CITY OF COLUMBIA
TENNESSEE

# AGENDA

The Columbia Planning Commission Development Review Committee will meet on Tuesday, April 11, 2023 at 10:00 AM in Conference Room A, basement level, City Hall, to consider the following:

I. Items For Review

1. 23-0093 - Request from Susan Stephenson for approval to rezone multiple properties within Carriage Hills Subdivison located off Carters Creek Pike from CD-3 (Neighborhood Character District) to CD-3L (Neighborhood Large Lot Character District).

   Documents:

   1. Concept Plan
   2. Property Descriptions
   3. Concord Descriptions
   4. Dover Descriptions
   5. Grayson Place Descriptions
   6. Lenox Descriptions
   7. Saxon Descriptions
   8. Property Owner Signatures
   9. Application

2. 23-0094 - Request from Jacob Vincent for preliminary plat and development plan approval of Rock Springs consisting of four phases and 187 lots at Tax Map 92 Parcels 11.01 and 11.02.

   Documents:

   1. Preliminary Plat v1
   2. Preliminary Plat Checklist

3. Traffic Impact Study
4. Fire Flow Letter
5. Sewer Availability Letter
6. DREMC Letter
7. Legal Description 1 - Parcel 11.01
8. Legal Description 2 - Parcel 11.01
9. Legal Description - Parcel 11.02
10. Draft CCRs
11. Transmittal Letter
12. Application

3. 23-0095 - Request from TKC Architect and Engineering for final plat and surety approval of Williamsport Pike Townhomes Phase 1 consisting of 91 units off Williamsport Pike and Twin Lakes Drive.

Documents:

1. Final Plat v1
2. Development Agreement
3. Stormwater Agreement
4. Transmittal Letter
5. Application

4. 23-0096 - Request from T-Square Engineering for final plat and surety approval of Quail Run Meadows Phase 3 consisting of 34 lots off Quail Run Way.

Documents:

1. Final Plat v1
2. Hydrant Flow Report
3. Stormwater Maintenance Agreement Packet
4. Application

5. 23-0097 - Request from Adam Crunk for preliminary and final plat approval for Honey Farm Crossings being a six lot subdivision at Nashville Highway and Honey Farm Way.

Documents:

1. Final Plat v1
2. Preliminary Plat v1
3. Sewer Capacity Letter
4. Water Availability Letter

5. Variance Request
6. Preliminary Plat Checklist
7. Application

6. 23-0099 - Request from WES Engineers & Surveyors for preliminary plat approval at 1009 Woodland Street consisting of four lots.

Documents:

1. Preliminary Plat v1
2. Townhomes Floorplan
3. CPWS letter
4. Street Aerial
5. Tax Map
6. Deed Book & Page
7. Checklist
8. Application

7. 23-0100 - Request from Joseph Ahler for site plan revision approval of Duck River Estates off Industrial Park Road.

Documents:

1. Revised Site Plan
2. Checklist
3. Property Description
4. Traffic Access Study _2017
5. Application

8. 23-0102 - Request from TKC Architecture and Engineering for preliminary plat and development plan approval at 1624 Bear Creek Pike consisting of two lots.

Documents:

1. Preliminary Plat v1
2. Preliminary Plat_Site Development Plan
3. Fire Flow Info
4. Owners Consent
5. Survey
6. Project Letter
7. Application

LABELS

LEADERLINES

TEXT_PARCEL

PARCELS

2020_ORTHOS (Image)

# MAURY COUNTY, TENNESSEE

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS, AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP.

BK/PG: R2373/191-192
16006695

| | |
|---|---|
| 2 PGS:AL-WARRANTY DEED | |
| SUSIE BATCH: 173060 | 05/25/2016 - 12:55 PM |
| VALUE | 230000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 851.00 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 864.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

FILE

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Jacob M. Mann and wife, Melissa A. Mann,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Amy B. Vaught and husband, Joseph R. Vaught,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

**Located in the Third (3rd) Civil District of Maury County, Tennessee, being Lot 31, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.**

**Being the same property conveyed to Jacob M. Mann and wife, Melissa A. Mann by deed dated April 30, 2007 and recorded in Book R1987, Page 224, Register's Office of Maury County, Tennessee.**

**Map & Parcel 66K-A-17**

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **MAURY** County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

208 CARTERS CREEK PIKE
Property Address

Ownership and Mailing Address
**VAUGHT AMY B ETVIR JOSEPH R**
**208 CARTERS CREEK PIKE**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **31** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **120X493.62 IRR**

**TAX YEAR 2023**
**MAURY**

| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
|---|---|---|---|---|---|
| 060 | 066K | A | 017.00 | | 000 |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

| Year Built | Eff Yr Built | Rooms | Bedrooms |
|---|---|---|---|
| **1987** | **2002** | **0** | **0** |

| Full Baths | Half Baths | Add'l Fixtures | Total Fixtures |
|---|---|---|---|
| | | **9** | **9** |

| Wood FP Stacks | Openings | Add'l Sty | PreFab | Add'l Sty |
|---|---|---|---|---|
| | | | | |

| Info Src | Occ | Rental: Src | Year | Amount | Sched |
|---|---|---|---|---|---|
| **0** | **0** | | **0** | **0** | |

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **2 : Above Average** Condition **Average** Class:

| Prorate | Date | Factor | % Comp | Cost & Design |
|---|---|---|---|---|
| | | | | **0** |

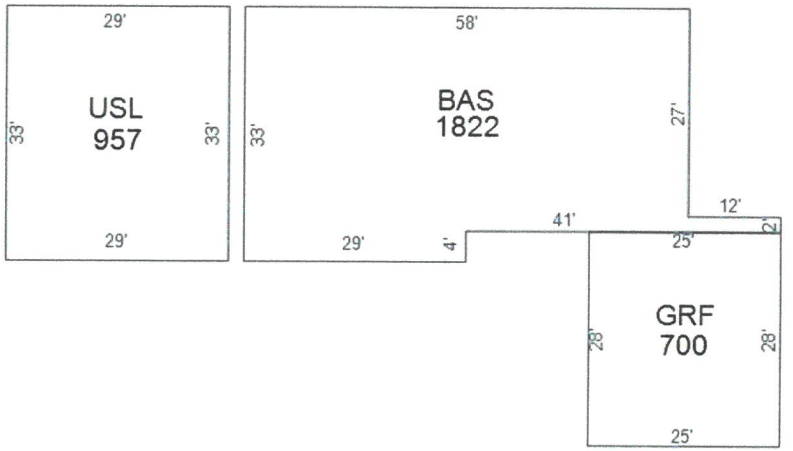
| Depr: Physical | Other Phys | Functional | External | % Good |
|---|---|---|---|---|
| **20** | | | | **80** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,822** | **1.192** | **1** | **1.07** | **1.21** | **2,109** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt |
|---|---|---|---|---|
| RCN | **282,080** | **90,550** | **372,630** | **176.69** |
| RCNLD | **225,660** | **72,440** | **298,100** | **141.35** |

% Complete
Dwelling Factor **1**
Dwelling Value **298,100**

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,822** | | | |
| | **GRF** | **700** | **0** | **71.06** | **49,740** |
| | **USL** | **957** | **30** | **42.64** | **40,810** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **303,800** |
| TOTAL APPRAISAL | **363,800** |
| GREENBELT APR | |
| ASSESSMENT | **90,950** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **363,800** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **2000** | **2000** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |
| **WDK** | **Wood Deck** | **2000** | **2000** | **144** | **C** | **1** | **12X12** | | **20.8333** | **AV** | **3,000** | **34** | | **1** | **1,020** |
| **CUD** | **Detached Carport Unf** | **1998** | **1998** | **440** | **D** | **1** | **20X22** | | **9.3182** | **FR** | **4,100** | **40** | | **1** | **1,640** |

**Total OBY Value** **5,660**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **33** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **120** | **493** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **05/20/2016** | **R2373** | **191** | **230,000** | **230,000** | **I** | **WD** | **A** | **VAUGHT AMY B ETVIR JOSEPH R** |
| **04/30/2007** | **R1982** | **224** | **184,900** | **184,900** | **I** | **WD** | **A** | **MANN JACOB M ETUX** |
| **04/03/2001** | **R1531** | **503** | **146,500** | **146,500** | **I** | **WD** | **A** | **STERNENBERG FREDERICK K** |
| **02/10/1987** | **767** | **567** | **17,500** | **17,500** | **V** | **WD** | **A** | **MOORES DANIEL L** |

## NOTES

**INCR LAND UNIT PRICE PER 32*FN06VI**
**INCR LAND PRICE*R06FN*AREA CODE R06BV*JG*CHG AREA CODE*FN**
**R18: CHG EYB, KITCHEN REMODEL PER 32 *CB - R18: CHG QLTY, CHG WDK EYB PER 32 *CB**

PREPARED BY:
DAVID A. HUGHES
ATTORNEY AT LAW
COLUMBIA, TENN.

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Charles O. Morton and wife, Judy L. Morton, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and George W. Waggoner, Jr. and wife, Deborah K. Waggoner, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 33, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 783, Page 188, Register's Office for Maury County, Tennessee.
>
> Map 66K, Group A, Parcel 19.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511, and Book 733, Page 432, Register's Office of Maury County, Tennessee; subject to a 10 ft. gas line easement, for the benefit of United Cities Gas Company, Inc., running across subject property, as shown by instrument of

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

212 CARTERS CREEK PIKE
Property Address

Ownership and Mailing Address
**WAGGONER GEORGE W JR**
**ETUX DEBORAH K**
**212 CARTERS CREEK PIKE**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0033** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **125X361.10 IRR.**

**TAX YEAR 2023**
**MAURY**

| 060 | 066K | A | 019.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023

Card: 1 of 1

Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **12 Brick/Wood** Attic
Heating Fuel

Year Built **1987** Eff Yr Built **2006** Rooms **0** Bedrooms **0**
Full Baths Half Baths Add'l Fixtures **9** Total Fixtures **9**
Wood FP Stacks **1** Openings **1** Add'l Sty PreFab Add'l Sty
Info Src **3** Occ **0** Rental: Src Year **0** Amount **0** Sched

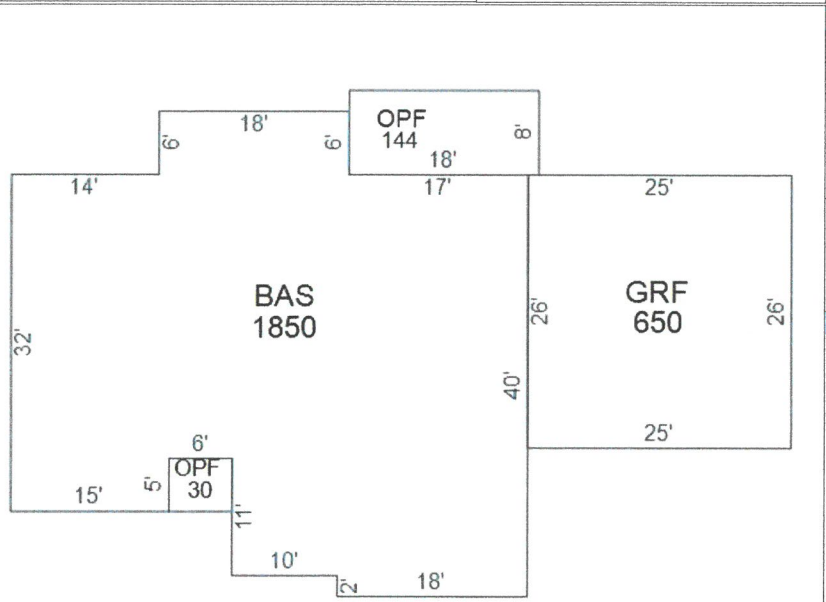
Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **04 Irregular Shape**
Cab/Millwork **04 Above Average**

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| 1,850 | 1.208 | 1 | 1.021 | 1.21 | 1,850 | 2022 | 16 | 1.00 |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete |
|---|---|---|---|---|---|
| RCN | 277,680 | 53,610 | 331,290 | 179.08 | Dwelling Factor 1 |
| RCNLD | 222,140 | 42,880 | 265,020 | 143.25 | Dwelling Value 265,020 |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | BAS | 1,850 | | | |
| | OPF | 30 | 0 | 42.67 | 1,280 |
| | OPF | 144 | 0 | 42.64 | 6,140 |
| | GRF | 650 | 0 | 71.06 | 46,190 |




## APPRAISED VALUES

| | |
|---|---|
| LAND | 60,000 |
| IMPROVEMENTS | 269,500 |
| TOTAL APPRAISAL | 329,500 |
| GREENBELT APR | |
| ASSESSMENT | 82,375 |
| ASSESSED @ | 25% |
| APPROACH | COST VALUE |

Value Correlation

| | Value |
|---|---|
| COST | 329,500 |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WDK | Wood Deck | 1987 | 1987 | 252 | C | 1 | 21X12 | | 18.8095 | AV | 4,740 | 10 | | 1 | 470 |
| DRW | Driveway | 1987 | 1987 | 1 | C | 1 | | | 4000 | UN | 4,000 | 100 | | 1 | 4,000 |

**Total OBY Value** 4,470

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| 01/01/2002 | 01 Bldg Apr | 32 |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | U | 22 | 01 | | 125 | 361 | 1 | 60,000.00 | | | | | | | 100 | 60,000.00 | 60,000 |
| | | | | | | Totals: | 1 | | | | | | | | | | 60,000 |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| 07/29/1994 | 1228 | 874 | 87,120 | 87,120 | I | WD | A | WAGGONER GEORGE W JR |
| 11/23/1987 | 783 | 188 | 92,300 | 92,300 | I | WD | D | MORTON CHARLES O |
| 08/31/1987 | 777 | 601 | 78,651 | 78,651 | I | AO | D | BAILEY MORTGAGE COMPANY |
| 01/21/1987 | 767 | 262 | 28,000 | 28,000 | V | WD | D | FLANIGAN BLDRS INC |

## NOTES

INCR LAND UNIT PRICE PER 32*FN06VI*CHG EYB*R06FN*AREA CODE
R06BV*CHG AREA*FN*CHG EYB & DRWY R10/32*JG*CHG EYB*R10/42*FN
R14:32 INC LND*LDS - R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB

PREPARED BY:
WILLIAM A. GRAHAM
ATTORNEY AT LAW
COLUMBIA, TENN.

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between ROBERT H. PLUMHOF and wife, LIKANAH PLUMHOF, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and PAT O. COLEMAN, JR. and wife, BRENDA M. COLEMAN, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable consid- tions, the receipt of all of which is here OWNER REQUESTS NO PUBLICATION OF THIS DOCUMENT 3T PARTY conveys to SECOND PARTY the following

Loca d) Civil District of Maury Coun eing Lot No. 34, Carriage Hills n 1, as shown on plat of recor , Page 282 of the Register's Offic of Maury County, Tennessee.

Being the same property conveyed to FIRST PARTY by deed recorded in Book 787, Page 57 of said Register's Office.

This property is shown on the tax records of Maury County, Tennessee as Map 66K, Group A, Parcel 20.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions recorded in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 342, and a 10' wide pipeline easement granted to United Cities Gas Co., Inc. as described in Book 765, Page 696 of said Register's Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 12 of Sept 1990 at 9:45 o'clock A M
Note Book 12 Page 477 Receipt # 56253 Recording Fee 12.00
State Tax 356.40 Probate Fee 1.00 Total 369.40
Book ____ Page ____ Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

I hereby certify that I registered the above instrument this 20 day of Sept. 1990
P. Warren White
MAURY COUNTY REGISTER OF DEEDS

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | |

BK/PG:R2832/618-620
22007049

| | |
|---|---|
| 3 PGS : WARRANTY DEED | |
| BECKY BUCHANAN 274899 - 22007049 | |
| 04/07/2022 - 08:13 AM | |
| VALUE | 350000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 1295.00 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1313.00 |

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

**This Instrument Prepared By:**
Thomas M. Hutto, Esq.
Dale, Hutto & Lyle, PLLC
805 South Garden Street
P.O. Box 1017
Columbia, TN 38402-1017

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **MARVIN JEROME SEVERSON, JR., AND WIFE, HOPE SEVERSON,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and, **PERRY MICHAEL LANGLEY AND KATHY LANGLEY, HUSBAND AND WIFE, AS TENANTS BY ENTIRETY,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

Located in the Third (3rd) Civil District of Maury County, Tennessee, more particularly described as follows: Lot 32, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, ROMCT.

Being the same property conveyed to Marvin Jerome Severson, Jr and wife, Hope Severson by deed recorded on June 30, 1993 in Book 1187, Page 83, in the Maury County Register of Deeds.

This property is shown on the tax records of Maury County, Tennessee as Map 066K, Group A, Parcel 018.00.

Legal description obtained from prior deed.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes; gas pipeline easement conveyed to United Cities Gas Company in Deed Book 765, Page 696, Register's Office of Maury County, Tennessee; all matters shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, Register's Office of Maury County, Tennessee; and any other matters of record.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | |

BK/PG:R2792/156-159
21025402

| | |
|---|---|
| 4 PGS : WARRANTY DEED | |
| BECKY BUCHANAN 262836 - 21025402 | |
| 11/19/2021 - 01:47 PM | |
| VALUE | 530000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 1961.00 |
| RECORDING FEE | 20.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1984.00 |

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

## WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

MEGAN DUPRIEST
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

**THIS INSTRUMENT WAS PREPARED BY**
Land Title South, Inc. 3326 Aspen Grove Drive, Sutie 400, Franklin, TN 37067

File No.: 21-CD-740

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Ronnie David Smith and Kelly Todd Smith | New Owners | Tax Map: 066K-A-016.00 and<br>Parcel ID: |
| (NAME)<br>206 Carters Creek Pike | (NAME) | |
| (ADDRESS)<br>Columbia, TN 38401 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Thirty Thousand Dollars And No/100 Dollars ($530,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DOUGLAS W. WILLIAMS AND ROSEANN WILLIAMS, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RONNIE SMITH AND KELLY SMITH, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Lot 28:**

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 28, Carriage Hills Subdivision, Section 1 as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Douglas W. Williams and wife, Roseann Williams, as tenants by the entirety, by Warranty Deed, from John W. Pilkinton, dated April 10, 2013, recorded April 12, 2013, of

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

206 CARTERS CREEK PIKE
Property Address

Ownership and Mailing Address
**SMITH RONNIE ETUX KELLY SMITH**
**206 CARTERS CREEK PIKE**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **28-30** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **171.31X493.62 IRR.**

**TAX YEAR 2023**
**MAURY**

| 060 | 066K | A | 016.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **3.4**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

| Year Built | Eff Yr Built | Rooms | Bedrooms |
|---|---|---|---|
| **1993** | **2006** | **0** | **0** |

| Full Baths | Half Baths | Add'l Fixtures | Total Fixtures |
|---|---|---|---|
| | | **7** | **7** |

| Wood FP Stacks | Openings | Add'l Sty | PreFab | Add'l Sty |
|---|---|---|---|---|
| | | | | |

| Info Src | Occ | Rental: Src | Year | Amount | Sched |
|---|---|---|---|---|---|
| **2** | **1** | | **0** | **0** | |

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **1 : Average** Condition **Average** Class:

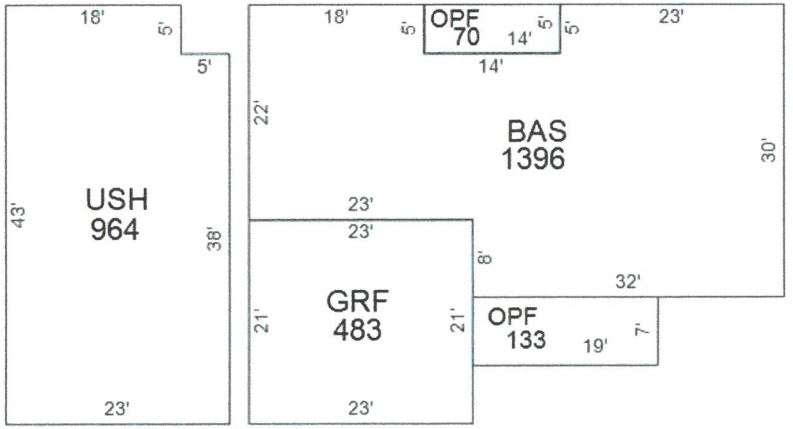
| Prorate | Date | Factor | % Comp | Cost & Design |
|---|---|---|---|---|
| | | | | **0** |

| Depr: Physical | Other Phys | Functional | External | % Good |
|---|---|---|---|---|
| **16** | | | | **84** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,396** | **.937** | **1** | **1.07** | **1** | **1,974** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete |
|---|---|---|---|---|---|
| RCN | **181,340** | **92,150** | **273,490** | **138.55** | Dwelling Factor **1** |
| RCNLD | **152,330** | **77,410** | **229,740** | **116.38** | Dwelling Value **229,740** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,396** | | | |
| | **OPF** | **70** | **0** | **35.29** | **2,470** |
| | **OPF** | **133** | **0** | **35.26** | **4,690** |
| | **GRF** | **483** | **0** | **58.74** | **28,370** |
| | **USH** | **964** | **60** | **58.73** | **56,620** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **239,000** |
| TOTAL APPRAISAL | **299,000** |
| GREENBELT APR | |
| ASSESSMENT | **74,750** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **299,000** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **07/14/2014** By **32**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **GUD** | **Detached Garage Unfi** | **1995** | **1995** | **280** | **C** | **1** | **14X20** | | **44.6071** | **AV** | **12,490** | **46** | | **1** | **5,750** |
| **DRW** | **Driveway** | **2000** | **2000** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |
| **PTO** | **Patio** | **2000** | **2000** | **144** | **C** | **1** | **12X12** | | **9.5833** | **AV** | **1,380** | **34** | | **1** | **470** |

**Total OBY Value** **9,220**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | | | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | | Totals: | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **11/17/2021** | **R2792** | **156** | **530,000** | **530,000** | **I** | **WD** | **N** | **SMITH RONNIE ETUX KELLY SMITH** |
| **04/10/2013** | **R2230** | **443** | | | | | | **WILLIAMS DOUGLAS WAYNE ETUX ROS** |
| **06/23/2003** | **R1721** | **765** | | | | | | **WILLIAMS DOUG ETUX ROSEANN** |
| **04/28/2000** | **R1482** | **171** | **165,000** | **165,000** | **I** | **WD** | **A** | **WILLIAMS DOUG ETUX** |

## NOTES

**CHG QUAL TO 01 INCR LAND PRICE*R06FN*AREA CODE R06BV***
**CHG AREA CODE*FN*CHG EYB & PATIO EYB R10/32*JG**
**CHG EYB*R10/42*FN**
**2015:DEL 66K-A-14,15 COMBINE W/THIS PRCL PER OWNER*PB**

Lenders Title Company
Columbia Office
811 Hatcher Lane, Ste B
Columbia, TN. 38401

# WARRANTY DEED

**BK/PG: R2879/1250-1251**
**22019355**

| | |
|---|---|
| 2 PGS:AL-WARRANTY DEED | |
| NANCY BATCH 290675 | 10/12/2022 - 01:52 PM |
| VALUE | 439900.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 1627.63 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1640.63 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES: 2-25-24

(AFFIX SEAL)

SHERRI ANN CHURCH NOTARY PUBLIC STATE OF TENNESSEE

MST 2022-1337

**THIS INSTRUMENT WAS PREPARED BY:**
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vernon Burdett and Nita Burdett husband and wife | Liberty Federal Credit Union | 066K-A-007.00 |
| (NAME) | (NAME) | |
| 112 Concord Drive | 4401 Theater Drive | |
| (ADDRESS) | (ADDRESS) | |
| Columbia, TN 38401 | Evansville IN 47715 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Melton and Tonyanna Rose Melton, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernon Burdett and Nita Burdett husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **MAURY** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Situate in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 7 on the Plan of Carriage Hills Subdivision., Section 1, of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Michael Melton and Tonyanna Rose Melton, husband and wife by Warranty deed from Kerlind Investment Group, LLC, a Tennessee Limited Liability Company of record in Book R2557, page 1445, Register's Office for Maury County, Tennessee, dated May 20, 2019 and recorded on May 24, 2019.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Subject to all matters shown on the Plan of record in Plat Book 5, Page 282, Register's Office for Maury County, Tennessee. Restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, in the Register's Office for Maury County, Tennessee. Easement for Gas Pipeline of record in Book 765, Page 696, in the Register's Office for Maury County, Tennessee.

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 112 CONCORD DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 1**<br>BK **5** PG **282** BLOCK LOT **7** TRACT | **TAX YEAR 2023**<br>**MAURY** | 060<br>JUR | 066K<br>CONTROL MAP | A<br>GROUP | 007.00<br>PARCEL | PI | 000<br>S/I |
| Ownership and Mailing Address<br>**BURDETT VERNON ETUX NITA BURDETT**<br>**112 CONCORD DR**<br>**COLUMBIA TN 38401** | Alt Subdiv<br>BK PG BLOCK LOT TRACT<br>Additional Description<br>Dimensions **115X178.25 IRR.** | City **60156 Columbia**<br>SSD1<br>SSD2<br>Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Map **066K**<br>Dist **03** | Updated 10/28/2022<br>Printed 03/17/2023<br>Card: 1 of 1<br>Page: 1 of 1 | | | | |

### DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1987** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | Amount **0** | | Sched |

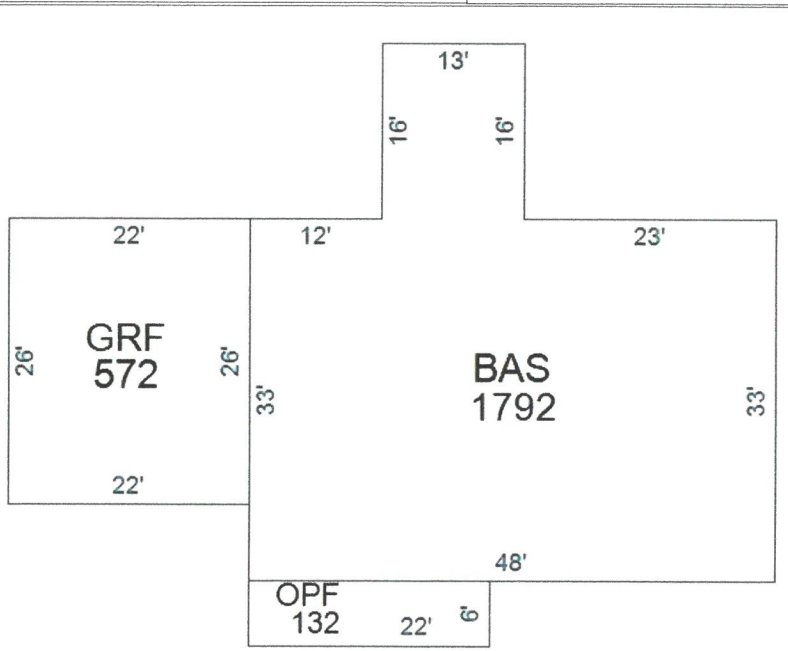
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,792** | **1.174** | **1** | **1** | **1.21** | **1,792** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **259,770** | **46,280** | **306,050** | **170.79** | Dwelling Factor | **1** |
| RCNLD | **207,820** | **37,020** | **244,840** | **136.63** | Dwelling Value | **244,840** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,792** | | | |
| | **OPF** | **132** | **0** | **42.65** | **5,630** |
| | **GRF** | **572** | **0** | **71.07** | **40,650** |




### APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **248,000** |
| TOTAL APPRAISAL | **308,000** |
| GREENBELT APR | |
| ASSESSMENT | **77,000** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **308,000** |
| INCOME | |
| MARKET | |

### PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

### GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

### OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1987** | **1987** | **1** | **C** | **1** | | | **2500** | **UN** | **2,500** | **100** | **1** | **1** | **2,500** |
| **PTO** | **Patio** | **1987** | **2000** | **192** | **C** | **1** | **12X16** | | **9.5833** | **AV** | **1,840** | **34** | **1** | **1** | **630** |

**Total OBY Value** **3,130**

### ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

### BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **115** | **178** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

### AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **10/07/2022** | **R2879** | **1250** | **439,900** | **439,900** | **I** | **WD** | **A** | **BURDETT VERNON ETUX NITA BURDET** |
| **05/20/2019** | **R2557** | **1445** | **179,000** | **179,000** | **I** | **WD** | **A** | **MELTON MICHAEL ETUX TONYANNA RC** |
| **11/30/2016** | **R2404** | **1118** | | | | **QC** | | **KERLIND INVESTMENT GROUP LLC** |
| **09/29/2015** | **R2341** | **400** | **135,000** | **135,000** | **I** | **WD** | **I** | **BAILEY THOMAS ETUX DOROTHY** |

### NOTES

**CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*R1944-76 SUB TRUSTEE*JG**
**CHG AREA CODE*FN*CHG EYB & SHAPE R10/32*JG*CHG EYB*R10/42*FN**
**R2404-1118 ALSO 43N-F-6*JG*R18: CHG QLTY PER 32 *CB -R22: CHG WDK/PTO PER 32 *CB**

file: F. Dale

THIS INSTRUMENT PREPARED BY:
STEENBERGEN & GREFSENG
ATTORNEYS AT LAW
COLUMBIA, TENNESSEE 38401

TAX MAP: 66K, GROUP A
PARCEL: 12

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, we, John H. Bliss and wife, Jacquelyn K. Bliss, have this day sold and by these presents do hereby bargain, sell, transfer and convey unto Barbara Bartley, a single person, her heirs and assigns, the following described property located in the Third (3rd) Civil District of Maury County, Tennessee, more particularly bounded and described as follows, to wit:

> Being Lot 9 of Carriage Hills Subdivision, Section 1 as shown on the plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to Sellers by deed of record in Book 815, Page 581, Register's Office of Maury County, Tennessee, and also knows as Parcel 12 on Map 66K, Group A in the Tax Assessor's Office of Maury County, Tennessee.
>
> This is the same description as was contained in the last deed of record.

TO HAVE AND TO HOLD said tract or parcel of real estate unto the said Barbara Bartley, her heirs and assigns, together with all rights, title, interest, easements, appurtenances and hereditaments thereunto belonging in fee simple forever.

WE DO COVENANT with the said Barbara Bartley, her heirs and assigns, that we are lawfully seized and possessed of said above described tract or parcel of real estate, have a good and lawful right to sell and convey the same and that the same is unencumbered except for building restrictions of record, minimum building set back lines and utility and drainage easements as shown on the recorded plat and current year's property taxes which are pro-rated and assumed by grantee.

WE FURTHER COVENANT and bind ourselves, our heirs and personal representatives to warrant and forever defend the title to said above described tract or parcel of real estate unto the said Barbara Bartley, her heirs and assigns, against the lawful

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 103 CONCORD DR | Subdivision **CARRIAGE HILLS SEC 1** | **TAX YEAR 2023** | 060 | 066K | A | 012.00 | | 000 |
| Property Address | BK **5** PG **282** BLOCK LOT **0009** TRACT | **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | City **60156 Columbia** | Map **066K** | Updated 10/27/2022 | | | | |
| **FORD BARBARA J** | BK PG BLOCK LOT TRACT | SSD1 | Dist **03** | Printed 03/17/2023 | | | | |
| **103 CONCORD DR** | Additional Description | SSD2 | | Card: 1 of 1 | | | | |
| **COLUMBIA TN 38401** | Dimensions **130X170** | Total Land Units **1** / Deed Acres **0** / Calculated Acres **0** | | Page: 1 of 1 | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **11 Common Brick** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1987** | Eff Yr Built | **2002** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | | Openings | | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

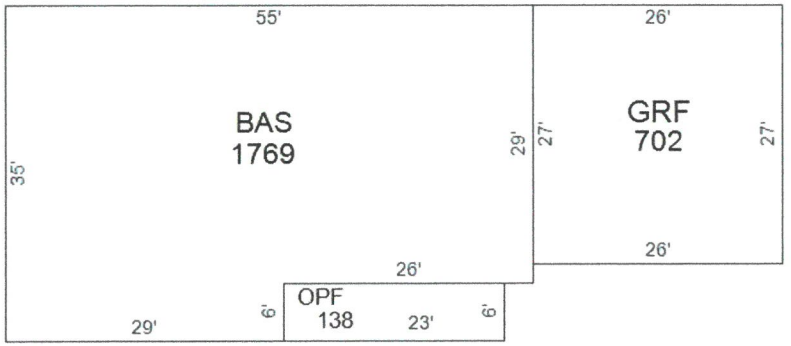
| | | | | | |
|---|---|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** | | |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** | | |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** | | |
| Struct. Frame | **00 None** | Bath Tile | **00 None** | | |
| Roof Framing | **02 Gable/Hip** | Electrical | **03 Average** | | |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** | | |
| Cab/Millwork | **04 Above Average** | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,769** | **1.16** | **1** | **1.07** | **1.21** | **1,769** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **269,530** | **55,770** | **325,300** | **183.89** | Dwelling Factor | **1** |
| RCNLD | **215,620** | **44,610** | **260,230** | **147.11** | Dwelling Value | **260,230** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,769** | | | |
| | **OPF** | **138** | **0** | **42.61** | **5,880** |
| | **GRF** | **702** | **0** | **71.07** | **49,890** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **265,300** |
| TOTAL APPRAISAL | **325,300** |
| GREENBELT APR | |
| ASSESSMENT | **81,325** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **325,300** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **2006** | **2006** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |
| **WDK** | **Wood Deck** | **2006** | **2006** | **360** | **C** | **1** | **12X30** | | **16.1111** | **AV** | **5,800** | **52** | | **1** | **3,020** |

**Total OBY Value** **5,020**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **130** | **170** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **07/01/1991** | **1121** | **645** | **86,000** | **86,000** | **I** | **WD** | **A** | **BARTLEY BARBARA** |
| **06/30/1989** | **815** | **581** | **85,900** | **85,900** | **I** | **WD** | **A** | **HARMON WILLIAM** |
| **09/29/1986** | **761** | **233** | | | | | | **HARMON WILLIAM** |

## NOTES

**INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN**
**CHG EYB & COMBINE DECKS R10/32*JG*CHG ELEC TO 03 &**
**EYB*R10/IH*FN**
**R18: CHG QLTY PER 32 *CB**

BK/PG: R2752/412-413

**21015576**

| | |
|---|---|
| 2 PGS:AL-WARRANTY DEED | |
| BECKY BATCH: 252599 | 07/20/2021 - 10:00 AM |
| VALUE | 290000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 1073.00 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1086.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/2025
(AFFIX SEAL)

Crystal Johnson
State of Tennessee Notary Public
Sumner County

**PREPARED BY & RETURN TO:**
**Realty Title & Escrow Company, Inc.**
**5407 Main St., Suite 103**
**Spring Hill, TN 37174**

**18-NSH21-02208**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Michael Johnson<br>104 Concord Drive<br>Columbia, TN 38401 | New Owner<br>PO BOX 1148<br>Franklin, TN 37065 | Tax Map(s): 066K-A-003.00 000<br>Parcel ID(s): 066K A 003.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barry Alan Kent, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Michael Johnson, an unmarried man**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows: to- wit:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 3, Carriage Hills Subd. Sec. 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Barry Alan Kent, a single man by Warranty Deed from Janice F. Smith, a single woman of record in Book R2449, Page 153, in the Register's Office of Maury County, Tennessee, dated August 07, 2017 and recorded on August 14, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **104 Concord Drive, Columbia, TN 38401**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 CONCORD DR<br>Property Address<br>Ownership and Mailing Address<br>**JOHNSON MICHAEL**<br>**104 CONCORD DR**<br>**COLUMBIA TN 38401** | Subdivision **CARRIAGE HILLS SEC 1**<br>BK **5** PG **282** BLOCK LOT **3** TRACT<br>Alt Subdiv<br>BK PG BLOCK LOT TRACT<br>Additional Description<br>Dimensions **120X175** | **TAX YEAR 2023**<br>**MAURY** | **060** | **066K** | **A** | **003.00** | **000** |
| | | | JUR | CONTROL MAP | GROUP | PARCEL | PI S/I |
| | | City **60156 Columbia** | Map **066K** | Updated 10/27/2022 |
| | | SSD1 | Dist **03** | Printed 03/17/2023 |
| | | SSD2 | Card: 1 of 1 | |
| | | Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Page: 1 of 1 | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **11 Common Brick** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1980** | Eff Yr Built | **2008** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | Amount **0** | | Sched |

| | | | | | |
|---|---|---|---|---|---|
| Foundation | **02** | **Continuous Footing** | Floor Finish | **11** | **Carpet Combination** |
| Floor System | **04** | **Wood W/ Sub Floor** | Interior Finish | **10** | **Panel-Plast-Drywall** |
| Party Wall | **00** | **None** | Paint/Decor | **04** | **Above Average** |
| Struct. Frame | **00** | **None** | Bath Tile | **00** | **None** |
| Roof Framing | **02** | **Gable/Hip** | Electrical | **03** | **Average** |
| Roof Cov/Deck | **03** | **Composition Shingle** | Shape | **01** | **Rectangular Design** |
| Cab/Millwork | **04** | **Above Average** | | | |

Quality **2 : Above Average** Condition **Average** Class:

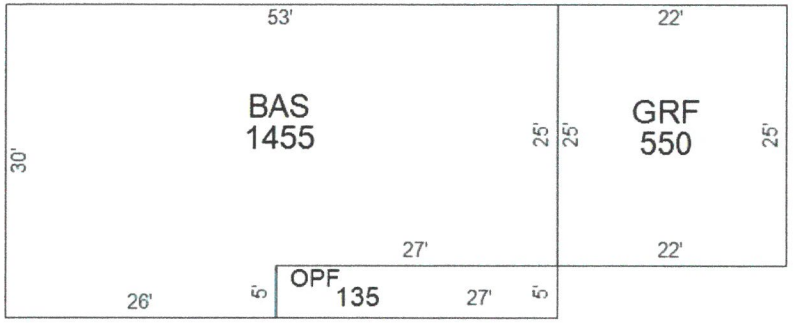
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **14** Other Phys Functional External % Good **86**

| | Factors | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,455** | **.973** | **1** | **1.07** | **1.21** | **1,455** | **2022** | **14** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **230,580** | **44,840** | **275,420** | **189.29** | Dwelling Factor | **1** |
| RCNLD | **198,300** | **38,560** | **236,860** | **162.79** | Dwelling Value | **236,860** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,455** | | | |
| | **OPF** | **135** | **0** | **42.67** | **5,760** |
| | **GRF** | **550** | **0** | **71.05** | **39,080** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **239,300** |
| TOTAL APPRAISAL | **299,300** |
| GREENBELT APR | |
| ASSESSMENT | **74,825** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **299,300** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **PTO** | **Patio** | **2006** | **2006** | **80** | **C** | **1** | **8X10** | | **9.625** | **AV** | **770** | **52** | | **1** | **400** |
| **DRW** | **Driveway** | **2006** | **2006** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |

**Total OBY Value** **2,400**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **04** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **120** | **175** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **07/14/2021** | **R2752** | **412** | **290,000** | **290,000** | **I** | **WD** | **A** | **JOHNSON MICHAEL** |
| **08/07/2017** | **R2449** | **153** | **185,500** | **185,500** | **I** | **WD** | **A** | **KENT BARRY ALAN** |
| **04/30/1997** | **1329** | **272** | **102,000** | **102,000** | **I** | **WD** | **A** | **SMITH JANICE F** |
| **04/19/1993** | **1179** | **1** | **10** | **10** | **I** | **QC** | **D** | **GABBERT KATHLEEN A** |

## NOTES

**FOR 06:CHG WD DECK TO PATIO PER 32*INCR LAND PRICE*R06FN**
**06>CHG AREA CO*R06JS*FN*CHG PATIO EYB*R10/32*JG***
**R2014:32 INCREASE DRWY*LDS**

This instrument prepared by Thomas Napier Gordon, Attorney, Columbia, Tennessee.

# D E E D

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, PAUL SCRIBNER, a single person, have this day bargained and sold, and do by these presents sell, transfer and convey unto EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the Third Civil District of Maury County, Tennessee, more particularly described as follows, to-wit:

> Being Lot No. 11 of Carriage Hills Subdivision, Section I, a plat of which appears of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.
>
> For source of title see deeds recorded in Book 631, Page 347 and Book 649, Page 594 of the Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining, unto EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, as tenants by the entirety, their heirs and assigns, in fee simple forever.

I, PAUL SCRIBNER, covenant with the said EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, that I am lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey the same, and that said property is unencumbered except for subdivision restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511 of the Register's Office of Maury County, Tennessee, and any building setback lines and utility and drainage easements imposed by the plat of said subdivision; and I do further covenant and bind myself, my heirs and personal representatives, to forever warrant and defend the title to said above described property unto the said EDDIE D. KELLEY and wife, SHIRLEY H. KELLEY, their

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | |

File Security Title

This Instrument Prepared By:

JOE M. LAMBERT, JR.
Second Floor Firstar Bank Building
P.O. Box 306
Shelbyville, TN 37162
(931) 684-9600

New Property Owners:

TIMOTHY LOVE and wife,
JANE LOVE
105 Concord Drive
Columbia, TN 38402

Tax Responsibility:
SAME

This property is identified
on the Tax Assessor's records
as Map 66K, Group A, Parcel 11.00

State of Tennessee, County of MAURY
Received for record the 19 day of
APRIL 2002 at 2:13 PM. (REC# 79202)
Recorded in official records
Book R1613 pages 258- 259

## ***WARRANTY DEED***

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SUSAN E. COLEMAN,** has this day bargained and sold and does, by these presents, sell, transfer, and convey unto **TIMOTHY LOVE and wife, JANE LOVE,** their heirs and assigns, a certain tract or parcel of land, lying and being in the Ninth (9th) Civil District of Maury County, Tennessee, bounded and described as follows, to-wit:

Being Lot No. 10, Carriage Hills Subdivision, Section I, as shown on plat of record in Plat Book 5, Page 282, Register's Office for Maury County, Tennessee.

Said lot fronts 130 feet on the west side of concord Drive and extends back in a westerly direction between parallel lines, a distance of 170.0 feet to a common line in the rear measuring 130.0 feet.

This conveyance is subject to any and all existing easements and restrictions of record.

Being the same property conveyed to Susan E. Coleman by Warranty Deed of record at Deed Book 1293, Page 648, Register's Office, Maury County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon, and all appurtenances thereunto belonging, unto the said **TIMOTHY LOVE and wife, JANE LOVE**, their heirs and assigns, forever.

State Tax $ 432.90 Clerks Fee $ 1.00,
Recording $ 12.00, Total $ 445.90,
Register of Deeds L. WAYNE WHITE
Deputy Register LENNIS CHESNUT
BK R1613 PG 258

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

105 CONCORD DR
Property Address
Ownership and Mailing Address

**LOVE TIMOTHY ETUX**
**JANE**
**105 CONCORD DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0010** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **130X170**

**TAX YEAR 2023**
**MAURY**

| 060 | 066K | A | 011.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1980** | Eff Yr Built | **2002** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src | **3** | Occ **0** | Rental: Src | Year | **0** | Amount **0** | Sched |

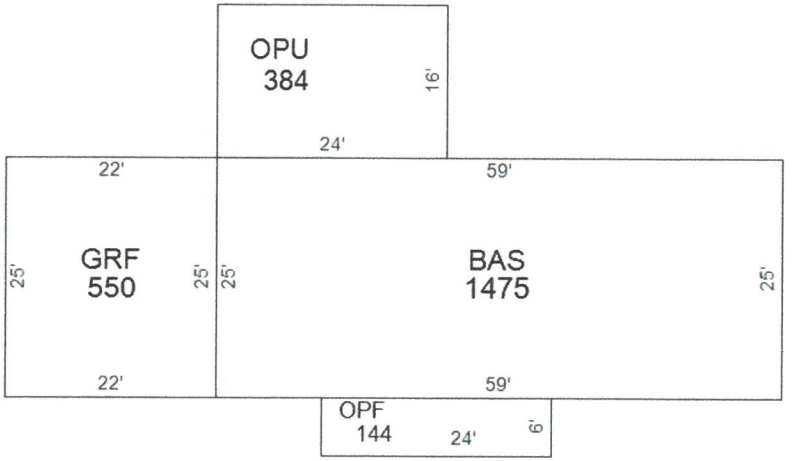
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **10 Panel-Plast-Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,475** | **.985** | **1** | **1.07** | **1.21** | **1,475** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **233,380** | **53,410** | **286,790** | **194.43** | Dwelling Factor | **1** |
| RCNLD | **186,700** | **42,720** | **229,420** | **155.54** | Dwelling Value | **229,420** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,475** | | | |
| | **OPF** | **144** | **0** | **42.64** | **6,140** |
| | **GRF** | **550** | **0** | **71.05** | **39,080** |
| | **OPU** | **384** | **0** | **21.33** | **8,190** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **232,400** |
| TOTAL APPRAISAL | **292,400** |
| GREENBELT APR | |
| ASSESSMENT | **73,100** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **292,400** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1995** | **1995** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |

**Total OBY Value** **3,000**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **04** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **130** | **170** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **04/18/2002** | **R1613** | **258** | **117,000** | **117,000** | **I** | **WD** | **A** | **LOVE TIMOTHY ETUX** |
| **06/06/1996** | **1293** | **648** | **102,000** | **102,000** | **I** | **WD** | **A** | **COLEMAN SUSAN E** |
| **02/12/1993** | **1172** | **881** | **83,500** | **83,500** | **I** | **WD** | **A** | **WALKER J CLIFF ETUX** |
| **01/24/1991** | **1109** | **960** | **75,000** | **75,000** | **I** | **WD** | **A** | **PECKENPAUGH ROBERT** |

## NOTES

**R14:32 INCREASE DRWY*LDS - R18: CHG QLTY PER 32*CB - R22: CHG DRW VAL PER 32*CB 22: CHG OPU PER 51 *CB**

PREPARED BY FRANK K. DALE
FILE 805 SOUTH GARDEN STREET
P. O. BOX 1017
COLUMBIA, TN 38402

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between RONALD J. HAMILTON and wife, SHIRLEY J. HAMILTON, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and ROBERT G. MARSHALL and wife, DONNA J. MARSHALL, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 2, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY by deed recorded in Book 767, Page 389 of said Register's Office.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions recorded in Book 647, Page 280, as amended in Book 653, Page 511 and Book 733, Page 432, building setback lines, utility and drainage easements shown on plat of record in Plat Book 5, Page 282 and possible telephone line easement shown in Book 295, Page 292 of said Register's Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

Maury County, State of Tennessee
Received for record the 26 day of Nov 19 89 at 12:15 o'clock P M
Note Book 12 Pg 339 Receipt# 38076 Recording Fee 8.00
State Tax 306.90 Probate Fee 50 Total 315.40
Book Page Witness my hand

BOOK 813 PAGE 276

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 102 CONCORD DR (Property Address) | Subdivision **CARRIAGE HILLS SEC 1** | **TAX YEAR 2023** | **060** | **066K** | **A** | **002.00** | | **000** |
| | BK **5** PG **282** BLOCK LOT **0002** TRACT | **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | City **60156 Columbia** | Map **066K** | | Updated 10/27/2022 | | | |
| **MARSHALL ROBERT G** | BK PG BLOCK LOT TRACT | SSD1 | Dist **03** | | Printed 03/17/2023 | | | |
| **ETUX DONNA J** | Additional Description | SSD2 | | | | | | |
| **102 CONCORD DR** | | Total Land Units **1** | | | Card: 1 of 1 | | | |
| **COLUMBIA TN 38401** | Dimensions **120X175** | Deed Acres **0** | | | | | | |
| | | Calculated Acres **0** | | | Page: 1 of 1 | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built **1987** | Eff Yr Built **2006** | Rooms **0** | Bedrooms **0** | | | | |
| Full Baths | Half Baths | Add'l Fixtures **8** | Total Fixtures **8** | | | | |
| Wood FP Stacks **1** | Openings **1** | Add'l Sty | PreFab | Add'l Sty | | | |
| Info Src **3** | Occ **0** | Rental: Src | Year **0** | Amount **0** | Sched | | |

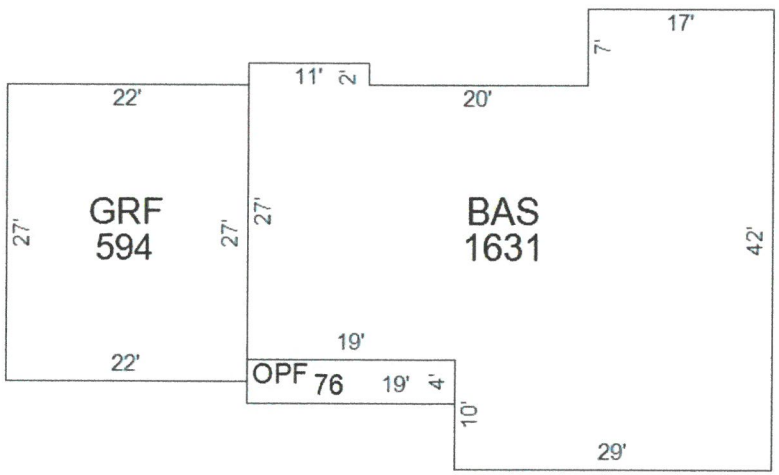
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,631** | **1.078** | **1** | **1** | **1.21** | **1,631** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **242,300** | **45,450** | **287,750** | **176.43** | Dwelling Factor | **1** |
| RCNLD | **193,840** | **36,360** | **230,200** | **141.14** | Dwelling Value | **230,200** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,631** | | | |
| | **OPF** | **76** | **0** | **42.63** | **3,240** |
| | **GRF** | **594** | **0** | **71.06** | **42,210** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **237,900** |
| TOTAL APPRAISAL | **297,900** |
| GREENBELT APR | |
| ASSESSMENT | **74,475** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **297,900** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **2006** | **2006** | **200** | **C** | **1** | **10X20** | | **20.85** | **AV** | **4,170** | **52** | | **1** | **2,170** |
| **DRW** | **Driveway** | **1998** | **1998** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |
| **UTB** | **Utility Building** | **1998** | **1998** | **192** | **C** | **1** | **12X16** | | **25.2604** | **AV** | **4,850** | **52** | | **1** | **2,520** |

**Total OBY Value** **7,690**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **120** | **175** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **05/26/1989** | **813** | **276** | **93,000** | **93,000** | **I** | **WD** | **A** | **MARSHALL ROBERT G** |
| **01/29/1987** | **767** | **389** | **80,500** | **80,500** | **I** | **WD** | **A** | **HAMILTON RONALD J** |
| **10/03/1986** | **761** | **369** | | | | | | **STEARNS THOMAS W.** |

## NOTES

**CHG EYB INCR LAND PRICE*R06FN*CHG AREA CODE*FN*CHG DECK EYB & DRWY PRICE*R10/32*JG*R18: CHG QLTY & EYB PER 32 *CB - R22: CHG HVAC PER 32 *CB**

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 9-11-2001
(AFFIX SEAL)

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

MAIL

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gregory F. Philpott (NAME) | Countrywide Home Loans, Inc. (NAME) | MAP: 66K |
| 109 Concord Drive (ADDRESS) | 718 Thompson Lane, Suite 114 (ADDRESS) | GROUP: A |
| Columbia, Tennessee 38401 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37204 (CITY) (STATE) (ZIP) | PARCEL: 009.00 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Jimmy Kent Woody and wife, Anita B. Woody

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory F. Philpott and wife, Tabitha N. Philpott

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 12, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee.

Being the same property conveyed to JIMMY KENT WOODY and wife, ANITA B. WOODY, as tenants by the entirety, by deed from Francis T. Sparkman and wife, Bettie V. Sparkman of record in Book 715, page 782, Register's Office for Maury County, Tennessee.

Tract II:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being a part of Lot 13 of Carriage Hills Subdivision, Section I as shown by a map of record in Plat Book 5 at page 282 and more particularly described as follows:

Beginning at a point in the southwest corner of Lot 13 a common corner to Lot 12 in the northern margin of Concord Drive; thence north 55 degrees 37 minutes west 182.70 feet to a point in the northwest corner of Lot 13 a common corner

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 109 Concord Drive, Columbia, Tennessee 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of March 19 99

Jimmy Kent Woody
Jimmy Kent Woody

Anita B. Woody
Anita B. Woody

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 109 CONCORD DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 1** | | | | | **TAX YEAR 2023**<br>**MAURY** | 060 | 066K | A | 009.00 | 000 |
| Ownership and Mailing Address | BK **5** | PG **282** | BLOCK | LOT **0012** | TRACT | | JUR | CONTROL MAP | GROUP | PARCEL | PI S/I |
| **PHILPOTT GREGORY F ETUX** | Alt Subdiv | **LOT P/13** | | | | City **60156 Columbia** | Map **066K** | | Updated 10/27/2022 | | |
| **TABITHA N** | BK | PG | BLOCK | LOT **P/13** | TRACT | SSD1 | Dist **03** | | Printed 03/17/2023 | | |
| **109 CONCORD DR** | Additional Description | | | | | SSD2 | | | | | |
| **COLUMBIA TN 38401** | Dimensions **142.91X182.7 IRR** | | | | | Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Card: 1 of 1<br>Page: 1 of 1 | | | | |

### DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **11 Common Brick** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1980** | Eff Yr Built | **2002** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | | Amount **0** | Sched |

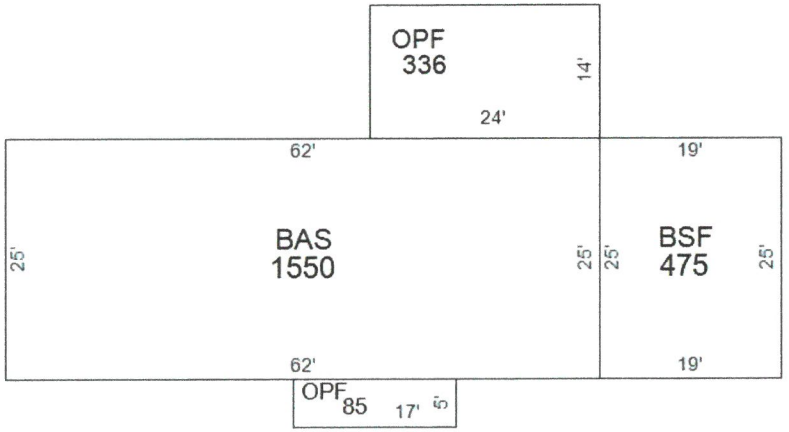
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **10 Panel-Plast-Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **03 Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,550** | **1.03** | **1** | **1.07** | **1.21** | **2,025** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **243,840** | **71,960** | **315,800** | **155.95** | Dwelling Factor | **1** |
| RCNLD | **195,070** | **57,570** | **252,640** | **124.76** | Dwelling Value | **252,640** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,550** | | | |
| | **BSF** | **475** | **100** | **113.71** | **54,010** |
| | **OPF** | **85** | **0** | **42.59** | **3,620** |
| | **OPF** | **336** | **0** | **42.65** | **14,330** |




### APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **274,400** |
| TOTAL APPRAISAL | **334,400** |
| GREENBELT APR | |
| ASSESSMENT | **83,600** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **334,400** |
| INCOME | |
| MARKET | |

### PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

### GREENBELT

| Year | Recorded |
|---|---|
| App# | Book/Pg |

### OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1990** | **1990** | **1** | **C** | **1** | | | **1000** | **UN** | **1,000** | **100** | | **1** | **1,000** |
| **GUD** | **Detached Garage Unfi** | **1990** | **2008** | **912** | **C** | **1** | **38 X 24** | | **29.9013** | **AV** | **27,270** | **72** | | **1** | **19,630** |
| **PTO** | **Patio** | **2019** | **2019** | **130** | **C** | **1** | **10 X 13** | | **9.6154** | **AV** | **1,250** | **91** | | **1** | **1,140** |

**Total OBY Value** **21,770**

### ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **15** |

### BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **142** | **182** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

### AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **03/12/1999** | **R1422** | **817** | **107,000** | **107,000** | **I** | **WD** | **A** | **PHILPOTT GREGORY F ETUX** |
| **10/15/1987** | **781** | **105** | | | | | | **WOODY JIMMY K** |
| **07/16/1984** | **715** | **782** | | | | | | **WOODY JIMMY K** |

### NOTES

**R18: CHG QLTY PER 32 *CB - R22: ADD OPF, DEL CUD PER 32 *CB**
**22: ADD PTO, DEL WDK PER 51 *CB**

Standard Form RE1001 - General Warranty Deed

This Instrument Prepared by: R. W. Hardison, Attorney at Law
710 N. Main Street, P. O. Box 1505, Columbia, TN 38402-1505

| Send Tax Bills To: | Owner: |
|---|---|
| Rudy A. Holzer | same |
| 2395 | |
| Burton, MI 48519 | |

OATH: I, the undersigned Affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $ 18000.00.

Affiant

Subscribed and sworn before me this 28 day of October, 1988.

Notary Public

Commission Expires: 1-27-91

NOTARY PUBLIC AT LARGE STATE OF TN

D E E D

This indenture is made and entered into this 28th day of October, 1988 between Bobby R. Pilkinton (GRANTOR) and Rudy A. Holzer, and wife, Valerie D. Holzer (GRANTEE).

For and in consideration of ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and conveys unto Grantee, the following described tract or parcel of land:

(See Exhibit A attached hereto and incorporated herein by reference.)

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered except for covenants, conditions and restrictions as set forth in instrument dated June 27, 1979 of record in Book 647 at page 289 and as amended in Book 653 at page 511 and Book 733 at page 432 in the Maury County, Tennessee Register of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-mentioned tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Maury County, State of Tennessee
Received for record the 10 day of Nov 1988 at 1:45 o'clock P M
Note Book 12 Pg 387 Receipt# 31600 Recording Fee 8.50
State Tax 59.40 Probate Fee .50 Total 67.90
Book ____ Page ____ Witness my hand Janice W. Andrews Register

I hereby certify that I registered the above instrument the 14 day of Nov 1988
Janice W. Andrews Register

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 108 CONCORD DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 1**<br>BK **5** PG **282** BLOCK LOT **0005** TRACT | **TAX YEAR 2023**<br>**MAURY** | 060 | 066K | A | 005.00 | | 000 |
| Ownership and Mailing Address | Alt Subdiv | | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| **HOLZER RUDY A ETUX**<br>**VALERIE D**<br>**108 CONCORD DR**<br>**COLUMBIA TN 38401** | BK PG BLOCK LOT TRACT<br>Additional Description<br>Dimensions **120.65X175 IRR.** | City **60156 Columbia**<br>SSD1<br>SSD2<br>Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Map **066K**<br>Dist **03** | Updated 10/27/2022<br>Printed 03/17/2023<br>Card: 1 of 1<br>Page: 1 of 1 | | | | |

### DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **11 Common Brick** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1989** | Eff Yr Built | **2002** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **8** | Total Fixtures | **8** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

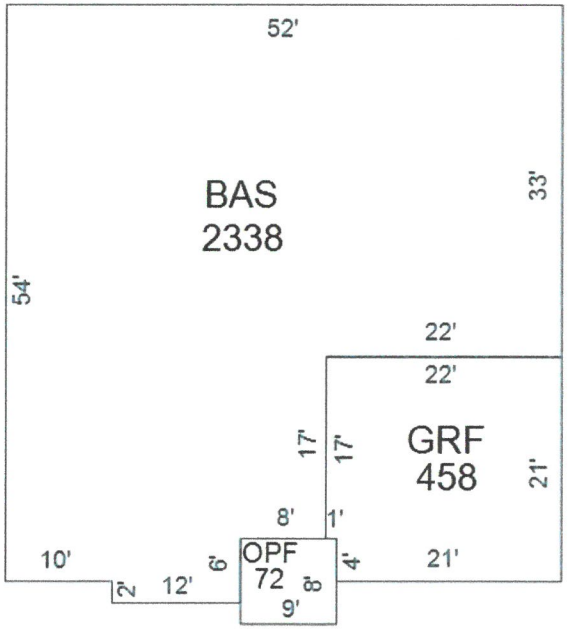
| | | | | | |
|---|---|---|---|---|---|
| Foundation | **02** | **Continuous Footing** | Floor Finish | **11** | **Carpet Combination** |
| Floor System | **04** | **Wood W/ Sub Floor** | Interior Finish | **07** | **Drywall** |
| Party Wall | **00** | **None** | Paint/Decor | **04** | **Above Average** |
| Struct. Frame | **00** | **None** | Bath Tile | **00** | **None** |
| Roof Framing | **02** | **Gable/Hip** | Electrical | **03** | **Average** |
| Roof Cov/Deck | **03** | **Composition Shingle** | Shape | **01** | **Rectangular Design** |
| Cab/Millwork | **04** | **Above Average** | | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **2,338** | **1.496** | **1** | **1.07** | **1.21** | **2,338** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **355,520** | **35,620** | **391,140** | **167.30** | Dwelling Factor | **1** |
| RCNLD | **284,420** | **28,500** | **312,920** | **133.84** | Dwelling Value | **312,920** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **2,338** | | | |
| | **OPF** | **72** | **0** | **42.64** | **3,070** |
| | **GRF** | **458** | **0** | **71.07** | **32,550** |




### APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **317,300** |
| TOTAL APPRAISAL | **377,300** |
| GREENBELT APR | |
| ASSESSMENT | **94,325** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **377,300** |
| INCOME | |
| MARKET | |

### PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

### GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

### OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1989** | **1989** | **1** | **C** | **1** | | | **4000** | **UN** | **4,000** | **100** | | **1** | **4,000** |
| **PTO** | **Patio** | **1989** | **2002** | **1** | **C** | **1** | | | **400** | **UN** | **400** | **100** | | **1** | **400** |

**Total OBY Value** **4,400**

### ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

### BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **120** | **175** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

### AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **10/28/1988** | **801** | **544** | **18,000** | **18,000** | **V** | **WD** | **A** | **HOLZER RUDY A ETUX** |
| **10/28/1986** | **763** | **112** | | | | | | **PILKINTON BOBBY R** |

### NOTES

**ADD PATIO PER 32*FN06VI*INCR LAND PRICE*R06FN*06:CHG AREA CODER*R06JS**
**CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG*CHG EYB*R10/42*FN**
**R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL, PTO EYB PER 32 *CB**

State of Tennessee, County of MAURY
Received for record the 02 day of
JUNE 2000 at 3:43 PM. (REC# 39841)
Recorded in official records
Book R1487 pages 409- 410
State Tax $ 462.50 Clerks Fee $ 1.00,
Recording $ 10.00, Total $ 473.50,
Register of Deeds L. WAYNE WHITE
Deputy Register JUNE RUSHING ANDERSON

File

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Donald L. Joyce and wife, Brenda K. Joyce, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Hector Guzman, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 13, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT TO BE EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT OR PARCEL OF LAND:
>
> Beginning at a point in the southwest corner of Lot 13, Carriage Hills Subdivision, Section 1, as shown in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee, a common corner to Lot 12 in the northern margin of Concord Drive; thence North 55 degrees 37 minutes West 182.70 feet to a point the northwest corner of Lot 13 a common corner to Lot 12; thence North 52 degrees 42 minutes East 14 feet to a point; thence in a straight line to the point of beginning.
>
> Being the same property conveyed to FIRST PARTY by deed of record in Book 813, Page 700, Register's Office of Maury County, Tennessee.
>
> Map 66K, Group A, Parcel 8.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 111 CONCORD DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 1**<br>BK **5** PG **282** BLOCK LOT **0013** TRACT | **TAX YEAR 2023**<br>**MAURY** | 060 | 066K | A | 008.00 | | 000 |
| Ownership and Mailing Address | Alt Subdiv<br>BK PG BLOCK LOT TRACT | | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| **GUZMAN HECTOR**<br>**111 CONCORD DR**<br>**COLUMBIA TN 38401** | Additional Description | City **60156 Columbia**<br>SSD1<br>SSD2 | Map **066K**<br>Dist **03** | | Updated 10/27/2022<br>Printed 03/17/2023 | | | |
| | Dimensions **126.28X182.70 IRR** | Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Card: 1 of 1<br>Page: 1 of 1 | | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1987** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **8** | Total Fixtures | **8** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | | Amount **0** | Sched |

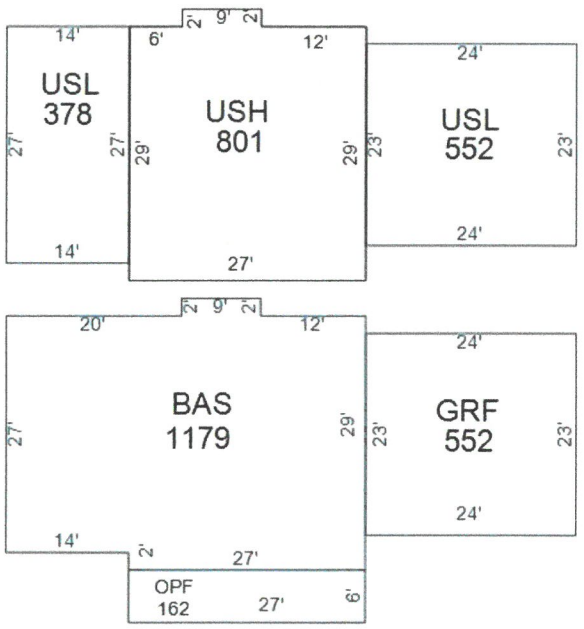
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,179** | **.806** | **1** | **1** | **1.21** | **1,939** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **183,150** | **142,720** | **325,870** | **168.06** | Dwelling Factor | **1** |
| RCNLD | **146,520** | **114,180** | **260,700** | **134.45** | Dwelling Value | **260,700** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,179** | | | |
| | **OPF** | **162** | **0** | **42.65** | **6,910** |
| | **GRF** | **552** | **0** | **71.07** | **39,230** |
| | **USL** | **552** | **30** | **42.64** | **23,540** |
| | **USL** | **378** | **30** | **42.65** | **16,120** |
| | **USH** | **801** | **60** | **71.06** | **56,920** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **263,600** |
| TOTAL APPRAISAL | **323,600** |
| GREENBELT APR | |
| ASSESSMENT | **80,900** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **323,600** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1987** | **2000** | **120** | **C** | **1** | **10X12** | | **20.8333** | **AV** | **2,500** | **34** | | **1** | **850** |
| **DRW** | **Driveway** | **1987** | **1987** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |

**Total OBY Value** **2,850**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **126** | **182** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/02/2000** | **R1487** | **409** | **125,000** | **125,000** | **I** | **WD** | **A** | **GUZMAN HECTOR** |
| **06/12/1989** | **813** | **700** | **110,000** | **110,000** | **I** | **WD** | **A** | **JOYCE DONALD L** |
| **08/21/1987** | **777** | **229** | **80,250** | **80,250** | **I** | **WD** | **A** | **MARECLE MILTON H ETUX** |
| **10/09/1986** | **761** | **472** | | | | | | **COHENOUR JULIAN S JR** |

## NOTES

**INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN**
**R2014:32 CHG EFF AGE*LDS - R18: CHG QLTY PER 32 *CB**
**R22: CHG HVAC, WDK EYB PER 32 *CB**

# WARRANTY DEED

BK/PG:R2846/1034-1036
22010739

| | |
|---|---|
| 3 PGS : WARRANTY DEED | |
| BECKY BUCHANAN 279629 - 22010739 | |
| 05/27/2022 - 02:19 PM | |
| VALUE | 429200.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 1588.04 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1606.04 |

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2022.

Bethany D Scott
Notary Public

MY COMMISSION EXPIRES: 3-28-26
(AFFIX SEAL)

BETHANY D SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 28, 2026

**THIS INSTRUMENT WAS PREPARED BY**
Kathryn Cassidy, Ark Title Group, LLC, 1612 Westgate Circle, Suite 115, Brentwood, TN 37027

File No.: TN-22-06967

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Zachary Colburn and Lindsay Colburn, husband and wife | Zachary Colburn and Lindsay Colburn, husband and wife | |
| (NAME) 100 Concord Drive | (NAME) 100 Concord Drive | 066K-A-001.00 |
| (ADDRESS) Columbia, TN 38401 | (ADDRESS) Columbia, TN 38401 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Twenty-Nine Thousand Two Hundred And No/100 Dollars ($429,200.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EDGEMONT PROPERTIES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DBA EDGEMONT HOLDINGS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ZACHARY COLBURN AND LINDSAY COLBURN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Maury County, Tennessee, being Lot No. 1 on the Plan of Carriage Hills Subdivision, Section 1 of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edgemont Properties LLC, a Tennessee Limited Liability Company, DBA Edgemont Holdings by Warranty deed from Justin Whitwell and Brittany Whitwell, a Married Couple of record in Book R2647, page 1063, Register's Office for Maury County, Tennessee, dated June 25, 2020 and recorded on July 14, 2020.

Being the same property conveyed to Justin Whitwell, a single man by Warranty deed from Heirs at Law of Wallace F. Wissen, Deceased, Kimberly Rolfson, and Heidi Lablue, by and Through Its Duly Appointed Attorney-in-fact, Kimberly Rolfson of record in Book R2432, page 879, Register's Office for Maury County, Tennessee, dated May 01, 2017 and recorded on May 15, 2017.

unimproved ☐
This is improved ☒ property, known as 100 Concord Drive, Columbia, TN 38401
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | |

Return to: DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

BK/PG: R2586/393-394
19015212

| 2 PGS:AL-WARRANTY DEED | |
|---|---|
| SUSIE BATCH: 219199 | 10/03/2019 - 08:30 AM |
| VALUE | 349900.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 1294.63 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1307.63 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF ~~Maury~~ Williamson (ETK)

The actual consideration or value, whichever is greater, for this transfer is $349,900.00

Affiant

Subscribed and sworn to before me, this 2nd day of October, 2019.

E. Mannix
Notary Public

My commission expires: 1-3-23

E. MANNIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Adam York**<br>**Kathryn York** | New Owner | **066K-A-004.00** |
| **106 Concord Drive** | | |
| **Columbia, TN 38401** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Preston Dalton and wife, Asiah Dalton, as tenants by the entirety**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Adam York and Kathryn York, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 4 on the Plan of Carriage Hills Subdivision, Section 1 of record in Plat Book 5, Page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Preston Dalton and wife, Asiah Dalton, as tenants by the entirety by Warranty deed from First Farmers and Merchants Bank, Conservators for Kurt Brydon Peterson, a 1/2 undivided interest and Bonita J. Peterson, a 1/2 undivided interest of record in Book R2544, page 1141, Register's Office for Maury County, Tennessee, dated March 05, 2019 and recorded on March 07, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictions of record in Book 647, page 280, Book 653, page 511, Book 733, page 432, said Register's Office.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

106 CONCORD DR
Property Address

Ownership and Mailing Address
**YORK ADAM ETUX KATHRYN**
**106 CONCORD DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **4** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **130X175**

**TAX YEAR 2023**
**MAURY**

| 060 | 066K | A | 004.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066K** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1987** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **8** | Total Fixtures | **8** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | | Amount **0** | Sched |

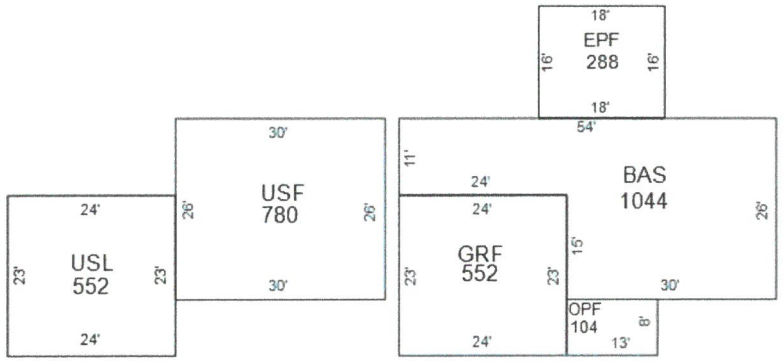
| | | | | | |
|---|---|---|---|---|---|
| Foundation | **02** | **Continuous Footing** | Floor Finish | **11** | **Carpet Combination** |
| Floor System | **04** | **Wood W/ Sub Floor** | Interior Finish | **07** | **Drywall** |
| Party Wall | **00** | **None** | Paint/Decor | **04** | **Above Average** |
| Struct. Frame | **00** | **None** | Bath Tile | **00** | **None** |
| Roof Framing | **02** | **Gable/Hip** | Electrical | **04** | **Above Average** |
| Roof Cov/Deck | **03** | **Composition Shingle** | Shape | **03** | **U-Shaped** |
| Cab/Millwork | **04** | **Above Average** | | | |

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

| | Factors | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,044** | **.723** | **1** | **1** | **1.21** | **1,990** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **168,380** | **199,730** | **368,110** | **184.98** | Dwelling Factor | **1** |
| RCNLD | **134,700** | **159,770** | **294,470** | **147.97** | Dwelling Value | **294,470** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,044** | | | |
| | **USF** | **780** | **100** | **127.92** | **99,780** |
| | **OPF** | **104** | **0** | **42.60** | **4,430** |
| | **GRF** | **552** | **0** | **71.07** | **39,230** |
| | **EPF** | **288** | **0** | **113.72** | **32,750** |
| | **USL** | **552** | **30** | **42.64** | **23,540** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **298,100** |
| TOTAL APPRAISAL | **358,100** |
| GREENBELT APR | |
| ASSESSMENT | **89,525** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **358,100** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
**01 Public / Public**
Electricity
**01 Public**
Gas
**00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **PTO** | **Patio** | **1995** | **1995** | **288** | **B** | **1** | **18X16** | | **10.8681** | **GD** | **3,130** | **19** | | **1** | **600** |
| **DRW** | **Driveway** | **1995** | **1995** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |

**Total OBY Value** **3,600**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **130** | **175** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **10/02/2019** | **R2585** | **393** | **349,900** | **349,900** | **I** | **WD** | **A** | **YORK ADAM ETUX KATHRYN** |
| **03/05/2019** | **R2544** | **1141** | **236,800** | **236,800** | **I** | **WD** | **J** | **DALTON PRESTON ETUX ASIAH** |
| **09/24/2018** | **R2519** | **529** | | | | **CO** | | **FIRST FARMERS/MERCHANTS BANK CO** |
| **08/05/2005** | **R1872** | **942** | **169,900** | **169,900** | **I** | **WD** | **A** | **PETERSON KURT B ETUX** |

## NOTES

**06:DELETE PATIO & ADD OPF PER 32*FN06VI 1841-284 QC*CHG EYB* FN06VI*CHG EYB INCR LAND PRICE*R06FN*06:CHG AREA CO*FN CHG EYB, PATIO, & DRWY R10/32*JG*CHG EYB*R10/42*FN R18: CHG QLTY PER 32 *CB - R2519-529 ORDER TO CONVEY TO CONSERVATOR & SELL PROPERTY*JG - 20: CHG OPF/EPF PER 50 *CB**

MORTGA[illegible] SOVRAN MORTGAGE CORPORA[illegible]

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00

Susan C. Stephenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF April 19 89

Notary Public

MY COMMISSION EXPIRES: 4/11/92

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY Brenda Franks Hale

HALE & HALE ATTORNEYS, 312 First Tennessee Bank Building, Franklin, Tennessee 37064

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
| Robert F. Stephenson (NAME) | Sovran Mortgage Corporation (NAME) | MAP 66K |
| 110 Concord Drive (STREET ADDRESS OR ROUTE NUMBER) | 1512 Willowlawn Drive (STREET ADDRESS) | GROUP A |
| Columbia, Tennessee 38401 (CITY) (STATE) (P.O. ZIP) | Richmond, VA 23230 (CITY) (STATE) (ZIP) | PARCEL 6 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth D. Thomas and wife, Helen L. Thomas

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert F. Stephenson and wife, Susan C. Stephenson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A parcel of land lying and being in the Third Civil District of Maury County, Tennessee, and more particularly described as follows, to-wit:

Being Lot No. 6 of Carriage Hills Subdivision, Section I, a plat of which appears of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee.

Being the same property conveyed to Kenneth D. Thomas and wife, Helen L. Thomas by deed from Flanigan Builders, Inc. of record in Book 769, page 304, Register's Office for Maury County, Tennessee.

This conveyance is subject to the plan of Carriage Hills Subdivision, Section I, of record in Plat Book 5, page 282, Register's Office for Maury County, Tennessee; and further to restrictions of record in Book 647, page 280, Book 653, page 511, and Book 733, page 432, said Register's Office.

Maury County, State of Tennessee
Received for record the 1 day of May 1989 at 11:35 o'clock A M
Note Book 14 Pg 427 Receipt# 37031 Recording Fee 8.00
State Tax 369.60 Probate Fee .50 Total 378.10
Book [illegible] Page [illegible] Witness my hand Pamela Andrews
Register

This is unimproved ( ) improved (XX) property, known as 110 Concord Drive, Columbia, Tennessee 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this 28th day of April, 19 89

Kenneth D. Thomas

Helen L. Thomas

BOOK 811 PAGE 351

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 110 CONCORD DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 1**<br>BK **5** PG **282** BLOCK LOT **0006** TRACT | **TAX YEAR 2023**<br>**MAURY** | 060 | 066K | A | 006.00 | | 000 |
| | | | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address<br>**STEPHENSON ROBERT F**<br>**ETUX SUSAN C**<br>**110 CONCORD DR**<br>**COLUMBIA TN 38401** | Alt Subdiv<br>BK PG BLOCK LOT TRACT | City **60156 Columbia**<br>SSD1<br>SSD2 | Map **066K**<br>Dist **03** | Updated 10/27/2022<br>Printed 03/17/2023 | | | | |
| | Additional Description<br>Dimensions **128.91X171.90 IRR.** | Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Card: 1 of 1<br>Page: 1 of 1 | | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **12 Brick/Wood** | Attic | **4 Full-Fin** |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1987** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **12** | Total Fixtures | **12** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | | Amount **0** | Sched |

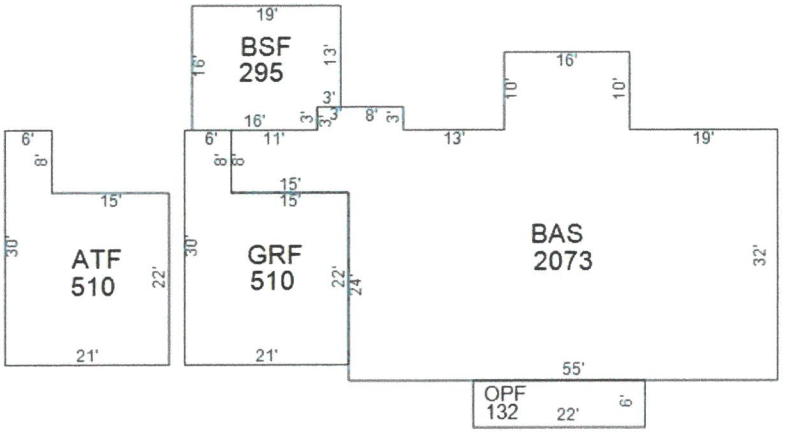
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **2,073** | **1.34** | **1** | **1.021** | **1.21** | **2,368** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **311,970** | **89,910** | **401,880** | **169.71** | Dwelling Factor | **1** |
| RCNLD | **249,580** | **71,920** | **321,500** | **135.77** | Dwelling Value | **321,500** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **2,073** | | | |
| | **BSF** | **295** | **100** | **113.69** | **33,540** |
| | **OPF** | **132** | **0** | **42.65** | **5,630** |
| | **GRF** | **510** | **0** | **71.06** | **36,240** |
| | **ATF** | **510** | **0** | **28.43** | **14,500** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **352,500** |
| TOTAL APPRAISAL | **412,500** |
| GREENBELT APR | |
| ASSESSMENT | **103,125** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **412,500** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1996** | **1996** | **1** | **C** | **1** | | | **4000** | **UN** | **4,000** | **100** | | **1** | **4,000** |
| **WDK** | **Wood Deck** | **2012** | **2012** | **420** | **C** | **1** | **21 X 20** | | **15.0952** | **AV** | **6,340** | **70** | | **1** | **4,440** |
| **GFD** | **Detached Garage Fini** | **1996** | **2002** | **1,008** | **C** | **1** | **24 X 42** | | **37.371** | **AV** | **37,670** | **60** | | **1** | **22,600** |

**Total OBY Value** **31,040**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **128** | **171** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **04/28/1989** | **811** | **351** | **112,000** | **112,000** | **I** | **WD** | **A** | **STEPHENSON ROBERT F** |
| **03/10/1987** | **769** | **304** | **95,500** | **95,500** | **I** | **WD** | **A** | **THOMAS KENNETH D** |
| **10/16/1986** | **761** | **573** | | | | | | **FLANIGAN BUILDERS** |

## NOTES

**CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*06:ELECT TO 04 QUAL TO 01*R06FN**
**CHG AREA CODE*FN -R18: CHG QLTY PER 32 *CB -R22: CHG DRW VAL, REP WDK PER 32 *CB**

Ret- Alpha & Omega

This instrument prepared by Daniel L. Murphy, Attorney at Law, 207 W. 8th St., Columbia, Tennessee.

# GENERAL WARRANTY DEED

This indenture is made and entered into this the 28th day of May, 2004 between **Ralph H. Warner and wife, Betty L. Warner** (hereinafter referred to as "GRANTOR") and **Harvey P. Nicholson and wife, Carolyn D. Nicholson** (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

**SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as follows:**

**Lot 8 of the Carriage Hills Subdivision, Section 1 as shown by a map of record in Plat Book 5 at page 282 in the Maury County, Tennessee Register of Deeds office.**

**Being the same property conveyed to Ralph H. Warner and wife, Betty L. Warner by instrument dated May 18, 2001 of record in Book R1540 at page 784 in the Maury County, Tennessee Register of Deeds office.**

**Tax Parcel #66K-A-66K-13.00**

**Note: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new survey is available.**

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interest, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and rights-of-way as shown by map of record in Plat Book 5, Page 282; covenants, conditions and restrictions as set forth in instrument of record in Book 647, Page 280 and amended in Book 653 at page 511 and Book 733 at page 432; an easement for the purpose of telephone line, in favor of A T & T, of record in Book 295, Page 292 and by an easement for the purpose of electric transmission line, in favor of U S of America, of record in Book 661, Page 46 in the Maury County, Tennessee Register of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Ralph H. Warner

Ralph H. Warner

Betty L. Warner

Betty L. Warner

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 CONCORD DR | Subdivision **CARRIAGE HILLS SEC 1** | | | | **TAX YEAR 2023** | **060** | **066K** | **A** | **013.00** | | **000** |
| Property Address | BK **5** | PG **282** | BLOCK | LOT **0008** | TRACT | **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | | | | | City **60156 Columbia** | | Map **066K** | | Updated 10/27/2022 | |
| **NICHOLSON HARVEY P ETUX** | BK | PG | BLOCK | LOT | TRACT | SSD1 | | Dist **03** | | Printed 03/17/2023 | |
| **CAROLYN D** | Additional Description | | | | | SSD2 | | | | | |
| **101 CONCORD DR** | | | | | | Total Land Units **1** | | | | Card: 1 of 1 | |
| **COLUMBIA TN 38401** | Dimensions **141.73X170 IRR.** | | | | | Deed Acres **0** | | | | | |
| | | | | | | Calculated Acres **0** | | | | Page: 1 of 1 | |

### DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1993** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **9** | Total Fixtures | **9** |
| Wood FP Stacks | | Openings | | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **0** | Occ **0** | Rental: Src | | Year **0** | | Amount **0** | Sched |

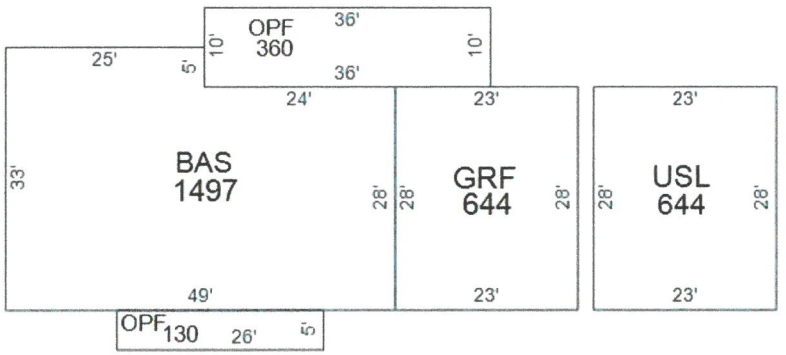
| | | | | | |
|---|---|---|---|---|---|
| Foundation | **02** | **Continuous Footing** | Floor Finish | **11** | **Carpet Combination** |
| Floor System | **04** | **Wood W/ Sub Floor** | Interior Finish | **07** | **Drywall** |
| Party Wall | **00** | **None** | Paint/Decor | **04** | **Above Average** |
| Struct. Frame | **00** | **None** | Bath Tile | **00** | **None** |
| Roof Framing | **02** | **Gable/Hip** | Electrical | **04** | **Above Average** |
| Roof Cov/Deck | **03** | **Composition Shingle** | Shape | **02** | **L-Shaped** |
| Cab/Millwork | **04** | **Above Average** | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | | | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | | | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | | | |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,497** | **.998** | **1** | **1** | **1.21** | **1,690** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **222,110** | **94,110** | **316,220** | **187.11** | Dwelling Factor | **1** |
| RCNLD | **177,690** | **75,290** | **252,980** | **149.69** | Dwelling Value | **252,980** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,497** | | | |
| | **OPF** | **130** | **0** | **42.62** | **5,540** |
| | **OPF** | **360** | **0** | **42.64** | **15,350** |
| | **GRF** | **644** | **0** | **71.06** | **45,760** |
| | **USL** | **644** | **30** | **42.64** | **27,460** |




### APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **263,100** |
| TOTAL APPRAISAL | **323,100** |
| GREENBELT APR | |
| ASSESSMENT | **80,775** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **323,100** |
| INCOME | |
| MARKET | |

### PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

### GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

### OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1993** | **1993** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |
| **GUD** | **Detached Garage Unfi** | **1995** | **1995** | **480** | **C** | **1** | **20X24** | | **36.6667** | **AV** | **17,600** | **46** | | **1** | **8,100** |

**Total OBY Value** **10,100**

### ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

### BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **141** | **170** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

### AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **05/28/2004** | **R1801** | **273** | **145,000** | **145,000** | **I** | **WD** | **A** | **NICHOLSON HARVEY P ETUX** |
| **05/18/2001** | **R1540** | **784** | **137,500** | **137,500** | **I** | **WD** | **A** | **WARNER RALPH H ETUX** |
| **12/15/1999** | **R1463** | **855** | **134,500** | **134,500** | **I** | **WD** | **A** | **PARSONS DAVID I ETUX** |
| **02/15/1995** | **1245** | **379** | **111,550** | **111,550** | **I** | **WD** | **A** | **CHEEK WILLIAM L SR** |

### NOTES

**QUAL TO 01 DELETE WD DECK INCR LAND PRICE & ADD OPF*R06FN**
**AREA CODE R06BV*CHG AREA CODE*FN*CHG EYB & DRWY R10/32*JG***
**CHG EYB*R10/42*FN**
**R18: CHG QLTY PER 32 *CB**

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

MAIL

BROKER TITLE AND ESCROW LLC
1404 7TH AVE S
NASHVILLE, TN 37212

| Name and Address of New Owner: | Name and Address of Entity Responsible for Payment of Real Property Taxes |
|---|---|
| Patrick Lucero and wife Carol Lucero | New Owner |
| 1125 Dover Drive | |
| Columbia TN 38401 | |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Wanda H. Smith, an unmarried person** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Patrick Lucero and wife Carol Lucero** *(herein called "Grantee")* the following described property situated and located in Maury County, Tennessee, to wit:

SITUATE in the THIRD (3RD) Civil District of Maury County, Tennessee and being more particularly described as follows:

Lot 51 of the Carriage Hills Subdivision, Section II as shown by a map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

BEING the same property conveyed to Wanda H. Smith by instruments of record in Book R1500 at page 370 (corrected in Book R1672 at page 200) and Book R2006 at page 1072 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #066F-A-16.00

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of November, 2015

GRANTOR:

Wanda H. Smith

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1125 DOVER DR | Subdivision **CARRIAGE HILLS SEC 2** | **TAX YEAR 2023 MAURY** | 060 | 066F | A | 016.00 | | 000 |
| Property Address | BK **8** PG **82** BLOCK LOT **51** TRACT | | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | City **60156 Columbia** | Map **066F** | Updated 10/27/2022 |
| **LUCERO PATRICK ETUX CAROL** | BK PG BLOCK LOT TRACT | SSD1 | Dist **03** | Printed 03/17/2023 |
| **1125 DOVER DR** | Additional Description | SSD2 | | Card: 1 of 1 |
| **COLUMBIA TN 38401** | Dimensions **147.02X150.33 IRR** | Total Land Units **1** Deed Acres **0** Calculated Acres **0** | | Page: 1 of 1 |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **3 Part Basement** |
| Stories | **1 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **11 Common Brick** | Attic | |
| Heating Fuel | | | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Year Built | **2001** | Eff Yr Built | **2007** | Rooms | **0** | Bedrooms | **0** | | |
| Full Baths | | Half Baths | | Add'l Fixtures | **9** | Total Fixtures | **9** | | |
| Wood FP Stacks | | Openings | | Add'l Sty | | PreFab | | Add'l Sty | |
| Info Src **0** | Occ **0** | Rental: Src | | Year **0** | | Amount **0** | | Sched | |

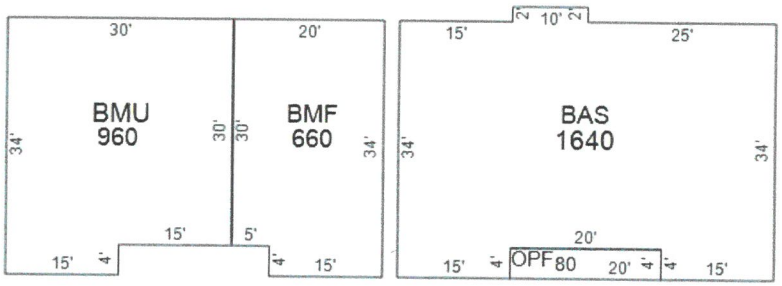
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **03 Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **03 Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **03 Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **15** | Other Phys | Functional | External | % Good **85** | |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,640** | **1.083** | **1** | **1.07** | **1.07** | **1,640** | **2022** | **15** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **231,360** | **60,330** | **291,690** | **177.86** | Dwelling Factor | **1** |
| RCNLD | **196,660** | **51,280** | **247,940** | **151.18** | Dwelling Value | **247,940** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,640** | | | |
| | **BMF** | **660** | **0** | **50.27** | **33,180** |
| | **OPF** | **80** | **0** | **37.75** | **3,020** |
| | **BMU** | **960** | **0** | **25.14** | **24,130** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **253,500** |
| TOTAL APPRAISAL | **313,500** |
| GREENBELT APR | |
| ASSESSMENT | **78,375** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **313,500** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| Year | Recorded |
|---|---|
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **2001** | **2001** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |
| **WDK** | **Wood Deck** | **2001** | **2001** | **200** | **C** | **1** | **10 X 20** | | **20.85** | **AV** | **4,170** | **37** | | **1** | **1,540** |
| **PTO** | **Patio** | **2001** | **2001** | **336** | **C** | **1** | **14 X 24** | | **7.8274** | **AV** | **2,630** | **37** | | **1** | **970** |

**Total OBY Value** **5,510**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **147** | **150** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **11/24/2015** | **R2348** | **1006** | **198,000** | **198,000** | **I** | **WD** | **A** | **LUCERO PATRICK ETUX CAROL** |
| **09/21/2007** | **R2006** | **1072** | | | | | | **SMITH WANDA H** |
| **12/30/2002** | **R1672** | **200** | | | | | | **SMITH WAYNE ETUX** |
| **08/30/2000** | **R1500** | **370** | **17,000** | **17,000** | **V** | **WD** | **A** | **SMITH WAYNE ETUX** |

## NOTES

**R22: CHG DRW VAL PER 32 *CB - 22: ADD PTO, CHG WDK PER 51 *CB**

This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $330,000.00.

Affiant

Subscribed and sworn before me this the 27th day of July, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Bradley J. Imburgia and Michelle N. Imburgia<br>1113 Dover Drive<br>Columbia, TN 38401 | Churchill Mortgage Corporation<br>1749 Mallory Lane, Suite 100<br>Brentwood, TN 37027 | 066F A 019.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, STEPHEN DICK, AN UNMARRIED MAN, AND SHARI DICK, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRADLEY J. IMBURGIA AND MICHELLE N. IMBURGIA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Maury County, State of Tennessee, described as follows:

Land in Maury County, Tennessee and being more particularly described as Lot 54 in the Carriage Hills Subdivision, Section 2, as shown by Final Plat of record in Plat Book 8, page 82, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shari Dick and Stephen Dick, wife and husband, by deed dated 01/28/2019, from Michael G. Lester and wife, Melissa K. Lester, of record in Book R2539, page 775, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1113 Dover Drive, Columbia, TN 38401.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**BK/PG: R2754/651-652**
**21016201**

| | |
|---|---|
| 2 PGS:AL-WARRANTY DEED | |
| JANE BATCH: 253027 | 07/28/2021 - 09:35 AM |
| VALUE | 330000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 1221.00 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1234.00 |

STATE OF TENNESSEE, MAURY COUNTY
**JOHN FLEMING**
REGISTER OF DEEDS

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1113 DOVER DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 2** | | | | **TAX YEAR 2023**<br>**MAURY** | 060 | 066F | A | 019.00 | | 000 |
| Ownership and Mailing Address | BK **8** | PG **82** | BLOCK | LOT **54** | TRACT | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| **IMBURGIA BRADLEY J ETUX MICHELLE N**<br>**1113 DOVER DR**<br>**COLUMBIA TN 38401** | Alt Subdiv<br>BK | PG | BLOCK | LOT | TRACT | City **60156 Columbia** | | Map **066F** | | Updated 10/27/2022 | |
| | Additional Description | | | | | SSD1 | | Dist **03** | | Printed 03/17/2023 | |
| | Dimensions **100.00X160.97 IRR** | | | | | SSD2 | | Card: 1 of 1 | | | |
| | | | | | | Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | | Page: 1 of 1 | | | |

### DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1996** | Eff Yr Built | **2014** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **9** | Total Fixtures | **9** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | Amount **0** | | Sched |

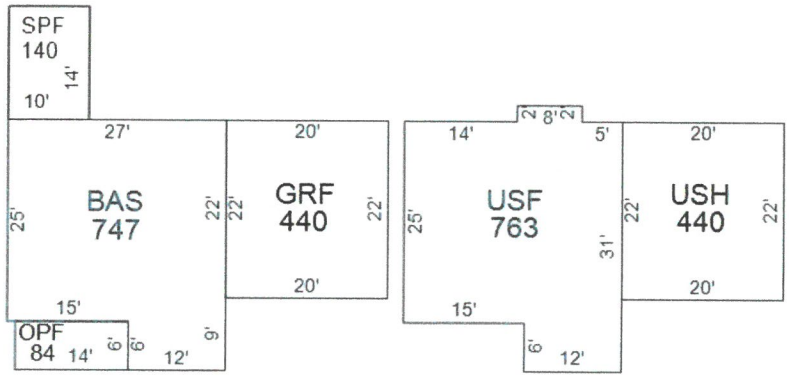
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **10** | Other Phys | Functional | External | % Good **90** | |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **747** | **.539** | **1** | **1** | **1.07** | **1,774** | **2022** | **8** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **114,300** | **153,580** | **267,880** | **151.00** | Dwelling Factor | **1** |
| RCNLD | **102,870** | **138,230** | **241,100** | **135.91** | Dwelling Value | **241,100** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **747** | | | |
| | **USF** | **763** | **100** | **113.12** | **86,310** |
| | **OPF** | **84** | **0** | **37.74** | **3,170** |
| | **GRF** | **440** | **0** | **62.84** | **27,650** |
| | **USH** | **440** | **60** | **62.84** | **27,650** |
| | **SPF** | **140** | **0** | **62.86** | **8,800** |




### APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **259,700** |
| TOTAL APPRAISAL | **319,700** |
| GREENBELT APR | |
| ASSESSMENT | **79,925** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **319,700** |
| INCOME | |
| MARKET | |

### PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

### GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

### OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1996** | **1996** | **168** | **C** | **1** | **14X12** | | **20.8333** | **AV** | **3,500** | **22** | | **1** | **770** |
| **DRW** | **Driveway** | **1996** | **1996** | **1** | **C** | **1** | | | **4000** | **UN** | **4,000** | **100** | | **1** | **4,000** |
| **POL** | **Swimming Pool** | **1997** | **2010** | **512** | **D** | **1** | **16X32** | | **67.6172** | **FR** | **34,620** | **40** | | **1** | **13,850** |

**Total OBY Value** **18,620**

### ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

### BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **100** | **160** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

### AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **07/26/2021** | **R2754** | **651** | **330,000** | **330,000** | **I** | **WD** | **A** | **IMBURGIA BRADLEY J ETUX MICHELLE** |
| **01/28/2019** | **R2539** | **775** | **285,000** | **285,000** | **I** | **WD** | **A** | **DICK SHARI ETVIR STEPHEN** |
| **04/29/2005** | **R1855** | **575** | **165,900** | **165,900** | **I** | **WD** | **A** | **LESTER MICHAEL G ETUX** |
| **05/30/1997** | **1332** | **668** | **115,005** | **115,005** | **I** | **WD** | **A** | **BEDFORD CARL C ETUX** |

### NOTES

**R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB**
**R22: ADD OPF, CHG POL EYB PER 41 *CB - 22: CHG OPF/SPF PER 51 *CB**

| | | |
|---|---|---|
| Address New Owner<br>And return deed to:<br>Benjamin F. Inman, Jr.<br>1118 Dover<br>Columbia, TN 38401 | Send Tax<br>Bills to:<br><br>NEW OWNER | Drafted by: Paul J. Fealk 019252<br>UAW Legal Services Plan<br>100 Stephen P. Yokich Parkway, P.O. Box 1797<br>Spring Hill, TN 37174 |

**QUITCLAIM DEED**

P/U BY:

KNOW ALL BY THESE PRESENTS that Delaine C. Inman, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Benjamin F. Inman, Jr., his heirs successors and assigns, her entire right, title and interest in and to a certain tract or parcel of land in Maury County, Tennessee, described as follows:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 44, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, page 82, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Benjamin F. Inman, Jr and wife, Delaine C. Inman, by deed of record in Book R1457, Page 924, Register's Office for Maury County, Tennessee.

Map 66F Group A Parcel 9

This is improved property commonly known as 1118 Dover Drive, Columbia, Tennessee 38401.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 21ST day of June, 2004.

Delaine C. Inman
Delaine C. Inman

STATE OF TENNESSEE )
COUNTY OF Perry )

Personally appeared before me, Delaine C. Inman, the undersigned Notary Public in and for said County and State, the within named grantor, Delaine C. Inman, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purpose therein contained.

Witness my hand and official seal, this 21 day of, June, 2004.

Janet Hester
Notary Public
My commission expires : Nov. 15, 2005

THIS TRANSFER IS EXEMPT FROM RECORDATION TAX PURSUANT TO TENN. CODE ANN.67-4-409(a) (3)(A): Creation or dissolution of tenancy by the entirety by the conveyance from one (1) spouse to the other; AND NO OATH OF VALUE SHALL BE REQUIRED FOR THIS TRANSACTION AS PROVIDED IN TENN. CODE ANN.67-4-409((5).

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1118 DOVER DR
Property Address
Ownership and Mailing Address

**INMAN BENJAMIN F JR**
**1118 DOVER DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **44** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **169.57X251.66 IRR**

**TAX YEAR 2023**
**MAURY**

| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
|---|---|---|---|---|---|
| 060 | 066F | A | 009.00 | | 000 |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1991** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **8** | Total Fixtures | **8** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

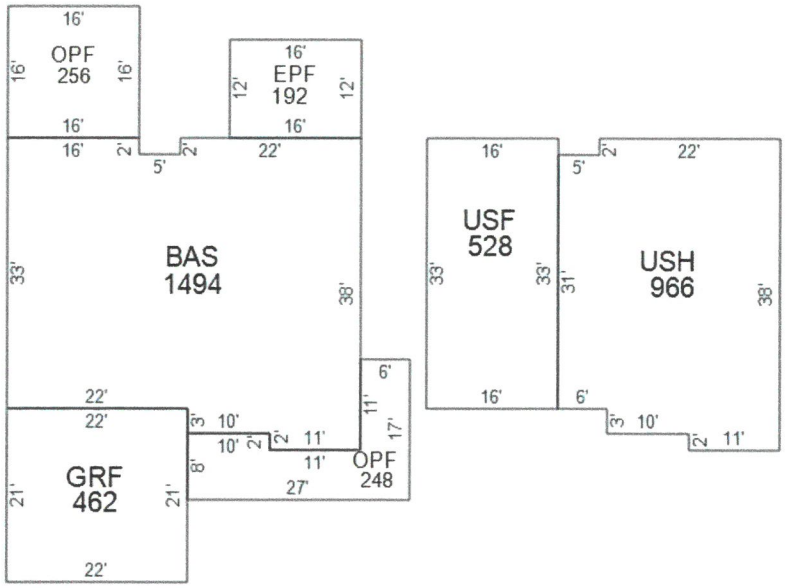
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,494** | **.996** | **1** | **1** | **1.07** | **2,602** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **198,520** | **187,770** | **386,290** | **148.46** | Dwelling Factor | **1** |
| RCNLD | **158,820** | **150,210** | **309,030** | **118.77** | Dwelling Value | **309,030** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,494** | | | |
| | **USF** | **528** | **100** | **113.13** | **59,730** |
| | **EPF** | **192** | **0** | **100.57** | **19,310** |
| | **OPF** | **256** | **0** | **37.70** | **9,650** |
| | **OPF** | **248** | **0** | **37.70** | **9,350** |
| | **GRF** | **462** | **0** | **62.84** | **29,030** |
| | **USH** | **966** | **60** | **62.84** | **60,700** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **314,600** |
| TOTAL APPRAISAL | **374,600** |
| GREENBELT APR | |
| ASSESSMENT | **93,650** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **374,600** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1991** | **1991** | **396** | **C** | **1** | **22X18** | | **15.4798** | **AV** | **6,130** | **10** | | **1** | **610** |
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |
| **UTB** | **Utility Building** | **2000** | **2000** | **140** | **C** | **1** | **10X14** | | **25.2857** | **AV** | **3,540** | **56** | | **1** | **1,980** |

**Total OBY Value** **5,590**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **169** | **251** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/21/2004** | **R1805** | **378** | | | | | | **INMAN BENJAMIN F JR** |
| **10/29/1999** | **R1457** | **924** | **156,500** | **156,500** | **I** | **WD** | **A** | **INMAN BENJAMIN F JR ETUX** |
| **10/24/1997** | **1350** | **486** | **134,000** | **134,000** | **I** | **WD** | **A** | **MCSHURLEY BRUCE A ETUX** |
| **06/29/1995** | **1261** | **597** | **126,000** | **126,000** | **I** | **WD** | **A** | **GREEN JAMES ANTHONY ETUX** |

## NOTES

**ADD OPF & UTB PER 32*FN06VI*QUAL TO 01 INCR LAND PRICE*R06FN*CHG AREA CODE*FN**
**CHG EYB INCR DRWY PRICE CHG OPF TO EPF*R10/32*FN - CHG EYB*R10/42*FN**
**R22: CHG DRW VAL PER 32 *CB**

RE1001CH.L43
This Instrument Prepared By:
R. W. Hardison
Edwards & Hardison, Attorneys at Law
805 South Garden Street
Post Office Box 334
Columbia, Tennessee 38402-0334

## GENERAL WARRANTY DEED

This indenture is made and entered into this 28th day of June, 1991 between Larry G. Reaves, and wife, Sharon G. Reaves (hereinafter referred to as "GRANTOR") and David Francis Goodness, and wife, Patsy Goodness (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 43 in the Carriage Hills Subdivision, Section 2, Phase 1, as shown by map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds office.

BEING the same property conveyed to Larry G. Reaves, and wife, Sharon G. Reaves by instrument of record in Book 1109 at page 118 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel # 66-66-8.00 P/O

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 853 at Page 210 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Larry G. Reaves

Sharon G. Reaves

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1116 DOVER DR
Property Address
Ownership and Mailing Address
**GOODNESS DAVID FRANCIS**
**ETUX PATSY**
**1116 DOVER DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **43** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **98.58X287.32 IRR**

**TAX YEAR 2023**
**MAURY**

| 060 | 066F | A | 008.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | **4 Full-Fin** |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1991** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **7** | Total Fixtures | **7** |
| Wood FP Stacks | | Openings | | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

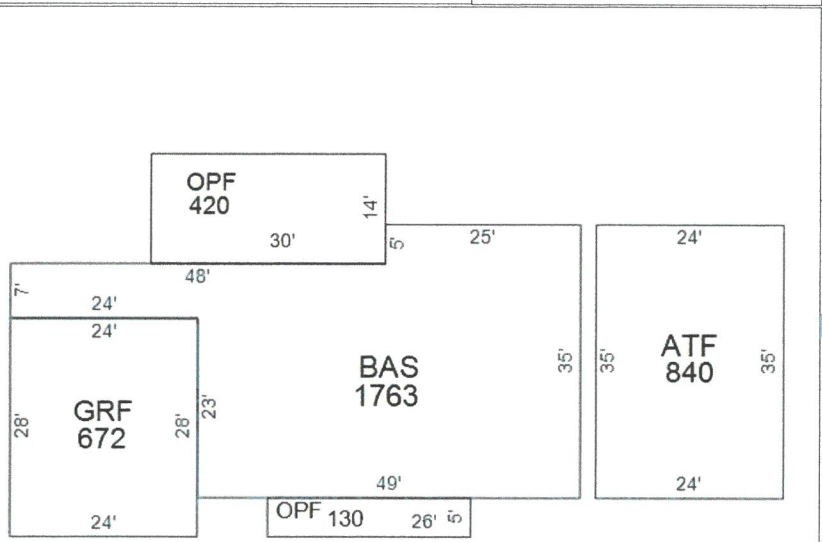
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,763** | **1.157** | **1** | **1** | **1.07** | **1,763** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **223,960** | **84,080** | **308,040** | **174.72** | Dwelling Factor | **1** |
| RCNLD | **179,170** | **67,260** | **246,430** | **139.78** | Dwelling Value | **246,430** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,763** | | | |
| | **OPF** | **130** | **0** | **37.69** | **4,900** |
| | **GRF** | **672** | **0** | **62.84** | **42,230** |
| | **ATF** | **840** | **0** | **25.13** | **21,110** |
| | **OPF** | **420** | **0** | **37.71** | **15,840** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **247,400** |
| TOTAL APPRAISAL | **307,400** |
| GREENBELT APR | |
| ASSESSMENT | **76,850** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **307,400** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **1000** | **UN** | **1,000** | **100** | | **1** | **1,000** |

**Total OBY Value**
**1,000**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **98** | **287** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/28/1991** | **1121** | **421** | **98,900** | **98,900** | **I** | **WD** | **M** | **GOODNESS DAIVD FRANCIS** |
| **01/09/1991** | **1109** | **118** | **17,900** | **17,900** | **V** | **WD** | **H** | **REAVES LARRY G** |
| **04/17/1990** | **835** | **71** | | | | | | **PARKS-REAVES PROPERTIES** |

## NOTES

**ADD DRWY PER 32*FN06VI - INCR LAND PRICE*R06FN - CHG AREA CODE*R06JS**
**CHG AREA CODE*FN - R18: CHG QLTY PER 32 *CB - 19:CHG EYB PER 45*PB**
**21: ADD OPF PER 50 *CB**

# WARRANTY DEED

Mail:

BROKER TITLE & ESCROW LLC
1404 17TH AVE SO
NASHVILLE TN 37212

J-SB-P-20-1121

STATE OF TENNESSEE
COUNTY OF MAURY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $278,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 11.8.2021
(AFFIX SEAL)

REG FAIRBETTER NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2021 TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Rafael De Jesus Garcia and Carla J. Martinez Macias** | **New Owner** | |
| (NAME) | (NAME) | **066F-A-017.00** |
| **1121 Dover Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Columbia, TN 38401** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JMAY, LLC, A NEVADA LIMITED LIABILITY COMPANY, SERIES 35, THE 1121 DOVER DRIVE SERIES THEREOF,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAFAEL DE JESUS GARCIA AND CARLA J. MARTINEZ MACIAS, BOTH UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **MAURY** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Maury County, Tennessee, being Lot No. 52, The Carriage Hills Subdivision, Section 2, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jmay, LLC, a Nevada Limited Liability Company, Series 35, The 1121 Dover Drive Series Thereof by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Book R2616, page 683, Register's Office for Maury County, Tennessee, dated February 18, 2020 and recorded on March 02, 2020.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8, Page 82, Register's Office for Maury County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 853, Page 210, in the Register's Office for Maury County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to the flow of any creeks, streams, or branches across subject property.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1121 Dover Drive, Columbia, Tennessee 38401**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**BK/PG: R2663/419-420**
**20013163**

| | |
|---|---|
| 2 PGS:AL-WARRANTY DEED | |
| NANCY BATCH: 232734 | 08/03/2020 - 10:00 AM |
| VALUE | 278000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 1028.60 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1041.60 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1121 DOVER DR | Subdivision **CARRIAGE HILLS SEC 2** | **TAX YEAR 2023** | 060 | 066F | A | 017.00 | | 000 |
| Property Address | BK **8** PG **82** BLOCK LOT **52** TRACT | **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | City **60156 Columbia** | Map **066F** | Updated 10/27/2022 | | | | |
| **GARCIA RAFAEL DE JESUS &** | BK PG BLOCK LOT TRACT | SSD1 | Dist **03** | Printed 03/17/2023 | | | | |
| **CARLA J MARTINEZ MACIAS** | Additional Description | SSD2 | Card: 1 of 1 | | | | | |
| **1121 DOVER DR** | Dimensions **138.81X157.82 IRR** | Total Land Units **1** | Page: 1 of 1 | | | | | |
| **COLUMBIA TN 38401** | | Deed Acres **0** | | | | | | |
| | | Calculated Acres **0** | | | | | | |

### DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **3 Part Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **12 Brick/Wood** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1999** | Eff Yr Built | **2010** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **8** | Total Fixtures | **8** |
| Wood FP Stacks | | Openings | | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | Amount **0** | | Sched |

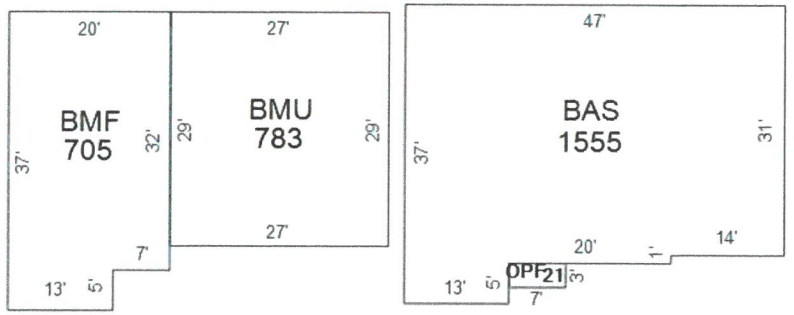
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **02 L-Shaped** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition **Average** | Class: | | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **15** | Other Phys | Functional | External | % Good **85** | |

| | Factors | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,555** | **1.033** | **1** | **1.021** | **1.07** | **1,555** | **2022** | **12** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **205,710** | **55,920** | **261,630** | **168.25** | Dwelling Factor | **1** |
| RCNLD | **174,850** | **47,530** | **222,380** | **143.01** | Dwelling Value | **222,380** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,555** | | | |
| | **BMF** | **705** | **0** | **50.28** | **35,450** |
| | **OPF** | **21** | **0** | **37.62** | **790** |
| | **BMU** | **783** | **0** | **25.13** | **19,680** |




### APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **225,000** |
| TOTAL APPRAISAL | **285,000** |
| GREENBELT APR | |
| ASSESSMENT | **71,250** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **285,000** |
| INCOME | |
| MARKET | |

### PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

### GREENBELT

| Year | Recorded |
|---|---|
| App# | Book/Pg |

### OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1997** | **1997** | **120** | **C** | **1** | **10X12** | | **20.8333** | **AV** | **2,500** | **25** | | **1** | **630** |
| **DRW** | **Driveway** | **1997** | **1997** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |

**Total OBY Value** **2,630**

### ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

### BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **138** | **157** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | | Totals: | **1** | | | | | | | | | | **60,000** | |

### AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **07/30/2020** | **R2653** | **419** | **278,000** | **278,000** | **I** | **WD** | **A** | **GARCIA RAFAEL DE JESUS &** |
| **02/18/2020** | **R2616** | **683** | **181,000** | **181,000** | **I** | **WD** | **N** | **JMAY LLC SERIES 35** |
| **02/18/2020** | **R2616** | **678** | **175,000** | **175,000** | **I** | **WD** | **N** | **MUSIC CITY HOLDINGS LLC** |
| **07/12/2019** | **R2568** | **487** | **176,278** | **176,278** | | **TR** | | **WILMINGTON SAVINGS FUND SOCIETY I** |

### NOTES

**INCR LAND PR*R06FN*CHG AREA CO*R06JS*08:M/A CHG PER OWNER*JG**
**CHG AREA CODE*FN*INCR DRWY PRICE CHG EYB*FN*CHG EYB*R10/42***
**FN*CHG M/A PER OWNR-NH*R14:32 CHG EFF AGE*LDS**
**R18: CHG QLTY PER 32 *CB.20*CHG MA C/O NEW OWNER-MS**

PREPARED BY (JI)
Homeland Title LLC
126 Kedron Parkway
Spring Hill TN 37174

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Benjamin W. Farris and wife Rebecca R. Farris,** FIRST PARTY, which expression shall include heirs, personal representatives and assigns, and **Alan J. Doscher and Ashley J. Doscher, husband and wife, SECOND** PARTY, which expression shall include heirs, personal representatives and assigns.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Land in Maury County, Tennessee, being Lot 53, SECTION 2, PHASE 1, CARRIAGE HILLS, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Benjamin W. Farris and Rebecca R. Farris, husband and wife by Warranty Deed from Ryan Heichelbech and wife, Megan Heichelbech, recorded on the 23rd day of September, 2013 in Book R2251, Page 1361, in the Register's Office of Maury County, Tennessee.
>
> Map 66F, Group A, Parcel 18.00
>
> Same description as in prior deed
>
> Property Address (for approximate identification only): 1117 Dover Drive Columbia, TN 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 060 | 066F | A | 018.00 | | 000 |
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

1117 DOVER DR
Property Address

Ownership and Mailing Address
**DOSCHER ALAN J ETUX ASHLEY J**
**1117 DOVER DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **53** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **100.00X159.39 IRR**

**TAX YEAR 2023**
**MAURY**
City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **3 Part Basement** |
| Stories | **1 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **12 Brick/Wood** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **2002** | Eff Yr Built | **2010** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **7** | Total Fixtures | **7** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

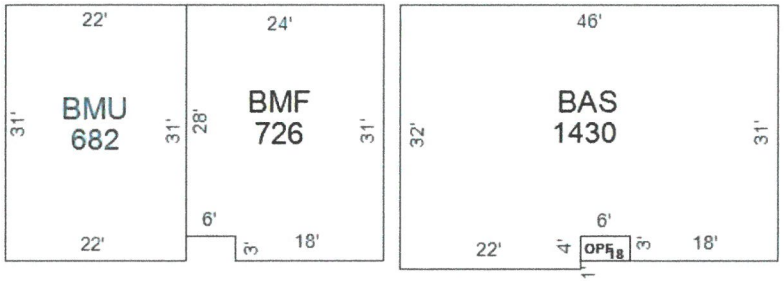
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **15** | Other Phys | Functional | External | % Good **85** |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,430** | **.958** | **1** | **1.021** | **1.07** | **1,430** | **2022** | **12** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **197,330** | **54,320** | **251,650** | **175.98** | Dwelling Factor | **1** |
| RCNLD | **167,730** | **46,180** | **213,910** | **149.59** | Dwelling Value | **213,910** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,430** | | | |
| | **BMF** | **726** | **0** | **50.28** | **36,500** |
| | **BMU** | **682** | **0** | **25.13** | **17,140** |
| | **OPF** | **18** | **0** | **37.78** | **680** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **216,500** |
| TOTAL APPRAISAL | **276,500** |
| GREENBELT APR | |
| ASSESSMENT | **69,125** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **276,500** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **PTO** | **Patio** | **1991** | **1991** | **300** | **C** | **1** | **12 X 25** | | **8.1667** | **AV** | **2,450** | **10** | | **1** | **250** |
| **WDK** | **Wood Deck** | **1991** | **1991** | **140** | **C** | **1** | **10 X 14** | | **20.8571** | **AV** | **2,920** | **10** | | **1** | **290** |
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |

**Total OBY Value** **2,540**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **100** | **159** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **04/02/2019** | **R2549** | **776** | **260,000** | **260,000** | **I** | **WD** | **A** | **DOSCHER ALAN J ETUX ASHLEY J** |
| **09/20/2013** | **R2251** | **1361** | **178,000** | **178,000** | **I** | **WD** | **A** | **FARRIS BENJAMIN W ETUX** |
| **11/14/2012** | **R2211** | **1200** | | | **I** | **QC** | **A** | **HEICHELBECH RYAN ETUX** |
| **08/23/2012** | **R2202** | **866** | **69,470** | **69,470** | **I** | **TR** | **G** | **HEICHELBECH DAN** |

## NOTES

**R14:32*LDS - R22: CHG DRW VAL PER 32 *CB - 22: CHG PTO, WDK, PP-UTB PER 51 *CB**

Prepared by/Return to:
TransContinental Title Co.
4033 Tampa Rd Suite 101
Oldsmar, FL 34677
800-225-7897

BK/PG:R1884/1267-1269
05016113

| | |
|---|---|
| 3 PGS : AL - QUITCLAIM DEED | |
| SUSIE BATCH: 40684 | |
| 10/19/2005 - 09:20 AM | |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 17.00 |

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

THIS INSTRUMENT PREPARED BY:
William E. Curphey & Associates
2605 Enterprise Road East
Suite 155
Clearwater, Florida 33759

D#10-340207-3
T-697680

# QUIT CLAIM DEED

Return to mail tax statements to:
KELLIE L. CONGER
1109 DOVER DRIVE
COLUMBIA, TN 38401

Property Tax ID#: 066F-A-020-00

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, KELLIE L. CONGER, Married To, KEVIN RAY CONGER, as Grantor, and KELLIE L. CONGER, a married person, KEVIN RAY CONGER, a married person, Joint Tenants w/ rights of survivorship as Grantee hereby conveys all right, title and interest that I may have in and to the following described real property located in MAURY County, Tennessee, to wit:

**"SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A" INCLUDED HEREWITH AND MADE A PART HEREOF"**

PROPERTY ADDRESS:
1109 DOVER DRIVE
COLUMBIA, TN 38401

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 1109 DOVER DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 2** | | | | **TAX YEAR 2023**<br>**MAURY** | 060 | 066F | A | 020.00 | | 000 |
| Ownership and Mailing Address | BK **8** | PG **82** | BLOCK | LOT **55** | TRACT | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| **CONGER KELLIE L &**<br>**KEVIN RAY CONGER**<br>**1109 DOVER DR**<br>**COLUMBIA TN 38401** | Alt Subdiv<br>BK | PG | BLOCK | LOT | TRACT | City **60156 Columbia** | | Map **066F** | | Updated 10/27/2022 | |
| | Additional Description | | | | | SSD1 | | Dist **03** | | Printed 03/17/2023 | |
| | Dimensions **104.94X160.97 IRR** | | | | | SSD2 | | Card: 1 of 1 | | | |
| | | | | | | Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | | Page: 1 of 1 | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built **1991** | Eff Yr Built **2006** | Rooms **0** | Bedrooms **0** | | | | |
| Full Baths | Half Baths | Add'l Fixtures **7** | Total Fixtures **7** | | | | |
| Wood FP Stacks **1** | Openings **1** | Add'l Sty | PreFab | Add'l Sty | | | |
| Info Src **3** | Occ **1** | Rental: Src | Year **0** | Amount **0** | Sched | | |

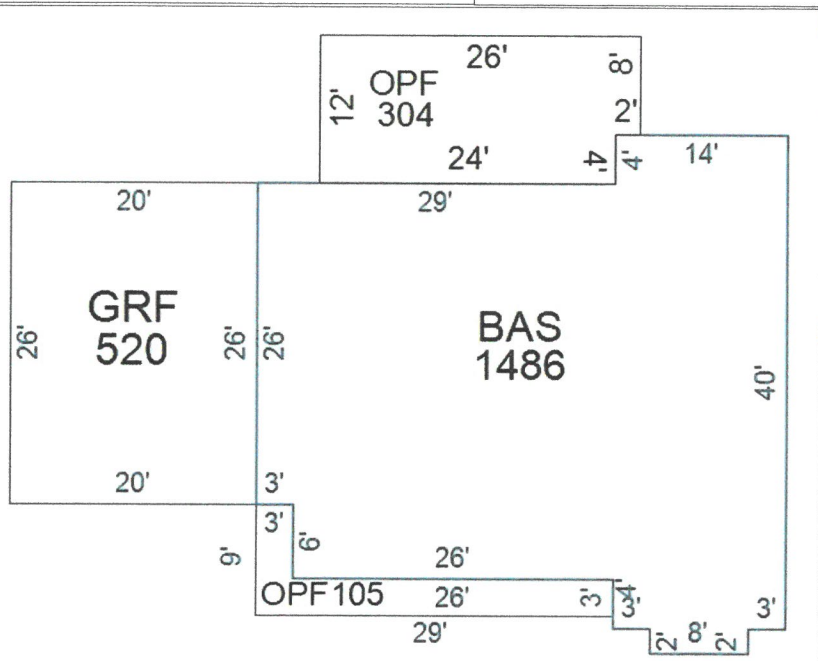
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,486** | **.991** | **1** | **1** | **1.07** | **1,486** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **196,040** | **48,100** | **244,140** | **164.29** | Dwelling Factor | **1** |
| RCNLD | **156,830** | **38,480** | **195,310** | **131.43** | Dwelling Value | **195,310** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,486** | | | |
| | **OPF** | **105** | **0** | **37.71** | **3,960** |
| | **GRF** | **520** | **0** | **62.85** | **32,680** |
| | **OPF** | **304** | **0** | **37.70** | **11,460** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **198,700** |
| TOTAL APPRAISAL | **258,700** |
| GREENBELT APR | |
| ASSESSMENT | **64,675** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **258,700** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1991** | **2000** | **200** | **C** | **1** | **IRR** | | **20.85** | **AV** | **4,170** | **34** | | **1** | **1,420** |
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |

**Total OBY Value** **3,420**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **104** | **160** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **10/07/2005** | **R1884** | **1267** | | | | | | **CONGER KELLIE L &** |
| **08/31/1992** | **1158** | **1** | **93,000** | **93,000** | **I** | **WD** | **A** | **CONGER KEVIN RAY** |
| **07/29/1991** | **1123** | **922** | **17,900** | **17,900** | **V** | **WD** | **M** | **ROSCOE MICHAEL** |
| **04/17/1990** | **835** | **71** | | | | | | **PARKS-REAVES PROPERTIES** |

## NOTES

**R22: CHG WDK EYB, DRW VAL PER 32 *CB - 22: ADD OPF PER 51 *CB**

(1)

BK/PG: R2405/452-453
16016462

| | |
|---|---|
| 2 PGS:AL-WARRANTY DEED | |
| NANCY BATCH: 180095 | 12/02/2016 - 10:25 AM |
| VALUE | 185000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 684.50 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 697.50 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Prepared by:
Security Title & Escrow Co., LLC
Columbia, Tennessee 38402-1431

Return to Security Title & Escrow Company

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Charles L. Mann, Jr. or Hazel M. Mann, Trustees of the Charles L. Mann, Jr. and/or Hazel M. Mann Revocable Living Trust dated August 13, 2005,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Wesley D. Andrews and Stephanie Andrews, husband and wife,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

**LOCATED in the Third (3rd) Civil District of Maury County, Tennessee and being Lot 41, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.**

**BEING the same property conveyed to Charles L. Mann, Jr. or Hazel M. Mann, Trustees of the Charles L. Mann, Jr. and/or Hazel M. Mann Revocable Living Trust dated August 13, 2005 by deed dated May 11, 2009 of record in Book R2078, Page 206, Register's Office of Maury County, Tennessee.**

**Map 66F, Group A, Parcel 6**

**Property Address: 1108 Dover Drive, Columbia, TN 38401**

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **MAURY** County, Tennessee Register of Deeds office.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1108 DOVER DR
Property Address
Ownership and Mailing Address
**ANDREWS WESLEY D ETUX STEPHANIE**
**1108 DOVER DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **41** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **131.04X175.00 IRR**

**TAX YEAR 2023**
**MAURY**

| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
|---|---|---|---|---|---|
| 060 | 066F | A | 006.00 | | 000 |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **7 Heat And Cooling Split**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

| Year Built | Eff Yr Built | Rooms | Bedrooms |
|---|---|---|---|
| **1991** | **2006** | **0** | **0** |

| Full Baths | Half Baths | Add'l Fixtures | Total Fixtures |
|---|---|---|---|
| | | **9** | **9** |

| Wood FP Stacks | Openings | Add'l Sty | PreFab | Add'l Sty |
|---|---|---|---|---|
| | | | | |

| Info Src | Occ | Rental: Src | Year | Amount | Sched |
|---|---|---|---|---|---|
| **3** | **1** | | **0** | **0** | |

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **1+ : Average +** Condition **Average** Class:

| Prorate | Date | Factor | % Comp | Cost & Design |
|---|---|---|---|---|
| | | | | **0** |

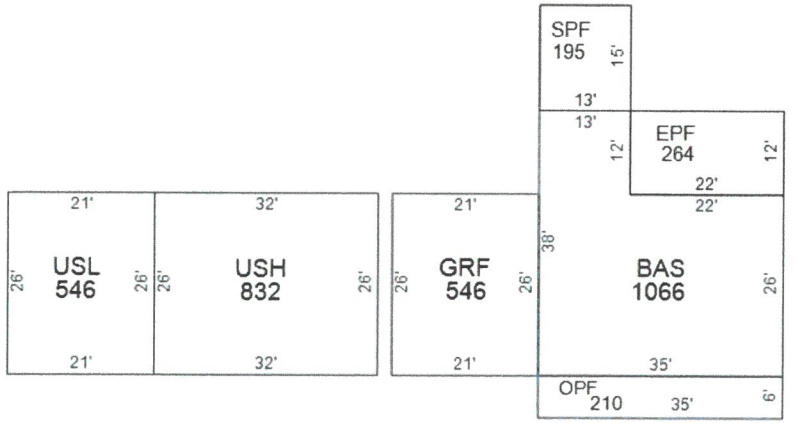
| Depr: Physical | Other Phys | Functional | External | % Good |
|---|---|---|---|---|
| **20** | | | | **80** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,066** | **.737** | **1** | **1** | **1.07** | **1,729** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt |
|---|---|---|---|---|
| RCN | **149,160** | **153,890** | **303,050** | **175.27** |
| RCNLD | **119,330** | **123,110** | **242,440** | **140.22** |

% Complete
Dwelling Factor **1**
Dwelling Value **242,440**

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,066** | | | |
| | **OPF** | **210** | **0** | **37.71** | **7,920** |
| | **GRF** | **546** | **0** | **62.84** | **34,310** |
| | **USH** | **832** | **60** | **62.84** | **52,280** |
| | **USL** | **546** | **30** | **37.71** | **20,590** |
| | **EPF** | **264** | **0** | **100.53** | **26,540** |
| | **SPF** | **195** | **0** | **62.82** | **12,250** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **248,100** |
| TOTAL APPRAISAL | **308,100** |
| GREENBELT APR | |
| ASSESSMENT | **77,025** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **308,100** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
# Improvements **1**
# Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **2006** | **2006** | **352** | **C** | **1** | **16 X 22** | | **16.2784** | **AV** | **5,730** | **52** | | **1** | **2,980** |
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **1500** | **UN** | **1,500** | **100** | | **1** | **1,500** |
| **UTB** | **Utility Building** | **1996** | **1996** | **100** | **C** | **1** | **10X10** | | **25.3** | **AV** | **2,530** | **48** | | **1** | **1,210** |

**Total OBY Value** **5,690**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **131** | **175** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **11/29/2016** | **R2405** | **452** | **185,000** | **185,000** | **I** | **WD** | **A** | **ANDREWS WESLEY D ETUX STEPHANIE** |
| **05/11/2009** | **R2078** | **206** | | | | | | **MANN CHARLES L JR OR HAZEL** |
| **07/26/1991** | **1123** | **654** | **99,500** | **99,500** | **V** | **WD** | **M** | **MANN CHARLES LYNWOOD** |
| **04/03/1991** | **1114** | **474** | **17,900** | **17,900** | **V** | **WD** | **M** | **REAVES LARRY G** |

## NOTES

**CHG SPU TO EPU PER 32*FN06VI*INCR LAND PRICE*R06FN**
**CHG AREA CODE*R06JS*CHG AREA CODE*FN*INCR DRWY PRICE**
**CHG EYB ON WD DECK*R10/32*FN*R2078-206 LIV TRUST*JG**
**15:32 CHG DWELLING REMEASURE HSE*LDS**

BK/PG:R1721/940-941

03106048

| | |
|---|---|
| 2 PGS : AL - WARRANTY DEED | |
| SUSIE BATCH: 3583 | |
| 06/30/2003 - 08:48 AM | |
| VALUE | 116000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 429.20 |
| RECORDING FEE | 10.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 442.20 |

STATE of TENNESSEE, MAURY COUNTY

L WAYNE WHITE
REGISTER OF DEEDS

PREPARED BY:
JAMES T. DUBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Christ Our Savior Evangelical Lutheran Church, FIRST PARTY, which expression shall include successors and assigns, and Charles Alwin Westra and wife, Debra Dawn Westra, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 19, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 1165, Page 208, Register's Office of Maury County, Tennessee.
>
> Map 66K, Group A, Parcel 34.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 647, Page 280, as amended in Book 653, Page 511, and Book 733, Page 432, Register's Office of Maury County, Tennessee; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **TAX YEAR 2023** | 060 | 066K | A | 034.00 | | 000 |
| **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

1100 DOVER DR
Property Address

Ownership and Mailing Address
**WESTRA CHARLES ALWIN ETUX**
**DEBRA DAWN**
**1100 DOVER DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **0019** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **140X134.37 IRR**

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **4 Full Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **11 Common Brick** Attic
Heating Fuel

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built **1993** | Eff Yr Built **2002** | Rooms **0** | Bedrooms **0** |
| Full Baths | Half Baths | Add'l Fixtures **10** | Total Fixtures **10** |
| Wood FP Stacks **1** | Openings **1** | Add'l Sty | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | Year **0** | Amount **0** | Sched |

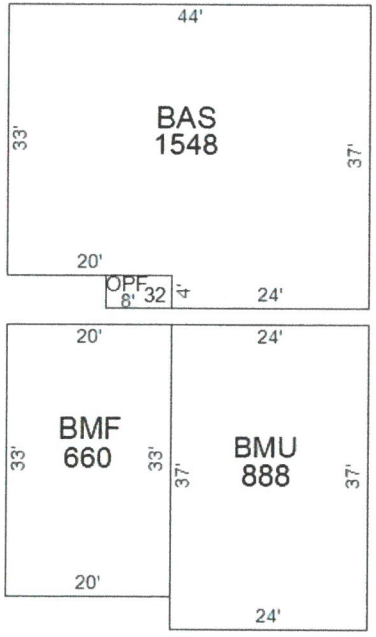
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **01 Floor Only** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,548** | **1.028** | **1** | **1.07** | **1.21** | **1,548** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **250,170** | **64,130** | **314,300** | **203.04** | Dwelling Factor | **1** |
| RCNLD | **200,140** | **51,300** | **251,440** | **162.43** | Dwelling Value | **251,440** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,548** | | | |
| | **BMF** | **660** | **0** | **56.86** | **37,530** |
| | **OPF** | **32** | **0** | **42.5** | **1,360** |
| | **BMU** | **888** | **0** | **28.42** | **25,240** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **253,500** |
| TOTAL APPRAISAL | **313,500** |
| GREENBELT APR | |
| ASSESSMENT | **78,375** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **313,500** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1993** | **1993** | **224** | **C** | **1** | **14X16** | | **19.8214** | **AV** | **4,440** | **13** | | **1** | **580** |
| **DRW** | **Driveway** | **1993** | **2005** | **1** | **C** | **1** | | | **1500** | **UN** | **1,500** | **100** | | **1** | **1,500** |

**Total OBY Value** **2,080**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **07/09/2003** | **01 Bldg Apr** | **45** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **140** | **134** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/26/2003** | **R1721** | **940** | **116,000** | **116,000** | **I** | **WD** | **F** | **WESTRA CHARLES ALWIN ETUX** |
| **11/16/1992** | **1165** | **208** | **17,900** | **17,900** | **V** | **WD** | **A** | **CHRIST OUR SAVIOR EVANGELI** |
| **04/17/1990** | **835** | **71** | **10** | **10** | **V** | **WD** | **M** | **PARKS REAVES PROPERTIES** |
| **04/16/1990** | **835** | **65** | **355,750** | **355,750** | **V** | **WD** | **M** | **PARKS ROBERT S** |

## NOTES

**INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN**
**CHG CAB,PAINT, ELEC, ADD FRPL*R10/32*FN - R22: CHG WDK EYB PER 32 *CB**

STATE OF TENNESSEE
COUNTY OF MAURY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Diane McKee, GRI
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF May 19 93

Carlene Messick
Notary Public

MY COMMISSION EXPIRES: 5-22-95
(AFFIX SEAL)

CARLENE MESSICK NOTARY PUBLIC STATE OF TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**

Steltemeier & Westbrook, Attys, 2002 Richard Jones Rd., C-101, Nashville, Tn. 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Cristi Secrest (NAME) | Atlantic Coast Mortgage Company (NAME) | MAP 066F |
| 1104 Dover Drive (ADDRESS) | 12700 Fair Lakes Circle, Suite 400 (ADDRESS) | GROUP A |
| Columbia, TN 38401 (CITY) (STATE) (ZIP) | Farifax, VA 22033 (CITY) (STATE) (ZIP) | PARCEL 00100 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard L. Hawkersmith and wife, Dawn O. Hawkersmith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cristi Secrest , a single person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Maury COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 38 on the Plan of Carriage Hills Subdivision, Section 2, Phase I, as of record in Plat Book 8, page 82, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard L. Hawkersmith and wife, Dawn O. Hawkersmith by deed from Richard H. Fleeman of record in Book 1143, page 17, Register's Office for Maury County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 19 of May 19 93 at 2:10 o'clock P M
Note Book 15 Page 547 Receipt #22887 Recording Fee 8.00
State Tax 329.30 Probate Fee 1.00 Total 338.30
Book 1182 Page 102, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS L. Wayne White

unimproved ( )
This is improved ( X ) property, known as 1104 Dover Drive, Columbia, TN 38401
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of February, 19 93

Richard L. Hawkersmith
Richard L. Hawkersmith

Dawn O. Hawkersmith
Dawn O. Hawkersmith

DCTN01W 12/88

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1104 DOVER DR | Subdivision **CARRIAGE HILLS SEC 2** | | | | **TAX YEAR 2023** | **060** | **066F** | **A** | **001.00** | | **000** |
| Property Address | BK **8** | PG **82** | BLOCK | LOT **38** | TRACT | **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | | | | | City **60156 Columbia** | | Map **066F** | | Updated 10/27/2022 | |
| **SECREST CRISTI** | BK | PG | BLOCK | LOT | TRACT | SSD1 | | Dist **03** | | Printed 03/17/2023 | |
| **1104 DOVER DR** | Additional Description | | | | | SSD2 | | | | | |
| **COLUMBIA TN 38401** | Dimensions **137.30X130.55 IRR** | | | | | Total Land Units **1** | | Card: 1 of 1 | | | |
| | | | | | | Deed Acres **0** | | | | | |
| | | | | | | Calculated Acres **0** | | Page: 1 of 1 | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built **1991** | Eff Yr Built **2006** | Rooms **0** | Bedrooms **0** | | | | |
| Full Baths | Half Baths | Add'l Fixtures **6** | Total Fixtures **6** | | | | |
| Wood FP Stacks **1** | Openings **1** | Add'l Sty | PreFab | Add'l Sty | | | |
| Info Src **2** | Occ **1** | Rental: Src | Year **0** | Amount **0** | Sched | | |

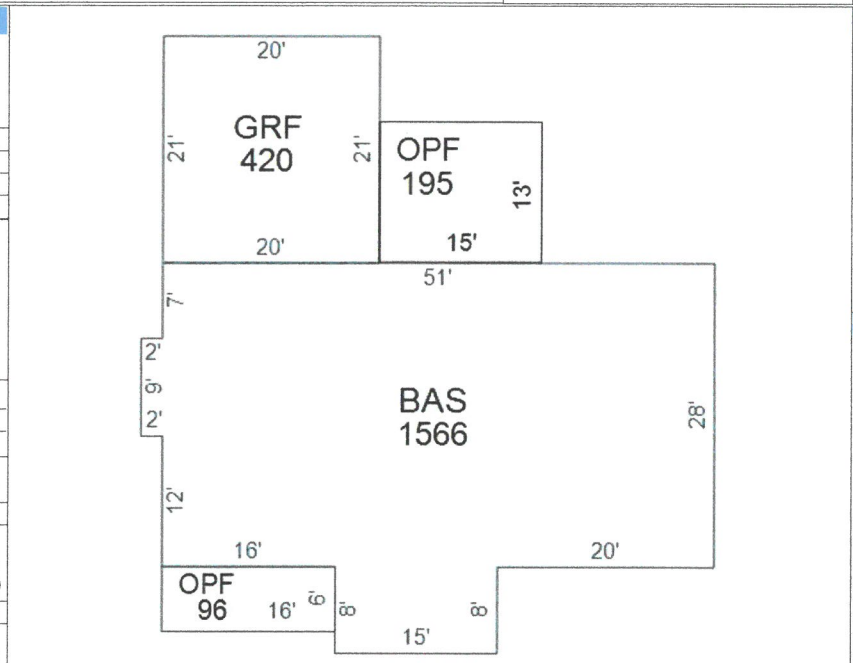
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,566** | **1.039** | **1** | **1** | **1.21** | **1,566** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **230,410** | **42,250** | **272,660** | **174.11** | Dwelling Factor | **1** |
| RCNLD | **184,330** | **33,800** | **218,130** | **139.29** | Dwelling Value | **218,130** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,566** | | | |
| | **OPF** | **96** | **0** | **42.60** | **4,090** |
| | **GRF** | **420** | **0** | **71.07** | **29,850** |
| | **OPF** | **195** | **0** | **42.62** | **8,310** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **223,700** |
| TOTAL APPRAISAL | **283,700** |
| GREENBELT APR | |
| ASSESSMENT | **70,925** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **283,700** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **500** | **UN** | **500** | **100** | | **1** | **500** |
| **GAZ** | **Gazebo** | **2006** | **2006** | **64** | **B** | **1** | **8 X 8** | | **83.125** | **GD** | **5,320** | **76** | | **1** | **4,040** |
| **WDK** | **Wood Deck** | **2010** | **2010** | **80** | **C** | **1** | **8 X 10** | | **20.875** | **AV** | **1,670** | **64** | | **1** | **1,070** |

**Total OBY Value** **5,610**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **137** | **130** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **02/26/1993** | **1182** | **102** | **89,000** | **89,000** | **I** | **WD** | **A** | **SECREST CRISTI** |
| **03/18/1992** | **1143** | **17** | **88,000** | **88,000** | **I** | **WD** | **A** | **HAWKERSMITH RICHARD L** |
| **03/20/1991** | **1113** | **333** | **17,900** | **17,900** | **V** | **WD** | **A** | **FLEEMAN RICHARD H** |
| **04/17/1990** | **835** | **71** | | | | | | **PARKS-REAVES PROPERTIES** |

## NOTES

**R14:32 DEL OPF, ADD GAZ, CHG EYB*LDS - R18: CHG QLTY, GAZ QLTY PER 32 *CB**
**22: ADD OPF, DEL WDK PER 51 *CB**

This Instrument Prepared By:

William A. Graham
Columbia, TN 38401

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between PHOENIX HOMES, INC., a Tennessee corporation, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and SON MINH DO AND WIFE, KATHRINE M. DO, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

## WITNESSETH:

For the consideration of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys to SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot 42, Carriage Hills Subdivision, Section 2, Phase 1, as shown on plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.
>
> Legal Description obtained from prior deed.
>
> This property is shown on the tax records of Maury County, Tennessee, as Map 66F, Group A, Parcel 7.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Deed Book 1111, Page 837, Register's Office of Maury County, Tennessee.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY, together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered, except for current year's property taxes, building restrictions of record in Book 853, Page 210, Register's Office of Maury County, Tennessee, and building setback lines and utility and drainage easements as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to the above described property unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 28 day of April, 1992.

PHOENIX HOMES, INC.

BY: _____
JOE GULLETT, JR., PRESIDENT

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, JOE GULLETT, JR., with whom I am

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 1112 DOVER DR | Subdivision **CARRIAGE HILLS SEC 2** | **TAX YEAR 2023** | **060** | **066F** | **A** | **007.00** | **000** |
| Property Address | BK **8** PG **82** BLOCK LOT **42** TRACT | **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI S/I |
| Ownership and Mailing Address | Alt Subdiv | City **60156 Columbia** | Map **066F** | | Updated 10/27/2022 | | |
| **DO SON MINH** | BK PG BLOCK LOT TRACT | SSD1 | Dist **03** | | Printed 03/17/2023 | | |
| **ETUX KATHERINE M** | Additional Description | SSD2 | Card: 1 of 1 | | | | |
| **1112 DOVER DR** | Dimensions **100.00X392.48 IRR** | Total Land Units **1** | Page: 1 of 1 | | | | |
| **COLUMBIA TN 38401** | | Deed Acres **0** | | | | | |
| | | Calculated Acres **0** | | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **11 Common Brick** | Attic | **4 Full-Fin** |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built **1992** | Eff Yr Built **2002** | Rooms **0** | Bedrooms **0** | | | | |
| Full Baths | Half Baths | Add'l Fixtures **10** | Total Fixtures **10** | | | | |
| Wood FP Stacks **1** | Openings **1** | Add'l Sty | PreFab | Add'l Sty | | | |
| Info Src **3** | Occ **1** | Rental: Src | Year **0** | Amount **0** | Sched | | |

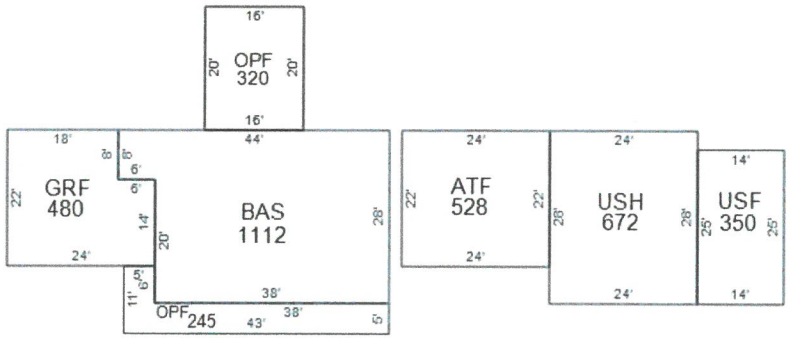
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition **Average** | Class: | | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,112** | **.765** | **1** | **1.07** | **1.07** | **1,865** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **170,250** | **146,560** | **316,810** | **169.87** | Dwelling Factor | **1** |
| RCNLD | **136,200** | **117,250** | **253,450** | **135.90** | Dwelling Value | **253,450** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,112** | | | |
| | **USF** | **350** | **100** | **113.11** | **39,590** |
| | **OPF** | **245** | **0** | **37.71** | **9,240** |
| | **GRF** | **480** | **0** | **62.83** | **30,160** |
| | **USH** | **672** | **60** | **62.84** | **42,230** |
| | **ATF** | **528** | **0** | **25.13** | **13,270** |
| | **OPF** | **320** | **0** | **37.72** | **12,070** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **261,000** |
| TOTAL APPRAISAL | **321,000** |
| GREENBELT APR | |
| ASSESSMENT | **80,250** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **321,000** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **2014** | **2014** | **300** | **C** | **1** | **20 X 15** | | **17.4333** | **AV** | **5,230** | **76** | **1** | **1** | **3,980** |
| **DRW** | **Driveway** | **1992** | **1992** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | **1** | **1** | **2,000** |
| **UTB** | **Utility Building** | **1997** | **1997** | **120** | **C** | **1** | **10X12** | | **25.25** | **AV** | **3,030** | **50** | **1** | **1** | **1,520** |

**Total OBY Value** **7,500**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **U** | **22** | **01** | | **100** | **392** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **04/28/1992** | **1146** | **961** | **17,900** | **17,900** | **V** | **WD** | **A** | **DO SON MINH** |
| **02/28/1991** | **1111** | **837** | **17,900** | **17,900** | **V** | **WD** | **A** | **PHOENIX HOMES INC** |
| **04/17/1990** | **835** | **71** | | | | | | **PARKS-REAVES PROPERTIES** |

## NOTES

**CHG OPF TO SPF INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS**
**CHG AREA CODE*FN*INCR DRWY PRICE*R10/32*FN**
**15:32 ADD OPF/CHG WD DECK/CHG QUA*LDS - 21: ADD TO BAS PER 50 *CB**

Title Realty Title

THIS INSTRUMENT PREPARED BY:
PAUL B. PLANT, ATTY. AT LAW
225 MAHR AVENUE
LAWRENCEBURG, TN. 38464
File #151249BR

BK/PG:R2354/298-299
16000486

| | |
|---|---|
| 2 PGS : AL - WARRANTY DEED | |
| SUSIE BATCH: 168364 | |
| 01/13/2016 - 09:35 AM | |
| VALUE | 170000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 629.00 |
| RECORDING FEE | 10.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 642.00 |

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

FROM: LILLIE ELAINE TRUITT, A MARRIED PERSON, JEFFREY TRUITT, A MARRIED PERSON, SARA SMITH, A MARRIED PERSON AND JACOB POWELL, A MARRIED PERSON

TO: ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED SEVENTY THOUSAND AND NO/100--- ($170,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, We, LILLIE ELAINE TRUITT, A MARRIED PERSON, JEFFREY TRUITT, A MARRIED PERSON, SARA SMITH, A MARRIED PERSON AND JACOB POWELL, A MARRIED PERSON, have bargained and sold, and by these presents, do transfer and convey unto the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, their heirs and assigns, a certain tract or parcel of land located in Maury County, Tennessee, being more fully described as follows:

Land in Maury County, Tennessee, being Lot 37, Carriage Hills Subdivision, Section 2, as shown on plat of record in Plat Book 8, Page 82, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Subject to all matters as shown on plat of record in Book 8, Page 82, Register's Office of Maury County, Tennessee.

Subject to Restrictions of record in Book 853, Page 210, Register's Office of Maury County, Tennessee.

This being the same property conveyed to Lillie Elaine Truitt, Jeffrey Truitt, Sara Smith and Jacob Powell, as equal tenants in common by Warranty Deed from Bryan P. Rider, unmarried, recorded on the 8th day of October, 2014 in Deed Book R2294, Page 542, in the Register's Office of Maury County, Tennessee.

**SUBJECT PROPERTY IS NOT THE GRANTORS USUAL PLACE OF RESIDENCE.**

MAP 66FA, PARCEL 2.00

PROPERTY ADDRESS: 1004 GRAYSON PLACE, COLUMBIA, TN 38401

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, their heirs and assigns forever. And we do covenant with the said ALISON EPPS AND ANDREW C. EPPS, WIFE AND HUSBAND, that we are lawfully seized and

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

1004 GRAYSON PL
Property Address
Ownership and Mailing Address
**EPPS ALISON ETVIR ANDREW C**
**1004 GRAYSON PL**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **37** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **117.89X158.75 IRR**

**TAX YEAR 2023 MAURY**

| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
|---|---|---|---|---|---|
| 060 | 066F | A | 002.00 | | 000 |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

| Year Built | Eff Yr Built | Rooms | Bedrooms |
|---|---|---|---|
| **1991** | **2006** | **0** | **0** |

| Full Baths | Half Baths | Add'l Fixtures | Total Fixtures |
|---|---|---|---|
| | | **7** | **7** |

| Wood FP Stacks | Openings | Add'l Sty | PreFab | Add'l Sty |
|---|---|---|---|---|
| | | | | |

| Info Src | Occ | Rental: Src | Year | Amount | Sched |
|---|---|---|---|---|---|
| **3** | **1** | | **0** | **0** | |

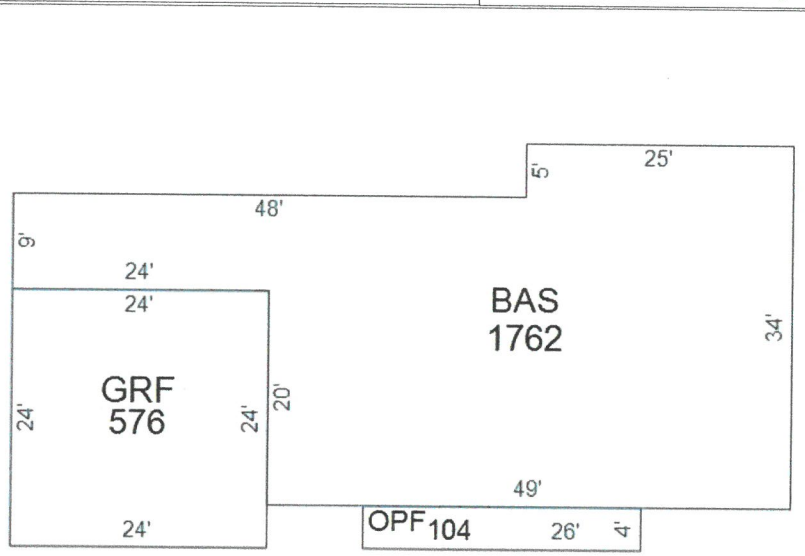
Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,762** | **1.156** | **1** | **1** | **1.21** | **1,762** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete |
|---|---|---|---|---|---|
| RCN | **253,060** | **45,360** | **298,420** | **169.36** | Dwelling Factor **1** |
| RCNLD | **202,450** | **36,280** | **238,730** | **135.49** | Dwelling Value **238,730** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,762** | | | |
| | **OPF** | **104** | **0** | **42.60** | **4,430** |
| | **GRF** | **576** | **0** | **71.06** | **40,930** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **244,200** |
| TOTAL APPRAISAL | **304,200** |
| GREENBELT APR | |
| ASSESSMENT | **76,050** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **304,200** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
# Improvements **1**
# Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **500** | **UN** | **500** | **100** | | **1** | **500** |
| **WDK** | **Wood Deck** | **2020** | **2020** | **300** | **C** | **1** | **15 X 20** | | **17.4333** | **AV** | **5,230** | **94** | | **1** | **4,920** |

**Total OBY Value** **5,420**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **117** | **158** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **01/08/2016** | **R2354** | **298** | **170,000** | **170,000** | **I** | **WD** | **A** | **EPPS ALISON ETVIR ANDREW C** |
| **10/07/2014** | **R2294** | **542** | **95,000** | **95,000** | **I** | **WD** | **A** | **TRUITT LILLIE ELAINE ETAL JEFFREY TI** |
| **03/24/1995** | **1248** | **687** | **102,000** | **102,000** | **I** | **WD** | **A** | **RIDER BRYAN P** |
| **08/31/1993** | **1194** | **182** | **95,000** | **95,000** | **I** | **WD** | **A** | **TAMEZ RAUL ETUX** |

## NOTES

**R18: CHG QLTY PER 32 *CB - 22: REPL WDK PER 51 *CB**

BK/PG: R2623/1073-1074

20005431

| | |
|---|---|
| 2 PGS:AL-WARRANTY DEED | |
| SUSIE BATCH: 227082 | 04/03/2020 - 09:30 AM |
| VALUE | 260000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 962.00 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 975.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

# WARRANTY DEED

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $260,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 30TH DAY OF MARCH, 2020.

NOTARY PUBLIC

MY COMMISSION EXPIRES 2/12/23

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 20-1707KH

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO (If left blank please use the address of the new owner) | MAP-PARCEL |
|---|---|---|
| Hunter L. Tyree and Lauren Tyree | Legacy Mutual Home Mortgage | 66F-A-003.00 |
| 1008 Grayson Place | 3503 Paesanos Parkway | |
| Columbia, TN 38401 | San Antonio, TX 78231 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MARTY TYREE AND JAMIE TYREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HUNTER L. TYREE AND LAUREN TYREE, MARRIED COUPLE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is property known as 1008 Grayson Place, Columbia, TN 38401

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness hand on the 30th day of March, 2020.

Marty Tyree

Jamie Tyree

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, MARTY TYREE AND JAMIE TYREE, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of March, 2020.

Notary Public

My Commission Expires: 2/12/23

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1008 GRAYSON PL | Subdivision **CARRIAGE HILLS SEC 2** | **TAX YEAR 2023 MAURY** | 060 | 066F | A | 003.00 | | 000 |
| Property Address | BK **8** PG **82** BLOCK LOT **36** TRACT | | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv BK PG BLOCK LOT TRACT | City **60156 Columbia** | Map **066F** | Updated 10/27/2022 |
| **TYREE HUNTER L ETUX LAUREN** | Additional Description | SSD1 | Dist **03** | Printed 03/17/2023 |
| **1008 GRAYSON PL** | Dimensions **102.09X161.98 IRR** | SSD2 | Card: 1 of 1 |
| **COLUMBIA TN 38401** | | Total Land Units **1** Deed Acres **0** Calculated Acres **0** | Page: 1 of 1 |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **4 Full Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **12 Brick/Wood** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built **1991** | Eff Yr Built **2006** | Rooms **0** | Bedrooms **0** |
| Full Baths | Half Baths | Add'l Fixtures **7** | Total Fixtures **7** |
| Wood FP Stacks **1** | Openings **1** | Add'l Sty | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | Year **0** | Amount **0** | Sched |

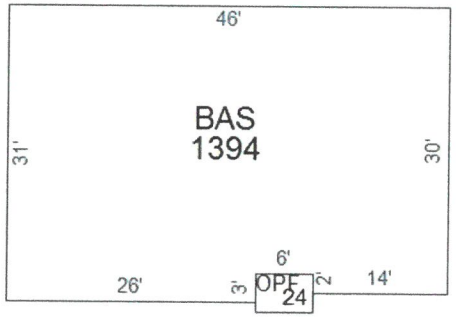
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

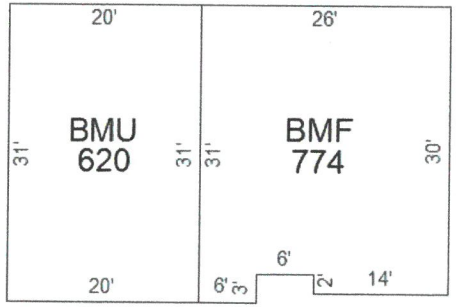
| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | Class: |
| Prorate | Date | Factor | % Comp | Cost & Design **0** |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** |

| | Factors | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,394** | **.936** | **1** | **1.021** | **1.21** | **1,394** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **213,910** | **62,650** | **276,560** | **198.39** | Dwelling Factor | **1** |
| RCNLD | **171,130** | **50,130** | **221,260** | **158.72** | Dwelling Value | **221,260** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,394** | | | |
| | **BMF** | **774** | **0** | **56.86** | **44,010** |
| | **OPF** | **24** | **0** | **42.5** | **1,020** |
| | **BMU** | **620** | **0** | **28.42** | **17,620** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **222,600** |
| TOTAL APPRAISAL | **282,600** |
| GREENBELT APR | |
| ASSESSMENT | **70,650** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **282,600** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| Year | Recorded |
|---|---|
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1991** | **1991** | **240** | **C** | **1** | **12X20** | | **19.2083** | **AV** | **4,610** | **10** | | **1** | **460** |
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **900** | **UN** | **900** | **100** | | **1** | **900** |

**Total OBY Value** **1,360**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **102** | **161** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **03/30/2020** | **R2623** | **1073** | **260,000** | **260,000** | **I** | **WD** | **B** | **TYREE HUNTER L ETUX LAUREN** |
| **09/26/1995** | **1266** | **736** | **110,500** | **110,500** | **I** | **WD** | **A** | **TYREE MARTY G ETUX** |
| **06/19/1992** | **1152** | **31** | **90,000** | **90,000** | **I** | **WD** | **A** | **STAFFORD DENNIS R** |
| **08/12/1991** | **1125** | **214** | **17,900** | **17,900** | **V** | **WD** | **M** | **REAVES LARRY G** |

## NOTES

**INCR LAND PRICE*R06FN*CHG AREA CODE*R06JS*CHG AREA CODE*FN**
**CHG QUAL ON FRPL*R10/32*FN**



CA330TN

State of Tennessee - IMPACT System

282600

File:

| This instrument prepared by:<br>Marshall Title & Escrow<br>104 West 6th Street<br>PO Box 8150<br>Columbia, Tennessee 38402 | Name and Address of New Property Owner:<br>Margaret H. Tinsley<br>112 Lenox Drive<br>Columbia, TN 38401<br><br>Person or Agency Responsible for Taxes:<br>Same<br><br>Map 066K-A-035.00 |
|---|---|
| | |

# WARRANTY DEED

**THIS INDENTURE**, made and entered into on this 15th day of June, 2007, by and between the Grantors, **Mackey Cutler and wife, Brenda Cutler** and the Grantee, **Margaret H. Tinsley, unmarried...**

That for and in consideration of **One Hundred Sixty Five Thousand and no/100 ($165,000.00)** and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantors have conveyed the described property unto Grantee:

BK/PG:R1990/563-564
07010209
2 PGS : AL - WARRANTY DEED
30318 BATCH: 67536
06/19/2007 - 10:06 AM
VALUE 165000.00
MORTGAGE TAX 0.00
TRANSFER TAX 610.50
RECORDING FEE 10.00
DP FEE 2.00
REGISTER'S FEE 1.00
TOTAL AMOUNT 623.50
STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Land in Maury County, Tennessee, being Lot 20, SECTION 1, CARRIAGE HILLS Subdivision, as shown on plat of record in Plat Book 5, Page 282, in the Register's Office, Maury County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from James W. Wilson and Linda M. Wilson to Mackey Cutler and Brenda Cutler as recorded on the 3rd day of May, 2006 in Book R1916, Page 611 and General Warranty Deed from Daniel L. Kendall and wife Lisa R. Kendall to James W. Wilson and wife, Linda M. Wilson as recorded on the 19th day of July, 1999 in Book R1442, Page 236, in the Register's Office of Maury County, Tennessee.

**TO HAVE AND TO HOLD** said property to Grantee and, her heirs and assigns, together with all rights, titles, easements, hereditaments, and appurtenances forever in fee simple.

The Grantors does hereby covenant with the Grantee that they are lawfully seized in fee of said property; that they have a good right to sell and convey the same; that the same is unencumbered except

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 112 LENOX DR | Subdivision **CARRIAGE HILLS SEC 1** | | | | **TAX YEAR 2023** | 060 | 066K | A | 035.00 | | 000 |
| Property Address | BK **5** | PG **282** | BLOCK | LOT **0020** | TRACT | **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | | | | | City **60156 Columbia** | | Map **066F** | | Updated 10/27/2022 | | |
| **TINSLEY MARGARET H** | BK | PG | BLOCK | LOT | TRACT | SSD1 | | Dist **03** | | Printed 03/17/2023 | | |
| **112 LENOX DR** | Additional Description | | | | | SSD2 | | | | | | |
| **COLUMBIA TN 38401** | Dimensions **137.50X165 IRR** | | | | | Total Land Units **1** | | | | Card: 1 of 1 | | |
| | | | | | | Deed Acres **0** | | | | | | |
| | | | | | | Calculated Acres **0** | | | | Page: 1 of 1 | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built **1988** | Eff Yr Built **2006** | Rooms **0** | Bedrooms **0** | | | | |
| Full Baths | Half Baths | Add'l Fixtures **9** | Total Fixtures **9** | | | | |
| Wood FP Stacks **1** | Openings **1** | Add'l Sty | PreFab | Add'l Sty | | | |
| Info Src **3** | Occ **1** | Rental: Src | Year **0** | Amount **0** | Sched | | |

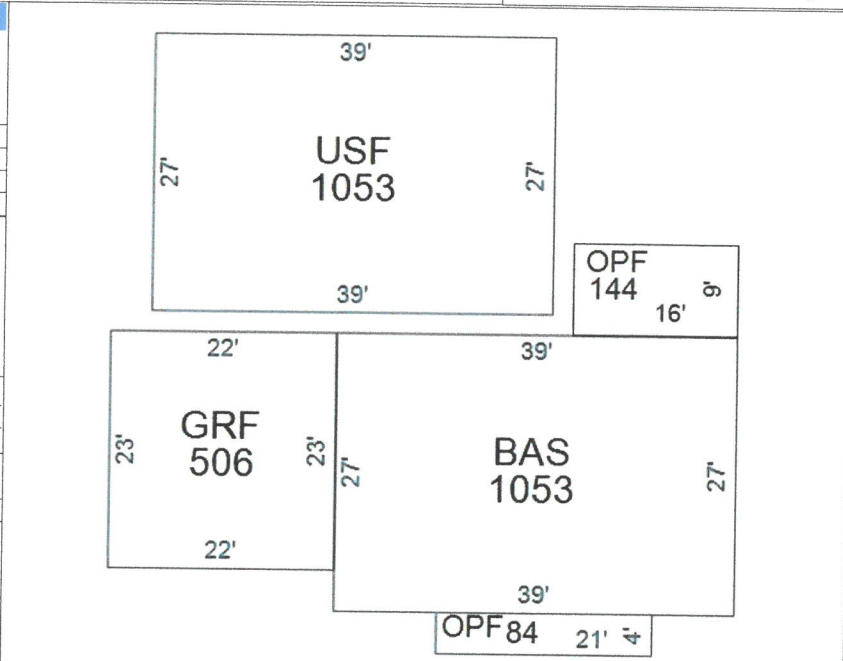
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,053** | **.729** | **1** | **1** | **1.21** | **2,106** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **168,110** | **180,380** | **348,490** | **165.47** | Dwelling Factor | **1** |
| RCNLD | **134,490** | **144,300** | **278,790** | **132.38** | Dwelling Value | **278,790** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,053** | | | |
| | **USF** | **1,053** | **100** | **127.92** | **134,700** |
| | **OPF** | **84** | **0** | **42.62** | **3,580** |
| | **GRF** | **506** | **0** | **71.07** | **35,960** |
| | **OPF** | **144** | **0** | **42.64** | **6,140** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **282,900** |
| TOTAL APPRAISAL | **342,900** |
| GREENBELT APR | |
| ASSESSMENT | **85,725** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **342,900** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| Year | Recorded |
|---|---|
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **2006** | **2006** | **192** | **C** | **1** | **12X16** | | **20.8333** | **AV** | **4,000** | **52** | | **1** | **2,080** |
| **DRW** | **Driveway** | **1988** | **1988** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |

**Total OBY Value** **4,080**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **137** | **165** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/15/2007** | **R1990** | **563** | **165,000** | **165,000** | **I** | **WD** | **A** | **TINSLEY MARGARET H** |
| **05/02/2006** | **R1916** | **611** | | | | | | **CUTLER MACKEY &** |
| **07/12/1999** | **R1442** | **236** | **135,000** | **135,000** | **I** | **WD** | **A** | **WILSON JAMES W ETUX** |
| **09/08/1998** | **R1417** | **341** | | | | | | **KENDALL DANIEL L ETUX** |

## NOTES

**R2014:32 CHG QUALITY*LDS*15:32 ADD OPF/CHG QUA*LDS - R22: CHG DRW VAL PER 32 *CB**
**R22: CHG QLTY PER 51 *CB**

# QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

**The actual consideration for this transfer is $0.**

Affiant

Subscribed and sworn to before me on this 23rd day of February, 2022.

NOTARY PUBLIC

STACY NEISLER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: 05/22/2023

File.

**This Instrument Was Prepared By:**
Stacy S. Neisler / The Law Office of Stacy S. Neisler PLLC
2011 Wall Street Spring Hill TN 37174 / (615) 302-3300

**New Owner Address:** Melissa Sorrento as Trustee of the Sorrento Family Trust dated February 23, 2022
100 Lenox Drive
Columbia, Tennessee 38401

**Send Tax Bills To:** Melissa Sorrento as Trustee of the Sorrento Family Trust dated February 23, 2022
100 Lenox Drive
Columbia, Tennessee 38401

---

NOW, THEREFORE, for and in consideration of the sum of One Dollar ($1.00), cash in hand paid, and other good and valuable consideration, **MELISSA D. SORRENTO, an unmarried person, the Grantor,** does hereby convey, remise, release and forever quitclaim unto **MELISSA SORRENTO AS TRUSTEE OF THE SORRENTO FAMILY TRUST DATED FEBRUARY 23, 2022, the Grantee,** her successors and assigns, all of her right, title and interest in and to a certain tract of land in Maury County, Tennessee described as follows:

> Land in Maury County, Tennessee, being Lot No. 14, on the Plan of Carriage Hills, Section 1, of record in Plat Book 5, Page 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property and legal description conveyed to Melissa D. Sorrento by Warranty Deed dated September 22, 2015, of record in Book R2339, Pages 1188-1189 in the Register's Office for Maury County, Tennessee.
>
> **Map 066F, Control Map 066K, Group A, Parcel 029.00**
>
> This property is improved property known as **100 Lenox Drive, Columbia, Tennessee 38401**.
>
> *The legal description herein was taken from the prior deed of record.*
>
> *All information contained herein was provided to the preparer of this instrument by Grantor. A title examination was not performed or requested by either party.*

Said property is conveyed subject to such limitations, taxes, rights of way, by-laws, restrictions and encumbrances as may affect the premises.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 100 LENOX DR (Property Address) | Subdivision **CARRIAGE HILLS SEC 1** | **TAX YEAR 2023 MAURY** | 060 | 066K | A | 029.00 | 000 |
| | BK **5** PG **282** BLOCK LOT **14** TRACT | | JUR | CONTROL MAP | GROUP | PARCEL | PI S/I |
| Ownership and Mailing Address | Alt Subdiv | City **60156 Columbia** | Map **066F** | | Updated 03/29/2022 | | |
| **SORRENTO FAMILY TRUST** | BK PG BLOCK LOT TRACT | SSD1 | Dist **03** | | Printed 03/17/2023 | | |
| **MELISSA SORRENTO TRUSTEE** | Additional Description | SSD2 | Card: 1 of 1 | | | | |
| **100 LENOX DR** | | Total Land Units **1** | | | | | |
| **COLUMBIA TN 38401** | Dimensions **152.32X172.53 IRR.** | Deed Acres **0** | Page: 1 of 1 | | | | |
| | | Calculated Acres **0** | | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built **1986** | Eff Yr Built **2006** | Rooms **0** | Bedrooms **0** | | | | |
| Full Baths | Half Baths | Add'l Fixtures **8** | Total Fixtures **8** | | | | |
| Wood FP Stacks **1** | Openings **1** | Add'l Sty | PreFab | Add'l Sty | | | |
| Info Src **3** | Occ **0** | Rental: Src | Year **0** | Amount **0** | Sched | | |

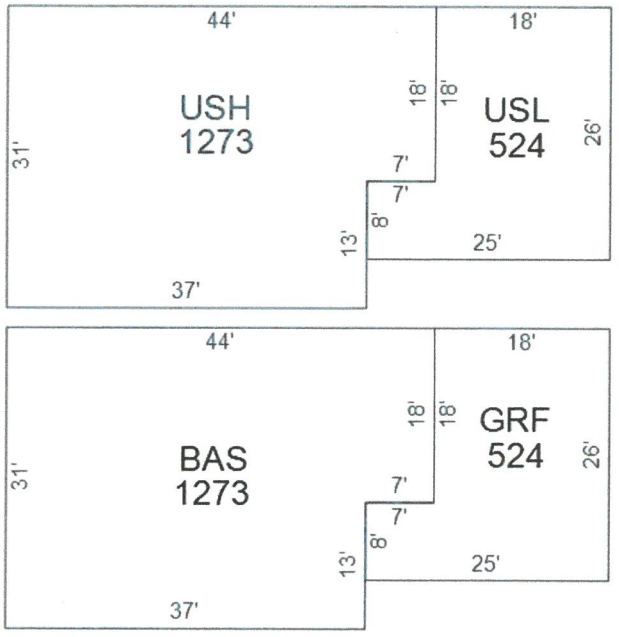
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| | Factors | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,273** | **.863** | **1** | **1** | **1.21** | **2,194** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **199,450** | **150,040** | **349,490** | **159.29** | Dwelling Factor | **1** |
| RCNLD | **159,560** | **120,030** | **279,590** | **127.43** | Dwelling Value | **279,590** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,273** | | | |
| | **GRF** | **524** | **0** | **71.07** | **37,240** |
| | **USH** | **1,273** | **60** | **71.06** | **90,460** |
| | **USL** | **524** | **30** | **42.63** | **22,340** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **284,100** |
| TOTAL APPRAISAL | **344,100** |
| GREENBELT APR | |
| ASSESSMENT | **86,025** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **344,100** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **2006** | **2006** | **204** | **C** | **1** | **12X17** | | **20.6373** | **AV** | **4,210** | **52** | | **1** | **2,190** |
| **STP** | **Stoop** | **1990** | **1990** | **28** | **C** | **1** | **4X7** | | **21.0714** | **AV** | **590** | **60** | | **1** | **350** |
| **DRW** | **Driveway** | **1990** | **1990** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |

**Total OBY Value** 4,540

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **U** | **22** | **01** | | **152** | **172** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **02/23/2022** | **R2819** | **986** | | | | **QC** | | **SORRENTO FAMILY TRUST** |
| **09/22/2015** | **R2339** | **1188** | **186,500** | **186,500** | **I** | **WD** | **A** | **SORRENTO MELISSA D** |
| **10/31/1990** | **849** | **121** | **87,500** | **87,500** | **I** | **WD** | **G** | **PHILPOT JOHN A** |
| **12/09/1987** | **783** | **527** | **91,500** | **91,500** | **I** | **WD** | **A** | **WILSON DONALD KEVIN** |

## NOTES

**CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV *CHG AREA CODE*FN**
**CHG DECK EYB*R10/32*JG* R18: CHG QLTY PER 32 *CB - R22: PP-UTB PER 51 *CB**

PREPARED BY
JAMES T. DuBOIS
ATTORNEY AT LAW
COLUMBIA, TENN.

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Golden Brothers, a partnership consisting of Taylor R. Golden and Terry W. Golden, by and through his Attorney in Fact, Taylor R. Golden, whose Power of Attorney is of record in Book 1206, Page 160, Register's Office of Maury County, Tennessee, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Donald E. Feyers and wife, Linda Feyers, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 57, Carriage Hills Subdivision, Section 3, Phase I, as shown on plat of record in Plat Book 9, Page 139, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Book 1209, Page 741, Register's Office for Maury County, Tennessee.
>
> Map 66F, Group 13, Parcel 1.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that they are lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 1180, Page 595, Register's Office of Maury County, Tennessee; and applicable

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 22 of JUNE 1994 at 3:56 o'clock P M
Note Book 16 Page 217 Receipt # 40819 Recording Fee 12.00
State Tax 299.33 Probate Fee 1.00 Total 312.33
Book 1225 Page 082, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS
L. Wayne White

BOOK 1225 PAGE 082

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

122 LENOX DR
Property Address
Ownership and Mailing Address
**FEYERS DONALD E ETUX**
**LINDA**
**122 LENOX DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **57** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **103.82X269.15 IRR**

**TAX YEAR 2023**
**MAURY**

| 060 | 066F | B | 001.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

| Year Built | Eff Yr Built | Rooms | Bedrooms |
|---|---|---|---|
| **1994** | **2000** | **0** | **0** |

| Full Baths | Half Baths | Add'l Fixtures | Total Fixtures |
|---|---|---|---|
| | | **6** | **6** |

| Wood FP Stacks | Openings | Add'l Sty | PreFab | Add'l Sty |
|---|---|---|---|---|
| **1** | **1** | | | |

| Info Src | Occ | Rental: Src | Year | Amount | Sched |
|---|---|---|---|---|---|
| **0** | **0** | | **0** | **0** | |

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **03 Wood W/O Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

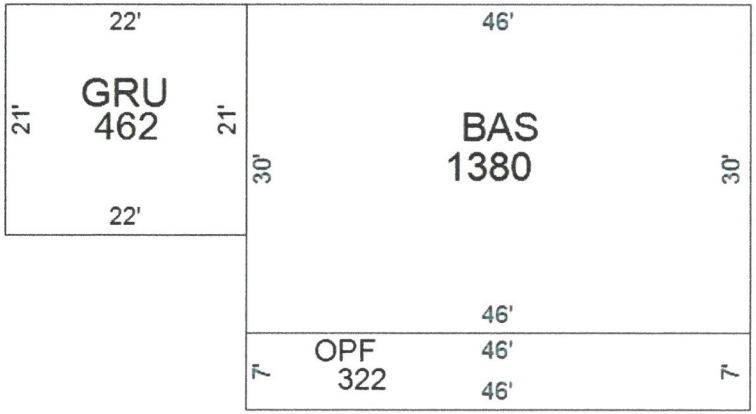
Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **27.5** Other Phys Functional External % Good **72.5**

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,380** | **.927** | **1** | **1** | **1.21** | **1,380** | **2022** | **22** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt |
|---|---|---|---|---|
| RCN | **206,070** | **33,430** | **239,500** | **173.55** |
| RCNLD | **149,400** | **24,230** | **173,630** | **125.82** |

% Complete
Dwelling Factor **1**
Dwelling Value **173,630**

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,380** | | | |
| | **OPF** | **322** | **0** | **42.64** | **13,730** |
| | **GRU** | **462** | **0** | **42.64** | **19,700** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **177,800** |
| TOTAL APPRAISAL | **237,800** |
| GREENBELT APR | |
| ASSESSMENT | **59,450** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **237,800** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
# Improvements **1**
# Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1994** | **1994** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |
| **STP** | **Stoop** | **1994** | **1994** | **28** | **C** | **1** | **4X7** | | **21.0714** | **AV** | **590** | **65** | | **1** | **380** |
| **WDK** | **Wood Deck** | **1994** | **1994** | **270** | **C** | **1** | **15 X 18** | | **18.2593** | **AV** | **4,930** | **16** | | **1** | **790** |

**Total OBY Value** **4,170**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **103** | **269** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/22/1994** | **1225** | **82** | **80,900** | **80,900** | **I** | **WD** | **N** | **FEYERS DONALD E ETUX** |
| **01/19/1994** | **1209** | **741** | **17,900** | **17,900** | **V** | **WD** | **A** | **GOLDEN BROTHERS** |
| **04/17/1990** | **835** | **71** | | | | | | **PARKS-REAVES PROPERTIES** |

## NOTES

**R22: CHG DRW VAL PER 32 *CB - R22: CHG QLTY, CORR BAS, ADD WDK PER 51 *CB**

This instrument prepared by:

Jerry C. Colley
Colley and Colley
P.O. Box 1476
Columbia TN 38402-1476

Person or Agency Responsible
for payment of taxes:

Jesse L. Hogan
724 Sir Winston Place
Franklin TN 37064

BK/PG:R2294/1267-1269
14011578

3 PGS : AL - WARRANTY DEED
SUSIE BATCH: 152069
10/14/2014 - 02:22 PM

| | |
|---|---|
| VALUE | 112200.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 415.14 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 433.14 |

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

# WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, **TODD LOVETT**, have this date, bargained and sold, and do hereby transfer and convey unto **JESSE L. HOGAN**, his heirs and assigns, the following described real estate located in the 3rd Civil District of Maury County, Tennessee, and more particularly described as follows:

> Lot 24 of the Carriage Hills Subdivision, Section 1 as shown by a map of record in Plat Book 5, page 282, ROMCT.
>
> Being the same property conveyed to Doris Lovett and wife, Mary R. Lovett, by deed of record in Deed Book R2132, Page 1418, ROMCT. Mary R. Lovett predeceased Doris Lovett who is also deceased. Doris Lovett devised this property to his son, Todd Lovett, by will of record in Case Number P-291-13, Maury County Chancery Court. The address for this property is 109 Lennox Drive, Columbia TN 38401. This is the same description used in the previous deed. See Map 066K, Parcel 025.00, Maury County Tax Assessors Office.

TO HAVE AND TO HOLD the above described real estate together with all rights, titles, interests, easements, hereditaments and appurtenances thereunto appertaining unto **JESSE L. HOGAN**, his heirs and assigns, forever.

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

109 LENOX DR
Property Address
Ownership and Mailing Address

**HOGAN JESSE L**
**724 SIR WINSTON PL**
**FRANKLIN TN 37064**

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **24** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **149.65X170 IRR.**

**TAX YEAR 2023**
**MAURY**

| 060 | 066K | A | 025.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

### DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **11 Common Brick** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1985** | Eff Yr Built | **2002** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src **0** | | Year **0** | | Amount **700** | Sched **1** |

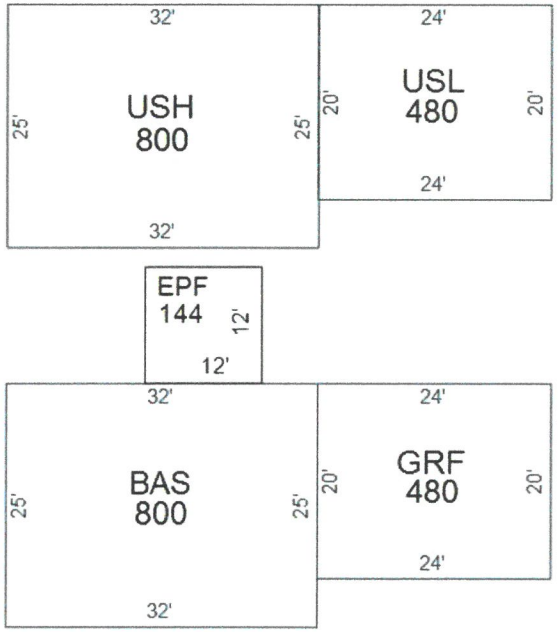
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **800** | **.573** | **1** | **1.07** | **1.21** | **1,424** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **137,640** | **127,800** | **265,440** | **186.40** | Dwelling Factor | **1** |
| RCNLD | **110,110** | **102,250** | **212,360** | **149.13** | Dwelling Value | **212,360** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **800** | | | |
| | **GRF** | **480** | **0** | **71.06** | **34,110** |
| | **USH** | **800** | **60** | **71.06** | **56,850** |
| | **USL** | **480** | **30** | **42.65** | **20,470** |
| | **EPF** | **144** | **0** | **113.68** | **16,370** |




### APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **214,100** |
| TOTAL APPRAISAL | **274,100** |
| GREENBELT APR | |
| ASSESSMENT | **68,525** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **274,100** |
| INCOME | |
| MARKET | |

### PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
**01 Public / Public**
Electricity
**01 Public**
Gas
**00 None**

| | |
|---|---|
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

### GREENBELT

Year Recorded
App# Book/Pg

### OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1986** | **1986** | **1** | **C** | **1** | | | **1000** | **UN** | **1,000** | **100** | | **1** | **1,000** |
| **WDK** | **Wood Deck** | **1986** | **1986** | **252** | **C** | **1** | **12X21** | | **18.8095** | **AV** | **4,740** | **10** | | **1** | **470** |
| **STP** | **Stoop** | **1989** | **1989** | **24** | **C** | **1** | **4X6** | | **20.8333** | **AV** | **500** | **58.75** | | **1** | **290** |

**Total OBY Value** **1,760**

### ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **31** |

### BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **U** | **22** | **01** | | **149** | **170** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

### AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **10/13/2014** | **R2294** | **1264** | **112,200** | **112,200** | **I** | **WD** | **A** | **HOGAN JESSE L** |
| **10/25/2010** | **R2132** | **1418** | **105,000** | **105,000** | **I** | **WD** | **A** | **LOVETT DORRIS ETUX** |
| **10/31/1997** | **1351** | **639** | **104,000** | **104,000** | **I** | **WD** | **A** | **BURNS RICKY L ETUX** |
| **06/15/1995** | **1256** | **726** | **97,000** | **97,000** | **I** | **WD** | **A** | **FLUEALLEN ANTHONY BYRON** |

### NOTES

**14*M/A CHG PER SON TODD LOVETT-MS.14*NAME CHG PER WILL P291-13-MS**
**22: ADD EPF PER 51 *CB**

Plt Brooke Biase

# QUITCLAIM DEED

From: **PRESTON MURRAY**

To: **COLLEEN KATHLEEN MORONEY**

This instrument prepared by:
M. Stuart Saylor
Fort, Holloway & Rogers, LLC
517 Cummins Street
Franklin, TN 37064

**NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO T.C.A. § 67-4-409(a)(3)(F) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO T.C.A. § 67-4-409(a)(5)**

| Address New Owner: | Send Tax Bills To: | Map-Group-Parcel Nos. |
|---|---|---|
| Colleen Kathleen Moroney<br>129 Lenox Drive<br>Columbia, TN 38401 | Same | 066F-B-006.00 |

FOR AND IN CONSIDERATION of the sum of zero ($0.00) dollars in accordance with the terms and conditions of the Final Decree of Divorce in that certain case styled *Colleen Moroney-Murray v. Donald Preston Murray*, Chancery Court for Maury County, Tennessee, Docket No. 22-231, **Preston Murray** (the "Grantor"), by these presents hereby sells, assigns and quitclaims unto **Colleen Kathleen Moroney** (the "Grantee") all of Grantor's right, title and interest in and to certain improved lot located at 129 Lenox Drive, Columbia, Tennessee 38401, in Williamson County, Tennessee, to-wit:

> Land in Maury County, Tennessee, being Lot No. 62, as shown on the map entitled Final Plat, Carriage Hills, Section 3, of record in Plat Book 9, page 139, in the Register's Office of Maury County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to **Colleen Kathleen Murray-Moroney** and **Preston Murray, wife and husband**, by Warranty Deed from **Joseph B. Ward, a married man**, recorded on April 5, 2021, of record in Book R2722, Page 1194, in the Register's Office of Maury County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 129 LENOX DR | Subdivision **CARRIAGE HILLS SEC 3** | **TAX YEAR 2023** | 060 | 066F | B | 006.00 | | 000 |
| Property Address | BK **9** PG **139** BLOCK LOT **62** TRACT | **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | City **60156 Columbia** | Map **066F** | | Updated 11/07/2022 | | | |
| **MORONEY COLLEEN KATHLEEN** | BK PG BLOCK LOT TRACT | SSD1 | Dist **03** | | Printed 03/17/2023 | | | |
| **129 LENOX DR** | Additional Description | SSD2 | | | | | | |
| **COLUMBIA TN 38401** | Dimensions **179.63X231.10 IRR** | Total Land Units **1** | | | Card: 1 of 1 | | | |
| | | Deed Acres **0** | | | | | | |
| | | Calculated Acres **0** | | | Page: 1 of 1 | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type **01 Single Family** | | Lower Level | |
| Stories **2 Story Frame** | | Heating/Air **8 Heat And Cooling Pkg** | |
| Exterior Wall **04 Siding Average** | | Attic | |
| Heating Fuel | | | |
| Year Built **2019** | Eff Yr Built **2019** | Rooms | Bedrooms |
| Full Baths **2** | Half Baths **1** | Add'l Fixtures **1** | Total Fixtures **9** |
| Wood FP Stacks | Openings | Add'l Sty | PreFab **1** Add'l Sty |
| Info Src **3** Occ **0** | Rental: Src | Year **0** | Amount **0** Sched |

| | |
|---|---|
| Foundation | Floor Finish |
| Floor System | Interior Finish |
| Party Wall | Paint/Decor |
| Struct. Frame | Bath Tile |
| Roof Framing | Electrical |
| Roof Cov/Deck | Shape |
| Cab/Millwork | |

Quality **2 : Above Average** Condition **Average** Class:

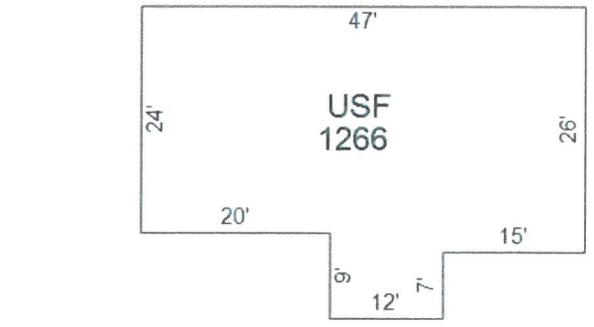
Prorate Date Factor % Comp Cost & Design **0**

Depr: Physical **3.75** Other Phys Functional External % Good **96.25**

| GFLA | Factors Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **732** | **.53** | **1** | **1** | **1.21** | **1,998** | **2022** | **3** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **123,050** | **222,430** | **345,480** | **172.91** | Dwelling Factor | **1** |
| RCNLD | **118,440** | **214,090** | **332,530** | **166.43** | Dwelling Value | **332,530** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **732** | | | |
| | **USF** | **1,266** | **100** | **127.92** | **161,950** |
| | **OPF** | **105** | **0** | **42.67** | **4,480** |
| | **GRF** | **788** | **0** | **71.07** | **56,000** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **342,100** |
| TOTAL APPRAISAL | **402,100** |
| GREENBELT APR | |
| ASSESSMENT | **100,525** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **402,100** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006** By **32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

Year Recorded

App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1996** | **1996** | **1** | **C** | **1** | | | **4000** | **UN** | **4,000** | **100** | | **1** | **4,000** |
| **WDK** | **Wood Deck** | **2019** | **2019** | **260** | **C** | **1** | **20 X 13** | | **18.5769** | **AV** | **4,830** | **91** | | **1** | **4,400** |
| **PTO** | **Patio** | **2019** | **2019** | **130** | **C** | **1** | **10 X 13** | | **9.6154** | **AV** | **1,250** | **91** | | **1** | **1,140** |

**Total OBY Value** **9,540**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **179** | **231** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **10/24/2022** | **R2883** | **1026** | | | | **QC** | | **MORONEY COLLEEN KATHLEEN** |
| **03/26/2021** | **R2722** | **1194** | **360,000** | **360,000** | **I** | **WD** | **A** | **MURRAY-MORONEY COLLEEN KATHLEI** |
| **05/20/2019** | **R2557** | **631** | **62,000** | **62,000** | **I** | **WD** | **M** | **WARD JOSEPH B** |
| **11/30/2001** | **R1584** | **94** | **127,000** | **127,000** | **I** | **WD** | **A** | **HENSON TRAVIS E** |

## NOTES

**15:32 CHG QUA/ADD OPU*LDS - 19: CHG QLTY & EYB, ADD OTH PHYS PER 49 *CB**
**19: HSE DEMO'D, LEFT FOUNDATION-MK - 20: HOUSE REBUILT PER 50 *CB**
**21: CHG DRW PER 32 *CB - 22: ADD PTO, CHG WDK PER 51 *CB**
**R22:CHG QUALITY PER 51*PB**

**Prepared by: Charles H. Patton, Attorney at Law, 5100 Poplar Avenue, Suite 2723, Memphis, TN 38137, (901) 685-8475**

## QUIT CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that we, **DOUGLAS (M.) and REBA (T.) LaFOND,** for and in consideration of Ten Dollars ($10.00) cash in hand paid, together with other good and valuable consideration, receipt of which is hereby acknowledged, do hereby bargain, sell, remise, release, quit claim, and convey all of our right, title and interest in and to the below-described property to **THE DOUGLAS AND REBA LaFOND REVOCABLE LIVING TRUST,** dated APR 1 1 2017, **DOUGLAS or REBA LaFOND,** Trustees or their successors in trust and any amendments thereto. Said property is real property situated in the State of Tennessee, County of Maury, and is more particularly described as follows, to wit:

Situate in the Third civil District of Maury County, Tennessee, and being more particularly described as follows:

Lot 60 of the Carriage Hills Subdivision, Section e as shown by a map of record in Plat Book 9 at page 139 in the Maury County, Tennessee Register of Deeds office.

Being the same property conveyed to the Grantors by Special Warranty Deed of record at Instrument 05001427, and Book R1839, pages 1216-1217, in the Register's Office of Maury County, Tennessee.

The Trustees of said trust (or any successor trustees) to have full power to sell, mortgage, rent, lease and convey, without the purchaser lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan, or rent.

This instrument is prepared without benefit of title search or abstract, and the preparer gives no opinion as to title

**IN TESTIMONY WHEREOF,** we have executed this instrument this date APR 1 1 2017.

DOUGLAS LaFOND

REBA LaFOND

**STATE OF TENNESSEE**
**COUNTY OF MAURY**

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **DOUGLAS and REBA LaFOND,** personally known to me (or

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | |

BK/PG:R2895/1246-1248
23000209

| | |
|---|---|
| 3 PGS : WARRANTY DEED | |
| NANCY MCMEEN 295914 - 23000209 | |
| 01/05/2023 - 10:19 AM | |
| VALUE | |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 17.00 |

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

This Instrument Prepared by:
Oath Law
1214 East 33rd Street
Tulsa, Oklahoma 74105

Taxes To:
Roger D. and Brenda M. Goodwin
113 Lenox Drive
Columbia, Tennessee 38401

# TENNESSEE WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF MAURY

KNOW ALL MEN BY THESE PRESENTS, that the grantor, **Roger Dale Goodwin** and **Brenda M. Goodwin**, husband and wife, whose address is: 113 Lenox Drive, Columbia, Tennessee 38401 for and in consideration of the sum of Ten and No/100 Dollars ($10.00) to me in hand paid and the receipt of which is hereby acknowledged, has granted, sold, and conveyed, and by these presents do grant, sell, and convey to the grantee, **Roger D. Goodwin and Brenda M. Goodwin Trustees of the Goodwin Protection Trust dated December 12, 2022 (referred to herein as "Grantee" whether one or more).** whose address is: 113 Lenox Drive, Columbia, Tennessee 38401

Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 22, Carriage Hills Subdivision, Section 1, as shown on plat of record in Plat Book 5, page 282, Register's Office of Maury County, Tennessee.

Derivation Clause: Said property being one and the same property conveyed to Granter herein by way of deed of record at Book 835, Page 490-491, in the Register's Office of Maury, Tennessee.

This conveyance is made by a transferor of real estate to a revocable living trust created by the same transferor or by a spouse of the transferor. This transfer constitutes a nontaxable exchange pursuant to T.C.A. §67-4-409(3)(F).

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on **December 12, 2022**

Roger Dale Goodwin, GRANTOR

Brenda M. Goodwin, GRANTOR

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roger Dale Goodwin and Brenda M. Goodwin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged them to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Official Seal at office this December 12, 2022.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 113 LENOX DR (Property Address) | Subdivision **CARRIAGE HILLS SEC 1** BK **5** PG **282** BLOCK LOT **0022** TRACT | **TAX YEAR 2023 MAURY** | **060** JUR | **066K** CONTROL MAP | **A** GROUP | **022.00** PARCEL | **000** PI S/I |
| Ownership and Mailing Address: **GOODWIN PROTECTION TRUST**<br>**ROGER D & BRENDA M GOODWIN--TRUSTEES**<br>**113 LENOX DR**<br>**COLUMBIA TN 38401** | Alt Subdiv BK PG BLOCK LOT TRACT<br>Additional Description<br>Dimensions **145.15X356.93 IRR.** | City **60156 Columbia**<br>SSD1<br>SSD2<br>Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Map **066F**<br>Dist **03** | Updated 01/24/2023<br>Printed 03/17/2023<br>Card: 1 of 1<br>Page: 1 of 1 | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1986** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **8** | Total Fixtures | **8** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | Amount **0** | | Sched |

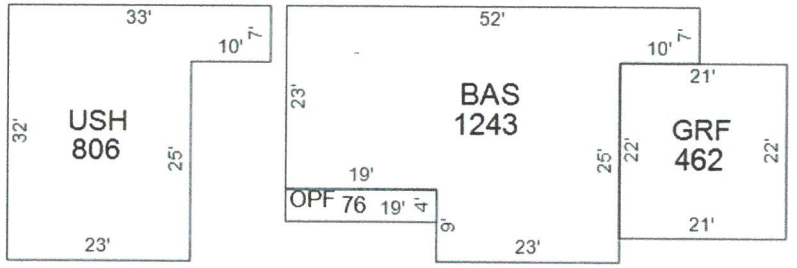
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,243** | **.845** | **1** | **1** | **1.21** | **1,727** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **195,470** | **93,350** | **288,820** | **167.24** | Dwelling Factor | **1** |
| RCNLD | **156,380** | **74,670** | **231,050** | **133.79** | Dwelling Value | **231,050** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,243** | | | |
| | **OPF** | **76** | **0** | **42.63** | **3,240** |
| | **GRF** | **462** | **0** | **71.06** | **32,830** |
| | **USH** | **806** | **60** | **71.07** | **57,280** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **239,800** |
| TOTAL APPRAISAL | **299,800** |
| GREENBELT APR | |
| ASSESSMENT | **74,950** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **299,800** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1986** | **1986** | **240** | **C** | **1** | **8X30** | | **19.2083** | **AV** | **4,610** | **10** | | **1** | **460** |
| **DRW** | **Driveway** | **1986** | **1986** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |
| **UTB** | **Utility Building** | **2019** | **2019** | **240** | **C** | **1** | **12 X 20** | | **23.5833** | **AV** | **5,660** | **94** | | **1** | **5,320** |

**Total OBY Value** **8,780**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **145** | **356** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **12/12/2022** | **R2895** | **1246** | | | | | | **GOODWIN PROTECTION TRUST** |
| **04/30/1990** | **835** | **490** | **89,700** | **89,700** | **I** | **WD** | **A** | **GOODWIN ROGER DALE** |
| **01/28/1987** | **767** | **381** | **85,500** | **85,500** | **I** | **WD** | **A** | **BARNES VAN C** |
| **05/15/1986** | **753** | **642** | **12,000** | **12,000** | **V** | **WD** | **A** | **PRONGHORN CONSTRUCTION** |

## NOTES

**R22: CHG DRW VAL PER 32 *CB - 22: ADD PTO PER 51*CB**
***R2895-1246 WD WITH 0 CONSID-MV**

This instrument prepared by Robin Courtney, Attorney, Columbia, Tennessee.

DEED

For and in the consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Robert S. Parks and Paul Scribner, have bargained and sold and do by these presents sell, transfer and convey unto Robert Lofton Fox and wife, Shirley Ann Fox, as tenants by the entirety, their heirs and assigns, the following described tract or parcel of land lying and being in the Third (3rd) Civil District of Maury County, Tennessee, and within the City of Columbia, more fully described as follows:

> Being Lot No. 21 of Carriage Hills Subdivision, Section 1, a plat of which appears of record in Plat Book 5, Page 282 of the Register's Office of Maury County, Tennessee.
>
> Being a portion of the property conveyed to the Grantors by deeds of record in Book 631, Page 347 and Book 809, Page 567 of the said Register's Office.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereitaments thereunto belonging and pertaining unto the said Robert Lofton Fox and wife, Shirley Ann Fox, as tenants by the entirety, their heirs and assigns, in fee simple forever.

We covenant with the said Robert Lofton Fox and wife, Shirley Ann Fox, that we are lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for subdivision restrictions recorded in Book 647, Page 280, amended by instrument recorded in Book 653, Page 511 of said Register's Office, and all matters, including building setback lines and utility and drainage easements imposed by the plat of said subdivision; and we do further covenant and bind ourselves, our heirs and personal representatives, to forever warrant and

Maury County, State of Tennessee
Received for record the 15 day of June 1989 at 3:59 o'clock P M
Note Book 12 Pg 345 Receipt#38768 Recording Fee 8.00
State Tax 52.80 Probate Fee 504 Total 61.30
Book ____ Page ____ Witness my hand Jeanette Andrews
Register

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 115 LENOX DR | Subdivision **CARRIAGE HILLS SEC 1** | | | | **TAX YEAR 2023** | **060** | **066K** | **A** | **023.00** | | **000** |
| Property Address | BK **5** | PG **282** | BLOCK | LOT **0021** | TRACT | **MAURY** | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | | | | | City **60156 Columbia** | | Map **066F** | | Updated 10/27/2022 | |
| **FOX ROBERT LOFTON** | BK | PG | BLOCK | LOT | TRACT | SSD1 | | Dist **03** | | Printed 03/17/2023 | |
| **ETUX SHIRLEY ANN** | Additional Description | | | | | SSD2 | | | | | |
| **115 LENOX DR** | Dimensions **130X340.05 IRR.** | | | | | Total Land Units **1** | | | | Card: 1 of 1 | |
| **COLUMBIA TN 38401** | | | | | | Deed Acres **0** | | | | | |
| | | | | | | Calculated Acres **0** | | | | Page: 1 of 1 | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1989** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **11** | Total Fixtures | **11** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | Amount **0** | | Sched |

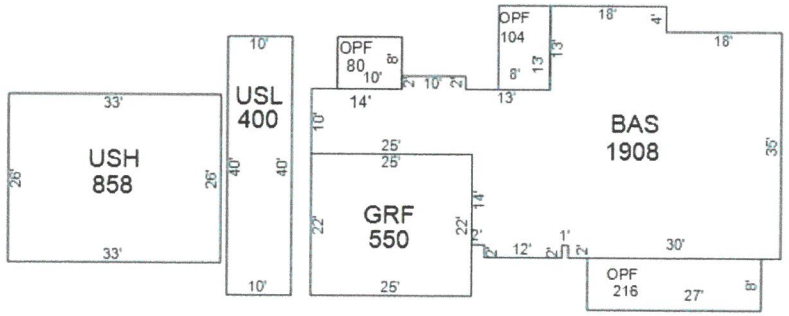
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,908** | **1.243** | **1** | **1** | **1.21** | **2,543** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **283,180** | **134,160** | **417,340** | **164.11** | Dwelling Factor | **1** |
| RCNLD | **226,540** | **107,330** | **333,870** | **131.29** | Dwelling Value | **333,870** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,908** | | | |
| | **OPF** | **104** | **0** | **42.60** | **4,430** |
| | **OPF** | **216** | **0** | **42.64** | **9,210** |
| | **GRF** | **550** | **0** | **71.05** | **39,080** |
| | **USH** | **858** | **60** | **71.06** | **60,970** |
| | **USL** | **400** | **30** | **42.65** | **17,060** |
| | **OPF** | **80** | **0** | **42.63** | **3,410** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **339,500** |
| TOTAL APPRAISAL | **399,500** |
| GREENBELT APR | |
| ASSESSMENT | **99,875** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **399,500** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1989** | **1999** | **288** | **C** | **1** | **12X24** | | **17.7431** | **AV** | **5,110** | **31** | | **1** | **1,580** |
| **DRW** | **Driveway** | **1989** | **1989** | **1** | **C** | **1** | | | **4000** | **UN** | **4,000** | **100** | | **1** | **4,000** |

**Total OBY Value** **5,580**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **130** | **340** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/15/1989** | **815** | **10** | **16,000** | **16,000** | **V** | **WD** | **A** | **FOX ROBERT LOFTON** |
| **04/03/1989** | **809** | **567** | **230,000** | **230,000** | **V** | **WD** | **M** | **PARKS ROBERT S** |
| **06/21/1979** | **631** | **347** | | | | | | **HITCH TOM J ETAL** |

## NOTES

**R14:32 ADD OPF*LDS - R18: CHG QLTY PER 32 *CB**
**R22: CHG DRW VAL, WDK EYB PER 32 *CB - 22: CHG OPF, ADD UTB PER 51 *CB**



CA330TN

State of Tennessee - IMPACT System

399500

PREPARED BY:
File JASON A. GOLDEN
ATTORNEY AT LAW
COLUMBIA TENN

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Jeffery T. Whitley, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Wayne D. Crowley, Sr. and wife, Gail Crowley, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> Located in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 59, Carriage Hills Subdivision, Section 3, as shown on plat of record in Plat Book 9, Page 139, Register's Office of Maury County, Tennessee.
>
> Being the same property conveyed to FIRST PARTY by deed of record in Book 1324, Page 418, Register's Office of Maury County, Tennessee.
>
> Map 66F, Group B, Parcel 3.

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; building restrictions of record in Book 1180, Page 596, Register's Office of Maury County, Tennessee; and applicable utility and drainage easements, building setback lines, a 20 ft. sewer easement along the north property line, and other matters as shown on recorded plat.

18 177 7 AUG 97 1:15 P
12345
480.63 1.00 493.63
1340 883

BOOK 1340 PAGE 883

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **TAX YEAR 2023 MAURY** | 060 | 066F | B | 003.00 | | 000 |
| | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

130 LENOX DR
Property Address

Ownership and Mailing Address
**CROWLEY WAYNE D SR ETUX**
**GAIL**
**130 LENOX DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **59** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **200.38X221.97 IRR**

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **3 Part Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **12 Brick/Wood** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built **1997** | Eff Yr Built **2010** | Rooms **0** | Bedrooms **0** | | | | |
| Full Baths | Half Baths | Add'l Fixtures **9** | Total Fixtures **9** | | | | |
| Wood FP Stacks **1** | Openings **1** | Add'l Sty | PreFab | Add'l Sty | | | |
| Info Src **3** | Occ **1** | Rental: Src | Year **0** | Amount **0** | Sched | | |

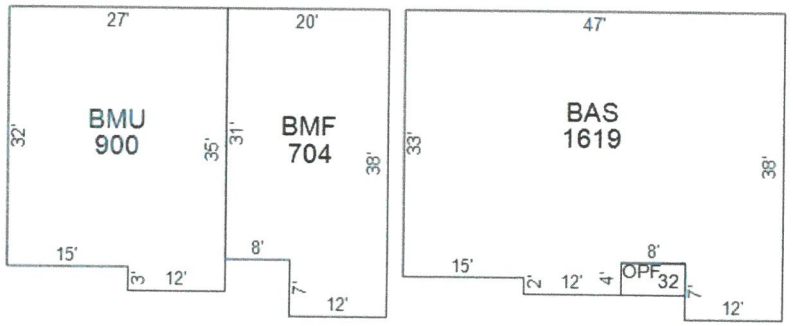
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **02 L-Shaped** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **15** | Other Phys | Functional | External | % Good **85** | |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,619** | **1.071** | **1** | **1.021** | **1.07** | **1,619** | **2022** | **12** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete |
|---|---|---|---|---|---|
| RCN | **218,670** | **59,230** | **277,900** | **171.65** | Dwelling Factor **1** |
| RCNLD | **185,870** | **50,350** | **236,220** | **145.90** | Dwelling Value **236,220** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,619** | | | |
| | **BMF** | **704** | **0** | **50.28** | **35,400** |
| | **OPF** | **32** | **0** | **37.81** | **1,210** |
| | **BMU** | **900** | **0** | **25.13** | **22,620** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **239,900** |
| TOTAL APPRAISAL | **299,900** |
| GREENBELT APR | |
| ASSESSMENT | **74,975** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **299,900** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| Year | Recorded |
|---|---|
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1997** | **1997** | **130** | **C** | **1** | **13X10** | | **20.8462** | **AV** | **2,710** | **25** | | **1** | **680** |
| **DRW** | **Driveway** | **1997** | **1997** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |

**Total OBY Value** **3,680**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **99** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **200** | **221** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **08/07/1997** | **1340** | **883** | **129,900** | **129,900** | **I** | **WD** | **A** | **CROWLEY WAYNE D SR ETUX** |
| **03/24/1997** | **1324** | **418** | **17,900** | **17,900** | **V** | **WD** | **A** | **WHITLEY JEFFERY T** |
| **05/12/1994** | **1220** | **924** | **10** | **10** | **V** | **WD** | **P** | **PARKS ROBERT S** |
| **04/17/1990** | **835** | **71** | | | | | | **PARKS-REAVES PROPERTIES** |

## NOTES

**R06FN*CHG AREA CO*R06JS*CHG AREA CODE*FN - R18: CHG QLTY PER 32 *CB**
**R22: CHG DRW VAL PER 32 *CB**

RE1001CH.L61
This Instrument Prepared By:
R. W. Hardison, Attorney at Law
710 North Main Street
Post Office Box 1967
Columbia, Tennessee 38402-1967

File

# GENERAL WARRANTY DEED

This indenture is made and entered into this 4 day of May, 1993 between Parks-Reaves Properties, a Tennessee General Partnership (hereinafter referred to as "GRANTOR") and Michael J. White, and wife, Yvonne White (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 61 in the Carriage Hills Subdivision, Section 3, as shown by map of record in Plat Book 9 at page 139 in the Maury County, Tennessee Register of Deeds office.

BEING a portion of the same property conveyed to Parks-Reaves Properties by instrument of record in Book 835 at page 71 in the Maury County, Tennessee Register of Deeds office. See also Certificate of Partnership of record in Book 835 at page 77 in the same said office.

Tax Parcel # 66-66-8.00 P/O

NOTE: The legal description set forth above is a portion of the same property as contained in Grantor's previous deed of record and is derived from a plat dated 3/29/93 by James D. Webb, Registered Land Surveyor (No. 596) of Maury, County, Tennessee.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 1180 at Page 596 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 5 of May 1993 at 3:31 o'clock P M
Note Book 15 Page 535 Receipt # 27250 Recording Fee 8.00
State Tax 66.23 Probate Fee 1.00 Total 75.23
Book 1180 Page 600, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

BOOK 1180 PAGE 600

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

125 LENOX DR
Property Address

Ownership and Mailing Address
**WHITE MICHAEL J ETUX**
**YVONNE**
**125 LENOX DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **61** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **111.58X243.84 IRR**

**TAX YEAR 2023**
**MAURY**

| 060 | 066F | B | 005.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **11 Common Brick** | Attic | **4 Full-Fin** |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1993** | Eff Yr Built | **2002** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **7** | Total Fixtures | **7** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year | **0** | Amount **0** | Sched |

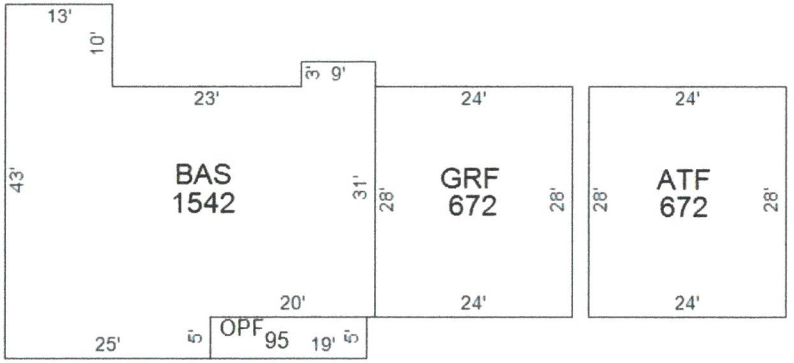
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,542** | **1.025** | **1** | **1.07** | **1.07** | **1,542** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **216,120** | **62,700** | **278,820** | **180.82** | Dwelling Factor | **1** |
| RCNLD | **172,900** | **50,150** | **223,050** | **144.65** | Dwelling Value | **223,050** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,542** | | | |
| | **OPF** | **95** | **0** | **37.68** | **3,580** |
| | **GRF** | **672** | **0** | **62.84** | **42,230** |
| | **ATF** | **672** | **0** | **25.13** | **16,890** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **232,900** |
| TOTAL APPRAISAL | **292,900** |
| GREENBELT APR | |
| ASSESSMENT | **73,225** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **292,900** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer
**03 Public / Individual**
Electricity
**01 Public**
Gas
**00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
# Improvements **1**
# Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **POL** | **Swimming Pool** | **1995** | **1995** | **576** | **E** | **1** | **16X36** | | **55.0521** | **PR** | **31,710** | **10** | | **1** | **3,170** |
| **DRW** | **Driveway** | **1995** | **1995** | **1** | **C** | **1** | | | **1500** | **UN** | **1,500** | **100** | | **1** | **1,500** |
| **UTB** | **Utility Building** | **2021** | **2021** | **216** | **C** | **1** | **18 X 12** | | **24.537** | **AV** | **5,300** | **98** | | **1** | **5,190** |

**Total OBY Value** **9,860**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **111** | **243** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **05/04/1993** | **1180** | **600** | **17,900** | **17,900** | **V** | **WD** | **A** | **WHITE MICHAEL J** |
| **04/17/1990** | **835** | **71** | | | | | | **PARKS-REAVES PROPERTIES** |

## NOTES

**R18: CHG QLTY PER 32 *CB - 22: ADD UTB, PP-UTB PER 51 *CB**

Mail Stafford Land Title
549 Heritage Pointe Dr
Ste A
Clarksville TN 37042

Name and Address of New Owner:
Briana Ryelle Waldrum and Bronson R. Waldrum
(B) 126 Lenox Dr
Columbia TN 38401

Send Tax Bills To:
Briana Ryelle Waldrum and Bronson R. Waldrum
(B) 126 Lenox Dr
Columbia TN 38401

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
1212 East Broward Boulevard
Suite 202
Fort Lauderdale, FL 33301

Map & Parcel No: 066F-B-002.00

**BK/PG: R2651/1340-1342**
**20012833**

| | |
|---|---|
| 3 PGS:AL-WARRANTY DEED | |
| JANE BATCH: 232483 | 07/29/2020 - 10:15 AM |
| VALUE | 267000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 987.90 |
| RECORDING FEE | 15.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1005.90 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Spencer Valdez and Jessica Valdez, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Briana Ryelle Waldrum and Bronson R. Waldrum, wife and husband,** "the Grantees," the following described real estate in Maury County, Tennessee:

Land in Maury County, Tennessee being Lot No. 58, on the Plan of Carriage Hills, Section 3 of record in Plat Book 9, Page 139, in the Register's Office for Maury County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Spencer Valdez and Jessica Valdez, Husband and Wife from Laura J. Valdez by Quitclaim Deed dated the 6th day of November, 2017, in the Register's Office of Maury County, Tennessee. ref R2465 pg 684

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in the Register's Office for Maury County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

126 LENOX DR
Property Address

Ownership and Mailing Address
**WALDRUM BRIANA RYELLE ETVIR BRONSON R**
**126 LENOX DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 3**
BK **9** PG **139** BLOCK LOT **58** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **100.00X250.30 IRR**

**TAX YEAR 2023**
**MAURY**

| 060 | 066F | B | 002.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **2 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1996** | Eff Yr Built | **2010** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **9** | Total Fixtures | **9** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | | Amount **0** | Sched |

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

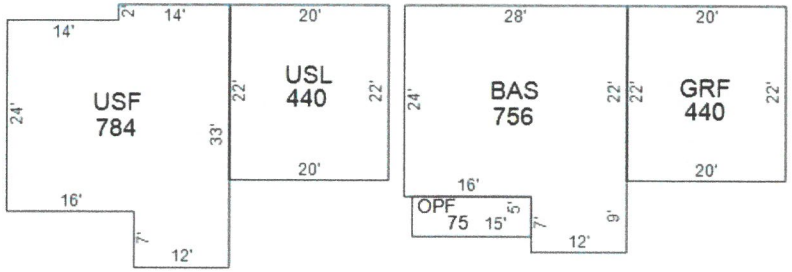
Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **15** Other Phys Functional External % Good **85**

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **756** | **.545** | **1** | **1** | **1.07** | **1,672** | **2022** | **12** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt |
|---|---|---|---|---|
| RCN | **113,290** | **135,760** | **249,050** | **148.95** |
| RCNLD | **96,300** | **115,400** | **211,700** | **126.61** |

% Complete
Dwelling Factor **1**
Dwelling Value **211,700**

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **756** | | | |
| | **USF** | **784** | **100** | **113.13** | **88,690** |
| | **OPF** | **75** | **0** | **37.73** | **2,830** |
| | **GRF** | **440** | **0** | **62.84** | **27,650** |
| | **USL** | **440** | **30** | **37.70** | **16,590** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **214,300** |
| TOTAL APPRAISAL | **274,300** |
| GREENBELT APR | |
| ASSESSMENT | **68,575** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **274,300** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
# Improvements **1**
# Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1996** | **1996** | **130** | **C** | **1** | **10X13** | | **20.8462** | **AV** | **2,710** | **22** | | **1** | **600** |
| **DRW** | **Driveway** | **1996** | **1996** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |

**Total OBY Value** **2,600**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **100** | **250** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **07/24/2020** | **R2651** | **1340** | **267,000** | **267,000** | **I** | **WD** | **A** | **WALDRUM BRIANA RYELLE ETVIR BRO** |
| **11/06/2017** | **R2465** | **684** | | | | **QC** | | **VALDEZ SPENCER ETUX JESSICA** |
| **01/11/2016** | **R2354** | **281** | **189,000** | **189,000** | **I** | **WD** | **A** | **VALDEZ JESSICA K ETVIR SPENCER &** |
| **04/16/2010** | **R2112** | **1116** | **145,900** | **145,900** | **I** | **WD** | **A** | **CARROLL JEFFREY M** |

## NOTES

**CHG LAND UNIT PRICE R06BV*R2055-504 TRUSTEE DEED*JG**
**CHG AREA CODE*FN*CHG SE*R10/32*FN*JG - R18: CHG QLTY PER 32 *CB**
**R22: CHG DRW VAL PER 32 *CB**

file Title Assoc of Columbia

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2020.<br>Notary Public<br>MY COMMISSION EXPIRES: _____<br>(AFFIX SEAL) |
|---|---|

TERESA J. SMITH
State of Tennessee Notary Public
MAURY COUNTY
MY COMMISSION EXPIRES AUGUST 25, 2021

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Matthew Turner and Sara Denise Kueck | SAME AS Owner | 66K-A-024.00 & 66K-A-021.00 |
| (NAME)<br>111 Lenox Drive | (NAME) | |
| (ADDRESS)<br>Columbia, TN 38401 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Josh Koziura and Kristin James, also known as Kristin Elizabeth James, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew Turner, husband and Sara Denise Kueck, wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Maury County, State of Tennessee, described as follows, to-wit:

Land in Maury County, Tennessee, being Lot Nos. 23 and 35 on the Plan of Carriage Hills Subdivision, Section 1, of record in Plat Book 5, page 282, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Josh Koziura and Kristin James, husband and wife, by Warranty Deed from Tom C. Lunn and wife, Christina Lunn, dated August 5, 2016 and recorded on August 9, 2016 in Book R2385, page 282, Register's Office for Maury County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

111 LENOX DR
Property Address

Ownership and Mailing Address
**TURNER MATTHEW ETUX SARA DENISE KUECK**
**111 LENOX DR**
**COLUMBIA TN 38401-7203**

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **23** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **199.93X188.74 IRR**

**TAX YEAR 2023**
**MAURY**

| 060 | 066K | A | 024.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1.4**
Deed Acres **0**
Calculated Acres **1.4**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **3 Part Basement** |
| Stories | **2 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1987** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | | Amount **0** | Sched |

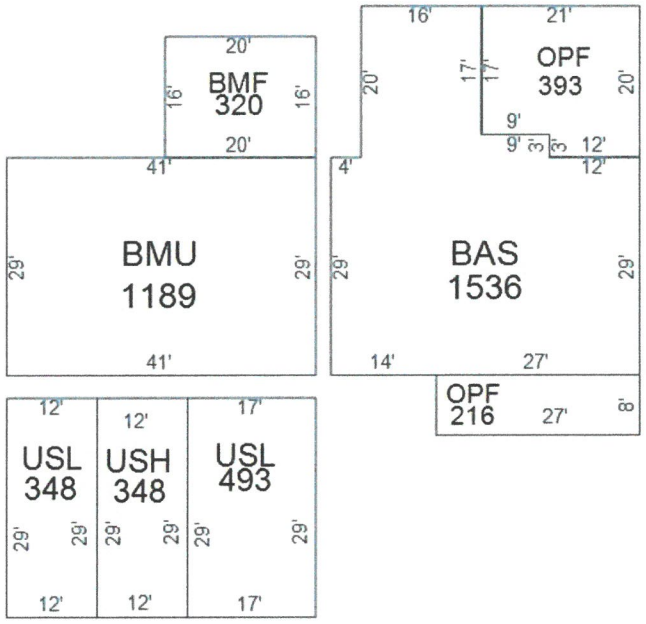
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,536** | **1.021** | **1** | **1** | **1.21** | **1,997** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **231,130** | **138,540** | **369,670** | **185.11** | Dwelling Factor | **1** |
| RCNLD | **184,900** | **110,830** | **295,730** | **148.09** | Dwelling Value | **295,730** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,536** | | | |
| | **BMF** | **320** | **0** | **56.84** | **18,190** |
| | **OPF** | **216** | **0** | **42.64** | **9,210** |
| | **OPF** | **393** | **0** | **42.65** | **16,760** |
| | **BMU** | **1,189** | **0** | **28.42** | **33,790** |
| | **USH** | **348** | **60** | **71.06** | **24,730** |
| | **USL** | **348** | **30** | **42.64** | **14,840** |
| | **USL** | **493** | **30** | **42.64** | **21,020** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **69,100** |
| IMPROVEMENTS | **300,100** |
| TOTAL APPRAISAL | **369,200** |
| GREENBELT APR | |
| ASSESSMENT | **92,300** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **369,200** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **05/23/2022 By 51** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **2006** | **2006** | **336** | **C** | **1** | **14X24** | | **16.6071** | **AV** | **5,580** | **52** | | **1** | **2,900** |
| **DRW** | **Driveway** | **2006** | **2006** | **1** | **C** | **1** | | | **1500** | **UN** | **1,500** | **100** | | **1** | **1,500** |

**Total OBY Value** **4,400**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | | | **1.4** | **49,357.14** | | | | | | | **100** | **49,357.14** | **69,100** |
| | | | | | Totals: | | **1.4** | | | | | | | | | | **69,100** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **08/18/2020** | **R2657** | **1412** | **309,000** | **309,000** | **I** | **WD** | **P** | **TURNER MATTHEW ETUX SARA DENISE** |
| **08/05/2016** | **R2385** | **282** | **229,900** | **229,900** | **I** | **WD** | **P** | **KOZIURA JOSH & KRISTIN JAMES** |
| **05/21/2007** | **R1985** | **1202** | | | | | | **LUNN TOM C ETUX** |
| **09/06/2006** | **R1940** | **700** | **200,000** | **200,000** | **I** | **WD** | **P** | **LUNN TOM C ETUX** |

## NOTES

**INCR LAND PRICE*R06FN*AREA CODE R06BV*R1940-**
**700 ALSO LOT 21*R1985-1202 CORRECTION*JG*CHG AREA CODE*FN**
**CHG EYB FRPL & DECK*R10/32*JG*CHG EYB*R10/42*FN**
**R2385-282 ALSO 66K-A-21*JG**
**R18: CHG QLTY PER 32 *CB.*R2657-1412 INCLDS 66K-A-21-MS**
**FOR 22:DELETE 66K-A-21.00 & COMBINE W/THIS PCL PER OWNERS REQUEST*PB**

| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December 2018<br>Notary Public<br>MY COMMISSION EXPIRES: 7-26-21<br>(AFFIX SEAL) |
|---|---|
| Bankers Title & Escrow Corp.<br>5107 Maryland Way, Ste. 115<br>Brentwood, TN 37027<br>P18-9664-BW | |

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Trevin J. Tolbert | Fairway Mortgage | MAP |
| 104 Lenox Drive | 4201 Marsh Lane | PARCEL 066K-A-031.00 |
| Columbia, TN 38401 | Carrollton, TX 75007 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jason Anderson, a unmarried man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevin J. Tolbert and wife, Megan R. Tolbert**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN MAURY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as all of Lot 16 in the Carriage Hills Subdivision, Section 1, as shown by a map of record in Plat Book 5, Page 282, Register's Office of Maury County, Tennessee.

Tract 2:

Located in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as follows: Being a 5 foot easement running contiguous with and parallel to the Southerly boundary of Lot 17, Carriage Hills Subdivision, Section 1, Plat Book 5, Page 282, and being a portion of said Lot 17, for the purpose of driveway benefiting Lot 16, Carriage Hills Subdivision, Section 1, Plat Book 5, Page 282, Register's Office of Maury County, Tennessee

Being the same property conveyed to Jason Anderson, a married man by Warranty deed from Mary Graham Lane, a single person of record in Book R2265, page 253, Register's Office for Maury County, Tennessee, dated February 04, 2014 and recorded on February 05, 2014. The said Jason Anderson having since divorced on May 4, 2017 by Final Decree, docket number 17143, Chancery Court for Cheatham County, Tennessee by which former spousal marital interest was terminated.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **104 Lenox Drive, Columbia, TN 38401.**

Mail:
FOUNDATION TITLE AND ESCROW SERIES
277 MALLORY STATION RD
STE 102
FRANKLIN TN 37067

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 104 LENOX DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 1**<br>BK **5** PG **282** BLOCK LOT **16** TRACT | **TAX YEAR 2023**<br>**MAURY** | 060<br>JUR | 066K<br>CONTROL MAP | A<br>GROUP | 031.00<br>PARCEL | 000<br>PI S/I |
| Ownership and Mailing Address<br>**TOLBERT TREVIN J ETUX MEGAN R**<br>**104 LENOX DR**<br>**COLUMBIA TN 38401** | Alt Subdiv<br>BK PG BLOCK LOT TRACT<br>Additional Description<br>Dimensions **130X175 IRR.** | City **60156 Columbia**<br>SSD1<br>SSD2<br>Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Map **066F**<br>Dist **03** | Updated 10/27/2022<br>Printed 03/17/2023<br>Card: 1 of 1<br>Page: 1 of 1 | | | |

### DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1988** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | Amount **0** | | Sched |

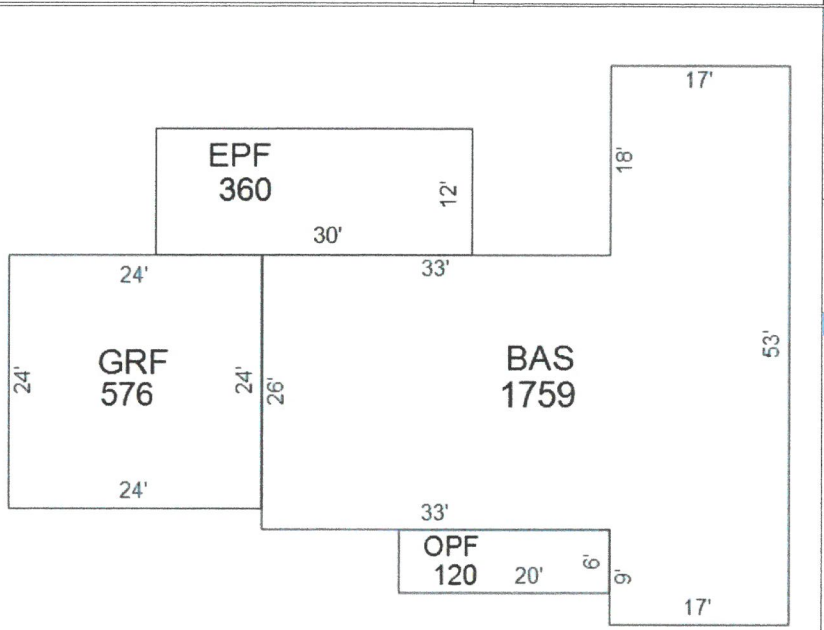
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **04 Irregular Shape** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **1,759** | **1.154** | **1** | **1** | **1.21** | **1,759** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **255,420** | **86,980** | **342,400** | **194.66** | Dwelling Factor | **1** |
| RCNLD | **204,340** | **69,580** | **273,920** | **155.72** | Dwelling Value | **273,920** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,759** | | | |
| | **OPF** | **120** | **0** | **42.67** | **5,120** |
| | **GRF** | **576** | **0** | **71.06** | **40,930** |
| | **EPF** | **360** | **0** | **113.69** | **40,930** |




### APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **280,800** |
| TOTAL APPRAISAL | **340,800** |
| GREENBELT APR | |
| ASSESSMENT | **85,200** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **340,800** |
| INCOME | |
| MARKET | |

### PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

### GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

### OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1989** | **1989** | **192** | **C** | **1** | **12X16** | | **20.8333** | **AV** | **4,000** | **10** | | **1** | **400** |
| **DRW** | **Driveway** | **1989** | **1989** | **1** | **C** | **1** | | | **1500** | **UN** | **1,500** | **100** | | **1** | **1,500** |
| **GUD** | **Detached Garage Unfi** | **1995** | **1995** | **240** | **C** | **1** | **12X20** | | **44.625** | **AV** | **10,710** | **46** | | **1** | **4,930** |

**Total OBY Value** **6,830**

### ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

### BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **130** | **175** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

### AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **12/21/2018** | **R2534** | **1032** | **250,000** | **250,000** | **I** | **WD** | **A** | **TOLBERT TREVIN J ETUX MEGAN R** |
| **02/04/2014** | **R2265** | **253** | **172,900** | **172,900** | **I** | **WD** | **A** | **ANDERSON JASON** |
| **02/07/2003** | **R1681** | **958** | **137,500** | **137,500** | **I** | **WD** | **A** | **LANE MARY GRAHAM** |
| **09/07/1999** | **R1450** | **949** | **109,680** | **109,680** | **I** | **WD** | **B** | **CHEEK HUBERT** |

### NOTES

**R18: CHG QLTY PER 32 *CB - 22: ADD EPF PER 51 *CB**

**THIS INSTRUMENT WAS PREPARED BY:**
J. Blake Freeman, Attorney
Priority Escrow Services, Inc.
51 Century Boulevard, Suite 110
Nashville, TN 37214-3614

Mail

**WARRANTY DEED**

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES S. WHEELER and wife, MARY A. WHEELER**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto PAUL A. TAYLOR and wife, BRENDA K. TAYLOR hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in **Maury County, Tennessee**, described as follows, to-wit:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, and being Lot No. 25, Carriage Hills Subdivision, Section 1, as shown on Plat of record in Plat Book 5, page 282, of the Register's Office of Maury County, Tennessee.

BEING the same property conveyed to James S. Wheeler and wife, Mary A. Wheeler by deed from Wayne Smith and Gary Smith, of record in Book 783, page 561, Register's Office for Maury County, Tennessee.

THIS property is conveyed subject to all applicable local government planning, building and zoning regulations; Restrictive covenants filed of record in Book 653, page 511; and all matters as shown on the recorded plat.

This is a duplicate original of deed dated December 31, 1994, which was inadvertently lost and not recorded.

This is improved property known as: **107 Lenox Drive, Columbia, TN 38401**

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 22 day of September, 1996

James S. Wheeler

Mary A. Wheeler

MAURY COUNTY, STATE OF TENNESSEE
Received for record this 30 of Sept. 1996 at 11:55 o'clock A M
Note Book 17 Page 411 Receipt # 75051 Recording Fee 8.00
State Tax 357.05 Probate Fee 1.00 Total 366.05
Book 1305 Page 951, Witness my Hand,
MAURY COUNTY REGISTER OF DEEDS

L. Wayne White

BOOK 1305 PAGE 951

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| 107 LENOX DR<br>Property Address<br>Ownership and Mailing Address<br>**TAYLOR PAUL A ETUX**<br>**BRENDA K**<br>**107 LENOX DR**<br>**COLUMBIA TN 38401** | Subdivision **CARRIAGE HILLS SEC 1**<br>BK **5** PG **282** BLOCK LOT **0025** TRACT<br>Alt Subdiv<br>BK PG BLOCK LOT TRACT<br>Additional Description<br>Dimensions **140X170** | **TAX YEAR 2023**<br>**MAURY** | 060 JUR | 066K CONTROL MAP | A GROUP | 026.00 PARCEL | 000 PI S/I |
|---|---|---|---|---|---|---|---|
| | | City **60156 Columbia** | Map **066F** | Updated 10/27/2022 | | | |
| | | SSD1 | Dist **03** | Printed 03/17/2023 | | | |
| | | SSD2 | Card: 1 of 1 | | | | |
| | | Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Page: 1 of 1 | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **4 Full Basement** |
| Stories | **2 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1987** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **9** | Total Fixtures | **9** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | Amount **0** | | Sched |

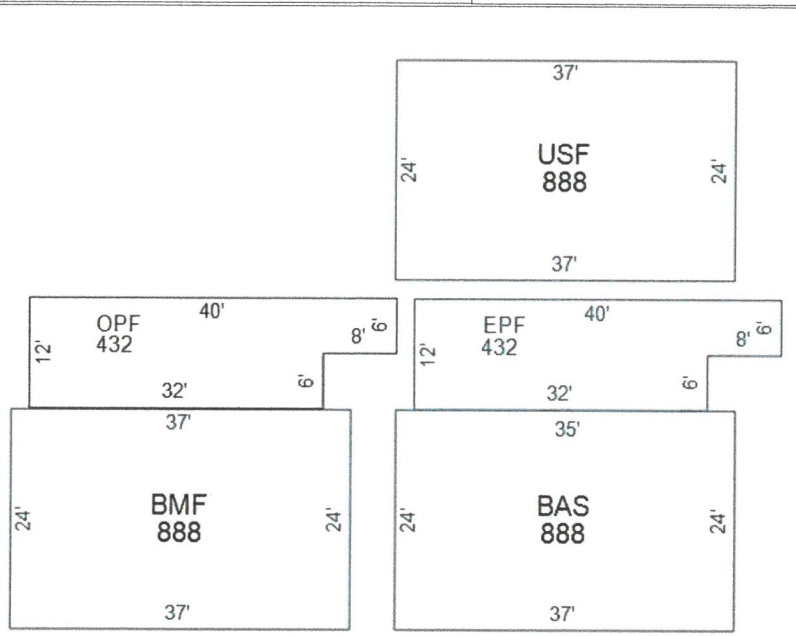
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **888** | **.627** | **1** | **1** | **1.21** | **1,776** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **148,780** | **231,620** | **380,400** | **214.19** | Dwelling Factor | **1** |
| RCNLD | **119,020** | **185,300** | **304,320** | **171.35** | Dwelling Value | **304,320** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **888** | | | |
| | **USF** | **888** | **100** | **127.92** | **113,590** |
| | **BMF** | **888** | **0** | **56.86** | **50,490** |
| | **EPF** | **432** | **0** | **113.70** | **49,120** |
| | **OPF** | **432** | **0** | **42.64** | **18,420** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **311,100** |
| TOTAL APPRAISAL | **371,100** |
| GREENBELT APR | |
| ASSESSMENT | **92,775** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **371,100** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| Year | Recorded |
|---|---|
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1992** | **1992** | **1** | **C** | **1** | | | **4000** | **UN** | **4,000** | **100** | | **1** | **4,000** |
| **STP** | **Stoop** | **1992** | **1992** | **35** | **C** | **1** | **5X7** | | **20.8571** | **AV** | **730** | **62.5** | | **1** | **460** |
| **PTO** | **Patio** | **1997** | **1997** | **192** | **C** | **1** | **12X16** | | **9.5833** | **AV** | **1,840** | **25** | | **1** | **460** |
| **WDK** | **Wood Deck** | **1992** | **2014** | **120** | **C** | **1** | **IRR** | | **20.8333** | **AV** | **2,500** | **76** | | **1** | **1,900** |

**Total OBY Value** **6,820**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **140** | **170** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **09/22/1996** | **1305** | **951** | **96,500** | **96,500** | **I** | **WD** | **A** | **TAYLOR PAUL A ETUX** |
| **12/10/1987** | **783** | **561** | **92,000** | **92,000** | **I** | **WD** | **A** | **WHEELER JAMES S** |
| **08/19/1986** | **759** | **110** | **15,000** | **15,000** | **V** | **WD** | **A** | **SMITH WAYNE &** |

## NOTES

**R14:32 ADD EPF INCREASE DRWY*LDS - R18: CHG QLTY PER 32 *CB**
**R22: CHG DRW, WDK EYB PER 32 *CB - 22: ADD OPF PER 51 *CB**

PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2019.

Notary Public
My Commission Expires: 1-21-20

Dana Thomas
State of Tennessee Notary Public
Maury County

**BK/PG: R2545/397-398**
**19003298**

2 PGS:AL-QUITCLAIM DEED

| | |
|---|---|
| SUSIE BATCH: 210847 | 03/11/2019 - 10:35 AM |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 12.00 |

STATE OF TENNESSEE, MAURY COUNTY
**JOHN FLEMING**
REGISTER OF DEEDS

| Address New Owner | Send Tax Bills | Map-Parcel Numbers |
|---|---|---|
| **Fay G. & Dianne Hazen**<br>**Lacey J. Hazen**<br>**105 Lenox Dr**<br>**Columbia, TN 38401** | **Same** | **066K A 02700** |

## QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Fay G. Hazen and Dianne Hazen have bargained and sold, and do hereby convey, remise, release and forever quitclaim a life estate without right to sell to Fay G. Hazen and Dianne Hazen and the remainder interest to Lacey J. Hazen their heirs and/or assigns, their entire right, title and interest in and to a certain tract of land in Maury County, Tennessee, described as follows:

Being Lot No. 26 Carriage Hills Subdivision Section 1 as shown on plat of record in Plat Book 5 Page 282 Register's Office for Maury County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Fay G. Hazen and wife Dianne Hazen by deed from Bailey Mortgage Company of record in Book 789 Page 212 Register's Office for Maury County, Tennessee

This is improved property known as 105 Lenox Dr. Columbia, TN 38401

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

105 LENOX DR
Property Address

Ownership and Mailing Address

**HAZEN FAY G & DIANNE HAZEN &**
**LACEY J HAZEN**
**105 LENOX DR**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 1**
BK **5** PG **282** BLOCK LOT **26** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description **LIFE ESTATE**
Dimensions **135X170**

**TAX YEAR 2023**
**MAURY**

| 060 | 066K | A | 027.00 | | 000 |
|---|---|---|---|---|---|
| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023

Card: 1 of 1

Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1987** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **9** | Total Fixtures | **9** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src | **3** | Occ **1** | Rental: Src | Year | **0** | Amount **0** | Sched |

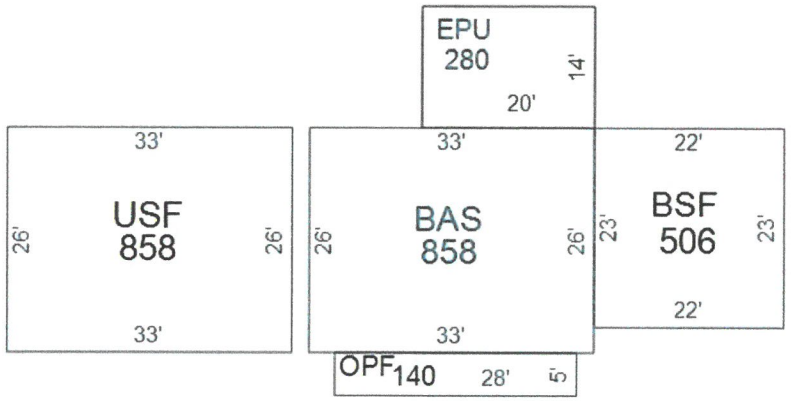
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

Quality **2 : Above Average** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| **858** | **.609** | **1** | **1** | **1.21** | **2,222** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete |
|---|---|---|---|---|---|
| RCN | **144,790** | **197,140** | **341,930** | **153.88** | Dwelling Factor **1** |
| RCNLD | **115,830** | **157,710** | **273,540** | **123.11** | Dwelling Value **273,540** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **858** | | | |
| | **BSF** | **506** | **100** | **113.70** | **57,530** |
| | **USF** | **858** | **100** | **127.93** | **109,760** |
| | **OPF** | **140** | **0** | **42.64** | **5,970** |
| | **EPU** | **280** | **0** | **85.29** | **23,880** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **285,100** |
| TOTAL APPRAISAL | **345,100** |
| GREENBELT APR | |
| ASSESSMENT | **86,275** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **345,100** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **01 Public / Public**
Electricity **01 Public**
Gas **00 None**
Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1990** | **1990** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |
| **GUD** | **Detached Garage Unfi** | **1990** | **1990** | **744** | **C** | **1** | **24X31** | | **30.7661** | **AV** | **22,890** | **36** | | **1** | **8,240** |
| **WDK** | **Wood Deck** | **1990** | **1990** | **1** | **C** | **1** | | | **300** | **UN** | **300** | **100** | | **1** | **300** |

**Total OBY Value** **11,540**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **135** | **170** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **03/05/2019** | **R2545** | **397** | | | | **QC** | | **HAZEN FAY G & DIANNE HAZEN &** |
| **03/28/1988** | **789** | **212** | **94,000** | **94,000** | **I** | **WD** | **I** | **HAZEN FAY G** |
| **08/31/1987** | **777** | **605** | **72,125** | **72,125** | **I** | **AO** | **D** | **BAILEY MORTGAGE COMPANY** |
| **10/09/1986** | **761** | **472** | | | | | | **COHENOUR JULIAN S JR** |

## NOTES

**CHG EYB INCR LAND PRICE*R06FN*CHG AREA CODE*FN*R14:32 DEL OPU/ADD EPU*LDS**
**R18: CHG QLTY PER 32*CB*R2545-397 LIFE EST TO FAY & DIANNE REMAINDER TO LACEY*JG**
**R22: CHG DRW VAL PER 32 *CB - R22: PP-UTB PER 51 *CB**

*This Instrument Prepared by:*
*Delilah A. Speed, Attorney at Law, 710B North Main Street, P.O. Box 973, Columbia, Tennessee 38402-0973.*

BK/PG:R1759/397-399

03113905

3 PGS : AL - QUITCLAIM DEED
SUSIE BATCH: 10063
10/30/2003 - 01:04 PM

| | |
|---|---|
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 15.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 17.00 |

STATE of TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

**Person or Agency Responsible For Payment of Taxes:**

P/U BY:

TINA MARIE GREEN
103 LENOX DRIVE
COLUMBIA, TN 38401

## QUITCLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **BRUCE W. GREEN**, have this day bargained and sold and by these presents do hereby transfer and convey all my right, title and interest that I might have in and to the following described property unto **TINA GREEN**, said property lying and being in the 3RD **CIVIL DISTRICT** of Maury County, Tennessee being more particularly described as follows:

**TAX MAP AND PARCEL NO'S. 66K-A-2A.**

Being Lot number 27 of the Carriage Hill Subdivision, Section 1, a plat of which appears of record in Plat Book 5, page 282, Register's Office of Maury County, Tennessee.

Being the same property conveyed to Bruce W. Green and Tina Green by Deed from Bob P. Keith and wife, Lisa E. Keith of record Book 1343, page 693, Register's office for Maury County, Tennessee.

**TO HAVE AND TO HOLD** said interest that I might have in said

property to the said **TINA GREEN**, together with all rights, titles, claims, interests, easements,

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 103 LENOX DR (Property Address) | Subdivision **CARRIAGE HILLS SEC 1** | **TAX YEAR 2023 MAURY** | 060 | 066K | A | 028.00 | | 000 |
| | BK **5** PG **282** BLOCK LOT **0027** TRACT | | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv | City **60156 Columbia** | Map **066F** | | Updated 10/27/2022 | | | |
| **GREEN TINA** | BK PG BLOCK LOT TRACT | SSD1 | Dist **03** | | Printed 03/17/2023 | | | |
| **103 LENOX DR** | Additional Description | SSD2 | | | | | | |
| **COLUMBIA TN 38401** | Dimensions **135.03X175.75 IRR.** | Total Land Units **1** / Deed Acres **0** / Calculated Acres **0** | Card: 1 of 1 | | | | | |
| | | | Page: 1 of 1 | | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **11 Common Brick** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1980** | Eff Yr Built | **2002** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | | Openings | | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **0** | Rental: Src | | Year **0** | Amount **0** | | Sched |

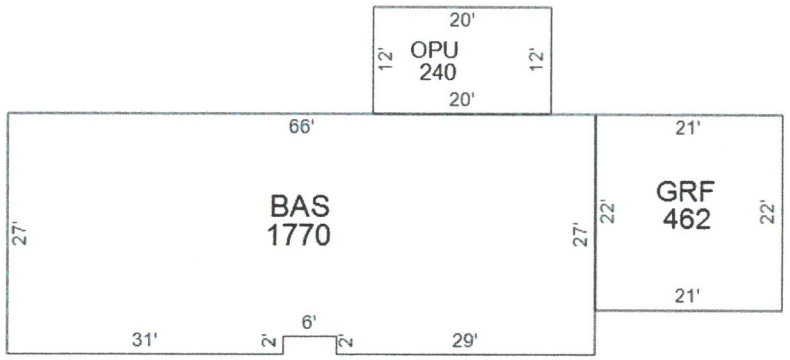
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,770** | **1.161** | **1** | **1.07** | **1.21** | **1,770** | **2022** | **20** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **269,780** | **37,950** | **307,730** | **173.86** | Dwelling Factor | **1** |
| RCNLD | **215,820** | **30,360** | **246,180** | **139.08** | Dwelling Value | **246,180** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,770** | | | |
| | **GRF** | **462** | **0** | **71.06** | **32,830** |
| | **OPU** | **240** | **0** | **21.33** | **5,120** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **249,700** |
| TOTAL APPRAISAL | **309,700** |
| GREENBELT APR | |
| ASSESSMENT | **77,425** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **309,700** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

Year / Recorded

App# / Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1986** | **1986** | **1** | **C** | **1** | | | **3000** | **UN** | **3,000** | **100** | | **1** | **3,000** |
| **STP** | **Stoop** | **1986** | **1986** | **48** | **C** | **1** | **6X8** | | **20.8333** | **AV** | **1,000** | **55** | | **1** | **550** |

**Total OBY Value** **3,550**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **15** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **135** | **175** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **10/29/2003** | **R1759** | **397** | | | | | | **GREEN TINA** |
| **08/27/1997** | **1343** | **693** | **95,500** | **95,500** | **I** | **WD** | **A** | **GREEN BRUCE W ETUX** |
| **05/11/1993** | **1182** | **87** | **88,900** | **88,900** | **I** | **WD** | **A** | **KEITH BOB P** |
| **03/20/1991** | **1113** | **276** | **89,900** | **89,900** | **I** | **WD** | **A** | **MCGRADY CLIFFORD E** |

## NOTES

**CHG EYB INCR LAND PRICE*R06FN*AREA CODE R06BV*CHG AREA CODE*FN**
**R2014:32 CHG DRWY*LDS - R18: CHG QLTY PER 32 *CB - R22: CHG DRW VAL PER 32 *CB**

RE1001.115
This Instrument Prepared By:
R. W. Hardison, Attorney at Law
710 North Main Street
Post Office Box 1967
Columbia, Tennessee 38402-1967

# GENERAL WARRANTY DEED

This indenture is made and entered into this 27 day of December, 1993 between Robert M. Young, and wife, Joan M. Young (hereinafter referred to as "GRANTOR") and Sandra C. Taylor, and husband, Robert M. Taylor (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 18 in the Carriage Hills Subdivision, Section 1, as shown by map of record in Plat Book 5 at page 282 in the Maury County, Tennessee Register of Deeds office.

BEING the same property conveyed toRobert M. Young, and wife, Joan M. Young by instrument of record in Book 811 at page 547 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel # 66F-A-66K-33.00

NOTE: The legal description set forth above is the same property as contained in Grantor's previous deed of record and no new boundary survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for covenants, conditions and restrictions of record in Book 647 at Page 280 and as amended in Book 653 at page 511 and Book 733 at page 432 in the Maury County, Tennessee Registers of Deeds Office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Robert M. Young

Joan M. Young

216115

BOOK 1207 PAGE 749

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 108 LENOX DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 1**<br>BK **5** PG **282** BLOCK LOT **0018** TRACT | **TAX YEAR 2023**<br>**MAURY** | 060<br>JUR | 066K<br>CONTROL MAP | A<br>GROUP | 033.00<br>PARCEL | PI | 000<br>S/I |
| Ownership and Mailing Address<br>**TAYLOR SANDRA C ETVIR**<br>**ROBERT M**<br>**108 LENOX DR**<br>**COLUMBIA TN 38401** | Alt Subdiv<br>BK PG BLOCK LOT TRACT<br>Additional Description<br>Dimensions **159.93X185 IRR.** | City **60156 Columbia**<br>SSD1<br>SSD2<br>Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Map **066F**<br>Dist **03** | Updated 10/27/2022<br>Printed 03/17/2023<br>Card: 1 of 1<br>Page: 1 of 1 | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1988** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **7** | Total Fixtures | **7** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

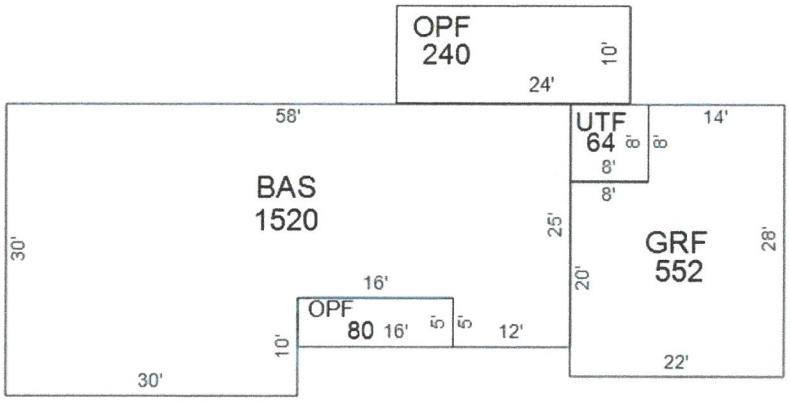
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,520** | **1.012** | **1** | **1** | **1.21** | **1,520** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **226,250** | **57,420** | **283,670** | **186.63** | Dwelling Factor | **1** |
| RCNLD | **181,000** | **45,930** | **226,930** | **149.30** | Dwelling Value | **226,930** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,520** | | | |
| | **UTF** | **64** | **0** | **71.09** | **4,550** |
| | **OPF** | **80** | **0** | **42.63** | **3,410** |
| | **GRF** | **552** | **0** | **71.07** | **39,230** |
| | **OPF** | **240** | **0** | **42.63** | **10,230** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **229,200** |
| TOTAL APPRAISAL | **289,200** |
| GREENBELT APR | |
| ASSESSMENT | **72,300** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **289,200** |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units

Water/Sewer
**01 Public / Public**
Electricity
**01 Public**
Gas
**00 None**

Topo **0 Level**
Road Type **3 Paved**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **04**
# Improvements **1**
# Mobile Homes **0**
NH Trend **0 STABLE**
Other
Land Use Code **11**
Zoning

## GREENBELT

| Year | Recorded |
|---|---|
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1989** | **1989** | **120** | **C** | **1** | **10X12** | | **20.8333** | **AV** | **2,500** | **10** | | **1** | **250** |
| **DRW** | **Driveway** | **1989** | **1989** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |

**Total OBY Value** **2,250**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **159** | **185** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **12/27/1993** | **1207** | **749** | **106,900** | **106,900** | **I** | **WD** | **A** | **TAYLOR SANDRA C ETVIR** |
| **05/05/1989** | **811** | **547** | **91,000** | **91,000** | **I** | **WD** | **M** | **YOUNG ROBERT M** |
| **10/20/1988** | **801** | **115** | **20,000** | **20,000** | **V** | **WD** | **C** | **SCRIBNER PAUL** |
| **06/21/1978** | **631** | **347** | | | | | | **HITCH TOM J ETAL** |

## NOTES

**R18: CHG EYB PER 32 *CB - R22: CHG DRW VAL PER 32 *CB**
**22: ADD OPF PER 51 *CB**

BK/PG:R2791/1165-1168
21025325

| | |
|---|---|
| 4 PGS : QUITCLAIM DEED | |
| BECKY BUCHANAN 262730 - 21025325 | |
| 11/19/2021 - 08:10 AM | |
| VALUE | 10.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 20.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 22.00 |

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING
REGISTER OF DEEDS

New Owner

| Prepared By: | Record and Return To: | New Owner Name and Tax Mailing Address: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | **CHURCHILL TITLE SOLUTIONS**<br>4501 Charlotte Park Drive<br>Suite 120<br>Charlotte, NC 28217 | Barbara Jean McArthur<br>102 Lenox Dr.<br>Columbia, TN 38401 |

Order Number: CTSL-BC906TN

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Barbara Jean McArthur , fka Barbara Jean Woodard, , an unmarried woman,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Barbara Jean McArthur, an unmarried woman,** whose address is 102 Lenox Dr., Columbia, TN 38401, the following described real property located in Third 3rd Civil District of Maury County, State of Tennessee and further described as follows:

Being more particularly described as Lot 15 in the Carriage Hills Subdivision, Section 1, as shown by map of record in Plat Book 5 at Page 282 in the Maury County, Tennessee register of Deeds Office.

Said Lot No. 15 fronts 150.00 feet on the Easterly margin of Lenox Drive and extends back between unparallel lines, then Northerly boundary line measuring 175.00 feet thereon and the Southerly boundary line measuring 145.00 feet thereon to the rear boundary line which measures 117. 71 feet thereon.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 066K A 030.00
Street address of property: 102 Lenox Dr., Columbia, TN 38401

Property Type: **00 Residential**

## ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 102 LENOX DR<br>Property Address | Subdivision **CARRIAGE HILLS SEC 1**<br>BK **5** PG **282** BLOCK LOT **15** TRACT | **TAX YEAR 2023**<br>**MAURY** | 060<br>JUR | 066K<br>CONTROL MAP | A<br>GROUP | 030.00<br>PARCEL | PI | 000<br>S/I |
| Ownership and Mailing Address<br>**MCARTHUR BARBARA JEAN**<br>**102 LENOX DR**<br>**COLUMBIA TN 38401** | Alt Subdiv<br>BK PG BLOCK LOT TRACT<br>Additional Description<br>Dimensions **150X175 IRR** | City **60156 Columbia**<br>SSD1<br>SSD2<br>Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Map **066F**<br>Dist **03**<br>Updated 10/27/2022<br>Printed 03/17/2023<br>Card: 1 of 1<br>Page: 1 of 1 | | | | | |

### DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1987** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **6** | Total Fixtures | **6** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

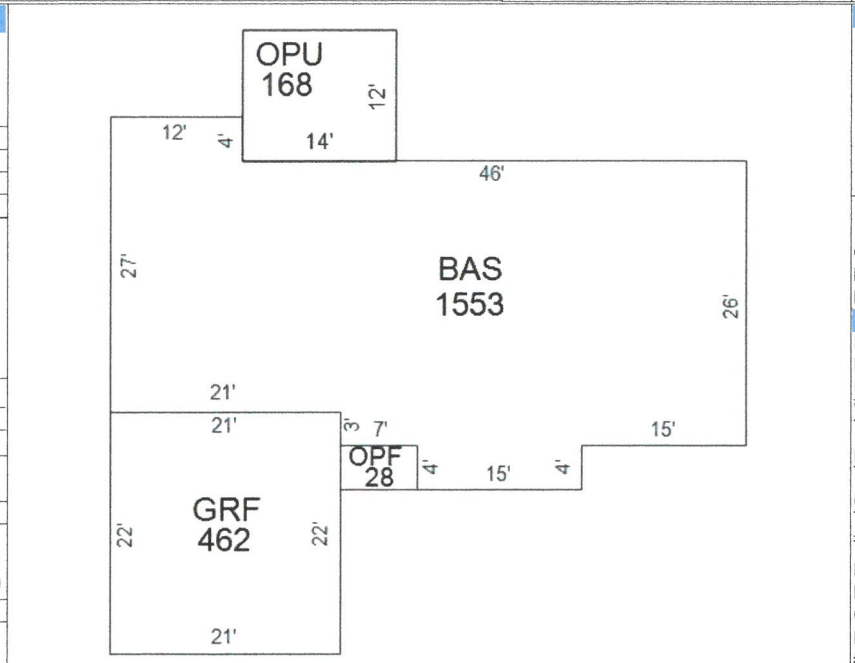
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **2 : Above Average** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,553** | **1.031** | **1** | **1** | **1.21** | **1,553** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **228,680** | **37,600** | **266,280** | **171.46** | Dwelling Factor | **1** |
| RCNLD | **182,940** | **30,070** | **213,010** | **137.16** | Dwelling Value | **213,010** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,553** | | | |
| | **OPF** | **28** | **0** | **42.5** | **1,190** |
| | **GRF** | **462** | **0** | **71.06** | **32,830** |
| | **OPU** | **168** | **0** | **21.31** | **3,580** |




### APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **214,800** |
| TOTAL APPRAISAL | **274,800** |
| GREENBELT APR | |
| ASSESSMENT | **68,700** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **274,800** |
| INCOME | |
| MARKET | |

### PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **01 Public / Public** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **0 Level** |
| Road Type | **3 Paved** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 04** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **0 STABLE** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

### GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

### OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1987** | **1987** | **160** | **C** | **1** | **10X16** | | **20.8125** | **AV** | **3,330** | **10** | | **1** | **330** |
| **DRW** | **Driveway** | **1987** | **1987** | **1** | **C** | **1** | | | **1500** | **UN** | **1,500** | **100** | | **1** | **1,500** |

**Total OBY Value** **1,830**

### ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **32** |

### BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

### MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **150** | **175** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** | |

### AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

### SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **11/12/2021** | **R2791** | **1165** | | | | **QC** | | **MCARTHUR BARBARA JEAN** |
| **08/07/2020** | **R2655** | **495** | | | | **QC** | | **WOODARD BARBARA JEAN** |
| **08/23/2016** | **R2388** | **373** | **171,500** | **171,500** | **I** | **WD** | **A** | **WOODARD BARBARA JEAN ETVIR DAVI** |
| **05/03/2005** | **R1854** | **1392** | **100,000** | **100,000** | **I** | **WD** | **A** | **MARBET LEE BOULDIN ETUX** |

### NOTES

**14:CHG M/A PER RET ACN*LDS - R18: CHG EYB & QLTY PER 32 *CB**
**22: ADD OPU PER 51*CB**

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(6)

DEVIN OAKLEY
TENNESSEE NOTARY PUBLIC
My Comm Exp. 03/21/26
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $330,000.00

Affiant

Subscribed and sworn to before me, this 17th day of June, 2022.

Notary Public

My commission expires: 3-21-26

**THIS INSTRUMENT WAS PREPARED BY**
**Lakeside Title & Escrow Series, LLC**
**854 Wren Road**
**Goodlettsville, TN 37072**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Caroline Lewis** | **New Owner** | **066F-A-015.00** |
| **124 Saxon Court** | | |
| **Columbia, TN 38401** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Betty L. Thompson, LaSonya P. Thompson, Sherronda D. Thompson, Yolanda S. Knight, LaTosha M. Thompson, and the heirs at law of Larry N. Thompson, joined herein by Betty L. Thompson, Administrator of the Estate of Larry N. Thompson**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline Lewis** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Maury** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in the Third (3rd) Civil District of Maury County, Tennessee, and more particularly described as all of Lot 50 in the Plan of Carriage Hills Subdivision, Section 2, as shown by a map of record in Plat Book 8 at page 82, in the Maury County, Tennessee Register of Deeds Office.

Being the same property conveyed to Larry N. Thompson by Quitclaim Deed from Millicent Y. Thompson, dated 12/01/1997 and recorded 12/03/1997 in Book 1355, Page 435, Register's Office for Maury County, Tennessee. The said Larry N. Thompson is deceased as of 10/15/2021. A probate estate for Larry N. Thompson was opened in the Chancery Court for Maury County, Tennessee, Case No. P-337-21). Pursuant to the Petition to Probate and to Affidavits of Heirship recorded of record in Book R2854, Page 241, and Book R2854, Page 243, and Book R2854, Page 245, and Book R2854, Page 247, and Book R2854, Page 249, Register's Office for Maury County, Tennessee. Larry N. Thompson was survived by the following heirs at law: Betty L. Thompson, LaSonya P. Thompson, Sherronda D. Thompson, Yolanda S. Knight, and LaTosha M. Thompson. Betty L. Thompson also joins in this conveyance as Administrator of the Estate of Larry N. Thompson.

Tax Map/Parcel ID: 066F-A-015.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 124 Saxon Court, Columbia, TN 38401.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 124 SAXON CT<br>Property Address | Subdivision **CARRIAGE HILLS SEC 2**<br>BK **8** PG **82** BLOCK LOT **50** TRACT | **TAX YEAR 2023**<br>**MAURY** | 060<br>JUR | 066F<br>CONTROL MAP | A<br>GROUP | 015.00<br>PARCEL | PI | 000<br>S/I |
| Ownership and Mailing Address<br>**LEWIS CAROLINE**<br>**124 SAXON CT**<br>**COLUMBIA TN 38401** | Alt Subdiv<br>BK PG BLOCK LOT TRACT<br>Additional Description<br>Dimensions **208.18X118.33 IRR** | City **60156 Columbia**<br>SSD1<br>SSD2<br>Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Map **066F**<br>Dist **03** | Updated 08/05/2022<br>Printed 03/17/2023<br>Card: 1 of 1<br>Page: 1 of 1 | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1991** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **9** | Total Fixtures | **9** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

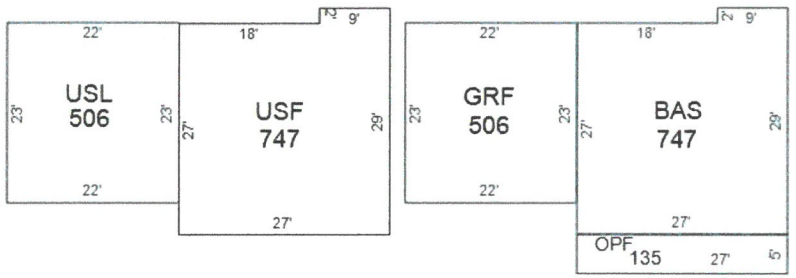
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition | **Average** | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design | **0** |
| Depr: Physical | **20** | Other Phys | Functional | External | % Good **80** |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **747** | **.539** | **1** | **1** | **1.07** | **1,646** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **112,140** | **140,470** | **252,610** | **153.47** | Dwelling Factor | **1** |
| RCNLD | **89,710** | **112,370** | **202,080** | **122.77** | Dwelling Value | **202,080** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **747** | | | |
| | **OPF** | **135** | **0** | **37.70** | **5,090** |
| | **GRF** | **506** | **0** | **62.85** | **31,800** |
| | **USL** | **506** | **30** | **37.71** | **19,080** |
| | **USF** | **747** | **100** | **113.12** | **84,500** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **204,400** |
| TOTAL APPRAISAL | **264,400** |
| GREENBELT APR | |
| ASSESSMENT | **66,100** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **264,400** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **1000** | **UN** | **1,000** | **100** | **1** | **1** | **1,000** |
| **WDK** | **Wood Deck** | **2006** | **2006** | **120** | **C** | **1** | **10X12** | | **20.8333** | **AV** | **2,500** | **52** | **1** | **1** | **1,300** |

**Total OBY Value** **2,300**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **208** | **118** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/23/2022** | **R2854** | **251** | **330,000** | **330,000** | **I** | **WD** | **J** | **LEWIS CAROLINE** |
| **06/23/2022** | **R2854** | **249** | | | | **HR** | | **THOMPSON LARRY N HEIRS** |
| **06/23/2022** | **R2854** | **247** | | | | **HR** | | **THOMPSON LARRY N HEIRS** |
| **06/22/2022** | **R2854** | **245** | | | | **HR** | | **THOMPSON LARRY N HEIRS** |

## NOTES

**R18: CHG QLTY PER 32 *CB - 22: ADD TO USF PER 51 *CB. *R2854-251 LARRY THOMPSON DOD 10-15-21-MS**

File:

| This instrument prepared by: | Name and Address of New Property Owner: |
|---|---|
| Marshall Title & Escrow<br>28 Public Square<br>PO Box 8150<br>Columbia, Tennessee 38402 | Mr. & Mrs. Arbie Ford<br>112 Saxon Court<br>Columbia, TN 38401<br>**Person or Agency Responsible for Taxes:**<br>SAME<br>**Map:** 66F, **Group** A, **Parcel:** 12.00 |

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS,** this indenture entered into on the 27 day of May, 2005, between **Johnny L. Brooks and wife, Martha M. Brooks, by and through Johnny Brooks, her Attorney in Fact, whose Power of Attorney is of record in Book ____, Page ____,** R1859 815 **Register's Office of Maury County, Tennessee,** GRANTORS, which expression shall include heirs, assigns and personal representatives, and **Arbie Ford and wife, Shelby Jean Ford,** as tenants by the entirety, GRANTEES, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

That for and in consideration of the sum of One Hundred Fifty One Thousand Five Dollars and No/100's ($151,500.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GRANTOR conveys unto GRANTEES the following described property:

Tract 1:
Located in the Third (3rd) Civil District of Maury County, Tennessee, and being more particularly described as Lot No. 47, Carriage Hills Subdivision, Section 2, Phase 1, as shown by plat of record in Plat Book 8, Page 82, Register's Office of Maury County, Tennessee.
Map 66F, Group A, Parcel 12.00

Tract 2:
Located in the Third (3rd) Civil District of Maury County, Tennessee, and being more particularly described as Tract 1 as shown on minor plat for Clark Bennett of record in Plat Book P14, Page 147, Register's Office of Maury County, Tennessee.
Map 66F, Group A, Parcel 12.00-001

Being all of the same property and legal description conveyed to Johnny L. Brooks and wife, Martha M. Brooks by deed of record in Book R1835, Page 1389, Register's Office of Maury County, Tennessee.

**TO HAVE AND TO HOLD** said real estate unto GRANTEES together with all rights, titles, easements and appurtenances thereunto belonging, forever.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 112 SAXON CT<br>Property Address | Subdivision **CARRIAGE HILLS SEC 2**<br>BK **8** PG **82** BLOCK LOT **47** TRACT | **TAX YEAR 2023**<br>**MAURY** | 060<br>JUR | 066F<br>CONTROL MAP | A<br>GROUP | 012.00<br>PARCEL | PI | 000<br>S/I |
| Ownership and Mailing Address | Alt Subdiv<br>BK PG BLOCK LOT TRACT | City **60156 Columbia** | Map **066F** | Updated 10/27/2022 | | | | |
| **FORD ARBIE ETUX**<br>**SHELBY JEAN**<br>**112 SAXON CT**<br>**COLUMBIA TN 38401** | Additional Description | SSD1 | Dist **03** | Printed 03/17/2023 | | | | |
| | Dimensions **55.45X139.44 IRR** | SSD2 | Card: 1 of 1 | | | | | |
| | | Total Land Units **1**<br>Deed Acres **0**<br>Calculated Acres **0** | Page: 1 of 1 | | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1991** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **7** | Total Fixtures | **7** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

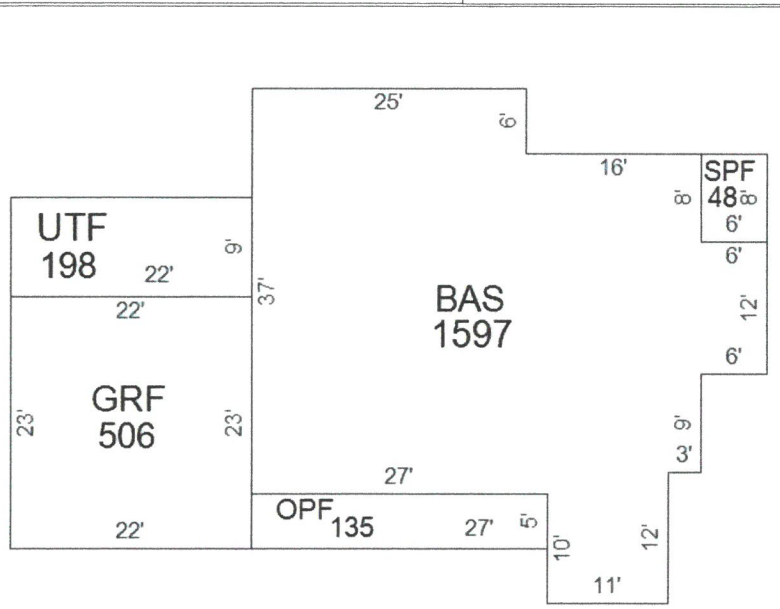
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **02 L-Shaped** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| | Factors | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,597** | **1.058** | **1** | **1** | **1.07** | **1,597** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **208,930** | **52,350** | **261,280** | **163.61** | Dwelling Factor | **1** |
| RCNLD | **167,140** | **41,880** | **209,020** | **130.88** | Dwelling Value | **209,020** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,597** | | | |
| | **UTF** | **198** | **0** | **62.83** | **12,440** |
| | **SPF** | **48** | **0** | **62.92** | **3,020** |
| | **OPF** | **135** | **0** | **37.70** | **5,090** |
| | **GRF** | **506** | **0** | **62.85** | **31,800** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **41,400** |
| IMPROVEMENTS | **223,700** |
| TOTAL APPRAISAL | **265,100** |
| GREENBELT APR | |
| ASSESSMENT | **66,275** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **265,100** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **WDK** | **Wood Deck** | **1991** | **1991** | **220** | **C** | **1** | **11X20** | | **19.9545** | **AV** | **4,390** | **10** | **1** | **1** | **440** |
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **1000** | **UN** | **1,000** | **100** | **1** | **1** | **1,000** |
| **GUD** | **Detached Garage Unfi** | **2005** | **2005** | **600** | **C** | **1** | **20X30** | | **33.5** | **AV** | **20,100** | **66** | **1** | **1** | **13,270** |

**Total OBY Value** **14,710**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value | Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **55** | **139** | **1** | **60,000.00** | | | | | **69** | | **100** | **41,400.00** | **41,400** | |
| | | | | | Totals: | | **1** | | | | | | | | | | **41,400** | |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **05/27/2005** | **R1859** | **817** | **151,500** | **151,500** | **I** | **WD** | **P** | **FORD ARBIE ETUX** |
| **12/31/2004** | **R1835** | **1389** | **140,000** | **140,000** | **I** | **WD** | **P** | **BROOKS JOHNNY L &** |
| **06/13/2003** | **R1717** | **147** | | | | | | **BENNETT SONJA R** |
| **04/13/1992** | **1145** | **412** | **111,000** | **111,000** | **I** | **WD** | **A** | **BUTTREY SONJA R** |

## NOTES

**DECR LAND PRICE*R06FN*R06:ADD DGUVI06BG*CHG AREA CO*R06JS*FOR 09:INCR LAND PRICE*FN*CHG AREA CODE*FN FOR 09:INCR LAND PRICE*FN*CHG AREA CODE*FN*CHG SE EYB & DECR LAND PRICE*R10/32*FN*CHG EYB*R10/42*FN**

mail to: Anchor Title
6910 Moores Ln
Brentwood TN 37027

BK/PG: R2667/312-313
20016935

| | |
|---|---|
| 2 PGS:AL-WARRANTY DEED | |
| BECKY BATCH: 235498 | 09/22/2020 - 10:50 AM |
| VALUE | 289900.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 1072.63 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 1085.63 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Prepared by:
Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste A
Columbia, Tennessee 38401

# WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **John K. Layden and wife, Wendy J. Layden** , FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Gerard M. Edwards and Marlene B. Edwards,** SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

LOCATED in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 48, Carriage Hills Subdivision, Section 2, Phase 1, of record in Plat Book 8, Page 82, Register`s Office of Maury County, Tennessee.

Being the same property conveyed to John K. Layden and Wendy J. Layden by deed dated June 11, 2019, of record in Book R2561, Page 1406, Register`s Office of Maury County, Tennessee. See also deed dated July 18, 1991, of record in Book 1123, Page 1, Register`s Office of Maury County, Tennessee.

Map 66F, Group A, Parcel 13

Property Address: 116 Saxon Court, Columbia, Tennessee 38401

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized And possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the Maury County, Tennessee Register of Deeds office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

116 SAXON CT
Property Address
Ownership and Mailing Address
**EDWARDS GERARD M & MARLENE B EDWARDS**
**116 SAXON CT**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **48** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **54.87X181.28 IRR**

**TAX YEAR 2023**
**MAURY**

| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
|---|---|---|---|---|---|
| 060 | 066F | A | 013.00 | | 000 |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **1 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **11 Common Brick** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1991** | Eff Yr Built | **2002** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **8** | Total Fixtures | **8** |
| Wood FP Stacks | **1** | Openings | **1** | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | Amount **0** | | Sched |

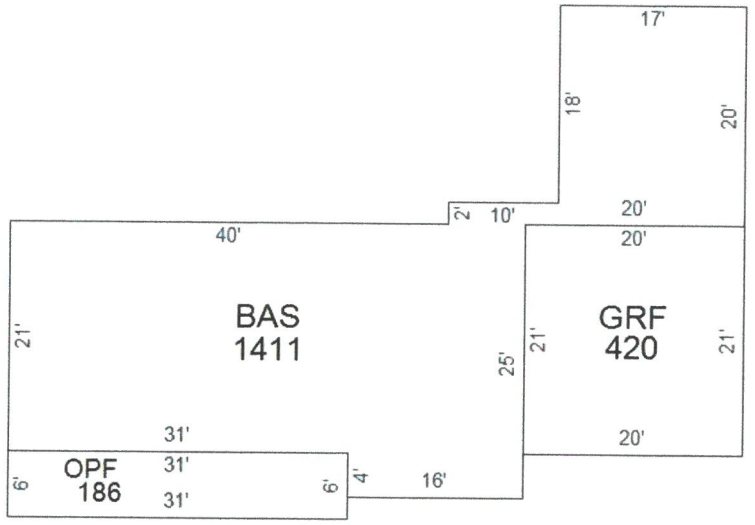
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| 1,411 | .946 | 1 | 1.07 | 1.07 | 1,411 | 2022 | 20 | 1.00 |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete |
|---|---|---|---|---|---|
| RCN | 201,380 | 33,400 | 234,780 | 166.39 | Dwelling Factor 1 |
| RCNLD | 161,100 | 26,720 | 187,820 | 133.11 | Dwelling Value 187,820 |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | 1,411 | | | |
| | **OPF** | 186 | 0 | 37.69 | 7,010 |
| | **GRF** | 420 | 0 | 62.83 | 26,390 |




## APPRAISED VALUES

| | |
|---|---|
| LAND | 60,000 |
| IMPROVEMENTS | 190,400 |
| TOTAL APPRAISAL | 250,400 |
| GREENBELT APR | |
| ASSESSMENT | 62,600 |
| ASSESSED @ | 25% |
| APPROACH | COST VALUE |

Value Correlation

| | Value |
|---|---|
| COST | 250,400 |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
# Improvements **1**
# Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **UTB** | **Utility Building** | **1991** | **1991** | **320** | **E** | **1** | **16X20** | | **8.5** | **PR** | **2,720** | **10** | | **1** | **270** |
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **1000** | **UN** | **1,000** | **100** | | **1** | **1,000** |
| **WDK** | **Wood Deck** | **2002** | **2002** | **160** | **C** | **1** | **IRR** | | **20.8125** | **AV** | **3,330** | **40** | | **1** | **1,330** |

**Total OBY Value** **2,600**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | U | 22 | 01 | | 54 | 181 | 1 | 60,000.00 | | | | | | | 100 | 60,000.00 | 60,000 |
| | | | | | Totals: | | 1 | | | | | | | | | | 60,000 |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **08/27/2020** | **R2667** | **312** | **289,900** | **289,900** | **I** | **WD** | **A** | **EDWARDS GERARD M & MARLENE B ED** |
| **06/11/2019** | **R2561** | **1406** | **250,000** | **250,000** | **I** | **WD** | **A** | **LAYDEN JOHN K ETUX WENDY J** |
| **07/18/1991** | **1123** | **1** | **108,500** | **108,500** | **I** | **WD** | **M** | **PETERSON VICTOR N** |
| **01/09/1991** | **1109** | **126** | **17,900** | **17,900** | **V** | **WD** | **H** | **REAVES LARRY G** |

## NOTES

**ADD DRWY PER 32*FN06VI*INCR LAND PRICE*R06FN* CHG AREA CO*R06JS*CHG AREA CODE*FN**
**20: ADD WDK PER 49 *CB**

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1352

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Martin T. Bryant, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mia Costa and Jose Costa** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Maury County, Tennessee, described as follows: **To Wit:**

Land in the Third (3rd) Civil District of Maury County, Tennessee, being Lot No. 45 on the Plan of Final Plat of Carriage Hills, Section 2, Phase 1 of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Martin T. Bryant, unmarried by Warranty Deed from Lewis Eugene Lindsay a/k/a Lewis E. Lindsey, of record in Book R2091, Page 359, Register's Office for Maury County, Tennessee, dated August 20, 2009 and recorded on September 04, 2009. Martin T. Bryant is now married to Casey Bryant who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 104 Saxon Court, Columbia, TN 38201.**

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Mail:
CONCORD TITLE
3000 MERIDIAN BLVD
STE 140
FRANKLIN TN 37067

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| **Mia Costa**<br>**104 Saxon Court**<br>**Columbia, TN 38201** | Northpointe Bank<br>3333 Deposit Drive NE<br>Grand Rapids, MI 49546 | **066F-A-010.00-000** |

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

104 SAXON CT
Property Address

Ownership and Mailing Address
**COSTA MIA & JOSE COSTA**
**104 SAXON CT**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **45** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description
Dimensions **58.52X251.66 IRR**

**TAX YEAR 2023**
**MAURY**

| JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
|---|---|---|---|---|---|
| 060 | 066F | A | 010.00 | | 000 |

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**
Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

Improv Type **01 Single Family** Lower Level **1 No Basement**
Stories **1 Story Frame** Heating/Air **8 Heat And Cooling Pkg**
Exterior Wall **04 Siding Average** Attic
Heating Fuel

Year Built **1991** Eff Yr Built **2006** Rooms **0** Bedrooms **0**
Full Baths Half Baths Add'l Fixtures **9** Total Fixtures **9**
Wood FP Stacks **1** Openings **1** Add'l Sty PreFab Add'l Sty
Info Src **3** Occ **1** Rental: Src Year **0** Amount **0** Sched

Foundation **02 Continuous Footing** Floor Finish **11 Carpet Combination**
Floor System **04 Wood W/ Sub Floor** Interior Finish **07 Drywall**
Party Wall **00 None** Paint/Decor **04 Above Average**
Struct. Frame **00 None** Bath Tile **00 None**
Roof Framing **02 Gable/Hip** Electrical **04 Above Average**
Roof Cov/Deck **03 Composition Shingle** Shape **01 Rectangular Design**
Cab/Millwork **04 Above Average**

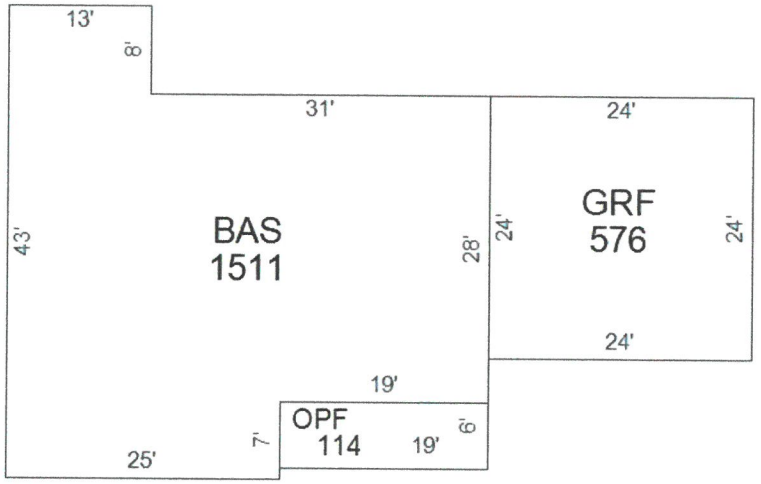
Quality **1+ : Average +** Condition **Average** Class:
Prorate Date Factor % Comp Cost & Design **0**
Depr: Physical **20** Other Phys Functional External % Good **80**

| GFLA | Factors: Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
|---|---|---|---|---|---|---|---|---|
| 1,511 | 1.006 | 1 | 1 | 1.07 | 1,511 | 2022 | 16 | 1.00 |

| | Base Dwelling | Add'l Areas | Total | $/SqFt |
|---|---|---|---|---|
| RCN | 201,940 | 40,500 | 242,440 | 160.45 |
| RCNLD | 161,550 | 32,400 | 193,950 | 128.36 |

% Complete
Dwelling Factor **1**
Dwelling Value **193,950**

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | BAS | 1,511 | | | |
| | OPF | 114 | 0 | 37.72 | 4,300 |
| | GRF | 576 | 0 | 62.85 | 36,200 |




## APPRAISED VALUES

| | |
|---|---|
| LAND | 41,400 |
| IMPROVEMENTS | 196,100 |
| TOTAL APPRAISAL | 237,500 |
| GREENBELT APR | |
| ASSESSMENT | 59,375 |
| ASSESSED @ | 25% |
| APPROACH | COST VALUE |

Value Correlation

| | Value |
|---|---|
| COST | 237,500 |
| INCOME | |
| MARKET | |

## PARCEL DATA

NBHD **C64**
Review Flag
Living Units
Water/Sewer **03 Public / Individual**
Electricity **01 Public**
Gas **00 None**
Topo **1 Rolling**
Road Type **0 Us Highway**
Delete Next Year
Greenbelt Review **N**
Land Apr Date **01/01/2006** By **32**
# Improvements **1**
# Mobile Homes **0**
NH Trend **3 TRANSITION**
Other
Land Use Code **11**
Zoning

## GREENBELT

Year Recorded
App# Book/Pg

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PTO | Patio | 1991 | 1991 | 192 | C | 1 | 12X16 | | 9.5833 | AV | 1,840 | 10 | | 1 | 180 |
| DRW | Driveway | 1991 | 1991 | 1 | C | 1 | | | 2000 | UN | 2,000 | 100 | | 1 | 2,000 |

**Total OBY Value** 2,180

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| 01/01/2002 | 01 Bldg Apr | 34 |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | U | 22 | 01 | | 58 | 251 | 1 | 60,000.00 | | | | | 69 | | 100 | 41,400.00 | 41,400 |
| | | | | | Totals: | | 1 | | | | | | | | | | 41,400 |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| 08/04/2020 | R2654 | 820 | 278,000 | 278,000 | I | WD | P | COSTA MIA & JOSE COSTA |
| 08/20/2009 | R2091 | 359 | 131,500 | 131,500 | I | WD | P | BRYANT MARTIN T |
| 08/08/2003 | R1736 | 852 | 4,400 | 4,400 | V | WD | P | LINDSAY LEWIS EUGENE |
| 04/16/2001 | R1533 | 839 | | | | | | LINDSAY LEWIS EUGENE |

## NOTES

DECR LAND PRICE*R06FN - CHG AREA CODE*R06JS*09:INCR LAND PRICE*FN
CHG AREA CODE*FN*CHG EYB*R10/32*FN*CHG EYB*R10/42*FN
R2091-359 ALSO SI001*JG - R18: CHG QLTY PER 32 *CB*FOR 21:R2654-820 ALSO SI 001
ADD REF:R2719-298 QC (CORRECTION DEED) CORRRECTING LEGAL IN R2654-820*PB
R22: CHG DRW VAL PER 32 *CB

***This instrument Prepared by Gene Hallworth, Attorney at Law, Columbia, Tennessee***
***Upon information furnished by the parties, no title Examination Requested***

| Address New Owner: | Send Tax Bill to: | Tax Parcel Identification: |
|---|---|---|
| P/u Brandon Blalock<br>120 Saxon ~~County~~ Court<br>Columbia, Tennessee 38401 | New Owner | Map/Parcel<br>066F-A-014.00 |

## QUIT-CLAIM DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations I, **AMIE MURA BLALOCK**, do hereby sell, transfer, quitclaim, and convey unto **BRANDON CODY BLALOCK**, all my interest in the following real property. Said property is described as follows:

> Land if Maury County, Tennessee, being Lot No. 49 on the Plan of Final Plat Carriage Hills, Section 2 of record in Plat Book 8, Page 82, in the Register's Office for Maury County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed in Book R2602, Page 1399 of the Register's Office for Maury County, Tennessee.
>
> This is improved property known as 120 Saxon County, Columbia, Tennessee 38401.

TO HAVE AND TO HOLD said tract or parcel unto the Grantee, his heirs and assigns, together with all of the rights, titles, interests, easements, and appurtenances thereunto belonging.

IN WITNESS WHEREOF, we have hereunto set our hands, this 25th day of June, 2021.

Amie Blalock
**Amie Mura Blalock**

**BK/PG: R2746/221-222**
**21013814**

| 2 PGS:AL-QUITCLAIM DEED | |
|---|---|
| JANE BATCH: 251314 | 06/25/2021 - 03:01 PM |
| VALUE | 10.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 12.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 120 SAXON CT | Subdivision **CARRIAGE HILLS SEC 2** | **TAX YEAR 2023 MAURY** | 060 | 066F | A | 014.00 | | 000 |
| Property Address | BK **8** PG **82** BLOCK LOT **49** TRACT | | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |
| Ownership and Mailing Address | Alt Subdiv BK PG BLOCK LOT TRACT | City **60156 Columbia** | Map **066F** | Updated 10/27/2022 | | | | |
| **BLALOCK BRANDON CODY** | Additional Description | SSD1 | Dist **03** | Printed 03/17/2023 | | | | |
| **120 SAXON CT** | Dimensions **54.25X181.28 IRR** | SSD2 | Card: 1 of 1 | | | | | |
| **COLUMBIA TN 38401** | | Total Land Units **1** / Deed Acres **0** / Calculated Acres **0** | Page: 1 of 1 | | | | | |

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **8 Heat And Cooling Pkg** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1991** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **9** | Total Fixtures | **9** |
| Wood FP Stacks | | Openings | | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | Amount **0** | | Sched |

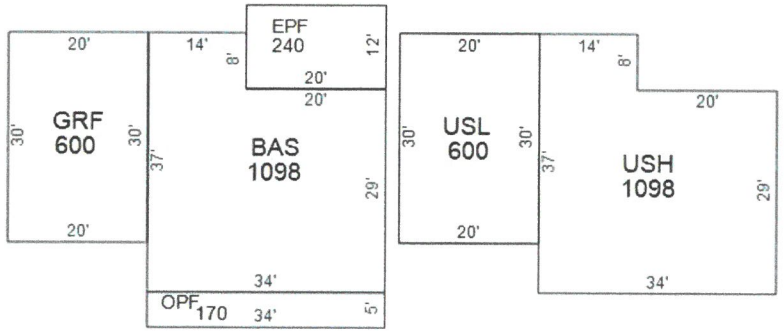
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | | |
|---|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition | **Average** | Class: | | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | | |

| Factors | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,098** | **.756** | **1** | **1** | **1.07** | **1,937** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **149,860** | **159,860** | **309,720** | **159.90** | Dwelling Factor | **1** |
| RCNLD | **119,890** | **127,890** | **247,780** | **127.92** | Dwelling Value | **247,780** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,098** | | | |
| | **OPF** | **170** | **0** | **37.71** | **6,410** |
| | **GRF** | **600** | **0** | **62.83** | **37,700** |
| | **USH** | **1,098** | **60** | **62.84** | **69,000** |
| | **EPF** | **240** | **0** | **100.54** | **24,130** |
| | **USL** | **600** | **30** | **37.7** | **22,620** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **60,000** |
| IMPROVEMENTS | **248,800** |
| TOTAL APPRAISAL | **308,800** |
| GREENBELT APR | |
| ASSESSMENT | **77,200** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **308,800** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **1000** | **UN** | **1,000** | **100** | | **1** | **1,000** |

**Total OBY Value** **1,000**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | **U** | **22** | **01** | | **54** | **181** | **1** | **60,000.00** | | | | | | | **100** | **60,000.00** | **60,000** |
| | | | | | Totals: | | **1** | | | | | | | | | | **60,000** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/25/2021** | **R2746** | **221** | | | | **QC** | | **BLALOCK BRANDON CODY** |
| **12/18/2019** | **R2602** | **1399** | **313,500** | **313,500** | **I** | **WD** | **A** | **BLALOCK BRANDON ETUX AMIE** |
| **03/02/2007** | **R1970** | **1124** | **171,500** | **171,500** | **I** | **WD** | **A** | **BROOKS JOHN E &** |
| **04/28/2000** | **R1481** | **885** | **131,900** | **131,900** | **I** | **WD** | **A** | **BOND STANLEY ETUX** |

## NOTES

**ADD DRWY PER 32*FN06VI*INCR LAND PRICE*R06FN - CHG AREA CO*R06JS*JG**
**CHG AREA CODE*FN - CHG EYB*R10/32*FN - CHG EYB*R10/42*FN**
**15:32 ADD SPF/CHG QUA/DEL WD DECK*LDS - 21: CHG SPF/EPF PER 50 *CB**

BK/PG: R2563/163-164
19008811

| | |
|---|---|
| 2 PGS:AL-QUITCLAIM DEED | |
| SUSIE BATCH: 214676 | 06/21/2019 - 10:30 AM |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 12.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

| THIS INSTRUMENT WAS PREPARED BY:<br>W. Faye Novelly, UAW-FCA-Ford-General Motors Legal Services Plan<br>3011 Harrah Drive, Suite B, Spring Hill, TN 37174 | | |
|---|---|---|
| **NAMES AND ADDRESS OF NEW OWNERS:**<br><br>Jose A. Yrabien and Janet L. Yrabien<br>108 Saxon Court<br>Columbia, TN 38401 | **SEND TAX BILLS TO:**<br><br>New Owners | **TAX IDENTIFICATION ID:**<br><br>**Map: 066F**<br>**Group: A**<br>**Parcel: 011.00** |

## QUITCLAIM DEED

KNOW ALL BY THESE PRESENTS that I, JOSE A. YRABIEN, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto myself, JOSE A. YRABIEN, and wife, JANET L. YRABIEN, such right, title and interest as is required to vest title in us as tenants by the entirety, in and to certain tracts or parcels of land located in the Third (3rd) Civil District of Maury County, Tennessee, to-wit:

FIRST PARCEL:

Being Tract 2 as shown on Minor Plat for Clark Bennett of record in Plat Book P14, Page 325, Register's Office of Maury County, Tennessee, consisting of 26,557 square feet or .610 acres by survey of A.E. Adkins, R.L.S. #1075, 606 South James M. Campbell Blvd., Columbia, Tennessee.

Map 066F, Group A, Parcel 011.00

SECOND PARCEL:

Situated in the Third (3rd) Civil District of Maury County, Tennessee and being more particularly described as Lot 46 in the Carriage Hills Subdivision, Section 2, Phase I, as shown by map of record in Plat Book 8 at page 82 in the Maury County, Tennessee Register of Deeds Office.

Map 066F, Group A, Parcel 011.00 001

Being the same property conveyed to JOSE A. YRABIEN from JULIA YRABIEN by deed dated November 17, 2016, of record in Book R2402, Page 1044, Register's Office of Maury County, Tennessee.

This is improved property known as 108 Saxon Court, Columbia, TN 38401.

This instrument was prepared in accordance with the information provided by the Grantor without the benefit of a title search or survey. The preparer was not responsible for determining the status of the title, the accuracy of the description or the accuracy of any other information provided by the Grantor.

Property Type: **00 Residential**

# ASSESSOR OF PROPERTY - PROPERTY RECORD CARD

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| **TAX YEAR 2023 MAURY** | 060 | 066F | A | 011.00 | | 000 |
| | JUR | CONTROL MAP | GROUP | PARCEL | PI | S/I |

108 SAXON CT
Property Address
Ownership and Mailing Address

**YRABIEN JOSE A ETUX JANET L**
**108 SAXON CT**
**COLUMBIA TN 38401**

Subdivision **CARRIAGE HILLS SEC 2**
BK **8** PG **82** BLOCK LOT **46** TRACT
Alt Subdiv
BK PG BLOCK LOT TRACT
Additional Description **INSIDE CITY**
Dimensions **107.48X174.63 IRR**

City **60156 Columbia**
SSD1
SSD2
Total Land Units **1**
Deed Acres **0**
Calculated Acres **0**

Map **066F** Updated 10/27/2022
Dist **03** Printed 03/17/2023
Card: 1 of 1
Page: 1 of 1

## DWELLING DATA

| | | | |
|---|---|---|---|
| Improv Type | **01 Single Family** | Lower Level | **1 No Basement** |
| Stories | **2 Story Frame** | Heating/Air | **7 Heat And Cooling Split** |
| Exterior Wall | **04 Siding Average** | Attic | |
| Heating Fuel | | | |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Year Built | **1991** | Eff Yr Built | **2006** | Rooms | **0** | Bedrooms | **0** |
| Full Baths | | Half Baths | | Add'l Fixtures | **8** | Total Fixtures | **8** |
| Wood FP Stacks | | Openings | | Add'l Sty | | PreFab | Add'l Sty |
| Info Src **3** | Occ **1** | Rental: Src | | Year **0** | | Amount **0** | Sched |

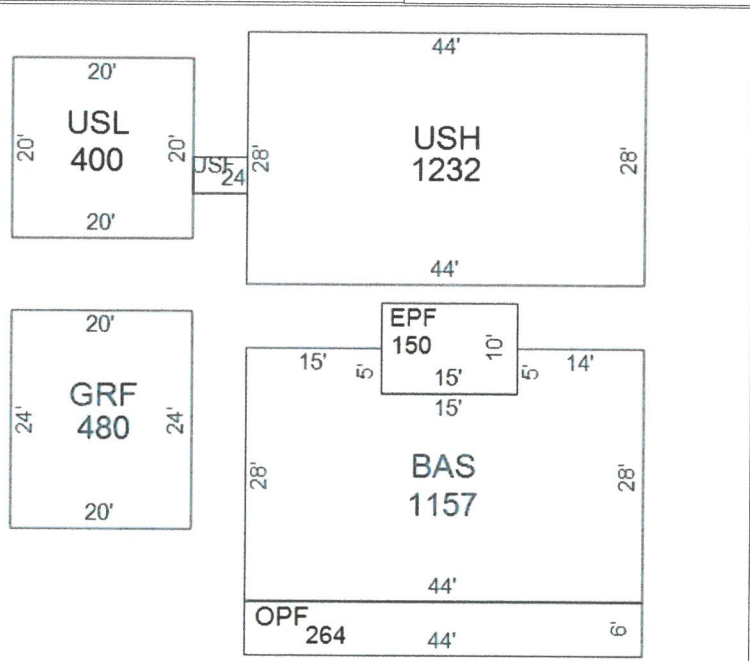
| | | | |
|---|---|---|---|
| Foundation | **02 Continuous Footing** | Floor Finish | **11 Carpet Combination** |
| Floor System | **04 Wood W/ Sub Floor** | Interior Finish | **07 Drywall** |
| Party Wall | **00 None** | Paint/Decor | **04 Above Average** |
| Struct. Frame | **00 None** | Bath Tile | **00 None** |
| Roof Framing | **02 Gable/Hip** | Electrical | **04 Above Average** |
| Roof Cov/Deck | **03 Composition Shingle** | Shape | **01 Rectangular Design** |
| Cab/Millwork | **04 Above Average** | | |

| | | | | | |
|---|---|---|---|---|---|
| Quality | **1+ : Average +** | Condition **Average** | | Class: | |
| Prorate | Date | Factor | % Comp | Cost & Design **0** | |
| Depr: Physical **20** | Other Phys | Functional | External | % Good **80** | |

| | Factors | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| GFLA | Area | Story | Const | Grade | SFLA | Depr Yr | Eff Age | County Factor |
| **1,157** | **.792** | **1** | **1** | **1.07** | **2,040** | **2022** | **16** | **1.00** |

| | Base Dwelling | Add'l Areas | Total | $/SqFt | % Complete | |
|---|---|---|---|---|---|---|
| RCN | **158,460** | **150,400** | **308,860** | **151.40** | Dwelling Factor | **1** |
| RCNLD | **126,770** | **120,320** | **247,090** | **121.12** | Dwelling Value | **247,090** |

| AREAS: Lower Floor | First & Above | Area | % SFLA | Rate | RCN |
|---|---|---|---|---|---|
| | **BAS** | **1,157** | | | |
| | **EPF** | **150** | **0** | **100.53** | **15,080** |
| | **USF** | **24** | **100** | **112.92** | **2,710** |
| | **OPF** | **264** | **0** | **37.69** | **9,950** |
| | **GRF** | **480** | **0** | **62.83** | **30,160** |
| | **USH** | **1,232** | **60** | **62.84** | **77,420** |
| | **USL** | **400** | **30** | **37.7** | **15,080** |




## APPRAISED VALUES

| | |
|---|---|
| LAND | **41,400** |
| IMPROVEMENTS | **272,000** |
| TOTAL APPRAISAL | **313,400** |
| GREENBELT APR | |
| ASSESSMENT | **78,350** |
| ASSESSED @ | **25%** |
| APPROACH | **COST VALUE** |

Value Correlation

| | Value |
|---|---|
| COST | **313,400** |
| INCOME | |
| MARKET | |

## PARCEL DATA

| | |
|---|---|
| NBHD | **C64** |
| Review Flag | |
| Living Units | |
| Water/Sewer | **03 Public / Individual** |
| Electricity | **01 Public** |
| Gas | **00 None** |
| Topo | **1 Rolling** |
| Road Type | **0 Us Highway** |
| Delete Next Year | |
| Greenbelt Review | **N** |
| Land Apr Date | **01/01/2006 By 32** |
| # Improvements | **1** |
| # Mobile Homes | **0** |
| NH Trend | **3 TRANSITION** |
| Other | |
| Land Use Code | **11** |
| Zoning | |

## GREENBELT

| | |
|---|---|
| Year | Recorded |
| App# | Book/Pg |

## OUTBUILDINGS and YARD ITEMS

| Code | Description | Yr Blt | Eff Yr | Area | Grade | Units | Add'l Description | Class | Rate | Cnd | RCN | %Good | Prort | Adj Fact | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **DRW** | **Driveway** | **1991** | **1991** | **1** | **C** | **1** | | | **2000** | **UN** | **2,000** | **100** | | **1** | **2,000** |
| **GUD** | **Detached Garage Unfi** | **2005** | **2005** | **320** | **C** | **1** | **16X20** | | **43.4063** | **AV** | **13,890** | **66** | | **1** | **9,170** |
| **WDK** | **Wood Deck** | **2020** | **2020** | **700** | **C** | **1** | **25 X 28** | | **12.2143** | **AV** | **8,550** | **94** | | **1** | **8,040** |
| **CUD** | **Detached Carport Unf** | **2021** | **2021** | **480** | **C** | **1** | **20 X 24** | | **12.1042** | **AV** | **5,810** | **98** | | **1** | **5,690** |

**Total OBY Value** **24,900**

## ENTRANCES

| Date | Code | ID |
|---|---|---|
| **01/01/2002** | **01 Bldg Apr** | **34** |

## BUILDING PERMITS

| Date | Type | Status | Last Visit |
|---|---|---|---|

## MARKET LAND

| # | Type | Table | Code | Acc | Front | Depth | Units | Rate | Infl | Fld | Topo | Loc | Size | Mkt | Dep | Adj Rate | Value Class |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **1** | **U** | **22** | **01** | | **107** | **174** | **1** | **60,000.00** | | | | | **69** | | **100** | **41,400.00** | **41,400** |
| | | | | | Totals: | | **1** | | | | | | | | | | **41,400** |

## AGRICULTURAL / GREENBELT LAND

| # | Mkt Line | Use Type | Soil Type | Access | Acres | Rate | Use Value |
|---|---|---|---|---|---|---|---|
| | | | | Totals: | | | |

## SALES

| Date | Book | Page | Price | Adj Price | V/I | Instr | A/R | Owner |
|---|---|---|---|---|---|---|---|---|
| **06/21/2019** | **R2563** | **163** | | | | **QC** | | **YRABIEN JOSE A ETUX JANET L** |
| **11/17/2016** | **R2402** | **1044** | | | | **QC** | | **YRABIEN JOSE A** |
| **08/08/2003** | **R1736** | **850** | **3,965** | **3,965** | **V** | **WD** | **P** | **YRABIEN JOSE A ETUX** |
| **10/22/1993** | **1200** | **327** | **109,500** | **109,500** | **I** | **WD** | **A** | **YRABIEN JOSE A ETUX** |

## NOTES

**14:32 CHG OPF TO USF/ INCR LND*LDS*R2563-163 ALSO SI001*JG**
**R22: ADD HVAC, CHG DRW VAL PER 32 *CB - 22: ADD WDK, CUD PER 51 *CB**

# Petition to [action]

| | |
|---|---|
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| | Printed Name | Signature | Address | Phone # Or Email Address | Date |
|---|---|---|---|---|---|
| 1 | Pat O. Coleman Jr | Pat O. Coleman Jr | 214 Carters Creek Pike | 698-5948 | 5-11-23 |
| 2 | Kathy Langley | Kathy Langley | 210 Carters Creek Pike | 446-3643 | 5-11-23 |
| 3 | Amy B Vaught | Amy B. Vaught | 208 Carters Creek Pike | 698-6237 | 5-11-23 |
| 4 | Perry M Langley | Perry M Langley | 210 Carters Creek Pk | 446-3845 | 5-11-23 |
| 5 | Brenda Coleman | Brenda Coleman | 214 Carters Creek Pike | 931-626-5253 | 5/11/23 |
| 6 | George W. Waggoner | George W. Waggoner | 212 CARTERS CREEK PIKE | 931-381-0503 | 5/11/23 |
| 7 | Deborah Waggoner | Deborah Waggoner | 212 Carters Creek Pike | 921 334-1644 | 3/11/23 |
| 8 | Kelly Smith | Kelly Smith | 206 Carters Creek Pike | 615-595-4391 | 3/11/23 |
| 9 | David Smith | David Smith | 206 Carters Creek Pike | 615-598-0482 | 3/11/23 |
| 10 | Tabitha Philpott | Tabitha Philpott | 109 Concord Dr. | 931-334-3611 | 3/14/23 |
| 11 | Greg Philpott | Greg Philpott | 109 Concord Dr. | 931-334-3611 | 3/14/23 |

# Petition to [action]

| | |
|---|---|
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| | Printed Name | Signature | Address | Phone # Or Email Address | Date |
|---|---|---|---|---|---|
| 12 | Melissa Sorrento | Melissa Sorrento | 100 Lenox Dr | 615-927-4583 | 3/12/23 |
| 13 | Hunter Tyree | Hunter Tyree | 1008 Grayson Place | 931-374-0131 | 3-12-23 |
| 14 | Lauren Tyree | Lauren Tyree | 1008 Grayson Place | 931-212-0700 | 3-12-23 |
| 15 | Doug Lafond | Doug Lafond | 121 Lenox DR | 931-446-7483 | 3/12/23 |
| 16 | Caroline Lewis | Caroline Lewis | 124 Saxon Ct. | 919-710-1717 | 3-12-23 |
| 17 | Kathryn York | Kathryn York | 106 Concord Dr. | 615-243-3101 | 3-12-23 |
| 18 | Megan Tolbert | Megan Tolbert | 104 Lenox Dr | 615-772-8531 | 3-13-23 |
| 19 | Trevin Tolbert | Trevin Tolbert | 104 Lenox Dr | 256-603-6685 | 3-13-23 |
| 20 | Colleen Moroney | Colleen Moroney | 129 Lenox DR. | (949) 922-7874 | 3.13.23 |
| 21 | Bobby Fox | Bobby Fox | 115 Lenox | 931 698-1647 | 3-13-23 |
| 22 | Jesse L Hogan | Jesse L Hogan | 109 Lenox Dr | 615-429-7506 | 3/13/23 |

# Petition to [action]

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| | Printed Name | Signature | Address | Phone # Or Email Address | Date |
|---|---|---|---|---|---|
| 23 | Patsy Goodness | Patsy Goodness | 1116 Dover Dr. | 931374-0935 | 3-11-23 |
| 24 | Benjamin Inman | B. F. Inman Jr | 1118 Dover Drive | 931 334 5970 | 3.11.23 |
| 25 | Jane Love | Jane Love | 105 Concord Drive | 931-626-1124 | 3-11-23 |
| 26 | Tim Love | Tim Love | 105 Concord Dr. | 931-215-3765 | 3-11-23 |
| 27 | Shelby J Ford | Shelby J Ford | 117 Saxon Ct. | 931-380-0705 | 3-12-23 |
| 28 | H Rbie Ford | Orbie Ford | 112 Saxon Ct | 931 380 0205 | 3-12-23 |
| 29 | SON MINH DO | SON MINH DO | 1112 DOVER DR | 931-384-0066 | 3-12-23 |
| 30 | Kathrina M. D | Kathrina M. D | 1112 Dover Dr | 931-384-0247 | 3/12/23 |
| 31 | Kim Doscher | | 1117 Dover Dr | 205-757-7404 | 3/12/23 |
| 32 | Briana Waldrum | | 120 Lenox Drive | 717-793-7933 | 3/13/23 |
| 33 | Branson Waldrum | | 126 Lenox Drive | 931-446-8036 | 03/13/23 |

# Petition to [action]

| | |
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| | Printed Name | Signature | Address | Phone # Or Email Address | Date |
|---|---|---|---|---|---|
| 34 | Ted Ford | Ted Ford | 103 Concord Dr | theoford01@gmail.com | Mar 11, 23 |
| 35 | Barbara Ford | Barbara Ford | 103 Concord Dr | 931-380-0244 | Mar, 11, 23 |
| 36 | Harvey Nicholson | Harvey Nicholson | 101 Concord Dr | 374-1055 | Mar 11 |
| 37 | Eddie Kelley | Eddie Kelley | 107 concord dr | 388-0067 | Mar 11 |
| 38 | Tina Green | Tina L | 103 Lenox Drive | 615-973-7805 | 3/11/23 |
| 39 | SANDY TAYLOR | Sandra C. Taylor | 108 LENOX DRIVE | 931-446-3787 | 3/11/23 |
| 40 | Debra Westra | Debra Westra | 1100 Dover Dr | 931-380-3968 | 3/11/23 |
| 41 | WAYNE CROWLEY | WAYNE Crowley | 130 LENOX DR | 931 840 0218 | 3/11/23 |
| 42 | GAIL CROWLEY | Gail Crowley | 130 LENOX DR | 931 840 0218 | 3/11/23 |
| 43 | Kellie Conger | Kellie Conger | 1109 Dover Dr | 931 505 2300 | 3/11/23 |
| 44 | DAVID GOODNESS | David Goodness | 1116 DOVER DRIVE | 931 881 7803 | 3/11/23 |

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| | Printed Name | Signature | Address | Phone # Or Email Address | Date |
|---|---|---|---|---|---|
| 45 | Robert G. Marshall | Robert G. Marshall | 102 Concord Dr. Columbia, Tn 38401 | rdjmarshall@bellsouth.Net | 03-11-23 |
| 46 | Donna J. Marshall | Donna J Marshall | 102 Concord Dr. Columbia TN 38401 | rdjmarshall@bellsouth.net | 03-11-23 |
| 47 | Adam York | Adam York | 106 Concord Dr Columbia, TN | theadamyork@gmail.com | 03-11-23 |
| 48 | Rudy A. Holzer | Rudy A. Holzer | 1096 Concord Dr Columbia TN | rudyholzer@gmail.com | 03/11-23 |
| 49 | Valerie Holzer | Valerie Holzer | 108 Concord Dr Columbia, TN 38401 | | 3/11/23 |
| 50 | Fay Hazen | Fay Hazen | 105 LENOX DR Columbia TN | FAY.HAZEN@YAHO.COM | 3/11/23 |
| 51 | Dianne Hazen | Dianne Hazen | 105 Lenox DR. Tn Columbia | | 3-11-23 |
| 52 | Reba LaFond | Reba LaFond | 121 Lenox Dr Col. | | 3-11-23 |
| 53 | Margaret Tinsley | Margaret Tinsley | 112 Lenox Dr. | Mheymattinsley@bellsouth.net | 3-11-23 |
| 54 | Brad Imburgia | Brad Imburgia | 1113 Dover Dr. | bimburgia@gmail | 3-11-23 |
| 55 | Michelle Imburgia | Michelle Imburgia | 1113 Dover Dr. | mimburgia@gmail.com | 3-11-23 |

# Petition to [action]

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| | Printed Name | Signature | Address | Phone # Or Email Address | Date |
|---|---|---|---|---|---|
| 56 | Robert Fesser | | 1121 Dover | (615) 637-6262 | 3/10 |
| 57 | Carol Lucero | Carol J. Lucero | 1125 DOVER | 505) 553-6636 | 3/10 |
| 58 | MARLENE EDWARDS | Marlene Edwards | 116 Lenox CT | 949 351-3320 | 3/10 |
| 59 | GERARD EDWARDS | | 116 Lenox CT | 949 351-3291 | 3/10 |
| 60 | BRENDA Taylor | Brenda Taylor | 107 LENOX | 931-381-4561 | 3/10 |
| 61 | PAUL Taylor | Paul Taylor | 107 LENOX | 931-381-4561 | 3/10 |
| 62 | Hector Guzman | Hector Guzman | 111 Concord Dr; | 931-626-4119 | 3-11-23 |
| 63 | Cristi SECREST | Cristi Secrest | 1104 DOVER DR | 931-334-3352 | 3/12/23 |
| 64 | Chuck Weston | Chuck Weston | 1100 Dover Dr. | 931-446-3968 | 3/12/23 |
| 65 | Roger D Goodwin | Roger D Goodwin | 113 LENOX DR | 931 381 4619 | 3/12/23 |
| 66 | Brenda Goodwin | Brenda Goodwin | 113 Lenox Dr. | 931-381-4619 | 3/12/23 |

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| | Printed Name | Signature | Address | Phone # Or Email Address | Date |
|---|---|---|---|---|---|
| 67 | Nita L. Burdett | Nita L Burdett | 112 Concord Dr Columbia | (931) 626-7312 | 3/10/23 |
| 68 | VERNON L BURDETT | Vernon L. Burdett | 112 CONCORD DR COLUMBIA | (931) 374-2295 | 3/10/2023 |
| 69 | ROBERT STEPHENSON | | 110 CONCORD DR COLUMBIA | 931-446-5337 | 3/10/2023 |
| 70 | Matthew Turner | | 111 Lenox Drive | 931-398-8666 | 3/11/23 |
| 71 | Sara Kueck | Sara Kueck | 111 Lenox Dr. | 931-215-2985 | 3/11/23 |
| 72 | Shirley Fox (Shirley Fox) | Shirley Fox | 115 Lenox Dr | 931-388-6168 | 3/11/23 |
| 73 | ASHLEY DOSCHER | Ashley Drescher | 1117 Dover Drive | 708-212-7132 | 3/11/23 |
| 74 | Jared Yabsley | Jared R Yabsley | 108 Saxon Ct | 931-698-2382 | 3/11/23 |
| 75 | [illegible] | Susan Stephenson | 110 Concord Drive | sucintennk@gmail.com | 3/11/23 |
| 76 | Zachary Colburn | | 100 Concord Drive | (530) 210-0469 | 3-11-23 |
| 77 | Lindsay Colburn | | 100 Concord drive | 615-785-5961 | 3/11/23 |

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| | Printed Name | Signature | Address | Phone # Or Email Address | Date |
|---|---|---|---|---|---|
| 78 | Michael Johnson | Michael Johnson | 104 Concord Dr Columbia | 615-533-6548 | 3/11/23 |
| 79 | JOSE A. YRABIEN | Jose A. Yrabien | 108 SAXON CT COLUMBIA | (931) 215-5354 | 03/11/23 |
| 80 | KEVIN CONGER | Kevin Conger | 1109 DOVER DR. | (931) 505-1317 | 3/11/23 |
| 81 | Brandon Blalock | Brandon Blalock | 120 Saxon Dr. | 931-676-7652 | 3/12/23 |
| 82 | Alison Christie | Alison Christie | 1004 Grayson Pl | 214-229-3589 | 3/12/23 |
| 83 | Michael White | Michael White | 125 Lenox Dr | 931-334-0867 | 3/12/23 |
| 84 | Yvonne White | Yvonne White | 125 Lenox Dr. | 931 334-0866 | 3-12-23 |
| 85 | Linda Feyers | Linda Feyers | 122 Lenox Dr. | 931-[illegible]1626-3441 | 3-12-23 |
| 86 | Barb McArthur | Barb McArthur | 102 Lenox Dr | 303-881-6629 | 3-12-23 |
| 87 | Jose Costa | | 104 Saxon CT | 6156389286 | 3/12/23 |
| 88 | Mik Cofer | | 104 Saxon CT | 9316752558 | 3/12/23 |

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 | Carriage Hills Subdivision | | |
| | TAX MAP: | GROUP: | PARCEL: |
| SUMMARY OF NATURE OF REQUEST AND WORK | Rezone from CD-3 to CD3L<br>Carriage Hills is Suburban Neighborhood | | |

| | | |
|---|---|---|
| DATE OF PRE-APPLICATION CONFERENCE | | *Pre-application meetings are scheduled for Wednesdays.* |

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



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 | SUSAN STEPHENSON | PHONE | 931-446-1337 |
| ADDRESS | 110 CONCORD DRIVE | EMAIL | sueintenn@gmail.com |

| | | | |
|---|---|---|---|
| PROPERTY OWNER NAME | CARRIAGE HILLS SUBDIVISION | 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.*

| | | |
|---|---|---|
| SUSAN STEPHENSON | | 3/20/2023 |
| APPLICANT NAME | APPLICANT SIGNATURE | DATE |
| CARRIAGE HILLS SUBDIVISION | — | — |
| 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 | |

## Results

Click rows to view property details

Displaying **1 - 50 of 59**

| Parcel ID▲ | Owner Name | Address | PT | Appraisal | Jur | Future | Taxyr |
|---|---|---|---|---|---|---|---|
| 066F A 00100 000 | SECREST CRISTI | 1104 DOVER DR | 00 | $283,700 | 060 | N | 2023 |
| 066F A 00200 000 | EPPS ALISON ETVIR ANDREW... | 1004 GRAYSON PL | 00 | $304,200 | 060 | N | 2023 |
| 066F A 00300 000 | TYREE HUNTER L ETUX LAUR... | 1008 GRAYSON PL | 00 | $282,600 | 060 | N | 2023 |
| 066F A 00400 000 | PARKS ROBERT S | GRAYSON PL | 00 | $60,000 | 060 | N | 2023 |
| 066F A 00500 000 | PARKS ROBERT S | GRAYSON PL | 00 | $60,000 | 060 | N | 2023 |
| 066F A 00600 000 | ANDREWS WESLEY D ETUX ST... | 1108 DOVER DR | 00 | $308,100 | 060 | N | 2023 |
| 066F A 00700 000 | DO SON MINH | 1112 DOVER DR | 00 | $321,000 | 060 | N | 2023 |
| 066F A 00800 000 | GOODNESS DAVID FRANCIS | 1116 DOVER DR | 00 | $307,400 | 060 | N | 2023 |
| 066F A 00900 000 | INMAN BENJAMIN F JR | 1118 DOVER DR | 00 | $374,600 | 060 | N | 2023 |
| 066F A 01000 000 | COSTA MIA & JOSE COSTA | 104 SAXON CT | 00 | $237,500 | 060 | N | 2023 |
| 066F A 01100 000 | YRABIEN JOSE A ETUX JANE... | 108 SAXON CT | 00 | $313,400 | 060 | N | 2023 |
| 066F A 01200 000 | FORD ARBIE ETUX | 112 SAXON CT | 00 | $265,100 | 060 | N | 2023 |
| 066F A 01300 000 | EDWARDS GERARD M & MARLE... | 116 SAXON CT | 00 | $250,400 | 060 | N | 2023 |
| 066F A 01400 000 | BLALOCK BRANDON CODY | 120 SAXON CT | 00 | $308,800 | 060 | N | 2023 |
| 066F A 01500 000 | LEWIS CAROLINE | 124 SAXON CT | 00 | $264,400 | 060 | N | 2023 |
| 066F A 01600 000 | LUCERO PATRICK ETUX CAROL | 1125 DOVER DR | 00 | $313,500 | 060 | N | 2023 |
| 066F A 01700 000 | GARCIA RAFAEL DE JESUS & | 1121 DOVER DR | 00 | $285,000 | 060 | N | 2023 |
| 066F A 01800 000 | DOSCHER ALAN J ETUX ASHL... | 1117 DOVER DR | 00 | $276,500 | 060 | N | 2023 |
| 066F A 01900 000 | IMBURGIA BRADLEY J ETUX ... | 1113 DOVER DR | 00 | $319,700 | 060 | N | 2023 |
| 066F A 02000 000 | CONGER KELLIE L & | 1109 DOVER DR | 00 | $258,700 | 060 | N | 2023 |
| 066F A 02100 000 | PARKS ROBERT S | DOVER DR | 00 | $60,000 | 060 | N | 2023 |
| 066F B 00100 000 | FEYERS DONALD E ETUX | 122 LENOX DR | 00 | $237,800 | 060 | N | 2023 |
| 066F B 00200 000 | WALDRUM BRIANA RYELLE ET... | 126 LENOX DR | 00 | $274,300 | 060 | N | 2023 |
| 066F B 00300 000 | CROWLEY WAYNE D SR ETUX | 130 LENOX DR | 00 | $299,900 | 060 | N | 2023 |
| 066F B 00400 000 | LAFOND DOUGLAS & REBA RE... | 121 LENOX DR | 00 | $315,700 | 060 | N | 2023 |
| 066F B 00500 000 | WHITE MICHAEL J ETUX | 125 LENOX DR | 00 | $292,900 | 060 | N | 2023 |
| 066F B 00600 000 | MORONEY COLLEEN KATHLEEN | 129 LENOX DR | 00 | $402,100 | 060 | N | 2023 |
| 066K A 00100 000 | COLBURN ZACHARY ETUX LIN... | 100 CONCORD DR | 00 | $302,200 | 060 | N | 2023 |
| 066K A 00200 000 | MARSHALL ROBERT G | 102 CONCORD DR | 00 | $297,900 | 060 | N | 2023 |
| 066K A 00300 000 | JOHNSON MICHAEL | 104 CONCORD DR | 00 | $299,300 | 060 | N | 2023 |

(2)

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 066K A 00400 000 | YORK ADAM ETUX KATHRYN | 106 CONCORD DR | 00 | $358,100 | 060 | N | 2023 |
| 066K A 00500 000 | HOLZER RUDY A ETUX | 108 CONCORD DR | 00 | $377,300 | 060 | N | 2023 |
| 066K A 00600 000 | STEPHENSON ROBERT F | 110 CONCORD DR | 00 | $412,500 | 060 | N | 2023 |
| 066K A 00700 000 | BURDETT VERNON ETUX NITA... | 112 CONCORD DR | 00 | $308,000 | 060 | N | 2023 |
| 066K A 00800 000 | GUZMAN HECTOR | 111 CONCORD DR | 00 | $323,600 | 060 | N | 2023 |
| 066K A 00900 000 | PHILPOTT GREGORY F ETUX | 109 CONCORD DR | 00 | $334,400 | 060 | N | 2023 |
| 066K A 01000 000 | KELLEY EDDIE D ETUX | 107 CONCORD DR | 00 | $306,700 | 060 | N | 2023 |
| 066K A 01100 000 | LOVE TIMOTHY ETUX | 105 CONCORD DR | 00 | $292,400 | 060 | N | 2023 |
| 066K A 01200 000 | FORD BARBARA J | 103 CONCORD DR | 00 | $325,300 | 060 | N | 2023 |
| 066K A 01300 000 | NICHOLSON HARVEY P ETUX | 101 CONCORD DR | 00 | $323,100 | 060 | N | 2023 |
| 066K A 01600 000 | SMITH RONNIE ETUX KELLY ... | 206 CARTERS CREEK PIKE | 00 | $299,000 | 060 | N | 2023 |
| 066K A 01700 000 | VAUGHT AMY B ETVIR JOSEP... | 208 CARTERS CREEK PIKE | 00 | $363,800 | 060 | N | 2023 |
| 066K A 01800 000 | LANGLEY PERRY MICHAEL ET... | 210 CARTERS CREEK PIKE | 00 | $338,900 | 060 | N | 2023 |
| 066K A 01900 000 | WAGGONER GEORGE W JR | 212 CARTERS CREEK PIKE | 00 | $329,500 | 060 | N | 2023 |
| 066K A 02000 000 | COLEMAN PAT O JR ETUX | 214 CARTERS CREEK PIKE | 00 | $356,300 | 060 | N | 2023 |
| 066K A 02200 000 | GOODWIN PROTECTION TRUST | 113 LENOX DR | 00 | $299,800 | 060 | N | 2023 |
| 066K A 02300 000 | FOX ROBERT LOFTON | 115 LENOX DR | 00 | $399,500 | 060 | N | 2023 |
| 066K A 02400 000 | TURNER MATTHEW ETUX SARA... | 111 LENOX DR | 00 | $369,200 | 060 | N | 2023 |
| 066K A 02500 000 | HOGAN JESSE L | 109 LENOX DR | 00 | $274,100 | 060 | N | 2023 |
| 066K A 02600 000 | TAYLOR PAUL A ETUX | 107 LENOX DR | 00 | $371,100 | 060 | | |

## Results

Click rows to view property details

Displaying **51 - 59 of 59**

(3)

| | Parcel ID▲ | Owner Name | Address | PT | Appraisal | Jur | Future | Taxyr |
|---|---|---|---|---|---|---|---|---|
| ☐ | 066K A 02700 000 | HAZEN FAY G & DIANNE HAZ... | 105 LENOX DR | 00 | $345,100 | 060 | N | 2023 |
| ☐ | 066K A 02800 000 | GREEN TINA | 103 LENOX DR | 00 | $309,700 | 060 | N | 2023 |
| ☐ | 066K A 02900 000 | SORRENTO FAMILY TRUST | 100 LENOX DR | 00 | $344,100 | 060 | N | 2023 |
| ☐ | 066K A 03000 000 | MCARTHUR BARBARA JEAN | 102 LENOX DR | 00 | $274,800 | 060 | N | 2023 |
| ☐ | 066K A 03100 000 | TOLBERT TREVIN J ETUX ME... | 104 LENOX DR | 00 | $340,800 | 060 | N | 2023 |
| ☐ | 066K A 03200 000 | PARKS ROBERT S | 106 LENOX DR | 00 | $60,000 | 060 | N | 2023 |
| ☐ | 066K A 03300 000 | TAYLOR SANDRA C ETVIR | 108 LENOX DR | 00 | $289,200 | 060 | N | 2023 |
| ☐ | 066K A 03400 000 | WESTRA CHARLES ALWIN ETUX | 1100 DOVER DR | 00 | $313,500 | 060 | N | 2023 |
| ☐ | 066K A 03500 000 | TINSLEY MARGARET H | 112 LENOX DR | 00 | $342,900 | 060 | N | 2023 |

print Printable Version

Results Page: keyboard_arrow_left 1 **2**

# PRELIMINARY PLAT
FOR
# ROCK SPRINGS
DEE PURSUIT, LLC

## CONTACTS


OPTIONEE/DEVELOPER

*CLIFF SMITH*
DEE PURSUIT, LLC
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jvincent@ragansmith.com

LANDSCAPE ARCHITECTURE

*ANDREW TARSI*
RAGAN SMITH
315 WOODLAND STREET
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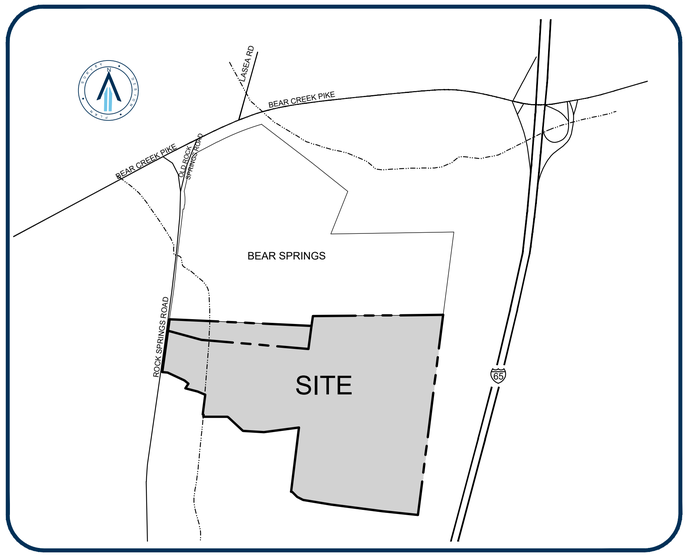
(615) 244-8591
atarsi@ragansmith.com


LOCATION MAP
NOT TO SCALE

## INDEX OF SHEETS


| SHEET | DESCRIPTION |
|---|---|
| CVR | COVER SHEET |
| **PRELIMINARY PLAT** | |
| P0.0 | ALTA SURVEY |
| P1.0 | OVERALL PRELIMINARY PLAT |
| P2.0 | PRELIMINARY PLAT |
| P3.0 | PRELIMINARY PLAT |
| P4.0 | PRELIMINARY PLAT |
| P5.0 | EXISTING CONDITIONS |
| P6.0 | TREE PRESERVATION PLAN |
| P7.0 | PEDESTRIAN & CIVIC SPACE PLAN |
| P8.0 | ROADWAY SECTIONS |


# CITY OF COLUMBIA,
# MAURY COUNTY,
# TENNESSEE


RaganSmith
Nashville - Murfreesboro - Chattanooga
ragansmith.com


JACOB F. VINCENT
REGISTERED
AGRICULTURE
No. 0011419393
STATE OF TENNESSEE
03 20 2023

ROCK SPRINGS
FOR
DEE PURSUIT, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: NOT TO SCALE
Date: MARCH 20, 2023
Approved By: JFV
Revisions:
- - -
- - -
- - -
- - -
- - -
- - -

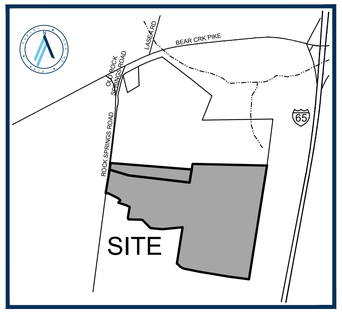
Drawing Title:
COVER

Drawing No.
CVR

Project No.
21-0389

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

G:\21-0389\5-SURVEY\PRELIMINARY PLAT\21-0389 PRELIMINARY PLAT-COVER.DWG
PLOTTED BY AMANDA REED ON 3/20/2023 10:58 AM LAST UPDATED BY AREED ON 3/17/2023 3:43 PM




LOCATION MAP
(NOT TO SCALE)

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
2. TYPE OF GPS EQUIPMENT USED- TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL QUALITY IS 0.05'.
3. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
4. THE SURVEYED PROPERTY IS CURRENTLY ZONED CD-3, AS SHOWN ON THE CURRENT GIS ZONING MAP FOR THE CITY OF COLUMBIA. NO ZONING REPORT WAS PROVIDED AT THE TIME OF THIS SURVEY.
5. WETLAND AREAS SHOWN HEREON ARE BASED ON A HYDROLOGIC DETERMINATION REPORT PREPARED BY GROW ENVIRONMENTAL SOLUTIONS, DATED JANUARY 5, 2022, AND FLAGGED AREAS LOCATED DURING FIELD WORK.
6. THIS SURVEYOR HAS NOT BEEN FURNISHED WITH A COPY OF A TITLE COMMITMENT. THE SURVEYED PROPERTY IS, THEREFORE, SUBJECT TO THE FINDINGS OF A COMPLETE AND ACCURATE TITLE SEARCH.

## 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 DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

## PROPERTY DESCRIPTIONS - AS SURVEYED

MAP 092, PARCEL 11.01

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE FOURTH (4th) CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE. BEING BOUNDED ON THE NORTH BY THE BEAR SPRINGS, LLC PROPERTY OF RECORD IN BOOK R2797, PAGE 1063, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (R.O.M.C.T.); ON THE EAST AND SOUTH BY THE DONALD BLAIR PROPERTY OF RECORD IN BOOK R2394, PAGE 889, R.O.M.C.T. AND ON THE WEST BY ROCK SPRINGS ROAD (50-FOOT RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC" IN THE EASTERLY RIGHT-OF-WAY OF SAID ROCK SPRINGS ROAD, SAID IRON ROD LYING APPROXIMATELY 2,470 FEET SOUTH OF THE INTERSECTION OF SAID ROCK SPRINGS ROAD WITH BEAR CREEK PIKE AND BEING THE NORTHWEST CORNER OF THE PROPERTY SHOWN ON THE PLAT OF SURVEY FOR THE J.C. CONNELLY ESTATE OF RECORD IN PLAT BOOK 15, PAGE 126, R.O.M.C.T.;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF SAID ROCK SPRINGS ROAD, NORTH 07 DEGREES 50 MINUTES 39 SECONDS EAST, 597.29 FEET TO A DISTURBED 5/8-INCH IRON ROD (OLD), THE SOUTHWEST CORNER OF SAID BEAR SPRINGS, LLC AND THE NORTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID ROCK SPRINGS ROAD, WITH THE SOUTHERLY LINE OF SAID BEAR SPRINGS, LLC, SOUTH 87 DEGREES 19 MINUTES 36 SECONDS EAST, 1591.31 FEET TO A 1-INCH IRON PIPE (OLD) IN THE WEST LINE OF SAID DONALD BLAIR, SAID IRON PIPE BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH SAID BLAIR THE FOLLOWING THREE (3) CALLS:

1. SOUTH 07 DEGREES 21 MINUTES 48 SECONDS WEST, 260.60 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC", THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;
2. NORTH 85 DEGREES 08 MINUTES 12 SECONDS WEST, 1203.60 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
3. NORTH 74 DEGREES 48 MINUTES 12 SECONDS WEST, 388.24 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC" IN THE EASTERLY RIGHT-OF-WAY OF SAID ROCK SPRINGS ROAD, SAID IRON ROD BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF SAID ROCK SPRINGS ROAD, NORTH 07 DEGREES 50 MINUTES 39 SECONDS EAST, 130.07 FEET TO THE **POINT OF BEGINNING** CONTAINING **351,779 SQUARE FEET** OR **8.08 ACRES**, MORE OR LESS

BEING THE SAME PROPERTY CONVEYED TO GARY W. CONNELLY FROM J.C. CONNELLY AND WIFE, BERNICE CONNELLY BY DEED OF RECORD IN BOOK 607, PAGE 699, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

SAID PROPERTY BEING FURTHER CONVEYED BY DEED CREATING TENANCY BY THE ENTIRETIES BETWEEN GARY W. CONNELLY AND WIFE, NANCY CONNELLY OF RECORD IN BOOK R1486, PAGE 557, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

MAP 092, PARCEL 011.02

BEING A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE FOURTH (4th) CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE. BEING BOUNDED ON THE NORTH AND WEST BY THE GARY W. CONNELLY AND WIFE, NANCY CONNELLY PROPERTY OF RECORD IN BOOK 607, PAGE 699 AND BOOK R1486, PAGE 557, REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE (R.O.M.C.T.) AND THE BEAR SPRINGS, LLC PROPERTY OF RECORD IN BOOK R2797, PAGE 1063, R.O.M.C.T.; ON THE EAST BY THE MATTIE LORENE HOLT PROPERTY OF RECORD IN BOOK R1750, PAGE 61, R.O.M.C.T.; ON THE SOUTH BY THE GREGORY S. BAKER PROPERTY OF RECORD IN BOOK R2785, PAGE 1051, R.O.M.C.T., THE RAY HOOD AND WIFE, OMA M. HOOD PROPERTY OF RECORD IN BOOK 681, PAGE 283, R.O.M.C.T. AND THE BOBBY HOLT PROPERTY OF RECORD IN BOOK 849, PAGE 505, R.O.M.C.T.; ON THE SOUTH AND WEST BY THE DEBORAH K. JEWELL PROPERTY OF RECORD IN BOOK R1935, PAGE 1473, R.O.M.C.T., THE LORENE HOLT PROPERTY OF RECORD IN BOOK R1504, PAGE 338, R.O.M.C.T. AND THE ADAM P. WEST PROPERTY OF RECORD IN BOOK R1793, PAGE 478, R.O.M.C.T. AND ON THE WEST BY ROCK SPRINGS ROAD (50-FOOT RIGHT-OF-WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC" IN THE EASTERLY RIGHT-OF-WAY OF SAID ROCK SPRINGS ROAD, SAID IRON ROD LYING APPROXIMATELY 2,470 FEET SOUTH OF THE INTERSECTION OF SAID ROCK SPRINGS ROAD WITH BEAR CREEK PIKE AND BEING THE NORTHWEST CORNER OF THE PROPERTY SHOWN ON THE PLAT OF SURVEY FOR THE J.C. CONNELLY ESTATE OF RECORD IN PLAT BOOK 15, PAGE 126, R.O.M.C.T.;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF SAID ROCK SPRINGS ROAD, NORTH 07 DEGREES 50 MINUTES 39 SECONDS EAST, 467.22 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC", THE SOUTHWEST CORNER OF SAID GARY W. CONNELLY AND WIFE, NANCY CONNELLY, SAID IRON ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID ROCK SPRINGS ROAD, WITH SAID CONNELLY THE FOLLOWING THREE (3) CALLS:

1. SOUTH 74 DEGREES 48 MINUTES 12 SECONDS EAST, 388.24 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
2. SOUTH 85 DEGREES 08 MINUTES 12 SECONDS EAST, 1203.60 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
3. NORTH 07 DEGREES 21 MINUTES 48 SECONDS EAST, 260.60 FEET TO A 1-INCH IRON PIPE (OLD) AT AN INTERIOR CORNER IN THE SOUTHERLY LINE OF SAID BEAR SPRINGS, LLC;

THENCE, WITH THE SOUTHERLY LINE OF SAID BEAR SPRINGS, LLC THE FOLLOWING TWO (2) CALLS:

1. NORTH 08 DEGREES 05 MINUTES 52 SECONDS EAST, 110.99 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
2. GENERALLY WITH A FENCE, NORTH 89 DEGREES 29 MINUTES 25 SECONDS EAST, 1458.58 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "RLS #1335 IN THE WESTERLY LINE OF SAID MATTIE LORENE HOLT, SAID IRON ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE WESTERLY LINE OF SAID HOLT, SOUTH 07 DEGREES 10 MINUTES 21 SECONDS WEST, 2259.04 FEET TO AN EXISTING WOODEN FENCE POST IN THE NORTHERLY LINE OF SAID GREGORY S. BAKER, SAID FENCE POST BEING THE SOUTHWEST CORNER OF SAID HOLT AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY LINE OF SAID BAKER THE FOLLOWING FOUR (4) CALLS:
NORTH 84 DEGREES 02 MINUTES 02 SECONDS WEST, 400.23 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
NORTH 82 DEGREES 39 MINUTES 15 SECONDS WEST, 579.40 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
NORTH 80 DEGREES 21 MINUTES 15 SECONDS WEST, 317.90 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
NORTH 63 DEGREES 02 MINUTES 15 SECONDS WEST, 73.70 FEET TO AN ANGLE IRON (OLD), THE NORTHEAST CORNER OF SAID RAY AND OMA HOOD, THE NORTHWEST CORNER OF SAID BAKER AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY LINE OF SAID HOOD, THE FOLLOWING TWO (2) CALLS:

1. NORTH 45 DEGREES 13 MINUTES 29 SECONDS WEST, 79.81 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
2. NORTH 83 DEGREES 15 MINUTES 18 SECONDS WEST, 11.88 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC" AT THE SOUTHEAST CORNER OF SAID LORENE HOLT;

THENCE, WITH THE EASTERLY LINE OF SAID HOLT AND THE EASTERLY LINE OF SAID DEBORAH K. JEWELL, GENERALLY WITH A FENCE, NORTH 07 DEGREES 01 MINUTES 15 SECONDS EAST, 724.80 FEET TO AN EXISTING WOODEN FENCE POST, THE NORTHEAST CORNER OF SAID JEWELL;

THENCE, WITH THE NORTHERLY LINE OF SAID JEWELL, GENERALLY WITH A FENCE, SOUTH 82 DEGREES 28 MINUTES 09 SECONDS WEST, 397.66 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";

THENCE, CONTINUING WITH THE NORTHERLY LINE OF SAID JEWELL AND THE NORTHERLY LINE OF SAID LORENE HOLT, GENERALLY WITH A FENCE, NORTH 86 DEGREES 09 MINUTES 30 SECONDS WEST, 234.07 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";

THENCE, CONTINUING WITH THE NORTHERLY LINE OF SAID HOLT, GENERALLY WITH A FENCE, THE FOLLOWING TWO (2) CALLS:

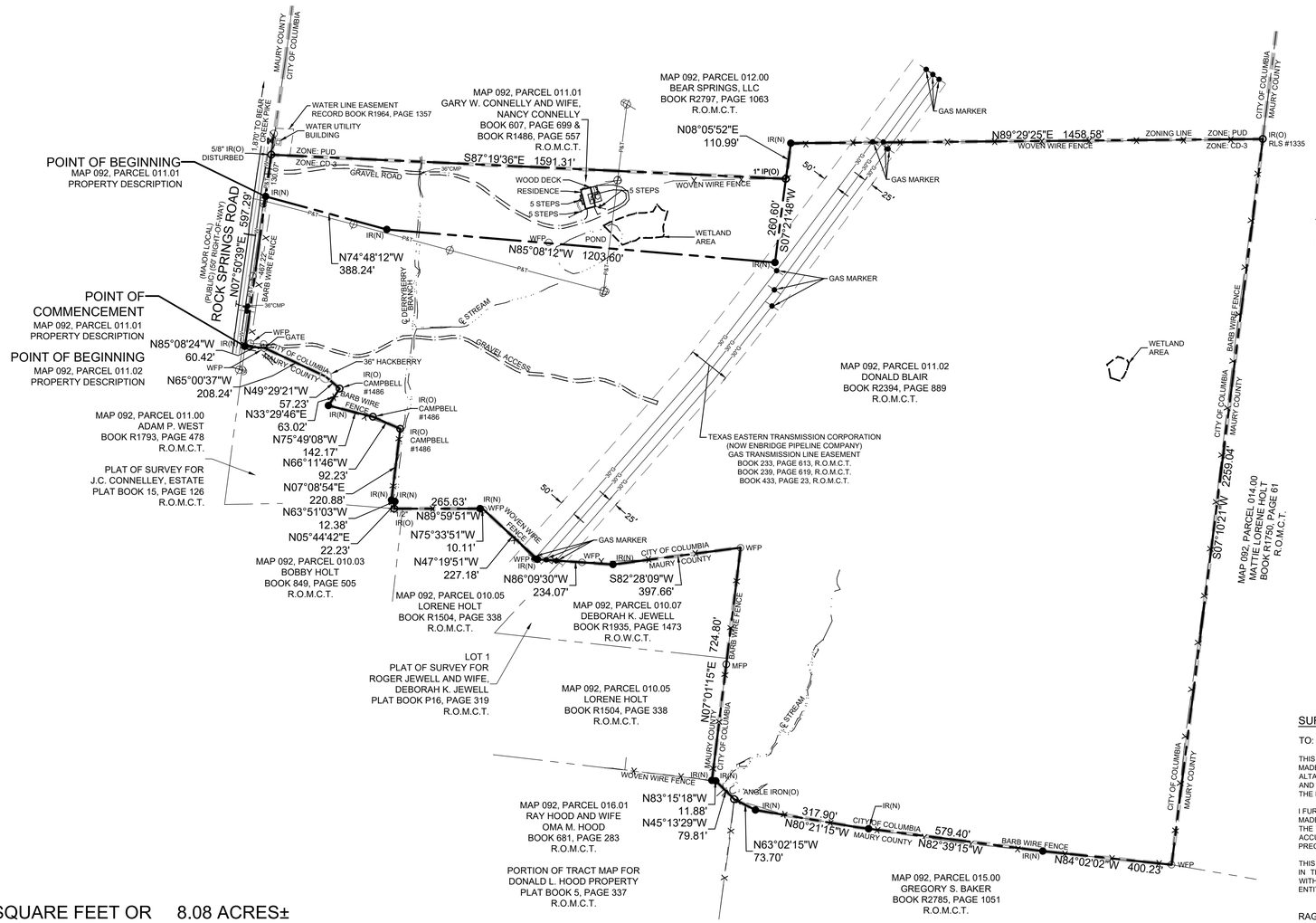
1. NORTH 47 DEGREES 19 MINUTES 51 SECONDS WEST, 227.18 FEET TO AN EXISTING WOODEN FENCE POST;
2. NORTH 75 DEGREES 33 MINUTES 51 SECONDS WEST, 10.11 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";

THENCE, CONTINUING WITH THE NORTHERLY LINE OF SAID HOLT AND THE NORTHERLY LINE OF SAID BOBBY HOLT, GENERALLY WITH A FENCE, NORTH 89 DEGREES 59 MINUTES 51 SECONDS WEST, 265.63 FEET TO A 1/2-INCH IRON ROD (OLD), THE SOUTHEAST CORNER OF SAID ADAM P. WEST;

THENCE, LEAVING THE NORTHERLY LINE OF SAID BOBBY HOLT, WITH SAID WEST, GENERALLY WITH A FENCE, THE FOLLOWING NINE (9) CALLS:

1. NORTH 05 DEGREES 44 MINUTES 42 SECONDS EAST, 22.23 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
2. NORTH 63 DEGREES 51 MINUTES 03 SECONDS WEST, 12.38 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
3. NORTH 07 DEGREES 08 MINUTES 54 SECONDS EAST, 220.88 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "CAMPBELL #1486";
4. NORTH 66 DEGREES 11 MINUTES 46 SECONDS WEST, 92.23 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "CAMPBELL #1486";
5. NORTH 75 DEGREES 49 MINUTES 08 SECONDS WEST, 142.17 FEET TO A 1/2-INCH IRON ROD (NEW) WITH CAP STAMPED "RAGAN SMITH ASSOC";
6. NORTH 33 DEGREES 29 MINUTES 46 SECONDS EAST, 63.02 FEET TO AN IRON ROD (OLD) WITH CAP STAMPED "CAMPBELL #1486";
7. NORTH 49 DEGREES 29 MINUTES 21 SECONDS WEST, 57.23 FEET TO A 36" HACKBERRY TREE;
8. NORTH 65 DEGREES 00 MINUTES 37 SECONDS WEST, 208.24 FEET TO AN EXISTING WOODEN FENCE POST;
9. NORTH 85 DEGREES 08 MINUTES 24 SECONDS WEST, 60.42 FEET TO THE **POINT OF BEGINNING** CONTAINING **4,380,055 SQUARE FEET**, OR **100.55 ACRES**, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO DONALD BLAIR FROM DONALD BLAIR, EXECUTOR OF THE ESTATE OF JAMES STEVEN MARSHALL BY QUITCLAIM DEED OF RECORD IN BOOK R2394, PAGE 889, REGISTERS OFFICE FOR MAURY COUNTY, TENNESSEE.




## LEGEND

| | |
|---|---|
| IR(N) | IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") |
| IR(O) | IRON ROD (OLD) |
| IP(O) | IRON PIPE (OLD) |
| ∅ | UTILITY POLE |
| ∅→ | UTILITY POLE W/ ANCHOR |
| WFP | WOODEN FENCE POST |
| MFP | METAL FENCE POST |
| INV | INVERT |
| P&T | OVERHEAD POWER AND TELEPHONE LINES |
| FENCE | FENCE |
| SIGN | SIGN |
| CMP | CORRUGATED METAL PIPE |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE |

PARCEL 011.01 AREA = 351,779 SQUARE FEET OR 8.08 ACRES±
PARCEL 011.02 AREA = 4,380,055 SQUARE FEET OR 100.55 ACRES±
TOTAL AREA = 4,731,834 SQUARE FEET OR 108.63 ACRES±

## PROPERTY MAP REFERENCE

BEING PARCEL NUMBERS 011.01 AND 011.02 AS SHOWN ON MAURY COUNTY PROPERTY MAP NUMBER 092.

## DEED REFERENCE

MAP 092, PARCEL 011.01

BEING THE SAME PROPERTY CONVEYED TO GARY W. CONNELLY FROM J.C. CONNELLY AND WIFE, BERNICE CONNELLY BY DEED OF RECORD IN BOOK 607, PAGE 699, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

SAID PROPERTY BEING FURTHER CONVEYED BY DEED CREATING TENANCY BY THE ENTIRETIES BETWEEN GARY W. CONNELLY AND WIFE, NANCY CONNELLY OF RECORD IN BOOK R1486, PAGE 557, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

MAP 092, PARCEL 011.02

BEING THE SAME PROPERTY CONVEYED TO DONALD BLAIR FROM DONALD BLAIR, EXECUTOR OF THE ESTATE OF JAMES STEVEN MARSHALL BY QUITCLAIM DEED OF RECORD IN BOOK R2394, PAGE 889, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.

## SURVEYOR'S STATEMENT

TO: ROCK SPRINGS INVESTMENT PARTNERS

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, 6a, 8, 9, 11, 13, 16 AND 18 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON FEBRUARY 21, 2023.

I FURTHER CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH CHAPTER 0820-4, STANDARDS OF PRACTICE AS ADOPTED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS, CONFORMS TO THE ACCURACY OF A CATEGORY I SURVEY AS DEFINED IN THE STANDARDS, AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS BETTER THAN 1:10,000.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITY NAMED IN THE CERTIFICATE AND DOES NOT EXTEND TO ANY UNNAMED PERSON OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON OR ENTITY.

RAGAN-SMITH ASSOCIATES, INC.

BY: _____ 03/20/2023
CHRISTOPHER J. MABERY, TN. RLS NO. 2483 — DATE

(SEE GENERAL NOTE 1)

0 200 400

Know what's below. Call before you dig.

RaganSmith

Nashville - Murfreesboro - Chattanooga
ragansmith.com

CHRISTOPHER J. MABERY
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
03/20/2023
TENNESSEE NO. 2483

# BLAIR & CONNELLY PROPERTIES

FOR

ROCK SPRINGS INVESTMENT PARTNERS

1479 ROCK SPRINGS ROAD, COLUMBIA, TENNESSEE 38401
4th CIVIL DISTRICT OF MAURY COUNTY, CITY OF COLUMBIA, TENNESSEE

Scale: 1" = 200'

Date: MARCH 20, 2023

Approved By: CJM

Revisions:

Drawing Title:

ALTA/NSPS LAND TITLE SURVEY

Drawing No.

P0.0

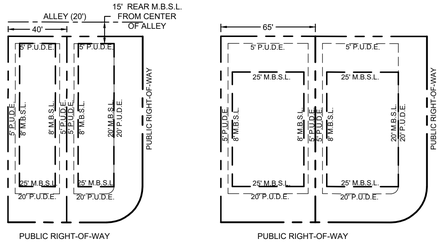
Project No.

21-0389

G:\21-0389\1-SURVEY\ALTA\21-0389 ALTA.DWG
PLOTTED BY CHRIS MABERY ON 3/15/2023 8:48 AM - LAST UPDATED BY CMABERY ON 3/15/2023 5:52 PM

## PRELIMINARY PLAT GENERAL NOTES

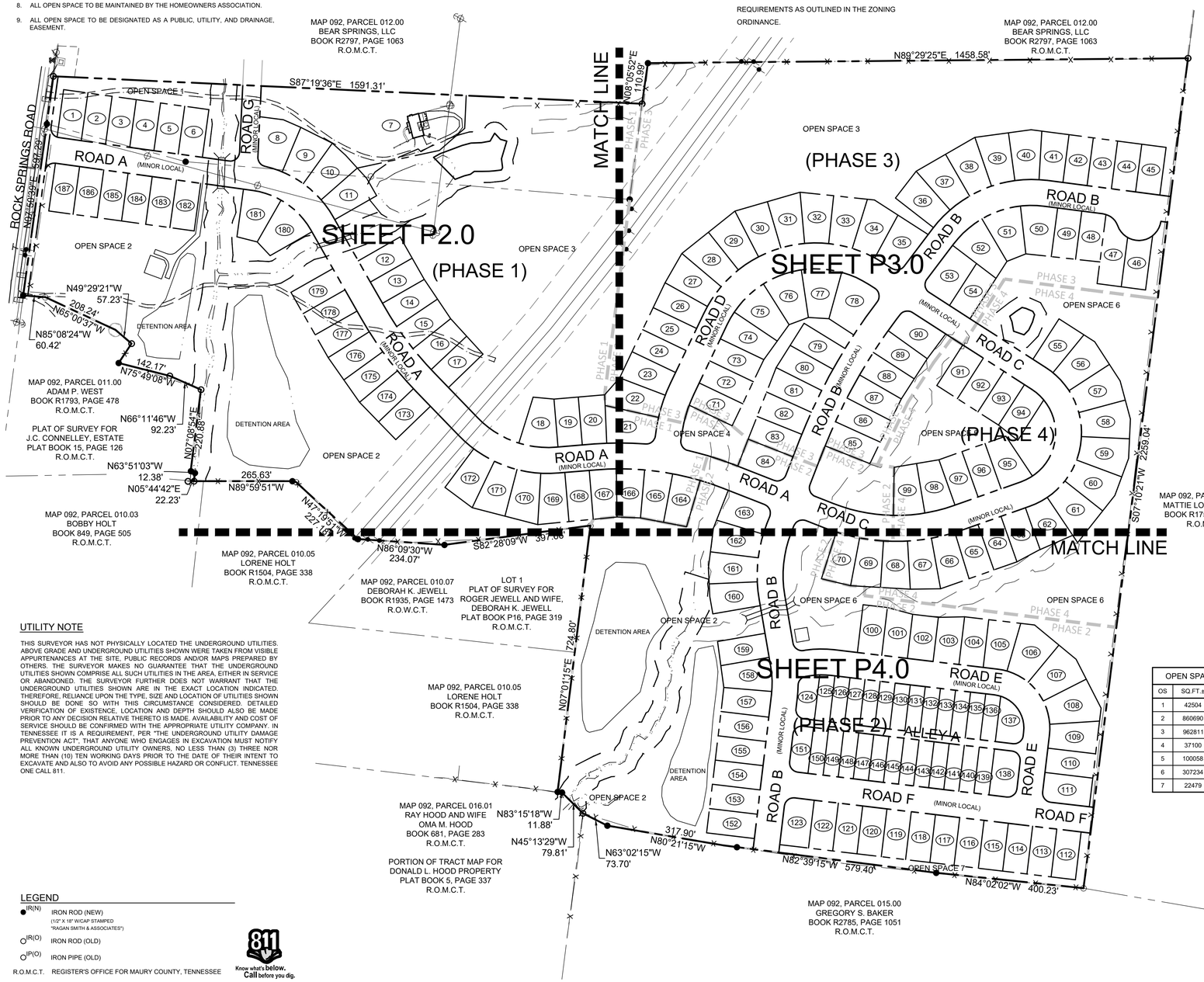
1. THE PURPOSE OF THIS PLAT IS TO CREATE 187 SINGLE FAMILY LOTS AND 7 OPEN SPACE LOTS.
2. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION OF TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.
3. TYPE OF GPS EQUIPMENT USED: TRIMBLE MODEL R10, DUAL FREQUENCY RECEIVER. TYPE OF GPS SURVEY: TDOT NETWORK ADJUSTED REAL TIME KINEMATIC. THE RELATIVE POSITIONAL QUALITY IS 0.05'.
4. ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88. CONTOURS ARE AT TWO FOOT INTERVALS AND ARE BASED ON A FIELD RUN SURVEY USING RANDOM SPOT ELEVATIONS. CONTOURS WERE DERIVED USING SURFACE MODELING TECHNIQUES.
5. THIS PROPERTY IS CURRENTLY ZONED CD-3 NEIGHBORHOOD DISTRICT.
6. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE X, AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E, WITH AN EFFECTIVE REVISED DATE OF APRIL 15, 2007 WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 470123 PANEL NO. 0195, SUFFIX E WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AN AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
7. ALL ROADS TO BE PUBLIC RIGHT OF WAY AND MAINTAINED BY THE CITY.
8. ALL OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. ALL OPEN SPACE TO BE DESIGNATED AS A PUBLIC, UTILITY, AND DRAINAGE, EASEMENT.




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

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

*BUILDING STANDARDS MUST MEET THE CD-3 REQUIREMENTS AS OUTLINED IN THE ZONING ORDINANCE.




## 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 DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE NOR MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 811.

## LEGEND

- IR(N) — IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES")
- IR(O) — IRON ROD (OLD)
- IP(O) — IRON PIPE (OLD)
- R.O.M.C.T. — REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

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

D:\2-0389\1-SURVEY\PRELIMINARY PLAT\2-0389 PRELIMINARY PLAT.DWG
PLOTTED BY AMANDA REED ON 3/20/2023 10:57 AM
LAST UPDATED BY AREED ON 3/20/2023 10:55 AM

## ANTICIPATED DEVELOPMENT PHASING AND CONSTRUCTION SCHEDULE

| | |
|---|---|
| PHASE 1 - | AUGUST 2023 - AUGUST 2024 |
| PHASE 2 - | AUGUST 2024 - AUGUST 2025 |
| PHASE 3 - | AUGUST 2025 - AUGUST 2026 |
| PHASE 4 - | AUGUST 2026 - AUGUST 2027 |

150' 75' 300'

## SITE DATA TABLE

| | |
|---|---|
| TOTAL SINGLE FAMILY LOT AREA | = 39.88 ACRES± |
| TOTAL OPEN SPACE AREA | = 53.55 ACRES± |
| TOTAL RIGHT-OF-WAY AREA | = 15.03 ACRES± |
| TOTAL RIGHT-OF-WAY DEDICATION | = 0.17 ACRES± |
| TOTAL SITE AREA | = 108.63 ACRES± |

LOT TYPES
40' LOT: 28
65' LOT: 159

SETBACKS:
FRONT: 25'
SIDE: 8', 20' CORNER
REAR: 25'
REAR (ALLEY): 15' FROM CENTER OF ALLEY
MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'
*BUILDING STANDARDS MUST MEET THE CD-3 REQUIREMENTS AS OUTLINED IN THE ZONING ORDINANCE.

PARKING CALCULATIONS
PARKING REQUIRED: 2 SPACES/UNIT
PARKING PROVIDED: MIN. 2 SPACES/UNIT

| OPEN SPACE TABLE | | |
|---|---|---|
| OS | SQ.FT.± | ACRES± |
| 1 | 42504 | 0.98 |
| 2 | 860690 | 19.76 |
| 3 | 962811 | 22.10 |
| 4 | 37100 | 0.85 |
| 5 | 100058 | 2.30 |
| 6 | 307234 | 7.05 |
| 7 | 22479 | 0.52 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ.FT.± | ACRES± |
| 1 | 8579 | 0.20 |
| 2 | 8580 | 0.20 |
| 3 | 8580 | 0.20 |
| 4 | 8580 | 0.20 |
| 5 | 8580 | 0.20 |
| 6 | 8580 | 0.20 |
| 7 | 80975 | 1.86 |
| 8 | 12050 | 0.28 |
| 9 | 10431 | 0.24 |
| 10 | 10539 | 0.24 |
| 11 | 10239 | 0.24 |
| 12 | 8580 | 0.20 |
| 13 | 8580 | 0.20 |
| 14 | 9074 | 0.21 |
| 15 | 9117 | 0.21 |
| 16 | 9090 | 0.21 |
| 17 | 8715 | 0.20 |
| 18 | 10755 | 0.25 |
| 19 | 8580 | 0.20 |
| 20 | 8942 | 0.21 |
| 21 | 11683 | 0.27 |
| 22 | 10702 | 0.25 |
| 23 | 9476 | 0.22 |
| 24 | 8580 | 0.20 |
| 25 | 8580 | 0.20 |
| 26 | 9125 | 0.21 |
| 27 | 10417 | 0.24 |
| 28 | 10374 | 0.24 |
| 29 | 10374 | 0.24 |
| 30 | 10374 | 0.24 |
| 31 | 10374 | 0.24 |
| 32 | 10374 | 0.24 |
| 33 | 10374 | 0.24 |
| 34 | 10917 | 0.25 |
| 35 | 11229 | 0.26 |
| 36 | 10374 | 0.24 |
| 37 | 10374 | 0.24 |
| 38 | 10374 | 0.24 |
| 39 | 10374 | 0.24 |
| 40 | 10260 | 0.24 |
| 41 | 9051 | 0.21 |
| 42 | 8580 | 0.20 |
| 43 | 8580 | 0.20 |
| 44 | 8580 | 0.20 |
| 45 | 8580 | 0.20 |
| 46 | 8821 | 0.20 |
| 47 | 10772 | 0.25 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ.FT.± | ACRES± |
| 48 | 8621 | 0.20 |
| 49 | 8709 | 0.20 |
| 50 | 11244 | 0.26 |
| 51 | 10996 | 0.25 |
| 52 | 11347 | 0.26 |
| 53 | 11778 | 0.27 |
| 54 | 8747 | 0.20 |
| 55 | 9435 | 0.22 |
| 56 | 11455 | 0.26 |
| 57 | 11256 | 0.26 |
| 58 | 11256 | 0.26 |
| 59 | 11256 | 0.26 |
| 60 | 11256 | 0.26 |
| 61 | 11712 | 0.27 |
| 62 | 9580 | 0.22 |
| 63 | 8729 | 0.20 |
| 64 | 8580 | 0.20 |
| 65 | 8920 | 0.20 |
| 66 | 9790 | 0.22 |
| 67 | 9768 | 0.22 |
| 68 | 9247 | 0.21 |
| 69 | 9303 | 0.21 |
| 70 | 9568 | 0.22 |
| 71 | 8565 | 0.20 |
| 72 | 8580 | 0.20 |
| 73 | 8580 | 0.20 |
| 74 | 9688 | 0.22 |
| 75 | 11175 | 0.26 |
| 76 | 10911 | 0.25 |
| 77 | 10911 | 0.25 |
| 78 | 13675 | 0.31 |
| 79 | 8870 | 0.20 |
| 80 | 9136 | 0.21 |
| 81 | 9138 | 0.21 |
| 82 | 8875 | 0.20 |
| 83 | 8537 | 0.20 |
| 84 | 10006 | 0.23 |
| 85 | 8952 | 0.21 |
| 86 | 9054 | 0.21 |
| 87 | 8952 | 0.21 |
| 88 | 8901 | 0.20 |
| 89 | 8901 | 0.20 |
| 90 | 10326 | 0.24 |
| 91 | 8580 | 0.20 |
| 92 | 8580 | 0.20 |
| 93 | 8580 | 0.20 |
| 94 | 8694 | 0.20 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ.FT.± | ACRES± |
| 95 | 9843 | 0.23 |
| 96 | 8580 | 0.20 |
| 97 | 8580 | 0.20 |
| 98 | 9722 | 0.22 |
| 99 | 9777 | 0.22 |
| 100 | 8580 | 0.20 |
| 101 | 8750 | 0.20 |
| 102 | 8400 | 0.19 |
| 103 | 8750 | 0.20 |
| 104 | 8580 | 0.20 |
| 105 | 9885 | 0.23 |
| 106 | 12580 | 0.29 |
| 107 | 12210 | 0.28 |
| 108 | 12630 | 0.29 |
| 109 | 10087 | 0.23 |
| 110 | 8580 | 0.20 |
| 111 | 10006 | 0.23 |
| 112 | 8580 | 0.20 |
| 113 | 8580 | 0.20 |
| 114 | 8580 | 0.20 |
| 115 | 8580 | 0.20 |
| 116 | 8580 | 0.20 |
| 117 | 8580 | 0.20 |
| 118 | 8580 | 0.20 |
| 119 | 8580 | 0.20 |
| 120 | 8580 | 0.20 |
| 121 | 8580 | 0.20 |
| 122 | 8580 | 0.20 |
| 123 | 10006 | 0.23 |
| 124 | 6057 | 0.14 |
| 125 | 5103 | 0.12 |
| 126 | 5125 | 0.12 |
| 127 | 5125 | 0.12 |
| 128 | 5125 | 0.12 |
| 129 | 5125 | 0.12 |
| 130 | 5125 | 0.12 |
| 131 | 5125 | 0.12 |
| 132 | 5125 | 0.12 |
| 133 | 5125 | 0.12 |
| 134 | 5125 | 0.12 |
| 135 | 5125 | 0.12 |
| 136 | 5116 | 0.12 |
| 137 | 7262 | 0.17 |
| 138 | 8857 | 0.20 |
| 139 | 5125 | 0.12 |
| 140 | 5125 | 0.12 |
| 141 | 5125 | 0.12 |

| LOT AREA TABLE | | |
|---|---|---|
| LOT | SQ.FT.± | ACRES± |
| 142 | 5125 | 0.12 |
| 143 | 5125 | 0.12 |
| 144 | 5125 | 0.12 |
| 145 | 5125 | 0.12 |
| 146 | 5125 | 0.12 |
| 147 | 5125 | 0.12 |
| 148 | 5125 | 0.12 |
| 149 | 5125 | 0.12 |
| 150 | 5125 | 0.12 |
| 151 | 6357 | 0.15 |
| 152 | 8580 | 0.20 |
| 153 | 8580 | 0.20 |
| 154 | 8580 | 0.20 |
| 155 | 8580 | 0.20 |
| 156 | 8580 | 0.20 |
| 157 | 8763 | 0.20 |
| 158 | 10073 | 0.23 |
| 159 | 8653 | 0.20 |
| 160 | 9540 | 0.22 |
| 161 | 9945 | 0.23 |
| 162 | 10036 | 0.23 |
| 163 | 10441 | 0.24 |
| 164 | 9238 | 0.21 |
| 165 | 9238 | 0.21 |
| 166 | 9137 | 0.21 |
| 167 | 9059 | 0.21 |
| 168 | 8762 | 0.20 |
| 169 | 10072 | 0.23 |
| 170 | 10374 | 0.24 |
| 171 | 10374 | 0.24 |
| 172 | 10374 | 0.24 |
| 173 | 8629 | 0.20 |
| 174 | 9098 | 0.21 |
| 175 | 9084 | 0.21 |
| 176 | 9006 | 0.21 |
| 177 | 8834 | 0.20 |
| 178 | 8580 | 0.20 |
| 179 | 8580 | 0.20 |
| 180 | 11329 | 0.26 |
| 181 | 10745 | 0.25 |
| 182 | 8580 | 0.20 |
| 183 | 8580 | 0.20 |
| 184 | 8580 | 0.20 |
| 185 | 8580 | 0.20 |
| 186 | 8580 | 0.20 |
| 187 | 8580 | 0.20 |

RaganSmith

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# ROCK SPRINGS

FOR

DEE PURSUIT, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=150'

Date: MARCH 20, 2023

Approved By: JFV

Revisions:

Drawing Title:

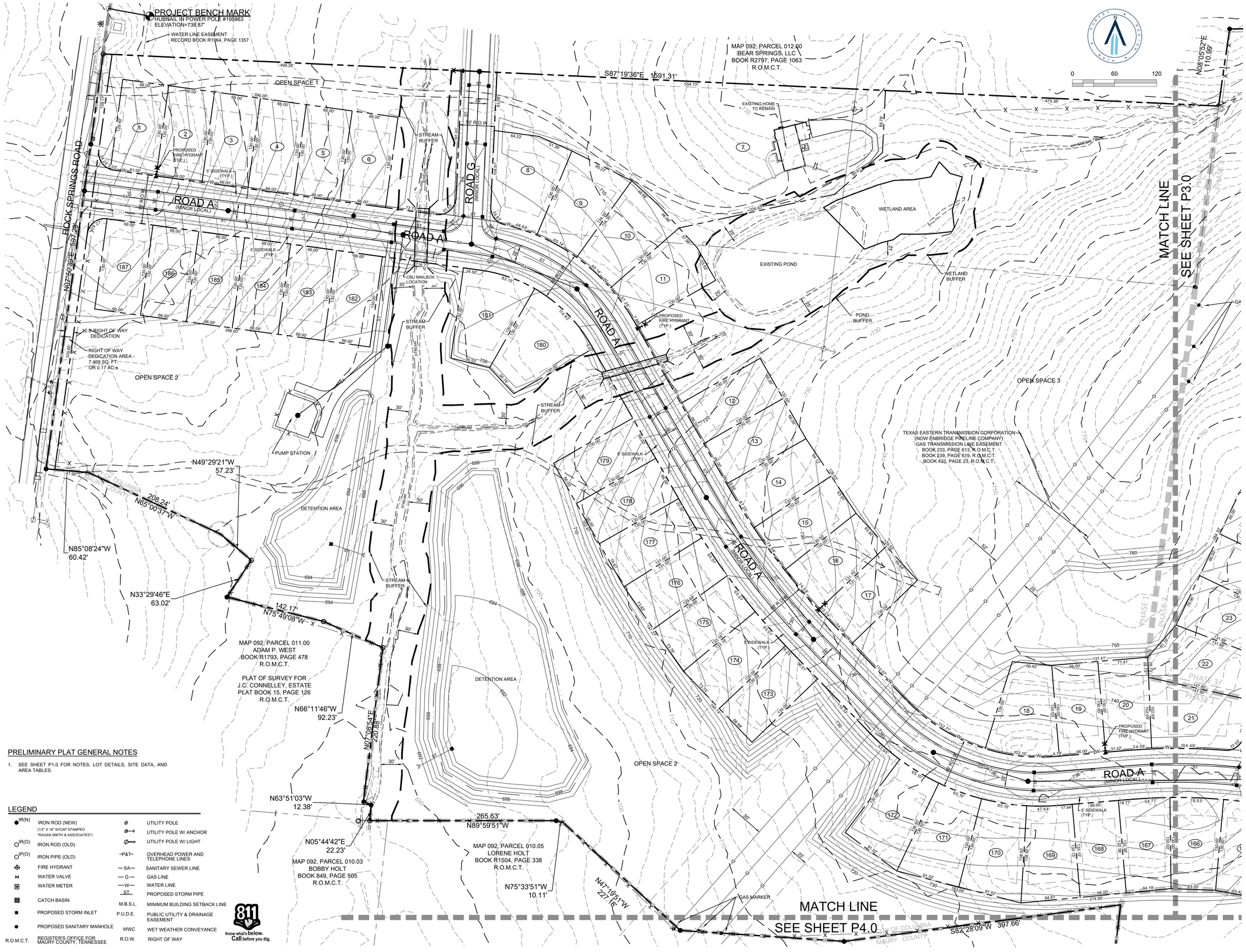
OVERALL
PRELIMINARY PLAT

Drawing No.

P1.0

Project No.

21-0389




## PRELIMINARY PLAT GENERAL NOTES

1. SEE SHEET P1.0 FOR NOTES, LOT DETAILS, SITE DATA, AND AREA TABLES.

## LEGEND

| | | | |
|---|---|---|---|
| IR(N) | IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") | | UTILITY POLE |
| IR(O) | IRON ROD (OLD) | | UTILITY POLE W/ ANCHOR |
| IP(O) | IRON PIPE (OLD) | | UTILITY POLE W/ LIGHT |
| | FIRE HYDRANT | —P&T— | OVERHEAD POWER AND TELEPHONE LINES |
| | WATER VALVE | —SA— | SANITARY SEWER LINE |
| | WATER METER | —G— | GAS LINE |
| | CATCH BASIN | —W— | WATER LINE |
| | PROPOSED STORM INLET | ST | PROPOSED STORM PIPE |
| | PROPOSED SANITARY MANHOLE | M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE | P.U.D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |
| | | WWC | WET WEATHER CONVEYANCE |
| | | R.O.W. | RIGHT OF WAY |

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

RaganSmith

Nashville - Murfreesboro - Chattanooga
raganSmith.com

# ROCK SPRINGS

FOR

DEE PURSUIT, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=60'

Date: MARCH 20, 2023

Approved By: JFV

Revisions:

Drawing Title:

PRELIMINARY PLAT

Drawing No.

P2.0

Project No.

21-0389

0 60 120

## PRELIMINARY PLAT GENERAL NOTES

1. SEE SHEET P1.0 FOR NOTES, LOT DETAILS, SITE DATA, AND AREA TABLES.

Know what's below. Call before you dig.

## LEGEND

| | | | |
|---|---|---|---|
| ● IR(N) | IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") | ⌀ | UTILITY POLE |
| | | ⌀⟶ | UTILITY POLE W/ ANCHOR |
| ○ IR(O) | IRON ROD (OLD) | ⌀⊸ | UTILITY POLE W/ LIGHT |
| ○ IP(O) | IRON PIPE (OLD) | -P&T- | OVERHEAD POWER AND TELEPHONE LINES |
| | FIRE HYDRANT | —SA— | SANITARY SEWER LINE |
| | WATER VALVE | — G — | GAS LINE |
| W | WATER METER | —W— | WATER LINE |
| | CATCH BASIN | ST | PROPOSED STORM PIPE |
| ■ | PROPOSED STORM INLET | M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| ● | PROPOSED SANITARY MANHOLE | P.U.D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE | WWC | WET WEATHER CONVEYANCE |
| | | R.O.W. | RIGHT OF WAY |

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# ROCK SPRINGS

FOR

DEE PURSUIT, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=60'

Date: MARCH 20, 2023

Approved By: JFV

Revisions:

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

Drawing Title:

PRELIMINARY PLAT

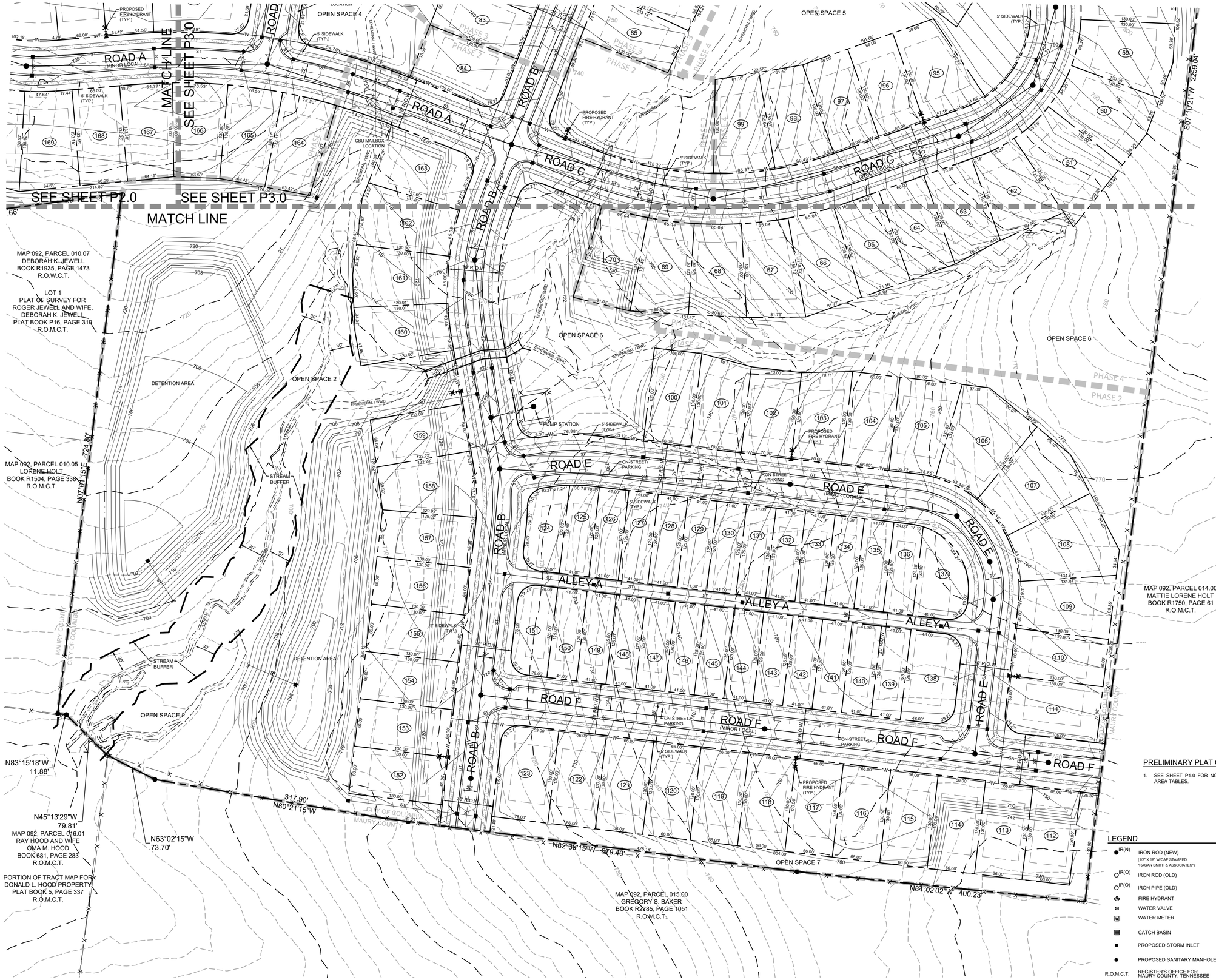
Drawing No.

P3.0

Project No.

21-0389

G:\21-0389\2-SURVEY\PRELIMINARY PLAT\21-0389 PRELIMINARY PLAT.DWG
PLOTTED BY AMANDA REED ON 3/20/2023 12:07 PM LAST UPDATED BY AREED ON 3/20/2023 10:58 AM




0 60 120

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# ROCK SPRINGS

FOR

DEE PURSUIT, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

## PRELIMINARY PLAT GENERAL NOTES

1. SEE SHEET P1.0 FOR NOTES, LOT DETAILS, SITE DATA, AND AREA TABLES.

Know what's below. Call before you dig.

## LEGEND

| | | | |
|---|---|---|---|
| ● IR(N) | IRON ROD (NEW) (1/2" X 18" W/CAP STAMPED "RAGAN SMITH & ASSOCIATES") | ⌀ | UTILITY POLE |
| ○ IR(O) | IRON ROD (OLD) | ⌀⟶ | UTILITY POLE W/ ANCHOR |
| ○ IP(O) | IRON PIPE (OLD) | ⌀⊸ | UTILITY POLE W/ LIGHT |
| ⊕ | FIRE HYDRANT | -P&T- | OVERHEAD POWER AND TELEPHONE LINES |
| ⋈ | WATER VALVE | —SA— | SANITARY SEWER LINE |
| Ⓜ | WATER METER | — G — | GAS LINE |
| ▩ | CATCH BASIN | —W— | WATER LINE |
| ■ | PROPOSED STORM INLET | ST | PROPOSED STORM PIPE |
| ● | PROPOSED SANITARY MANHOLE | M.B.S.L. | MINIMUM BUILDING SETBACK LINE |
| R.O.M.C.T. | REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE | P.U.D.E. | PUBLIC UTILITY & DRAINAGE EASEMENT |
| | | WWC | WET WEATHER CONVEYANCE |
| | | R.O.W. | RIGHT OF WAY |

Scale: 1"=60'

Date: MARCH 20, 2023

Approved By: JFV

Revisions:

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

Drawing Title:

PRELIMINARY PLAT

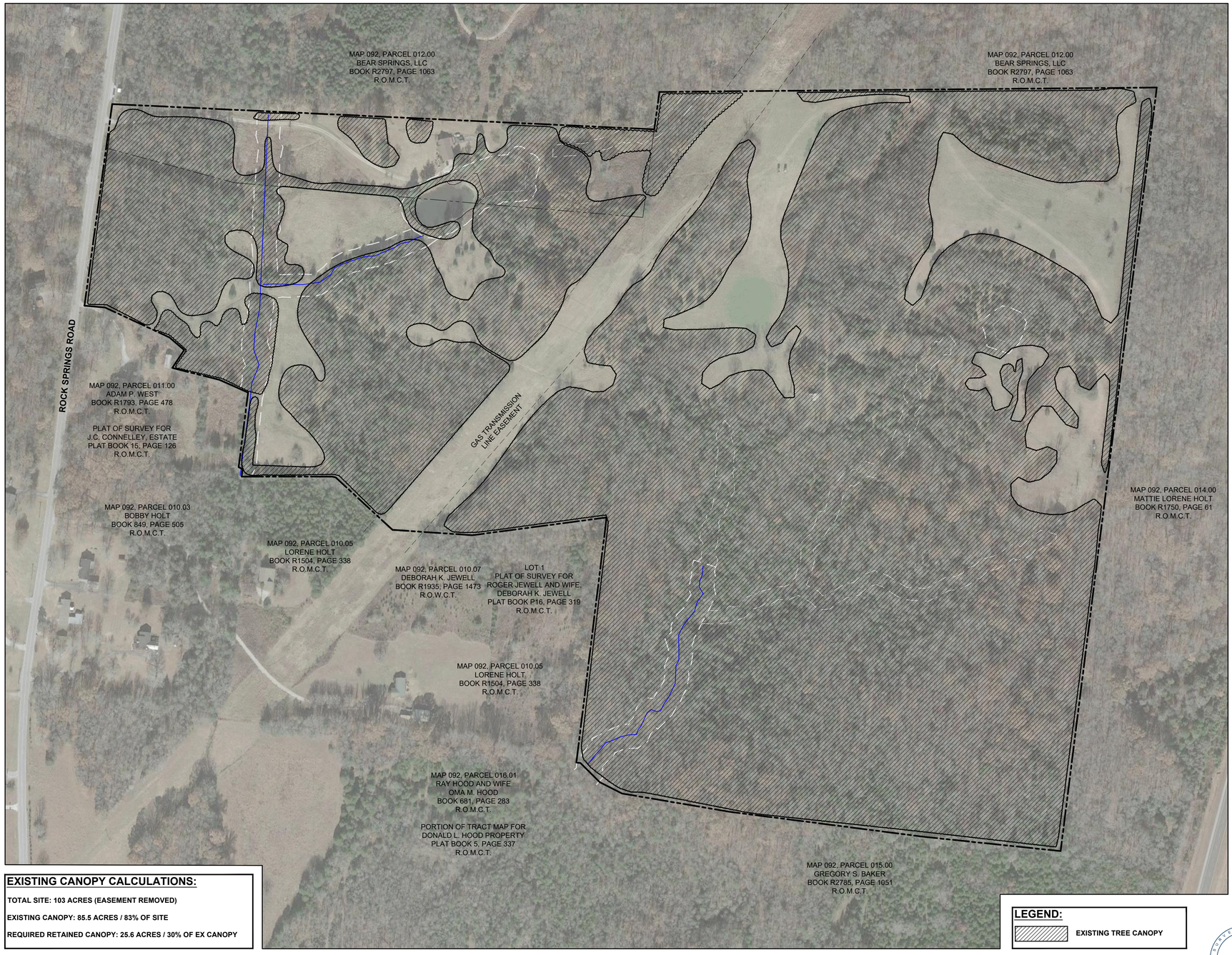
Drawing No.

P4.0

Project No.

21-0389

D:\21-0389\-SURVEY\PRELIMINARY PLAT\21-0389 PRELIMINARY PLAT.DWG
LAST UPDATED BY AMANDA REED ON 3/20/2023 10:59 AM
PLOTTED BY AMANDA REED ON 3/20/2023 10:57 AM




**EXISTING CANOPY CALCULATIONS:**

TOTAL SITE: 103 ACRES (EASEMENT REMOVED)

EXISTING CANOPY: 85.5 ACRES / 83% OF SITE

REQUIRED RETAINED CANOPY: 25.6 ACRES / 30% OF EX CANOPY

**LEGEND:**

EXISTING TREE CANOPY

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

0 150 300

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Nashville - Murfreesboro - Chattanoog
ragansmith.com

ANDREW TARSI REGISTERED AGRICULTURE COMMERCE TENNESSEE No. 1317 LANDSCAPE ARCHITECT 03-20-23

# ROCK SPRINGS

FOR

DEE PURSUIT, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=150' |
| Date: | MARCH 20, 2023 |
| Approved By: | A. TARSI |

Revisions:

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

Drawing Title:

EXISTING CONDITIONS

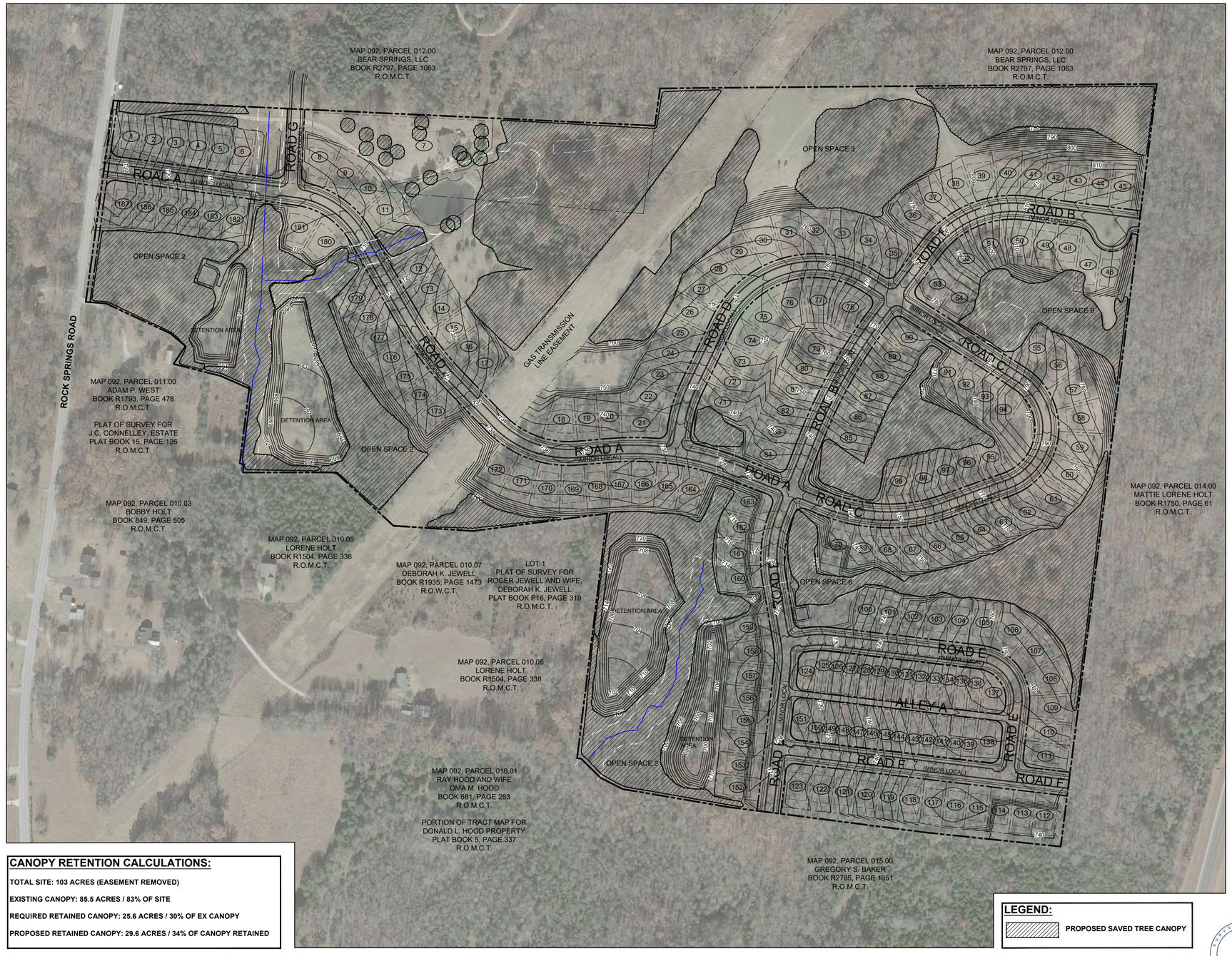
Drawing No.

P5.0

Project No.

21-0389

G:\21-0389\PLANNING\2-PLAN SHEETS\21-0389 DEVELOPMENT PLAN.DWG
PLOTTED BY ANDREW TARSI ON 3/20/2023 12:19 PM LAST UPDATED BY ATARSI ON 3/20/2023 12:08 PM




**CANOPY RETENTION CALCULATIONS:**

TOTAL SITE: 103 ACRES (EASEMENT REMOVED)

EXISTING CANOPY: 85.5 ACRES / 83% OF SITE

REQUIRED RETAINED CANOPY: 25.6 ACRES / 30% OF EX CANOPY

PROPOSED RETAINED CANOPY: 29.6 ACRES / 34% OF CANOPY RETAINED

**LEGEND:**

PROPOSED SAVED TREE CANOPY

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ANDREW TARSI REGISTERED AGRICULTURE COMMERCE TENNESSEE No. 1317 LANDSCAPE ARCHITECT

# ROCK SPRINGS

FOR

DEE PURSUIT, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | 1"=150' |
| Date: | MARCH 20, 2023 |
| Approved By: | A. TARSI |

Revisions:

Drawing Title:

TREE PRESERVATION PLAN

Drawing No.

P6.0

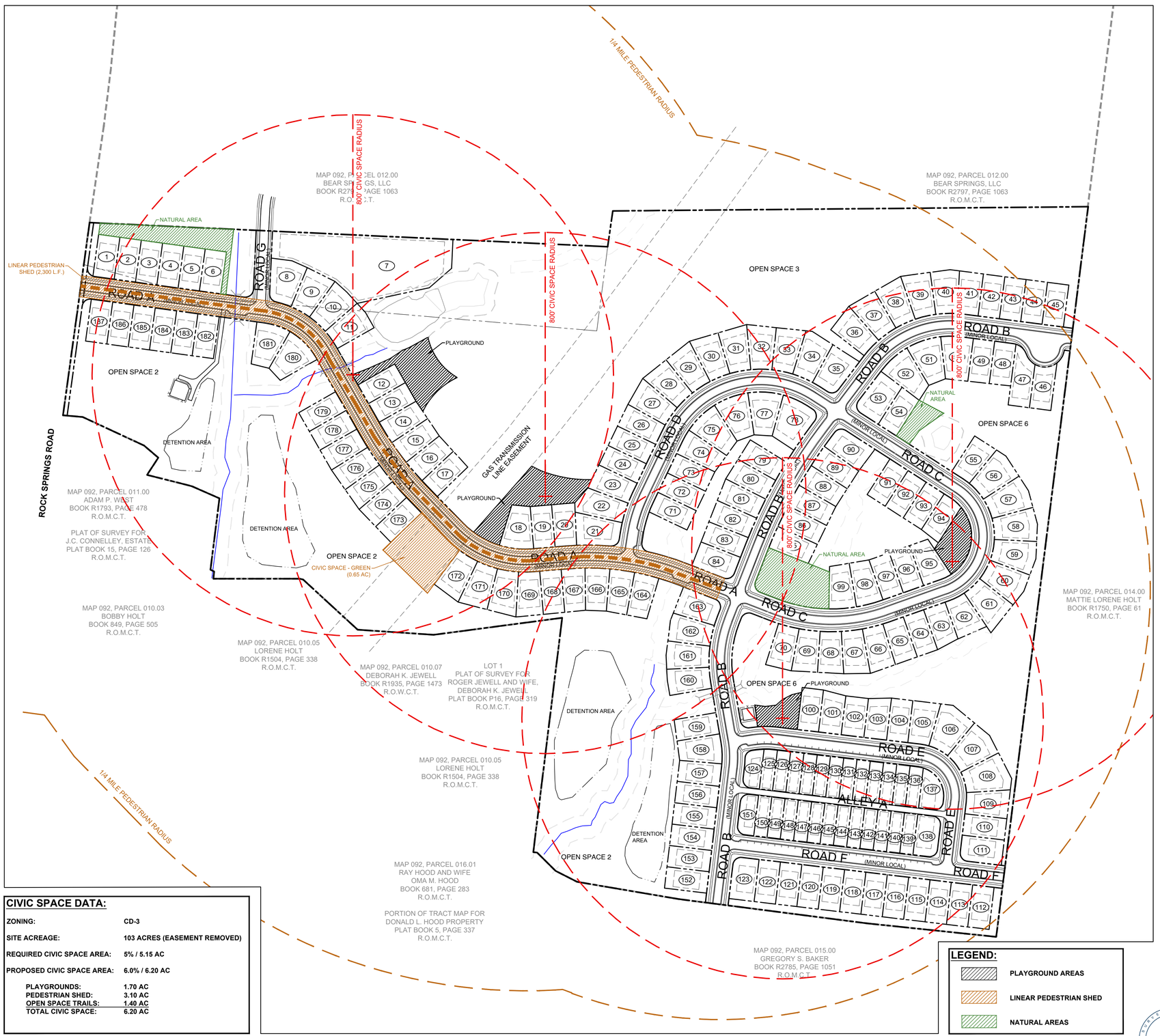
Project No.

21-0389

**Green**
An open area, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and Trees, naturalistically disposed. The minimum size is 0.5 acre and the maximum is 8 acres.

**Natural Area**
A natural area available for unstructured recreation. A Natural Area may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural Areas may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres.

**Playground**
An open area designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There is no minimum or maximum size.




## CIVIC SPACE DATA:

| | |
|---|---|
| **ZONING:** | **CD-3** |
| **SITE ACREAGE:** | **103 ACRES (EASEMENT REMOVED)** |
| **REQUIRED CIVIC SPACE AREA:** | **5% / 5.15 AC** |
| **PROPOSED CIVIC SPACE AREA:** | **6.0% / 6.20 AC** |
| **PLAYGROUNDS:** | **1.70 AC** |
| **PEDESTRIAN SHED:** | **3.10 AC** |
| **OPEN SPACE TRAILS:** | **1.40 AC** |
| **TOTAL CIVIC SPACE:** | **6.20 AC** |

**LEGEND:**
- PLAYGROUND AREAS
- LINEAR PEDESTRIAN SHED
- NATURAL AREAS

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ANDREW TARSI REGISTERED CIVIL AGRICULTURE COMMERCE ETC. TENNESSEE No. LANDSCAPE ARCHITECT 03-20-23

# ROCK SPRINGS
FOR
DEE PURSUIT, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

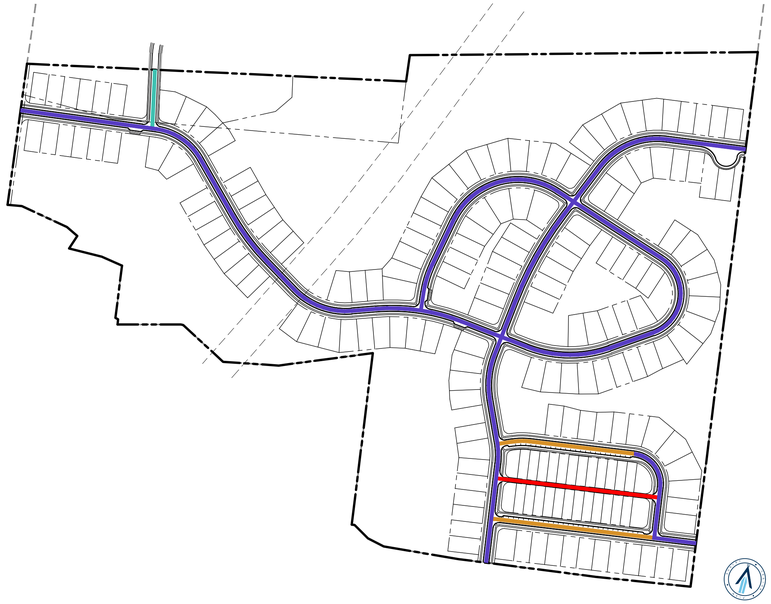
Scale: 1"=150'
Date: MARCH 20, 2023
Approved By: A. TARSI
Revisions:

Drawing Title:
PEDESTRIAN & CIVIC SPACE PLAN

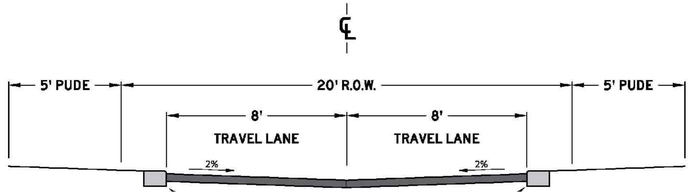
Drawing No.
P7.0

Project No.
21-0389

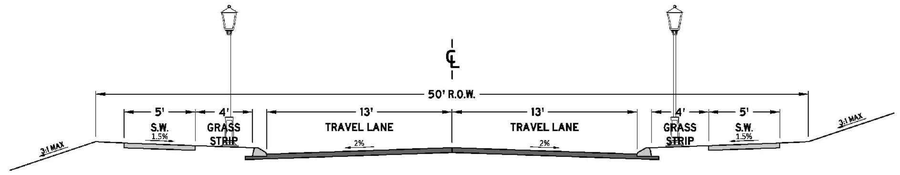
G:\21-0389\1-PLANNING\3-PLAN SHEETS\21-0389 DEVELOPMENT PLAN.DWG
PLOTTED BY: ANDREW TARSI ON: 3/20/2023 12:19 PM
LAST UPDATED BY: ATARSI ON: 3/20/2023 12:08 PM



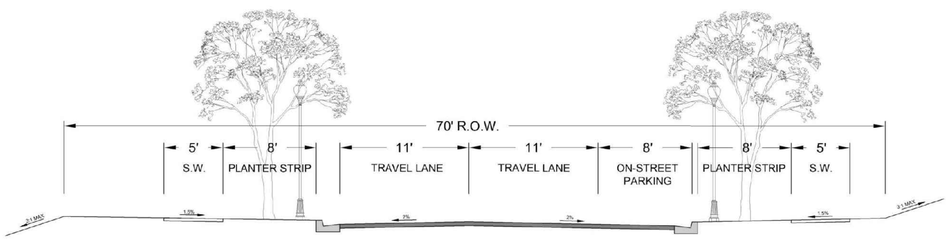
**STREET SECTION KEY MAP**
SCALE: 1"=300'



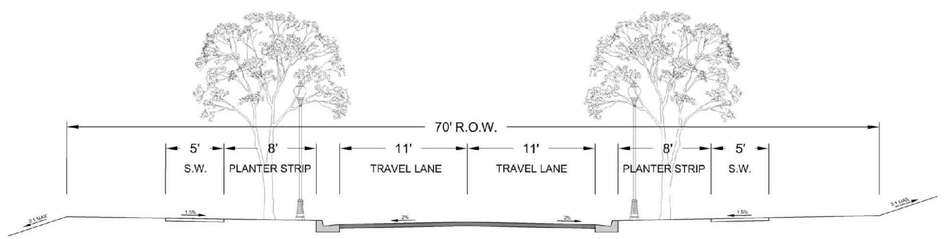

**20' ALLEY SECTION**
NOT TO SCALE




**50' STREET SECTION**
NOT TO SCALE




**70' STREET SECTION WITH ON-STREET PARKING**
NOT TO SCALE




**70' STREET SECTION WITHOUT ON-STREET PARKING**
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REGISTERED
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COMMERCE
TENNESSEE No. 1317
LANDSCAPE ARCHITECT
03-20-23

# ROCK SPRINGS
FOR
DEE PURSUIT, LLC
CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

| | |
|---|---|
| Scale: | NOT TO SCALE |
| Date: | MARCH 20, 2023 |
| Approved By: | A. TARSI |

Revisions:

Drawing Title:
ROADWAY SECTIONS

Drawing No.
P8.0

Project No.
21-0389

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CITY OF COLUMBIA TENNESSEE

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

# Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Rock Springs

*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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**DEVELOPMENT SERVICES**
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COLUMBIA, TN 38401
PHONE: (931) 560-1560
FAX: (931) 560-1541

**Grading, Drainage, and Storm**

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

**Streets, Parking, and Pedestrian Elements**

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

**Landscaping, Open Space, and Amenities**

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

**Utilities**

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

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COLUMBIA, TN 38401
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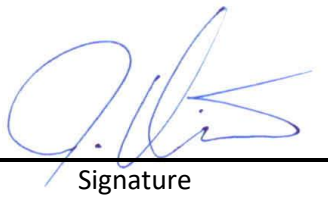
FAX: (931) 560-1541

**PUD Specific Items** Not applicable to this submittal

- ❑ Legal Description of Property
- ❑ Owner's Affidavit
- ❑ List of all variances requested
- ❑ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ❑ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ❑ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ❑ Exterior lighting

*If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.*

**Checklist Completed By:**

| Jacob Vincent |  | 03/20/2023 |
|---|---|---|
| Print Name | Signature | Date |

**TRAFFIC IMPACT STUDY**

**for**

**Rock Springs**

**City of Columbia, Tennessee**

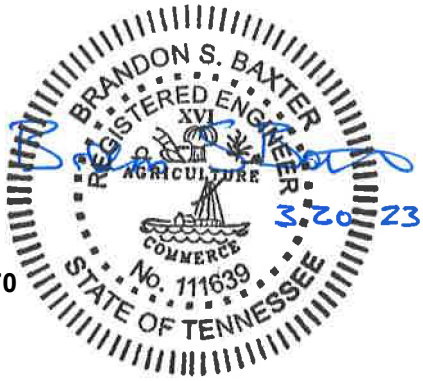
**March 20, 2023**

**Prepared for:**

**Rock Springs Investment Partners**
**213 Overlook Circle, Suite B-2**
**Brentwood, Tennessee 37027**

**Prepared by:**

RaganSmith




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

**21-0389**

**ROCK SPRINGS**
**TRAFFIC IMPACT STUDY**

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## EXECUTIVE SUMMARY

### INTRODUCTION

The proposed Rock Springs development is located south of Bear Creek Pike between Rock Springs Road and Interstate 65 in the City of Columbia, Tennessee. When completed, Rock Springs will consist of 187 single family homes. Access to the Rock Springs development is proposed to tie in to Rock Springs Road and adjacent developments to promote interconnectivity.

### SITE TRAFFIC

The traffic impact of the Rock Springs development is based upon a calculation of the number of vehicle trips that will enter and/or exit the site. The analysis periods of this study are in the a.m. and p.m. peak hours of a typical weekday. Therefore, trips were generated according to the *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE). The trip generation for the Rock Springs development is shown in the table below.

| ROCK SPRINGS | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| TRIP GENERATION | | | | | | | | | |
| Land Use | Land Use Code | Total Units | Daily Trips | A.M. Peak Hour | | | P.M. Peak Hour | | |
| | | | | Enter | Exit | Total | Enter | Exit | Total |
| Single Family | 210 | 187 Units | 1,795 | 33 | 99 | 132 | 113 | 66 | 179 |

### TRAFFIC ANALYSIS

The following public intersections were analyzed for capacity deficiencies and improvement needs:

- Bear Creek Pike at Lasea Road
- Bear Creek Pike at Rock Springs Road
- Rock Springs Road at Project Access

For these intersections, the following traffic scenarios were analyzed, where applicable:

- 2023 Adjusted Traffic
- 2030 Background Traffic
- 2030 Total Traffic with all traffic projected in the study area, including Rock Springs development.

### CONCLUSIONS AND RECOMMENDATIONS

Bear Creek Pike at Lasea Road

- No intersection control changes, traffic signal modifications or additional laneage are recommended at this intersection due to the impact of the Rock Springs development.

Bear Creek Pike at Rock Springs Road

- No intersection control changes or additional laneage are recommended at this intersection due to the impact of the Rock Springs development.

Rock Springs Road at Project Access

- Right turn lane and left turn lane warrants were conducted for the intersection to determine if the projected total traffic volumes meet the volume-based warrants. It was determined that additional turn lanes are not warranted based on the expected traffic volumes.

- The east leg of the intersection should be designed to meet City of Columbia standards, with a minimum of one lane exiting and one lane entering.

- Proposed grading, landscaping, and monument signage at the entrance to the Rock Springs development should be located outside the intersection sight triangles. Features within the intersection sight triangles should be designed so that sight lines are not obstructed.

- During the preparation and review of the Rock Springs Access construction documents, it should be confirmed that there is the minimum intersection sight distance available.

## I. INTRODUCTION

The purpose of this study is to analyze the transportation-related impacts due to the proposed Rock Springs development located south of Bear Creek Pike between Rock Springs Road and Interstate 65 in the City of Columbia, Tennessee. This report has been requested by the City of Columbia staff as part of the development process.

In order to evaluate the development, an inventory of the existing transportation system was carried out, along with an assessment of its adequacy. Based on the project schedule, a design year was established, and system-wide growth rates were applied to existing traffic volumes. Site traffic was generated, distributed, and assigned to the roadway to quantify the site impact. Transportation analyses were performed in order to assess any site or non-site related impacts on the roadway. Finally, recommendations for roadway improvements and/or transportation system improvements were offered.

## II. PROPOSED DEVELOPMENT

A. Project Description

As shown in Figure 1, the proposed Rock Springs site is south of Bear Creek Pike between Rock Springs Road and Interstate 65 in the City of Columbia, Tennessee. The site property contains approximately 107.44 acres and is comprised of Parcel 11.01 and Parcel 11.02 on Maury County Map 92. The property is bound by Rock Springs PUD residential development to the north, vacant land to the east and south, and Rock Springs Road to the west.

The current proposed site layout for Rock Springs consists of 187 single family residential lots. Figure 2 shows the Rock Springs concept plan.

B. Site Access

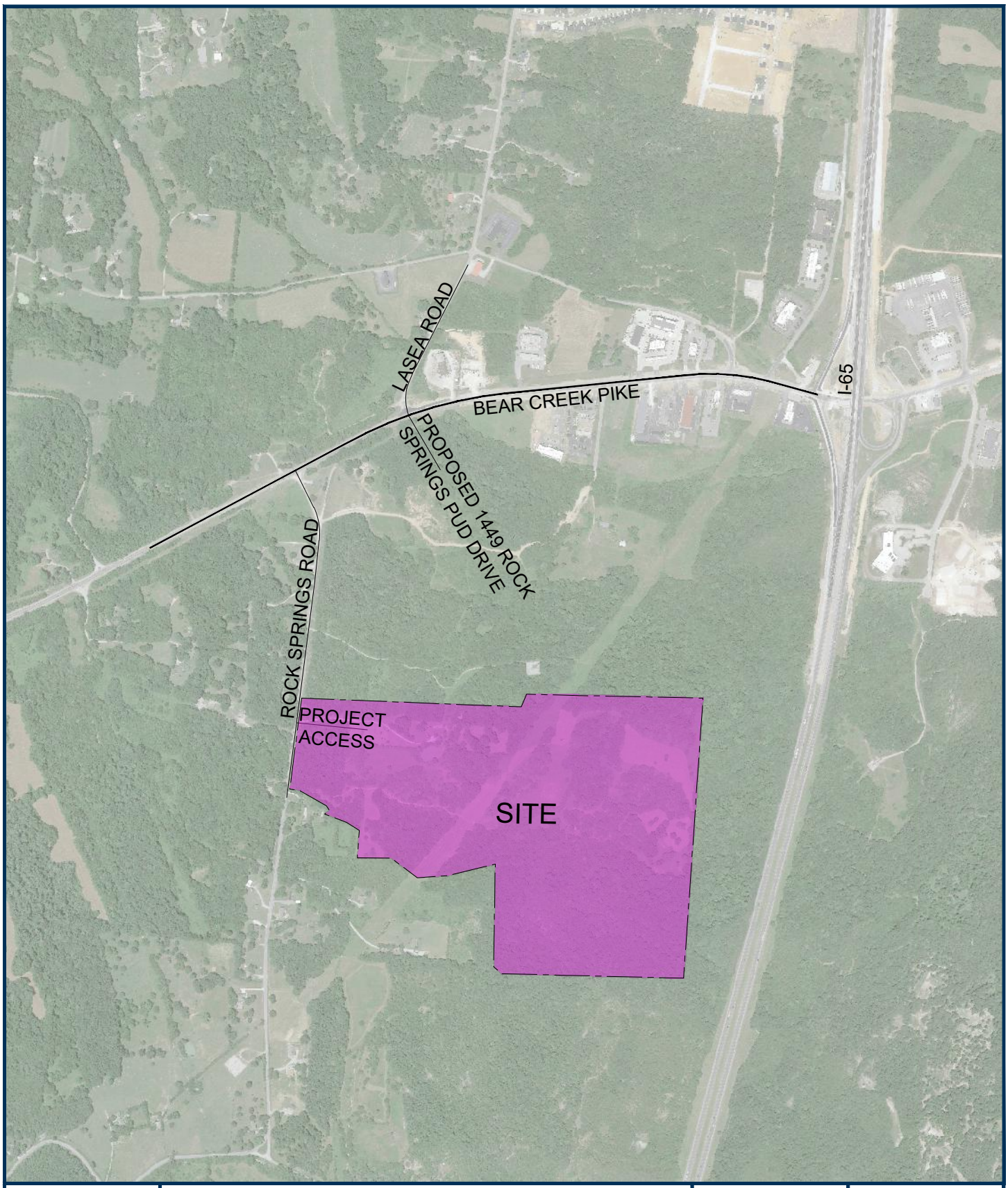
The concept plan shows that access to Rock Springs will be provided at the following locations:

- Project Access: The main access for the Rock Springs development will be provided on Rock Springs Road approximately 2,500 feet south of the intersection with Bear Creek Pike.

- 1449 Rock Springs Road PUD Access: The secondary access for the development will be provided on Bear Creek Pike at the intersection of Lasea Road. The Rock Springs development will tie into a proposed stub out that will be constructed along the southern property line for the 1449 Rock Springs PUD development. This access will not be utilized until the development has completed the stub out connection.

C. Phasing and Timing

The development timeline of Rock Springs anticipates that it will be completed in approximately seven (7) years. For the analysis of this report, the full build-out of Rock Springs has been assumed to occur in the year 2030 and will be analyzed in one phase.

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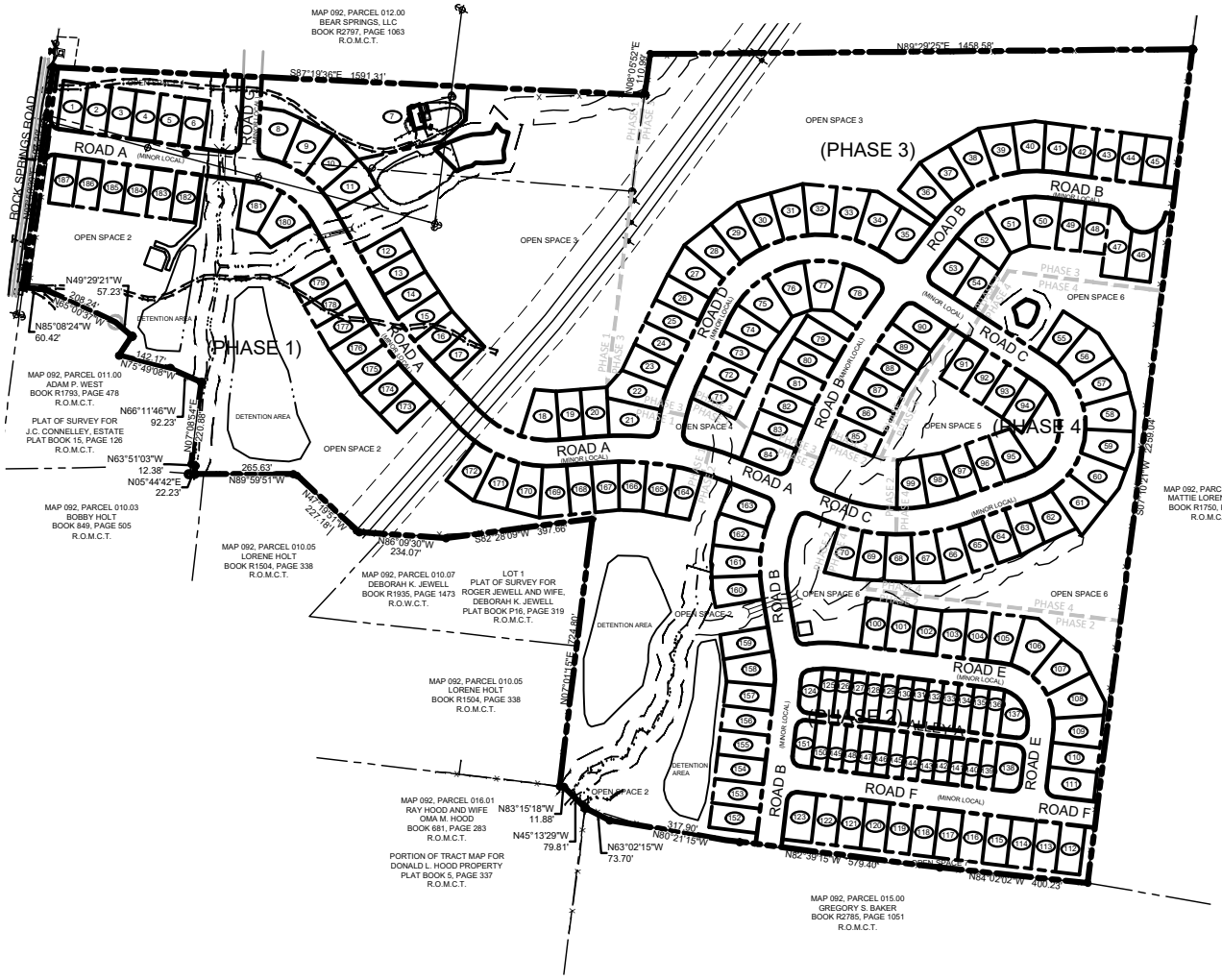
# Rock Springs Development

Location Map

Figure 1




LEGEND

R.O.M.C.T. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE

150' 75' 300'

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# ROCK SPRINGS

FOR

DEE PURSUIT, LLC

CITY OF COLUMBIA, MAURY COUNTY, TENNESSEE

Scale: 1"=150'

Date: MARCH 20, 2023

Approved By: JFV

Revisions:

Drawing Title:

OVERALL SITE LAYOUT

Drawing No.

2

Project No.

21-0389

## III. EXISTING CONDITIONS

### A. Transportation System

The existing transportation system in the area is made up of arterial and local roadways which will provide regional and local access to the site. The following roadway will comprise the study area for consideration of the traffic impact of the Rock Springs development.

**TABLE 1**

**EXISTING ROADWAY CHARACTERISTICS**

| Roadway Name | Designation[1] | Classification | Speed Limit | Lanes | Multimodal |
|---|---|---|---|---|---|
| Bear Creek Pike (U.S. Highway 412, State Route 99) | State Route & National Highway System | Principal Arterial [1] Arterial [2] | 55 / 45 | 3 | None |
| Lasea Road | Local Street | Local Street | NP [3] | 2 | None |
| Rock Springs Road | Local Street | Minor Collector [1] Collector [2] | 40 | 2 | None |

[1] Per Tennessee Department of Transportation Maury County Classification Map
[2] Per ConnectColumbia Roadway Functional Classifications
[3] Not Posted

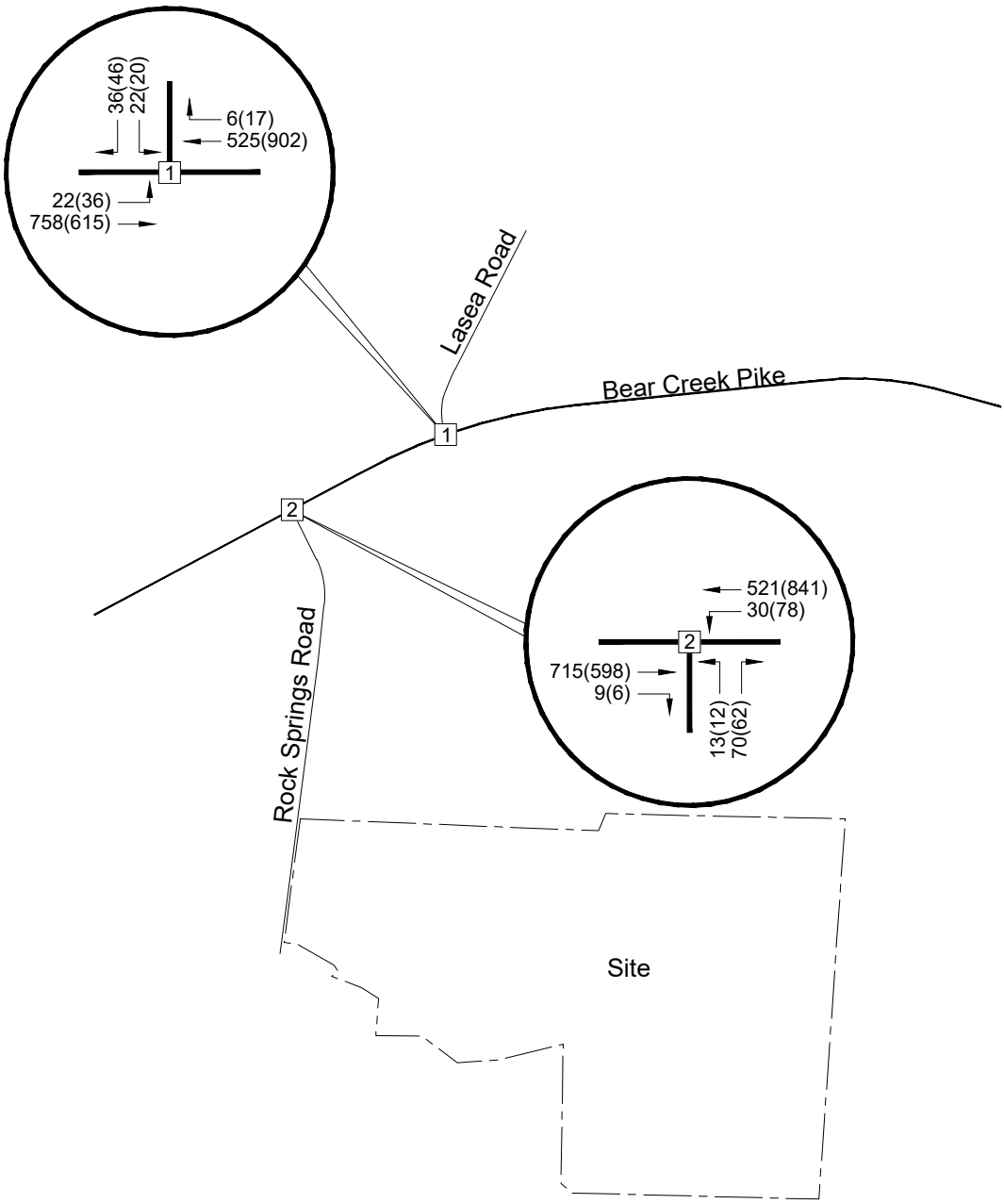
### B. Traffic Volumes

The peak hour of the adjacent street traffic was used to determine the impact of Rock Springs on the existing transportation system. Hourly traffic data was collected in March 2023 to identify the peak periods for analysis. Turning movement traffic counts were collected at the following intersections:

- Bear Creek Pike at Lasea Road
- Bear Creek Pike at Rock Springs Road

At the time of the traffic count collection, Bear Creek Pike is under construction in the area of the Interstate 65 interchange. The Bear Creek Pike traffic count data from 2021 was compared to the traffic count data collected in 2023 and it was noted that the 2023 eastbound and westbound through volumes were lower than the 2021 through volumes. The March 2023 eastbound and westbound through volumes were grown by 8% to account for the lower traffic volumes that may be due to the ongoing construction activity.

Existing peak hour traffic volumes are shown in Figure 3.




Peak Hours
AM (PM)

RaganSmith

# Rock Springs Development

## 2023 Adjusted Traffic Volumes

Figure
3

## IV. FORECASTED BACKGROUND TRAFFIC

### A. Introduction

Before any impacts to the study area could be addressed, some estimate of background traffic volumes for the horizon years had to be established. Background traffic volumes were established by segregating potential growth into two categories:

- Specific development traffic growth within the immediate study area
- Growth due to small scale development and/or general population growth

### B. Specific Development Growth

Based on discussions with City of Columbia staff, there are four known specific, approved developments in the general study area that will contribute new traffic to the system prior to the completion of Rock Springs in 2030. The trip generation for the background projects is shown in Table 2. Additional information about the background developments can be found in the appendix of this report.

**TABLE 2**

**TRIP GENERATION: BACKGROUND DEVELOPMENTS**

| Development | Daily Trips | A.M. Peak Hour | | | P.M. Peak Hour | | |
|---|---|---|---|---|---|---|---|
| | | Enter | Exit | Total | Enter | Exit | Total |
| Green Property Lasea Road[(1)] | 2,068 | 41 | 122 | 163 | 137 | 80 | 217 |
| Crichton Property[(2)] | 1,532 | 22 | 74 | 96 | 71 | 42 | 113 |
| Old Highway 99[(3)] | 3,314 | 64 | 160 | 224 | 186 | 113 | 299 |
| 1449 Rock Springs Road PUD[(4)] | 5,545 | 81 | 262 | 343 | 254 | 150 | 404 |

[(1)] Source: Green Property Lasea Road Traffic Impact Study, September 2021.
[(2)] Source: Crichton Property Traffic Impact Study, October 2021.
[(3)] Source: Old Highway 99 Traffic Impact Study, January 2023
[(4)] Source: 1449 Rock Springs Road PUD Traffic Impact Study, April 2021.

The following improvements are to be constructed by the background developments at the study intersection and have been included in the background traffic and total traffic analysis.

- Bear Creek Pike at Lasea Road:
  - Install traffic signal - *1449 Rock Springs PUD*
  - Construct the 1449 Rock Springs PUD access drive along the northbound approach with one inbound lane and two outbound lanes. The northbound turn lanes should include a minimum storage length of 175 feet and appropriate taper. – *1449 Rock Springs PUD*
  - Install an exclusive eastbound right turn-lane along Bear Creek Pike with 230 feet of storage and 180 feet of taper. – *1449 Rock Springs PUD*

- Bear Creek Pike at Rock Springs Road
  - Remove the existing raised median island and configure northbound approach to include one southbound through lane, one northbound left-turn lane with 75 feet of storage, and one northbound right-turn lane- *1449 Rock Springs PUD*
  - Install an exclusive right turn lane along the eastbound approach of Bear Creek Pike with 180 feet of storage - *1449 Rock Springs PUD*

C. Annual Growth

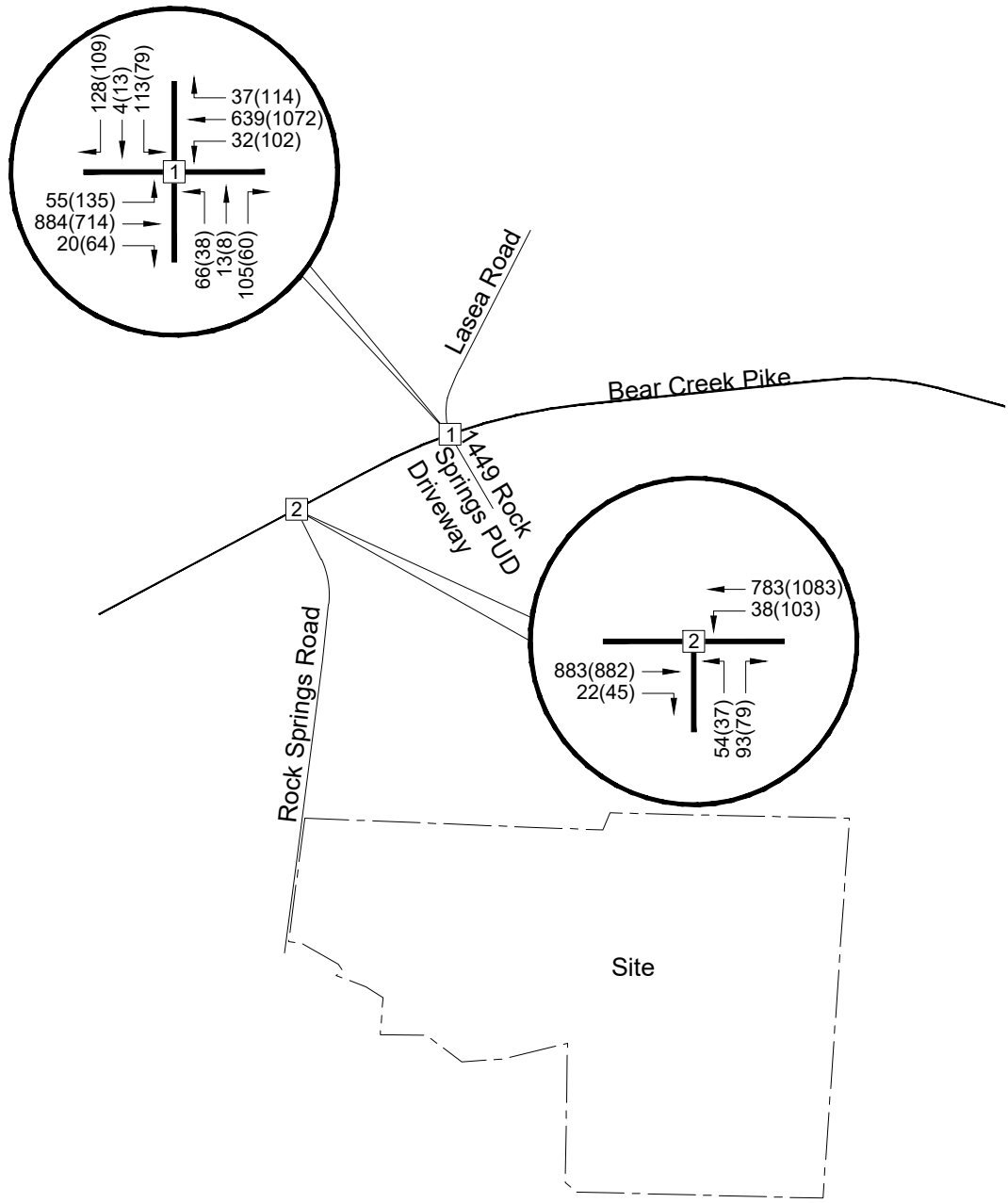
To establish traffic growth due to population growth or small-scale development, Tennessee Department of Transportation (TDOT) historical traffic was obtained for Bear Creek Pike and Rock Springs Road in the study area. Based upon linear regression analysis of the historical traffic data, a ***2 percent annual growth rate*** will be used as the base growth for the existing traffic volumes.

D. Background Traffic Summary

Background traffic for the future traffic forecasts was compiled based on the following:

- Existing traffic count data
- Specific background developments
- 2% annual increase of traffic volumes for the period from 2023 to 2030

Background traffic volumes on the study area roadways, representing existing traffic volumes plus background growth, for the year 2030 are shown in Figure 4.




Peak Hours
AM (PM)

RaganSmith

# Rock Springs Development

## 2030 Background Traffic Volumes

Figure
4

## V. PROPOSED SITE TRAFFIC

A. Site Trip Generation

In order to quantify site-related impacts within the study area, some estimates of site trip generation and traffic assignment had to be established. Trip generation rates for the development were established using information for the weekday a.m. and p.m. peak hour of the adjacent street as shown in the ITE *Trip Generation Manual, 11th Edition*.

Trip generation for the Rock Springs development is shown in Table 3.

**TABLE 3**

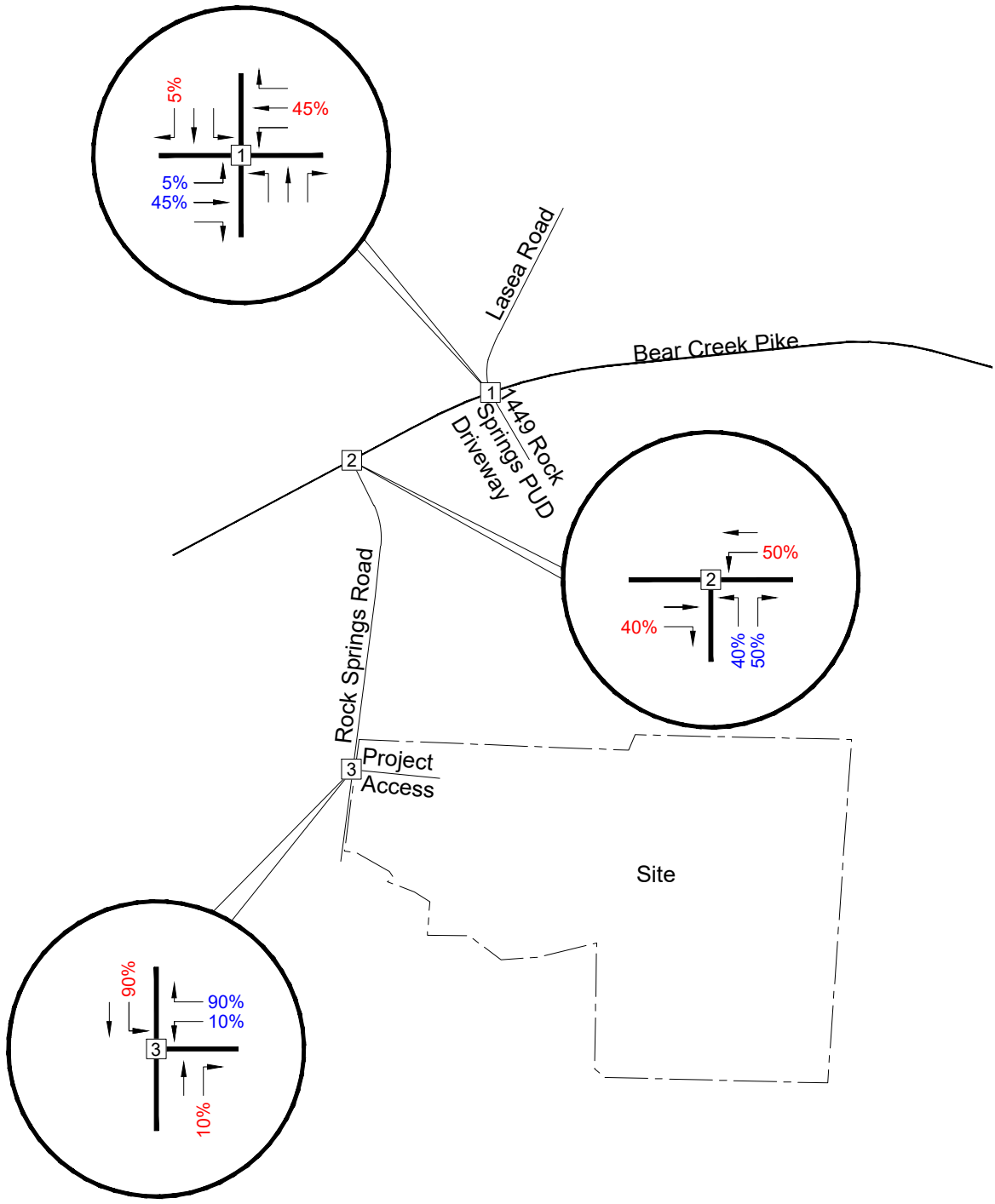
**ROCK SPRINGS TRIP GENERATION**

| Land Use | Land Use Code | Total Units | Daily Trips | A.M. Peak Hour | | | P.M. Peak Hour | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | Enter | Exit | Total | Enter | Exit | Total |
| Single Family | 210 | 187 Units | 1,795 | 33 | 99 | 132 | 113 | 66 | 179 |

B. Site Trip Distribution and Assignment

Site trips were distributed based primarily upon the prevalent commuter traffic patterns in the area and the proximity and routes to major transportation facilities. Figure 5 shows the distribution of the site trips for Rock Springs.

Site traffic volumes generated by Rock Springs in the horizon year 2030 are shown in Figure 6. The accumulation of existing, background growth and site-generated traffic for the horizon year 2030 is shown in Figure 7.

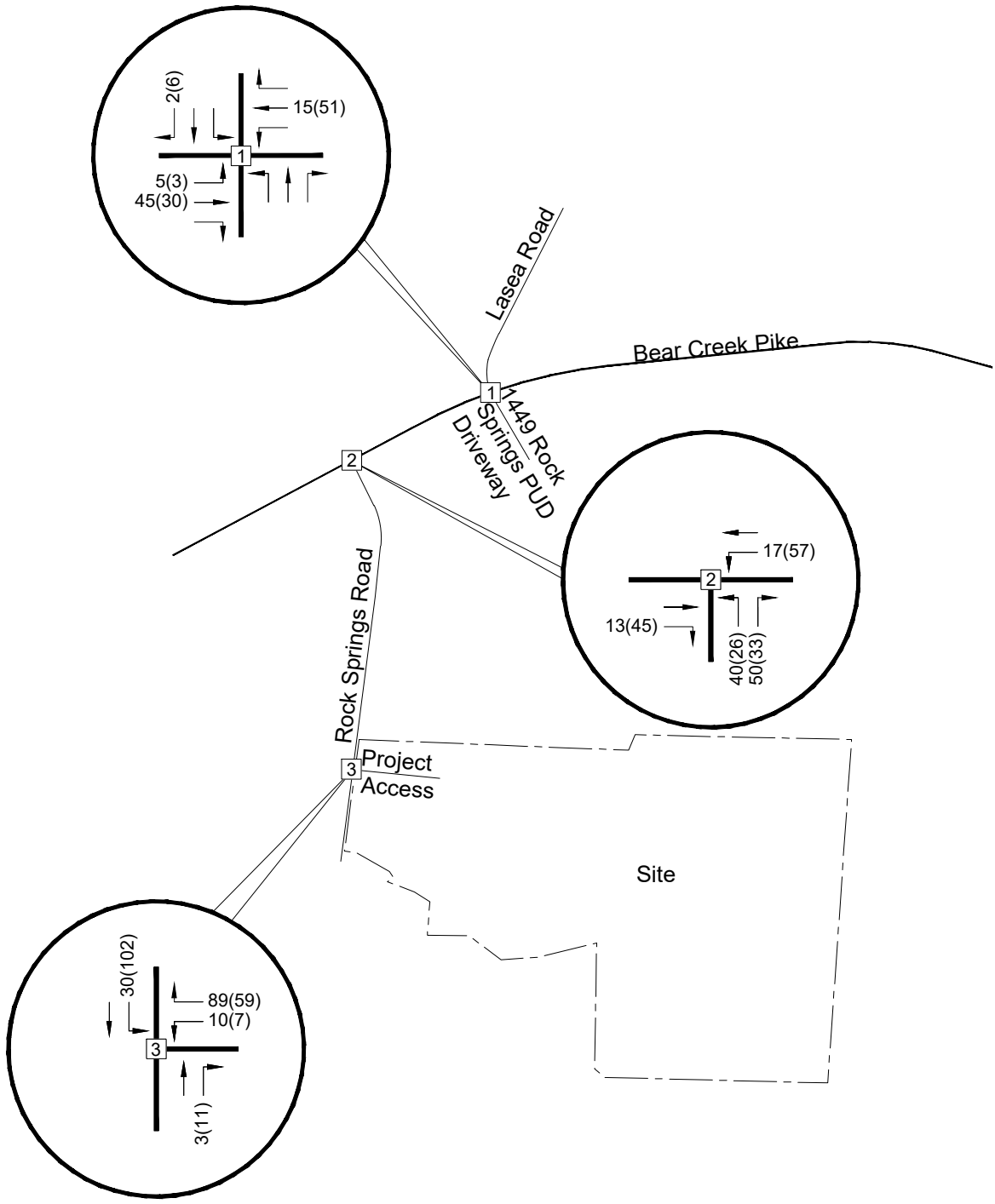



RaganSmith

# Rock Springs Development

Site Trip Distribution

Figure 5



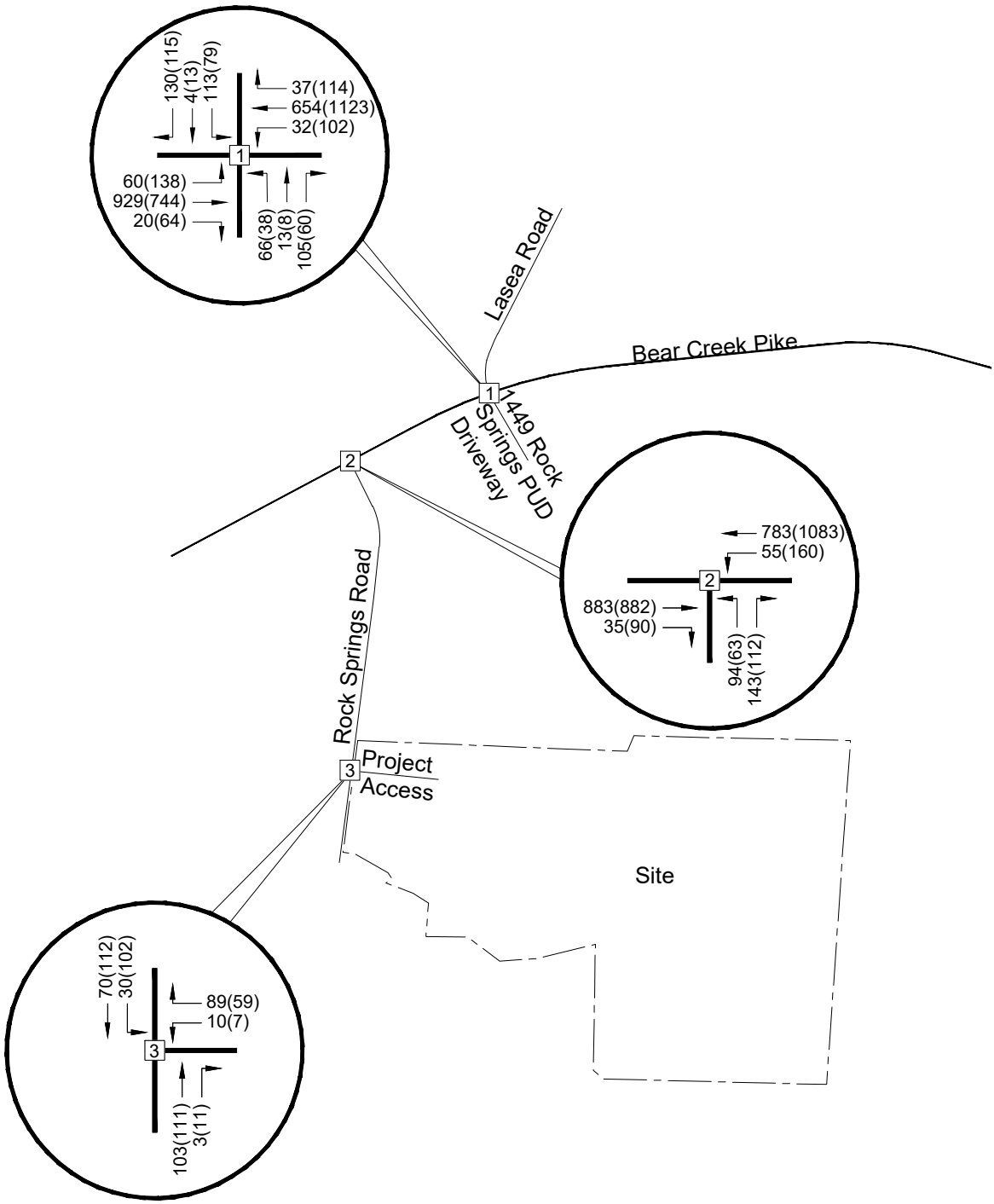

Peak Hours
AM (PM)

RaganSmith

# Rock Springs Development

Site Trips

Figure
6




Peak Hours
AM (PM)

RaganSmith

# Rock Springs Development

## 2030 Total Traffic Volumes

Figure
7

## VI. TRANSPORTATION ANALYSIS

### A. Intersection Capacity Analysis

In order to gauge the site impact and identify capacity deficiencies, intersection capacity analyses were conducted at the proposed Rock Springs study area intersections. Capacity analyses were conducted according to the methodology and procedures outlined in the *Highway Capacity Manual*, HCM 6th Edition, published by Transportation Research Board. Intersections were analyzed for capacity deficiencies and geometric improvement needs during the a.m. and p.m. peak hours for existing, background and total traffic conditions.

It should be noted that the Background and Total traffic conditions analysis includes the improvements recommended in the background developments traffic studies.

Level of service (LOS) criteria for unsignalized intersections is shown in Table 4 below.

**TABLE 4**

**LEVEL OF SERVICE DESCRIPTIONS FOR UNSIGNALIZED INTERSECTIONS**

| Level of Service | Description | Control Delay (sec./veh.) |
|---|---|---|
| A | Usually no conflicting traffic | 0 - 10 |
| B | Occasionally some delay due to conflicting traffic | > 10 - 15 |
| C | Delay is noticeable but not inconveniencing | > 15 - 25 |
| D | Delay is noticeable and irritating, increased risk taking | > 25 - 35 |
| E | Delay approaches tolerance level, risk taking likely | > 35 - 50 |
| F | Delay exceeds tolerance level, high likelihood of risk taking | > 50 |

Source: Highway Capacity Manual, HCM 2010

Level of service (LOS) criteria for signalized intersections is shown in Table 5 below.

**TABLE 5**

**LEVEL OF SERVICE DESCRIPTIONS FOR SIGNALIZED INTERSECTIONS**

| Level of Service | Description | Control Delay (sec. /veh.) |
|---|---|---|
| A | Volume-to-capacity ratio is low, progression is extremely favorable, most vehicles travel through intersection without stopping. | 0 - 10 |
| B | Volume-to-capacity ratio is low, progression is good and/or short cycle lengths is present, more vehicles stop than for LOS A. | > 10 – 20 |
| C | Progression is favorable and/or cycle length is moderate, number of vehicles stopping is significant although many still pass through intersection without stopping. | > 20 – 35 |
| D | Volume-to-capacity ratio is high, progression is ineffective, cycle length is long, many vehicles stop. | > 35 – 55 |
| E | Volume-to-capacity ratio is high, progression is unfavorable, cycle length is long, many vehicles stop. | > 55 – 80 |
| F | Volume-to-capacity ratio is very high, progression is very poor, cycle length is long, most cycles fail to clear the queue. | > 80 |

Source: Highway Capacity Manual, HCM 2010

Capacity analysis results for the a.m. peak hour are shown in Table 6.

**TABLE 6**

**INTERSECTION CAPACITY RESULTS – A.M. PEAK HOUR**

| Intersection | Condition [1] | Level of Service (avg. delay/vehicle – sec.) | | |
|---|---|---|---|---|
| | | 2023 Existing | 2030 Background | 2030 Total |
| Bear Creek Pike at Lasea Road / 1449 Rock Springs PUD Access | EB Left | A (8.6) | - | - |
| | TWSC SB | B (14.8) | - | - |
| | Overall Intersection | - | C (33.3) | C (31.1) |
| Bear Creek Pike at Rock Springs Road | WB Left | A (9.8) | B (10.8) | B (11.0) |
| | TWSC NB | C (16.5) | D (25.6) | E (35.3) |
| Rock Springs Road at Project Access | SB Left | - | - | A (7.7) |
| | TWSC WB | - | - | A (9.4) |

[1] TWSC = Two-way Stop Control

Capacity analysis results for the p.m. peak hour are shown in Table 7.

**TABLE 7**

**INTERSECTION CAPACITY RESULTS – P.M. PEAK HOUR**

| Intersection | Condition [1] | Level of Service (avg. delay/vehicle – sec.) | | |
|---|---|---|---|---|
| | | 2023 Existing | 2030 Background | 2030 Total |
| Bear Creek Pike at Lasea Road / 1449 Rock Springs PUD Access | EB Left | B (10.4) | - | - |
| | TWSC SB | C (20.5) | - | - |
| | Overall Intersection | - | C (34.0) | D (39.3) |
| Bear Creek Pike at Rock Springs Road | WB Left | A (9.2) | B (11.1) | B (12.2) |
| | TWSC NB | C (15.7) | D (29.3) | E (48.7) |
| Rock Springs Road at Project Access | SB Left | - | - | A (7.7) |
| | TWSC WB | - | - | A (9.6) |

[1] TWSC = Two-way Stop Control

B. Turn Lane Warrants

The National Cooperative Highway Research Program (NCHRP) Report 457 provides guidance for evaluating intersection improvements at unsignalized intersections. Specific volume-based warrants have been checked to evaluate the need for right turn and left turn deceleration and storage lanes.

Table 8 below details pertinent right turn lane warrant information for applicable intersections in the study area during 2030 Total Traffic Conditions.

| TABLE 8 | | | | | |
|---|---|---|---|---|---|
| **RIGHT TURN LANE WARRANT ANALYSIS – 2030 TOTAL TRAFFIC CONDITIONS** | | | | | |
| **Location** | **Peak Hour** | **Advancing Volume** | **Right Turn Volume** | **Speed (mph)** | **Right Turn Lane Warranted[1]** |
| Rock Spring Road (NB) at Project Access | A.M. | 106 | 3 | 40 | No |
| | P.M. | 122 | 11 | | No |
| [1] Evaluating Intersection Improvements: An Engineering Study Guide, NCHRP Report 457 Transportation Research Board, pg. 22-23 | | | | | |

Table 9 below details pertinent left turn lane warrant information for applicable intersections in the study area during 2030 Total Traffic Conditions.

| TABLE 9 | | | | | | |
|---|---|---|---|---|---|---|
| **LEFT TURN LANE WARRANT ANALYSIS - 2030 TOTAL TRAFFIC CONDITIONS** | | | | | | |
| **Location** | **Peak Hour** | **Advancing Volume** | **Opposing Volume** | **L%** | **Speed (mph)** | **Left Turn Lane Warranted[1]** |
| Rock Spring Road (SB) at Project Access | A.M. | 100 | 106 | 30.0% | 40 | No |
| | P.M. | 214 | 122 | 47.7% | | No |
| [1] Evaluating Intersection Improvements: An Engineering Study Guide, NCHRP Report 457 Transportation Research Board, pg. 21-22 | | | | | | |

## VII. CONCLUSIONS AND RECOMMENDATIONS

A. Bear Creek Pike at Lasea Road

Traffic operations at the intersection of Bear Creek Pike at Lasea Road are expected to operate at level of service C during the a.m. peak hour and level of service D during the p.m. peak hour.

The following recommendations are offered for the intersection of Bear Creek Pike at Lasea Road:

- No intersection control changes, traffic signal modifications or additional laneage are recommended at this intersection due to the impact of the Rock Springs development.

B. Bear Creek Pike at Rock Springs Road

Traffic operations at the intersection of Bear Creek Pike at Rock Springs Road are expected to operate at level of service E during the a.m. and p.m. peak hour. On arterial roads with high peak hour traffic volumes, it is an expected operation characterization that many minor street approaches to stop-controlled intersections will incur delays during peak hours resulting in level of service E or F.

The following recommendations are offered for the intersection of Bear Creek Pike at Rock Springs Road:

- No intersection control changes or additional laneage are recommended at this intersection due to the impact of the Rock Springs development.

C. Rock Springs Road at Project Access

Traffic operations at the intersection of Rock Springs Road at the Project Access are expected to operate at level of service A during the a.m. and p.m. peak hour.

The following recommendations are offered for the intersection of Rock Springs Road at Project Access:

- Right turn lane and left turn lane warrants were conducted for the intersection to determine if the projected total traffic volumes meet the volume-based warrants. It was determined that additional turn lanes are not warranted based on the expected traffic volumes.

- The east leg of the intersection should be designed to meet City of Columbia standards, with a minimum of one lane exiting and one lane entering.

- Proposed grading, landscaping, and monument signage at the entrance to the Rock Springs development should be located outside the intersection sight triangles. Features within the intersection sight triangles should be designed so that sight lines are not obstructed.

- During the preparation and review of the Rock Springs Access construction documents, it should be confirmed that there is the minimum intersection sight distance available.

## APPENDIX

**A. TRAFFIC COUNTS**

**B. TRIP GENERATION & TRAFFIC DERIVATION WORKSHEETS**

**C. CAPACITY ANALYSIS WORKSHEETS – EXISTING TRAFFIC**

**D. CAPACITY ANALYSIS WORKSHEETS – BACKGROUND TRAFFIC**

**E. CAPACITY ANALYSIS WORKSHEETS – TOTAL TRAFFIC**

# APPENDIX A

# TRAFFIC COUNTS

Click here for Map

## Peak Hour Turning Movement Count

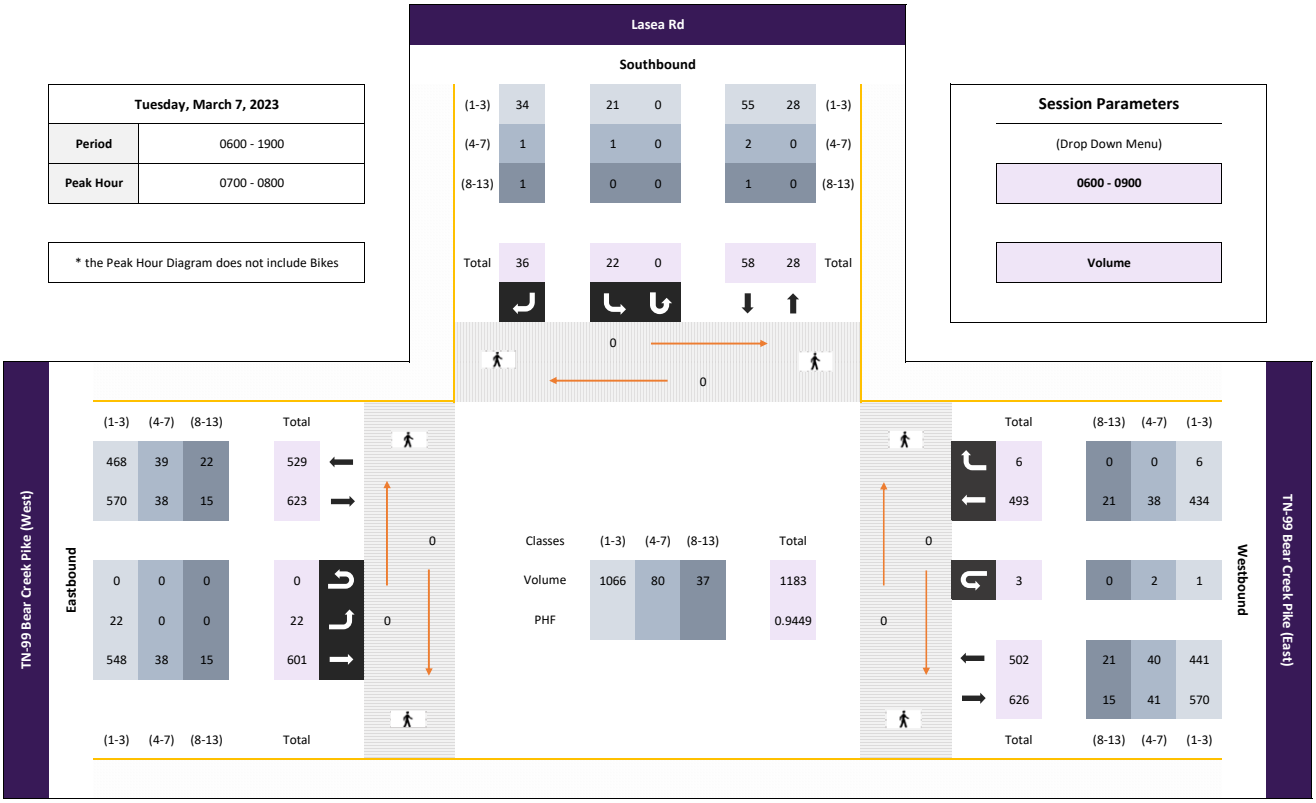
Columbia TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

| Tuesday, March 7, 2023 | |
|---|---|
| Period | 0600 - 1900 |
| Peak Hour | 0700 - 0800 |

* the Peak Hour Diagram does not include Bikes




**Session Parameters**

(Drop Down Menu)

0600 - 0900

Volume

**All vehicles**

| | Southbound | | | | | Eastbound | | | | | Westbound | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 0700 - 0715 | - | - | - | - | 0 | 9 | - | 9 | 0 | 18 | 4 | 149 | - | 0 | 153 | - | 136 | 3 | 0 | 139 | 310 |
| 0715 - 0730 | - | - | - | - | 0 | 2 | - | 11 | 0 | 13 | 11 | 152 | - | 0 | 163 | - | 105 | 1 | 1 | 107 | 283 |
| 0730 - 0745 | - | - | - | - | 0 | 4 | - | 7 | 0 | 11 | 5 | 144 | - | 0 | 149 | - | 114 | 1 | 2 | 117 | 277 |
| 0745 - 0800 | - | - | - | - | 0 | 7 | - | 9 | 0 | 16 | 2 | 156 | - | 0 | 158 | - | 138 | 1 | 0 | 139 | 313 |
| Total | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 36 | 0 | 58 | 22 | 601 | 0 | 0 | 623 | 0 | 493 | 6 | 3 | 502 | 1183 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 37.93 | 0.00 | 62.07 | 0.00 | - | 3.53 | 96.47 | 0.00 | 0.00 | - | 0.00 | 98.21 | 1.20 | 0.60 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.61 | 0.00 | 0.82 | 0.00 | **0.81** | 0.50 | 0.96 | 0.00 | 0.00 | **0.96** | 0.00 | 0.89 | 0.50 | 0.38 | **0.90** | **0.94** |

**Passenger Vehicles (1-3)**

| | Southbound | | | | | Eastbound | | | | | Westbound | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 0700 - 0715 | - | - | - | - | 0 | 8 | - | 9 | 0 | 17 | 4 | 135 | - | 0 | 139 | - | 127 | 3 | 0 | 130 | 286 |
| 0715 - 0730 | - | - | - | - | 0 | 2 | - | 10 | 0 | 12 | 11 | 142 | - | 0 | 153 | - | 92 | 1 | 1 | 94 | 259 |
| 0730 - 0745 | - | - | - | - | 0 | 4 | - | 7 | 0 | 11 | 5 | 131 | - | 0 | 136 | - | 98 | 1 | 0 | 99 | 246 |
| 0745 - 0800 | - | - | - | - | 0 | 7 | - | 8 | 0 | 15 | 2 | 140 | - | 0 | 142 | - | 117 | 1 | 0 | 118 | 275 |
| Total | 0 | 0 | 0 | 0 | 0 | 21 | 0 | 34 | 0 | 55 | 22 | 548 | 0 | 0 | 570 | 0 | 434 | 6 | 1 | 441 | 1066 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 38.18 | 0.00 | 61.82 | 0.00 | - | 3.86 | 96.14 | 0.00 | 0.00 | - | 0.00 | 98.41 | 1.36 | 0.23 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.66 | 0.00 | 0.85 | 0.00 | **0.81** | 0.50 | 0.96 | 0.00 | 0.00 | **0.93** | 0.00 | 0.85 | 0.50 | 0.25 | **0.85** | **0.93** |

**Single Unit Trucks (4-7)**

| | Southbound | | | | | Eastbound | | | | | Westbound | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 0700 - 0715 | - | - | - | - | 0 | 1 | - | 0 | 0 | 1 | 0 | 13 | - | 0 | 13 | - | 6 | 0 | 0 | 6 | 20 |
| 0715 - 0730 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 5 | - | 0 | 5 | - | 7 | 0 | 0 | 7 | 12 |
| 0730 - 0745 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 11 | - | 0 | 11 | - | 9 | 0 | 2 | 11 | 22 |
| 0745 - 0800 | - | - | - | - | 0 | 0 | - | 1 | 0 | 1 | 0 | 9 | - | 0 | 9 | - | 16 | 0 | 0 | 16 | 26 |
| Total | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 2 | 0 | 38 | 0 | 0 | 38 | 0 | 38 | 0 | 2 | 40 | 80 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 50.00 | 0.00 | 50.00 | 0.00 | - | 0.00 | 100.00 | 0.00 | 0.00 | - | 0.00 | 95.00 | 0.00 | 5.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.25 | 0.00 | 0.25 | 0.00 | **0.50** | 0.00 | 0.73 | 0.00 | 0.00 | **0.73** | 0.00 | 0.59 | 0.00 | 0.25 | **0.63** | **0.77** |

**Combination Trucks (8-13)**

| | Southbound | | | | | Eastbound | | | | | Westbound | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 0700 - 0715 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 1 | - | 0 | 1 | - | 3 | 0 | 0 | 3 | 4 |
| 0715 - 0730 | - | - | - | - | 0 | 0 | - | 1 | 0 | 1 | 0 | 5 | - | 0 | 5 | - | 6 | 0 | 0 | 6 | 12 |
| 0730 - 0745 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 2 | - | 0 | 2 | - | 7 | 0 | 0 | 7 | 9 |
| 0745 - 0800 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 7 | - | 0 | 7 | - | 5 | 0 | 0 | 5 | 12 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 0 | 15 | 0 | 0 | 15 | 0 | 21 | 0 | 0 | 21 | 37 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 100.00 | 0.00 | - | 0.00 | 100.00 | 0.00 | 0.00 | - | 0.00 | 100.00 | 0.00 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.25 | 0.00 | **0.25** | 0.00 | 0.54 | 0.00 | 0.00 | **0.54** | 0.00 | 0.75 | 0.00 | 0.00 | **0.75** | **0.77** |

**Bikes**

| | Southbound | | | | | Eastbound | | | | | Westbound | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 0700 - 0715 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 |
| 0715 - 0730 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 |
| 0730 - 0745 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 |
| 0745 - 0800 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | **0.00** |

Click here for Map

## Peak Hour Turning Movement Count

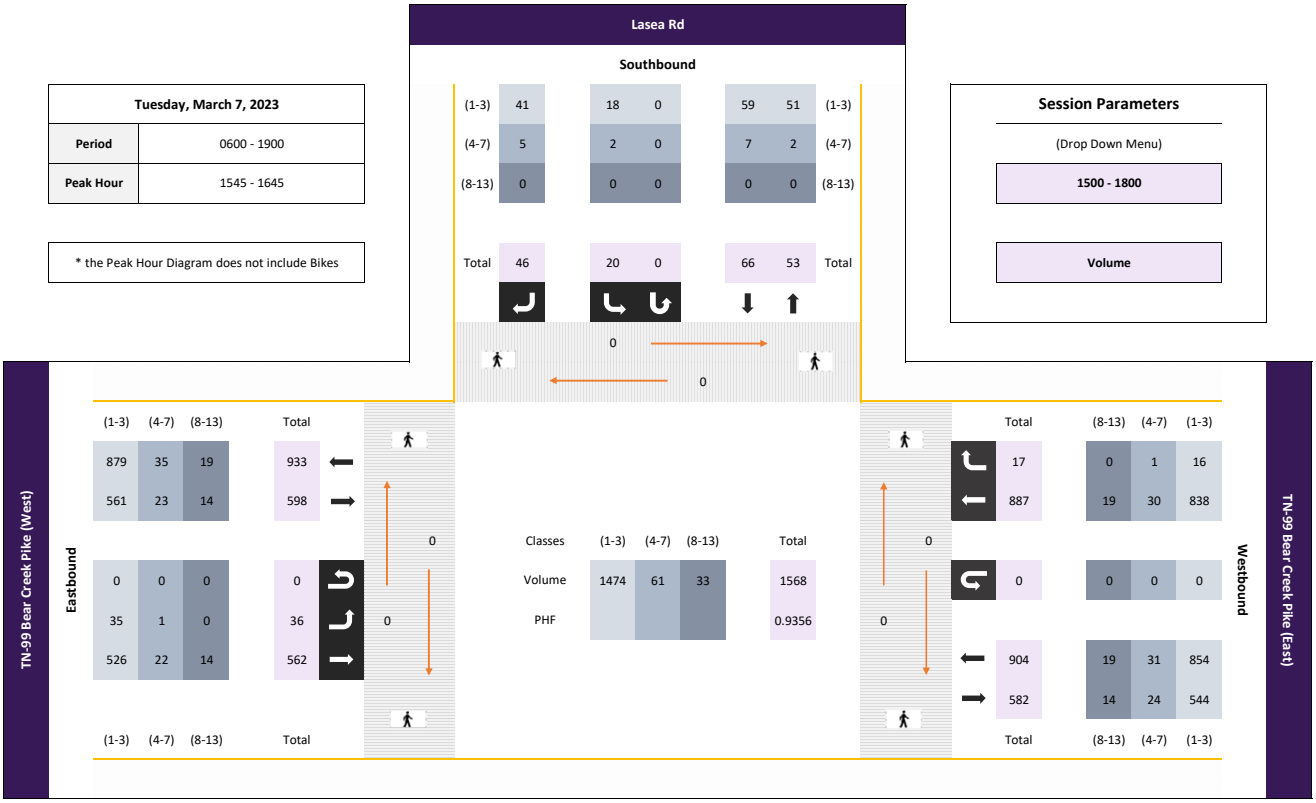
Columbia TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

| Tuesday, March 7, 2023 | |
|---|---|
| Period | 0600 - 1900 |
| Peak Hour | 1545 - 1645 |

* the Peak Hour Diagram does not include Bikes




**Session Parameters**

(Drop Down Menu)

**1500 - 1800**

**Volume**

**All vehicles**

| | Southbound | | | | | | | | | | Eastbound | | | | | | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 1545 - 1600 | - | - | - | - | 0 | 6 | - | 8 | 0 | 14 | 8 | 150 | - | 0 | 158 | - | 206 | 3 | 0 | 209 | 381 |
| 1600 - 1615 | - | - | - | - | 0 | 7 | - | 12 | 0 | 19 | 13 | 147 | - | 0 | 160 | - | 233 | 7 | 0 | 240 | 419 |
| 1615 - 1630 | - | - | - | - | 0 | 3 | - | 9 | 0 | 12 | 10 | 142 | - | 0 | 152 | - | 225 | 1 | 0 | 226 | 390 |
| 1630 - 1645 | - | - | - | - | 0 | 4 | - | 17 | 0 | 21 | 5 | 123 | - | 0 | 128 | - | 223 | 6 | 0 | 229 | 378 |
| Total | 0 | 0 | 0 | 0 | 0 | 20 | 0 | 46 | 0 | 66 | 36 | 562 | 0 | 0 | 598 | 0 | 887 | 17 | 0 | 904 | 1568 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 30.30 | 0.00 | 69.70 | 0.00 | - | 6.02 | 93.98 | 0.00 | 0.00 | - | 0.00 | 98.12 | 1.88 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.71 | 0.00 | 0.68 | 0.00 | **0.79** | 0.69 | 0.94 | 0.00 | 0.00 | **0.93** | 0.00 | 0.95 | 0.61 | 0.00 | **0.94** | **0.94** |

**Passenger Vehicles (1-3)**

| | Southbound | | | | | | | | | | Eastbound | | | | | | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 1545 - 1600 | - | - | - | - | 0 | 6 | - | 8 | 0 | 14 | 8 | 139 | - | 0 | 147 | - | 192 | 3 | 0 | 195 | 356 |
| 1600 - 1615 | - | - | - | - | 0 | 6 | - | 10 | 0 | 16 | 13 | 134 | - | 0 | 147 | - | 221 | 7 | 0 | 228 | 391 |
| 1615 - 1630 | - | - | - | - | 0 | 2 | - | 9 | 0 | 11 | 10 | 138 | - | 0 | 148 | - | 212 | 1 | 0 | 213 | 372 |
| 1630 - 1645 | - | - | - | - | 0 | 4 | - | 14 | 0 | 18 | 4 | 115 | - | 0 | 119 | - | 213 | 5 | 0 | 218 | 355 |
| Total | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 41 | 0 | 59 | 35 | 526 | 0 | 0 | 561 | 0 | 838 | 16 | 0 | 854 | 1474 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 30.51 | 0.00 | 69.49 | 0.00 | - | 6.24 | 93.76 | 0.00 | 0.00 | - | 0.00 | 98.13 | 1.87 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.75 | 0.00 | 0.73 | 0.00 | **0.82** | 0.67 | 0.95 | 0.00 | 0.00 | **0.95** | 0.00 | 0.95 | 0.57 | 0.00 | **0.94** | **0.94** |

**Single Unit Trucks (4-7)**

| | Southbound | | | | | | | | | | Eastbound | | | | | | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 1545 - 1600 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 9 | - | 0 | 9 | - | 12 | 0 | 0 | 12 | 21 |
| 1600 - 1615 | - | - | - | - | 0 | 1 | - | 2 | 0 | 3 | 0 | 8 | - | 0 | 8 | - | 7 | 0 | 0 | 7 | 18 |
| 1615 - 1630 | - | - | - | - | 0 | 1 | - | 0 | 0 | 1 | 0 | 1 | - | 0 | 1 | - | 6 | 0 | 0 | 6 | 8 |
| 1630 - 1645 | - | - | - | - | 0 | 0 | - | 3 | 0 | 3 | 1 | 4 | - | 0 | 5 | - | 5 | 1 | 0 | 6 | 14 |
| Total | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 5 | 0 | 7 | 1 | 22 | 0 | 0 | 23 | 0 | 30 | 1 | 0 | 31 | 61 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 28.57 | 0.00 | 71.43 | 0.00 | - | 4.35 | 95.65 | 0.00 | 0.00 | - | 0.00 | 96.77 | 3.23 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.50 | 0.00 | 0.42 | 0.00 | **0.58** | 0.25 | 0.61 | 0.00 | 0.00 | **0.64** | 0.00 | 0.63 | 0.25 | 0.00 | **0.65** | **0.73** |

**Combination Trucks (8-13)**

| | Southbound | | | | | | | | | | Eastbound | | | | | | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 1545 - 1600 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 2 | - | 0 | 2 | - | 2 | 0 | 0 | 2 | 4 |
| 1600 - 1615 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 5 | - | 0 | 5 | - | 5 | 0 | 0 | 5 | 10 |
| 1615 - 1630 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 3 | - | 0 | 3 | - | 7 | 0 | 0 | 7 | 10 |
| 1630 - 1645 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 4 | - | 0 | 4 | - | 5 | 0 | 0 | 5 | 9 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 14 | 0 | 19 | 0 | 0 | 19 | 33 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 100.00 | 0.00 | 0.00 | - | 0.00 | 100.00 | 0.00 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.70 | 0.00 | 0.00 | **0.70** | 0.00 | 0.68 | 0.00 | 0.00 | **0.68** | **0.83** |

**Bikes**

| | Southbound | | | | | | | | | | Eastbound | | | | | | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | | | | | App | Left | | Right | U-Turn | App | Left | Thru | | U-Turn | App | | Thru | Right | U-Turn | App | Int |
| Time | | | | | Total | 1.1 | | 1.2 | 1.3 | Total | 1.4 | 1.5 | | 1.6 | Total | | 1.7 | 1.8 | 1.9 | Total | Total |
| 1545 - 1600 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 |
| 1600 - 1615 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 |
| 1615 - 1630 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 |
| 1630 - 1645 | - | - | - | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | - | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | **0.00** |

## Classified Turn Movement Count || All vehicles

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 1 of 2**

Lasea Rd
TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.642343°, -86.904882°

**Weather**
Fair
58°F

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
All vehicles

| | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 1.1 | Right 1.2 | U-Turn 1.3 | App Total | Left 1.4 | Thru 1.5 | U-Turn 1.6 | App Total | Thru 1.7 | Right 1.8 | U-Turn 1.9 | App Total | Int Total |
| 0600 - 0615 | 5 | 4 | 0 | 9 | 7 | 152 | 0 | 159 | 50 | 0 | 0 | 50 | 218 |
| 0615 - 0630 | 5 | 3 | 0 | 8 | 4 | 171 | 0 | 175 | 105 | 0 | 0 | 105 | 288 |
| 0630 - 0645 | 7 | 10 | 0 | 17 | 4 | 150 | 0 | 154 | 100 | 2 | 0 | 102 | 273 |
| 0645 - 0700 | 3 | 6 | 0 | 9 | 14 | 137 | 1 | 152 | 105 | 1 | 0 | 106 | 267 |
| Hourly Total | 20 | 23 | 0 | **43** | 29 | 610 | 1 | **640** | 360 | 3 | 0 | **363** | **1046** |
| 0700 - 0715 | 9 | 9 | 0 | 18 | 4 | 149 | 0 | 153 | 136 | 3 | 0 | 139 | 310 |
| 0715 - 0730 | 2 | 11 | 0 | 13 | 11 | 152 | 0 | 163 | 105 | 1 | 1 | 107 | 283 |
| 0730 - 0745 | 4 | 7 | 0 | 11 | 5 | 144 | 0 | 149 | 114 | 1 | 2 | 117 | 277 |
| 0745 - 0800 | 7 | 9 | 0 | 16 | 2 | 156 | 0 | 158 | 138 | 1 | 0 | 139 | 313 |
| Hourly Total | 22 | 36 | 0 | **58** | 22 | 601 | 0 | **623** | 493 | 6 | 3 | **502** | **1183** |
| 0800 - 0815 | 4 | 3 | 0 | 7 | 7 | 146 | 0 | 153 | 87 | 1 | 0 | 88 | 248 |
| 0815 - 0830 | 4 | 7 | 0 | 11 | 5 | 113 | 0 | 118 | 103 | 3 | 0 | 106 | 235 |
| 0830 - 0845 | 3 | 8 | 0 | 11 | 10 | 136 | 0 | 146 | 115 | 2 | 0 | 117 | 274 |
| 0845 - 0900 | 7 | 9 | 0 | 16 | 5 | 96 | 0 | 101 | 113 | 2 | 0 | 115 | 232 |
| Hourly Total | 18 | 27 | 0 | **45** | 27 | 491 | 0 | **518** | 418 | 8 | 0 | **426** | **989** |
| 0900 - 0915 | 2 | 5 | 0 | 7 | 8 | 98 | 0 | 106 | 82 | 2 | 0 | 84 | 197 |
| 0915 - 0930 | 3 | 7 | 0 | 10 | 3 | 129 | 0 | 132 | 87 | 6 | 0 | 93 | 235 |
| 0930 - 0945 | 6 | 5 | 0 | 11 | 3 | 96 | 0 | 99 | 123 | 1 | 0 | 124 | 234 |
| 0945 - 1000 | 2 | 4 | 0 | 6 | 8 | 86 | 0 | 94 | 98 | 7 | 0 | 105 | 205 |
| Hourly Total | 13 | 21 | 0 | **34** | 22 | 409 | 0 | **431** | 390 | 16 | 0 | **406** | **871** |
| 1000 - 1015 | 1 | 4 | 1 | 6 | 4 | 96 | 0 | 100 | 82 | 1 | 0 | 83 | 189 |
| 1015 - 1030 | 5 | 8 | 0 | 13 | 5 | 113 | 0 | 118 | 88 | 1 | 0 | 89 | 220 |
| 1030 - 1045 | 2 | 5 | 0 | 7 | 3 | 101 | 0 | 104 | 93 | 4 | 0 | 97 | 208 |
| 1045 - 1100 | 5 | 2 | 0 | 7 | 4 | 77 | 0 | 81 | 109 | 3 | 0 | 112 | 200 |
| Hourly Total | 13 | 19 | 1 | **33** | 16 | 387 | 0 | **403** | 372 | 9 | 0 | **381** | **817** |
| 1100 - 1115 | 2 | 4 | 0 | 6 | 7 | 85 | 0 | 92 | 107 | 3 | 0 | 110 | 208 |
| 1115 - 1130 | 3 | 7 | 0 | 10 | 6 | 105 | 0 | 111 | 89 | 5 | 0 | 94 | 215 |
| 1130 - 1145 | 5 | 3 | 0 | 8 | 4 | 89 | 0 | 93 | 104 | 3 | 0 | 107 | 208 |
| 1145 - 1200 | 1 | 2 | 0 | 3 | 4 | 105 | 0 | 109 | 102 | 2 | 0 | 104 | 216 |
| Hourly Total | 11 | 16 | 0 | **27** | 21 | 384 | 0 | **405** | 402 | 13 | 0 | **415** | **847** |
| 1200 - 1215 | 3 | 4 | 1 | 8 | 5 | 82 | 0 | 87 | 94 | 3 | 0 | 97 | 192 |
| 1215 - 1230 | 5 | 4 | 0 | 9 | 3 | 91 | 0 | 94 | 100 | 7 | 2 | 109 | 212 |
| 1230 - 1245 | 3 | 6 | 0 | 9 | 2 | 98 | 0 | 100 | 119 | 8 | 0 | 127 | 236 |
| 1245 - 1300 | 3 | 3 | 0 | 6 | 9 | 76 | 0 | 85 | 134 | 7 | 0 | 141 | 232 |
| Hourly Total | 14 | 17 | 1 | **32** | 19 | 347 | 0 | **366** | 447 | 25 | 2 | **474** | **872** |
| 1300 - 1315 | 5 | 5 | 0 | 10 | 4 | 109 | 0 | 113 | 134 | 2 | 0 | 136 | 259 |
| 1315 - 1330 | 1 | 7 | 0 | 8 | 8 | 88 | 0 | 96 | 113 | 1 | 0 | 114 | 218 |
| 1330 - 1345 | 3 | 5 | 0 | 8 | 7 | 109 | 0 | 116 | 133 | 2 | 0 | 135 | 259 |
| 1345 - 1400 | 3 | 3 | 0 | 6 | 1 | 109 | 0 | 110 | 146 | 3 | 0 | 149 | 265 |
| Hourly Total | 12 | 20 | 0 | **32** | 20 | 415 | 0 | **435** | 526 | 8 | 0 | **534** | **1001** |
| 1400 - 1415 | 1 | 6 | 0 | 7 | 3 | 111 | 0 | 114 | 119 | 0 | 0 | 119 | 240 |
| 1415 - 1430 | 2 | 5 | 0 | 7 | 7 | 103 | 0 | 110 | 127 | 2 | 0 | 129 | 246 |
| 1430 - 1445 | 5 | 8 | 0 | 13 | 8 | 73 | 0 | 81 | 130 | 2 | 0 | 132 | 226 |
| 1445 - 1500 | 2 | 3 | 0 | 5 | 4 | 86 | 0 | 90 | 155 | 0 | 0 | 155 | 250 |
| Hourly Total | 10 | 22 | 0 | **32** | 22 | 373 | 0 | **395** | 531 | 4 | 0 | **535** | **962** |
| 1500 - 1515 | 8 | 9 | 0 | 17 | 6 | 127 | 0 | 133 | 162 | 3 | 0 | 165 | 315 |
| 1515 - 1530 | 7 | 3 | 0 | 10 | 8 | 105 | 0 | 113 | 156 | 3 | 0 | 159 | 282 |
| 1530 - 1545 | 5 | 6 | 0 | 11 | 7 | 131 | 0 | 138 | 191 | 2 | 0 | 193 | 342 |
| 1545 - 1600 | 6 | 8 | 0 | 14 | 8 | 150 | 0 | 158 | 206 | 3 | 0 | 209 | 381 |
| Hourly Total | 26 | 26 | 0 | **52** | 29 | 513 | 0 | **542** | 715 | 11 | 0 | **726** | **1320** |
| 1600 - 1615 | 7 | 12 | 0 | 19 | 13 | 147 | 0 | 160 | 233 | 7 | 0 | 240 | 419 |
| 1615 - 1630 | 3 | 9 | 0 | 12 | 10 | 142 | 0 | 152 | 225 | 1 | 0 | 226 | 390 |
| 1630 - 1645 | 4 | 17 | 0 | 21 | 5 | 123 | 0 | 128 | 223 | 6 | 0 | 229 | 378 |
| 1645 - 1700 | 1 | 8 | 0 | 9 | 11 | 143 | 0 | 154 | 214 | 1 | 0 | 215 | 378 |
| Hourly Total | 15 | 46 | 0 | **61** | 39 | 555 | 0 | **594** | 895 | 15 | 0 | **910** | **1565** |
| 1700 - 1715 | 3 | 8 | 0 | 11 | 7 | 128 | 0 | 135 | 163 | 4 | 0 | 167 | 313 |
| 1715 - 1730 | 5 | 10 | 0 | 15 | 7 | 133 | 0 | 140 | 194 | 1 | 0 | 195 | 350 |
| 1730 - 1745 | 7 | 5 | 0 | 12 | 7 | 121 | 0 | 128 | 201 | 3 | 0 | 204 | 344 |
| 1745 - 1800 | 5 | 9 | 0 | 14 | 6 | 113 | 0 | 119 | 128 | 4 | 0 | 132 | 265 |
| Hourly Total | 20 | 32 | 0 | **52** | 27 | 495 | 0 | **522** | 686 | 12 | 0 | **698** | **1272** |
| 1800 - 1815 | 3 | 5 | 0 | 8 | 7 | 90 | 0 | 97 | 139 | 1 | 0 | 140 | 245 |
| 1815 - 1830 | 4 | 4 | 0 | 8 | 5 | 79 | 0 | 84 | 134 | 1 | 0 | 135 | 227 |
| 1830 - 1845 | 1 | 5 | 0 | 6 | 5 | 83 | 0 | 88 | 114 | 2 | 0 | 116 | 210 |
| 1845 - 1900 | 3 | 3 | 0 | 6 | 6 | 54 | 0 | 60 | 110 | 0 | 0 | 110 | 176 |
| Hourly Total | 11 | 17 | 0 | **28** | 23 | 306 | 0 | **329** | 497 | 4 | 0 | **501** | **858** |
| Grand Total | 205 | 322 | 2 | **529** | 316 | 5886 | 1 | **6203** | 6732 | 134 | 5 | **6871** | **13603** |
| Approach % | 38.75 | 60.87 | 0.38 | - | 5.09 | 94.89 | 0.02 | - | 97.98 | 1.95 | 0.07 | - | |
| Intersection % | 1.51 | 2.37 | 0.01 | 3.89 | 2.32 | 43.27 | 0.01 | 45.60 | 49.49 | 0.99 | 0.04 | 50.51 | |
| PHF | 0.71 | 0.68 | 0.00 | **0.79** | 0.69 | 0.94 | 0.00 | **0.93** | 0.95 | 0.61 | 0.00 | **0.94** | **0.94** |

## Classified Turn Movement Count || Passenger Vehicles (1-3)

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 1 of 2**

Lasea Rd
TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.642343°, -86.904882°

**Weather**
Fair
58°F

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Passenger Vehicles (1-3)

| | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 1.1 | Right 1.2 | U-Turn 1.3 | App Total | Left 1.4 | Thru 1.5 | U-Turn 1.6 | App Total | Thru 1.7 | Right 1.8 | U-Turn 1.9 | App Total | Int Total |
| 0600 - 0615 | 5 | 4 | 0 | 9 | 6 | 146 | 0 | 152 | 45 | 0 | 0 | 45 | 206 |
| 0615 - 0630 | 4 | 3 | 0 | 7 | 4 | 164 | 0 | 168 | 93 | 0 | 0 | 93 | 268 |
| 0630 - 0645 | 7 | 10 | 0 | 17 | 3 | 136 | 0 | 139 | 89 | 2 | 0 | 91 | 247 |
| 0645 - 0700 | 3 | 6 | 0 | 9 | 14 | 128 | 1 | 143 | 88 | 1 | 0 | 89 | 241 |
| Hourly Total | 19 | 23 | 0 | **42** | 27 | 574 | 1 | **602** | 315 | 3 | 0 | **318** | **962** |
| 0700 - 0715 | 8 | 9 | 0 | 17 | 4 | 135 | 0 | 139 | 127 | 3 | 0 | 130 | 286 |
| 0715 - 0730 | 2 | 10 | 0 | 12 | 11 | 142 | 0 | 153 | 92 | 1 | 1 | 94 | 259 |
| 0730 - 0745 | 4 | 7 | 0 | 11 | 5 | 131 | 0 | 136 | 98 | 1 | 0 | 99 | 246 |
| 0745 - 0800 | 7 | 8 | 0 | 15 | 2 | 140 | 0 | 142 | 117 | 1 | 0 | 118 | 275 |
| Hourly Total | 21 | 34 | 0 | **55** | 22 | 548 | 0 | **570** | 434 | 6 | 1 | **441** | **1066** |
| 0800 - 0815 | 3 | 3 | 0 | 6 | 5 | 137 | 0 | 142 | 75 | 1 | 0 | 76 | 224 |
| 0815 - 0830 | 4 | 7 | 0 | 11 | 5 | 97 | 0 | 102 | 91 | 3 | 0 | 94 | 207 |
| 0830 - 0845 | 3 | 7 | 0 | 10 | 8 | 120 | 0 | 128 | 99 | 2 | 0 | 101 | 239 |
| 0845 - 0900 | 7 | 8 | 0 | 15 | 5 | 77 | 0 | 82 | 97 | 2 | 0 | 99 | 196 |
| Hourly Total | 17 | 25 | 0 | **42** | 23 | 431 | 0 | **454** | 362 | 8 | 0 | **370** | **866** |
| 0900 - 0915 | 2 | 5 | 0 | 7 | 7 | 81 | 0 | 88 | 68 | 2 | 0 | 70 | 165 |
| 0915 - 0930 | 3 | 7 | 0 | 10 | 3 | 115 | 0 | 118 | 73 | 5 | 0 | 78 | 206 |
| 0930 - 0945 | 6 | 5 | 0 | 11 | 2 | 81 | 0 | 83 | 105 | 1 | 0 | 106 | 200 |
| 0945 - 1000 | 2 | 3 | 0 | 5 | 7 | 75 | 0 | 82 | 73 | 7 | 0 | 80 | 167 |
| Hourly Total | 13 | 20 | 0 | **33** | 19 | 352 | 0 | **371** | 319 | 15 | 0 | **334** | **738** |
| 1000 - 1015 | 1 | 3 | 1 | 5 | 4 | 85 | 0 | 89 | 64 | 1 | 0 | 65 | 159 |
| 1015 - 1030 | 4 | 6 | 0 | 10 | 5 | 98 | 0 | 103 | 73 | 1 | 0 | 74 | 187 |
| 1030 - 1045 | 2 | 5 | 0 | 7 | 3 | 84 | 0 | 87 | 78 | 4 | 0 | 82 | 176 |
| 1045 - 1100 | 4 | 2 | 0 | 6 | 4 | 63 | 0 | 67 | 91 | 3 | 0 | 94 | 167 |
| Hourly Total | 11 | 16 | 1 | **28** | 16 | 330 | 0 | **346** | 306 | 9 | 0 | **315** | **689** |
| 1100 - 1115 | 2 | 4 | 0 | 6 | 6 | 75 | 0 | 81 | 87 | 3 | 0 | 90 | 177 |
| 1115 - 1130 | 2 | 7 | 0 | 9 | 5 | 93 | 0 | 98 | 74 | 3 | 0 | 77 | 184 |
| 1130 - 1145 | 4 | 1 | 0 | 5 | 3 | 72 | 0 | 75 | 88 | 3 | 0 | 91 | 171 |
| 1145 - 1200 | 1 | 2 | 0 | 3 | 3 | 85 | 0 | 88 | 88 | 2 | 0 | 90 | 181 |
| Hourly Total | 9 | 14 | 0 | **23** | 17 | 325 | 0 | **342** | 337 | 11 | 0 | **348** | **713** |
| 1200 - 1215 | 1 | 4 | 0 | 5 | 5 | 68 | 0 | 73 | 79 | 3 | 0 | 82 | 160 |
| 1215 - 1230 | 4 | 2 | 0 | 6 | 3 | 78 | 0 | 81 | 89 | 6 | 1 | 96 | 183 |
| 1230 - 1245 | 3 | 5 | 0 | 8 | 0 | 82 | 0 | 82 | 105 | 7 | 0 | 112 | 202 |
| 1245 - 1300 | 3 | 2 | 0 | 5 | 8 | 60 | 0 | 68 | 112 | 7 | 0 | 119 | 192 |
| Hourly Total | 11 | 13 | 0 | **24** | 16 | 288 | 0 | **304** | 385 | 23 | 1 | **409** | **737** |
| 1300 - 1315 | 5 | 5 | 0 | 10 | 3 | 94 | 0 | 97 | 109 | 2 | 0 | 111 | 218 |
| 1315 - 1330 | 1 | 7 | 0 | 8 | 7 | 75 | 0 | 82 | 95 | 1 | 0 | 96 | 186 |
| 1330 - 1345 | 3 | 4 | 0 | 7 | 6 | 93 | 0 | 99 | 118 | 2 | 0 | 120 | 226 |
| 1345 - 1400 | 3 | 2 | 0 | 5 | 1 | 96 | 0 | 97 | 126 | 3 | 0 | 129 | 231 |
| Hourly Total | 12 | 18 | 0 | **30** | 17 | 358 | 0 | **375** | 448 | 8 | 0 | **456** | **861** |
| 1400 - 1415 | 1 | 5 | 0 | 6 | 3 | 97 | 0 | 100 | 107 | 0 | 0 | 107 | 213 |
| 1415 - 1430 | 2 | 5 | 0 | 7 | 5 | 90 | 0 | 95 | 116 | 2 | 0 | 118 | 220 |
| 1430 - 1445 | 5 | 8 | 0 | 13 | 8 | 60 | 0 | 68 | 119 | 2 | 0 | 121 | 202 |
| 1445 - 1500 | 2 | 2 | 0 | 4 | 4 | 71 | 0 | 75 | 136 | 0 | 0 | 136 | 215 |
| Hourly Total | 10 | 20 | 0 | **30** | 20 | 318 | 0 | **338** | 478 | 4 | 0 | **482** | **850** |
| 1500 - 1515 | 8 | 7 | 0 | 15 | 6 | 114 | 0 | 120 | 151 | 3 | 0 | 154 | 289 |
| 1515 - 1530 | 6 | 3 | 0 | 9 | 8 | 89 | 0 | 97 | 148 | 3 | 0 | 151 | 257 |
| 1530 - 1545 | 4 | 6 | 0 | 10 | 6 | 121 | 0 | 127 | 178 | 2 | 0 | 180 | 317 |
| 1545 - 1600 | 6 | 8 | 0 | 14 | 8 | 139 | 0 | 147 | 192 | 3 | 0 | 195 | 356 |
| Hourly Total | 24 | 24 | 0 | **48** | 28 | 463 | 0 | **491** | 669 | 11 | 0 | **680** | **1219** |
| 1600 - 1615 | 6 | 10 | 0 | 16 | 13 | 134 | 0 | 147 | 221 | 7 | 0 | 228 | 391 |
| 1615 - 1630 | 2 | 9 | 0 | 11 | 10 | 138 | 0 | 148 | 212 | 1 | 0 | 213 | 372 |
| 1630 - 1645 | 4 | 14 | 0 | 18 | 4 | 115 | 0 | 119 | 213 | 5 | 0 | 218 | 355 |
| 1645 - 1700 | 1 | 8 | 0 | 9 | 11 | 129 | 0 | 140 | 208 | 1 | 0 | 209 | 358 |
| Hourly Total | 13 | 41 | 0 | **54** | 38 | 516 | 0 | **554** | 854 | 14 | 0 | **868** | **1476** |
| 1700 - 1715 | 3 | 8 | 0 | 11 | 7 | 114 | 0 | 121 | 158 | 4 | 0 | 162 | 294 |
| 1715 - 1730 | 5 | 10 | 0 | 15 | 7 | 121 | 0 | 128 | 190 | 1 | 0 | 191 | 334 |
| 1730 - 1745 | 7 | 5 | 0 | 12 | 6 | 115 | 0 | 121 | 191 | 3 | 0 | 194 | 327 |
| 1745 - 1800 | 5 | 8 | 0 | 13 | 5 | 108 | 0 | 113 | 125 | 3 | 0 | 128 | 254 |
| Hourly Total | 20 | 31 | 0 | **51** | 25 | 458 | 0 | **483** | 664 | 11 | 0 | **675** | **1209** |
| 1800 - 1815 | 3 | 4 | 0 | 7 | 7 | 88 | 0 | 95 | 137 | 1 | 0 | 138 | 240 |
| 1815 - 1830 | 3 | 4 | 0 | 7 | 5 | 74 | 0 | 79 | 128 | 1 | 0 | 129 | 215 |
| 1830 - 1845 | 1 | 5 | 0 | 6 | 5 | 82 | 0 | 87 | 110 | 2 | 0 | 112 | 205 |
| 1845 - 1900 | 3 | 3 | 0 | 6 | 6 | 53 | 0 | 59 | 105 | 0 | 0 | 105 | 170 |
| Hourly Total | 10 | 16 | 0 | **26** | 23 | 297 | 0 | **320** | 480 | 4 | 0 | **484** | **830** |
| Grand Total | 190 | 295 | 1 | **486** | 291 | 5258 | 1 | **5550** | 6051 | 127 | 2 | **6180** | **12216** |
| Approach % | 39.09 | 60.70 | 0.21 | - | 5.24 | 94.74 | 0.02 | - | 97.91 | 2.06 | 0.03 | - | |
| Intersection % | 1.56 | 2.41 | 0.01 | 3.98 | 2.38 | 43.04 | 0.01 | 45.43 | 49.53 | 1.04 | 0.02 | 50.59 | |

## Classified Turn Movement Count || Single Unit Trucks (4-7)

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 1 of 2**

Lasea Rd
TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.642343°, -86.904882°

**Weather**
Fair
58°F

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Single Unit Trucks (4-7)

| | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 1.1 | Right 1.2 | U-Turn 1.3 | App Total | Left 1.4 | Thru 1.5 | U-Turn 1.6 | App Total | Thru 1.7 | Right 1.8 | U-Turn 1.9 | App Total | Int Total |
| 0600 - 0615 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 5 | 4 | 0 | 0 | 4 | 9 |
| 0615 - 0630 | 1 | 0 | 0 | 1 | 0 | 4 | 0 | 4 | 7 | 0 | 0 | 7 | 12 |
| 0630 - 0645 | 0 | 0 | 0 | 0 | 1 | 8 | 0 | 9 | 6 | 0 | 0 | 6 | 15 |
| 0645 - 0700 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 8 | 0 | 0 | 8 | 13 |
| Hourly Total | 1 | 0 | 0 | **1** | 2 | 21 | 0 | **23** | 25 | 0 | 0 | **25** | **49** |
| 0700 - 0715 | 1 | 0 | 0 | 1 | 0 | 13 | 0 | 13 | 6 | 0 | 0 | 6 | 20 |
| 0715 - 0730 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 7 | 0 | 0 | 7 | 12 |
| 0730 - 0745 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 11 | 9 | 0 | 2 | 11 | 22 |
| 0745 - 0800 | 0 | 1 | 0 | 1 | 0 | 9 | 0 | 9 | 16 | 0 | 0 | 16 | 26 |
| Hourly Total | 1 | 1 | 0 | **2** | 0 | 38 | 0 | **38** | 38 | 0 | 2 | **40** | **80** |
| 0800 - 0815 | 1 | 0 | 0 | 1 | 2 | 4 | 0 | 6 | 5 | 0 | 0 | 5 | 12 |
| 0815 - 0830 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 11 | 7 | 0 | 0 | 7 | 18 |
| 0830 - 0845 | 0 | 1 | 0 | 1 | 1 | 12 | 0 | 13 | 7 | 0 | 0 | 7 | 21 |
| 0845 - 0900 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 11 | 12 | 0 | 0 | 12 | 23 |
| Hourly Total | 1 | 1 | 0 | **2** | 3 | 38 | 0 | **41** | 31 | 0 | 0 | **31** | **74** |
| 0900 - 0915 | 0 | 0 | 0 | 0 | 1 | 8 | 0 | 9 | 13 | 0 | 0 | 13 | 22 |
| 0915 - 0930 | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 11 | 7 | 1 | 0 | 8 | 19 |
| 0930 - 0945 | 0 | 0 | 0 | 0 | 1 | 11 | 0 | 12 | 11 | 0 | 0 | 11 | 23 |
| 0945 - 1000 | 0 | 1 | 0 | 1 | 0 | 8 | 0 | 8 | 17 | 0 | 0 | 17 | 26 |
| Hourly Total | 0 | 1 | 0 | **1** | 2 | 38 | 0 | **40** | 48 | 1 | 0 | **49** | **90** |
| 1000 - 1015 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 7 | 12 | 0 | 0 | 12 | 19 |
| 1015 - 1030 | 1 | 2 | 0 | 3 | 0 | 12 | 0 | 12 | 7 | 0 | 0 | 7 | 22 |
| 1030 - 1045 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 12 | 8 | 0 | 0 | 8 | 20 |
| 1045 - 1100 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 13 | 0 | 0 | 13 | 18 |
| Hourly Total | 1 | 2 | 0 | **3** | 0 | 36 | 0 | **36** | 40 | 0 | 0 | **40** | **79** |
| 1100 - 1115 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 14 | 0 | 0 | 14 | 19 |
| 1115 - 1130 | 1 | 0 | 0 | 1 | 1 | 8 | 0 | 9 | 9 | 2 | 0 | 11 | 21 |
| 1130 - 1145 | 1 | 2 | 0 | 3 | 0 | 10 | 0 | 10 | 10 | 0 | 0 | 10 | 23 |
| 1145 - 1200 | 0 | 0 | 0 | 0 | 1 | 10 | 0 | 11 | 8 | 0 | 0 | 8 | 19 |
| Hourly Total | 2 | 2 | 0 | **4** | 2 | 33 | 0 | **35** | 41 | 2 | 0 | **43** | **82** |
| 1200 - 1215 | 2 | 0 | 1 | 3 | 0 | 6 | 0 | 6 | 12 | 0 | 0 | 12 | 21 |
| 1215 - 1230 | 0 | 2 | 0 | 2 | 0 | 5 | 0 | 5 | 8 | 1 | 0 | 9 | 16 |
| 1230 - 1245 | 0 | 0 | 0 | 0 | 2 | 10 | 0 | 12 | 7 | 1 | 0 | 8 | 20 |
| 1245 - 1300 | 0 | 1 | 0 | 1 | 0 | 12 | 0 | 12 | 12 | 0 | 0 | 12 | 25 |
| Hourly Total | 2 | 3 | 1 | **6** | 2 | 33 | 0 | **35** | 39 | 2 | 0 | **41** | **82** |
| 1300 - 1315 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 7 | 17 | 0 | 0 | 17 | 24 |
| 1315 - 1330 | 0 | 0 | 0 | 0 | 1 | 5 | 0 | 6 | 14 | 0 | 0 | 14 | 20 |
| 1330 - 1345 | 0 | 1 | 0 | 1 | 1 | 12 | 0 | 13 | 12 | 0 | 0 | 12 | 26 |
| 1345 - 1400 | 0 | 1 | 0 | 1 | 0 | 8 | 0 | 8 | 11 | 0 | 0 | 11 | 20 |
| Hourly Total | 0 | 2 | 0 | **2** | 2 | 32 | 0 | **34** | 54 | 0 | 0 | **54** | **90** |
| 1400 - 1415 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 7 | 6 | 0 | 0 | 6 | 13 |
| 1415 - 1430 | 0 | 0 | 0 | 0 | 2 | 9 | 0 | 11 | 7 | 0 | 0 | 7 | 18 |
| 1430 - 1445 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 6 | 6 | 0 | 0 | 6 | 12 |
| 1445 - 1500 | 0 | 1 | 0 | 1 | 0 | 11 | 0 | 11 | 11 | 0 | 0 | 11 | 23 |
| Hourly Total | 0 | 1 | 0 | **1** | 2 | 33 | 0 | **35** | 30 | 0 | 0 | **30** | **66** |
| 1500 - 1515 | 0 | 1 | 0 | 1 | 0 | 9 | 0 | 9 | 8 | 0 | 0 | 8 | 18 |
| 1515 - 1530 | 1 | 0 | 0 | 1 | 0 | 10 | 0 | 10 | 7 | 0 | 0 | 7 | 18 |
| 1530 - 1545 | 1 | 0 | 0 | 1 | 1 | 5 | 0 | 6 | 10 | 0 | 0 | 10 | 17 |
| 1545 - 1600 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 9 | 12 | 0 | 0 | 12 | 21 |
| Hourly Total | 2 | 1 | 0 | **3** | 1 | 33 | 0 | **34** | 37 | 0 | 0 | **37** | **74** |
| 1600 - 1615 | 1 | 2 | 0 | 3 | 0 | 8 | 0 | 8 | 7 | 0 | 0 | 7 | 18 |
| 1615 - 1630 | 1 | 0 | 0 | 1 | 0 | 1 | 0 | 1 | 6 | 0 | 0 | 6 | 8 |
| 1630 - 1645 | 0 | 3 | 0 | 3 | 1 | 4 | 0 | 5 | 5 | 1 | 0 | 6 | 14 |
| 1645 - 1700 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 6 | 3 | 0 | 0 | 3 | 9 |
| Hourly Total | 2 | 5 | 0 | **7** | 1 | 19 | 0 | **20** | 21 | 1 | 0 | **22** | **49** |
| 1700 - 1715 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 6 | 1 | 0 | 0 | 1 | 7 |
| 1715 - 1730 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 3 | 0 | 0 | 3 | 8 |
| 1730 - 1745 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 5 | 8 | 0 | 0 | 8 | 13 |
| 1745 - 1800 | 0 | 0 | 0 | 0 | 1 | 2 | 0 | 3 | 1 | 1 | 0 | 2 | 5 |
| Hourly Total | 0 | 0 | 0 | **0** | 2 | 17 | 0 | **19** | 13 | 1 | 0 | **14** | **33** |
| 1800 - 1815 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 2 |
| 1815 - 1830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 2 |
| 1830 - 1845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 2 |
| 1845 - 1900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 3 |
| Hourly Total | 0 | 1 | 0 | **1** | 0 | 0 | 0 | **0** | 8 | 0 | 0 | **8** | **9** |
| Grand Total | 12 | 20 | 1 | **33** | 19 | 371 | 0 | **390** | 425 | 7 | 2 | **434** | **857** |
| Approach % | 36.36 | 60.61 | 3.03 | - | 4.87 | 95.13 | 0.00 | - | 97.93 | 1.61 | 0.46 | - | |
| Intersection % | 1.40 | 2.33 | 0.12 | 3.85 | 2.22 | 43.29 | 0.00 | 45.51 | 49.59 | 0.82 | 0.23 | 50.64 | |

## Classified Turn Movement Count || Combination Trucks (8-13)

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 1 of 2**

Lasea Rd
TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.642343°, -86.904882°

**Weather**
Fair
58°F

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Combination Trucks (8-13)

| | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 1.1 | Right 1.2 | U-Turn 1.3 | App Total | Left 1.4 | Thru 1.5 | U-Turn 1.6 | App Total | Thru 1.7 | Right 1.8 | U-Turn 1.9 | App Total | Int Total |
| 0600 - 0615 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 1 | 0 | 0 | 1 | 3 |
| 0615 - 0630 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 5 | 0 | 0 | 5 | 8 |
| 0630 - 0645 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 6 | 5 | 0 | 0 | 5 | 11 |
| 0645 - 0700 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 9 | 0 | 0 | 9 | 13 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 15 | 0 | **15** | 20 | 0 | 0 | **20** | **35** |
| 0700 - 0715 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 3 | 0 | 0 | 3 | 4 |
| 0715 - 0730 | 0 | 1 | 0 | 1 | 0 | 5 | 0 | 5 | 6 | 0 | 0 | 6 | 12 |
| 0730 - 0745 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 7 | 0 | 0 | 7 | 9 |
| 0745 - 0800 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 7 | 5 | 0 | 0 | 5 | 12 |
| Hourly Total | 0 | 1 | 0 | **1** | 0 | 15 | 0 | **15** | 21 | 0 | 0 | **21** | **37** |
| 0800 - 0815 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 7 | 0 | 0 | 7 | 12 |
| 0815 - 0830 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 5 | 0 | 0 | 5 | 10 |
| 0830 - 0845 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 5 | 9 | 0 | 0 | 9 | 14 |
| 0845 - 0900 | 0 | 1 | 0 | 1 | 0 | 8 | 0 | 8 | 4 | 0 | 0 | 4 | 13 |
| Hourly Total | 0 | 1 | 0 | **1** | 1 | 22 | 0 | **23** | 25 | 0 | 0 | **25** | **49** |
| 0900 - 0915 | 0 | 0 | 0 | 0 | 0 | 9 | 0 | 9 | 1 | 0 | 0 | 1 | 10 |
| 0915 - 0930 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 7 | 0 | 0 | 7 | 10 |
| 0930 - 0945 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 7 | 0 | 0 | 7 | 11 |
| 0945 - 1000 | 0 | 0 | 0 | 0 | 1 | 3 | 0 | 4 | 8 | 0 | 0 | 8 | 12 |
| Hourly Total | 0 | 0 | 0 | **0** | 1 | 19 | 0 | **20** | 23 | 0 | 0 | **23** | **43** |
| 1000 - 1015 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 6 | 0 | 0 | 6 | 10 |
| 1015 - 1030 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 8 | 0 | 0 | 8 | 11 |
| 1030 - 1045 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 7 | 0 | 0 | 7 | 12 |
| 1045 - 1100 | 1 | 0 | 0 | 1 | 0 | 9 | 0 | 9 | 5 | 0 | 0 | 5 | 15 |
| Hourly Total | 1 | 0 | 0 | **1** | 0 | 21 | 0 | **21** | 26 | 0 | 0 | **26** | **48** |
| 1100 - 1115 | 0 | 0 | 0 | 0 | 1 | 5 | 0 | 6 | 6 | 0 | 0 | 6 | 12 |
| 1115 - 1130 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 6 | 0 | 0 | 6 | 10 |
| 1130 - 1145 | 0 | 0 | 0 | 0 | 1 | 7 | 0 | 8 | 6 | 0 | 0 | 6 | 14 |
| 1145 - 1200 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 10 | 6 | 0 | 0 | 6 | 16 |
| Hourly Total | 0 | 0 | 0 | **0** | 2 | 26 | 0 | **28** | 24 | 0 | 0 | **24** | **52** |
| 1200 - 1215 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 8 | 3 | 0 | 0 | 3 | 11 |
| 1215 - 1230 | 1 | 0 | 0 | 1 | 0 | 8 | 0 | 8 | 3 | 0 | 1 | 4 | 13 |
| 1230 - 1245 | 0 | 1 | 0 | 1 | 0 | 6 | 0 | 6 | 7 | 0 | 0 | 7 | 14 |
| 1245 - 1300 | 0 | 0 | 0 | 0 | 1 | 4 | 0 | 5 | 10 | 0 | 0 | 10 | 15 |
| Hourly Total | 1 | 1 | 0 | **2** | 1 | 26 | 0 | **27** | 23 | 0 | 1 | **24** | **53** |
| 1300 - 1315 | 0 | 0 | 0 | 0 | 1 | 8 | 0 | 9 | 8 | 0 | 0 | 8 | 17 |
| 1315 - 1330 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 8 | 4 | 0 | 0 | 4 | 12 |
| 1330 - 1345 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 3 | 0 | 0 | 3 | 7 |
| 1345 - 1400 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 9 | 0 | 0 | 9 | 14 |
| Hourly Total | 0 | 0 | 0 | **0** | 1 | 25 | 0 | **26** | 24 | 0 | 0 | **24** | **50** |
| 1400 - 1415 | 0 | 1 | 0 | 1 | 0 | 7 | 0 | 7 | 6 | 0 | 0 | 6 | 14 |
| 1415 - 1430 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 4 | 0 | 0 | 4 | 8 |
| 1430 - 1445 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 7 | 5 | 0 | 0 | 5 | 12 |
| 1445 - 1500 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 8 | 0 | 0 | 8 | 12 |
| Hourly Total | 0 | 1 | 0 | **1** | 0 | 22 | 0 | **22** | 23 | 0 | 0 | **23** | **46** |
| 1500 - 1515 | 0 | 1 | 0 | 1 | 0 | 4 | 0 | 4 | 3 | 0 | 0 | 3 | 8 |
| 1515 - 1530 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 6 | 1 | 0 | 0 | 1 | 7 |
| 1530 - 1545 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 3 | 0 | 0 | 3 | 8 |
| 1545 - 1600 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | 0 | 0 | 2 | 4 |
| Hourly Total | 0 | 1 | 0 | **1** | 0 | 17 | 0 | **17** | 9 | 0 | 0 | **9** | **27** |
| 1600 - 1615 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 5 | 5 | 0 | 0 | 5 | 10 |
| 1615 - 1630 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 7 | 0 | 0 | 7 | 10 |
| 1630 - 1645 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 5 | 0 | 0 | 5 | 9 |
| 1645 - 1700 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 8 | 3 | 0 | 0 | 3 | 11 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 20 | 0 | **20** | 20 | 0 | 0 | **20** | **40** |
| 1700 - 1715 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 8 | 4 | 0 | 0 | 4 | 12 |
| 1715 - 1730 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 7 | 1 | 0 | 0 | 1 | 8 |
| 1730 - 1745 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 2 | 0 | 0 | 2 | 4 |
| 1745 - 1800 | 0 | 1 | 0 | 1 | 0 | 3 | 0 | 3 | 2 | 0 | 0 | 2 | 6 |
| Hourly Total | 0 | 1 | 0 | **1** | 0 | 20 | 0 | **20** | 9 | 0 | 0 | **9** | **30** |
| 1800 - 1815 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 1 | 0 | 0 | 1 | 3 |
| 1815 - 1830 | 1 | 0 | 0 | 1 | 0 | 5 | 0 | 5 | 4 | 0 | 0 | 4 | 10 |
| 1830 - 1845 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 0 | 0 | 2 | 3 |
| 1845 - 1900 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 2 | 0 | 0 | 2 | 3 |
| Hourly Total | 1 | 0 | 0 | **1** | 0 | 9 | 0 | **9** | 9 | 0 | 0 | **9** | **19** |
| Grand Total | 3 | 6 | 0 | **9** | 6 | 257 | 0 | **263** | 256 | 0 | 1 | **257** | **529** |
| Approach % | 33.33 | 66.67 | 0.00 | - | 2.28 | 97.72 | 0.00 | - | 99.61 | 0.00 | 0.39 | - | |
| Intersection % | 0.57 | 1.13 | 0.00 | 1.70 | 1.13 | 48.58 | 0.00 | 49.72 | 48.39 | 0.00 | 0.19 | 48.58 | |

## Classified Turn Movement Count || Bikes

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 1 of 2**

Lasea Rd
TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.642343°, -86.904882°

**Weather**
Fair
58°F

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Bikes

| | Southbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 1.1 | Right 1.2 | U-Turn 1.3 | App Total | Left 1.4 | Thru 1.5 | U-Turn 1.6 | App Total | Thru 1.7 | Right 1.8 | U-Turn 1.9 | App Total | Int Total |
| 0600 - 0615 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0615 - 0630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0630 - 0645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0645 - 0700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 0700 - 0715 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0715 - 0730 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0730 - 0745 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0745 - 0800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 0800 - 0815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0815 - 0830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0830 - 0845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0845 - 0900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 0900 - 0915 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0915 - 0930 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0930 - 0945 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0945 - 1000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1000 - 1015 | 0 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 1015 - 1030 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1030 - 1045 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1045 - 1100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 1 | 0 | **1** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **1** |
| 1100 - 1115 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1115 - 1130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1130 - 1145 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1145 - 1200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1200 - 1215 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1215 - 1230 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1230 - 1245 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1245 - 1300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1300 - 1315 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1315 - 1330 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1330 - 1345 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1345 - 1400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1400 - 1415 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1415 - 1430 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1430 - 1445 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1445 - 1500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1500 - 1515 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1515 - 1530 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1530 - 1545 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1545 - 1600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1600 - 1615 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1615 - 1630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1630 - 1645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1645 - 1700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1700 - 1715 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1715 - 1730 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1730 - 1745 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1745 - 1800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1800 - 1815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1815 - 1830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1830 - 1845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1845 - 1900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| Grand Total | 0 | 1 | 0 | **1** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **1** |
| Approach % | 0.00 | 100.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | - | |
| Intersection % | 0.00 | 100.00 | 0.00 | 100.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |

## Pedestrian Count || All vehicles

Columbia TN

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**Site 1 of 2**

Lasea Rd
TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Weather**
Fair
58°F

**Lat/Long**
35.642343°, -86.904882°

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Pedestrians

| | Southbound | | | Eastbound | | | Westbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Lasea Rd | | | TN-99 Bear Creek Pike (West) | | | TN-99 Bear Creek Pike (East) | | | |
| TIME | EB 1c | WB 1d | App Total | NB 1e | SB 1f | App Total | NB 1g | SB 1h | App Total | Int Total |
| 0600 - 0615 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0615 - 0630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0630 - 0645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0645 - 0700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 0700 - 0715 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0715 - 0730 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0730 - 0745 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0745 - 0800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 0800 - 0815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0815 - 0830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0830 - 0845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0845 - 0900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 0900 - 0915 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0915 - 0930 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0930 - 0945 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0945 - 1000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1000 - 1015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1015 - 1030 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1030 - 1045 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1045 - 1100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1100 - 1115 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1115 - 1130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1130 - 1145 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1145 - 1200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1200 - 1215 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1215 - 1230 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1230 - 1245 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1245 - 1300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1300 - 1315 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1315 - 1330 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1330 - 1345 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1345 - 1400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1400 - 1415 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1415 - 1430 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1430 - 1445 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1445 - 1500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1500 - 1515 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1515 - 1530 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1530 - 1545 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1545 - 1600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1600 - 1615 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1615 - 1630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1630 - 1645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1645 - 1700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1700 - 1715 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1715 - 1730 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1730 - 1745 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1745 - 1800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1800 - 1815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1815 - 1830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1830 - 1845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1845 - 1900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| Grand Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| Approach % | 0.00 | 0.00 | - | 0.00 | 0.00 | - | 0.00 | 0.00 | - | |
| Intersection % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |

Click here for Map

## Peak Hour Turning Movement Count

Columbia TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

| Tuesday, March 7, 2023 | |
|---|---|
| Period | 0600 - 1900 |
| Peak Hour | 0700 - 0800 |

* the Peak Hour Diagram does not include Bikes

**Session Parameters**

(Drop Down Menu)

0600 - 0900

Volume

**All vehicles**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 0700 - 0715 | 5 | - | 14 | 0 | 19 | - | - | - | - | 0 | - | 136 | 4 | 0 | 140 | 3 | 141 | - | 0 | 144 | 303 |
| 0715 - 0730 | 2 | - | 18 | 0 | 20 | - | - | - | - | 0 | - | 124 | 2 | 0 | 126 | 5 | 109 | - | 1 | 115 | 261 |
| 0730 - 0745 | 3 | - | 20 | 0 | 23 | - | - | - | - | 0 | - | 127 | 2 | 0 | 129 | 9 | 119 | - | 0 | 128 | 280 |
| 0745 - 0800 | 3 | - | 18 | 0 | 21 | - | - | - | - | 0 | - | 139 | 1 | 0 | 140 | 12 | 130 | - | 0 | 142 | 303 |
| Total | 13 | 0 | 70 | 0 | 83 | 0 | 0 | 0 | 0 | 0 | 0 | 526 | 9 | 0 | 535 | 29 | 499 | 0 | 1 | 529 | 1147 |
| Approach % | 15.66 | 0.00 | 84.34 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 98.32 | 1.68 | 0.00 | - | 5.48 | 94.33 | 0.00 | 0.19 | - | |
| PHF | 0.65 | 0.00 | 0.88 | 0.00 | **0.90** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.95 | 0.56 | 0.00 | **0.96** | 0.60 | 0.88 | 0.00 | 0.25 | **0.92** | **0.95** |

**Passenger Vehicles (1-3)**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 0700 - 0715 | 3 | - | 14 | 0 | 17 | - | - | - | - | 0 | - | 120 | 3 | 0 | 123 | 3 | 131 | - | 0 | 134 | 274 |
| 0715 - 0730 | 1 | - | 18 | 0 | 19 | - | - | - | - | 0 | - | 115 | 2 | 0 | 117 | 5 | 97 | - | 1 | 103 | 239 |
| 0730 - 0745 | 3 | - | 18 | 0 | 21 | - | - | - | - | 0 | - | 118 | 1 | 0 | 119 | 6 | 107 | - | 0 | 113 | 253 |
| 0745 - 0800 | 2 | - | 16 | 0 | 18 | - | - | - | - | 0 | - | 125 | 1 | 0 | 126 | 10 | 108 | - | 0 | 118 | 262 |
| Total | 9 | 0 | 66 | 0 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 478 | 7 | 0 | 485 | 24 | 443 | 0 | 1 | 468 | 1028 |
| Approach % | 12.00 | 0.00 | 88.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 98.56 | 1.44 | 0.00 | - | 5.13 | 94.66 | 0.00 | 0.21 | - | |
| PHF | 0.75 | 0.00 | 0.92 | 0.00 | **0.89** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.96 | 0.58 | 0.00 | **0.96** | 0.60 | 0.85 | 0.00 | 0.25 | **0.87** | **0.94** |

**Single Unit Trucks (4-7)**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 0700 - 0715 | 2 | - | 0 | 0 | 2 | - | - | - | - | 0 | - | 15 | 0 | 0 | 15 | 0 | 6 | - | 0 | 6 | 23 |
| 0715 - 0730 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 4 | 0 | 0 | 4 | 0 | 6 | - | 0 | 6 | 10 |
| 0730 - 0745 | 0 | - | 2 | 0 | 2 | - | - | - | - | 0 | - | 7 | 1 | 0 | 8 | 3 | 6 | - | 0 | 9 | 19 |
| 0745 - 0800 | 1 | - | 2 | 0 | 3 | - | - | - | - | 0 | - | 7 | 0 | 0 | 7 | 1 | 17 | - | 0 | 18 | 28 |
| Total | 3 | 0 | 4 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 1 | 0 | 34 | 4 | 35 | 0 | 0 | 39 | 80 |
| Approach % | 42.86 | 0.00 | 57.14 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 97.06 | 2.94 | 0.00 | - | 10.26 | 89.74 | 0.00 | 0.00 | - | |
| PHF | 0.38 | 0.00 | 0.50 | 0.00 | **0.58** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.55 | 0.25 | 0.00 | **0.57** | 0.33 | 0.51 | 0.00 | 0.00 | **0.54** | **0.71** |

**Combination Trucks (8-13)**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 0700 - 0715 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 1 | 1 | 0 | 2 | 0 | 4 | - | 0 | 4 | 6 |
| 0715 - 0730 | 1 | - | 0 | 0 | 1 | - | - | - | - | 0 | - | 5 | 0 | 0 | 5 | 0 | 6 | - | 0 | 6 | 12 |
| 0730 - 0745 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 2 | 0 | 0 | 2 | 0 | 6 | - | 0 | 6 | 8 |
| 0745 - 0800 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 7 | 0 | 0 | 7 | 1 | 5 | - | 0 | 6 | 13 |
| Total | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 1 | 0 | 16 | 1 | 21 | 0 | 0 | 22 | 39 |
| Approach % | 100.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 93.75 | 6.25 | 0.00 | - | 4.55 | 95.45 | 0.00 | 0.00 | - | |
| PHF | 0.25 | 0.00 | 0.00 | 0.00 | **0.25** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.54 | 0.25 | 0.00 | **0.57** | 0.25 | 0.88 | 0.00 | 0.00 | **0.92** | **0.75** |

**Bikes**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 0700 - 0715 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 |
| 0715 - 0730 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 |
| 0730 - 0745 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 |
| 0745 - 0800 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | **0.00** |

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## Peak Hour Turning Movement Count

Columbia TN

Marr Traffic DATA COLLECTION

www.marrtraffic.com

| Tuesday, March 7, 2023 | |
|---|---|
| Period | 0600 - 1900 |
| Peak Hour | 1600 - 1700 |

* the Peak Hour Diagram does not include Bikes

**Session Parameters**

(Drop Down Menu)

1500 - 1800

Volume

**All vehicles**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 1600 - 1615 | 1 | - | 15 | 0 | 16 | - | - | - | - | 0 | - | 148 | 3 | 0 | 151 | 16 | 233 | - | 0 | 249 | 416 |
| 1615 - 1630 | 3 | - | 16 | 0 | 19 | - | - | - | - | 0 | - | 135 | 1 | 0 | 136 | 17 | 217 | - | 0 | 234 | 389 |
| 1630 - 1645 | 4 | - | 15 | 1 | 20 | - | - | - | - | 0 | - | 115 | 0 | 0 | 115 | 24 | 212 | - | 0 | 236 | 371 |
| 1645 - 1700 | 3 | - | 16 | 0 | 19 | - | - | - | - | 0 | - | 137 | 2 | 0 | 139 | 21 | 202 | - | 0 | 223 | 381 |
| Total | 11 | 0 | 62 | 1 | 74 | 0 | 0 | 0 | 0 | 0 | 0 | 535 | 6 | 0 | 541 | 78 | 864 | 0 | 0 | 942 | 1557 |
| Approach % | 14.86 | 0.00 | 83.78 | 1.35 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 98.89 | 1.11 | 0.00 | - | 8.28 | 91.72 | 0.00 | 0.00 | - | |
| PHF | 0.69 | 0.00 | 0.97 | 0.25 | **0.93** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.90 | 0.50 | 0.00 | **0.90** | 0.81 | 0.93 | 0.00 | 0.00 | **0.95** | **0.94** |

**Passenger Vehicles (1-3)**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 1600 - 1615 | 1 | - | 13 | 0 | 14 | - | - | - | - | 0 | - | 137 | 3 | 0 | 140 | 15 | 220 | - | 0 | 235 | 389 |
| 1615 - 1630 | 3 | - | 16 | 0 | 19 | - | - | - | - | 0 | - | 130 | 1 | 0 | 131 | 17 | 204 | - | 0 | 221 | 371 |
| 1630 - 1645 | 3 | - | 15 | 0 | 18 | - | - | - | - | 0 | - | 107 | 0 | 0 | 107 | 23 | 201 | - | 0 | 224 | 349 |
| 1645 - 1700 | 3 | - | 11 | 0 | 14 | - | - | - | - | 0 | - | 128 | 2 | 0 | 130 | 21 | 195 | - | 0 | 216 | 360 |
| Total | 10 | 0 | 55 | 0 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 502 | 6 | 0 | 508 | 76 | 820 | 0 | 0 | 896 | 1469 |
| Approach % | 15.38 | 0.00 | 84.62 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 98.82 | 1.18 | 0.00 | - | 8.48 | 91.52 | 0.00 | 0.00 | - | |
| PHF | 0.83 | 0.00 | 0.86 | 0.00 | **0.86** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.92 | 0.50 | 0.00 | **0.91** | 0.83 | 0.93 | 0.00 | 0.00 | **0.95** | **0.94** |

**Single Unit Trucks (4-7)**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 1600 - 1615 | 0 | - | 2 | 0 | 2 | - | - | - | - | 0 | - | 6 | 0 | 0 | 6 | 1 | 7 | - | 0 | 8 | 16 |
| 1615 - 1630 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 1 | 0 | 0 | 1 | 0 | 6 | - | 0 | 6 | 7 |
| 1630 - 1645 | 1 | - | 0 | 1 | 2 | - | - | - | - | 0 | - | 5 | 0 | 0 | 5 | 1 | 7 | - | 0 | 8 | 15 |
| 1645 - 1700 | 0 | - | 2 | 0 | 2 | - | - | - | - | 0 | - | 4 | 0 | 0 | 4 | 0 | 4 | - | 0 | 4 | 10 |
| Total | 1 | 0 | 4 | 1 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 16 | 0 | 0 | 16 | 2 | 24 | 0 | 0 | 26 | 48 |
| Approach % | 16.67 | 0.00 | 66.67 | 16.67 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 100.00 | 0.00 | 0.00 | - | 7.69 | 92.31 | 0.00 | 0.00 | - | |
| PHF | 0.25 | 0.00 | 0.50 | 0.25 | **0.75** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.67 | 0.00 | 0.00 | **0.67** | 0.50 | 0.86 | 0.00 | 0.00 | **0.81** | **0.75** |

**Combination Trucks (8-13)**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 1600 - 1615 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 5 | 0 | 0 | 5 | 0 | 6 | - | 0 | 6 | 11 |
| 1615 - 1630 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 4 | 0 | 0 | 4 | 0 | 7 | - | 0 | 7 | 11 |
| 1630 - 1645 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 3 | 0 | 0 | 3 | 0 | 4 | - | 0 | 4 | 7 |
| 1645 - 1700 | 0 | - | 3 | 0 | 3 | - | - | - | - | 0 | - | 5 | 0 | 0 | 5 | 0 | 3 | - | 0 | 3 | 11 |
| Total | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 17 | 0 | 20 | 0 | 0 | 20 | 40 |
| Approach % | 0.00 | 0.00 | 100.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 100.00 | 0.00 | 0.00 | - | 0.00 | 100.00 | 0.00 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.25 | 0.00 | **0.25** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.85 | 0.00 | 0.00 | **0.85** | 0.00 | 0.71 | 0.00 | 0.00 | **0.71** | **0.91** |

**Bikes**

| | Northbound | | | | | | | | | | Eastbound | | | | | Westbound | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | | | | | | | TN-99 Bear Creek Pike (West) | | | | | TN-99 Bear Creek Pike (East) | | | | | |
| | Left | | Right | U-Turn | App | | | | | App | | Thru | Right | U-Turn | App | Left | Thru | | U-Turn | App | Int |
| Time | 2.1 | | 2.2 | 2.3 | Total | | | | | Total | | 2.4 | 2.5 | 2.6 | Total | 2.7 | 2.8 | | 2.9 | Total | Total |
| 1600 - 1615 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 |
| 1615 - 1630 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 |
| 1630 - 1645 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 |
| 1645 - 1700 | 0 | - | 0 | 0 | 0 | - | - | - | - | 0 | - | 0 | 0 | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Approach % | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | 0.00 | - | |
| PHF | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | 0.00 | 0.00 | 0.00 | 0.00 | **0.00** | **0.00** |

## Classified Turn Movement Count || All vehicles

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 2 of 2**
Rock Springs Rd

TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.641161°, -86.907741°

**Weather**
Fair
58°F

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
All vehicles

| | Northbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 2.1 | Right 2.2 | U-Turn 2.3 | App Total | Thru 2.4 | Right 2.5 | U-Turn 2.6 | App Total | Left 2.7 | Thru 2.8 | U-Turn 2.9 | App Total | Int Total |
| 0600 - 0615 | 2 | 13 | 0 | 15 | 150 | 4 | 0 | 154 | 6 | 48 | 0 | 54 | 223 |
| 0615 - 0630 | 2 | 17 | 0 | 19 | 159 | 0 | 0 | 159 | 5 | 100 | 0 | 105 | 283 |
| 0630 - 0645 | 2 | 12 | 0 | 14 | 143 | 5 | 0 | 148 | 5 | 105 | 0 | 110 | 272 |
| 0645 - 0700 | 1 | 15 | 0 | 16 | 151 | 1 | 0 | 152 | 9 | 98 | 0 | 107 | 275 |
| Hourly Total | 7 | 57 | 0 | **64** | 603 | 10 | 0 | **613** | 25 | 351 | 0 | **376** | **1053** |
| 0700 - 0715 | 5 | 14 | 0 | 19 | 136 | 4 | 0 | 140 | 3 | 141 | 0 | 144 | 303 |
| 0715 - 0730 | 2 | 18 | 0 | 20 | 124 | 2 | 0 | 126 | 5 | 109 | 1 | 115 | 261 |
| 0730 - 0745 | 3 | 20 | 0 | 23 | 127 | 2 | 0 | 129 | 9 | 119 | 0 | 128 | 280 |
| 0745 - 0800 | 3 | 18 | 0 | 21 | 139 | 1 | 0 | 140 | 12 | 130 | 0 | 142 | 303 |
| Hourly Total | 13 | 70 | 0 | **83** | 526 | 9 | 0 | **535** | 29 | 499 | 1 | **529** | **1147** |
| 0800 - 0815 | 1 | 6 | 0 | 7 | 151 | 2 | 0 | 153 | 9 | 83 | 0 | 92 | 252 |
| 0815 - 0830 | 3 | 5 | 0 | 8 | 126 | 3 | 0 | 129 | 11 | 97 | 1 | 109 | 246 |
| 0830 - 0845 | 2 | 12 | 0 | 14 | 120 | 0 | 0 | 120 | 6 | 116 | 0 | 122 | 256 |
| 0845 - 0900 | 1 | 3 | 0 | 4 | 98 | 4 | 0 | 102 | 7 | 116 | 0 | 123 | 229 |
| Hourly Total | 7 | 26 | 0 | **33** | 495 | 9 | 0 | **504** | 33 | 412 | 1 | **446** | **983** |
| 0900 - 0915 | 1 | 10 | 0 | 11 | 98 | 2 | 0 | 100 | 3 | 80 | 0 | 83 | 194 |
| 0915 - 0930 | 0 | 10 | 0 | 10 | 123 | 0 | 0 | 123 | 6 | 87 | 0 | 93 | 226 |
| 0930 - 0945 | 3 | 5 | 0 | 8 | 95 | 2 | 0 | 97 | 8 | 123 | 0 | 131 | 236 |
| 0945 - 1000 | 1 | 11 | 0 | 12 | 83 | 1 | 0 | 84 | 9 | 91 | 0 | 100 | 196 |
| Hourly Total | 5 | 36 | 0 | **41** | 399 | 5 | 0 | **404** | 26 | 381 | 0 | **407** | **852** |
| 1000 - 1015 | 2 | 7 | 0 | 9 | 95 | 3 | 0 | 98 | 8 | 81 | 0 | 89 | 196 |
| 1015 - 1030 | 2 | 9 | 0 | 11 | 106 | 0 | 0 | 106 | 7 | 87 | 0 | 94 | 211 |
| 1030 - 1045 | 4 | 10 | 0 | 14 | 94 | 3 | 0 | 97 | 7 | 91 | 0 | 98 | 209 |
| 1045 - 1100 | 1 | 2 | 0 | 3 | 79 | 2 | 0 | 81 | 3 | 103 | 0 | 106 | 190 |
| Hourly Total | 9 | 28 | 0 | **37** | 374 | 8 | 0 | **382** | 25 | 362 | 0 | **387** | **806** |
| 1100 - 1115 | 0 | 10 | 0 | 10 | 85 | 3 | 0 | 88 | 6 | 112 | 0 | 118 | 216 |
| 1115 - 1130 | 1 | 8 | 0 | 9 | 100 | 2 | 0 | 102 | 8 | 87 | 0 | 95 | 206 |
| 1130 - 1145 | 0 | 8 | 0 | 8 | 87 | 1 | 0 | 88 | 10 | 95 | 0 | 105 | 201 |
| 1145 - 1200 | 2 | 14 | 0 | 16 | 97 | 2 | 0 | 99 | 7 | 93 | 0 | 100 | 215 |
| Hourly Total | 3 | 40 | 0 | **43** | 369 | 8 | 0 | **377** | 31 | 387 | 0 | **418** | **838** |
| 1200 - 1215 | 1 | 4 | 0 | 5 | 80 | 0 | 0 | 80 | 8 | 94 | 0 | 102 | 187 |
| 1215 - 1230 | 1 | 9 | 0 | 10 | 88 | 4 | 0 | 92 | 9 | 92 | 0 | 101 | 203 |
| 1230 - 1245 | 0 | 6 | 0 | 6 | 88 | 3 | 0 | 91 | 12 | 113 | 0 | 125 | 222 |
| 1245 - 1300 | 4 | 9 | 0 | 13 | 76 | 1 | 0 | 77 | 9 | 128 | 0 | 137 | 227 |
| Hourly Total | 6 | 28 | 0 | **34** | 332 | 8 | 0 | **340** | 38 | 427 | 0 | **465** | **839** |
| 1300 - 1315 | 2 | 8 | 0 | 10 | 108 | 3 | 0 | 111 | 8 | 130 | 0 | 138 | 259 |
| 1315 - 1330 | 4 | 9 | 0 | 13 | 87 | 4 | 0 | 91 | 6 | 112 | 0 | 118 | 222 |
| 1330 - 1345 | 0 | 12 | 0 | 12 | 102 | 2 | 0 | 104 | 11 | 129 | 0 | 140 | 256 |
| 1345 - 1400 | 3 | 6 | 0 | 9 | 104 | 7 | 0 | 111 | 9 | 141 | 0 | 150 | 270 |
| Hourly Total | 9 | 35 | 0 | **44** | 401 | 16 | 0 | **417** | 34 | 512 | 0 | **546** | **1007** |
| 1400 - 1415 | 4 | 8 | 0 | 12 | 109 | 1 | 0 | 110 | 10 | 115 | 0 | 125 | 247 |
| 1415 - 1430 | 2 | 6 | 0 | 8 | 100 | 2 | 0 | 102 | 16 | 121 | 0 | 137 | 247 |
| 1430 - 1445 | 2 | 7 | 0 | 9 | 75 | 3 | 0 | 78 | 11 | 126 | 0 | 137 | 224 |
| 1445 - 1500 | 2 | 9 | 0 | 11 | 80 | 1 | 0 | 81 | 17 | 139 | 0 | 156 | 248 |
| Hourly Total | 10 | 30 | 0 | **40** | 364 | 7 | 0 | **371** | 54 | 501 | 0 | **555** | **966** |
| 1500 - 1515 | 0 | 2 | 0 | 2 | 132 | 2 | 0 | 134 | 16 | 154 | 0 | 170 | 306 |
| 1515 - 1530 | 0 | 8 | 0 | 8 | 107 | 2 | 0 | 109 | 12 | 150 | 0 | 162 | 279 |
| 1530 - 1545 | 1 | 11 | 0 | 12 | 127 | 1 | 0 | 128 | 13 | 186 | 0 | 199 | 339 |
| 1545 - 1600 | 0 | 12 | 0 | 12 | 142 | 1 | 0 | 143 | 18 | 197 | 0 | 215 | 370 |
| Hourly Total | 1 | 33 | 0 | **34** | 508 | 6 | 0 | **514** | 59 | 687 | 0 | **746** | **1294** |
| 1600 - 1615 | 1 | 15 | 0 | 16 | 148 | 3 | 0 | 151 | 16 | 233 | 0 | 249 | 416 |
| 1615 - 1630 | 3 | 16 | 0 | 19 | 135 | 1 | 0 | 136 | 17 | 217 | 0 | 234 | 389 |
| 1630 - 1645 | 4 | 15 | 1 | 20 | 115 | 0 | 0 | 115 | 24 | 212 | 0 | 236 | 371 |
| 1645 - 1700 | 3 | 16 | 0 | 19 | 137 | 2 | 0 | 139 | 21 | 202 | 0 | 223 | 381 |
| Hourly Total | 11 | 62 | 1 | **74** | 535 | 6 | 0 | **541** | 78 | 864 | 0 | **942** | **1557** |
| 1700 - 1715 | 3 | 7 | 0 | 10 | 126 | 3 | 0 | 129 | 18 | 149 | 0 | 167 | 306 |
| 1715 - 1730 | 3 | 7 | 0 | 10 | 135 | 2 | 0 | 137 | 12 | 194 | 0 | 206 | 353 |
| 1730 - 1745 | 1 | 9 | 0 | 10 | 117 | 2 | 0 | 119 | 13 | 195 | 1 | 209 | 338 |
| 1745 - 1800 | 2 | 11 | 0 | 13 | 109 | 0 | 0 | 109 | 13 | 128 | 1 | 142 | 264 |
| Hourly Total | 9 | 34 | 0 | **43** | 487 | 7 | 0 | **494** | 56 | 666 | 2 | **724** | **1261** |
| 1800 - 1815 | 1 | 6 | 0 | 7 | 90 | 0 | 0 | 90 | 13 | 129 | 1 | 143 | 240 |
| 1815 - 1830 | 0 | 5 | 0 | 5 | 76 | 1 | 0 | 77 | 18 | 121 | 0 | 139 | 221 |
| 1830 - 1845 | 2 | 6 | 0 | 8 | 82 | 2 | 0 | 84 | 10 | 109 | 0 | 119 | 211 |
| 1845 - 1900 | 3 | 4 | 0 | 7 | 59 | 3 | 0 | 62 | 10 | 105 | 0 | 115 | 184 |
| Hourly Total | 6 | 21 | 0 | **27** | 307 | 6 | 0 | **313** | 51 | 464 | 1 | **516** | **856** |
| Grand Total | 96 | 500 | 1 | **597** | 5700 | 105 | 0 | **5805** | 539 | 6513 | 5 | **7057** | **13459** |
| Approach % | 16.08 | 83.75 | 0.17 | - | 98.19 | 1.81 | 0.00 | - | 7.64 | 92.29 | 0.07 | - | |
| Intersection % | 0.71 | 3.71 | 0.01 | 4.44 | 42.35 | 0.78 | 0.00 | 43.13 | 4.00 | 48.39 | 0.04 | 52.43 | |
| PHF | 0.69 | 0.97 | 0.25 | **0.93** | 0.90 | 0.50 | 0.00 | **0.90** | 0.81 | 0.93 | 0.00 | **0.95** | **0.94** |

## Classified Turn Movement Count || Passenger Vehicles (1-3)

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 2 of 2**
Rock Springs Rd

TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.641161°, -86.907741°

**Weather**
Fair
58°F

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Passenger Vehicles (1-3)

| | Northbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 2.1 | Right 2.2 | U-Turn 2.3 | App Total | Thru 2.4 | Right 2.5 | U-Turn 2.6 | App Total | Left 2.7 | Thru 2.8 | U-Turn 2.9 | App Total | Int Total |
| 0600 - 0615 | 2 | 12 | 0 | 14 | 142 | 4 | 0 | 146 | 6 | 39 | 0 | 45 | 205 |
| 0615 - 0630 | 2 | 17 | 0 | 19 | 154 | 0 | 0 | 154 | 4 | 89 | 0 | 93 | 266 |
| 0630 - 0645 | 2 | 10 | 0 | 12 | 131 | 0 | 0 | 131 | 5 | 96 | 0 | 101 | 244 |
| 0645 - 0700 | 1 | 13 | 0 | 14 | 143 | 1 | 0 | 144 | 4 | 88 | 0 | 92 | 250 |
| Hourly Total | 7 | 52 | 0 | **59** | 570 | 5 | 0 | **575** | 19 | 312 | 0 | **331** | **965** |
| 0700 - 0715 | 3 | 14 | 0 | 17 | 120 | 3 | 0 | 123 | 3 | 131 | 0 | 134 | 274 |
| 0715 - 0730 | 1 | 18 | 0 | 19 | 115 | 2 | 0 | 117 | 5 | 97 | 1 | 103 | 239 |
| 0730 - 0745 | 3 | 18 | 0 | 21 | 118 | 1 | 0 | 119 | 6 | 107 | 0 | 113 | 253 |
| 0745 - 0800 | 2 | 16 | 0 | 18 | 125 | 1 | 0 | 126 | 10 | 108 | 0 | 118 | 262 |
| Hourly Total | 9 | 66 | 0 | **75** | 478 | 7 | 0 | **485** | 24 | 443 | 1 | **468** | **1028** |
| 0800 - 0815 | 1 | 6 | 0 | 7 | 141 | 1 | 0 | 142 | 8 | 72 | 0 | 80 | 229 |
| 0815 - 0830 | 2 | 4 | 0 | 6 | 111 | 2 | 0 | 113 | 9 | 84 | 1 | 94 | 213 |
| 0830 - 0845 | 2 | 11 | 0 | 13 | 103 | 0 | 0 | 103 | 5 | 103 | 0 | 108 | 224 |
| 0845 - 0900 | 1 | 2 | 0 | 3 | 79 | 1 | 0 | 80 | 5 | 101 | 0 | 106 | 189 |
| Hourly Total | 6 | 23 | 0 | **29** | 434 | 4 | 0 | **438** | 27 | 360 | 1 | **388** | **855** |
| 0900 - 0915 | 1 | 9 | 0 | 10 | 81 | 1 | 0 | 82 | 1 | 70 | 0 | 71 | 163 |
| 0915 - 0930 | 0 | 9 | 0 | 9 | 110 | 0 | 0 | 110 | 4 | 70 | 0 | 74 | 193 |
| 0930 - 0945 | 3 | 5 | 0 | 8 | 78 | 2 | 0 | 80 | 8 | 105 | 0 | 113 | 201 |
| 0945 - 1000 | 1 | 8 | 0 | 9 | 75 | 1 | 0 | 76 | 8 | 69 | 0 | 77 | 162 |
| Hourly Total | 5 | 31 | 0 | **36** | 344 | 4 | 0 | **348** | 21 | 314 | 0 | **335** | **719** |
| 1000 - 1015 | 2 | 6 | 0 | 8 | 85 | 3 | 0 | 88 | 6 | 63 | 0 | 69 | 165 |
| 1015 - 1030 | 2 | 8 | 0 | 10 | 92 | 0 | 0 | 92 | 7 | 71 | 0 | 78 | 180 |
| 1030 - 1045 | 4 | 8 | 0 | 12 | 78 | 3 | 0 | 81 | 4 | 77 | 0 | 81 | 174 |
| 1045 - 1100 | 1 | 2 | 0 | 3 | 66 | 2 | 0 | 68 | 3 | 87 | 0 | 90 | 161 |
| Hourly Total | 9 | 24 | 0 | **33** | 321 | 8 | 0 | **329** | 20 | 298 | 0 | **318** | **680** |
| 1100 - 1115 | 0 | 9 | 0 | 9 | 75 | 2 | 0 | 77 | 6 | 94 | 0 | 100 | 186 |
| 1115 - 1130 | 1 | 8 | 0 | 9 | 87 | 1 | 0 | 88 | 6 | 65 | 0 | 71 | 168 |
| 1130 - 1145 | 0 | 6 | 0 | 6 | 71 | 1 | 0 | 72 | 9 | 83 | 0 | 92 | 170 |
| 1145 - 1200 | 2 | 12 | 0 | 14 | 78 | 2 | 0 | 80 | 5 | 83 | 0 | 88 | 182 |
| Hourly Total | 3 | 35 | 0 | **38** | 311 | 6 | 0 | **317** | 26 | 325 | 0 | **351** | **706** |
| 1200 - 1215 | 0 | 4 | 0 | 4 | 66 | 0 | 0 | 66 | 7 | 79 | 0 | 86 | 156 |
| 1215 - 1230 | 1 | 8 | 0 | 9 | 75 | 4 | 0 | 79 | 8 | 80 | 0 | 88 | 176 |
| 1230 - 1245 | 0 | 5 | 0 | 5 | 70 | 1 | 0 | 71 | 11 | 100 | 0 | 111 | 187 |
| 1245 - 1300 | 4 | 7 | 0 | 11 | 63 | 1 | 0 | 64 | 8 | 106 | 0 | 114 | 189 |
| Hourly Total | 5 | 24 | 0 | **29** | 274 | 6 | 0 | **280** | 34 | 365 | 0 | **399** | **708** |
| 1300 - 1315 | 2 | 7 | 0 | 9 | 93 | 2 | 0 | 95 | 7 | 107 | 0 | 114 | 218 |
| 1315 - 1330 | 3 | 9 | 0 | 12 | 73 | 4 | 0 | 77 | 5 | 99 | 0 | 104 | 193 |
| 1330 - 1345 | 0 | 11 | 0 | 11 | 85 | 2 | 0 | 87 | 11 | 111 | 0 | 122 | 220 |
| 1345 - 1400 | 3 | 6 | 0 | 9 | 92 | 5 | 0 | 97 | 8 | 118 | 0 | 126 | 232 |
| Hourly Total | 8 | 33 | 0 | **41** | 343 | 13 | 0 | **356** | 31 | 435 | 0 | **466** | **863** |
| 1400 - 1415 | 3 | 8 | 0 | 11 | 93 | 1 | 0 | 94 | 10 | 103 | 0 | 113 | 218 |
| 1415 - 1430 | 2 | 6 | 0 | 8 | 86 | 2 | 0 | 88 | 15 | 110 | 0 | 125 | 221 |
| 1430 - 1445 | 2 | 7 | 0 | 9 | 62 | 3 | 0 | 65 | 11 | 114 | 0 | 125 | 199 |
| 1445 - 1500 | 2 | 9 | 0 | 11 | 66 | 1 | 0 | 67 | 16 | 121 | 0 | 137 | 215 |
| Hourly Total | 9 | 30 | 0 | **39** | 307 | 7 | 0 | **314** | 52 | 448 | 0 | **500** | **853** |
| 1500 - 1515 | 0 | 2 | 0 | 2 | 119 | 2 | 0 | 121 | 16 | 145 | 0 | 161 | 284 |
| 1515 - 1530 | 0 | 8 | 0 | 8 | 91 | 2 | 0 | 93 | 12 | 142 | 0 | 154 | 255 |
| 1530 - 1545 | 1 | 11 | 0 | 12 | 115 | 1 | 0 | 116 | 11 | 173 | 0 | 184 | 312 |
| 1545 - 1600 | 0 | 12 | 0 | 12 | 132 | 1 | 0 | 133 | 18 | 181 | 0 | 199 | 344 |
| Hourly Total | 1 | 33 | 0 | **34** | 457 | 6 | 0 | **463** | 57 | 641 | 0 | **698** | **1195** |
| 1600 - 1615 | 1 | 13 | 0 | 14 | 137 | 3 | 0 | 140 | 15 | 220 | 0 | 235 | 389 |
| 1615 - 1630 | 3 | 16 | 0 | 19 | 130 | 1 | 0 | 131 | 17 | 204 | 0 | 221 | 371 |
| 1630 - 1645 | 3 | 15 | 0 | 18 | 107 | 0 | 0 | 107 | 23 | 201 | 0 | 224 | 349 |
| 1645 - 1700 | 3 | 11 | 0 | 14 | 128 | 2 | 0 | 130 | 21 | 195 | 0 | 216 | 360 |
| Hourly Total | 10 | 55 | 0 | **65** | 502 | 6 | 0 | **508** | 76 | 820 | 0 | **896** | **1469** |
| 1700 - 1715 | 3 | 7 | 0 | 10 | 113 | 3 | 0 | 116 | 18 | 144 | 0 | 162 | 288 |
| 1715 - 1730 | 3 | 7 | 0 | 10 | 122 | 2 | 0 | 124 | 12 | 191 | 0 | 203 | 337 |
| 1730 - 1745 | 1 | 9 | 0 | 10 | 110 | 2 | 0 | 112 | 12 | 186 | 1 | 199 | 321 |
| 1745 - 1800 | 2 | 11 | 0 | 13 | 103 | 0 | 0 | 103 | 12 | 124 | 1 | 137 | 253 |
| Hourly Total | 9 | 34 | 0 | **43** | 448 | 7 | 0 | **455** | 54 | 645 | 2 | **701** | **1199** |
| 1800 - 1815 | 1 | 6 | 0 | 7 | 88 | 0 | 0 | 88 | 13 | 125 | 1 | 139 | 234 |
| 1815 - 1830 | 0 | 5 | 0 | 5 | 71 | 1 | 0 | 72 | 18 | 116 | 0 | 134 | 211 |
| 1830 - 1845 | 2 | 6 | 0 | 8 | 81 | 2 | 0 | 83 | 10 | 106 | 0 | 116 | 207 |
| 1845 - 1900 | 3 | 4 | 0 | 7 | 58 | 3 | 0 | 61 | 10 | 99 | 0 | 109 | 177 |
| Hourly Total | 6 | 21 | 0 | **27** | 298 | 6 | 0 | **304** | 51 | 446 | 1 | **498** | **829** |
| Grand Total | 87 | 461 | 0 | **548** | 5087 | 85 | 0 | **5172** | 492 | 5852 | 5 | **6349** | **12069** |
| Approach % | 15.88 | 84.12 | 0.00 | - | 98.36 | 1.64 | 0.00 | - | 7.75 | 92.17 | 0.08 | - | |
| Intersection % | 0.72 | 3.82 | 0.00 | 4.54 | 42.15 | 0.70 | 0.00 | 42.85 | 4.08 | 48.49 | 0.04 | 52.61 | |

## Classified Turn Movement Count || Single Unit Trucks (4-7)

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 2 of 2**
Rock Springs Rd

TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.641161°, -86.907741°

**Weather**
Fair
58°F

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Single Unit Trucks (4-7)

| | Northbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 2.1 | Right 2.2 | U-Turn 2.3 | App Total | Thru 2.4 | Right 2.5 | U-Turn 2.6 | App Total | Left 2.7 | Thru 2.8 | U-Turn 2.9 | App Total | Int Total |
| 0600 - 0615 | 0 | 1 | 0 | 1 | 6 | 0 | 0 | 6 | 0 | 7 | 0 | 7 | 14 |
| 0615 - 0630 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 | 7 | 0 | 8 | 9 |
| 0630 - 0645 | 0 | 1 | 0 | 1 | 8 | 5 | 0 | 13 | 0 | 4 | 0 | 4 | 18 |
| 0645 - 0700 | 0 | 2 | 0 | 2 | 4 | 0 | 0 | 4 | 2 | 4 | 0 | 6 | 12 |
| Hourly Total | 0 | 4 | 0 | **4** | 19 | 5 | 0 | **24** | 3 | 22 | 0 | **25** | **53** |
| 0700 - 0715 | 2 | 0 | 0 | 2 | 15 | 0 | 0 | 15 | 0 | 6 | 0 | 6 | 23 |
| 0715 - 0730 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 6 | 0 | 6 | 10 |
| 0730 - 0745 | 0 | 2 | 0 | 2 | 7 | 1 | 0 | 8 | 3 | 6 | 0 | 9 | 19 |
| 0745 - 0800 | 1 | 2 | 0 | 3 | 7 | 0 | 0 | 7 | 1 | 17 | 0 | 18 | 28 |
| Hourly Total | 3 | 4 | 0 | **7** | 33 | 1 | 0 | **34** | 4 | 35 | 0 | **39** | **80** |
| 0800 - 0815 | 0 | 0 | 0 | 0 | 4 | 1 | 0 | 5 | 1 | 5 | 0 | 6 | 11 |
| 0815 - 0830 | 0 | 1 | 0 | 1 | 10 | 1 | 0 | 11 | 2 | 6 | 0 | 8 | 20 |
| 0830 - 0845 | 0 | 1 | 0 | 1 | 13 | 0 | 0 | 13 | 1 | 5 | 0 | 6 | 20 |
| 0845 - 0900 | 0 | 1 | 0 | 1 | 11 | 3 | 0 | 14 | 2 | 10 | 0 | 12 | 27 |
| Hourly Total | 0 | 3 | 0 | **3** | 38 | 5 | 0 | **43** | 6 | 26 | 0 | **32** | **78** |
| 0900 - 0915 | 0 | 1 | 0 | 1 | 8 | 0 | 0 | 8 | 2 | 9 | 0 | 11 | 20 |
| 0915 - 0930 | 0 | 1 | 0 | 1 | 9 | 0 | 0 | 9 | 2 | 10 | 0 | 12 | 22 |
| 0930 - 0945 | 0 | 0 | 0 | 0 | 14 | 0 | 0 | 14 | 0 | 11 | 0 | 11 | 25 |
| 0945 - 1000 | 0 | 2 | 0 | 2 | 5 | 0 | 0 | 5 | 1 | 14 | 0 | 15 | 22 |
| Hourly Total | 0 | 4 | 0 | **4** | 36 | 0 | 0 | **36** | 5 | 44 | 0 | **49** | **89** |
| 1000 - 1015 | 0 | 1 | 0 | 1 | 7 | 0 | 0 | 7 | 1 | 12 | 0 | 13 | 21 |
| 1015 - 1030 | 0 | 1 | 0 | 1 | 10 | 0 | 0 | 10 | 0 | 8 | 0 | 8 | 19 |
| 1030 - 1045 | 0 | 2 | 0 | 2 | 11 | 0 | 0 | 11 | 2 | 8 | 0 | 10 | 23 |
| 1045 - 1100 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 11 | 0 | 11 | 15 |
| Hourly Total | 0 | 4 | 0 | **4** | 32 | 0 | 0 | **32** | 3 | 39 | 0 | **42** | **78** |
| 1100 - 1115 | 0 | 1 | 0 | 1 | 4 | 1 | 0 | 5 | 0 | 12 | 0 | 12 | 18 |
| 1115 - 1130 | 0 | 0 | 0 | 0 | 9 | 1 | 0 | 10 | 2 | 14 | 0 | 16 | 26 |
| 1130 - 1145 | 0 | 2 | 0 | 2 | 8 | 0 | 0 | 8 | 1 | 7 | 0 | 8 | 18 |
| 1145 - 1200 | 0 | 1 | 0 | 1 | 10 | 0 | 0 | 10 | 2 | 5 | 0 | 7 | 18 |
| Hourly Total | 0 | 4 | 0 | **4** | 31 | 2 | 0 | **33** | 5 | 38 | 0 | **43** | **80** |
| 1200 - 1215 | 1 | 0 | 0 | 1 | 5 | 0 | 0 | 5 | 1 | 11 | 0 | 12 | 18 |
| 1215 - 1230 | 0 | 1 | 0 | 1 | 5 | 0 | 0 | 5 | 0 | 10 | 0 | 10 | 16 |
| 1230 - 1245 | 0 | 0 | 0 | 0 | 13 | 2 | 0 | 15 | 0 | 7 | 0 | 7 | 22 |
| 1245 - 1300 | 0 | 1 | 0 | 1 | 10 | 0 | 0 | 10 | 1 | 12 | 0 | 13 | 24 |
| Hourly Total | 1 | 2 | 0 | **3** | 33 | 2 | 0 | **35** | 2 | 40 | 0 | **42** | **80** |
| 1300 - 1315 | 0 | 1 | 0 | 1 | 4 | 1 | 0 | 5 | 1 | 15 | 0 | 16 | 22 |
| 1315 - 1330 | 1 | 0 | 0 | 1 | 6 | 0 | 0 | 6 | 1 | 11 | 0 | 12 | 19 |
| 1330 - 1345 | 0 | 1 | 0 | 1 | 13 | 0 | 0 | 13 | 0 | 13 | 0 | 13 | 27 |
| 1345 - 1400 | 0 | 0 | 0 | 0 | 9 | 1 | 0 | 10 | 1 | 14 | 0 | 15 | 25 |
| Hourly Total | 1 | 2 | 0 | **3** | 32 | 2 | 0 | **34** | 3 | 53 | 0 | **56** | **93** |
| 1400 - 1415 | 1 | 0 | 0 | 1 | 8 | 0 | 0 | 8 | 0 | 5 | 0 | 5 | 14 |
| 1415 - 1430 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 10 | 0 | 6 | 0 | 6 | 16 |
| 1430 - 1445 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | 0 | 6 | 12 |
| 1445 - 1500 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 1 | 13 | 0 | 14 | 25 |
| Hourly Total | 1 | 0 | 0 | **1** | 35 | 0 | 0 | **35** | 1 | 30 | 0 | **31** | **67** |
| 1500 - 1515 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 6 | 0 | 6 | 15 |
| 1515 - 1530 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 10 | 0 | 7 | 0 | 7 | 17 |
| 1530 - 1545 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 1 | 11 | 0 | 12 | 18 |
| 1545 - 1600 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 13 | 0 | 13 | 22 |
| Hourly Total | 0 | 0 | 0 | **0** | 34 | 0 | 0 | **34** | 1 | 37 | 0 | **38** | **72** |
| 1600 - 1615 | 0 | 2 | 0 | 2 | 6 | 0 | 0 | 6 | 1 | 7 | 0 | 8 | 16 |
| 1615 - 1630 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 6 | 0 | 6 | 7 |
| 1630 - 1645 | 1 | 0 | 1 | 2 | 5 | 0 | 0 | 5 | 1 | 7 | 0 | 8 | 15 |
| 1645 - 1700 | 0 | 2 | 0 | 2 | 4 | 0 | 0 | 4 | 0 | 4 | 0 | 4 | 10 |
| Hourly Total | 1 | 4 | 1 | **6** | 16 | 0 | 0 | **16** | 2 | 24 | 0 | **26** | **48** |
| 1700 - 1715 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 2 | 0 | 2 | 8 |
| 1715 - 1730 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 2 | 0 | 2 | 7 |
| 1730 - 1745 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 5 | 1 | 7 | 0 | 8 | 13 |
| 1745 - 1800 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 1 | 0 | 1 | 4 |
| Hourly Total | 0 | 0 | 0 | **0** | 19 | 0 | 0 | **19** | 1 | 12 | 0 | **13** | **32** |
| 1800 - 1815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 3 |
| 1815 - 1830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 2 | 2 |
| 1830 - 1845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 | 1 |
| 1845 - 1900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 3 | 3 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 9 | 0 | **9** | **9** |
| Grand Total | 7 | 31 | 1 | **39** | 358 | 17 | 0 | **375** | 36 | 409 | 0 | **445** | **859** |
| Approach % | 17.95 | 79.49 | 2.56 | - | 95.47 | 4.53 | 0.00 | - | 8.09 | 91.91 | 0.00 | - | |
| Intersection % | 0.81 | 3.61 | 0.12 | 4.54 | 41.68 | 1.98 | 0.00 | 43.66 | 4.19 | 47.61 | 0.00 | 51.80 | |

## Classified Turn Movement Count || Combination Trucks (8-13)

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 2 of 2**
Rock Springs Rd

TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.641161°, -86.907741°

**Weather**
Fair
58°F

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Combination Trucks (8-13)

| | Northbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 2.1 | Right 2.2 | U-Turn 2.3 | App Total | Thru 2.4 | Right 2.5 | U-Turn 2.6 | App Total | Left 2.7 | Thru 2.8 | U-Turn 2.9 | App Total | Int Total |
| 0600 - 0615 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 0 | 2 | 4 |
| 0615 - 0630 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 4 | 0 | 4 | 8 |
| 0630 - 0645 | 0 | 1 | 0 | 1 | 4 | 0 | 0 | 4 | 0 | 5 | 0 | 5 | 10 |
| 0645 - 0700 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 3 | 6 | 0 | 9 | 13 |
| Hourly Total | 0 | 1 | 0 | **1** | 14 | 0 | 0 | **14** | 3 | 17 | 0 | **20** | **35** |
| 0700 - 0715 | 0 | 0 | 0 | 0 | 1 | 1 | 0 | 2 | 0 | 4 | 0 | 4 | 6 |
| 0715 - 0730 | 1 | 0 | 0 | 1 | 5 | 0 | 0 | 5 | 0 | 6 | 0 | 6 | 12 |
| 0730 - 0745 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 6 | 0 | 6 | 8 |
| 0745 - 0800 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 7 | 1 | 5 | 0 | 6 | 13 |
| Hourly Total | 1 | 0 | 0 | **1** | 15 | 1 | 0 | **16** | 1 | 21 | 0 | **22** | **39** |
| 0800 - 0815 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | 0 | 6 | 12 |
| 0815 - 0830 | 1 | 0 | 0 | 1 | 5 | 0 | 0 | 5 | 0 | 7 | 0 | 7 | 13 |
| 0830 - 0845 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 8 | 0 | 8 | 12 |
| 0845 - 0900 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 8 | 0 | 5 | 0 | 5 | 13 |
| Hourly Total | 1 | 0 | 0 | **1** | 23 | 0 | 0 | **23** | 0 | 26 | 0 | **26** | **50** |
| 0900 - 0915 | 0 | 0 | 0 | 0 | 9 | 1 | 0 | 10 | 0 | 1 | 0 | 1 | 11 |
| 0915 - 0930 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 7 | 0 | 7 | 11 |
| 0930 - 0945 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 7 | 0 | 7 | 10 |
| 0945 - 1000 | 0 | 1 | 0 | 1 | 3 | 0 | 0 | 3 | 0 | 8 | 0 | 8 | 12 |
| Hourly Total | 0 | 1 | 0 | **1** | 19 | 1 | 0 | **20** | 0 | 23 | 0 | **23** | **44** |
| 1000 - 1015 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 6 | 0 | 6 | 9 |
| 1015 - 1030 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 8 | 0 | 8 | 12 |
| 1030 - 1045 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 5 | 1 | 6 | 0 | 7 | 12 |
| 1045 - 1100 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 5 | 0 | 5 | 14 |
| Hourly Total | 0 | 0 | 0 | **0** | 21 | 0 | 0 | **21** | 1 | 25 | 0 | **26** | **47** |
| 1100 - 1115 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 6 | 0 | 6 | 12 |
| 1115 - 1130 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 8 | 0 | 8 | 12 |
| 1130 - 1145 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 8 | 0 | 5 | 0 | 5 | 13 |
| 1145 - 1200 | 0 | 1 | 0 | 1 | 9 | 0 | 0 | 9 | 0 | 5 | 0 | 5 | 15 |
| Hourly Total | 0 | 1 | 0 | **1** | 27 | 0 | 0 | **27** | 0 | 24 | 0 | **24** | **52** |
| 1200 - 1215 | 0 | 0 | 0 | 0 | 9 | 0 | 0 | 9 | 0 | 4 | 0 | 4 | 13 |
| 1215 - 1230 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 8 | 1 | 2 | 0 | 3 | 11 |
| 1230 - 1245 | 0 | 1 | 0 | 1 | 5 | 0 | 0 | 5 | 1 | 6 | 0 | 7 | 13 |
| 1245 - 1300 | 0 | 1 | 0 | 1 | 3 | 0 | 0 | 3 | 0 | 10 | 0 | 10 | 14 |
| Hourly Total | 0 | 2 | 0 | **2** | 25 | 0 | 0 | **25** | 2 | 22 | 0 | **24** | **51** |
| 1300 - 1315 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 11 | 0 | 8 | 0 | 8 | 19 |
| 1315 - 1330 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 8 | 0 | 2 | 0 | 2 | 10 |
| 1330 - 1345 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 5 | 0 | 5 | 9 |
| 1345 - 1400 | 0 | 0 | 0 | 0 | 3 | 1 | 0 | 4 | 0 | 9 | 0 | 9 | 13 |
| Hourly Total | 0 | 0 | 0 | **0** | 26 | 1 | 0 | **27** | 0 | 24 | 0 | **24** | **51** |
| 1400 - 1415 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 8 | 0 | 7 | 0 | 7 | 15 |
| 1415 - 1430 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 1 | 5 | 0 | 6 | 10 |
| 1430 - 1445 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 7 | 0 | 6 | 0 | 6 | 13 |
| 1445 - 1500 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 5 | 0 | 5 | 8 |
| Hourly Total | 0 | 0 | 0 | **0** | 22 | 0 | 0 | **22** | 1 | 23 | 0 | **24** | **46** |
| 1500 - 1515 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 3 | 0 | 3 | 7 |
| 1515 - 1530 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 0 | 1 | 0 | 1 | 7 |
| 1530 - 1545 | 0 | 0 | 0 | 0 | 6 | 0 | 0 | 6 | 1 | 2 | 0 | 3 | 9 |
| 1545 - 1600 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 3 | 0 | 3 | 4 |
| Hourly Total | 0 | 0 | 0 | **0** | 17 | 0 | 0 | **17** | 1 | 9 | 0 | **10** | **27** |
| 1600 - 1615 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 6 | 0 | 6 | 11 |
| 1615 - 1630 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 4 | 0 | 7 | 0 | 7 | 11 |
| 1630 - 1645 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 0 | 4 | 0 | 4 | 7 |
| 1645 - 1700 | 0 | 3 | 0 | 3 | 5 | 0 | 0 | 5 | 0 | 3 | 0 | 3 | 11 |
| Hourly Total | 0 | 3 | 0 | **3** | 17 | 0 | 0 | **17** | 0 | 20 | 0 | **20** | **40** |
| 1700 - 1715 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 7 | 0 | 3 | 0 | 3 | 10 |
| 1715 - 1730 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 8 | 0 | 1 | 0 | 1 | 9 |
| 1730 - 1745 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 2 | 0 | 2 | 4 |
| 1745 - 1800 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 3 | 1 | 3 | 0 | 4 | 7 |
| Hourly Total | 0 | 0 | 0 | **0** | 20 | 0 | 0 | **20** | 1 | 9 | 0 | **10** | **30** |
| 1800 - 1815 | 0 | 0 | 0 | 0 | 2 | 0 | 0 | 2 | 0 | 1 | 0 | 1 | 3 |
| 1815 - 1830 | 0 | 0 | 0 | 0 | 5 | 0 | 0 | 5 | 0 | 3 | 0 | 3 | 8 |
| 1830 - 1845 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 2 | 0 | 2 | 3 |
| 1845 - 1900 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 0 | 3 | 0 | 3 | 4 |
| Hourly Total | 0 | 0 | 0 | **0** | 9 | 0 | 0 | **9** | 0 | 9 | 0 | **9** | **18** |
| Grand Total | 2 | 8 | 0 | **10** | 255 | 3 | 0 | **258** | 10 | 252 | 0 | **262** | **530** |
| Approach % | 20.00 | 80.00 | 0.00 | - | 98.84 | 1.16 | 0.00 | - | 3.82 | 96.18 | 0.00 | - | |
| Intersection % | 0.38 | 1.51 | 0.00 | 1.89 | 48.11 | 0.57 | 0.00 | 48.68 | 1.89 | 47.55 | 0.00 | 49.43 | |

## Classified Turn Movement Count || Bikes

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 2 of 2**
Rock Springs Rd

TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Weather**
Fair
58°F

**Lat/Long**
35.641161°, -86.907741°

**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Bikes

| | Northbound | | | | Eastbound | | | | Westbound | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | | TN-99 Bear Creek Pike (West) | | | | TN-99 Bear Creek Pike (East) | | | | |
| TIME | Left 2.1 | Right 2.2 | U-Turn 2.3 | App Total | Thru 2.4 | Right 2.5 | U-Turn 2.6 | App Total | Left 2.7 | Thru 2.8 | U-Turn 2.9 | App Total | Int Total |
| 0600 - 0615 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0615 - 0630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0630 - 0645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0645 - 0700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 0700 - 0715 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0715 - 0730 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0730 - 0745 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0745 - 0800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 0800 - 0815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0815 - 0830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0830 - 0845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0845 - 0900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 0900 - 0915 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0915 - 0930 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0930 - 0945 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0945 - 1000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1000 - 1015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 1 | 1 |
| 1015 - 1030 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1030 - 1045 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1045 - 1100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 1 | 0 | 0 | **1** | **1** |
| 1100 - 1115 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1115 - 1130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1130 - 1145 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1145 - 1200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1200 - 1215 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1215 - 1230 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1230 - 1245 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1245 - 1300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1300 - 1315 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1315 - 1330 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1330 - 1345 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1345 - 1400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1400 - 1415 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1415 - 1430 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1430 - 1445 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1445 - 1500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1500 - 1515 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1515 - 1530 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1530 - 1545 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1545 - 1600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1600 - 1615 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1615 - 1630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1630 - 1645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1645 - 1700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1700 - 1715 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1715 - 1730 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1730 - 1745 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1745 - 1800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| 1800 - 1815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1815 - 1830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1830 - 1845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1845 - 1900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | **0** |
| Grand Total | 0 | 0 | 0 | **0** | 0 | 0 | 0 | **0** | 1 | 0 | 0 | **1** | **1** |
| Approach % | 0.00 | 0.00 | 0.00 | - | 0.00 | 0.00 | 0.00 | - | 100.00 | 0.00 | 0.00 | - | |
| Intersection % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 0.00 | 0.00 | 100.00 | |

## Pedestrian Count || All vehicles

Columbia TN

Marr Traffic DATA COLLECTION
www.marrtraffic.com

**Site 2 of 2**
Rock Springs Rd

TN-99 Bear Creek Pike (West)
TN-99 Bear Creek Pike (East)

**Date**
Tuesday, March 7, 2023

**Lat/Long**
35.641161°, -86.907741°

**Weather**
Fair
58°F

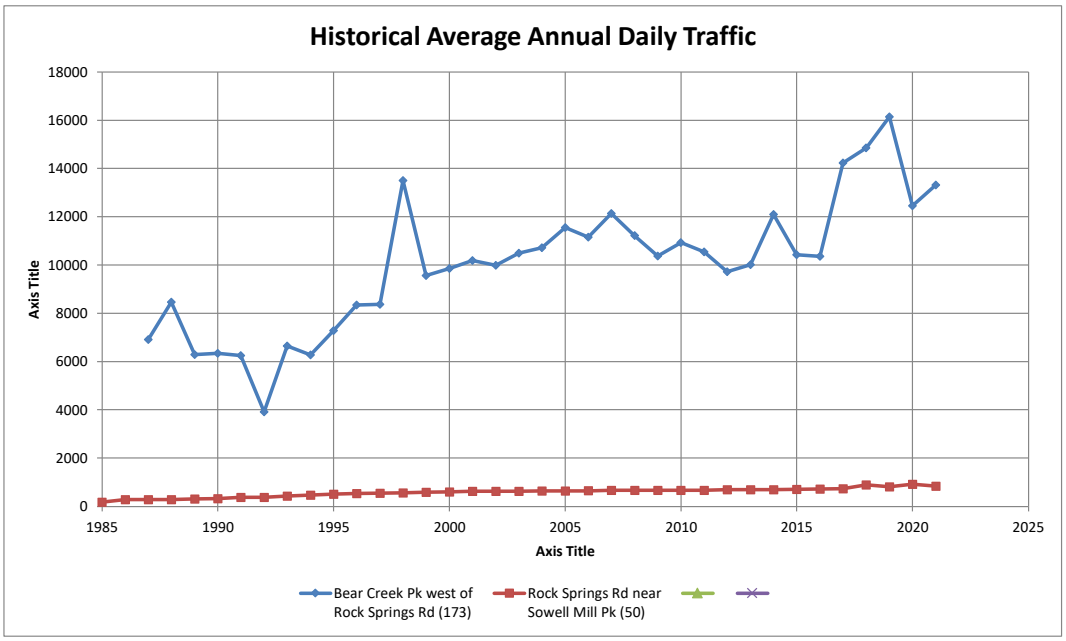
**0600 - 1900 (Weekday 13h Session) (03-07-2023)**
Pedestrians

| | Northbound | | | Eastbound | | | Westbound | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Rock Springs Rd | | | TN-99 Bear Creek Pike (West) | | | TN-99 Bear Creek Pike (East) | | | |
| TIME | EB 2a | WB 2b | App Total | NB 2e | SB 2f | App Total | NB 2g | SB 2h | App Total | Int Total |
| 0600 - 0615 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0615 - 0630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0630 - 0645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0645 - 0700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 0700 - 0715 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0715 - 0730 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0730 - 0745 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0745 - 0800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 0800 - 0815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0815 - 0830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0830 - 0845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0845 - 0900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 0900 - 0915 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0915 - 0930 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0930 - 0945 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 0945 - 1000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1000 - 1015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1015 - 1030 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1030 - 1045 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1045 - 1100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1100 - 1115 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1115 - 1130 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1130 - 1145 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1145 - 1200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1200 - 1215 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1215 - 1230 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1230 - 1245 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1245 - 1300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1300 - 1315 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1315 - 1330 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1330 - 1345 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1345 - 1400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1400 - 1415 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1415 - 1430 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1430 - 1445 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1445 - 1500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1500 - 1515 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1515 - 1530 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1530 - 1545 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1545 - 1600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1600 - 1615 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1615 - 1630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1630 - 1645 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1645 - 1700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1700 - 1715 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1715 - 1730 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1730 - 1745 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1745 - 1800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| 1800 - 1815 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1815 - 1830 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1830 - 1845 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1845 - 1900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hourly Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| Grand Total | 0 | 0 | **0** | 0 | 0 | **0** | 0 | 0 | **0** | **0** |
| Approach % | 0.00 | 0.00 | - | 0.00 | 0.00 | - | 0.00 | 0.00 | - | |
| Intersection % | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |

# APPENDIX B

# TRIP GENERATION & TRAFFIC DERIVATION WORKSHEETS

| HISTORICAL TRAFFIC COUNT DATA | | | | |
|---|---|---|---|---|
| Year | Bear Creek Pk west of Rock Springs Rd (173) | Rock Springs Rd near Sowell Mill Pk (50) | | |
| 1985 | | 173 | | |
| 1986 | | 278 | | |
| 1987 | 6911 | 280 | | |
| 1988 | 8459 | 283 | | |
| 1989 | 6290 | 311 | | |
| 1990 | 6338 | 317 | | |
| 1991 | 6250 | 374 | | |
| 1992 | 3917 | 375 | | |
| 1993 | 6640 | 423 | | |
| 1994 | 6275 | 470 | | |
| 1995 | 7277 | 503 | | |
| 1996 | 8340 | 534 | | |
| 1997 | 8372 | 540 | | |
| 1998 | 13502 | 553 | | |
| 1999 | 9565 | 590 | | |
| 2000 | 9852 | 597 | | |
| 2001 | 10190 | 621 | | |
| 2002 | 9981 | 623 | | |
| 2003 | 10487 | 630 | | |
| 2004 | 10711 | 640 | | |
| 2005 | 11556 | 643 | | |
| 2006 | 11158 | 644 | | |
| 2007 | 12130 | 660 | | |
| 2008 | 11213 | 660 | | |
| 2009 | 10374 | 663 | | |
| 2010 | 10931 | 666 | | |
| 2011 | 10543 | 667 | | |
| 2012 | 9718 | 687 | | |
| 2013 | 10012 | 688 | | |
| 2014 | 12097 | 691 | | |
| 2015 | 10430 | 704 | | |
| 2016 | 10356 | 717 | | |
| 2017 | 14228 | 730 | | |
| 2018 | 14859 | 894 | | |
| 2019 | 16144 | 808 | | |
| 2020 | 12450 | 920 | | |
| 2021 | 13309 | 841 | | |




| | | Bear Creek Pk west of Rock Springs Rd (173) | Rock Springs Rd near Sowell Mill Pk (50) | - | - |
|---|---|---|---|---|---|
| Analysis Period | Begin | 2012 | 2012 | - | - |
| | End | 2021 | 2021 | - | - |
| Future Year | | 2030 | 2030 | - | - |
| Forecasted Traffic Volume | | 19460 | 1110 | - | - |
| Annual Growth Rate | | 4.31% | 3.17% | - | - |
| Growth Factor | | 1.462 | 1.548 | - | - |

**TRIP GENERATION (11th Edition)**

**Single-Family Detached Housing - 187 Dwelling Units**

Use ITE Land Use Code 210 (Single-Family Detached Housing) and associated trip generation rates for 24-hour total trips and peak hour trips.

Average Daily Traffic

Ln(T) = 0.92 Ln(X) + 2.68
Ln(T) = 0.92 Ln(187) + 2.68
T = 1795

A.M. Peak Hour of Adjacent Street Traffic

Ln(T) = 0.91 Ln(X) + 0.12
Ln(T) = 0.91 Ln(187) + 0.12
T = 132

Enter = 0.25(132) = 33
Exit = 0.75(132) = 99

P.M. Peak Hour of Adjacent Street Traffic

Ln(T) = 0.94 Ln(X) + 0.27
Ln(T) = 0.94 Ln(187) + 0.27
T = 179

Enter = 0.63(179) = 113
Exit = 0.37(179) = 66

**Lasea Road at Bear Creek Pike**

| AM | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 2023 total | - | - | - | 22 | - | 36 | 22 | 601 | - | - | 496 | 6 |
| 2021 total | - | - | - | 24 | - | 15 | 9 | 702 | - | - | 483 | 5 |
| 2023-2021 | - | - | - | -2 | - | 21 | 13 | -101 | - | - | 13 | 1 |
| % difference | - | - | - | -8% | - | 140% | 144% | -14% | - | - | 3% | 20% |

| PM | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 2023 total | - | - | - | 20 | - | 46 | 36 | 562 | - | - | 887 | 17 |
| 2021 total | - | - | - | 20 | - | 23 | 29 | 569 | - | - | 835 | 10 |
| 2023-2021 | - | - | - | 0 | - | 23 | 7 | -7 | - | - | 52 | 7 |
| % difference | - | - | - | 0% | - | 100% | 24% | -1% | - | - | 6% | 70% |

**Lasea Road at Bear Creek Pike - adjusted**

| AM | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 2023 total | - | - | - | 22 | - | 36 | 22 | 758 | - | - | 522 | 6 |
| 2021 total | - | - | - | 24 | - | 15 | 9 | 702 | - | - | 483 | 5 |
| 2023-2021 | - | - | - | -2 | - | 21 | 13 | 56 | - | - | 39 | 1 |
| % difference | - | - | - | -8% | - | 140% | 144% | 8% | - | - | 8% | 20% |

8% of 2021 volume

| EB | WB |
|---|---|
| 56 | 39 |

| PM | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 2023 total | - | - | - | 20 | - | 46 | 36 | 615 | - | - | 902 | 17 |
| 2021 total | - | - | - | 20 | - | 23 | 29 | 569 | - | - | 835 | 10 |
| 2023-2021 | - | - | - | 0 | - | 23 | 7 | 46 | - | - | 67 | 7 |
| % difference | - | - | - | 0% | - | 100% | 24% | 8% | - | - | 8% | 70% |

8% of 2021 volume

| EB | WB |
|---|---|
| 46 | 67 |

**Rock Springs Road at Bear Creek Pike**

| AM | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 2023 total | 13 | - | 70 | - | - | - | - | 526 | 9 | 30 | 499 | - |
| 2021 total | 5 | 0 | 46 | - | - | - | - | 662 | 1 | 14 | 482 | - |
| 2023-2021 | 8 | - | 24 | - | - | - | - | -136 | 8 | 16 | 17 | - |
| % difference | 160% | - | 52% | - | - | - | - | -21% | 800% | 114% | 4% | - |

| PM | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 2023 total | 12 | - | 62 | - | - | - | - | 535 | 6 | 78 | 864 | - |
| 2021 total | 6 | - | 40 | - | - | - | - | 554 | 12 | 73 | 779 | - |
| 2023-2021 | 2 | - | 7 | - | - | - | - | 33 | 0 | 2 | 44 | - |
| % difference | 33% | - | 18% | - | - | - | - | 6% | 0% | 3% | 6% | - |

**Rock Springs Road at Bear Creek Pike - adjusted**

| AM | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 2023 total | 13 | - | 70 | - | - | - | - | 715 | 9 | 30 | 521 | - |
| 2021 total | 5 | 0 | 46 | - | - | - | - | 662 | 1 | 14 | 482 | - |
| 2023-2021 | 8 | - | 24 | - | - | - | - | 53 | 8 | 16 | 39 | - |
| % difference | 160% | - | 52% | - | - | - | - | 8% | 800% | 114% | 8% | - |

8% of 2021 volume

| EB | WB |
|---|---|
| 53 | 39 |

| PM | Northbound | | | Southbound | | | Eastbound | | | Westbound | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | T | R | L | T | R | L | T | R | L | T | R |
| 2023 total | 12 | - | 62 | - | - | - | - | 598 | 6 | 78 | 841 | - |
| 2021 total | 6 | - | 40 | - | - | - | - | 554 | 12 | 73 | 779 | - |
| 2023-2021 | 6 | - | 22 | - | - | - | - | 44 | -6 | 5 | 62 | - |
| % difference | 100% | - | 55% | - | - | - | - | 8% | -50% | 7% | 8% | - |

8% of 2021 volume

| EB | WB |
|---|---|
| 44 | 62 |

**TRAFFIC VOLUME WORKSHEET**
**SPECIFIC NON-SITE TRIP GENERATION &**
**PROPOSED DEVELOPMENT TRIP GENERATION**

RaganSmith

| SPECIFIC NON-SITE DEVELOPMENT TRIP GENERATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| Development | Daily | A.M. Peak Hour | | | P.M. Peak Hour | | |
| | | Enter | Exit | Total | Enter | Exit | Total |
| Green Property Lasea Road - Fischbach | 2,068 | 41 | 122 | 163 | 137 | 80 | 217 |
| Crichton Property - T Square | 1,532 | 22 | 74 | 96 | 71 | 42 | 113 |
| Old Highway 99 - Kimley Horn | 3,314 | 64 | 160 | 224 | 186 | 113 | 299 |
| 1449 Rock Springs Road PUD - Ragan Smith | 5,545 | 81 | 262 | 343 | 254 | 150 | 404 |
| | | | | | | | |
| **TOTAL** | **12,459** | **208** | **618** | **826** | **648** | **385** | **1,033** |

| BLAIR TRIP GENERATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| Development | Daily | A.M. Peak Hour | | | P.M. Peak Hour | | |
| | | Enter | Exit | Total | Enter | Exit | Total |
| **Blair** | **1,795** | **33** | **99** | **132** | **113** | **66** | **179** |
| **TOTAL** | **1,795** | **33** | **99** | **132** | **113** | **66** | **179** |

**TRAFFIC VOLUME WORKSHEET**
**Bear Creek Pike at Lasea Road**
**A.M. PEAK HOUR**

RaganSmith

| Description | | Northbound Rock Springs PUD Access | | | Southbound Lasea Road | | | Eastbound Bear Creek Pike | | | Westbound Bear Creek Pike | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 2023 EXISTING TRAFFIC VOLUMES | | | | | 22 | | 36 | 22 | 758 | | 0 | 525 | 6 |
| 2030 BACKGROUND TRAFFIC VOLUMES | | | | | | | | | | | | | |
| ***Annual Background Growth*** | | | | | | | | | | | | | |
| Growth Rate (%/year) | | | | | 2.0 | | 2.0 | 2.0 | 2.0 | | 2.0 | 2.0 | 2.0 |
| Growth Factor | | 1.00 | 1.00 | 1.00 | 1.15 | 1.00 | 1.15 | 1.15 | 1.15 | 1.00 | 1.15 | 1.15 | 1.15 |
| Annual Background Growth Trips | | 0 | 0 | 0 | 3 | 0 | 5 | 3 | 113 | 0 | 0 | 78 | 1 |
| ***Specific Development Background Growth*** | | | | | | | | | | | | | |
| Green Property Lasea Road - Fischbach | % In | | | | | | | 30 | | | | | 10 |
| | % Out | | | | 10 | | 30 | | | | | | |
| | Trips | 0 | 0 | 0 | 12 | 0 | 37 | 12 | 0 | 0 | 0 | 0 | 4 |
| Crichton Property - T Square | % In | | | | | | | 35 | | | | | 60 |
| | % Out | | | | 60 | | 35 | | | | | | |
| | Trips | 0 | 0 | 0 | 44 | 0 | 26 | 8 | 0 | 0 | 0 | 0 | 13 |
| Old Highway 99 - Kimley Horn | % In | | | | | | | 15 | | | | | 20 |
| | % Out | | | | 20 | | 15 | | | | | 20 | |
| | Trips | 0 | 0 | 0 | 32 | 0 | 24 | 10 | 0 | 0 | 0 | 32 | 13 |
| 1449 Rock Springs Road PUD - Ragan Smith | % In | | | | | 5 | | | | 25 | 40 | 5 | |
| | % Out | 25 | 5 | 40 | | | | | 5 | | | | |
| | Trips | 66 | 13 | 105 | 0 | 4 | 0 | 0 | 13 | 20 | 32 | 4 | 0 |
| Specific Development Background Growth Trips | | 66 | 13 | 105 | 88 | 4 | 87 | 30 | 13 | 20 | 32 | 36 | 30 |
| 2030 Background Traffic Volumes | | 66 | 13 | 105 | 113 | 4 | 128 | 55 | 884 | 20 | 32 | 639 | 37 |
| 2030 SITE TRAFFIC VOLUMES | | | | | | | | | | | | | |
| Blair | % In | | | | | | 5 | | | | | 45 | |
| | % Out | | | | | | | 5 | 45 | | | | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 2 | 5 | 45 | 0 | 0 | 15 | 0 |
| 2030 Site Traffic Volumes | | 0 | 0 | 0 | 0 | 0 | 2 | 5 | 45 | 0 | 0 | 15 | 0 |
| 2030 TOTAL TRAFFIC VOLUMES | | 66 | 13 | 105 | 113 | 4 | 130 | 60 | 929 | 20 | 32 | 654 | 37 |

**TRAFFIC VOLUME WORKSHEET**
**Bear Creek Pike at Lasea Road**
**P.M. PEAK HOUR**

RaganSmith

| Description | | Northbound Rock Springs PUD Access | | | Southbound Lasea Road | | | Eastbound Bear Creek Pike | | | Westbound Bear Creek Pike | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 2023 EXISTING TRAFFIC VOLUMES | | | | | 20 | | 46 | 36 | 615 | | | 902 | 17 |
| 2030 BACKGROUND TRAFFIC VOLUMES | | | | | | | | | | | | | |
| ***Annual Background Growth*** | | | | | | | | | | | | | |
| Growth Rate (%/year) | | | | | 2.0 | | 2.0 | 2.0 | 2.0 | | | 2.0 | 2.0 |
| Growth Factor | | 1.00 | 1.00 | 1.00 | 1.15 | 1.00 | 1.15 | 1.15 | 1.15 | 1.00 | 1.00 | 1.15 | 1.15 |
| Annual Background Growth Trips | | 0 | 0 | 0 | 3 | 0 | 7 | 5 | 91 | 0 | 0 | 134 | 3 |
| ***Specific Development Background Growth*** | | | | | | | | | | | | | |
| Green Property Lasea Road - Fischbach | % In | | | | | | | 30 | | | | | 10 |
| | % Out | | | | 10 | | 30 | | | | | | |
| | Trips | 0 | 0 | 0 | 8 | 0 | 24 | 41 | 0 | 0 | 0 | 0 | 14 |
| Crichton Property - T Square | % In | | | | | | | 35 | | | | | 60 |
| | % Out | | | | 60 | | 35 | | | | | | |
| | Trips | 0 | 0 | 0 | 25 | 0 | 15 | 25 | 0 | 0 | 0 | 0 | 43 |
| Old Highway 99 - Kimley Horn | % In | | | | | | | 15 | | | | | 20 |
| | % Out | | | | 20 | | 15 | | | | | 20 | |
| | Trips | 0 | 0 | 0 | 23 | 0 | 17 | 28 | 0 | 0 | 0 | 23 | 37 |
| 1449 Rock Springs Road PUD - Ragan Smith | % In | | | | | 5 | | | | 25 | 40 | 5 | |
| | % Out | 25 | 5 | 40 | | | | | 5 | | | | |
| | Trips | 38 | 8 | 60 | 0 | 13 | 0 | 0 | 8 | 64 | 102 | 13 | 0 |
| Specific Development Background Growth Trips | | 38 | 8 | 60 | 56 | 13 | 56 | 94 | 8 | 64 | 102 | 36 | 94 |
| 2030 Background Traffic Volumes | | 38 | 8 | 60 | 79 | 13 | 109 | 135 | 714 | 64 | 102 | 1072 | 114 |
| 2030 SITE TRAFFIC VOLUMES | | | | | | | | | | | | | |
| Blair | % In | | | | | | 5 | | | | | 45 | |
| | % Out | | | | | | | 5 | 45 | | | | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 6 | 3 | 30 | 0 | 0 | 51 | 0 |
| 2030 Site Traffic Volumes | | 0 | 0 | 0 | 0 | 0 | 6 | 3 | 30 | 0 | 0 | 51 | 0 |
| 2030 TOTAL TRAFFIC VOLUMES | | 38 | 8 | 60 | 79 | 13 | 115 | 138 | 744 | 64 | 102 | 1123 | 114 |

**TRAFFIC VOLUME WORKSHEET**
**Bear Creek Pike at Rock Springs Road**
**A.M. PEAK HOUR**

RaganSmith

| Description | | Northbound Rock Springs Road | | | Southbound N/A | | | Eastbound Bear Creek Pike | | | Westbound Bear Creek Pike | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 2023 EXISTING TRAFFIC VOLUMES | | 13 | | 70 | | | | | 715 | 9 | 30 | 521 | |
| 2030 BACKGROUND TRAFFIC VOLUMES | | | | | | | | | | | | | |
| ***Annual Background Growth*** | | | | | | | | | | | | | |
| Growth Rate (%/year) | | 2.0 | | 2.0 | | | | | 2.0 | 2.0 | 2.0 | 2.0 | |
| Growth Factor | | 1.15 | 1.00 | 1.15 | 1.00 | 1.00 | 1.00 | 1.00 | 1.15 | 1.15 | 1.15 | 1.15 | 1.00 |
| Annual Background Growth Trips | | 2 | 0 | 10 | 0 | 0 | 0 | 0 | 106 | 1 | 4 | 77 | 0 |
| ***Specific Development Background Growth*** | | | | | | | | | | | | | |
| Green Property Lasea Road - Fischbach | % In | | | | | | | | 30 | | | | |
| | % Out | | | | | | | | | | | 30 | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 0 | 37 | 0 |
| Crichton Property - T Square | % In | | | | | | | | 35 | | | | |
| | % Out | | | | | | | | | | | 35 | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 | 0 | 0 | 26 | 0 |
| Old Highway 99 - Kimley Horn | % In | | | | | | | | 35 | | | | |
| | % Out | | | | | | | | | | | 35 | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 0 | 0 | 56 | 0 |
| 1449 Rock Springs Road PUD - Ragan Smith | % In | | | | | | | | 25 | 15 | 5 | | |
| | % Out | 15 | | 5 | | | | | | | | 25 | |
| | Trips | 39 | 0 | 13 | 0 | 0 | 0 | 0 | 20 | 12 | 4 | 66 | 0 |
| Specific Development Background Growth Trips | | 39 | 0 | 13 | 0 | 0 | 0 | 0 | 62 | 12 | 4 | 185 | 0 |
| 2030 Background Traffic Volumes | | 54 | 0 | 93 | 0 | 0 | 0 | 0 | 883 | 22 | 38 | 783 | 0 |
| 2030 SITE TRAFFIC VOLUMES | | | | | | | | | | | | | |
| Blair | % In | | | | | | | | | 40 | 50 | | |
| | % Out | 40 | | 50 | | | | | | | | | |
| | Trips | 40 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 13 | 17 | 0 | 0 |
| 2030 Site Traffic Volumes | | 40 | 0 | 50 | 0 | 0 | 0 | 0 | 0 | 13 | 17 | 0 | 0 |
| 2030 TOTAL TRAFFIC VOLUMES | | 94 | 0 | 143 | 0 | 0 | 0 | 0 | 883 | 35 | 55 | 783 | 0 |

**TRAFFIC VOLUME WORKSHEET**
**Bear Creek Pike at Rock Springs Road**
**P.M. PEAK HOUR**

RaganSmith

| Description | | Northbound Rock Springs Road | | | Southbound N/A | | | Eastbound Bear Creek Pike | | | Westbound Bear Creek Pike | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 2023 EXISTING TRAFFIC VOLUMES | | 12 | | 62 | | | | | 598 | 6 | 78 | 841 | |
| 2030 BACKGROUND TRAFFIC VOLUMES | | | | | | | | | | | | | |
| ***Annual Background Growth*** | | | | | | | | | | | | | |
| Growth Rate (%/year) | | 2.0 | | 2.0 | | | | | 2.0 | 2.0 | 2.0 | 2.0 | |
| Growth Factor | | 1.15 | 1.00 | 1.15 | 1.00 | 1.00 | 1.00 | 1.00 | 1.15 | 1.15 | 1.15 | 1.15 | 1.00 |
| Annual Background Growth Trips | | 2 | 0 | 9 | 0 | 0 | 0 | 0 | 89 | 1 | 12 | 125 | 0 |
| ***Specific Development Background Growth*** | | | | | | | | | | | | | |
| Green Property Lasea Road - Fischbach | % In | | | | | | | | 30 | | | | |
| | % Out | | | | | | | | | | | 30 | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 41 | 0 | 0 | 24 | 0 |
| Crichton Property - T Square | % In | | | | | | | | 35 | | | | |
| | % Out | | | | | | | | | | | 35 | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 0 | 0 | 15 | 0 |
| Old Highway 99 - Kimley Horn | % In | | | | | | | | 35 | | | | |
| | % Out | | | | | | | | | | | 35 | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 65 | 0 | 0 | 40 | 0 |
| 1449 Rock Springs Road PUD - Ragan Smith | % In | | | | | | | | 25 | 15 | 5 | | |
| | % Out | 15 | | 5 | | | | | | | | 25 | |
| | Trips | 23 | 0 | 8 | 0 | 0 | 0 | 0 | 64 | 38 | 13 | 38 | 0 |
| Specific Development Background Growth Trips | | 23 | 0 | 8 | 0 | 0 | 0 | 0 | 195 | 38 | 13 | 117 | 0 |
| 2030 Background Traffic Volumes | | 37 | 0 | 79 | 0 | 0 | 0 | 0 | 882 | 45 | 103 | 1083 | 0 |
| 2030 SITE TRAFFIC VOLUMES | | | | | | | | | | | | | |
| Blair | % In | | | | | | | | | 40 | 50 | | |
| | % Out | 40 | | 50 | | | | | | | | | |
| | Trips | 26 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 45 | 57 | 0 | 0 |
| 2030 Site Traffic Volumes | | 26 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 45 | 57 | 0 | 0 |
| 2030 TOTAL TRAFFIC VOLUMES | | 63 | 0 | 112 | 0 | 0 | 0 | 0 | 882 | 90 | 160 | 1083 | 0 |

**TRAFFIC VOLUME WORKSHEET**
**Rock Springs Road at Project Access**
**A.M. PEAK HOUR**

RaganSmith

| Description | | Northbound Rock Springs Road | | | Southbound Rock Springs Road | | | Eastbound | | | Westbound Project Access | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 2023 EXISTING TRAFFIC VOLUMES | | | 83 | | | 39 | | | | | | | |
| 2030 BACKGROUND TRAFFIC VOLUMES | | | | | | | | | | | | | |
| ***Annual Background Growth*** | | | | | | | | | | | | | |
| Growth Rate (%/year) | | | 2.0 | | | 2.0 | | | | | | | |
| Growth Factor | | 1.00 | 1.15 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Annual Background Growth Trips | | 0 | 12 | 0 | 0 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***Specific Development Background Growth*** | | | | | | | | | | | | | |
| Green Property Lasea Road - Fischbach | % In | | | | | | | | | | | | |
| | % Out | | | | | | | | | | | | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Crichton Property - T Square | % In | | | | | | | | | | | | |
| | % Out | | | | | | | | | | | | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Old Highway 99 - Kimley Horn | % In | | | | | | | | | | | | |
| | % Out | | | | | | | | | | | | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1449 Rock Springs Road PUD - Ragan Smith | % In | | 10 | | | | | | | | | | |
| | % Out | | | | | 10 | | | | | | | |
| | Trips | 0 | 8 | 0 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Specific Development Background Growth Trips | | 0 | 8 | 0 | 0 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2030 Background Traffic Volumes | | 0 | 103 | 0 | 0 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2030 SITE TRAFFIC VOLUMES | | | | | | | | | | | | | |
| Blair | % In | | | 10 | 90 | | | | | | | | |
| | % Out | | | | | | | | | | 10 | | 90 |
| | Trips | 0 | 0 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 89 |
| 2030 Site Traffic Volumes | | 0 | 0 | 3 | 30 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 89 |
| 2030 TOTAL TRAFFIC VOLUMES | | 0 | 103 | 3 | 30 | 70 | 0 | 0 | 0 | 0 | 10 | 0 | 89 |

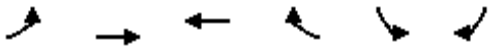
**TRAFFIC VOLUME WORKSHEET**
**Rock Springs Road at Project Access**
**P.M. PEAK HOUR**

RaganSmith

| Description | | Northbound Rock Springs Road | | | Southbound Rock Springs Road | | | Eastbound | | | Westbound Project Access | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 2023 EXISTING TRAFFIC VOLUMES | | | 74 | | | 84 | | | | | | | |
| 2030 BACKGROUND TRAFFIC VOLUMES | | | | | | | | | | | | | |
| ***Annual Background Growth*** | | | | | | | | | | | | | |
| Growth Rate (%/year) | | | 2.0 | | | 2.0 | | | | | | | |
| Growth Factor | | 1.00 | 1.15 | 1.00 | 1.00 | 1.15 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Annual Background Growth Trips | | 0 | 11 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| ***Specific Development Background Growth*** | | | | | | | | | | | | | |
| Green Property Lasea Road - Fischbach | % In | | | | | | | | | | | | |
| | % Out | | | | | | | | | | | | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Crichton Property - T Square | % In | | | | | | | | | | | | |
| | % Out | | | | | | | | | | | | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Old Highway 99 - Kimley Horn | % In | | | | | | | | | | | | |
| | % Out | | | | | | | | | | | | |
| | Trips | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1449 Rock Springs Road PUD - Ragan Smith | % In | | 10 | | | | | | | | | | |
| | % Out | | | | | 10 | | | | | | | |
| | Trips | 0 | 25 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Specific Development Background Growth Trips | | 0 | 25 | 0 | 0 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2030 Background Traffic Volumes | | 0 | 111 | 0 | 0 | 112 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2030 SITE TRAFFIC VOLUMES | | | | | | | | | | | | | |
| Blair | % In | | | 10 | 90 | | | | | | | | |
| | % Out | | | | | | | | | | 10 | | 90 |
| | Trips | 0 | 0 | 11 | 102 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 59 |
| 2030 Site Traffic Volumes | | 0 | 0 | 11 | 102 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 59 |
| 2030 TOTAL TRAFFIC VOLUMES | | 0 | 111 | 11 | 102 | 112 | 0 | 0 | 0 | 0 | 7 | 0 | 59 |

# APPENDIX C

# CAPACITY ANALYSIS WORKSHEETS EXISTING TRAFFIC



| Lane Group | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 22 | 758 | 525 | 6 | 22 | 36 |
| Future Volume (vph) | 22 | 758 | 525 | 6 | 22 | 36 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 50 | | | 120 | 0 | 50 |
| Storage Lanes | 1 | | | 1 | 1 | 1 |
| Taper Length (ft) | 25 | | | | 0 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | | | 0.850 | | 0.850 |
| Flt Protected | 0.950 | | | | 0.950 | |
| Satd. Flow (prot) | 1770 | 1743 | 1696 | 1583 | 1719 | 1524 |
| Flt Permitted | 0.950 | | | | 0.950 | |
| Satd. Flow (perm) | 1770 | 1743 | 1696 | 1583 | 1719 | 1524 |
| Link Speed (mph) | | 35 | 55 | | 30 | |
| Link Distance (ft) | | 955 | 1347 | | 1328 | |
| Travel Time (s) | | 18.6 | 16.7 | | 30.2 | |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles (%) | 2% | 9% | 12% | 2% | 5% | 6% |
| Adj. Flow (vph) | 23 | 798 | 553 | 6 | 23 | 38 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 23 | 798 | 553 | 6 | 23 | 38 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Left | Right | Left | Right |
| Median Width(ft) | | 12 | 12 | | 12 | |
| Link Offset(ft) | | 0 | 0 | | 0 | |
| Crosswalk Width(ft) | | 16 | 16 | | 16 | |
| Two way Left Turn Lane | | Yes | Yes | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | | 9 | 15 | 9 |
| Sign Control | | Free | Free | | Stop | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization 49.9% | | ICU Level of Service A | |
| Analysis Period (min) 15 | | | |

| Intersection | |
|---|---|
| Int Delay, s/veh | 0.7 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 22 | 758 | 525 | 6 | 22 | 36 |
| Future Vol, veh/h | 22 | 758 | 525 | 6 | 22 | 36 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 50 | - | - | 120 | 0 | 50 |
| Veh in Median Storage, # | - | 0 | 0 | - | 1 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 2 | 9 | 12 | 2 | 5 | 6 |
| Mvmt Flow | 23 | 798 | 553 | 6 | 23 | 38 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 559 | 0 | - | 0 | 1397 | 553 |
| Stage 1 | - | - | - | - | 553 | - |
| Stage 2 | - | - | - | - | 844 | - |
| Critical Hdwy | 4.12 | - | - | - | 6.45 | 6.26 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.45 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.45 | - |
| Follow-up Hdwy | 2.218 | - | - | - | 3.545 | 3.354 |
| Pot Cap-1 Maneuver | 1012 | - | - | - | 153 | 525 |
| Stage 1 | - | - | - | - | 570 | - |
| Stage 2 | - | - | - | - | 417 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | 1012 | - | - | - | 149 | 525 |
| Mov Cap-2 Maneuver | - | - | - | - | 284 | - |
| Stage 1 | - | - | - | - | 557 | - |
| Stage 2 | - | - | - | - | 417 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0.2 | 0 | 14.8 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | EBL | EBT | WBT | WBR | SBLn1 | SBLn2 |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1012 | - | - | - | 284 | 525 |
| HCM Lane V/C Ratio | 0.023 | - | - | - | 0.082 | 0.072 |
| HCM Control Delay (s) | 8.6 | - | - | - | 18.8 | 12.4 |
| HCM Lane LOS | A | - | - | - | C | B |
| HCM 95th %tile Q(veh) | 0.1 | - | - | - | 0.3 | 0.2 |

| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 715 | 9 | 30 | 521 | 13 | 70 |
| Future Volume (vph) | 715 | 9 | 30 | 521 | 13 | 70 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | | 0 | 50 | | 0 | 175 |
| Storage Lanes | | 0 | 1 | | 1 | 1 |
| Taper Length (ft) | | | 25 | | 25 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | 0.998 | | | | | 0.850 |
| Flt Protected | | | 0.950 | | 0.950 | |
| Satd. Flow (prot) | 1737 | 0 | 1543 | 1712 | 1378 | 1524 |
| Flt Permitted | | | 0.950 | | 0.950 | |
| Satd. Flow (perm) | 1737 | 0 | 1543 | 1712 | 1378 | 1524 |
| Link Speed (mph) | 45 | | | 55 | 35 | |
| Link Distance (ft) | 1142 | | | 955 | 1763 | |
| Travel Time (s) | 17.3 | | | 11.8 | 34.3 | |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles (%) | 9% | 22% | 17% | 11% | 31% | 6% |
| Adj. Flow (vph) | 753 | 9 | 32 | 548 | 14 | 74 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 762 | 0 | 32 | 548 | 14 | 74 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | 12 | | | 12 | 12 | |
| Link Offset(ft) | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | | | | Yes | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | | 9 | 15 | | 15 | 9 |
| Sign Control | Free | | | Free | Stop | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization 49.2% | | ICU Level of Service A | |
| Analysis Period (min) 15 | | | |

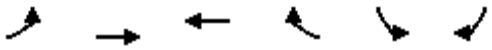
| Intersection | |
|---|---|
| Int Delay, s/veh | 1.2 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 715 | 9 | 30 | 521 | 13 | 70 |
| Future Vol, veh/h | 715 | 9 | 30 | 521 | 13 | 70 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | 50 | - | 0 | 175 |
| Veh in Median Storage, # | 0 | - | - | 0 | 1 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 9 | 22 | 17 | 11 | 31 | 6 |
| Mvmt Flow | 753 | 9 | 32 | 548 | 14 | 74 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 762 | 0 | 1370 | 758 |
| Stage 1 | - | - | - | - | 758 | - |
| Stage 2 | - | - | - | - | 612 | - |
| Critical Hdwy | - | - | 4.27 | - | 6.71 | 6.26 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.71 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.71 | - |
| Follow-up Hdwy | - | - | 2.353 | - | 3.779 | 3.354 |
| Pot Cap-1 Maneuver | - | - | 787 | - | 140 | 401 |
| Stage 1 | - | - | - | - | 415 | - |
| Stage 2 | - | - | - | - | 489 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 787 | - | 134 | 401 |
| Mov Cap-2 Maneuver | - | - | - | - | 262 | - |
| Stage 1 | - | - | - | - | 415 | - |
| Stage 2 | - | - | - | - | 469 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.5 | 16.5 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 262 | 401 | - | - | 787 | - |
| HCM Lane V/C Ratio | 0.052 | 0.184 | - | - | 0.04 | - |
| HCM Control Delay (s) | 19.5 | 16 | - | - | 9.8 | - |
| HCM Lane LOS | C | C | - | - | A | - |
| HCM 95th %tile Q(veh) | 0.2 | 0.7 | - | - | 0.1 | - |



| Lane Group | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 36 | 615 | 902 | 17 | 20 | 46 |
| Future Volume (vph) | 36 | 615 | 902 | 17 | 20 | 46 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 50 | | | 120 | 0 | 50 |
| Storage Lanes | 1 | | | 1 | 1 | 1 |
| Taper Length (ft) | 25 | | | | 0 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | | | 0.850 | | 0.850 |
| Flt Protected | 0.950 | | | | 0.950 | |
| Satd. Flow (prot) | 1752 | 1792 | 1792 | 1524 | 1641 | 1455 |
| Flt Permitted | 0.950 | | | | 0.950 | |
| Satd. Flow (perm) | 1752 | 1792 | 1792 | 1524 | 1641 | 1455 |
| Link Speed (mph) | | 35 | 55 | | 30 | |
| Link Distance (ft) | | 955 | 1347 | | 1328 | |
| Travel Time (s) | | 18.6 | 16.7 | | 30.2 | |
| Peak Hour Factor | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 |
| Heavy Vehicles (%) | 3% | 6% | 6% | 6% | 10% | 11% |
| Adj. Flow (vph) | 38 | 654 | 960 | 18 | 21 | 49 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 38 | 654 | 960 | 18 | 21 | 49 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Left | Right | Left | Right |
| Median Width(ft) | | 12 | 12 | | 12 | |
| Link Offset(ft) | | 0 | 0 | | 0 | |
| Crosswalk Width(ft) | | 16 | 16 | | 16 | |
| Two way Left Turn Lane | | Yes | Yes | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | | 9 | 15 | 9 |
| Sign Control | | Free | Free | | Stop | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization 57.5% | | ICU Level of Service B | |
| Analysis Period (min) 15 | | | |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.1 |

| Movement | EBL | EBT | WBT | WBR | SBL | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 36 | 615 | 902 | 17 | 20 | 46 |
| Future Vol, veh/h | 36 | 615 | 902 | 17 | 20 | 46 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 50 | - | - | 120 | 0 | 50 |
| Veh in Median Storage, # | - | 0 | 0 | - | 1 | - |
| Grade, % | - | 0 | 0 | - | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 3 | 6 | 6 | 6 | 10 | 11 |
| Mvmt Flow | 38 | 654 | 960 | 18 | 21 | 49 |

| Major/Minor | Major1 | | Major2 | | Minor2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 978 | 0 | - | 0 | 1690 | 960 |
| Stage 1 | - | - | - | - | 960 | - |
| Stage 2 | - | - | - | - | 730 | - |
| Critical Hdwy | 4.13 | - | - | - | 6.5 | 6.31 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.5 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.5 | - |
| Follow-up Hdwy | 2.227 | - | - | - | 3.59 | 3.399 |
| Pot Cap-1 Maneuver | 702 | - | - | - | 98 | 299 |
| Stage 1 | - | - | - | - | 359 | - |
| Stage 2 | - | - | - | - | 463 | - |
| Platoon blocked, % | | - | - | - | | |
| Mov Cap-1 Maneuver | 702 | - | - | - | 93 | 299 |
| Mov Cap-2 Maneuver | - | - | - | - | 220 | - |
| Stage 1 | - | - | - | - | 340 | - |
| Stage 2 | - | - | - | - | 463 | - |

| Approach | EB | WB | SB |
|---|---|---|---|
| HCM Control Delay, s | 0.6 | 0 | 20.5 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | EBL | EBT | WBT | WBR | SBLn1 | SBLn2 |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 702 | - | - | - | 220 | 299 |
| HCM Lane V/C Ratio | 0.055 | - | - | - | 0.097 | 0.164 |
| HCM Control Delay (s) | 10.4 | - | - | - | 23.1 | 19.4 |
| HCM Lane LOS | B | - | - | - | C | C |
| HCM 95th %tile Q(veh) | 0.2 | - | - | - | 0.3 | 0.6 |

| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 598 | 6 | 78 | 841 | 12 | 62 |
| Future Volume (vph) | 598 | 6 | 78 | 841 | 12 | 62 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | | 0 | 50 | | 0 | 175 |
| Storage Lanes | | 0 | 1 | | 1 | 1 |
| Taper Length (ft) | | | 25 | | 25 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | 0.999 | | | | | 0.850 |
| Flt Protected | | | 0.950 | | 0.950 | |
| Satd. Flow (prot) | 1791 | 0 | 1752 | 1810 | 1543 | 1455 |
| Flt Permitted | | | 0.950 | | 0.950 | |
| Satd. Flow (perm) | 1791 | 0 | 1752 | 1810 | 1543 | 1455 |
| Link Speed (mph) | 45 | | | 55 | 35 | |
| Link Distance (ft) | 1142 | | | 955 | 1763 | |
| Travel Time (s) | 17.3 | | | 11.8 | 34.3 | |
| Peak Hour Factor | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 |
| Heavy Vehicles (%) | 6% | 2% | 3% | 5% | 17% | 11% |
| Adj. Flow (vph) | 636 | 6 | 83 | 895 | 13 | 66 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 642 | 0 | 83 | 895 | 13 | 66 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | 12 | | | 12 | 12 | |
| Link Offset(ft) | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | | | | Yes | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | | 9 | 15 | | 15 | 9 |
| Sign Control | Free | | | Free | Stop | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization 54.3% | | ICU Level of Service A | |
| Analysis Period (min) 15 | | | |

| Intersection | |
|---|---|
| Int Delay, s/veh | 1.2 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 598 | 6 | 78 | 841 | 12 | 62 |
| Future Vol, veh/h | 598 | 6 | 78 | 841 | 12 | 62 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | - | 50 | - | 0 | 175 |
| Veh in Median Storage, # | 0 | - | - | 0 | 1 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 6 | 2 | 3 | 5 | 17 | 11 |
| Mvmt Flow | 636 | 6 | 83 | 895 | 13 | 66 |

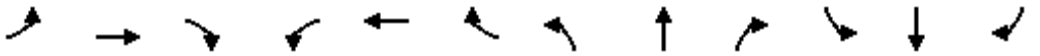
| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 642 | 0 | 1700 | 639 |
| Stage 1 | - | - | - | - | 639 | - |
| Stage 2 | - | - | - | - | 1061 | - |
| Critical Hdwy | - | - | 4.13 | - | 6.57 | 6.31 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.57 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.57 | - |
| Follow-up Hdwy | - | - | 2.227 | - | 3.653 | 3.399 |
| Pot Cap-1 Maneuver | - | - | 938 | - | 93 | 460 |
| Stage 1 | - | - | - | - | 498 | - |
| Stage 2 | - | - | - | - | 312 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 938 | - | 85 | 460 |
| Mov Cap-2 Maneuver | - | - | - | - | 201 | - |
| Stage 1 | - | - | - | - | 498 | - |
| Stage 2 | - | - | - | - | 285 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.8 | 15.7 |
| HCM LOS | | | C |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 201 | 460 | - | - | 938 | - |
| HCM Lane V/C Ratio | 0.064 | 0.143 | - | - | 0.088 | - |
| HCM Control Delay (s) | 24.1 | 14.1 | - | - | 9.2 | - |
| HCM Lane LOS | C | B | - | - | A | - |
| HCM 95th %tile Q(veh) | 0.2 | 0.5 | - | - | 0.3 | - |

# APPENDIX D

# CAPACITY ANALYSIS WORKSHEETS BACKGROUND TRAFFIC

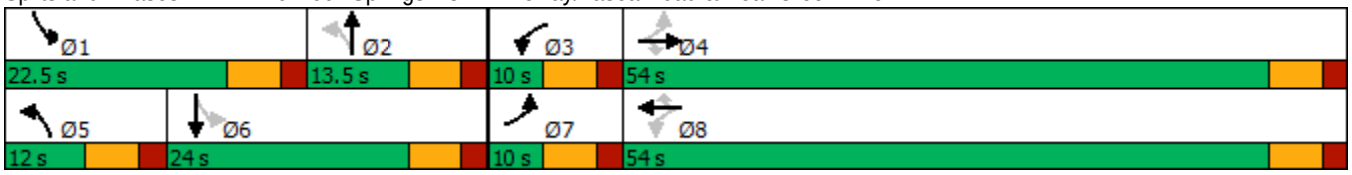


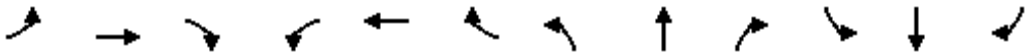
| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 55 | 884 | 20 | 32 | 639 | 37 | 66 | 13 | 105 | 113 | 4 | 128 |
| Future Volume (vph) | 55 | 884 | 20 | 32 | 639 | 37 | 66 | 13 | 105 | 113 | 4 | 128 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 50 | | 230 | 50 | | 120 | 175 | | 0 | 50 | | 0 |
| Storage Lanes | 1 | | 1 | 1 | | 1 | 1 | | 0 | 1 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 180 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | | 0.850 | | | 0.850 | | 0.867 | | | 0.854 | |
| Flt Protected | 0.950 | | | 0.950 | | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 1770 | 1743 | 1583 | 1703 | 1696 | 1583 | 1770 | 1615 | 0 | 1719 | 1532 | 0 |
| Flt Permitted | 0.218 | | | 0.084 | | | 0.668 | | | 0.394 | | |
| Satd. Flow (perm) | 406 | 1743 | 1583 | 151 | 1696 | 1583 | 1244 | 1615 | 0 | 713 | 1532 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | 229 | | | 229 | | 111 | | | 135 | |
| Link Speed (mph) | | 35 | | | 55 | | | 30 | | | 30 | |
| Link Distance (ft) | | 955 | | | 1347 | | | 713 | | | 1328 | |
| Travel Time (s) | | 18.6 | | | 16.7 | | | 16.2 | | | 30.2 | |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles (%) | 2% | 9% | 2% | 6% | 12% | 2% | 2% | 2% | 2% | 5% | 2% | 6% |
| Adj. Flow (vph) | 58 | 931 | 21 | 34 | 673 | 39 | 69 | 14 | 111 | 119 | 4 | 135 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 58 | 931 | 21 | 34 | 673 | 39 | 69 | 125 | 0 | 119 | 139 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 12 | | | 12 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Two way Left Turn Lane | | Yes | | | Yes | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 2 | | 1 | 2 | |
| Detector Template | Left | Thru | Right | Left | Thru | Right | Left | Thru | | Left | Thru | |
| Leading Detector (ft) | 20 | 100 | 20 | 20 | 100 | 20 | 20 | 100 | | 20 | 100 | |
| Trailing Detector (ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Position(ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Size(ft) | 20 | 6 | 20 | 20 | 6 | 20 | 20 | 6 | | 20 | 6 | |
| Detector 1 Type | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 2 Position(ft) | | 94 | | | 94 | | | 94 | | | 94 | |
| Detector 2 Size(ft) | | 6 | | | 6 | | | 6 | | | 6 | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | |
| Detector 2 Channel | | | | | | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | |
| Turn Type | pm+pt | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | | pm+pt | NA | |
| Protected Phases | 7 | 4 | | 3 | 8 | | 5 | 2 | | 1 | 6 | |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Permitted Phases | 4 | | 4 | 8 | | 8 | 2 | | | 6 | | |
| Detector Phase | 7 | 4 | 4 | 3 | 8 | 8 | 5 | 2 | | 1 | 6 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 4.0 | 10.0 | 10.0 | 4.0 | 10.0 | 10.0 | 4.0 | 7.0 | | 4.0 | 7.0 | |
| Minimum Split (s) | 10.0 | 16.0 | 16.0 | 10.0 | 16.0 | 16.0 | 10.0 | 13.0 | | 22.5 | 13.0 | |
| Total Split (s) | 10.0 | 54.0 | 54.0 | 10.0 | 54.0 | 54.0 | 12.0 | 13.5 | | 22.5 | 24.0 | |
| Total Split (%) | 10.0% | 54.0% | 54.0% | 10.0% | 54.0% | 54.0% | 12.0% | 13.5% | | 22.5% | 24.0% | |
| Maximum Green (s) | 4.0 | 48.0 | 48.0 | 4.0 | 48.0 | 48.0 | 6.0 | 7.5 | | 16.5 | 18.0 | |
| Yellow Time (s) | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | | 4.0 | 4.0 | |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | | 2.0 | 2.0 | |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Lost Time (s) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Lead/Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lead | Lag | | Lead | Lag | |
| Lead-Lag Optimize? | | | | | | | | | | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | None | None | None | None | None | None | Max | | None | None | |
| Act Effct Green (s) | 50.6 | 48.3 | 48.3 | 49.3 | 46.1 | 46.1 | 13.5 | 7.6 | | 23.1 | 14.7 | |
| Actuated g/C Ratio | 0.56 | 0.54 | 0.54 | 0.55 | 0.51 | 0.51 | 0.15 | 0.08 | | 0.26 | 0.16 | |
| v/c Ratio | 0.20 | 1.00 | 0.02 | 0.23 | 0.78 | 0.04 | 0.31 | 0.53 | | 0.40 | 0.38 | |
| Control Delay | 9.8 | 52.7 | 0.1 | 11.7 | 26.8 | 0.1 | 31.0 | 20.0 | | 31.1 | 10.6 | |
| Queue Delay | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Delay | 9.8 | 52.7 | 0.1 | 11.7 | 26.8 | 0.1 | 31.0 | 20.0 | | 31.1 | 10.6 | |
| LOS | A | D | A | B | C | A | C | B | | C | B | |
| Approach Delay | | 49.1 | | | 24.7 | | | 23.9 | | | 20.1 | |
| Approach LOS | | D | | | C | | | C | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 100 | | | |
| Actuated Cycle Length: 90.1 | | | |
| Natural Cycle: 100 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 1.00 | | | |
| Intersection Signal Delay: 35.2 | | Intersection LOS: D | |
| Intersection Capacity Utilization 75.0% | | ICU Level of Service D | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 1: 1449 Rock Springs PUD Driveway/Lasea Road & Bear Creek Pike





| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 55 | 884 | 20 | 32 | 639 | 37 | 66 | 13 | 105 | 113 | 4 | 128 |
| Future Volume (veh/h) | 55 | 884 | 20 | 32 | 639 | 37 | 66 | 13 | 105 | 113 | 4 | 128 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1870 | 1767 | 1870 | 1811 | 1722 | 1870 | 1870 | 1870 | 1870 | 1826 | 1870 | 1811 |
| Adj Flow Rate, veh/h | 58 | 931 | 0 | 34 | 673 | 0 | 69 | 14 | 0 | 119 | 4 | 0 |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Percent Heavy Veh, % | 2 | 9 | 2 | 6 | 12 | 2 | 2 | 2 | 2 | 5 | 2 | 6 |
| Cap, veh/h | 315 | 949 | 852 | 137 | 910 | 838 | 283 | 157 | 0 | 333 | 227 | 0 |
| Arrive On Green | 0.03 | 0.54 | 0.00 | 0.03 | 0.53 | 0.00 | 0.05 | 0.08 | 0.00 | 0.08 | 0.12 | 0.00 |
| Sat Flow, veh/h | 1781 | 1767 | 1585 | 1725 | 1722 | 1585 | 1781 | 1870 | 0 | 1739 | 1870 | 0 |
| Grp Volume(v), veh/h | 58 | 931 | 0 | 34 | 673 | 0 | 69 | 14 | 0 | 119 | 4 | 0 |
| Grp Sat Flow(s),veh/h/ln | 1781 | 1767 | 1585 | 1725 | 1722 | 1585 | 1781 | 1870 | 0 | 1739 | 1870 | 0 |
| Q Serve(g_s), s | 1.3 | 46.1 | 0.0 | 0.8 | 27.0 | 0.0 | 3.1 | 0.6 | 0.0 | 5.5 | 0.2 | 0.0 |
| Cycle Q Clear(g_c), s | 1.3 | 46.1 | 0.0 | 0.8 | 27.0 | 0.0 | 3.1 | 0.6 | 0.0 | 5.5 | 0.2 | 0.0 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 0.00 | 1.00 | | 0.00 |
| Lane Grp Cap(c), veh/h | 315 | 949 | 852 | 137 | 910 | 838 | 283 | 157 | 0 | 333 | 227 | 0 |
| V/C Ratio(X) | 0.18 | 0.98 | 0.00 | 0.25 | 0.74 | 0.00 | 0.24 | 0.09 | 0.00 | 0.36 | 0.02 | 0.00 |
| Avail Cap(c_a), veh/h | 333 | 949 | 852 | 170 | 925 | 852 | 319 | 157 | 0 | 507 | 377 | 0 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 |
| Uniform Delay (d), s/veh | 13.2 | 20.2 | 0.0 | 21.2 | 16.3 | 0.0 | 35.1 | 37.8 | 0.0 | 33.1 | 34.6 | 0.0 |
| Incr Delay (d2), s/veh | 0.3 | 24.5 | 0.0 | 0.9 | 3.1 | 0.0 | 0.4 | 1.1 | 0.0 | 0.6 | 0.0 | 0.0 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 0.5 | 23.0 | 0.0 | 0.3 | 9.3 | 0.0 | 1.4 | 0.3 | 0.0 | 2.3 | 0.1 | 0.0 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d),s/veh | 13.5 | 44.8 | 0.0 | 22.1 | 19.4 | 0.0 | 35.5 | 38.9 | 0.0 | 33.8 | 34.6 | 0.0 |
| LnGrp LOS | B | D | A | C | B | A | D | D | A | C | C | A |
| Approach Vol, veh/h | | 989 | | | 707 | | | 83 | | | 123 | |
| Approach Delay, s/veh | | 42.9 | | | 19.6 | | | 36.1 | | | 33.8 | |
| Approach LOS | | D | | | B | | | D | | | C | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 13.6 | 13.5 | 8.3 | 54.0 | 10.2 | 16.9 | 9.1 | 53.2 |
| Change Period (Y+Rc), s | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 16.5 | 7.5 | 4.0 | 48.0 | 6.0 | 18.0 | 4.0 | 48.0 |
| Max Q Clear Time (g_c+I1), s | 7.5 | 2.6 | 2.8 | 48.1 | 5.1 | 2.2 | 3.3 | 29.0 |
| Green Ext Time (p_c), s | 0.2 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 3.8 |

| Intersection Summary | |
|---|---|
| HCM 6th Ctrl Delay | 33.3 |
| HCM 6th LOS | C |

| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 883 | 22 | 38 | 783 | 54 | 93 |
| Future Volume (vph) | 883 | 22 | 38 | 783 | 54 | 93 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | | 180 | 50 | | 0 | 75 |
| Storage Lanes | | 1 | 1 | | 1 | 1 |
| Taper Length (ft) | | | 25 | | 25 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | 0.850 | | | | 0.850 |
| Flt Protected | | | 0.950 | | 0.950 | |
| Satd. Flow (prot) | 1743 | 1324 | 1543 | 1712 | 1378 | 1524 |
| Flt Permitted | | | 0.950 | | 0.950 | |
| Satd. Flow (perm) | 1743 | 1324 | 1543 | 1712 | 1378 | 1524 |
| Link Speed (mph) | 45 | | | 55 | 30 | |
| Link Distance (ft) | 1142 | | | 955 | 1751 | |
| Travel Time (s) | 17.3 | | | 11.8 | 39.8 | |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles (%) | 9% | 22% | 17% | 11% | 31% | 6% |
| Adj. Flow (vph) | 929 | 23 | 40 | 824 | 57 | 98 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 929 | 23 | 40 | 824 | 57 | 98 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | 12 | | | 12 | 12 | |
| Link Offset(ft) | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | Yes | | | Yes | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | | 9 | 15 | | 15 | 9 |
| Sign Control | Free | | | Free | Stop | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization 58.9% | | ICU Level of Service B | |
| Analysis Period (min) 15 | | | |

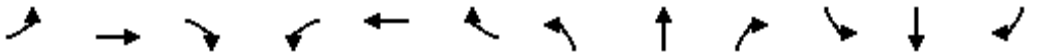
| Intersection | |
|---|---|
| Int Delay, s/veh | 2.2 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 883 | 22 | 38 | 783 | 54 | 93 |
| Future Vol, veh/h | 883 | 22 | 38 | 783 | 54 | 93 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | 180 | 50 | - | 0 | 75 |
| Veh in Median Storage, # | 0 | - | - | 0 | 1 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 9 | 22 | 17 | 11 | 31 | 6 |
| Mvmt Flow | 929 | 23 | 40 | 824 | 57 | 98 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 952 | 0 | 1833 | 929 |
| Stage 1 | - | - | - | - | 929 | - |
| Stage 2 | - | - | - | - | 904 | - |
| Critical Hdwy | - | - | 4.27 | - | 6.71 | 6.26 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.71 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.71 | - |
| Follow-up Hdwy | - | - | 2.353 | - | 3.779 | 3.354 |
| Pot Cap-1 Maneuver | - | - | 664 | - | 70 | 319 |
| Stage 1 | - | - | - | - | 342 | - |
| Stage 2 | - | - | - | - | 352 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 664 | - | 66 | 319 |
| Mov Cap-2 Maneuver | - | - | - | - | 184 | - |
| Stage 1 | - | - | - | - | 342 | - |
| Stage 2 | - | - | - | - | 331 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.5 | 25.6 |
| HCM LOS | | | D |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 184 | 319 | - | - | 664 | - |
| HCM Lane V/C Ratio | 0.309 | 0.307 | - | - | 0.06 | - |
| HCM Control Delay (s) | 33.1 | 21.2 | - | - | 10.8 | - |
| HCM Lane LOS | D | C | - | - | B | - |
| HCM 95th %tile Q(veh) | 1.2 | 1.3 | - | - | 0.2 | - |

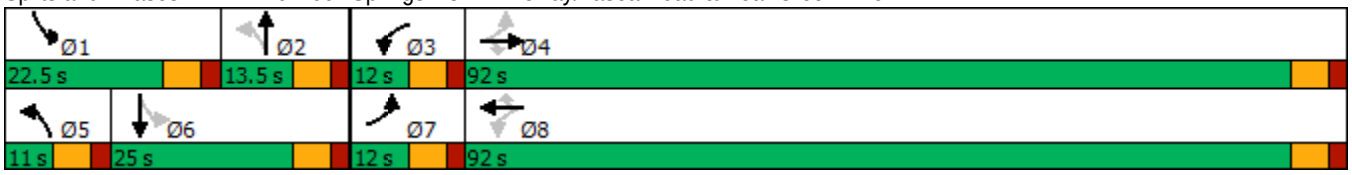


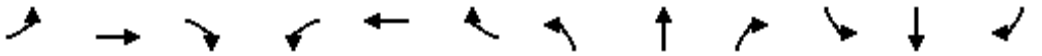
| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 135 | 714 | 64 | 102 | 1072 | 114 | 38 | 8 | 60 | 79 | 13 | 109 |
| Future Volume (vph) | 135 | 714 | 64 | 102 | 1072 | 114 | 38 | 8 | 60 | 79 | 13 | 109 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 50 | | 230 | 50 | | 120 | 175 | | 0 | 50 | | 0 |
| Storage Lanes | 1 | | 1 | 1 | | 1 | 1 | | 0 | 1 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 180 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | | 0.850 | | | 0.850 | | 0.868 | | | 0.866 | |
| Flt Protected | 0.950 | | | 0.950 | | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 1752 | 1792 | 1583 | 1703 | 1792 | 1524 | 1770 | 1617 | 0 | 1641 | 1495 | 0 |
| Flt Permitted | 0.047 | | | 0.243 | | | 0.674 | | | 0.422 | | |
| Satd. Flow (perm) | 87 | 1792 | 1583 | 436 | 1792 | 1524 | 1255 | 1617 | 0 | 729 | 1495 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | 164 | | | 164 | | 64 | | | 116 | |
| Link Speed (mph) | | 35 | | | 55 | | | 30 | | | 30 | |
| Link Distance (ft) | | 955 | | | 1347 | | | 713 | | | 1328 | |
| Travel Time (s) | | 18.6 | | | 16.7 | | | 16.2 | | | 30.2 | |
| Peak Hour Factor | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 |
| Heavy Vehicles (%) | 3% | 6% | 2% | 6% | 6% | 6% | 2% | 2% | 2% | 10% | 2% | 11% |
| Adj. Flow (vph) | 144 | 760 | 68 | 109 | 1140 | 121 | 40 | 9 | 64 | 84 | 14 | 116 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 144 | 760 | 68 | 109 | 1140 | 121 | 40 | 73 | 0 | 84 | 130 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 12 | | | 12 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Two way Left Turn Lane | | Yes | | | Yes | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 2 | | 1 | 2 | |
| Detector Template | Left | Thru | Right | Left | Thru | Right | Left | Thru | | Left | Thru | |
| Leading Detector (ft) | 20 | 100 | 20 | 20 | 100 | 20 | 20 | 100 | | 20 | 100 | |
| Trailing Detector (ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Position(ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Size(ft) | 20 | 6 | 20 | 20 | 6 | 20 | 20 | 6 | | 20 | 6 | |
| Detector 1 Type | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 2 Position(ft) | | 94 | | | 94 | | | 94 | | | 94 | |
| Detector 2 Size(ft) | | 6 | | | 6 | | | 6 | | | 6 | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | |
| Detector 2 Channel | | | | | | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | |
| Turn Type | pm+pt | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | | pm+pt | NA | |
| Protected Phases | 7 | 4 | | 3 | 8 | | 5 | 2 | | 1 | 6 | |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Permitted Phases | 4 | | 4 | 8 | | 8 | 2 | | | 6 | | |
| Detector Phase | 7 | 4 | 4 | 3 | 8 | 8 | 5 | 2 | | 1 | 6 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 4.0 | 10.0 | 10.0 | 4.0 | 10.0 | 10.0 | 4.0 | 7.0 | | 4.0 | 7.0 | |
| Minimum Split (s) | 10.0 | 16.0 | 16.0 | 10.0 | 16.0 | 16.0 | 10.0 | 13.0 | | 22.5 | 13.0 | |
| Total Split (s) | 12.0 | 92.0 | 92.0 | 12.0 | 92.0 | 92.0 | 11.0 | 13.5 | | 22.5 | 25.0 | |
| Total Split (%) | 8.6% | 65.7% | 65.7% | 8.6% | 65.7% | 65.7% | 7.9% | 9.6% | | 16.1% | 17.9% | |
| Maximum Green (s) | 6.0 | 86.0 | 86.0 | 6.0 | 86.0 | 86.0 | 5.0 | 7.5 | | 16.5 | 19.0 | |
| Yellow Time (s) | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | | 4.0 | 4.0 | |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | | 2.0 | 2.0 | |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Lost Time (s) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Lead/Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lead | Lag | | Lead | Lag | |
| Lead-Lag Optimize? | | | | | | | | | | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | None | None | None | None | None | None | Max | | None | None | |
| Act Effct Green (s) | 92.1 | 86.1 | 86.1 | 92.1 | 86.1 | 86.1 | 12.5 | 7.5 | | 24.6 | 16.2 | |
| Actuated g/C Ratio | 0.68 | 0.64 | 0.64 | 0.68 | 0.64 | 0.64 | 0.09 | 0.06 | | 0.18 | 0.12 | |
| v/c Ratio | 1.08 | 0.67 | 0.06 | 0.31 | 1.00 | 0.12 | 0.30 | 0.49 | | 0.40 | 0.46 | |
| Control Delay | 132.7 | 19.5 | 0.1 | 8.3 | 51.3 | 0.7 | 52.3 | 29.5 | | 53.0 | 18.1 | |
| Queue Delay | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Delay | 132.7 | 19.5 | 0.1 | 8.3 | 51.3 | 0.7 | 52.3 | 29.5 | | 53.0 | 18.1 | |
| LOS | F | B | A | A | D | A | D | C | | D | B | |
| Approach Delay | | 34.9 | | | 43.4 | | | 37.6 | | | 31.8 | |
| Approach LOS | | C | | | D | | | D | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 140 | | | |
| Actuated Cycle Length: 135 | | | |
| Natural Cycle: 140 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 1.08 | | | |
| Intersection Signal Delay: 39.1 | | Intersection LOS: D | |
| Intersection Capacity Utilization 94.6% | | ICU Level of Service F | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 1: 1449 Rock Springs PUD Driveway/Lasea Road & Bear Creek Pike





| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 135 | 714 | 64 | 102 | 1072 | 114 | 38 | 8 | 60 | 79 | 13 | 109 |
| Future Volume (veh/h) | 135 | 714 | 64 | 102 | 1072 | 114 | 38 | 8 | 60 | 79 | 13 | 109 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1856 | 1811 | 1870 | 1811 | 1811 | 1811 | 1870 | 1870 | 1870 | 1752 | 1870 | 1737 |
| Adj Flow Rate, veh/h | 144 | 760 | 0 | 109 | 1140 | 0 | 40 | 9 | 0 | 84 | 14 | 0 |
| Peak Hour Factor | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 |
| Percent Heavy Veh, % | 3 | 6 | 2 | 6 | 6 | 6 | 2 | 2 | 2 | 10 | 2 | 11 |
| Cap, veh/h | 161 | 1190 | 1042 | 398 | 1172 | 993 | 187 | 109 | 0 | 230 | 173 | 0 |
| Arrive On Green | 0.05 | 0.66 | 0.00 | 0.04 | 0.65 | 0.00 | 0.03 | 0.06 | 0.00 | 0.06 | 0.09 | 0.00 |
| Sat Flow, veh/h | 1767 | 1811 | 1585 | 1725 | 1811 | 1535 | 1781 | 1870 | 0 | 1668 | 1870 | 0 |
| Grp Volume(v), veh/h | 144 | 760 | 0 | 109 | 1140 | 0 | 40 | 9 | 0 | 84 | 14 | 0 |
| Grp Sat Flow(s),veh/h/ln | 1767 | 1811 | 1585 | 1725 | 1811 | 1535 | 1781 | 1870 | 0 | 1668 | 1870 | 0 |
| Q Serve(g_s), s | 4.6 | 32.0 | 0.0 | 2.8 | 77.4 | 0.0 | 2.7 | 0.6 | 0.0 | 6.0 | 0.9 | 0.0 |
| Cycle Q Clear(g_c), s | 4.6 | 32.0 | 0.0 | 2.8 | 77.4 | 0.0 | 2.7 | 0.6 | 0.0 | 6.0 | 0.9 | 0.0 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 0.00 | 1.00 | | 0.00 |
| Lane Grp Cap(c), veh/h | 161 | 1190 | 1042 | 398 | 1172 | 993 | 187 | 109 | 0 | 230 | 173 | 0 |
| V/C Ratio(X) | 0.89 | 0.64 | 0.00 | 0.27 | 0.97 | 0.00 | 0.21 | 0.08 | 0.00 | 0.36 | 0.08 | 0.00 |
| Avail Cap(c_a), veh/h | 161 | 1207 | 1057 | 416 | 1207 | 1023 | 206 | 109 | 0 | 340 | 275 | 0 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 |
| Uniform Delay (d), s/veh | 37.4 | 13.1 | 0.0 | 11.2 | 21.7 | 0.0 | 55.1 | 57.5 | 0.0 | 52.1 | 53.5 | 0.0 |
| Incr Delay (d2), s/veh | 41.7 | 1.1 | 0.0 | 0.4 | 19.4 | 0.0 | 0.6 | 1.5 | 0.0 | 1.0 | 0.2 | 0.0 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 6.5 | 12.4 | 0.0 | 0.9 | 32.9 | 0.0 | 1.2 | 0.3 | 0.0 | 2.6 | 0.4 | 0.0 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d),s/veh | 79.1 | 14.2 | 0.0 | 11.6 | 41.1 | 0.0 | 55.7 | 59.0 | 0.0 | 53.1 | 53.7 | 0.0 |
| LnGrp LOS | E | B | A | B | D | A | E | E | A | D | D | A |
| Approach Vol, veh/h | | 904 | | | 1249 | | | 49 | | | 98 | |
| Approach Delay, s/veh | | 24.5 | | | 38.5 | | | 56.3 | | | 53.2 | |
| Approach LOS | | C | | | D | | | E | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 14.0 | 13.5 | 10.7 | 90.8 | 9.6 | 17.9 | 12.0 | 89.5 |
| Change Period (Y+Rc), s | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 16.5 | 7.5 | 6.0 | 86.0 | 5.0 | 19.0 | 6.0 | 86.0 |
| Max Q Clear Time (g_c+I1), s | 8.0 | 2.6 | 4.8 | 34.0 | 4.7 | 2.9 | 6.6 | 79.4 |
| Green Ext Time (p_c), s | 0.1 | 0.0 | 0.0 | 6.5 | 0.0 | 0.0 | 0.0 | 4.1 |

| Intersection Summary | |
|---|---|
| HCM 6th Ctrl Delay | 34.0 |
| HCM 6th LOS | C |

| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 882 | 45 | 103 | 1083 | 37 | 79 |
| Future Volume (vph) | 882 | 45 | 103 | 1083 | 37 | 79 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | | 180 | 50 | | 0 | 75 |
| Storage Lanes | | 1 | 1 | | 1 | 1 |
| Taper Length (ft) | | | 25 | | 25 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | 0.850 | | | | 0.850 |
| Flt Protected | | | 0.950 | | 0.950 | |
| Satd. Flow (prot) | 1792 | 1583 | 1752 | 1810 | 1543 | 1455 |
| Flt Permitted | | | 0.950 | | 0.950 | |
| Satd. Flow (perm) | 1792 | 1583 | 1752 | 1810 | 1543 | 1455 |
| Link Speed (mph) | 45 | | | 55 | 30 | |
| Link Distance (ft) | 1142 | | | 955 | 1751 | |
| Travel Time (s) | 17.3 | | | 11.8 | 39.8 | |
| Peak Hour Factor | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 |
| Heavy Vehicles (%) | 6% | 2% | 3% | 5% | 17% | 11% |
| Adj. Flow (vph) | 938 | 48 | 110 | 1152 | 39 | 84 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 938 | 48 | 110 | 1152 | 39 | 84 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | 12 | | | 12 | 12 | |
| Link Offset(ft) | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | Yes | | | Yes | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | | 9 | 15 | | 15 | 9 |
| Sign Control | Free | | | Free | Stop | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization 67.0% | | ICU Level of Service C | |
| Analysis Period (min) 15 | | | |

| Intersection | |
|---|---|
| Int Delay, s/veh | 2.1 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 882 | 45 | 103 | 1083 | 37 | 79 |
| Future Vol, veh/h | 882 | 45 | 103 | 1083 | 37 | 79 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | 180 | 50 | - | 0 | 75 |
| Veh in Median Storage, # | 0 | - | - | 0 | 1 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 6 | 2 | 3 | 5 | 17 | 11 |
| Mvmt Flow | 938 | 48 | 110 | 1152 | 39 | 84 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 986 | 0 | 2310 | 938 |
| Stage 1 | - | - | - | - | 938 | - |
| Stage 2 | - | - | - | - | 1372 | - |
| Critical Hdwy | - | - | 4.13 | - | 6.57 | 6.31 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.57 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.57 | - |
| Follow-up Hdwy | - | - | 2.227 | - | 3.653 | 3.399 |
| Pot Cap-1 Maneuver | - | - | 697 | - | ~ 38 | 308 |
| Stage 1 | - | - | - | - | 358 | - |
| Stage 2 | - | - | - | - | 219 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 697 | - | ~ 32 | 308 |
| Mov Cap-2 Maneuver | - | - | - | - | 124 | - |
| Stage 1 | - | - | - | - | 358 | - |
| Stage 2 | - | - | - | - | 184 | - |

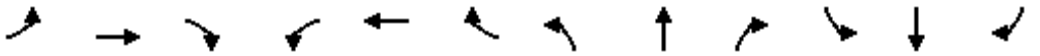
| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 1 | 29.3 |
| HCM LOS | | | D |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 124 | 308 | - | - | 697 | - |
| HCM Lane V/C Ratio | 0.317 | 0.273 | - | - | 0.157 | - |
| HCM Control Delay (s) | 47 | 21 | - | - | 11.1 | - |
| HCM Lane LOS | E | C | - | - | B | - |
| HCM 95th %tile Q(veh) | 1.2 | 1.1 | - | - | 0.6 | - |

| Notes | | | |
|---|---|---|---|
| ~: Volume exceeds capacity | $: Delay exceeds 300s | +: Computation Not Defined | *: All major volume in platoon |

# APPENDIX E

# CAPACITY ANALYSIS WORKSHEETS
# TOTAL TRAFFIC

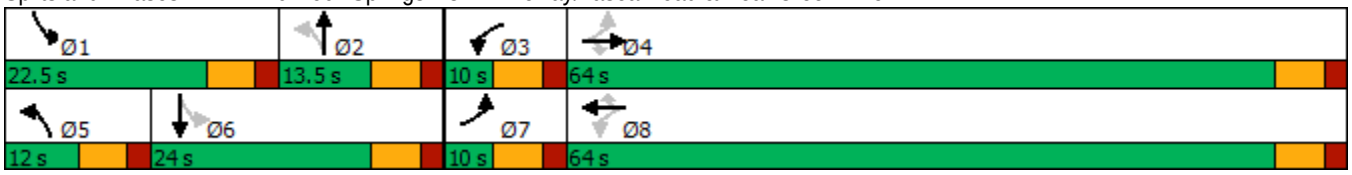


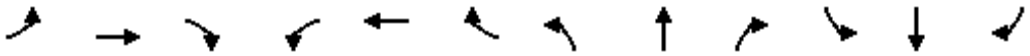
| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 60 | 929 | 20 | 32 | 654 | 37 | 66 | 13 | 105 | 113 | 4 | 130 |
| Future Volume (vph) | 60 | 929 | 20 | 32 | 654 | 37 | 66 | 13 | 105 | 113 | 4 | 130 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 50 | | 230 | 50 | | 120 | 175 | | 0 | 50 | | 0 |
| Storage Lanes | 1 | | 1 | 1 | | 1 | 1 | | 0 | 1 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 180 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | | 0.850 | | | 0.850 | | 0.867 | | | 0.854 | |
| Flt Protected | 0.950 | | | 0.950 | | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 1770 | 1743 | 1583 | 1703 | 1696 | 1583 | 1770 | 1615 | 0 | 1719 | 1532 | 0 |
| Flt Permitted | 0.237 | | | 0.070 | | | 0.667 | | | 0.352 | | |
| Satd. Flow (perm) | 441 | 1743 | 1583 | 125 | 1696 | 1583 | 1242 | 1615 | 0 | 637 | 1532 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | 208 | | | 208 | | 111 | | | 137 | |
| Link Speed (mph) | | 35 | | | 55 | | | 30 | | | 30 | |
| Link Distance (ft) | | 955 | | | 1347 | | | 713 | | | 1328 | |
| Travel Time (s) | | 18.6 | | | 16.7 | | | 16.2 | | | 30.2 | |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles (%) | 2% | 9% | 2% | 6% | 12% | 2% | 2% | 2% | 2% | 5% | 2% | 6% |
| Adj. Flow (vph) | 63 | 978 | 21 | 34 | 688 | 39 | 69 | 14 | 111 | 119 | 4 | 137 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 63 | 978 | 21 | 34 | 688 | 39 | 69 | 125 | 0 | 119 | 141 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 12 | | | 12 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Two way Left Turn Lane | | Yes | | | Yes | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 2 | | 1 | 2 | |
| Detector Template | Left | Thru | Right | Left | Thru | Right | Left | Thru | | Left | Thru | |
| Leading Detector (ft) | 20 | 100 | 20 | 20 | 100 | 20 | 20 | 100 | | 20 | 100 | |
| Trailing Detector (ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Position(ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Size(ft) | 20 | 6 | 20 | 20 | 6 | 20 | 20 | 6 | | 20 | 6 | |
| Detector 1 Type | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 2 Position(ft) | | 94 | | | 94 | | | 94 | | | 94 | |
| Detector 2 Size(ft) | | 6 | | | 6 | | | 6 | | | 6 | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | |
| Detector 2 Channel | | | | | | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | |
| Turn Type | pm+pt | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | | pm+pt | NA | |
| Protected Phases | 7 | 4 | | 3 | 8 | | 5 | 2 | | 1 | 6 | |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Permitted Phases | 4 | | 4 | 8 | | 8 | 2 | | | 6 | | |
| Detector Phase | 7 | 4 | 4 | 3 | 8 | 8 | 5 | 2 | | 1 | 6 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 4.0 | 10.0 | 10.0 | 4.0 | 10.0 | 10.0 | 4.0 | 7.0 | | 4.0 | 7.0 | |
| Minimum Split (s) | 10.0 | 16.0 | 16.0 | 10.0 | 16.0 | 16.0 | 10.0 | 13.0 | | 22.5 | 13.0 | |
| Total Split (s) | 10.0 | 64.0 | 64.0 | 10.0 | 64.0 | 64.0 | 12.0 | 13.5 | | 22.5 | 24.0 | |
| Total Split (%) | 9.1% | 58.2% | 58.2% | 9.1% | 58.2% | 58.2% | 10.9% | 12.3% | | 20.5% | 21.8% | |
| Maximum Green (s) | 4.0 | 58.0 | 58.0 | 4.0 | 58.0 | 58.0 | 6.0 | 7.5 | | 16.5 | 18.0 | |
| Yellow Time (s) | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | | 4.0 | 4.0 | |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | | 2.0 | 2.0 | |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Lost Time (s) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Lead/Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lead | Lag | | Lead | Lag | |
| Lead-Lag Optimize? | | | | | | | | | | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | None | None | None | None | None | None | Max | | None | None | |
| Act Effct Green (s) | 60.6 | 58.3 | 58.3 | 59.3 | 56.1 | 56.1 | 13.5 | 7.5 | | 24.0 | 15.4 | |
| Actuated g/C Ratio | 0.60 | 0.58 | 0.58 | 0.59 | 0.56 | 0.56 | 0.13 | 0.07 | | 0.24 | 0.15 | |
| v/c Ratio | 0.20 | 0.97 | 0.02 | 0.25 | 0.73 | 0.04 | 0.35 | 0.56 | | 0.44 | 0.40 | |
| Control Delay | 9.1 | 45.4 | 0.1 | 12.2 | 23.6 | 0.1 | 37.0 | 22.5 | | 37.0 | 11.5 | |
| Queue Delay | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Delay | 9.1 | 45.4 | 0.1 | 12.2 | 23.6 | 0.1 | 37.0 | 22.5 | | 37.0 | 11.5 | |
| LOS | A | D | A | B | C | A | D | C | | D | B | |
| Approach Delay | | 42.3 | | | 21.9 | | | 27.7 | | | 23.2 | |
| Approach LOS | | D | | | C | | | C | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 110 | | | |
| Actuated Cycle Length: 100.8 | | | |
| Natural Cycle: 110 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 0.97 | | | |
| Intersection Signal Delay: 32.1 | | Intersection LOS: C | |
| Intersection Capacity Utilization 78.3% | | ICU Level of Service D | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 1: 1449 Rock Springs PUD Driveway/Lasea Road & Bear Creek Pike





| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 60 | 929 | 20 | 32 | 654 | 37 | 66 | 13 | 105 | 113 | 4 | 130 |
| Future Volume (veh/h) | 60 | 929 | 20 | 32 | 654 | 37 | 66 | 13 | 105 | 113 | 4 | 130 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1870 | 1767 | 1870 | 1811 | 1722 | 1870 | 1870 | 1870 | 1870 | 1826 | 1870 | 1811 |
| Adj Flow Rate, veh/h | 63 | 978 | 0 | 34 | 688 | 0 | 69 | 14 | 0 | 119 | 4 | 0 |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Percent Heavy Veh, % | 2 | 9 | 2 | 6 | 12 | 2 | 2 | 2 | 2 | 5 | 2 | 6 |
| Cap, veh/h | 339 | 1012 | 908 | 140 | 972 | 895 | 264 | 142 | 0 | 312 | 209 | 0 |
| Arrive On Green | 0.03 | 0.57 | 0.00 | 0.02 | 0.56 | 0.00 | 0.05 | 0.08 | 0.00 | 0.08 | 0.11 | 0.00 |
| Sat Flow, veh/h | 1781 | 1767 | 1585 | 1725 | 1722 | 1585 | 1781 | 1870 | 0 | 1739 | 1870 | 0 |
| Grp Volume(v), veh/h | 63 | 978 | 0 | 34 | 688 | 0 | 69 | 14 | 0 | 119 | 4 | 0 |
| Grp Sat Flow(s),veh/h/ln | 1781 | 1767 | 1585 | 1725 | 1722 | 1585 | 1781 | 1870 | 0 | 1739 | 1870 | 0 |
| Q Serve(g_s), s | 1.5 | 52.3 | 0.0 | 0.8 | 28.6 | 0.0 | 3.5 | 0.7 | 0.0 | 6.1 | 0.2 | 0.0 |
| Cycle Q Clear(g_c), s | 1.5 | 52.3 | 0.0 | 0.8 | 28.6 | 0.0 | 3.5 | 0.7 | 0.0 | 6.1 | 0.2 | 0.0 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 0.00 | 1.00 | | 0.00 |
| Lane Grp Cap(c), veh/h | 339 | 1012 | 908 | 140 | 972 | 895 | 264 | 142 | 0 | 312 | 209 | 0 |
| V/C Ratio(X) | 0.19 | 0.97 | 0.00 | 0.24 | 0.71 | 0.00 | 0.26 | 0.10 | 0.00 | 0.38 | 0.02 | 0.00 |
| Avail Cap(c_a), veh/h | 352 | 1038 | 931 | 167 | 1012 | 931 | 288 | 142 | 0 | 458 | 341 | 0 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 |
| Uniform Delay (d), s/veh | 12.8 | 20.2 | 0.0 | 22.8 | 15.6 | 0.0 | 39.5 | 42.5 | 0.0 | 37.5 | 39.0 | 0.0 |
| Incr Delay (d2), s/veh | 0.3 | 19.9 | 0.0 | 0.9 | 2.2 | 0.0 | 0.5 | 1.4 | 0.0 | 0.8 | 0.0 | 0.0 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 0.5 | 24.5 | 0.0 | 0.4 | 9.7 | 0.0 | 1.6 | 0.4 | 0.0 | 2.6 | 0.1 | 0.0 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d),s/veh | 13.1 | 40.1 | 0.0 | 23.7 | 17.8 | 0.0 | 40.0 | 43.8 | 0.0 | 38.2 | 39.0 | 0.0 |
| LnGrp LOS | B | D | A | C | B | A | D | D | A | D | D | A |
| Approach Vol, veh/h | | 1041 | | | 722 | | | 83 | | | 123 | |
| Approach Delay, s/veh | | 38.5 | | | 18.1 | | | 40.6 | | | 38.3 | |
| Approach LOS | | D | | | B | | | D | | | D | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 14.2 | 13.5 | 8.4 | 62.6 | 10.7 | 17.1 | 9.3 | 61.7 |
| Change Period (Y+Rc), s | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 16.5 | 7.5 | 4.0 | 58.0 | 6.0 | 18.0 | 4.0 | 58.0 |
| Max Q Clear Time (g_c+I1), s | 8.1 | 2.7 | 2.8 | 54.3 | 5.5 | 2.2 | 3.5 | 30.6 |
| Green Ext Time (p_c), s | 0.2 | 0.0 | 0.0 | 2.3 | 0.0 | 0.0 | 0.0 | 4.3 |

| Intersection Summary | |
|---|---|
| HCM 6th Ctrl Delay | 31.1 |
| HCM 6th LOS | C |

| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 883 | 35 | 55 | 783 | 94 | 143 |
| Future Volume (vph) | 883 | 35 | 55 | 783 | 94 | 143 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | | 180 | 50 | | 0 | 75 |
| Storage Lanes | | 1 | 1 | | 1 | 1 |
| Taper Length (ft) | | | 25 | | 25 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | 0.850 | | | | 0.850 |
| Flt Protected | | | 0.950 | | 0.950 | |
| Satd. Flow (prot) | 1743 | 1324 | 1543 | 1712 | 1378 | 1524 |
| Flt Permitted | | | 0.950 | | 0.950 | |
| Satd. Flow (perm) | 1743 | 1324 | 1543 | 1712 | 1378 | 1524 |
| Link Speed (mph) | 45 | | | 55 | 30 | |
| Link Distance (ft) | 1142 | | | 955 | 1751 | |
| Travel Time (s) | 17.3 | | | 11.8 | 39.8 | |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles (%) | 9% | 22% | 17% | 11% | 31% | 6% |
| Adj. Flow (vph) | 929 | 37 | 58 | 824 | 99 | 151 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 929 | 37 | 58 | 824 | 99 | 151 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | 12 | | | 12 | 12 | |
| Link Offset(ft) | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | Yes | | | Yes | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | | 9 | 15 | | 15 | 9 |
| Sign Control | Free | | | Free | Stop | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization 62.0% | | ICU Level of Service B | |
| Analysis Period (min) 15 | | | |

| Intersection | |
|---|---|
| Int Delay, s/veh | 4.5 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 883 | 35 | 55 | 783 | 94 | 143 |
| Future Vol, veh/h | 883 | 35 | 55 | 783 | 94 | 143 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | 180 | 50 | - | 0 | 75 |
| Veh in Median Storage, # | 0 | - | - | 0 | 1 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 9 | 22 | 17 | 11 | 31 | 6 |
| Mvmt Flow | 929 | 37 | 58 | 824 | 99 | 151 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 966 | 0 | 1869 | 929 |
| Stage 1 | - | - | - | - | 929 | - |
| Stage 2 | - | - | - | - | 940 | - |
| Critical Hdwy | - | - | 4.27 | - | 6.71 | 6.26 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.71 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.71 | - |
| Follow-up Hdwy | - | - | 2.353 | - | 3.779 | 3.354 |
| Pot Cap-1 Maneuver | - | - | 656 | - | ~ 67 | 319 |
| Stage 1 | - | - | - | - | 342 | - |
| Stage 2 | - | - | - | - | 337 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 656 | - | ~ 61 | 319 |
| Mov Cap-2 Maneuver | - | - | - | - | 175 | - |
| Stage 1 | - | - | - | - | 342 | - |
| Stage 2 | - | - | - | - | 307 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 0.7 | 35.3 |
| HCM LOS | | | E |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 175 | 319 | - | - | 656 | - |
| HCM Lane V/C Ratio | 0.565 | 0.472 | - | - | 0.088 | - |
| HCM Control Delay (s) | 49.4 | 26 | - | - | 11 | - |
| HCM Lane LOS | E | D | - | - | B | - |
| HCM 95th %tile Q(veh) | 3 | 2.4 | - | - | 0.3 | - |

| Notes | | | |
|---|---|---|---|
| ~: Volume exceeds capacity | $: Delay exceeds 300s | +: Computation Not Defined | *: All major volume in platoon |

| Lane Group | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 10 | 89 | 103 | 3 | 30 | 70 |
| Future Volume (vph) | 10 | 89 | 103 | 3 | 30 | 70 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 0 | 0 | | 35 | 35 | |
| Storage Lanes | 1 | 0 | | 0 | 0 | |
| Taper Length (ft) | 25 | | | | 25 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | 0.879 | | 0.996 | | | |
| Flt Protected | 0.995 | | | | | 0.985 |
| Satd. Flow (prot) | 1629 | 0 | 1453 | 0 | 0 | 1757 |
| Flt Permitted | 0.995 | | | | | 0.985 |
| Satd. Flow (perm) | 1629 | 0 | 1453 | 0 | 0 | 1757 |
| Link Speed (mph) | 30 | | 30 | | | 30 |
| Link Distance (ft) | 2129 | | 1097 | | | 1751 |
| Travel Time (s) | 48.4 | | 24.9 | | | 39.8 |
| Peak Hour Factor | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 | 0.95 |
| Heavy Vehicles (%) | 2% | 2% | 31% | 2% | 17% | 2% |
| Adj. Flow (vph) | 11 | 94 | 108 | 3 | 32 | 74 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 105 | 0 | 111 | 0 | 0 | 106 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Right | Left | Left |
| Median Width(ft) | 12 | | 0 | | | 0 |
| Link Offset(ft) | 0 | | 0 | | | 0 |
| Crosswalk Width(ft) | 16 | | 16 | | | 16 |
| Two way Left Turn Lane | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | 9 | | 9 | 15 | |
| Sign Control | Stop | | Free | | | Free |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization 24.7% | | ICU Level of Service A | |
| Analysis Period (min) 15 | | | |

| Intersection | |
|---|---|
| Int Delay, s/veh | 3.8 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 10 | 89 | 103 | 3 | 30 | 70 |
| Future Vol, veh/h | 10 | 89 | 103 | 3 | 30 | 70 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 95 | 95 | 95 | 95 | 95 | 95 |
| Heavy Vehicles, % | 2 | 2 | 31 | 2 | 17 | 2 |
| Mvmt Flow | 11 | 94 | 108 | 3 | 32 | 74 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 248 | 110 | 0 | 0 | 111 | 0 |
| Stage 1 | 110 | - | - | - | - | - |
| Stage 2 | 138 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.27 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.353 | - |
| Pot Cap-1 Maneuver | 740 | 943 | - | - | 1390 | - |
| Stage 1 | 915 | - | - | - | - | - |
| Stage 2 | 889 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 722 | 943 | - | - | 1390 | - |
| Mov Cap-2 Maneuver | 722 | - | - | - | - | - |
| Stage 1 | 915 | - | - | - | - | - |
| Stage 2 | 868 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 9.4 | 0 | 2.3 |
| HCM LOS | A | | |

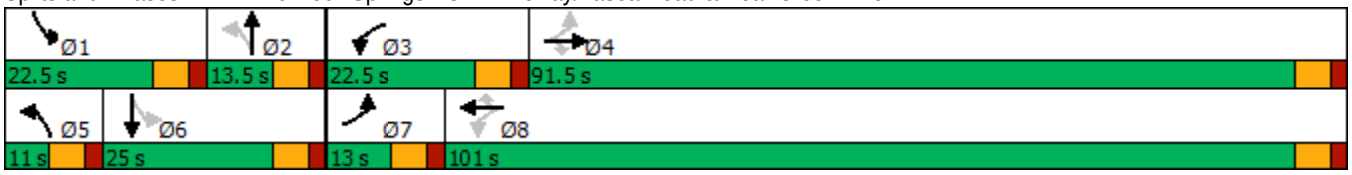
| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | SBL | SBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 915 | 1390 | - |
| HCM Lane V/C Ratio | - | - | 0.114 | 0.023 | - |
| HCM Control Delay (s) | - | - | 9.4 | 7.7 | 0 |
| HCM Lane LOS | - | - | A | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.4 | 0.1 | - |

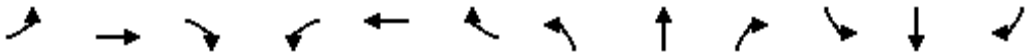
| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (vph) | 138 | 744 | 64 | 102 | 1123 | 114 | 38 | 8 | 60 | 79 | 13 | 115 |
| Future Volume (vph) | 138 | 744 | 64 | 102 | 1123 | 114 | 38 | 8 | 60 | 79 | 13 | 115 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 50 | | 230 | 50 | | 120 | 175 | | 0 | 50 | | 0 |
| Storage Lanes | 1 | | 1 | 1 | | 1 | 1 | | 0 | 1 | | 0 |
| Taper Length (ft) | 25 | | | 25 | | | 25 | | | 180 | | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | | 0.850 | | | 0.850 | | 0.868 | | | 0.865 | |
| Flt Protected | 0.950 | | | 0.950 | | | 0.950 | | | 0.950 | | |
| Satd. Flow (prot) | 1752 | 1792 | 1583 | 1703 | 1792 | 1524 | 1770 | 1617 | 0 | 1641 | 1493 | 0 |
| Flt Permitted | 0.043 | | | 0.226 | | | 0.670 | | | 0.422 | | |
| Satd. Flow (perm) | 79 | 1792 | 1583 | 405 | 1792 | 1524 | 1248 | 1617 | 0 | 729 | 1493 | 0 |
| Right Turn on Red | | | Yes | | | Yes | | | Yes | | | Yes |
| Satd. Flow (RTOR) | | | 196 | | | 153 | | 64 | | | 122 | |
| Link Speed (mph) | | 35 | | | 55 | | | 30 | | | 30 | |
| Link Distance (ft) | | 955 | | | 1347 | | | 713 | | | 1328 | |
| Travel Time (s) | | 18.6 | | | 16.7 | | | 16.2 | | | 30.2 | |
| Peak Hour Factor | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 |
| Heavy Vehicles (%) | 3% | 6% | 2% | 6% | 6% | 6% | 2% | 2% | 2% | 10% | 2% | 11% |
| Adj. Flow (vph) | 147 | 791 | 68 | 109 | 1195 | 121 | 40 | 9 | 64 | 84 | 14 | 122 |
| Shared Lane Traffic (%) | | | | | | | | | | | | |
| Lane Group Flow (vph) | 147 | 791 | 68 | 109 | 1195 | 121 | 40 | 73 | 0 | 84 | 136 | 0 |
| Enter Blocked Intersection | No | No | No | No | No | No | No | No | No | No | No | No |
| Lane Alignment | Left | Left | Right | Left | Left | Right | Left | Left | Right | Left | Left | Right |
| Median Width(ft) | | 12 | | | 12 | | | 12 | | | 12 | |
| Link Offset(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Crosswalk Width(ft) | | 0 | | | 0 | | | 0 | | | 0 | |
| Two way Left Turn Lane | | Yes | | | Yes | | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | | 9 | 15 | | 9 | 15 | | 9 | 15 | | 9 |
| Number of Detectors | 1 | 2 | 1 | 1 | 2 | 1 | 1 | 2 | | 1 | 2 | |
| Detector Template | Left | Thru | Right | Left | Thru | Right | Left | Thru | | Left | Thru | |
| Leading Detector (ft) | 20 | 100 | 20 | 20 | 100 | 20 | 20 | 100 | | 20 | 100 | |
| Trailing Detector (ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Position(ft) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | 0 | 0 | |
| Detector 1 Size(ft) | 20 | 6 | 20 | 20 | 6 | 20 | 20 | 6 | | 20 | 6 | |
| Detector 1 Type | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | Cl+Ex | | Cl+Ex | Cl+Ex | |
| Detector 1 Channel | | | | | | | | | | | | |
| Detector 1 Extend (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Queue (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 1 Delay (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Detector 2 Position(ft) | | 94 | | | 94 | | | 94 | | | 94 | |
| Detector 2 Size(ft) | | 6 | | | 6 | | | 6 | | | 6 | |
| Detector 2 Type | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | | | Cl+Ex | |
| Detector 2 Channel | | | | | | | | | | | | |
| Detector 2 Extend (s) | | 0.0 | | | 0.0 | | | 0.0 | | | 0.0 | |
| Turn Type | pm+pt | NA | Perm | pm+pt | NA | Perm | pm+pt | NA | | pm+pt | NA | |
| Protected Phases | 7 | 4 | | 3 | 8 | | 5 | 2 | | 1 | 6 | |

| Lane Group | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Permitted Phases | 4 | | 4 | 8 | | 8 | 2 | | | 6 | | |
| Detector Phase | 7 | 4 | 4 | 3 | 8 | 8 | 5 | 2 | | 1 | 6 | |
| Switch Phase | | | | | | | | | | | | |
| Minimum Initial (s) | 4.0 | 10.0 | 10.0 | 4.0 | 10.0 | 10.0 | 4.0 | 7.0 | | 4.0 | 7.0 | |
| Minimum Split (s) | 10.0 | 16.0 | 16.0 | 22.5 | 16.0 | 16.0 | 10.0 | 13.0 | | 22.5 | 13.0 | |
| Total Split (s) | 13.0 | 91.5 | 91.5 | 22.5 | 101.0 | 101.0 | 11.0 | 13.5 | | 22.5 | 25.0 | |
| Total Split (%) | 8.7% | 61.0% | 61.0% | 15.0% | 67.3% | 67.3% | 7.3% | 9.0% | | 15.0% | 16.7% | |
| Maximum Green (s) | 7.0 | 85.5 | 85.5 | 16.5 | 95.0 | 95.0 | 5.0 | 7.5 | | 16.5 | 19.0 | |
| Yellow Time (s) | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | 4.0 | | 4.0 | 4.0 | |
| All-Red Time (s) | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | 2.0 | | 2.0 | 2.0 | |
| Lost Time Adjust (s) | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Lost Time (s) | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | | 6.0 | 6.0 | |
| Lead/Lag | Lead | Lag | Lag | Lead | Lag | Lag | Lead | Lag | | Lead | Lag | |
| Lead-Lag Optimize? | | | | | | | | | | | | |
| Vehicle Extension (s) | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 | | 3.0 | 3.0 | |
| Recall Mode | None | None | None | None | None | None | None | Max | | None | None | |
| Act Effct Green (s) | 100.9 | 93.9 | 93.9 | 103.1 | 95.0 | 95.0 | 12.5 | 7.5 | | 25.2 | 16.6 | |
| Actuated g/C Ratio | 0.69 | 0.65 | 0.65 | 0.71 | 0.65 | 0.65 | 0.09 | 0.05 | | 0.17 | 0.11 | |
| v/c Ratio | 1.09 | 0.68 | 0.06 | 0.30 | 1.02 | 0.12 | 0.32 | 0.51 | | 0.42 | 0.49 | |
| Control Delay | 137.4 | 21.0 | 0.1 | 7.8 | 57.4 | 0.9 | 58.7 | 31.8 | | 58.6 | 19.0 | |
| Queue Delay | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | 0.0 | 0.0 | |
| Total Delay | 137.4 | 21.0 | 0.1 | 7.8 | 57.4 | 0.9 | 58.7 | 31.8 | | 58.6 | 19.0 | |
| LOS | F | C | A | A | E | A | E | C | | E | B | |
| Approach Delay | | 36.6 | | | 48.8 | | | 41.3 | | | 34.1 | |
| Approach LOS | | D | | | D | | | D | | | C | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Cycle Length: 150 | | | |
| Actuated Cycle Length: 145.4 | | | |
| Natural Cycle: 150 | | | |
| Control Type: Actuated-Uncoordinated | | | |
| Maximum v/c Ratio: 1.09 | | | |
| Intersection Signal Delay: 42.9 | | Intersection LOS: D | |
| Intersection Capacity Utilization 97.9% | | ICU Level of Service F | |
| Analysis Period (min) 15 | | | |

Splits and Phases: 1: 1449 Rock Springs PUD Driveway/Lasea Road & Bear Creek Pike





| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 138 | 744 | 64 | 102 | 1123 | 114 | 38 | 8 | 60 | 79 | 13 | 115 |
| Future Volume (veh/h) | 138 | 744 | 64 | 102 | 1123 | 114 | 38 | 8 | 60 | 79 | 13 | 115 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Work Zone On Approach | | No | | | No | | | No | | | No | |
| Adj Sat Flow, veh/h/ln | 1856 | 1811 | 1870 | 1811 | 1811 | 1811 | 1870 | 1870 | 1870 | 1752 | 1870 | 1737 |
| Adj Flow Rate, veh/h | 147 | 791 | 0 | 109 | 1195 | 0 | 40 | 9 | 0 | 84 | 14 | 0 |
| Peak Hour Factor | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 |
| Percent Heavy Veh, % | 3 | 6 | 2 | 6 | 6 | 6 | 2 | 2 | 2 | 10 | 2 | 11 |
| Cap, veh/h | 148 | 1235 | 1081 | 400 | 1209 | 1024 | 175 | 99 | 0 | 217 | 161 | 0 |
| Arrive On Green | 0.05 | 0.68 | 0.00 | 0.03 | 0.67 | 0.00 | 0.03 | 0.05 | 0.00 | 0.06 | 0.09 | 0.00 |
| Sat Flow, veh/h | 1767 | 1811 | 1585 | 1725 | 1811 | 1535 | 1781 | 1870 | 0 | 1668 | 1870 | 0 |
| Grp Volume(v), veh/h | 147 | 791 | 0 | 109 | 1195 | 0 | 40 | 9 | 0 | 84 | 14 | 0 |
| Grp Sat Flow(s),veh/h/ln | 1767 | 1811 | 1585 | 1725 | 1811 | 1535 | 1781 | 1870 | 0 | 1668 | 1870 | 0 |
| Q Serve(g_s), s | 6.9 | 35.0 | 0.0 | 2.8 | 91.5 | 0.0 | 3.0 | 0.6 | 0.0 | 6.6 | 1.0 | 0.0 |
| Cycle Q Clear(g_c), s | 6.9 | 35.0 | 0.0 | 2.8 | 91.5 | 0.0 | 3.0 | 0.6 | 0.0 | 6.6 | 1.0 | 0.0 |
| Prop In Lane | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 0.00 | 1.00 | | 0.00 |
| Lane Grp Cap(c), veh/h | 148 | 1235 | 1081 | 400 | 1209 | 1024 | 175 | 99 | 0 | 217 | 161 | 0 |
| V/C Ratio(X) | 0.99 | 0.64 | 0.00 | 0.27 | 0.99 | 0.00 | 0.23 | 0.09 | 0.00 | 0.39 | 0.09 | 0.00 |
| Avail Cap(c_a), veh/h | 148 | 1235 | 1081 | 540 | 1213 | 1028 | 188 | 99 | 0 | 309 | 251 | 0 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 |
| Uniform Delay (d), s/veh | 49.1 | 12.7 | 0.0 | 11.3 | 23.1 | 0.0 | 61.3 | 63.9 | 0.0 | 57.9 | 59.7 | 0.0 |
| Incr Delay (d2), s/veh | 71.3 | 1.1 | 0.0 | 0.4 | 23.0 | 0.0 | 0.7 | 1.8 | 0.0 | 1.1 | 0.2 | 0.0 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 8.2 | 13.6 | 0.0 | 0.9 | 39.7 | 0.0 | 1.4 | 0.4 | 0.0 | 2.9 | 0.5 | 0.0 |
| Unsig. Movement Delay, s/veh | | | | | | | | | | | | |
| LnGrp Delay(d),s/veh | 120.5 | 13.9 | 0.0 | 11.7 | 46.1 | 0.0 | 61.9 | 65.7 | 0.0 | 59.1 | 59.9 | 0.0 |
| LnGrp LOS | F | B | A | B | D | A | E | E | A | E | E | A |
| Approach Vol, veh/h | | 938 | | | 1304 | | | 49 | | | 98 | |
| Approach Delay, s/veh | | 30.6 | | | 43.2 | | | 62.6 | | | 59.2 | |
| Approach LOS | | C | | | D | | | E | | | E | |

| Timer - Assigned Phs | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Phs Duration (G+Y+Rc), s | 14.7 | 13.5 | 10.9 | 102.7 | 10.0 | 18.2 | 13.0 | 100.6 |
| Change Period (Y+Rc), s | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 | 6.0 |
| Max Green Setting (Gmax), s | 16.5 | 7.5 | 16.5 | 85.5 | 5.0 | 19.0 | 7.0 | 95.0 |
| Max Q Clear Time (g_c+I1), s | 8.6 | 2.6 | 4.8 | 37.0 | 5.0 | 3.0 | 8.9 | 93.5 |
| Green Ext Time (p_c), s | 0.1 | 0.0 | 0.2 | 6.9 | 0.0 | 0.0 | 0.0 | 1.1 |

| Intersection Summary | |
|---|---|
| HCM 6th Ctrl Delay | 39.3 |
| HCM 6th LOS | D |

| Lane Group | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 882 | 90 | 160 | 1083 | 63 | 112 |
| Future Volume (vph) | 882 | 90 | 160 | 1083 | 63 | 112 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | | 180 | 50 | | 0 | 75 |
| Storage Lanes | | 1 | 1 | | 1 | 1 |
| Taper Length (ft) | | | 25 | | 25 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | | 0.850 | | | | 0.850 |
| Flt Protected | | | 0.950 | | 0.950 | |
| Satd. Flow (prot) | 1792 | 1583 | 1752 | 1810 | 1543 | 1455 |
| Flt Permitted | | | 0.950 | | 0.950 | |
| Satd. Flow (perm) | 1792 | 1583 | 1752 | 1810 | 1543 | 1455 |
| Link Speed (mph) | 45 | | | 55 | 30 | |
| Link Distance (ft) | 1142 | | | 955 | 1751 | |
| Travel Time (s) | 17.3 | | | 11.8 | 39.8 | |
| Peak Hour Factor | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 |
| Heavy Vehicles (%) | 6% | 2% | 3% | 5% | 17% | 11% |
| Adj. Flow (vph) | 938 | 96 | 170 | 1152 | 67 | 119 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 938 | 96 | 170 | 1152 | 67 | 119 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Left | Left | Right |
| Median Width(ft) | 12 | | | 12 | 12 | |
| Link Offset(ft) | 0 | | | 0 | 0 | |
| Crosswalk Width(ft) | 16 | | | 16 | 16 | |
| Two way Left Turn Lane | Yes | | | Yes | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | | 9 | 15 | | 15 | 9 |
| Sign Control | Free | | | Free | Stop | |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization | 68.8% | ICU Level of Service | C |
| Analysis Period (min) | 15 | | |

| Intersection | |
|---|---|
| Int Delay, s/veh | 4.4 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 882 | 90 | 160 | 1083 | 63 | 112 |
| Future Vol, veh/h | 882 | 90 | 160 | 1083 | 63 | 112 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | - | 180 | 50 | - | 0 | 75 |
| Veh in Median Storage, # | 0 | - | - | 0 | 1 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 6 | 2 | 3 | 5 | 17 | 11 |
| Mvmt Flow | 938 | 96 | 170 | 1152 | 67 | 119 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 1034 | 0 | 2430 | 938 |
| Stage 1 | - | - | - | - | 938 | - |
| Stage 2 | - | - | - | - | 1492 | - |
| Critical Hdwy | - | - | 4.13 | - | 6.57 | 6.31 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.57 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.57 | - |
| Follow-up Hdwy | - | - | 2.227 | - | 3.653 | 3.399 |
| Pot Cap-1 Maneuver | - | - | 668 | - | ~ 31 | 308 |
| Stage 1 | - | - | - | - | 358 | - |
| Stage 2 | - | - | - | - | 190 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 668 | - | ~ 23 | 308 |
| Mov Cap-2 Maneuver | - | - | - | - | 101 | - |
| Stage 1 | - | - | - | - | 358 | - |
| Stage 2 | - | - | - | - | 142 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 1.6 | 48.7 |
| HCM LOS | | | E |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 101 | 308 | - | - | 668 | - |
| HCM Lane V/C Ratio | 0.664 | 0.387 | - | - | 0.255 | - |
| HCM Control Delay (s) | 92.9 | 23.9 | - | - | 12.2 | - |
| HCM Lane LOS | F | C | - | - | B | - |
| HCM 95th %tile Q(veh) | 3.3 | 1.8 | - | - | 1 | - |

| Notes | | | |
|---|---|---|---|
| ~: Volume exceeds capacity | $: Delay exceeds 300s | +: Computation Not Defined | *: All major volume in platoon |

| Lane Group | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Volume (vph) | 7 | 59 | 111 | 11 | 102 | 112 |
| Future Volume (vph) | 7 | 59 | 111 | 11 | 102 | 112 |
| Ideal Flow (vphpl) | 1900 | 1900 | 1900 | 1900 | 1900 | 1900 |
| Storage Length (ft) | 0 | 0 | | 35 | 35 | |
| Storage Lanes | 1 | 0 | | 0 | 0 | |
| Taper Length (ft) | 25 | | | | 25 | |
| Lane Util. Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Frt | 0.878 | | 0.988 | | | |
| Flt Protected | 0.995 | | | | | 0.977 |
| Satd. Flow (prot) | 1627 | 0 | 1624 | 0 | 0 | 1811 |
| Flt Permitted | 0.995 | | | | | 0.977 |
| Satd. Flow (perm) | 1627 | 0 | 1624 | 0 | 0 | 1811 |
| Link Speed (mph) | 30 | | 30 | | | 30 |
| Link Distance (ft) | 2129 | | 1097 | | | 1751 |
| Travel Time (s) | 48.4 | | 24.9 | | | 39.8 |
| Peak Hour Factor | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 | 0.94 |
| Heavy Vehicles (%) | 2% | 2% | 17% | 2% | 2% | 3% |
| Adj. Flow (vph) | 7 | 63 | 118 | 12 | 109 | 119 |
| Shared Lane Traffic (%) | | | | | | |
| Lane Group Flow (vph) | 70 | 0 | 130 | 0 | 0 | 228 |
| Enter Blocked Intersection | No | No | No | No | No | No |
| Lane Alignment | Left | Right | Left | Right | Left | Left |
| Median Width(ft) | 12 | | 0 | | | 0 |
| Link Offset(ft) | 0 | | 0 | | | 0 |
| Crosswalk Width(ft) | 16 | | 16 | | | 16 |
| Two way Left Turn Lane | | | | | | |
| Headway Factor | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Turning Speed (mph) | 15 | 9 | | 9 | 15 | |
| Sign Control | Stop | | Free | | | Free |

| Intersection Summary | | | |
|---|---|---|---|
| Area Type: | Other | | |
| Control Type: Unsignalized | | | |
| Intersection Capacity Utilization 32.1% | | ICU Level of Service A | |
| Analysis Period (min) 15 | | | |

| Intersection | |
|---|---|
| Int Delay, s/veh | 3.5 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 7 | 59 | 111 | 11 | 102 | 112 |
| Future Vol, veh/h | 7 | 59 | 111 | 11 | 102 | 112 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 94 | 94 | 94 | 94 | 94 | 94 |
| Heavy Vehicles, % | 2 | 2 | 17 | 2 | 2 | 3 |
| Mvmt Flow | 7 | 63 | 118 | 12 | 109 | 119 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 461 | 124 | 0 | 0 | 130 | 0 |
| Stage 1 | 124 | - | - | - | - | - |
| Stage 2 | 337 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 559 | 927 | - | - | 1455 | - |
| Stage 1 | 902 | - | - | - | - | - |
| Stage 2 | 723 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 514 | 927 | - | - | 1455 | - |
| Mov Cap-2 Maneuver | 514 | - | - | - | - | - |
| Stage 1 | 902 | - | - | - | - | - |
| Stage 2 | 665 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 9.6 | 0 | 3.7 |
| HCM LOS | A | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | SBL | SBT |
|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 854 | 1455 | - |
| HCM Lane V/C Ratio | - | - | 0.082 | 0.075 | - |
| HCM Control Delay (s) | - | - | 9.6 | 7.7 | 0 |
| HCM Lane LOS | - | - | A | A | A |
| HCM 95th %tile Q(veh) | - | - | 0.3 | 0.2 | - |

# Columbia Fire & Rescue

## Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 3.6.23
Name: Cliff Smith
Phone: 615.477.3186
Email: cliff.smith@cpsland.com
Address/Parcel ID: 1479 Rock Springs Road 092 011.01 and 092-011.02
Property Type: (•) Residential ( ) Commercial ( ) Industrial
Construction Type: stick
Enclosed Area ($ft^2$): 1500 - 2500 sf.

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## FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: 13D

**Water System Demand without Sprinkler Credit**

*Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 1 hours

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

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

**Water System Demand with Sprinkler Credit**

*Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 500 gpm Duration: 1/2 hours

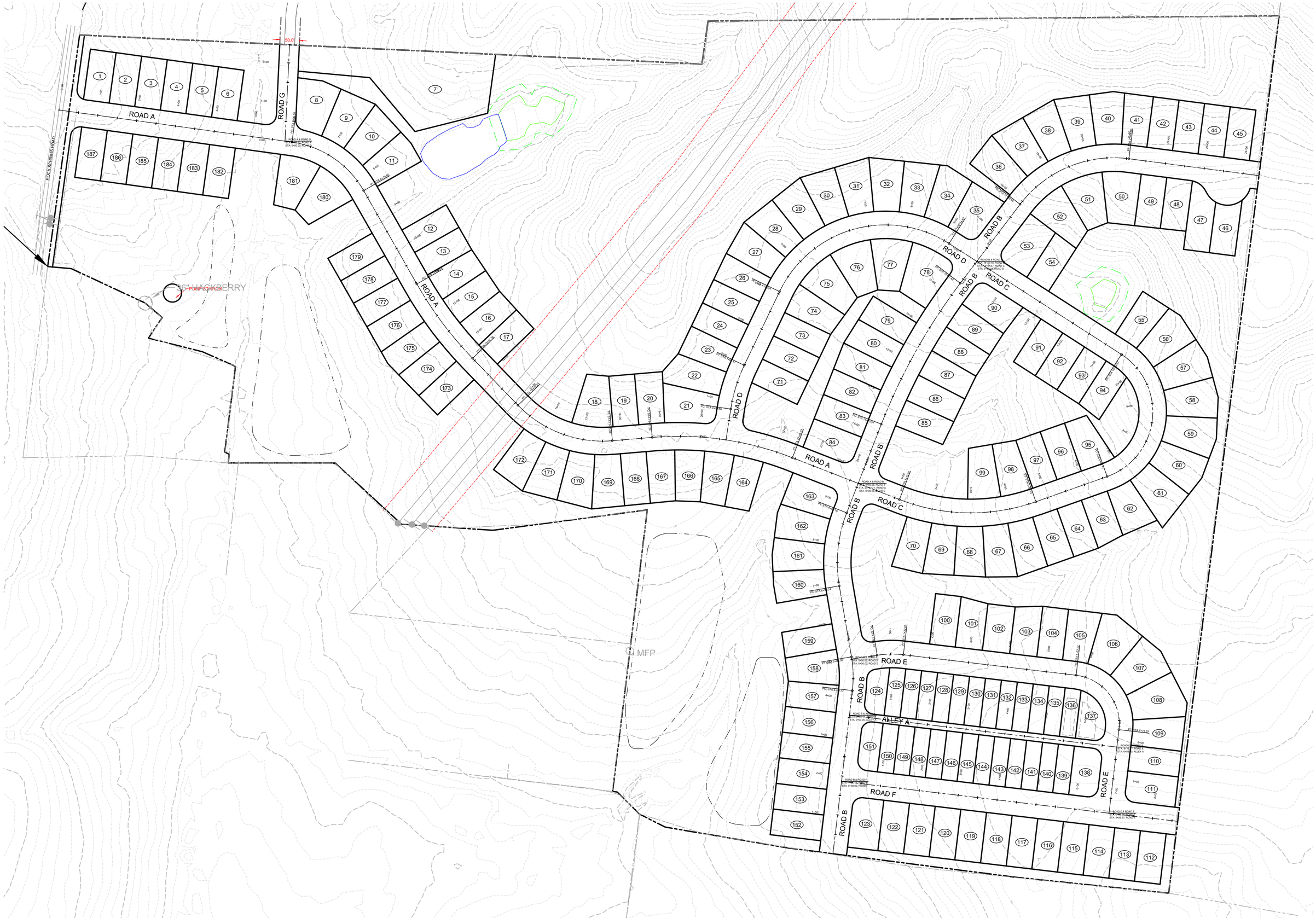
*Fire Hydrant Location and Distribution (International Fire Code Appendix C)*

Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Sarah Glover, Asst Fire Marshal Date: 3/7/23


ROCK SPRINGS ROAD
ROAD A
ROAD G
ROAD B
ROAD C
ROAD D
ROAD E
ROAD F
ALLEY A
36" HACKBERRY
MFP

CITY OF COLUMBIA
TENNESSEE

WASTEWATER DEPARTMENT

2 March 2023

Cliff Smith
213 Overlook Circle, Suite B2
Brentwood, TN 37027

RE: Rock Springs Rd

Cliff,

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. Grinder Pump systems are not allowed by the City of Columbia. 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

December 22, 2022

To Whom It May Concern:

The letter serves as confirmation that Duck River Electric Membership Corporation (DREMC) will be the local power provider for the Rock Spring subdivision. Distribution power will be provided in accordance with all DREMC service policies, rules and regulations, and cooperative bylaws as regulated by the Tennessee Valley Authority

Sincerely,

Billy Tiller

Billy Tiller
Vice President of Engineering
DREMC

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

THIS INSTRUMENT WAS PREPARED BY
J. SHELBY COFFEY JR. ATTORNEY
COLUMBIA, TENNESSEE

Person or Agency Responsible
For Payment of Taxes:

Gary W. Connelly

Route 2

Columbia, Tennessee 38401

STATE OF TENNESSEE )
)
COUNTY OF MAURY )

KNOW ALL MEN BY THESE PRESENTS:

THAT, FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand to us paid, and other good and valuable legal considerations, the receipt of all of which is hereby acknowledged, we, J. C. CONNELLY and wife, BERNICE CONNELLY, have this day bargained and sold and do by these presents hereby bargain, sell, transfer and convey unto GARY W. CONNELLY, his heirs and assigns, the following described real estate located in the Fourth Civil District of Maury County, Tennessee, and being more particularly bounded and described as follows, to-wit:

Bounded on the North by Mrs. Jerry Duvall, on the South by J. C. Connelly property, on the East by J. C. Connelly property and on the West by Rock Springs Road.

Beginning with an iron pipe in the East margin of the Rock Springs Road, same point of beginning being the Southeast corner of the Mrs. Jerry Duvall property, also the Southwest corner of the tract being described. Thence with the East margin of the Rock Springs Road South 6° 56' West 127.5 ft. to an iron pipe; thence leaving the road and with new boundaries within the J. C. Connelly tract of land, South 77° 30' East 402.0 ft. to an iron pipe, South 87° 50' East 1203.6 ft. to an iron pipe, North 4° 40' East 260.6 ft. to an iron pipe in the South boundary of Mrs. Jerry Duvall property. Thence with the South boundary of the Mrs. Jerry Duvall property South 87° 31' West 1607 ft. to the point of beginning, containing 8.28 acres, according to survey of James T. Brewer made April 18, 1977.

Being a part of the property conveyed by Henry F. Nicholson and wife, Hattie Nicholson to J. C. Connelly and wife, Bernice Connelly by deed dated June 22, 1967 and recorded in Book 607, page 582 of the Register's Office of Maury County, Tennessee.

I hereby certify that I registered the above Instrument the 2 day of May 1977

[signature]
[signature]

TO HAVE AND TO HOLD the above-described real estate, together with all the rights, titles, interests, easements and appurtenances thereunto belonging or appertaining unto the said GARY W. CONNELLY, his heirs and assigns, in fee simple, forever.

WE COVENANT with the said GARY W. CONNELLY, his heirs and assigns that we are lawfully seized and possessed of said real estate, have a good and lawful right to sell and convey the same, and that the same is unencumbered.

WE DO FURTHER COVENANT and bind ourselves, our heirs and personal representatives, to warrant and forever defend the title to the said real estate unto the said GARY W. CONNELLY, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

STATE OF TENNESSEE, MAURY COUNTY
Transfer Tax $ 6.50 Mortgage Tax $
Probate Fee $ .50 Total Paid $ 7.00
Receipt No. 8163 Received By
29 Day Of April 19 77

REGISTER OFFICE MAURY COUNTY, TENNESSEE
Received for record this 29 day of April 1977
at 10:07 o'clock A.M. and noted in
Note Book 70 page 421 Registered in
Book ____ page ____ Fee $ 1.00
Raymond L. Brown Register
Louise W. Andrews D.R.

WITNESS our hands this, the 29 day of April, 1977.

J. C. Connelly
J. C. CONNELLY

Bernice Connelly
BERNICE CONNELLY

STATE OF TENNESSEE )
COUNTY OF MAURY )

PERSONALLY appeared before me, the undersigned Notary Public, the within named J. C. Connelly and wife, Bernice Connelly, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in Columbia, Tennessee, this, the 29 day of April, 1977.

My Commission Expires:
1-23-78

Mary Sue Dalton
NOTARY PUBLIC

MARY SUE DALTON NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF MAURY )

The actual consideration or value, whichever is greater, for this transfer is $6,500.00.

Nancy C. Connelly
AFFIANT

Sworn to and subscribed before me this 29 day of April, 1977.

Mary Sue Dalton
NOTARY PUBLIC

MARY SUE DALTON NOTARY PUBLIC MAURY COUNTY, TENN.

My Commission Expires:
1-23-78

This instrument prepared by Beverly Rayburn, Attorney, Columbia, Tennessee. (Map 92, Parcel 11.01)

DEED CREATING TENANCY BY THE ENTIRETIES

WHEREAS, I, GARY W. CONNELLY, am the owner of a tract of land hereinafter described by virtue of a deed of record in Deed Book 607, Page 699 of the Register's Office of Maury County, Tennessee and,

WHEREAS, I, GARY W. CONNELLY, desire to create a tenancy by the entirety to said tract of land in my wife, NANCY CONNELLY pursuant to Section 66-1-109 of Tennessee Code Annotated.

NOW, THEREFORE, in consideration of the premises and my intention to create a tenancy by the entirety in my wife, Nancy Connelly, in and to said tract of land, I do hereby sell, transfer and convey a tenancy by the entirety in said tract of land unto my wife, Nancy Connelly, her heirs and assigns in and to the following described tract or parcel of land lying and being in the Fourth Civil District of Maury County, Tennessee and being more particularly described as follows:

Bounded on the North by Mrs. Jerry Duvall, on the South by J. C. Connelly property, on the East by J.C. Connelly property and on the West by Rock Springs Road.

Beginning with an iron pipe in the East margin of the Rock Springs Road, same point of beginning being the Southeast corner of the Mrs. Jerry Duvall property, also the Southwest corner of the tract being described. Thence with the East margin of the Rock Springs Road South 6 deg. 56' West 127.5 ft. to an iron pipe; thence leaving the road and with new boundaries within the J. C. Connelly tract of land, South 77 deg. 30' East 402.0 ft. to an iron pipe, South 87 deg. 50' East 1203.6 ft. to an iron pipe, North 4 deg. 40' East 260.6 ft. to an iron pipe in the South boundary of Mrs. Jerry Duvall property. Thence with the South boundary of the Mrs. Jerry Duvall property South 87 deg. 31' West 1607 ft. to the point of beginning, containing 8.28 acres, according to survey of James T. Brewer made April 18, 1977.

Being the property conveyed unto Gary W. Connelly by deed of record in Deed Book 607, Page 699 in the Register of Deeds Office of Maury County, Tennessee.

This legal description is taken from the prior deed of record in Deed Book 607, Page 699 Register's Office of Maury County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 30th day of May 2000.

Gary W. Connelly

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned authority, a Notary Public, Gary W. Connelly, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office this 30th day of May, [redacted] 2000

Robert K. Murrell
Notary Public

My Commission Expires:

03-22-04

STATE OF TENNESSEE

COUNTY OF MAURY

I or we, hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ Exempt

Nancy C Connelly
Affiant

Sworn to and subscribed before me this the 30th day of May, [redacted] 2000

Robert K. Murrell
Notary Public

My Commission Expires:

03-22-04

The name and address of the person or agency responsible for payment of real property taxes of the property described herein:

mail Nancy C. Connelly
1479 Rock Springs Rd
Columbia, TN 38401

State of Tennessee, County of MAURY
Received for record the 30 day of
MAY 2000 at 11:46 AM. (REC# 39533)
Recorded in official records
Book R1486 pages 557- 558
State Tax $ .00 Clerks Fee $ .00,
Recording $ 10.00, Total $ 10.00,
Register of Deeds L. WAYNE WHITE
Deputy Register LENNIS CHESNUT

BK R1486 PG 558

STATE OF TENNESSEE )
COUNTY OF MAURY )

The actual consideration for this transfer is $ 0 .

Donald Blair
Affiant

Subscribed and sworn to before me on this
3rd day of ~~July~~ October, 2016.

Kristy A. Clark
Notary Public
My Commission Expires: 4-22-19

KRISTY A. CLARK STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

This instrument was prepared by:
C. Anthony Edwards
Edwards & Prince
Attorneys at Law
P O Box 334
Columbia TN 38402-0334

**BK/PG: R2394/889-891**
**16013354**

| | |
|---|---|
| 3 PGS:AL-QUITCLAIM DEED | |
| NANCY BATCH: 177827 | 10/03/2016 - 10:54 AM |
| VALUE | 0.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 0.00 |
| RECORDING FEE | 15.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 0.00 |
| TOTAL AMOUNT | 17.00 |

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

| Address New Owner as Follows: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Donald Blair<br>2499 Rally Hill Rd<br>Columbia, TN 348401 | Same | Map 092; Parcel 011.02 |

PICK UP: TAMI BLAIR

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that DONALD BLAIR, Executor of the Estate of JAMES STEVEN MARSHALL, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in connection with the distribution and closing of the Estate of JAMES STEVEN MARSHALL, the decedent's will having been duly admitted to probate in Maury County, Tennessee, being Case No. P-294-15 in said Clerk's office, has bargained and sold and does hereby convey, remise, release and forever quitclaim unto DONALD BLAIR, his heirs and assigns, all of his entire right, title and interest in and to certain tract or parcel of real estate located in the 4th Civil District of Maury County, Tennessee and in the City of Columbia, more particularly described as follows:

A certain tract of land lying in the Fourth (4th) Civil District of Maury County, Tennessee, and being located on the East side of Rock Springs Road, and being more fully described to-wit;

Beginning at a plastake at a utility pole in the East right-of-way line of Rock Springs Road, (said plastake being an agreed corner between Gary Connelly and J. C. Connelly as of December 27, 1989), said plastake being the Northwest corner of said tract, the Southwest corner of Gary Connelly; thence with an agreed line between J. C. Connelly and Gary Connelly as follows; South 76° 31' East 403.3 feet to a plastake, South 82° 50' East 508 feet to a post on the West bank of a pond; thence crossing said pond South 85° 55' East 221 feet to a fence post on the East bank of said pond and continuing along the same course with a fence line 478.7 feet for a total distance of 669.7 feet to a plastake at a fence corner, the Southeast corner of Gary Connelly; thence with a fence line North 11°10' East passing Gary Connelly's Northeast corner at 250 feet and continuing along said course with fence 107 feet for a total distance of 357 feet to a plastake in a fence corner in Duvall's South property line; thence with a fence line along Duvall's South property line South 89° 56' East passing the centerline of a pipeline at 274 feet and continuing with fence along the same course 1195.3 feet for a total distance of 1469.3 feet to a plastake at a fence corner in Nicholson's West property line, said plastake being the Northeast corner of said tract, the Southeast corner of Duvall's property; thence with a fence line along Nicholson's West property line south 09°05' West 2224.3 feet to a plastake at a fence corner in Manuel's North property line, said plastake being the Southwest corner of Nicholson, the Southeast corner of said tract thence with a fence line along Manuel's North property line as follows; North 82° 25' West 1298 feet, North 62° 15' West 75 feet, North 40°00' West 66 feet, North 57° 30' West 20 feet to a plastake at an old fence corner; thence with fence line and the East line of Nicholson North 09° 10' East 703 feet to a plastake at a fence corner, the Northeast corner of Nicholson; thence with fence line along the North property line of Nicholson as follows: South 83° 55' West 400 feet, North 85° 00' West 239 feet to a point in the centerline of said pipeline; thence North 48° 15' West 219 feet, North 68° 55' West 10 feet, North 89°30' West 263 feet to a plastake at a fence corner on the East bank of a small branch, said plastake being the Southeast corner of a 4.54 acre tract belonging to J. C. Connelly; thence with the East property line of said 4.54 acre tract, North 06°00' East 23 feet; thence crossing said branch North 59° 30' West 12 feet to a fence line on the West bank of said branch; thence with said fence North 08° 45' East 222 feet to a plastake at a fence corner on the West bank of said branch, the Northeast corner of said 4.54

acre tract; thence with a fence line along the North property line of said 4.54 acre tract as follows: North 65° 00' West 94 feet, North 76° 10' West 143 feet, North 32° 10' East 63 feet, North 48° 25' West 61 feet to a Hackberry at a fence corner; thence North 64° 03' West 205.3 feet to a post on the South side of a gate; thence North 86°00' West 70 feet to a point in the centerline of a joint driveway in the East right-of-way line of Rock Springs Road, the Southwest corner of said tract, the Northwest corner of said 4.54 acre tract; thence with the East right-of-way line of said Rock Springs Road North 06° 56' East 456 feet to the point of beginning and containing 99.39 acres more or less as per survey made by James E. Sanders, T.R.L.S #31 dated December 27, 1989 and known the office of same as Job No. 10000520.

Being the same property conveyed to JAMES STEVEN MARSHALL and wife, BRENDA LEE MARSHALL, in deed of record in Book R1792, Page 1239-1241, at the Register's Office of Maury County, Tennessee. BRENDA LEE MARSHALL died November 28, 2007. JAMES STEVEN MARSHALL died testate on November 30, 2015; see Probate Case #P-294-15 at the Maury County Probate Office of Maury County.

The instrument hereby released and quitclaimed is subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 3rd day of ~~July~~ October, 2016.

Donald Blair
DONALD BLAIR

**STATE OF TENNESSEE**
**COUNTY OF MAURY**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **DONALD BLAIR,** the bargainor, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained and expressed.

Witness my hand and seal, this 3rd day of ~~July~~ October, 2016.

Kristy A. Clark
Notary Public

My Commission Expires: 4-22-19

KRISTY A. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

This instrument prepared by
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE
Suite 1700, AmSouth Center
315 Deaderick St.
Nashville, Tennessee 37238-1700

# DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROCK SPRINGS

THIS DECLARATION of Covenants, Conditions and Restrictions (hereinafter referred to as "Declaration") made and published on or as of the date hereinafter set forth, by and between **ROCK SPRINGS INVESTMENT PARTNERS** (hereinafter referred to as "Developer"), and any and all persons, firms, corporations or other entities, hereafter acquiring any of the within described property.

**W I T N E S S E T H:**

**WHEREAS,** the Developer is the owner of certain real property located in Davidson County and Williamson County, Tennessee, and desires to create thereon, a residential development known as **ROCK SPRINGS**, more particularly described on Exhibit A attached hereto (the "Development" or “Subdivision”) for the mutual benefit of the future residents of the Development; and

**WHEREAS,** it is in the best interest of the Developer, as well as to the benefit, interest and advantage of each and every person or other entity hereafter acquiring any of the property within the Development that certain covenants, conditions, easements, assessments, liens and restrictions governing and regulating the use and occupancy of the same be established, fixed, set forth and declared to be covenants running with the land; and

**WHEREAS,** the Developer desires to provide for the preservation of the values and amenities and the desirability and attractiveness of the real property in the Development, and for the continued maintenance and operation of any common areas; and

**WHEREAS,** the Developer has deemed it desirable, for the efficient preservation of the values and amenities in the Development, and to fulfill the foregoing objects, purposes and requirements, to create an entity to which should be delegated and assigned the powers of maintaining any common areas, managing the affairs of the residential development, administering and enforcing the covenants and restrictions, and collecting and disbursing any necessary assessments and charges hereinafter created;

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and

**WHEREAS,** the Developer has caused, or will cause, to be incorporated under the laws of the State of Tennessee a non-profit corporation having as its members owners of Lots within the Development for the purpose of exercising the aforementioned functions.

**NOW, THEREFORE,** for and in consideration of the foregoing premises, and the terms, conditions and restrictions hereinafter set forth, the Developer declares that the real property hereinafter described is and shall be held, transferred, sold, conveyed and occupied subject to the following restrictions, covenants, conditions, easements, assessments and liens all of which are to be construed as covenants running with the land and which shall be binding on all parties having or acquiring any right, title or interest in the hereafter described property or any part thereof and which shall inure to the benefit of each owner thereof. Every person or other party hereafter acquiring any of the within described property made subject to this Declaration, by acceptance of a deed to any interest in or to said property, shall take such property interest subject to this Declaration and to the terms and conditions hereof, and shall be deemed to have agreed to the same.

## ARTICLE I
## DEFINITIONS

The following words, when used herein, shall have the following meanings:

Section 1. The "Association" shall mean **Rock Springs Homeowners Association**, **Inc.** a Tennessee not-for-profit corporation, its successors and assigns organized by the Developer for the purpose of owning and maintaining the Common Area and which has as its members every Lot Owner subject to assessment as hereinafter provided. The By-Laws of the Association are attached hereto as Exhibit B and are incorporated herein by reference. The By-Laws may be amended from time to time as provided for therein.

Section 2. “Builder” shall mean and refer to any person who is in the business of constructing single family residences and who acquires any Lot(s) in the Subdivision for the purpose of constructing a single family residence thereon for sale to a third party customer of the Builder.

Section 3. "Common Area or Common Areas" shall mean and refer to any and all real property owned by the Association, and such other property to which the Association may hold legal title, whether in fee or for a term of years, for the non-exclusive use, benefit and enjoyment of the members of the Association, subject to the provisions hereof, and such other property as shall become the responsibility of the Association, through easements or otherwise, including any recreational areas, which may be constructed initially by the Developer whether thereafter by the Association. Common

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Areas with respect to the property made subject to this Declaration, whether at the time of filing of this Declaration or subsequently by Supplemental Declarations shall be shown on the plat(s) for Rock Springs and designated thereon as “Common Areas” or “Open Space.”

Section 4. "Declaration" shall mean this instrument, as the same may be amended and/or supplemented from time to time as provided for herein.

Section 5. "Developer" shall mean ROCK SPRINGS DEVELOPMENT, LLC its successors, representatives and assigns, provided such assigns are designated in writing by the Developer as an assignee of the rights of the Developer as set forth herein.

Section 6. "House" shall mean and refer to a building situated upon any Lot designated and intended for use and occupancy as a residence by a single family.

Section 7 "**Lot**” shall mean any lot shown on any recorded Plat(s) of the Property and shall not include any dedicated streets and roadways; and the term “Lot” shall also mean and refer to every “**Unit**,” which shall mean and refer to any individually numbered portion of any building, designed and built for use and occupancy as a single family residence and intended for independent ownership, which is not owned in common with any other Unit Owner as to be created and further described in the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROCK SPRINGS TOWNHOMES, a Horizontal Property Regime with Private Elements.

Section 8. "Supplemental Maintenance Lot" shall mean any lot with a general configuration as shown on Exhibit C attached hereto.

Section 9 “Lot Owner” shall mean and refer to the record owner, whether one or more Persons, of the fee interest in any Lot, excluding, however, those parties holding such interest merely as security for the performance of an obligation; and with regard to the Original Declaration “Lot Owner” shall also mean and refer to every “Unit Owner,” which shall mean and refer to the Person(s) whose estates or interests, individually or collectively, aggregate fee simple ownership of a Unit, its Private Elements, the Limited Common Elements appurtenant thereto and of the undivided percentage of ownership interest in the Common Elements as to be created and further described in the DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS FOR ROCK SPRINGS TOWNHOMES, a Horizontal Property Regime with Private Elements. “Unit Owner” shall not mean the mortgagee or beneficiary of a recorded Mortgage or deed of trust who holds a lien solely for security purposes and does not have possession of the Unit.

Section 10. "Master Plan" shall mean and refer to the Master Plan which plan has

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been given preliminary approval by the Davidson County, Metropolitan Planning Commission and the Williamson County Planning Commission for the development of the Subdivision on the Property. Developer reserves the right to amend the Master Plan at any time as well as any amendments thereof and such rights shall include without limitation the right to reconfigure Lots, increasing or decreasing the number of different Lot types, and adding or removing property from the Subdivision.

Section 11.
"Occupant" shall mean or refer to any Person or Persons in possession of a Lot or Unit other than the Lot Owner or Unit Owner.

Section 12. "Person" shall mean or refer to a natural person, as well as a corporation, partnership, firm, association, trust, or other legal entity.

Section 13. "Plat(s)" shall mean and refer to the plat(s) for Rock Springs to be recorded in the Davidson County and Williamson County Register of Deeds Office subdividing the Property into Lots and reflecting thereon the public streets, Common Areas, and utility easements and other matters normally shown on subdivision plats. The Property shall be platted in two or more phases.

Section 14. "Property" shall mean the real property submitted to this Declaration and described on Exhibit A attached hereto and incorporated herein by reference. The Property shall not include any public streets and roadways shown on the Plat. As provided in this Declaration, the Developer shall have the right to subject certain additional real property to the terms of this Declaration and in such event such additional property shall be deemed to be included within the definition of "Property."

Section 15. "Subdivision" shall mean and refer to the Rock Springs Subdivision to be platted on the Property.

Section 16. "Alley Loaded Lots" shall mean and refer to those Lots in the Subdivision having a garage that is accessed on, over and through an alley and said Lots shall have an average width of approximately forty (40) feet.

Section 17. "65 Foot Lots" shall mean and refer to Lots in the Subdivision having an average width of approximately Sixty-Five (65) feet.

Section 18. "66 Foot Lots" shall mean and refer to Lots located in the Subdivision having an average width of approximately sixty-six (66) feet.

Section 19. "75 Foot Lots" shall mean and refer to Lots in the Subdivision having an average width of approximately seventy-five (75) feet.

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Section 21. "Architectural Review Committee" shall mean and refer to that committee formed and operated in the manner described in Article IV hereof.

Section 22. "Design Standards" shall mean that document created by the Architectural Review Committee that shall describe the standards required for the architectural and landscape design of all houses.

Section 23. "Lawn Art" shall mean and refer to improvements made upon the Lot(s) in the Subdivision and shall include rock walls, gardens, trails, pathways, flower beds, plant material containers, ornamental statues, fountains, decorative flags, bird baths, bird houses and other items which may be included in the general definition of this term.

## ARTICLE II
## MEMBERSHIP AND VOTING RIGHTS

Section 1. Every Lot Owner who is subject to assessment by the Association as hereinafter provided shall be a member of the Association. Membership shall be appurtenant to, and may not be separated from, ownership of any Lot which is subject to assessment. When any Lot is owned of record in joint tenancy, tenancy in common, tenancy by the entirety, or by some other legal entity, their membership as to such Lot shall be joint and the rights of such membership (including the voting power arising therefrom) shall be exercised as specified herein. A corporate member's vote shall be cast by the president of the member corporation or by any other officer or proxy appointed by the president or designated by the Board of Directors of such corporation. When two or more persons hold an interest in any Lot as owners thereof, all such persons shall be members. The vote for such Lot shall be exercised by one of such persons as proxy or nominee for all persons holding an interest as owners in the Lot and in no event shall more than one vote be cast with respect to any Lot, except as provided above with respect to Developer. If joint owners are unable to specify by their majority vote how their vote shall be cast, then no vote shall be cast with respect to such Lot.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Lot Owners, with the exception of the Developer or its assignees as hereinafter provided, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Developer and any assignee of

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the Developer to whom such rights have been assigned in writing. The Class B member shall be entitled to four (4) votes for each Lot owned. For voting purposes, any and all Lots shown on the Master Plan but not yet platted shall also be counted as Lots owned by the Developer or its assignee and the Owner of any such unplatted Lots shall be entitled to four (4) votes for each Lot owned prior to the termination of the Class B Membership and one vote for each such unplatted Lot thereafter.

The Class B memberships shall continue until the earlier of (i) one year after 75% of the total Lots shown on the Master Plan have been sold by the Developer, (ii) ten (10) years from the latter of the date hereof or the date of the last supplement to this Declaration, or (iii) the Developer's election by notice to the Association to relinquish such additional voting rights (hereinafter referred to as the "Transfer of Control") after which time the Class B membership interest shall terminate and Developer shall have only one vote for each Lot that it owns.

Section 3. Transfer of Control. When more than seventy-five percent (75%) of the Lots within the Subdivision have been sold to a Lot Owner who will occupy the Lot as such Lot Owner's residence, a special meeting of the Association shall be called within sixty (60) days to initiate an orderly process for the initial meeting of the Members and ultimately for the Transfer of Control.

Section 4. First Meeting of Members. The first regular annual meeting of the Members may be held, subject to the terms hereof, on any date, at the option of the Board of Directors; provided, however, that the first meeting may (if necessary to comply with Federal Regulations) be held no later than the earlier of the following events: (a) four months after all of the Lots have been sold by the Developer, or (b) three years following conveyance of the first Lot by the Developer.

Section 5. Acceptance of Development. By acceptance of a deed to a Lot, any purchaser of a Lot shall be deemed to have accepted and approved the entire plans for the Rock Springs Subdivision Development, and all improvements constructed by that date, including, without limitation, the utilities, drains, roads, sewers, landscaping, Common Area amenities, and all other improvements as designated on the plat and as may be supplemented by additional plats upon completion of development of any portion of the Subdivision. Such purchaser agrees that all improvements constructed after the date of purchase consistent with such plans, and at the same quality of then existing improvements, shall be accepted.

## ARTICLE III
## COVENANT FOR ASSESSMENTS FOR THE ASSOCIATION

Section 1. Creation of the Lien and Personal Obligation of Assessments. All Lot

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Owners by acceptance of a deed for any Lot, whether or not it shall be so expressed in such deed, is deemed to covenant and agrees to pay to the Association: (1) annual assessments or charges, (2) supplemental assessments or charges, (3) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided, and (4) any other amounts properly assessed against a Lot Owner by the Association, including fines, late fees or any other amounts. The annual, supplemental and special assessments and any other amounts properly charged to a Lot Owner by the Association, together with interest, costs, and reasonable attorney's fees as hereinafter provided, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which each assessment is made from the date when due until the same is paid in full or otherwise discharged. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the Lot Owner at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to successors in title of said person unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Lot Owners, to provide for the maintenance of the Common Area, to provide for the maintenance of Supplemental Maintenance Lots, to pay the fees of any management agent the Association may employ to manage the affairs of the Association, and to pay other reasonable and necessary expenses of the Association including the repayment of any loans or advances from the Developer. An adequate reserve fund for the maintenance, repair, and replacement of items maintained by the Association pursuant to this section shall be established and funded by regular monthly payments.

Section 3. Annual Assessment.

Annual Assessment. The Board of Directors shall establish the amount of the annual assessment for each calendar year and shall set the time and manner by which the annual assessment shall be paid. Until otherwise set by the Board of Directors, the annual assessments shall be payable in quarterly installments due on the first day of each quarter.

Section 4. Supplemental Assessments For Supplemental Maintenance Lots. In addition to the annual assessments authorized in Article III, Section 3 above, the Association may levy supplemental assessments for Supplemental Maintenance Lot Owners.

(a) The supplemental dues for Supplemental Maintenance Lot Owners shall be established by the Board of Directors and payable in quarterly installments on the first day of each quarter.

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(b) The Association shall assess the supplemental assessments for Supplemental Maintenance Lot Owners to cover the cost of Lot maintenance of those Supplemental Maintenance Lots and other maintenance as may exceed the type and scope of maintenance of the rest of Rock Springs, and any additional administrative costs incurred by the Association as a result of its maintenance and oversight activities on behalf of the Supplemental Maintenance Lot Owners. The Association may promulgate Rules and Regulations applicable only to the Supplemental Maintenance Lots. The Owners of the Supplemental Maintenance Lots may elect a subcommittee (the "Supplemental Maintenance Lot Subcommittee") of the Board of the Association that shall report to and be under the authority of the Board of the Association. The Supplemental Maintenance Lot Subcommittee shall be an advisory committee to the Board concerning matters affecting Owners of Supplemental Maintenance Lots, but the Board shall have final authority over all matters of the Association including matters affecting the Owners of Supplemental Maintenance Lots. All Supplemental Maintenance Lot Owners shall have full access to all amenities and Common Areas in Rock Springs and shall pay regular annual assessments to the Association in the same amount as other Owners in Rock Springs and shall also pay the supplemental assessments for Supplemental Maintenance Lot Owners applicable only to Supplemental Maintenance Lot Owners.

Section 5. Special Assessments for Capital Improvements

In addition to the annual assessments authorized in Article III, Section 3 above and the supplemental assessments authorized in Article III, Section IV above, the Association may levy, in any assessment year, a special assessment to pay in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property, if any, related thereto, provided that any such assessment shall have the assent of at least two-thirds (2/3rds) of the votes entitled to be cast by the Association members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 6. Working Capital Fund. Each Owner of a completed residence in the Subdivision shall pay a working capital fund assessment of Three Hundred Fifty Dollars ($350.00) to the Association at the closing of the sale of a completed residence to the initial Owner of such residence and such Owner shall also pay at the initial closing of the sale of such residence a management set up fee in an amount to be set from time to time by the management company for the Board of Directors, with such fee to be paid to the management company for the Association or as otherwise may be directed by the Association. Pending the Transfer of Control, to the extent that the Association is unable

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to pay all costs of maintaining the Common Areas and administering the Association, Developer agrees that it will loan monies to the Association on an interest free basis to fund any such deficits. The amounts paid to the working capital fund by each Owner upon the closing of the sale of the completed residence to such Owner shall not be considered as advance payment of regular assessments. The working capital fund shall be held and disbursed for the following purposes in the order of priority:

(a) To fund costs of maintenance of the Common Areas and administration of the Association that cannot be defrayed by assessments;

(b) To reimburse the Developer for all amounts loaned by Developer to the Association to fund any operating deficits; and

(c) To assure that the Association will have cash available to meet unforeseen expenditures or to acquire additional equipment or services deemed necessary or desirable by the Board of Directors.

Section 7. Lot Transfer Fee. A lot transfer fee in the amount of One Hundred Fifty Dollars and No/100 ($150.00), as may be reasonably increased from time to time by the management company for the Association, shall be paid to the management company for the Association by the buyer or new Owner of such Lot upon any sale or transfer of any Lot, except sales or transfers by or to a Builder or by or to an affiliate of a Builder and except transfers by deed in lieu of foreclosure or transfers by foreclosure.

Section 8. Notice and Quorum for Any Action Authorized Under Section 3, 4 or 5. Written notice of any meeting called for the purpose of taking any action authorized under Section 3, 4 or 5 of this Article III shall be sent to all members not less than fifteen (15) days nor more than thirty (30) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast twenty percent (20%) of all votes entitled to be cast by the Association members shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. This procedure may be repeated with the required quorum reduced by half at each subsequent meeting until a quorum is achieved although in no event may the required quorum be less than 10% of the total votes eligible to be cast. No such subsequent meeting shall be held more than ninety (90) days following the preceding meeting.

Section 9. Uniform Rate of Assessment. Annual, supplemental and special assessments must be fixed at a uniform rate for all Lots and may be collected on a quarterly basis.

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Section 10. Date of Commencement of Annual Assessments and Supplemental Assessments Due Dates. The annual assessments and supplemental assessments provided for herein shall commence as to Lots not owned by the Developer on the first day of the first month following the closing of the transfer of the first Lot by Developer. As to Lots owned by the Developer, the annual assessments and supplemental assessments shall commence as to each Lot upon conveyance of such Lot by Developer except for a transfer in which Developer is transferring its rights as Developer. The first annual assessment and supplemental assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Association shall fix the amount of the annual assessment and supplemental assessment against each Lot at least thirty (30) days in advance of each annual assessment and supplemental assessment period. Written notice of the annual assessment and supplemental assessment shall be sent to every Lot Owner subject thereto. The annual assessment and supplemental assessment shall be paid quarterly on the first day of each quarter by every Lot Owner or in such installments as shall be determined by the Board of Directors of the Association. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the annual assessment and/or supplemental assessment on a specified Lot have been paid. A properly executed certificate of the Association as to the status of the annual assessment and supplemental assessment on a Lot is binding upon the Association as of the date of its issuance. Notwithstanding anything to the contrary contained herein, annual assessment and supplemental assessment shall not commence as to any Lots owned by a Builder until the earlier of (i) one year following the closing date for the purchase of said Lot by Builder from Developer or (ii) the date of receipt of a certificate of occupancy for a single family residence on the Lot.

Section 11. Effect of Non-Payment of Assessments: Remedies of the Association. Any assessment not paid by the tenth (10th) day of the month in which it is due shall be subject to a late charge in an amount established by the Board of Directors of the Association and shall bear interest from the due date at the maximum rate allowed by applicable law. The Association may bring an action at law against the Lot Owner personally obligated to pay the same, or foreclose the lien against the Lot, and there shall be added to the amount of such assessment all collection costs, including reasonable attorney's fees, and the costs of bringing such action or foreclosure. No Lot Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 12. Subordination of the Lien to Mortgages. The lien of the assessments on any Lot provided for herein shall be subordinate to the lien of any first mortgage now or hereafter placed on the Lot. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such

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Lot from liability for any assessments thereafter becoming due or from the lien thereof.

## ARTICLE IV
## ARCHITECTURAL, MAINTENANCE, AND USE RESTRICTIONS

Section 1. Architectural Review Authority. The Developer shall have sole architectural and design reviewing authority for Lots and Homes within the Development until (i) the Developer has sold all Lots and (ii) all of the structures or residences on all Lots within the Subdivision have been completed and approved for final use and occupancy. However, the Developer may, in its discretion, transfer a portion of its architectural and design review authority to the Board when the Developer transfers governing authority to the Board in accordance with the By-laws; provided however, that without an express written relinquishment of this authority by the Developer, no such transfer of architectural and design review authority shall be assumed or otherwise become effective and the Developer shall continue to exercise the rights thus reserved to it until such time as it shall execute and record in the office of the Register of Deeds a document assigning those rights to the Board.

Section 2. Single Family Residential Construction. No building or other structure shall be erected, altered or permitted to remain on any Lot other than one (1) single family residential dwelling not to exceed two and one-half (2-1/2) stories in height which may have an attached private garage for not more than three (3) cars which structures shall not exceed the main dwelling in height. Each residence shall include an attached garage, with a permitted exception being the alley loaded homes to be constructed on Alley Loaded Lots which shall be permitted to have detached garages. The space within the garage may not be converted for use as living space or be for business purposes. However, notwithstanding anything to the contrary contained herein, townhomes may be constructed on the Town Home Site and such townhomes do not have to have garages.

Section 3. Approval of Plans.

(a) No construction, reconstruction, remodeling, alteration, or addition of or to any structure, building, fence, wall, drive, or improvement of any nature (including landscaping) shall be constructed on any Lot without obtaining prior written approval of an Architectural Review Committee composed of three (3) or more members as to the location, plans, and specifications therefore. Such committee may establish architectural and landscaping “Design Standards” to establish minimum design principles and standards. Prior to the Transfer of Control, the Developer shall appoint the members of the Architectural Review Committee, and subsequent to the Transfer of Control the members of such Committee shall be appointed by the Board of Directors of the Association. As a prerequisite to consideration for approval, and prior to the

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commencement of the contemplated work, a Lot Owner shall submit to the Developer, or the Association's managing agent, as the case may be, such plans, specifications, and other information concerning the proposed improvements as the Architectural Review Committee may require from time to time as a condition for its review and approval thereof accompanied with such fee as the Association may require, and the Developer or such managing agent shall submit the same to the Architectural Review Committee for approval. All plans of proposed residences to be constructed in the Subdivision shall conform to the standards set forth in subparagraph (b) below and the restrictions and provisions contained in this Declaration, and the Architectural Review Committee shall be the sole arbiter of such plans and may withhold its approval for any reason, including purely aesthetic reasons. Upon approval being given, construction shall be started and prosecuted to completion promptly and in strict conformity with such plans, otherwise the approval shall be void. A reasonable fee may be charged by the Association to defray its costs incurred in considering and acting upon such proposed plans and specifications.

(b) Residences to be constructed within the Subdivision shall be sufficiently compatible with existing architectural styles that predominate in the development to assure a pleasing overall appearance and maintain its image as a high quality, single family, residential neighborhood. Existing structures will be considered but do not, as such, constitute precedent nor assure approval.

(c) Developer, the Architectural Review Committee, the Association and the individual members thereof shall not be liable for any act or omission in performing or purporting to perform the functions delegated hereunder. The Developer, Architectural Review Committee and/or the Association shall use their best efforts to indicate approval or disapproval of any plans submitted within thirty (30) days after the receipt of the required documents. Approval or disapproval by Developer, Architectural Review Committee or the Association shall not be deemed to constitute any warranty or representation by it including, without limitation, any warranty or representation as to fitness, design or adequacy of the proposed construction or compliance with applicable statutes, codes and regulations. Anything contained in this Section 3, or elsewhere in this Declaration to the contrary notwithstanding, Developer, the Association and the Architectural Review Committee are hereby authorized and empowered, at their sole and absolute discretion, to make and permit reasonable modifications or deviations from any of the requirements of this Declaration relating to the type, kind, quantity or quality of the building materials to be used in the construction of any building or improvement on any Lot and of the size and location of any such building or improvement when, in their sole and final judgment, such modifications and deviations in such improvements will be in harmony with existing structures and will not materially detract from the aesthetic appearance of the Property and the improvements as a whole; provided, however, such modifications and deviations must remain within all applicable ordinances and regulations established by the Davidson County Planning Commission (and/or City of Nashville, if applicable), the Williamson County Planning Commission, the Town of Nolensville

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Planning Commission and/or any other applicable governing authority.

Developer, Architectural Review Committee or the Association, as the case may be, may require the submission to it of such documents and items, including as examples, but without limitation, written requests for and description of the variances requested, plans, specifications, plot plans and samples of material(s), as either of them shall deem appropriate, in connection with its consideration of a request for a variance. If Developer, the Association or the Architectural Review Committee approve such request for a variance, it shall evidence such approval, and grant its permission for such variance, only by written instrument, addressed to the Owner of the Lot(s) relative to which such variance has been requested, describing the applicable restrictive covenant(s) and the particular variance requested, expressing its decision to permit the variance, describing (when applicable) the conditions on which the variance has been approved (including as examples, but without limitations, the type of alternative materials to be permitted, and alternate fence height approved), and signed by Developer, Architectural Review Committee or the Association, as the case may be. Any request for a variance shall be deemed to have been disapproved for the purposes hereof in the event of either (i) written notice of disapproval from Developer, the Architectural Review Committee or the Association or (ii) failure by Developer, Architectural Review Committee or the Association to respond to the request for variance. In the event Developer, the Architectural Review Committee or the Association or any successor to the authority thereof shall not then be functioning, no variances from the covenants herein contained shall be permitted, it being the intention of Developer that no variances be available except at its discretion or that of the Association or Architectural Review Committee. Neither Developer, the Architectural Review Committee nor the Association shall have the authority to approve any variance except as expressly provided in this Declaration.

Section 4. Structural Compliance. All structures shall be built in substantial compliance with the plans and specifications therefore, approved by Developer, the Architectural Review Committee or the Association as provided in Section 3 above.

Section 5. Improvement and Setback Restrictions. No building or structure, or any part thereof shall be located on any Lot nearer to the front line, the rear line, or any side line than the minimum building setback lines required by Metro Davidson County, Tennessee, the City of Nashville, the Town of Nolensville, or Williamson County, Tennessee and as may be shown on the recorded plats. No encroachment upon any utility easements reserved on the Plat shall be authorized or permitted.

Section 6. Re-subdivision of Lots. No Lot shall be re-subdivided, nor shall any building be erected or placed on any such re-subdivided Lot, unless such re-subdivision is approved by the Association, as well as any governmental authority having jurisdiction. Developer, however, shall have the right, but not the obligation, to re-subdivide Lots, by recorded plat or in any other lawful manner, all or any part of the Property, and such Lots,

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as re-platted, shall be subject to this Declaration as if such Lots were originally included herein. Any such re-plat must comply with pertinent re-platting ordinances, statutes, regulations and requirements.

Section 7. Walls, Fences and Hedges. No wall or fence shall be erected or maintained nearer to the front lot line than the front building line on such Lot, nor on corner lots nearer to the side Lot line than one half of the building setback line parallel to the side street. No side or rear fence, wall or hedge shall be more than six (6) feet in height except for the fence to be constructed (construction to be at the sole option of the Developer) on the exterior boundary of the Common Area. Prior to commencing the addition or modification of any wall or fence, plans for such improvement shall be submitted to the Architectural Review Committee as provided in Article IV, Section 3. Any wall, fence or hedge erected on a Lot shall be maintained by the Owner thereof except for the fence to be constructed (construction to be at the sole option of the Developer) by the Developer in the common area. All fencing shall be constructed only of such materials and erected only on such Lots and in such a manner as shall be approved by the Association. Fences shall conform to the approved designs. No fence over thirty-six (36) inches shall be constructed or maintained between a line eight (8) feet back from the front building or setback line and the street; provided, however, the planting of hedges, shrubbery or evergreens in lieu of a fence, and extending to the front or sides of any Lot is permitted, provided such planting shall not be maintained at a height in excess of forty-two (42) inches. No fence over thirty (30) inches is permitted within ten (10) feet of a street right of way. Fences to be located on the property line or a minimum of five (5) feet off the property line to allow for maintenance between fences.

Section 8. Roofing Material and Pitch. The roof of any building (including any garage) shall be constructed or covered with asphalt or composition type shingles. Any other type of roofing material shall be permitted only in the sole discretion of the Architectural Review Committee upon written request prior to construction. Minimum roof pitch to be determined by Architectural Review Committee or as shown in the Design Standards. The roof pitches on all homes shall be subject to the regulations of the Architectural Review Committee.

Section 9. Swimming Pools. Swimming pools shall be allowed only on Lots approved by the Architectural Review Committee of the Association and shall be located at the rear of the residence. All swimming pools shall have a perimeter enclosure, the plans for which, including landscaping plans, must be approved by the Architectural Review Committee. The construction of any swimming pool shall conform to all applicable government regulations. No above ground swimming pools shall be permitted. Landscaping shall be provided to reduce the visual impact of the pool from public streets and adjacent neighbors. Pool pumps and equipment shall be substantially screened from view. Screened enclosures of pools are not permitted.

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Section 10. Storage Tanks and Refuse Disposal. No exposed above-ground tanks or receptacles shall be permitted for the storage of fuel, water, or any other substance, except for refuse produced through normal daily living and of a nature which is satisfactory for pick-up by the Department of Public Works or its equivalent. Incinerators for garbage, trash, or other refuse shall not be used or permitted to be erected or placed on any Lot. All equipment, coolers, and garbage cans shall be concealed from the view of neighboring lots, roads, streets, and open areas.

Section 11. Clothes Lines. Outside clothes lines shall not be permitted.

Section 12. Signs and Advertisements. No sign, advertisement, billboard or advertising structure of any kind shall be erected upon or displayed or otherwise exposed in view on any Lot or any improvement thereon without the prior written consent of the Association; provided that this requirement shall not preclude the installation by Developer of signs identifying the entire residential development, individual neighborhoods within the Subdivision and directions to model homes and homes for sale, and provided further that this requirement shall not preclude the placement by Owners or Builders of "For Sale" signs in the front of individual residences of such size, character, and number as shall from time to time be approved by the Association. The Association shall have the right to remove any such unapproved sign, advertisement, billboard or structure that is placed on said Lots, and in doing so shall not be subject to any liability for trespass or other tort in connection therewith or arising from such removal. Developer's rights contained in this Paragraph shall not expire until all homes in the Subdivision have been sold by the Builders. No garage sale signs, other than a temporary community garage sale sign so approved by the Architectural Review Committee shall be permitted.

Section 13. Use of Temporary Structures. No structure of a temporary character, mobile home, camper, trailer, basement, tent, shack, tool shed, storage shed, garage, barn or other outbuilding shall be erected, moved onto any Lot and/or used at any time as a residence, nor shall any residence of a temporary character be permitted. No structure of any kind except a dwelling house may be occupied as a residence, and the outside of any building so occupied must be completed before occupancy, including landscaping. Other structures of a permanent or semi-permanent nature may be approved from time to time in accordance with the provisions of this Article IV provided however these shall not include detached storage sheds whether permanent or not. Temporary structures may be used as building or sales offices and storage sheds and for related purposes during the construction period by the Developer or its assigns and Builders.

Section 14. Parking and Storage of Automobiles, Boats, Trailers and Other Vehicles. No trailers, motorhomes, boats, boat trailers, go carts, golf carts, travel trailers, inoperative automobiles, campers or any other vehicle as may be determined by the

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Board, or other item of personal property as may be determined by the Board shall be temporarily, semi-permanently or permanently parked or stored in the public street right-of-way or forward of the front building line. Storage of such items and vehicles must be screened from public view, either within the garage (and no storage is allowed in a garage unless the garage door is closed) or behind a fence which screens such vehicle from public view, unless otherwise approved in writing by the Developer or Association in accordance with Section 2 above. No for sale signs may be posted on vehicles located on a Lot or on the street in front of or to the side of a Lot. No tractor trailers, buses, or other large commercial vehicles shall be parked on driveways or in streets within the Property for periods of time exceeding twelve (12) hours or for more than twenty-four (24) hours in any calendar week. The foregoing shall not apply to construction vehicles of the Developer or Builders. No on street parking of cars for periods over twenty-four (24) hours in any calendar week.

Section 15. Outside Lighting. Outside lights at eaves and door entrances shall be permitted, but no exterior flashing or high-intensity lights, floodlights, or spotlights on the exterior of any building shall be permitted, except with the prior written approval of the Association. Tasteful accent lighting are encouraged and security lighting which does not create a nuisance for other Lot Owners are permitted. The Association, at its sole discretion, reserves the right to require any Lot Owner to deactivate or remove any light which the Association deems to be unattractive or a nuisance to other Lot Owners. Tasteful holiday decorative lighting is permitted from Thanksgiving until January 7 subject to any rules established by the Association regarding the types and extent of such lighting.

Section 16. Antennae and Satellite Dishes. No electronic antenna or device of any type shall be erected, constructed, placed or permitted to remain on any Lot, house or building in the Subdivision. No satellite dishes greater than eighteen (18) inches in diameter shall be installed on any house or Lot and all dishes shall be placed at the rear of the house so as to not be visible from the street unless limited satellite reception requires front or side yard placement, in which case landscape screening and Architectural Review Committee approval shall be required.

Section 17. HVAC Units. All central air conditioning systems must be used, erected, placed or maintained to the rear of the main residential structure and screened from view. No window or wall type air conditioning units shall be permitted.

Section 18. Recreational Equipment. All playground and recreational equipment must be used, erected, placed or maintained to the rear of all Lots located behind the house, no nearer to the side lot lines than a line projected from the sides of the home to the rear property line. Wood construction for such equipment is required, using green, blue or yellow colors only for attachments. No metal play equipment is allowed. No tree houses, play houses or other such structures shall be allowed except as may be specifically allowed by the Architectural Review Committee. Landscape screening may

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be required to lessen the visual impact to adjacent homes and streets.

Section 19. Oil and Mining Operations. No oil drilling. Oil development operations, oil refining, quarrying or mining operations shall be permitted on any Lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

Section 20. Basketball Goals. Basketball goals shall be permanent mount located at the rear or side of the house and shall consist of a black pole and clear Plexiglass backboard and require Architectural Review Committee approval. No portable goals are permitted. Basketball goals shall be set back a minimum of five (5) feet from the side property line. Goals within ten (10) feet of a property line or located on the side yard of a corner lot shall be screened with landscaping as shall be approved by the Architectural Review Committee.

Section 21. Maintenance of All Lots Excluding Supplemental Maintenance Lots and Town Home Site. All Lots, excluding Supplemental Maintenance Lots and Town Home Site, together with the exterior of all improvements located thereon, shall be maintained in a neat and attractive condition by their respective Owners or Occupants. Such maintenance shall include, but not be limited to, painting, repairing, replacing, and caring for roofs, gutters, down spouts, building surfaces, patios, walkways, driveways, and other exterior improvements. The Owner or Occupant of each Lot shall at all times keep all weeds and grass thereon cut in a sanitary, healthful and attractive manner and all trees and shrubbery pruned and cut. In addition, each Lot Owner shall be responsible for maintaining the right of way and any Common Area between such Lot Owner's Lot and the street. Each Lot Owner agrees to abide by rules which may be established by the Association regarding specifics on maintenance of Lots and residences on the Lots as well as any requirements regarding plantings on Lots. No Lot shall be used for storage of material and equipment, except for normal residential requirements or incident to construction of improvements thereon as herein permitted. The accumulation of garbage, trash or rubbish of any kind and the burning (except as permitted by law) of any such materials is prohibited. In the event of default on the part of the Owner or Occupant of any Lot in observing the above requirements or any of them, each default continuing after ten (10) days written notice thereof, the Association may, subject to approval of its Board of Directors, enter upon said Lot, repair, maintain and restore the same, cut or prune or cause to be cut or pruned, such weeds, grass, trees and shrubbery and remove or cause to be removed, such garbage, trash and rubbish or do any other thing necessary to secure compliance with these restrictions and to place said Lot in a neat, attractive healthful and sanitary condition. In so doing, the Association or its agents shall not be subject to any liability for trespass or otherwise. All costs incurred in any such repair, maintenance, restoration, cutting, pruning or removal shall be charged against the Owner of such Lot as the personal obligation of such Owner and as a lien upon the Lot, enforceable and

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collectible in the same manner and to the same extent as a maintenance assessment. Any Occupant of such Lot shall be jointly and severally liable with the Owner of the payment of such costs.

The Association shall contract with one (1) or more landscaping services to provide grass cutting, lawn maintenance, proper care for all trees, shrubbery and other landscaping, and other necessary maintenance services for the Common Areas, provision for which shall be made in the annual assessments. Such maintenance shall be at varying intervals based on the overall Maintenance Plan established by the Developer and the Association.

Section 22. Maintenance of Supplemental Maintenance Lots. The Association shall be responsible for the following maintenance obligations:

(a) With respect to the Supplemental Maintenance Lots, the Association shall be responsible for maintaining the front of each Supplemental Maintenance Lot. Additionally, the rear yards of all Alley Loaded Lots shall be also maintained by the Association up to the rear fence line, even though such yards of each Supplemental Maintenance Lot are not part of the Common Area. **Exhibit C** attached hereto provides additional clarification on maintenance responsibilities. In the case of Supplemental Maintenance Lots that are located on corner lots, the Association shall be responsible for maintaining side yards of such corner lots, and such side yard maintenance shall be for the area that is bounded by (i) the service lane or alley in the rear of the lot, (ii) the sidewalk to the side and front of the lot, and (iii) a line running the length of the lot from the front to the rear along an extension of the line of any Supplemental Maintenance Lots restricted wall or courtyard fence. Front and rear maintenance and side yard maintenance for Supplemental Maintenance Lots shall include regular cutting of grass, edging, weeding, fertilizing and remulching one (1) time per year. Each Owner of a Supplemental Maintenance Lot shall be responsible for street tree and plant replacement (such street tree or plant damaged or diseased shall be replaced with same species of at least equal size and quality of original tree or plant) throughout such Supplemental Maintenance Lot owned by that Owner and each Owner of a Supplemental Maintenance Lot shall be responsible for maintenance of the courtyard area between the front and rear yards, and the Association shall not be responsible for any costs associated with such plant replacement and maintenance. Supplemental Maintenance Lot Owners are responsible for any and all maintenance not specifically mentioned herein.

(b) With respect to all Supplemental Maintenance Lots, each Owner shall be responsible for replacement and maintenance of that portion of the

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irrigation system serving the Supplemental Maintenance Lot, as well as that portion of the Common Area in front of each Supplemental Maintenance Lot (and to the side of each Supplemental Maintenance Lot) that is bounded by the street, the sidewalk and an extension of the property lines (the "Sidewalk Strip"). The irrigation system serving a Supplemental Maintenance Lot and Sidewalk Strip shall be referred to as the "Supplemental Maintenance Lot Irrigation System", and the Supplemental Maintenance Lot Owner's maintenance responsibilities as described herein shall apply regardless of whether the Supplemental Maintenance Lot Irrigation System is located on the Supplemental Maintenance Lot or in the Common Area. Maintenance of the Supplemental Maintenance Lot Irrigation System shall include, but is not limited to, the cost of maintaining, winterizing and operating the irrigation system lines and sprinkler heads. Furthermore, each Supplemental Maintenance Lot Owner shall furnish the water for the Supplemental Maintenance Lot Irrigation System serving his or her Supplemental Maintenance Lot and the adjacent Sidewalk Strip from his or her separately metered individual domestic water supply.

(c) Except as provided specifically for in this Article IV, Section 22, the Owner of each Supplemental Maintenance Lot shall have the sole responsibility for maintenance of all exterior and interior portions of the House; land, flora and landscaping within the boundaries of the House; those areas within enclosed patios and courtyards; all inside and outside driveways serving only one House; and other improvements not maintained by the Association. Each Owner shall maintain said portions of its Home or Supplemental Maintenance Lot in a manner consistent with the community-wide standard, the applicable covenants set forth in this Declaration, and such rules and regulations as may be established by the Board from time to time. Prior to replacing any trees or plants on his or her Supplemental Maintenance Lot as required by this Article IV, an Owner must obtain the approval of the Association's Architectural Review Committee.

Section 23. Damage Destruction or Maintenance. In the event of damage or destruction to any structure located on the Property, the respective Owner thereof agrees as follows:

(a) In the event of total destruction, the Owner shall promptly clear the Lot of debris and leave the same in a neat and orderly condition. Within sixty (60) days of any insurance settlement, the Owner must commence to rebuild and reconstruct the structure. Any such rebuilding and reconstruction shall be accomplished in conformity with the plans and specifications of the original structure so destroyed, subject to any changes or modifications as approved by the Developer or the Association or

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Architectural Review Committee, as the case may be, in accordance this Article IV hereof.

(b) In the case of partial damage or destruction, the Owner shall as promptly as an insurance adjustment may be made, cause the damage or destruction to be repaired and restored in a first class condition in accordance with the plans and specifications of the original structure and in conformity with its original exterior painting and decor. Any change or alteration musts be approved by the Developer or the Association, as the case may be, in accordance with Article IV hereof. In no event shall any damaged structure be left unrepaired and unrestored for in excess of sixty (60) days from the date of the insurance adjustment.

(c) If the correction of a maintenance or repair problem incurred on one Lot necessitates construction work or access on another Lot, both Owners shall have an easement on the Property of the other for the purpose of this construction. Each party shall contribute to the cost of restoration thereof equally, unless such damage was caused by the fault of an Owner, in which event the Owners shall allocate the cost of restoration in proportion to the relative fault of the parties.

Section 24. Use of Premises. Each Lot shown on the Plat shall be used only for private, single family residential purposes and not otherwise, except that the Town Home Site may be used as residential townhomes. Notwithstanding the foregoing, Developer or any Builder may maintain, as long as it owns property in or upon such portion of the Property as Developer may determine, such facilities as in its sole discretion may be necessary or convenient, including, but without limitation, offices, storage areas, model units and signs, and houses in the development) to use, residential structures, garages or accessory buildings for sales offices and display purposes, but all rights of Developer and of any Builder acting with Developer's permission under this sentence, shall be operative and effective only during the construction and sales period within the area, and this provision may not be amended, altered or repaired without the prior consent of the Developer.

Section 25. Animals and Pets. No animals, livestock, or poultry of any kind shall be raised, bred, pastured, or maintained on any Lot, except household pets such as dogs and cats which may be kept thereon in reasonable numbers as pets with no more than two (2) pets whose primary residence is outside and a maximum total of five (5) pets for the sole pleasure of the Owner or Occupant, but not for any commercial use or purpose. No animal shall be allowed to roam freely in the Subdivision and all animals must be either kept in a secure enclosure to be located on the rear of the Lot hidden from public view or in the home. No dog run fencing shall be permitted. All animals shall be maintained on a leash and under control at all times when not otherwise secured in the required enclosure or in the home. No Owner or Occupant shall be allowed to keep on any Lot or the Common Area any animal which causes excessive noise (including without limitation barking), odor or constitutes a danger to other persons or otherwise constitutes a

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nuisance. The Board of Directors of the Association shall be the sole judge using their sole discretion as to whether any animal violates the provisions hereof and any such decision may be based, among other things on the number of animals kept by a Lot Owner. Lot Owners shall be responsible for cleaning up and removing any animal waste deposited by their pets in the Common Areas, on any other Lot in the Subdivision, or on any street in the Subdivision.

Section 26. Nuisances and Unsightly Materials. No house or other structure on any Lot shall be used for any business or commercial purpose other than home office which does not require meeting the public. Each Owner or Occupant shall refrain from any act or use of his Lot which could reasonably cause embarrassment, discomfort, annoyance, or nuisance to others. No noxious, offensive, or illegal activity shall be carried on upon any Lot. No motorcycle, motorbike, motor scooter, go cart, or any other unlicensed motorized vehicle shall be permitted to be operated on or in the Common Areas. No Lot shall be used, in whole or in part, for the storage of rubbish of any character whatsoever, not shall any substance, thing, or material be kept upon any Lot which will emit foul or noxious odors or which will cause any noise that will or might disturb the peace and quiet of the Owners or Occupants of surrounding Lots or property. The foregoing shall not be construed to prohibit the temporary deposits of trash and other debris for pick-up by garbage and trash removal service units. The Board of Directors of the Association shall be the sole judge using its sole discretion in determining any violation of any provision contained in this Declaration.

Section 27. Hobbies and Activities. The pursuit of any inherently dangerous activity or hobby, including, without limitation, the assembly and disassembly of motor vehicles or other mechanical devices, the shooting of firearms, fireworks, or pyrotechnic devices of any type or size, the use of bows and arrows and other such activities shall not be pursued or undertaken on any part of any Lot or upon the Common Areas without the consent of the Association.

Section 28. Visual Obstruction at the Intersection of Public Streets. No object or thing which obstructs sight lines at elevations between two (2) feet and six (6) feet above the surface of the streets shall be placed, planted or permitted to remain on any corner Lot within the triangular area formed by the curb lines of the street involved and a line running from curb line to curb line at points twenty-five (25) feet from the junction of the street curb lines. The same limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway.

Section 29. Governmental Restrictions. Each Owner shall observe all governmental building codes, health regulations, zoning restrictions, and other regulations applicable to his Lot. In the event of any conflict between any provision of any such governmental code, regulation, or restriction and any provisions of this Declaration, the more restrictive provision shall apply.

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Section 30. Roads. It shall be obligatory upon all owners of the Lots in this Subdivision to consult with Davidson County, The Town of Nolensville, Tenneessee, or Williamson County, Tennessee before any driveways, culverts, other structures or grading are constructed within the limits of any dedicated roadway, and such placement or construction shall be done in accordance with the requirements of the jurisdiction applying to the roads within the Subdivision in order that the roads or streets within the Subdivision which would be affected by such placement or construction may not be disqualified for acceptance by the jurisdiction into the public road system.

Section 31. Easement for Roads. The right is expressly reserved to the Developer and Owners, their representatives, heirs, successors and assigns, to construct all streets, roads, alleys, or other public ways as now, or hereafter may be, shown on the Plat(s), at such grades or elevation as they, in their sole discretion, may deem proper; and, for the purpose of constructing such streets, roads, alleys or public ways, they additionally, shall have an easement, not exceeding ten (10) feet in width, upon and along each adjoining Lot, for the construction of properly banked slopes in accordance with the specifications of the government body or agency having jurisdiction over the construction of public roads; and no Owner of any Lot shall have any right of action or claim for damages against anyone on account of the grade of elevation at which such road, street, alley or public way may hereafter be constructed, or on account of the bank slopes constructed within the limits of the said ten (10) foot easement.

Section 32. Minimum Square Footages. The minimum square footage for residences constructed on fifty-five (55) foot Lots shall be 1,200 square feet. The minimum square footage for residences constructed on sixty (60) foot Lots shall be 1,700 square feet The minimum square footage for residences constructed on the seventy-five (75) foot Lots shall be 2,000 square feet. The minimum square footage for residences constructed on the Town Home Site shall be 1,000 square feet. For purposes of calculating square footage contained in a residence, the square footage calculation shall include only heated, finished living space.

Section 33. Maintenance and Use of Common Areas and Amenities. The Common Areas and any and all amenities thereon shall be for the recreational use and enjoyment of the Owners and their permitted guests and invitees. Except as may otherwise be delegated to the Owners by the Association, the Association shall be responsible for the ongoing maintenance of all Common Areas and all improvements thereon in a reasonable order and condition, including without limitation any and all drainage ways, drainage detention areas and other drainage facilities.

Section 34. Erosion Control and Lot Maintenance. During and throughout construction, as well as after completion of a residence, the Builder or Lot Owner shall take such action as may be reasonably required: (a) to control, inhibit, and prevent land

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erosion and the sedimentation of streams and ponds from erosion, and (b) to keep such site in a neat and attractive condition free from trash and debris. If a Builder or Owner does not maintain a site as herein provided, then the Developer or the Association may, after reasonable notice to Builder or Owner, have the required work done and the cost thus incurred shall be paid by the Builder or Owner upon demand. The Developer and the Association shall have the right of entry upon each Lot as necessary to perform such work or cause such work to be performed or to require the Builder or Owner to use designated erosion control specialists.

Section 35. Storage of Building Materials. No lumber, brick, stone, block or other building materials shall be stored on any Lot except for building purposes for that particular Lot or by a Builder as a central storage structure, and then only for such time as is reasonably necessary for a diligent completion of the project.

Section 36. Drainage. No Lot Owner shall place fill on any lot or place fences, trees, or landscaping in such a location or position that will interfere with the existing drainage on or from other Lots or the Common Areas. It is the responsibility of each Builder to provide adequate drainage on the Lot.

Section 37. Curb Cuts and Damage. Any Builder or Owner who makes a curb cut or damages any Common Areas shall be responsible for repairing same at his sole expense and at the direction and to the satisfaction of the Developer or the Association. Builder or Owner shall reimburse Developer for the cost of any such repairs if Developer repairs damages.

Section 38. Excavation and Fill. No Owner or Builder shall excavate or extract earth from any Lot for any business or commercial purpose. Proposed elevation changes on a Lot shall be included with the plan submitted to the Architectural Committee prior to commencement of construction. Changes which adversely affect the surface grade of adjacent or surrounding Lots or the storm water drainage plan will not be permitted. Substantial quantities of fill brought to any Lot during construction shall be subject to prior approval by the Developer or Association for stability and effect on adjacent Lots.

Section 39. Driveways and Parking. All driveways and parking areas shall be paved with either broom finished concrete or gray aggregate concrete as designated by the Developer.

Section 40. Sidewalks And Trails. Sidewalks shall be required as shown on the final plat. It shall be the responsibility of the Builder or Owner of the Lot on which a sidewalk is to be located to construct and properly install the portion of the sidewalk which is to be located on their particular Lot in accordance with the specifications of the jurisdiction. Such sidewalks shall be broom finish concrete and shall meet all of the specifications contained in the Americans Disabilities Act, and be completed at the time

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of completion of a residence on such Lot. Trails in the Common Area and along the entry road will be asphalt or such other materials as designated by the Developer. If no residence has been constructed on a Lot within one (1) year following the date of the sale of such Lot by Developer to a Builder or Owner, then Developer or the Association may require the Builder or Owner to install the sidewalk on such Lot by written notice to the Lot Owner or Builder and such installation shall be completed within ninety (90) days after the date of such notice. If the Lot Owner or Builder fails to so install the sidewalk(s), Developer or the Association may enter the Lot(s) and may install same and collect the cost for such installation from the Builder or Lot Owner including interest thereon from the date the costs were incurred at the highest rate allowed by law. The Developer may choose to install sidewalks on certain Lots in which case the subsequent Builder or Lot Owner shall reimburse Developer for the cost of such sidewalk construction.

Section 41. Landscaping and Trees. The front elevation of each residence in the Subdivision shall be landscaped with shrubs, bushes, trees or other plantings so as to provide cover at grade across the front of the home. Street Trees shall be of the species specified by and planted in the location specified by the Developer and planted in bulk during the best planting season by the Developer or Builder. In addition, the front of all Lots shall be sod and the rear and side of all Lots shall be strawed and seeded. All plantings and landscaping and seeding shall be completed prior to occupancy of the residence, weather permitting. The Lot Owner shall be responsible for replacing any street trees damaged or diseased with same species of equal size and quality of original tree. In order to maintain continuity in the Subdivision, the initial planting of Street Trees and the replacement of Street Trees is not optional. In addition, the Association shall have the right to go on any Lot in order to “limb up” or trim any such Street Trees. Each Lot Owner shall be responsible for maintaining shrubbery or other plantings on their Lot and keeping same properly trimmed and shall be responsible for replacing any such shrubbery or plantings if any such plantings die. The lot owner (whose lot abuts the right of way and fronts the street next to which the trees are planted) shall be responsible for watering, fertilizing, and maintaining and caring for the street trees installed by the Developer and shall be responsible for replacing any dead, damaged, or diseased street trees whether they are in such street’s right of way or within a landscape maintenance easement. In the event that such street trees are not being properly maintained by the Lot Owner (in the sole opinion of the Association), the Association may assume the maintenance of such tree(s), at the cost and expense of such Lot Owner. If such tree dies and is not replaced by the Lot Owner within ninety (90) days from notification by the Association, or within the next planting season, the Association shall replace such tree at the Lot Owner’s expense. All plant material species and arrangements must be installed per the plans as must be approved by the Architectural Review Committee.

Section 42. Front Porches. No front porch on any residence shall be enclosed in any way either screened in or glassed in or otherwise walled in. The materials which may be used for front porch railings shall be specified in the Design Standards.

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Section 43. Rules and Regulations. The Association shall have the right to pass rules and regulations governing additional aspects of and imposing additional restrictions on the use and maintenance of the Lots and use of and maintenance of Common Areas. Said rules and regulations may include (without limitation) the right to make additional special assessments against specific lot owners as a result of a Lot Owner's ( or any agent or invitee of a Lot Owner) violation of any of the terms of this Declaration or of any rules or regulations promulgated hereunder. **In addition, the rules and regulations may provide that Lot Owners shall be responsible for maintenance of limited portions of Common Areas immediately adjoining their lot.** Any and all assessments made pursuant to the rules and regulations shall be deemed assessments properly made pursuant to the terms of this Declaration and may be collected by the Association in accordance with the provisions as contained herein. In addition, the Rules and Regulations may include (without limitation) restrictions and rules regarding any and all aspects of the use of the Lots and residences thereon as well as the Common Areas regarding any matter which the Association believes should be regulated in order to preserve the desirability and attractiveness and/or provide for maintenance of the Development if the Association reasonably determines that such rules and regulations shall benefit the overall Development. Specifically, and without limiting any additional matters which may be addressed in the Rules and Regulations, the Rules and Regulations may regulate lawn art, lighting, neon signs, interior window coverings that are visible from the street, and holiday decorations. In addition, the Board of Directors of the Association shall have the power to set, assess, and collect fines from Lot Owners for violations of this Declaration or any Rules of the Association. Tasteful landscaping is required by the approved plan including attractive ornamentation which does not create a nuisance to other Lot owners. The Association reserves the right to require any Lot Owner to remove any landscaping and/or Lawn Art which the Association (the Association shall be the sole judge using their sole discretion) deems to be unattractive or a nuisance to other Lot Owners.

## ARTICLE V
## INSURANCE

Section 1. Common Area. The Association shall keep in force and maintain such hazard, public liability, or other insurance as it shall deem necessary relating to the Common Area and any amenities located thereon. The Association may also insure any other property, whether real or personal, owned by it, against such hazards as may be deemed desirable by the Association. Premiums for all insurance carried by the Association shall be part of the expenses covered by the annual assessments of the Association.

Section 2. Lots. Insurance against damage by fire or other casualty to the

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improvements on any Lot, liability insurance with respect to occurrences on any Lot, and other insurance relating to each Lot, shall be the responsibility of the individual Lot Owners.

Section 3. Fidelity Bonds. At the discretion of the Board of Directors of the Association, blanket fidelity bonds will be maintained by the Association for all officers, directors, trustees, and employees of the Association handling, or responsible for, the funds of or administered by the Association. Further, in the event the Association delegates some or all of the responsibility for the handling of funds to a management agent, a blanket fidelity bond will be required for officers, employees, and agents of such management agent handling, or responsible for, the funds of or administered on behalf of the Association.

(a) The total amount of fidelity bond coverage shall be based upon the best judgment of the officers of the Association and shall not be less than the estimated maximum of funds, including reserve funds, in the custody of the Association or the management agent, as the case may be, at any given time during the term of each bond. However, in no event may the aggregate amount of such bond be less than a sum equal to three (3) month's aggregate assessment on all Lots plus reserve funds.

(b) All such fidelity bonds shall:

(I) Name the Association as an obligee;

(ii) Contain waivers by the issuers of the bonds of all defenses based upon the exclusion of persons serving without compensation from the definition of "employees" or similar terms or expressions; and

(iii) Shall provide that they may not be canceled or substantially modified (including cancellation for non-payment of premium) without at least ten (10) days' prior written notice to the Association.

(c) Premiums on all such fidelity bonds (except premiums on fidelity bonds maintained by a management agent for its officers, employees, and agents) shall be paid by the Association as a common expense.

Section 4. Other Insurance. The Association may also obtain such other insurance as the Board of Directors deems desirable, in such amounts, from such sources and in such forms as it seems desirable, insuring the Common Area owned and maintained by the Association and insuring each member of the Board and officer of the Association, and each member of any committee appointed pursuant to the Bylaws of the Association, from liability arising from the fact that said person is or was a director or officer of the Association, or a member of such a committee. The premiums for such

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insurance and bonds shall be a common expense of the Association.

Unpaid officers and Directors of the Association shall not be liable to any Lot Owner for any act or omission unless the act or omission constitutes gross negligence or willful misconduct. If an unpaid Director or officer of any of the Associations prevails in any legal action brought against him in his official capacity by a Lot Owner, that Lot Owner shall pay the Director or officer all his reasonable legal fees.

## ARTICLE VI
## EASEMENTS

Easements. In addition to, and without limitation of, any other easements or rights reserved elsewhere in this Declaration, the following rights and easements are hereby reserved:

1. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on any Plat and as otherwise shown by the public records. Within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each Lot and all improvements in it shall be maintained continuously by the Lot Owner, except for those improvements for which a public authority or utility company is responsible. In the event any Lot Owner or Builder damages or alters any improvements or otherwise alters the flow of drainage as designed for the Subdivision, then such Lot Owner or Builder shall be responsible for repairing any such damage or make any corrections necessary in order to restore normal drainage in accordance with the drainage design for the Subdivision.

2. Easements are reserved as shown on any plat and as otherwise shown by the public records for the purpose of permitting any and all utilities, including without limitation underground wires or cables, water, sewer, and drainage. Easements are also reserved as shown on any plat and as otherwise shown by the public records for the purpose of permitting public access to sidewalks and trails

3. Each Lot Owner shall grant such easements upon his Lot as are necessary to serve the Property for water, sewer, drainage, telephone, gas, electricity and other utilities, and the erection and maintenance of the necessary poles and other equipment, wires and conduits, sewer and water lines, drainage facilities on, above or below any Lot; provided, however, no Lot Owner shall be required to grant any easement which would unreasonably interfere with the use and enjoyment of his Lot or House and any easement granted hereby shall impose on the grantee of

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said easement the obligation to (a) maintain said easement so that the use thereof will not interfere with the use and enjoyment of any Lot or House and (b) repair and restore that portion of any Lot upon which the easement is located to its original condition or as near as possible to its original condition.

4. Until completion of Developer's intended development of the Property, an easement is reserved to the Developer for ingress and egress generally across the Property, including any Lot, at reasonable places, for the purpose of completing Developer's intended development of the Property, provided that said easement shall be reasonable and shall not unreasonably interfere with the construction of improvements on a Lot nor the use and enjoyment of a Lot by a Lot Owner. Developer and the Association also reserves any and all easements reasonably required to allow completion, repair and maintenance of any and all utility areas, or improvements.

5. Until completion of Developer's intended development of the Property, an easement is reserved to the Developer to enter the Common Area and to maintain thereon such facilities and perform such operations as in the sole opinion of the Developer may be reasonably required, convenient or incidental to the intended development of the Property by the Developer.

6. An easement is granted and reserved to the Association, its officers, agents, employees, including employees of any management company having a contract with the Association, over and upon the Common Area to perform the duties of maintenance and repair of the Common Area, to maintain any utilities for which an easement has been granted, and to prevent damage to the Common Area or any Lot or House situated thereon. In addition, the Association shall have the authority to grant easements over the Common Areas for such purposes as may be determined by the Association which do not unreasonably interfere with the Lot Owners use of the Common Areas.

7. In accordance with the specifications of the governmental body or agency having jurisdiction over the construction of public roads, the right is expressly reserved to the Developer, to construct all streets, roads, alleys (including any and all utility or drainage facilities), or other public ways as now, or hereafter, may be shown on any Plat at such grades or elevations as Developer, in its sole discretion, may deem proper; and for the purpose of constructing such streets, roads, alleys or public ways, Developer additionally shall have an easement, not exceeding ten (10) feet in width, upon and along each adjoining Lot, for the construction of proper bank slopes and no Lot Owner shall have any right of action or claim for damages against any one on account of the grade or elevation at which such road, street, alley or public way may hereafter be constructed, or on account of the bank slopes constructed within the limits of the said ten (10) foot easement.

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8. The Developer reserves the right to build the entrance sign(s) at the entrance(s) for the Subdivision. Once constructed, the entrance sign shall become the property of the Association. The Developer reserves all rights of ingress and egress onto said Common Area as may be necessary to construct said entrance sign.

9. Each Alley Loaded Lot Owner (for the purposes of this paragraph "Grantor") grants to the Alley Loaded Lot Owner adjacent its restricted wall (the "Adjacent Owner") a recreational and use easement (the "Recreational and Use Easement") over the land located next to Grantor's restricted wall, spanning three (3) to twenty (20) feet in width from the Grantor's restricted wall to the Grantor's property line, and spanning a length from Adjacent Owner's front fence to the rear of the Adjacent Owner's garage, or to the Adjacent Owner's rear fence, if any. The "restricted wall" is the exterior side of each Home built on an Alley Loaded Lot with minimum windows. As shown on the preliminary site plan, the width of such Recreational and Use Easement may vary from three (3) to twenty (20), depending on the location of a given Home relative to the property line it shares with the adjacent Home. The Adjacent Owner shall maintain the lawn and/or landscape the area contained in the Recreational and Use Easement, and may install in it a deck or patio and may add other ornamental or landscape features. However, the Adjacent Owner shall have no right to affix anything (including vines) to the restricted wall. The Grantor shall have full access to said Recreational and Use Easement for the purpose of maintaining Grantor's Home.

## ARTICLE VII
## GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Lot Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association, or by any Lot Owner, to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Fines. The Board shall have the power to impose reasonable fines against Owners or occupants, which shall be an assessment of the Lot, shall constitute a lien on the property of the violating Owner or Occupant and may be collected in the same manner provided for the collection of assessments as above stated. The Board also shall have the authority to suspend an Owner's right to vote or to use the Common Area for violation of any duty imposed under the Declaration, the By-Laws, or any Rules and Regulations duly adopted hereunder, provided however; nothing herein shall authorize

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the Association or the Board to limit ingress and egress to or from a Lot. In the event that any Occupant of a Lot violates the Declaration, the By-Laws, or any Rules and Regulations and a fine is imposed, the fine shall first be assessed against the Occupant; provided however, if the fine is not paid by the Occupant within the time period set by the Board, the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, the By-Laws or any Rules and Regulations shall not be deemed as a waiver of the right of the Board to do so thereafter. A fine will automatically be assessed for a violation of the Architectural Review Committee approval requirements and Design Standards.

Section 3. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

Section 4. Duration and Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of thirty (30) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of those Owners then owning the Lots has been recorded prior to the expiration of said 30-year period or any said 10-year period, as the case may be, agreeing to terminate said covenants or to modify said covenants in whole or in part for the next 10-year period. Except as provided below, the provisions of this Declaration may be amended by Developer, without joinder of the Owner of any Lot, for a period of five (5) years from the date of recordation of this instrument. Thereafter, this Declaration may be amended by the affirmative vote of at least three-fourths (3/4ths) of the votes of the Owners. No such amendment shall become effective until the instrument evidencing such change has been filed of record signed by the required number of Lot Owners. Notwithstanding the foregoing, the Owners of the Lots shall have no right to amend the provisions under this Declaration concerning the right of Developer to subject certain additional property to these restrictions or reasons contained in Section 9 without the prior written consent of Developer. In addition, notwithstanding anything to the contrary contained herein, Developer reserves the right to file any amendments that may be necessary to correct clerical or typographical errors in this Declaration, and to make any amendments that may be necessary to conform the Declaration with regulations of the Federal Home Loan Mortgage Corporation, Federal Housing Administration, the Veterans Administration or other applicable regulations that may be necessary to assure lender approval of the Subdivision. For so long as the Developer maintains ownership of any Lots, any amendments which would provide the annexation of additional properties, the merger of the Subdivision with any other similar project or the consolidation of the Subdivision with such similar project, the mortgaging of Common Areas, the dedication of Common Areas, or the dissolution or amendment of the provisions of this Declaration, shall require the prior written approval of the Veterans Administration or the Federal Housing Administration, if such approval is required by said agencies as a condition to making

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loans on homes constructed in the Subdivision. However, such approval shall not be required in order to subject the Property described in Section 9 below to this Declaration.

Section 5. Appointment of Successor Developer; Resignation of Developer. Developer reserves the right to assign its rights as Developer to any other person as to all or any portion of the Property by written instrument specifically setting out such assignment and any such assignee shall become the Developer hereunder upon such assignment with respect to the portion of the Property so assigned. Developer shall have the right at any time upon sixty (60) days written notice to the Association to resign as Developer of the Subdivision and shall thereafter be freed from any and all obligations imposed upon Developer upon the effective date of such resignation. Any representatives of Developer on the Association's Board may also resign at any time upon written notice to the Association.

Section 6. Headings and Binding Effect. Headings are inserted only for convenience and are in no way to be construed as defining, limiting, extending or otherwise modifying or adding to the particular paragraphs to which they refer. The covenants, agreements and rights set forth herein shall be binding upon and inure to the benefit of the respective heirs, executors, successors and assigns of the Developer and all persons claiming by, through or under Developer.

Section 7. Unintentional Violation of Restrictions. In the event of unintentional violation of any of the foregoing restrictions with respect to any Lot, the Developer or its successors reserves the right, but shall have no obligation, (by and with the mutual written consent of the Owner or Owners of such Lot) to change, amend, or release any of the foregoing restrictions as the same may apply to that particular Lot.

Section 8. Books and Records. The books and records of the Association shall, during reasonable business hours, be subject to inspection by any member upon five (5) days written prior notice. The charter, bylaws of the Association and this Declaration shall be available for inspection by any member at the principal office of the Association where copies may be purchased at a reasonable cost.

Section 9. Conflicts. In the event of any conflict between the provisions of this Declaration and the bylaws of the Association, the provisions of this Declaration shall control.

Section 10. Developer's Right To Add Additional Property To The Subdivision.

Developer and its successors and assigns, reserves the right to add additional land to the terms of this Declaration by means of a Supplemental Declaration to be signed by Developer or its successors and assigns and recorded in the Davidson County or Williamson County Register of Deed's Office. The additional property must be near the Property. Upon the addition of any such additional property, all Lot Owners within such

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property shall have the same rights and obligations as all other Lot Owners in the Subdivision effective with the date of recordation of the Supplemental Declaration adding such additional property to the Subdivision.

Section 11. Consent to Rezoning and Annexation. Every Owner shall be deemed to have consented to any rezoning of the Property or any of the additional property which may be added to the Subdivision as described in Section 9 above which may be necessary for the development of additional sections or the addition of such property to the Subdivision

Section 12. Miscellaneous HUD Compliance Requirements. Notwithstanding anything to the contrary contained in this Declaration, (i) annexation of additional properties, merger or consolidation, mortgaging or dedication of the common areas, dissolution, and amendment of this Declaration or Articles of Incorporation of the Association requires prior approval of HUD/VA as long as there exists Class B membership in the Corporation and (ii) if the Association is dissolved, the assets of the Association shall be dedicated to a public body, or conveyed to a non-profit organization with purposes similar to the Association; (iii) amendments to he Declaration must be approved by two-thirds vote of the Owners; (iv) Class B Membership shall cease no later than December 31, 2015; (v) the Common Area cannot be mortgaged or conveyed without the consent of at least two thirds (2/3rds) of the Lot Owners (excluding the Developer).

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IN WITNESS WHEREOF, the undersigned, being the Developer herein, have hereunto set their hands this ____ day of _____, 2023.
.

ROCK SPRINGS DEVELOPMENT, LLC
By:_____
Its: _____

**STATE OF TENNESSEE** )
**COUNTY OF DAVIDSON** )

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, _____ with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is the President of ROCK SPRINGS INVESTMENT PARTNERS, a Tennessee general partnership company, the within named bargainor, and is authorized to executed this instrument on behalf of the company.

**Witness** my hand and official seal at office, on this the ____ day of _____, 2006.

_____
Notary Public

My Commission Expires:_____

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## EXHIBIT "A"

## LEGAL DESCRIPTION

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**EXHIBIT "B"**

**BY-LAWS**
**OF**
**ROCK SPRINGS HOMEOWNER'S ASSOCIATION, INC.**

## ARTICLE I
## DEFINITIONS

The following words, when used herein, shall have the following meanings:

Section 1. "Association" shall mean Rock Springs Homeowners Association, Inc. a Tennessee not-for-profit corporation, its successors and assigns, which has as its members all owners of Lots in the Property. "Charter" shall mean the Articles of Incorporation of the Association as filed with the Office of the Secretary of State for Tennessee.

Section 2. "Board of Directors" shall mean the Board of Directors of the Association as described in Article IV hereof.

Section 3. "Declaration" shall mean the instrument headed "Declaration of Covenants, Conditions and Restrictions" recorded simultaneously herewith in the Register's Office for Davidson County and Williamson County, Tennessee, as hereafter amended.

Section 4. "Developer" shall have the meaning given it in the Declaration.

Section 5. "Member shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration.

Section 6. "Common Area" shall have the meaning given it in the Declaration.

Section 7. "Lot" shall have the meaning given it in the Declaration.

Section 8. "Lot Owner" shall have the meaning given it in the Declaration.

Section 9. "Plat" shall have the meaning given it in the Declaration.

Section 10. "Property" shall have the meaning given it in the Declaration.

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## ARTICLE II
## NAME AND LOCATION

The name of the Association is Rock Springs Homeowners Association, Inc. The principal office of the Association shall be located at Ghertner & Company, 413 7th Avenue South, Nashville, Davidson County, TN 37203 or at such other place as may be designated by the Board of Directors, meetings of members and directors may be held at such places within the State of Tennessee, County of Davidson or County of Williamson, as may be designated by the Board of Directors.

## ARTICLE II
## MEETING OF MEMBERS

Section 1. Annual Meetings. The first regular annual meeting of the Members may be held, subject to the terms hereof on any day, at the option of the Board of Directors; provided, however, that the first meeting may (if necessary to comply with Federal Regulations) be held no later than the earlier of the following events:(a) Four (4) months after all the Lots have been sold by the Developer or (b) Three (3) years following conveyance of the first Lot by the Developer. Each subsequent regular annual meeting of the Members shall be held within fifteen (15) days of the anniversary of the first regular annual meeting each year thereafter at such time as set by the Board of Directors.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the president or by the Board of Directors, or upon written request of the Members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the Members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote at the meeting, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, twenty percent (20%) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Charter, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote at the meeting shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented. Further, as

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provided in the Declaration, if a quorum is not present a subsequent meeting may be called and the required quorum shall be reduced by half at such meeting and such procedure may be repeated until a quorum is established although in no event may the required quorum be less than 10% of the total number of eligible votes.

Section 5. Proxies. At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the Member of his Lot.

Section 6. Action Taken Without A Meeting. The members shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written consent of the number of members which would otherwise be required to approve such action. For instance, if an action required the approval of members holding three-fourths (3/4ths) of the total votes, then a writing signed by members holding three-fourths (3/4ths) of the total votes of all members would be effective as if such approval was given at a meeting duly called for such purpose. Any action so approved shall have the same effect as though taken at a properly called meeting of the members.

## ARTICLE IV
## BOARD OF DIRECTORS

Section 1. Number. The affairs of the Association shall be managed by a Board of Directors. The initial Board of Directors of the Association shall consist of three (3) persons, who need not be Members of the Association, who shall be appointed by the Developer and who shall serve until the Transfer of Control (as defined in the Declaration). After the Transfer of Control (as defined in the Declaration), the Board of Directors shall consist of five (5) directors each of whom must individually be a member of the Association or be an owner, officer, trustee or otherwise affiliated with a member of the Association. After the Transfer of Control, the Owners in the Town Home Site shall be permitted to have at least one (1) of the five members of the Board of Directors be a representative from the Town Home Site. After the Transfer of Control, the Owners from the Supplemental Maintenance Lots shall be permitted to have at least one (1) of the five members of the Board of Directors be a representative from the Supplemental Maintenance Lots. The one (1) Board of Director representative requirement from each of the Town Home Site and Supplemental Maintenance Lots shall be waived in any election whereby there is no Owner from those respective sites running for election to the Board of Directors. In no event shall the waiver of this representation entitlement in any election be deemed a permanent waiver of this entitlement.

Section 2. Term of Office. Directors shall be elected for terms of two (2) years or until their successor is elected. In addition, the Directors shall be grouped into three (3) separate classes so that approximately one-third of the existing total number of Directors

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are up for re-election each year. Thus, as to the initial Directors, certain Directors will serve for one year terms, certain Directors shall serve for two year terms, and certain Directors shall serve for three year terms as may be determined by the initial Directors elected by the Owners. Thereafter, Directors shall be elected for two year staggered terms so that only one third of the directors are up for reelection in any one year .

Section 3. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the Members of the Association, or in the case of the initial Board, by the Developer. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Members of the Board, or in the case of the initial Board, by the Developer, and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No Director shall receive compensation from any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

## ARTICLE V
## NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nomination may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman who shall be a member of the Board of Directors and two or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among Members or non-Members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

## ARTICLE VI

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## MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held at intervals established by the Board upon at least three (3) days written notice, (or without notice if the time and place has been previously fixed by the Board), at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two Directors, after not less than three (3) days' notice to each Director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

## ARTICLE VII
## POWERS AND DUTIES

Section 1. Powers. The Board of Directors shall have power to:

(a) Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the Members and their guests thereon, and to establish, assess and collect penalties and fines for the infraction thereof;

(b) Suspend the voting rights of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) Exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Charter or the Declaration;

(d) Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors.

(e) Employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

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Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A Members who are entitled to vote.

(b) Supervise all officers, agents and employees of the Association, and to see that their duties are properly performed;

(c) As more fully provided in the Declaration, to:

(1) Fix the amount of the annual assessment and supplemental assessment against each Lot at least thirty (30) days in advance of each annual assessment and supplemental assessment period; and

(2) Send written notice of each assessment to every Lot Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) Foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the Lot Owner personally obligated to pay the same.

(d) Issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) Procure and maintain adequate liability, hazard, and other insurance on property owned by the Association;

(f) Cause all officers or employees having fiscal responsibilities to be bonded, as required by the Declaration;

(g) Cause the Common Area to be maintained.

(h) Exercise all discretion as provided in the Declaration regarding enforcement of all terms, restrictions and provisions contained in the Declaration and to take any and all enforcement actions as may be required pursuant thereto. Whenever discretion is granted to the Board to act upon any matter as required under the Declaration

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of these Bylaws, such discretion may be exercised by the president of the Association although any such action by the president shall be subject to change upon review by the Board.

## ARTICLE VIII
## OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a president , who shall at all times be a member of the Board of Directors, and a secretary, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) President. The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

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(b) Vice-President. The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

(c) Secretary. The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses, and shall perform such other duties as required by the Board.

(d) Treasurer. The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall together with another officer sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association's books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

## ARTICLE IX
## COMMITTEES

The Board shall appoint a Architectural Review Committee as provided in the Declaration and a Nominating Committee as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

## ARTICLE X
## BOOKS AND RECORDS

The books, records, papers of the Association and the Declaration, Charter and Bylaws shall be available for inspection by any Member or to the holder, guarantor or insurer of any first mortgage at the principal office of the Association, during normal business hours where copies may be purchased at reasonable cost.

## ARTICLE XI
## ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments as well as any other amounts assesses against a Lot Owner by the Association which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid

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when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall be subject to a late charge in an amount established by the Board of Directors and shall bear interest from the date of delinquency at the maximum rate allowed by applicable law. The Association may bring an action at law against the Lot Owner personally obligated to pay the same or foreclose the lien against the Lot, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Lot Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

## ARTICLE XII
## AMENDMENTS

Section 1. These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person, or by proxy.

Section 2. In the case of any conflict between the Charter and these Bylaws, the Charter shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

## ARTICLE XIII
## MISCELLANEOUS

Section 1. The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Section 2. HUD has the right to veto amendments to the By-Laws while there is Class B Membership.

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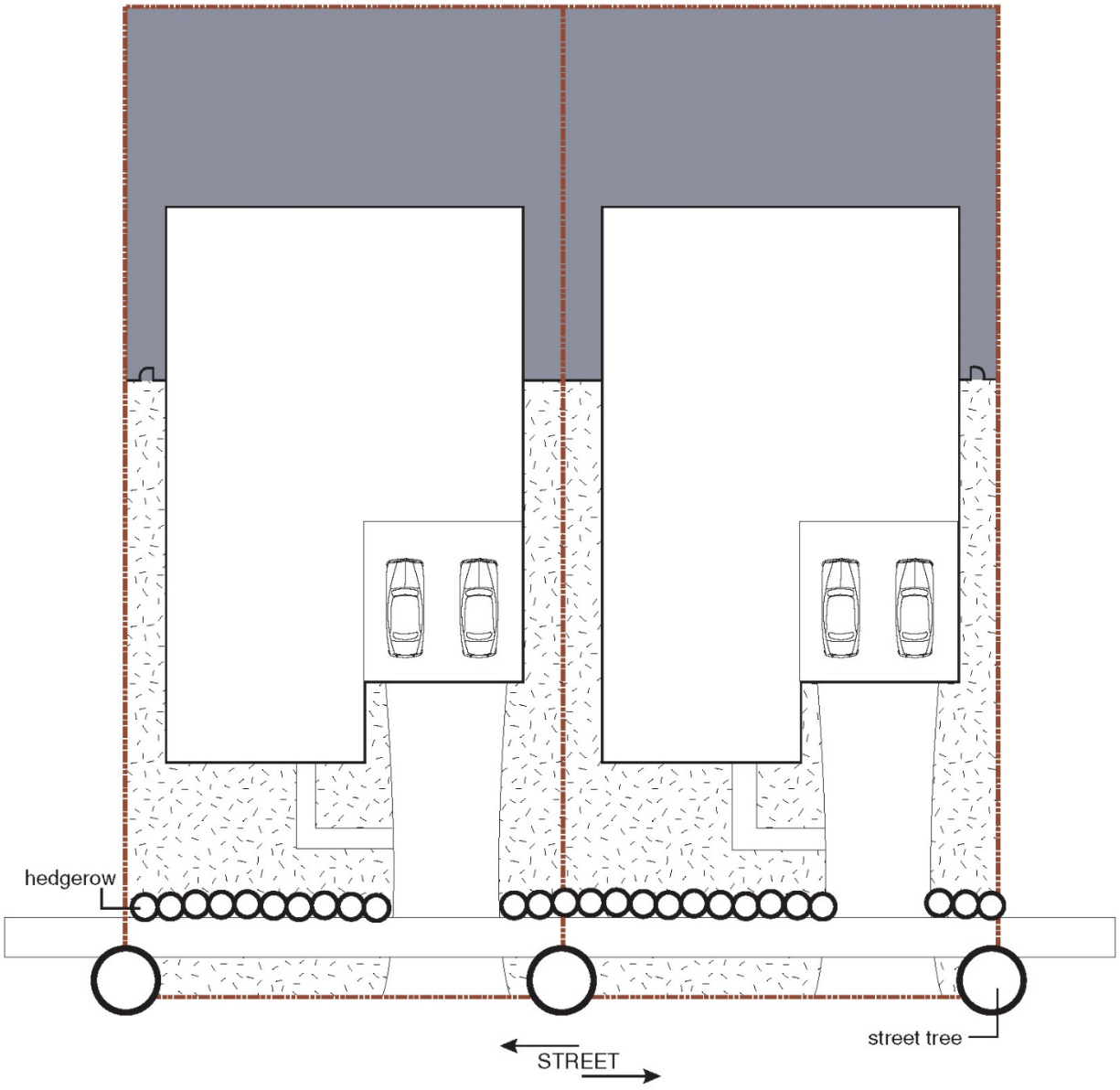
# EXHIBIT C

BURKITT PLACE
55' SUPPLEMENTAL MAINTENANCE LOT EXHIBIT

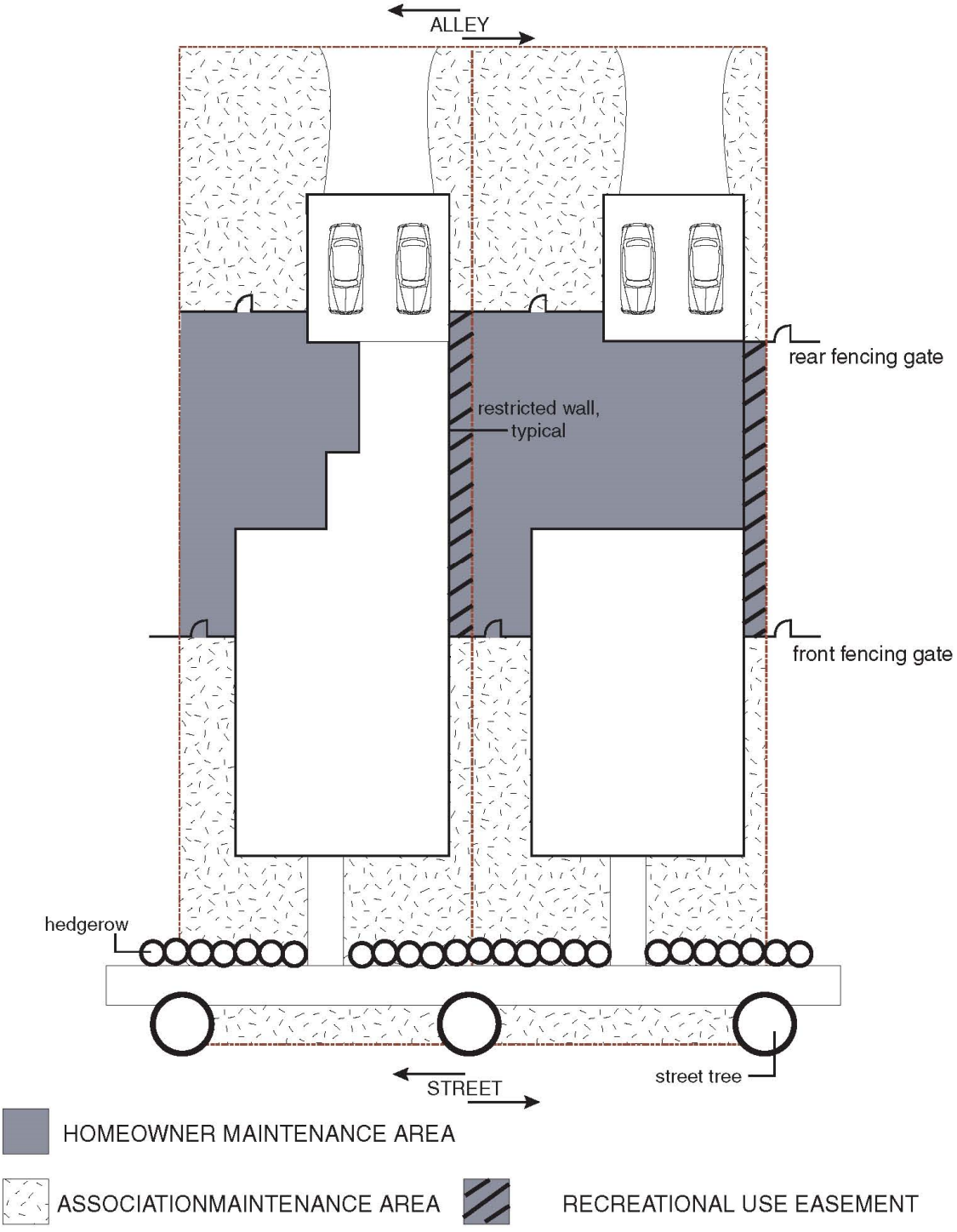



HOMEOWNER MAINTENANCE AREA

ASSOCIATION MAINTENANCE AREA

# EXHIBIT C

BURKITT PLACE
40' SUPPLEMENTAL MAINTENANCE LOT EXHIBIT



RaganSmith

March 20, 2023

**HAND DELIVERED**

Development Services
City of Columbia
700 North Garden St.
Columbia, Tennessee 38401

**RE: ROCK SPRINGS**
**PRELIMINARY PLAT**
**RAGAN-SMITH #21-0389**

To whom it may concern:

Enclosed please find the following:

- One (1) copy of the Preliminary Plat
- Preliminary Plat Application and Checklist
- Review fee check ($3,740.00)
- Copy of current deeds of record
- Signed/Notarized Owner Affidavits
- Traffic Study
- Utility Availability Letters
- Fire Flow Letter
- Draft copy of Declaration of Covenants
- Flash drive with digital files

We are requesting review and placement on the upcoming May 10, 2023 Planning Commission agenda. Please call if you have any questions or require any additional information.

Sincerely,

**RAGAN-SMITH-ASSOCIATES, INC.**

Jacob F. Vincent, P.E., CPESC
Senior Associate

JFV:amr

Enclosures

NASHVILLE
315 Woodland Street
Nashville, TN 37206
(615) 244-8591

MURFREESBORO
100 East Vine Street, Suite 402
Murfreesboro, TN 37130
(615) 546-6050

CHATTANOOGA
1410 Cowart Street, Suite 200
Chattanooga, TN 37408
(423) 490-9400

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 | 1479 Rock Springs Road | | |
| | TAX MAP: 92 | GROUP: | PARCEL: 11.01, 11.02 |
| SUMMARY OF NATURE OF REQUEST AND WORK | This property contains +/- 108 acres and is zoned (CD-3) within the Columbia City Limits. This preliminary plat proposes 187 single family lots and 7 open space lots. | | |

| | | |
|---|---|---|
| DATE OF PRE-APPLICATION CONFERENCE | 3/1/2023 | *Pre-application meetings are scheduled for Wednesdays.* |

| SELECT REQUEST | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO: |
|---|---|
| ❑ Annexation<br>❑ Rezoning<br>☑ Preliminary Plat<br>❑ Final Plat<br>❑ PUD Preliminary Master Plan<br>❑ PUD Final Site Plan<br>❑ Multi-Family Site Plan<br>❑ Other:<br><br>**File naming nomenclature examples:*<br><br>*Freedom Point Site Plan*<br>*Freedom Point Master Plan*<br>*Freedom Point Final Plat* | **Annexations/Rezoning/PUD's:**<br>❑ Written Legal Description copy<br>❑ Requested Zone Listed<br>❑ Compliance with Comprehensive Plan<br>❑ Annexation Permission Form<br>❑ Plans and/or Plats conforming to City standards with check list completed<br>❑ Columbia Water System Availability Letter<br><br>**Plats/PUDs:**<br>☑ Project Name (include Sections & Phases)<br>Rock Springs - Phases 1-4<br>☑ Total Number of Lots<br>187<br>☑ Total acreage<br>108.63 |



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 | Jacob Vincent | PHONE | (615) 244-8591 |
| ADDRESS | 315 Woodland St., Nashville, TN | EMAIL | jvincent@ragansmith.com |

| | | | |
|---|---|---|---|
| PROPERTY OWNER NAME | Donald Blair | PHONE | (931) 922-8110 |
| ADDRESS | 2499 Rally Hill Rd., Columbia, TN | EMAIL | tpatblair2003@yahoo.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.*

| Jacob Vincent | | 03/20/2023 |
|---|---|---|
| APPLICANT NAME | APPLICANT SIGNATURE | DATE |
| Donald Blair | Donald Blair | 3/9/2023 |
| 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 | Jacob Vincent | PHONE | (615) 244-8591 |
| ADDRESS | 315 Woodland St., Nashville, TN | EMAIL | jvincent@raganssmith.com |

| | | | |
|---|---|---|---|
| PROPERTY OWNER NAME | Gary Connelly | PHONE | 931 446-2168 |
| ADDRESS | 1479 Rock Springs Rd. | EMAIL | acsonic5454@gmail.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.*

| | | |
|---|---|---|
| Jacob Vincent | | 03/20/2023 |
| APPLICANT NAME | APPLICANT SIGNATURE | DATE |
| Gary Connelly | | 3/9/2023 |
| PROPERTY OWNER NAME | PROPERTY OWNER SIGNATURE | DATE |

*STAFF USE ONLY*

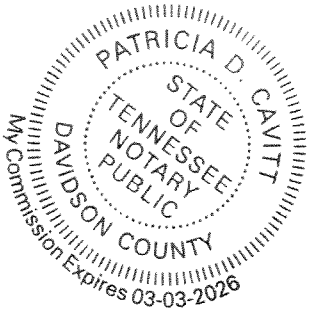
| | | | |
|---|---|---|---|
| DOCKET NO. | | FEE PAID | |
| RECEIPT NO. | | REQUESTED AGENDA | |

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

| | |
|---|---|
| BOARD ACTION | |

GARY CONNELLY: Sworn to and subscribed before me this 9 day of March, 2023.

*Seal*




Notary Public
Commission Expires:_____

**AFFIDAVIT**

Owner's Permission of Subdivision
Map 92, Parcel 11.02

I, Donald Blair, as owner, of all or a portion of the property included within the following subdivision on this the 16th day of March 2023, does hereby authorize Ragan-Smith-Associates, Inc., to submit the Rock Springs Preliminary Plat, for review and conditional approval by the Columbia Municipal Planning Commission.

By: Donald Blair
Donald Blair

STATE OF TENNESSEE
COUNTY OF Williamson

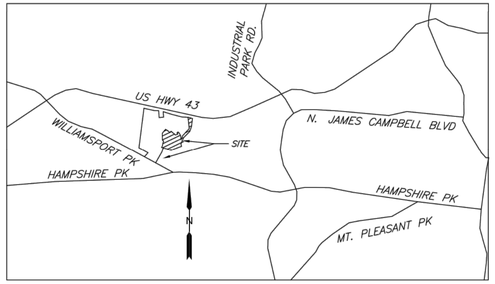
Before me, Charity Johnson, a notary public in and for the State and County aforesaid, personally appeared the within named Donald Blair, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledges that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 16th day of March, 2023.

NOTARY PUBLIC

My commission expires: July 24, 2023

CHARITY JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires July 24, 2023




VICINITY MAP — N.T.S.

UTILITY NOTES:

1. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON THE TYPE, SIZE AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT", THAT ANYONE WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS, NO LESS THAN (3) THREE OR MORE THAN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE CALL 1-615-366-1987 OR 1-800-351-1111.

2. PUBLIC ELECTRIC AND COMMUNICATION UTILITIES SERVING THIS DEVELOPMENT TRAVERSE UNDERGROUND AND ALL RELATED FIXTURES REQUIRED FOR THIS SERVICE ARE ENCOMPASSED BY A 10-FOOT PUBLIC UTILITY RIGHTS OF WAY EASEMENT ON ALL PROPERTY LINES PARALLEL AND ABUTTING PUBLIC OR PRIVATE ROADWAYS AND 5 FEET WIDE EASEMENT ON ALL INTERIOR LOT LINES FOR UTILITY AND DRAINAGE EASEMENTS.

3. SERVICE LINES AND FIXTURES WILL BRANCH FROM MAIN UTILITY LINE AND EXTEND TO AN INDIVIDUAL MULTI-UNIT STRUCTURE WITHIN THIS EASEMENT. THE GANG METER BASE WILL BE ATTACHED TO THE EXTERIOR WALL OF THE STRUCTURE. THIS GANG METER BASE WILL SERVE AS A BRANCH IN WHICH INDIVIDUAL SERVICE LINES WILL EXTEND TO EACH UNIT WITHIN THE STRUCTURE.

4. THE GANG METER BASE WILL BE ENCOMPASSED BY A BLANKET UTILITY EASEMENT FOR SERVICE AND MAINTENANCE AS NEEDED AND REQUIRED. GANG METER BASES, ELECTRICAL SERVICE ENTRANCE CONDUCTORS FROM TRANSFORMER TO GANG METER BASES AS WELL AS LINES LEAVING THE GANG METER BASE TO SERVE INDIVIDUAL UNITS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

5. ADDITIONALLY, A 10-FOOT PUBLIC UTILITY RIGHTS OF WAY EASEMENT SHALL CONTINUE VERTICALLY FROM THE FOUNDATION THROUGH THE ROOF ON THE EXTERIOR WALL AT THE LOCATION OF THE METER BASES OF EACH BUILDING.

GPS NOTE:

I, DANIEL A. CURRY, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM TWO POINTS ESTABLISHED VIA THE TDOT GNSS REFERENCE NETWORK AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THIS SURVEY:

TYPE OF SURVEY: REAL TIME KINEMATIC
POSITIONAL ACCURACY: 0.05 FEET
DATE OF SURVEY: FEBRUARY 12TH, 2021
DATUM/EPOCH: NAD83(2011) EPOCH 2010.00
PUBLISHED/FIXED CONTROL USED: TDOT CORS NETWORK
GEOID MODEL: 2003(CONUS)
COMBINED GRID FACTOR: NONE

NOTES:

1. THE PURPOSE OF THIS PLAT IS TO CREATE 91 TOWNHOME UNITS.

2. THIS SURVEY WAS PREPARED FROM CURRENT DEEDS OF RECORD AND DOES NOT REPRESENT A TITLE SEARCH OR GUARANTEE OF TITLE, AND IS SUBJECT TO ANY STATE OF FACTS A CURRENT AND ACCURATE SEARCH MAY REVEAL.

3. BEARINGS SHOWN HEREON ARE BASED ON THE TENNESSEE STATE PLANE COORDINATE SYSTEM, ZONE 4100, NAD83. GPS EQUIPMENT WAS USED TO DETERMINE THE POSITION ON TWO (2) CONTROL POINTS FOR THE SURVEYED PROPERTY TO ESTABLISH AS BASIS FOR BEARING FOR THE SURVEY.

4. BY GRAPHIC PLOTTING ONLY THIS PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP AND PANEL NUMBER 47119C0165E AND 47119C0280E BOTH DATED APRIL 16TH, 2007.

5. UNLESS OTHERWISE NOTED, ALL CORNERS ARE 1/2" REBAR WITH A "COLLIER ENG" PLASTIC CAP.

6. ALL TOWNHOMES TO BE CONSTRUCTED TO MEET THE LATEST IRC.

7. THERE IS A 10 FOOT EASEMENT ON PROPERTY LINES PARALLEL TO THE PUBLIC ROAD FOR UTILITY AND DRAINAGE EASEMENTS. ADDITIONAL REQUIREMENTS MAY APPLY BASED ON FIELD CONDITIONS.

8. 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 DEVELOPMENTAL SERVICES.

TAX MAP 88 PARCEL 51.00
REMAINING LANDS
BAXTER ENTERPRISES
RB 2351 PG 893, R.O.M.C.

TAX MAP 88 PARCEL 51.05
KCS PROPERTY
RB 2853 PG 305, R.O.M.C.

TAX MAP 88 PARCEL 51.02
TN3 LAKES, LLC
RB 2405 PG 413, R.O.M.C.

TAX MAP 89 PARCEL 39.01
THE CITY OF COLUMBIA TN
RB 2385 PG 1281, R.O.M.C.
P20 PG 309, R.O.M.C.

TN(SPC) NAD83
N
0 80 160
1" = 80'

REMAINING OF HONEY LAKES PROPERTY:
1,007,496 S.F.±
23.13 AC.±

PHASE I AREA:
657,248 S.F.±
15.09 AC±

N: 471837.13'
E: 1,646,245.44'

N: 471,114.90'
E: 1,645,842.36'

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 145.43' | 11.32' | 11.32' | N 15°16'58" E | 4°27'34" |
| C2 | 245.00' | 39.29' | 39.24' | N 45°34'51" W | 9°11'15" |
| C3 | 305.00' | 221.30' | 216.47' | S 29°23'20" E | 41°34'17" |
| C4 | 100.00' | 7.66' | 7.66' | S 15°14'56" W | 4°23'29" |
| C5 | 150.00' | 47.88' | 47.68' | N 08°17'59" E | 18°17'22" |
| C6 | 100.00' | 31.92' | 31.79' | N 08°17'59" E | 18°17'22" |
| C7 | 150.00' | 106.47' | 104.25' | S 19°29'25" W | 40°40'13" |
| C8 | 100.00' | 70.98' | 69.50' | S 19°29'25" W | 40°40'13" |
| C9 | 245.00' | 138.48' | 136.64' | N 24°47'43" W | 32°23'03" |
| C10 | 230.00' | 11.87' | 11.87' | S 10°04'54" E | 2°57'25" |
| C11 | 170.00' | 8.77' | 8.77' | S 10°04'54" E | 2°57'25" |

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N 73°53'55" W | 80.00' |
| L2 | N 29°54'17" E | 52.10' |
| L3 | N 13°03'11" E | 141.30' |
| L4 | N 17°26'40" E | 80.16' |
| L5 | N 47°09'24" W | 71.99' |
| L6 | S 50°10'29" E | 87.00' |
| L7 | N 39°49'31" E | 10.50' |
| L8 | N 39°49'31" E | 73.00' |
| L9 | N 66°43'25" E | 114.21' |
| L10 | N 50°10'29" W | 16.52' |
| L11 | S 50°10'29" E | 16.52' |
| L12 | S 08°36'11" E | 133.68' |
| L13 | N 21°03'10" E | 188.83' |
| L14 | S 86°48'38" E | 73.78' |
| L15 | S 78°34'39" W | 59.96' |
| L16 | S 11°33'36" E | 135.14' |
| L17 | S 02°13'25" E | 56.10' |
| L18 | S 13°03'11" W | 141.12' |
| L19 | N 17°26'40" E | 224.37' |
| L20 | N 17°26'40" E | 144.21' |
| L21 | N 00°50'42" W | 100.00' |
| L22 | S 00°50'42" E | 100.00' |
| L23 | N 39°49'31" E | 120.85' |
| L24 | N 39°49'31" E | 97.85' |
| L25 | S 08°36'11" E | 225.56' |
| L26 | S 08°36'11" E | 91.88' |
| L27 | S 16°06'18" W | 38.08' |
| L28 | S 16°06'18" W | 38.43' |
| L29 | N 37°39'29" E | 65.30' |
| L30 | S 23°31'28" E | 30.59' |
| L31 | N 79°39'48" W | 53.49' |
| L32 | N 81°23'49" E | 35.60' |
| L33 | N 07°23'51" E | 39.06' |
| L34 | S 84°46'53" E | 66.62' |
| L35 | S 65°44'55" E | 46.28' |
| L36 | S 53°50'50" E | 20.00' |
| L37 | N 68°55'52" E | 59.60' |
| L38 | S 50°10'29" E | 20.00' |
| L39 | N 31°56'58" E | 30.31' |
| L40 | N 42°17'20" W | 32.67' |
| L41 | N 18°01'26" E | 13.46' |
| L42 | N 05°10'29" W | 21.21' |
| L43 | N 39°58'43" E | 90.88' |
| L44 | N 39°49'31" E | 15.00' |
| L45 | S 50°10'29" E | 85.05' |

LOT AREAS:

1. THE FOLLOWING LOTS ARE 85.00'X24.00' AND ARE 2040 S.F.±: 93-106, 119-122, 167-178, 189-193 & 204-221.
2. THE FOLLOWING LOTS ARE 82'.00X22.00' AND ARE 1804 S.F.±: 222-227.
3. THE FOLLOWING LOTS ARE 85.00'X22.00' AND ARE 1870 S.F.±: 107-118, 179-188, 194-203.

LEGEND

| | | | |
|---|---|---|---|
| ELECTRIC MANHOLE | CATCH BASIN | (11) | LOT NUMBER |
| ELECTRIC METER | AREA DRAIN | PK(O) | PK NAIL, OLD |
| POST INDICATOR VALVE | CONTROL POINT | PK(N) | PK NAIL, NEW |
| SANITARY SEWER VALVE | WATER VALVE | | BENCHMARK |
| FIRE HYDRANT | WATER METER VAULT | | PROPERTY LINE |
| ANCHOR | BOLLARD | | FENCE |
| GAS VALVE | UTILITY POLE | | WATER LINE |
| GAS METER | SIGNAL POLE | SAN | SANITARY SEWER LINE |
| LIGHT POLE | SIGN | GAS | GAS LINE |
| BIKE LANE | MAILBOX | STM | STORM SEWER LINE |
| IRRIGATION VALVE | SANITARY MANHOLE | | UNDERGROUND ELECTRIC |
| TREE | STORM MANHOLE | P/T | OVERHEAD ELECTRIC |
| BUSH | TELEPHONE BOX | 401 | MINOR CONTOUR |
| MONUMENT | ELECTRIC BOX | 400 | MAJOR CONTOUR |
| IRON ROD, OLD | SEWER CLEANOUT | | CONCRETE |
| IRON ROD, NEW | GUY POLE | | |
| | TELEPHONE MANHOLE | | |

OWNER:
HONEY LAKES, LLC
818 S. MAIN STREET
COLUMBIA TN 38401

DEED REFERENCE:
TO: HONEY LAKES, LLC.
FROM: BAXTER ENTERPRISES
RECORD: R2804 PG 1004, R.O.M.C.
(PROPERTY HEREON EXCLUDES R2853 PG 305)

PROPERTY MAP REFERENCE:
BEING A PORTION OF PARCEL 51.03 ON MAURY COUNTY TAX MAP 88.

I HEREBY CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000. THIS SURVEY WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE

DANIEL A CURRY — RLS#2964 — 3/17/23
DATE

CERTIFICATE OF SURVEY ACCURACY

I (WE) HEREBY CERTIFY THAT TO THE BEST OF MY (OUR) KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE SURVEY OF THE PROPERTY SHOWN HEREON; THAT THIS IS A CLASS "I" LAND SURVEY AS DEFINED IN TITLE 62, CHAPTER 18, TENNESSEE CODE ANNOTATED, AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY DOES NOT EXCEED 1:10,000.

_____, 2023 _____ _____
DATE REGISTERED LAND SURVEYOR NUMBER

CERTIFICATE OF APPROVAL OF STREETS, DRAINAGE, AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE, AND UTILITIES DESIGNATED IN WILLIAMSPORT PIKE TOWNHOMES – PHASE 1 HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE BOND IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA, TENNESSEE, TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____, 2023 _____
DATE CITY ENGINEER, COLUMBIA, TENNESSEE

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 EXCEPTIONS OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY REGISTER.

_____ _____
SECRETARY, PLANNING COMMISSION DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF APPROVAL OF SUBDIVISION NAME AND STREET NAMES

SUBDIVISION NAME AND STREET NAMES APPROVED BY MAURY COUNTY E-911,

_____, 2023 _____
DATE MAURY COUNTY E-911

CERTIFICATE OF APPROVAL FOR SEWER SYSTEM

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

_____, 2023 _____
DATE SUPERINTENDENT, COLUMBIA WASTEWATER SYSTEM

CERTIFICATE OF COMPLIANCE

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

_____ _____
CITY ENGINEER DATE
COLUMBIA, TENNESSEE

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AS EVIDENCED IN BOOK NUMBER R2804, PAGE 1004, 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 LINES, AND THAT OFFERS OF IRREVOCABLE DEDICATION FOR ALL PUBLIC WAYS, UTILITIES, AND OTHER FACILITIES HAVE BEEN FILED.

March 20, 2023
DATE

Owner - Gary Martin
TITLE (HONEY LAKES, LLC.)

CERTIFICATE OF APPROVAL OF WATER SYSTEM

I HEREBY CERTIFY THAT THE WATER SYSTEM(S) OUTLINED OR INDICATED ON THE FINAL SUBDIVISION PLAT ENTITLED "FINAL PLAT – WILLIAMSPORT PIKE TOWNHOMES – PHASE 1" HAS/HAVE BEEN INSTALLED IN ACCORDANCE WITH CURRENT LOCAL AND STATE GOVERNMENT REQUIREMENTS, OR A SUFFICIENT BOND OR OTHER SURETY HAS BEEN FILED TO GUARANTEE SAID INSTALLATION.

_____, 2023 _____
DATE SUPERINTENDENT, COLUMBIA WATER
SYSTEM

REVISIONS

| NO | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | |

COLLIER ENGINEERING CO., INC.
CONSULTING • DESIGN • CONSTRUCTION
2949 NOLENSVILLE PIKE, NASHVILLE, TN 37211
PHONE: (615) 331-1441 FAX: (615) 331-1050

# FINAL PLAT
## WILLIAMSPORT PIKE TOWNHOMES - PH. I
## CITY OF COLUMBIA - 9TH CIVIL DISTRICT
## MAURY COUNTY, TENNESSEE

DANIEL A. CURRY — REGISTERED LAND SURVEYOR — STATE OF TENNESSEE — 3/17/23 — TENNESSEE NO. 2964

DATE: 3/17/2023
DRAWN BY: DAC
SUPERVISED BY: DAC
CHECKED BY: DAC

PLAT

SHEET NO: 1 OF 1

# Appendix B: Subdivision Development Agreement

This DEVELOPMENT AGREEMENT is made and entered into on this

20 day of March, 2023,
between THE CITY OF COLUMBIA, TENNESSEE, (hereinafter the "CITY"), and

Honey Lakes 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.

Williamsport Pike Townhomes Phase I

PROJECT

| *Completed by the Developer* | *Completed by the City* |
|---|---|
| Honey lakes LLC<br>DEVELOPER NAME | |
| Gary W. Martin<br>AUTHORIZED AGENT NAME | CITY ENGINEER |
| <br>SIGNATURE | SIGNATURE |
| March 20, 2023<br>DATE | DATE |
| 818 S. Main Street<br>STREET | |
| Columbia, TN 38401<br>CITY, STATE, ZIP | |
| 615-812-2147<br>PHONE | |
| gary@martinengrg.com<br>EMAIL | |
| *Attest* | *Attest* |
| ATTEST NAME | ATTEST NAME |
| ATTEST SIGNATURE | ATTEST SIGNATURE |
| DATE | DATE |

DOCUMENT PREPARED BY:
Name: Gary Martin
Company Martin Engineering & Surveying, LLC
Address: 808 S. Main Street
Columbia, TN 38401
*After recording return copy to City of Columbia, Development Services*

# INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 88 Parcel 51.00
Project Name: Williamsport Pike Townhomes Phase 1

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

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

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

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

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

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

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

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

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S)

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

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

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

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

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

ATTEST BY OWNER(S):

Print Name Gary Martin

Title _____

Signature _____

Owner Honey Lakes, LLC

Address 808 S. Main Street

City, State ZIP Columbia, TN 38401

---

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:_____

# POST CONSTRUCTION LONG TERM MAINTENANCE PLAN

## WILLIAMSPORT PIKE TOWNHOMES PHASE 1

TWIN LAKES DRIVE AND OAKS SPRINGS DRIVE,
NORTH OF WILLIAMSPORT PIKE
COLUMBIA, TENNESSEE

PREPARED FOR:
HONEY LAKES, LLC
818 S. MAIN STREET
COLUMBIA, TENNESSEE 38401

FEBRUARY 2022

Martin Engineering and Surveying, LLC.
808 S. Main Street, Columbia, TN 38401, 615-812-2147
gary@martinengrg.com

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3.1 Stormwater Detention Basin....2
3.2 Storm Pipe and Storm Inlets:....3

# SECTION 1: INTRODUCTION

The project is to construct 91 townhome units for Phase 1 of the proposed Williamsport Pike Townhome development in Columbia, Maury County, Tennessee. This post construction long term maintenance plans addresses Phase 1 of the development which consist of 15.06 acres in which utility infrastructures (water, sewer, and storm) will be installed. Proposed construction for Phase 1 consists primarily of site grading related to the installation of roadway pavements, curbs sidewalks, residential lots, utility infrastructure, and storm water conveyance system located within the permitted project area.

# SECTION 2: SYSTEM DESCRIPTION

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

1. There is a stormwater detention basin sized to detain the 2-yr through 100-yr peak event, with the detention outfall structure designed to contain the first flush, 1 inch, for 48 hours.
2. 1,231 lf 18" pipe, 768 lf of 30" pipe, 329 lf of 36" pipe, and 20 storm inlets.

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

# SECTION 3: MAINTENANCE PROCEDURES

### *3.1 Stormwater Detention Basin:*

1. The outlet structure shall be checked regularly for clogging and shall be cleaned and repaired as necessary. The outlet structure shall be checked on a monthly basis until the detention basin side slopes and grass lined ditches have stabilized and no heavy sediment laden runoff enters the detention basin. Then it shall be checked on a quarterly basis and after a large rain event.

2. Check detention basin side slopes and bottom for erosion and correct necessary at least on a quarterly basis.

3. At least quarterly and after each large rain event, the facility should be cleaned of accumulated debris. Remove nuisance wetland species and take appropriate measures to control mosquitos.

4. At least quarterly and after each large rain event, the retention basin outfall structure shall be cleaned of sediment, floatables, and debris.

5. Remove sediment within retention basin outfall structure and headwalls when sediment accumulation reaches 6" or if resuspension is observed or probable. This sediment may contain contaminants and should be disposed of using the Tennessee Department of Environment and Conservation (TDEC) special disposal procedure. If there is any uncertainty about what the sediment contains or it is known to contain contaminants, then TDEC should be consulted and their disposal recommendations

followed. The TDEC Division of Water Pollution Control should be contacted at (931)-380-3371.

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

***3.2 Storm drains and storm inlets:***

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

# Stormwater Pond Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address_____ Phone Number _____

Site Status: _____

Date:_____ Time: _____Site conditions:

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

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

| Inspection Items | Inspection Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|---|---|---|---|---|
| **Embankment and Emergency Spillway** | | | | |
| Vegetation healthy? | *A/S* | | | |
| Erosion on embankment? | *A/S* | | | |
| Animal burrows in embankment? | *A/S* | | | |
| Cracking, sliding, bulging of dam? | *A/S* | | | |
| Drains blocked or not functioning? | *A/S* | | | |
| Leaks or seeps on embankment? | *A/S* | | | |
| Slope protection failure functional? | *A/S* | | | |
| Emergency spillway obstructed? | *A/S* | | | |
| Erosion in/around emergency spillway? | *A/S* | | | |
| Other (describe) | *A/S* | | | |
| **Riser and Principal Spillway** | | | | (describe type: concrete pipe, slotted weir, channel, etc.) |
| Low-flow orifice functional? | *A/S* | | | |
| Trash rack (Debris removal needed? Corrosion noted?) | *A/S* | | | |
| Sediment buildup in riser? | *A* | | | |
| Concrete/masonry condition (Cracks or displacement? Spalling?) | *A* | | | |
| Metal pipe in good condition? | *A* | | | |
| Control valve operation? | *A* | | | |
| Pond drain valve operation? | *A* | | | |
| Outfall channels function, not eroding? | *A* | | | |
| Other (describe) | *A* | | | |
| **Sediment Forebays** | | | | |
| Sedimentation description | | | | |
| Sediment cleanout needed (over 50 | *A/S* | | | |

| Inspection Items | Inspection Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|---|---|---|---|---|
| percent full)? | | | | |
| **Permanent Pool Areas (if applicable)** | | | | |
| Undesirable vegetation growth? | *A/M* | | | |
| Visible pollution? | *A/M* | | | |
| Shoreline erosion? | *A/M* | | | |
| Erosion at outfalls into pond? | *A/M* | | | |
| Headwalls and endwalls in good condition? | *A/M* | | | |
| Encroachment into pond or easement area by other activities? | *A/M* | | | |
| Evidence of sediment accumulation? | *A* | | | |
| **Dry Pond Areas (if applicable)** | | | | |
| Vegetation adequate? | *A/M* | | | |
| Undesirable vegetation or woody plant growth? | *A/M* | | | |
| Excessive sedimentation? | *A* | | | |
| **Hazards** | | | | |
| Have there been complaints from residents? | *A/M* | | | |
| Public hazards noted? | *A/M* | | | |

Inspector Comments: _____

_____

_____

**Overall Condition of Facility**: ☐ Acceptable ☐ Unacceptable

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

| **Maintenance Action Needed** | **Due Date** |
|---|---|
| | |
| | |
| | |
| | |
| | |

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

**Inspected by: (signature)** _____
**Inspected by: (printed)** _____

## Grass Channel Inspections and Maintenance Checklist

Site Name: _____Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: _____ Phone Number: _____

Site Status: _____

Date: _____ Time: _____Site conditions:

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

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

| Inspection Items | Inspection | Inspected? | Maintenance Needed? (Yes/No) | Comments/Description |
|---|---|---|---|---|
| toe of drop structures? | | | | |
| Any trash or blockages at weep holes? | *A/S* | | | |
| **Sediment Deposition** | | | | |
| Swale clean of sediments? | *A* | | | |
| Sediment not > 25% of swale design depth? | *A* | | | |
| **Outlet/Overflow Spillway** | | | | |
| In good condition? | *A* | | | |
| Any evidence of erosion? | *A* | | | |
| Any evidence of blockages? | *A* | | | |
| Has facility been filled or blocked inappropriately? | *A* | | | |
| **Hazards** | | | | |
| Have there been complaints from residents? | *A/M* | | | |
| Public hazards noted? | *A/M* | | | |
| Maintenance accesses free of hazards and fully operational? | *A/M* | | | |

Inspector Comments: _____

_____

_____

**Overall Condition of Facility**: □ Acceptable □ Unacceptable

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

| **Maintenance Action Needed** | **Due Date** |
|---|---|
| | |
| | |
| | |
| | |

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

**Inspected by: (signature)** _____
**Inspected by: (printed)** _____

## Storm Sewer Inspections and Maintenance Checklist

Site Name: _____ Owner Change since last inspection? Y N

Location: _____

Owner Name: _____

Address: Phone Number: _____

Site Status: _____

Date: _____ Time: _____ Site conditions: _____

Indicate Features Present: Catch Basins fl Storm Pipe fl Headwalls fl Outfalls fl Catch Basin Inlets fl

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

| Inspection Items | Inspection Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|---|---|---|---|---|
| **Catch Basins** | | | | |
| Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition ensure all are set properly in place over inlets | *A/S* | | | |
| Check for sediment, leaf, or debris clogging grates and remove | *A/S* | | | |
| **Catch Basin Inlets** | | | | |
| Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition | *A/S* | | | |
| Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater | *A/S* | | | |
| **Pipes** | | | | |
| Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition | *A/S* | | | |
| Inspect for blockage or sediment accumulation and remove when capacity is diminished by 20% or greater. | *A/S* | | | |
| Concrete/masonry condition of pipes and joints? (Cracks or displacement? Spalling?) | *A/S* | | | |

| Inspection Items | Inspection Frequency | Inspected? (Yes/No) | Maintenance Needed? (Yes/No) | Comments/Description |
|---|---|---|---|---|
| **Headwalls and Endwalls** | | | | |
| Ensure all are structurally sound and in good condition. Note any deficiencies and repair to proper working condition | *A/S* | | | |
| Inspect for blockage or sediment | *A/S* | | | |
| Check for erosion or scouring around headwall inlets and repair | *A/S* | | | |
| Evidence of staining? | *A/S* | | | |
| If flowing water is present does it appear to contain anything other than stormwater? I.e. Discoloration, odors, sheens, etc? Note location and describe. | *A/S* | | | |
| **Hazards** | | | | |
| Have there been complaints from residents? | *A/S* | | | |

Inspector Comments: _____

_____

_____

_____

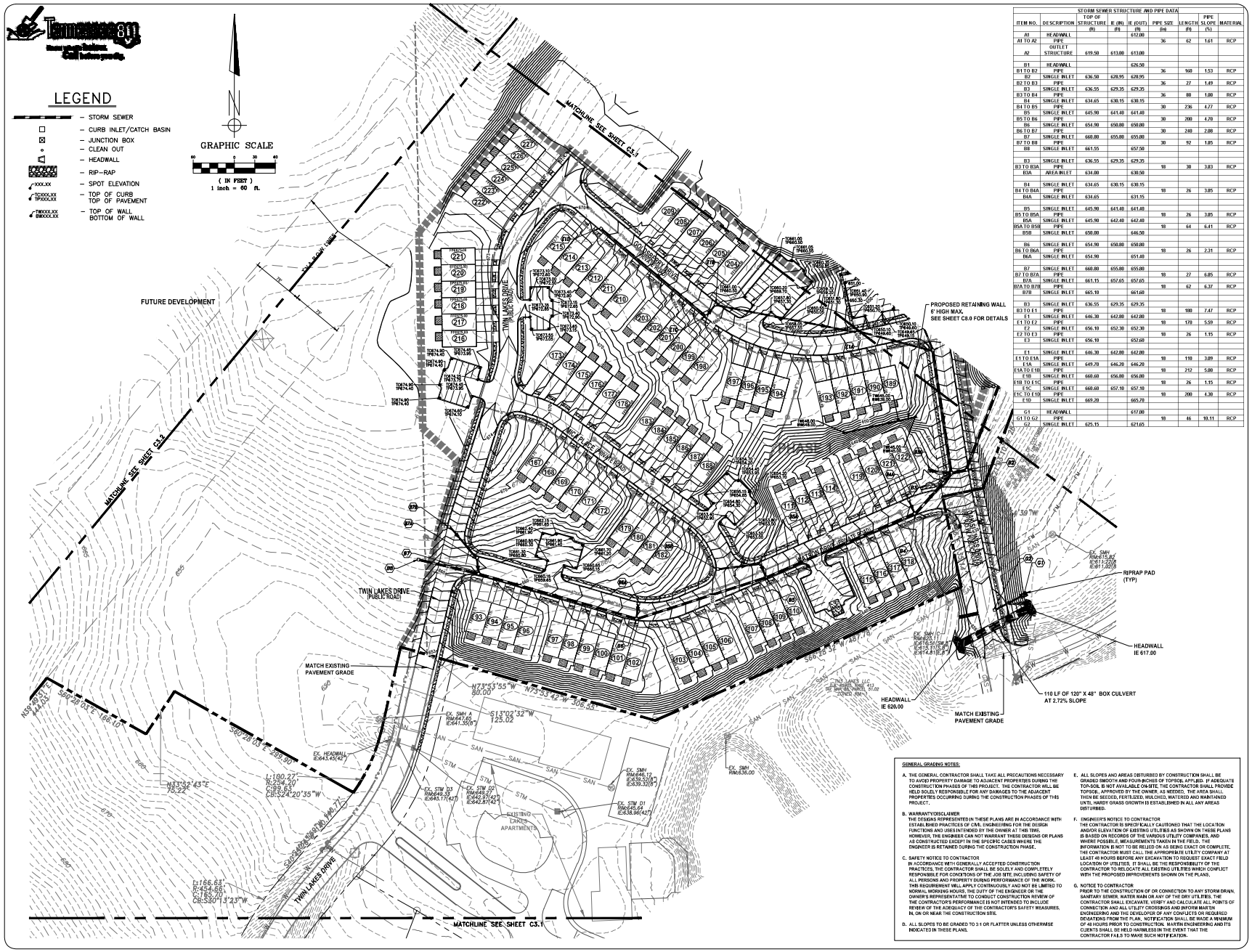
**Overall Condition of Facility**: fl Acceptable fl Unacceptable

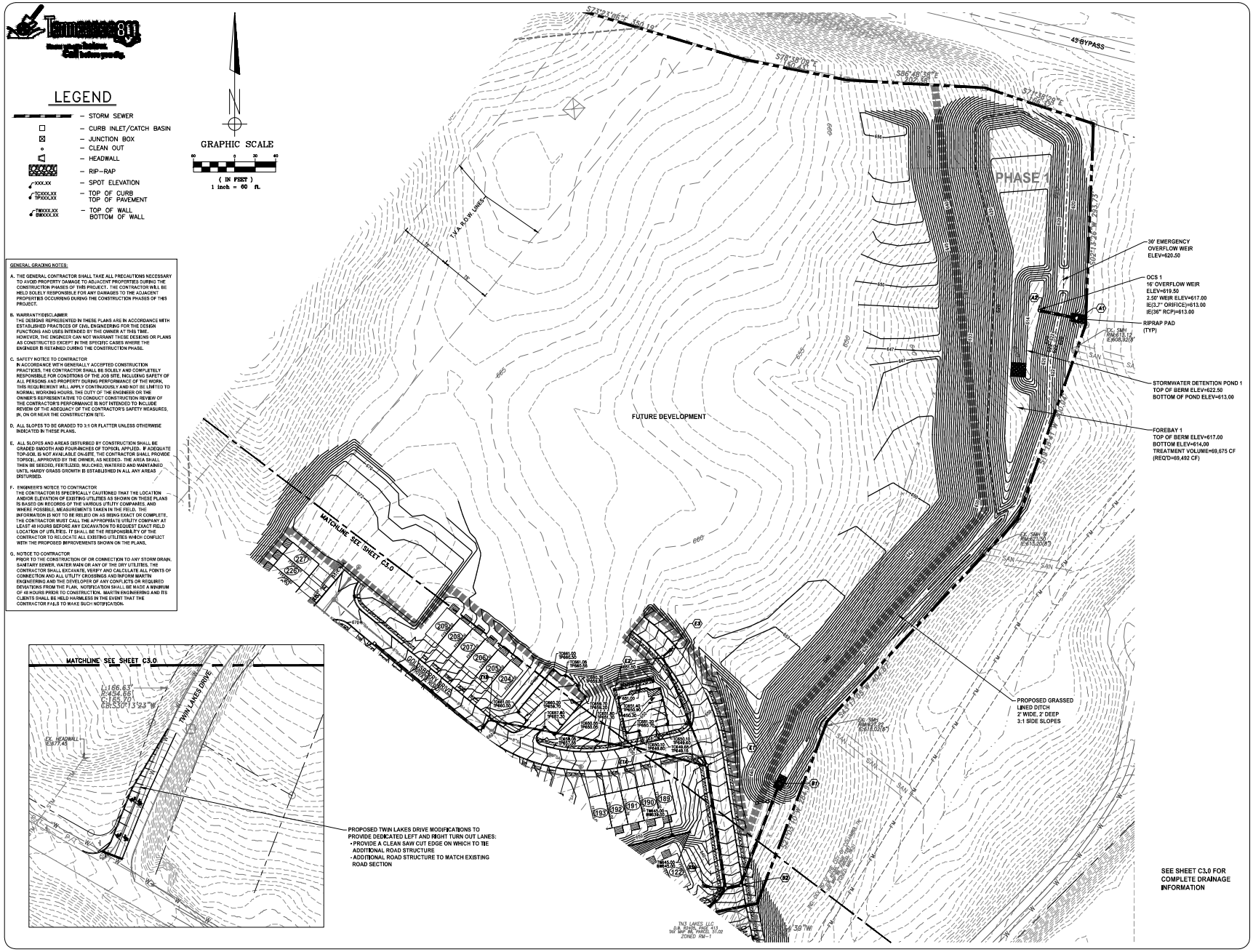
If any of the above Inspection Items are checked "Yes" for "Maintenance Needed," list Maintenance actions and their completion dates below:

| Maintenance Action Needed | Due Date |
|---|---|
| | |
| | |
| | |
| | |

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

**Inspected by: (signature) _____**
**Inspected by: (printed) _____**


LEGEND
– STORM SEWER
– CURB INLET/CATCH BASIN
– JUNCTION BOX
– CLEAN OUT
– HEADWALL
– RIP–RAP
– SPOT ELEVATION
– TOP OF CURB TOP OF PAVEMENT
– TOP OF WALL BOTTOM OF WALL
N
GRAPHIC SCALE
( IN FEET )
1 inch = 60 ft.
MATCHLINE SEE SHEET C3.1
MATCHLINE SEE SHEET C3.2
MATCHLINE SEE SHEET C3.1
FUTURE DEVELOPMENT
TWIN LAKES DRIVE (PUBLIC ROAD)
TWIN LAKES DRIVE
PROPOSED RETAINING WALL 6' HIGH MAX. SEE SHEET C8.0 FOR DETAILS
PHASE 1
RIPRAP PAD (TYP)
HEADWALL IE 617.00
110 LF OF 120" X 48" BOX CULVERT AT 2.72% SLOPE
HEADWALL IE 620.00
MATCH EXISTING PAVEMENT GRADE
MATCH EXISTING PAVEMENT GRADE
EXISTING LAKES APARTMENTS
EX. HEADWALL IE:643.45(42")
EX. SMH A RIM:647.65 IE:641.30(8")
EX. STM D3 RIM:649.33 IE:643.17(42")
EX. STM D2 RIM:648.77 IE:642.87(42")
EX. STM D1 RIM:645.64 IE:638.98(42")
EX. SMH RIM:636.00
EX. SMH RIM:646.12 IE:639.52(8") IE:639.32(8")
EX. SMH RIM:623.39 IE:618.09(8") IE:615.81(8") IE:614.81(8")
EX. SMH RIM:615.82 IE:611.02(8") IE:611.02(8")
S13°02'32"W 125.02
N73°53'55"W 80.00
N73°53'55"W 80.00
S66°28'03"E 166.10
S66°28'03"E 255.90
N53°49'31"E 244.03
N33°52'43"E 75.22
L=190.27' R=254.50' CB=S24°20'35"W
L=166.63' R=454.66' CB=S30°13'23"W
S66°28'03"E 77.00'
S66°28'03"E 77.00'
S66°28'03"E 77.00'




MARTIN ENGINEERING & SURVEYING, LLC
818 S. Main Street
Columbia, TN 38401
615.812.2147
gary@martinengrg.com

GARY W. MARTIN
REGISTERED ENGINEER
No. 113573
STATE OF TENNESSEE

# GRADING AND DRAINAGE PLAN

## WILLIAMSPORT PIKE TOWNHOMES PHASE 1

COLUMBIA, TENNESSEE
MAURY COUNTY

General Notes

| No. | Revision/Issue | Date |
|---|---|---|
| | | |

Date 2/17/22
Scale 1"= 60'

**C3.1**

TKC ARCHITECTURE INTERIORS CIVIL SITE

2004 CARMACK BLVD, SUITE C
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

# Letter of Transmittal

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

| | | | |
|---|---|---|---|
| **Project No.** | **2313** | **Date:** | **3/20/2023** |
| **Attention:** | **Staff** | | |
| **Reference:** | Williamsport Pk Townhomes – Final Plat Phase I | | |
| | | | |

**ATTENTION:**

**WE ARE SENDING YOU** ☒ **Attached** ☐ **Under separate cover via** _____ **the following items**

☐ **Shop Drawings** ☐ **Prints** ☐ **Plans** ☐ **Samples** ☐ **Specifications**

☐ **Copy of letter** ☐ **Change Order** ☐ **Applications** ☐ _____

| Copies | Date | Description |
|---|---|---|
| 1 | 3/20/23 | Application |
| 1 | 3/20/23 | Main Agreement |
| 1 | 3/20/23 | Development Agreement |
| 1 | 3/20/23 | Final Plat |
| 1 | 3/20/23 | Check ($1,365) |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

**THESE ARE TRANSMITTED as checked below:**

☒ **For Approval** ☐ **For review and comment**
☐ **For your use** ☐
☐ As requested ☐

REMARKS: If you have any comments please let me know – cole@tkc-ae.com / 615.617.7477 / 931.797.3323

**Thanks – Cole Newton, PE**

**COPY TO** FILE **SIGNED** _____

☐ ***Received by:*** _____ _____
**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 | | | |
| | TAX MAP: 88 | GROUP: | PARCEL: 51.03 |
| SUMMARY OF NATURE OF REQUEST AND WORK | TO OBTAIN FINAL PLAT APPROVAL FOR WILLIAMSPORT PIKE TOWNHOMES PHASE 1 CONSISITING OF 91 TOWNHOME UNITS | | |

| | | |
|---|---|---|
| DATE OF PRE-APPLICATION CONFERENCE | 3/1/23 | *Pre-application meetings are scheduled for Wednesdays.* |

| SELECT REQUEST | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO: |
|---|---|
| ❑ Annexation<br>❑ Rezoning<br>❑ Preliminary Plat<br>☒ Final Plat<br>❑ PUD Preliminary Master Plan<br>❑ PUD Final Site Plan<br>❑ Multi-Family Site Plan<br>❑ Other:<br><br>**File naming nomenclature examples:*<br><br>*Freedom Point Site Plan*<br>*Freedom Point Master Plan*<br>*Freedom Point Final Plat* | **Annexations/Rezoning/PUD's:**<br>❑ Written Legal Description copy<br>❑ Requested Zone Listed<br>❑ Compliance with Comprehensive Plan<br>❑ Annexation Permission Form<br>❑ Plans and/or Plats conforming to City standards with check list completed<br>❑ Columbia Water System Availability Letter<br><br>**Plats/PUDs:**<br>☒ Project Name (include Sections & Phases)<br>Williamsport Pike Townhomes Phase 1<br>☒ Total Number of Lots<br>91 units<br>☒ Total acreage<br>15.09 acres |



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 | TKC Architecture & Engineering LLC | PHONE | 615-617-7477 |
| ADDRESS | 2004 Carmack Blvd, Suite C<br>Columbia, TN 38401 | EMAIL | cole@tkc-ae.com |

| | | | |
|---|---|---|---|
| PROPERTY OWNER NAME | Honey Lakes LLC | PHONE | 615-812-2147 |
| ADDRESS | 818 S. Main Street, Columbia, TN 38401 | EMAIL | gary@martinengrg.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.*

| Cole Newton (TKC A&E) | Cole Newton | 3/20/23 |
|---|---|---|
| APPLICANT NAME | APPLICANT SIGNATURE | DATE |
| Honey Lakes, LLC | | 3/16/23 |
| 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 | |

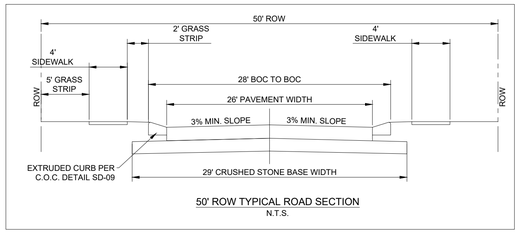
| | |
|---|---|
| BOARD ACTION | |

| Lot Table | | |
|---|---|---|
| Parcel # | Area SF | Area AC |
| 300 | 6600.00 | 0.15 |
| 301 | 7557.55 | 0.17 |
| 302 | 7953.60 | 0.18 |
| 303 | 7953.60 | 0.18 |
| 304 | 8482.99 | 0.19 |
| 305 | 8540.99 | 0.20 |
| 306 | 8053.74 | 0.18 |
| 307 | 8053.40 | 0.18 |
| 308 | 8053.18 | 0.18 |
| 309 | 7918.15 | 0.18 |
| 310 | 8190.74 | 0.19 |
| 311 | 8036.10 | 0.18 |
| 312 | 6964.73 | 0.16 |
| 313 | 6600.00 | 0.15 |
| 314 | 6600.00 | 0.15 |
| 315 | 6600.00 | 0.15 |
| 316 | 6600.00 | 0.15 |
| 317 | 6600.00 | 0.15 |
| 318 | 6600.00 | 0.15 |
| 319 | 6600.00 | 0.15 |
| 320 | 6600.00 | 0.15 |
| 321 | 7012.50 | 0.16 |
| 322 | 7012.50 | 0.16 |
| 323 | 7012.50 | 0.16 |
| 324 | 7012.50 | 0.16 |
| 325 | 7012.50 | 0.16 |
| 326 | 7012.50 | 0.16 |
| 327 | 7012.50 | 0.16 |
| 328 | 7012.50 | 0.16 |
| 329 | 7003.40 | 0.16 |
| 330 | 10345.40 | 0.24 |
| 331 | 10345.40 | 0.24 |
| 332 | 7003.40 | 0.16 |
| 333 | 7012.50 | 0.16 |

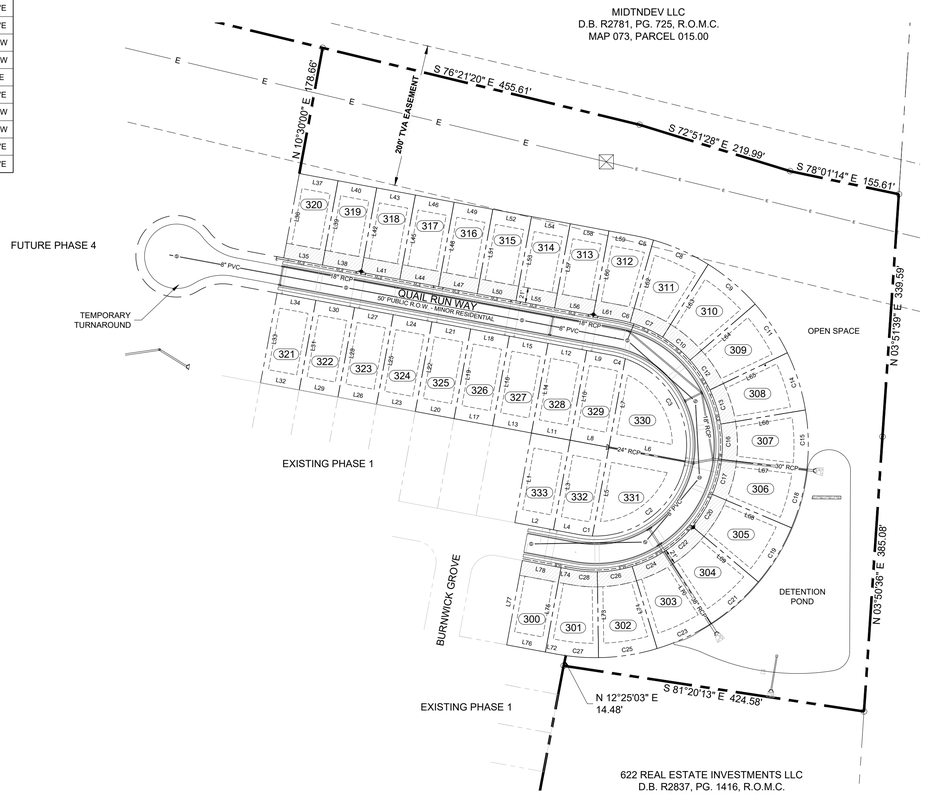
| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C19 | 89.16 | 293.26 | 17.42 | S31° 31' 25"W | 88.82 |
| C20 | 53.20 | 177.50 | 17.17 | N31° 32' 33"E | 53.00 |
| C5 | 27.69 | 297.50 | 5.33 | S76° 50' 00"E | 27.68 |
| C6 | 16.52 | 177.50 | 5.33 | N76° 50' 00"W | 16.52 |
| C21 | 88.59 | 297.50 | 17.06 | S48° 38' 21"W | 88.26 |
| C22 | 52.79 | 177.50 | 17.04 | N48° 38' 58"E | 52.60 |
| C7 | 50.05 | 177.50 | 16.16 | N66° 05' 20"W | 49.88 |
| C8 | 83.89 | 297.50 | 16.16 | S66° 05' 20"E | 83.61 |
| C23 | 83.02 | 297.50 | 15.99 | S65° 09' 54"W | 82.76 |
| C24 | 49.54 | 177.50 | 15.99 | N65° 09' 54"E | 49.37 |
| C9 | 86.35 | 297.50 | 16.63 | S49° 41' 47"E | 86.04 |
| C10 | 50.17 | 177.50 | 16.19 | N49° 54' 51"W | 50.00 |
| C11 | 81.80 | 297.50 | 15.75 | S33° 30' 16"E | 81.54 |
| C12 | 50.17 | 177.50 | 16.19 | N33° 43' 15"W | 50.00 |
| C13 | 50.17 | 177.50 | 16.19 | N17° 31' 38"W | 50.00 |
| C14 | 84.05 | 297.50 | 16.19 | S17° 32' 00"E | 83.77 |
| C1 | 19.14 | 127.50 | 8.60 | N83° 48' 04"W | 19.12 |
| C2 | 181.14 | 127.50 | 81.40 | S51° 11' 56"W | 166.28 |
| C15 | 84.06 | 297.50 | 16.19 | S1° 20' 43"E | 83.78 |
| C16 | 50.17 | 177.50 | 16.19 | N1° 20' 01"W | 50.00 |
| C25 | 83.02 | 297.50 | 15.99 | S81° 09' 17"W | 82.76 |
| C26 | 49.54 | 177.50 | 15.99 | N81° 09' 17"E | 49.37 |
| C27 | 58.93 | 297.50 | 11.35 | N85° 10' 31"W | 58.84 |
| C28 | 35.16 | 177.50 | 11.35 | S85° 10' 31"E | 35.11 |
| C3 | 181.14 | 127.50 | 81.40 | S30° 11' 58"E | 166.28 |
| C17 | 50.17 | 177.50 | 16.19 | N14° 51' 35"E | 50.00 |
| C18 | 84.06 | 296.61 | 16.24 | S14° 50' 38"W | 83.78 |
| C4 | 19.14 | 127.50 | 8.60 | S75° 11' 58"E | 19.12 |

| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 127.50 | N10° 29' 59.25"E |
| L2 | 55.00 | N79° 30' 00.75"W |
| L3 | 127.50 | N10° 29' 59.25"E |
| L4 | 35.93 | N79° 30' 00.75"W |
| L5 | 126.07 | N10° 29' 59.25"E |
| L6 | 108.43 | S79° 30' 00.75"E |
| L7 | 126.07 | S10° 29' 59.25"W |
| L8 | 55.00 | S79° 30' 00.75"E |
| L9 | 35.93 | S79° 30' 00.75"E |
| L10 | 127.50 | S10° 29' 59.25"W |
| L11 | 55.00 | S79° 30' 00.75"E |
| L12 | 55.00 | S79° 30' 00.75"E |
| L13 | 55.00 | N79° 30' 00.75"W |
| L14 | 127.50 | S10° 29' 59.25"W |
| L15 | 55.00 | S79° 30' 00.75"E |
| L16 | 127.50 | N10° 29' 59.25"E |
| L17 | 55.00 | N79° 30' 00.75"W |
| L18 | 55.00 | S79° 30' 00.75"E |
| L19 | 127.50 | S10° 29' 59.25"W |
| L20 | 55.00 | N79° 30' 00.75"W |
| L21 | 55.00 | S79° 30' 00.75"E |
| L22 | 127.50 | N10° 29' 59.25"E |
| L23 | 55.00 | N79° 30' 00.75"W |
| L24 | 55.00 | S79° 30' 00.75"E |
| L25 | 127.50 | S10° 29' 59.25"W |
| L26 | 55.00 | N79° 30' 00.75"W |
| L27 | 55.00 | S79° 30' 00.75"E |
| L28 | 127.50 | S10° 29' 59.25"W |
| L29 | 55.00 | N79° 30' 00.75"W |
| L30 | 55.00 | S79° 30' 00.75"E |
| L31 | 127.50 | S10° 29' 59.25"W |
| L32 | 55.00 | N79° 30' 00.75"W |
| L33 | 127.50 | N10° 29' 59.25"E |
| L34 | 55.00 | S79° 30' 00.75"E |
| L35 | 55.00 | N79° 30' 00.75"W |
| L36 | 120.00 | N10° 29' 59.25"E |
| L37 | 55.00 | S79° 30' 00.75"E |
| L38 | 55.00 | N79° 30' 00.75"W |
| L39 | 120.00 | S10° 29' 59.25"W |
| L40 | 55.00 | S79° 30' 00.75"E |
| L41 | 55.00 | N79° 30' 00.75"W |
| L42 | 120.00 | N10° 29' 59.25"E |
| L43 | 55.00 | S79° 30' 00.75"E |
| L44 | 55.00 | N79° 30' 00.75"W |
| L45 | 120.00 | N10° 29' 59.25"E |
| L46 | 55.00 | S79° 30' 00.75"E |
| L47 | 55.00 | N79° 30' 00.75"W |
| L48 | 120.00 | N10° 29' 59.25"E |
| L49 | 55.00 | S79° 30' 00.75"E |
| L50 | 55.00 | N79° 30' 00.75"W |
| L51 | 120.00 | N10° 29' 59.25"E |
| L52 | 55.00 | S79° 30' 00.75"E |
| L53 | 120.00 | N10° 29' 59.25"E |

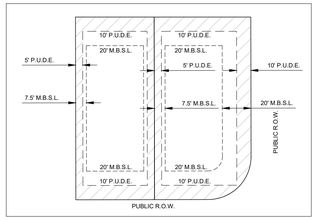
| Parcel Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L54 | 55.00 | S79° 30' 00.75"E |
| L55 | 55.00 | N79° 30' 00.75"W |
| L56 | 55.00 | N79° 30' 00.75"W |
| L57 | 120.00 | N10° 29' 59.25"E |
| L58 | 55.00 | S79° 30' 00.75"E |
| L59 | 35.93 | S79° 30' 00.75"E |
| L60 | 120.00 | N10° 29' 59.25"E |
| L61 | 35.93 | N79° 30' 00.75"W |
| L62 | 120.00 | N15° 50' 00.24"E |
| L63 | 120.00 | N31° 59' 20.43"E |
| L64 | 120.01 | N49° 15' 46.78"E |
| L65 | 120.00 | N64° 22' 04.57"E |
| L66 | 120.00 | N80° 32' 50.42"E |
| L67 | 120.00 | N83° 16' 17.41"W |
| L68 | 120.00 | S67° 05' 15.41"E |
| L69 | 120.00 | S49° 55' 18.25"E |
| L70 | 120.00 | S32° 49' 47.95"E |
| L71 | 120.00 | N16° 50' 24.89"W |
| L72 | 15.93 | N79° 30' 00.75"W |
| L73 | 120.00 | S0° 51' 01.82"E |
| L74 | 15.93 | S79° 30' 00.75"E |
| L75 | 120.00 | S10° 29' 59.25"W |
| L76 | 55.00 | N79° 30' 00.75"W |
| L77 | 120.00 | N10° 29' 59.25"E |
| L78 | 55.00 | S79° 30' 00.75"E |




50' ROW TYPICAL ROAD SECTION
N.T.S.



VICINITY MAP (NOT TO SCALE)




TYPICAL LOT (NOT TO SCALE)

- 8"W — WATER LINE
- 18" RCP — STORM SEWER LINE
- 8" PVC — SANITARY SEWER LINE
- E — OVERHEAD ELECTRIC LINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- FIRE HYDRANT
- CATCH BASIN
- AREA DRAIN
- SANITARY SEWER MANHOLE
- HEADWALL

| SITE DATA | |
|---|---|
| CURRENT ZONING: | R-6 |
| MINIMUM BUILDING SETBACKS | |
| FRONT: | 20' |
| REAR: | 20' |
| SIDE: | 7.5' |
| TOTAL PHASE AREA: | 12.59 ACRES |
| TOTAL OPEN SPACE: | 5.29 ACRES |
| NEW STREETS: | 1.18 ACRES |

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

TN SPCS NAD 83
SCALE 1" = 100'

100 0 50 100 200

GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THIS PROPERTY INTO 34 LOTS, 1 OPEN SPACE, AND DEDICATE RIGHT-OF-WAY AND EASEMENTS.
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 17.06 AS SHOWN ON MAURY COUNTY TAX MAP 73.
4. DEED REFERENCE: RECORD BOOK 2837, PAGE 394, REGISTER'S OFFICE OF MAURY COUNTY, TN.
5. 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.
6. NO TITLE REPORT HAS BEEN FURNISHED, THEREFORE THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.
7. THE TOTAL AREA OF THE PROPERTY SURVEYED IS 12.59 +/- ACRES.
8. THE NEW RIGHT-OF-WAY DEDICATION AREA IS 1.18 +/- ACRES.
9. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN FLOOD ZONE "X", AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0195E WITH AN EFFECTIVE DATE OF 4/16/2007, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE ADMINISTRATION REPORT; COMMUNITY NO. 119C, PANEL NO. 0195 SUFFIX E, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED. SAID MAP DEFINES ZONE "X" UNDER "OTHER AREAS" AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
10. THIS PROPERTY IS ZONED R6.
11. 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.
12. ALL PLOT AND DEED RECORDATION REFERENCES SHOWN HEREON ARE AS RECORDED IN THE REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE.
13. THIS SURVEY HAS BEEN SIGNED AND SEALED DIGITALLY.
14. DUCK RIVER ELECTRIC MEMBERSHIP CORPORATION IS THE POWER PROVIDER.
15. STORM WATER MANAGEMENT OPERATION AND MAINTENANCE WILL BE GOVERNED BY THE INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORM WATER MANAGEMENT FACILITIES, DATED _____ IN RECORD BOOK ____, PAGE ____, REGISTER'S OFFICE OF MAURY COUNTY, TN.

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.

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 2837, PAGE 394, 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

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.

29, 2023
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 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 APPROVAL OF STREETS, DRAINAGE AND UTILITIES

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE AND UTILITIES DESIGNATED IN QUAIL RUN MEADOWS SUBDIVISION (PHASE 2) HAVE BEEN INSTALLED IN ACCORDANCE WITH CITY SPECIFICATIONS, OR A PERFORMANCE SURETY IN THE AMOUNT OF $_____ FOR STREETS AND DRAINAGE HAS BEEN POSTED WITH THE CITY OF COLUMBIA TO ASSURE COMPLETION OF SUCH IMPROVEMENTS.

_____, 20____
DATE — CITY ENGINEER

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

| OWNER OF RECORD |
|---|
| QUAIL RUN DEVELOPMENT CO., LLC<br>1804 WILLIAMSON COURT, SUITE 101<br>BRENTWOOD, TN 37027<br>D.B. R2837, PG. 394, R.O.M.C.<br>MAP 073, PARCEL 017.06 |
| APPLICANT |
| T-SQUARE ENGINEERING<br>1329 WEST MAIN ST<br>FRANKLIN, TN 37064<br>615.678.8212 |

REVISIONS

| NO. | DATE |
|---|---|
| | |

DATE: 2-9-2023
SCALE: 1" = 100'
DRAWN BY: DSW
REVIEWER:

PHASE 3 FINAL PLAT
LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

# QUAIL RUN MEADOWS SUBDIVISION

J. MARK CANTRELL
PROFESSIONAL LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 18650
2-9-2023

PROJECT
17-0707

SHEET
1 OF 1

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

# HYDRANT FLOW ANALYSIS

HYDRANT # & LOCATION: [1781] 1732 Quail Run Meadow

DATE: 7/12/2022

MODEL BY: Inflo Design Group, LLC

SYS. DEMAND Max Day

DURATION: 1 hrs.

WATER SUPPLIED BY: Columbia Power and Water Systems

PURPOSE OF TEST: Quail Run Meadows - Section 2 Final Plat

## MODEL DATA

| FLOW HYDRANT(S) | [1781] | [P-0164] | n/a |
|---|---|---|---|
| GPM: | **854** | 0 | 0 |

TOTAL FLOW DURING SIMULATION: **854** GPM

GAUGE HYDRANT

HYDRANT # & LOCATION: [1794] 1714 Quail Run Way

CONDITION 1

STATIC 80 PSI RESIDUAL: 48 PSI

CONDITION 2

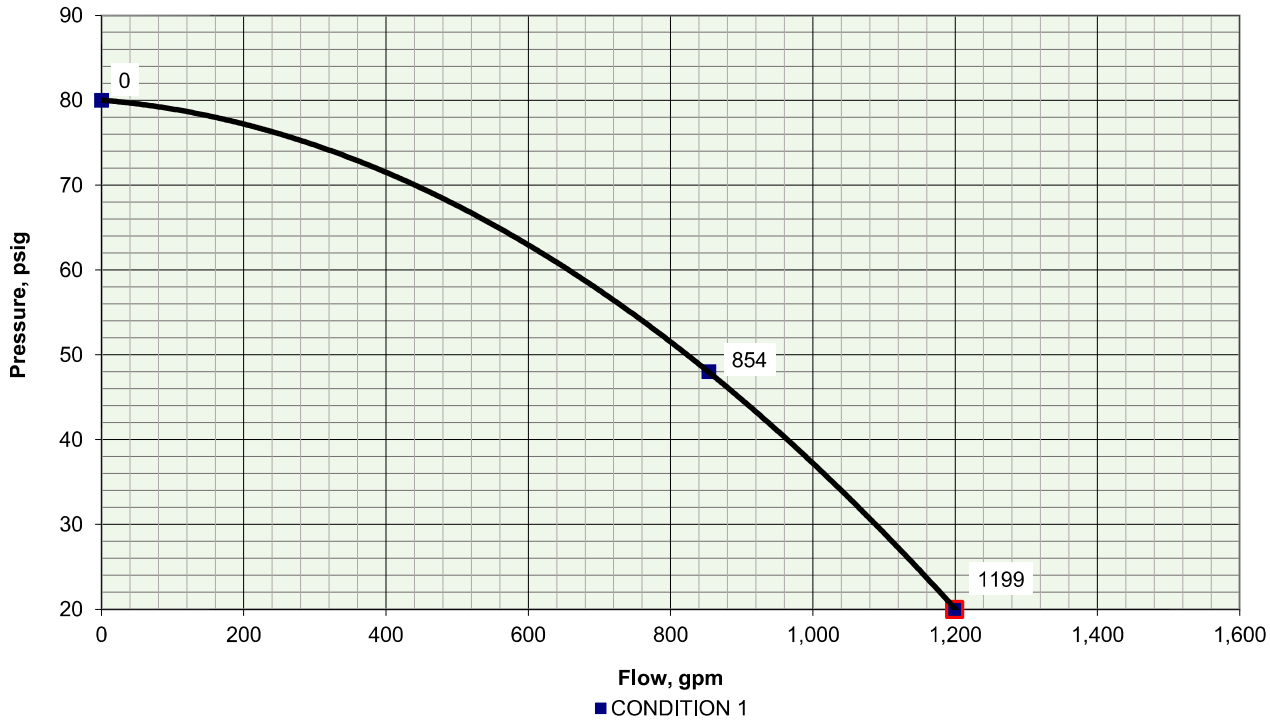
STATIC _____ PSI RESIDUAL: _____ PSI

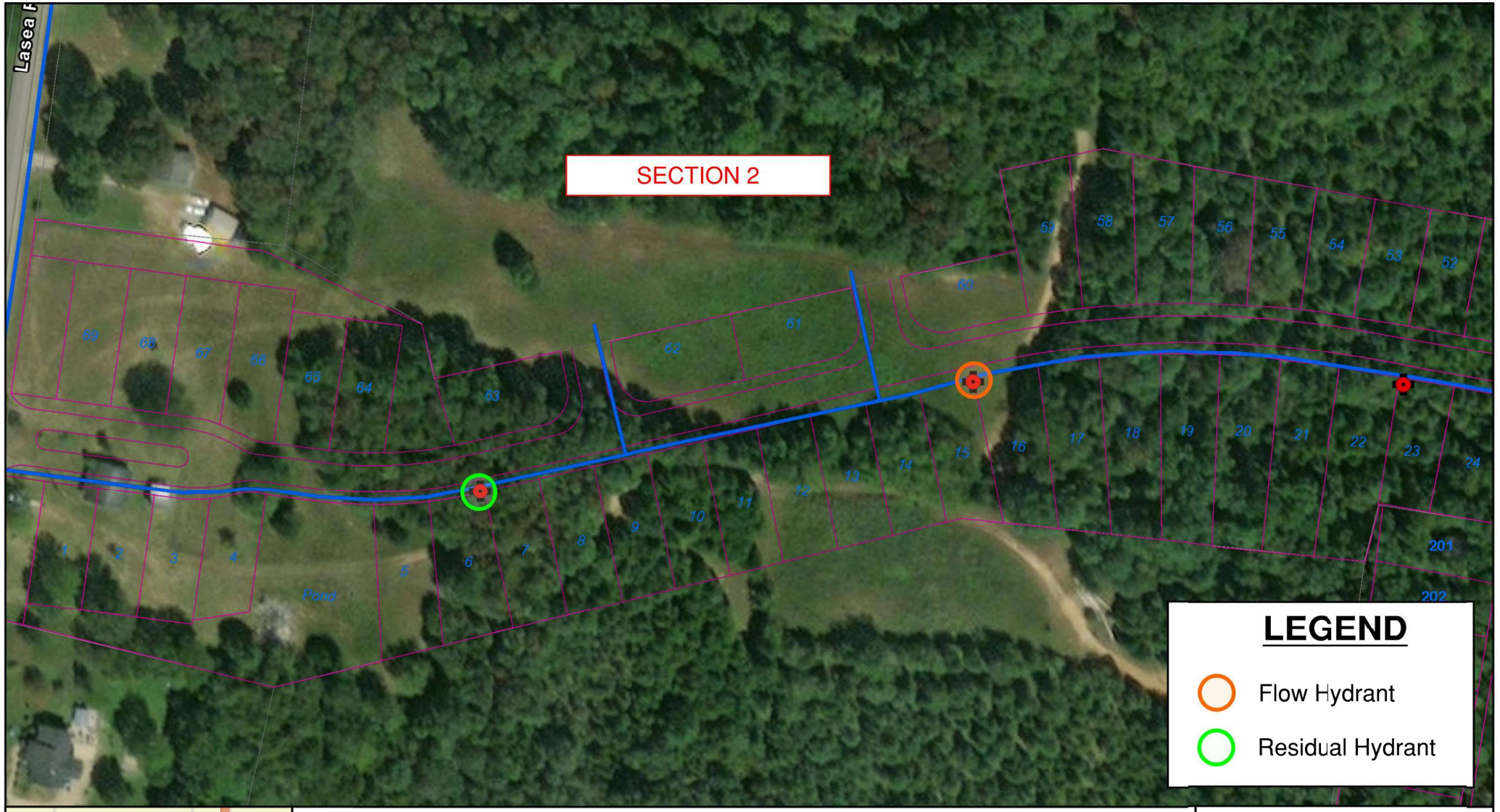
RESULTS: AT 20 PSI RESIDUAL

CONDITION 1 **1199** GPM

CONDITION 2 **---** GPM

REMARKS: Performance based on service elevation of 748' and current CPWS water infrastructure.






# Hydrant Analysis Location Map

Quail Run Meadows - Section 2

Tax Map 73, Parcel 17.00 and 17.02

Esri Community Maps Contributors, Tennessee STS GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, Maxar, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA

2022

Coordinate System: NAD 1983 StatePlane Tennessee FIPS 4100 Feet

N

0 0.02 0.04 Mi

0 0.03 0.07 Km

DOCUMENT PREPARED BY:
Name: Nathan McVey
Company T-Square Engineering
Address: 1329 W Main Street, Franklin, TN

*After recording return copy to City of Columbia, Development Services*

# INSPECTION AND MAINTENANCE AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES

Map & Parcel Number: Map 73, parcel 17 & 17.04
Project Name: Quail Run Meadows Phase 3

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

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

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

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

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

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

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

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

6. If, upon inspection, the CITY finds that the OWNER(S) has failed to properly maintain the facilities, the CITY may order the work performed within ten (10) days. In the event the work is not performed within the specified time, the ONWER(S) agrees to allow the CITY to enter the property and take whatever steps it deems necessary to maintain the stormwater control facilities. This provision shall not be construed to allow the CITY to erect any structure of a permanent nature on the PROPERTY without first obtaining written approval of the OWNER(S).

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

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

9. The OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successor in interest shall indemnify and hold harmless the CITY and its officers, agents and employees for any and all damages, accidents, casualties, occurrences, claims or attorney's fees which might arise or be asserted, in whole or in part, against the CITY from the construction, presence, existence, or maintenance of the stormwater control facilities subject to this AGREEMENT. In the event a claim is asserted against the CITY, its officers, agents or employees, the CITY shall notify OWNER(S) and the OWNER(S) shall defend at OWNER(S) expense any suit based on such claim. If any judgment or claims against the CITY, its officers, agents or employees, shall be allowed, the OWNER(S) shall pay all costs and expenses in connection therewith. The CITY will not indemnify, defend or hold harmless in any fashion the OWNER(S) from any claims arising from any failure, regardless of any language in any attachment or other document that the OWNER(S) may provide.

10. The OWNER(S) shall not be able to transfer, assign or modify its responsibilities with respect to this agreement without the CITY's written prior consent. Nothing herein shall be construed to prohibit a transfer by OWNER(S) to subsequent owners and assigns.

11. No waiver of any provision of this AGREEMENT shall affect the right of any party thereafter to enforce such provision or to exercise any right or remedy available to it in the event of any default.

12. The OWNER(S) shall record a plat showing and accurately defining the easements for stormwater control facilities. The plat must reference the Instrument Number where this AGREEMENT and its attachments are recorded and contain a note that the OWNER(S) is responsible for maintaining the stormwater management facilities.

13. The OWNER(S) shall record this AGREEMENT in the office of the Register of Deeds for the county of Maury, Tennessee, and the AGREEMENT shall constitute a covenant running with the land, and shall be binding upon the OWNER(S) and the OWNER(S) heirs, administrators, executors, assigns, and any other successors in interest

ATTEST BY OWNER(S):

Print Name _____ Owner _____

Title _____ Address _____

_____

Signature _____ City, State ZIP _____

---

STATE OF _____
COUNTY OF _____

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

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

_____
Notary Public

My Commission Expires:_____

---

CITY OF COLUMBIA, TENNESSEE
ENGINEERING DEPARTMENT APPROVED BY :_____

STATE OF TENNESSEE
COUNTY OF MAURY

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

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

_____
Notary Public
My Commission Expires:_____

T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

1329 West Main Street
Franklin, TN 37064
615.678.8212

www.T2-eng.com

2/13/23

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

POST CONSTRUCTION LONG TERM MAINTENANCE PLAN
PROJECT NAME: QUAIL RUN MEADOWS SUBDIVISION (PHASE 3)

SYSTEM DESCRIPTION:

The site consists of stormwater conveyances through piped channels into existing detention ponds.

- 1252 LF of round concrete pipe and 13 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. 1252 LF OF RCP AND 13 STORM DRAINS
   - These structures will be inspected and cleaned quarterly to ensure pipes and drain inlets do not fill with sediment or trash.

| STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| ST-A1<br>SINGLE INLET | RIM = 707.96<br>INV IN = 703.79<br>INV OUT = 703.79 |
| ST-A2A<br>DOUBLE INLET | RIM = 707.05<br>INV OUT = 704.05 |
| ST-A3<br>SINGLE INLET | RIM = 709.24<br>INV IN = 705.04<br>INV OUT = 705.04 |
| ST-A3A<br>AREA DRAIN | RIM = 709.50<br>INV OUT = 706.24 |
| ST-A3B<br>SINGLE INLET | RIM = 709.59<br>INV IN = 704.76<br>INV IN = 704.76<br>INV OUT = 704.76 |
| ST-A4<br>SINGLE INLET | RIM = 712.97<br>INV IN = 707.86<br>INV IN = 707.86<br>INV OUT = 707.86 |
| ST-A4A<br>SINGLE INLET | RIM = 712.97<br>INV OUT = 708.97 |
| ST-A5<br>SINGLE INLET | RIM = 715.92<br>INV IN = 709.20<br>INV OUT = 709.20 |
| ST-A6<br>SINGLE INLET | RIM = 716.45<br>INV IN = 710.27<br>INV IN = 710.27<br>INV OUT = 710.27 |

| STRUCTURE TABLE | |
|---|---|
| STRUCTURE NAME: | DETAILS: |
| ST-A6A<br>SINGLE INLET | RIM = 716.46<br>INV OUT = 712.46 |
| ST-A6B<br>SINGLE INLET | RIM = 717.00<br>INV IN = 711.37<br>INV OUT = 711.37 |
| ST-A7<br>SINGLE INLET | RIM = 717.57<br>INV IN = 712.50<br>INV OUT = 712.50 |
| ST-A8<br>SINGLE INLET | RIM = 718.37<br>INV IN = 714.11<br>INV OUT = 714.11 |
| ST-A8A<br>SINGLE INLET | RIM = 718.37<br>INV OUT = 714.37 |
| ST-HWA1<br>HEADWALL | RIM = 706.33<br>INV IN = 702.33 |
| ST-HWA2<br>RISER | RIM = 698.51<br>INV IN = 696.80 |
| ST-HWA3<br>HEADWALL | RIM = 706.59<br>INV IN = 703.34 |
| ST-RA1<br>RISER | RIM = 703.00<br>INV OUT = 697.28 |

| PIPE TABLE | | | | |
|---|---|---|---|---|
| NAME: | SIZE: | LENGTH: | SLOPE: | MATERIAL |
| RA1-HWA2 | 18" | 48 | 1.00% | RCP |
| A3-A3B | 18" | 28 | 1.00% | 18 inch Concrete |
| A3B-HWA3 | 24" | 142 | 1.00% | RCP |
| A6B-A6 | 18" | 110 | 1.00% | RCP |
| A8A-A8 | 18" | 26 | 1.00% | RCP |
| A8-A7 | 18" | 161 | 1.00% | RCP |
| A2A-A1 | 23" | 26 | 1.00% | 23"x 14" RCE |
| A3A-A3 | 18" | 120 | 1.00% | RCP |
| A7-A6B | 18" | 113 | 1.00% | RCP |
| A6-A5 | 18" | 107 | 1.00% | RCP |
| A5-A4 | 18" | 134 | 1.00% | RCP |
| A4-A3B | 18" | 94 | 3.29% | RCP |
| A1-HWA1 | 38" | 146 | 1.00% | 38"x 24" RCE |
| A6A-A6 | 18" | 26 | 8.46% | RCP |
| A4A-A4 | 18" | 26 | 4.27% | RCP |

GRAPHIC SCALE
( IN FEET )
50 0 25 50 100
Scale: 1" = 50'

LEGEND

- PROPOSED STORM PIPE
- DRAIN INLET
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- PROPOSED LOT LINE
- PROPOSED UTILITY EASEMENT
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- PROPOSED DRAINAGE EASEMENT

THE PROPERTY DESCRIBED ON THIS PLAN DOES NOT LIE WITH AN AREA OF SPECIAL FLOOD INSURANCE RATE MAP, PREPARE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), COMMUNITY PANEL NUMBER 47119C0195E, REVISED APRIL 16, 2007.

| OWNER OF RECORD |
|---|
| LASEA LAND GROUP<br>MAP 073 PARCEL ID: 17, 17.04 |

| APPLICANT |
|---|
| T-SQUARE ENGINEERING<br>701 WEST MAIN ST<br>FRANKLIN, TN 37064<br>615.678.8212 |

REVISIONS

| NO. | DATE |
|---|---|
| | |

DATE: 8-30-2021
SCALE: AS SHOWN
DRAWN BY: T-SQUARE
REVIEWER: TET

# QUAIL RUN MEADOWS SUBDIVISION PHASE 3

DRAINAGE PLAN
1628 LASEA ROAD
COLUMBIA, TN 37174
MAURY COUNTY, TENNESSEE

TIMOTHY E. TURNER
REGISTERED ENGINEER
AGRICULTURE & ENVIRONMENT
10173
STATE OF TENNESSEE

08–30–2021

17-0707

SHEET
C-5.1

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

P:\Projects\2017\17-0707 (NVR Lasea rd Site)\production\Phase 3\17-0707 Phase 3 Grading and Drainage Plan.dwg, 9/16/2021 8:11:26 AM

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 | **1628 Lasea Road** | | |
| | TAX MAP: **73** | GROUP: | PARCEL: **17 & 17.04** |
| SUMMARY OF NATURE OF REQUEST AND WORK | **Final Plat request for 34 single family lots in Phase 3 of Quail Run Meadows** | | |

| | | |
|---|---|---|
| DATE OF PRE-APPLICATION CONFERENCE | | *Pre-application meetings are scheduled for Wednesdays.* |

| SELECT REQUEST | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO: |
|---|---|
| ❑ Annexation<br>❑ Rezoning<br>❑ Preliminary Plat<br>☒ Final Plat<br>❑ PUD Preliminary Master Plan<br>❑ PUD Final Site Plan<br>❑ Multi-Family Site Plan<br>❑ Other:<br><br>**File naming nomenclature examples:*<br><br>*Freedom Point Site Plan*<br>*Freedom Point Master Plan*<br>*Freedom Point Final Plat* | **Annexations/Rezoning/PUD's:**<br>❑ Written Legal Description copy<br>❑ Requested Zone Listed<br>❑ Compliance with Comprehensive Plan<br>❑ Annexation Permission Form<br>❑ Plans and/or Plats conforming to City standards with check list completed<br>❑ Columbia Water System Availability Letter<br><br>**Plats/PUDs:**<br>❑ Project Name (include Sections & Phases)<br>**Quail Run Meadows Phase 3**<br>❑ Total Number of Lots<br>**34**<br>❑ Total acreage<br>**12.59 AC** |

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

Any requests to defer or move the item to future 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 | T-Square Engineering | PHONE | 615-678-8212 |
| ADDRESS | 1329 W MAIN ST., Franklin, TN | EMAIL | Nathan.McVey@t2-eng.com |

| | | | |
|---|---|---|---|
| PROPERTY OWNER NAME | Lasea Land Group | PHONE | 615-337-5248 |
| ADDRESS | 1804 Williamson Ct., Ste 101 Brentwood, TN | EMAIL | hudsonallensmith@gmail.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.*

| | | |
|---|---|---|
| Nathan McVey | | 2-13-23 |
| APPLICANT NAME | APPLICANT SIGNATURE | DATE |
| Joel A Smith | JOEL A SMITH | 2-6-2023 |
| 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 | |

## CERTIFICATE OF OWNERSHIP AND DEDICATION

*I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon as evidenced in Book R2905 , Page 1420 , Maury County Registers Office, and adopt this final subdivision plat of the property as shown hereon and dedicate all public ways and easements as noted with my (our) free consent.*

Owner — Date

Title (EMG HONEY FARM, LLC)

## CERTIFICATE OF SURVEY ACCURACY

*I (we) hereby certify that to the best of my (our) knowledge and belief this is a true and accurate survey of the property shown hereon; that this is a class "Urban (Category I)" survey as defined in Title 62, Chapter 18, Tennessee Code Annotated, and that the ratio of precision is greater than or equal to 1:111,254.*

Trenton D. Turk, — 03/20/23 Date

## CERTIFICATE OF APPROVAL OF WATER SYSTEM

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

Name — Date

Title — Authorizing Agency

## CERTIFICATE OF APPROVAL FOR RECORDING

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

Planning Director, Columbia, Tennessee — Date

## CERTIFICATE OF APPROVAL FOR SUBDIVISION NAMES AND STREET NAMES

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

Maury County E-911 — Date

## CERTIFICATE OF APPROVAL OF SEWER SYSTEM

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

Director of Wastewater Department, Columbia, Tennessee — Date

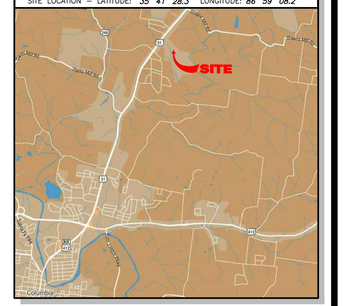
## CERTIFICATE OF COMPLIANCE

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

City Engineer, Columbia, Tennessee — Date

## 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 47119C0185E, 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 "CEG–PUD" (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.*

*TOTAL NUMBER OF LOTS: 6*
*TOTAL SITE AREA: 46.837 ACRES OR 2,040,225 SQ FT.*

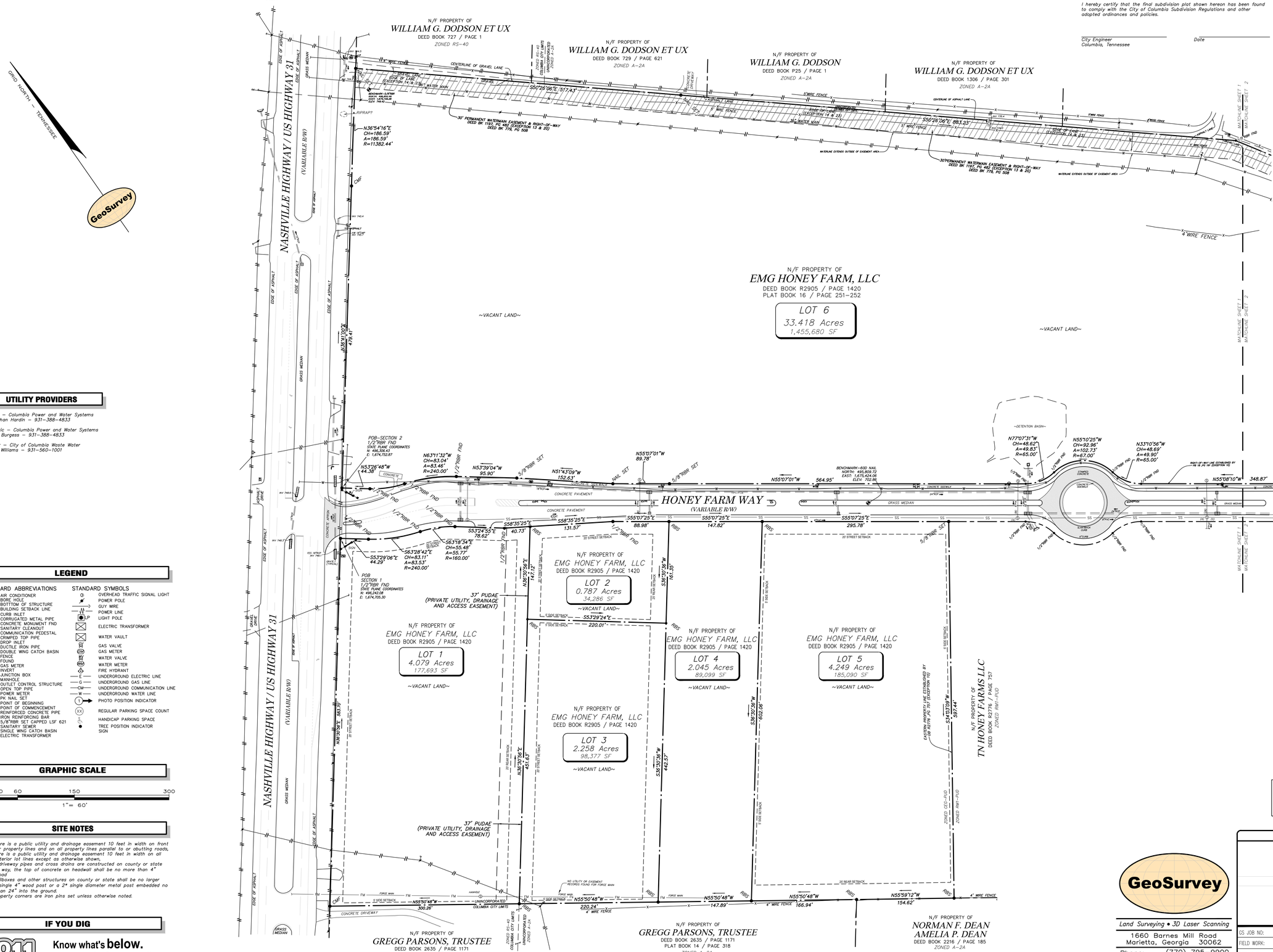
*SURVEY REFERENCES*

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 6, 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.*
5> *SITE LAYOUT PLAN FOR HONEY FARM STORPLACE, COLUMBIA, TN, PREPARED BY CRUMK ENGINEERING, LLC, DATED 11/17/2022 and 02/13/2023.*

## 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.*




## UTILITY PROVIDERS

*Water – Columbia Power and Water Systems*
*Jonathan Hardin – 931-388-4833*

*Electric – Columbia Power and Water Systems*
*Doug Burgess – 931-388-4833*

*Sewer – City of Columbia Waste Water*
*Mark Williams – 931-560-1001*

## LEGEND

STANDARD ABBREVIATIONS

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

STANDARD SYMBOLS

| | |
|---|---|
| | OVERHEAD TRAFFIC SIGNAL LIGHT |
| | POWER POLE |
| | GUY WIRE |
| | POWER LINE |
| LP | LIGHT POLE |
| | ELECTRIC TRANSFORMER |
| | WATER VAULT |
| | GAS VALVE |
| GM | GAS METER |
| 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 |

## GRAPHIC SCALE

0 30 60 150 300

1" = 60'

## SITE NOTES

1. *There is a public utility and drainage easement 10 feet in width on front and rear property lines and on all property lines parallel to or abutting roads, and there is a public utility and drainage easement 10 feet in width on all other interior lot lines except as otherwise shown,*
2. *If driveway pipes and cross drains are constructed on county or state right of way, the top of concrete on headwall shall be no more than 4" above road.*
3. *Mailboxes and other structures on county or state shall be no larger than a single 4" wood post or a 2" single diameter metal post embedded no more than 24" into the ground.*
4. *Property corners are iron pins set unless otherwise noted.*

## IF YOU DIG

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

TOTAL SITE AREA
46.837 Acres
2,040,225 sf

**SHEET 1 OF 2**

FINAL PLAT OF

*Honey Farm Crossing*

FOR

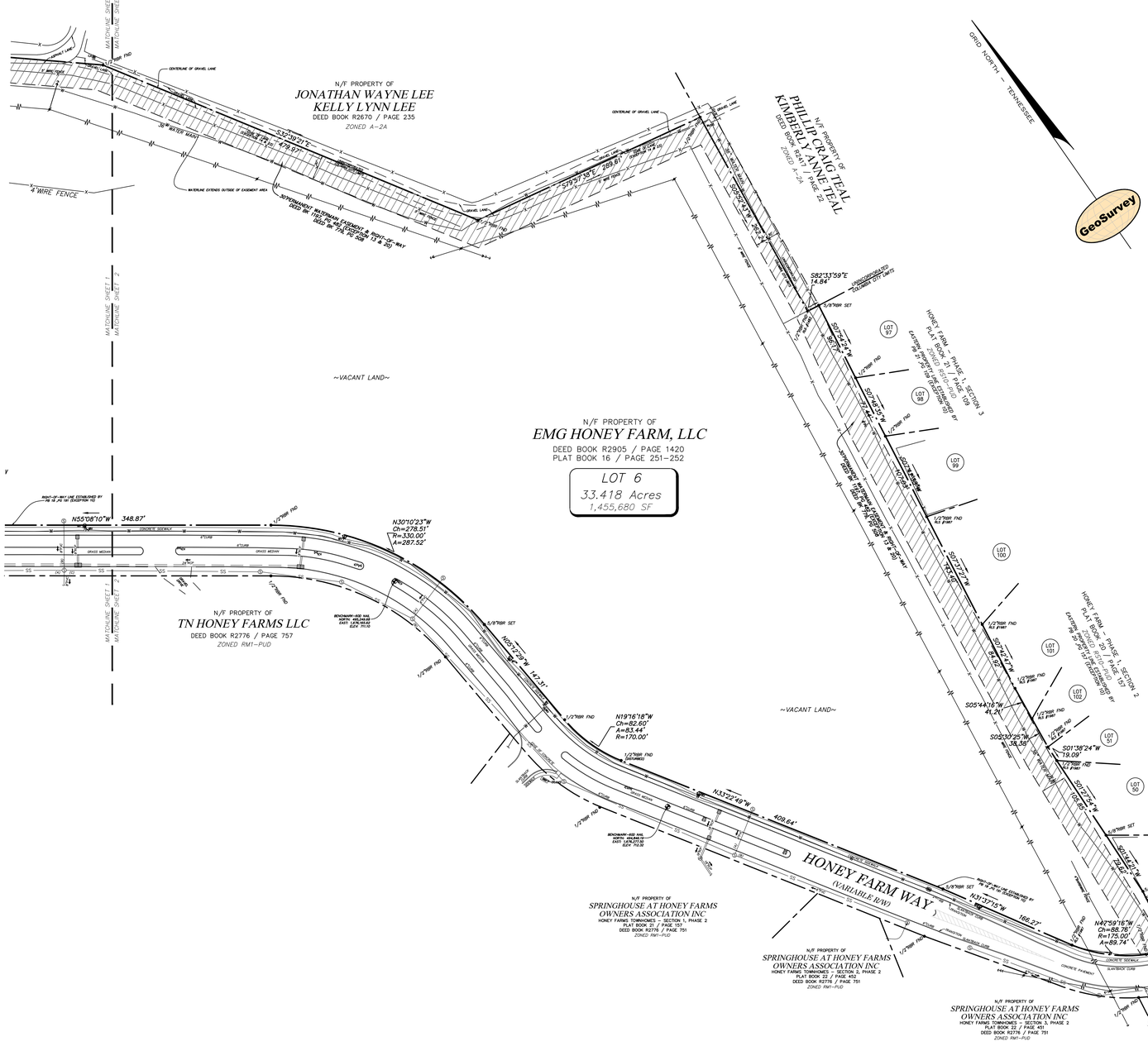
***EMG HONEY FARM, LLC***


GeoSurvey
*Land Surveying • 3D Laser Scanning*
1660 Barnes Mill Road
Marietta, Georgia 30062
Phone: (770) 795-9900
Fax: (770) 795-8880
www.geosurvey.com
EMAIL: info@geosurvey.com


| | | | |
|---|---|---|---|
| GS JOB NO: | 20227361 | DRAWING SCALE: | 1" = 60' |
| FIELD WORK: | ZM | CITY: | COLUMBIA |
| PROJ MGR: | JEM | COUNTY: | MAURY |
| REVIEWED: | TDT | STATE: | TENNESSEE |
| DWG FILE: | 20227361-04.dwg | CIVIL DISTRICT: | 3RD |
| SURVEY DATE: | 6/23/2022 | | |
| PLAT DATE: | 02/09/2023 | | |

REVISIONS (SEE GENERAL NOTES)

| No. | Date | Description |
|---|---|---|
| | | |




## LEGEND

| STANDARD ABBREVIATIONS | | STANDARD SYMBOLS | |
|---|---|---|---|
| AC | AIR CONDITIONER | O | OVERHEAD TRAFFIC SIGNAL LIGHT |
| BH | BORE HOLE | | POWER POLE |
| BOS | BOTTTOM OF STRUCTURE | | GUY WIRE |
| BSL | BUILDING SETBACK LINE | | POWER LINE |
| CI | CURB INLET | LP | LIGHT POLE |
| CMP | CORRUGATED METAL PIPE | | ELECTRIC TRANSFORMER |
| CMF | CONCRETE MONUMENT FND | | |
| CO | SANITARY CLEANOUT | | WATER VAULT |
| CPED | COMMUNICATION PEDESTAL | GV | GAS VALVE |
| CTP | CRIMPED TOP PIPE | GM | GAS METER |
| DI | DROP INLET | WV | WATER VALVE |
| DIP | DUCTILE IRON PIPE | WM | WATER METER |
| DWCB | DOUBLE WING CATCH BASIN | | FIRE HYDRANT |
| FNC | FENCE | E | UNDERGROUND ELECTRIC LINE |
| FND | FOUND | G | UNDERGROUND GAS LINE |
| GM | GAS METER | CM | UNDERGROUND COMMUNICATION LINE |
| INV | INVERT | W | UNDERGROUND WATER LINE |
| JB | JUNCTION BOX | 1 | PHOTO POSITION INDICATOR |
| MH | MANHOLE | XX | REGULAR PARKING SPACE COUNT |
| OCS | OUTLET CONTROL STRUCTURE | | HANDICAP PARKING SPACE |
| OTP | OPEN TOP PIPE | | TREE POSITION INDICATOR |
| PM | POWER METER | | SIGN |
| 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 | | |

## GRAPHIC SCALE

0 30 60 150 300

1" = 60'

TRENTON D. TURK
TENNESSEE NO. 3135
REGISTERED LAND SURVEYOR

SHEET 2 OF 2

**IF YOU DIG**

811 Know what's **below.** **Call** before you dig.
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EMAIL: info@geosurvey.com


FINAL PLAT OF

*Honey Farm Crossing*

FOR

***EMG HONEY FARM, LLC***

| | | | |
|---|---|---|---|
| GS JOB NO: | 20227361 | DRAWING SCALE: | 1" = 60' |
| FIELD WORK: | ZM | CITY: | COLUMBIA |
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| DWG FILE: | 20227361-04.dwg | CIVIL DISTRICT: | 3RD |

SURVEY DATE: 6/23/2022
PLAT DATE: 02/09/2023
REVISIONS (SEE GENERAL NOTES)

| No. | Date | Description |
|---|---|---|
| | | |

# HONEY FARM CROSSING

## NASHVILLE HWY (HWY 31)
## COLUMBIA, TN 38401
## PRELIMINARY PLAT

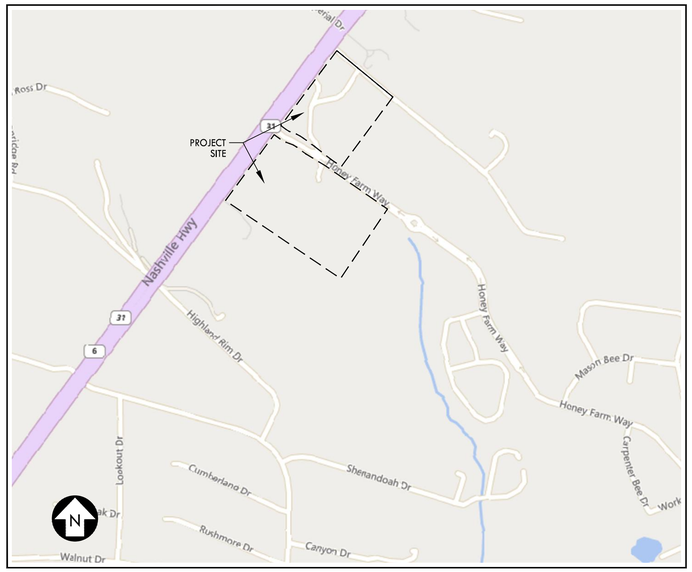
### GENERAL INFORMATION

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 |
| C1.0 | EXISTING CONDITIONS |
| C2.0 | NOTES |
| C3.0 | INITIAL EPSC PLAN |
| C3.1 | INTERIM EPSC PLAN |
| C3.2 | FINAL EPSC PLAN |
| C3.3 | EPSC DETAILS |
| C4.0 | DEMOLITION PLAN |
| C5.0 | SITE LAYOUT PLAN |
| C5.1 | SITE LAYOUT PLAN |
| C5.2 | FIRE TRUCK TURNING MOVEMENTS |
| C6.0 | GRADING & DRAINAGE PLAN |
| C6.1 | GRADING & DRAINAGE PLAN |
| C7.0 | UTILITY PLAN |
| C7.1 | SANITARY SEWER PIPE PROFILES |
| C7.2 | WATER PIPE PROFILES |
| C8.0 | DETAILS |
| C8.1 | DETAILS |


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


ENGINEERING CRUNK

ANDREW WILSON CRUNK
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 114180
3/17/23
STATE OF TENNESSEE

HONEY FARM CROSSING
COLUMBIA, TN

REVISIONS

| No. | DATE |
|---|---|
| | |

03/17/2023 22132

C0.0
COVER


Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\Public\C0.0 COV.dwg

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

ENGINEERING CRUNK




# HONEY FARM CROSSING

COLUMBIA, TN

REVISIONS

| No. | DATE |
|---|---|

03/17/2023 22132

# C1.0

EXISTING CONDITIONS

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

## 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:

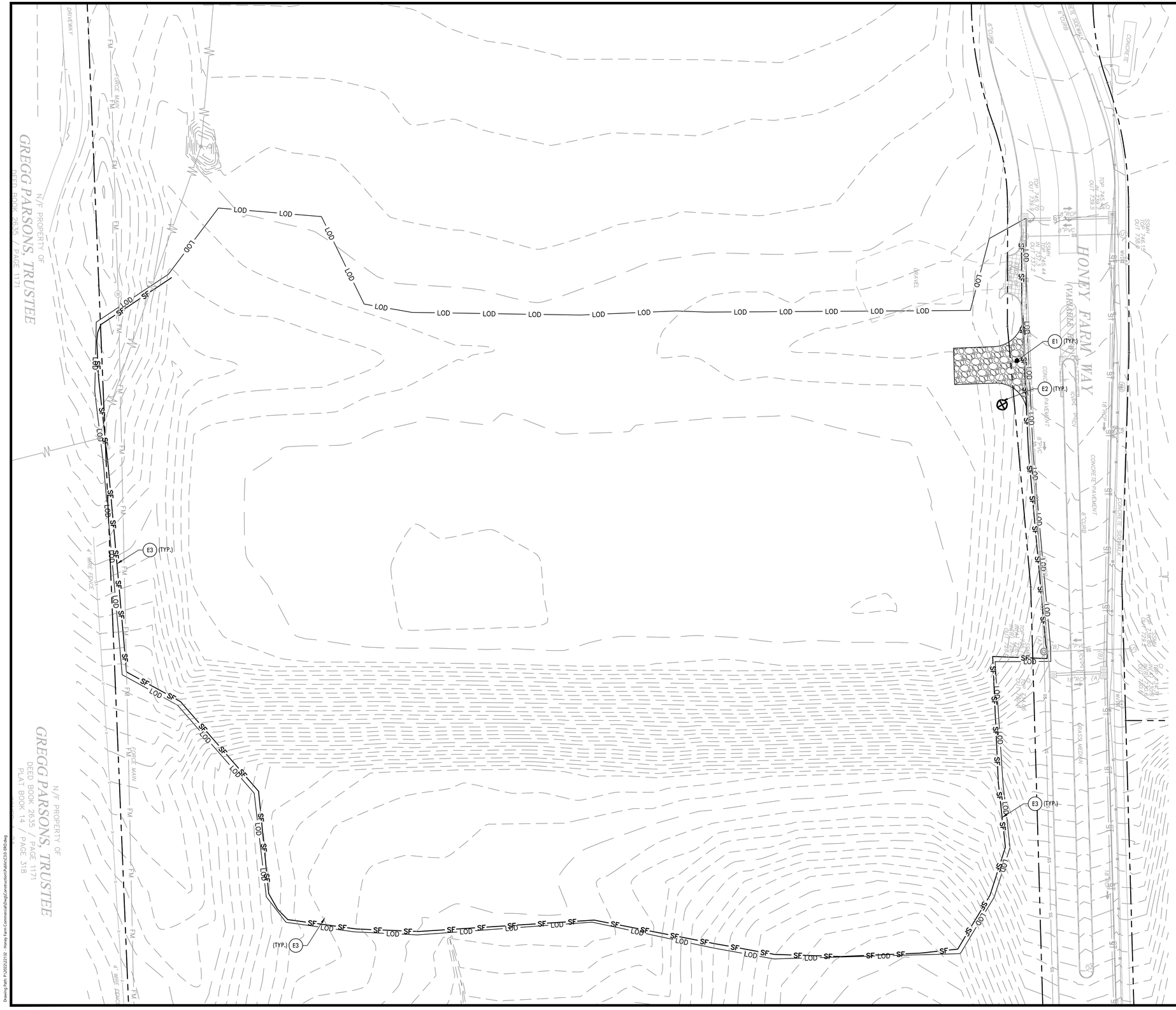
1. ALL WATER LINES, SEWER LINES AND APPURTENANCES SHALL BE CONSTRUCTED OF MATERIALS THAT CONFORM WITH LOCAL AGENCY(S) AND UTILITY PROVIDER DETAILS AND SPECIFICATIONS.
2. SANITARY SEWER SHALL BE OF MATERIAL AS SPECIFIED ON PLANS. POLYVINYLCHLORIDE (PVC) SHALL MEETASTM D3034 SDR35. DUCTILE IRON PIPE (DIP) 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 UTILITIES, THE CONTRACTOR WILL BE REQUIRED TO FURNISH SUCH EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
18. ALL FIRE LINES SHALL BE INSTALLED BY A SPRINKLER CONTRACTOR LICENSED IN THE STATE OF THE PROJECT.
19. PRIOR TO SUBMITTING OF BID, THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING OWNERS OF ALL AFFECTED UTILITIES IN ORDER TO DETERMINE THE EXTENT TO WHICH UTILITY RELOCATIONS AND/OR ADJUSTMENTS WILL HAVE UPON THE SCHEDULE OF WORK FOR THE PROJECT. WHILE SOME WORK MAY BE REQUIRED 'AROUND' UTILITY FACILITIES THAT WILL REMAIN IN PLACE, OTHER UTILITY FACILITIES MAY NEED TO BE ADJUSTED CONCURRENTLY WITH THE CONTRACTOR'S OPERATIONS.

## EROSION CONTROL TYPICAL NOTES:

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

## SITE DESCRIPTION:

1. THE SITE IS LOCATED IN COLUMBIA, TENNESSEE, MAURY COUNTY, PARCEL 051 05800 000 THE SITE IS LOCATED AT NASHVILLE HWY 2248. THE SITE CONSISTS OF 13.42 ACRES, 5.06 ACRES WILL BE DISTURBED AS PART OF THIS PROJECT.
2. APPROXIMATE CONSTRUCTION TIME TABLE.
   BEGIN CONSTRUCTION - JULY 2023
   COMPLETE CONSTRUCTION - FEBRUARY 2024
3. CONSTRUCTION SEQUENCE:
   A. INSTALL CONSTRUCTION EXIT.
   B. INSTALL SILT FENCE AND TREE PROTECTION.
   C. CLEAR, GRUB, AND GRADE THE REMAINING SITE.
   D. INSTALL GRASSED CHANNEL AND DRY-DETENTION POND PER APPROVED PLANS. INSTALL POND OUTLET WITH MODIFIED ORIFICE.
   




## 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 |
| E6 | RIP RAP CULVERT PROTECTION | C3.3 - 6 |
| E7 | POND OUTLET STRUCTURE | C3.3 - 7 |

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
- EROSION MATTING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ENGINEERING CRUNK

WILSON CRUNK — REGISTERED ENGINEER — AGRICULTURE — COMMERCE — 114180 — 3/17/23 — STATE OF TENNESSEE

# HONEY FARM CROSSING

COLUMBIA, TN

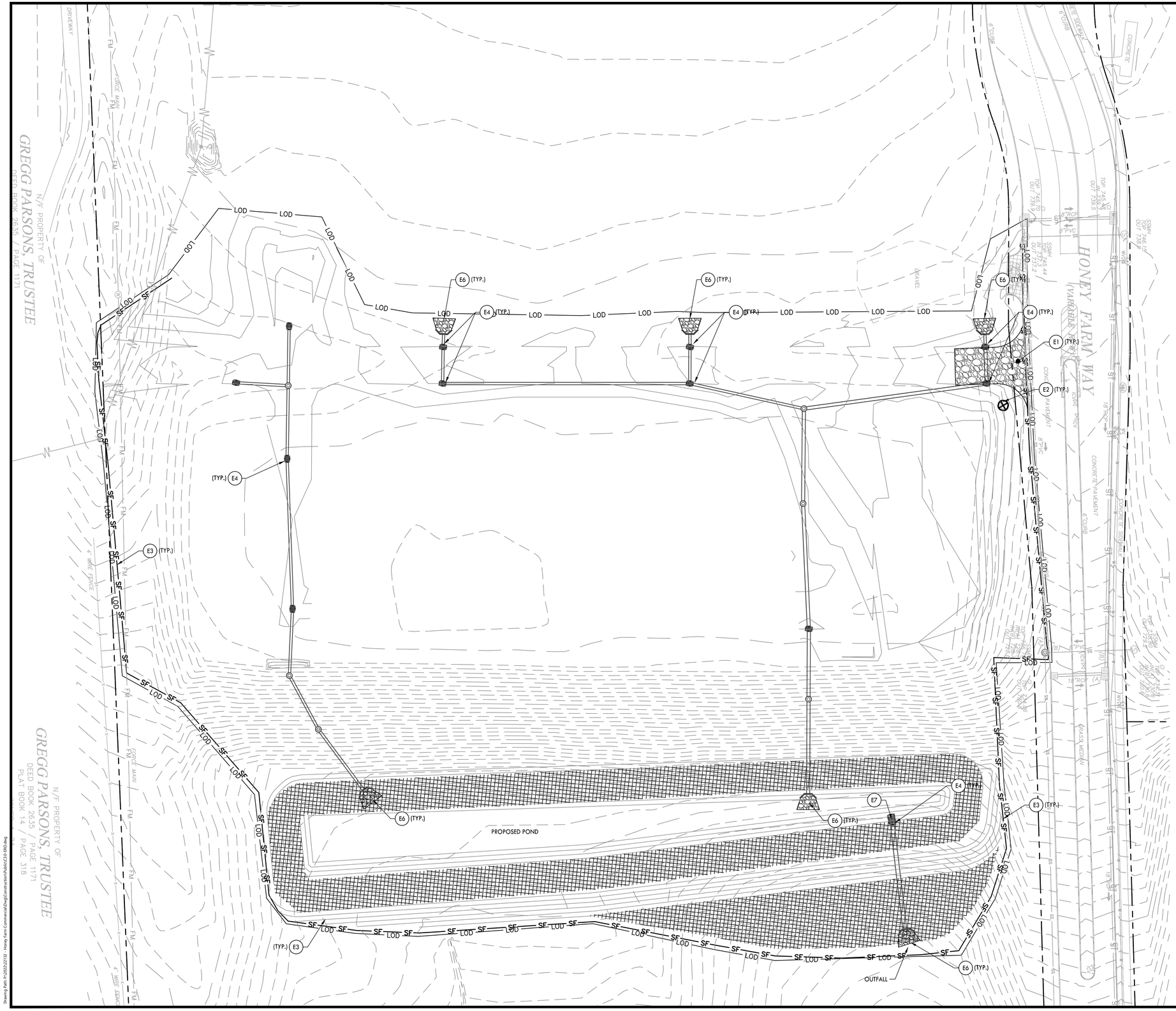
| REVISIONS | |
|---|---|
| No. | DATE |

03/17/2023 22132

# C3.0

INITIAL EPSC PLAN


Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction Pack\SHEETS\C3.0 EPSC Plan.dwg




## EROSION CONTROL PLAN KEYNOTES

| CODE | DESCRIPTION | DETAIL LOCATION |
|---|---|---|
| E1 | TEMPORARY CONSTRUCTION ENTRANCE | C3.3 - 1 |
| E2 | CONCRETE WASHOUT AREA | C3.3 - 2 |
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| E4 | TEMPORARY INLET PROTECTION | C3.3 - 4 |
| E6 | RIP RAP CULVERT PROTECTION | C3.3 - 6 |
| E7 | POND OUTLET STRUCTURE | C3.3 - 7 |

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
- EROSION MATTING

0 10 20 30 60
GRAPHIC SCALE


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# HONEY FARM CROSSING

COLUMBIA, TN

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| No. | DATE |

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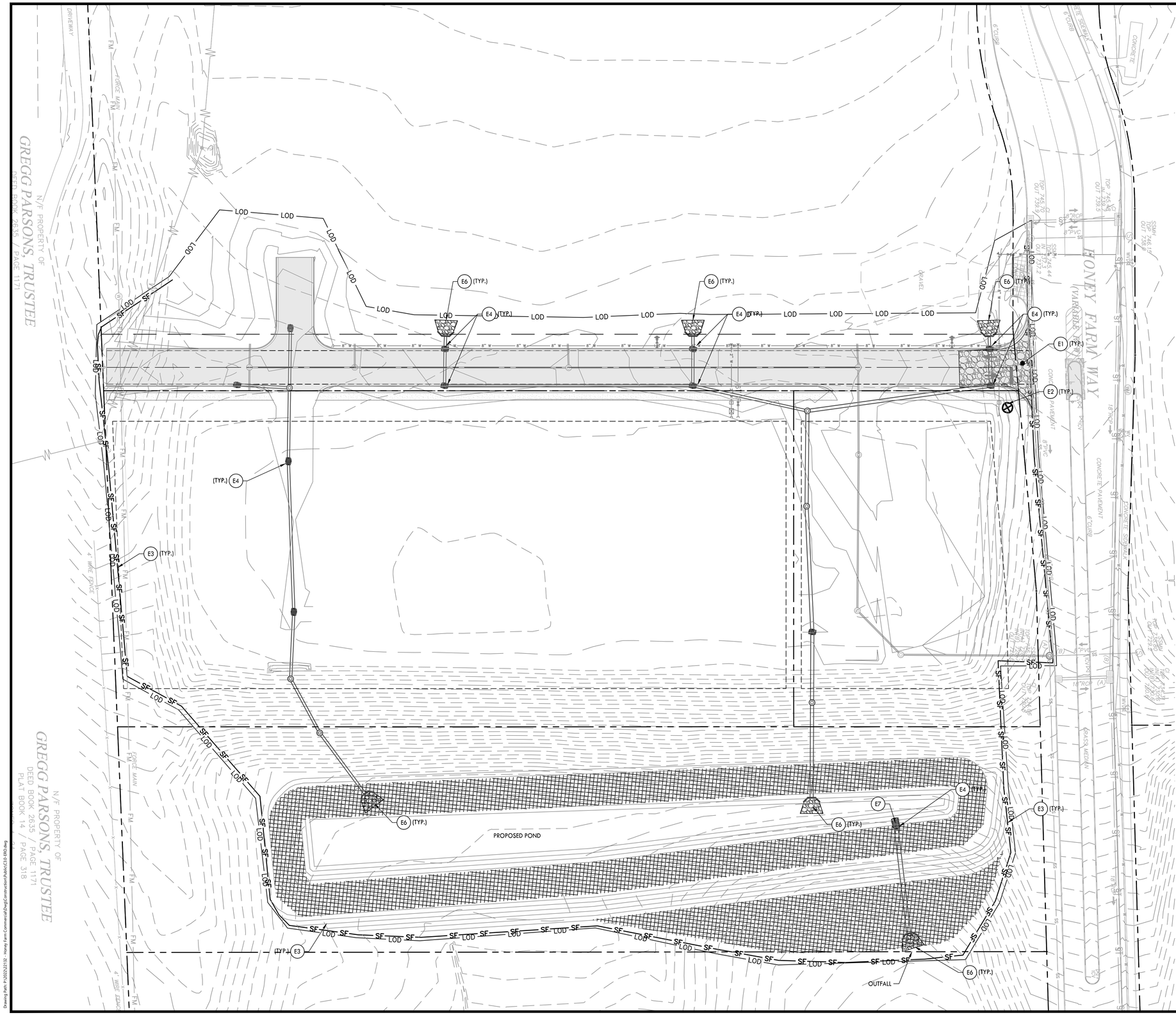
# C3.1

INTERIM EPSC 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 |
| E6 | RIP RAP CULVERT PROTECTION | C3.3 - 6 |
| E7 | POND OUTLET STRUCTURE | C3.3 - 7 |

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
- EROSION MATTING

0 10 20 30 60
GRAPHIC SCALE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# HONEY FARM CROSSING

COLUMBIA, TN

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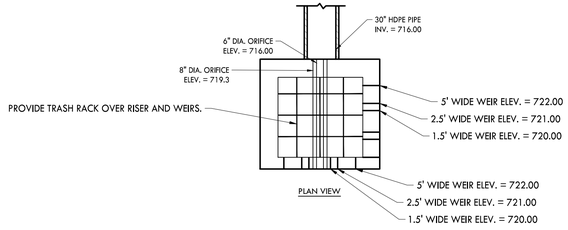
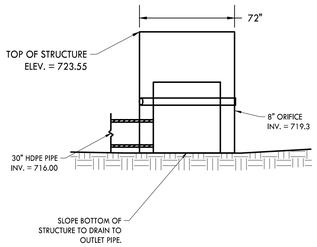
03/17/2023 22132

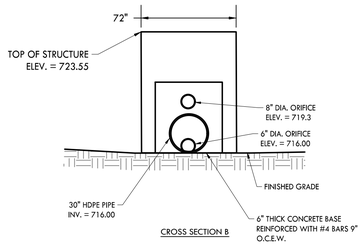
# C3.2

FINAL EPSC PLAN




CROSS SECTION A

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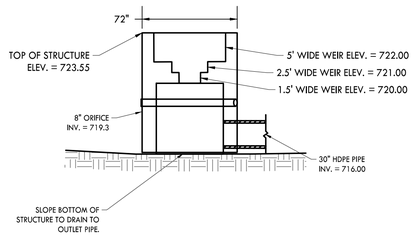
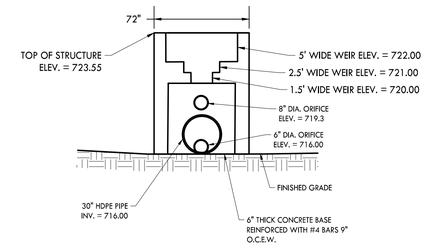


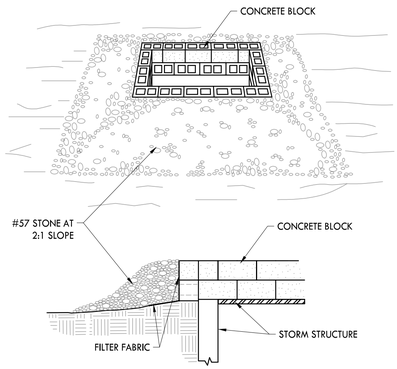

CROSS SECTION C




CROSS SECTION D

7 POND OUTLET STRUCTURE

NOT TO SCALE

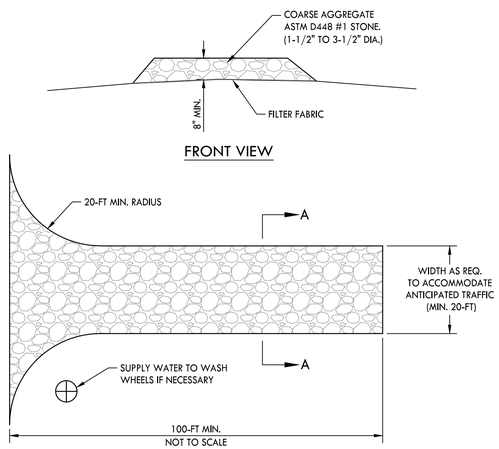



4 TEMPORARY INLET PROTECTION

NOT TO SCALE

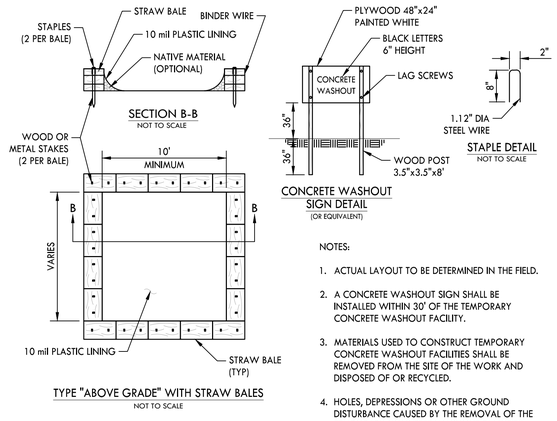
5 RESERVED

NOT TO SCALE




1 TEMPORARY CONSTRUCTION EXIT

NOT TO SCALE

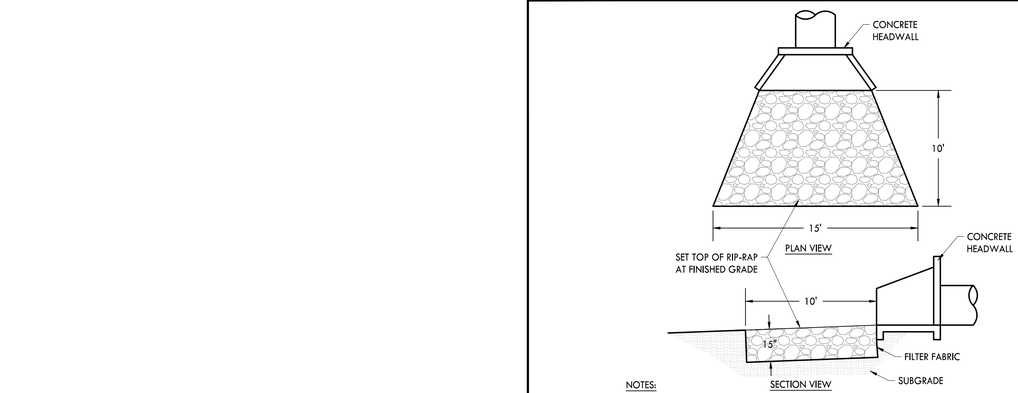



NOTES:

1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.

2 CONCRETE WASHOUT AREA

NOT TO SCALE

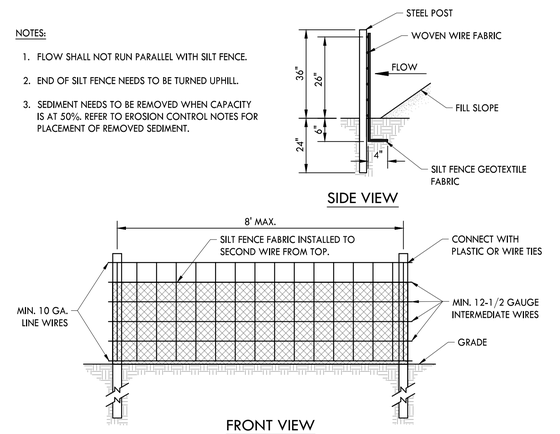



NOTES:

1. RIP-RAP TO BE d50=7"
2. TOP OF RIP-RAP TO BE AT FINISHED GRADE.

6 RIP-RAP OUTLET PROTECTION

NOT TO SCALE




NOTES:

1. FLOW SHALL NOT RUN PARALLEL WITH SILT FENCE.
2. END OF SILT FENCE NEEDS TO BE TURNED UPHILL.
3. SEDIMENT NEEDS TO BE REMOVED WHEN CAPACITY IS AT 50%. REFER TO EROSION CONTROL NOTES FOR PLACEMENT OF REMOVED SEDIMENT.

3 TEMPORARY SILT FENCE

NOT TO SCALE

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ENGINEERING CRUNK

JAMES W. WILSON
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
3/17/23
STATE OF TENNESSEE

# HONEY FARM CROSSING

COLUMBIA, TN

REVISIONS

| No. | DATE |
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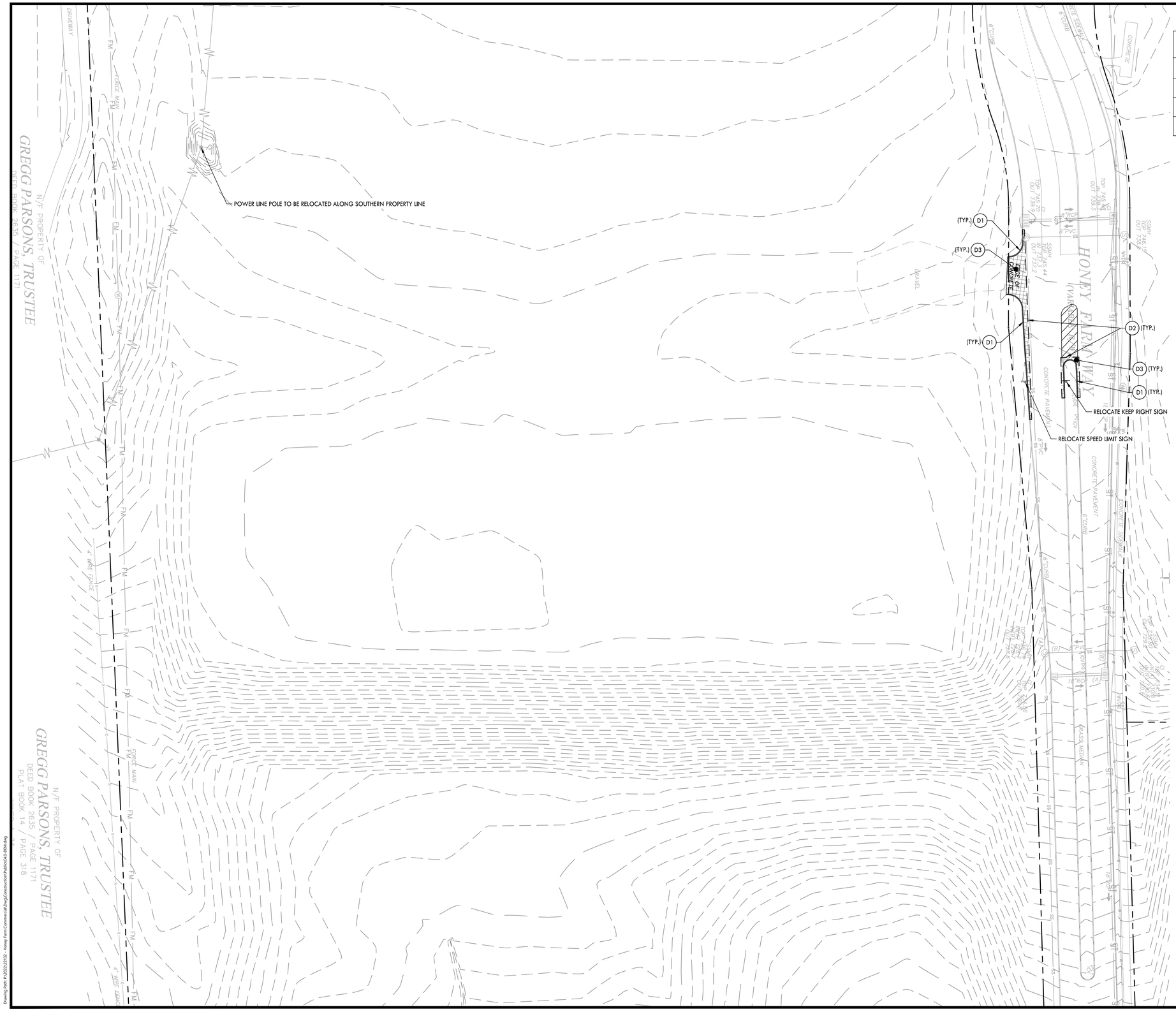
03/17/2023 22132

C3.3

EPSC DETAILS

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\Public\C3.0-3RD.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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ENGINEERING CRUNK

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# HONEY FARM CROSSING

COLUMBIA, TN

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03/17/2023 22132

# C4.0

DEMOLITION PLAN

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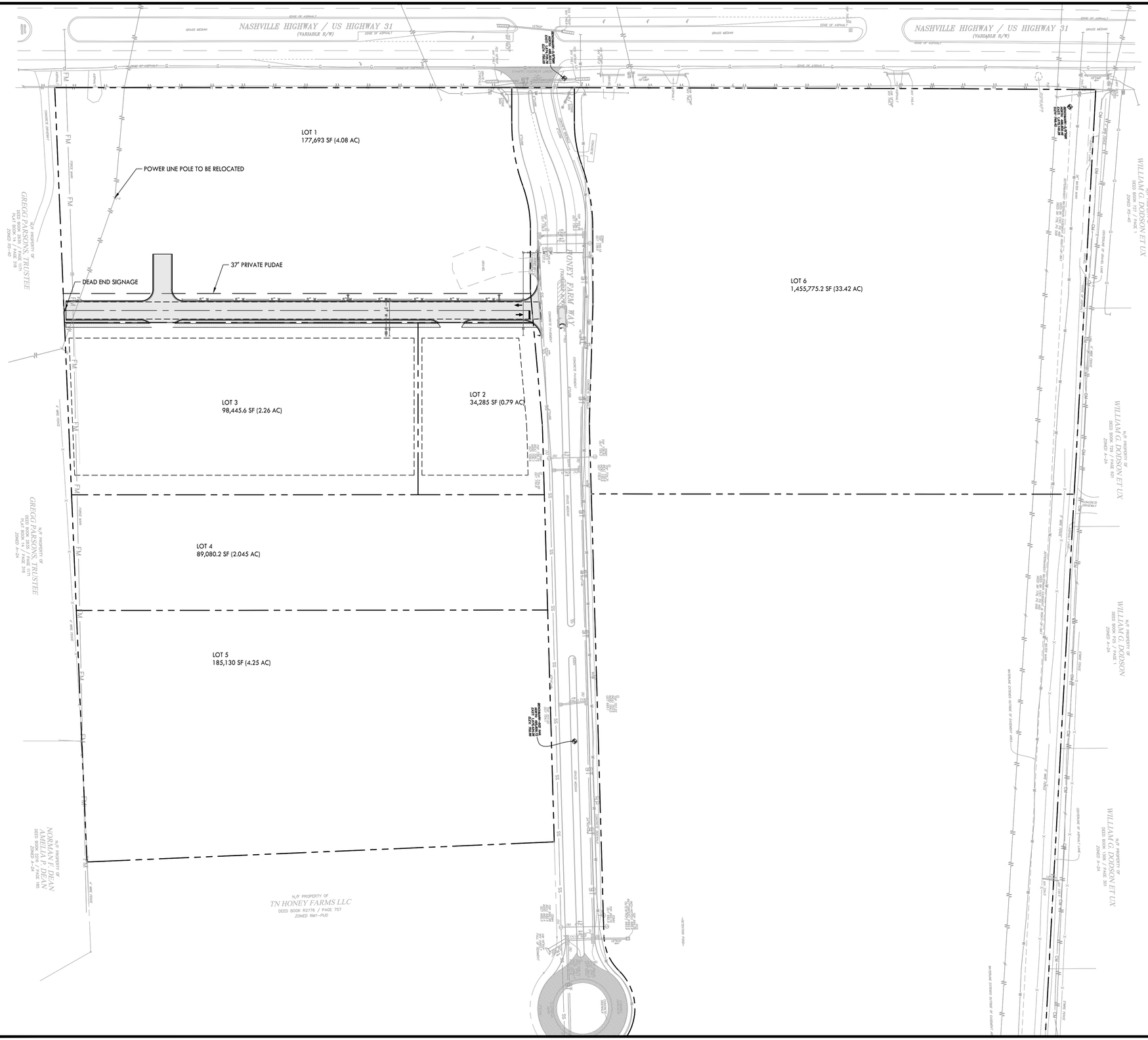


## LAYOUT PLAN KEYNOTES

| 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 |

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

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# HONEY FARM CROSSING

COLUMBIA, TN

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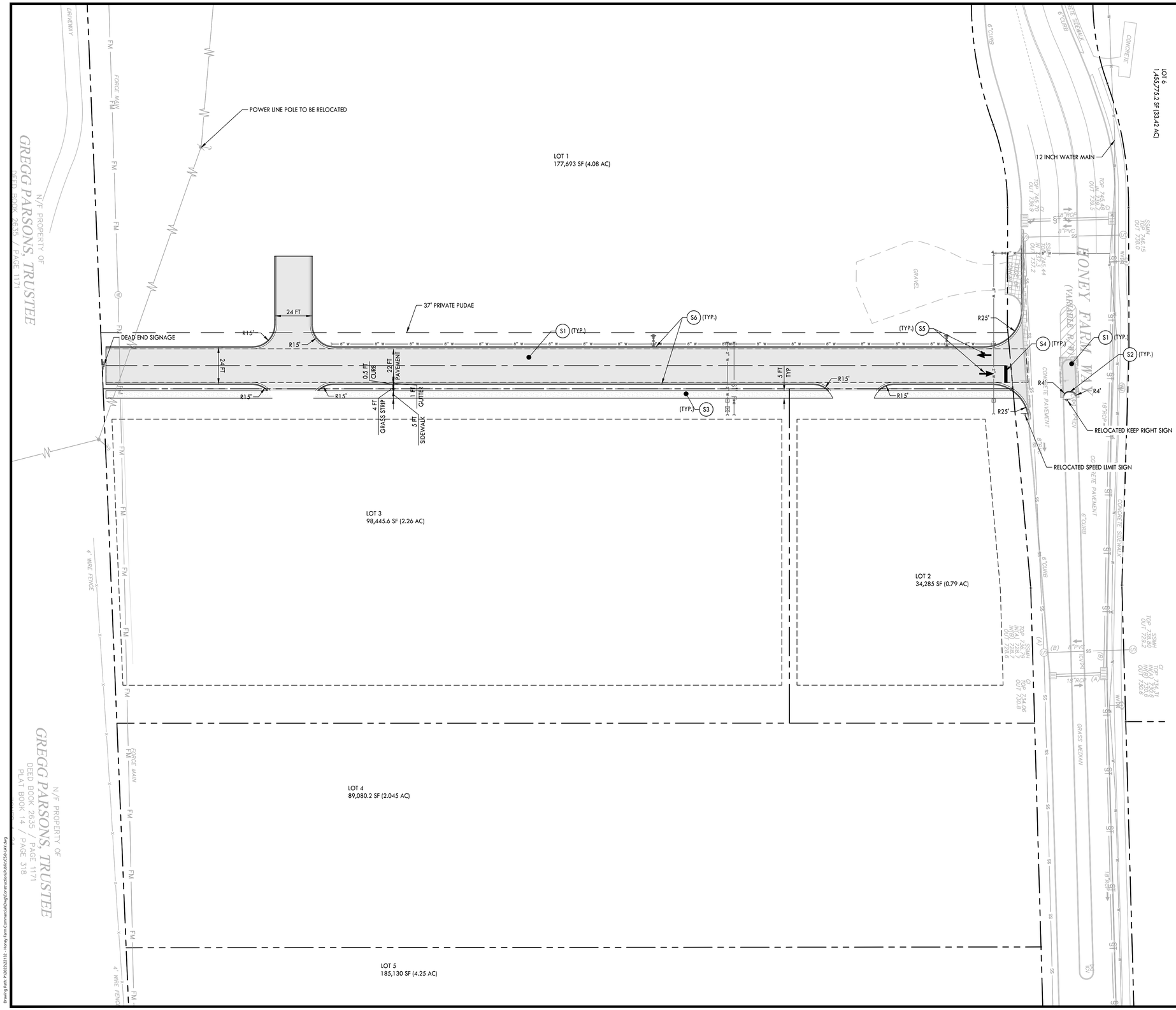
# C5.0

PRELIMINARY PLAT




## 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) |
| LOT 1 | 177,693 SF (4.08 AC) |
| LOT 2 | 34,285 SF (0.79 AC) |
| LOT 3 | 98,774 SF (2.27 AC) |
| LOT 4 | 96,180.5 SF (2.21 AC) |
| LOT 5 | 185,913.4 SF (4.27 SC) |
| LOT 6 | 328,932 SF (7.55 AC) |

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

ANDREW WILSON JENNINGS
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
114180
STATE OF TENNESSEE
3/17/23

# HONEY FARM CROSSING

COLUMBIA, TN

REVISIONS

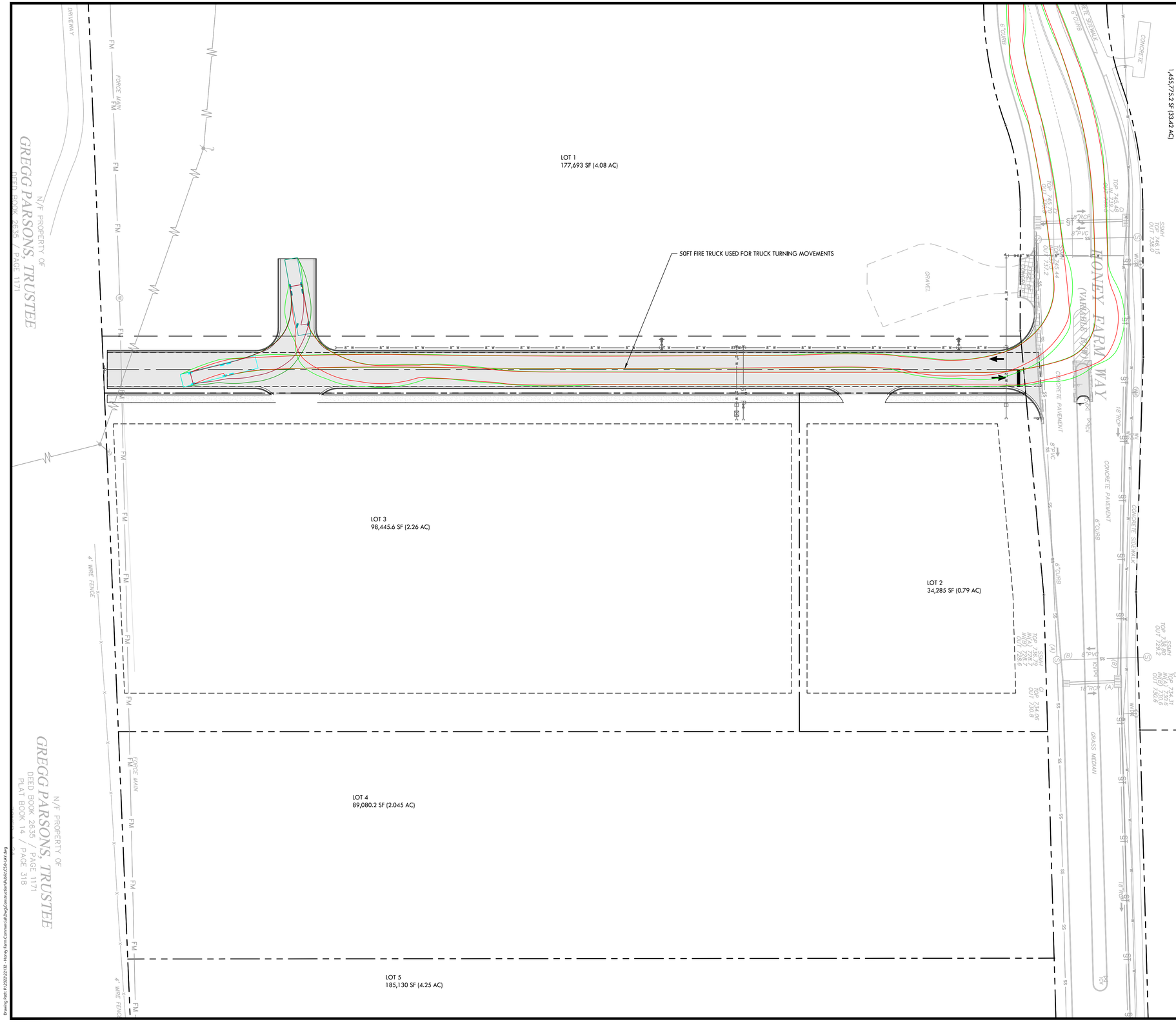
| No. | DATE |
|---|---|
| | |

03/17/2023 22132

C5.1

PRELIMINARY PLAT

Drawing Path: C:\Users\Andrew Jennings\Crunk Engineering\Honey Farm Crossing - Columbia - 22132\22132 Civil\Drawings\Preliminary Plat\22132 LAY.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 | C3.3 - 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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# HONEY FARM CROSSING

COLUMBIA, TN

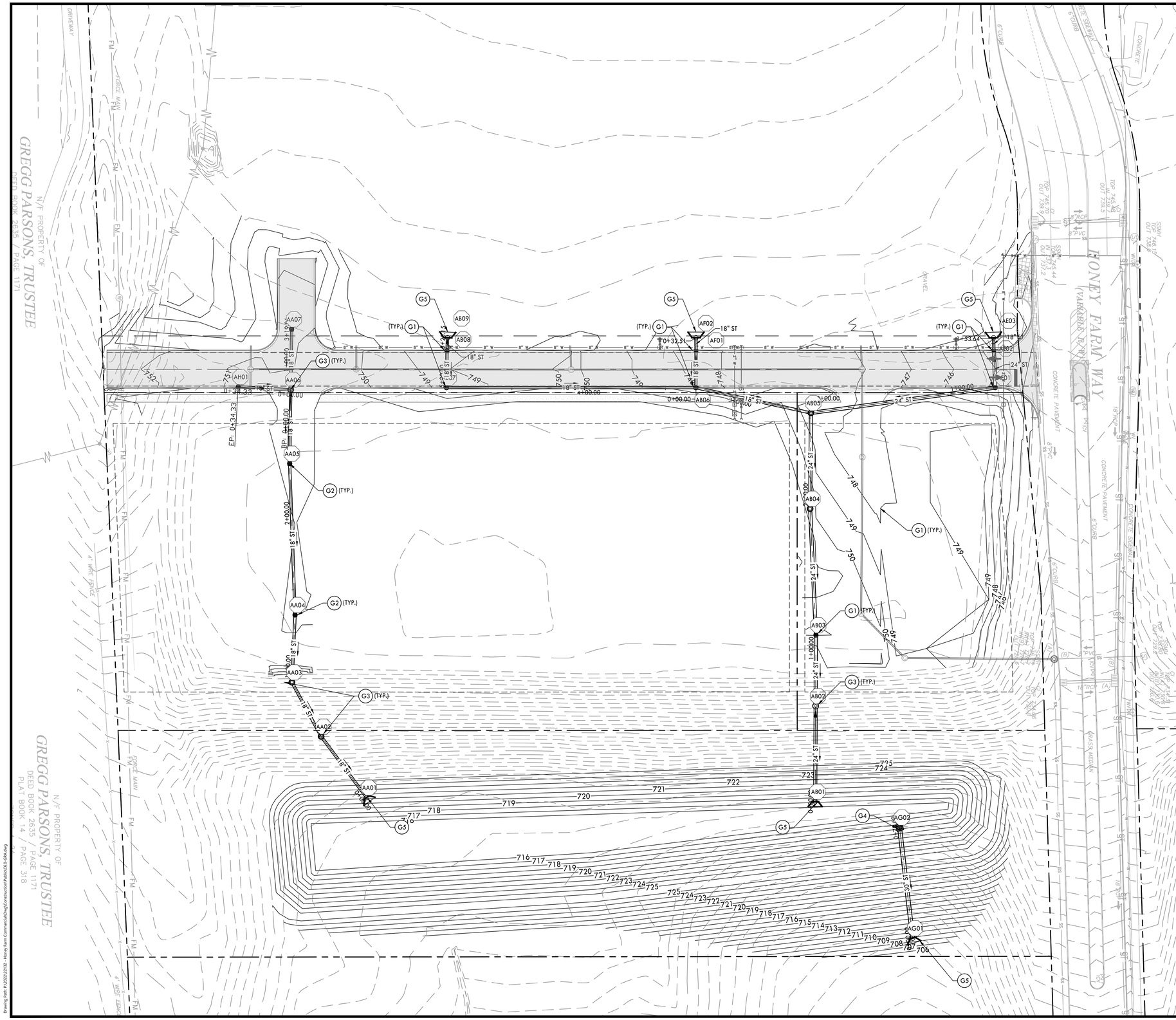
REVISIONS

| No. | DATE |
|---|---|
| | |

03/17/2023 22132

# C5.2

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 | C3.3 - 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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RUSSELL WILSON CRUNK
AGRICULTURE
COMMERCE
No. 114180
STATE OF TENNESSEE
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# HONEY FARM CROSSING

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| No. | DATE |

03/17/2023 22132

# C6.0

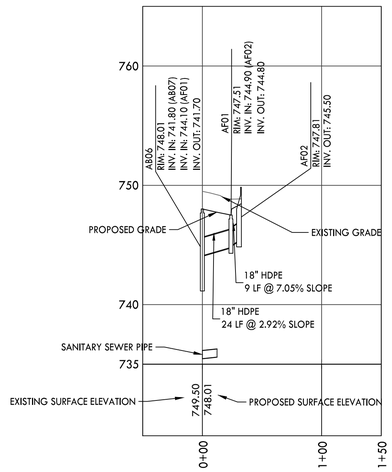
GRADING & DRAINAGE PLAN

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\Public\C6.0-GRA.dwg

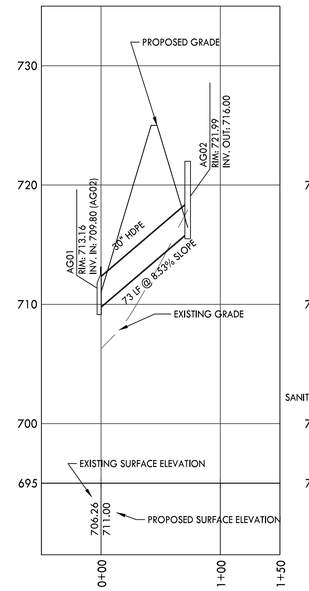
| STORM STRUCTURE TABLE | | | |
|---|---|---|---|
| ID | RIM | INVERT | TYPE |
| AA01 | 722.13 | 718.80 | CONCRETE HEADWALL |
| AA02 | 734.00 | 721.90 | JUNCTION MANHOLE |
| AA03 | 746.30 | 732.80 | JUNCTION MANHOLE |
| AA04 | 750.73 | 742.10 | SINGLE CATCH BASIN |
| AA05 | 750.40 | 742.78 | SINGLE CATCH BASIN |
| AA06 | 750.95 | 745.44 | JUNCTION MANHOLE |
| AA07 | 751.35 | 745.90 | SINGLE CATCH BASIN |
| AB01 | 720.93 | 717.60 | CONCRETE HEADWALL |
| AB02 | 741.50 | 721.90 | JUNCTION MANHOLE |
| AB03 | 749.80 | 734.14 | SINGLE CURB INLET |
| AB04 | 750.36 | 739.24 | JUNCTION MANHOLE |
| AB05 | 748.85 | 738.64 | JUNCTION MANHOLE |
| AB06 | 748.01 | 741.64 | SINGLE CURB INLET |
| AB07 | 748.73 | 744.20 | SINGLE CURB INLET |
| AB08 | 748.73 | 744.70 | SINGLE CURB INLET |
| AB09 | 749.34 | 746.00 | CONCRETE HEADWALL |
| AE01 | 744.86 | 740.60 | SINGLE CURB INLET |
| AE02 | 744.72 | 741.19 | SINGLE CURB INLET |
| AE03 | 746.06 | 742.80 | CONCRETE HEADWALL |
| AF01 | 747.51 | 744.80 | SINGLE CURB INLET |
| AF02 | 747.81 | 745.50 | CONCRETE HEADWALL |
| AG01 | 713.16 | 709.80 | CONCRETE HEADWALL |
| AG02 | 721.99 | 716.00 | OUTLET STRUCTURE |
| AH01 | 750.56 | 746.00 | SINGLE CURB INLET |

| STORM PIPE TABLE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| INLET | INVERT | OUTLET | INVERT | LENGTH (FT) | SLOPE (%) | SHAPE | DIAMETER (IN) | MATERIAL |
| AA02 | 721.90 | AA01 | 718.80 | 49.58 | 6.25% | CIRCULAR | 18 | HDPE |
| AA03 | 732.80 | AA02 | 728.90 | 40.12 | 9.72% | CIRCULAR | 18 | HDPE |
| AA04 | 742.10 | AA03 | 739.80 | 43.94 | 5.23% | CIRCULAR | 18 | HDPE |
| AA05 | 745.20 | AA06 | 745.50 | 48.08 | 0.62% | CIRCULAR | 18 | HDPE |
| AA05 | 745.10 | AA04 | 742.20 | 98.70 | 2.94% | CIRCULAR | 18 | HDPE |
| AA06 | 745.70 | AA07 | 745.90 | 39.45 | 0.51% | CIRCULAR | 18 | HDPE |
| AB02 | 721.90 | AB01 | 717.60 | 62.26 | 6.91% | CIRCULAR | 24 | HDPE |
| AB03 | 734.20 | AB02 | 731.50 | 46.27 | 5.84% | CIRCULAR | 24 | HDPE |
| AB04 | 739.30 | AB03 | 737.50 | 82.44 | 2.18% | CIRCULAR | 24 | HDPE |
| AB05 | 740.50 | AB04 | 739.40 | 62.38 | 1.76% | CIRCULAR | 24 | HDPE |
| AB05 | 738.70 | AE01 | 740.60 | 121.20 | 1.57% | CIRCULAR | 24 | HDPE |
| AB06 | 741.70 | AB05 | 740.60 | 76.81 | 1.43% | CIRCULAR | 18 | HDPE |
| AB06 | 744.10 | AF01 | 744.80 | 24.00 | 2.92% | CIRCULAR | 18 | HDPE |
| AB07 | 744.20 | AB06 | 741.80 | 162.48 | 1.48% | CIRCULAR | 18 | HDPE |
| AB08 | 744.70 | AB07 | 744.30 | 24.00 | 1.67% | CIRCULAR | 18 | HDPE |
| AB09 | 746.00 | AB08 | 744.80 | 8.51 | 14.09% | CIRCULAR | 18 | HDPE |
| AE01 | 740.70 | AE02 | 741.60 | 24.01 | 3.75% | CIRCULAR | 24 | HDPE |
| AE02 | 741.70 | AE03 | 742.80 | 8.42 | 13.06% | CIRCULAR | 18 | HDPE |
| AF01 | 744.90 | AF02 | 745.50 | 8.51 | 7.05% | CIRCULAR | 18 | HDPE |
| AG02 | 716.00 | AG01 | 709.80 | 72.69 | 8.53% | CIRCULAR | 30 | HDPE |
| AH01 | 746.00 | AA06 | 745.50 | 34.33 | 1.46% | CIRCULAR | 18 | HDPE |

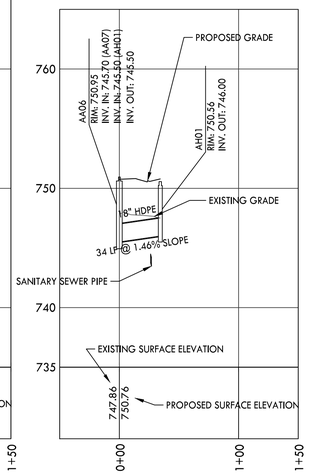
## ST AF



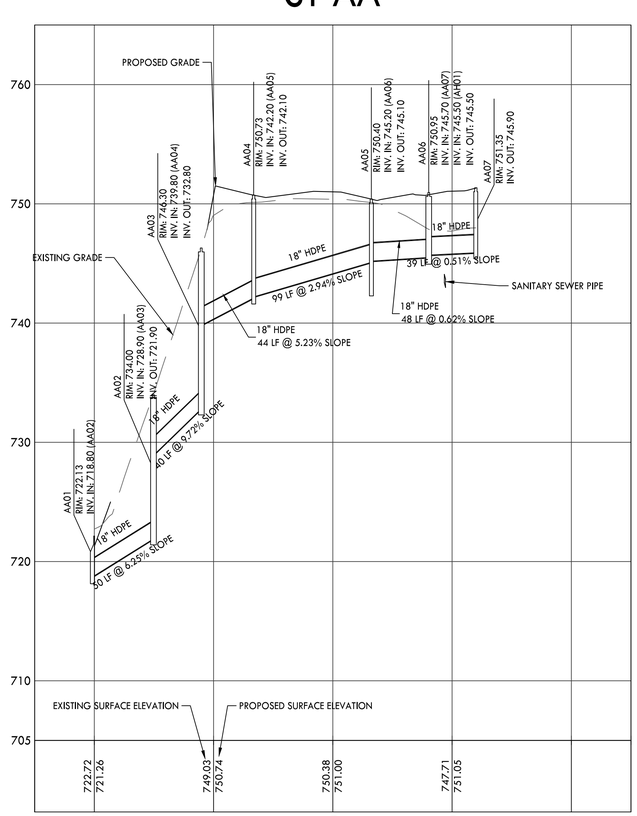

## ST AG



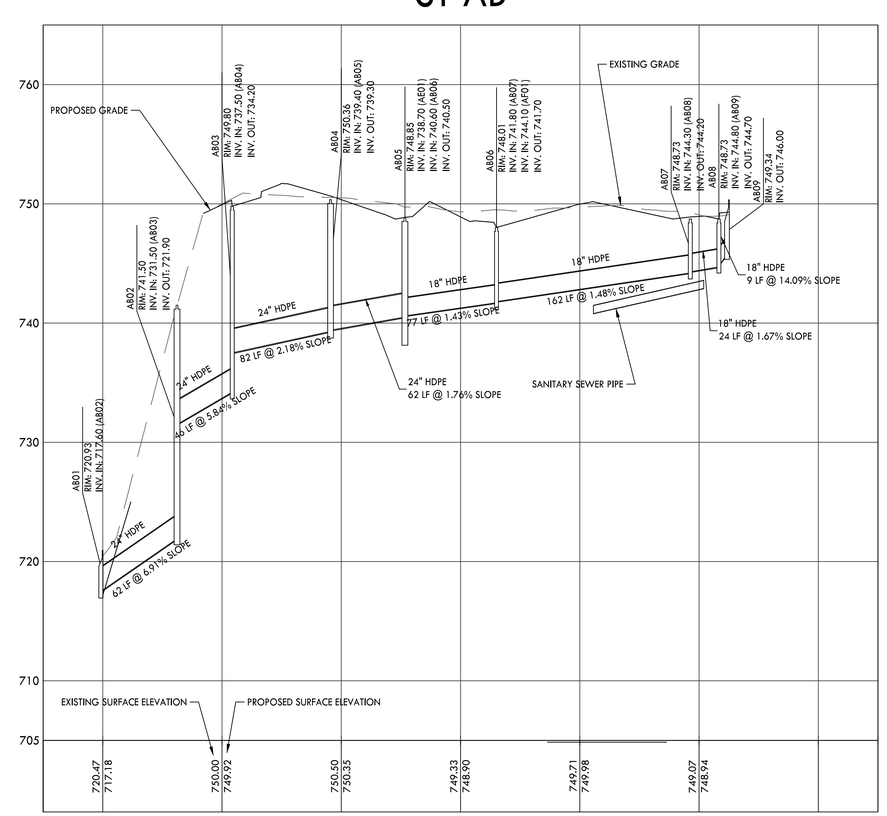

## ST AH



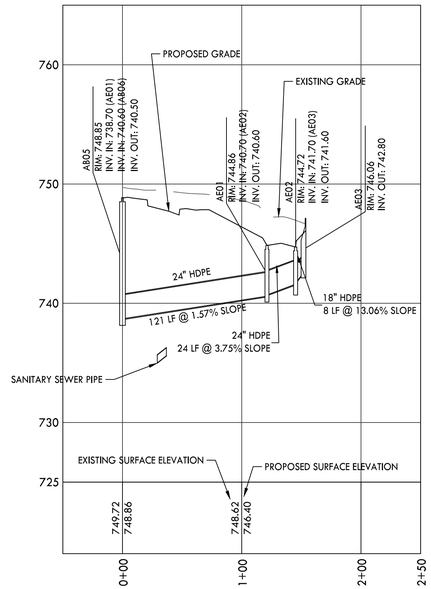

## ST AA




## ST AB




## ST AE




PROFILE SCALE:

HORIZONTAL: 1" = 60'
VERTICAL: 1" = 6'

0 30 60 120
GRAPHIC SCALE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3/17/23

# HONEY FARM CROSSING

COLUMBIA, TN

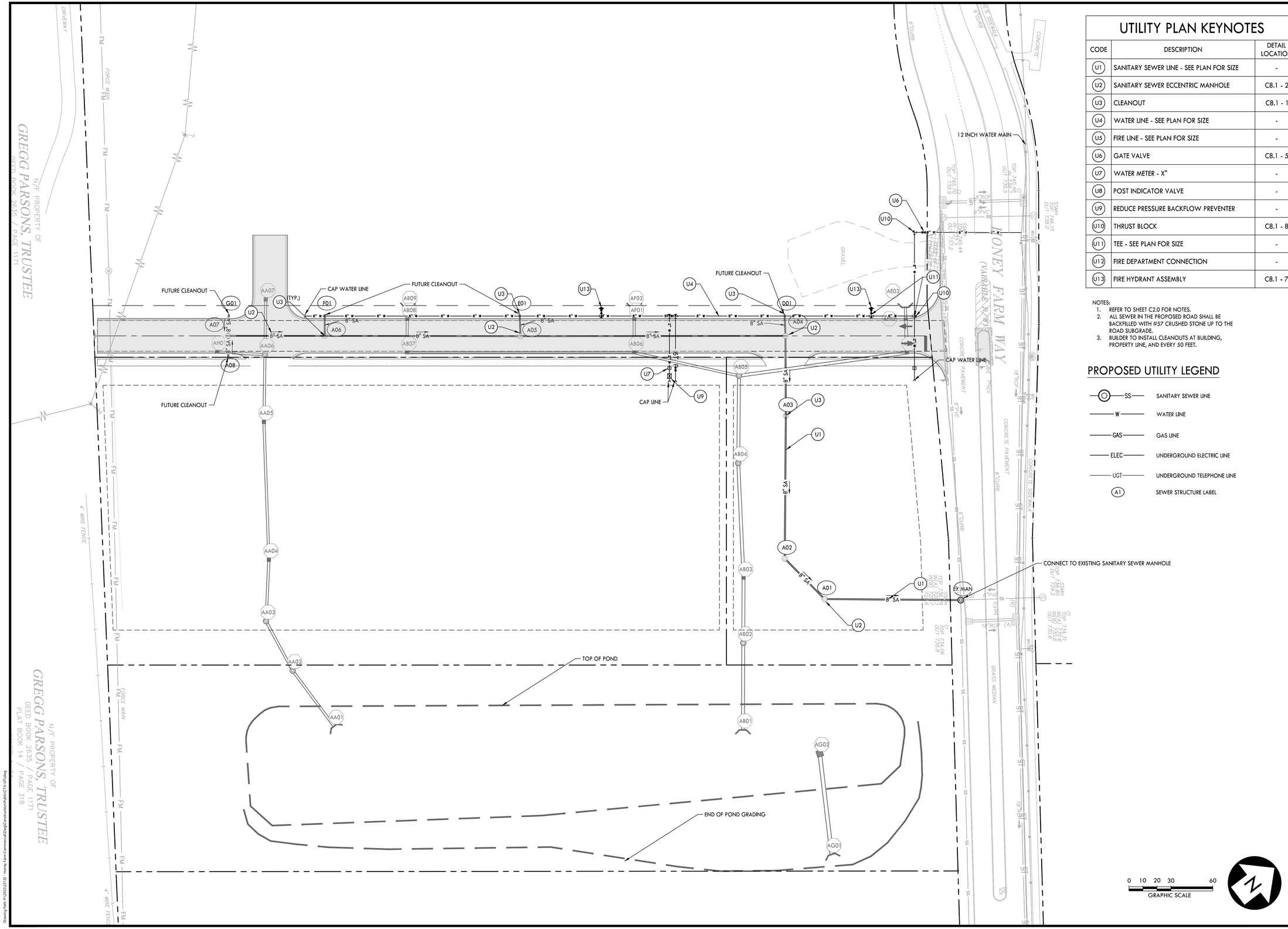
| REVISIONS | | |
|---|---|---|
| No. | DATE | |
| | | |

03/17/2023 22132

# C6.1

GRADING & DRAINAGE PLAN

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




## UTILITY PLAN KEYNOTES

| CODE | DESCRIPTION | DETAIL LOCATION |
|---|---|---|
| U1 | SANITARY SEWER LINE - SEE PLAN FOR SIZE | - |
| U2 | SANITARY SEWER ECCENTRIC 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.
2. ALL SEWER IN THE PROPOSED ROAD SHALL BE BACKFILLED WITH #57 CRUSHED STONE UP TO THE ROAD SUBGRADE.
3. BUILDER TO INSTALL CLEANOUTS AT BUILDING, PROPERTY LINE, AND EVERY 50 FEET.

## PROPOSED UTILITY LEGEND

| | |
|---|---|
| SS | SANITARY SEWER LINE |
| W | WATER LINE |
| GAS | GAS LINE |
| ELEC | UNDERGROUND ELECTRIC LINE |
| UGT | UNDERGROUND TELEPHONE LINE |
| A1 | SEWER STRUCTURE LABEL |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# HONEY FARM CROSSING

COLUMBIA, TN

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|---|---|
| | |

03/17/2023 22132

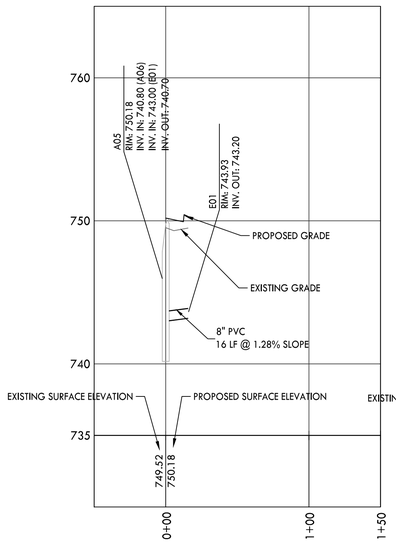
# C7.0

UTILITY PLAN

| SANITARY SEWER STRUCTURE TABLE | | | |
|---|---|---|---|
| ID | RIM | INVERT | TYPE |
| A01 | 749.02 | 733.30 | SANITARY JUNCTION MANHOLE (ECCENTRIC) |
| A02 | 750.65 | 733.80 | SANITARY JUNCTION MANHOLE (ECCENTRIC) |
| A03 | 747.81 | 734.88 | SANITARY JUNCTION MANHOLE (ECCENTRIC) |
| A04 | 748.08 | 735.60 | SANITARY JUNCTION MANHOLE (ECCENTRIC) |
| A05 | 750.18 | 740.68 | SANITARY JUNCTION MANHOLE (ECCENTRIC) |
| A06 | 750.87 | 742.90 | SANITARY JUNCTION MANHOLE (ECCENTRIC) |
| A07 | 750.85 | 743.38 | SANITARY JUNCTION MANHOLE (ECCENTRIC) |
| A08 | 744.53 | ??? | Null Structure |
| D01 | 741.93 | ??? | Null Structure |
| E01 | 743.93 | ??? | Null Structure |
| EX MAN | 736.15 | 729.50 | SANITARY JUNCTION MANHOLE |
| F01 | 747.23 | ??? | Null Structure |
| G01 | 745.33 | ??? | Null Structure |

| SANITARY SEWER PIPE TABLE | | | | | | | |
|---|---|---|---|---|---|---|---|
| INLET | INVERT | OUTLET | INVERT | LENGTH (FT) | SLOPE (%) | DIAMETER (IN) | MATERIAL |
| A01 | 733.30 | EX MAN | 729.50 | 97 | 3.90% | 8 | PVC |
| A02 | 733.80 | A01 | 733.40 | 41 | 0.99% | 8 | PVC |
| A03 | 734.90 | A02 | 733.90 | 102 | 0.98% | 8 | PVC |
| A04 | 741.00 | D01 | 741.20 | 15 | 1.30% | 8 | PVC |
| A04 | 735.60 | A03 | 735.00 | 57 | 1.05% | 8 | PVC |
| A05 | 743.00 | E01 | 743.20 | 16 | 1.28% | 8 | PVC |
| A05 | 740.70 | A04 | 735.70 | 189 | 2.64% | 8 | PVC |
| A06 | 746.00 | F01 | 746.50 | 15 | 3.26% | 8 | PVC |
| A06 | 742.90 | A05 | 740.80 | 140 | 1.50% | 8 | PVC |
| A07 | 744.00 | G01 | 744.60 | 15 | 3.91% | 8 | PVC |
| A07 | 743.50 | A08 | 743.80 | 15 | 1.96% | 8 | PVC |
| A07 | 743.40 | A06 | 743.00 | 69 | 0.58% | 8 | PVC |

## SS E

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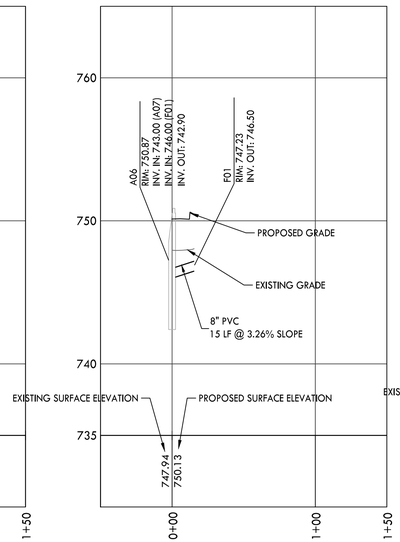
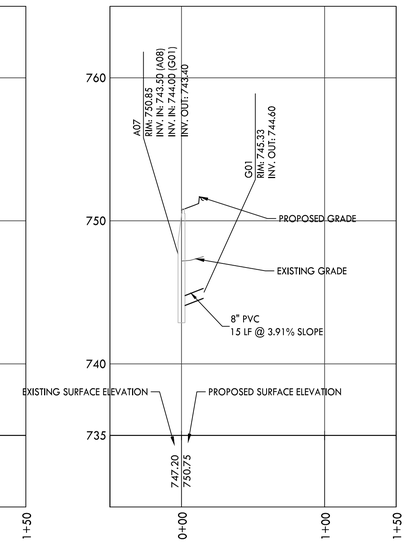


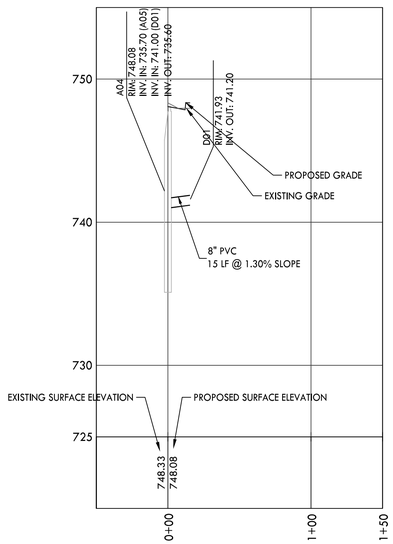

## SS G




## SS A




## SS D




PROFILE SCALE:

HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

0 10 20 30 40 50 100
GRAPHIC SCALE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# HONEY FARM CROSSING

COLUMBIA, TN

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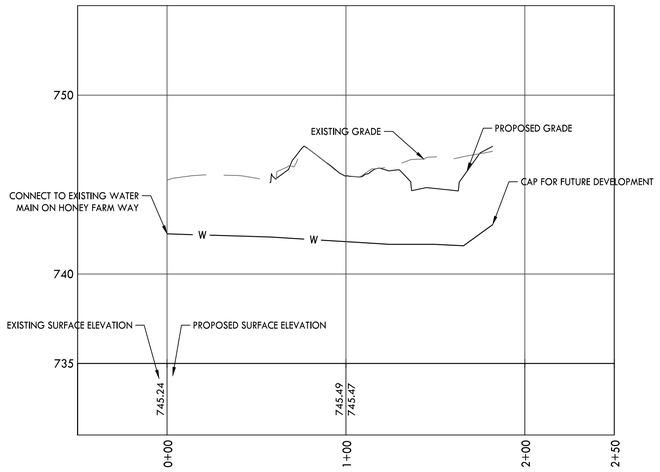
# C7.1

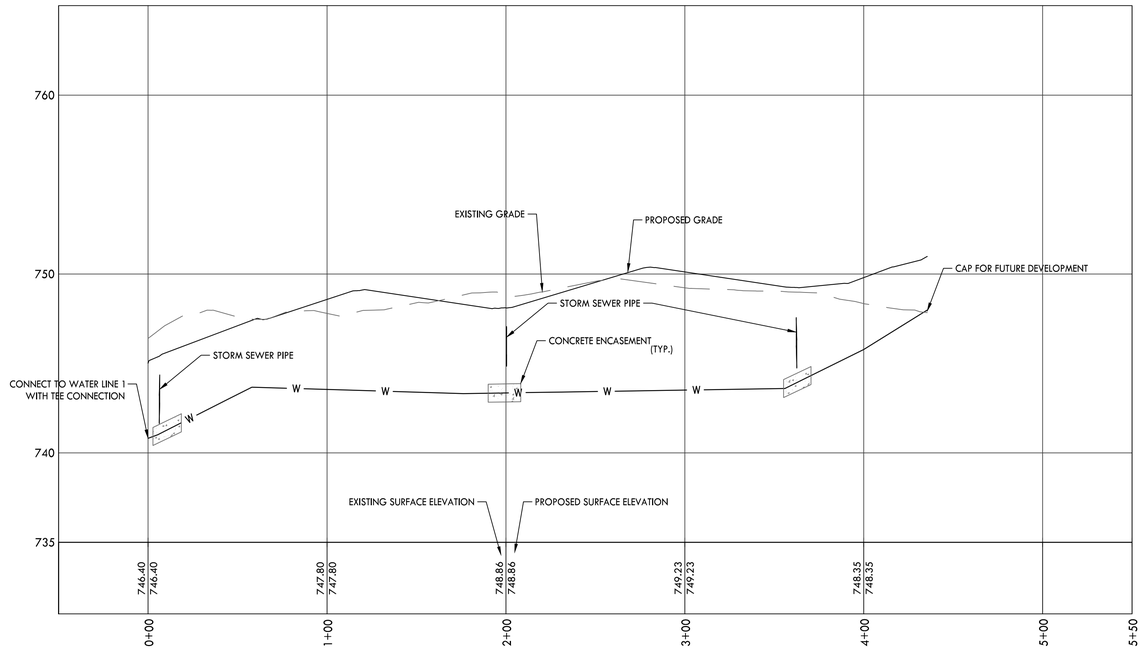
SANITARY SEWER PIPE PROFILES

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\Public\C7.0-.1.dwg

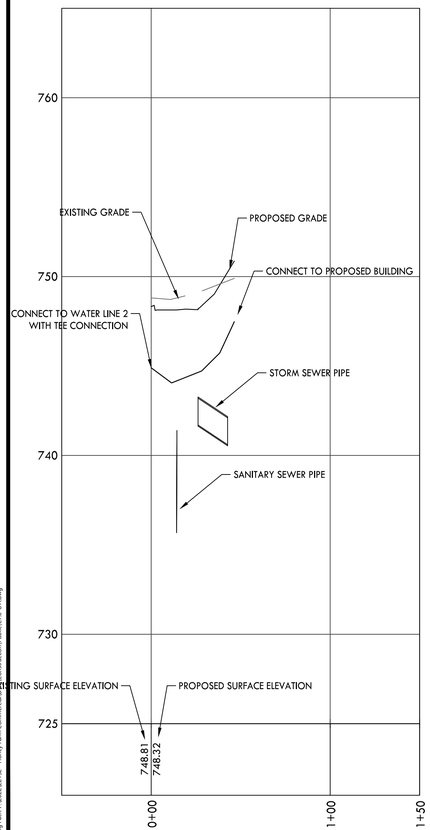
## WATER 1



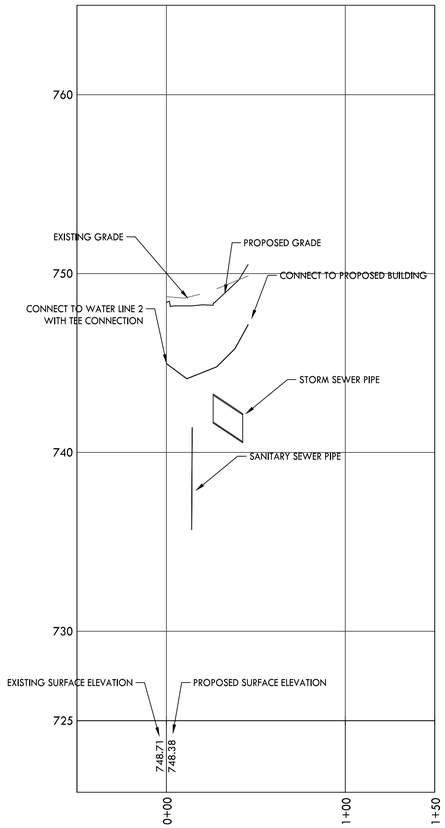

## WATER 2




## WATER 3




## FIRE 1




PROFILE SCALE:

HORIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

0 20 40 80
GRAPHIC SCALE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AGRICULTURE
COMMERCE
No. 114180
STATE OF TENNESSEE
3/17/23

# HONEY FARM CROSSING

COLUMBIA, TN

| REVISIONS | |
|---|---|
| No. | DATE |

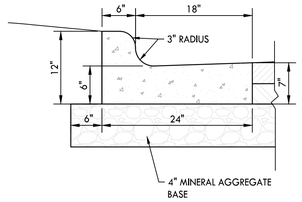
03/17/2023 22132

# C7.2

WATER PIPE PROFILES

10 RESERVED
NOT TO SCALE

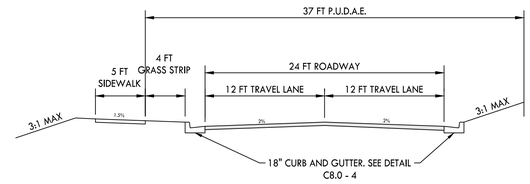
7 RESERVED
NOT TO SCALE



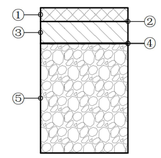

NOTES:

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




| PAVEMENT SCHEDULE |
|---|
| ① **SURFACE @ 1.5" THICK**<br>411-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING D (SURFACE), OR<br>307-01.10 ASPHALT CONCRETE MIX (PG64-22) (ACS) GRADING C-M (SURFACE) |
| ② **TACK COAT (GENERAL USE)**<br>403-01 BITUMINOUS MATERIAL FOR TACK COAT (TC) (0.05 - 0.10 GAL/SY) |
| ③ **BIT. BINDER @ 2" THICK**<br>307-01.08 ASPHALT CONCRETE MIX (PG64-22) (BPMB-HM) GRADING B-M2 |
| ④ **PRIME COAT**<br>402-01 BITUMINOUS MATERIAL FOR PRIME COAT (PC) (0.30-0.35 GAL/SY)<br>402-02 AGGREGATE FOR COVER MATERIAL (PC) (8-12 LB/SY) |
| ⑤ **MINERAL AGGREGATE BASE @ 8" THICK**<br>303-01 MINERAL AGGREGATE, TYPE A BASE, GRADING D |



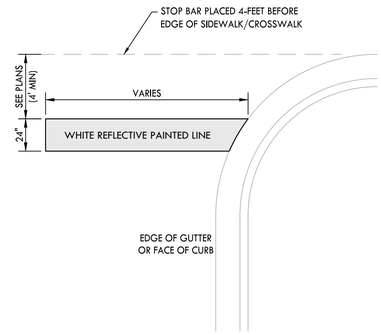

1 PRIVATE ACCESS DRIVE AND PAVEMENT SECTIONS
NOT TO SCALE

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

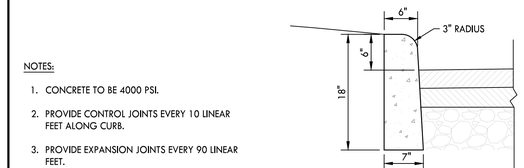
ENGINEERING CRUNK

11 RESERVED
NOT TO SCALE

8 RESERVED
NOT TO SCALE




5 24" PAINTED STOP BAR
NOT TO SCALE



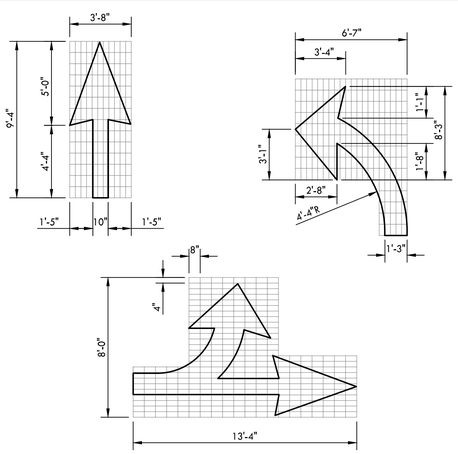

NOTES:

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

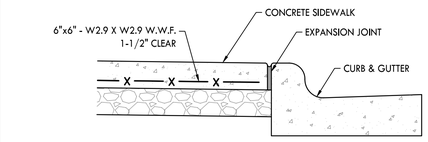
2 POST CURB
NOT TO SCALE

12 RESERVED
NOT TO SCALE

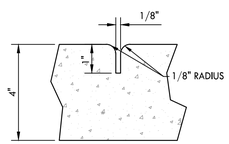
9 RESERVED
NOT TO SCALE



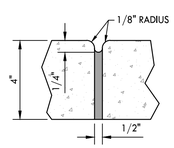

6 DIRECTIONAL ARROW
NOT TO SCALE



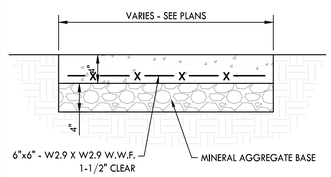

SIDEWALK AT CURB & GUTTER




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

# HONEY FARM CROSSING

COLUMBIA, TN

REVISIONS

| No. | DATE |
|---|---|

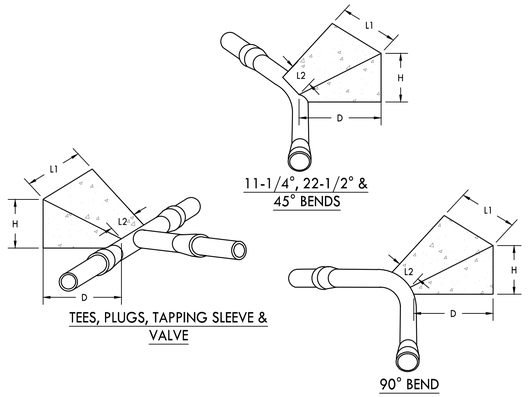
03/17/2023 22132

# C8.0

DETAILS

Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\Public\C8.0 DET .dwg

| THRUST BLOCK DIMENSIONS | | | | | | | |
|---|---|---|---|---|---|---|---|
| PIPE SIZE (IN) | | 2" & 2-1/4" | 3" & 4" | 6" | 8" | 10" | 12" |
| TEES, PLUGS & TAPPING SLEEVES | L1 | 18" | 24" | 24" | 36" | 48" | 54" |
| | L2 | 10" | 12" | 16" | 18" | 24" | 30" |
| | H | 12" | 12" | 18" | 18" | 18" | 24" |
| | D | 18" | 18" | 18" | 18" | 24" | 24" |
| | 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 |

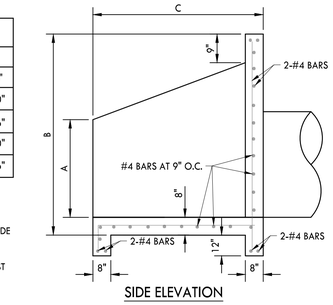



8 THRUST BLOCKS
NOT TO SCALE

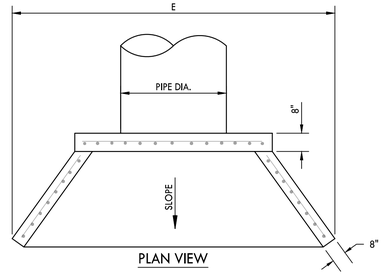
| DIMENSION TABLE | | | | | |
|---|---|---|---|---|---|
| PIPE DIA. | A | B | C | D | E |
| UP TO 18" | 15" | 36" | 30" | 50" | 96" |
| 18" TO 30" | 24" | 48" | 42" | 62" | 120" |
| 30" TO 42" | 30" | 60" | 48" | 76" | 136" |
| 42" TO 60" | 36" | 80" | 54" | 96" | 160" |
| 60" TO 72" | 42" | 92" | 66"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

NOTES:

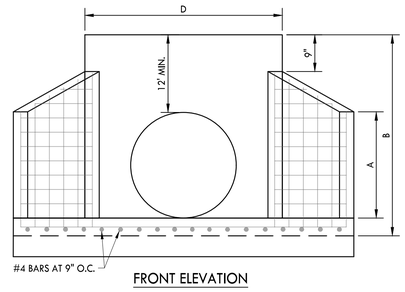
1. CONCRETE TO BE 4000 PSI.
2. REINFORCING STEEL SHALL MEET ASTM A615 FOR GRADE 60. MIN. 2" CLEARANCE.
3. PIPE TO BE GROUTED INTO HEADWALL ON SITE.
4. PRECAST HEADWALLS ARE ACCEPTABLE IN LIEU OF CAST IN PLACE. PRECAST ELEMENTS TO MEET ASTM C913
5. CHAMFER ALL CORNERS 1".



SIDE ELEVATION

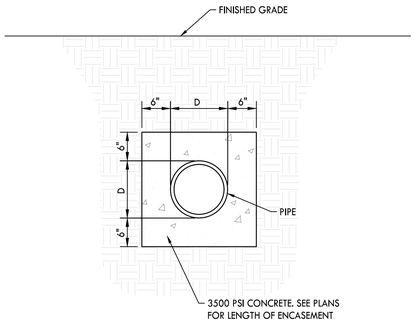


PLAN VIEW

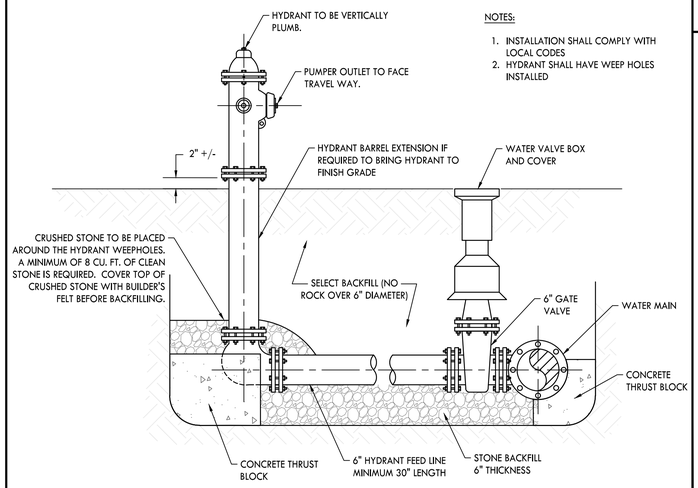


FRONT ELEVATION

6 CONCRETE HEADWALL
NOT TO SCALE



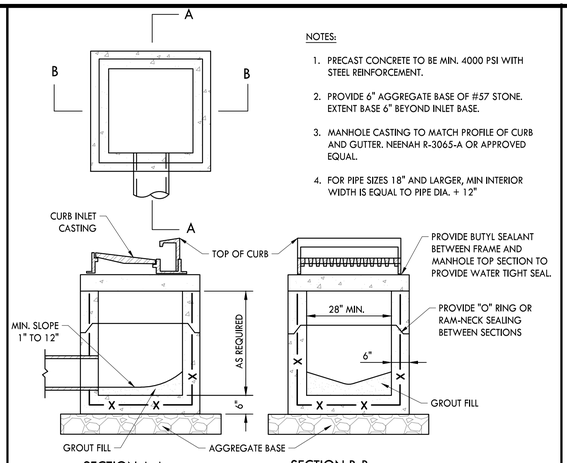

9 CONCRETE ENCASEMENT
NOT TO SCALE




NOTES:

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

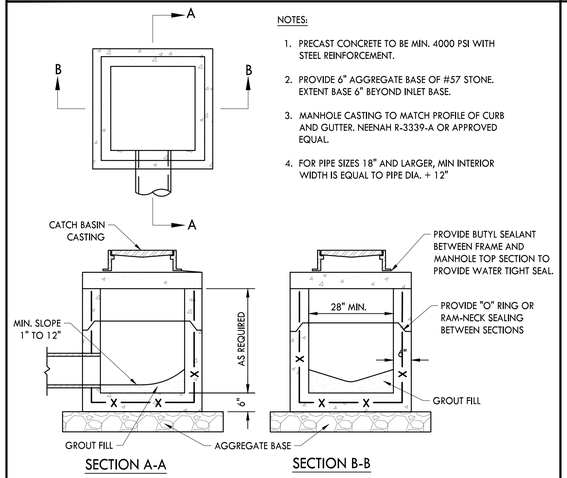
7 FIRE HYDRANT ASSEMBLY
NOT TO SCALE




NOTES:

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

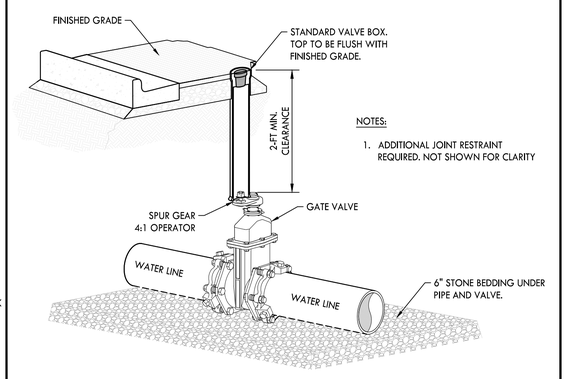
3 SINGLE CURB INLET
NOT TO SCALE




NOTES:

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

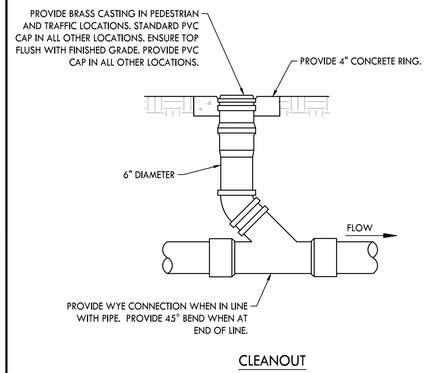
4 SINGLE CATCH BASIN
NOT TO SCALE




NOTES:

1. ADDITIONAL JOINT RESTRAINT REQUIRED. NOT SHOWN FOR CLARITY

5 GATE VALVE
NOT TO SCALE

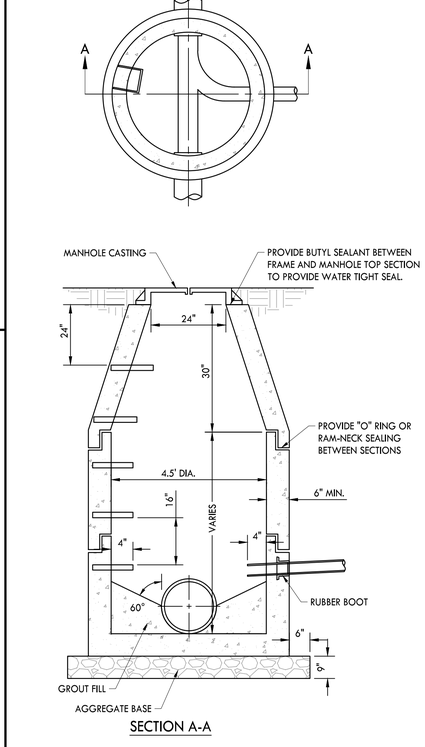


CLEANOUT

1 CLEANOUT
NOT TO SCALE

NOTES:

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




2 PRECAST CONCRETE MANHOLE
NOT TO SCALE


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


ENGINEERING CRUNK

TENNESSEE WILLIAM JOSEPH CRUNK REGISTERED ENGINEER AGRICULTURE COMMERCE 114180 3/17/23 STATE OF TENNESSEE

# HONEY FARM CROSSING

COLUMBIA, TN

| REVISIONS | | |
|---|---|---|
| No. | DATE | |
| | | |

03/17/2023 22132

# C8.1

DETAILS


Drawing Path: P:\2022\22132 - Honey Farm Commercial\Dwg\Construction\Public\C8.0-.087.dwg

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)<br>Building 1 (3 story; 80, 000 SF)<br>Building 2 (1 story; 5,000 SF)<br>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**

CITY OF
COLUMBIA
TENNESSEE

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

# Preliminary Plat, Site Development Plan, and PUD Checklist

Development: HONEY FARM CROSSING Preliminary Plat

*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

*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:**

| CHASE KERR | | 3-10-2023 |
|---|---|---|
| Print Name | Signature | Date |

Rev. 6/7/2022

CITY OF COLUMBIA TENNESSEE

**DEVELOPMENT SERVICES**
700 NORTH GARDEN STREET
COLUMBIA, TN 38401
PHONE: (931) 560-1560
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# 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 | Preliminary Plat and Final Plat for the Honey Farm Crossing Commercial Subdivision at Highway 31 and Honey Farm Way. | | |

| | | |
|---|---|---|
| DATE OF PRE-APPLICATION CONFERENCE | 03-08-2023 | *Pre-application meetings are scheduled for Wednesdays.* |

| SELECT REQUEST | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO: |
|---|---|
| ❑ Annexation<br>❑ Rezoning<br>■ Preliminary Plat<br>■ Final Plat<br>❑ PUD Preliminary Master Plan<br>❑ PUD Final Site Plan<br>❑ Multi-Family Site Plan<br>❑ Other:<br><br>**File naming nomenclature examples:*<br><br>*Freedom Point Site Plan*<br>*Freedom Point Master Plan*<br>*Freedom Point Final Plat* | **Annexations/Rezoning/PUD's:**<br>❑ Written Legal Description copy<br>❑ Requested Zone Listed<br>❑ Compliance with Comprehensive Plan<br>❑ Annexation Permission Form<br>❑ Plans and/or Plats conforming to City standards with check list completed<br>❑ Columbia Water System Availability Letter<br><br>**Plats/PUDs:**<br>■ Project Name (include Sections & Phases)<br>Honey Farm Crossing<br>■ Total Number of Lots<br>6 Lots<br>■ Total acreage<br>Gross Acreage - 46.84 acres<br>- LOT 1 - 4.08 AC, LOT 2 - 0.79 AC, LOT 3 - 2.26 AC, LOT 4 - 2.045 AC, LOT 5 - 4.25 AC, LOT 6 -33.42 AC. |

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

Any requests to defer or move the item to future 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<br>Brentwood, TN 37027 | EMAIL | adam@crunkeng.com |

| | | | |
|---|---|---|---|
| PROPERTY OWNER NAME | EMG HONEY FARM, LLC, a Tennessee limited liability company | PHONE | 469-585-7913 |
| ADDRESS | 2034 Hamilton Place Blvd., Suite 400,<br>Chattanooga, TN 37421 | EMAIL | drew.smith@equitasmg.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 | | 03-10-2023 |
|---|---|---|
| APPLICANT NAME | APPLICANT SIGNATURE | DATE |

| EMG HONEY FARM, LLC, a Tennessee limited liability company | | 03-10-2023 |
|---|---|---|
| PROPERTY OWNER NAME | PROPERTY OWNER SIGNATURE | DATE |

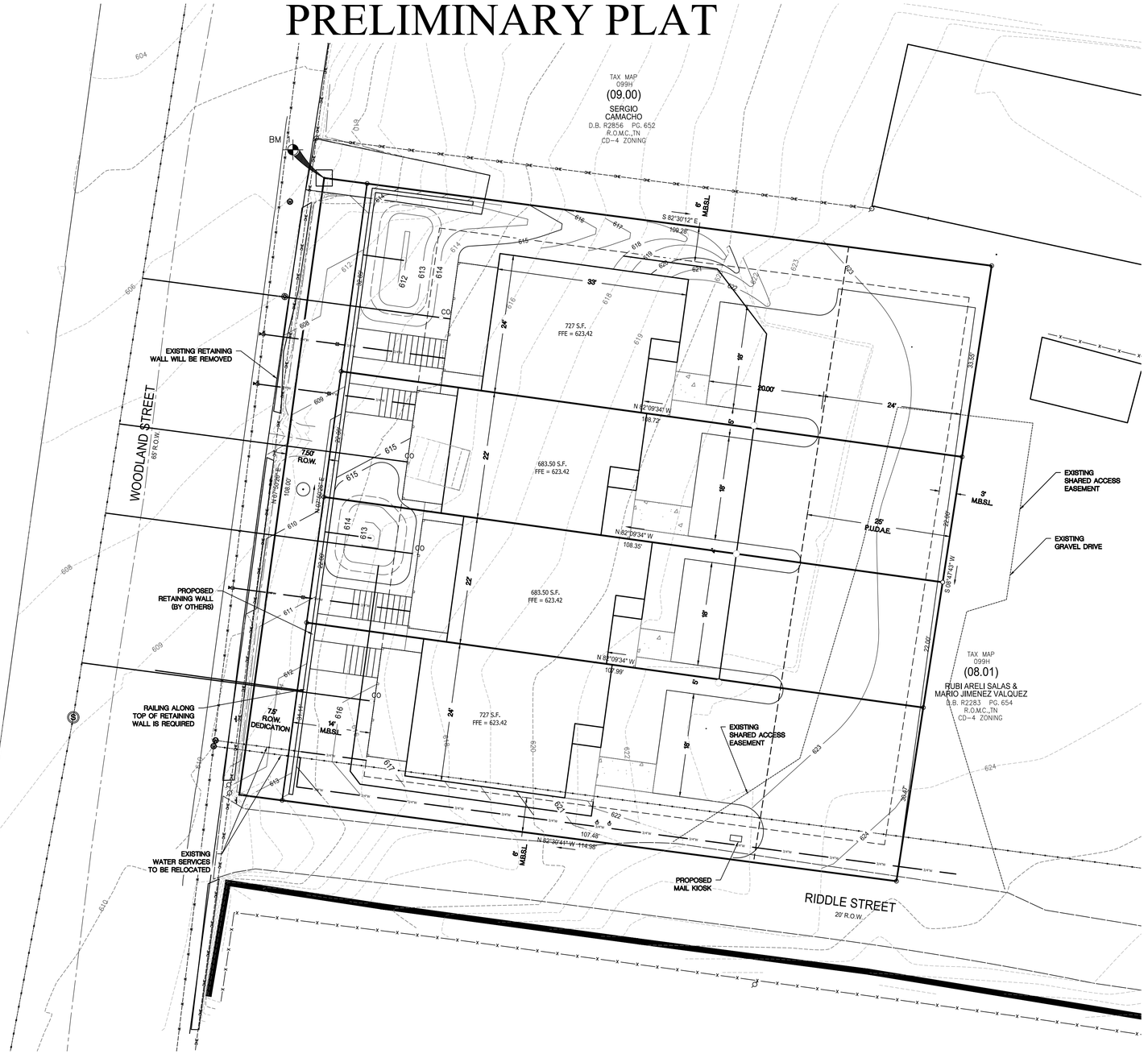
*STAFF USE ONLY*

| | | | |
|---|---|---|---|
| DOCKET NO. | | FEE PAID | |
| RECEIPT NO. | | REQUESTED AGENDA | |

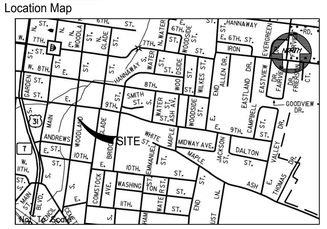
| | |
|---|---|
| DATE NOTICES SENT TO ADJACENT PROPERTY OWNERS | |
| DATE OF PUBLIC NOTICES IN DAILY HERALD | |

| | |
|---|---|
| BOARD ACTION | |

# PRELIMINARY PLAT




Location Map




## SITE DATA:

OWNER: JOAQUINA MARTINEZ
6816 SONYA DRIVE
NASHVILLE, TN 37219

PARCEL NUMBER: TAX MAP 99H PARCEL 08.00
DEED BOOK: R2883, PG 499
PLAT BOOK P20, PAGE 331

SUBJECT PARCEL ZONING: CD-4

ACREAGE OF SITE: 0.29 ACRES = 12,514.41 S.F.
ACREAGE DISTURBED: 0.22 ACRES = 9,583.20 S.F.

MINIMUM REQUIRED BUILDING SETBACKS:
6' MIN., 20' MAX. FRONT
3' MIN., OR 15' MIN. ¢ FROM ALLEY
0' MIN., BETWEEN UNITS; OTHERWISE 6' SIDE

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

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

PURPOSE NOTE: DIVIDE PARCEL TO CONSTRUCT A FOUR UNIT TOWNHOME DEVELOPMENT.

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

ENGINEERS & SURVEYORS

Client
BURCO CONSTRUCTION, LLC
1159 TROTWOOD AVENUE - STE E
COLUMBIA, TN 38401
NOAH BURCHELL - 931-698-1634

| DATE | REVISIONS |
|---|---|
| | |

# 1009 WOODLAND STREET

COLUMBIA, TN 38401

4 UNIT RESIDENTIAL TOWNHOUSE

PRELIMINARY PLAT

Drawn: RP | Checked: GV | Approved: GV | Date: 3/20/2023

Job. no. 22589 | Scale: Vertical: 1"=10' Horizontal:

1 of 1

## BENCHMARK

BENCHMARK #1
PK NAIL
ELEV = 606.85'
N = 466,800.25
E = 1,661,592.11
TENNESSEE COORDINATE
SYSTEM OF 1983
NAVD 88

## WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

Tennessee811
Know what's **below**
**Call** before you dig.

## LEGEND

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

TREE LINE
STORM STRUCTURE LABEL (ST)
ASPHALT
CONCRETE
# PARKING SPACES (14)

## PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2023

| ACTIVITY | APR | MAY | JUNE | JULY | AUG | SEP | OCT | NOV | DEC | JAN | FEB | MAR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| TEMPORARY SEDIMENT STRUCTURES | | | | | | | | | | | | |
| SEDIMENT BASINS | | | | | | | | | | | | |
| DIVERSION DITCHES | | | | | | | | | | | | |
| CLEARING & CHIPPING | | | | | | | | | | | | |
| TOPSOIL STRIPPING AND STORAGE | | | | | | | | | | | | |
| ROADWAY GRADING | | | | | | | | | | | | |
| PERMANENT STORM SEWER | | | | | | | | | | | | |
| UTILITIES | | | | | | | | | | | | |
| TEMPORARY VEGETATION | | | | | | | | | | | | |
| PAVING | | | | | | | | | | | | |
| PERMANENT VEGETATION | | | | | | | | | | | | |
| REMOVE TEMPORARY STRUCTURES | | | | | | | | | | | | |

***OPEN SPACE NOTE:***

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

GRAPHIC SCALE

10 0 5 10 20 40

( IN FEET )
1 inch = 10 ft.

## GEOTECHNICAL NOTE:

CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMINCEMENT OF CONSTRUCTION. THE DESIGN FOR THE SITE IMPROVEMENTS SHOWN ON THIS PLAN HAVE RELIED ON GENERAL INFORMATION FROM FIELD REVIEW OF EXISTING TERRAIN. IF, IN THE PURSUIT OF THIS WORK BY THE CONTRACTOR, CONDITIONS OR CIRCUMSTANCES ARE ENCOUNTERED THAT ARE DIFFERENT THAN REFLECTED IN THESE PLANS OR THAT APPEAR TO IMPACT THE SCOPE OF THE WORK, THE CONTRACTOR WILL IMMEDIATELY NOTIFY THE CIVIL ENGINEER, THE GEOTECHNICAL ENGINEER AND THE OWNER/DEVELOPER. BEFORE ANY REMEDIAL COURSE OF ACTION OR DESIGN CHANGE IS INITIATED, ALL PARTIES TO THE PROCESS (OWNER, CIVIL ENGINEER, GEOTECHNICAL ENGINEER, AND CONTRACTOR) MUST BE IN AGREEMENT AND THE MAGNITUDE OF THE COST/TIME REQUIRED FOR THE MEASURES ESTABLISHED.

## SITE BENCHMARK NOTE:

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

BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY:

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

## FLOOD STUDY NOTE:

A PORTION OF THE PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS (FIRM's) MAP NUMBER 47117C0285E DATED APRIL 16, 2007.

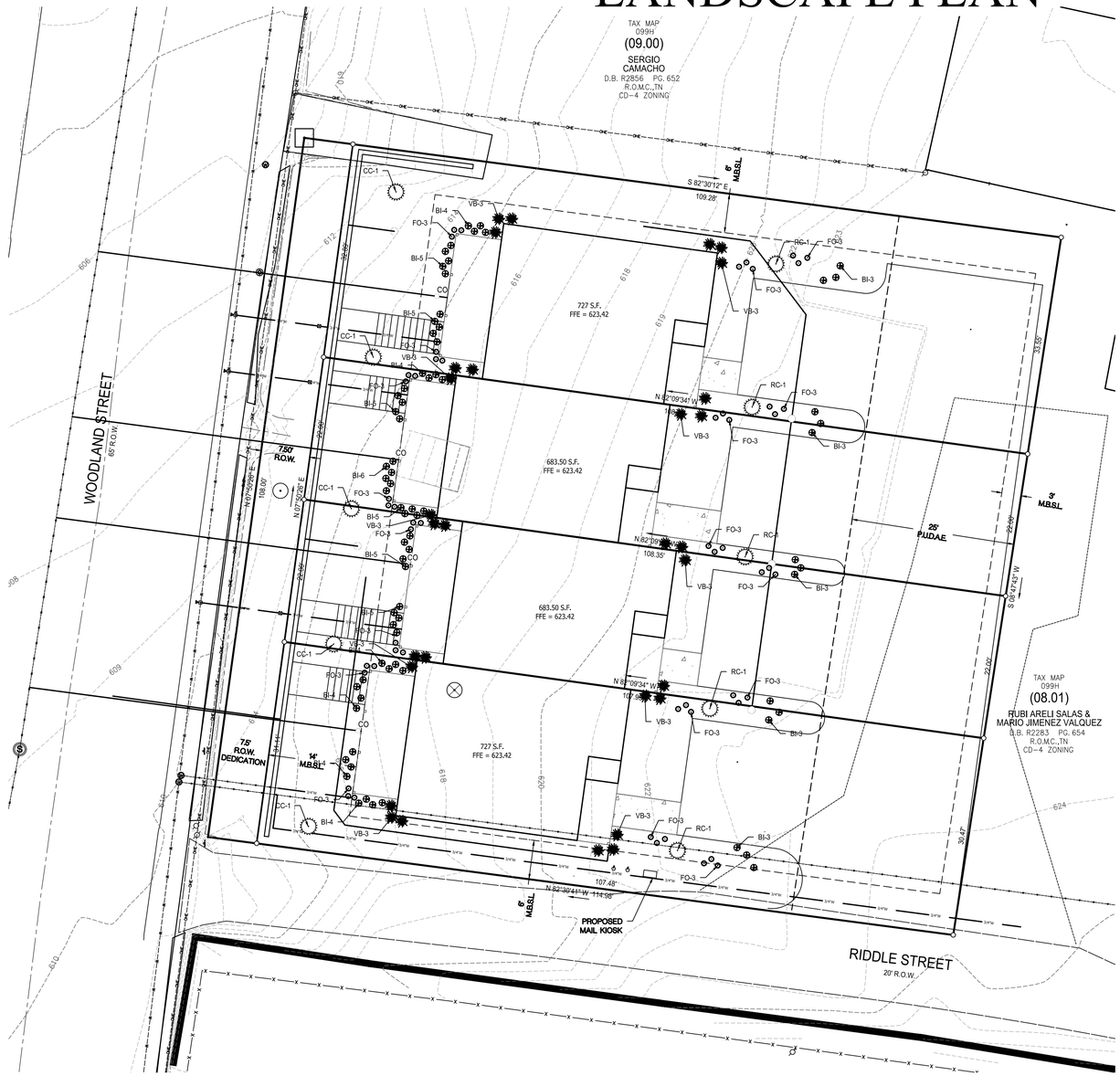
GERALD W. VICK
REGISTERED
LICENSED PROFESSIONAL ENGINEER
No. 107415
STATE OF TENNESSEE

geraldv@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

FILE: J:_WES_Engineers_Surveyors 2022\22589 - 1009 Woodland St - Burchell\Dwg\Engineering\22589_Woodland ALT 1 base.dwg

# LANDSCAPE PLAN

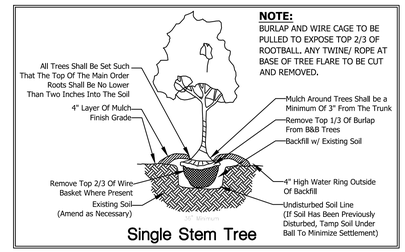



## Landscape Notes:

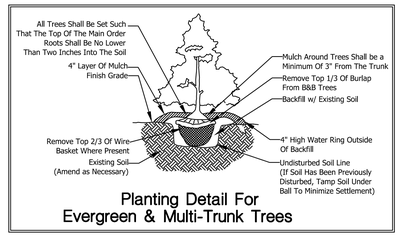
1. The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
2. The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities.
3. Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
4. All planting and mulch beds shall be hand weeded or sprayed with round-up ( contractor's option ) prior to the installation of mulch.
5. The landscape contractor shall be responsible for the fine grading of all planting areas.
6. The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
7. The landscape contractor shall be responsible for completely maintaining the work ( including but not limited to: watering, mulching, spraying, fertilizing, etc. ) of all planting areas and lawns until total acceptance of the work by the owner.
8. 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.
9. The landscape contractor shall completely guarantee all work for a period of one year beginning at the date of acceptance. The landscape contractor shall make all replacements promptly ( as per direction of owner ).
10. The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
11. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
12. All disturbed areas shall be planted with seed and mulched or turf as indicated on the materials schedule.
13. All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
14. All Landscape materials to be selected by owner and must be in accordance to the Required Plant Speciesrequirements of the Zoning Ordinance. One tree for each 50 lineal feet of landscaped area required along parking area. Remaining areas to be surfaced with shrubs, ground cover, grass, or other landscape material ( excluding rock ). ( Zoning Ordinance 10.5.5.C&D and 11.1.3.F )
15. Canopy trees shall be a minimum of ten feet in height with a four to five-foot spread and a 2-inch caliper trunk at time of planting. Accent trees shall be a minimum of eight feet in height with a three to four-foot spread and a 1½ -inch caliper trunk at time of planting.
16. Ten shrubs shall be planted for every 100 linear feet of building perimeter for nonresidential uses. All required shrubs shall be 20-inches in height in a minimum 3-gallon container. (Zoning Ordinance 11.1.3.F&I)
17. Deciduous trees shall have one dominant 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.
18. Trees with forked trunks are acceptable if all the following conditions are met:
A. The fork occurs in the upper ⅔ of the tree.
B. One fork is less than ⅔ the diameter of the dominant fork.
C. The top ⅔ of the smaller fork is removed at the time of planting.
19. No branch shall be greater than ⅔ the diameter of the trunk directly above the branch.
20. Several branches shall be larger in diameter and obviously more dominant.
21. Branching habit is to be more horizontal than vertical, and no branches are to be oriented nearly vertical to the trunk.
22. Branches are to be evenly distributed around the trunk with no more than one major branch located directly above another and the crown is to be full of foliage evenly distributed around the tree.
23. Stake all trees as shown in Planting on Slopes details.

**ATTENTION OWNER/ INSTALLER**
This landscape plan has been designed to meet the minimum requirements of the Columbia, Tennessee zoning ordinance, the approval of the planning commission, and department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements. **Deviation from the approved landscape plan shall not be made without first obtaining approval from either the planning commission or the planning department.**

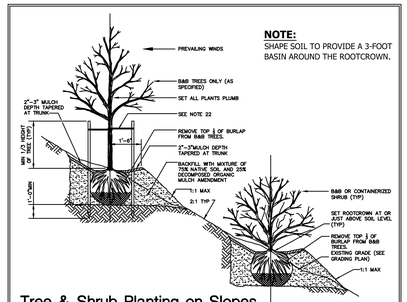
TN GRID NORTH



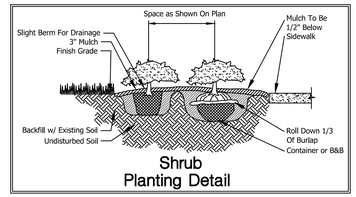
Single Stem Tree



Planting Detail For Evergreen & Multi-Trunk Trees



Tree & Shrub Planting on Slopes



Shrub Planting Detail

## MATERIALS SCHEDULE

| KEY | QUANTITY | SCIENTIFIC NAME | COMMON NAME | HEIGHT | SPREAD | TRUNK | REMARKS |
|---|---|---|---|---|---|---|---|
| **CANOPY TREES** | | | | | | | |
| CA | 0 | Carya cordiformis | Bitternut Hickory | 10'-12' | 4'-5' | 3" | 4' CLEAR TRUNK |
| AR | 0 | Acer Rubrum | Red Maple | 10'-12' | 4'-5' | 3" | 4' CLEAR TRUNK |
| QP | 0 | Quercus Phellos | Willow Oak | 10'-12' | 4'-5' | 3" | 4' CLEAR TRUNK |
| CL | 0 | Cupressocyparis leylandii | Leyland Cypress | 8'-10' | 4'-5' | 3" | 4' CLEAR TRUNK |
| SA | 0 | Sassafras albidum | Sassafras | 10'-12' | 4'-5' | 3" | 4' CLEAR TRUNK |
| **UNDERSTORY TREES** | | | | | | | |
| KEY | QUANTITY | SCIENTIFIC NAME | COMMON NAME | HEIGHT | SPREAD | TRUNK | REMARKS |
| CF | 0 | Cornus Florida | White Flowering Dogwood | 8'-10' | 3'-4' | 3" | 4' CLEAR TRUNK |
| BP | 0 | Betula niara 'Heritage' | Heritage River Birch | 8'-10' | 3'-4' | 3" | MULTI-TRUNK |
| CC | 5 | Cercis canadensis | Redbud | 8'-10' | 3'-4' | 3" | MULTI-TRUNK |
| RC | 5 | Rhus copallina | Shining Sumac | 8'-10' | 3'-4' | 3" | 4' CLEAR TRUNK |
| IF | 0 | Ilex Attenuata 'Fosteri' | Foster Holly | 8'-10' | 3'-4' | 3" | 4' CLEAR TRUNK |
| TG | 0 | Thuja 'Green Giant' | Green Giant Arborvitae | 6'-10' | 3'-4' | 3" | F.T.B. |
| **SHRUBS** | | | | | | | |
| KEY | QUANTITY | SCIENTIFIC NAME | COMMON NAME | HEIGHT | SPREAD | TRUNK | REMARKS |
| AG | 0 | Abelia hybrid 'Edward Goucher' | Pink Abelia | 24"-30" | 18"-24" | F.T.B. | |
| AK | 0 | Abelia x grandiflora 'Kaleidoscope' | Abelia Kaleidoscope | 24"-30" | 18"-24" | F.T.B. | |
| FO | 54 | Forsythia Intermedia | Forsythia | 24"-30" | 18"-24" | F.T.B. | |
| BI | 79 | Buxus sinica var. insularis | Wintergreen Boxwood | 24"-30" | 18"-24" | F.T.B. | |
| VB | 30 | Viburnum burkwoodii 'Mowhawk' | Burkwood Viburnum | 24"-30" | 18"-24" | F.T.B. | |
| VP | 0 | Viburnum Pragense | Prague Viburnum | 24"-30" | 18"-24" | F.T.B. | |
| VS | 0 | Viburnum davidii | Dwarf Viburnum | 24"-30" | 18"-24" | F.T.B. | |
| **TURF** | | | | | | | |
| SEED | | Turf Mixture | Rebel III Turftype Fescue. Temporary seed all disturbed areas @ 8#1,000sf. | | | | |
| SOD | | Fine Bladed Fescue Sod | Rebel III Install 4' strip behind ALL curb grass areas & between building & curb. | | | | |
| **MISCELLANEOUS** | | | | | | | |
| | | Seasonal Color | | Flower Beds for Seasonal Plantings. | | | |
| | | Shredded Hardwood Bark Mulch | | Minimum 3" depth throughout plant beds. | | | |

**NOTES**
F.T.B. = Full To Base
EXISTING AREAS OUTSIDE OF THE PROPOSED LIMIT OF CONSTRUCTION TO REMAIN UNDISTURBED. SEE LIMIT OF CONSTRUCTION AS OUTLINED ON THIS PLAN.

GRAPHIC SCALE
10 0 5 10 20 40
( IN FEET )
1 inch = 10 ft.


WARNING! UTILITY LINES!

THE CONTRACTOR WILL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND UTILITY WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN CLOSE PROXIMITY OF OVERHEAD OR UNDERGROUND SERVICES, THE UTILITY COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION. THE UNDERGROUND UTILITY LINES HAVE BEEN SHOWN AS BEST AS CAN BE DETERMINED AT THIS TIME FROM THE INFORMATION OBTAINED FROM THE SURVEY. THE CONTRACTOR SHALL CONTACT EACH OF THESE COMPANIES PRIOR TO BEGINNING CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.


Tennessee811 Know what's **below** **Call** before you dig.

LEGEND

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

TREE LINE
STORM STRUCTURE LABEL (ST)
ASPHALT
CONCRETE
# PARKING SPACES (14)

LANDSCAPE LEGEND:
Proposed Plantings
Plant Identification AG-9
Removed Trees
Proposed Canopy Trees
Proposed Understory Trees
Proposed Screening
Proposed Shrubs

© 2023


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


Client
BURCO CONSTRUCTION, LLC
1159 TROTWOOD AVENUE - STE E
COLUMBIA, TN 38401
NOAH BURCHELL - 931-698-1634

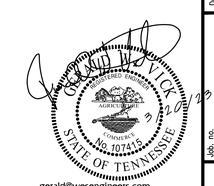
| REVISIONS | DATE |
|---|---|
| | |

**1009 WOODLAND STREET**
COLUMBIA, TN 38401
4 UNIT RESIDENTIAL TOWNHOUSE
LANDSCAPE PLAN

Drawn: RP
Checked: GV
Approved: GV
Date: 3/20/2023

Job. no. 22589
Scale:
Vertical: 1"= 10'
Horizontal:

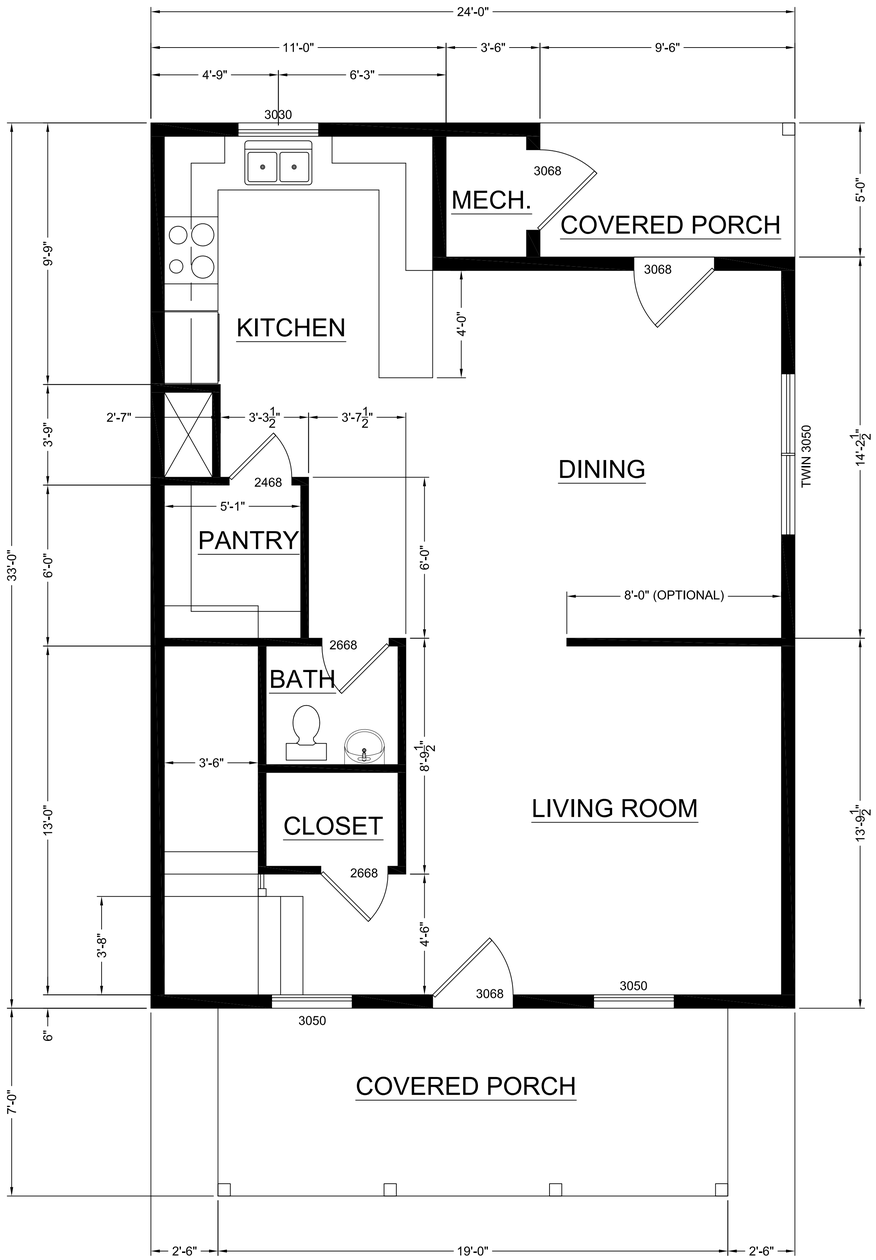
L-1.0



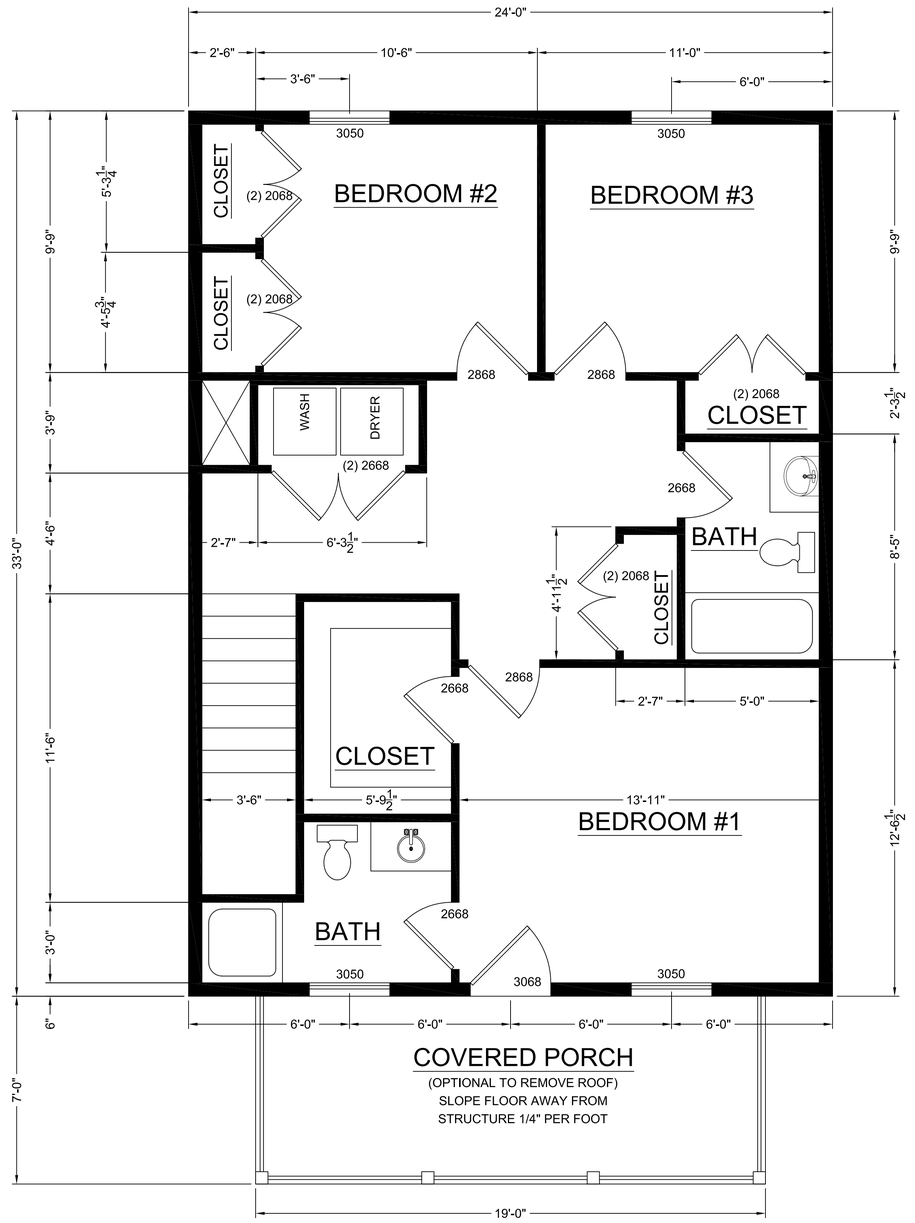

geraldv@wesengineers.com

SUBMITTED FOR MUNICIPAL APPROVAL
NOT FOR CONSTRUCTION

FILE: J:\ WES_Engineers_Surveyors 2022\22589 - 1009 Woodland St - Burchell\Dwg\Engineering\22589_Woodland ALT 1 base.dwg




FIRST FLOOR




SECOND FLOOR

TOTAL HEATED SQUARE FOOTAGE = 1,537 FT$^2$, TOTAL PORCH SQUARE FOOTAGE = 313 FT$^2$
ALL EXTERIOR WALLS ARE DRAWN AT 6" THICK, ALL INTERIOR WALL ARE DRAWN AT 3-1/2" THICK UNLESS NOTED OTHERWISE

MORRISON ENGINEERING
(931) 436-8369

REVISIONS:
NO: DESCRIPTION

PROJECT IDENTIFICATION:
WOODLAND TOWNHOMES

DRAWN BY: J.A.M.
SCALE:
DATE: 12-26-2022
SHEET NO. 1

March 16, 2023

Mr. Gerald W. Vick P.E.
WES Engineers & Surveyors
2486 Nashville Hwy
Columbia, TN 38401
*Sent via email: gerald@wesengineers.com*

RE: Water Availability Letter
1009 Woodland Street – 4 Units
Tax Map 99H, Parcel 8
*Columbia, Maury County, TN*

Dear Mr. Vick:

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

The proposed development consists of 4 single-family units. CPWS has evaluated the projected water demands for the proposed residential development in the water system hydraulic model and is able to meet a fire-flow capacity of 1,000 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. CPWS can provide water for the proposed development according to the following requirements:

- Domestic waterline connections will be made to the existing 6-inch water main located on Woodland Street.

- No existing hydrants are located within 250 feet of the entire frontage of the parcel. A single public hydrant may be installed at the edge of right-of-way of Woodland Street, equidistant from existing system hydrants at Andrews Street and E 9th St. Any additional hydrants required to meet fire protection requirements for the development will be considered private hydrants and must be located on the customer side of a fire protection meter.

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 hydrant analysis report 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: $1,500 + $370 per SFU (4 SFUs) | $2,980.00 |

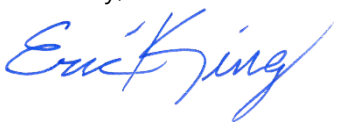
- CPWS will then develop water construction drawings and submit to TDEC for approval. Upon approval by TDEC and payment of meter and impact fees by the applicant, applicant may then schedule a pre-construction meeting with CPWS. Pre-construction meeting will not be scheduled until fees are paid in full or surety is provided in lieu of full payment. Final meter and impact fees are subject to change based on final design and meter size determination. Meter fees are subject to change based on market costs at time of purchase. Meters will not be set until meter and impact fees are paid.

| | |
|---|---|
| Meter Fee: $1,000 per 3/4" meter (4 meters, tap and service by CPWS) | $4,000.00 |
| Impact Fee: $4,500 per 3/4" meter (4 meters) | $18,000.00 |
| **Total Meter and Impact Fees Due =** | **$22,000.00** |

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

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

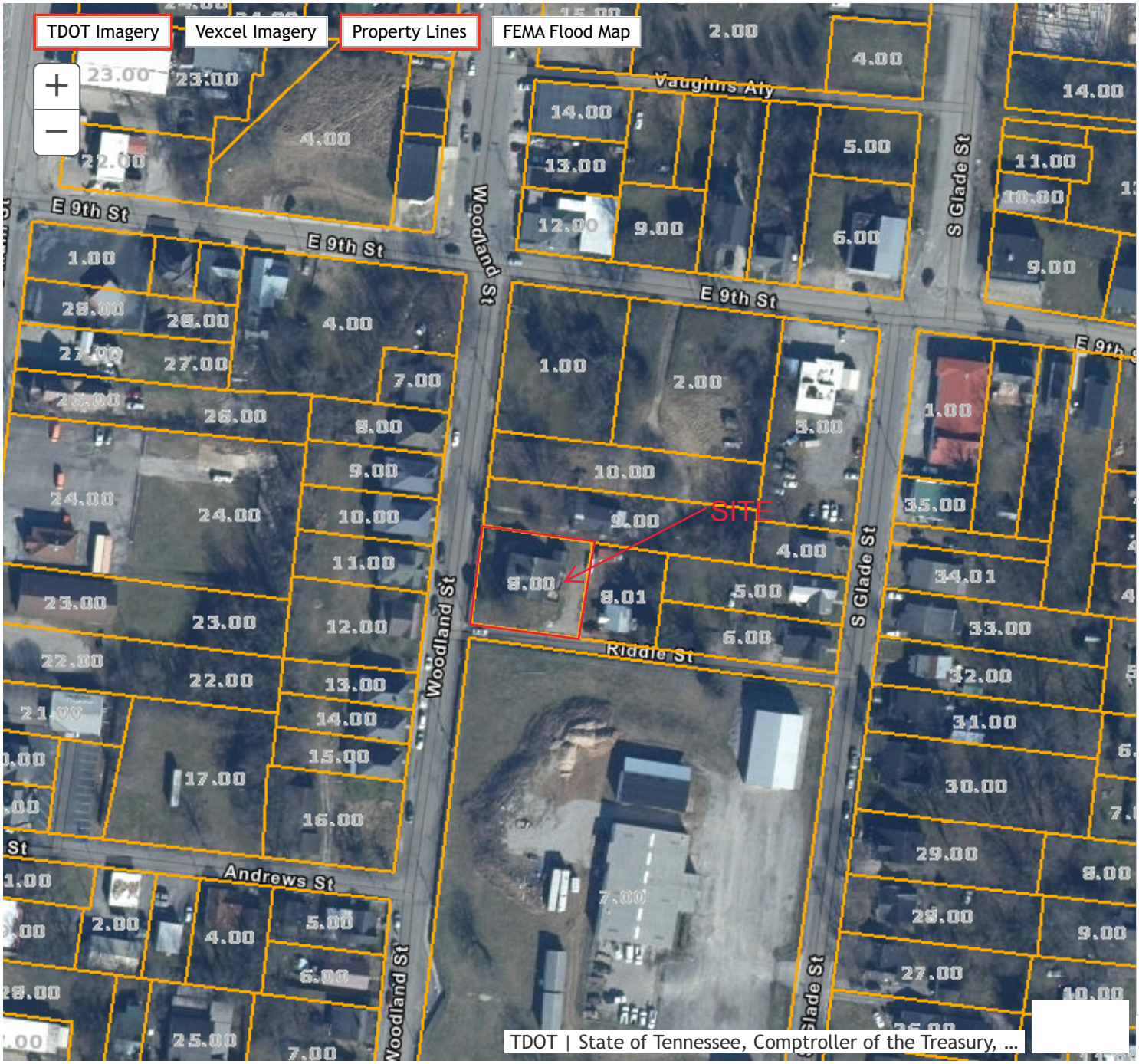
Sincerely,



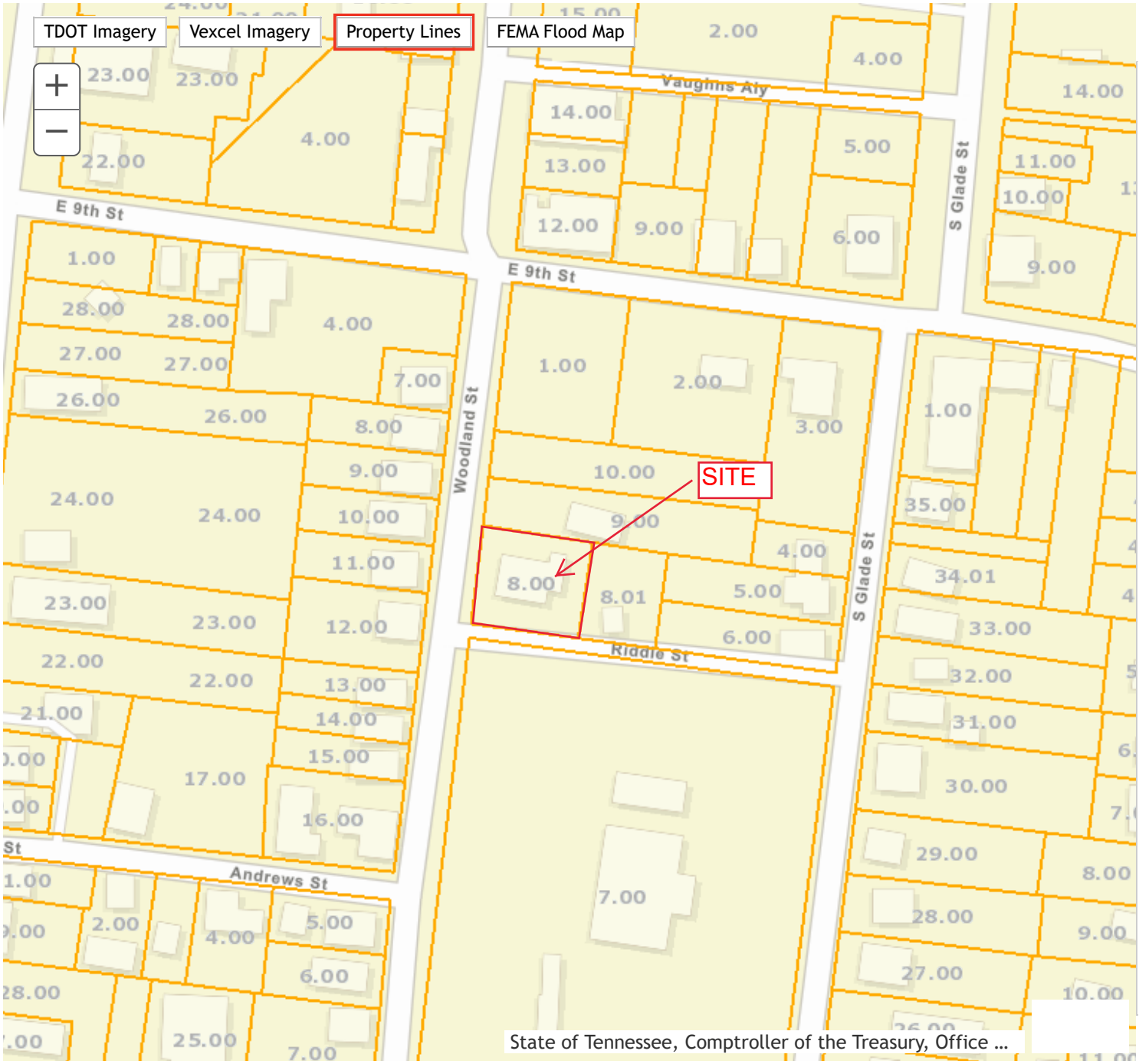
Eric King, P.E.
Inflo Design Group, LLC
on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 23-012

# Tennessee Property Viewer



# Tennessee Property Viewer



file BrianHay

| | |
|---|---|
| **WARRANTY DEED**<br><br>LR-TBKID-22-1009 | STATE OF TENNESSEE<br>COUNTY OF MAURY<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.<br>Jammy L Anderson<br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2022.<br>Notary Public<br><br>MY COMMISSION EXPIRES: 2-28-2026<br>(AFFIX SEAL)<br>CANDICE JOHNS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF MAURY My Comm. Expires February 28, 2026 |

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Joaquina Martinez** | Same as new owner | |
| (NAME) | (NAME) | **099H-F-008.00** |
| **6816 Sonya Drive** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37219** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TBKID, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOAQUINA MARTINEZ, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **MAURY** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land situated in the Ninth (9th) Civil District of Maury County, State of Tennessee, described as follows, to-wit:

Tract 1 as shown by a map of record in Plat Book P20 at page 331 in the Maury County, Tennessee Register of Deeds Office, which is incorporated herein by reference for a more complete property description.

Also conveyed herewith is a non-exclusive Type 1 common driveway easement as shown on the above reference map of record.

Being the same property conveyed to TBKID, LLC, a Tennessee limited liability company by Warranty deed from Discover TN Homes Offers, Inc., of record in Book R2828, page 785, Register's Office for Maury County, Tennessee, dated March 23, 2022 and recorded on March 25, 2022.

This conveyance is subject to:
- Taxes for the year 2022
- Subject to all matters shown on the Plan of record in Plat Book P20, Page 331, Register's Office for Maury County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1009 Woodland Street, Columbia, Tennessee 38401**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**BK/PG: R2883/499-500**
**22020276**

| | |
|---|---|
| 2 PGS:AL-WARRANTY DEED | |
| JANE BATCH: 291805 | 10/28/2022 - 02:40 PM |
| VALUE | 110000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 407.00 |
| RECORDING FEE | 10.00 |
| ARCHIVE FEE | 0.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 420.00 |

STATE OF TENNESSEE, MAURY COUNTY
**JOHN FLEMING**
REGISTER OF DEEDS

Warranty Deed

Witness my/our hand(s) this the 26th DAY OF OCTOBER, 2022.

TBKID, LLC, a Tennessee limited liability company

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of TBKID, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of October, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CITY OF COLUMBIA TENNESSEE

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

# Preliminary Plat, Site Development Plan, and PUD Checklist

Development: 1009 Woodland Street

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

**General**

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

**Lots and Land-Use**

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

**Structures**

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

CITY OF
COLUMBIA
TENNESSEE

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

**Grading, Drainage, and Storm**

- [x] Existing conditions and contours at vertical intervals of not more than two (2) feet
- [x] General proposed contours at vertical intervals of not more than two (2) feet
- [x] 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
- [x] 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
- [x] 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**

- [x] Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
- [x] 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**

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

CITY OF
COLUMBIA
TENNESSEE

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

**PUD Specific Items**

- ☒ Legal Description of Property
- ☐ Owner's Affidavit
- ☐ List of all variances requested
- ☐ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☒ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☐ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☐ Exterior lighting

*If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.*

**Checklist Completed By:**

| Gerald Vick, P.E. | | 3-20-2023 |
|---|---|---|
| Print Name | Signature | Date |

CITY OF COLUMBIA TENNESSEE

**DEVELOPMENT SERVICES**
700 NORTH GARDEN STREET
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PHONE: (931) 560-1560
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# 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 | | | |
| | TAX MAP: 99H | GROUP: | PARCEL: 08.00 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Preliminary Plat approval for proposed 4 unit townhome. | | |

| | | |
|---|---|---|
| DATE OF PRE-APPLICATION CONFERENCE | | *Pre-application meetings are scheduled for Wednesdays.* |

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

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 | WES Engineers & Surveyors | PHONE | (931) 388-2329 |
| ADDRESS | 2486 Nashville Hwy, 38401 | EMAIL | gerald@wesengineers.com |

| | | | |
|---|---|---|---|
| PROPERTY OWNER NAME | Joaquina Martinez | PHONE | 615 582 - 3344 |
| ADDRESS | 6816 Sonya Drive<br>Nashville, TN 37219 | EMAIL | joaquinamartinez@gmail.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.*

| Gerald Vick, PE | | 3/17/23 |
|---|---|---|
| APPLICANT NAME | APPLICANT SIGNATURE | DATE |
| Joquina Martinez | Joaquina Martinez | 3/17/2023 |
| 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 | |

PROPOSED DEVELOPMENT KEY

1. OFFICE/MANAGEMENT AREA
2. ADULT AND BABY POOL AREA
3. POOL MECHANICS AND RESTROOMS
4. MAINTENANCE SHOP AND YARD
5. CHILDREN'S PLAYGROUND
6. PICNIC AREA
7. WALKING PATH (3,111)
8. DOG PARK
9. SCHOOL BUS STAGING AREA
10. SECURITY ENTRANCE W/ KNOX SWITCH/LOCK AND SIREN SENSOR
11. LEFT TURN LANE
12. CITY OF COLUMBIA PUMP STATION
13. WQ BUFFER ZONE
14. RV/BOAT STORAGE
15. MAIL KIOSK
16. PROPOSED SANITARY PUMP STATIONS
17. 10' LANDSCAPE BUFFER PER 12.2.6
18. EXISTING 4'X6' BOX CULVERT
19. PROPOSED RETAINING WALL

LOCATION MAP
NTS

EXISTING COUNTRYSIDE VILLAGE

PHASE THREE

PHASE TWO

PHASE ONE

TVA EASEMENT

STIFFTAIL DUCK ROAD

PERCHING DUCK ROAD

DIVING DUCK ROAD

WOOD DUCK ROAD

SEWER EASEMENT

WHISTLING DUCK ROAD

MALLARD DUCK ROAD

SCOTER DUCK ROAD

CLEAR BRANCH WAY

INDUSTRIAL PARK ROAD

DUCK RIVER

DUCK RIVER

100 YEAR FLOOD PLAIN LIMITS ELEV=577.1

REGULATORY FLOODWAY

ZONE AE

ASPHALT

PROPOSED PRIVACY FENCE

EXISTING GRAVEL DRIVE

EXISTING CONCRETE DRIVE

PROPOSED 10' WIDE ASPHALT WALKING TRAIL

N 85°09'49" W 314.90'

N 77°38'07" E 298.34'

N 82°30'22" W 405.80'

N 77°33'43" W 668.96'

N 10°09'28" E 436.40'

S 10°09'28" W 436.40'

S 77°33'43" E 668.96'

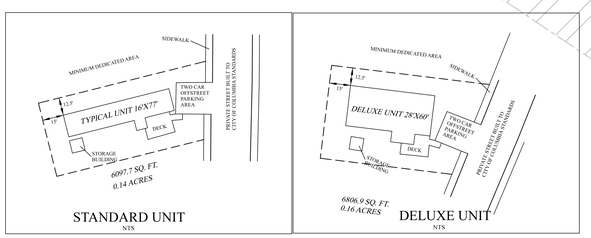
S 82°30'22" E 405.80'

S 77°38'07" W 298.34'

N 85°09'49" E 314.90'

GENERAL NOTES:

1. PROPERTY IS ZONED RMP-1, MANUFACTURED HOME PARK
2. OWNER: UMH PROPERTIES, INC., 1500 WHISTLING DUCK ROAD., COLUMBIA, TN 38401, PHONE 931-693-2817
3. TOTAL ACREAGE= 108 ACRES MORE OR LESS
4. PROPOSED NUMBER OF UNITS=368 MANUFACTURED HOMES, OFFICE, POOL HOUSE, AND MAINTENANCE SHOP.
BREAKDOWN: DELUXE UNITS= 84 x 1680 SQ. FT.= 141,120 SF
TYPICAL UNITS=284 x 1232 SF= 349,888 SF
OFFICE = 1x 2240 SF= 2240 SF
POOL HOUSE = 1 x 1350 SF= 1350 SF
MAINTENANCE SHOP= 1575 SF
TOTAL PROPOSED SQ. FT. OF BUILDINGS= 496,173 SF
5. FLOOR AREA RATIO= 0.11
6. PARKING MANUFACTURED HOMES 368 x 2 = 736 SPACES
OFFICE COMPLEX 29 SPACES
4 HANDICAPPED SPACES
PLAYGROUNDS 13 SPACES
TOTAL OFF STREET PARKING= 782 SPACES
7. ALL UNITS WILL BE SERVED BY INDIVIDUAL WATER, SEWER, ELECTRIC, AND CABLE/FIBER SERVICES
8. THIS PROJECT IS PROPOSED TO BE DEVELOPED IN THREE PHASES.
9. ALL ROADWAYS, SIDEWALKS, AND STORM WATER FACILITIES WILL BE BUILT TO THE STANDARDS CONTAINED IN THE CITY OF COLUMBIA'S SUBDIVISION REGULATIONS. ROADWAYS ARE PRIVATE STREETS MAINTAINED BY OWNER.
10. A PORTION OF THIS SITE IS SHOWN AS "AE" ON THE FEDERAL EMERGENCY MANAGEMENT'S FLOOD INSURANCE MAP NO. 47119C0165E, DATED APRIL 16, 2007. 100 YEAR FLOOD ELEVATION = 577.1 MSL
11. OVERHEAD STREET LIGHTING TO BE PROVIDED AT 500 FT INTERVALS.
12. A LEFT TURN LANE WILL BE CONSTRUCTED AS A PORTION OF THE UPCOMING SCHOOL BUS STAGING AREA IMPROVEMENTS TO THE EXISTING SECTION ONE OF COUNTRYSIDE VILLAGE.
13. MINIMUM FINISHED FLOOR ELEVATION FOR EACH HOME=579.1 MSL.
14. DEPRESSION AREAS SHOWN ON THE TOPOGRAPHIC SURVEY WILL BE INVESTIGATED FOR POSSIBLE SINKHOLES BY A LICENSED GEOTECHNICAL ENGINEER PRIOR TO THE ERECTING A FOUNDATION FOR A MANUFACTURED HOME. ALL REMEDIATION WORK WILL BE MEET STATE STANDARDS.
15. IMPERVIOUS AREA 29.79 ACRES/108 AC SITE= 27.6% PROPOSED IMPERVIOUS AREA REMAINING PERVIOUS AREAS= 78.21 ACRES OR 72.4%
16. BOUNDARY AND TOPOGRAPHIC SURVEYS BASED UPON NAD 83 AND NAVD 88.
17. EXISTING TREE CANOPY TO BE REMOVED IN THE HOUSING AND ROADWAY AREAS OF THE DEVELOPMENT. WALKING PATH WILL NOT REMOVE TREE CANOPY, JUST SCRUB BRUSH IN THE AREA OF THE PATH.




STANDARD UNIT
NTS




DELUXE UNIT
NTS

TOTAL UNITS=368

0 100 200 300

SCALE 1"=100'

SITE DEVELOPMENT PLAN

SCALE: 1"=100'


Ahler & Associates, LLC
CONSULTING ENGINEERS & LAND SURVEYORS
P.O. BOX 1636
SPRING HILL, TN 37174
PH 615.448.3106
FAX: 615.523.1517
SURVEYING
PLANNING
DESIGN
CIVIL


SEAL

JOSEPH E. AHLER
REGISTERED LAND SURVEYOR
No. 1424
STATE OF TENNESSEE

DUCK RIVER VILLAGE
SITE DEVELOPMENT PLAN

INDUSTRIAL PARK DRIVE
COLUMBIA, MAURY CO., TN

| ISSUE: | DESCRIPTION | DATE |
|---|---|---|
| | ORIGINAL ISSUE | 7/7/17 |
| | STAFF COMMENTS | 7/28/17 |
| | MOVE AMENITIES | 2/13/23 |

| | |
|---|---|
| PROJECT NO: | NUMBER |
| DWG. FILE: | COUNTRY |
| DRAWN BY: | JEA |
| CHK'D BY: | JEA |

SHEET DESCRIPTION

CONCEPT PLAN

C001

CITY OF COLUMBIA TENNESSEE

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

# Preliminary Plat, Site Development Plan, and PUD Checklist

Development: Duck River Estates Revision to Preliminary Site Development Plan

*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
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- ☐ Identification of all critical lots

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- ☒ 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
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- ☒ Natural features on site including, but not limited to, wetlands, streams, ponds, springs, sinkholes, wells, rock outcroppings, excessive slopes, and forested areas
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- ☒ 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.
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**Checklist Completed By:**

| Joseph Ahler | Joseph Ahler Type here | 2/13/2023 |
|---|---|---|
| Print Name | Signature | Date |

| | | |
|---|---|---|
| FROM: | ARC COMMUNITIES 6 LLC, a Delaware limited liability company | THIS INSTRUMENT PREPARED BY: Locke Lord Bissell & Liddell LLP 111 S. Wacker Drive Chicago, Illinois 60606 Attn: Gina M. Gamal, Esq. |
| TO: | UMH TN COUNTRYSIDE VILLAGE, LLC, a Tennessee limited liability company | AFTER RECORDING RETURN TO: James D. Bogar Law Offices 1 West Main Street Shiremanstown, Pennsylvania 17011 Attn: James D. Bogar, Esq. |

| Address of New Owner: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| c/o UMH Properties, Inc.<br>Juniper Business Plaza<br>3499 Route 9 North, Suite 3-C<br>Freehold, New Jersey 07728 | SAME | Map 76, Parcel 075.06<br>Map 76, Parcel 075.11<br>Map 76, Parcel 075.13 |

STATE OF Colorado }
COUNTY OF Denver }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,049,000.

Karen Kinsinger
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF JUNE, 2011.

Jodi Andrus
NOTARY PUBLIC

NOTARY PUBLIC JODI ANDRUS STATE OF COLORADO

My Commission expires: 5/20/2014

**SPECIAL WARRANTY DEED**
(Countryside Village)

KNOW ALL MEN BY THESE PRESENTS, that **ARC COMMUNITIES 6 LLC**, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration paid in hand to Grantor by **UMH TN COUNTRYSIDE VILLAGE, LLC**, a Tennessee limited liability company ("**Grantee**"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee all of Grantor's right, title and interest in and to that certain parcel of land located in Maury County, Tennessee, and described in **Exhibit A** attached hereto and incorporated herein by this reference, together with all Grantor's right, title, and interest in and to buildings, improvements and fixtures affixed or attached thereto or situated thereon (but expressly excluding any manufactured home located thereon constituting a motor vehicle under T.C.A. 55-3-101, et seq.), and all rights, benefits, privileges, tenements, and appurtenances thereon and pertaining thereto including all of Grantor's right, title and interest in and to all

FIRST AMERICAN TITLE INS CO
414 UNION ST #1205
NASHVILLE, TN 37219

rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (herein collectively called the "**Real Property**").

This conveyance is made by Grantor and accepted by Grantee subject to all matters listed on **Exhibit B** attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Property together with all improvements located thereon all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging unto Grantee, its legal representatives, successors and assigns, and Grantor does hereby bind itself, its legal representatives, successors and assigns, to WARRANT and FOREVER DEFEND all and singular the Real Property, subject to the Permitted Exceptions, unto the Grantee, its legal representatives, successors and assigns, against Grantor and every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS NEXT]

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor as of the _____ day of June, 2011.

**GRANTOR**:

**ARC COMMUNITIES 6 LLC**, a Delaware limited liability company

By: _____
Orrin Shifrin, Secretary

STATE OF Illinois )

COUNTY OF Cook )

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Orrin Shifrin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of **ARC COMMUNITIES 6 LLC**, a Delaware limited liability company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, this 21th day of June, 2011.

Deborah Vickers
Notary Public

My Commission Expires: 9/13/2011

OFFICIAL SEAL
DEBORAH VICKERS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/13/11

## EXHIBIT A

## LEGAL DESCRIPTION OF REAL PROPERTY

BEGINNING AT A POINT IN THE WEST R.O.W. LINE OF INDUSTRIAL PARK ROAD (100' R.O.W.) ; THENCE S 22 DEG 49' 36" W ALONG SAID R.O.W, A DISTANCE OF 277.96' TO A POINT; THENCE S 23 DEG 00'42" W A DISTANCE OF 485.51' TO A POINT; THENCE N 69 DEG 30' 56" W A DISTANCE OF 164.21 TO A POINT; THENCE S 21 DEG 13' 04" W A DISTANCE OF 89.60' TO A POINT; THENCE N 75 DEG 59' 1" WEST A DISTANCE OF 238.50' TO A POINT; THENCE S 9 DEG 42' 56" W A DISTANCE OF 404.76' TO A POINT; THENCE S 77 DEG 03' 56" E A DISTANCE OF 314.30' TO A POINT IN THE SAID WEST R.O.W. LINE; THENCE S 23 DEG 46'50" W A DISTANCE OF 2.37' TO A POINT; THENCE ALONG A CURVE TO THE LEFT (RAD=4153.04') A DISTANCE OF 314.68' TO A POINT; THENCE S 15 DEG 57'00" W A DISTANCE OF 527.42' TO A POINT;

THENCE ALONG A CURVE TO THE LEFT (RAD.=4318.43') A DISTANCE OF 224.40' TO A POINT; THENCE S 12 DEG 58' 22" W A DISTANCE OF 165.75' TO A POINT; THENCE N 74 DEG 50' 07" W A DISTANCE OF 1387.80' TO A POINT; THENCE S 15 DEG 09' 04" W A DISTANCE OF 884.50' TO A POINT; THENCE N 70 DEG 00' 03" W A DISTANCE OF 668.26' TO A POINT; THENCE N 80 DEG 06' 47" W A DISTANCE OF 405.80' TO A POINT;

THENCE N 75 DEG 34' 25" W A DISTANCE OF 298.54' TO A POINT; THENCE N 13 DEG 24'15" E A DISTANCE OF 1453.69' TO A POINT; THENCE N10 DEG 02'53" E A DISTANCE OF 551.56' TO A POINT; THENCE S 82 DEG 47'18" E A DISTANCE OF 578.19' TO A POINT; THENCE N 46 DEG 11'32" E A DISTANCE OF 830.00' TO A POINT; THENCE S 80 DEG 48'59" E A DISTANCE OF 407.44' TO A POINT; THENCE N 46 DEG 11' 48" E A DISTANCE OF 400.07' TO A POINT; THENCE S80 DEG 53' 33" E A DISTANCE OF 1422.93' TO A THE POINT OF BEGINNING.

Being the same property conveyed to ARC Communities 6 LLC, a Delaware limited liability company by deed from ARC II, L.L.C., a Delaware limited liability company of record in Deed Book R1621, Page 71, Register's Office for said County.

## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Taxes assessed pursuant to T.C.A. Sections 67-5-603, et seq.

2. Taxes and assessments for the year 2011 and subsequent years, not yet due and payable.

3. Deed of Sewer Easement of record in Book 787, Page 198, Register's Office for Maury County, Tennessee.

4. Ingress and Egress Easement and Public Utility Easement of record in Book 795, Page 88, Register's Office for Maury County, Tennessee.

5. Ingress and Egress Easement and Stormwater Discharge Easement of record in Book 807, Page 1, Register's Office for Maury County, Tennessee.

6. Ingress and Egress Easement and Public Utility Easement of record in Book 795, Page 98, Register's Office for Maury County, Tennessee.

7. All matters shown on the Plat of record in Plat Book 10, Page 461, Register's Office in Maury County, Tennessee.

8. Ingress and Egress Easement and Public Utility Easement of record in Book 795, Page 79, Register's Office for Maury County, Tennessee.

9. Easements of record in Book 201, Page 72, and Book 201 Page 9 Register's Office for Maury County, Tennessee.

10. Easements of record in Book 209, Page 7, Book 311, Page 161 and Book 199 Page 608 Register's Office for Maury County, Tennessee.

11. Agreement for Grant of Easement and Cable Television Service of record in Book 1213, Page 370, Register's Office for Maury County, Tennessee.

12. Easement for the flow of the waters of Duck River, and the rights of the public therein.

13. Rights of upper and lower riparian owners to the flow of the waters of Duck River, free from diminution or pollution.

14. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Duck River.

15. That portion of the land embraced within the bounds of any public road or thoroughfare.

16. Rights of tenants under unrecorded leases.

17. The survey coordinated by International Land Services, Inc., dated May 3, 2007, last revised July 30, 2007 titled Countryside Village (TN) Project name ARC MHP, Job Number 07-04-023:191 (the Survey), shows the following:

    a) the fence is not located on the property line;
    b) the right of way for Todd Carter Ave. encroaches over a portion of the Ingress and Egress and Public Utility Easement of record in Book 795, Page 98, Ingress and Egress Easement and Storm Water Discharge Easement of record in Book 807, Page 1 and Ingress and Egress and Public Utility Easement of record in Book 795, Page 79, all in the Registers Office of Maury County, TN

18. Encroachments, if any, that may have occurred since that certain ALTA Survey by International Land Services, Inc. dated May 3, 2007.

BK/PG:R2156/933-938

11006343

| | |
|---|---|
| 6 PGS : AL - WARRANTY DEED | |
| SUSIE BATCH: 115783 | |
| 07/01/2011 - 09:35 AM | |
| VALUE | 7049000.00 |
| MORTGAGE TAX | 0.00 |
| TRANSFER TAX | 26081.30 |
| RECORDING FEE | 30.00 |
| DP FEE | 2.00 |
| REGISTER'S FEE | 1.00 |
| TOTAL AMOUNT | 26114.30 |

STATE of TENNESSEE, MAURY COUNTY

JOHN FLEMING

REGISTER OF DEEDS

# TRAFFIC ACCESS STUDY

Countryside Village Subdivision (Section 2)
Industrial Park Road
Columbia, Maury County, TN

T-SQUARE ENGINEERING
CIVIL ENGINEERING CONSULTANTS

# TRAFFIC ACCESS STUDY

Countryside Village Subdivision (Section 2)
Industrial Park Road
Columbia, Maury County, TN

**Prepared for:**
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**Prepared by:**

DRAFT

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## Development Scope and Background

### Development Description

The proposed Countryside Village Subdivision (Section 2) is an expansion of the existing Countryside Village mobile home park and will consist of approximately 400 occupied dwelling units. The proposed site is located along Industrial Park Road in Columbia, TN and falls under the jurisdiction of the City of Columbia. The property is bordered by Industrial Park Road to the east and the Duck River to the south. The development is planning to utilize the existing site access drive at the intersection of Todd Carter Road and Industrial Park Road by connection to the existing Countryside Village and proposing one (1) site access point approximately 3,000 feet south of the intersection of Todd Carter Road and Industrial Park Road. The surrounding area is predominantly industrial and residential.

### Traffic Counts

To establish existing traffic volumes within the study area, T-Square Engineering conducted turning movement counts at the intersections of Industrial Park Road and James Campbell Boulevard, Industrial Park Road and the U.S. 43 Northbound Ramp, Industrial Park Road and the U.S. 43 Southbound Ramp, Industrial Park Road and Todd Carter Road, and Industrial Park Road and Santa Fe Pike (TN-7) on a typical weekday in May 2017. The turning movement counts were conducted over a total of seven (7) hours from 6:00 AM – 9:00 AM and 2:00 PM – 6:00 PM. From the turning movement counts, the AM and PM peak hour traffic volumes were established and determined to occur between 7:00 AM – 8:00 AM and 4:30 PM – 5:30 PM, respectively. Existing hourly turning movement counts are shown in Tables 1 through 5. Figure 4 shows the existing peak hour totals at the study intersections for the AM and PM peak hour periods. Appendix A contains the detailed turning movement counts at each intersection.

### Background and Projected Traffic Volumes

To account for traffic growth within the vicinity of the project site prior to the completion of the proposed Countryside Village Subdivision (Section 2), background traffic volumes were established. Average annual daily traffic (AADT) volumes were obtained from Tennessee Department of Transportation (TDOT) count stations, and an average growth trend per year was established. This growth trend was used as a multiplication factor to grow the existing traffic volumes to the 2019 design year (development completion). Figure 5 below displays the locations of the TDOT Count Stations within the surrounding area.

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## Conclusions and Recommendations

**Existing Conditions**

The existing capacity analyses show that all critical traffic movements at existing intersections currently operate at a LOS C or better during peak hours.

It was determined that the intersection of Industrial Park Road and Todd Carter Road presently warrants one (1) exclusive lane for left turning movements on the northbound approach of Industrial Park Road.

It was determined that the intersection of Industrial Park Road and the U.S. 43 Southbound Ramp presently warrants a traffic signal.

**Background Conditions**

The background capacity analyses show that all critical traffic movements will continue to operate at a LOS C or better during peak hours with the addition of background traffic volumes.

**Projected Conditions**

With the addition of traffic volumes generated by the proposed development to background traffic volumes, the westbound approach of the U.S. 43 Northbound Ramp to Industrial Park Road will operate at an LOS E during the PM peak hour. All other critical traffic movements, under projected conditions, will operate at an LOS D or better during peak hours.

It was determined that the intersection of Industrial Park Road and the proposed Site Access to Countryside Village Subdivision will warrant one (1) exclusive lane for left turning movements on the northbound approach of Industrial Park Road. Additionally, it was determined that one (1) shared lane for left and right turning movements on the eastbound approach from the proposed Site Access to Industrial Park Road is sufficient.

Based on the analyses within this study, and a review of the proposed development's access plan, the recommendations below have been presented to be implemented as part of the proposed Countryside Village Subdivision (Section 2) in Columbia, TN:

**Improvement Recommendations for the Countryside Village Subdivision (Section 2)**

- Construct the proposed Site Access with one (1) inbound lane and one (1) outbound lane operating under a stop condition;
  - The outbound lane will be a shared lane for left and right turn movements;
- All radii for the proposed access shall be designed to accommodate an SU-30 truck (garbage);
- Construct one (1) exclusive left turn lane on the northbound approach of Industrial Park Road at the proposed Site Access. The left turn lane shall provide 100 feet of storage and taper lengths in accordance with TDOT standards;

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- Construct one (1) exclusive left turn lane on the northbound approach of Industrial Park Road at Todd Carter Road. The left turn lane shall provide 100 feet of storage and taper lengths in accordance with TDOT standards.

Furthermore, this study recommends the following recommendations be completed outside of the Countryside Village Subdivision's responsibility as these deficiencies and warrants are present without the proposed development ever being constructed. These recommendations are based on the analyses provided within this study.

**Improvement Recommendations Outside of the Countryside Village Subdivision (Section 2)**

- Install a traffic signal at the intersection of Industrial Park Road and the U.S. 43 Southbound Ramp.

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## Introduction

The purpose of this study is to analyze the traffic impacts on the surrounding roadway network associated with the proposed Countryside Village Subdivision (Section 2) along Industrial Park Road in Columbia, TN. The mobile home park is proposing 400 occupied dwelling units.

The proposed site is located along the west side of Industrial Park Road in a predominantly industrial and residential area. The development proposes to utilize the existing site access drive at the intersection of Todd Carter Road and Industrial Park Road by connecting to the existing Countryside Village (Section 1). Additionally, the development proposes a second site access point along Industrial Park Road approximately 3,000 feet south of the intersection of Todd Carter Road and Industrial Park Road.

This study analyzes the existing and projected traffic operations of the roadway networks and intersections surrounding the proposed development. To evaluate the projected traffic operations, existing traffic volumes were grown (background traffic volumes) to a 2019 design year based on average traffic growth rates with estimated trips generated from the proposed development added. Lastly, improvement recommendations were presented to alleviate the expected traffic volumes' effect on the existing roadway network.

## Development Description

The proposed Countryside Village Subdivision (Section 2) is located within Columbia, TN (Maury County). As shown on the location map, the property is on the west side of Industrial Park Road, directly south of the existing Countryside Village mobile home park. Figure 1 provides a location map for the development and Figure 2 shows the preliminary site plan.

As previously stated, the proposed development will be a mobile home park consisting of 400 occupied dwelling units. Existing traffic volumes were grown to the 2019 design year (estimated completion date) establishing background traffic volumes, and generated traffic volumes were added to perform a detailed analysis of projected traffic conditions.

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**LEGEND**

Analyzed Intersection

N

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**Figure 1**
Location Map

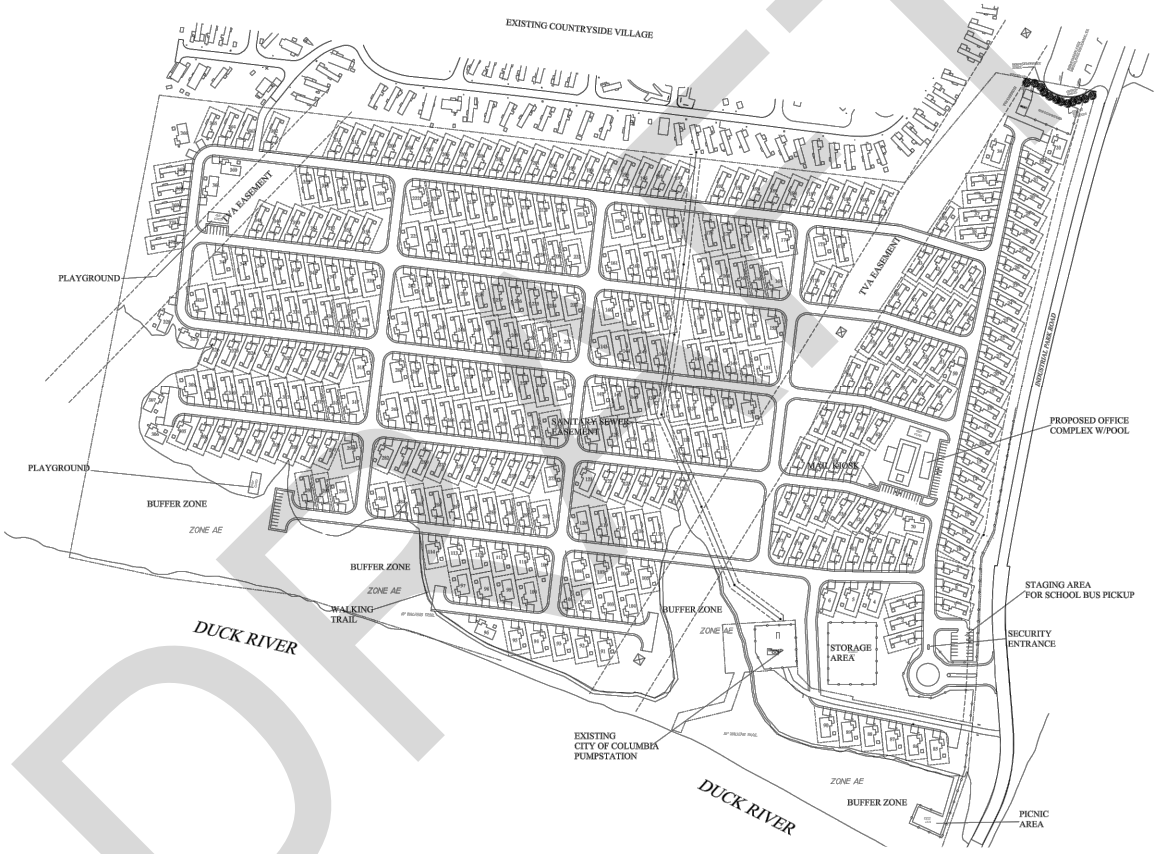


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**Figure 2**
Preliminary Site Plan

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## Existing Study Area

**Existing Roadway Network**

The existing roadway network surrounding the proposed Countryside Village Subdivision (Section 2) includes Industrial Park Road, Todd Carter Road, Santa Fe Pike (TN-7), U.S. 43, and James Campbell Boulevard. Below is a description of each roadway serving the proposed development:

**Industrial Park Road**

Industrial Park Road is functionally classified by the City of Columbia as a collector roadway. Industrial Park Road is oriented in a north-south direction and provides a connection between Santa Fe Pike (TN-7) to the north and James Campbell Boulevard to the south. Near the project site, Industrial Park Road is a two (2) lane roadway with one (1) twelve (12) foot travel lane in each direction (northbound and southbound) and two (2) to ten (10) foot shoulders. The posted speed limit along Industrial Park Road is 45 MPH.

Looking north along Industrial Park Rd

**Todd Carter Road**

Todd Carter Road is functionally classified by the City of Columbia as a local roadway. Todd Carter Road is oriented in an east-west direction and provides access to the existing Countryside Village mobile home park. Near the project site, Todd Carter Road is a two (2) lane roadway with one (1) twelve (12) foot travel lane in each direction (eastbound and westbound). The posted speed limit along Todd Carter Road is 15 MPH. Curb and gutter exist on either side of Todd Carter Road. No shoulders currently exist along Todd Carter Road.

Looking west along Todd Carter Rd

**Santa Fe Pike (TN-7)**

Santa Fe Pike (TN-7) is functionally classified by the City of Columbia as an arterial roadway. Near the project site, Santa Fe Pike (TN-7) is oriented in an east-west direction, providing connection between the City of Columbia and the unincorporated community of Santa Fe. Near its intersection with Industrial Park Road, Santa Fe Pike (TN-7) is a four (4) lane roadway with two (2) twelve (12) foot travel lanes in each direction (eastbound and westbound). The posted speed limit along Santa Fe Pike (TN-7) near its intersection with Industrial Park Road is 45 MPH. Curb and gutter exist on either side of Santa Fe Pike (TN-7).

Looking east along Santa Fe Pike (TN-

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**U.S. 43**

U.S. 43 is functionally classified by the City of Columbia as a freeway or expressway. Near the project site, U.S. 43 is oriented in an east-west direction, providing connection to its northern terminus in the City of Columbia. Near its interchange with Industrial Park Road, U.S. 43 is a four (4) lane divided roadway with two (2) twelve (12) foot travel lanes in each direction (northbound and southbound) and seven (7) to ten (10) foot shoulders. The posted speed limit along U.S. 43 is 65 MPH, and the assumed speed limit on each of the ramps (northbound and southbound) is 30 MPH.

**Looking east along the U.S. 43 Southbound Ramp**

**James Campbell Boulevard**

James Campbell Boulevard is functionally classified by the City of Columbia as an arterial roadway. James Campbell Boulevard is oriented as a north-south bypass of the City of Columbia and provides a connection between U.S. 31 north and southern City of Columbia limits. Near its intersection with Industrial Park Road, James Campbell Boulevard is a four (4) lane divided roadway with two (2) twelve (12) foot travel lanes in each direction (northbound and southbound) and one (1) to five (5) foot shoulders. The posted speed limit along James Campbell Boulevard is 45 MPH.

**Looking west along James Campbell Blvd**

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**Existing Intersections**

This study analyzed five (5) existing intersections within the vicinity of the project site. The intersections analyzed are listed below with a brief description of each, and Figure 3 shows the existing lane geometry at the intersections.

**Industrial Park Road and James Campbell Boulevard**

Looking east along James Campbell Blvd toward its intersection with Industrial Park Rd

The existing intersection of Industrial Park Road and James Campbell Boulevard is a signalized intersection with four (4) approaches. The southbound approach of Industrial Park Road has one (1) shared lane for left turn and through movements with 125 feet of storage and one (1) exclusive lane for right turn movements. The northbound approach is a private drive and has one (1) shared lane for left turn, through, and right turn movements. The westbound approach of James Campbell Boulevard has one (1) shared lane for left turn and through movements and one (1) shared lane for through and right turn movements. The eastbound approach of James Campbell Boulevard has one (1) exclusive lane for left turn movements with 110 feet of storage, one (1) exclusive lane for through movements, and one (1) shared lane for through and right turn movements.

**Industrial Park Road and the U.S. 43 Northbound Ramp**

Looking east along the U.S. 43 Northbound Ramp toward its intersection with Industrial Park Rd

The existing intersection of Industrial Park Road and the U.S. 43 Northbound Ramp is an unsignalized intersection with three (3) approaches. The southbound approach of Industrial Park Road has one (1) exclusive lane for through movements and one (1) exclusive channelized lane for right turn movements with 135 feet of storage, both operating under a free-flow condition. The northbound approach of Industrial Park Road has one (1) two way left turn lane used exclusively for left turn movements and one (1) exclusive lane for through movements, both operating under a free-flow condition. The eastbound approach of the U.S. 43 Northbound Ramp has one (1) exclusive lane for left turn movements operating under a stop condition and one (1) exclusive channelized lane for right turn movements with 75 feet of storage operating under a yield condition.

**Industrial Park Road and the U.S. 43 Southbound Ramp**

The existing intersection of Industrial Park Road and the U.S. 43 Southbound Ramp is an unsignalized intersection with three (3) approaches. The southbound approach of Industrial Park Road has one (1) two way left turn lane used exclusively for left turn movements and one (1) exclusive lane for through movements, both operating under a free-flow condition. The

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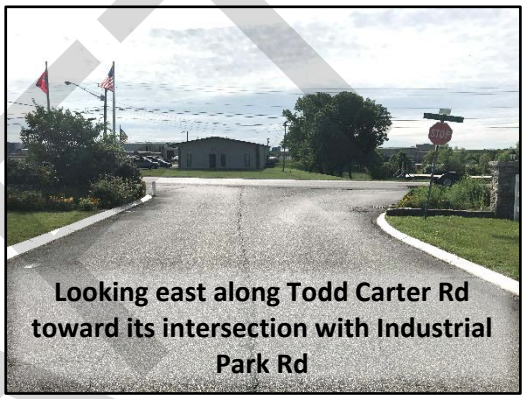
northbound approach of Industrial Park Road has one (1) exclusive lane for through movements and one (1) exclusive channelized lane for right turn movements with 60 feet of storage, both operating under a free-flow condition. The westbound approach of the U.S. 43 Southbound Ramp has one (1) exclusive lane for left turn movements and one (1) exclusive channelized lane for right turn movements with 50 feet of storage, both operating under a stop condition.

Looking west along the U.S. 43 Southbound Ramp toward its intersection with Industrial Park Rd

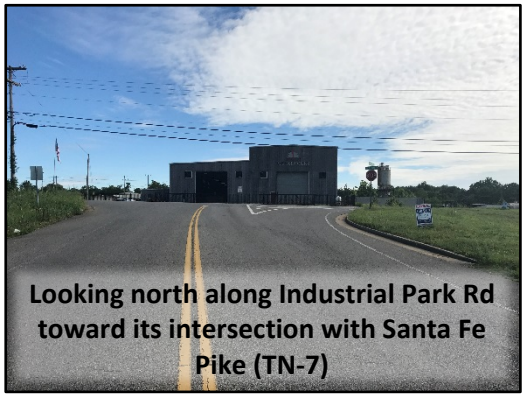
**Industrial Park Road and Todd Carter Road**

The existing intersection of Industrial Park Road and Todd Carter Road is an unsignalized intersection with three (3) approaches. The southbound approach of Industrial Park Road has one (1) shared lane for through and right turn movements operating under a free-flow condition. The northbound approach of Industrial Park Road has one (1) shared lane for left turn and through movements operating under a free-flow condition. The eastbound approach of Todd Carter Road has one (1) exclusive lane for left turn movements and one (1) exclusive lane for right turn movements, both operating under a stop condition.


Looking east along Todd Carter Rd toward its intersection with Industrial Park Rd

**Industrial Park Road and Santa Fe Pike (TN-7)**

The existing intersection of Industrial Park Road and Santa Fe Pike (TN-7) is an unsignalized intersection with three (3) approaches. The northbound approach of Industrial Park Road has one (1) exclusive lane for left turn movements and one (1) exclusive channelized lane for right turn movements with 70 feet of storage, both operating under a stop condition. The westbound approach of Santa Fe Pike (TN-7) has one (1) two way left turn lane used exclusively for left turn movements and two (2) exclusive lanes for through movements, all operating under a free-flow condition. The eastbound approach of Santa Fe Pike (TN-7) has one (1) exclusive lane for through movements and one (1) shared lane for through and right turn movements, both operating under a free-flow condition.


Looking north along Industrial Park Rd toward its intersection with Santa Fe Pike (TN-7)

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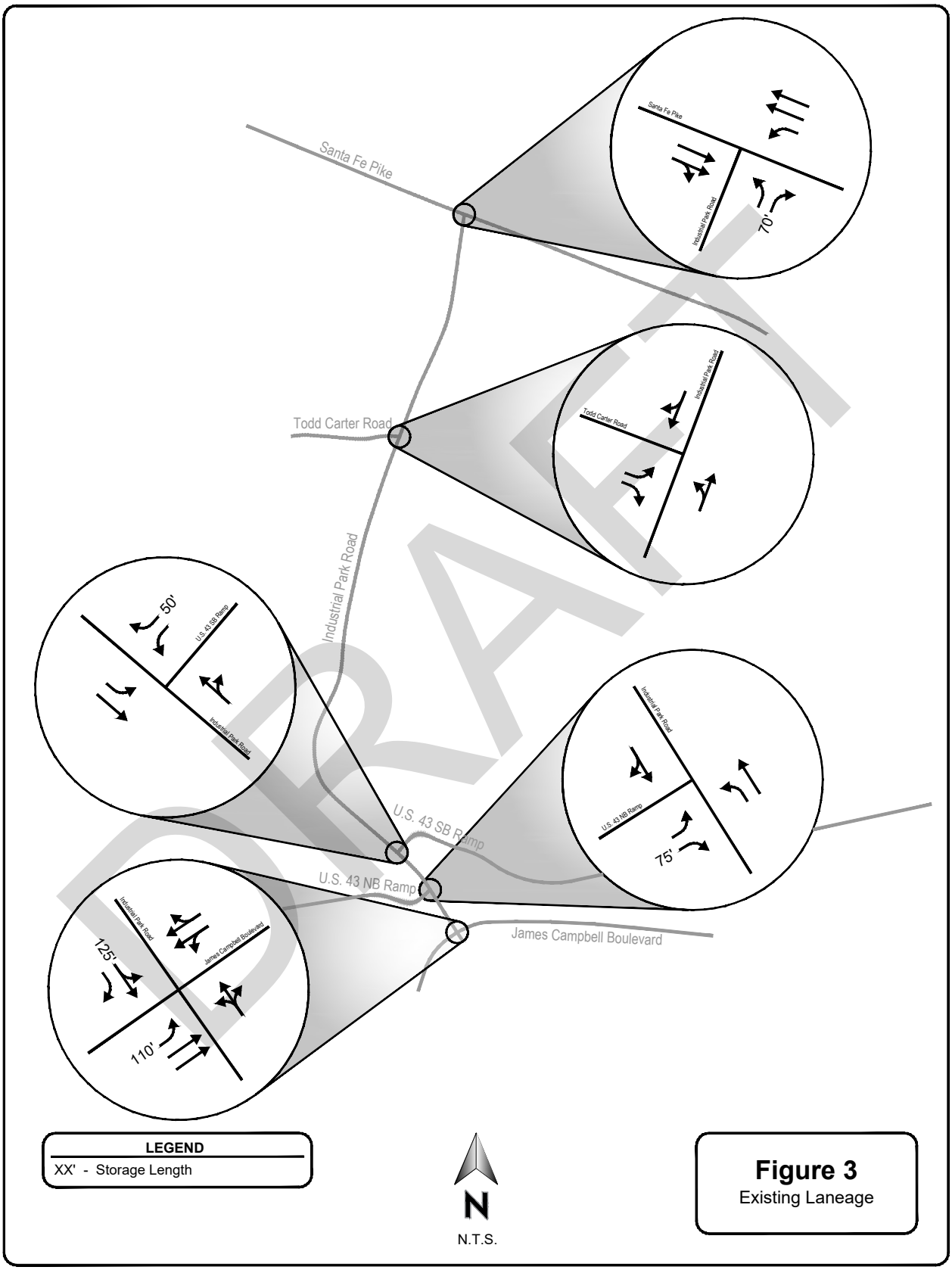


**Figure 3**
Existing Laneage

## Existing Traffic Volumes

To establish existing traffic volumes within the study area, T-Square Engineering conducted turning movement counts at the intersections of Industrial Park Road and James Campbell Boulevard, Industrial Park Road and the U.S. 43 Northbound Ramp, Industrial Park Road and the U.S. 43 Southbound Ramp, Industrial Park Road and Todd Carter Road, and Industrial Park Road and Santa Fe Pike (TN-7) on a typical weekday in May 2017. The turning movement counts were conducted over a total of seven (7) hours from 6:00 AM – 9:00 AM and 2:00 PM – 6:00 PM. From the turning movement counts, the AM and PM peak hour traffic volumes were established and determined to occur between 7:00 AM – 8:00 AM and 4:30 PM – 5:30 PM, respectively. Existing hourly turning movement counts are shown in Tables 1 through 5. Figure 4 shows the existing peak hour totals at the study intersections for the AM and PM peak hour periods. Appendix A contains the detailed turning movement counts at each intersection.

**Table 1. Turning Movement Counts, Industrial Park Road and James Campbell Boulevard**

| Time | NORTHBOUND | | | SOUTHBOUND | | | WESTBOUND | | | EASTBOUND | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Industrial Park Road | | | Industrial Park Road | | | James Campbell Boulevard | | | James Campbell Boulevard | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 – 7:00 AM | 0 | 0 | 0 | 39 | 1 | 331 | 1 | 74 | 19 | 241 | 95 | 2 |
| 7:00 – 8:00 | 2 | 1 | 1 | 59 | 1 | 590 | 1 | 132 | 35 | 263 | 118 | 3 |
| 8:00 – 9:00 | 0 | 3 | 2 | 39 | 1 | 420 | 2 | 113 | 21 | 240 | 111 | 1 |
| 9:00 – 10:00 | 5 | 1 | 5 | 24 | 1 | 408 | 1 | 132 | 26 | 286 | 135 | 1 |
| 10:00 – 11:00 | 1 | 1 | 3 | 19 | 19 | 370 | 0 | 161 | 30 | 322 | 170 | 3 |
| 11:00 – 12:00 PM | 3 | 2 | 4 | 22 | 3 | 330 | 0 | 158 | 28 | 348 | 223 | 5 |
| 12:00 – 1:00 | 6 | 2 | 1 | 28 | 1 | 347 | 2 | 137 | 26 | 405 | 171 | 1 |
| 1:00 – 2:00 | 2 | 3 | 2 | 25 | 3 | 336 | 1 | 148 | 31 | 353 | 151 | 3 |
| 2:00 – 3:00 | 4 | 5 | 5 | 37 | 4 | 384 | 3 | 160 | 41 | 398 | 204 | 2 |
| 3:00 – 4:00 | 5 | 5 | 3 | 48 | 7 | 455 | 1 | 197 | 49 | 499 | 170 | 7 |
| 4:00 – 5:00 | 3 | 4 | 1 | 45 | 3 | 405 | 1 | 149 | 49 | 588 | 173 | 2 |
| 5:00 – 6:00 | 1 | 3 | 2 | 37 | 0 | 418 | 0 | 153 | 50 | 466 | 143 | 1 |
| **TOTAL** | **32** | **30** | **29** | **422** | **44** | **4,794** | **13** | **1,714** | **405** | **4,409** | **1,864** | **31** |

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**Table 2. Turning Movement Counts, Industrial Park Road and U.S. 43 Northbound Ramp**

| Time | NORTHBOUND | | | SOUTHBOUND | | | EASTBOUND | | |
|---|---|---|---|---|---|---|---|---|---|
| | Industrial Park Road | | | Industrial Park Road | | | US 43 Northbound Ramp | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 – 7:00 AM | 148 | 140 | 0 | 0 | 290 | 15 | 76 | 0 | 60 |
| 7:00 – 8:00 | 163 | 139 | 0 | 0 | 488 | 35 | 79 | 0 | 149 |
| 8:00 – 9:00 | 142 | 125 | 0 | 0 | 397 | 14 | 27 | 0 | 78 |
| 2:00 – 3:00 PM | 189 | 258 | 0 | 0 | 382 | 24 | 22 | 0 | 45 |
| 3:00 – 4:00 | 220 | 311 | 0 | 0 | 455 | 21 | 30 | 0 | 55 |
| 4:00 – 5:00 | 273 | 341 | 0 | 0 | 403 | 18 | 32 | 0 | 33 |
| 5:00 – 6:00 | 222 | 312 | 0 | 0 | 414 | 14 | 24 | 0 | 34 |
| **TOTAL** | **1,357** | **1,626** | **0** | **0** | **2,829** | **141** | **290** | **0** | **454** |

**Table 3. Turning Movement Counts, Industrial Park Road and U.S. 43 Southbound Ramp**

| Time | NORTHBOUND | | | SOUTHBOUND | | | WESTBOUND | | |
|---|---|---|---|---|---|---|---|---|---|
| | Industrial Park Road | | | Industrial Park Road | | | US 43 Southbound Ramp | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 – 7:00 AM | 0 | 182 | 17 | 26 | 136 | 0 | 169 | 0 | 5 |
| 7:00 – 8:00 | 0 | 149 | 24 | 36 | 199 | 0 | 262 | 0 | 12 |
| 8:00 – 9:00 | 0 | 106 | 22 | 18 | 179 | 0 | 180 | 0 | 10 |
| 2:00 – 3:00 PM | 0 | 226 | 57 | 35 | 225 | 0 | 194 | 0 | 18 |
| 3:00 – 4:00 | 0 | 260 | 84 | 78 | 228 | 0 | 249 | 0 | 22 |
| 4:00 – 5:00 | 0 | 242 | 112 | 65 | 213 | 0 | 218 | 0 | 11 |
| 5:00 – 6:00 | 0 | 239 | 77 | 55 | 197 | 0 | 233 | 0 | 23 |
| **TOTAL** | **0** | **1,404** | **393** | **313** | **1,377** | **0** | **1,505** | **0** | **101** |

**Table 4. Turning Movement Counts, Industrial Park Road and Todd Carter Road**

| Time | NORTHBOUND | | | SOUTHBOUND | | | EASTBOUND | | |
|---|---|---|---|---|---|---|---|---|---|
| | Industrial Park Road | | | Industrial Park Road | | | Todd Carter Road | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 – 7:00 AM | 9 | 96 | 0 | 0 | 120 | 3 | 30 | 0 | 52 |
| 7:00 – 8:00 | 20 | 125 | 0 | 0 | 194 | 6 | 19 | 0 | 53 |
| 8:00 – 9:00 | 23 | 84 | 0 | 0 | 147 | 5 | 11 | 0 | 40 |
| 2:00 – 3:00 PM | 49 | 152 | 0 | 0 | 144 | 18 | 9 | 0 | 57 |
| 3:00 – 4:00 | 57 | 202 | 0 | 0 | 169 | 25 | 11 | 0 | 62 |
| 4:00 – 5:00 | 62 | 191 | 0 | 0 | 180 | 33 | 18 | 0 | 49 |
| 5:00 – 6:00 | 80 | 175 | 0 | 0 | 172 | 36 | 14 | 0 | 51 |
| **TOTAL** | **300** | **1,025** | **0** | **0** | **1,126** | **126** | **112** | **0** | **364** |

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**Table 5. Turning Movement Counts, Industrial Park Road and Santa Fe Pike (TN-7)**

| Time | NORTHBOUND | | | WESTBOUND | | | EASTBOUND | | |
|---|---|---|---|---|---|---|---|---|---|
| | Industrial Park Road | | | Santa Fe Pike (TN-7) | | | Santa Fe Pike (TN-7) | | |
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 – 7:00 AM | 76 | 0 | 38 | 22 | 48 | 0 | 0 | 78 | 114 |
| 7:00 – 8:00 | 88 | 0 | 49 | 29 | 49 | 0 | 0 | 147 | 179 |
| 8:00 – 9:00 | 68 | 0 | 21 | 35 | 48 | 0 | 0 | 84 | 134 |
| 2:00 – 3:00 PM | 131 | 0 | 39 | 47 | 71 | 0 | 0 | 69 | 105 |
| 3:00 – 4:00 | 177 | 0 | 59 | 43 | 111 | 0 | 0 | 89 | 138 |
| 4:00 – 5:00 | 177 | 0 | 29 | 65 | 144 | 0 | 0 | 84 | 148 |
| 5:00 – 6:00 | 166 | 0 | 29 | 41 | 136 | 0 | 0 | 74 | 144 |
| **TOTAL** | **883** | **0** | **264** | **282** | **607** | **0** | **0** | **625** | **962** |

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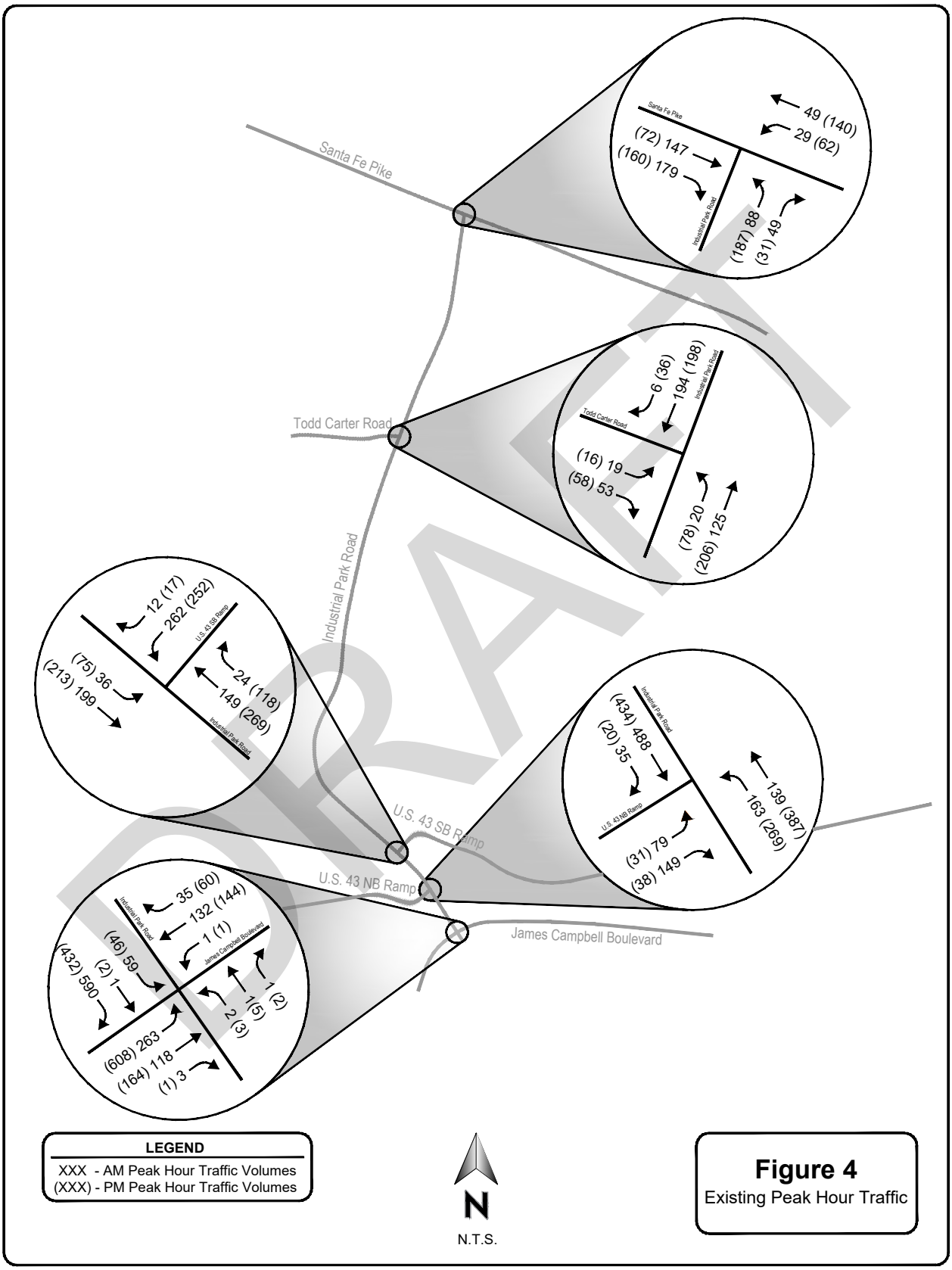
Santa Fe Pike
Todd Carter Road
Industrial Park Road
U.S. 43 SB Ramp
U.S. 43 NB Ramp
James Campbell Boulevard
49 (140)
29 (62)
(72) 147
(160) 179
(187) 88
(31) 49
6 (36)
194 (198)
(16) 19
(58) 53
(78) 20
(206) 125
12 (17)
262 (252)
24 (118)
149 (269)
(75) 36
(213) 199
(434) 488
(20) 35
139 (387)
163 (269)
(31) 79
(38) 149
35 (60)
132 (144)
1 (1)
(46) 59
(2) 1
(432) 590
1 (2)
2 (3)
1 (5)
(608) 263
(164) 118
(1) 3
LEGEND
XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes
N
N.T.S.
Figure 4
Existing Peak Hour Traffic
DRAFT

## Existing Intersection Capacity Analysis

To evaluate the existing traffic operations at the study intersections within the vicinity of the project site, AM and PM peak hour capacity analyses were performed per the calculations outlined in the Highway Capacity Manual[1](HCM). Levels of service (LOS), corresponding average delays, and 95th percentile queues were calculated for each turning movement. An LOS is a qualitative measure or grade used to distinguish how traffic is serviced at an intersection or along a roadway. The range of LOS is A to F, with A being the highest and F the lowest. The 95th percentile queue is the queue length (in vehicles) that has only a five (5) percent probability of being exceeded during the analysis period. The 95th percentile queue is not typical of what an average driver would experience and driver experiences would be better characterized by the mean queue length. Table 3 below details each LOS for signalized and unsignalized intersections, as specified within the HCM.

**Table 6. Level of Service (LOS) Details**

| Level of Service* | | Average Control Delay (seconds per vehicle) | |
|---|---|---|---|
| | | Signalized Intersections | Unsignalized Intersections |
| A | | ≤ 10 | ≤ 10 |
| B | | > 10 and ≤ 20 | > 10 and ≤ 15 |
| C | | > 20 and ≤ 35 | > 15 and ≤ 25 |
| D | | > 35 and ≤ 55 | > 25 and ≤ 35 |
| E | | > 55 and ≤ 80 | > 35 and ≤ 50 |
| F | | > 80 | > 50 |

*Source: HCM 2010, Exhibits 18-4 and 19-1*
** LOS color coding per Capacity Figures.*

In order to determine the effectiveness of traffic operations within the study area a minimum LOS or baseline needs to be established. Any LOS below the established baseline will be considered unsatisfactory. LOS C is generally acceptable for typical roadway function while LOS D is typically considered to be the minimum acceptable LOS. The following conditions shall be considered unsatisfactory for the purposes of this study:

1. Overall intersections with an LOS D, E, or F;
2. Individual traffic movements with an LOS E or F;
3. Turning and through movements with a 95th percentile queue that stacks outside the available turn lane storage or into an adjacent intersection or major driveway.

The existing intersections within the study segment were analyzed with existing traffic volumes under existing roadway conditions/geometries.

[1] Transportation Research Board (TRB). Highway Capacity Manual, 5th Edition (2010). Washington, DC: 2010

**Table 7. Existing Capacity Analyses**

| Study Intersection | Control | Approach | 2017 Existing Conditions | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | AM Peak Hour | | | PM Peak Hour | | |
| | | | LOS | Delay (s) | Queue (veh) | LOS | Delay (s) | Queue (veh) |
| 1. **James Campbell Boulevard & Industrial Park Road** | Signal | NB Left/Thru/Right | B | 13.1 | 1 | B | 19.7 | 2 |
| | | SB Left/Thru | B | 13.8 | 3 | C | 20.4 | 3 |
| | | SB Right | B | 10.3 | 5 | B | 16.0 | 11 |
| | | EB Left | B | 11.2 | 3 | B | 13.1 | 6 |
| | | EB Thru | A | 7.8 | 1 | A | 6.1 | 1 |
| | | EB Thru/Right | A | 7.8 | 1 | A | 6.1 | 1 |
| | | WB Left/Thru | B | 16.9 | 3 | C | 23.8 | 4 |
| | | WB Thru/Right | B | 17.0 | 2 | C | 24.1 | 3 |
| | | **Overall** | **B** | **11.3** | **--** | **B** | **14.9** | **--** |
| 2. **Industrial Park Road & U.S. 43 NB Ramp** | TWSC | NB Left | A | 9.2 | 1 | A | 9.5 | 2 |
| | | EB Left | C | 22.7 | 2 | D | 26.2 | 1 |
| | | EB Right | B | 14.3 | 2 | B | 11.5 | 1 |
| 3. **Industrial Park Road & U.S. 43 SB Ramp** | TWSC | SB Left | A | 7.6 | 1 | A | 8.0 | 1 |
| | | WB Left | C | 16.1 | 3 | C | 21.3 | 4 |
| | | WB Right | A | 9.1 | 0 | A | 9.9 | 1 |
| 4. **Industrial Park Road & Todd Carter Road** | TWSC | NB Left/Thru | A | 7.7 | 0 | A | 7.9 | 1 |
| | | EB Left | B | 11.2 | 1 | B | 14.1 | 1 |
| | | EB Right | A | 9.7 | 1 | A | 9.9 | 1 |
| 5. **Industrial Park Road & Santa Fe Pike (TN-7)** | TWSC | NB Left | B | 11.5 | 1 | B | 13.6 | 2 |
| | | NB Right | A | 9.6 | 1 | A | 9.2 | 1 |
| | | WB Left | A | 8.1 | 1 | A | 7.9 | 1 |

As shown in Table 7, all critical movements to the existing intersections surrounding the proposed development operate at a minimum of LOS D during the AM and PM peak hours of operation with existing traffic volumes. Figure 5 provides a visual overview of the existing capacity analysis results, and Appendix C contains the detailed capacity analyses results.

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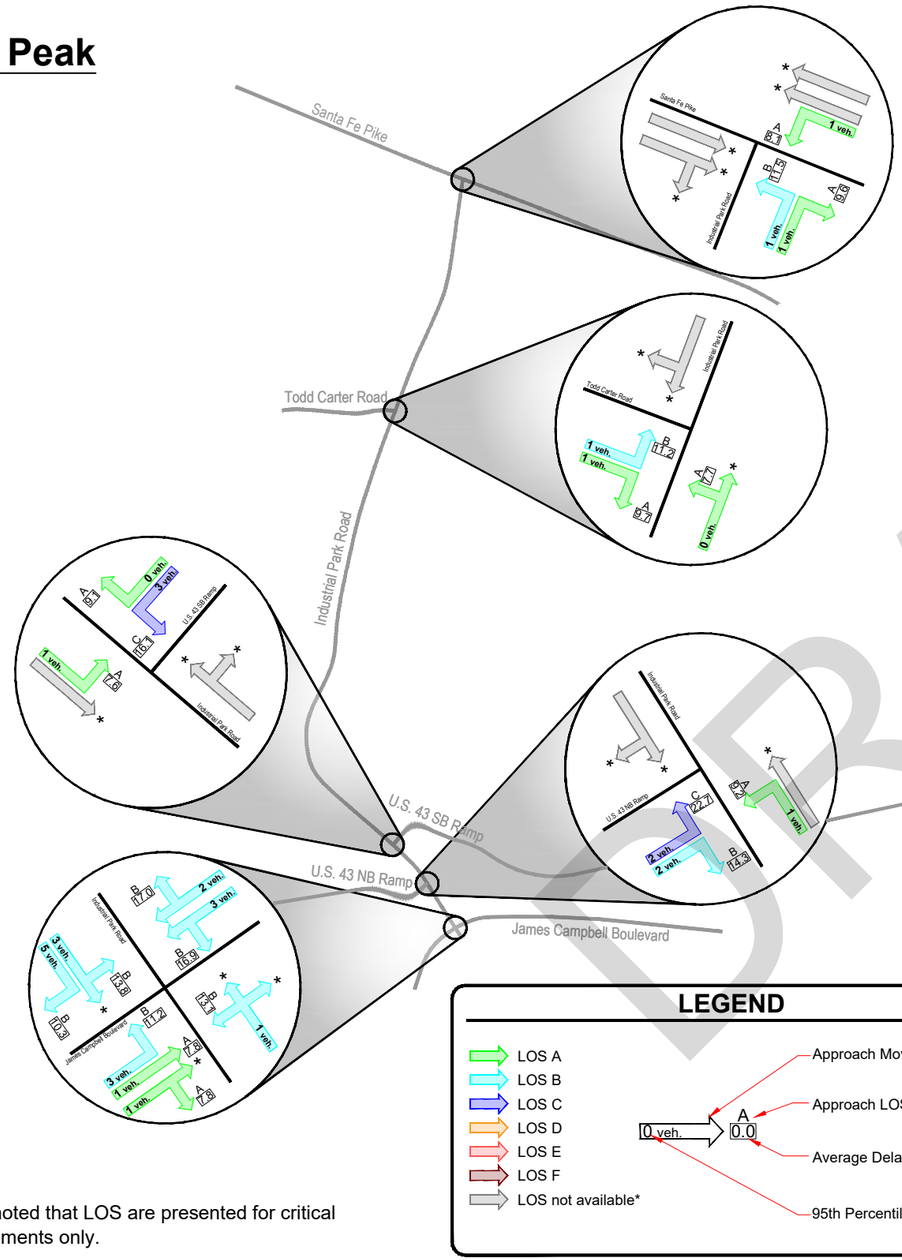
## AM Peak




* It should be noted that LOS are presented for critical turning movements only.

## PM Peak

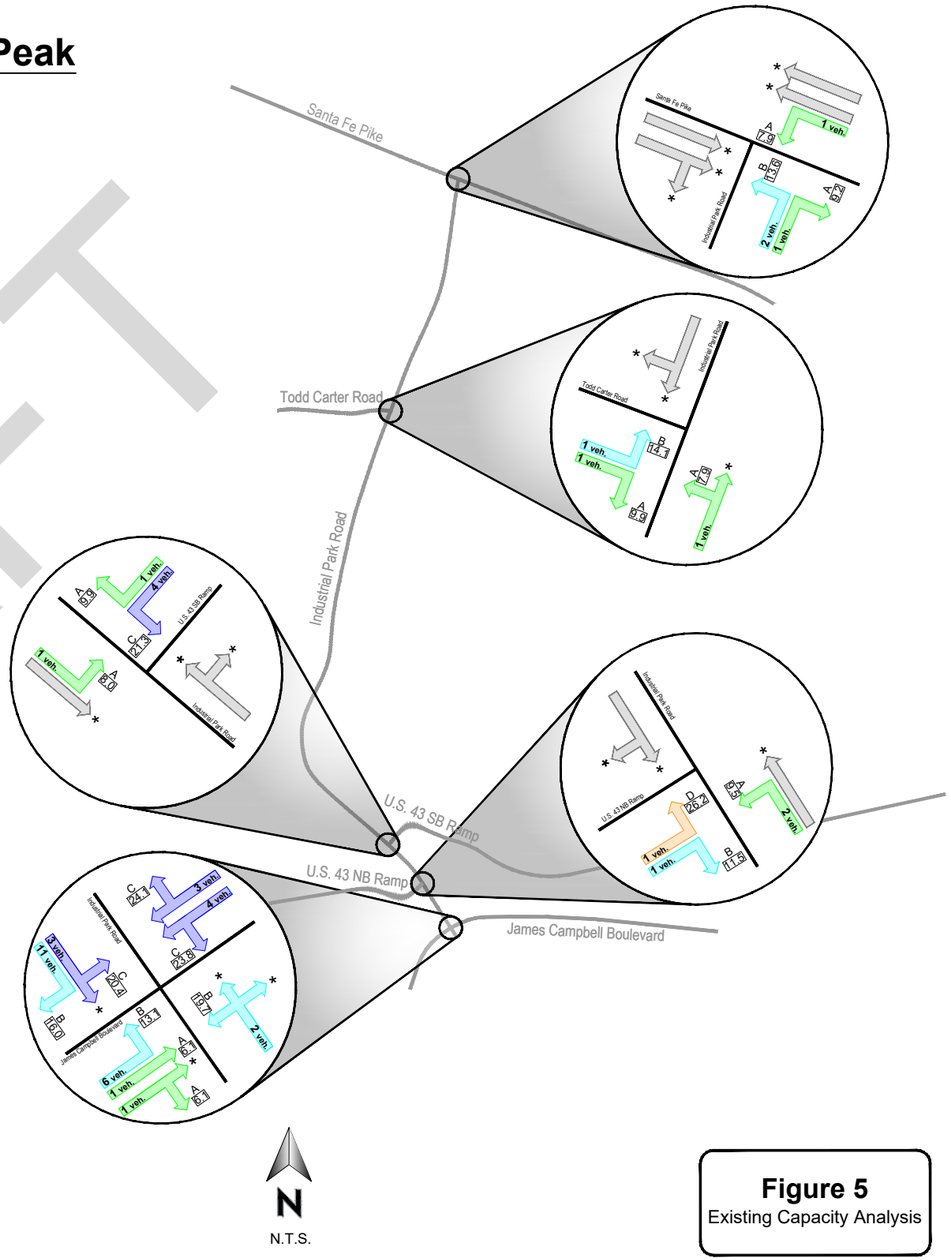



**Figure 5**
Existing Capacity Analysis

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## Intersection Assessments (Existing Conditions)

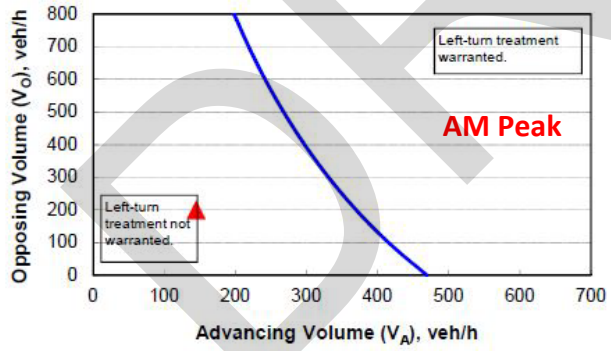
Engineering assessments were performed on the intersections within the study area to identify underlying inefficiencies and solutions to alleviate any concerns associated with the existing geometries and traffic volumes along the roadway network. It should be noted that while all study intersections were analyzed, only intersections or traffic movements with deficiencies are presented within this section of the study.

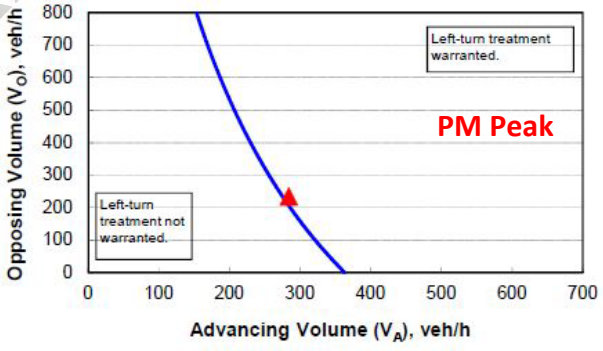
### Major Road Approach Geometry Warrants - Existing

Major-road approach left and right turn lane warrants were performed based on Figures 2-5 and 2-6, respectively in the *NCHRP Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*[2]. As shown in Table 8 and the corresponding graphs below, it was determined that one (1) northbound left turn lane is currently warranted along Industrial Park Road at its intersection with Todd Carter Road during the PM peak hour with existing traffic volumes.

**Table 8. Major-Road Approach Geometry, NB Industrial Park Road at Todd Carter Road**

| Variable | AM Peak | PM Peak |
|---|---|---|
| 85th percentile speed, mph: | 45 | 45 |
| Percent of left-turns in advancing volume ($V_A$), %: | 14 | 28 |
| Advancing volume ($V_A$), veh/h: | 145 | 284 |
| Opposing volume ($V_O$), veh/h: | 200 | 234 |
| Limiting advancing volume ($V_A$), veh/h: | 370 | 275 |
| **Left-turn bay warranted:** | **NO** | **YES** |
| Source: *NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide* | | |




[2] Transportation Research Board (TRB). Evaluating Intersection Improvements: An Engineering Study Guide. Washington, DC: 2001

## Queue Analyses - Existing

Queue analyses were performed for all traffic movements at the study intersections with existing geometry and existing traffic volumes. The 95th percentile queue lengths (in vehicles) were calculated as part of the capacity analyses and the results were rounded up and presented as the nearest whole vehicle. To identify inadequacies within the existing roadway network, queue lengths were converted to feet using an average vehicle length of twenty-five (25) feet per vehicle. Table 8 summarizes the existing queue analyses performed for critical traffic movements on each approach to the study intersections. Queues that exceed the provided lane storage and/or interfere with an adjacent intersection or major driveway were identified and outlined in red.

**Table 9. Queue Analyses Summary, Existing (2017)**

| Intersection | Approach | Movement | Provided Storage* | | 95th Percentile Queue Lengths | | | |
|---|---|---|---|---|---|---|---|---|
| | | | (in veh) | (in ft) | AM Peak | | PM Peak | |
| | | | | | (in veh) | (in ft) | (in veh) | (in ft) |
| James Campbell Boulevard & Industrial Park Road | NB | Left/Thru/Right | 2 | 50 | 1 | 25 | 2 | 50 |
| | SB | Left/Thru | 5 | 125 | 3 | 75 | 3 | 75 |
| | | Right | 18 | 450 | 5 | 125 | 11 | 275 |
| | EB | Left | 4 | 110 | 3 | 75 | 6 | 150 |
| | | Thru | 5 | 135 | 1 | 25 | 1 | 25 |
| | | Thru/Right | 5 | 135 | 1 | 25 | 1 | 25 |
| | WB | Left/Thru | 10 | 260 | 3 | 75 | 4 | 100 |
| | | Thru/Right | 10 | 260 | 2 | 50 | 3 | 75 |
| Industrial Park Road & U.S. 43 NB Ramp | NB | Left | 14 | 350 | 1 | 25 | 2 | 50 |
| | EB | Left | 51 | 1,290 | 2 | 50 | 1 | 25 |
| | | Right | 3 | 75 | 2 | 50 | 1 | 25 |
| Industrial Park Road & U.S. 43 SB Ramp | SB | Left | 7 | 185 | 1 | 25 | 1 | 25 |
| | WB | Left | 42 | 1,050 | 3 | 75 | 4 | 100 |
| | | Right | 2 | 50 | 0 | 0 | 1 | 25 |
| Industrial Park Road & Todd Carter Road | NB | Left/Thru | 10 | 250 | 0 | 0 | 1 | 25 |
| | EB | Left | 7 | 175 | 1 | 25 | 1 | 25 |
| | | Right | 7 | 175 | 1 | 25 | 1 | 25 |
| Industrial Park Road & Santa Fe Pike (TN-7) | NB | Left | 34 | 870 | 1 | 25 | 2 | 50 |
| | | Right | 2 | 70 | 1 | 25 | 1 | 25 |
| | WB | Left | 5 | 125 | 1 | 25 | 1 | 25 |

* Signifies distance to adjacent intersection or major driveway where storage lanes are not provided.

As shown in Table 9 and Figure 5, the 95th percentile queue for the eastbound James Campbell Boulevard left turn approach to Industrial Park Road is six (6) vehicles (approximately 150 feet) during the PM peak hour. This queue length will extend west from the intersection past a private drive.

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**Traffic Signal Warrant - Existing**

Nine (9) separate warrants have been developed to determine when an intersection warrants signalization. These nine (9) warrants are provided within the *Manual on Uniform Traffic Control Devices* (MUTCD) and describe the minimum thresholds needed to warrant a traffic signal. "A traffic control signal should not be installed unless one or more of the factors described in Chapter 4C (Traffic Control Signal Needs Studies) are met." [3]

The *TDOT Traffic Design Manual* subsection 3.2.4A – Application of Signal Warrants states "In investigation of warrants toward signal justification, Warrant 1 (Eight Hour Vehicular Volume) or Warrant 7 (Crash Experience) will be the primary warrants considered for signal approval." Therefore, this study assumed that a traffic signal would not be warranted unless one (1) of the three (3) Eight Hour Vehicular Volume Warrants was met (Warrants 1A, 1B, and 1C).

Traffic volume related signal warrants were performed based on existing traffic volumes and 70 percent minimum vehicular volumes provided in Table 4C-1 of the MUTCD. As directed within the MUTCD traffic volumes within the 70 percent columns were used due to the statutory speed limit exceeding 40 MPH. The results of the signal analysis are provided in Table 10. It should be noted that the midday hours between 10:00AM – 11:00AM and 1:00PM – 2:00PM were interpolated and considered to be a conservative estimate.

**Table 10. Signal Warrant Analysis, Industrial Park Road and U.S. 43 Southbound Ramp**

| Hour | Traffic Volumes | | Warrants[5] Fulfilled | | | | |
|---|---|---|---|---|---|---|---|
| | Major | Minor | 1A | 1B | 1C | 2 | 3 |
| | Both Directions | Highest Approach | | | | | |
| 6:00-7:00 AM | 344 | 169 | -- | -- | -- | -- | -- |
| 7:00-8:00 | 384 | 262 | Yes | -- | -- | Yes | -- |
| 8:00-9:00 | 303 | 180 | -- | -- | -- | -- | -- |
| 9:00-10:00* | 343 | 184 | -- | -- | -- | Yes | -- |
| 10:00-11:00* | 376 | 177 | Yes | -- | -- | Yes | -- |
| 11:00 AM-12:00 PM* | 409 | 170 | Yes | -- | -- | Yes | -- |
| 12:00-1:00* | 441 | 163 | Yes | -- | Yes | Yes | -- |
| 1:00-2:00* | 473 | 156 | Yes | -- | Yes | Yes | -- |
| 2:00-3:00 | 486 | 194 | Yes | -- | Yes | Yes | -- |
| 3:00-4:00 | 566 | 249 | Yes | Yes | Yes | Yes | Yes |
| 4:00-5:00 | 520 | 218 | Yes | -- | Yes | Yes | Yes |
| 5:00-6:00 | 491 | 233 | Yes | -- | Yes | Yes | Yes |
| **Total Hours Warranted** | | | **9** | **1** | **6** | **10** | **3** |

*Existing traffic volumes were interpolated and are considered to be a conservative estimate.

As shown in Table 10, three (3) of the five (5) traffic volume related signal warrants were fulfilled for the required number of hours at the intersection of Industrial Park Road and the U.S. 43 Southbound Ramp with existing traffic volumes. Specifically, Warrant 1A (Minimum Vehicular Volume), Warrant 2 (Four-Hour Vehicular Volume), and Warrant 3 (Peak Hour) were fulfilled.

[3] Federal Highway Administration (FHWA). Manual on Uniform Traffic Control Devices, 2009 Edition. Washington, DC: 2009

## Background Traffic Volumes

To account for traffic growth within the vicinity of the project site prior to the completion of the proposed Countryside Village Subdivision (Section 2), background traffic volumes were established. Average annual daily traffic (AADT) volumes were obtained from Tennessee Department of Transportation (TDOT) count stations, and an average growth trend per year was established. This growth trend was used as a multiplication factor to grow the existing traffic volumes to the 2019 design year (development completion). Figure 5 below displays the locations of the TDOT Count Stations within the surrounding area.

As shown in Figure 6, the average yearly percent change in traffic over a six (6) year period from 2010 - 2015 was +0.47%. Therefore, as a conservative estimate, the existing traffic volumes were grown by +1.50% per year for two (2) years. Figure 7 shows the background peak hour totals at the study intersections for the AM and PM peak hour periods.

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| TDOT Count Station: | Maury 000103 | | Maury 000201 | | Maury 000182 | | Average % Growth |
|---|---|---|---|---|---|---|---|
| *Year* | AADT | % Change | AADT | % Change | AADT | % Change | |
| *2015* | 5,624 | -- | 21,284 | -- | 10,712 | -- | -- |
| *2014* | 5,857 | -3.98% | 20,673 | 2.96% | 10,870 | -1.45% | -0.82% |
| *2013* | 5,556 | 0.61% | 20,210 | 2.66% | 10,875 | -0.75% | 0.84% |
| *2012* | 5,321 | 1.90% | 20,059 | 2.04% | 10,644 | 0.21% | 1.38% |
| *2011* | -- | -- | 19,005 | 3.00% | 11,148 | -0.98% | 1.01% |
| *2010* | -- | -- | 20,002 | 1.28% | 9,862 | 1.72% | 1.50% |
| ***Average % Change*** | **-0.49%** | | **2.55%** | | **-0.66%** | | **0.47%** |

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**Figure 6**
TDOT Count Locations & Background Traffic Growth Trends

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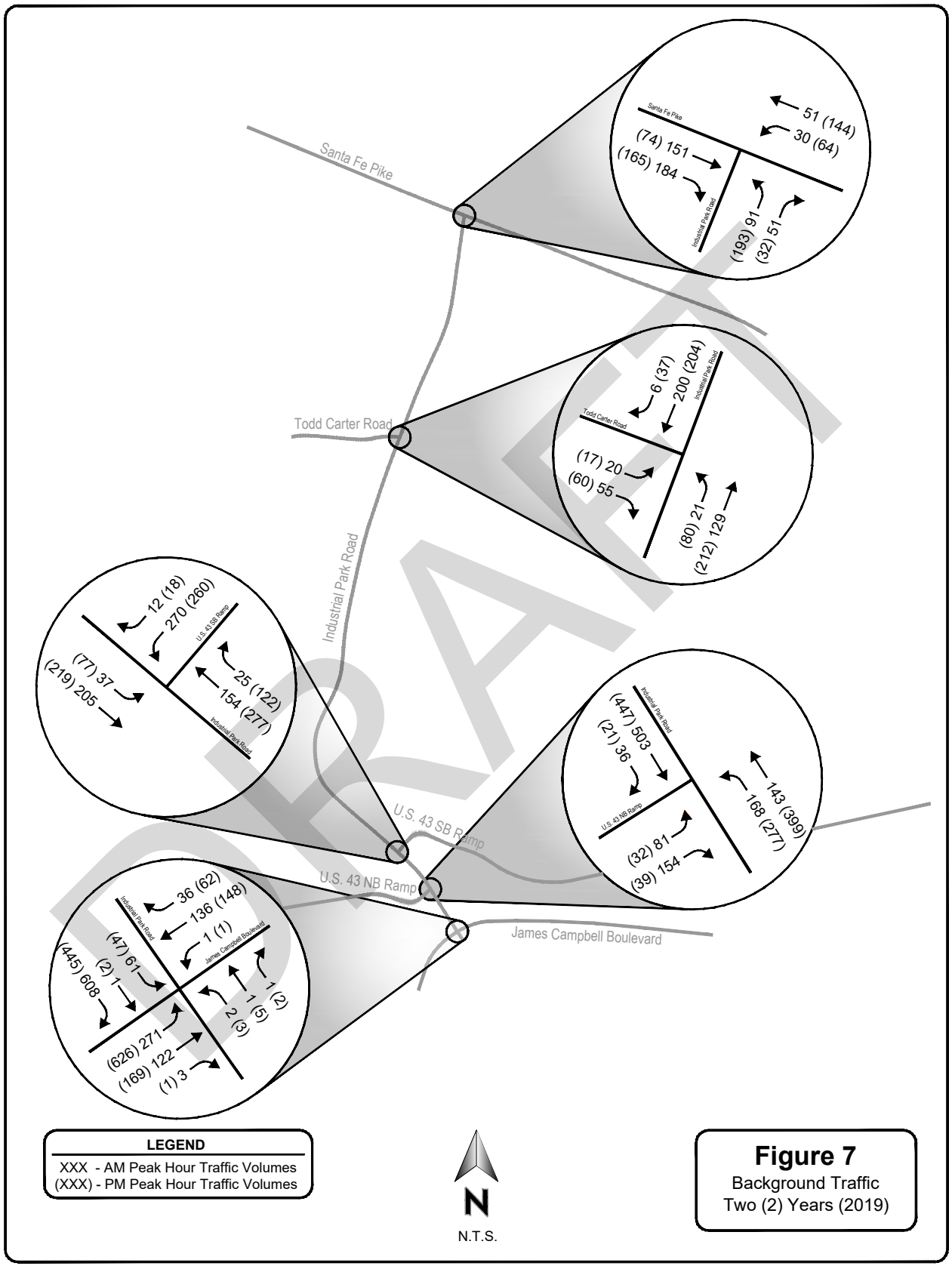
Santa Fe Pike
Todd Carter Road
Industrial Park Road
U.S. 43 SB Ramp
U.S. 43 NB Ramp
James Campbell Boulevard
Santa Fe Pike
51 (144)
30 (64)
(74) 151
(165) 184
Industrial Park Road
(193) 91
(32) 51
Todd Carter Road
6 (37)
200 (204)
Industrial Park Road
(17) 20
(60) 55
(80) 21
(212) 129
12 (18)
270 (260)
U.S. 43 SB Ramp
(77) 37
(219) 205
25 (122)
154 (277)
Industrial Park Road
Industrial Park Road
(447) 503
(21) 36
U.S. 43 NB Ramp
143 (399)
168 (277)
(32) 81
(39) 154
Industrial Park Road
36 (62)
136 (148)
1 (1)
James Campbell Boulevard
(47) 61
(2) 1
(445) 608
1 (2)
2 (3)
1 (5)
(626) 271
(169) 122
(1) 3
LEGEND
XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes
N
N.T.S.
Figure 7
Background Traffic
Two (2) Years (2019)

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## Background Capacity Analyses

To evaluate the background traffic operations at the study intersections within the vicinity of the project site, the AM and PM peak hour capacity analyses were performed based on calculations outlined in the Highway Capacity Manual (HCM). Levels of service (LOS), corresponding average delays, and 95$^{th}$ percentile queues were calculated for each turning movement. The intersections were analyzed based on existing roadway conditions and lane geometries with background traffic volumes. Appendix C contains the detailed capacity analyses results.

**Table 11. Background Capacity Analyses**

| Study Intersection | Control | Approach | 2019 Background Conditions | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | AM Peak Hour | | | PM Peak Hour | | |
| | | | LOS | Delay (s) | Queue (veh) | LOS | Delay (s) | Queue (veh) |
| 1. **James Campbell Boulevard & Industrial Park Road** | Signal | NB Left/Thru/Right | B | 13.1 | 1 | C | 20.2 | 2 |
| | | SB Left/Thru | B | 13.8 | 4 | C | 20.9 | 3 |
| | | SB Right | B | 11.0 | 15 | B | 17.2 | 5 |
| | | EB Left | B | 11.7 | 3 | B | 13.5 | 8 |
| | | EB Thru | A | 8.1 | 1 | A | 6.2 | 4 |
| | | EB Thru/Right | A | 8.1 | 1 | A | 6.2 | 1 |
| | | WB Left/Thru | B | 17.6 | 4 | C | 24.7 | 4 |
| | | WB Thru/Right | B | 17.7 | 2 | C | 25.1 | 3 |
| | | **Overall** | **B** | **11.9** | -- | **B** | **15.7** | -- |
| 2. **Industrial Park Road & U.S. 43 NB Ramp** | TWSC | NB Left | A | 9.3 | 1 | A | 9.6 | 2 |
| | | EB Left | C | 19.7 | 1 | D | 27.7 | 1 |
| | | EB Right | B | 14.7 | 2 | B | 11.7 | 1 |
| 3. **Industrial Park Road & U.S. 43 SB Ramp** | TWSC | SB Left | A | 7.6 | 1 | A | 8.1 | 1 |
| | | WB Left | C | 16.6 | 3 | C | 22.7 | 4 |
| | | WB Right | A | 9.2 | 0 | B | 10.0 | 1 |
| 4. **Industrial Park Road & Todd Carter Road** | TWSC | NB Left/Thru | A | 7.7 | 1 | A | 8.0 | 1 |
| | | EB Left | B | 11.3 | 1 | B | 14.4 | 1 |
| | | EB Right | A | 9.7 | 1 | A | 9.9 | 1 |
| 5. **Industrial Park Road & Santa Fe Pike (TN-7)** | TWSC | NB Left | B | 11.7 | 1 | B | 13.9 | 2 |
| | | NB Right | A | 9.7 | 1 | A | 9.2 | 1 |
| | | WB Left | A | 8.1 | 1 | A | 7.9 | 1 |

As shown in Table 11, all critical movements to the existing intersections surrounding the proposed development operate at a minimum of LOS D during the AM and PM peak hours of operation with background traffic volumes. Figure 8 details the results of the background capacity analyses for the analyzed intersections.

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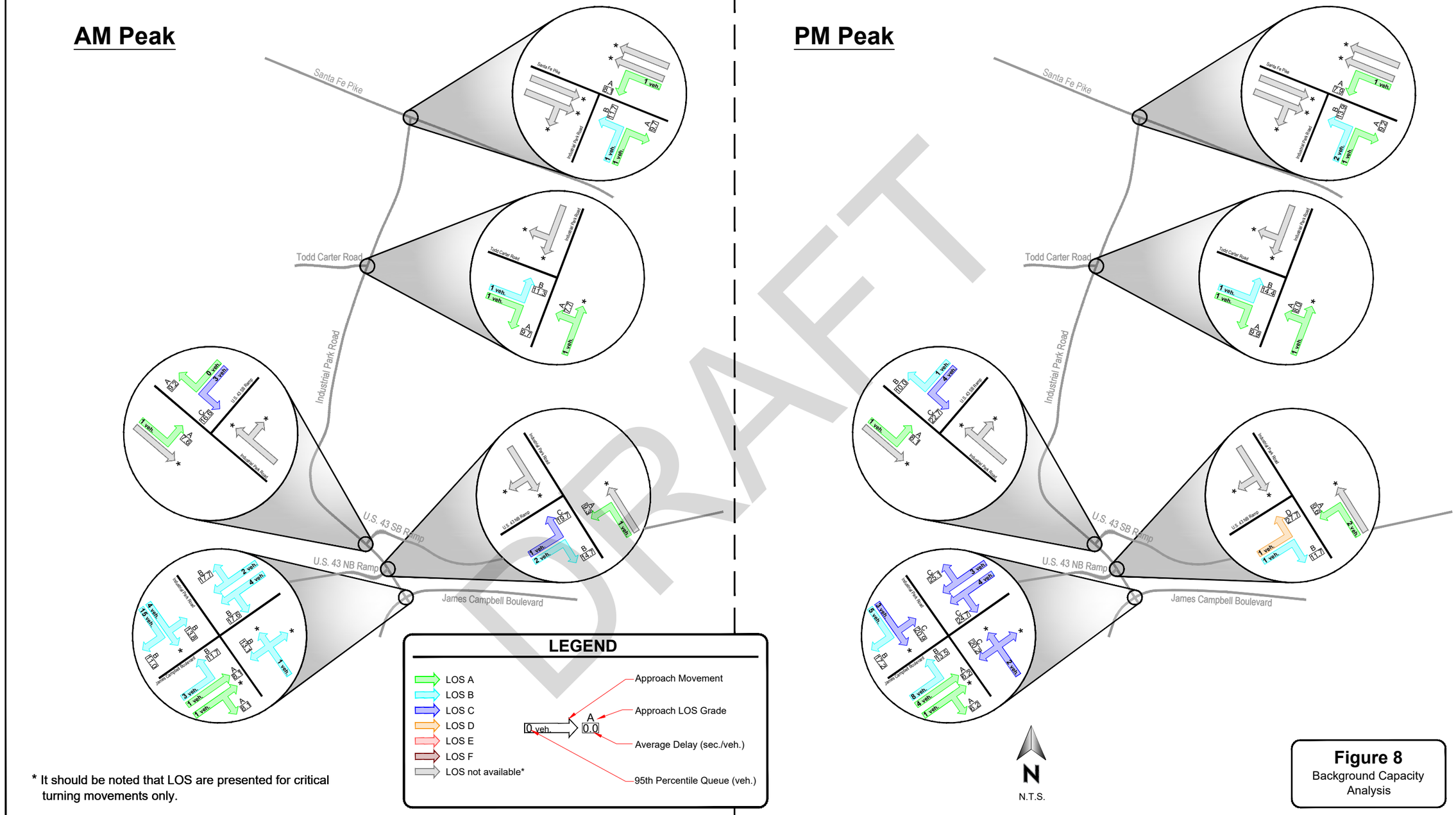
## AM Peak




* It should be noted that LOS are presented for critical turning movements only.

## PM Peak




N

N.T.S.

**Figure 8**
Background Capacity Analysis

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## Intersection Assessments (Background Conditions)

Engineering assessments were performed on the intersections within the study area to identify underlying inefficiencies and solutions to alleviate any concerns associated with existing geometries and background traffic volumes along the roadway network. It should be noted that while all study intersections were analyzed, only intersections or traffic movements with deficiencies are presented within the section of the study.

### Queue Analyses – Background

Queue analyses were performed for all traffic movements at the study intersections with existing geometry and background traffic volumes. The 95th percentile queue lengths (in vehicles) were calculated as part of the capacity analyses and the results were rounded up and presented as the nearest whole vehicle. To identify inadequacies within the existing roadway network, queue lengths were converted to feet using an average vehicle length of twenty-five (25) feet per vehicle. Table 12 summarizes the background queue analyses performed for critical traffic movements on each approach to the study intersections. Queues that exceed the provided lane storage and/or interfere with an adjacent intersection or major driveway were identified and outlined in red.

**Table 12. Queue Analyses Summary, Background (2019)**

| Intersection | Approach | Movement | Provided Storage* | | 95th Percentile Queue Lengths | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | AM Peak | | PM Peak | |
| | | | (in veh) | (in ft) | (in veh) | (in ft) | (in veh) | (in ft) |
| James Campbell Boulevard & Industrial Park Road | NB | Left/Thru/Right | 2 | 50 | 1 | 25 | 2 | 50 |
| | SB | Left/Thru | 5 | 125 | 4 | 100 | 3 | 75 |
| | | Right | 18 | 450 | 15 | 375 | 5 | 125 |
| | EB | Left | 4 | 110 | 3 | 75 | 8 | 200 |
| | | Thru | 5 | 135 | 1 | 25 | 4 | 100 |
| | | Thru/Right | 5 | 135 | 1 | 25 | 1 | 25 |
| | WB | Left/Thru | 10 | 260 | 4 | 100 | 4 | 100 |
| | | Thru/Right | 10 | 260 | 2 | 50 | 3 | 75 |
| Industrial Park Road & U.S. 43 NB Ramp | NB | Left | 14 | 350 | 1 | 25 | 2 | 50 |
| | EB | Left | 51 | 1,290 | 1 | 25 | 1 | 25 |
| | | Right | 3 | 75 | 2 | 50 | 1 | 25 |
| Industrial Park Road & U.S. 43 SB Ramp | SB | Left | 7 | 185 | 1 | 25 | 1 | 25 |
| | WB | Left | 42 | 1,050 | 3 | 75 | 4 | 100 |
| | | Right | 2 | 50 | 0 | 0 | 1 | 25 |
| Industrial Park Road & Todd Carter Road | NB | Left/Thru | 10 | 250 | 1 | 25 | 1 | 25 |
| | EB | Left | 7 | 175 | 1 | 25 | 1 | 25 |
| | | Right | 7 | 175 | 1 | 25 | 1 | 25 |
| Industrial Park Road & Santa Fe Pike (TN-7) | NB | Left | 34 | 870 | 1 | 25 | 2 | 50 |
| | | Right | 2 | 70 | 1 | 25 | 1 | 25 |
| | WB | Left | 5 | 125 | 1 | 25 | 1 | 25 |

* Signifies distance to adjacent intersection or major driveway where storage lanes are not provided.

As shown in Table 12 and Figure 8, the 95th percentile queue for the eastbound James Campbell Boulevard left turn approach to Industrial Park Road is eight (8) vehicles (approximately 200 feet) during the PM peak hour. This queue length will extend west from the intersection past a private drive.

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## Impacts

**Traffic Generation**

Trips were generated to establish projected traffic volumes for the proposed Countryside Village Subdivision (Section 2). Daily and peak hour trips were generated by formulas presented in the Trip Generation Manual [4] based on the number of occupied dwelling units proposed by the development. As previously stated, the proposed Countryside Village Subdivision (Section 2) is expected to consist of approximately 400 mobile homes. The Mobile Home Park (240) ITE Land Use was used to estimate the generated traffic volumes. Table 13 provides the new trips generated for the proposed development. Appendix B contains detailed trip generation calculations.

**Table 13. Countryside Village Subdivision (Section 2) Trip Generation**

| ITE Land Use (Code) | Occupied Dwelling Units | Generated Traffic Volumes[4] | | | | |
|---|---|---|---|---|---|---|
| | | Daily | AM Peak | | PM Peak | |
| | | | Enter | Exit | Enter | Exit |
| Mobile Home Park (240) | 400 | 1,686 | 24 | 97 | 143 | 87 |

## Projected Traffic Distribution and Assignments

For the purposes of this study, estimated directional distributions shown on Figure 9 were made for the proposed development's generated traffic volumes. The development of these directional distributions was established based on the following:

- Conducted hourly turning movement counts;
- Existing land use characteristics;
- Existing roadway network;
- Existing lane geometry of surrounding intersections;
- The developments proposed access locations;
- Locations of populations centers within the surrounding area;

The primary trips generated were assigned to the existing roadway network per the distributions shown on Figure 9, resulting in the generated peak hour traffic volumes shown on Figure 10. The generated peak hour traffic volumes (primary) were added to the background volumes resulting in the total projected peak hour traffic volumes in Figure 11.

[4] Institute of Transportation Engineers (ITE). Trip Generation Manual, 9th Edition. Washington, DC: ITE, 2012



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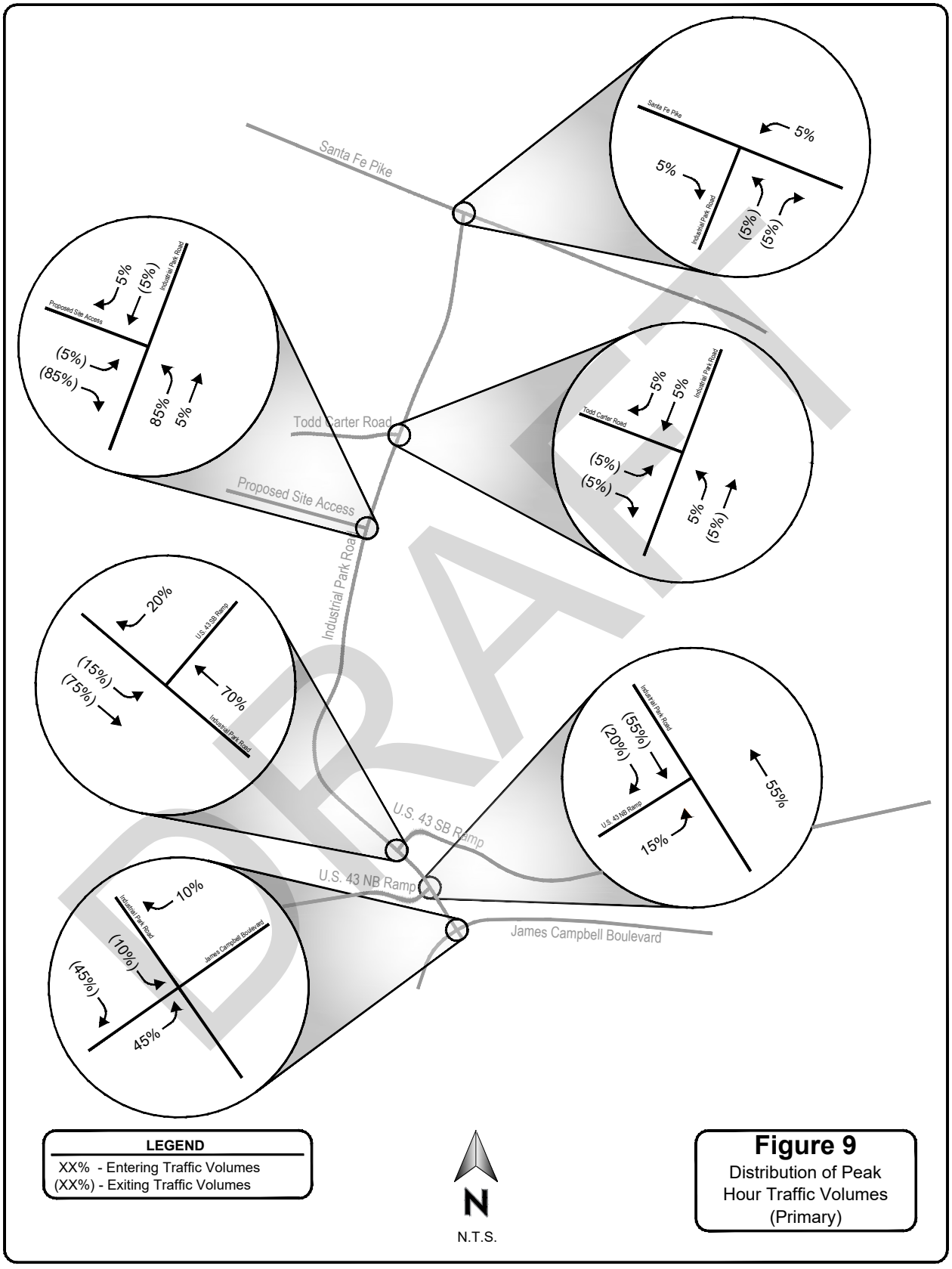
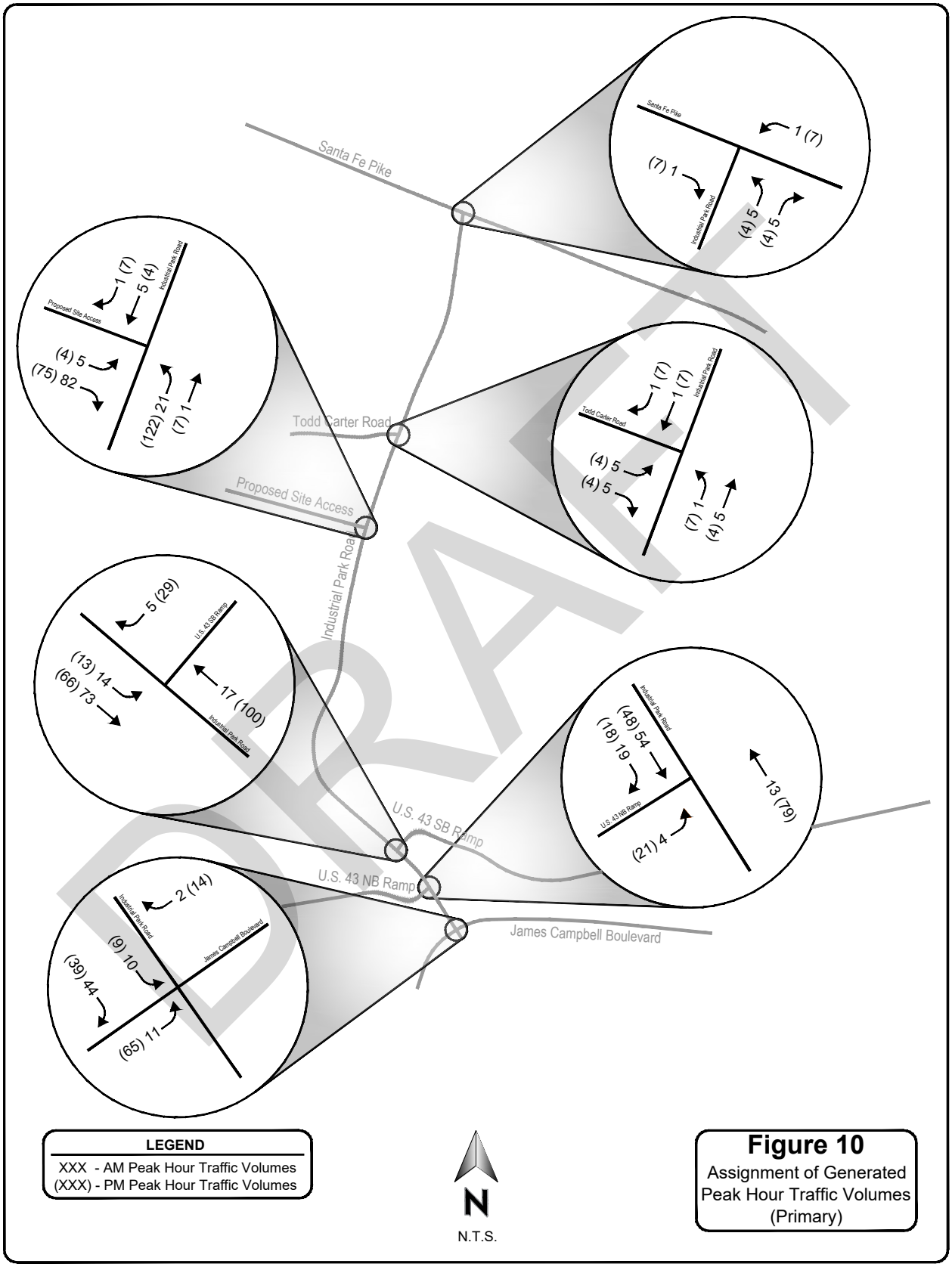



**Figure 9**
Distribution of Peak Hour Traffic Volumes (Primary)


Santa Fe Pike
Todd Carter Road
Proposed Site Access
Industrial Park Road
U.S. 43 SB Ramp
U.S. 43 NB Ramp
James Campbell Boulevard
Santa Fe Pike
1 (7)
(7) 1
Industrial Park Road
(4) 5
(4) 5
1 (7)
5 (4)
Industrial Park Road
Proposed Site Access
(4) 5
(75) 82
(122) 21
(7) 1
1 (7)
1 (7)
Industrial Park Road
Todd Carter Road
(4) 5
(4) 5
(7) 1
(4) 5
5 (29)
U.S. 43 SB Ramp
(13) 14
(66) 73
17 (100)
Industrial Park Road
(48) 54
(18) 19
Industrial Park Road
U.S. 43 NB Ramp
13 (79)
(21) 4
2 (14)
Industrial Park Road
James Campbell Boulevard
(9) 10
(39) 44
(65) 11
LEGEND
XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes
N
N.T.S.
Figure 10
Assignment of Generated Peak Hour Traffic Volumes (Primary)
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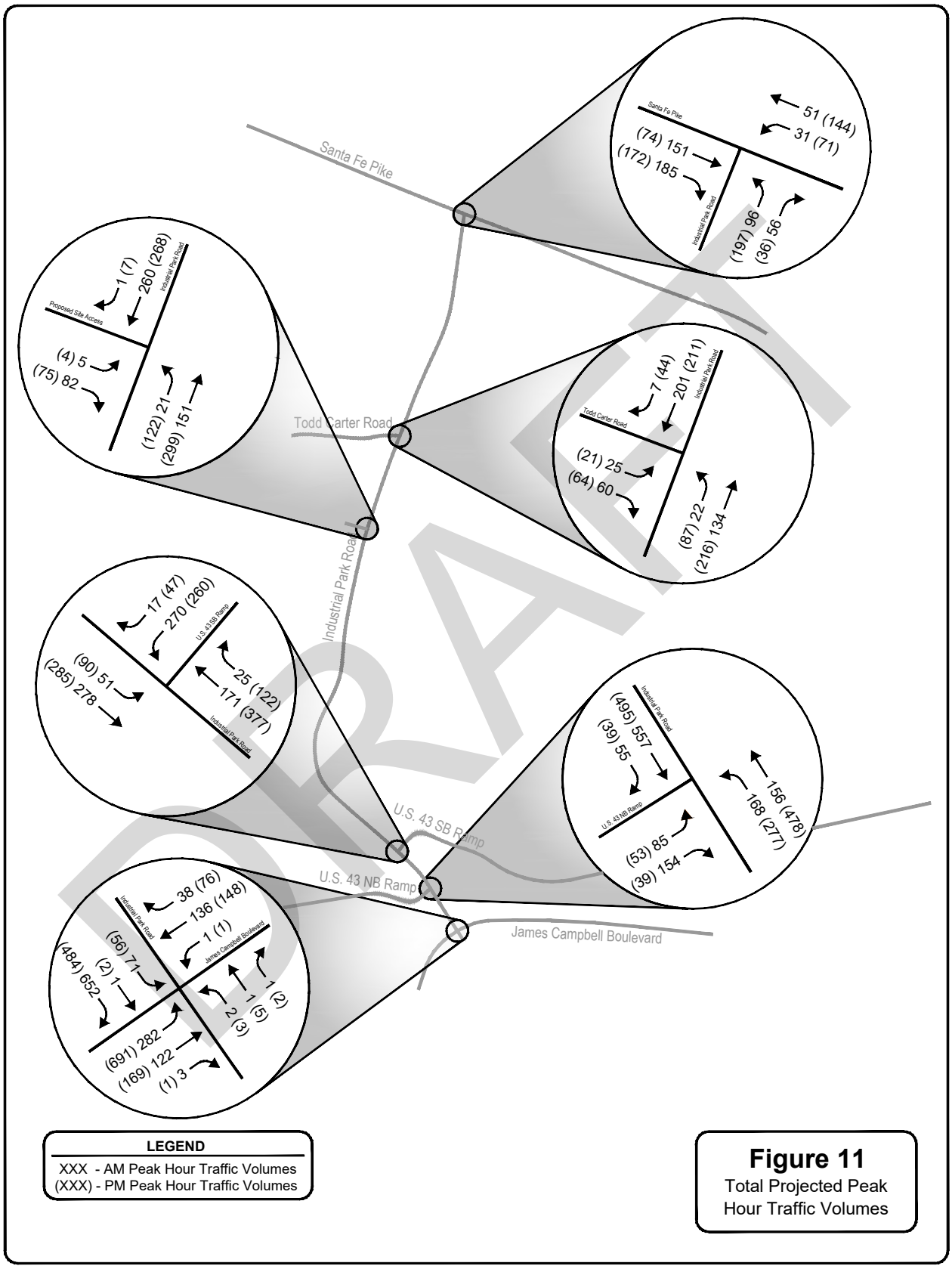


**LEGEND**

XXX - AM Peak Hour Traffic Volumes
(XXX) - PM Peak Hour Traffic Volumes

**Figure 11**
Total Projected Peak Hour Traffic Volumes

## Projected Capacity Analysis

To evaluate the projected traffic operations at the study intersections within the vicinity of the project site, AM and PM peak hour capacity analyses were performed. The capacity analyses include the total projected traffic volumes generated from the proposed development in addition to background traffic volumes. Levels-of-service (LOS), corresponding average delays, and 95$^{th}$ percentile queues were calculated for each turning movement. The proposed site access intersection along Industrial Park Road was analyzed under the following conditions: one (1) entering lane and one (1) shared exiting lane for left and right-turning movements operating under a stop condition. The remaining study intersections were analyzed under the existing conditions. Appendix C contains the detailed capacity analyses results.

**Table 14. Projected Capacity Analyses**

| Study Intersection | Control | Approach | 2019 Projected (No Improvement) Conditions | | | | | |
|---|---|---|---|---|---|---|---|---|
| | | | AM Peak Hour | | | PM Peak Hour | | |
| | | | LOS | Delay (s) | Queue (veh) | LOS | Delay (s) | Queue (veh) |
| 1. **James Campbell Boulevard & Industrial Park Road** | Signal | NB Left/Thru/Right | B | 13.2 | 1 | C | 22.0 | 2 |
| | | SB Left/Thru | B | 14.0 | 4 | C | 23.0 | 4 |
| | | SB Right | B | 13.0 | 15 | C | 21.9 | 11 |
| | | EB Left | B | 12.0 | 3 | B | 15.4 | 8 |
| | | EB Thru | A | 8.3 | 1 | A | 5.8 | 5 |
| | | EB Thru/Right | A | 8.3 | 1 | A | 5.8 | 1 |
| | | WB Left/Thru | B | 18.2 | 4 | C | 26.9 | 5 |
| | | WB Thru/Right | B | 18.4 | 3 | C | 27.4 | 4 |
| | | **Overall** | **B** | **13.1** | -- | **B** | **18.3** | -- |
| 2. **Industrial Park Road & U.S. 43 NB Ramp** | TWSC | NB Left | A | 9.6 | 1 | A | 9.9 | 2 |
| | | EB Left | C | 21.2 | 2 | E | 36.1 | 2 |
| | | EB Right | C | 15.8 | 2 | B | 12.2 | 1 |
| 3. **Industrial Park Road & U.S. 43 SB Ramp** | TWSC | SB Left | A | 7.7 | 1 | A | 8.4 | 1 |
| | | WB Left | C | 20.0 | 4 | D | 32.8 | 6 |
| | | WB Right | A | 9.3 | 1 | B | 11.1 | 1 |
| 4. **Industrial Park Road & Todd Carter Road** | TWSC | NB Left/Thru | A | 7.7 | 1 | A | 8.0 | 1 |
| | | EB Left | B | 11.5 | 1 | C | 15.0 | 1 |
| | | EB Right | A | 9.8 | 1 | B | 10.0 | 1 |
| 5. **Industrial Park Road & Santa Fe Pike (TN-7)** | TWSC | NB Left | B | 11.7 | 1 | B | 14.3 | 2 |
| | | NB Right | A | 9.7 | 1 | A | 9.2 | 1 |
| | | WB Left | A | 8.1 | 1 | A | 8.0 | 1 |
| 6. **Industrial Park Road & Proposed Site Access** | TWSC | NB Left | A | 7.9 | 1 | A | 8.2 | 1 |
| | | EB Left/Right | B | 10.6 | 1 | B | 11.0 | 1 |

As shown in Table 14, with the addition of the projected generated traffic volumes to the background traffic volumes, the eastbound approach of the U.S. 43 Northbound Ramp to Industrial Park Road will operate at an unsatisfactory level of service during the PM peak hour. The eastbound U.S. 43 Northbound Ramp approach to Industrial Park Road will operate a LOS E with the addition of projected generated traffic volumes to the background traffic volumes. All other critical traffic movements at the study intersections will operate at a minimum of LOS D

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during both peak hours with the addition of projected generated traffic volumes to the background traffic volumes. Figure 12 details the results of the unimproved projected capacity analyses.

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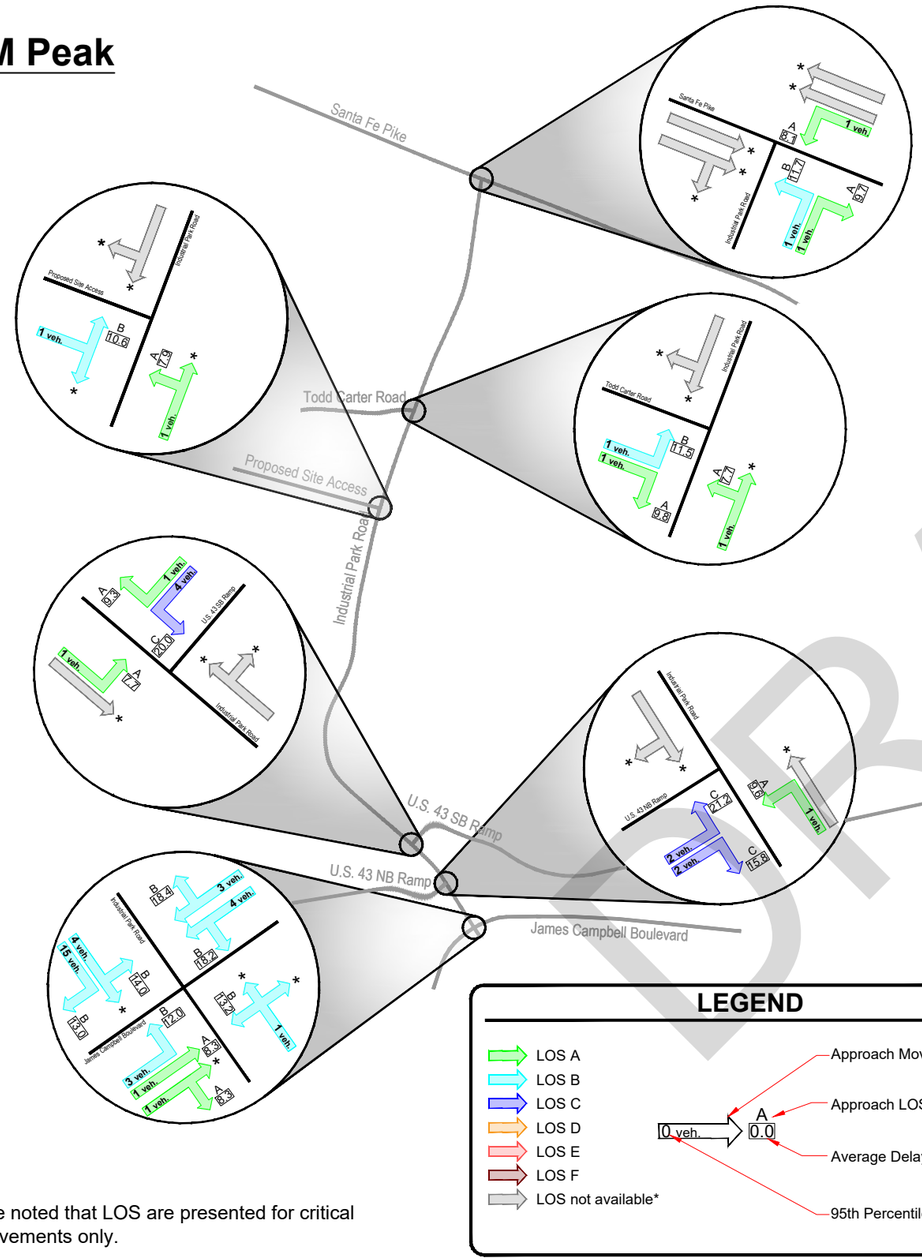
## AM Peak




* It should be noted that LOS are presented for critical turning movements only.

## PM Peak

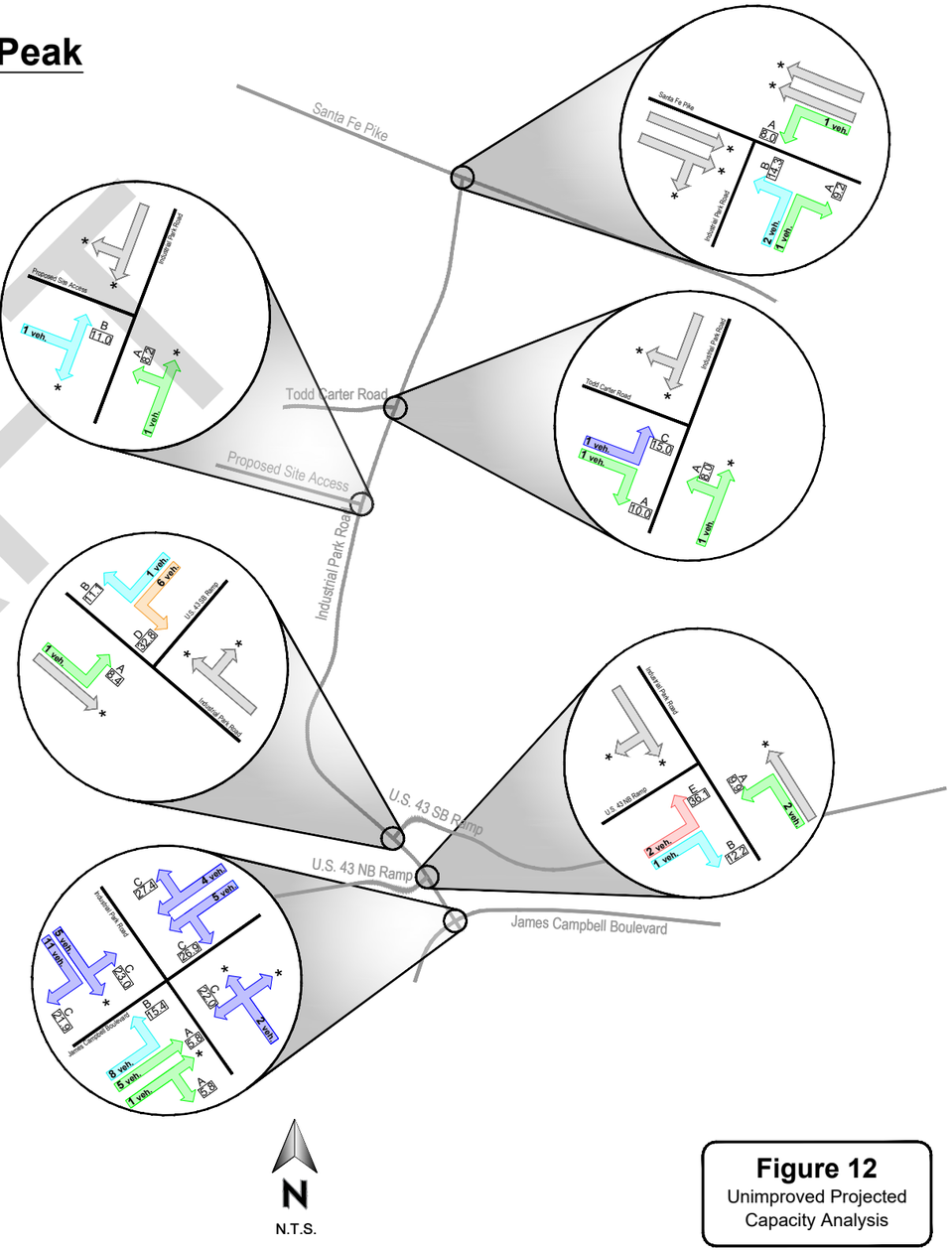



**Figure 12**
Unimproved Projected Capacity Analysis

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## Intersection Assessments (Projected Conditions)

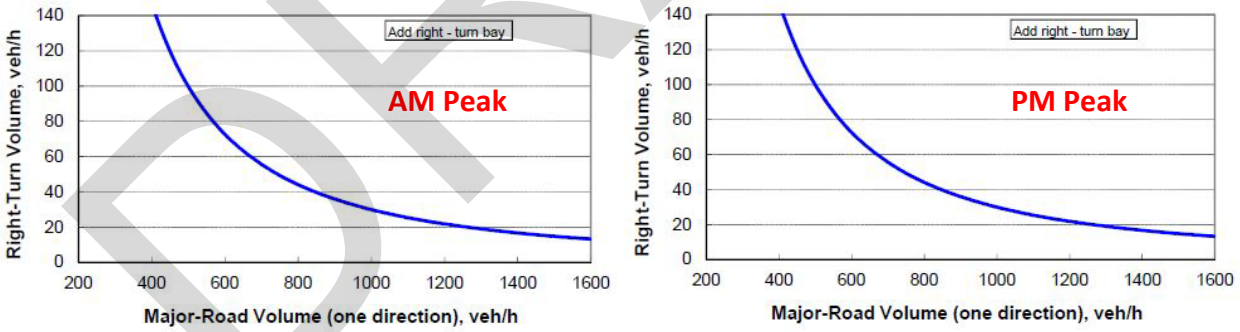
Engineering assessments were performed on the intersections within the study area to identify underlying inefficiencies and solutions to alleviate any concerns associated with existing and proposed geometries and traffic volumes along the roadway network.

### Major Road Approach Geometry Warrants - Projected

Major-road approach left and right turn lane warrants were performed based on Figures 2-5 and 2-6, respectively, in the *NCHRP Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*[5]. As shown in Table 19 and the corresponding graphs, it was determined that a northbound left turn lane at the intersection of Industrial Park Road and the Proposed Site Access to Countryside Subdivision (Section 2) is warranted in the PM peak hour with projected traffic volumes. As shown in Tables 15 through 19 (excluding Table 18) and their corresponding graphs, it was determined that neither a left or right turn lane is warranted in either peak hour with projected traffic volumes for the remaining study intersections.

**Table 15. Major-Road Approach Geometry, EB Santa Fe Pike (TN-7) at Industrial Park Road**

| Variable | AM Peak | PM Peak |
|---|---|---|
| Major-road speed, mph: | 45 | 45 |
| Major-road volume (one direction), veh/h: | 336 | 246 |
| Major-road right-turn volume, veh/h: | 185 | 172 |
| Limiting right-turn volume, veh/h | 199 | 343 |
| **Right-turn bay warranted:** | **NO** | **NO** |
| Source: *NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide* | | |




[5] Transportation Research Board (TRB). Evaluating Intersection Improvements: An Engineering Study Guide. Washington, DC: 2001

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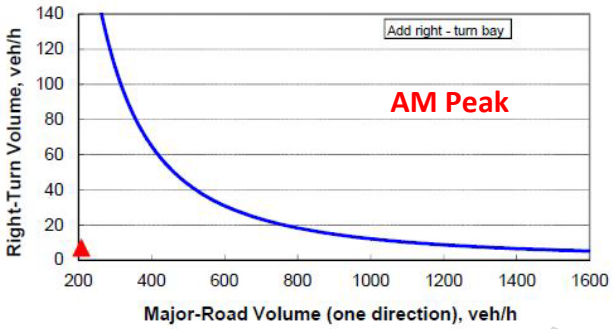
**Table 16. Major-Road Approach Geometry, SB Industrial Park Road at Todd Carter Road**

| Variable | AM Peak | PM Peak |
|---|---|---|
| Major-road speed, mph: | 45 | 45 |
| Major-road volume (one direction), veh/h: | 208 | 255 |
| Major-road right-turn volume, veh/h: | 7 | 44 |
| Limiting right-turn volume, veh/h: | 215 | 148 |
| **Right-turn bay warranted:** | **NO** | **NO** |
| Source: *NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide* | | |



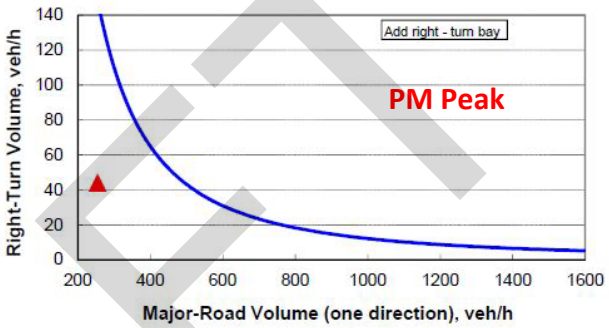
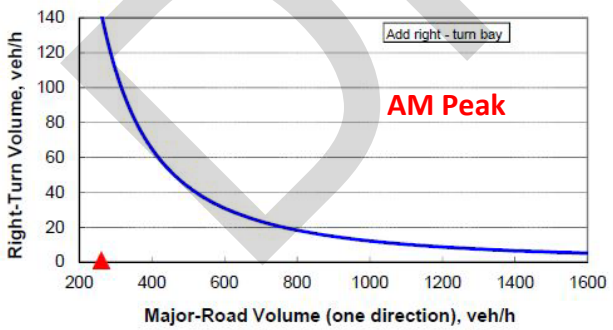




**Table 17. Major-Road Approach Geometry, SB Industrial Park Road at Proposed Site Access**

| Variable | AM Peak | PM Peak |
|---|---|---|
| Major-road speed, mph: | 45 | 45 |
| Major-road volume (one direction), veh/h: | 261 | 275 |
| Major-road right-turn volume, veh/h: | 1 | 7 |
| Limiting right-turn volume, veh/h: | 142 | 129 |
| **Right-turn bay warranted:** | **NO** | **NO** |
| Source: *NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide* | | |



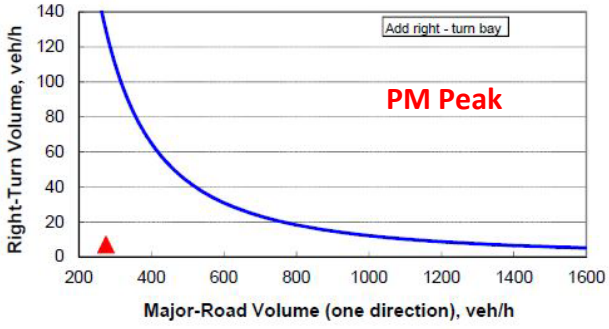




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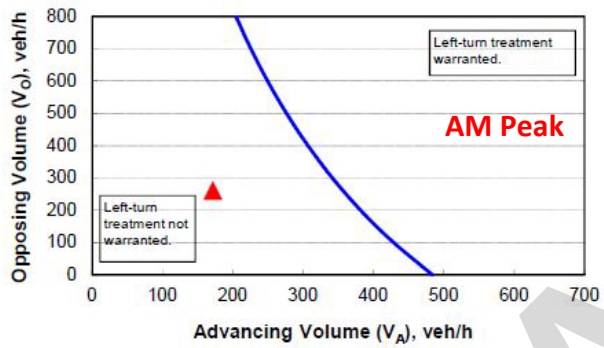
**Table 18. Major-Road Approach Geometry, NB Industrial Park Road at Proposed Site Access**

| Variable | AM Peak | PM Peak |
|---|---|---|
| 85th percentile speed, mph: | 45 | 45 |
| Percent of left-turns in advancing volume ($V_A$), %: | 13 | 29 |
| Advancing volume ($V_A$), veh/h: | 172 | 421 |
| Opposing volume ($V_O$), veh/h: | 261 | 275 |
| Limiting advancing volume ($V_A$), veh/h: | 357 | 260 |
| **Left-turn bay warranted:** | **NO** | **YES** |
| Source: *NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide* | | |



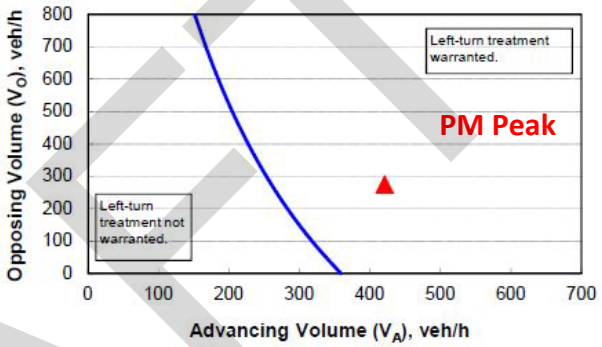
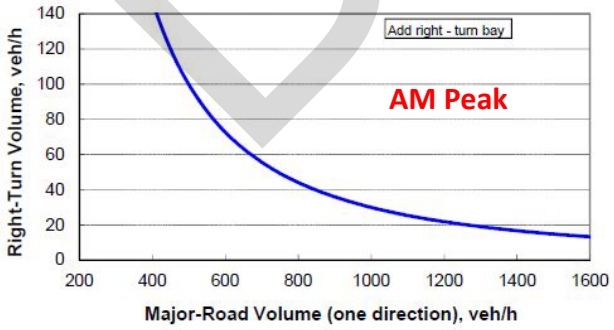
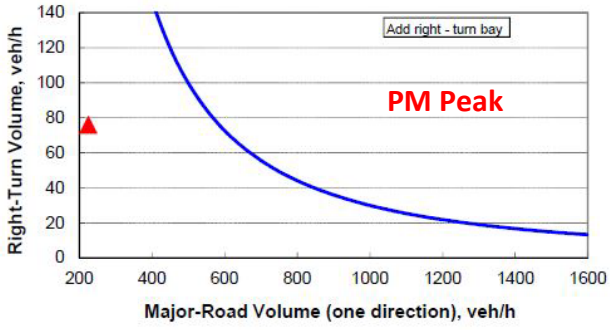




**Table 19. Major-Road Approach Geometry, WB James Campbell Blvd at Industrial Park Rd**

| Variable | AM Peak | PM Peak |
|---|---|---|
| Major-road speed, mph: | 45 | 45 |
| Major-road volume (one direction), veh/h: | 175 | 226 |
| Major-road right-turn volume, veh/h: | 38 | 76 |
| Limiting right-turn volume, veh/h: | 620 | 401 |
| **Right-turn bay warranted:** | **NO** | **NO** |
| Source: *NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide* | | |

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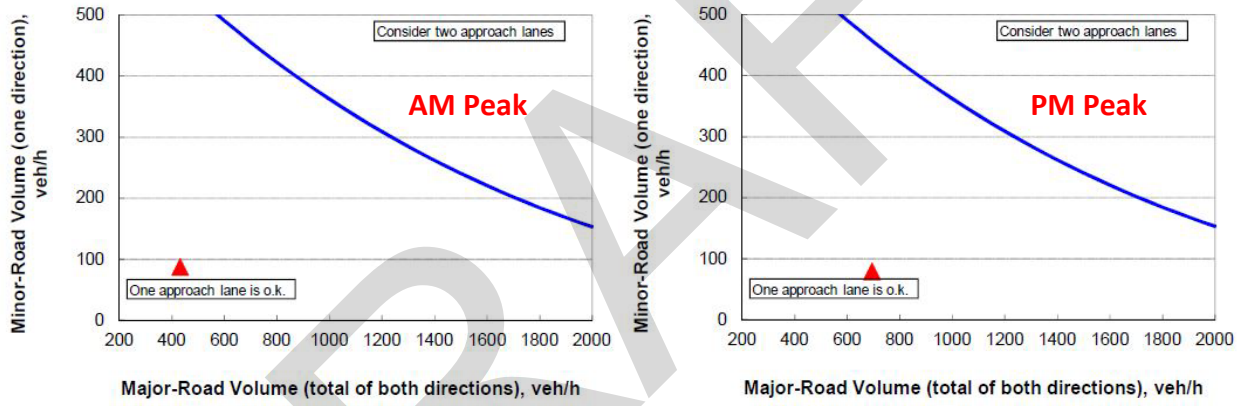
## Minor Road Approach Geometry Warrants – Projected

Minor-road approach geometric warrants were performed based on Figure 2-4 in the *NCHRP Report 457 – Evaluating Intersection Improvements: An Engineering Study Guide*[6]. As shown in Table 20 and the corresponding graphs, it was determined that one (1) shared lane for left and right turning movements on the eastbound approach of the proposed Site Access to Industrial Park Road is sufficient with projected traffic volumes.

**Table 20. Minor-Road Approach Geometry, EB Proposed Site Access at Industrial Park Road**

| Variable | AM Peak | PM Peak |
|---|---|---|
| Major-road volume (total both directions), veh/h: | 433 | 696 |
| Percentage of right-turns on minor road, %: | 94 | 95 |
| Minor-road right-turn volume, veh/h: | 87 | 79 |
| Limiting minor-road volume (one direction), veh/h: | 550 | 457 |
| **Right-turn bay warranted:** | **One (1) Lane** | **One (1) Lane** |
| Source: *NCHRP Report 457: Evaluating Intersection Improvements: An Engineering Study Guide* | | |

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[6] Transportation Research Board (TRB). Evaluating Intersection Improvements: An Engineering Study Guide. Washington, DC: 2001

## Queue Analyses – Projected

Queue analyses were performed for all traffic movements at the study intersections with existing geometry and projected traffic volumes. The 95th percentile queue lengths (in vehicles) were calculated as part of the capacity analyses and the results were rounded up and presented as the nearest whole vehicle. To identify inadequacies within the existing roadway network, queue lengths were converted to feet using an average vehicle length of 25 feet per vehicle. Table 21 summarizes the projected queue analyses performed for critical traffic movements on each approach to the study intersections. Queues that exceed the provided lane storage and/or interfere with an adjacent intersection or major driveway were identified and outlined in red.

**Table 21. Queue Analyses Summary, Projected (2019)**

| Intersection | Approach | Movement | Provided Storage* | | 95th Percentile Queue Lengths | | | |
|---|---|---|---|---|---|---|---|---|
| | | | | | AM Peak | | PM Peak | |
| | | | (in veh) | (in ft) | (in veh) | (in ft) | (in veh) | (in ft) |
| James Campbell Boulevard & Industrial Park Road | NB | Left/Thru/Right | 2 | 50 | 1 | 25 | 2 | 50 |
| | SB | Left/Thru | 5 | 125 | 4 | 100 | 4 | 100 |
| | | Right | 18 | 450 | 15 | 375 | 11 | 275 |
| | EB | Left | 4 | 110 | 3 | 75 | 8 | 200 |
| | | Thru | 5 | 135 | 1 | 25 | 5 | 125 |
| | | Thru/Right | 5 | 135 | 1 | 25 | 1 | 25 |
| | WB | Left/Thru | 10 | 260 | 4 | 100 | 5 | 125 |
| | | Thru/Right | 10 | 260 | 3 | 75 | 4 | 100 |
| Industrial Park Road & US 43 NB Ramp | NB | Left | 14 | 350 | 1 | 25 | 2 | 50 |
| | EB | Left | 51 | 1,290 | 2 | 50 | 2 | 50 |
| | | Right | 3 | 75 | 2 | 50 | 1 | 25 |
| Industrial Park Road & US 43 SB Ramp | SB | Left | 7 | 185 | 1 | 25 | 1 | 25 |
| | WB | Left | 42 | 1,050 | 4 | 100 | 6 | 150 |
| | | Right | 2 | 50 | 1 | 25 | 1 | 25 |
| Industrial Park Road & Todd Carter Road | NB | Left/Thru | 10 | 250 | 1 | 25 | 1 | 25 |
| | EB | Left | 7 | 175 | 1 | 25 | 1 | 25 |
| | | Right | 7 | 175 | 1 | 25 | 1 | 25 |
| Industrial Park Road & Santa Fe Pike (TN-7) | NB | Left | 34 | 870 | 1 | 25 | 2 | 50 |
| | | Right | 2 | 70 | 1 | 25 | 1 | 25 |
| | WB | Left | 5 | 125 | 1 | 25 | 1 | 25 |

* Signifies distance to adjacent intersection or major driveway where storage lanes are not provided.

As shown in Table 21 and Figure 12, the 95th percentile queue for the eastbound James Campbell Boulevard left turn approach to Industrial Park Road is eight (8) vehicles (approximately 200 feet) during the PM peak hour. This queue length will extend west from the intersection past a private drive.

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## Traffic Signal Warrants - Projected

The *TDOT Traffic Design Manual* subsection 3.2.4A – Application of Signal Warrants states "In investigation of warrants toward signal justification, Warrant 1 (Eight Hour Vehicular Volume) or Warrant 7 (Crash Experience) will be the primary warrants considered for signal approval." Therefore, this study assumed that a traffic signal would not be warranted unless one (1) of the three (3) Eight Hour Vehicular Volume Warrants was met (Warrants 1A, 1B, and 1C).

Traffic volume related signal warrants were performed based on projected traffic volumes and 70 percent minimum vehicular volumes provided in Table 4C-1 of the MUTCD. As directed within the MUTCD, traffic volumes within the 70 percent columns were used due to the statutory speed limit exceeding 40 MPH. The results of the signal analyses are provided in Tables 22 through 25. It should be noted that the midday hours between 10:00AM – 11:00AM and 1:00PM – 2:00PM were interpolated and considered to be a conservative estimate.

**Table 22. Signal Warrant Analysis, Industrial Park Road and U.S. 43 Southbound Ramp**

| Hour | Traffic Volumes | | Warrants[5] Fulfilled | | | | |
|---|---|---|---|---|---|---|---|
| | Major | Minor | 1A | 1B | 1C | 2 | 3 |
| | Both Directions | Highest Approach | | | | | |
| 6:00-7:00 AM | 477 | 183 | Yes | -- | Yes | Yes | -- |
| 7:00-8:00 | 478 | 278 | Yes | -- | Yes | Yes | Yes |
| 8:00-9:00 | 380 | 193 | Yes | -- | -- | Yes | -- |
| 9:00-10:00* | 418 | 198 | Yes | -- | -- | Yes | -- |
| 10:00-11:00* | 458 | 191 | Yes | -- | Yes | Yes | -- |
| 11:00 AM-12:00 PM* | 490 | 185 | Yes | -- | Yes | Yes | -- |
| 12:00-1:00* | 532 | 178 | Yes | Yes | Yes | Yes | -- |
| 1:00-2:00* | 591 | 175 | Yes | Yes | Yes | Yes | -- |
| 2:00-3:00 | 603 | 215 | Yes | Yes | Yes | Yes | Yes |
| 3:00-4:00 | 687 | 273 | Yes | Yes | Yes | Yes | Yes |
| 4:00-5:00 | 654 | 245 | Yes | Yes | Yes | Yes | Yes |
| 5:00-6:00 | 600 | 255 | Yes | Yes | Yes | Yes | Yes |
| **Total Hours Warranted** | | | **12** | **6** | **10** | **12** | **5** |
| *Existing traffic volumes were interpolated and are considered to be a conservative estimate. | | | | | | | |

As shown in Table 22, four (4) of the five (5) traffic volume related signal warrants will continue to be fulfilled for the required number of hours at the intersection of Industrial Park Road and the U.S. 43 Southbound Ramp with projected traffic volumes. Specifically, Warrant 1A (Minimum Vehicular Volume), Warrant 1C (Combination of Minimum Vehicular Volume and Interruption of Continuous Traffic), Warrant 2 (Four-Hour Vehicular Volume), and Warrant 3 (Peak Hour) were fulfilled.

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**Table 23. Signal Warrant Analysis, Industrial Park Road and U.S. 43 Northbound Ramp**

| Hour | Traffic Volumes | | Warrants[5] Fulfilled | | | | |
|---|---|---|---|---|---|---|---|
| | Major | Minor | 1A | 1B | 1C | 2 | 3 |
| | Both Directions | Highest Approach | | | | | |
| 6:00-7:00 AM | 675 | 85 | -- | Yes | Yes | Yes | -- |
| 7:00-8:00 | 869 | 87 | -- | Yes | Yes | Yes | -- |
| 8:00-9:00 | 730 | 34 | -- | -- | -- | -- | -- |
| 9:00-10:00* | 770 | 27 | -- | -- | -- | -- | -- |
| 10:00-11:00* | 776 | 25 | -- | -- | -- | -- | -- |
| 11:00 AM-12:00 PM* | 775 | 23 | -- | -- | -- | -- | -- |
| 12:00-1:00* | 783 | 24 | -- | -- | -- | -- | -- |
| 1:00-2:00* | 801 | 23 | -- | -- | -- | -- | -- |
| 2:00-3:00 | 927 | 34 | -- | -- | -- | -- | -- |
| 3:00-4:00 | 1089 | 43 | -- | -- | -- | -- | -- |
| 4:00-5:00 | 1132 | 48 | -- | -- | -- | -- | -- |
| 5:00-6:00 | 1043 | 37 | -- | -- | -- | -- | -- |
| **Total Hours Warranted** | | | **0** | **2** | **2** | **2** | **0** |
| *Existing traffic volumes were interpolated and are considered to be a conservative estimate. | | | | | | | |

As shown in Table 23, none of the five (5) traffic volume related signal warrants were fulfilled for the required number of hours at the intersection of Industrial Park Road and the U.S. 43 Northbound Ramp with projected traffic volumes.

**Table 24. Signal Warrant Analysis, Santa Fe Pike (TN-7) and Industrial Park Road**

| Hour | Traffic Volumes | | Warrants[5] Fulfilled | | | | |
|---|---|---|---|---|---|---|---|
| | Major | Minor | 1A | 1B | 1C | 2 | 3 |
| | Both Directions | Highest Approach | | | | | |
| 6:00-7:00 AM | 269 | 117 | -- | -- | -- | -- | -- |
| 7:00-8:00 | 418 | 147 | -- | -- | -- | -- | -- |
| 8:00-9:00 | 313 | 96 | -- | -- | -- | -- | -- |
| 9:00-10:00* | 285 | 84 | -- | -- | -- | -- | -- |
| 10:00-11:00* | 272 | 94 | -- | -- | -- | -- | -- |
| 11:00 AM-12:00 PM* | 263 | 104 | -- | -- | -- | -- | -- |
| 12:00-1:00* | 252 | 117 | -- | -- | -- | -- | -- |
| 1:00-2:00* | 240 | 128 | -- | -- | -- | -- | -- |
| 2:00-3:00 | 306 | 181 | -- | -- | -- | -- | -- |
| 3:00-4:00 | 398 | 249 | -- | -- | -- | Yes | -- |
| 4:00-5:00 | 462 | 218 | Yes | -- | -- | Yes | -- |
| 5:00-6:00 | 412 | 205 | -- | -- | -- | Yes | -- |
| **Total Hours Warranted** | | | **1** | **0** | **0** | **3** | **0** |
| *Existing traffic volumes were interpolated and are considered to be a conservative estimate. | | | | | | | |

As shown in Table 24, one (1) of the five (5) traffic volume related signal warrants will be fulfilled for the required number of hours at the intersection of Santa Fe Pike (TN-7) and Industrial Park Road with projected traffic volumes. Specifically, Warrant 2 (Four-Hour Vehicular Volume) was fulfilled.

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**Table 25. Signal Warrant Analysis, Industrial Park Road and Todd Carter Road**

| Hour | Traffic Volumes | | Warrants[5] Fulfilled | | | | |
|---|---|---|---|---|---|---|---|
| | Major | Minor | 1A | 1B | 1C | 2 | 3 |
| | Both Directions | Highest Approach | | | | | |
| 6:00-7:00 AM | 282 | 93 | -- | -- | -- | -- | -- |
| 7:00-8:00 | 372 | 80 | -- | -- | -- | -- | -- |
| 8:00-9:00 | 281 | 55 | -- | -- | -- | -- | -- |
| 9:00-10:00* | 266 | 70 | -- | -- | -- | -- | -- |
| 10:00-11:00* | 275 | 64 | -- | -- | -- | -- | -- |
| 11:00 AM-12:00 PM* | 285 | 59 | -- | -- | -- | -- | -- |
| 12:00-1:00* | 298 | 53 | -- | -- | -- | -- | -- |
| 1:00-2:00* | 308 | 49 | -- | -- | -- | -- | -- |
| 2:00-3:00 | 406 | 74 | -- | -- | -- | -- | -- |
| 3:00-4:00 | 498 | 80 | -- | -- | -- | -- | -- |
| 4:00-5:00 | 499 | 74 | -- | -- | -- | -- | -- |
| 5:00-6:00 | 490 | 70 | -- | -- | -- | -- | -- |
| **Total Hours Warranted** | | | **0** | **0** | **0** | **0** | **0** |
| *Existing traffic volumes were interpolated and are considered to be a conservative estimate. | | | | | | | |

As shown in Table 25, none of the five (5) traffic volume related signal warrants will be fulfilled for the required number of hours at the intersection of Industrial Park Road and Todd Carter Road with projected traffic volumes.

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## Conclusions and Recommendations

**Existing Conditions**

The existing capacity analyses show that all critical traffic movements at existing intersections currently operate at a LOS C or better during peak hours.

It was determined that the intersection of Industrial Park Road and Todd Carter Road presently warrants one (1) exclusive lane for left turning movements on the northbound approach of Industrial Park Road.

It was determined that the intersection of Industrial Park Road and the U.S. 43 Southbound Ramp presently warrants a traffic signal.

**Background Conditions**

The background capacity analyses show that all critical traffic movements will continue to operate at a LOS C or better during peak hours with the addition of background traffic volumes.

**Projected Conditions**

With the addition of traffic volumes generated by the proposed development to background traffic volumes, the westbound approach of the U.S. 43 Northbound Ramp to Industrial Park Road will operate at an LOS E during the PM peak hour. All other critical traffic movements, under projected conditions, will operate at an LOS D or better during peak hours.

It was determined that the intersection of Industrial Park Road and the proposed Site Access to Countryside Village Subdivision will warrant one (1) exclusive lane for left turning movements on the northbound approach of Industrial Park Road. Additionally, it was determined that one (1) shared lane for left and right turning movements on the eastbound approach from the proposed Site Access to Industrial Park Road is sufficient.

Based on the analyses within this study, and a review of the proposed development's access plan, the recommendations below have been presented to be implemented as part of the proposed Countryside Village Subdivision (Section 2) in Columbia, TN:

**Improvement Recommendations for the Countryside Village Subdivision (Section 2)**

- Construct the proposed Site Access with one (1) inbound lane and one (1) outbound lane operating under a stop condition;
  - The outbound lane will be a shared lane for left and right turn movements;
- All radii for the proposed access shall be designed to accommodate an SU-30 truck (garbage);
- Construct one (1) exclusive left turn lane on the northbound approach of Industrial Park Road at the proposed Site Access. The left turn lane shall provide 100 feet of storage and taper lengths in accordance with TDOT standards;

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- Construct one (1) exclusive left turn lane on the northbound approach of Industrial Park Road at Todd Carter Road. The left turn lane shall provide 100 feet of storage and taper lengths in accordance with TDOT standards.

Furthermore, this study recommends the following recommendations be completed outside of the Countryside Village Subdivision's responsibility as these deficiencies and warrants are present without the proposed development ever being constructed. These recommendations are based on the analyses provided within this study.

**Improvement Recommendations Outside of the Countryside Village Subdivision (Section 2)**

- Install a traffic signal at the intersection of Industrial Park Road and the U.S. 43 Southbound Ramp.

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# APPENDIX

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# APPENDIX A – DETAILED TURNING MOVEMENT COUNTS

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## HOURLY TURNING MOVEMENT COUNTS

| | |
|---|---|
| Date | May 25, 2017 |
| Counter | T-Square Engineering, Inc. |
| North-South Road | Industrial Park Road |
| East-West Road | James Campbell Boulevard |

| Time | NORTHBOUND Industrial Park Road | | | SOUTHBOUND Industrial Park Road | | | WESTBOUND James Campbell Boulevard | | | EASTBOUND James Campbell Boulevard | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 - 6:15 AM | 0 | 0 | 0 | 3 | 0 | 52 | 0 | 12 | 3 | 54 | 21 | 0 |
| 6:15 - 6:30 | 0 | 0 | 0 | 9 | 0 | 76 | 0 | 18 | 3 | 61 | 27 | 0 |
| 6:30 - 6:45 | 0 | 0 | 0 | 17 | 0 | 86 | 0 | 20 | 5 | 53 | 28 | 0 |
| 6:45-7:00 | 0 | 0 | 0 | 10 | 1 | 117 | 1 | 24 | 8 | 73 | 19 | 2 |
| 7:00-7:15 | 0 | 0 | 0 | 6 | 0 | 129 | 0 | 21 | 7 | 67 | 21 | 0 |
| 7:15-7:30 | 0 | 0 | 0 | 11 | 0 | 145 | 0 | 36 | 6 | 72 | 31 | 0 |
| 7:30-7:45 | 2 | 0 | 0 | 12 | 0 | 137 | 0 | 31 | 13 | 55 | 29 | 1 |
| 7:45-8:00 | 0 | 1 | 1 | 30 | 1 | 179 | 1 | 44 | 9 | 69 | 37 | 2 |
| 8:00-8:15 | 0 | 0 | 0 | 12 | 0 | 120 | 1 | 32 | 4 | 57 | 29 | 0 |
| 8:15-8:30 | 0 | 0 | 1 | 9 | 0 | 107 | 0 | 21 | 6 | 56 | 29 | 0 |
| 8:30-8:45 | 0 | 1 | 0 | 8 | 1 | 93 | 0 | 27 | 7 | 62 | 26 | 1 |
| 8:45-9:00 | 0 | 2 | 1 | 10 | 0 | 100 | 1 | 33 | 4 | 65 | 27 | 0 |
| 9:00-9:15 | 2 | 0 | 2 | 5 | 0 | 105 | 0 | 26 | 6 | 84 | 40 | 0 |
| 9:15-9:30 | 1 | 0 | 1 | 9 | 0 | 106 | 1 | 22 | 9 | 70 | 37 | 0 |
| 9:30-9:45 | 1 | 0 | 2 | 4 | 1 | 102 | 0 | 50 | 5 | 65 | 30 | 1 |
| 9:45-10:00 | 1 | 1 | 0 | 6 | 0 | 95 | 0 | 34 | 6 | 67 | 28 | 0 |
| 10:00-10:15 | 0 | 0 | 0 | 2 | 8 | 83 | 0 | 31 | 7 | 71 | 33 | 0 |
| 10:15-10:30 | 0 | 0 | 0 | 0 | 8 | 95 | 0 | 31 | 4 | 96 | 49 | 1 |
| 10:30-10:45 | 0 | 1 | 2 | 7 | 0 | 85 | 0 | 45 | 8 | 70 | 45 | 1 |
| 10:45-11:00 | 1 | 0 | 1 | 10 | 3 | 107 | 0 | 54 | 11 | 85 | 43 | 1 |
| 11:00-11:15 | 1 | 1 | 0 | 2 | 0 | 81 | 0 | 38 | 5 | 74 | 52 | 2 |
| 11:15-11:30 | 0 | 1 | 1 | 8 | 1 | 75 | 0 | 36 | 4 | 79 | 54 | 1 |
| 11:30-11:45 | 1 | 0 | 3 | 4 | 1 | 76 | 0 | 44 | 10 | 90 | 53 | 1 |
| 11:45-12:00 PM | 1 | 0 | 0 | 8 | 1 | 98 | 0 | 40 | 9 | 105 | 64 | 1 |
| 12:00-12:15 | 2 | 2 | 0 | 9 | 1 | 78 | 1 | 26 | 8 | 118 | 33 | 1 |
| 12:15-12:30 | 2 | 0 | 1 | 6 | 0 | 101 | 0 | 39 | 6 | 106 | 41 | 0 |
| 12:30-12:45 | 0 | 0 | 0 | 8 | 0 | 83 | 1 | 44 | 7 | 91 | 47 | 0 |
| 12:45-1:00 | 2 | 0 | 0 | 5 | 0 | 85 | 0 | 28 | 5 | 90 | 50 | 0 |
| 1:00-1:15 | 1 | 0 | 0 | 6 | 0 | 76 | 0 | 46 | 5 | 101 | 28 | 1 |
| 1:15-1:30 | 0 | 2 | 0 | 4 | 0 | 85 | 0 | 30 | 8 | 78 | 45 | 1 |
| 1:30-1:45 | 1 | 1 | 2 | 8 | 1 | 87 | 1 | 34 | 10 | 88 | 50 | 1 |
| 1:45-2:00 | 0 | 0 | 0 | 7 | 2 | 88 | 0 | 38 | 8 | 86 | 28 | 0 |
| 2:00-2:15 | 1 | 2 | 1 | 4 | 1 | 86 | 0 | 43 | 6 | 89 | 50 | 1 |
| 2:15-2:30 | 2 | 0 | 1 | 11 | 0 | 87 | 1 | 47 | 7 | 115 | 50 | 1 |
| 2:30-2:45 | 1 | 1 | 2 | 10 | 1 | 103 | 2 | 35 | 20 | 99 | 59 | 0 |
| 2:45-3:00 | 0 | 2 | 1 | 12 | 2 | 108 | 0 | 35 | 8 | 95 | 45 | 0 |
| 3:00-3:15 | 0 | 3 | 0 | 10 | 4 | 106 | 0 | 51 | 16 | 118 | 38 | 2 |
| 3:15-3:30 | 2 | 0 | 2 | 10 | 1 | 111 | 0 | 39 | 7 | 138 | 45 | 1 |
| 3:30-3:45 | 2 | 0 | 1 | 18 | 1 | 133 | 0 | 58 | 11 | 134 | 41 | 2 |
| 3:45-4:00 | 1 | 2 | 0 | 10 | 1 | 105 | 1 | 49 | 15 | 109 | 46 | 2 |
| 4:00-4:15 | 0 | 0 | 1 | 7 | 0 | 110 | 0 | 42 | 17 | 116 | 45 | 0 |
| 4:15-4:30 | 1 | 0 | 0 | 13 | 1 | 82 | 0 | 37 | 4 | 142 | 39 | 1 |
| 4:30-4:45 | 1 | 2 | 0 | 14 | 0 | 103 | 1 | 38 | 15 | 175 | 52 | 1 |
| 4:45-5:00 | 1 | 2 | 0 | 11 | 2 | 110 | 0 | 32 | 13 | 155 | 37 | 0 |
| 5:00-5:15 | 1 | 1 | 2 | 6 | 0 | 103 | 0 | 35 | 20 | 158 | 37 | 0 |
| 5:15-5:30 | 0 | 0 | 0 | 15 | 0 | 116 | 0 | 39 | 12 | 120 | 38 | 0 |
| 5:30-5:45 | 0 | 1 | 0 | 8 | 0 | 91 | 0 | 34 | 11 | 114 | 33 | 1 |
| 5:45-6:00 | 0 | 1 | 0 | 8 | 0 | 108 | 0 | 45 | 7 | 74 | 35 | 0 |
| **Total** | **32** | **30** | **29** | **422** | **44** | **4794** | **13** | **1714** | **405** | **4409** | **1864** | **31** |
| AM PEAK (7:00 AM - 8:00 AM) | 2 | 1 | 1 | 59 | 1 | 590 | 1 | 132 | 35 | 263 | 118 | 3 |
| MID PEAK (1:45 PM - 2:45 PM) | 4 | 3 | 4 | 32 | 4 | 364 | 3 | 163 | 41 | 389 | 187 | 2 |
| PM PEAK (4:30 PM - 5:30 PM) | 3 | 5 | 2 | 46 | 2 | 432 | 1 | 144 | 60 | 608 | 164 | 1 |

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## HOURLY TURNING MOVEMENT COUNTS

| | |
|---|---|
| Date | May 25, 2017 |
| Counter | T-Square Engineering, Inc. |
| North-South Road | Industrial Park Road |
| East-West Road | Sante Fe Pike |

| Time | NORTHBOUND Industrial Park Road | | | WESTBOUND Sante Fe Pike | | | EASTBOUND Sante Fe Pike | | |
|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 - 6:15 AM | 17 | 0 | 6 | 5 | 16 | 0 | 0 | 12 | 15 |
| 6:15 - 6:30 | 17 | 0 | 13 | 2 | 12 | 0 | 0 | 21 | 39 |
| 6:30 - 6:45 | 17 | 0 | 8 | 7 | 11 | 0 | 0 | 25 | 28 |
| 6:45-7:00 | 25 | 0 | 11 | 8 | 9 | 0 | 0 | 20 | 32 |
| 7:00-7:15 | 30 | 0 | 15 | 10 | 13 | 0 | 0 | 36 | 40 |
| 7:15-7:30 | 15 | 0 | 10 | 3 | 12 | 0 | 0 | 30 | 49 |
| 7:30-7:45 | 18 | 0 | 15 | 10 | 10 | 0 | 0 | 43 | 46 |
| 7:45-8:00 | 25 | 0 | 9 | 6 | 14 | 0 | 0 | 38 | 44 |
| 8:00-8:15 | 18 | 0 | 10 | 10 | 15 | 0 | 0 | 26 | 30 |
| 8:15-8:30 | 17 | 0 | 5 | 7 | 13 | 0 | 0 | 19 | 36 |
| 8:30-8:45 | 17 | 0 | 4 | 12 | 11 | 0 | 0 | 20 | 32 |
| 8:45-9:00 | 16 | 0 | 2 | 6 | 9 | 0 | 0 | 19 | 36 |
| 2:00-2:15 | 25 | 0 | 6 | 5 | 7 | 0 | 0 | 20 | 23 |
| 2:15-2:30 | 36 | 0 | 8 | 19 | 15 | 0 | 0 | 20 | 32 |
| 2:30-2:45 | 46 | 0 | 14 | 10 | 29 | 0 | 0 | 19 | 19 |
| 2:45-3:00 | 24 | 0 | 11 | 13 | 20 | 0 | 0 | 10 | 31 |
| 3:00-3:15 | 34 | 0 | 17 | 17 | 28 | 0 | 0 | 27 | 33 |
| 3:15-3:30 | 45 | 0 | 12 | 6 | 25 | 0 | 0 | 33 | 30 |
| 3:30-3:45 | 49 | 0 | 23 | 14 | 26 | 0 | 0 | 16 | 40 |
| 3:45-4:00 | 49 | 0 | 7 | 6 | 32 | 0 | 0 | 13 | 35 |
| 4:00-4:15 | 33 | 0 | 5 | 8 | 35 | 0 | 0 | 24 | 33 |
| 4:15-4:30 | 44 | 0 | 7 | 19 | 39 | 0 | 0 | 26 | 32 |
| 4:30-4:45 | 50 | 0 | 9 | 29 | 39 | 0 | 0 | 21 | 33 |
| 4:45-5:00 | 50 | 0 | 8 | 9 | 31 | 0 | 0 | 13 | 50 |
| 5:00-5:15 | 44 | 0 | 8 | 15 | 30 | 0 | 0 | 17 | 37 |
| 5:15-5:30 | 43 | 0 | 6 | 9 | 40 | 0 | 0 | 21 | 40 |
| 5:30-5:45 | 43 | 0 | 10 | 10 | 35 | 0 | 0 | 24 | 28 |
| 5:45-6:00 | 36 | 0 | 5 | 7 | 31 | 0 | 0 | 12 | 39 |
| **Total** | **883** | **0** | **264** | **282** | **607** | **0** | **0** | **625** | **962** |
| AM PEAK (7:00 AM - 8:00 AM) | 88 | 0 | 49 | 29 | 49 | 0 | 0 | 147 | 179 |
| MID PEAK (1:45 PM - 2:45 PM) | 107 | 0 | 28 | 34 | 51 | 0 | 0 | 59 | 74 |
| PM PEAK (4:30 PM - 5:30 PM) | 187 | 0 | 31 | 62 | 140 | 0 | 0 | 72 | 160 |

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## HOURLY TURNING MOVEMENT COUNTS

| | |
|---|---|
| Date | May 25, 2017 |
| Counter | T-Square Engineering, Inc. |
| North-South Road | Industrial Park Road |
| East-West Road | Todd Carter Road |

| Time | NORTHBOUND Industrial Park Road | | | SOUTHBOUND Industrial Park Road | | | WESTBOUND Todd Carter Road | | | EASTBOUND Todd Carter Road | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 - 6:15 AM | 2 | 20 | 0 | 0 | 18 | 1 | 0 | 0 | 0 | 5 | 0 | 11 |
| 6:15 - 6:30 | 2 | 24 | 0 | 0 | 35 | 1 | 0 | 0 | 0 | 7 | 0 | 14 |
| 6:30 - 6:45 | 4 | 18 | 0 | 0 | 31 | 0 | 0 | 0 | 0 | 9 | 0 | 12 |
| 6:45-7:00 | 1 | 34 | 0 | 0 | 36 | 1 | 0 | 0 | 0 | 9 | 0 | 15 |
| 7:00-7:15 | 7 | 40 | 0 | 0 | 45 | 2 | 0 | 0 | 0 | 4 | 0 | 9 |
| 7:15-7:30 | 8 | 26 | 0 | 0 | 52 | 1 | 0 | 0 | 0 | 3 | 0 | 11 |
| 7:30-7:45 | 2 | 26 | 0 | 0 | 50 | 3 | 0 | 0 | 0 | 9 | 0 | 18 |
| 7:45-8:00 | 3 | 33 | 0 | 0 | 47 | 0 | 0 | 0 | 0 | 3 | 0 | 15 |
| 8:00-8:15 | 5 | 28 | 0 | 0 | 33 | 3 | 0 | 0 | 0 | 4 | 0 | 8 |
| 8:15-8:30 | 4 | 22 | 0 | 0 | 39 | 0 | 0 | 0 | 0 | 5 | 0 | 9 |
| 8:30-8:45 | 7 | 18 | 0 | 0 | 40 | 2 | 0 | 0 | 0 | 1 | 0 | 7 |
| 8:45-9:00 | 7 | 16 | 0 | 0 | 35 | 0 | 0 | 0 | 0 | 1 | 0 | 16 |
| 2:00-2:15 | 10 | 27 | 0 | 0 | 33 | 2 | 0 | 0 | 0 | 1 | 0 | 9 |
| 2:15-2:30 | 16 | 52 | 0 | 0 | 38 | 7 | 0 | 0 | 0 | 1 | 0 | 14 |
| 2:30-2:45 | 10 | 44 | 0 | 0 | 33 | 3 | 0 | 0 | 0 | 2 | 0 | 20 |
| 2:45-3:00 | 13 | 29 | 0 | 0 | 40 | 6 | 0 | 0 | 0 | 5 | 1 | 14 |
| 3:00-3:15 | 11 | 44 | 0 | 0 | 36 | 5 | 0 | 0 | 0 | 3 | 0 | 10 |
| 3:15-3:30 | 20 | 56 | 0 | 0 | 39 | 5 | 0 | 0 | 0 | 1 | 0 | 12 |
| 3:30-3:45 | 14 | 51 | 0 | 0 | 53 | 7 | 0 | 0 | 0 | 4 | 0 | 17 |
| 3:45-4:00 | 12 | 51 | 0 | 0 | 41 | 8 | 0 | 0 | 0 | 3 | 0 | 23 |
| 4:00-4:15 | 16 | 34 | 0 | 0 | 40 | 3 | 0 | 0 | 0 | 7 | 0 | 3 |
| 4:15-4:30 | 18 | 52 | 0 | 0 | 35 | 14 | 0 | 0 | 0 | 3 | 0 | 10 |
| 4:30-4:45 | 14 | 60 | 0 | 0 | 53 | 10 | 0 | 0 | 0 | 4 | 0 | 17 |
| 4:45-5:00 | 14 | 45 | 0 | 0 | 52 | 6 | 0 | 0 | 0 | 4 | 0 | 19 |
| 5:00-5:15 | 21 | 54 | 0 | 0 | 43 | 13 | 0 | 0 | 0 | 3 | 0 | 9 |
| 5:15-5:30 | 29 | 47 | 0 | 0 | 50 | 7 | 0 | 0 | 0 | 5 | 0 | 13 |
| 5:30-5:45 | 18 | 39 | 0 | 0 | 38 | 9 | 0 | 0 | 0 | 1 | 0 | 19 |
| 5:45-6:00 | 12 | 35 | 0 | 0 | 41 | 7 | 0 | 0 | 0 | 5 | 0 | 10 |
| **Total** | **300** | **1025** | **0** | **0** | **1126** | **126** | **0** | **0** | **0** | **112** | **1** | **364** |
| AM PEAK (7:00 AM - 8:00 AM) | 20 | 125 | 0 | 0 | 194 | 6 | 0 | 0 | 0 | 19 | 0 | 53 |
| MID PEAK (1:45 PM - 2:45 PM) | 36 | 123 | 0 | 0 | 104 | 12 | 0 | 0 | 0 | 4 | 0 | 43 |
| PM PEAK (4:30 PM - 5:30 PM) | 78 | 206 | 0 | 0 | 198 | 36 | 0 | 0 | 0 | 16 | 0 | 58 |

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## HOURLY TURNING MOVEMENT COUNTS

| | |
|---|---|
| Date | May 25, 2017 |
| Counter | T-Square Engineering, Inc. |
| North-South Road | Industrial Park Road |
| East-West Road | US 43 NB Ramp |

| Time | NORTHBOUND Industrial Park Road | | | SOUTHBOUND Industrial Park Road | | | EASTBOUND US 43 NB Ramp | | |
|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 - 6:15 AM | 45 | 26 | 0 | 0 | 48 | 6 | 13 | 0 | 4 |
| 6:15 - 6:30 | 38 | 37 | 0 | 0 | 68 | 3 | 16 | 0 | 14 |
| 6:30 - 6:45 | 30 | 32 | 0 | 0 | 70 | 3 | 21 | 0 | 21 |
| 6:45-7:00 | 35 | 45 | 0 | 0 | 104 | 3 | 26 | 0 | 21 |
| 7:00-7:15 | 41 | 35 | 0 | 0 | 112 | 12 | 20 | 0 | 22 |
| 7:15-7:30 | 53 | 33 | 0 | 0 | 114 | 10 | 34 | 0 | 9 |
| 7:30-7:45 | 29 | 37 | 0 | 0 | 117 | 5 | 7 | 0 | 45 |
| 7:45-8:00 | 40 | 34 | 0 | 0 | 145 | 8 | 18 | 0 | 73 |
| 8:00-8:15 | 31 | 27 | 0 | 0 | 115 | 2 | 9 | 0 | 32 |
| 8:15-8:30 | 33 | 38 | 0 | 0 | 91 | 6 | 6 | 0 | 25 |
| 8:30-8:45 | 40 | 27 | 0 | 0 | 86 | 4 | 7 | 0 | 12 |
| 8:45-9:00 | 38 | 33 | 0 | 0 | 105 | 2 | 5 | 0 | 9 |
| 2:00-2:15 | 42 | 50 | 0 | 0 | 85 | 9 | 3 | 0 | 6 |
| 2:15-2:30 | 46 | 78 | 0 | 0 | 87 | 6 | 6 | 0 | 12 |
| 2:30-2:45 | 53 | 68 | 0 | 0 | 106 | 2 | 7 | 0 | 12 |
| 2:45-3:00 | 48 | 62 | 0 | 0 | 104 | 7 | 6 | 0 | 15 |
| 3:00-3:15 | 70 | 70 | 0 | 0 | 107 | 5 | 5 | 0 | 12 |
| 3:15-3:30 | 46 | 80 | 0 | 0 | 109 | 3 | 9 | 0 | 18 |
| 3:30-3:45 | 56 | 88 | 0 | 0 | 132 | 10 | 8 | 0 | 15 |
| 3:45-4:00 | 48 | 73 | 0 | 0 | 107 | 3 | 8 | 0 | 10 |
| 4:00-4:15 | 58 | 74 | 0 | 0 | 101 | 2 | 7 | 0 | 4 |
| 4:15-4:30 | 77 | 70 | 0 | 0 | 85 | 4 | 8 | 0 | 11 |
| 4:30-4:45 | 70 | 95 | 0 | 0 | 99 | 9 | 11 | 0 | 8 |
| 4:45-5:00 | 68 | 102 | 0 | 0 | 118 | 3 | 6 | 0 | 10 |
| 5:00-5:15 | 76 | 109 | 0 | 0 | 104 | 6 | 5 | 0 | 6 |
| 5:15-5:30 | 55 | 81 | 0 | 0 | 113 | 2 | 9 | 0 | 14 |
| 5:30-5:45 | 53 | 66 | 0 | 0 | 89 | 3 | 8 | 0 | 6 |
| 5:45-6:00 | 38 | 56 | 0 | 0 | 108 | 3 | 2 | 0 | 8 |
| **Total** | **1357** | **1626** | **0** | **0** | **2829** | **141** | **290** | **0** | **454** |
| AM PEAK (7:00 AM - 8:00 AM) | 163 | 139 | 0 | 0 | 488 | 35 | 79 | 0 | 149 |
| MID PEAK (1:45 PM - 2:45 PM) | 141 | 196 | 0 | 0 | 278 | 17 | 16 | 0 | 30 |
| PM PEAK (4:30 PM - 5:30 PM) | 269 | 387 | 0 | 0 | 434 | 20 | 31 | 0 | 38 |

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## HOURLY TURNING MOVEMENT COUNTS

| | |
|---|---|
| Date | May 25, 2017 |
| Counter | T-Square Engineering, Inc. |
| North-South Road | Industrial Park Road |
| East-West Road | US 43 SB Ramp |

| Time | NORTHBOUND Industrial Park Road | | | SOUTHBOUND Industrial Park Road | | | WESTBOUND US 43 SB Ramp | | |
|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Left | Thru | Right | Left | Thru | Right |
| 6:00 - 6:15 AM | 0 | 31 | 5 | 3 | 26 | 0 | 34 | 0 | 1 |
| 6:15 - 6:30 | 0 | 39 | 2 | 7 | 36 | 0 | 30 | 0 | 1 |
| 6:30 - 6:45 | 0 | 47 | 5 | 10 | 35 | 0 | 40 | 0 | 0 |
| 6:45-7:00 | 0 | 65 | 5 | 6 | 39 | 0 | 65 | 0 | 3 |
| 7:00-7:15 | 0 | 50 | 5 | 11 | 63 | 0 | 62 | 0 | 2 |
| 7:15-7:30 | 0 | 34 | 6 | 9 | 51 | 0 | 64 | 0 | 4 |
| 7:30-7:45 | 0 | 31 | 9 | 10 | 45 | 0 | 59 | 0 | 4 |
| 7:45-8:00 | 0 | 34 | 4 | 6 | 40 | 0 | 77 | 0 | 2 |
| 8:00-8:15 | 0 | 26 | 4 | 5 | 44 | 0 | 49 | 0 | 2 |
| 8:15-8:30 | 0 | 29 | 5 | 6 | 41 | 0 | 48 | 0 | 2 |
| 8:30-8:45 | 0 | 25 | 4 | 2 | 44 | 0 | 36 | 0 | 3 |
| 8:45-9:00 | 0 | 26 | 9 | 5 | 50 | 0 | 47 | 0 | 3 |
| 2:00-2:15 | 0 | 49 | 7 | 6 | 68 | 0 | 38 | 0 | 4 |
| 2:15-2:30 | 0 | 66 | 19 | 7 | 53 | 0 | 42 | 0 | 6 |
| 2:30-2:45 | 0 | 58 | 19 | 13 | 48 | 0 | 58 | 0 | 4 |
| 2:45-3:00 | 0 | 53 | 12 | 9 | 56 | 0 | 56 | 0 | 4 |
| 3:00-3:15 | 0 | 56 | 24 | 18 | 47 | 0 | 60 | 0 | 7 |
| 3:15-3:30 | 0 | 78 | 10 | 15 | 48 | 0 | 70 | 0 | 8 |
| 3:30-3:45 | 0 | 59 | 33 | 25 | 75 | 0 | 66 | 0 | 4 |
| 3:45-4:00 | 0 | 67 | 17 | 20 | 58 | 0 | 53 | 0 | 3 |
| 4:00-4:15 | 0 | 48 | 30 | 9 | 56 | 0 | 49 | 0 | 4 |
| 4:15-4:30 | 0 | 61 | 15 | 15 | 37 | 0 | 48 | 0 | 3 |
| 4:30-4:45 | 0 | 73 | 32 | 20 | 60 | 0 | 60 | 0 | 2 |
| 4:45-5:00 | 0 | 60 | 35 | 21 | 60 | 0 | 61 | 0 | 2 |
| 5:00-5:15 | 0 | 74 | 35 | 19 | 48 | 0 | 61 | 0 | 7 |
| 5:15-5:30 | 0 | 62 | 16 | 15 | 45 | 0 | 70 | 0 | 6 |
| 5:30-5:45 | 0 | 58 | 14 | 12 | 48 | 0 | 45 | 0 | 4 |
| 5:45-6:00 | 0 | 45 | 12 | 9 | 56 | 0 | 57 | | 6 |
| **Total** | **0** | **1404** | **393** | **313** | **1377** | **0** | **1505** | **0** | **101** |
| AM PEAK (7:00 AM - 8:00 AM) | 0 | 149 | 24 | 36 | 199 | 0 | 262 | 0 | 12 |
| MID PEAK (1:45 PM - 2:45 PM) | 0 | 173 | 45 | 26 | 169 | 0 | 138 | 0 | 14 |
| PM PEAK (4:30 PM - 5:30 PM) | 0 | 269 | 118 | 75 | 213 | 0 | 252 | 0 | 17 |

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# APPENDIX B – DETAILED TRIP GENERATION CALCULATIONS

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T-SQUARE ENGINEERING
CIVIL-SITE | TRAFFIC | WASTEWATER

7101 Sharondale Court
Suite 200
Brentwood, TN 37027
615.678.8212
tsquare@T2-eng.com
www.T2-eng.com

# TRIP GENERATION

| | |
|---|---|
| Project: | Countryside Village Subdivision (Section 2) |
| ITE Land Use: | Mobile Home Park |
| ITE Code: | 240 |
| Trip Ends vs: | 400 Occupied Dwelling Units |
| Daily Equation: | Weekday – Fitted Curve Equation |
| AM Equation: | Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 AM – Fitted Curve Equation |
| PM Equation: | Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 PM – Fitted Curve Equation |

| *Time Period* | Formula[1] | Calculation[1] | Trips |
|---|---|---|---|
| *Daily* | $T = 3.52(X) + 277.51$ | $T = 3.52(400) + 277.51$ | 1,686 |
| *AM Peak (Total)* | $Ln(T) = 0.64Ln(X) + 0.96$ | $Ln(T) = 0.64Ln(400) + 0.96$ | 121 |
| *AM Peak (Entering)* | $T = 0.20(Total\ AM\ Trips)$ | $T = 0.20(121)$ | 24 |
| *AM Peak (Exiting)* | $T = 0.80(Total\ AM\ Trips)$ | $T = 0.80(121)$ | 97 |
| *PM Peak (Total)* | $T = 0.57(X) + 2.06$ | $T = 0.57(400) + 2.06$ | 230 |
| *PM Peak (Entering)* | $T = 0.62(Total\ PM\ Trips)$ | $T = 0.62(230)$ | 143 |
| *PM Peak (Exiting)* | $T = 0.38(Total\ PM\ Trips)$ | $T = 0.38(230)$ | 87 |

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[1] Institute of Transportation Engineers (ITE). Trip Generation Manual, 9th Edition. Washington, DC: ITE, 2012

# APPENDIX C – CAPACITY ANALYSES

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## EXISTING CAPACITY ANALYSES

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| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 263 | 118 | 3 | 1 | 132 | 35 | 2 | 1 | 1 | 59 | 1 | 590 |
| Future Volume (veh/h) | 263 | 118 | 3 | 1 | 132 | 35 | 2 | 1 | 1 | 59 | 1 | 590 |
| Number | 1 | 6 | 16 | 5 | 2 | 12 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 286 | 128 | 3 | 1 | 143 | 38 | 2 | 1 | 1 | 64 | 1 | 641 |
| Adj No. of Lanes | 1 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 1 |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 656 | 1734 | 41 | 64 | 708 | 181 | 251 | 125 | 94 | 580 | 8 | 930 |
| Arrive On Green | 0.15 | 0.49 | 0.49 | 0.26 | 0.26 | 0.26 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 | 0.33 |
| Sat Flow, veh/h | 1774 | 3535 | 83 | 3 | 2731 | 699 | 481 | 381 | 288 | 1392 | 25 | 1583 |
| Grp Volume(v), veh/h | 286 | 64 | 67 | 97 | 0 | 85 | 4 | 0 | 0 | 65 | 0 | 641 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1848 | 1861 | 0 | 1572 | 1150 | 0 | 0 | 1416 | 0 | 1583 |
| Q Serve(g_s), s | 6.1 | 1.1 | 1.1 | 0.0 | 0.0 | 2.5 | 0.0 | 0.0 | 0.0 | 1.8 | 0.0 | 16.2 |
| Cycle Q Clear(g_c), s | 6.1 | 1.1 | 1.1 | 2.3 | 0.0 | 2.5 | 0.1 | 0.0 | 0.0 | 1.8 | 0.0 | 16.2 |
| Prop In Lane | 1.00 | | 0.04 | 0.01 | | 0.44 | 0.50 | | 0.25 | 0.98 | | 1.00 |
| Lane Grp Cap(c), veh/h | 656 | 868 | 906 | 545 | 0 | 408 | 471 | 0 | 0 | 588 | 0 | 930 |
| V/C Ratio(X) | 0.44 | 0.07 | 0.07 | 0.18 | 0.00 | 0.21 | 0.01 | 0.00 | 0.00 | 0.11 | 0.00 | 0.69 |
| Avail Cap(c_a), veh/h | 1687 | 2111 | 2204 | 770 | 0 | 598 | 499 | 0 | 0 | 625 | 0 | 972 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 0.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 10.8 | 7.8 | 7.8 | 16.7 | 0.0 | 16.8 | 13.1 | 0.0 | 0.0 | 13.7 | 0.0 | 8.3 |
| Incr Delay (d2), s/veh | 0.5 | 0.0 | 0.0 | 0.2 | 0.0 | 0.3 | 0.0 | 0.0 | 0.0 | 0.1 | 0.0 | 2.0 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 2.9 | 0.5 | 0.6 | 1.2 | 0.0 | 1.1 | 0.0 | 0.0 | 0.0 | 0.7 | 0.0 | 10.5 |
| LnGrp Delay(d),s/veh | 11.2 | 7.8 | 7.8 | 16.9 | 0.0 | 17.0 | 13.1 | 0.0 | 0.0 | 13.8 | 0.0 | 10.3 |
| LnGrp LOS | B | A | A | B | | B | B | | | B | | B |
| Approach Vol, veh/h | | 417 | | | 182 | | | 4 | | | 706 | |
| Approach Delay, s/veh | | 10.2 | | | 17.0 | | | 13.1 | | | 10.6 | |
| Approach LOS | | B | | | B | | | B | | | B | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 13.4 | 21.0 | | 23.5 | | 34.4 | | 23.5 |
| Change Period (Y+Rc), s | 4.5 | 6.0 | | 4.5 | | 6.0 | | 4.5 |
| Max Green Setting (Gmax), s | 42.5 | 22.0 | | 20.5 | | 69.0 | | 20.5 |
| Max Q Clear Time (g_c+I1), s | 8.1 | 4.5 | | 18.2 | | 3.1 | | 2.1 |
| Green Ext Time (p_c), s | 0.8 | 1.4 | | 0.7 | | 1.7 | | 2.7 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 11.3 |
| HCM 2010 LOS | B |

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## Intersection: 1: James Campbell Boulevard & Industrial Park Road

| Movement | EB | EB | EB | WB | WB | NB | SB | SB |
|---|---|---|---|---|---|---|---|---|
| Directions Served | L | T | TR | LT | TR | LTR | LT | R |
| Maximum Queue (ft) | 93 | 36 | 12 | 73 | 51 | 30 | 73 | 139 |
| Average Queue (ft) | 32 | 5 | 2 | 43 | 18 | 4 | 37 | 76 |
| 95th Queue (ft) | 72 | 20 | 9 | 75 | 45 | 21 | 69 | 117 |
| Link Distance (ft) | | 1489 | 1489 | 1812 | 1812 | 119 | | 584 |
| Upstream Blk Time (%) | | | | | | | | |
| Queuing Penalty (veh) | | | | | | | | |
| Storage Bay Dist (ft) | 110 | | | | | | 125 | |
| Storage Blk Time (%) | 0 | | | | | | | 0 |
| Queuing Penalty (veh) | 0 | | | | | | | 0 |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 5.2 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 79 | 149 | 163 | 139 | 488 | 35 |
| Future Vol, veh/h | 79 | 149 | 163 | 139 | 488 | 35 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | None | - | Yield |
| Storage Length | 0 | 75 | 100 | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 86 | 162 | 177 | 151 | 530 | 38 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1035 | 530 | 530 | 0 | - | 0 |
| Stage 1 | 530 | - | - | - | - | - |
| Stage 2 | 505 | - | - | - | - | - |
| Critical Hdwy | 7.12 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 6.12 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 6.12 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 210 | 549 | 1037 | - | - | - |
| Stage 1 | 533 | - | - | - | - | - |
| Stage 2 | 549 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 182 | 549 | 1037 | - | - | - |
| Mov Cap-2 Maneuver | 288 | - | - | - | - | - |
| Stage 1 | 442 | - | - | - | - | - |
| Stage 2 | 455 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 17.2 | 5 | 0 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1037 | - | 288 | 549 | - | - |
| HCM Lane V/C Ratio | 0.171 | - | 0.298 | 0.295 | - | - |
| HCM Control Delay (s) | 9.2 | - | 22.7 | 14.3 | - | - |
| HCM Lane LOS | A | - | C | B | - | - |
| HCM 95th %tile Q(veh) | 0.6 | - | 1.2 | 1.2 | - | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 6.8 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 262 | 12 | 149 | 24 | 36 | 199 |
| Future Vol, veh/h | 262 | 12 | 149 | 24 | 36 | 199 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | Yield | - | None |
| Storage Length | 0 | 50 | - | - | 100 | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 285 | 13 | 162 | 26 | 39 | 216 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 457 | 162 | 0 | 0 | 162 | 0 |
| Stage 1 | 162 | - | - | - | - | - |
| Stage 2 | 295 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 562 | 883 | - | - | 1417 | - |
| Stage 1 | 867 | - | - | - | - | - |
| Stage 2 | 755 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 547 | 883 | - | - | 1417 | - |
| Mov Cap-2 Maneuver | 607 | - | - | - | - | - |
| Stage 1 | 867 | - | - | - | - | - |
| Stage 2 | 734 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 15.8 | 0 | 1.2 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 607 | 883 | 1417 | - |
| HCM Lane V/C Ratio | - | - | 0.469 | 0.015 | 0.028 | - |
| HCM Control Delay (s) | - | - | 16.1 | 9.1 | 7.6 | - |
| HCM Lane LOS | - | - | C | A | A | - |
| HCM 95th %tile Q(veh) | - | - | 2.5 | 0 | 0.1 | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 2.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 19 | 53 | 20 | 125 | 194 | 6 |
| Future Vol, veh/h | 19 | 53 | 20 | 125 | 194 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 0 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 21 | 58 | 22 | 136 | 211 | 7 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 393 | 214 | 217 | 0 | - | 0 |
| Stage 1 | 214 | - | - | - | - | - |
| Stage 2 | 179 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 611 | 826 | 1353 | - | - | - |
| Stage 1 | 822 | - | - | - | - | - |
| Stage 2 | 852 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 600 | 826 | 1353 | - | - | - |
| Mov Cap-2 Maneuver | 600 | - | - | - | - | - |
| Stage 1 | 822 | - | - | - | - | - |
| Stage 2 | 837 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.1 | 1.1 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1353 | - | 600 | 826 | - | - |
| HCM Lane V/C Ratio | 0.016 | - | 0.034 | 0.07 | - | - |
| HCM Control Delay (s) | 7.7 | 0 | 11.2 | 9.7 | - | - |
| HCM Lane LOS | A | A | B | A | - | - |
| HCM 95th %tile Q(veh) | 0 | - | 0.1 | 0.2 | - | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 3.2 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 147 | 179 | 29 | 49 | 88 | 49 |
| Future Vol, veh/h | 147 | 179 | 29 | 49 | 88 | 49 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | Yield |
| Storage Length | - | - | 100 | - | 0 | 70 |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 160 | 195 | 32 | 53 | 96 | 53 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 354 | 0 | 347 | 177 |
| Stage 1 | - | - | - | - | 257 | - |
| Stage 2 | - | - | - | - | 90 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1201 | - | 624 | 835 |
| Stage 1 | - | - | - | - | 762 | - |
| Stage 2 | - | - | - | - | 923 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 1201 | - | 607 | 835 |
| Mov Cap-2 Maneuver | - | - | - | - | 646 | - |
| Stage 1 | - | - | - | - | 762 | - |
| Stage 2 | - | - | - | - | 898 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 3 | 10.8 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 646 | 835 | - | - | 1201 | - |
| HCM Lane V/C Ratio | 0.148 | 0.064 | - | - | 0.026 | - |
| HCM Control Delay (s) | 11.5 | 9.6 | - | - | 8.1 | - |
| HCM Lane LOS | B | A | - | - | A | - |
| HCM 95th %tile Q(veh) | 0.5 | 0.2 | - | - | 0.1 | - |

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| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 608 | 164 | 1 | 1 | 144 | 60 | 3 | 5 | 2 | 46 | 2 | 432 |
| Future Volume (veh/h) | 608 | 164 | 1 | 1 | 144 | 60 | 3 | 5 | 2 | 46 | 2 | 432 |
| Number | 1 | 6 | 16 | 5 | 2 | 12 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 661 | 178 | 1 | 1 | 157 | 65 | 3 | 5 | 2 | 50 | 2 | 470 |
| Adj No. of Lanes | 1 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 1 |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 849 | 2152 | 12 | 52 | 515 | 203 | 146 | 224 | 76 | 447 | 16 | 740 |
| Arrive On Green | 0.32 | 0.60 | 0.60 | 0.21 | 0.21 | 0.21 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 |
| Sat Flow, veh/h | 1774 | 3609 | 20 | 3 | 2429 | 956 | 313 | 878 | 298 | 1360 | 63 | 1583 |
| Grp Volume(v), veh/h | 661 | 87 | 92 | 119 | 0 | 104 | 10 | 0 | 0 | 52 | 0 | 470 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1859 | 1861 | 0 | 1526 | 1488 | 0 | 0 | 1423 | 0 | 1583 |
| Q Serve(g_s), s | 18.4 | 1.5 | 1.5 | 0.0 | 0.0 | 4.1 | 0.0 | 0.0 | 0.0 | 1.6 | 0.0 | 15.9 |
| Cycle Q Clear(g_c), s | 18.4 | 1.5 | 1.5 | 3.8 | 0.0 | 4.1 | 0.3 | 0.0 | 0.0 | 1.9 | 0.0 | 15.9 |
| Prop In Lane | 1.00 | | 0.01 | 0.01 | | 0.63 | 0.30 | | 0.20 | 0.96 | | 1.00 |
| Lane Grp Cap(c), veh/h | 849 | 1055 | 1108 | 446 | 0 | 324 | 446 | 0 | 0 | 463 | 0 | 740 |
| V/C Ratio(X) | 0.78 | 0.08 | 0.08 | 0.27 | 0.00 | 0.32 | 0.02 | 0.00 | 0.00 | 0.11 | 0.00 | 0.64 |
| Avail Cap(c_a), veh/h | 1422 | 1777 | 1867 | 603 | 0 | 453 | 455 | 0 | 0 | 472 | 0 | 750 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 0.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 11.5 | 6.1 | 6.1 | 23.4 | 0.0 | 23.5 | 19.7 | 0.0 | 0.0 | 20.3 | 0.0 | 14.3 |
| Incr Delay (d2), s/veh | 1.6 | 0.0 | 0.0 | 0.3 | 0.0 | 0.6 | 0.0 | 0.0 | 0.0 | 0.1 | 0.0 | 1.7 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 9.0 | 0.7 | 0.8 | 2.0 | 0.0 | 1.8 | 0.1 | 0.0 | 0.0 | 0.8 | 0.0 | 9.4 |
| LnGrp Delay(d),s/veh | 13.1 | 6.1 | 6.1 | 23.8 | 0.0 | 24.1 | 19.7 | 0.0 | 0.0 | 20.4 | 0.0 | 16.0 |
| LnGrp LOS | B | A | A | C | | C | B | | | C | | B |
| Approach Vol, veh/h | | 840 | | | 223 | | | 10 | | | 522 | |
| Approach Delay, s/veh | | 11.6 | | | 23.9 | | | 19.7 | | | 16.4 | |
| Approach LOS | | B | | | C | | | B | | | B | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 27.2 | 21.0 | | 22.6 | | 48.2 | | 22.6 |
| Change Period (Y+Rc), s | 4.5 | 6.0 | | 4.5 | | 6.0 | | 4.5 |
| Max Green Setting (Gmax), s | 45.5 | 21.0 | | 18.5 | | 71.0 | | 18.5 |
| Max Q Clear Time (g_c+I1), s | 20.4 | 6.1 | | 17.9 | | 3.5 | | 2.3 |
| Green Ext Time (p_c), s | 2.2 | 1.8 | | 0.2 | | 2.2 | | 1.8 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 14.9 |
| HCM 2010 LOS | B |

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## Intersection: 1: James Campbell Boulevard & Industrial Park Road

| Movement | EB | EB | EB | WB | WB | NB | SB | SB |
|---|---|---|---|---|---|---|---|---|
| Directions Served | L | T | TR | LT | TR | LTR | LT | R |
| Maximum Queue (ft) | 147 | 15 | 12 | 88 | 114 | 50 | 73 | 654 |
| Average Queue (ft) | 81 | 2 | 1 | 53 | 35 | 9 | 33 | 87 |
| 95th Queue (ft) | 137 | 11 | 7 | 77 | 72 | 33 | 67 | 268 |
| Link Distance (ft) | | 1489 | 1489 | 1812 | 1812 | 119 | | 584 |
| Upstream Blk Time (%) | | | | | | | | 0 |
| Queuing Penalty (veh) | | | | | | | | 0 |
| Storage Bay Dist (ft) | 110 | | | | | | 125 | |
| Storage Blk Time (%) | 2 | | | | | | | 1 |
| Queuing Penalty (veh) | 2 | | | | | | | 0 |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 3.2 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 31 | 38 | 269 | 387 | 434 | 20 |
| Future Vol, veh/h | 31 | 38 | 269 | 387 | 434 | 20 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | None | - | Yield |
| Storage Length | 0 | 75 | 100 | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 34 | 41 | 292 | 421 | 472 | 22 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1477 | 472 | 472 | 0 | - | 0 |
| Stage 1 | 472 | - | - | - | - | - |
| Stage 2 | 1005 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 139 | 592 | 1090 | - | - | - |
| Stage 1 | 628 | - | - | - | - | - |
| Stage 2 | 354 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 102 | 592 | 1090 | - | - | - |
| Mov Cap-2 Maneuver | 203 | - | - | - | - | - |
| Stage 1 | 628 | - | - | - | - | - |
| Stage 2 | 259 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 18.1 | 3.9 | 0 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1090 | - | 203 | 592 | - | - |
| HCM Lane V/C Ratio | 0.268 | - | 0.166 | 0.07 | - | - |
| HCM Control Delay (s) | 9.5 | - | 26.2 | 11.5 | - | - |
| HCM Lane LOS | A | - | D | B | - | - |
| HCM 95th %tile Q(veh) | 1.1 | - | 0.6 | 0.2 | - | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 6.5 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 252 | 17 | 269 | 118 | 75 | 213 |
| Future Vol, veh/h | 252 | 17 | 269 | 118 | 75 | 213 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | Yield | - | None |
| Storage Length | 0 | 50 | - | - | 100 | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 274 | 18 | 292 | 128 | 82 | 232 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 687 | 292 | 0 | 0 | 292 | 0 |
| Stage 1 | 292 | - | - | - | - | - |
| Stage 2 | 395 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 413 | 747 | - | - | 1270 | - |
| Stage 1 | 758 | - | - | - | - | - |
| Stage 2 | 681 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 386 | 747 | - | - | 1270 | - |
| Mov Cap-2 Maneuver | 489 | - | - | - | - | - |
| Stage 1 | 758 | - | - | - | - | - |
| Stage 2 | 637 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 20.6 | 0 | 2.1 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 489 | 747 | 1270 | - |
| HCM Lane V/C Ratio | - | - | 0.56 | 0.025 | 0.064 | - |
| HCM Control Delay (s) | - | - | 21.3 | 9.9 | 8 | - |
| HCM Lane LOS | - | - | C | A | A | - |
| HCM 95th %tile Q(veh) | - | - | 3.4 | 0.1 | 0.2 | - |

DRAFT

| Intersection | |
|---|---|
| Int Delay, s/veh | 2.4 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 16 | 58 | 78 | 206 | 198 | 36 |
| Future Vol, veh/h | 16 | 58 | 78 | 206 | 198 | 36 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 0 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 17 | 63 | 85 | 224 | 215 | 39 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 628 | 235 | 254 | 0 | - | 0 |
| Stage 1 | 235 | - | - | - | - | - |
| Stage 2 | 393 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 447 | 804 | 1311 | - | - | - |
| Stage 1 | 804 | - | - | - | - | - |
| Stage 2 | 682 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 414 | 804 | 1311 | - | - | - |
| Mov Cap-2 Maneuver | 414 | - | - | - | - | - |
| Stage 1 | 804 | - | - | - | - | - |
| Stage 2 | 632 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.8 | 2.2 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1311 | - | 414 | 804 | - | - |
| HCM Lane V/C Ratio | 0.065 | - | 0.042 | 0.078 | - | - |
| HCM Control Delay (s) | 7.9 | 0 | 14.1 | 9.9 | - | - |
| HCM Lane LOS | A | A | B | A | - | - |
| HCM 95th %tile Q(veh) | 0.2 | - | 0.1 | 0.3 | - | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 5.1 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 72 | 160 | 62 | 140 | 187 | 31 |
| Future Vol, veh/h | 72 | 160 | 62 | 140 | 187 | 31 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | Yield |
| Storage Length | - | - | 100 | - | 0 | 70 |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 78 | 174 | 67 | 152 | 203 | 34 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 252 | 0 | 376 | 126 |
| Stage 1 | - | - | - | - | 165 | - |
| Stage 2 | - | - | - | - | 211 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1310 | - | 598 | 901 |
| Stage 1 | - | - | - | - | 847 | - |
| Stage 2 | - | - | - | - | 804 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 1310 | - | 567 | 901 |
| Mov Cap-2 Maneuver | - | - | - | - | 623 | - |
| Stage 1 | - | - | - | - | 847 | - |
| Stage 2 | - | - | - | - | 763 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 2.4 | 13 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 623 | 901 | - | - | 1310 | - |
| HCM Lane V/C Ratio | 0.326 | 0.037 | - | - | 0.051 | - |
| HCM Control Delay (s) | 13.6 | 9.2 | - | - | 7.9 | - |
| HCM Lane LOS | B | A | - | - | A | - |
| HCM 95th %tile Q(veh) | 1.4 | 0.1 | - | - | 0.2 | - |

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## BACKGROUND CAPACITY ANALYSES

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| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 271 | 122 | 3 | 1 | 136 | 36 | 2 | 1 | 1 | 61 | 1 | 608 |
| Future Volume (veh/h) | 271 | 122 | 3 | 1 | 136 | 36 | 2 | 1 | 1 | 61 | 1 | 608 |
| Number | 1 | 6 | 16 | 5 | 2 | 12 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 295 | 133 | 3 | 1 | 148 | 39 | 2 | 1 | 1 | 66 | 1 | 661 |
| Adj No. of Lanes | 1 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 1 |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 651 | 1724 | 39 | 62 | 694 | 176 | 251 | 125 | 95 | 587 | 8 | 932 |
| Arrive On Green | 0.16 | 0.49 | 0.49 | 0.25 | 0.25 | 0.25 | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 |
| Sat Flow, veh/h | 1774 | 3539 | 80 | 3 | 2735 | 695 | 477 | 374 | 284 | 1392 | 24 | 1583 |
| Grp Volume(v), veh/h | 295 | 66 | 70 | 100 | 0 | 88 | 4 | 0 | 0 | 67 | 0 | 661 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1849 | 1861 | 0 | 1572 | 1135 | 0 | 0 | 1416 | 0 | 1583 |
| Q Serve(g_s), s | 6.5 | 1.2 | 1.2 | 0.0 | 0.0 | 2.6 | 0.0 | 0.0 | 0.0 | 1.8 | 0.0 | 17.4 |
| Cycle Q Clear(g_c), s | 6.5 | 1.2 | 1.2 | 2.5 | 0.0 | 2.6 | 0.1 | 0.0 | 0.0 | 1.9 | 0.0 | 17.4 |
| Prop In Lane | 1.00 | | 0.04 | 0.01 | | 0.44 | 0.50 | | 0.25 | 0.99 | | 1.00 |
| Lane Grp Cap(c), veh/h | 651 | 862 | 901 | 534 | 0 | 399 | 472 | 0 | 0 | 595 | 0 | 932 |
| V/C Ratio(X) | 0.45 | 0.08 | 0.08 | 0.19 | 0.00 | 0.22 | 0.01 | 0.00 | 0.00 | 0.11 | 0.00 | 0.71 |
| Avail Cap(c_a), veh/h | 1646 | 2065 | 2157 | 753 | 0 | 585 | 484 | 0 | 0 | 612 | 0 | 950 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 0.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 11.2 | 8.1 | 8.1 | 17.4 | 0.0 | 17.5 | 13.1 | 0.0 | 0.0 | 13.7 | 0.0 | 8.6 |
| Incr Delay (d2), s/veh | 0.5 | 0.0 | 0.0 | 0.2 | 0.0 | 0.3 | 0.0 | 0.0 | 0.0 | 0.1 | 0.0 | 2.4 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 3.2 | 0.6 | 0.6 | 1.3 | 0.0 | 1.2 | 0.0 | 0.0 | 0.0 | 0.8 | 0.0 | 11.3 |
| LnGrp Delay(d),s/veh | 11.7 | 8.1 | 8.1 | 17.6 | 0.0 | 17.7 | 13.1 | 0.0 | 0.0 | 13.8 | 0.0 | 11.0 |
| LnGrp LOS | B | A | A | B | | B | B | | | B | | B |
| Approach Vol, veh/h | | 431 | | | 188 | | | 4 | | | 728 | |
| Approach Delay, s/veh | | 10.5 | | | 17.6 | | | 13.1 | | | 11.3 | |
| Approach LOS | | B | | | B | | | B | | | B | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 13.8 | 21.0 | | 24.3 | | 34.8 | | 24.3 |
| Change Period (Y+Rc), s | 4.5 | 6.0 | | 4.5 | | 6.0 | | 4.5 |
| Max Green Setting (Gmax), s | 42.5 | 22.0 | | 20.5 | | 69.0 | | 20.5 |
| Max Q Clear Time (g_c+I1), s | 8.5 | 4.6 | | 19.4 | | 3.2 | | 2.1 |
| Green Ext Time (p_c), s | 0.8 | 1.5 | | 0.4 | | 1.8 | | 2.8 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 11.9 |
| HCM 2010 LOS | B |

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## Intersection: 1: James Campbell Boulevard & Industrial Park Road

| Movement | EB | EB | EB | WB | WB | NB | SB | SB |
|---|---|---|---|---|---|---|---|---|
| Directions Served | L | T | TR | LT | TR | LTR | LT | R |
| Maximum Queue (ft) | 81 | 26 | 12 | 105 | 67 | 30 | 95 | 656 |
| Average Queue (ft) | 22 | 4 | 2 | 48 | 25 | 4 | 45 | 116 |
| 95th Queue (ft) | 53 | 16 | 8 | 87 | 50 | 20 | 82 | 353 |
| Link Distance (ft) | | 1489 | 1489 | 1812 | 1812 | 119 | | 584 |
| Upstream Blk Time (%) | | | | | | | | 0 |
| Queuing Penalty (veh) | | | | | | | | 1 |
| Storage Bay Dist (ft) | 110 | | | | | | 125 | |
| Storage Blk Time (%) | | | | | | | | 0 |
| Queuing Penalty (veh) | | | | | | | | 0 |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 5 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 81 | 154 | 168 | 143 | 503 | 36 |
| Future Vol, veh/h | 81 | 154 | 168 | 143 | 503 | 36 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | None | - | Yield |
| Storage Length | 0 | 75 | 100 | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 88 | 167 | 183 | 155 | 547 | 39 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1068 | 547 | 547 | 0 | - | 0 |
| Stage 1 | 547 | - | - | - | - | - |
| Stage 2 | 521 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 245 | 537 | 1022 | - | - | - |
| Stage 1 | 580 | - | - | - | - | - |
| Stage 2 | 596 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 201 | 537 | 1022 | - | - | - |
| Mov Cap-2 Maneuver | 333 | - | - | - | - | - |
| Stage 1 | 580 | - | - | - | - | - |
| Stage 2 | 489 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 16.4 | 5 | 0 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1022 | - | 333 | 537 | - | - |
| HCM Lane V/C Ratio | 0.179 | - | 0.264 | 0.312 | - | - |
| HCM Control Delay (s) | 9.3 | - | 19.7 | 14.7 | - | - |
| HCM Lane LOS | A | - | C | B | - | - |
| HCM 95th %tile Q(veh) | 0.6 | - | 1 | 1.3 | - | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 7 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 270 | 12 | 154 | 25 | 37 | 205 |
| Future Vol, veh/h | 270 | 12 | 154 | 25 | 37 | 205 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | Yield | - | None |
| Storage Length | 0 | 50 | - | - | 100 | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 293 | 13 | 167 | 27 | 40 | 223 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 470 | 167 | 0 | 0 | 167 | 0 |
| Stage 1 | 167 | - | - | - | - | - |
| Stage 2 | 303 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 552 | 877 | - | - | 1411 | - |
| Stage 1 | 863 | - | - | - | - | - |
| Stage 2 | 749 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 536 | 877 | - | - | 1411 | - |
| Mov Cap-2 Maneuver | 600 | - | - | - | - | - |
| Stage 1 | 863 | - | - | - | - | - |
| Stage 2 | 728 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 16.3 | 0 | 1.2 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 600 | 877 | 1411 | - |
| HCM Lane V/C Ratio | - | - | 0.489 | 0.015 | 0.029 | - |
| HCM Control Delay (s) | - | - | 16.6 | 9.2 | 7.6 | - |
| HCM Lane LOS | - | - | C | A | A | - |
| HCM 95th %tile Q(veh) | - | - | 2.7 | 0 | 0.1 | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 2.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 20 | 55 | 21 | 129 | 200 | 6 |
| Future Vol, veh/h | 20 | 55 | 21 | 129 | 200 | 6 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 0 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 22 | 60 | 23 | 140 | 217 | 7 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 407 | 221 | 224 | 0 | - | 0 |
| Stage 1 | 221 | - | - | - | - | - |
| Stage 2 | 186 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 600 | 819 | 1345 | - | - | - |
| Stage 1 | 816 | - | - | - | - | - |
| Stage 2 | 846 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 589 | 819 | 1345 | - | - | - |
| Mov Cap-2 Maneuver | 589 | - | - | - | - | - |
| Stage 1 | 816 | - | - | - | - | - |
| Stage 2 | 830 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.1 | 1.1 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1345 | - | 589 | 819 | - | - |
| HCM Lane V/C Ratio | 0.017 | - | 0.037 | 0.073 | - | - |
| HCM Control Delay (s) | 7.7 | 0 | 11.3 | 9.7 | - | - |
| HCM Lane LOS | A | A | B | A | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | 0.1 | 0.2 | - | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 3.2 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 151 | 184 | 30 | 51 | 91 | 51 |
| Future Vol, veh/h | 151 | 184 | 30 | 51 | 91 | 51 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | Yield |
| Storage Length | - | - | 100 | - | 0 | 70 |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 164 | 200 | 33 | 55 | 99 | 55 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 364 | 0 | 357 | 182 |
| Stage 1 | - | - | - | - | 264 | - |
| Stage 2 | - | - | - | - | 93 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1191 | - | 615 | 829 |
| Stage 1 | - | - | - | - | 756 | - |
| Stage 2 | - | - | - | - | 920 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 1191 | - | 598 | 829 |
| Mov Cap-2 Maneuver | - | - | - | - | 640 | - |
| Stage 1 | - | - | - | - | 756 | - |
| Stage 2 | - | - | - | - | 895 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 3 | 11 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 640 | 829 | - | - | 1191 | - |
| HCM Lane V/C Ratio | 0.155 | 0.067 | - | - | 0.027 | - |
| HCM Control Delay (s) | 11.7 | 9.7 | - | - | 8.1 | - |
| HCM Lane LOS | B | A | - | - | A | - |
| HCM 95th %tile Q(veh) | 0.5 | 0.2 | - | - | 0.1 | - |

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| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 626 | 169 | 1 | 1 | 148 | 62 | 3 | 5 | 2 | 47 | 2 | 445 |
| Future Volume (veh/h) | 626 | 169 | 1 | 1 | 148 | 62 | 3 | 5 | 2 | 47 | 2 | 445 |
| Number | 1 | 6 | 16 | 5 | 2 | 12 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 680 | 184 | 1 | 1 | 161 | 67 | 3 | 5 | 2 | 51 | 2 | 484 |
| Adj No. of Lanes | 1 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 1 |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 854 | 2163 | 12 | 51 | 502 | 199 | 145 | 223 | 76 | 445 | 16 | 733 |
| Arrive On Green | 0.33 | 0.60 | 0.60 | 0.21 | 0.21 | 0.21 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 | 0.26 |
| Sat Flow, veh/h | 1774 | 3609 | 20 | 3 | 2424 | 960 | 313 | 871 | 296 | 1361 | 61 | 1583 |
| Grp Volume(v), veh/h | 680 | 90 | 95 | 123 | 0 | 106 | 10 | 0 | 0 | 53 | 0 | 484 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1859 | 1861 | 0 | 1526 | 1480 | 0 | 0 | 1422 | 0 | 1583 |
| Q Serve(g_s), s | 19.6 | 1.6 | 1.6 | 0.0 | 0.0 | 4.3 | 0.0 | 0.0 | 0.0 | 1.7 | 0.0 | 17.1 |
| Cycle Q Clear(g_c), s | 19.6 | 1.6 | 1.6 | 4.0 | 0.0 | 4.3 | 0.3 | 0.0 | 0.0 | 2.0 | 0.0 | 17.1 |
| Prop In Lane | 1.00 | | 0.01 | 0.01 | | 0.63 | 0.30 | | 0.20 | 0.96 | | 1.00 |
| Lane Grp Cap(c), veh/h | 854 | 1061 | 1114 | 436 | 0 | 316 | 443 | 0 | 0 | 461 | 0 | 733 |
| V/C Ratio(X) | 0.80 | 0.09 | 0.09 | 0.28 | 0.00 | 0.34 | 0.02 | 0.00 | 0.00 | 0.11 | 0.00 | 0.66 |
| Avail Cap(c_a), veh/h | 1384 | 1736 | 1824 | 590 | 0 | 443 | 443 | 0 | 0 | 461 | 0 | 733 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 0.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 11.8 | 6.1 | 6.1 | 24.3 | 0.0 | 24.4 | 20.2 | 0.0 | 0.0 | 20.8 | 0.0 | 15.0 |
| Incr Delay (d2), s/veh | 1.7 | 0.0 | 0.0 | 0.3 | 0.0 | 0.6 | 0.0 | 0.0 | 0.0 | 0.1 | 0.0 | 2.2 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 9.7 | 0.8 | 0.8 | 2.1 | 0.0 | 1.9 | 0.2 | 0.0 | 0.0 | 0.8 | 0.0 | 10.0 |
| LnGrp Delay(d),s/veh | 13.5 | 6.2 | 6.2 | 24.7 | 0.0 | 25.1 | 20.2 | 0.0 | 0.0 | 20.9 | 0.0 | 17.2 |
| LnGrp LOS | B | A | A | C | | C | C | | | C | | B |
| Approach Vol, veh/h | | 865 | | | 229 | | | 10 | | | 537 | |
| Approach Delay, s/veh | | 12.0 | | | 24.9 | | | 20.2 | | | 17.6 | |
| Approach LOS | | B | | | C | | | C | | | B | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 28.4 | 21.0 | | 23.0 | | 49.4 | | 23.0 |
| Change Period (Y+Rc), s | 4.5 | 6.0 | | 4.5 | | 6.0 | | 4.5 |
| Max Green Setting (Gmax), s | 45.5 | 21.0 | | 18.5 | | 71.0 | | 18.5 |
| Max Q Clear Time (g_c+I1), s | 21.6 | 6.3 | | 19.1 | | 3.6 | | 2.3 |
| Green Ext Time (p_c), s | 2.3 | 1.8 | | 0.0 | | 2.3 | | 1.9 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 15.7 |
| HCM 2010 LOS | B |

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## Intersection: 1: James Campbell Boulevard & Industrial Park Road

| Movement | EB | EB | EB | WB | WB | NB | SB | SB |
|---|---|---|---|---|---|---|---|---|
| Directions Served | L | T | TR | LT | TR | LTR | LT | R |
| Maximum Queue (ft) | 209 | 264 | 56 | 96 | 92 | 51 | 91 | 160 |
| Average Queue (ft) | 98 | 10 | 4 | 50 | 34 | 7 | 37 | 69 |
| 95th Queue (ft) | 179 | 88 | 21 | 89 | 67 | 29 | 69 | 112 |
| Link Distance (ft) | | 1489 | 1489 | 1812 | 1812 | 119 | | 584 |
| Upstream Blk Time (%) | | | | | | | | |
| Queuing Penalty (veh) | | | | | | | | |
| Storage Bay Dist (ft) | 110 | | | | | | 125 | |
| Storage Blk Time (%) | 4 | | | | | | | 0 |
| Queuing Penalty (veh) | 4 | | | | | | | 0 |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 3.3 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 32 | 39 | 277 | 399 | 447 | 21 |
| Future Vol, veh/h | 32 | 39 | 277 | 399 | 447 | 21 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | None | - | Yield |
| Storage Length | 0 | 75 | 100 | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 35 | 42 | 301 | 434 | 486 | 23 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1522 | 486 | 486 | 0 | - | 0 |
| Stage 1 | 486 | - | - | - | - | - |
| Stage 2 | 1036 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 130 | 581 | 1077 | - | - | - |
| Stage 1 | 618 | - | - | - | - | - |
| Stage 2 | 342 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 94 | 581 | 1077 | - | - | - |
| Mov Cap-2 Maneuver | 193 | - | - | - | - | - |
| Stage 1 | 618 | - | - | - | - | - |
| Stage 2 | 246 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 18.9 | 3.9 | 0 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1077 | - | 193 | 581 | - | - |
| HCM Lane V/C Ratio | 0.28 | - | 0.18 | 0.073 | - | - |
| HCM Control Delay (s) | 9.6 | - | 27.7 | 11.7 | - | - |
| HCM Lane LOS | A | - | D | B | - | - |
| HCM 95th %tile Q(veh) | 1.1 | - | 0.6 | 0.2 | - | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 6.9 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 260 | 18 | 277 | 122 | 77 | 219 |
| Future Vol, veh/h | 260 | 18 | 277 | 122 | 77 | 219 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | Yield | - | None |
| Storage Length | 0 | 50 | - | - | 100 | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 283 | 20 | 301 | 133 | 84 | 238 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 706 | 301 | 0 | 0 | 301 | 0 |
| Stage 1 | 301 | - | - | - | - | - |
| Stage 2 | 405 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 402 | 739 | - | - | 1260 | - |
| Stage 1 | 751 | - | - | - | - | - |
| Stage 2 | 673 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 375 | 739 | - | - | 1260 | - |
| Mov Cap-2 Maneuver | 480 | - | - | - | - | - |
| Stage 1 | 751 | - | - | - | - | - |
| Stage 2 | 628 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 21.9 | 0 | 2.1 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 480 | 739 | 1260 | - |
| HCM Lane V/C Ratio | - | - | 0.589 | 0.026 | 0.066 | - |
| HCM Control Delay (s) | - | - | 22.7 | 10 | 8.1 | - |
| HCM Lane LOS | - | - | C | B | A | - |
| HCM 95th %tile Q(veh) | - | - | 3.7 | 0.1 | 0.2 | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 2.4 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 17 | 60 | 80 | 212 | 204 | 37 |
| Future Vol, veh/h | 17 | 60 | 80 | 212 | 204 | 37 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 0 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 18 | 65 | 87 | 230 | 222 | 40 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 646 | 242 | 262 | 0 | - | 0 |
| Stage 1 | 242 | - | - | - | - | - |
| Stage 2 | 404 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 436 | 797 | 1302 | - | - | - |
| Stage 1 | 798 | - | - | - | - | - |
| Stage 2 | 674 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 402 | 797 | 1302 | - | - | - |
| Mov Cap-2 Maneuver | 402 | - | - | - | - | - |
| Stage 1 | 798 | - | - | - | - | - |
| Stage 2 | 622 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.9 | 2.2 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1302 | - | 402 | 797 | - | - |
| HCM Lane V/C Ratio | 0.067 | - | 0.046 | 0.082 | - | - |
| HCM Control Delay (s) | 8 | 0 | 14.4 | 9.9 | - | - |
| HCM Lane LOS | A | A | B | A | - | - |
| HCM 95th %tile Q(veh) | 0.2 | - | 0.1 | 0.3 | - | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 5.2 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 74 | 165 | 64 | 144 | 193 | 32 |
| Future Vol, veh/h | 74 | 165 | 64 | 144 | 193 | 32 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | Yield |
| Storage Length | - | - | 100 | - | 0 | 70 |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 80 | 179 | 70 | 157 | 210 | 35 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 260 | 0 | 387 | 130 |
| Stage 1 | - | - | - | - | 170 | - |
| Stage 2 | - | - | - | - | 217 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1302 | - | 589 | 896 |
| Stage 1 | - | - | - | - | 843 | - |
| Stage 2 | - | - | - | - | 798 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 1302 | - | 557 | 896 |
| Mov Cap-2 Maneuver | - | - | - | - | 615 | - |
| Stage 1 | - | - | - | - | 843 | - |
| Stage 2 | - | - | - | - | 755 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 2.4 | 13.2 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 615 | 896 | - | - | 1302 | - |
| HCM Lane V/C Ratio | 0.341 | 0.039 | - | - | 0.053 | - |
| HCM Control Delay (s) | 13.9 | 9.2 | - | - | 7.9 | - |
| HCM Lane LOS | B | A | - | - | A | - |
| HCM 95th %tile Q(veh) | 1.5 | 0.1 | - | - | 0.2 | - |

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# PROJECTED CAPACITY ANALYSES

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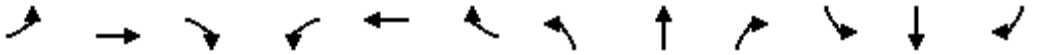

| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 282 | 122 | 3 | 1 | 136 | 38 | 2 | 1 | 1 | 71 | 1 | 652 |
| Future Volume (veh/h) | 282 | 122 | 3 | 1 | 136 | 38 | 2 | 1 | 1 | 71 | 1 | 652 |
| Number | 1 | 6 | 16 | 5 | 2 | 12 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 307 | 133 | 3 | 1 | 148 | 41 | 2 | 1 | 1 | 77 | 1 | 709 |
| Adj No. of Lanes | 1 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 1 |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 650 | 1721 | 39 | 61 | 672 | 179 | 247 | 123 | 93 | 594 | 7 | 932 |
| Arrive On Green | 0.16 | 0.49 | 0.49 | 0.25 | 0.25 | 0.25 | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 | 0.34 |
| Sat Flow, veh/h | 1774 | 3539 | 80 | 3 | 2705 | 721 | 463 | 362 | 275 | 1399 | 21 | 1583 |
| Grp Volume(v), veh/h | 307 | 66 | 70 | 101 | 0 | 89 | 4 | 0 | 0 | 78 | 0 | 709 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1849 | 1861 | 0 | 1568 | 1099 | 0 | 0 | 1419 | 0 | 1583 |
| Q Serve(g_s), s | 7.0 | 1.2 | 1.2 | 0.0 | 0.0 | 2.7 | 0.0 | 0.0 | 0.0 | 1.9 | 0.0 | 20.1 |
| Cycle Q Clear(g_c), s | 7.0 | 1.2 | 1.2 | 2.6 | 0.0 | 2.7 | 2.1 | 0.0 | 0.0 | 2.2 | 0.0 | 20.1 |
| Prop In Lane | 1.00 | | 0.04 | 0.01 | | 0.46 | 0.50 | | 0.25 | 0.99 | | 1.00 |
| Lane Grp Cap(c), veh/h | 650 | 860 | 899 | 523 | 0 | 390 | 463 | 0 | 0 | 601 | 0 | 932 |
| V/C Ratio(X) | 0.47 | 0.08 | 0.08 | 0.19 | 0.00 | 0.23 | 0.01 | 0.00 | 0.00 | 0.13 | 0.00 | 0.76 |
| Avail Cap(c_a), veh/h | 1640 | 2024 | 2114 | 707 | 0 | 546 | 463 | 0 | 0 | 601 | 0 | 932 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 0.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 11.5 | 8.3 | 8.3 | 18.0 | 0.0 | 18.1 | 13.2 | 0.0 | 0.0 | 13.9 | 0.0 | 9.3 |
| Incr Delay (d2), s/veh | 0.5 | 0.0 | 0.0 | 0.2 | 0.0 | 0.3 | 0.0 | 0.0 | 0.0 | 0.1 | 0.0 | 3.7 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 3.4 | 0.6 | 0.6 | 1.3 | 0.0 | 1.2 | 0.0 | 0.0 | 0.0 | 0.9 | 0.0 | 12.6 |
| LnGrp Delay(d),s/veh | 12.0 | 8.3 | 8.3 | 18.2 | 0.0 | 18.4 | 13.2 | 0.0 | 0.0 | 14.0 | 0.0 | 13.0 |
| LnGrp LOS | B | A | A | B | | B | B | | | B | | B |
| Approach Vol, veh/h | | 443 | | | 190 | | | 4 | | | 787 | |
| Approach Delay, s/veh | | 10.9 | | | 18.3 | | | 13.2 | | | 13.1 | |
| Approach LOS | | B | | | B | | | B | | | B | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 14.3 | 21.0 | | 25.0 | | 35.3 | | 25.0 |
| Change Period (Y+Rc), s | 4.5 | 6.0 | | 4.5 | | 6.0 | | 4.5 |
| Max Green Setting (Gmax), s | 43.5 | 21.0 | | 20.5 | | 69.0 | | 20.5 |
| Max Q Clear Time (g_c+I1), s | 9.0 | 4.7 | | 22.1 | | 3.2 | | 4.1 |
| Green Ext Time (p_c), s | 0.9 | 1.4 | | 0.0 | | 1.8 | | 3.0 |

| Intersection Summary | | |
|---|---|---|
| HCM 2010 Ctrl Delay | | 13.1 |
| HCM 2010 LOS | | B |

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## Intersection: 1: James Campbell Boulevard & Industrial Park Road

| Movement | EB | EB | EB | WB | WB | NB | SB | SB |
|---|---|---|---|---|---|---|---|---|
| Directions Served | L | T | TR | LT | TR | LTR | LT | R |
| Maximum Queue (ft) | 103 | 29 | 12 | 105 | 72 | 30 | 97 | 656 |
| Average Queue (ft) | 32 | 3 | 1 | 46 | 25 | 4 | 41 | 115 |
| 95th Queue (ft) | 70 | 15 | 7 | 86 | 53 | 21 | 83 | 358 |
| Link Distance (ft) | | 1489 | 1489 | 1812 | 1812 | 119 | | 584 |
| Upstream Blk Time (%) | | | | | | | | 0 |
| Queuing Penalty (veh) | | | | | | | | 0 |
| Storage Bay Dist (ft) | 110 | | | | | | 125 | |
| Storage Blk Time (%) | 0 | | | | | | | 0 |
| Queuing Penalty (veh) | 0 | | | | | | | 0 |

DRAFT

| Intersection | |
|---|---|
| Int Delay, s/veh | 5 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 85 | 154 | 168 | 156 | 557 | 55 |
| Future Vol, veh/h | 85 | 154 | 168 | 156 | 557 | 55 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | None | - | Yield |
| Storage Length | 0 | 75 | 100 | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 92 | 167 | 183 | 170 | 605 | 60 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1140 | 605 | 605 | 0 | - | 0 |
| Stage 1 | 605 | - | - | - | - | - |
| Stage 2 | 535 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 222 | 498 | 973 | - | - | - |
| Stage 1 | 545 | - | - | - | - | - |
| Stage 2 | 587 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 180 | 498 | 973 | - | - | - |
| Mov Cap-2 Maneuver | 314 | - | - | - | - | - |
| Stage 1 | 545 | - | - | - | - | - |
| Stage 2 | 477 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 17.7 | 5 | 0 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 973 | - | 314 | 498 | - | - |
| HCM Lane V/C Ratio | 0.188 | - | 0.294 | 0.336 | - | - |
| HCM Control Delay (s) | 9.6 | - | 21.2 | 15.8 | - | - |
| HCM Lane LOS | A | - | C | C | - | - |
| HCM 95th %tile Q(veh) | 0.7 | - | 1.2 | 1.5 | - | - |

DRAFT

| Intersection | |
|---|---|
| Int Delay, s/veh | 7.3 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 270 | 17 | 171 | 25 | 51 | 278 |
| Future Vol, veh/h | 270 | 17 | 171 | 25 | 51 | 278 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | Yield | - | None |
| Storage Length | 0 | 50 | - | - | 100 | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 293 | 18 | 186 | 27 | 55 | 302 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 599 | 186 | 0 | 0 | 186 | 0 |
| Stage 1 | 186 | - | - | - | - | - |
| Stage 2 | 413 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 465 | 856 | - | - | 1388 | - |
| Stage 1 | 846 | - | - | - | - | - |
| Stage 2 | 668 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | 447 | 856 | - | - | 1388 | - |
| Mov Cap-2 Maneuver | 528 | - | - | - | - | - |
| Stage 1 | 846 | - | - | - | - | - |
| Stage 2 | 642 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 19.4 | 0 | 1.2 |
| HCM LOS | C | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 528 | 856 | 1388 | - |
| HCM Lane V/C Ratio | - | - | 0.556 | 0.022 | 0.04 | - |
| HCM Control Delay (s) | - | - | 20 | 9.3 | 7.7 | - |
| HCM Lane LOS | - | - | C | A | A | - |
| HCM 95th %tile Q(veh) | - | - | 3.4 | 0.1 | 0.1 | - |

DRAFT

| Intersection | |
|---|---|
| Int Delay, s/veh | 2.3 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 25 | 60 | 22 | 134 | 201 | 7 |
| Future Vol, veh/h | 25 | 60 | 22 | 134 | 201 | 7 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 0 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 27 | 65 | 24 | 146 | 218 | 8 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 415 | 222 | 226 | 0 | - | 0 |
| Stage 1 | 222 | - | - | - | - | - |
| Stage 2 | 193 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 594 | 818 | 1342 | - | - | - |
| Stage 1 | 815 | - | - | - | - | - |
| Stage 2 | 840 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 583 | 818 | 1342 | - | - | - |
| Mov Cap-2 Maneuver | 583 | - | - | - | - | - |
| Stage 1 | 815 | - | - | - | - | - |
| Stage 2 | 824 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.3 | 1.1 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1342 | - | 583 | 818 | - | - |
| HCM Lane V/C Ratio | 0.018 | - | 0.047 | 0.08 | - | - |
| HCM Control Delay (s) | 7.7 | 0 | 11.5 | 9.8 | - | - |
| HCM Lane LOS | A | A | B | A | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | 0.1 | 0.3 | - | - |

DRAFT

| Intersection | |
|---|---|
| Int Delay, s/veh | 3.4 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 151 | 185 | 31 | 51 | 96 | 56 |
| Future Vol, veh/h | 151 | 185 | 31 | 51 | 96 | 56 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | Yield |
| Storage Length | - | - | 100 | - | 0 | 70 |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 164 | 201 | 34 | 55 | 104 | 61 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 365 | 0 | 360 | 183 |
| Stage 1 | - | - | - | - | 265 | - |
| Stage 2 | - | - | - | - | 95 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1190 | - | 612 | 828 |
| Stage 1 | - | - | - | - | 755 | - |
| Stage 2 | - | - | - | - | 918 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 1190 | - | 595 | 828 |
| Mov Cap-2 Maneuver | - | - | - | - | 638 | - |
| Stage 1 | - | - | - | - | 755 | - |
| Stage 2 | - | - | - | - | 892 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 3.1 | 11 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 638 | 828 | - | - | 1190 | - |
| HCM Lane V/C Ratio | 0.164 | 0.074 | - | - | 0.028 | - |
| HCM Control Delay (s) | 11.7 | 9.7 | - | - | 8.1 | - |
| HCM Lane LOS | B | A | - | - | A | - |
| HCM 95th %tile Q(veh) | 0.6 | 0.2 | - | - | 0.1 | - |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 2.1 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 5 | 82 | 21 | 151 | 260 | 1 |
| Future Vol, veh/h | 5 | 82 | 21 | 151 | 260 | 1 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 5 | 89 | 23 | 164 | 283 | 1 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 493 | 283 | 284 | 0 | - | 0 |
| Stage 1 | 283 | - | - | - | - | - |
| Stage 2 | 210 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 535 | 756 | 1278 | - | - | - |
| Stage 1 | 765 | - | - | - | - | - |
| Stage 2 | 825 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 524 | 756 | 1278 | - | - | - |
| Mov Cap-2 Maneuver | 524 | - | - | - | - | - |
| Stage 1 | 765 | - | - | - | - | - |
| Stage 2 | 809 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 10.6 | 1 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1278 | - | 737 | - | - |
| HCM Lane V/C Ratio | 0.018 | - | 0.128 | - | - |
| HCM Control Delay (s) | 7.9 | 0 | 10.6 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0.1 | - | 0.4 | - | - |

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| Movement | EBL | EBT | EBR | WBL | WBT | WBR | NBL | NBT | NBR | SBL | SBT | SBR |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | | | | | | | |
| Traffic Volume (veh/h) | 691 | 169 | 1 | 1 | 148 | 76 | 3 | 5 | 2 | 56 | 2 | 484 |
| Future Volume (veh/h) | 691 | 169 | 1 | 1 | 148 | 76 | 3 | 5 | 2 | 56 | 2 | 484 |
| Number | 1 | 6 | 16 | 5 | 2 | 12 | 3 | 8 | 18 | 7 | 4 | 14 |
| Initial Q (Qb), veh | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Ped-Bike Adj(A_pbT) | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 | 1.00 | | 1.00 |
| Parking Bus, Adj | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Adj Sat Flow, veh/h/ln | 1863 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1900 | 1900 | 1863 | 1863 |
| Adj Flow Rate, veh/h | 751 | 184 | 1 | 1 | 161 | 83 | 3 | 5 | 2 | 61 | 2 | 526 |
| Adj No. of Lanes | 1 | 2 | 0 | 0 | 2 | 0 | 0 | 1 | 0 | 0 | 1 | 1 |
| Peak Hour Factor | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 | 0.92 |
| Percent Heavy Veh, % | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| Cap, veh/h | 888 | 2237 | 12 | 48 | 445 | 216 | 136 | 209 | 71 | 425 | 12 | 696 |
| Arrive On Green | 0.36 | 0.62 | 0.62 | 0.20 | 0.20 | 0.20 | 0.24 | 0.24 | 0.24 | 0.24 | 0.24 | 0.24 |
| Sat Flow, veh/h | 1774 | 3609 | 20 | 3 | 2260 | 1100 | 307 | 862 | 292 | 1369 | 51 | 1583 |
| Grp Volume(v), veh/h | 751 | 90 | 95 | 132 | 0 | 113 | 10 | 0 | 0 | 63 | 0 | 526 |
| Grp Sat Flow(s),veh/h/ln | 1774 | 1770 | 1859 | 1861 | 0 | 1501 | 1462 | 0 | 0 | 1421 | 0 | 1583 |
| Q Serve(g_s), s | 23.1 | 1.6 | 1.6 | 0.0 | 0.0 | 5.0 | 0.0 | 0.0 | 0.0 | 2.3 | 0.0 | 18.5 |
| Cycle Q Clear(g_c), s | 23.1 | 1.6 | 1.6 | 4.7 | 0.0 | 5.0 | 0.3 | 0.0 | 0.0 | 2.6 | 0.0 | 18.5 |
| Prop In Lane | 1.00 | | 0.01 | 0.01 | | 0.73 | 0.30 | | 0.20 | 0.97 | | 1.00 |
| Lane Grp Cap(c), veh/h | 888 | 1097 | 1152 | 414 | 0 | 295 | 416 | 0 | 0 | 438 | 0 | 696 |
| V/C Ratio(X) | 0.85 | 0.08 | 0.08 | 0.32 | 0.00 | 0.38 | 0.02 | 0.00 | 0.00 | 0.14 | 0.00 | 0.76 |
| Avail Cap(c_a), veh/h | 1348 | 1648 | 1731 | 511 | 0 | 374 | 416 | 0 | 0 | 438 | 0 | 696 |
| HCM Platoon Ratio | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 |
| Upstream Filter(I) | 1.00 | 1.00 | 1.00 | 1.00 | 0.00 | 1.00 | 1.00 | 0.00 | 0.00 | 1.00 | 0.00 | 1.00 |
| Uniform Delay (d), s/veh | 12.2 | 5.8 | 5.8 | 26.5 | 0.0 | 26.6 | 22.0 | 0.0 | 0.0 | 22.8 | 0.0 | 17.2 |
| Incr Delay (d2), s/veh | 3.2 | 0.0 | 0.0 | 0.4 | 0.0 | 0.8 | 0.0 | 0.0 | 0.0 | 0.1 | 0.0 | 4.7 |
| Initial Q Delay(d3),s/veh | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| %ile BackOfQ(50%),veh/ln | 11.6 | 0.8 | 0.8 | 2.4 | 0.0 | 2.1 | 0.2 | 0.0 | 0.0 | 1.1 | 0.0 | 11.9 |
| LnGrp Delay(d),s/veh | 15.4 | 5.8 | 5.8 | 26.9 | 0.0 | 27.4 | 22.0 | 0.0 | 0.0 | 23.0 | 0.0 | 21.9 |
| LnGrp LOS | B | A | A | C | | C | C | | | C | | C |
| Approach Vol, veh/h | | 936 | | | 245 | | | 10 | | | 589 | |
| Approach Delay, s/veh | | 13.5 | | | 27.1 | | | 22.0 | | | 22.0 | |
| Approach LOS | | B | | | C | | | C | | | C | |

| Timer | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|---|---|---|---|---|---|---|---|---|
| Assigned Phs | 1 | 2 | | 4 | | 6 | | 8 |
| Phs Duration (G+Y+Rc), s | 32.2 | 21.0 | | 23.0 | | 53.2 | | 23.0 |
| Change Period (Y+Rc), s | 4.5 | 6.0 | | 4.5 | | 6.0 | | 4.5 |
| Max Green Setting (Gmax), s | 47.5 | 19.0 | | 18.5 | | 71.0 | | 18.5 |
| Max Q Clear Time (g_c+I1), s | 25.1 | 7.0 | | 20.5 | | 3.6 | | 2.3 |
| Green Ext Time (p_c), s | 2.6 | 1.7 | | 0.0 | | 2.4 | | 2.1 |

| Intersection Summary | |
|---|---|
| HCM 2010 Ctrl Delay | 18.3 |
| HCM 2010 LOS | B |

DRAFT

## Intersection: 1: James Campbell Boulevard & Industrial Park Road

| Movement | EB | EB | EB | WB | WB | NB | SB | SB |
|---|---|---|---|---|---|---|---|---|
| Directions Served | L | T | TR | LT | TR | LTR | LT | R |
| Maximum Queue (ft) | 209 | 311 | 34 | 115 | 129 | 52 | 117 | 654 |
| Average Queue (ft) | 109 | 13 | 4 | 62 | 41 | 11 | 46 | 89 |
| 95th Queue (ft) | 184 | 104 | 18 | 108 | 76 | 38 | 79 | 272 |
| Link Distance (ft) | | 1489 | 1489 | 1812 | 1812 | 119 | | 584 |
| Upstream Blk Time (%) | | | | | | | | 0 |
| Queuing Penalty (veh) | | | | | | | | 0 |
| Storage Bay Dist (ft) | 110 | | | | | | 125 | |
| Storage Blk Time (%) | 5 | | | | | | 1 | 2 |
| Queuing Penalty (veh) | 4 | | | | | | 3 | 1 |

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| Intersection | |
|---|---|
| Int Delay, s/veh | 3.7 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 53 | 39 | 277 | 478 | 495 | 39 |
| Future Vol, veh/h | 53 | 39 | 277 | 478 | 495 | 39 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | None | - | Yield |
| Storage Length | 0 | 75 | 100 | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 58 | 42 | 301 | 520 | 538 | 42 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 1660 | 538 | 538 | 0 | - | 0 |
| Stage 1 | 538 | - | - | - | - | - |
| Stage 2 | 1122 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 107 | 543 | 1030 | - | - | - |
| Stage 1 | 585 | - | - | - | - | - |
| Stage 2 | 311 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 76 | 543 | 1030 | - | - | - |
| Mov Cap-2 Maneuver | 172 | - | - | - | - | - |
| Stage 1 | 585 | - | - | - | - | - |
| Stage 2 | 220 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 26 | 3.6 | 0 |
| HCM LOS | D | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1030 | - | 172 | 543 | - | - |
| HCM Lane V/C Ratio | 0.292 | - | 0.335 | 0.078 | - | - |
| HCM Control Delay (s) | 9.9 | - | 36.1 | 12.2 | - | - |
| HCM Lane LOS | A | - | E | B | - | - |
| HCM 95th %tile Q(veh) | 1.2 | - | 1.4 | 0.3 | - | - |

DRAFT

| Intersection | |
|---|---|
| Int Delay, s/veh | 8.3 |

| Movement | WBL | WBR | NBT | NBR | SBL | SBT |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 260 | 47 | 377 | 122 | 90 | 285 |
| Future Vol, veh/h | 260 | 47 | 377 | 122 | 90 | 285 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | Yield | - | Yield | - | None |
| Storage Length | 0 | 50 | - | - | 100 | - |
| Veh in Median Storage, # | 0 | - | 0 | - | - | 0 |
| Grade, % | 0 | - | 0 | - | - | 0 |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 283 | 51 | 410 | 133 | 98 | 310 |

| Major/Minor | Minor1 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 915 | 410 | 0 | 0 | 410 | 0 |
| Stage 1 | 410 | - | - | - | - | - |
| Stage 2 | 505 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | - | - | 4.12 | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | - | - | 2.218 | - |
| Pot Cap-1 Maneuver | 303 | 642 | - | - | 1149 | - |
| Stage 1 | 670 | - | - | - | - | - |
| Stage 2 | 606 | - | - | - | - | - |
| Platoon blocked, % | | | - | - | | - |
| Mov Cap-1 Maneuver | ~ 277 | 642 | - | - | 1149 | - |
| Mov Cap-2 Maneuver | 401 | - | - | - | - | - |
| Stage 1 | 670 | - | - | - | - | - |
| Stage 2 | 554 | - | - | - | - | - |

| Approach | WB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 29.5 | 0 | 2 |
| HCM LOS | D | | |

| Minor Lane/Major Mvmt | NBT | NBR | WBLn1 | WBLn2 | SBL | SBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | - | - | 401 | 642 | 1149 | - |
| HCM Lane V/C Ratio | - | - | 0.705 | 0.08 | 0.085 | - |
| HCM Control Delay (s) | - | - | 32.8 | 11.1 | 8.4 | - |
| HCM Lane LOS | - | - | D | B | A | - |
| HCM 95th %tile Q(veh) | - | - | 5.3 | 0.3 | 0.3 | - |

| Notes | | | |
|---|---|---|---|
| ~: Volume exceeds capacity | $: Delay exceeds 300s | +: Computation Not Defined | *: All major volume in platoon |

DRAFT

| Intersection | |
|---|---|
| Int Delay, s/veh | 2.6 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 21 | 64 | 87 | 216 | 211 | 44 |
| Future Vol, veh/h | 21 | 64 | 87 | 216 | 211 | 44 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | 0 | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 23 | 70 | 95 | 235 | 229 | 48 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 677 | 253 | 277 | 0 | - | 0 |
| Stage 1 | 253 | - | - | - | - | - |
| Stage 2 | 424 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 418 | 786 | 1286 | - | - | - |
| Stage 1 | 789 | - | - | - | - | - |
| Stage 2 | 660 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 382 | 786 | 1286 | - | - | - |
| Mov Cap-2 Maneuver | 382 | - | - | - | - | - |
| Stage 1 | 789 | - | - | - | - | - |
| Stage 2 | 604 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 11.2 | 2.3 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | EBLn2 | SBT | SBR |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 1286 | - | 382 | 786 | - | - |
| HCM Lane V/C Ratio | 0.074 | - | 0.06 | 0.089 | - | - |
| HCM Control Delay (s) | 8 | 0 | 15 | 10 | - | - |
| HCM Lane LOS | A | A | C | B | - | - |
| HCM 95th %tile Q(veh) | 0.2 | - | 0.2 | 0.3 | - | - |

DRAFT

| Intersection | |
|---|---|
| Int Delay, s/veh | 5.3 |

| Movement | EBT | EBR | WBL | WBT | NBL | NBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 74 | 172 | 71 | 144 | 197 | 36 |
| Future Vol, veh/h | 74 | 172 | 71 | 144 | 197 | 36 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Free | Free | Free | Free | Stop | Stop |
| RT Channelized | - | None | - | None | - | Yield |
| Storage Length | - | - | 100 | - | 0 | 70 |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 80 | 187 | 77 | 157 | 214 | 39 |

| Major/Minor | Major1 | | Major2 | | Minor1 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 0 | 0 | 267 | 0 | 407 | 134 |
| Stage 1 | - | - | - | - | 174 | - |
| Stage 2 | - | - | - | - | 233 | - |
| Critical Hdwy | - | - | 4.14 | - | 6.84 | 6.94 |
| Critical Hdwy Stg 1 | - | - | - | - | 5.84 | - |
| Critical Hdwy Stg 2 | - | - | - | - | 5.84 | - |
| Follow-up Hdwy | - | - | 2.22 | - | 3.52 | 3.32 |
| Pot Cap-1 Maneuver | - | - | 1294 | - | 572 | 890 |
| Stage 1 | - | - | - | - | 839 | - |
| Stage 2 | - | - | - | - | 784 | - |
| Platoon blocked, % | - | - | | - | | |
| Mov Cap-1 Maneuver | - | - | 1294 | - | 538 | 890 |
| Mov Cap-2 Maneuver | - | - | - | - | 600 | - |
| Stage 1 | - | - | - | - | 839 | - |
| Stage 2 | - | - | - | - | 737 | - |

| Approach | EB | WB | NB |
|---|---|---|---|
| HCM Control Delay, s | 0 | 2.6 | 13.5 |
| HCM LOS | | | B |

| Minor Lane/Major Mvmt | NBLn1 | NBLn2 | EBT | EBR | WBL | WBT |
|---|---|---|---|---|---|---|
| Capacity (veh/h) | 600 | 890 | - | - | 1294 | - |
| HCM Lane V/C Ratio | 0.357 | 0.044 | - | - | 0.06 | - |
| HCM Control Delay (s) | 14.3 | 9.2 | - | - | 8 | - |
| HCM Lane LOS | B | A | - | - | A | - |
| HCM 95th %tile Q(veh) | 1.6 | 0.1 | - | - | 0.2 | - |

DRAFT

| Intersection | |
|---|---|
| Int Delay, s/veh | 2.4 |

| Movement | EBL | EBR | NBL | NBT | SBT | SBR |
|---|---|---|---|---|---|---|
| Lane Configurations | | | | | | |
| Traffic Vol, veh/h | 4 | 75 | 122 | 299 | 268 | 7 |
| Future Vol, veh/h | 4 | 75 | 122 | 299 | 268 | 7 |
| Conflicting Peds, #/hr | 0 | 0 | 0 | 0 | 0 | 0 |
| Sign Control | Stop | Stop | Free | Free | Free | Free |
| RT Channelized | - | None | - | None | - | None |
| Storage Length | 0 | - | - | - | - | - |
| Veh in Median Storage, # | 0 | - | - | 0 | 0 | - |
| Grade, % | 0 | - | - | 0 | 0 | - |
| Peak Hour Factor | 92 | 92 | 92 | 92 | 92 | 92 |
| Heavy Vehicles, % | 2 | 2 | 2 | 2 | 2 | 2 |
| Mvmt Flow | 4 | 82 | 133 | 325 | 291 | 8 |

| Major/Minor | Minor2 | | Major1 | | Major2 | |
|---|---|---|---|---|---|---|
| Conflicting Flow All | 885 | 295 | 299 | 0 | - | 0 |
| Stage 1 | 295 | - | - | - | - | - |
| Stage 2 | 590 | - | - | - | - | - |
| Critical Hdwy | 6.42 | 6.22 | 4.12 | - | - | - |
| Critical Hdwy Stg 1 | 5.42 | - | - | - | - | - |
| Critical Hdwy Stg 2 | 5.42 | - | - | - | - | - |
| Follow-up Hdwy | 3.518 | 3.318 | 2.218 | - | - | - |
| Pot Cap-1 Maneuver | 315 | 744 | 1262 | - | - | - |
| Stage 1 | 755 | - | - | - | - | - |
| Stage 2 | 554 | - | - | - | - | - |
| Platoon blocked, % | | | | - | - | - |
| Mov Cap-1 Maneuver | 274 | 744 | 1262 | - | - | - |
| Mov Cap-2 Maneuver | 274 | - | - | - | - | - |
| Stage 1 | 755 | - | - | - | - | - |
| Stage 2 | 483 | - | - | - | - | - |

| Approach | EB | NB | SB |
|---|---|---|---|
| HCM Control Delay, s | 11 | 2.4 | 0 |
| HCM LOS | B | | |

| Minor Lane/Major Mvmt | NBL | NBT | EBLn1 | SBT | SBR |
|---|---|---|---|---|---|
| Capacity (veh/h) | 1262 | - | 685 | - | - |
| HCM Lane V/C Ratio | 0.105 | - | 0.125 | - | - |
| HCM Control Delay (s) | 8.2 | 0 | 11 | - | - |
| HCM Lane LOS | A | A | B | - | - |
| HCM 95th %tile Q(veh) | 0.4 | - | 0.4 | - | - |

DRAFT

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 | REVISED DUCK RIVER ESTATES, INDUSTRIAL PARK ROAD(PREVIOUSLY COUNTRYSIDE ~~SECTION TWO~~) | | |
| | TAX MAP: 76/89 | GROUP: | PARCEL: 75.13/6.05 |
| SUMMARY OF NATURE OF REQUEST AND WORK | REQUEST A MINOR REVISION TO THE PRELIMINARY SITE DEVELOPMENT PLAN TO TO RELOCATE TWO PLAYGROUNDS, ADD DOG PARK, CHANGE PHASE LINES, AND RELOCATE THE MAINTENANCE BUILDING TO PHASE ONE. | | |

| | | |
|---|---|---|
| DATE OF PRE-APPLICATION CONFERENCE | 2/22/2023 | *Pre-application meetings are scheduled for Wednesdays.* |

| SELECT REQUEST | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO: |
|---|---|
| ☐ Annexation<br>☐ Rezoning<br>☐ Preliminary Plat<br>☐ Final Plat<br>☐ PUD Preliminary Master Plan<br>☐ PUD Final Site Plan<br>☐ Multi-Family Site Plan<br>☒ Other: Revision to an approved preliminary site development plan<br><br>**File naming nomenclature examples:*<br><br>*Freedom Point Site Plan*<br>*Freedom Point Master Plan*<br>*Freedom Point Final Plat* | **Annexations/Rezoning/PUD's:**<br>☐ Written Legal Description copy<br>☐ Requested Zone Listed<br>☐ Compliance with Comprehensive Plan<br>☐ Annexation Permission Form<br>☐ Plans and/or Plats conforming to City standards with check list completed<br>☐ Columbia Water System Availability Letter<br><br>**Plats/PUDs:**<br>☒ Project Name (include Sections & Phases)<br>Duck River Estates, Three phase proposed<br>☒ Total Number of Lots<br>368 manufactured homes<br>☒ Total acreage<br>108 acres |



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 | Joseph Ahler P.E., R.L.S. | PHONE | 615-481-3106 |
| ADDRESS | P.O. Box 1636, Spring Hill, TN 37174 | EMAIL | joe.ahler@gmail.com |

| | | | |
|---|---|---|---|
| PROPERTY OWNER NAME | UMH Properties, Inc. | PHONE | 615-693-2817 |
| ADDRESS | 1500 Whistling Duck Rd., Columbia, TN 384101 | EMAIL | countrysidevillage@umh.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.*

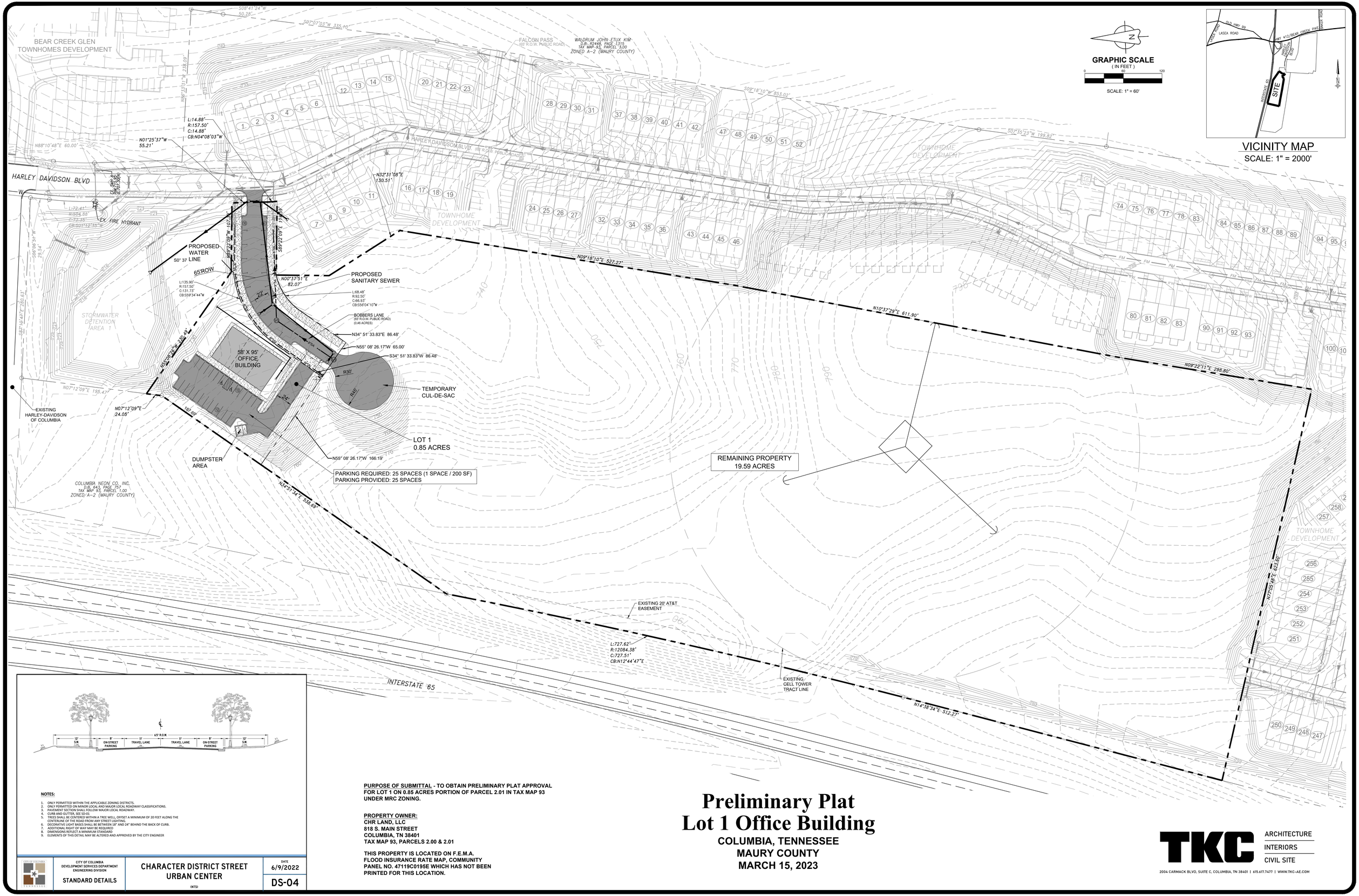
| | | |
|---|---|---|
| Joseph Ahler | Joseph Ahler | 2/13/2023 |
| APPLICANT NAME | APPLICANT SIGNATURE | DATE |
| Sue Petty | Sue Petty | 2/13/2023 |
| PROPERTY OWNER NAME | PROPERTY OWNER SIGNATURE | DATE |

*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 | |







**NOTES:**

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS.
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS.
3. PAVEMENT SECTION SHALL FOLLOW MAJOR LOCAL ROADWAY.
4. CURB AND GUTTER, SEE SD-01
5. TREES SHALL BE CENTERED WITHIN A TREE WELL, OFFSET A MINIMUM OF 20 FEET ALONG THE CENTERLINE OF THE ROAD FROM ANY STREET LIGHTING.
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

| CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION | CHARACTER DISTRICT STREET URBAN CENTER | DATE 6/9/2022 |
|---|---|---|
| STANDARD DETAILS | (NTS) | DS-04 |

**PURPOSE OF SUBMITTAL - TO OBTAIN PRELIMINARY PLAT APPROVAL FOR LOT 1 ON 0.85 ACRES PORTION OF PARCEL 2.01 IN TAX MAP 93 UNDER MRC ZONING.**

**PROPERTY OWNER:**
**CHR LAND, LLC**
**818 S. MAIN STREET**
**COLUMBIA, TN 38401**
**TAX MAP 93, PARCELS 2.00 & 2.01**

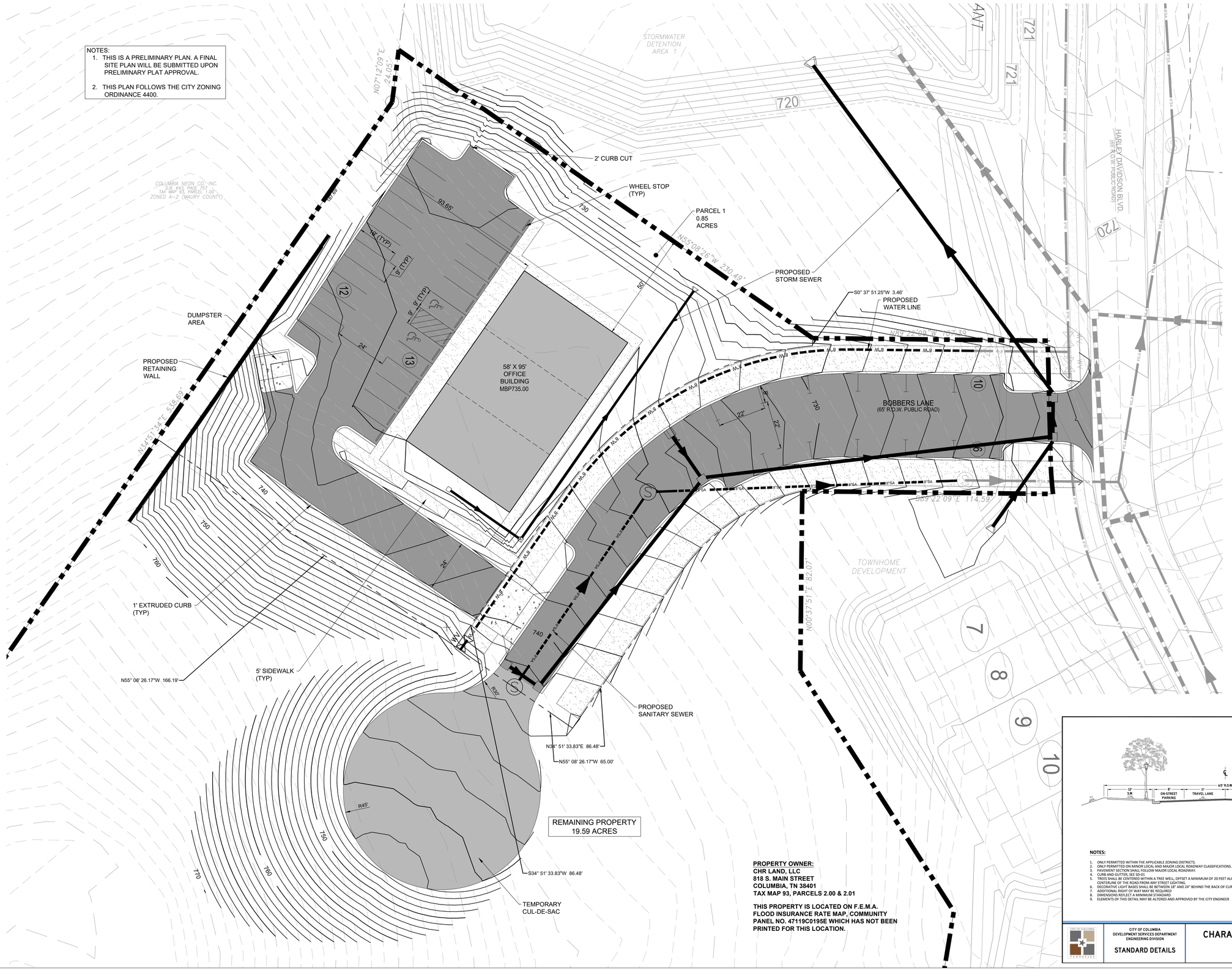
**THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0195E WHICH HAS NOT BEEN PRINTED FOR THIS LOCATION.**

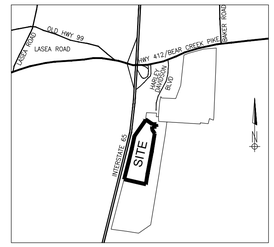
# Preliminary Plat
# Lot 1 Office Building

**COLUMBIA, TENNESSEE**
**MAURY COUNTY**
**MARCH 15, 2023**

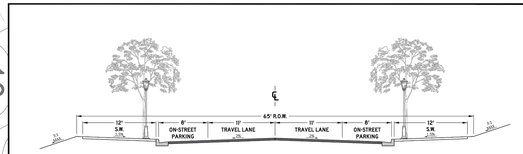
TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

NOTES:
1. THIS IS A PRELIMINARY PLAN. A FINAL SITE PLAN WILL BE SUBMITTED UPON PRELIMINARY PLAT APPROVAL.
2. THIS PLAN FOLLOWS THE CITY ZONING ORDINANCE 4400.






LOCATION MAP
SCALE: 1" = 2000'

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7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

| CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION | CHARACTER DISTRICT STREET URBAN CENTER (NTS) | DATE 6/9/2022 |
|---|---|---|
| STANDARD DETAILS | | DS-04 |

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**818 S. MAIN STREET**
**COLUMBIA, TN 38401**
**TAX MAP 93, PARCELS 2.00 & 2.01**

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TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
200A CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM


CONSULTANTS:

PROJECT TITLE:
LOT 1 OFFICE BUILDING
HARLEY DAVIDSON BOULEVARD
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
CIVIL
COMMERCE
118292
STATE OF TENNESSEE
3/15/2023
COLE O NEWTON - TN
REG.#118292

| Revision | | |
|---|---|---|
| No. | Date | Description |
| | | |


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SHEET TITLE:
SITE DEVELOPMENT PLAN

-
DATE: 03/15/2023
DRAWN BY: TS
PROJECT NO.: 2122

SHEET NO.:
1 OF 1

# Columbia Fire & Rescue

## Fire Flow Requirements

Water Purveyor: Columbia Power & Water System

Date: 3/14/23
Name: Cole Newton
Phone: 9317973323
Email: cole@tkc-ae.com
Address/Parcel ID: End of Harley Davidson Blvd., Map 93, Parcel 2.00/2.01
Property Type: ○ Residential ◉ Commercial ○ Industrial
Construction Type: Type 5B
Enclosed Area (ft²): Int=4950/Ext=5510

---

## FILLED OUT BY COLUMBIA FIRE AND RESCUE

NFPA Sprinkler Type: NFPA 13

**Water System Demand without Sprinkler Credit**

*Fire flow Requirements (International Fire Code Appendix B)*

Fire Flow: 2,000 gpm Duration: 2 hours

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

Minimum number of hydrants: 2

Average spacing between hydrants: 450 ft.

Maximum distance from frontage to hydrant: 225 ft.

**Water System Demand with Sprinkler Credit**

*Fire flow requirements (International Fire Code Appendix B)*

Fire Flow: 1,000 gpm Duration: 2 hours

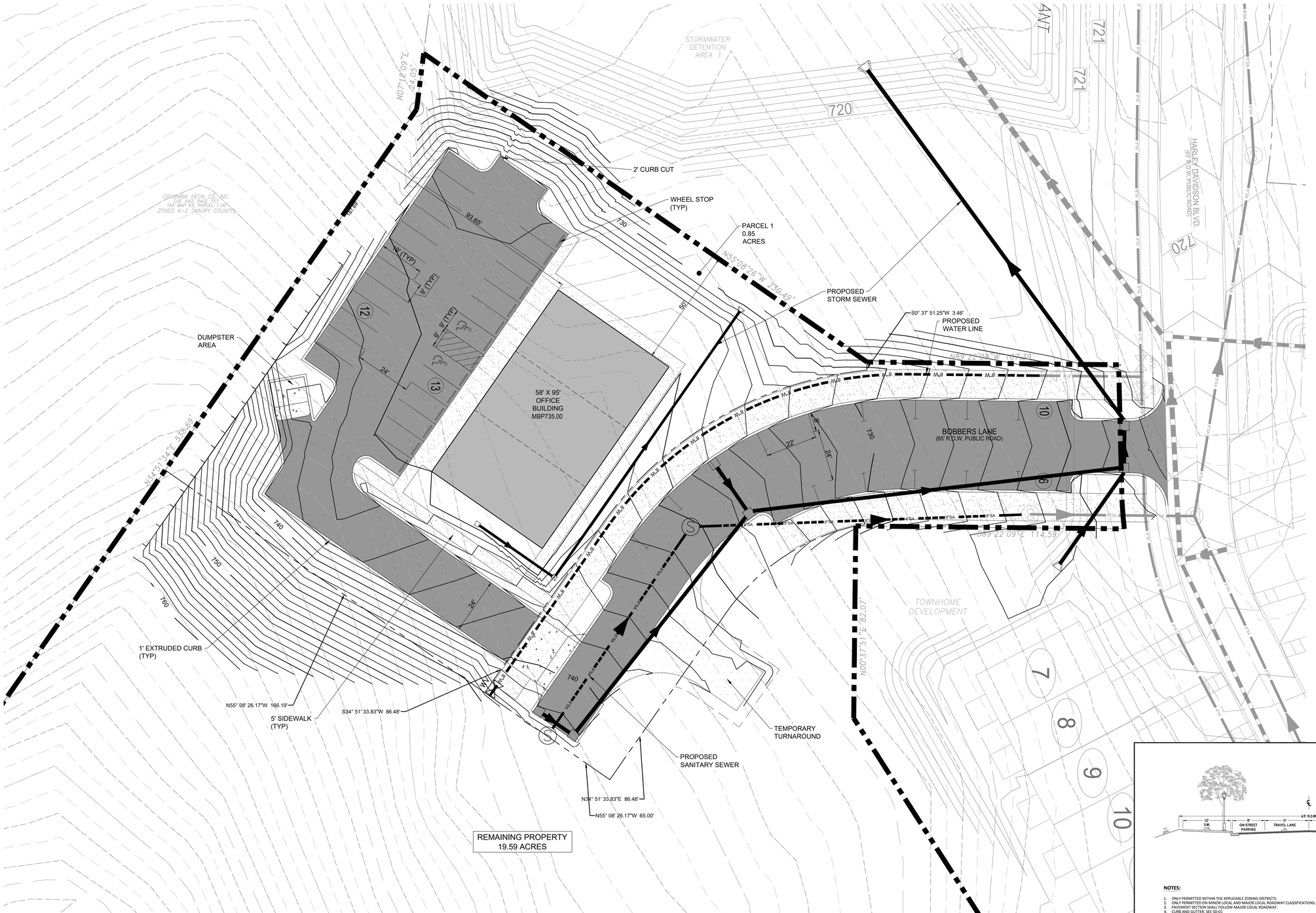
*Fire Hydrant Location and Distribution (International Fire Code Appendix C)*

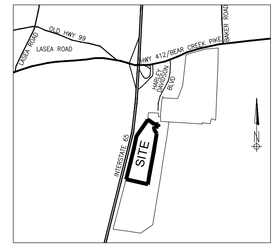
Minimum number of hydrants: 1

Average spacing between hydrants: 500 ft.

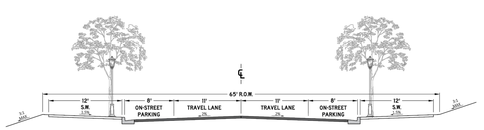
Maximum distance from frontage to hydrant: 250 ft.

Fire Plan Reviewer: Brad Massey Date: 3-17-2023




LOCATION MAP
SCALE: 1" = 2000'

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4. CURB AND GUTTER, SEE SD-01
5. TREES SHALL BE CENTERED WITHIN A TREE WELL, OFFSET A MINIMUM OF 20 FEET ALONG THE CENTERLINE OF THE ROAD FROM ANY STREET LIGHTING.
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

| CITY OF COLUMBIA DEVELOPMENT SERVICES DEPARTMENT ENGINEERING DIVISION | CHARACTER DISTRICT STREET URBAN CENTER | DATE 6/9/2022 |
|---|---|---|
| STANDARD DETAILS | (NTS) | DS-04 |

**PROPERTY OWNER:**
**CHR LAND, LLC**
**818 S. MAIN STREET**
**COLUMBIA, TN 38401**
**TAX MAP 93, PARCELS 2.00 & 2.01**

**THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0195E WHICH HAS NOT BEEN PRINTED FOR THIS LOCATION.**

GRAPHIC SCALE
( IN FEET )
0 20 40
SCALE: 1" = 20'


TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM


CONSULTANTS:

PROJECT TITLE:
LOT 1 OFFICE BUILDING
HARLEY DAVIDSON BOULEVARD
COLUMBIA, TN

COLE O. NEWTON
REGISTERED ENGINEER
AGRICULTURE
ARCHITECTURE
COMMERCE
118292
STATE OF TENNESSEE
3/10/2023
COLE O NEWTON - TN
REG.#118292

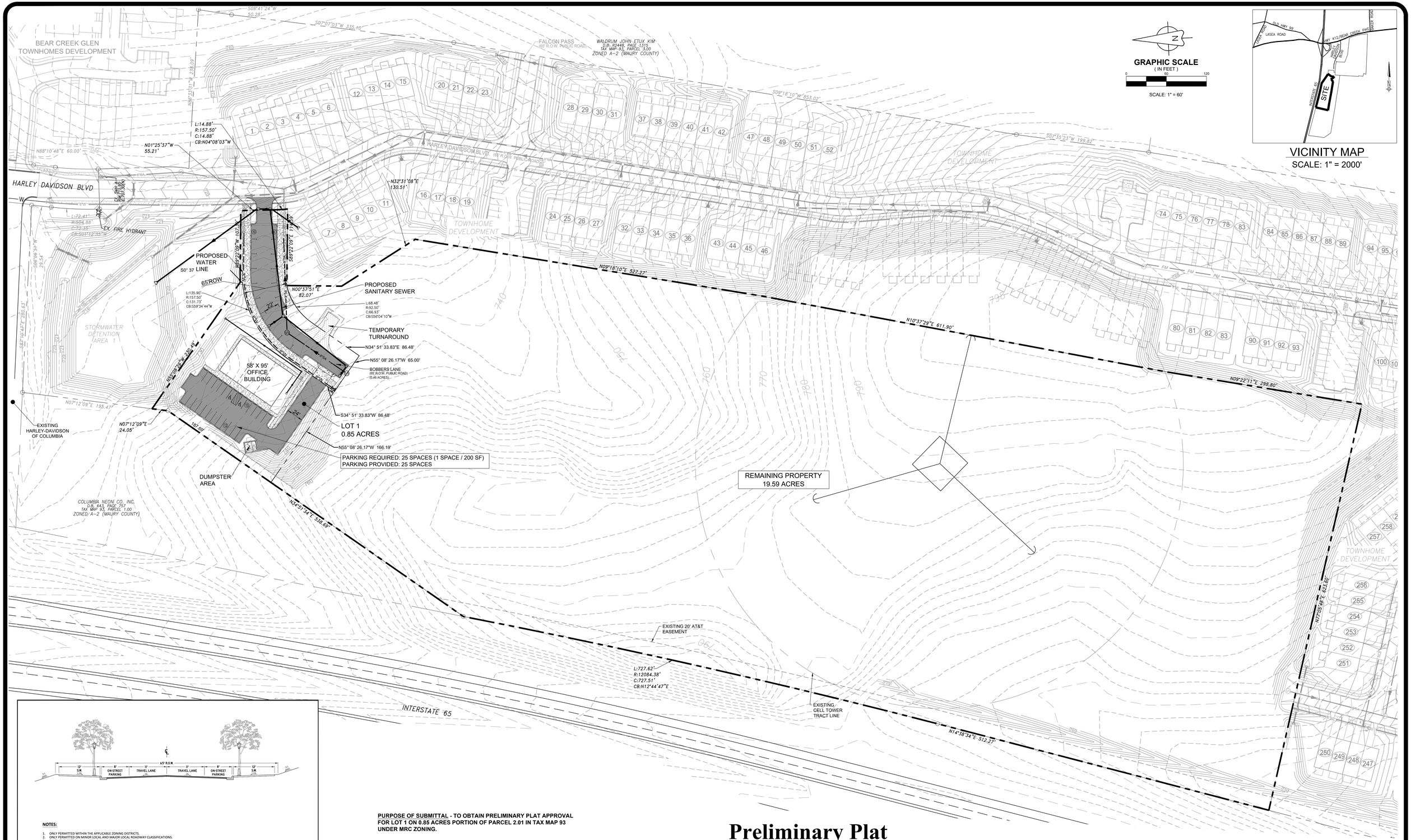
| Revision | | |
|---|---|---|
| No. | Date | Description |
| | | |


THIS DRAWING IS THE PROPERTY OF TKC ARCHITECTURE & ENGINEERING (TKC A&E). ANY UNAUTHORIZED REPRODUCTION OR USAGE WITHOUT THE PRIOR WRITTEN CONSENT OF TKC A&E IS PROHIBITED.


SHEET TITLE:
SITE DEVELOPMENT PLAN

-
DATE: 03/10/2023
DRAWN BY: TS
PROJECT NO.: 2122

SHEET NO.:
1 OF 1




## VICINITY MAP
SCALE: 1" = 2000'




**NOTES:**

1. ONLY PERMITTED WITHIN THE APPLICABLE ZONING DISTRICTS.
2. ONLY PERMITTED ON MINOR LOCAL AND MAJOR LOCAL ROADWAY CLASSIFICATIONS.
3. PAVEMENT SECTION SHALL FOLLOW MAJOR LOCAL ROADWAY.
4. CURB AND GUTTER, SEE SD-01
5. TREES SHALL BE CENTERED WITHIN A TREE WELL, OFFSET A MINIMUM OF 20 FEET ALONG THE CENTERLINE OF THE ROAD FROM ANY STREET LIGHTING.
6. DECORATIVE LIGHT BASES SHALL BE BETWEEN 18" AND 24" BEHIND THE BACK OF CURB.
7. ADDITIONAL RIGHT OF WAY MAY BE REQUIRED
8. DIMENSIONS REFLECT A MINIMUM STANDARD
9. ELEMENTS OF THIS DETAIL MAY BE ALTERED AND APPROVED BY THE CITY ENGINEER

| | | | |
|---|---|---|---|
| CITY OF COLUMBIA TENNESSEE | CITY OF COLUMBIA<br>DEVELOPMENT SERVICES DEPARTMENT<br>ENGINEERING DIVISION<br>STANDARD DETAILS | CHARACTER DISTRICT STREET<br>URBAN CENTER<br>(NTS) | DATE<br>6/9/2022<br>DS-04 |

**PURPOSE OF SUBMITTAL - TO OBTAIN PRELIMINARY PLAT APPROVAL FOR LOT 1 ON 0.85 ACRES PORTION OF PARCEL 2.01 IN TAX MAP 93 UNDER MRC ZONING.**

**PROPERTY OWNER:**
**CHR LAND, LLC**
**818 S. MAIN STREET**
**COLUMBIA, TN 38401**
**TAX MAP 93, PARCELS 2.00 & 2.01**

**THIS PROPERTY IS LOCATED ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 47119C0195E WHICH HAS NOT BEEN PRINTED FOR THIS LOCATION.**

# Preliminary Plat
# Lot 1 Office Building
**COLUMBIA, TENNESSEE**
**MAURY COUNTY**
**MARCH 10, 2023**

TKC
ARCHITECTURE
INTERIORS
CIVIL SITE
2004 CARMACK BLVD, SUITE C, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

TKC ARCHITECTURE INTERIORS CIVIL SITE

2004 CARMACK BLVD, SUITE C
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

March 20th, 2023

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

Project: Lot 1 Office Building

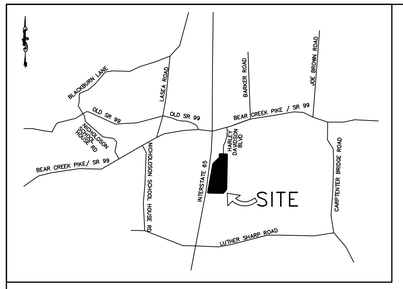
Subject: Preliminary Plat Submittal Owner's Consent

As the property owner of the property located at Map 93, Parcel 2.01, I hereby give consent for TKC Architecture and Engineering LLC to submit a preliminary plat for approval on our property and represent that the project to the City.

Sincerely,

Owners Signature

CHR Land, LLC – Gary Martin
Owners Printed Name




*VICINITY MAP*
*NOT TO SCALE*

LAND DESCRIPTION
TOTAL AREA – PARCELS 2.00 & 2.01 COMBINED

BEGINNING AT AN IRON ROD (SET) AT THE INTERSECTION OF THE EASTERLY MARGIN OF HARLEY DAVIDSON BOULEVARD AND THE NORTHERLY LINE OF TRACT 2 AS SHOWN IN PLAT BOOK P13, PAGE 247, IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE, (R.O.M.C., TN), SAID IRON ROD (SET) ALSO BEING A COMMON CORNER WITH THE CHR LAND, LLC PROPERTY AS OF RECORD IN BOOK R2704, PAGE 868, (R.O.M.C., TN), AND SAID IRON ROD (SET) ALSO BEING FURTHER IDENTIFIED AS THE SOUTHWEST CORNER OF PARCEL 53.00 AS SHOWN ON MAURY COUNTY TAX MAP 72;

THENCE, WITH COMMON LINES WITH THE CHR LAND, LLC PROPERTY AS OF RECORD IN BOOK R2704, PAGE 868, (R.O.M.C., TN), THE FOLLOWING TWO (2) COURSES:

THENCE, S87°11'21"E, 259.89' TO A 3/4" IRON ROD (FOUND), SAID 3/4" IRON ROD (FOUND) BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
THENCE, GENERALLY WITH AN EXISTING FENCE LINE, S06°35'07"W, 235.35' TO A 1/2" IRON ROD (FOUND) AT A COMMON CORNER WITH THE JOHN WALDRUM, ETUX PROPERTY AS OF RECORD IN BOOK R2745, PAGE 869, (R.O.M.C., TN);

THENCE, WITH THE WESTERLY LINES OF THE JOHN WALDRUM, ETUX PROPERTY AS OF RECORD IN BOOK R2745, PAGE 869, (R.O.M.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING FOUR (4) COURSES:

THENCE, S08°40'50"W, 50.28' TO A 1/2" IRON ROD WITH CAP STAMPED "ESPEY HUSTON & ASSOCIATES (FOUND);
THENCE, S07°06'29"W, 335.10' TO AN IRON ROD (SET);
THENCE, S09°17'35"W, 853.02' TO A 1/2" IRON ROD (FOUND);
THENCE, S07°34'49"W, 199.82' TO A 1/2" IRON ROD (FOUND) AT THE NORTHWEST CORNER OF THE MARTIN L. GROOM, ETUX PROPERTY AS OF RECORD IN BOOK 1336, PAGE 174, (R.O.M.C., TN);

THENCE, WITH THE EASTERLY LINES OF THE MARTIN L. GROOM, ETUX PROPERTY AS OF RECORD IN BOOK 1336, PAGE 174, (R.O.M.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING TWO (2) COURSES:

THENCE, S09°21'37"W, 1,473.68' TO A 1/2" IRON ROD (FOUND);
THENCE, S55°26'49"W, 409.75' TO A NAIL (FOUND IN BASE OF TREE) IN THE NORTHERLY LINE OF THE LAMINZA DERRYBERRY PROPERTY AS OF RECORD IN BOOK R2092, PAGE 341, (R.O.M.C., TN), SAID NAIL (FOUND IN BASE OF TREE) ALSO BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE NORTHERLY LINES OF THE LAMINZA DERRYBERRY PROPERTY AS OF RECORD IN BOOK R2092, PAGE 341, (R.O.M.C., TN), AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING TWO (2) COURSES:

THENCE, N81°31'56"W, 348.48' TO A 1/2" IRON ROD WITH CAP-ILLEGIBLE (FOUND);
THENCE, N82°29'07"W, 431.41' TO AN IRON ROD (SET) IN THE EASTERLY RIGHT-OF-WAY OF INTERSTATE I-65 AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE EASTERLY RIGHT-OF-WAY OF INTERSTATE I-65, AND GENERALLY WITH AN EXISTING FENCE LINE, THE FOLLOWING THREE (3) COURSES:

THENCE, N14°36'26"E, 1,051.73' TO A CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT (FOUND);
THENCE, N14°38'00"E, 906.27' TO A CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT (FOUND);
THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03°26'59", A RADIUS OF 12,084.38', AN ARC LENGTH OF 727.62', A CHORD BEARING OF N12°44'13"E, AND A CHORD LENGTH OF 727.51', TO AN IRON ROD (SET) AT THE MOST SOUTHERLY CORNER OF THE COLUMBIA NEON CO., INC PROPERTY AS OF RECORD IN BOOK 643, PAGE 757, (R.O.M.C., TN);

THENCE, WITH COMMON LINES WITH THE COLUMBIA NEON CO., INC PROPERTY AS OF RECORD IN BOOK 643, PAGE 757, (R.O.M.C., TN), THE FOLLOWING TWO (2) COURSES:

THENCE, N34°51'00"E, 538.69' TO AN IRON ROD (SET);
THENCE, N07°11'35"E, 219.52' TO AN IRON ROD (SET) IN THE SOUTHERLY LINE OF THE MARKETING GROUP 1, LLC PROPERTY AS OF RECORD IN BOOK R2008, PAGE 875, (R.O.M.C., TN), SAID IRON ROD (SET) BEING THE NORTHEAST CORNER OF THE COLUMBIA NEON CO., INC PROPERTY AS OF RECORD IN BOOK 643, PAGE 757, (R.O.M.C., TN), AND SAID IRON ROD (SET) ALSO BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, WITH THE SOUTHERLY LINE OF THE MARKETING GROUP 1, LLC PROPERTY AS OF RECORD IN BOOK R2008, PAGE 875, (R.O.M.C., TN), S87°11'22"E, 280.53' TO AN IRON ROD (SET) IN THE WESTERLY MARGIN OF HARLEY DAVIDSON BOULEVARD;

THENCE, WITH THE WESTERLY, SOUTHERLY, AND EASTERLY MARGINS OF HARLEY DAVIDSON BOULEVARD, THE FOLLOWING FIVE (5) COURSES:

THENCE, S06°06'17"W, 29.24' TO AN IRON ROD (SET);
THENCE, WITH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07°56'05", A RADIUS OF 530.01', AN ARC LENGTH OF 73.40', A CHORD BEARING OF S02°08'16"W, AND A CHORD LENGTH OF 73.34', TO AN IRON ROD (SET);
THENCE, N88°10'14"E, 60.00' TO AN IRON ROD (SET);
THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07°56'01", A RADIUS OF 470.01', AN ARC LENGTH OF 65.08', A CHORD BEARING OF N02°08'16"E, AND A CHORD LENGTH OF 65.03', TO AN IRON ROD (SET);
THENCE, N06°06'17"E, 32.70' TO THE POINT OF BEGINNING.

CONTAINING 2,990,052 SQUARE FEET OR 68.64 ACRES, MORE OR LESS.

*GENERAL NOTES:*

1. *THE HORIZONTAL LOCATION DATA SHOWN ON THIS SURVEY WAS GATHERED USING STANDARD RADIAL SURVEYING TECHNIQUES WITH AN ELECTRONIC TOTAL STATION WITH DATA COLLECTOR AND GLOBAL POSITIONING SYSTEM (GPS) UNIT AND IS BASED UPON A POSITIONAL SOLUTION DERIVED FROM REAL–TIME KINEMATIC GPS OBSERVATIONS PROCESSED BY TENNESSEE DOT NETWORK. BEARINGS ARE EXPRESSED IN THE TENNESSEE STATE PLANE COORDINATE SYSTEM (HORIZONTAL = NAD83–C.O.R.S.; VERTICAL = NAVD88; ZONE TN 4100, GEOID MODEL MID TN 25012A), USING SOKKIA GPS MODEL GRX2 GNSS RECEIVER RTK (L1+L2), HORIZONTAL ACCURACY=5mm+.05ppm AND VERTICAL ACCURACY=10mm+.08ppm.*

2. *THE HEREIN DESCRIBED TRACT OF LAND LIES WITHIN ZONE X (UNSHADED) ON UNPRINTED FEMA FIRM MAP NUMBER 47119C0195E ON THE FLOOD INSURANCE RATE MAPS FOR MAURY COUNTY, TENNESSEE (MAP DATED APRIL 16, 2007).*

3. *THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GROUND AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL OF SUCH UTILITIES IN THE AREA, WHETHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THEREFORE, RELIANCE UPON TYPE, SIZE AND LOCATION OF THE UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD BE MADE PRIOR TO ANY DECISION RELATIVE THERETO BEING MADE. 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 THREE (3) NOR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. TENNESSEE ONE–CALL SYSTEM, INC. 1–800–351–1111.*

4. *THIS PARCEL IS ZONED IR (RESTRICTIVE INDUSTRIAL DISTRICT) PER THE ONLINE CITY OF COLUMBIA, TENNESSEE ZONING MAP.*
   *MINIMUM BUILDING SETBACKS PER THE ONLINE COLUMBIA ZONING ORDINANCE*
   *FRONT: 20'*
   *SIDE: 10'*
   *REAR: 10'*

5. *THE SUBJECT PROPERTY IS REFERENCED ON MAURY COUNTY TAX MAP 93, AS PARCEL 2.00 AND PARCEL 2.01.*

6. *THIS SURVEYOR HAS BEEN FURNISHED WITH A COPY OF THE COMMITMENT FOR THE TITLE INSURANCE BY: STEWART TITLE GUARANTY COMPANY, FILE NO.: 01288–47346, COMMITMENT DATE: AUGUST 3, 2021 AT 8:00 A.M.*

*FOLLOWING IS A LIST OF THE SURVEY RELATED EXCEPTIONS AS REFERENCED IN SCHEDULE B, PART II AND ARE NUMBERED THE SAME:*

*ITEM 12. RIGHT OF WAY EASEMENT OF RECORD IN BOOK R731. PAGE 32, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. (N/A)*

*ITEM 13. COMMUNICATIONS SYSTEMS RIGHT OF WAY AND EASEMENT AGREEMENT OF RECORD IN BOOK R731, PAGE 398, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. (SHOWN HEREON – PLOTTED AS SHOWN PER PB P13, PG 247, R.O.M.C., TN)*

*ITEM 14. COMMUNICATIONS SYSTEMS RIGHT OF WAY AND EASEMENT AGREEMENT OF RECORD IN BOOK R733, PAGE 68, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. (NON–PLOTTABLE)*

*ITEM 15. RIGHT OF WAY DEED OF RECORD IN BOOK R753. PAGE 271, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. (N/A – SAME AS ITEM 12)*

*ITEM 16. INGRESS–EGRESS EASEMENT OF RECORD IN BOOK R1224. PAGE 170, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. (OFF–SITE, SHOWN HEREON)*

*ITEM 17. RIGHTS AND BENEFITS OF ACCESS AND UTILITY EASEMENT OF RECORD IN BOOK R1383. PAGE 259, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. (OFF–SITE, SHOWN HEREON)*

*ITEM 18. ACCESS AND UTILITY EASEMENTS SET FORTH IN MEMORANDUM OF LEASE OF RECORD IN BOOK RI 391. PAGE 641, REGISTERS OFFICE FOR MAURY COUNTY, TENNESSEE. (SHOWN HEREON)*

*ITEM 19. DECLARATION OF EASEMENT OF RECORD IN BOOK RI 929. PAGE 910, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. (OFF–SITE, SHOWN HEREON)*

*ITEM 20. RIGHT OF WAY EASEMENT TO DUCK RIVER EMC OF RECORD IN BOOK R2042. PAGE 231, REGISTERS OFFICE FOR MAURY COUNTY, TENNESSEE. (SHOWN HEREON)*

*ITEM 21. RIGHT OF WAY EASEMENT TO DUCK RIVER EMC OF RECORD IN BOOK R2754. PAGE 133, REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. (OFF–SITE, SHOWN HEREON)*

*TABLE A*

*(1) MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER (SHOWN HEREON).*

*(2) ADDRESS OF THE SURVEYED PROPERTY, IF DISCLOSED IN RECORD DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK (SHOWN HEREON).*

*(3) FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OF LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY (SEE GENERAL NOTES #2).*

*(4) GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT) (SHOWN HEREON).*

*(8) SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) SUCH AS PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, ETC. (SHOWN HEREON).*

*(9) NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES. (N/A)*

*(11a) EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY TOGETHER WITH EVIDENCE FROM PLANS AND/OR REPORTS OBTAINED FROM UTILITY COMPANIES OR PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCE OF INFORMATION). (SHOWN HEREON)*

*NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKING WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.iv. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF THE UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.*

*(13) NAMES OF ADJOINING OWNERS OF PLATTED LANDS ACCORDING TO CURRENT PUBLIC RECORDS. (SHOWN HEREON).*

*(16) EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED DURING THE COURSE OF PERFORMING THE NECESSARY FIELD WORK FOR THIS SURVEY. (N/A).*

*(18) INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR. (SHOWN HEREON)*

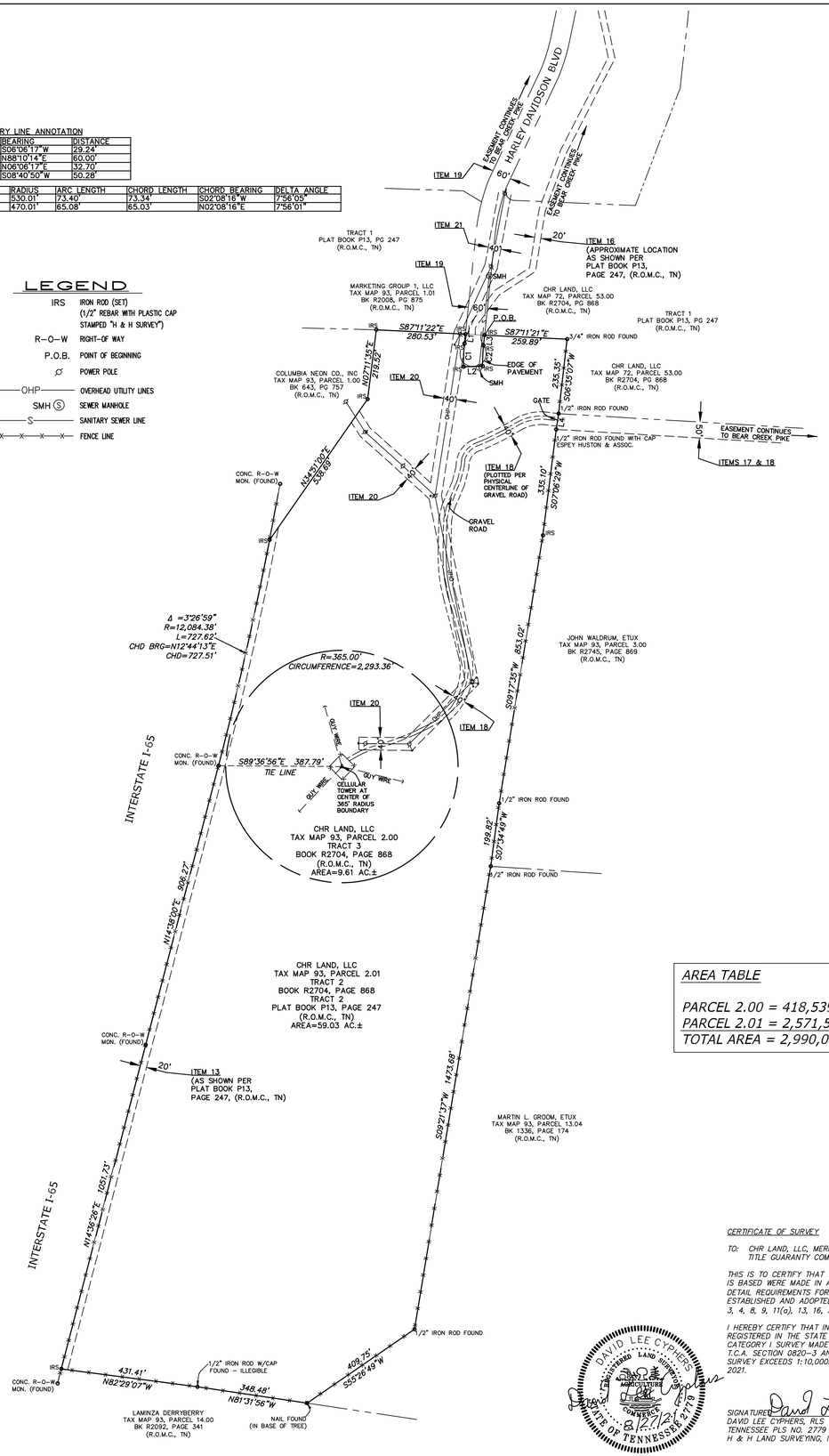
BOUNDARY LINE ANNOTATION

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S06°06'17"W | 29.24' |
| L2 | N88°10'14"E | 60.00' |
| L3 | N06°06'17"E | 32.70' |
| L4 | S08°40'50"W | 50.28' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 530.01' | 73.40' | 73.34' | S02°08'16"W | 7°56'05" |
| C2 | 470.01' | 65.08' | 65.03' | N02°08'16"E | 7°56'01" |

LEGEND

| | |
|---|---|
| IRS | IRON ROD (SET) (1/2" REBAR WITH PLASTIC CAP STAMPED "H & H SURVEY") |
| R–O–W | RIGHT–OF WAY |
| P.O.B. | POINT OF BEGINNING |
| | POWER POLE |
| OHP | OVERHEAD UTILITY LINES |
| SMH Ⓢ | SEWER MANHOLE |
| S | SANITARY SEWER LINE |
| X X X X | FENCE LINE |




*AREA TABLE*

*PARCEL 2.00 = 418,539 SQ. FT. OR 9.61 ACRES±*
*PARCEL 2.01 = 2,571,513 SQ. FT. OR 59.03 ACRES±*
*TOTAL AREA = 2,990,052 SQ. FT. OR 68.64 ACRES±*

*CERTIFICATE OF SURVEY*

*TO: CHR LAND, LLC, MERITAGE HOMES OF TENNESSEE, INC., AND STEWART TITLE GUARANTY COMPANY;*

*THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS: 1, 2, 3, 4, 8, 9, 11(a), 13, 16, AND 18 OF TABLE A THEREOF.*

*I HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TENNESSEE, THE WITHIN SURVEY REPRESENTS A CATEGORY I SURVEY MADE UNDER MY SUPERVISION IN ACCORDANCE WITH T.C.A. SECTION 0820–3 AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY EXCEEDS 1:10,000. THE FIELDWORK WAS COMPLETED ON MARCH 16, 2021.*

DAVID LEE CYPHERS
REGISTERED LAND SURVEYOR
STATE OF TENNESSEE
8/27/21

*SIGNATURE* David Lee Cyphers 8/27/21
*DAVID LEE CYPHERS, RLS* *DATE: AUGUST 27, 2021*
*TENNESSEE RLS NO. 2779*
*H & H LAND SURVEYING, INC.*


H & H LAND SURVEYING, INC.
612A FITZHUGH BOULEVARD
SMYRNA, TENNESSEE 37167
PHONE: (615) 831–0756 / E–MAIL: handhland@bellsouth.net


ALTA/NSPS LAND TITLE SURVEY
THE CHR LAND, LLC PROPERTY
INTERSTATE I-65
TAX MAP 93, PARCELS 2.00 & 2.01
BOOK R2704, PAGE 868, (R.O.M.C., TN)
COLUMBIA, MAURY COUNTY, TENNESSEE

DATE: AUGUST 27, 2021
DRAWN BY: MAF
CHECKED BY: DLC
Scale : 1" = 200'
0' 100' 200' 400' 600'
GRAPHIC SCALE

| MK | DATE | BY | CHANGE |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |

REVISIONS

JOB NO. 2020–0317
SHEET 1 OF 1

TKC ARCHITECTURE INTERIORS CIVIL SITE

2004 CARMACK BLVD, SUITE C
COLUMBIA, TN 38401
TKC-AE.COM
615.617.7477

March 20th, 2023

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

Project: Lot 1 Office Building

Subject: Preliminary Plat Submittal

Staff,

We are requesting preliminary plat approval for a two lot Preliminary Plat for a project name Lot 1 Office Building which is adjacent to the Townhomes at Pumpkin Creek. The Plat follow the City's Zoning Ordinance 4400. The plat creates 2 lots; one lot for a proposed commercial building and one with the remainder of the land. The preliminary plat creates new ROW which follows the Urban Center Street road section.

If you have any comments or questions please contact Cole Newton at TKC Architecture and Engineering at cole@tkc-ae.com or 615.617.7477.

Thank you,

Cole Newton

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

CITY OF COLUMBIA TENNESSEE

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

# PLANNING COMMISSION
# PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

| | | | |
|---|---|---|---|
| ADDRESS/LOCATION | | | |
| | TAX MAP: 93 | GROUP: | PARCEL: 2.01 |
| SUMMARY OF NATURE OF REQUEST AND WORK | Submittal for Preliminary Plat to create 2 lots, one for a commercial office building and one for the remainder of the land. The submittal follows the 4400 zoning ordinance. Included with the submittal is the Preliminary Plat, Site Development Plan for the proposed office project, Survey, and Project Letter. | | |

| | | |
|---|---|---|
| DATE OF PRE-APPLICATION CONFERENCE | 3/1/23 | *Pre-application meetings are scheduled for Wednesdays.* |

| SELECT REQUEST | SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO: |
|---|---|
| ❑ Annexation<br>❑ Rezoning<br>☒ Preliminary Plat<br>❑ Final Plat<br>❑ PUD Preliminary Master Plan<br>❑ PUD Final Site Plan<br>❑ Multi-Family Site Plan<br>❑ Other:<br><br>**File naming nomenclature examples:*<br><br>*Freedom Point Site Plan*<br>*Freedom Point Master Plan*<br>*Freedom Point Final Plat* | **Annexations/Rezoning/PUD's:**<br>❑ Written Legal Description copy<br>❑ Requested Zone Listed<br>❑ Compliance with Comprehensive Plan<br>❑ Annexation Permission Form<br>❑ Plans and/or Plats conforming to City standards with check list completed<br>❑ Columbia Water System Availability Letter<br><br>**Plats/PUDs:**<br>☒ Project Name (include Sections & Phases)<br>Lot 1 Office Building<br>☒ Total Number of Lots<br>2<br>☒ Total acreage<br>20.90 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 | TKC Architecture & Engineering LLC | PHONE | 615-617-7477 |
| ADDRESS | 2004 Carmack Blvd, Suite C<br>Columbia, TN 38401 | EMAIL | cole@tkc-ae.com |

| | | | |
|---|---|---|---|
| PROPERTY OWNER NAME | CHR Land LLC | PHONE | 615-812-2147 |
| ADDRESS | 818 S. Main Street, Columbia, TN 38401 | EMAIL | gary@martinengrg.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.*

| Cole Newton (TKC A&E) | Cole Newton | 3/20/23 |
|---|---|---|
| APPLICANT NAME | APPLICANT SIGNATURE | DATE |
| CHR Land, LLC | | 3/15/23 |
| 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 | |