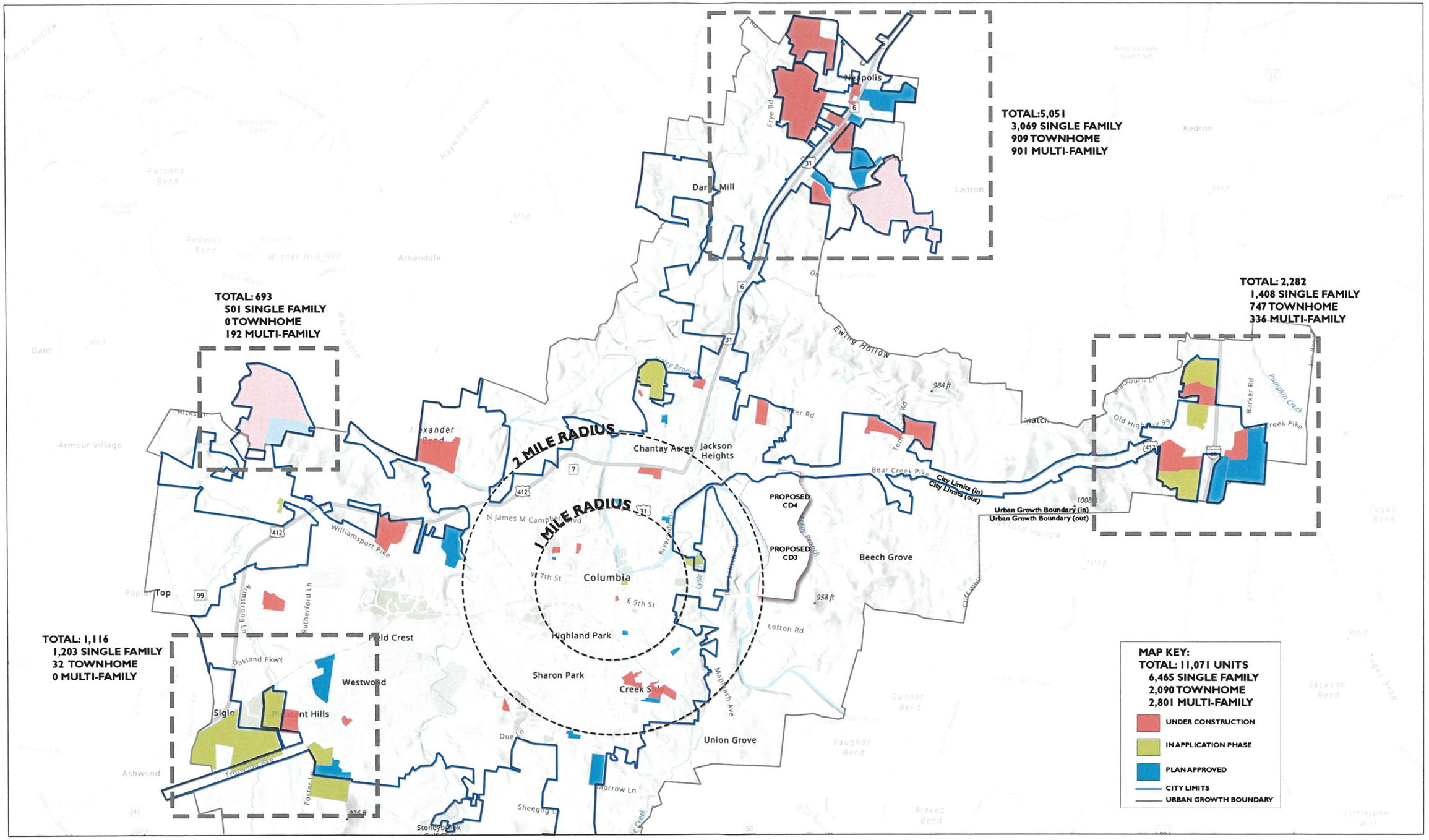
- CD-2
- CD-3L
- CD-3
- CD-4
- CD-4C
- CD-5
- MUNIC_or_CIVIC
- PUD
- SD-HI
- SD-IN
- SD-LI
- SD-RMHP

ANNEXATION REQUEST:
NEWLY ANNEXED PROPERTY ALL CD-3L

REZONING REQUEST:
+/-27.74 AC SITE - FROM CD-3L TO CD-4

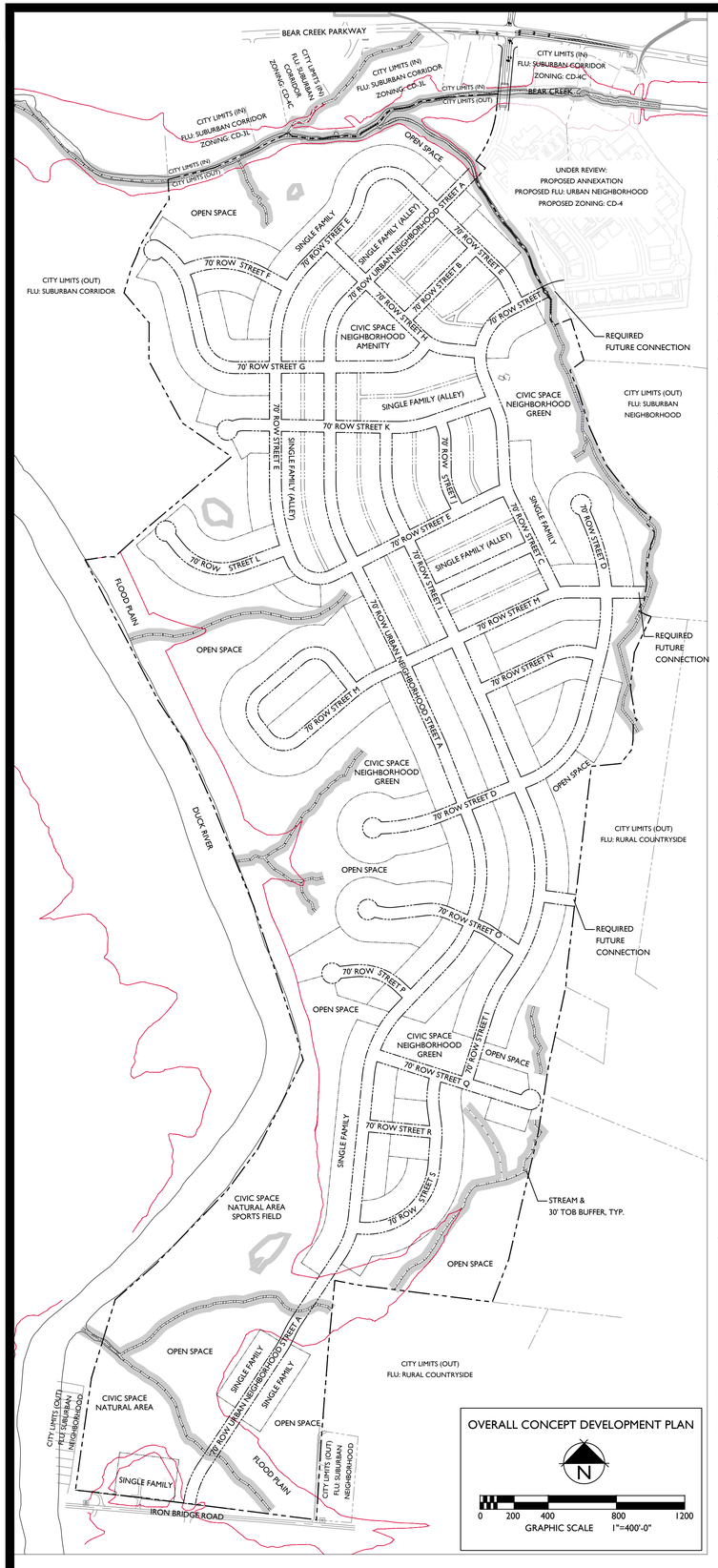
+/-366.41 AC SITE - FROM CD-3L TO CD-3

ANNEXATION & REZONING



CITY OF COLUMBIA DEVELOPMENT APPROVALS MAP

PER CITY OF COLUMBIA TN WEBSITE



OVERALL CONCEPT DEVELOPMENT PLAN

N

0 200 400 800 1200

GRAPHIC SCALE 1"=400'-0"

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 REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE (ROMCTN), AMIT J. PATEL AND WIFE, MINAXIBEN G. 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 R2301, PAGE 1492, 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 375, 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 1311, PAGE 80, DAVID LUNN HARRIS ETUX 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 R1984, PAGE 1982, 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 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 585.00 FEET, AN ARC DISTANCE OF 328.88 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 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°05'56" 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°19'26" 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°28'21" 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 29°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 221.36 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" TWISTED 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°17'09" 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°09'46" 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 FOLLOWNG 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°51'36" 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 831.16 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°28'06" 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°12'35" E, FOR A DISTANCE OF 109.60 FEET TO 4" DEAD CEDAR AND FENCE POST FOUND;
N 67°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:

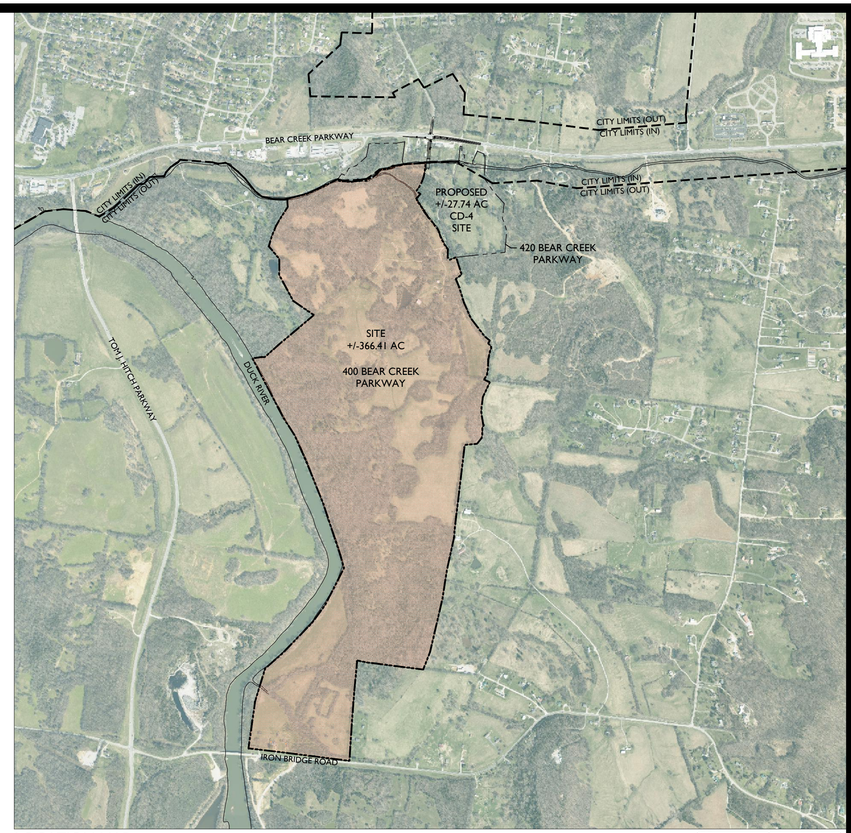
N 75°48'45" E. FOR A DISTANCE OF 280.14 FEET TO FENCE POST FOUND;
N 65°23'51" E. FOR A DISTANCE OF 281.90 FEET TO FENCE POST FOUND AT THE SOUTHEAST CORNER OF BIKES.

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.



LOCATION MAP

0 500 1000 2000

GRAPHIC SCALE 1"=1,000'-0"

PROJECT INFORMATION:

PARCEL: MAP 90 PORTION PARCELS 01600 & 01201
ADDRESS: 420 & 400 BEAR CREEK PARKWAY

AREA OF ANNEXATION REQUEST: 366.41 ACS
LAND USE MAP: SUBURBAN NEIGHBORHOOD

REQUESTED ZONING: CD-3

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

Columbia, Tennessee

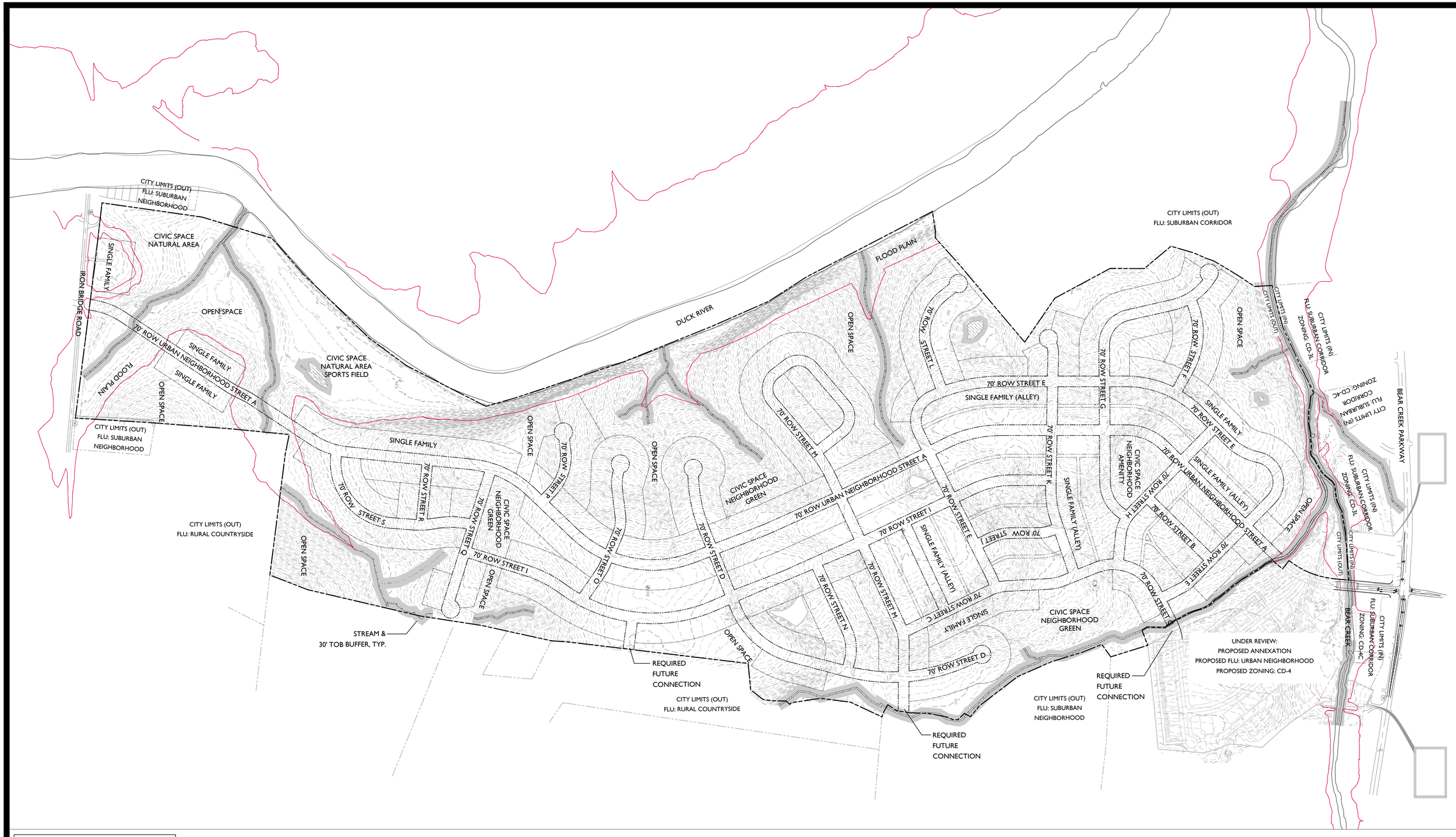
GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
11-2022

Date: NOVEMBER 20, 2022

Revision Date
△
△
△

CONCEPTUAL DEVELOPMENT PLAN

SHEET
L1.0



OVERALL CONCEPT DEVELOPMENT PLAN

N

0 300 600 900

GRAPHIC SCALE 1"=300'-0"

GAMBLE DESIGN COLLABORATIVE

DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

Columbia, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
1-24-22
LANDSCAPE ARCHITECT

Date: NOVEMBER 20, 2022

Revision Date
△
△
△

CONCEPTUAL DEVELOPMENT PLAN

SHEET

LI.1

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 L1.0 & L1.1)
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.

greg.gamble@gdc-tn.com | 615.975.5765 cell | 3020 Stansberry Lane, Suite 201, Franklin, TN 37069

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

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

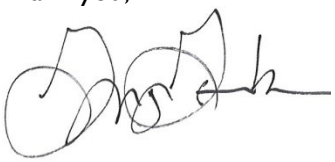
1. Applicant's Conceptual Plan does not include any language or line work outlining the annexation of existing Maury County Highway Department ROW on Iron Bridge Road by the City of Columbia. All county roadway and ROW connections, impacts, and annexations are subject to further evaluation by the Maury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

CITY OF COLUMBIA
TENNESSEE

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

CITY OF COLUMBIA
TENNESSEE

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.

CITY OF COLUMBIA
TENNESSEE

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

CPWS
Columbia Power & Water Systems

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

P 931.388.4833
F 931.388.5287
www.cpws.com

December 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

CITY OF COLUMBIA
TENNESSEE

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.

CITY OF COLUMBIA
TENNESSEE

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.

CITY OF COLUMBIA
TENNESSEE

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

CITY OF COLUMBIA
TENNESSEE

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.

CITY OF COLUMBIA
TENNESSEE

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.

PLAN OF SERVICES

FOR ANNEXATION

400 & 420 BEAR CREEK PIKE PROPERTY

+/-366.41 ACRES,

BEING

TAX MAP 90 PARCEL 12 AND 13.00

A. Water

"The project is within Columbia Power and Water's service area. The availability of capacity to serve will be based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application. CPWS will study the existing infrastructure an 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

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

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.
   Columbia Fire & Rescue strives to provide all services in a timely, courteous, and professional manner. Due to the nature of emergency services, we strive to arrive at the incident scene as quickly as possible but without posing additional dangers to the residents/visitors we meet while responding to your location.

Infrastructure:

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

Water:

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

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

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

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

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

Emergency Response to Your Location: The proposed annex will be located on the property at 400 and 420 Bear Creek Pike in Columbia, Tennessee. This location is approximately 2.0 miles from Columbia Fire Station #3 located at 705 Tom Sharp Road, 3.0 miles from Fire Station #1 located at 1000 South Garden in downtown Columbia, and 7.0 miles from Fire Station #5 located at 2633 Nashville Hwy. These distances are used to calculate an estimated response time to your development for the different levels of emergency response that may be needed at your facilities.

Medical Emergency Response: Columbia Fire & Rescue normally responds a minimum of one fire apparatus from Station #3 to service your location for a medical emergency. From the time you dial 911 until the fire department will arrive at your location will be within 3.5 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 4.0 minutes of your 911 call.

Fire Incident Response: Columbia Fire & Rescue recommends a multi-faceted fire suppression approach. First, future homes should be constructed to meet or exceed all applicable fire and life safety codes. Secondly, even if not required by building, fire, or life safety codes, we encourage the installation and use of fire sprinkles in future homes. Columbia Fire & Rescue's normal fire incident response to a single family residential development is three fire apparatus with a minimum 15 firefighters and 1 Chief Officer. Response times will be similar to the times estimated in the emergency medical response section. Your first fire apparatus should be on-scene within approximately 3.5 minutes, the second fire apparatus should be on-scene within 4.0 minutes, and the third/fourth apparatus should be on-scene within 4.0 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 3.0 minutes to get the minimum number of firefighters to the scene to begin an interior fire attack.

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

E. Development Services

1. The planning and zoning jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

2. The property shall be zoned CD-3 (Neighborhood Character District) upon the effective date of the annexation.

3. The code administration jurisdiction of the City will extend to the annexed areas immediately upon the effective date of the annexation.

4. Upon the effective date of annexation, all development will be required to abide by the Columbia Zoning Ordinance.

F. Streets

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

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

G. Parks and Recreation

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

H. Refuse Collection

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.

Townhomes will receive the following services: The Sanitation Department will provide dumpster collection. For the 78 townhomes, we recommend two (2) 9-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 for townhomes (or High Density Residential). Individual receptacles will not be provided to townhomes residents.

Dumpster Standards SW1-3.A. General, SW1-3.B. Guidelines for Dumpsters, SW1-3.C. Dumpster Pad Requirements, SW1-3.E. Accessibility requirements for dumpsters, and SW1-3.F. Quick reference chart of dumpster needs of housing complexes.

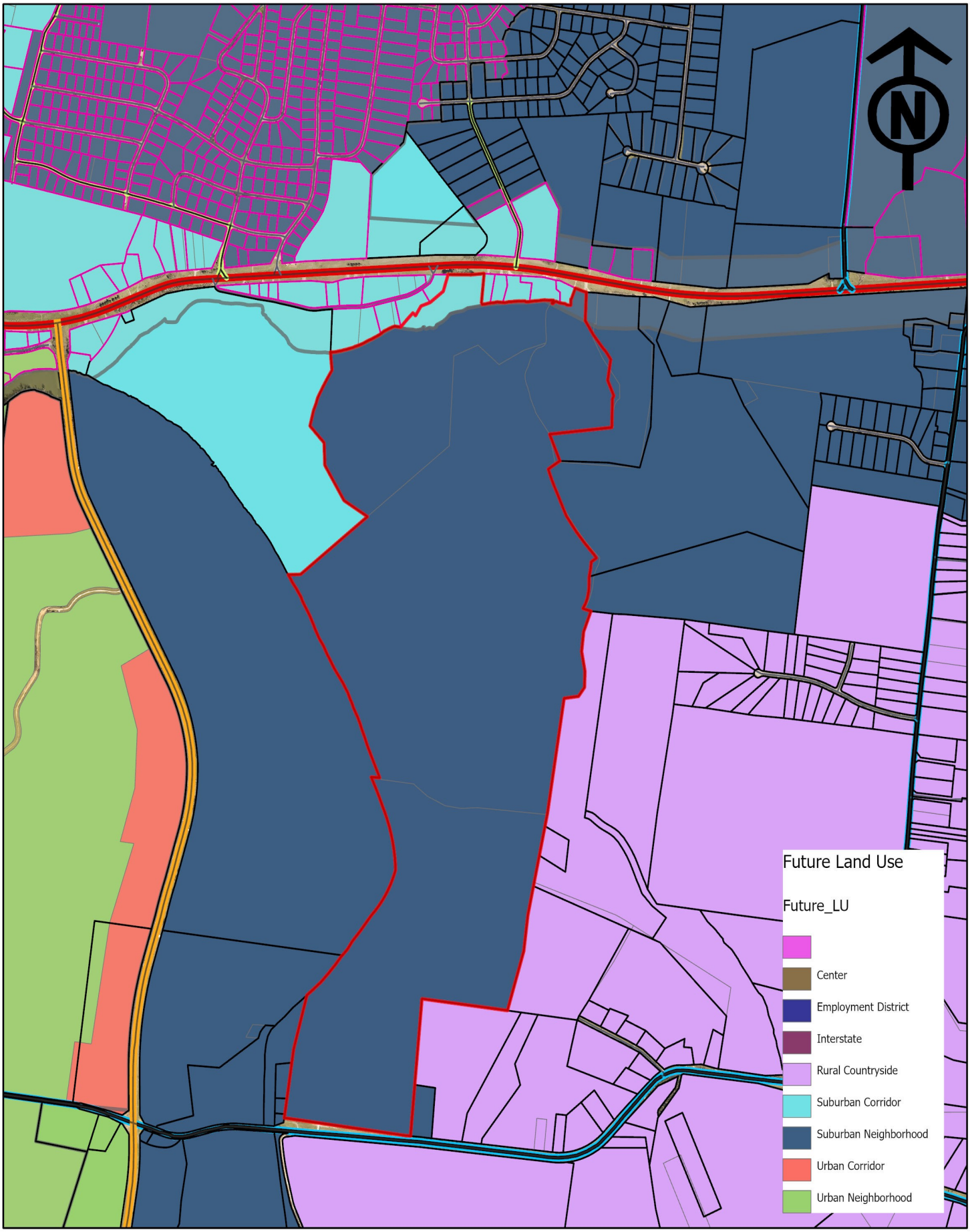
I. Power

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.

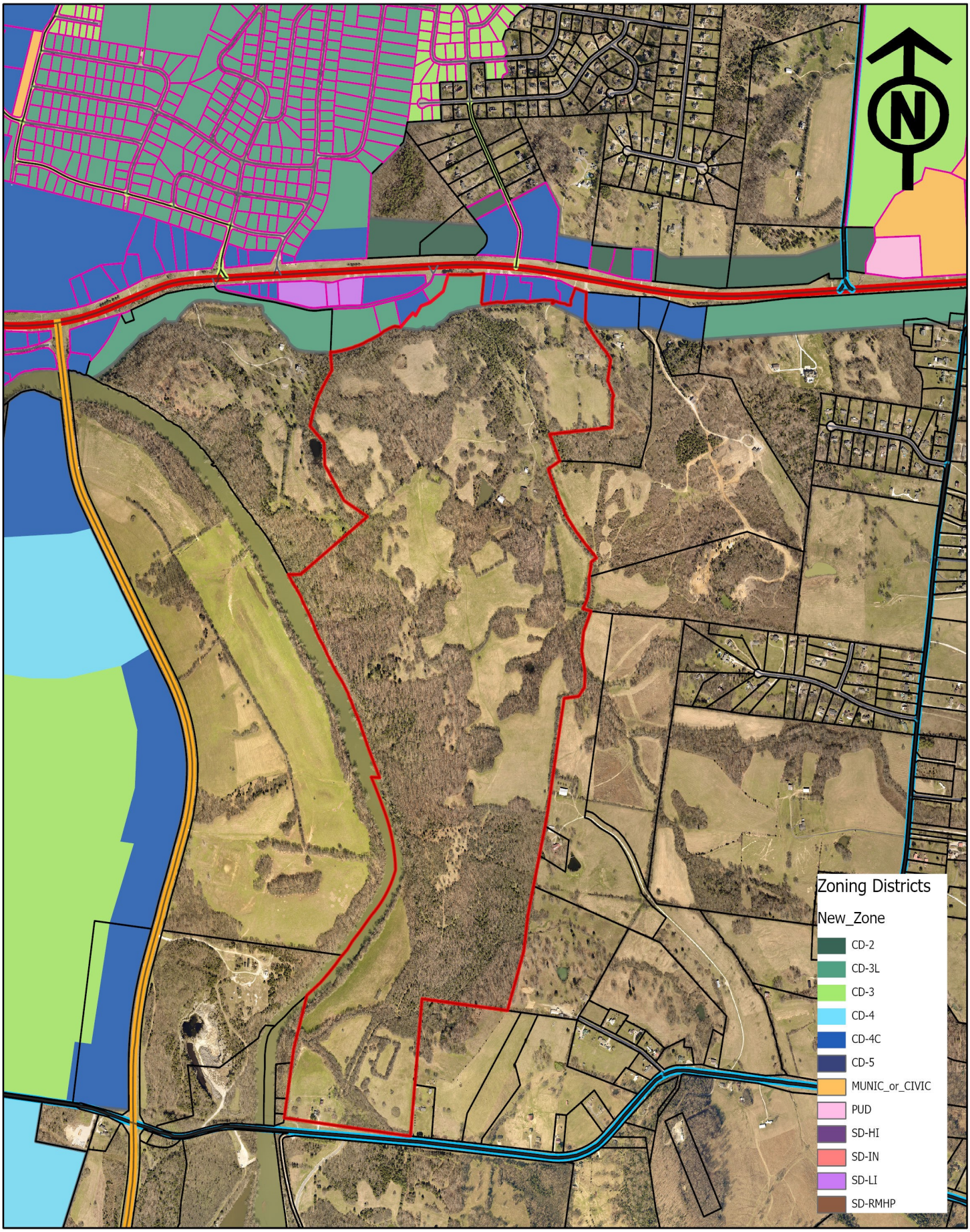
The school system had no comments.



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

CITY OF COLUMBIA
TENNESSEE

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

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

- 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.

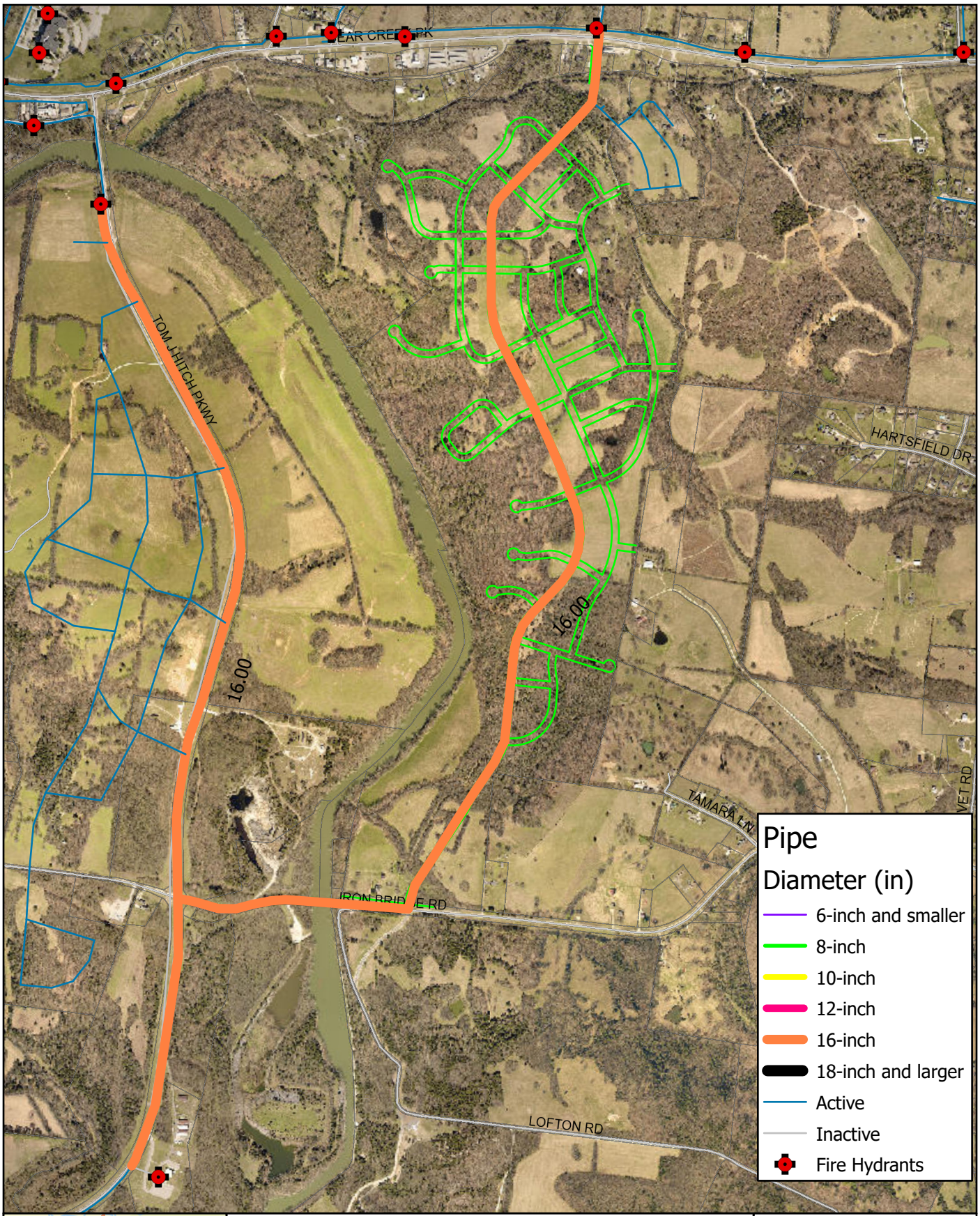
Meter Fee: $540 per ¾" meter (850 meters)	$459,000.00
Capacity Fee: $875 per ¾" meter (850 meters)	$743,750.00
Total Meter and Capacity Fees Due =	**$1,202,750.00**

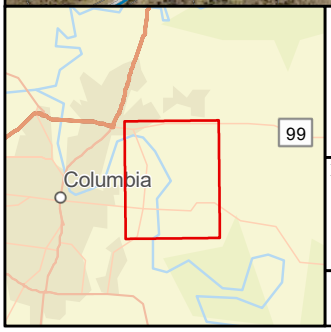
- After the pre-construction meeting, CPWS will then issue a formal notice to proceed. No construction of CPWS infrastructure may take place prior to the pre-construction meeting.
- Applicant is then required to construct all public water infrastructure per CPWS standard specifications and provide CPWS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





Water Availability Review

Big Bear Bluff Phase 2

Tax Map 090, Parcel 012.01

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

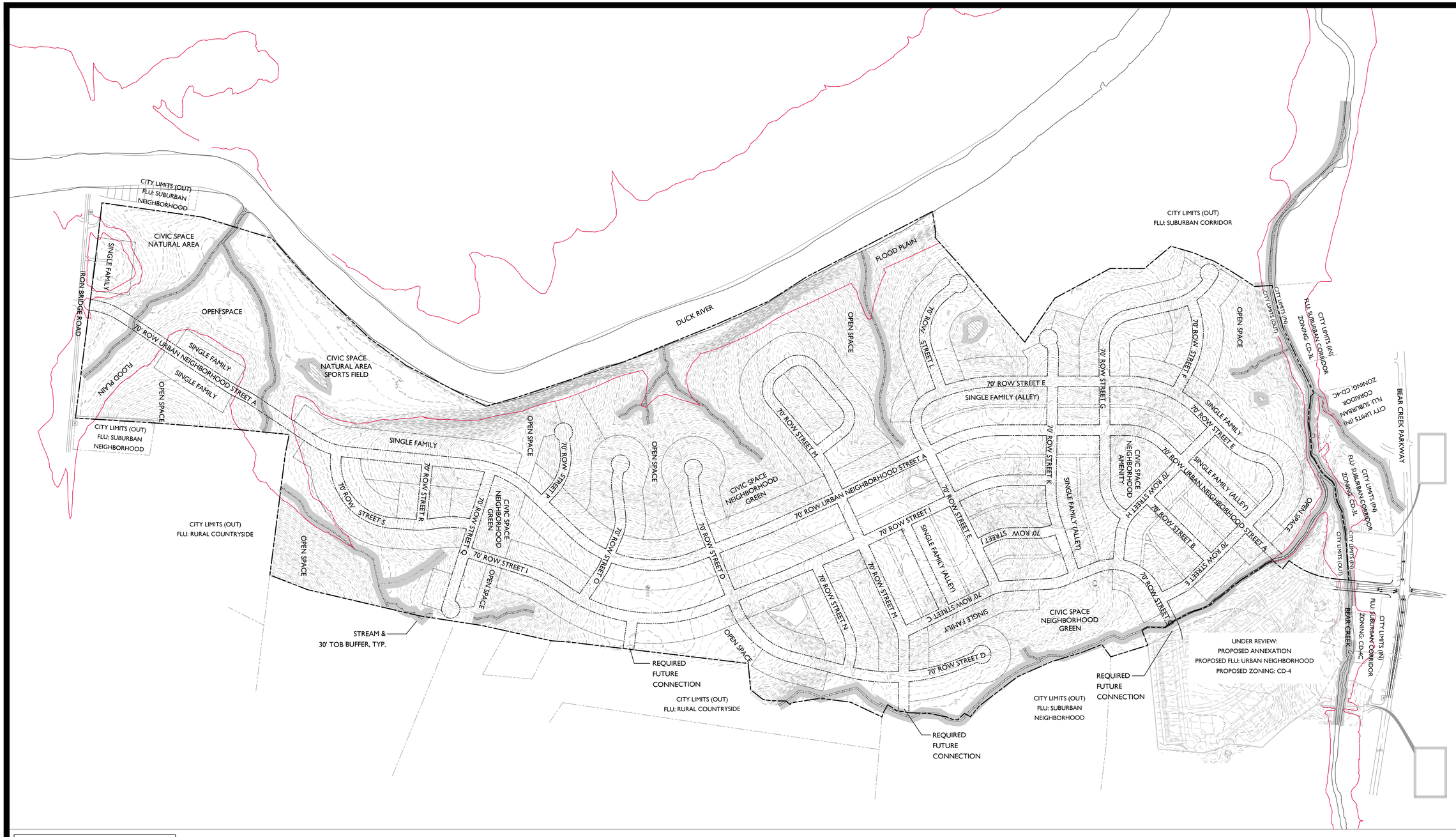
2022

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

N

0 0.13 0.25 Mi

0 0.25 0.5 Km



OVERALL CONCEPT DEVELOPMENT PLAN

N

0 300 600 900

GRAPHIC SCALE 1"=300'-0"

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

Columbia, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
TENNESSEE
11-24-22

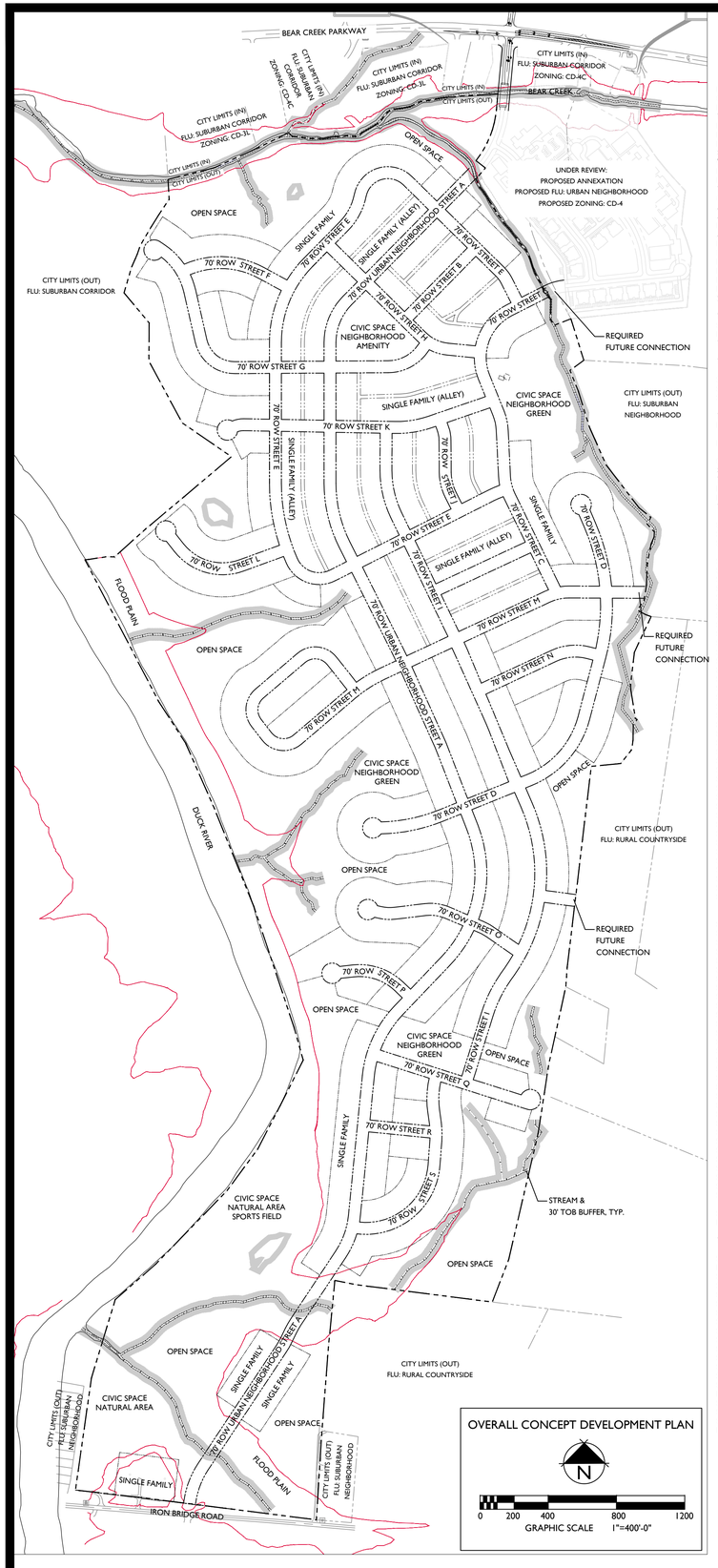
Date: NOVEMBER 20, 2022

Revision	Date
△	
△	
△	

CONCEPTUAL DEVELOPMENT PLAN

SHEET

LI.1



OVERALL CONCEPT DEVELOPMENT PLAN

N

0 200 400 800 1200

GRAPHIC SCALE 1"=400'-0"

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 REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE (ROMCTN), AMIT J. PATEL AND WIFE, MINAXIBEN G. 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 R2301, PAGE 1492, 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 375, 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 1311, PAGE 80, DAVID LUNN HARRIS ETUX 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 R1984, PAGE 1982, 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 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 585.00 FEET, AN ARC DISTANCE OF 328.88 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 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°05'56" 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°19'26" 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°28'21" 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 29°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 221.36 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" TWISTED 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°17'09" 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°09'46" 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 FOLLOWNG 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°51'36" 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 831.16 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°28'06" 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°12'35" E, FOR A DISTANCE OF 109.60 FEET TO 4" DEAD CEDAR AND FENCE POST FOUND;
N 67°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:

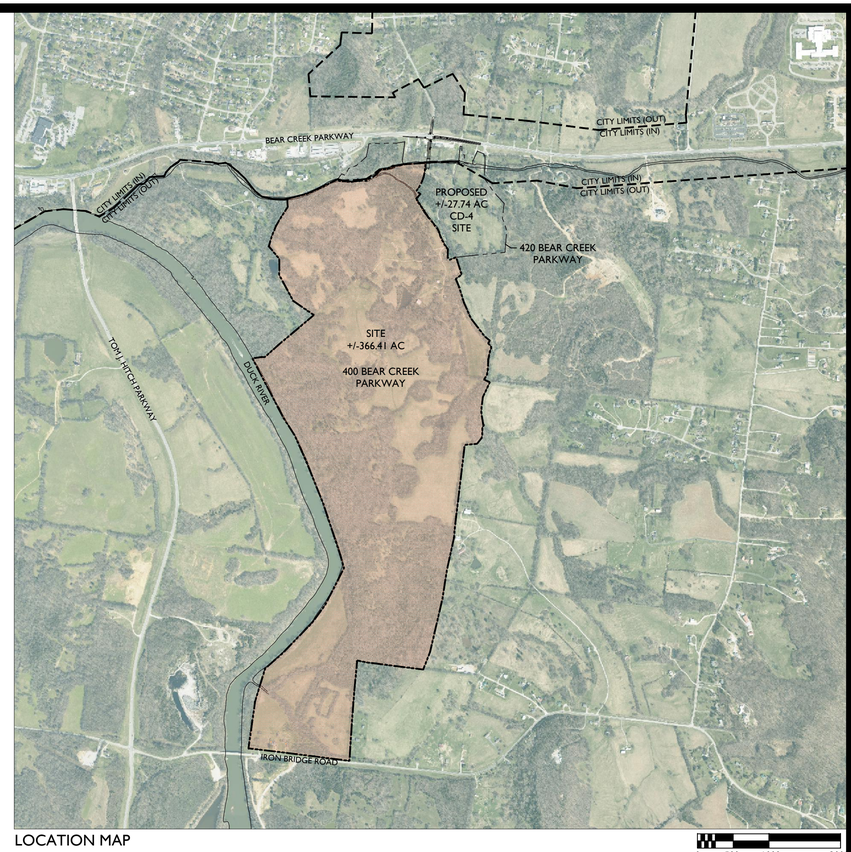
N 75°48'45" E. FOR A DISTANCE OF 280.14 FEET TO FENCE POST FOUND;
N 65°23'51" E. FOR A DISTANCE OF 281.90 FEET TO FENCE POST FOUND AT THE SOUTHEAST CORNER OF BIKES.

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.



LOCATION MAP

0 500 1000 2000

GRAPHIC SCALE 1"=1,000'-0"

PROJECT INFORMATION:

PARCEL: MAP 90 PORTION PARCELS 01600 & 01201
ADDRESS: 420 & 400 BEAR CREEK PARKWAY

AREA OF ANNEXATION REQUEST: 366.41 ACS
LAND USE MAP: SUBURBAN NEIGHBORHOOD

REQUESTED ZONING: CD-3

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

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

GAMBLE DESIGN COLLABORATIVE
DEVELOPMENT PLANNING AND LANDSCAPE ARCHITECTURE

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

Columbia, Tennessee

GREGORY C. GAMBLE
REGISTERED
LANDSCAPE ARCHITECT
11-2022

Date: NOVEMBER 20, 2022

Revision Date
△
△
△

CONCEPTUAL DEVELOPMENT PLAN

SHEET
LI.0

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 REGISTERS OFFICE OF MAURY COUNTY, TENNESSEE (ROMCTN), AMIT J. PATEL AND WIFE, MINAXIBEN G. 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 R2301, PAGE 1492, 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 375, 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 1311, PAGE 80, DAVID LUNN HARRIS ETUX 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 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 S21º50'21" 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 22º22’17” E FOR A DISTANCE OF 13.60 FEET.
S 24º52’17” E FOR A DISTANCE OF 2.84 FEET.
S 25º09’11” E FOR A DISTANCE OF 6.77 FEET.

S 21º49’19” E FOR A DISTANCE OF 5.30 FEET.
S 25º10’43” E FOR A DISTANCE OF 5.47 FEET.
S 25º22’08’E FOR A DISTANCE OF 4.21 FEET.
S 27º33’58” E FOR A DISTANCE OF 9.74 FEET.
S 26º46’51” E FOR A DISTANCE OF 8.06 FEET.
S 32º53’03” E FOR A DISTANCE OF 4.74 FEET.
S 41º19’44” E FOR A DISTANCE OF 5.90 FEET.
S 40º46’27” E FOR A DISTANCE OF 5.79 FEET.
S 36º54’50” E FOR A DISTANCE OF 18.29 FEET.
S 37º37’43” E FOR A DISTANCE OF 3.46 FEET.
S 33º54’07” E FOR A DISTANCE OF 20.78 FEET.
S 35º38’45” E FOR A DISTANCE OF 8.21 FEET.
S 31º05’56” E FOR A DISTANCE OF 5.96 FEET.
S 28º23’06” E FOR A DISTANCE OF 8.96 FEET.
S 29º50’20” E FOR A DISTANCE OF 4.81 FEET.
S 32º48’26” E FOR A DISTANCE OF 15.84 FEET.
S 31º18’55” E FOR A DISTANCE OF 8.66 FEET.
S 30º24’03” E FOR A DISTANCE OF 7.81 FEET.
S 34º19’28” E FOR A DISTANCE OF 10.59 FEET.
S 32º40’37” E FOR A DISTANCE OF 3.54 FEET.
S 34º32”50” E FOR A DISTANCE OF 9.02 FEET.
S 32º40’11” E FOR A DISTANCE OF 5.60 FEET.
S 29º56’57” E FOR A DISTANCE OF 16.34 FEET.
S 29º57’58” E FOR A DISTANCE OF 6.51 FEET.
S 31º35’16” E FOR A DISTANCE OF 7.00 FEET.
S 34º40’32” E FOR A DISTANCE OF 21.28 FEET.
S 38º12’07” E FOR A DISTANCE OF 9.90 FEET.
S 39º17’19” E FOR A DISTANCE OF 15.05 FEET.
S 33º12’19” E FOR A DISTANCE OF 18.77 FEET.
S 33º36’11” E FOR A DISTANCE OF 39.72 FEET.
S 33º18’43” E FOR A DISTANCE OF 11.72 FEET.
S 38º23’46” E FOR A DISTANCE OF 14.08 FEET.
S 43º48’36” E FOR A DISTANCE OF 24.72 FEET.
S 41º52’17” E FOR A DISTANCE OF 34.26 FEET.
S 40º01’57” E FOR A DISTANCE OF 19.66 FEET.
S 36º07’58” E FOR A DISTANCE OF 23.10 FEET.
S 39º38’43” E FOR A DISTANCE OF 14.08 FEET.
S 38º45’51” E FOR A DISTANCE OF 14.78 FEET.

S 37º33’28’ E FOR A DISTANCE OF 8.89 FEET.
S 33º50’53” E FOR A DISTANCE OF 10.09 FEET.
S 30º22’32” E FOR A DISTANCE OF 13.44 FEET.
S 32º36’45” E FOR A DISTANCE OF 8.47 FEET.
S 44º39’35” E FOR A DISTANCE OF 14.65 FEET.

S 44º05’27” E FOR A DISTANCE OF 24.91 FEET.
S 35º56’13” E FOR A DISTANCE OF 12.02 FEET.
S 27º50’37” E FOR A DISTANCE OF 17.44 FEET.
S 26º57’14” E FOR A DISTANCE OF 18.86 FEET.
S 21º58’48” E FOR A DISTANCE OF 19.16 FEET.
S 22º34’41” E FOR A DISTANCE OF 6.60 FEET.
S 17º06’08” E FOR A DISTANCE OF 50.02 FEET.
S 23º40’02” E FOR A DISTANCE OF 12.35 FEET.
S 21º26’04” E FOR A DISTANCE OF 8.40 FEET.
S 18º22’36” E FOR A DISTANCE OF 4.70 FEET.
S 24º26’21” E FOR A DISTANCE OF 13.63 FEET.
S 30º17’03” E FOR A DISTANCE OF 7.49 FEET.
S 28º18’04” E FOR A DISTANCE OF 11.28 FEET.
S 25º37’36” E FOR A DISTANCE OF 12.87 FEET.
S 29º40’26” E FOR A DISTANCE OF 19.38 FEET.
S 32º21’41” E FOR A DISTANCE OF 9.25 FEET.
S 23º32’02” E FOR A DISTANCE OF 22.01 FEET.
S 26º 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 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 L1.0 & L1.1)
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	*Pre-application meetings are scheduled for Wednesdays.*

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

Rev. 4/14/2022

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

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

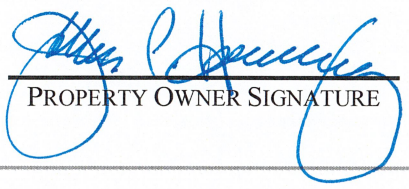
APPLICANT

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

NAME	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.

Greg Gamble		11/21/2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE
James P. Harvey Authorized Signatory HK Big Bear Bluffs LLC		11/10/2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

DOCKET NO.		FEE PAID	
RECEIPT NO.		REQUESTED AGENDA	

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

BOARD ACTION	

CITY OF COLUMBIA
TENNESSEE

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
Print Name

11/10/2022
Date

Signature

STAFF USE ONLY	
Docket Number:	Requested Agenda:

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kevin C. McCarthy, AICP
Planning Associate II
kmccarthy@columbiatn.com
931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
N/A	**Development Services**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**N/A**

Summary of Request

The current development review fee schedule has been in place for more than five years. During that time Columbia has experienced significant growth. Requests for development review have increased in both volume and complexity. Although the city has added capacity in the Development Services department, it continues to lag the level of professional review services provided by other Middle Tennessee communities experiencing similar growth rates.

In order to provide the professional services necessary to maintain the city's high standards for the built environment, it may be necessary to update the development review fee schedule. An updated fee structure will allow the city to provide more thorough analysis and increase the level of public engagement in the review process. Staff requests that the Planning Commission study the issue and make a recommendation to City Council.

Background

Prior to 2017, the city utilized a development review fee schedule adopted in 1987. In May of 2017, the Planning Commission directed staff to research whether fees remained adequate to offset the cost of development review.[1] Staff presented a proposed fee schedule to the Planning Commission in July of 2017. The Planning Commission recommended adoption. City Council approved the current fee schedule in September of 2017.[2]

Columbia's Peers Provide a Higher Level of Development Review Services

Development Services is composed of three divisions, two of which perform development review. The planning division currently consists of two planners who are members of the American Institute of Certified Planners (AICP), an additional planning associate, and an administrative assistant. The Engineering division is currently comprised of the City Engineer and the Assistant City Engineer, who are both licensed Professional Engineers (P.E.), as well as one inspector.

No Two Organizational Charts are the Same

It is difficult to make apples-to-apples comparisons of staffing levels across jurisdictions. While their counterparts in other jurisdictions are specialists, Columbia's development review staff are generalists. Nonetheless, it is possible to identify roughly equivalent staff positions who perform or support planning and engineering functions across municipalities. For example, Murfreesboro employs staff engineers in

both the Planning & Zoning Department and the Engineering Department who perform similar functions to the professionals in the engineering division within Columbia's Department of Development Services.[3] Many of the zoning administration tasks performed by planners in Columbia (e.g. issuing permits for signs and food trucks), are carried out by technicians in Murfreesboro's Building & Codes Department.[4] Several cities utilize dedicated zoning enforcement officers (e.g. Hendersonville, Gallatin, and Franklin).[5] A few other cities in the area have planning positions which are wholly are partly dedicated to long-range planning, design review, and historic preservation (e.g. Franklin and Clarksville).[6] Similarly, some jurisdictions separate the functions of subdivision review, storm water management, access management, and capital planning that are performed by Columbia's engineering division. Many cities have dedicated GIS (Geographic Information Systems) technicians. In Columbia, planning related GIS functions are performed by planners and engineers.

Columbia Lags Peer Cities' Staffing Levels for Planning & Engineering

Table 1 compares the population and staffing levels of five municipalities of comparable size in Middle Tennessee. Columbia is the second fastest growing city in the quintet, trailing only Gallatin. The other cities all have slower rates of growth. However, each of the other cities maintains higher levels of professional and administrative staff to support development review. Columbia's planning and engineering divisions provides 0.16 full time positions per one thousand residents. The next lowest ratio, Hendersonville, is 0.21 positions per one thousand residents, more than 30% greater than Columbia. Within the quintet, Gallatin and Columbia are the outliers. Cookeville, Hendersonville, and Brentwood each utilize development review staffing ratios between 0.20 and 0.30 positions per one thousand residents.

Table 1 – Equivalent Professional Services for Middle Tennessee Jurisdictions

	2021 Population	2010 Population	Annualized Rate of Growth	Planning & Eng. Staff	P&E Staff Per 1,000 pop
Cookeville[7]	35,138	30,435	1.4%	10	0.28
Gallatin[8]	46,902	30,278	5.0%	22	0.47
Hendersonville[9]	62,257	51,372	1.9%	15	0.24
Brentwood[10]	45,491	37,060	2.1%	11	0.24
Columbia	**43,340**	**34,681**	**2.3%**	**7**	**0.16**

Table 2 compares the physical expansion of the same five cities between the two most recent decennial censuses. Again, Columbia is the second fastest growing city in the quintet, this time trailing only Cookeville. The disparity emphasizes the strain on staff in the engineering division. While Columbia has begun to transition to infill development, it continues horizontal expansion that requires the design

review and inspection of new roads, sidewalks, and stormwater facilities. It also requires the calculation and tracking of financial sureties provided by developers.

Table 2 – Physical Expansion of Middle Tennessee Jurisdictions[11]

	2010 Square Miles	2020 Square Miles	Expansion	Planning & Eng. Staff	P&E Staff Per 1,000 pop
Cookeville	32.6	35.7	9.5%	10	0.28
Gallatin	31.2	32.1	2.9%	22	0.47
Hendersonville	31.3	31.4	0.3%	13	0.21
Brentwood	41.1	41.1	0.0%	11	0.24
Columbia	**31.54**	**33.10**	**4.9%**	**7**	**0.16**

Review Fees Fund Development Services

Greater than 100% Cost Recovery in 2021-22

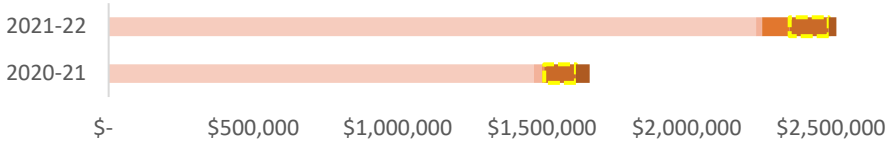
Unlike many government services, development review generates revenue which provides at least partial cost recovery. In Fiscal Year 2020-21, the Department of Development Services collected fees and pass-through revenue which offset 98% of the expenses generated by the department.[12] The following year, the department generated revenues significantly in excess of its expenses (**information subject to final audit signoff**).[13] As shown in Chart 1 below, the lion's share of the revenue is generated in the last stages of development through permitting and inspection fees collected by the building and codes division. Some of that fee revenue pays for reviews performed by planning & zoning staff. The level of cost recovery is much lower for front-end development review.

Development Review Generates Greater Expenses but Contributes Smaller Share of Revenue

When developers and other applicants request reviews by the Planning Commission and the Board of Zoning Appeals, they pay a fee to the City Recorder. The recorder's office codes these payments as Zoning Permits & Fees, outlined in yellow on Chart 1.[14] Zoning Permits & Fees accounts for just 5.4% of the department's revenue. The account also includes some fees for administrative review (e.g. mobile vending permits). No fee is charged for review by the Architectural Design Review Team or the Historic Zoning Commission. There is also no fee for preliminary analyses in the form of zoning verification letters, consultation with applicants, or repeated technical reviews resulting from deficient submittals.

As detailed below, most of the expenses generated by the engineering and planning divisions relate to analysis and administrative support for deliberative bodies engaged in development review. The department's ability to cover its expenses without burdening other sources of revenue results more from lean operations than a robust fee schedule.

Chart 1 – Department of Development Services Revenues[15]



	2020-21	2021-22
Building & Inspection Permits	$1,471,588	$2,240,619
Engineering Inspection Fees	$28,049	$20,350
Street Cut Fees	$6,250	$400
Engineer Reinspection Fee	$1,350	$95,900
Zoning Permits & Fees	$109,375	$134,925
Gas & Mechanical Code Permits	$48,069	$26,555

Building & Inspection Permits | Engineering Inspection Fees | Street Cut Fees
Engineer Reinspection Fee | Zoning Permits & Fees | Gas & Mechanical Code Permits

Cost Recovery: What Development Review Fees Provide

The zoning ordinance provides for the establishment of fees to defray the cost of processing applications for development review.[16] The cost of development review generally falls into three categories: 1) human resources in the form of professional services, 2) publication and other administrative costs, 3) general overhead and software costs.

Review Fees Offset the Cost of Professional Services

The Department of Development Services provides administrative and staff support to four deliberative bodies on an ongoing basis.

- The Planning Commission reviews all proposals for annexation, entitlement, and subdivision of land in the city.[17]
- The Board of Zoning Appeals (BZA) is a quasi-judicial body that hears all requests for variances from the standards of the ordinance as well as requests to establish conditional uses.[18] The BZA also hears appeals of administrative decisions.
- The Historic Zoning Commission (HZC) is responsible for approving all construction or rehabilitation within Columbia's five historic districts. It also maintains the city's status as a Certified Local Government.[19]
- The Architectural Design Review Team functions as Columbia's design review commission and ensures the aesthetic quality of all structures in special districts and planned unit developments.[20]

Professional and Administrative Services Drive the Review Cycle

Professional and administrative services comprise the primary cost of supporting the work of the deliberative bodies. Each month staff receives and processes applications for development review. The Zoning Administrator and City Engineer evaluate each application for completeness. This often requires timely correspondence with applicants to correct minor deficiencies.

After reviewing applications for completeness, the planning and engineering divisions perform a thorough technical review. Development Services staff then conduct the monthly Development Review Committee (DRC) meeting. The DRC is comprised of staff from various public service providers who provide technical comments on all requests before they are presented to Planning Commission.[21] Administrative staff compile the technical comments of all reviewers and transmit comment letters to applicants. Staff receives resubmittals, along with new submittals for the next cycle.

Columbia Invests Staff Time Informing the Public and Satisfying Legal Requirements

Administrative staff create and publish the agendas for all meetings of the DRC and the four deliberative bodies. There are at least six of these public meetings each month. This work occurs concurrently with the review cycle. In addition to meeting publication deadlines, staff post signs on properties subject to development review and send certified letters to all adjacent property owners. The same administrative staff prepare minutes for each meeting. They also publish audio and video recordings of the meetings to the city's website. During 2022, the workload associated with these tasks was greatly increased by frequent requests to defer and modify proposals appearing on already published agendas. In an effort to increase public access and match the professionalism of peer cities, Development Services began to post all application materials to the web during 2022. This also increased the administrative workload.

Professional Analysis, Review, and Coordination is Expansive

Development Services provides other review services. The City Engineer and City Planner/Zoning Administrator, as well as other staff by delegation, perform a wide range of administrative review and enforcement tasks. Other key personnel, including the Fire Marshall and Chief Building Official often devote considerable time consulting on current planning reviews. Development Services is aided by staff from the Wastewater department, Public Works and other city departments.

Staff conducts at least one pre-application meeting for each item which may appear before the four deliberative bodies. Most weeks, the entire planning division and at least one-third of the engineering division devote a full working day to these conferences. In addition to these formal meetings, planning and engineering staff respond to an ongoing torrent of correspondence from applicants and potential applicants. In the days before deadlines and meeting dates, each member of the planning staff responds to dozens of complex questions. The same professionals simultaneously manage a near continuous flow of phone calls and walk-ins from the general public.

Unlike many municipalities of Columbia's size and complexity, professional planning and engineering staff review each individual building permits and perform follow-up inspections. Planning staff also perform inspections related to beer permit applications and draft zoning verification letters, for which no fees are collected.

Development Review Requires Specialized Software

Effective development review requires specialized software. As development reviews become more sophisticated, the Department of Development Services must acquire and maintain licenses for specialized applications:

- ArcGIS geographic information systems software used to create and publish maps;
- AutoCAD and InfraWorks used by the engineering division to visualize the design infrastructure;
- Bluebeam to review digital plan sets; and
- Land Management Software (LAMA) to provide an online permitting portal and tracking system.

As the volume and complexity of development proposals increases, additional software is needed to facilitate transparency and public access. The city recently acquired a subscription to CIvicClerk, an agenda management platform. Using this platform, staff can more easily post the large volume of documents submitted for review by deliberative bodies. This allows immediate public review. CivicClerk will also allow live streaming of meetings and make recordings of past meetings more accessible to the public.

These applications are indispensable for high quality transparent development review. However, they also generate costs which are recovered though development review fees.

Fees Charged by Peer Cities

Columbia generally charges less than peer cities for comparable levels of review. The tables in this section list the review fees charged by cities across Middle Tennessee.

- Table 4 includes the fees associated with zoning entitlements and subdivisions. This includes annexations, comprehensive plan amendments, and current planning reviews by the Planning Commission. Staff has identified the most equivalent processes and units of measurement. Each jurisdiction calculates fees in its own way. For example, some cities charge a flat fee for a rezoning request while others charge an incremental per acre fee. Some charge a submittal fee plus an incremental fee up to a certain threshold. A few of the cities listed on the table do not have formal processes for comprehensive plan amendments or for planned unit development. The phase "site plan," and the associated level of review varies widely. These differences are explained in the notes which follow the table. Chart 2 depicts the fees charged by the same jurisdictions to review a 120-lot subdivision from concept through final plat.
- Table 5 includes the fees for quasi-judicial review by the Board of Zoning Appeals. This includes variances, conditional use requests (sometimes referred to as a special exception or use by appeal), and appeals of administrative determinations.
- Tables 6.a and 6.b shows the fees charged by certified local governments in Middle Tennesee with an active formal process of reviewing requests for certificates of appropriateness by a historic zoning commission (referred to as Historic Preservation Commission or Common Design Review Board in some of the jurisdictions presented).

Identification of Peer Cities

The cities in Table 4 are similar to Columbia in location, character, and population. All seven of the peer cities are located in Middle Tennessee. Five of them, Brentwood, Gallatin, Mt. Juliet, Smyrna, and Spring Hill are within 30% of Columbia's population. Staff identified two other cities meeting the population criterion. However, it was not possible to obtain information needed to compare fees and review processes. Hendersonville, which is larger than the other cities, and Shelbyville, which is less populous, were selected as replacements.

There are fifty certified local governments (CLGs) in Tennessee. Excluding, Nashville and Columbia, sixteen are located in Middle Tennessee. Staff obtained information from nine of them pertaining to fees charged for certificate of appropriateness (CoA) requests.[22]

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Table 4 – Development Review Fees

	Columbia	Brentwood[23]	Gallatin[24]	Mt. Juliet[25]	Smyrna[26]	Spring Hill[27]	Hendersonville[28]	Shelbyville[29]
Annexation with Default Zoning	**$300**	$1,000	$500	$100	$500	$100	NOTES	$275
Annexation with Default Zoning > two acres	**N/A**	N/A	N/A	N/A	N/A	$300	N/A	$275
Annexation with Default Zoning > 25 acres	**N/A**	N/A	N/A	$200	N/A	N/A	N/A	$275
Comprehensive Plan Amendment	**$200**	N/A	$500	$250	N/A	N/A	$100	$275
Zoning Text Amendment	**$200**	N/A	$300	$400	N/A	$250	$250	$275
Rezoning ≤ 10 acres	**$300**	$1,000	$300	$500	$500	$500	$500	$275
Rezoning > 10 acres	**$500**	NOTES	NOTES	NOTES	$500	$500	NOTES	$275
Site Plan Review Base	**$200**	$350	$150	$500	$400	$425	$150	$250
Site Plan Review add'l Per Residential Unit	**$5**	N/A	N/A	N/A	N/A	$10	$10	NOTES
Site Plan Review add'l Per SF of Gross Floor Area	**N/A**	N/A	N/A	N/A	N/A	$0.02	NOTES	NOTES
Site Plan Review add'l Per Acre	**N/A**	$50	$10	$100	N/A	N/A	N/A	NOTES
Zoning Verification Letter	**$0**	$0	$50	$25	$0	$75	$25	$25
Minor Subdivision	**$125**	$350	$300	$200	NOTES	$350	$75	$325
Preliminary Plat Submittal	**N/A**	$350	$300	$500	$400	$425	$150	$325
Preliminary Plat - Per Lot	**$20**	$50	$5	$25	$75	$20	$5	$50
Final Plat - Submittal	**N/A**	$350	$300	$200	$200	$350	$150	$325
Final Plat - Per Lot	**$15**	$50	$5	$25	$50	$10	$5	$50
Preliminary Residential PUD Submittal	**$300**	N/A	$300	$650	NOTES	$500	$500	NOTES
Preliminary Residential PUD Per Lot	**$5**	N/A	NOTES	NOTES	NOTES	$10	NOTES	NOTES
Preliminary Mixed Use PUD Submittal	**$300**	N/A	$300	$650	NOTES	$500	$500	NOTES
Preliminary Mixed Use PUD Per Acre	**$50**	N/A	NOTES	$25	NOTES	N/A	NOTES	NOTES
Preliminary Mixed Use PUD Per SF of Gross Floor Area	**N/A**	N/A	N/A	N/A	NOTES	$0.02	NOTES	NOTES

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Spring Hill

- Spring Hill charges a fee of $150 - $200 for extensions of expiring approvals.
- Spring Hill charges $250 for a "lot split" minor subdivision; in that jurisdiction minor subdivision create four or fewer lots, the fee of $350 is for 2 - 4 lots.
- Although Spring Hill does not charge for pre-application meetings, the structure is more formal. "Discovery" meetings are held with planning and engineering only. Engineering staff only attends when the project team's civil engineer also attends. A minimum of a "napkin drawing" is required to schedule a discovery meeting. Full pre-apps include the entire technical review team and require full plans for comment.[30]
- For subdivisions of 25 lots or more, Spring Hill requires applicants to present a "Neighborhood Concept Plan" to Planning Commission for information and guidance before submitting a formal application for preliminary plat. The fee is $300.[31] A similar concept plan is required for PUDs;[32] the fee is $250.
- Spring Hill provides optional concept plan review prior to formal application for site plans;[33] the fee is $225.

Smyrna

- Smyrna charges $150 for concept plan review prior to review of a site plan.[34]
- Smyrna charges roads, parks, and public safety impact fees at final plat.[35]

Mt. Juliet

- Mt. Juliet charges $250 per property owner for a FLUM amendment.[36]
- Mt. Juliet charges the cost of fees for advertising and public notice for several processes. For example, annexation requests include a $75 advertising fee. Rezoning requests require a $50 advertising fee.
- For rezoning requests, Mt. Juliet charges $500 for the first 5 acres. For the next 15 acres, there is a charge of $20 per acre, up to a total of 20 acres. For requests of 20.01 - 100.0 acres, there is an additional charge of $5 per acre. For larger requests, there is a fee of $5 for each additional acre over 100 acres.
- Mt. Juliet charges the base submittal fee for site plan reviews up to 3 acres. The additional $100 per acre fee is charged for each fraction of an acre up to $3,000.

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- Mt. Juliet offers pre-application meetings once per month and limits meetings to 30-minutes.
- Mt. Juliet charges $50 for a zoning compliance letter.

Gallatin

- Gallatin charges additional fees if a special called meeting is required. For example, a special called BZA meeting requires an additional $300 fee. The fee for a special called Planning Commission meeting is $700.[37]
- Gallatin charges $300 for a rezoning application for a subject site of up to one acre. The fees increase based on the size of the property to be rezoned up to $500 for properties greater than 100 acres.
- Gallatin charges $300 for a planned development application plus $50 per acre up to $1,500.
- Gallatin charges $300 for a minor subdivision plus $5 per lot. A minor subdivision contains up to 5 lots under the subdivision regulations.

Brentwood

- Brentwood charges $350 for site plan review within the city's hillside protection overlay.[38]
- Brentwood's subdivision regulations refer to a preliminary plat as a preliminary plan. Minor subdivisions, under Brentwood's subdivision regulations, are those which do not involve new infrastructure.
- Brentwood allows a limited number of uses by special exception, the fees vary, but the most frequent, for a Bed and Breakfast, is $200.
- Brentwood charges $1,000 for rezoning requests up to 25 acres; $2,000 for sites of 25 to 50 acres; $3,000 for sites of 50 to 100 acres; $4,000 for sites of 100 to 200 acres; and $5,000 for sites greater than 200 acres.
- Brentwood rarely receives requests for FLUM amendments or zoning code text amendments. There is no established fee for these processes.
- Brentwood does not have a formal PUD process. Some developments require planning commission approval of a commercial master plan prior to preliminary plan submittal. The charge is $350 plus $50 per lot.[39]
- Brentwood requires BZA approval of accessory structures greater than 225 square foot. The charge is $250.
- Brentwood returns the $250 fee for appeal of an administrative decision if the applicant prevails.[40]

Hendersonville

- Hendersonville does not charge a separate fee for annexation requests.[41]

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- Hendersonville charges a $100 submittal fee for commercial site plan review, plus $0.05 per square foot for the first 10,000 square feet, $0.02 per square foot for the next 90,000 square feet, $0.01 per square foot over 100,000 square feet.[42]
- Hendersonville charges a $50 submittal fee for miscellaneous site plan reviews (New Accessory Commercial, Industrial, Institutional, Multifamily Residential and/or Townhome Buildings, Canopies, Sheds, and Additions). There is an additional fee of $0.05 per square foot of floor area.
- For site plans requiring design review, Hendersonville charges the same fees for design review as for a site plan. There is a minimum charge of $250 and a maximum charge of $1,000.
- Hendersonville charges design review fees for projects which do not require site plan approval. The fees range from $25 - $50 for color and lighting. For external modifications exceeding 20% of the appraised value of the structure to be improved, the fee is equal to 15% of the fee that would be charged for a site plan. Design review is performed by staff or by Planning Commission.[43]
- Hendersonville charges a submittal fee of $500 for a one acre rezoning plus $25 per acre for the next 14 acres, $5 per acre for the next 85 acres, and $2 per ace for requests over 100 acres.
- Hendersonville charges $150 for minor subdivisions referred to Planning Commission by staff.
- Hendersonville charges a $500 submittal fee for a Preliminary PUD of 1 acre. There is an additional charge of $25 per acre for the next 14 acres, $10 per acre for the next 85 acres, and $7 per acre for requests greater than 100 acres.
- Hendersonville charges a $250 submittal fee for a Final PUD of 1 acre. There is an additional charge of $10 per acre for the next 14 acres, $5 per acre for the next 85 acres, and $3 per acre for requests greater than 100 acres.
- Hendersonville allows up to four renewals of expiring plats. The charge is 50% of the original fee (25% for the 3rd and 4th extensions).

Shelbyville

- Shelbyville charges $325 plus $50 per lot for minor subdivision (5 lots or less with no road dedication or off-site improvements).[44]
- Shelbyville does not currently charge for a pre-application meeting but is considering a revised fee schedule that will include a $200 charge when the prospective applicant requests to meet with departments other than planning. [45]
- Shelbyville charges $250 for site plan review for proposals under 3 acres; $300 for proposals between 3.01 and 10 acres; $400 for proposals between 10.01 and 50 acres; and $500 for proposals greater than 50 acres.
- Shelbyville charges $150 per dwelling unit for residential PUD proposals of up to 15 units; the charge is $100 per dwelling unit above 16 units. For commercial PUDs under 5,000 sf, Shelbyville charges $300 per 1,000 square feet and $200 per 1,000 square feet for proposals greater than 5,000 square feet. For Mixed Use PUDs, Shelbyville charges a combination of the commercial and residential PUD fees.
- Shelbyville is currently considering an additional charge for annexation requests.[46]

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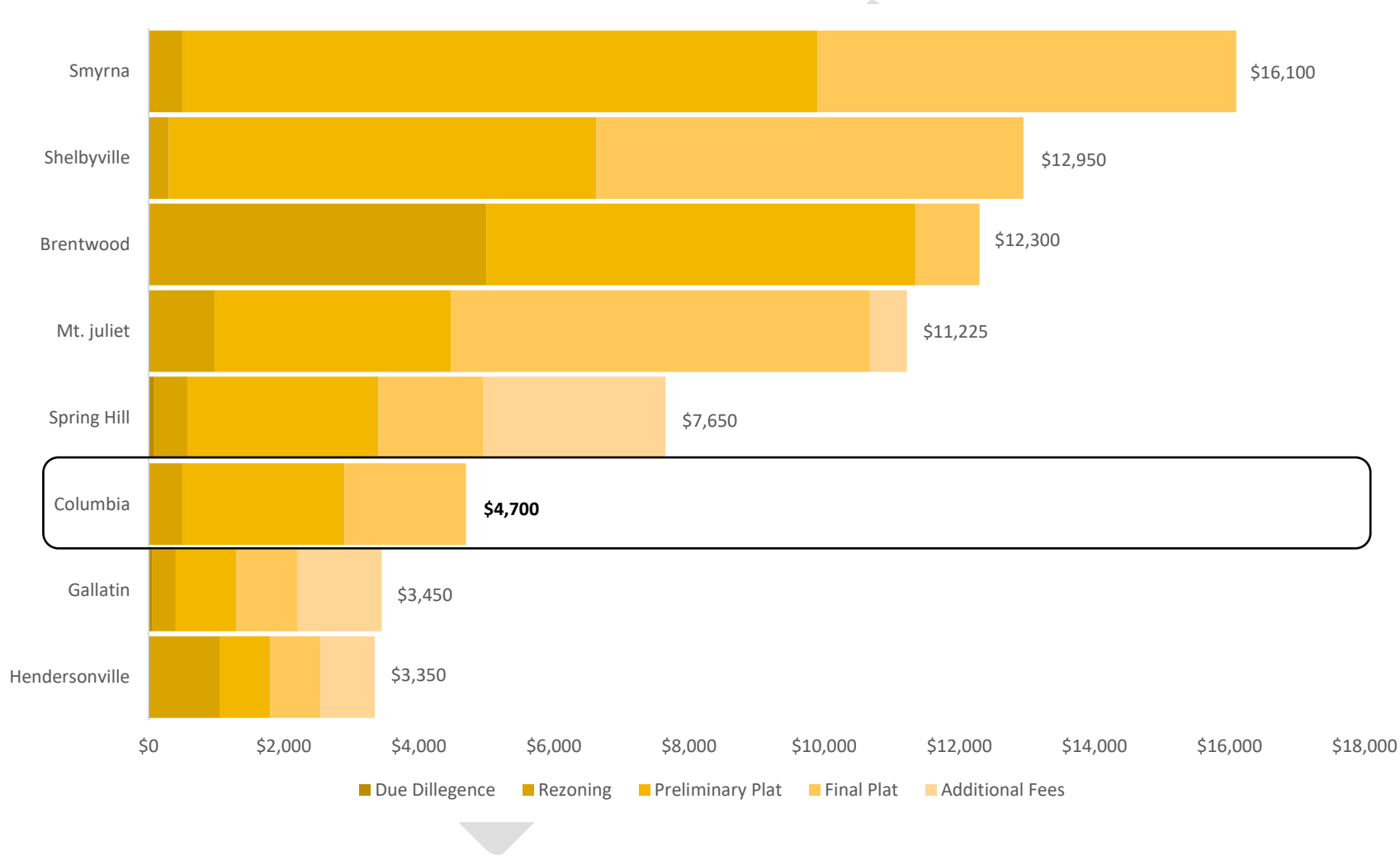
Chart 2 –Review Fees to Bring a 50 Acre 120 Lot Development from Concept to Final Plat



Architectural Design Review Team

The process of architectural design review varies and is not identified in a separate table. Many cities appoint the planning commission to act as the design review commission. Sometimes the cost of this review is part of the underlying application, other times it is a separate fee. Although design review generates expenses in the form of technical review and public notice, Columbia does not charge a fee for these reviews.

- Hendersonville has the most precise fee structure for design review by planning commission. For most items the fee for design revie ranges from $250 to $1,000.
- Clarksville-Montgomery County's Common Design Review Board is comprised of the regional planning commission plus four members of the public. The application fee is $300.

Historic Zoning Commission Reviews

Administrative review, as well as staff support for the Historic Zoning Commission, consumes considerable staff time. Columbia does not charge a fee for these reviews. There is also no cost recovery mechanism for publication of agendas, mailing of notice, or posting of signs.

Table 5 below shows other CLGs in the region. Most of them do not charge a fee the review. Three do charge for the review. Two of those, Clarksville and Murfreesboro are significantly larger than Columbia. Among these cities, Gallatin is most similar to Columbia in terms of physical size, character, and growth. Both cities are county seats that retain a historic core dating back to the early 19th century. Both have grown rapidly due to employment growth and comparatively high quality of life. They face similar challenges and opportunities related to historic preservation. Gallatin charges a modest fee to review CoA request. These fees partially offset the cost of the review.

Table 5 – Historic Zoning Review

	Signs	Administrative Review	HZC Review
Gallatin[47]	$25	$25	$25
Clarksville/Montgomery County[48]	$50	$100	$300
Murfreesboro[49]	$150	$75	$150
Cookeville[50]	$0	$0	$0
Franklin[51]	$0	$0	$0
Manchester[52]	$0	$0	$0
McMinnville[53]	$0	$0	$0
Sparta[54]	$0	$0	$0
Lebanon[55]	$0	$0	$0

Board of Zoning Appeals

Columbia charges lower fees than its peers for hearings before the BZA. In general, peer cities charge 25% - 50% more than Columbia. The city absorbs additional costs related to BZA for publication of notice and certified mail to adjacent property owners. These costs are compounded by frequent requests to defer items at BZA. For example, an applicant requested a hearing for a conditional use in June of 2022.

The case has appeared on the published agenda for seven consecutive months. Under the current fee schedule, the city must absorb the costs of publication, mailed notice, and additional staff time. Some of the peer cities have developed techniques for recovering costs associated with BZA hearings without shifting the burden to homeowners and genuinely aggrieved applicants.

Owner Occupied Residential Variances

Some jurisdictions in Middle Tennessee charge a reduced fee for variance requests from homeowners. Columbia currently charges the same fee for all variance requests. Understandably, decision makers may hesitate to update a fee which may prove onerous to homeowners requesting relief from a bona fide hardship. Adopting a reduced fee for variance requests associated with owner-occupied homes may address this concern.

Appeals of Zoning Administrator's Determination

One of the peer jurisdictions charges an elevated fee to hear an appeal of an administrative decision. If the applicant prevails, and the BZA overturns the Zoning Administrator's interpretation of the zoning ordinance, the fee is refunded to the applicant. Adopting this approach could offset the cost of processing meritless appeals while shifting responsibility for administrative errors back onto the city rather than the impacted property owner.

Table 6.a – Board of Zoning Appeals Reviews

	Columbia	Brentwood	Gallatin	Mt. Juliet
Conditional Use	**$200**	$200	$300	$150
Variance (Residential)	**$200**	$250	$300	$100
Variance (Non-Residential)	**N/A**	$250	$300	$300
Appeal of Admin. Decision	**$200**	$250	$300	$200

Table 6.b – Board of Zoning Appeals Reviews

	Smyrna	Spring Hill	Hendersonville	Shelbyville
Conditional Use	$300	$300	$250	$200
Variance (Residential)	$300	$100	$250	$200
Variance (Non-Residential)	N/A	$300	$250	$200
Appeal of Admin. Decision	$300	$250	$50	$200

Publication Costs

As described in a previous section, tasks associated with public notice generate considerable expense in the form of staff time. Public notice also generates direct costs for the city. The Zoning Ordinance requires published notice for comprehensive plan amendments, text amendments, rezonings, design review, and all hearings before the BZA and Historic Zoning Commission. Posted signs are required for rezoning and heavy use permits. The Ordinance also requires notice of adjacent property owners by certified mail for six different review types. In keeping with best practices for facilitating public engagement, planning staff generally provide more notification than required by the Zoning Ordinance and Tennesee law. For example, planning staff place signs on properties associated with Historic Zoning Commission review. Planning staff also posts all meeting materials to the online agenda center.

Deferrals

Deferrals have become common for most reviews. Applicants request review before they are ready to appear before the deliberative bodies and then request deferrals. When applications do proceed with deficiencies, the deliberative bodies often defer the item to allow the applicant an opportunity to revise the proposal. This practice produces better outcomes. However, it requires further professional analysis and generates additional expense related to public notice and agenda management. The city can partially recover these costs by adding a fee for applicant-initiated deferrals and charging a new fee for post-technical review changes which require fresh analysis by staff.

Administrative Reviews & Inspections

Not all requests for review go before the deliberative bodies. Planning and engineering staff perform reviews which are primarily technical in nature. In addition, the planning division devotes significant staff time to basic zoning administration tasks. Columbia does not currently charge a fee for most of these services.

Zoning Verification Letters

Zoning verification letters consume considerable staff time. These requests vary in complexity and often require extensive research and analysis. Very often, the requests come from due diligence firms who charge their clients for the analysis they obtain from the City of Columbia for free. As shown in Table 7 below, Many of Columbia's peers charge a fee for this service. It costs the City of Columbia money to provide this service. Updating the fee schedule to include a charge for zoning verification letters will allow the city to partially recover this cost. During 2022, planning staff devoted more than 100 hours producing zoning verification letters. This work yielded zero revenue for the city. The neighboring jurisdiction would have recovered more than $6,000 in costs associated with the same volume of requests.

Table 7 – Zoning Verification Letters

Jurisdiction		Fee
Columbia		**$0**
Spring Hill[56]		$75
Franklin[57]		$50
Murfreesboro[58]		
	Basic	$25
	Expedited	$50
	Detailed	$100
Gallatin[59]		$50
Hendersonville[60]		$25
Lebanon[61]		$25
Mt. Juliet[62]		$25
Nolensville[63]		$50
Goodlettsville[64]		$25
Shelbyville[65]		$25

As-Approved Review

The planning and engineering divisions also expend resources confirming developments are actually constructed as approved. Design review, planned unit developments, conditional approval by the BZA, Historic Zoning Commission or Planning Commission, and site plan approvals all require follow up review and inspections. During later administrative reviews, considerable staff time is spent confirming that submitted plans match the approval of the deliberative bodies. At this point in the process there is a risk of overlooking modifications made by motion during the review by a deliberative body. A possible solution, utilized by some cities, is to require submittal of a post-approval "as approved" plan set reflecting all changes.

Multiple Re-inspections

Failure to comply with conditions of approval often leads to multiple inspections. While gathering information for this report, staff learned that other jurisdictions are experiencing the same challenges. Those cities are considering additional fees for multiple reviews and reinspection's that result from deficiencies found in the initial inspection.[66]

Proposed Fee Schedule

The proposed fee schedule is included as Attachment A. This fee structure would bring Columbia closer to its peers in the region. It also includes some critical cost recovery measures to ensure submittals which require repeated advertising and analysis do not burden other revenue sources. Over time, an updated fee schedule will enable the planning and engineering divisions to elevate the quality of services they provide and to expand public participation in the approval process. If adopted, the updated fee schedule will:

- Adjust fees to more closely match other Middle Tennessee jurisdictions;
- Reduce fees for homeowners seeking relief from the BZA;
- Add a cost recovery mechanism for design review and historic zoning reviews;
- Provide Development Services the discretion to recover the costs associated with multiple follow-up inspections and plan reviews,
- Provide Development Services the discretion to recover costs associated with particularly complex preapplication conferences;
- Add a cost recovery mechanism for applicant-requested deferrals and multiple reviews of deficient submittals;
- Provide a cost recovery mechanism for zoning verification letters; and
- Recover costs incurred for publication of notice and certified mail.[67]

Limitations

Review Fees Recover Costs for Direct Professional Services Not Infrastructure Impacts

The scope of this analysis is limited to review fees. Many municipalities in Tennessee, including Columbia, levy impact fees or facilities fees. Impact fees are charges on new development, the proceeds of which flow to dedicated funds which must be used according to a capital improvement plan. Facilities

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fees are privilege taxes linked to the overall cost of providing public services. Proceeds may be directed to a general fund or to funds linked to specific services.[68] Both techniques are used to ensure "growth pays for growth" and that expansion of public services and infrastructure occurs concurrently with new development.[69] The terms are sometimes used interchangeably. Impact fees and facilities fees are generally charged on a per unit basis for residential development and on a square footage basis for non-residential development. Fees are collected at the time of building permit.

Other Communities Utilize Impact and Facilities Fees

Municipalities utilizing Mayor-Aldermanic (TCA § 6-2-201(15)) and City Manager-Council (TCA § 6-33-101) charters have the authority to impose these fees as necessary. Municipalities operating under private act charters, including Columbia, must obtain authorization from the General Assembly to asses such fees. The General Assembly did grant Columbia the authority to charge an impact fee in 1994.[70] That assessment is limited to funding water and sewer systems.[71]

This staff report does not address the marginal costs of providing public services related to growth. The fees discussed here are associated with the direct cost of reviewing requests for land entitlement, subdivision, and zoning permissions, as well as administering the zoning and access management ordinances. Appropriate review fees ensure that the applicants who generate these costs bear at least part of the expense for providing these professional services. However, several of the peer cities identified in the analysis utilize facilities fees which may lessen the strain on staff resources and lessen the imperative to recover costs through review fees. Accordingly, Attachment B is included for informational purposes.

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[2] Ordinance 4160. City of Columbia. 2017.

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[11] U.S. Census Bureau, TIGER/Line Shapefiles. U.S. Census Bureau. 2020. Accessed via U.S. Census Bureau Quick Facts on January 3, 2023.

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[13] Annual Budget 2020-2021 Fiscal Year. City of Columbia. 2021. Accessed January 3, 2023. https://www.columbiatn.com/ArchiveCenter/ViewFile/Item/47; Email from Assistant Director of Finance for City of Columbia. December 19, 2022.

[14] Email from Assistant City Recorder for City of Columbia. December 20, 2022.

[15] Annual Budget 2021-22 Fiscal Year. City of Columbia. 2021. Accessed December 15, 2022. https://www.columbiatn.com/ArchiveCenter/ViewFile/Item/120; Annual Budget 2020-2021 Fiscal Year. City of Columbia. 2021. Accessed January 3, 2023. https://www.columbiatn.com/ArchiveCenter/ViewFile/Item/47

[16] Section 8.5.4.C.3 of Ordinance 4400 and § 13-4-102 of the Tennessee Code Annotated authorizes the collection of fees for the purposes of carrying on municipal planning functions.

[17] The current planning responsibilities of the Planning Commission are established at TCA § 13-4-104 and 13-4-302 and § 8.3.3 of the Zoning Ordinance.

[18] The BZA is created under TCA § 13-7-205 and § 8.3.4 of the Zoning Ordinance.

[19] The HZC is created under TCA § 13-7-403 and § 8.3.5 of the Zoning Ordinance. Certified Local Government status makes the community eligible for funding and technical assistance from the state and federal government related to historic preservation.

[20] The Architectural Design Review Team is authorized by TCA § 6-54-133 and § 8.3.6 of the Zoning Ordinance.

[21] The Development Review Committee (fka Technical Committee) is established by § 8.3.7 of the Zoning Ordinance.

[22] Hohenwald, Gainesboro, Lynchburg/Moore County, Lawrenceburg and Mount Pleasant did not respond to requests for information. Staff will update this report when additional information is received.

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[32] Unified Development Code. City of Spring Hill, 2018, § 13.5.E.3.
[33] Unified Development Code. City of Spring Hill, 2018, § 13.6.D.2.
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[35] Telephone Conversation with Planning Manager for Town of Smyrna. December 21, 2022.
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[66] Telephone Conversation with Planning Assistant for City of Hendersonville. December 27, 2022.

[67] The fee for publication and mailing is a low-end estimate based on past experience. For mailings, staff used 130% of the fee charged by USPS for certified mail to recover direct costs and a portion of the actual labor cost. For published notice, staff used the invoice amount paid to Gannet for publication in the Daily Herald for one of the July 2022 voting sessions. The total was divided by the number of agenda items. In the proposed fee schedule, that amount, plus 30% for partial labor cost recovery, is multiplied by the anticipated number of published agendas associated with the item, and rounded to the nearest amount divisible by $5.

[68] Financing Growth in Tennessee: Local Development Taxes and Impact Fees. Tennessee Advisory Commission on Intergovernmental Relations. August 2004

[69] *Concurrency* is a planning principle which ensures marginal improvements to infrastructure necessary to maintain the current level of service occur as they are needed. In this way, growth does not degrade the established level of service or impose costs on existing residents. Ongoing maintenance of the level of service is paid for by all residents, including newcomers, through taxes and fees on an ongoing basis.

[70] 1994 Tenn. Priv. Acts 194

[71] In 2018, the local legislative delegation proposed bills authorizing Columbia to charge a fee of up to $3.00 per square foot for new development (HB 2744/SB 2712). The bill failed to advance beyond the Local Government Committee in the House and was withdrawn by its sponsor in the Senate. An Act to Amend Chapter 194 of the Private Acts of 1994. HB2712. 110th General Assembly (2018). Accessed December 26, 2022. https://www.capitol.tn.gov/Bills/110/Bill/HB2712.pdf

Table 1 – Equivalent Professional Services for Middle Tennessee Jurisdictions (p. 2)

	2021 Population	2010 Population	Annualized Rate of Growth	Planning & Eng. Staff	P&E Staff Per 1,000 pop
Cookeville	35,138	30,435	1.4%	10	0.28
Gallatin	46,902	30,278	5.0%	22	0.47
Hendersonville	62,257	51,372	1.9%	15	0.24
Brentwood	45,491	37,060	2.1%	11	0.24
Columbia	**43,340**	**34,681**	**2.3%**	**7**	**0.16**

Table 2 – Physical Expansion of Middle Tennessee Jurisdictions (p. 3)

	2010 Square Miles	2020 Square Miles	Expansion	Planning & Eng. Staff	P&E Staff Per 1,000 pop
Cookeville	32.6	35.7	9.5%	10	0.28
Gallatin	31.2	32.1	2.9%	22	0.47
Hendersonville	31.3	31.4	0.3%	13	0.21
Brentwood	41.1	41.1	0.0%	11	0.24
Columbia	**31.54**	**33.10**	**4.9%**	**7**	**0.16**

Table 4 – Development Review Fees (p. 8)

	Columbia	Brentwood	Gallatin	Mt. Juliet	Smyrna	Spring Hill	Hendersonville	Shelbyville
Annexation with Default Zoning	**$300**	$1,000	$500	$100	$500	$100	NOTES	$275
Annexation with Default Zoning > two acres	**N/A**	N/A	N/A	N/A	N/A	$300	N/A	$275
Annexation with Default Zoning > 25 acres	**N/A**	N/A	N/A	$200	N/A	N/A	N/A	$275
Comprehensive Plan Amendment	**$200**	N/A	$500	$250	N/A	N/A	$100	$275
Zoning Text Amendment	**$200**	N/A	$300	$400	N/A	$250	$250	$275
Rezoning ≤ 10 acres	**$300**	$1,000	$300	$500	$500	$500	$500	$275
Rezoning > 10 acres	**$500**	NOTES	NOTES	NOTES	$500	$500	NOTES	$275
Site Plan Review Base	**$200**	$350	$150	$500	$400	$425	$150	$250
Site Plan Review add'l Per Residential Unit	**$5**	N/A	N/A	N/A	N/A	$10	$10	NOTES
Site Plan Review add'l Per SF of Gross Floor Area	**N/A**	N/A	N/A	N/A	N/A	$0.02	NOTES	NOTES
Site Plan Review add'l Per Acre	**N/A**	$50	$10	$100	N/A	N/A	N/A	NOTES
Zoning Verification Letter	**$0**	$0	$50	$25	$0	$75	$25	$25
Minor Subdivision	**$125**	$350	$300	$200	NOTES	$350	$75	$325
Preliminary Plat Submittal	**N/A**	$350	$300	$500	$400	$425	$150	$325
Preliminary Plat - Per Lot	**$20**	$50	$5	$25	$75	$20	$5	$50
Final Plat - Submittal	**N/A**	$350	$300	$200	$200	$350	$150	$325
Final Plat - Per Lot	**$15**	$50	$5	$25	$50	$10	$5	$50
Preliminary Residential PUD Submittal	**$300**	N/A	$300	$650	NOTES	$500	$500	NOTES
Preliminary Residential PUD Per Lot	**$5**	N/A	NOTES	NOTES	NOTES	$10	NOTES	NOTES
Preliminary Mixed Use PUD Submittal	**$300**	N/A	$300	$650	NOTES	$500	$500	NOTES
Preliminary Mixed Use PUD Per Acre	**$50**	N/A	NOTES	$25	NOTES	N/A	NOTES	NOTES
Preliminary Mixed Use PUD Per SF of Gross Floor Area	**N/A**	N/A	N/A	N/A	NOTES	$0.02	NOTES	NOTES

Chart 2 –Review Fees to Bring a 50 Acre 120 Lot Development from Concept to Final Plat (p. 12)

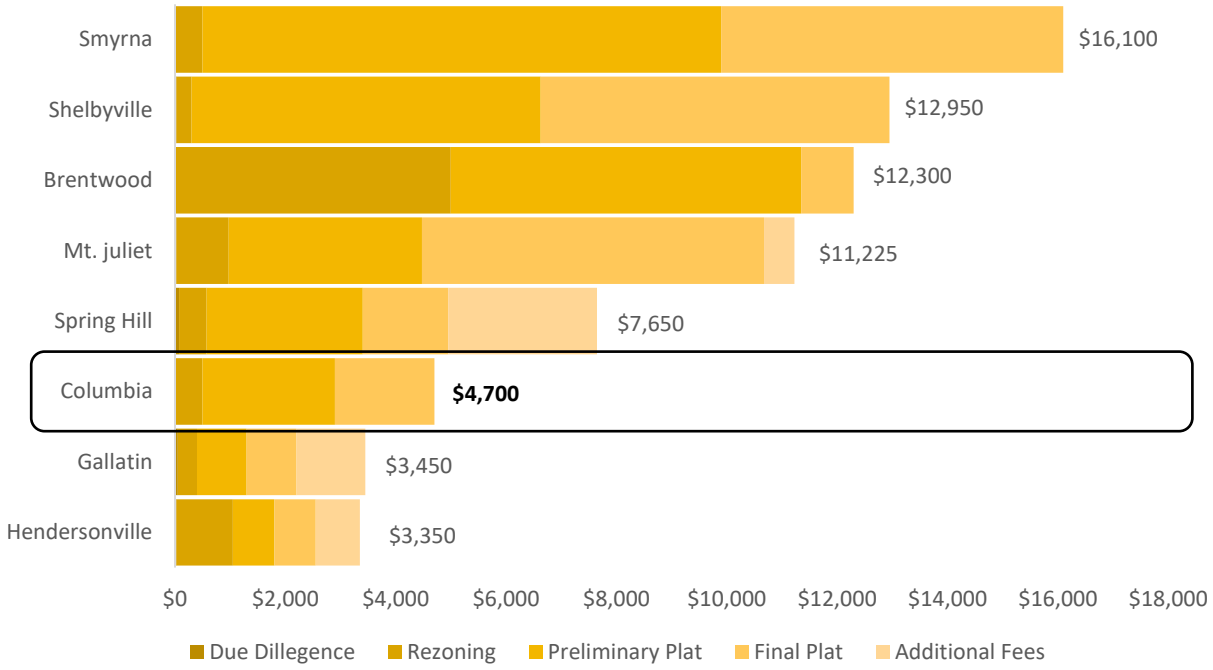


Table 5 – Historic Zoning Review (p. 13)

	Signs	Administrative Review	HZC Review
Gallatin	$25	$25	$25
Clarksville/Montgomery County	$50	$100	$300
Murfreesboro	$150	$75	$150
Cookeville	$0	$0	$0
Franklin	$0	$0	$0
Manchester	$0	$0	$0
McMinnville	$0	$0	$0
Sparta	$0	$0	$0
Lebanon	$0	$0	$0

Table 6.a – Board of Zoning Appeals Reviews (p. 14)

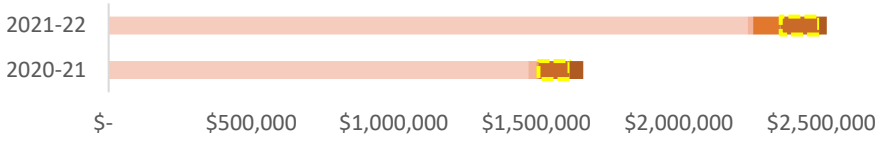
	Columbia	Brentwood	Gallatin	Mt. Juliet
Conditional Use	**$200**	$200	$300	$150
Variance (Residential)	**$200**	$250	$300	$100
Variance (Non-Residential)	**N/A**	$250	$300	$300
Appeal of Admin. Decision	**$200**	$250	$300	$200

	Smyrna	Spring Hill	Hendersonville	Shelbyville
Conditional Use	$300	$300	$250	$200
Variance (Residential)	$300	$100	$250	$200
Variance (Non-Residential)	N/A	$300	$250	$200
Appeal of Admin. Decision	$300	$250	$50	$200

Table 7 – Zoning Verification Letters (p. 15)

Jurisdiction		Fee
Columbia		**$0**
Spring Hill		$75
Franklin		$50
Murfreesboro		
	Basic	$25
	Expedited	$50
	Detailed	$100
Gallatin		$50
Hendersonville		$25
Lebanon		$25
Mt. Juliet		$25
Nolensville		$50
Goodlettsville		$25
Shelbyville		$25

Chart 1 – Department of Development Services Revenues (p. 4)



	2020-21	2021-22
Building & Inspection Permits	$1,471,588	$2,240,619
Engineering Inspection Fees	$28,049	$20,350
Street Cut Fees	$6,250	$400
Engineer Reinspection Fee	$1,350	$95,900
Zoning Permits & Fees	$109,375	$134,925
Gas & Mechanical Code Permits	$48,069	$26,555

CITY OF COLUMBIA TENNESSEE

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

PLANNING FEE SCHEDULE

Payable upon submission of application
Non-refundable

Comprehensive Plan Amendment (Must Accompany a Request for Rezoning)	
Submittal Fee	$ 300
Annexation with CD-3L Base Zoning	
Submittal Fee (10 acres or less); plus	$ 300
Next 90 acres or fraction thereof	$20/acre
All over 100 acres or fraction thereof	$3/acre
Additional Advertising and Processing Fee; plus	$ 145
Mailing and Processing Fee	$9/adjacent parcel
Zoning Amendment (§8.5.19)	
Map Amendment (Rezoning)	
Submittal Fee (10 acres or less); plus	$ 450
Next 90 acres or fraction thereof; plus	$30/acre
All over 100 acres or fraction thereof; plus	$5/acre
Additional Advertising and Processing Fee; plus	$ 145
Mailing and Processing Fee	$9/adjacent parcel
Planned Unit Development (§8.5.21)	
Preliminary Development Plan	
Submittal Fee (PUD-R and PUD-MU); plus	$ 500
PUD-R and PUD-MU; and/or	$25/dwelling unit
PUD-MU (non-residential acreage)	$50/acre
Additional Advertising and Processing Fee (Preliminary Master Plan); plus	$ 145
Mailing and Processing Fee	$9/adjacent parcel
Final Development Plan	
PUD-R	$ 250
PUD-MU	$ 300
Additional Advertising and Processing Fee (Final Master Plan); plus	$ 70
Mailing and Processing Fee	$9/adjacent parcel
Revision of a Master Plan requiring Planning Commission Approval; plus	100% of original fee
Additional Advertising and Processing Fee (Final Master Plan); plus	$ 70
Mailing and Processing Fee	$9/adjacent parcel

CITY OF COLUMBIA TENNESSEE

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

Heavy Manufacturing Permit (§8.5.22)	
Submittal Fee	$ 300
Additional Advertising and Processing Fee; plus	$ 145
Mailing and Processing Fee	$9/adjacent parcel

Site Development Plan (§8.5.6)	
New Multi-Family Residential Sites, Buildings, and Additions	
Submittal Fee; plus	$ 500
Residential Units; plus	$10/unit
Additional Advertising and Processing Fee	$ 70.00
New Non-Residential and/or Mixed-Use Sites, Buildings, and Additions	
Submittal Fee; plus	$ 500
First 10,000 square feet of all floor area; plus	$0.05/square foot
All floor area over 10,000 square feet; plus	$0.02/square foot
Additional Advertising and Processing Fee	$ 70.00
Development Plan submitted with Preliminary Plat	$10/unit
Revision of Plan Requiring Planning Commission Approval (§8.5.6.D.3); plus	50% of original fee
Additional Advertising and Processing Fee	$ 70.00
Renewal of Expiring Site Plan without Changes (§8.5.6.R)	100% of original fee
Additional Advertising and Processing Fee	$ 70.00

Board of Zoning Appeals (§8.5.16/8.5.17)	
Appeal Of Planning Department Determination[1]	$ 300
Zoning Variance Owner-Occupied Residential	$ 200
Zoning Variance	$ 400
Conditional Use	$ 300
Additional Advertising and Processing Fee; plus	$ 35
Mailing and Processing Fee	$9/adjacent parcel

Architectural Design Reviewed Team (§8.5.15)	
Design Review for Planned Unit Development	$ 150
Design Review for structures in Special Districts (SD-LI, SD-HI, SD-INT)	$ 100
Additional Advertising and Processing Fee	$ 35
No-Show Deferrals/Multiple Reviews	$35

[1] Refunded if the BZA finds in favor of the applicant.

CITY OF COLUMBIA TENNESSEE

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

Historic Zoning Commission (§8.5.13)	
Non-Residential/Non-Owner-Occupied Residential/Signs	
Certificate of Appropriateness - Commission; plus	$ 150
Additional Advertising and Processing Fee	$ 35
Certificate of Appropriateness - Administrative	$ 75
Owner-Occupied Residential	
Certificate of Appropriateness - Commission	$ 25
Additional Advertising and Processing Fee	$ 35
Certificate of Appropriateness - Administrative	No Charge
Subdivision (§8.5.24 and SubRegs)	
Minor Subdivisions	
Referred to Planning Commission Approval[2]	$ 500
Staff-Approved	$ 250
Preliminary Plat (Must Accompany a Development Plan)	
Submittal Fee; plus	$ 500
Per Lot; plus	$ 25
Final Plat	
Submittal Fee	$ 500
Per Lot	$ 25
Zoning Fees	
Zoning Verification Letter Basic	$ 50
Zoning Verification Letter Detailed / Zoning Administrator's Determination	$ 75
Home Occupation Permit	$ 25
Mobile Vending Permit	$ 50
Receipt of Plans Conforming to PUD	$ 100
Engineering/Planning Reinspection[3]	$ 100
Zoning Compliance - Residential[4]	$ 100
Zoning Compliance - Commercial/Industrial[4]	$ 300

[2] Referred at the discretion of the Zoning Administrator or City Engineer. Fee may be reduced to $250 at the discretion of the Zoning Administrator or City Engineer when minimal additional staff time is required to process the request.

[3] If associated with Preliminary Plat, Site Plan, PUD or other PC, BZA, HZC, Design Review

[4] Paid with building permit.

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Additional Fees

Preapplication Meeting[5]	$ 225
Additional Advertising and Processing Fee for Items Deferred at Applicant's Request (when item has already been advertised)[6]; plus	$ 35
Mailing and Processing Fee	$9/adjacent parcel

[5] Only applies to proposed comprehensive plan amendments, zoning map or text amendments, planned unit developments, site plans approved by Planning Commission, and preliminary plats. Fee is only charged when the City Engineer, Fire Marshall, and Zoning Administrator (or their designees) are each in attendance. The fee may be waived at the discretion of the Director of Development Services. The fee may be credited to one subsequent related application for Planning Commission review received within six months of the meeting date.

[6] Applies to items appearing before Planning Commission. May be waived at discretion of the Director of Development Services and/or the Planning Commission.

Attachment B: Impact Fees and Adequate Facilities Taxes of Middle Tennessee Municipalities

Peer Municipalities

	Columbia[1]	Brentwood[2]	Mt. Juliet	Smyrna[3]	Spring Hill[1,2,4]	Hendersonville[5]	LaVergne
Roads		$6,105		$2,239	$3,048	$1,503	$4,646
Fire						$818	$208
Parks				$1,032		$1,699	$1,278
Police				$599		$469	$548
Other	**$1,060**	$0	$1,000	$0		$0	$0
Adequate Facilities		$4,000			$2,000		
Per Dwelling Total	**$1,060**	$10,105	$1,000	$3,870	$5,048	$4,489	$6,680
Total Paid From 120-Home Development	**$127,200**	$1,212,600	$120,000	$464,400	$605,760	$538,680	$801,600

Other Municipalities In Middle Tennessee

	Columbia	Franklin[2,6]	Nolensville[2]	White House
Roads		$4,911	$5,928	$381
Fire				$186
Parks		$4,304		$396
Police				$282
Other	**$1,060**	$5,633		
Adequate Facilities		$1,780	$2,000	
Total	**$1,060**	$16,628	$7,928	$1,245
Total Paid From 120-Home Development	**$127,200**	$1,995,360	$951,360	$149,400

1 Maury County collects an adequate facilities tax of $0.50 for new residential construction.
2 Williamson County collects an additional $8,033 school impact fee.
3 Fees for water/sewer impacts vary depending on area within the town. The lower fee option is used for this estimate.
4 Spring Hill's public safety fee is listed here under police.
5 These fees were recommended in a 2019 fee study by TishlerBise. Staff was unable to confirm whether the Hendersonville BOMA has adopted the fee schedule.
6 Franklin accepts dedication in lieu of the parkland fee.

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FAX: (931) 560-1541

PLANNING FEE SCHEDULE

Payable upon submission of application
Non-refundable

AGENDA ITEMS

Annexation with RS/40 Base Zone	$300
Comprehensive Plan Amendment	$200
Textual Guideline Amendment	$200
Board of Zoning Appeals	$200

ZONING CHANGE

10 acres or less	$300
More than 10 acres	$500

ZONING COMPLIANCE AND SITE PLAN REVIEW: Does not require Planning Commission Approval

Residential	$20
Commercial/Industrial	$75

Paid with Building Permit

SUBDIVISIONS AND PLANS

Site Plan	$200 + $5 per unit
Planned Unit Development Master Plan	Residential: $300 + $5 per lot
Planned Unit Development Master Plan	Commercial: $300 + $50 per acre
Sketch Plat	$100
Preliminary Plat	$20 per lot
Final Plat	$15 per lot
Minor Plat	$125
Driveway Permit Exception*	$100

Zoning Ordinance #3638 Article 16
**Access Management Ordinance #4176*

Rev. 3/14/2018

CITY OF COLUMBIA TENNESSEE
PLANNING COMMISSION

STAFF REPORT CONTACT INFORMATION

Kevin C. McCarthy, AICP
Planning Associate II
kmccarthy@columbiatn.com
931-560-1560

DOCKET/CASE/APPLICATION NUMBER	APPLICANT/PROPERTY OWNER
N/A	**Development Services**
PUBLIC HEARING DATE	PROPERTY ADDRESS/LOCATION
N/A	**N/A**

Summary

The 2022 Strategic Plan adopted by City Council directs staff to evaluate the city's regulations pertaining to food trucks. The relevant standards are located at section 4.3.9.E.x of the Zoning Ordinance. This report and its attachments provide information on Columbia's current guidelines for mobile vendors.

The body of the report summarizes the history of the current regulation and describes how it is implemented on a day-to-day basis. Attachment A is the current regulation. Attachment B describes how other municipalities in Middle Tennessee regulate mobile vendors. Attachment C is an excerpt of the applicable provisions of the International Fire Code.

Development Services staff will facilitate a listening session with mobile vendors and other stakeholders on February 16th in order to solicit ideas for improving the current ordinance and its implementation. Staff will propose a zoning text amendment in the spring of 2023.

Background

2018: Columbia Adds Mobile Vending to the Zoning Ordinance

The issue of mobile vending first appears in the minutes of the Planning Commission in September of 2017. Prior to that time, the city did not have a separate permitting process for mobile vending. Ninety-day temporary use permits had proven inadequate for vendors with ongoing operations, like food trucks. Recognizing that the market was evolving faster than the city's land-use regulations, staff proposed the creation of an annual permit. When the complexity of the issue became apparent, the Planning Commission deferred the topic to a special-called meeting the following month.[1]

October-December 2017: Planning Commission Studies the Issue

At the special called meeting, held in October 2017, the Planning Commission discussed the issue of mobile vending at length. Several food truck operators spoke and asked for clarification on points of concern. Eventually, the commission voted to defer the item to the next regularly scheduled meeting. At the following meeting, in November of 2017, the commission continued

[1] Minutes of the Regular September 2017 Meeting of the Columbia Municipal Planning Commission. City of Columbia. October 11, 2017.

its discussion.[2] After a series of seven motions, the commission recommended adoption of the city's first permitting process for food trucks and other mobile vendors.[3]

Throughout these conversations, the Planning Commission spent considerable time distinguishing between mobile vending and permanent business operations, leading to the "four-day rule" memorialized at 4.12.3.x(2)(h) of the current ordinance. In particular, members of the Planning Commission expressed concern that without a time limit, a mobile vending apparatus (e.g. a food truck) could function as a permanent structure. Similarly, the commission discussed whether mobile vending should be permitted on vacant lots and unpaved surfaces. This conversation led to the "paved surface or primary structure" rule at 4.3.9.E.3.x(2)(g) of the current ordinance. The rule provides for customer safety and prevents the creation of unauthorized access points on public rights of way.

December 2017-February 2018: City Council Requests Additional Discussion

The City Council referred the item back to the Planning Commission in December of 2017.[4] The Planning Commission again discussed the issue in February of 2018. The commission evaluated the regulations used by other Middle Tennessee municipalities. The commission again recommended the zoning text amendment in a format substantially similar to the language agreed upon in November of 2017.

April 2018: Columbia Adopts First Mobile Vending Regulations

Finally, in April of 2018, after much discussion, the City Council adopted the language recommended by the Planning Commission, adding mobile vending to the Zoning Ordinance.[5] The City Council asked the Planning Commission to further study the issue. The commission discussed the matter at its May 2018 meeting and determined that the language adopted the previous month was adequate. The same provisions carried over in substantially the same form to Ordinance 4400, which became effective in July 2022.

2022: State of Tennessee Declines to Preempt Local Authority

During the 112th General Assembly a member of the local legislative delegation proposed a bill to preempt local regulation of food trucks.[6] If enacted as proposed, the bill would have prevented Columbia and other municipalities from regulating the operations of a mobile food unit on private property. Moreover, the proposal would have prevented the Fire Marshal from requiring compliance with the International Fire Code as adopted by the City of Columbia. The language of the bill did "not permit a local authority to require the mobile food unit to submit to a local fire inspection…if the mobile

[2] Minutes of the Special-Called October 2, 2017 Meeting of the Columbia Municipal Planning Commission. City of Columbia. November 8, 2017.

[3] Minutes of the Regular November 2017 Meeting of the Columbia Municipal Planning Commission. City of Columbia. December 13, 2017.

[4] Minutes of the Regular December 2017 Meeting of the City Council. City of Columbia. January 11, 2018.

[5] Ordinance No. 4175 An Ordinance Amending Ordinance No. 3638, the Zoning Ordinance of the City of Columbia. City of Columbia. April 12, 2018.

[6] An Act to amend Tennessee Code Annotated, Title 53, Chapter 8 and Title 68, Chapter 14, Relative to Mobile Food Units. 112th General Assembly (2022). Accessed January 3, 2023. https://www.capitol.tn.gov/Bills/110/Bill/HB2712.pdf

food unit…passed one local fire inspection anywhere in this state" regardless of the inspecting jurisdiction's standards. The house bill was evaluated by one subcommittee before failing to advance beyond the full Health Committee.[7] The senate version of the bill was referred to the Health and Welfare Committee but was never placed on the agenda. While the bill was under consideration, several mobile vendors spoke at a City Council meeting recommending that the city reevaluate its regulation of food trucks.

2022: Strategic Plan

City Council established a policy agenda for the city as part of the 2022 strategic plan.[8] The agenda prioritizes various actions necessary to position Columbia as an attractive livable city with a growing economy. The plan identifies "evaluate city food truck ordinance" as a top priority leading to this evaluation.

Current Zoning Ordinance Requirements for Mobile Vending

Site Plan

> *A plot or Building Site plan shall be required to be submitted with the Temporary Use Permit showing: the location of the vending area, the location of the site access points/driveways, the number of parking spaces that are being occupied by the temporary use, and any other necessary information, as determined by the Development Services Department*

The Zoning Ordinance requires permitted mobile vendors to provide a basic plot plan for each location. The plot plan provides information necessary to determine compliance with the requirements of 4.3.9.E.3.x(2)(b) and (c). Those provisions require unimpeded access and circulation as well as adequate parking for the principal land use.

In most cases, the plot plan may be hand drawn. City staff will often print an aerial image of the property showing the approximate property lines and ask the applicant to outline the area to be used for mobile vending. In some circumstances, the precise location of the mobile apparatus will vary. For this reason, applicants occasionally have difficulty providing an exact plot plan.

Owner Permission Agreement

> *A written and signed agreement from the property owner granting permission for the temporary use of the property, which shall include a provision for the usage of onsite restroom facilities when tables and/or chairs are incorporated.*

Owners of commercial properties and their retail tenants sometimes disagree about hosting mobile vendors. The Zoning Ordinance requires written authorization from the owner granting temporary use

[7] Recording of the March 3, 2022 Meeting of the Health Committee. 112th General Assembly (2022). Accessed January 3, 2023. https://tnga.granicus.com/MediaPlayer.php?view_id=610&clip_id=26362&meta_id=644260

[8] 2022 Strategic Plan, Columbia 2022-2026-2036. City of Columbia. Accessed January 3, 2023. https://www.columbiatn.com/ArchiveCenter/ViewFile/Item/136

of the property.[9] The ordinance also contains specific conditions which ensure comfort of mobile vendors' customers (i.e. use of onsite restroom facilities).

The Zoning Administrator's staff developed the property owner agreement form in order to standardize the collection of information. The form also documents property owners' acknowledgment of the requirements of the ordinance. The Zoning Administrator modeled this form on those used in other Middle Tennessee jurisdictions, modifying it to meet the specific requirements of Columbia's ordinance.[10] Permitted mobile vendors are required to provide a signed agreement form for each location.

The Zoning Administrator has not always required this documentation. The requirement is the product of experience and is intended to reduce the risk of conflict between mobile vendors, commercial property owners, and their vendors. Prior to adoption of a standardized form, applicants could provide notes and letters indicating permission to use the property. Sometimes the letters omitted required information, causing the applicant lost time and frustration. The Zoning Administrator implemented the standardized form in order to streamline the process and reduce hassle for vendors.

The most frequent day-to-day difficulties administering the ordinance is verifying that the person signing the form has authority from the owner to grant permission to use the property. This is a source of ongoing frustration for city staff, vendors, property owners, and businesses which host food trucks.

Days Per Week

> *With the exception of special events, vending shall only take place in conjunction with a primary structure and/or on a hard surface conforming to Section 4.3.12.C-7 with an approved driveway entrance.*

The ordinance prohibits mobile vendors from setting up on unpaved vacant lots.[11] This section of the mobile vending regulation references the parking lot design standards which require parking lots to be "surfaced with asphalt or concrete." The Planning Commission discussed this requirement at length in 2017 when it first considered adding the mobile vending provisions to the previous zoning ordinance.[12] This provision has generated confusion and frustration among vendors, property owners, and city staff.

For example, the property at 108 E 6th Street is vacant and currently lacks a paved surface. Although many vendors have expressed interest in adding this location to their permits, with the owner's permission, the language of the ordinance prevents the Zoning Administrator from approving the location. It has become a regular practice for vendors to set up on the site without authorization, especially during First Friday events. The location is popular with mobile vendor patrons. The situation

[9] Section 4.3.9.E.3.x(d) of Ordinance 4400. The previous Ordinance, 3638, contained identical language at 8.5.7.A.4.

[10] Temporary Use Permit Application. City of Spring Hill. 2020. Accessed January 2, 2023, https://www.springhilltn.org/DocumentCenter/View/6120/Temporary-Use-Permit-Application

[11] The language at § 4.3.9.E.3.x(2)(g) of Ordinance 4400 is carried over from § 8.5.7.A.7 of Ordinance 3638.

[12] Minutes of the Regular September 2017 Meeting of the Columbia Municipal Planning Commission. City of Columbia. October 11, 2017; Minutes of the Special-Called October 2017 Meeting of the Columbia Municipal Planning Commission. City of Columbia. November 8, 2017.

penalizes those vendors who comply with the rules while strict compliance by all vendors would eliminate an amenity enjoyed by many consumers in Columbia.

The ordinance does provide one exception to the paved surface requirement, allowing mobile vending in conjunction with an established primary structure. In practice, this means that mobile vendors may set up on properties with lawful non-conforming parking lots which were established prior to adoption of the current standards. For example, the property at 1075 N James Campbell Boulevard regularly hosts a permitted mobile vendor in compliance with the ordinance. The site has a well-maintained compacted gravel surface in conjunction with a fixed principal structure.

In some instances, it is difficult to determine how to apply this provision of the ordinance. Mobile vendors occasionally propose to locate on vacant properties with partial or deteriorated concrete surfaces. These sites do provide a hardscape surface, but would not comply with the parking lot standards referenced in the ordinance. Further direction from Planning Commission and City Council would assist with effective administration of this requirement.

Vending in Right-of-Way

> *Within Character District CD-5, on a case-by-case basis, Mobile Vending trucks may be permitted to set up for service or to conduct business in the public right of way under the [criteria listed at 4.3.9.E.x], which shall be reviewed for approval by the Zoning Administrator.*

Vending in the right of way, including on-street parking spaces, is prohibited in most of Columbia. The ordinance allows mobile vending in the right of way within the CD-5 district (formerly the Central Business District). Outside of a permitted mass gathering, the ordinance never allows mobile vending on the sidewalk. The ordinance gives the Zoning Administrator discretion to permit mobile vending in on-street parking spaces downtown. The criteria do not provide clear direction as to how this discretion should be applied. In practice, vending in the right of way is limited to East 5th Street at the invitation of the adjacent business. In addition, largescale unpermitted vending in the right of way occurs each month during First Friday events.

Additional Requirements

Fire Safety Inspection

The City of Columbia Fire Marshal's office conducts fire safety inspections of each mobile vending apparatus. The city requires compliance with the unamended 2018 International Fire Code. The requirements vary depending on the complexity of the apparatus and related fire hazards. The city of Columbia maintains higher standards for life and safety than many other jurisdictions in Middle Tennessee. For example, Columbia's Fire Marshal requires vendors carrying propane tanks to use a gas detector. This prevents the kind of accidents that have occurred elsewhere in the region.[13] Development services will not issue a mobile vending permit until this inspection is complete.

[13] Gas Buildup Likely Cause for Food Truck Explosion. Sharon Dunquh. WSMV. November 15, 2022. https://www.wsmv.com/2022/11/16/gas-buildup-likely-cause-food-truck-explosion/

Fees

The current fee for a mobile vending permit in the city of Columbia is $50. The City Recorder collects payment. Each vendor pays the fee one time each year. Additional locations can be added to the permit throughout the year at no cost.

Administration

Fire Marshall

The Fire Marshal and Assistant Fire Marshal inspect mobile vending apparatuses upon request. This responsibility is in addition to the Fire Marshal's primary responsibility of administering fire codes and investigations.

Planning & Zoning

The planning and zoning division of Development Services has primary responsibility for administering the mobile vending regulations. Tasks related to mobile vending consume considerable staff time. The position of Planning Associate I handles most of the workload. Administration of the mobile vending regulation is ancillary to the division's primary responsibilities of long-range planning, current planning, and zoning administration.

City Recorder

The City Recorder's office collects payment of the $50 fee. Additionally, the Recorder's office will issue business licenses to those vendors who need one.

Annual Renewals

Mobile vending permits are valid for one year. In Columbia, all permits expire on December 31st. A mobile vendor who obtains or renews a permit on January 1st is permitted to operate for a full calendar year. A permit holder who obtains a permit on November 30th must renew after one month.

LAMA

Development Services utilizes the land management (LAMA) software system. The platform provides an online permitting portal and permit management system. The platform is designed for building permits and development review applications but can be adapted to other permit types, like mobile vending.

Sales Tax

Not all mobile vendors permitted to operate in Columbia hold business licenses in the city. Sales and use taxes collected from consumers by vendors are reported according to the operator's primary business location. According to the Tennessee Department of Revenue, a mobile vendor's primary business location may be the vendor's residence or, in the case of food trucks that utilize a commissary, their central kitchen.[14] This means that sales tax revenues which are collected in Columbia are remitted to other jurisdictions. One of the few peer cities to exclude most mobile vendors does so on the rationale that out-of-town vendors "send tax dollars that could support our local schools, police, roads, and many

[14] SUT-20 - Food Trucks - Sales Tax Reporting. Tennessee Department of Revenue. June 11, 2021. https://revenue.support.tn.gov/hc/en-us/articles/360058140192-SUT-20-Food-Trucks-Sales-Tax-Reporting; https://revenue.support.tn.gov/hc/en-us/articles/360057613991-BUS-48-Food-Trucks. March 05, 2021. https://revenue.support.tn.gov/hc/en-us/articles/360057613991-BUS-48-Food-Trucks

other things to neighboring cities."[15] Similarly, vendors who maintain a primary business location in Columbia, but operate elsewhere, generate sales tax revenues for the city. Approximately fifty percent of applicants for mobile vending permits report addresses within the city.

Exceptions

Special Events

The ordinance allows mobile vending in the right of way in the CD-5 district as part of a mass gathering or permitted special event. In practice, mobile vending which is associated with a one-time permitted special event is not subject the permitting process.

City Sponsored Events

In practice, mobile vending associated with city Sponsored events is exempt from the ordinance. The ordinance authorizes permitted vendors to operate on private property (and sometimes in the right of way in the CD-5 zone) in commercial and industrial zones. The city's flagship parks are zoned CV (Civic District). Occasional city sponsored events on these properties include mobile vendors.

[15] Food Trucks are not banned in Mt. Juliet, but All Must Follow Normal, Existing Permitting Process. City of Mt. Juliet. April 28, 2020. https://www.mtjuliet-tn.gov/CivicAlerts.aspx?AID=52&ARC=72

TABLE 4.3.9.A–1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD–2	CD–3 L	CD–3	CD–4	CD–4C	CD–5	CD – 5C	SD–MHP	SD–INT	SD–LI	SD–HI	PUD – R	PUD–MU	OTHER PUD	CV
Retail / Personal Service /Repair / Arts / Artisan															
Alcoholic Beverage Retail Sales	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	PUD	NP
Artisan Establishment, with or without Retail Sales, & without Drive–Through	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	PUD	NP
Arts–Related Uses	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	PUD	NP
Convenience Store with Gasoline Sales Facility without Drive–Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	PUD	NP
Retail, Personal Service, Repair, Arts, or Artisan Establishment with Drive–Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PUD	NP
On–Street Vending / Mobile Vendor	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	PL	NP	PL	PUD	NP
Personal Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning, without Drive–Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	PUD	NP
Repair Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning, without Drive–Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	PUD	NP
Retail Membership Club	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	PUD	NP
Retail Food Sales, with or without on–premises preparation or processing, without Drive–Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	PUD	NP

LEGEND The following notations are utilized in this table. * Except as exempted under TCA Sec. 44–18–104(c)(4).				
P Permitted by Right	CU Conditional Use (See Section 4.3.9.D)	NP Not Permitted	PL Permitted Subject to Limited Use Standards (See Section 4.3.9.D)	PUD Per PUD Approval

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site shall be by a permanently maintained private street or way which is protected by a permanent Easement. Sole vehicular access shall not be by an Alley.

(14) All Vehicular Use Areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the Manufactured Home Park.

(15) The limits of each Manufactured Home Site shall be marked on the ground by suitable means. Location of Manufactured Home Site limits on the ground shall be the same as shown on accepted plans.

(16) Manufactured Homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.

(17) There shall be a minimum distance of ten feet between the nearest edge of any Manufactured Home Stand and an Abutting Street or Internal Drive.

(18) Each Manufactured Home Site shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area of such outdoor living and service area shall be at least 300 square feet, with a minimum dimension of 15 feet. This area shall not be counted towards required Civic Space.

w. **Manufactured Home Sales** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) The boundary of the property shall be a minimum of 500 feet from any Residentially zoned or Residentially used property.

(2) The display area shall be set back a minimum of 25 feet from the street right-of-way and shall be Screened from the Frontage in accordance with Section 4.3.11.

(3) In addition to the landscaping requirements in Sections 4.3.11 and 4.3.16, the following landscaping shall be provided within any Front (Street) Yard:

(a) An evergreen hedge which is at least 24 inches in height; or

(b) Plantings which meet the requirements for plantings under Section 4.3.9.D.6.y(5).

(c) Storage and repair activities shall be screened from off-site views.

(4) A minimum separation of at least 10 feet shall be maintained between display homes. Display homes which are visible off-site shall be provided with some type of material and/or landscaping around the base which will prevent open views underneath the Manufactured Home.

x. **Mobile Vending** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9 for a Temporary Use on private property within any Commercial or Industrial Zoning use.

(2) All Mobile Vending shall be subject to the following requirements and limitations:

(a) A plot or Building Site plan shall be required to be submitted with the Temporary Use Permit showing: the location of the vending area, the location of the site access points/driveways, the number of parking spaces that are being occupied by the temporary use, and any other necessary information, as determined by the Development Services Department

(b) Access, ingress, egress, and interior vehicular or pedestrian circulation on the private property shall not be impeded.

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(c) The primary use on site shall maintain an adequate parking supply after the temporary use site area.

(d) A written and signed agreement from the property owner granting permission for the temporary use of the property, which shall include a provision for the usage of on-site restroom facilities when tables and/or chairs are incorporated.

(e) Trash receptacle of adequate size shall be provided by the vendor.

(f) All signage shall be on located on the mobile vending apparatus.

(g) With the exception of special events, vending shall only take place in conjunction with a primary structure and/or on a hard surface conforming to Section 4.3.12.C-7 with an approved driveway entrance.

(h) With the exception of special events, the vending apparatus shall only be allowed on a parcel of land four (4) consecutive days within a seven day time period.

(3) Within Character District CD-5, on a case by case basis, Mobile Vending trucks may be permitted to set up for service or to conduct business in the public right of way under the following criteria, which shall be reviewed for approval by the Zoning Administrator:

(a) Compliance with the requirements of Sections 4.3.9.D.6.x(2)(a)-(h);

(b) Location and time of service are clearly outlined on the permit;

(c) Only one parking space as assigned by the Zoning Administrator shall be occupied;

(d) Such truck shall be removed from the parking space each day.

(e) The Use must be fulfilling a lack in culinary diversity within the area, so as to not directly compete with area brick and mortar stores.

(4) Except as set forth in Section 4.3.9.D.6.x(3) and Section 4.3.9.D.6.x(5) with respect to Character District CD-5, in order to maintain the safe movement of vehicles and pedestrians on the City's roadways, Mobile Vendors, excluding Ice Cream Truck operations, shall not be permitted to set up for service or to conduct business on any public right-of-Way.

(5) In addition to the circumstances under which Mobile Vendors may be permitted to set up for service or to conduct business in the public right of way of Character District CD-5 under Section 4.3.9.D.6.x(3), Mobile Vendors shall be permitted to set up for service or to conduct business in Character District CD-5 for a special event that includes full or partial street closures, or mass gathering permits sanctioned by the City.

(6) Permit holders with repeated violations may have the annual temporary use permit revoked.

y. **Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) Fuel and oil pumps, if present, shall be at least 15 feet from property lines.

(2) Pump island canopies shall be so located that a vertical downward projection of the edge nearest the Front Lot Line or Building Line shall not be closer than 1/2 the required yard depth for the District in which the Use is located.

(3) Any repair, servicing, maintenance or other work on vehicles shall be conducted within an enclosed Structure.

(4) No outdoor storage shall be allowed.

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Mobile Vending Regulations from Middle Tennessee Jurisdictions

Note	• Many ordinances include separate definitions for *Food Trucks, Canteen Trucks,* and *Ice Cream Trucks*
	  ○ Food trucks prepare foods on board and engage in advertising, including social media.
	  ○ Canteen Trucks serve pre-cooked products to workers at locations where other food service options are unavailable or impractical (e.g. construction site). Vehicle signage is the only form of advertising utilized by canteen trucks.
	  ○ Ice cream trucks are vehicles and non-motorized carts which sell beverages and pre-packaged frozen products.
	• Several communities have separate permits for food truck rallies when multiple vendors are present at the same event.
	  ○ The number of vendors that triggers the requirement varies.
	  ○ Most cities with rally permits require each individual vendor to hold a permit.

Columbia[1]	• Application fee is $50 • Fire safety inspection required • Property owner permission required at time of application • Site plan required for each vending location • All permits expire on December 31st • No limit on hours of operation • No more than four days out of seven at the same location • No provision for canteen trucks • No provision for ice cream trucks • No food truck rally permit required for multiple vendors at a single location • Permit issued by Development Services • Utilizes LAMA online permitting portal

Brentwood[2]	• Application fee is $50 ($100 for vendors previously found to be operating without a permit)
	• Property owner permission required upon request but not at time of application
	• No site plan requirement
	• All permits expire on December 31st
	• Hours of operation limited to 7:00 am to 9:00 pm
	• No limit on number of days on one site
	• No more than two food trucks at one location without a "rally" permit
	• Food truck rallies
	  ○ Coordinated and advertised gatherings of more than two vendors
	  ○ > 10 vendors requires Planning Commission approval
	  ○ Within a city park requires Parks Board approval
	• Canteen Trucks
	  ○ May operate on private property or in the right-of-way to cater to on-site workers
	  ○ Hours of operation are 7:00 am to 6:00 pm
	• Ice cream trucks
	  ○ Vendor may operate in right-of-way at one location for up to 15 minutes before relocating at least one-quarter mile from the previous location
	  ○ Hours of operation are 11:00 am to sunset
	• Permit issued by Planning and Codes
	• Utilizes LAMA online permitting portal

Cookeville[3]	• Application fee for an annual permit is $250 • The fee for a 30-day permit is $75 • Property owner permission letter required upon request; not required at application • May operate anywhere in city with property owner permission • No site plan requirement • Hours of operation are to 6:00 am to midnight • Permits expire one year from date of issuance • No limit on number of days on one site • Permits issued by the City Clerk's Office • Sale or distribution of alcoholic beverages from mobile food unit is prohibited • Written spill response plan required

Gallatin[4]	• Application fee of $130 ($500 for vendors previously found to be operating without a permit)
	• Life Safety Inspection required
	• Property owner permission letter required upon request; not required at application
	• May operate anywhere in city with property owner permission
	• No site plan requirement
	• Permits expire one year from date of issuance
	• Hours of operation are 5:00 am to 11:00 pm
	• Food trucks may not remain at vending location overnight
	• Vendors remaining at a site for more than three hours must have a written agreement providing access to a restroom within 450 feet of the vending location
	• Maximum of four food trucks at a single property without a food truck rally permit
	• Food truck rallies
	  ○ Coordinated and advertised gatherings of more than four vendors
	  ○ Each participating vendor must hold an annual permit
	  ○ Must make application at least 30 days prior to event
	  ○ City may require financial surety for cleanup
	• Ice cream trucks
	  ○ Vendor may operate in right-of-way at one location for up to 15 minutes before relocating at least one-quarter mile from the previous location
	  ○ Hours of operation are 10:00 am to sunset
	• Permits issued by Planning Department
	• Utilizes Tyler Technologies online permitting portal
	• Written spill response plan required

La Vergne[5]	• Application fee of $100
	• Fire Safety Inspection required
	• Must have written permission granting use of a restroom facility upon request; not required at application
	• No site plan requirement
	• Permits expire one year from date of issuance
	• No limit on hours of operation (except canteen trucks and ice cream trucks)
	• No limit on number of days on one site
	• Not permitted within one quarter mile of another mobile vendor
	• Ice cream trucks
	  ○ Vendor may operate in right-of-way at one location for up to 15 minutes before relocating at least one quarter mile from the previous location
	  ○ Hours of operation are 11:00 am to sunset
	• Canteen Trucks
	  ○ May operate on private property
	  ○ Hours of operation are 5:00 am to 6:00 pm; no more than two hours at a single location per day
	• Permits issued by Codes Department
	• Not permitted within 200 feet of a full-service or fast-food restaurant
	• Not permitted within 500 feet of a school during school hours

Lebanon[6]	• Application fee of $100 • Fire Safety Inspection required with additional $50 fee • Property owner permission letter required at application; may add locations under open permit • Must leave vending location each day • Hours of operation are 6:00 am to 8:00 pm • Permits issued by Business Tax Department
Mt Juliet[7]	• Mobile vending prohibited except as part of a special event

Spring Hill[8]	• Application fee is $150 (Temporary Use Permit) • Fire safety inspection required • Property owner permission required at time of application • Site plan required for each vending location • Number of days per week and overall duration determined on case-by-case basis • No provision for canteen trucks • No provision for ice cream trucks • No food truck rally permit required for multiple vendors at a single location • Drive-through service is prohibited • Permits issues by the Finance Department with review by Planning and Zoning

Smyrna[9]	• Application fee of $210
	• Property owner permission required upon request but not at time of application
	• Vendor must leave the site each day
	• Operation on any one parcel is limited to 40 days in a calendar year
	• Hours of operation should be the same as the host business
	  ○ If host business is open 24-hours, vendor may operate between 7:00 am and 9:00pm
	• Maximum of two food trucks at a single property without a food truck rally permit
	• Food truck rallies
	  ○ Coordinated and advertised gatherings of more than two vendors
	  ○ Each participating vendor must hold an annual permit
	  ○ Site plan required for event
	  ○ Must make application at least 30 days prior to event
	• Canteen Trucks
	  ○ May operate on private property undergoing active construction
	  ○ Hours of operation are 7:00 am to 6:00 pm
	• Ice cream trucks
	  ○ Vendor may operate in right-of-way at one location for up to 15 minutes before relocating at least one-quarter mile from the previous location
	  ○ Hours of operation are 11:00 am to sunset
	• Permits issued by the City Clerk's Office

Hohenwald[10]	• Application fee of $100 • Fire Safety Inspection required • Documentation of property owner permission not required • Vendor must leave the site each day • Vendors from outside Lewis County must obtain an additional Transient Vendor permit • Permits issued by the Building and Codes Department

Dickson[11]	• Application fee of $50
	• Fire safety inspection required (from any fire marshal)
	• Property owner permission required upon request but not at time of application
	• All permits expire on December 31st
	• No more than 3 consecutive days on a single location
	• "Traveling Food Vendors" (Canteen trucks/Ice cream trucks)
	  ○ Hours of operation are 10:00 am to 8:00 pm
	  ○ May operate in the right-of-way provided they do not create obstruct traffic or create a safety risk
	• Permits issued by the Office of Planning and Zoning

Chapel Hill[12]	• $250 fee (prorated based on time of application) • Compliance with Fire Code required but no inspection at time of application • Property owner permission required upon request but not at time of application • No more than two consecutive weeks at one location • Hours of operation are 8:00 am to 10:00 pm

[1] City of Columbia Zoning Ordinance. City of Columbia. 2022. §4.3.9.E.x
[2] Code of Ordinances of the City of Brentwood. City of Brentwood. 2017. §18-182 – 18-189; 78-122, 78-142, 78-162 and 78-182; Food Truck Regulations. City of Brentwood. 2023. https://www.brentwoodtn.gov/departments/planning-codes/planning-section/food-truck-regulations
[3] Cookeville Municipal Code. City of Cookeville. § 9-1201 – 9-1211
[4] Mobile Food Vendor/Food Truck Rally Permit. City of Gallatin. 2021. https://www.gallatintn.gov/DocumentCenter/View/7825/Mobile-Food-Vendor-Application-PDF
[5] City of LaVergne Municipal Code. 2021. §9-901 – 9-906. https://pubrec.lavergne.org/WebLink/DocView.aspx?id=6529867&dbid=0&repo=City-of-Lavergne&searchid=38671e0a-db6b-47f8-aa31-5ef4770ba615&cr=1
[6] Food Truck Requirement Checklist. City of Lebanon. 2021. https://www.lebanontn.org/DocumentCenter/View/2760/Food-Truck-Application?bidId=
[7] Email from Deputy City Planner for City of Mt. Juliet. January 12, 2023

[8] Unified Development Code. City of Spring Hill. 2018. § 8.3.4.B. https://www.springhilltn.org/DocumentCenter/View/8519/Unified-Development-Code; Temporary Use Permit Application. City of Spring Hill. 2020. https://www.springhilltn.org/DocumentCenter/View/6120/Temporary-Use-Permit-Application; Planning Department Fee Schedule. City of Spring Hill. 2019. https://www.springhilltn.org/DocumentCenter/View/4708/Fee-Schedule.

[9] Mobile Food Vendor Permit Application. Town of Smyrna. 2021. https://www.townofsmyrna.org/home/showpublisheddocument/15520/637454420793270000

[10] Resolution Number 3870. City of Hohenwald. 2021. https://www.hohenwald.com/uploads/building_codes_6_2756945563.pdf.

[11] Mobile Food Vendor Permit Application. 2022. https://irp.cdn-website.com/fc32ce20/files/uploaded/MOBILE%20FOOD%20VENDOR%20PERMIT%20PACKET.pdf; Email from Secretary for City of Dickson Planning and Zoning Department. January 17, 2023.

[12] Telephone conversation with Town Administrator for Town of Chapel Hill. January 17, 2023; Minutes of October Meeting of Board of Mayor and Aldermen. Town of Chapel Hill. https://www.townofchapelhilltn.gov/assets/pdfs/agendas_minutes/minutes/board_of_mayor_aldermen/2022/10102022.pdf

2018 International Fire Code as adopted by the City of Columbia – Chapter 3 Section 319

MOBILE FOOD PREPARATION VEHICLES

319.1 General. Mobile food preparation vehicles that are equipped with appliances that produce smoke or grease-laden vapors shall comply with this section.

319.2 Permit required. Permits shall be required as set forth in Section 105.6.

319.3 Exhaust hood. Cooking equipment that produces grease-laden vapors shall be provided with a kitchen exhaust hood in accordance with Section 607.

319.4 Fire protection. Fire protection shall be provided in accordance with Sections 319.4.1 and 319.4.2.

319.4.1 Fire protection for cooking equipment. Cooking equipment shall be protected by automatic fire extinguishing systems in accordance with Section 904.12.

319.4.2 Fire extinguisher. Portable fire extinguishers shall be provided in accordance with Section 906.4.

319.5 Appliance connection to fuel supply piping. Gas cooking appliances shall be secured in place and connected to fuel-supply piping with an appliance connector complying with ANSI Z21.69/CSA 6.16. The connector installation shall be configured in accordance with the manufacturer's installation instructions. Movement of appliances shall be limited by restraining devices installed in accordance with the connector and appliance manufacturers' instructions.

319.6 Cooking oil storage containers. Cooking oil storage containers within mobile food preparation vehicles shall have a maximum aggregate volume not more than 120 gallons (454 L), and shall be stored in such a way as to not be toppled or damaged during transport.

319.7 Cooking oil storage tanks. Cooking oil storage tanks within mobile food preparation vehicles shall comply with Sections 319.7.1 through 319.7.5.2.

319.7.1 Metallic storage tanks. Metallic cooking oil storage tanks shall be *listed* in accordance with UL 80 or UL 142, and shall be installed in accordance with the tank manufacturer's instructions.

319.7.2 Nonmetallic storage tanks. Nonmetallic cooking oil storage tanks shall be installed in accordance with the tank manufacturer's instructions and shall comply with both of the following:

1. Tanks shall be *listed* for use with cooking oil, including maximum temperature to which the tank

will be exposed during use.

2. Tank capacity shall not exceed 200 gallons (757 L) per tank.

319.7.3 Cooking oil storage system components. Metallic and nonmetallic cooking oil storage system components shall include, but are not limited to, piping, connections, fittings, valves, tubing, hose, pumps, vents and other related components used for the transfer of cooking oil.

319.7.4 Design criteria. The design, fabrication and assembly of system components shall be suitable for the working pressures, temperatures and structural stresses to be encountered by the components.

319.7.5 Tank venting. Normal and emergency venting shall be provided for cooking oil storage tanks.

319.7.5.1 Normal vents. Normal vents shall be located above the maximum normal liquid line, and shall have a minimum effective area not smaller than the largest filling or withdrawal connection. Normal vents are not required to vent to the exterior.

319.7.5.2 Emergency vents. Emergency relief vents shall be located above the maximum normal liquid line, and shall be in the form of a device or devices that will relieve excessive internal pressure caused by an exposure fire. For nonmetallic tanks, the emergency relief vent shall be allowed to be in the form of construction. Emergency vents are not required to discharge to the exterior.

319.8 LP-gas systems. Where LP-gas systems provide fuel for cooking appliances, such systems shall comply with Chapter 61 and Sections 319.8.1 through 319.8.5.

319.8.1 Maximum aggregate volume. The maximum aggregate capacity of LP-gas containers transported on the vehicle and used to fuel cooking appliances only shall not exceed 200 pounds (91 kg) propane capacity.

319.8.2 Protection of container. LP-gas containers installed on the vehicle shall be securely mounted and restrained to prevent movement.

319.8.3 LP-gas container construction. LP-gas containers shall be manufactured in compliance with the requirements of NFPA 58.

319.8.4 Protection of system piping. LP-gas system piping, including valves and fittings, shall be adequately protected to prevent tampering, impact damage, and damage from vibration.

319.8.5 LP-gas alarms. A *listed* LP-gas alarm shall be installed within the vehicle in the vicinity of LP-gas system components, in accordance with the manufacturer's instructions.

319.9 CNG systems. Where CNG systems provide fuel for cooking appliances, such systems shall comply with Sections 319.9.1 through 319.9.4.

319.9.1 CNG containers supplying only cooking fuel.

CNG containers installed solely to provide fuel for cooking purposes shall be in accordance with Sections 319.9.1.1 through 319.9.1.3

319.9.1.1 Maximum aggregate volume. The maximum aggregate capacity of CNG containers transported on the vehicle shall not exceed 1,300 pounds (590 kg) water capacity.

319.9.1.2 Protection of container. CNG containers shall be securely mounted and restrained to prevent movement. Containers shall not be installed in locations subject to a direct vehicle impact.

319.9.1.3 CNG container construction. CNG containers shall be an NGV-2 cylinder.

319.9.2 CNG containers supplying transportation and cooking fuel. Where CNG containers and systems are used to supply fuel for cooking purposes in addition to being used for transportation fuel, the installation shall be in accordance with NFPA 52.

319.9.3 Protection of system piping. CNG system piping, including valves and fittings, shall be adequately protected to prevent tampering, impact damage and damage from vibration.

319.9.4 Methane alarms. A listed methane gas alarm shall be installed within the vehicle in accordance with manufacturer's instructions.

319.10 Maintenance. Maintenance of systems on mobile food preparation vehicles shall be in accordance with Sections 319.10.1 through 319.10.3.

319.10.1 Exhaust system. The exhaust system, including hood, grease-removal devices, fans, ducts and other appurtenances, shall be inspected and cleaned in accordance with Section 607.3.

319.10.2 Fire protection systems and devices. Fire protection systems and devices shall be maintained in accordance with Section 901.6.

319.10.3 Fuel gas systems. LP-gas containers installed on the vehicle and fuel-gas piping systems shall be inspected annually by an *approved* inspection agency or a company that is registered with the U.S. Department of Transportation to requalify LP-gas cylinders, to ensure that system components are free from damage, suitable for the intended service and not subject to leaking. CNG containers shall be inspected every 3 years in a qualified service facility. CNG containers shall not be used past their expiration date as listed on the manufacturer's container label. Upon satisfactory inspection, the *approved* inspection agency shall affix a tag on the fuel gas system or within the vehicle indicating the name of the inspection agency and the date of satisfactory inspection.

CITY OF COLUMBIA

LISTENING SESSION

UPDATE OF MOBILE VENDING REGULATIONS

FEBRUARY 16TH

5PM - 6PM

SHARE YOUR IDEAS WITH ZONING STAFF

VOICE YOUR OPINION

700 N. GARDEN STREET
CITY HALL- BASEMENT LEVEL

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