



AGENDA

The Columbia Municipal Planning Commission will hold a Study session on Wednesday, December 7, 2022 at 4:00 PM in Council Chambers in the basement of City Hall, 700 N. Garden Street. The Planning Commission will consider the following:

I. Organization

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

II. Consent

1. 22-0293 - Baker Creek Place Phase 1 Final Plat
Request from Allen O'Leary for final plat approval of Baker Creek Place Phase 1, which consists of 42 lots off [Mooreville Pike](#) with sureties in the amount of \$360,000.

Documents:

1. Final Plat v2
2. Response to Comments
3. Final Plat v1
4. Application

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

Documents:

1. Final Master Development Plan
2. Architecture Plan
3. Water Availability Letter
4. TDEC Review
5. Hydrologic Determination Report
6. Application

III. Discussion Items

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

Documents:

1. Concept Plan
 2. Current Zoning Map
 3. Connect Columbia Plan view
 4. Water Availability Letter
 5. Sewer Availability Letter
 6. Response to Comments
 7. Application
2. 22-0182 - Heritage Green Preliminary Plat
Request from Lynn Ealey for preliminary plat approval of Heritage Green located off Baker Road and consisting of 156 lots.

Documents:

1. Preliminary Plat v3
2. DRC Comments Response
3. CPWS water availability

4. TIS commitment letter
 5. Preliminary Plat v2
 6. Preliminary Plat v1
3. 22-0280 - Arden Village PUD Revision
Request from Garry M. Batson for revision to mixed use for Building A on lots 209 and 210 within the Arden Village PUD at [2475 Nashville Highway](#).

Documents:

1. Final Site Plan
 2. Exterior Elevation
 3. Exterior and Floor Plans
4. 22-0282 - Bristol Multifamily Site Development Plan
Request from Jeff Heinze for multifamily site development plan consisting of 221 off [E. 6th, Woodland, and N. Glade Streets](#).

Documents:

1. Site Plan
 2. Comment Response Letter to DRC
 3. Application
5. 22-0296 - 400, 420 Bear Creek Pike Annexation with Plan of Services, Land Use Amendment, Rezoning
Request from Greg Gamble for annexation with a plan of services including a comprehensive plan amendment from Suburban Neighborhood to Urban Neighborhood along with rezoning to CD-4 (General Urban Character District) for 420 Bear Creek Pike and a portion of [400 Bear Creek Pike](#).

Documents:

1. Conceptual Plan Request
2. Comprehensive Plan Area Map
3. Current Zoning Area Map
4. Response to DRC comments
5. Water Availability Letter
6. Application

IV. Other Business

1. Adjournment

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

November 10th City Council Meeting

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

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

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

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

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

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



November 21, 2022

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

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

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

Engineering

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

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

Sincerely,

WES Engineers & Surveyors

A handwritten signature in black ink that reads 'Allen B. O'Leary'.

Allen B. O'Leary, RLS
Principal



PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

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

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

**File naming nomenclature examples:*

Freedom Point Site Plan

Freedom Point Master Plan

Freedom Point Final Plat

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

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

APPLICANT

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

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

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

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

Allen B. O'Leary
APPLICANT NAME


APPLICANT SIGNATURE

10/11/22
DATE

Ashley B. Kelley
PROPERTY OWNER NAME

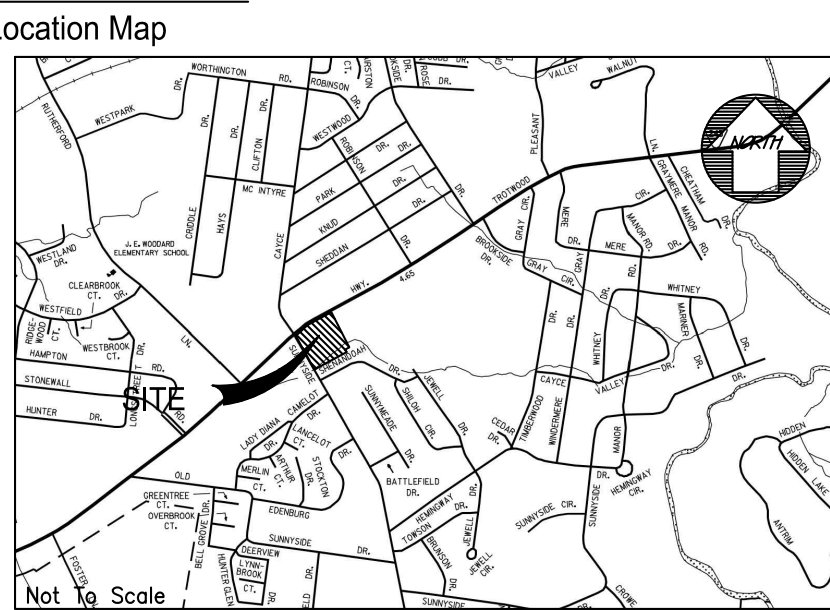
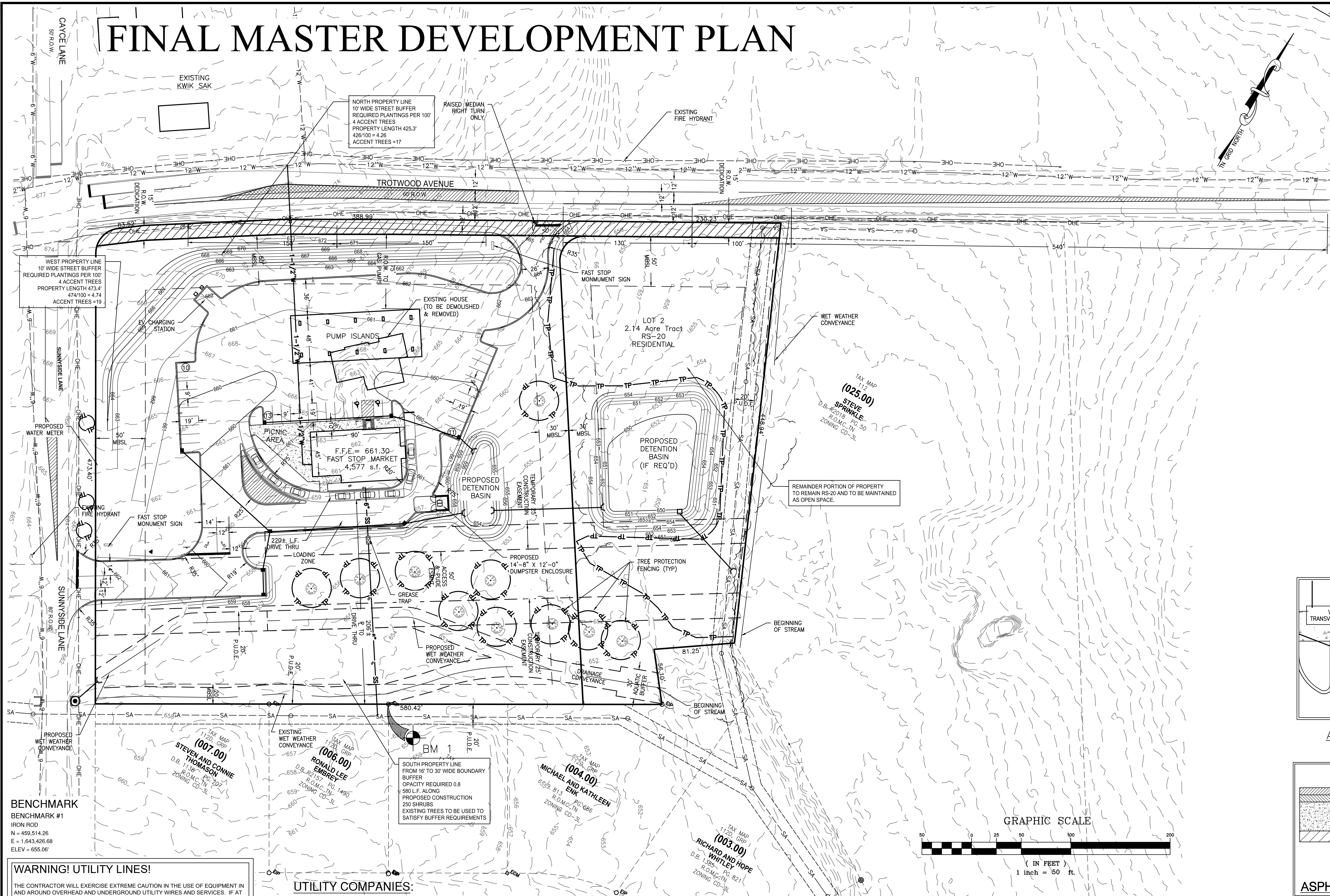

PROPERTY OWNER SIGNATURE

10/11/22
DATE

STAFF USE ONLY

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

FINAL MASTER DEVELOPMENT PLAN



SITE DATA:

OWNER: DIXIE WILLIAMSON & RUTH MCALLISTER
6746 OLD ZION ROAD
COLUMBIA, TN 38401

PARCEL NUMBER: TAX MAP 112 PARCEL 22.00, 23.00, 24.00
DEED BOOK: R1668, PG 524

SUBJECT PARCEL ZONING: EXISTING: RS-20 PROPOSED: GOS - PUD
RIGHT OF WAY DEDICATION: 26,888.77 s.f. - 0.62 Ac.

ACREAGE OF SITE: LOT 1 - 202,267.40 s.f. / ±4.64 ACRES
LOT - 2 - 88,651.44 s.f. / ±2.04 ACRES

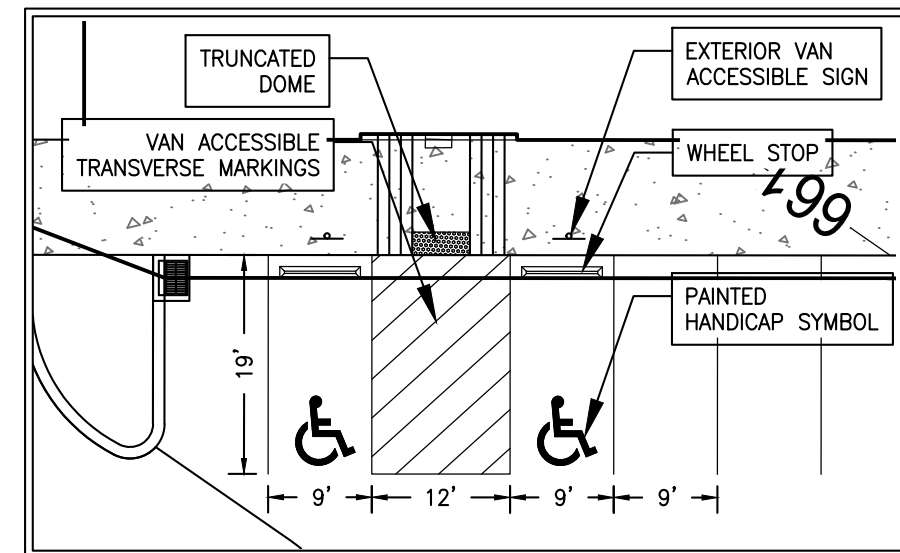
PARKING REQUIREMENTS: 1 SPACE PER 150 SF FLOOR SPACE
BLDG 4,221 SF / 150 = 29 REQUIRED
32 STANDARD SPACES
2 ACCESSIBLE SPACE
34 TOTAL PROVIDED

MINIMUM REQUIRED BUILDING SETBACKS:
50' FRONT
20' REAR SETBACK
10' SIDE SETBACK

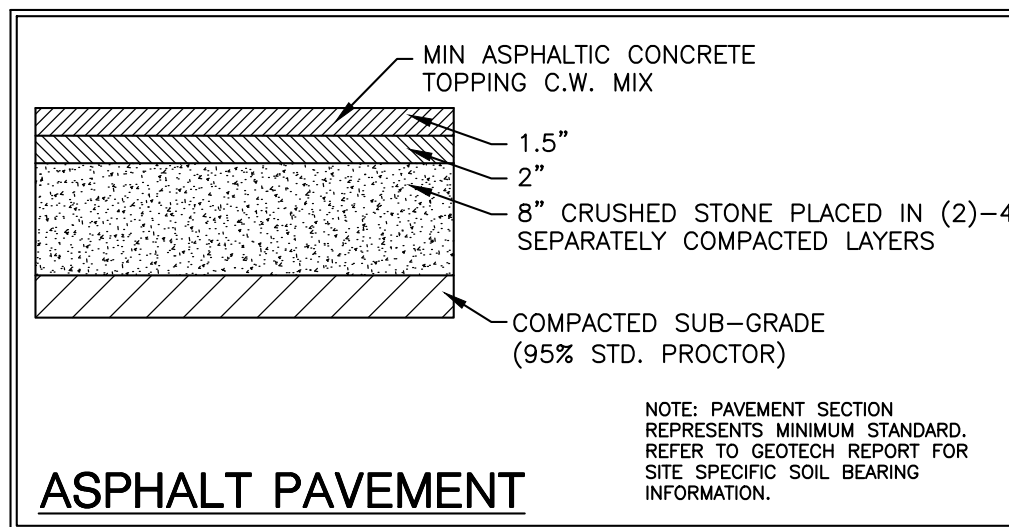
UTILITY SERVICES:
WATER SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833
ELECTRIC SERVICE
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TENNESSEE 38401
(931) 388-4833

PURPOSE NOTE: REZONE A PORTION OF THE PARCEL TO CONSTRUCT
CONVENIENCE STORE & GASOLINE STATION.

NOTES:
1. INSTALLATION OF HVAC EQUIPMENT IN P.U.D.E.'S WITH
BURIED PIPES IS PROHIBITED.
2. MINIMUM RS-20 LOT SIZE IS 120' X 167' (20,000 S.F.)



ACCESSIBLE PARKING DETAIL
NOT TO SCALE



BENCHMARK
BENCHMARK #1
IRON ROD
N = 469,514.26
E = 1,643,426.68
ELEV = 655.06'

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.

LEGEND

EXISTING: 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.

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.

TREE LINE, STORM STRUCTURE LABEL, ASPHALT, CONCRETE, # PARKING SPACES, PARKING LOT LIGHTING.

UTILITY COMPANIES:
UTILITIES SHOWN ARE BASED ON LIMITED DATA. THERE IS NO GUARANTEE AS TO THEIR LOCATION OR SIZE. PLEASE CONTACT RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. POSSIBLE CONTACTS IN THIS AREA INCLUDE:

MUNICIPALITY:
CITY OF COLUMBIA
707 NORTH MAIN ST.
COLUMBIA, TN 38401

STORM WATER:
CITY OF COLUMBIA
ENGINEERING/INSPECTION
707 N. MAIN STREET
COLUMBIA, TN 38401
(931) 560-1530
Contact: Glenn Harper, P.E.

SANITARY:
CITY OF COLUMBIA
WASTEWATER SYSTEM
1244 TREATMENT PLANT RD.
COLUMBIA, TN 38401
(931) 560-1001
Donnie Boshers, Director

ELECTRIC:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

WATER:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

TELEPHONE:
AT&T
904 S. HIGH ST.
COLUMBIA, TN 38401
(888) 824-3434
(615) 975-0505
jw0972@att.com

CABLE TELEVISION:
COLUMBIA POWER & WATER SYSTEMS
201 PICKENS LANE
COLUMBIA, TN 38401
(931) 388-4833

CHARTER COMMUNICATIONS:
2008 S. MAIN STREET
COLUMBIA, TN 38401
(931) 388-1326

GAS:
ATMOS ENERGY
810 NASHVILLE HWY.
COLUMBIA, TN 38401
(888) 824-3434
(615) 872-5100

PROPOSED CONSTRUCTION SCHEDULE FOR THE YEAR 2022/2023

ACTIVITY	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT
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												

GEOTECHNICAL NOTE:
CONTRACTOR TO COMPLETE A GEOTECHNICAL STUDY CONDUCTED ON THIS SITE PRIOR TO COMMENCEMENT 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:
WES E ENGINEERS & 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 4719C0280E DATED APRIL 16, 2007.

gerald@wesengineers.com
SUBMITTED FOR MUNICIPAL REVIEW
NOT FOR CONSTRUCTION

WES E ENGINEERS & SURVEYORS
CIVIL ENGINEERS & LAND SURVEYORS
2486 NASHVILLE HIGHWAY
COLUMBIA, TN 38401
PHONE: (931) 388-2329
www.wesengineers.com

CLIENT
HIGHLAND CORPORATION
108 MILL AVENUE, P.O. BOX 190
HOWNWALD, TN 38462
CONTACT: BOBBY PAGE

REVISIONS

HIGHLAND CONVENIENCE MARKET
TROTWOOD AVENUE
COLUMBIA, TN
FINAL MASTER DEVELOPMENT PLAN

21593
Drawn: RP
Checked: CV
Approved: CV
Date: APRIL 18, 2022
Scale: Vertical: 1"=50'
Horizontal: 1"=50'

MP-1

[illegible]

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 Species requirements of the Zoning Ordinance. One tree for each 50 linear 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 ½ of the trunk.
 - B. One fork is less than ½ the diameter of the dominant fork.
 - C. The top ½ of the smaller fork is removed at the time of planting.
19. No branch shall be greater than ½ 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.

NOTE:
BURLAP AND WIRE CAGE TO BE PULLED TO EXPOSE TOP 2/3 OF ROOTBALL, ANY TWINE/ ROPE AT BASE OF TREE FLARE TO BE CUT AND REMOVED.

All Trees Shall be Set Such That The Top Of The Main Order Roots Shall be No Lower Than Two Inches Into The Soil

4" Layer of Mulch Finish Grade

Remove Top 2/3 Of Wire Basket Where Present Existing Soil (Amend as Necessary)

Mulch Around Trees Shall be a Minimum Of 3" from the Trunk

Remove Top 1/3 Of Burlap from B&B Trees

Backfill w/ Existing Soil

4" High Water Ring Outside Of Backfill

Undisturbed Soil Line (If Soil Has been Previously Disturbed, Tamp Soil Under Ball To Minimize Settlement)

Stem Root

Single Tree Tree

All Trees Shall Be Set Such That The Top Of The Main Order Roots Shall Be No Lower Than Two Inches Into The Soil

4" Layer Of Mulch

Finish Grade

Remove Top 2/3 Of Wire Basket Where Present

Existing Soil (Amend as Necessary)

Mulch Around Trees Shall be a Minimum Of 3" From The Trunk

Remove Top 1/3 Of Burlap From B&B Trees

Backfill w/ Existing Soil

4" High Water Ring Outside Of Backfill

Undisturbed Soil Line (If Soil Has Been Previously Disturbed, Tamp Soil Under Boli To Minimize Settlement)

Planting Detail For Evergreen & Multi-Trunk Trees

NOTE:
SHAPE SOIL TO PROVIDE A 3-FOOT BASIN AROUND THE ROOTCROWN.

PREVAILING WINDS

BAR TREES ONLY (AS SPECIFIED)

SET ALL PLANTS PLUMB

SEE NOTE 22

2" MULCH DEPTH TAPPED AT TRUNK

1-1 MAX

3' MIN. (1/2' FROM TRUNK)

REMOVE TOP 3" OF BURLAP FROM BAR TREES

2" MULCH DEPTH TAPPED AT TRUNK

BACKFILL WITH MIXTURE OF PEAT MOSS, COMPOST, AND DECOMPOSED ORGANIC MULCH AND HORTICULTURE

1:1 MAX
2:1 TIP

BARB OR CONTAINERIZED SHRUB (TPP)

SET ROOTCROWN AT OR JUST ABOVE SOIL LEVEL (TPP)

REMOVE TOP 3" OF BURLAP FROM BARB TREES

2" MULCH DEPTH (SEE GRADING PLAN)

1-1 MAX

Tree and Shrub Planting on Slopes

CANOPY TREES						
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
CA	0	Carya cordiformis	Bitternut Hickory	10'-12'	4'-5'	2" CLEAR TRUNK
AR	3	Acer Rubrum	Red Maple	10'-12'	4'-5'	2" CLEAR TRUNK
QP	4	Quercus Phellos	Willow Oak	10'-12'	4'-5'	2" CLEAR TRUNK
CL	2	Cupressocypariss leylandii	Leyland Cypress	8'-10'	4'-5'	2" F.T.B.
SA	2	Sassafras albidum	Sassafras	10'-12'	4'-5'	2" CLEAR TRUNK

UNDERSTORY TREES						
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
CF	5	Cornus Florida	White Flowering Dogwood	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
OA	5	Ostrya virginica	Sourwood	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
CC	9	Cercis canadensis	Redbud	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
CV	5	Chionanthus retusus	Chinese Fringetree	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
OL	0	Lagerstroemia indica	Crape Myrtle	8'-10'	3'-4'	1 1/2" CLEAR TRUNK
CK	3	Cornus kousa	Kousa Dogwood	8'-10'	3'-4'	1 1/2" MULT. TRUNK

SHRUBS						
KEY	QUANTITY	SCIENTIFIC NAME	COMMON NAME	HEIGHT	SPREAD	REMARKS
FI	108	Forsythia intermedia	Forsythia	24'-30"	18'-24"	F.T.B.
IG	19	Ilex glabra	Inkberry Holly	24'-30"	18'-24"	F.T.B.
IV	40	Iva Virginica	Virginia sweetspire	24'-30"	18'-24"	F.T.B.
VJ	48	Viburnum juddii	Judd Viburnum	24'-30"	18'-24"	F.T.B.
PL	40	Prunus laurocerasus	Schipkaensis	24'-30"	18'-24"	F.T.B.
CS	0	Cornus stolonifera	Red twig Dogwood	24'-30"	18'-24"	F.T.B.
				24'-30"	18'-24"	F.T.B.

TURF						
SEED	TURF Mixture	Rebel III Turf Fescue	Temporary seed all disturbed areas @ 8#1,000/sq.			
SOD	Fine Bladed Fescue Sod	Rebel III Turf	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.	

STREET BUFFER: (Trotwood Avenue) (4 ACENT PER 100 L.F.)

- FRONTAGE = 472.51 LF - 19 Acent

STREET BUFFER: (Sunnyside Lane) (4 ACENT PER 100 L.F.)

- FRONTAGE = 280.04 LF - 12 Acent

STREET BUFFER: (Tookie Drive) (3 CANOPY PER 100 L.F.)

- FRONTAGE = 461.1 LF - 14 Acent

PROJECT BOUNDARY BUFFER (South Boundary Line) (GCS/RS-20, 0.6/0.8) (580 '42)

- (4 CANOPY, 7 ACENT, 43 SHRUBS PER 100 L.F.)
- 24 Canopy, 41 Acent, 250 Shrubs Required

VEHICLE USE AREA: (1 TREE PER 50 L.F. OF LANDSCAPED AREA)

- 263 LF - 6 trees

Diagram illustrating the Tree Protection Fencing Detail. The diagram shows a tree with a trunk and canopy. A fence is installed around the tree, with a height of 5 feet. The fence is made of steel "T" posts (6" O.C. max. tops) and plastic fabric (orange). The fence is installed outside the drip line of the tree. The diagram includes labels for the existing tree, the drip line (typ), the plastic fabric (orange), the steel "T" posts, and the fence height (5').

EXISTING TREE

PROVIDE "NO CONSTRUCTION TRAFFIC WITHIN FENCED AREA" SIGN EVERY FOURTH POST

DRIP LINE (TYP)

PLASTIC FABRIC (ORANGE)

STEEL "T" POSTS—6" O.C. MAX. TOPS OF POSTS TO INCLUDE ORANGE FLOURESCENT PROTECTION.

NOTE: POSTS TO BE PLACED AT DRIP LINE—SEE PLANS FOR FENCE LOCATION.

5'

Tree Protection Fencing Detail

NOTE: ALL TREE PROTECTION FENCING SHALL BE IN PLACE PRIOR TO BEGINNING DEMOLITION AND SHALL BE MAINTAINED IN GOOD WORKING ORDER UNTIL ALL CONSTRUCTION ACTIVITY IS COMPLETED. ANY REQUIRED EROSION CONTROL MEASURES SHALL BE PLACED OUTSIDE OF ANY TREE PROTECTION FENCING.

THE CONTRACTOR V.W. 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 SHALL BE TAKEN. AVOIDANCE OF ALL UNDERGROUND UTILITIES 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 ANY CONSTRUCTION AND HAVE THEM DETERMINE THE EXACT LOCATION AND TYPE OF THEIR SERVICES.

WATER MAIN	EXISTING	PROPOSED
SANITARY SEWER		
STORM SEWER		
OVERHEAD FENCE		
DRAINAGE DITCH		
3\"/>		
PROTECTION FENCE		
SCN		
UTILITY POLE		
IRON PIN SET		
EXISTING IRON PIN		
CONCRETE MONUMENT		
DECIDUOUS TREE		
GATE VALVE IN BOX		
LIGHT POLE		
BENCHMARK		

	TREE LINE
	STORM STRUCTURE LABEL
	ASPHALT
	CONCRETE
	PARKING SPACES
	DRAINAGE LOT

- Proposed Plantings
 - Plant Identification
 - Removed Trees
 - Proposed Canopy Trees
 - Proposed Understory Trees
 - Existing to Remain
 - Proposed Shrubs
 - Tree Protection Fencing

—TP—

(IN FEET)
1 inch = 50 ft.

gerald@wesengineers.com

SUBMITTED FOR MUNICIPAL REVIEW
NOT FOR CONSTRUCTION

Client
HIGHLAND CORPORATION
108 MILL AVENUE, P.O. BOX 190
HOWENWALD, TN 38462
CONTACT: BOBBY PAGE

[illegible]

HIGHLAND CONVENIENCE MARKET

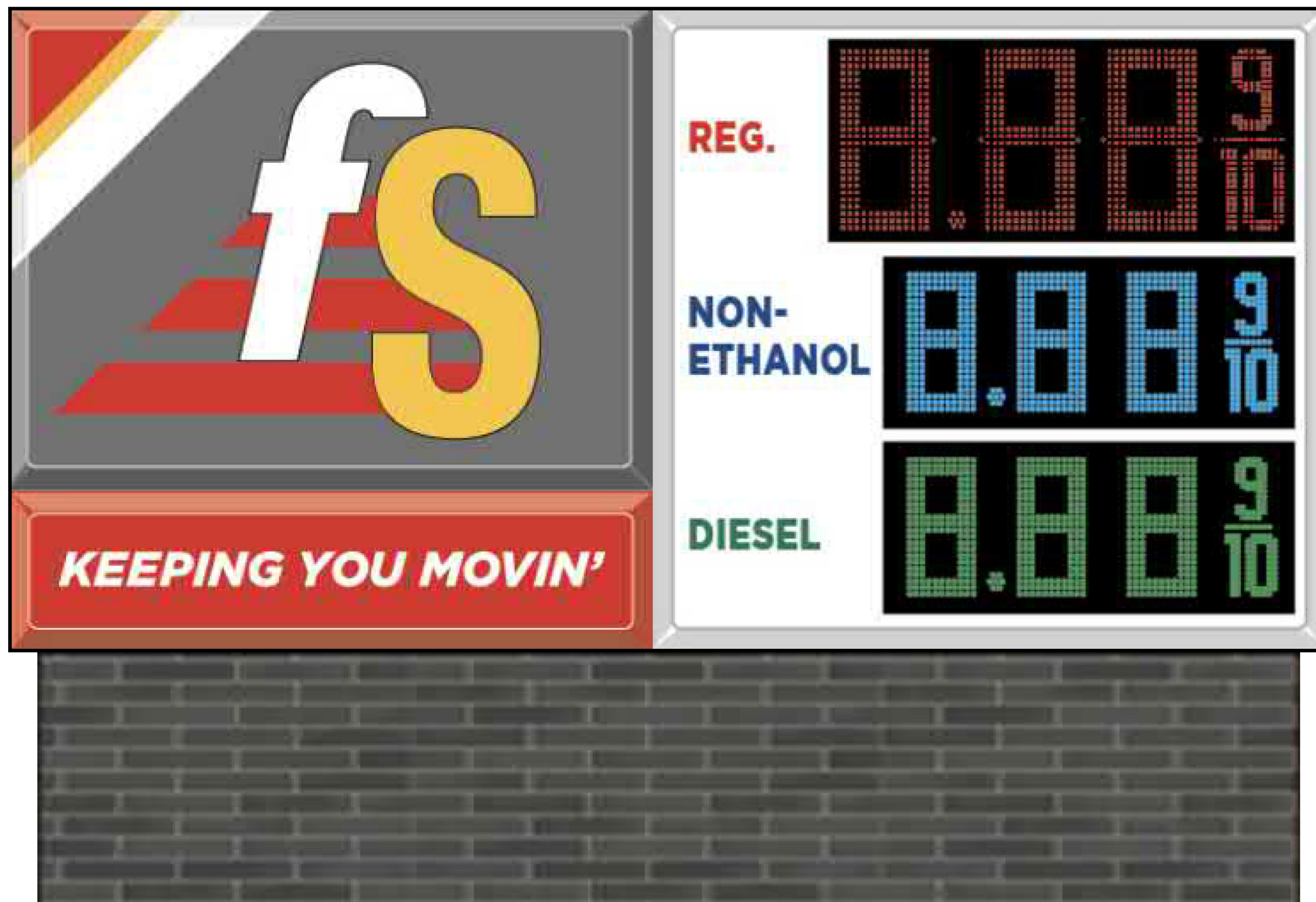
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Horizontal:		Approved: GV
		Date: APRIL 18, 2022

C-7.0

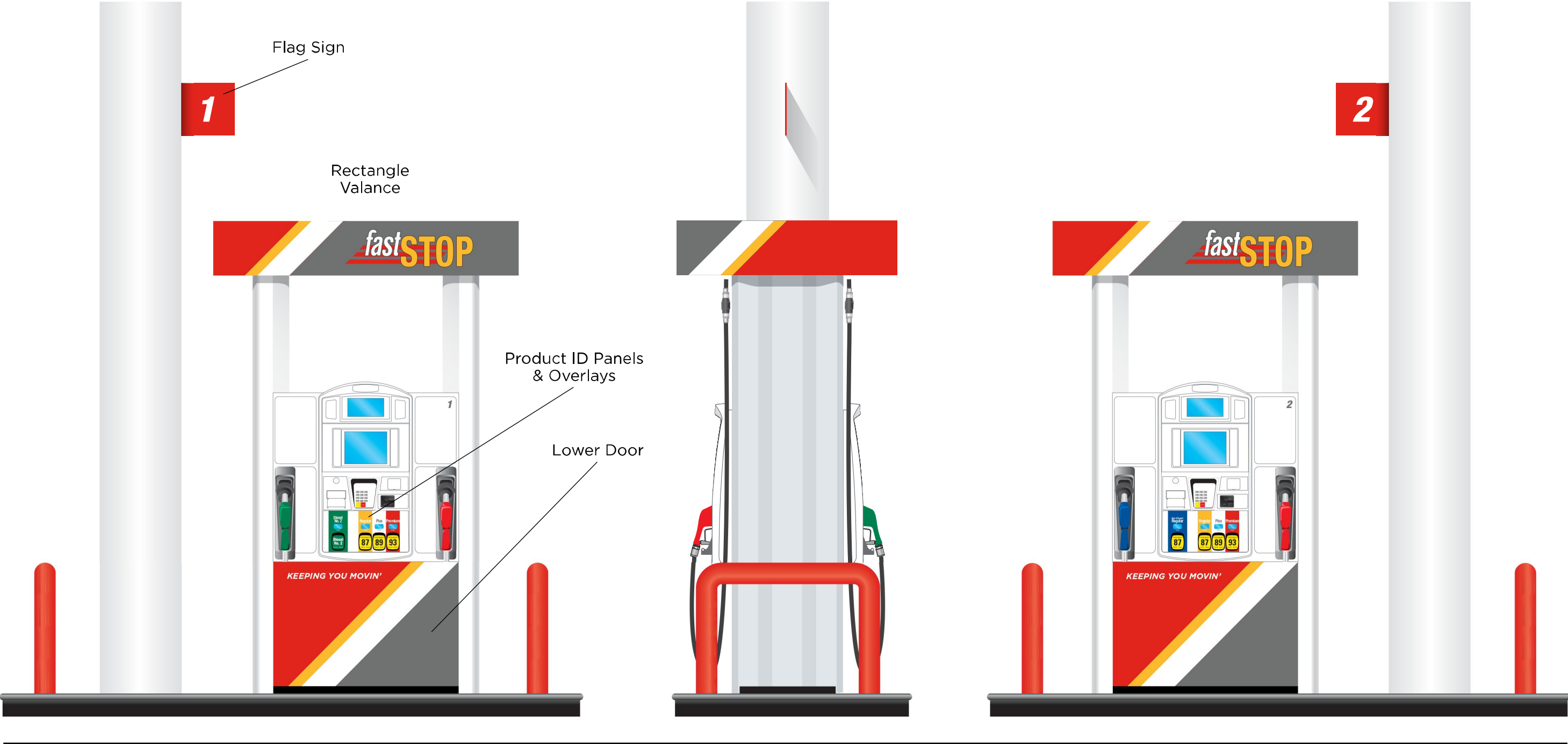


RENDERINGS PULLED FROM PREVIOUS FLOOR PLAN AND ARE FOR COLOR REFERENCE ONLY.

EXTERIOR RENDERINGS



Fast Stop Branded Forecourt
Fueling Island Concepts

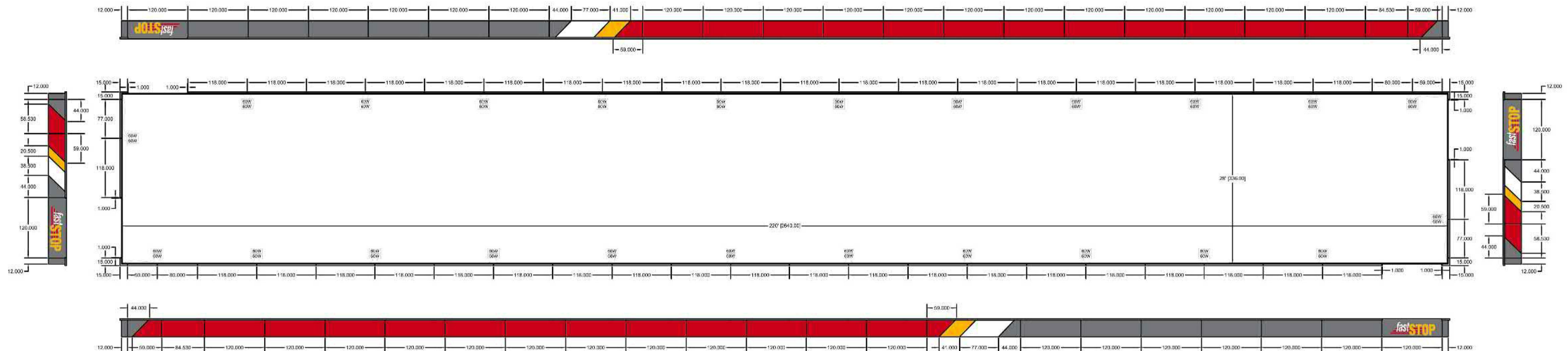


With Diesel

With Non-Ethanol

4	FAST STOP CHANNEL LETTER SETS
4	GRAY CORNERS
4	GRAY 120" LOGO PANELS
12	GRAY 120" PANELS
8	GRAY TRANSITION PANELS
2	PRIMARY WHITE PANELS
2	PRIMARY YELLOW PANELS
2	SECONDARY WHITE PANELS
2	SECONDARY YELLOW PANELS
8	RED TRANSITION PANELS
26	RED 120" PANELS

46	GRAY 118" ARCHER
4	GRAY 15" X 15" ARCHER CORNERS
4	GRAY END CAP SETS
24	2X60W POWER SUPPLIES

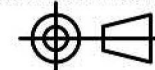


60W	60W POWER SUPPLY 1.1A @ 120VAC /12 VDC
60W	60W/60W POWER SUPPLY
60W	2.2A @ 120VAC / 12 VDC

60W POWER SUPPLY 0 X 1.1A= 0.0A
60W/60W POWER SUPPLY 24 X 2.2A= 52.8A
TOTAL NUMBER OF AMPS = 52.8A
20A CIRCUIT X 80%= 16A
4 CIRCUITS REQUIRED

DIMENSIONING AND TOLERANCING IS IN ACCORDANCE WITH ASME Y14.5-2009

THIRD ANGLE PROJECTION



This document is the property of LSI INDUSTRIES INC. It contains proprietary information and is tendered subject to the conditions that it and the information disclosed herein be retained in confidence, it cannot be reproduced or copied directly or indirectly in whole or in part, and it and the information disclosed herein shall not be used or disclosed to others for use for any other purpose except as specifically authorized in writing by LSI INDUSTRIES INC.



TITLE	FAST STOP #18
-------	---------------

BY
NMP

DATE
02/04/2022

RFA NO.

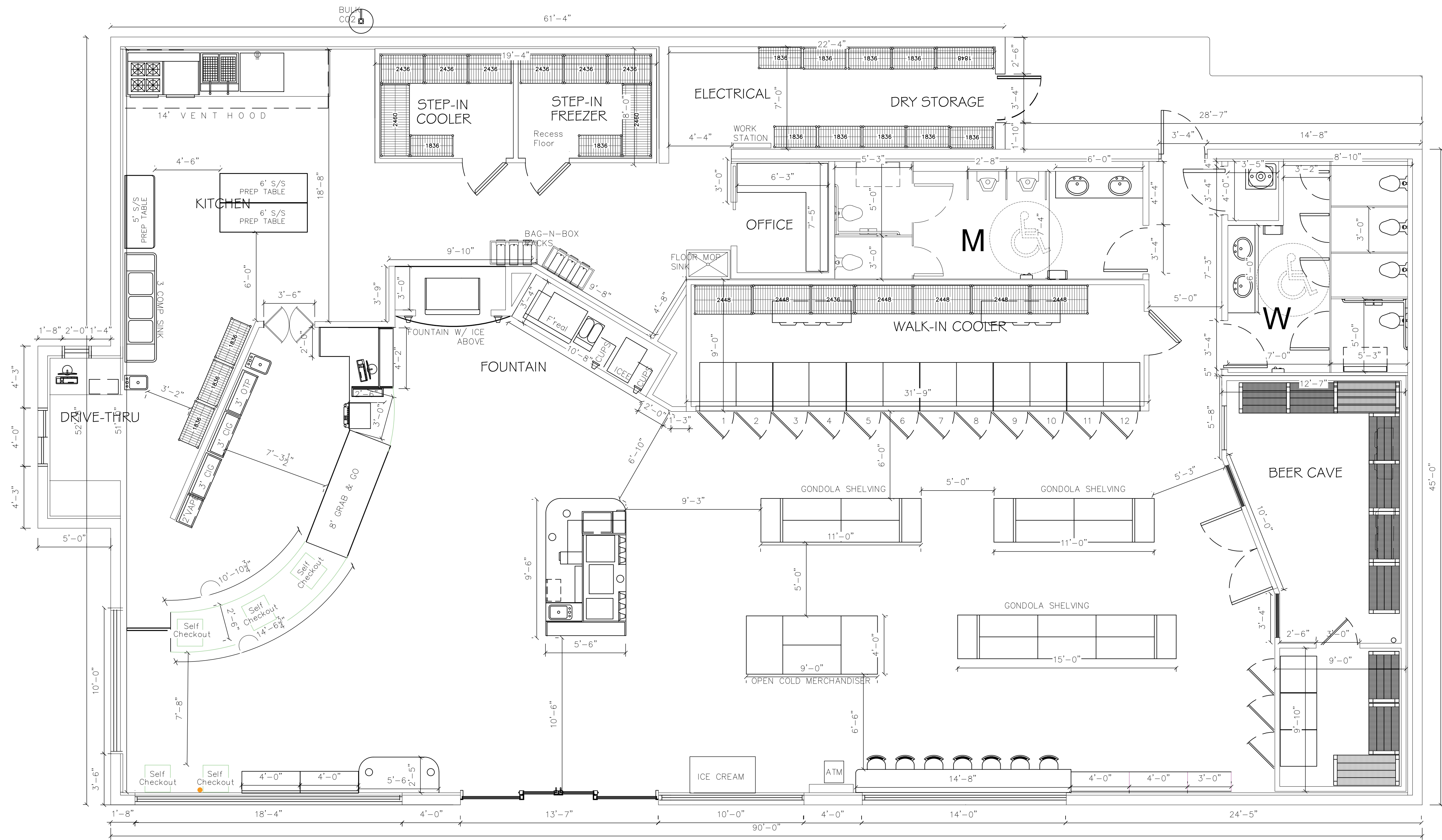
HIGHLAND OIL
Convenience Store
Trotwood Columbia, TN

01-31-2022
REV:
REV:

SCALE: 1 / 4"= 1'

Dimensioned Floor Plan

A-1





August 5, 2022

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
 Fast Stop Market Sunnyside
 Trotwood Ave @ Sunnyside Ln
 Tax Map 112, Parcel 22, 23, 24
 Columbia, Maury, 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, provided the applicant complies with all rules and regulations of CPWS and conditions set out herein.

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

- Domestic waterline connection will be made to the existing 12-inch water main located on Trotwood Avenue.



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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads "Jason English".

Jason English, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 22-056



1406 Wilson Avenue
Tullahoma, TN 37388
(931) 247-8915

January 3, 2022

Tennessee Department of Environment and Conservation
Division of Water Resources
Columbia Environmental Field Office
1421 Hampshire Pike
Columbia, TN 38401

RE: Hydrologic Determination Report – Sunnyside, Columbia, Maury County

The attached hydrologic determination (HD) (Attachment 1) is submitted **to qualify for treatment provided for in §69-3-108(r)**. A hydrologic determination was conducted on the approximate 7.5-acre site to identify water resources. The site investigation identified the following wet weather conveyance (WWC) and wetland features:

WWC 1 – Start: 35.592448, -87.093030, End: 35.591500, -87.092514
WWC 2 – Start: 35.590329, -87.094234, End: 35.590884, -87.093227
Stream 1 – Start: 35.591500, -87.092514, End: 35.591357, -87.092438
Stream 2 – Start: 35.591134, -87.092640, End: 35.591115, -87.092585

The property consists of 3 parcels owned by Dixie W. Fulton Williamson and Ruth H. Fulton McAllister (Parcel # 112 024.00, 112 022.00, and 112 023.00).

Please contact me via my cell phone or email if you have any questions. All submitted information is true, accurate and complete.

Sincerely,

Christopher Grow
TNQHP #1172-TN18

Attachments:

1. Hydrologic Determination Report
2. Property Access Permission Letter

Attachment 1
Hydrologic Determination Report
Sunnyside

HYDROLOGIC DETERMINATION REPORT

Sunnyside
Maury County, Tennessee

Prepared by:

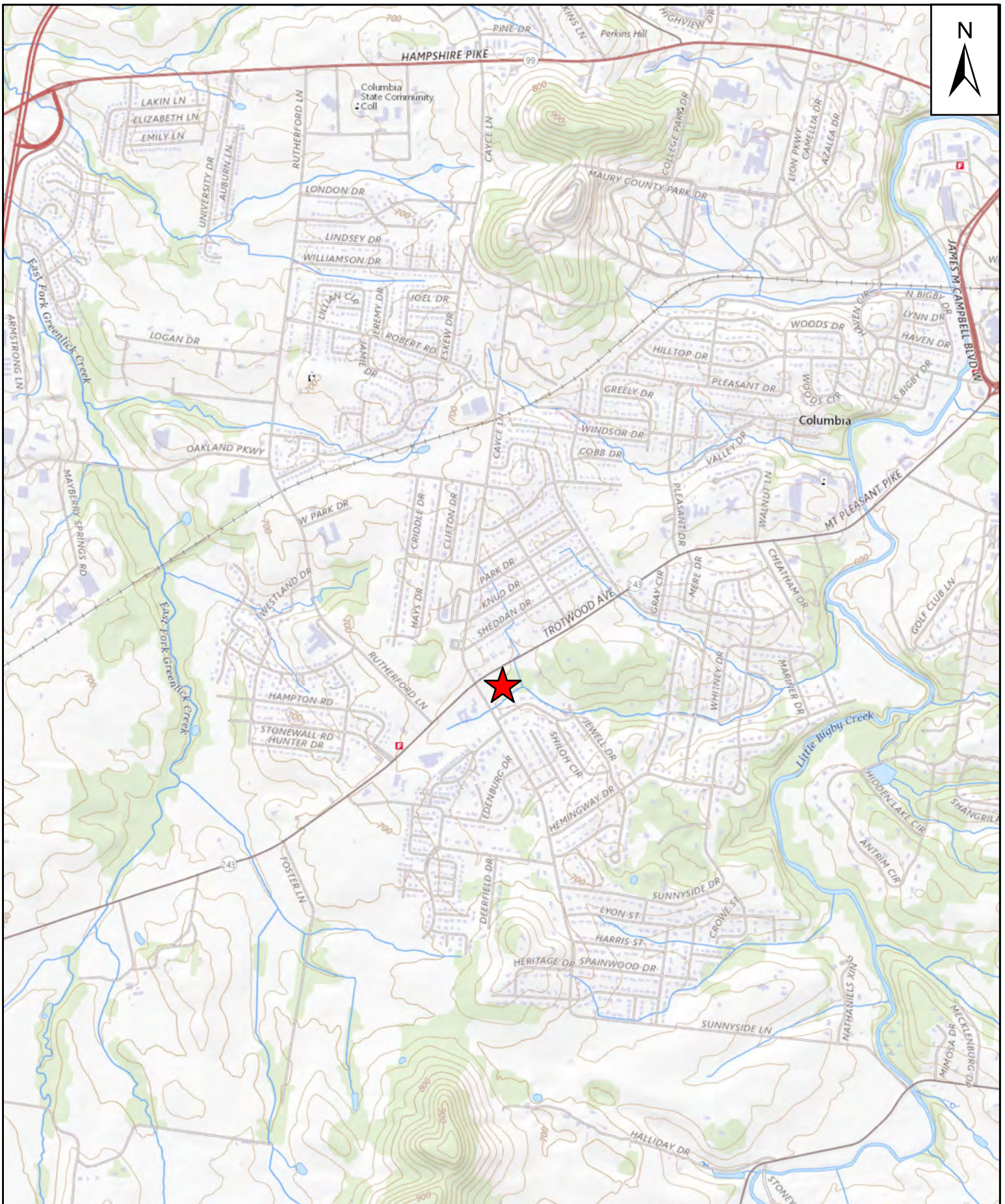
Christopher Grow
TNQHP #1172-TN18

December 7, 2021

Contents

Site Maps
Datasheets and Photos
Rain Data

Site Maps



LEGEND



SITE LOCATION

0 2,000 4,000
SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

SITE LOCATION MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE



GROW
ENVIRONMENTAL SOLUTIONS



LEGEND



PROJECT BOUNDARY



Coordinate System: NAD 1983
State Plane Tennessee Feet

VICINITY MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE





LEGEND

- SPRING
- SINK
- STREAM
- WET WEATHER CONVEYANCE
- ▭ PROJECT BOUNDARY

0 100 200
SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

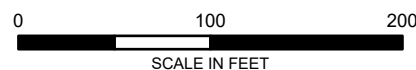
HYDROLOGIC DETERMINATION MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE





LEGEND

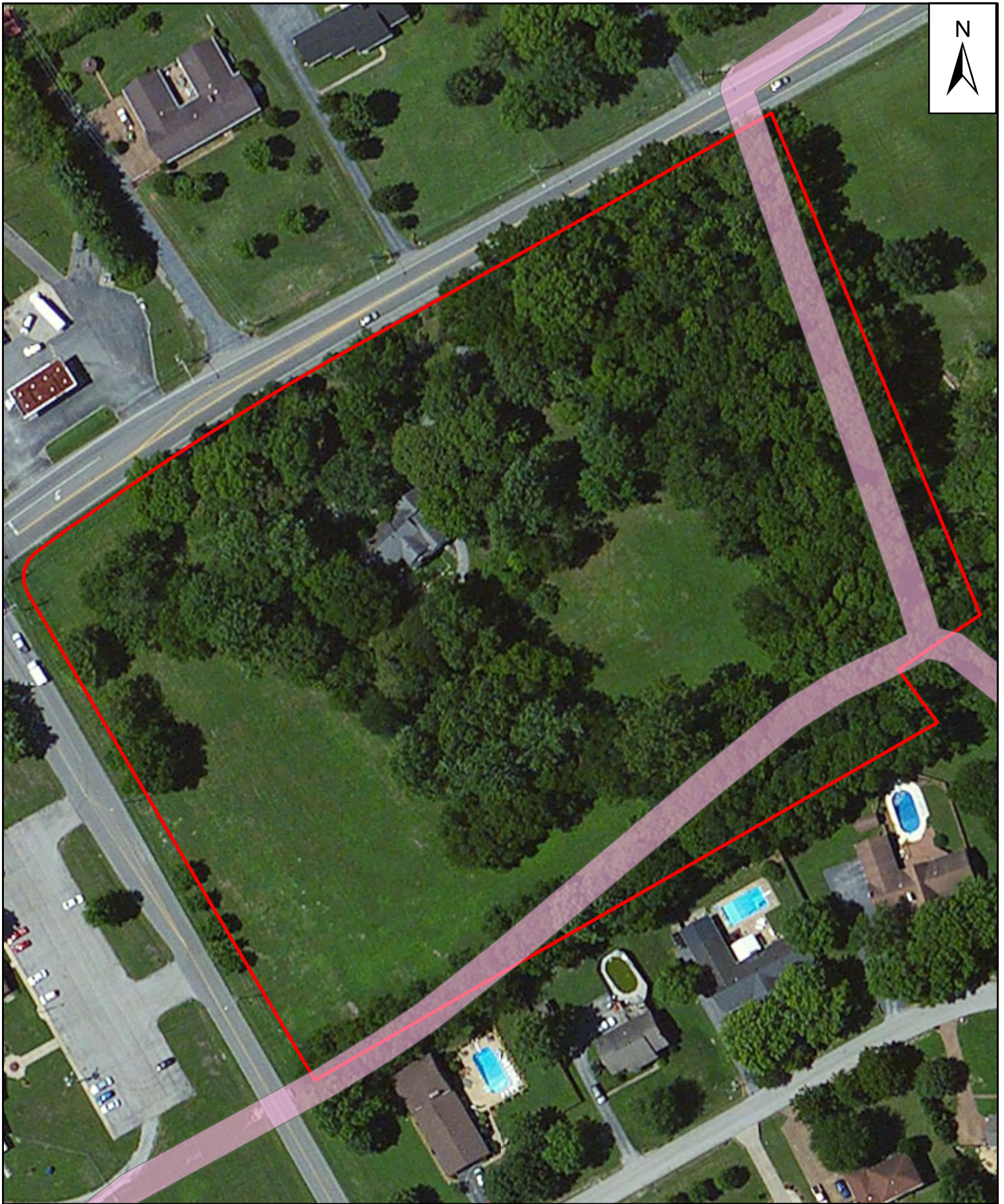
- | | | | |
|---|-----------------------------|---|-----------------------------|
|  | PROJECT BOUNDARY |  | Partially Hydric (51 - 75%) |
|  | Not Hydric |  | Partially Hydric (76 - 95%) |
|  | Partially Hydric (1 - 25%) |  | All Hydric |
|  | Partially Hydric (26 - 50%) | | |



Coordinate System: NAD 1983
State Plane Tennessee Feet

HYDRIC SOIL MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE





LEGEND

-  PROJECT BOUNDARY
-  RIVERINE

0 100 200
SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

NATIONAL WETLAND INVENTORY MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE





LEGEND

- | | | | |
|---|---------------------------------|---|---|
|  | PROJECT BOUNDARY |  | Special Floodway |
|  | 1% Annual Chance Flood Hazard |  | Future Conditions 1% Annual Chance Flood Hazard |
|  | 0.2% Annual Chance Flood Hazard |  | Area with Reduced Risk Due to Levee |
|  | Regulatory Floodway | | |

0 100 200
SCALE IN FEET

Coordinate System: NAD 1983
State Plane Tennessee Feet

FLOOD HAZARD MAP
SUNNYSIDE
DECEMBER 7, 2021
MAURY COUNTY, TENNESSEE



**Datasheets
and
Photos**

Hydrologic Determination Field Data Sheet

Tennessee Division of Water Pollution Control, Version 1.5

Named Waterbody: Unnamed		Date/Time: 12/7/21
Assessors/Affiliation: C. Grow #1172-TN18		Project ID : WWC 1
Site Name/Description: Sunnyside		
Site Location: SE of the intersection of Trotwood Ave. and Sunnyside Ln.		
HUC (12 digit): 060400030501 (Little Bigby Creek)	Start:	Lat/Long: 35.592448, -87.093030
Previous Rainfall (7-days) : 11/30/21 - 12/7/21 = 0.69"	End:	35.591500, -87.092514
Precipitation this Season vs. Normal : abnormally wet elevated average low abnormally dry unknown		
Source of recent & seasonal precip data : CoCoRaHS Station #TN-MY-8; NOAA		
Watershed Size :	County: Maury	
Soil Type(s) / Geology : Godwin silt loam		Source: USDA/NRCS
Surrounding Land Use : Residential		
Degree of historical alteration to natural channel morphology & hydrology (circle one & describe fully in Notes) : Severe Moderate Slight Absent		

Primary Field Indicators Observed

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	X	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	X	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	X	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	X	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	X	Stream
6. Presence of fish (except <i>Gambusia</i>)	X	Stream
7. Presence of naturally occurring ground water table connection	X	Stream
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed	X	Stream
9. Evidence watercourse has been used as a supply of drinking water	X	Stream

NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in *TDEC-WPC Guidance For Making Hydrologic Determinations, Version 1.5*

Overall Hydrologic Determination = WWC
Secondary Indicator Score (if applicable) = 9

Justification / Notes : Bed and bank shallow and apparent along reach starting at culvert under Trotwood Avenue. Very little sorting of sediment and rock. A few very weak headcuts present. Fibrous roots scattered along reach. Virginia creeper present within channel. No water present. See secondary indicators.

Secondary Field Indicator Evaluation

WWC 1

A. Geomorphology (Subtotal = 4.5)				
	Absent	Weak	Moderate	Strong
1. Continuous bed and bank	0	1	☐ 2	3
2. Sinuous channel	☐ 0	1	2	3
3. In-channel structure: riffle-pool sequences	☐ 0	1	2	3
4. Sorting of soil textures or other substrate	0	☐ 1	2	3
5. Active/relic floodplain	☐ 0	0.5	1	1.5
6. Depositional bars or benches	☐ 0	1	2	3
7. Braided channel	☐ 0	1	2	3
8. Recent alluvial deposits	☐ 0	0.5	1	1.5
9. Natural levees	☐ 0	1	2	3
10. Headcuts	0	☐ 1	2	3
11. Grade controls	☐ 0	0.5	1	1.5
12. Natural valley or drainageway	0	0.5	☐ 1	1.5
13. At least second order channel on existing USGS or NRCS map	☐ No = 0		Yes = 3	

B. Hydrology (Subtotal = 0.5)				
	Absent	Weak	Moderate	Strong
14. Subsurface flow/discharge into channel	☐ 0	1	2	3
15. Water in channel and >48 hours since sig. rain	☐ 0	1	2	3
16. Leaf litter in channel (January – September) NA	1.5	1	0.5	0
17. Sediment on plants or on debris	☐ 0	0.5	1	1.5
18. Organic debris lines or piles (wrack lines)	0	☐ 0.5	1	1.5
19. Hydric soils in channel bed or sides of channel	☐ No = 0		Yes = 1.5	

C. Biology (Subtotal = 4)				
	Absent	Weak	Moderate	Strong
20. Fibrous roots in channel bed ¹	3	☐ 2	1	0
21. Rooted plants in the thalweg ¹	3	☐ 2	1	0
22. Crayfish in stream (exclude in floodplain)	☐ 0	1	2	3
23. Bivalves/mussels	☐ 0	1	2	3
24. Amphibians	☐ 0	0.5	1	1.5
25. Macroinvertebrates (record type & abundance)	☐ 0	1	2	3
26. Filamentous algae; periphyton	☐ 0	1	2	3
27. Iron oxidizing bacteria/fungus	☐ 0	0.5	1	1.5
28. Wetland plants in channel bed ²	☐ 0	0.5	1	1.5

¹ Focus is on the presence of **terrestrial** plants.

² Focus is on the presence of aquatic or wetland plants.

Total Points = 9

Under Normal Conditions, Watercourse is a Wet Weather Conveyance if Secondary Indicator Score < 19 points

Notes : 1) Bed and bank apparent but shallow along reach

4) Very little sorting of small rock and sediment

10) A few very small headcuts present

12) Channel is a blue-line stream on topo, but review of aerials show that channel has been altered by development over the years

18) A couple very small leaf litter piles scattered along reach

20) Few fibrous roots scattered along reach

21) Virginia creeper scattered along reach

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 1: Wet weather conveyance 1, looking upstream.
Coordinates: 35.592002, -87.092778



Photo 2: Wet weather conveyance 1, looking downstream.
Coordinates: 35.592002, -87.092778

Hydrologic Determination Field Data Sheet

Tennessee Division of Water Pollution Control, Version 1.5

Named Waterbody: Unnamed		Date/Time: 12/7/21
Assessors/Affiliation: C. Grow #1172-TN18		Project ID : WWC 2
Site Name/Description: Sunnyside		
Site Location: SE of the intersection of Trotwood Ave. and Sunnyside Ln.		
HUC (12 digit): 060400030501 (Little Bigby Creek)	Start:	Lat/Long: 35.590329, -87.094234
Previous Rainfall (7-days) : 11/30/21 - 12/7/21 = 0.69"	End:	35.590884, -87.093227
Precipitation this Season vs. Normal : abnormally wet elevated average low abnormally dry unknown		
Source of recent & seasonal precip data : CoCoRaHS Station #TN-MY-8; NOAA		
Watershed Size :	County: Maury	
Soil Type(s) / Geology : Godwin silt loam	Source: USDA/NRCS	
Surrounding Land Use : Residential		
Degree of historical alteration to natural channel morphology & hydrology (circle one & describe fully in Notes) : Severe Moderate Slight Absent		

Primary Field Indicators Observed

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	X	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	X	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	X	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	X	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	X	Stream
6. Presence of fish (except <i>Gambusia</i>)	X	Stream
7. Presence of naturally occurring ground water table connection	X	Stream
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed	X	Stream
9. Evidence watercourse has been used as a supply of drinking water	X	Stream

NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in *TDEC-WPC Guidance For Making Hydrologic Determinations, Version 1.5*

Overall Hydrologic Determination = WWC
Secondary Indicator Score (if applicable) = 10.5

Justification / Notes : Channel starts at culvert under Sunnyside Lane. Bed and bank weak and shallow and tapering in and out along reach ultimately disappearing into ground. Leaf litter debris readily observed. Some sorting of small rock. Multiple small riffle-pool sequences observed. Multiple fibrous roots observed as well as fescue and wild garlic within channel. See secondary indicators.

Secondary Field Indicator Evaluation

WWC 2

A. Geomorphology (Subtotal = 6.5)		Absent	Weak	Moderate	Strong
1. Continuous bed and bank		0	☒	2	3
2. Sinuous channel		☒	1	2	3
3. In-channel structure: riffle-pool sequences		0	1 ☐	2	3
4. Sorting of soil textures or other substrate		0	☒	2	3
5. Active/relic floodplain		☒	0.5	1	1.5
6. Depositional bars or benches		☒	1	2	3
7. Braided channel		☒	1	2	3
8. Recent alluvial deposits		☒	0.5	1	1.5
9. Natural levees		☒	1	2	3
10. Headcuts		0	1 ☐	2	3
11. Grade controls		0	☒	1	1.5
12. Natural valley or drainageway		0	0.5	☒	1.5
13. At least second order channel on existing USGS or NRCS map		☒ No = 0		Yes = 3	

B. Hydrology (Subtotal = 1)		Absent	Weak	Moderate	Strong
14. Subsurface flow/discharge into channel		☒	1	2	3
15. Water in channel and >48 hours since sig. rain		☒	1	2	3
16. Leaf litter in channel (January – September)	NA	1.5	1	0.5	0
17. Sediment on plants or on debris		☒	0.5	1	1.5
18. Organic debris lines or piles (wrack lines)		0	0.5	☒	1.5
19. Hydric soils in channel bed or sides of channel		☒ No = 0		Yes = 1.5	

C. Biology (Subtotal = 3)		Absent	Weak	Moderate	Strong
20. Fibrous roots in channel bed ¹		3	2 ☐	1	0
21. Rooted plants in the thalweg ¹		3	2 ☐	1	0
22. Crayfish in stream (exclude in floodplain)		☒	1	2	3
23. Bivalves/mussels		☒	1	2	3
24. Amphibians		☒	0.5	1	1.5
25. Macroinvertebrates (record type & abundance)		☒	1	2	3
26. Filamentous algae; periphyton		☒	1	2	3
27. Iron oxidizing bacteria/fungus		☒	0.5	1	1.5
28. Wetland plants in channel bed ²		☒	0.5	1	1.5

¹ Focus is on the presence of **terrestrial** plants.

² Focus is on the presence of aquatic or wetland plants.

Total Points = 10.5

Under Normal Conditions, Watercourse is a Wet Weather Conveyance if Secondary Indicator Score < 19 points

- Notes :** 1) Bed and bank shallow and weak, tapering in and out along reach and disappearing into ground
 3) Multiple small riffle-pool sequences present; no water present
 4) Little sorting of small rock and sediment
 10) Multiple small headcuts present
 11) Some roots acting as small grade controls
 12) Channel is a blue-line stream on topo, but review of aerials show that channel has been altered by development over the years
 18) Wrack line of leaf litter present along reach
 20) Few fibrous roots present in multiple locations along reach
 21) Fescue and wild garlic present in multiple locations along reach

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 3: Wet weather conveyance 2, looking upstream.
Coordinates: 35.590601, -87.093696



Photo 4: Wet weather conveyance 2, looking downstream.
Coordinates: 35.590601, -87.093696

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 5: View upstream between end of WWC 2 and sink showing no channel.
Coordinates: 35.591002, -87.093094



Photo 6: View downstream between end of WWC 2 and sink showing no channel.
Coordinates: 35.591002, -87.093094

Hydrologic Determination Field Data Sheet

Tennessee Division of Water Pollution Control, Version 1.5

Named Waterbody: Unnamed		Date/Time: 12/7/21
Assessors/Affiliation: C. Grow #1172-TN18		Project ID : Stream 1
Site Name/Description: Sunnyside		
Site Location: SE of the intersection of Trotwood Ave. and Sunnyside Ln.		
HUC (12 digit): 060400030501 (Little Bigby Creek)	Start:	Lat/Long: 35.591500, -87.092514
Previous Rainfall (7-days) : 11/30/21 - 12/7/21 = 0.69"	End:	35.591357, -87.092438
Precipitation this Season vs. Normal : abnormally wet elevated average low abnormally dry unknown		
Source of recent & seasonal precip data : CoCoRaHS Station #TN-MY-8; NOAA		
Watershed Size :	County: Maury	
Soil Type(s) / Geology : Godwin silt loam		Source: USDA/NRCS
Surrounding Land Use : Residential		
Degree of historical alteration to natural channel morphology & hydrology (circle one & describe fully in Notes) : Severe Moderate Slight Absent		

Primary Field Indicators Observed

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	X	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	X	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	X	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	X	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	X	Stream
6. Presence of fish (except <i>Gambusia</i>)	X	Stream
7. Presence of naturally occurring ground water table connection		Stream
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed		Stream
9. Evidence watercourse has been used as a supply of drinking water		Stream

NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in *TDEC-WPC Guidance For Making Hydrologic Determinations, Version 1.5*

Overall Hydrologic Determination = Stream

Secondary Indicator Score (if applicable) =

Justification / Notes : Medium headcut at start of stream with spring and multiple seeps present. Water cold to touch and flowing from ground.

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 7: Stream 1, looking upstream.
Coordinates: 35.591386, -87.092452



Photo 8: Stream 1, looking downstream.
Coordinates: 35.591386, -87.092452

Hydrologic Determination Field Data Sheet

Tennessee Division of Water Pollution Control, Version 1.5

Named Waterbody: Unnamed		Date/Time: 12/7/21
Assessors/Affiliation: C. Grow #1172-TN18		Project ID : Stream 2
Site Name/Description: Sunnyside		
Site Location: SE of the intersection of Trotwood Ave. and Sunnyside Ln.		
HUC (12 digit): 060400030501 (Little Bigby Creek)	Start:	Lat/Long: 35.591134, -87.092640
Previous Rainfall (7-days) : 11/30/21 - 12/7/21 = 0.69"	End:	35.591115, -87.092585
Precipitation this Season vs. Normal : abnormally wet elevated average low abnormally dry unknown		
Source of recent & seasonal precip data : CoCoRaHS Station #TN-MY-8; NOAA		
Watershed Size :	County: Maury	
Soil Type(s) / Geology : Godwin silt loam		Source: USDA/NRCS
Surrounding Land Use : Residential		
Degree of historical alteration to natural channel morphology & hydrology (circle one & describe fully in Notes) : Severe Moderate Slight Absent		

Primary Field Indicators Observed

Primary Indicators	NO	YES
1. Hydrologic feature exists solely due to a process discharge	X	WWC
2. Defined bed and bank absent, vegetation composed of upland and FACU species	X	WWC
3. Watercourse dry anytime during February through April 15th, under normal precipitation / groundwater conditions	X	WWC
4. Daily flow and precipitation records showing feature only flows in direct response to rainfall	X	WWC
5. Presence of multiple populations of obligate lotic organisms with ≥ 2 month aquatic phase	X	Stream
6. Presence of fish (except <i>Gambusia</i>)	X	Stream
7. Presence of naturally occurring ground water table connection		Stream
8. Flowing water in channel and 7 days since last precip >0.1" in local watershed		Stream
9. Evidence watercourse has been used as a supply of drinking water		Stream

NOTE: If any Primary Indicators 1-9 = "Yes", then no further investigation is necessary. However, assessors may choose to score secondary indicators as supporting evidence.

In the absence of a primary indicator, or other definitive evidence, complete the secondary indicator table on page 2 of this sheet, and provide score below.

Guidance for the interpretation and scoring of both the primary & secondary indicators is provided in *TDEC-WPC Guidance For Making Hydrologic Determinations, Version 1.5*

Overall Hydrologic Determination = Stream
Secondary Indicator Score (if applicable) =

Justification / Notes : Spring box at start of stream. Water flowing and cold to touch.

PHOTOS
Sunnyside
Maury County, Tennessee
December 7, 2021



Photo 9: Stream 2, looking upstream.
Coordinates: 35.591150, -87.092598



Photo 10: Stream 2, looking downstream.
Coordinates: 35.591150, -87.092598

Rain Data

Normal Weather Conditions Calculations Table

Sunnyside
Station #TN-MY-8

Long-term rainfall records										
	Month	Standard Deviation	Minus One Std. Dev. (DRY)	Normal (Mean inches)	Plus One Std. Dev. (WET)	Actual Rainfall	Condition (elevated, low, average)	Condition value	Month weight value	Product of previous two columns
1 st prior month*	Nov. 2021	2.24	1.88	4.12	6.36	2.09	Average	2	3	6
2 nd prior month*	Oct. 2021	2.04	0.95	2.99	5.03	4.06	Average	2	2	4
3 rd prior month*	Sept. 2021	2.02	1.49	3.51	5.53	5.34	Average	2	1	2
									Sum =	12

Note: The period has been normal.

If sum is:	
6-9	then prior period has been abnormally dry
10-14	then prior period has been normal (average)
15-18	Then prior period has been abnormally wet

Condition value:	
Low =	1
Average =	2
Elevated =	3



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Station Report Summary

Station 1 : TN-MY-8 Example: CO-LR-273

Station 2 :

Station 3 :

Start Date: **End Date:**

[Get Summary](#)

Stations:

TN-MY-8
Columbia 1.2 SSW
Lat: 35.607219
Lon: -87.05921

* indicates Multi-Day Accumulation Report

Station TN-MY-8

Date	Precip in.
11/30/2021	0.00
12/01/2021	0.00
12/02/2021	0.00
12/03/2021	0.00
12/04/2021	0.00
12/05/2021	0.00
12/06/2021	0.65
12/07/2021	0.04
Totals :	0.69 in.



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Station Report Summary

Station 1 : TN-MY-8 Example: CO-LR-273

Station 2 :

Station 3 :

Start Date: **End Date:**

Stations:

TN-MY-8
Columbia 1.2 SSW
Lat: 35.607219
Lon: -87.05921

* indicates Multi-Day Accumulation Report

Station TN-MY-8

Date	Precip in.
11/01/2021	0.00
11/02/2021	T
11/03/2021	0.00
11/04/2021	0.00
11/05/2021	0.00
11/06/2021	0.00
11/07/2021	0.00
11/08/2021	0.00
11/09/2021	0.00
11/10/2021	0.00
11/11/2021	0.00
11/12/2021	0.68
11/13/2021	0.02
11/14/2021	0.00
11/15/2021	0.00
11/16/2021	0.00
11/17/2021	0.00
11/18/2021	0.44
11/19/2021	0.17
11/20/2021	0.00
11/21/2021	0.00
11/22/2021	0.41
11/23/2021	0.00
11/24/2021	0.00
11/25/2021	0.00
11/26/2021	0.37
11/27/2021	0.00
11/28/2021	0.00
11/29/2021	0.00
11/30/2021	0.00
Totals :	2.09 in.

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Station Report Summary

Station 1 : TN-MY-8 Example: CO-LR-273

Station 2 :

Station 3 :

Start Date: **End Date:**

Stations:

TN-MY-8
Columbia 1.2 SSW
Lat: 35.607219
Lon: -87.05921

* indicates Multi-Day Accumulation Report

Station TN-MY-8

Date	Precip in.
10/01/2021	0.00
10/02/2021	0.00
10/03/2021	0.39
10/04/2021	0.02
10/05/2021	0.00
10/06/2021	1.79
10/07/2021	0.12
10/08/2021	0.00
10/09/2021	0.00
10/10/2021	0.00
10/11/2021	0.00
10/12/2021	T
10/13/2021	0.00
10/14/2021	0.00
10/15/2021	0.00
10/16/2021	0.53
10/17/2021	0.00
10/18/2021	0.00
10/19/2021	0.00
10/20/2021	0.00
10/21/2021	0.09
10/22/2021	0.01
10/23/2021	0.00
10/24/2021	0.00
10/25/2021	T
10/26/2021	0.43
10/27/2021	0.00
10/28/2021	T
10/29/2021	0.50
10/30/2021	0.03
10/31/2021	0.15
Totals :	4.06 in.

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Station Report Summary

Station 1 :

TN-MY-8

Example: CO-LR-273

Station 2 :

Station 3 :

Start Date:

9/1/2021

End Date:

9/30/2021

Get Summary

Stations:

TN-MY-8
Columbia 1.2 SSW
Lat: 35.607219
Lon: -87.05921

* indicates Multi-Day Accumulation Report

Station TN-MY-8	
Date	Precip in.
09/01/2021	0.50
09/02/2021	0.00
09/03/2021	0.00
09/04/2021	0.00
09/05/2021	0.00
09/06/2021	0.00
09/07/2021	0.00
09/08/2021	0.00
09/09/2021	T
09/10/2021	0.00
09/11/2021	0.00
09/12/2021	0.00
09/13/2021	0.00
09/14/2021	0.00
09/15/2021	T
09/16/2021	T
09/17/2021	T
09/18/2021	0.15
09/19/2021	0.58
09/20/2021	0.35
09/21/2021	2.65
09/22/2021	1.05
09/23/2021	0.06
09/24/2021	0.00
09/25/2021	0.00
09/26/2021	0.00
09/27/2021	0.00
09/28/2021	0.00
09/29/2021	0.00
09/30/2021	0.00
Totals :	5.34 in.

Attachment 1
Hydrologic Determination Report
Sunnyside

Date: 01-04-2022

Division of Water Resources
Tennessee Department of Environment and Conservation (TDEC)
711 R.S. Gass Boulevard
Nashville, TN 37216

U.S Army Corps of Engineers - Nashville District
Regulatory Division
3701 Bell Road
Nashville, TN 37214

RE: Permission to Access Property for Hydrological Determination and Jurisdictional Determination of Sunnyside, Columbia (Maury County)

TDEC and USACE have my permission to access the property located southeast of the intersection of Trotwood Avenue and Sunnyside Lane (Parcel # 112 024.00, 112 022.00, and 112 023.00) as referenced in the Hydrologic Determination Report and Jurisdictional Determination Request conducted by Mr. Christopher Grow.

Please contact me via my cell phone or email if you have any questions.

Sincerely,

Company Name (if applicable): _____

Name: Dixie Williamson

DocuSigned by:
Signature: *Dixie W Fulton Williamson*
14E7839D01E34B2...
Address: 2914 VAULX lane, NASHVILLE, TN
Phone: 615-948-2854
Email: dixiefwilliamson@bellsouth.net

Cc: Christopher Grow, TNQHP

Date: 01-04-2022

Division of Water Resources
Tennessee Department of Environment and Conservation (TDEC)
711 R.S. Gass Boulevard
Nashville, TN 37216

U.S Army Corps of Engineers - Nashville District
Regulatory Division
3701 Bell Road
Nashville, TN 37214

RE: Permission to Access Property for Hydrological Determination and Jurisdictional Determination of Sunnyside, Columbia (Maury County)

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Please contact me via my cell phone or email if you have any questions.

Sincerely,

Company Name (if applicable): _____

Name: Ruth McAllister

DocuSigned by:
Signature: *Ruth H Fulton McAllister*
6F2E281087614A7...
Address: 6746 Old Zion Road, Columbia, TN 38401
Phone: 931-223-7597
Email: ruth_hill_m2002@yahoo.com

Cc: Christopher Grow, TNQHP



STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
COLUMBIA ENVIRONMENTAL FIELD OFFICE
1421 HAMPSHIRE PIKE
COLUMBIA, TENNESSEE 38401

PHONE (931) 380-3371

STATEWIDE 1-888-891-8332

FAX (931) 380-3397

January 13, 2022

Christopher Grow TNQHP 1172-TN18
Grow Environmental Solutions
1406 Wilson Avenue
Tullahoma, TN 37388

Re: Hydrologic Determination Report
Sunnyside
SE of the intersection of Trotwood Ave. and Sunnyside Ln.
Columbia, Maury County, Tennessee

Dear Mr. Grow,

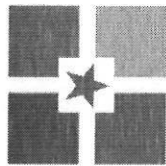
Thank you for submitting the Hydrologic Determination Report associated with the Sunnyside property at SE of the intersection of Trotwood Ave. and Sunnyside Lane in Columbia, Maury County. Report was received on January 4, 2022. Based on the results of a TDEC site visit, the information submitted in the Hydrologic Determination Report and the division's rules and guidelines regarding hydrologic determinations; the division accepts the jurisdictional determination of the water features as portrayed in the submitted report.

Alterations to any streams, wetlands or other waters determined to be jurisdictional by the USACE will require an Aquatic Resource Alteration Permit (ARAP)/§401 Certification. Additionally, the alteration of some features may require authorization of an ARAP even if the feature does not require a USACE permit. Alterations to wet weather conveyances must maintain sufficient Best Management Practices (BMPs) to prevent materials from leaving the work areas and causing adverse impacts to other waters.

If you have any questions concerning this correspondence, please contact Eddie Gordon at 931-248-6073.

Sincerely,

Eddie Gordon
Environmental Scientist
Division of Water Resources



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	6218 Cayce Lane		
	TAX MAP: 101	GROUP:	PARCEL: 39.00
SUMMARY OF NATURE OF REQUEST AND WORK	Request re-zoning from CD-2 to CD-3. Project will construct 4,359 linear feet of public roadway and provide 107 residential lots.		

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

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☒ Written Legal Description copy ☒ Requested Zone Listed ☒ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) ☒ Total Number of Lots 104 ☒ Total acreage 30.76

**File naming nomenclature examples:*

Freedom Point Site Plan

Freedom Point Master Plan

Freedom Point Final Plat

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

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

APPLICANT

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

NAME	Wade Kincaid	PHONE	615-642-3478
ADDRESS	1985 Ridgcrest Drive Columbia, TN 38401	EMAIL	wade@kcsllc.com

PROPERTY OWNER NAME	KCS Property, LLC	PHONE	615-642-3478
ADDRESS	1985 Ridgcrest Drive Columbia TN 38401	EMAIL	wade@kcsllc.com

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

<u>Wade Kincaid</u> APPLICANT NAME	 APPLICANT SIGNATURE	<u>11/18/2022</u> DATE
<u>KCS Property, LLC</u> PROPERTY OWNER NAME	 PROPERTY OWNER SIGNATURE	<u>11/18/2022</u> DATE

STAFF USE ONLY

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



DEVELOPMENT SUMMARY/SITE DATA			
PROJECT NAME:	HAMPSHIRE PIKE		
MAP/PARCEL:	MAP 08, PARCEL 071.01		
SITE ADDRESS:	1754 HAMPSHIRE PIKE COLUMBIA, TN 38401		
TOTAL AREA:	104 ACRES ±		
LOT AREA:	44.5 ACRES ±	(42.8%)	
CIVIC SPACE AREA:	5.3 ACRES ±	(05.1%)	
NON-RESIDENTIAL AREA:	1.1 ACRES ±	(01.1%)	
R.O.W. AREA:	25.7 ACRES ±	(24.7%)	
STORM MGT AREA:	7.9 ACRES ±	(07.6%)	
OPEN SPACE/BUFFERS:	18.5 ACRES ±	(17.8%)	
ROW DEDICATION:	1.0 ACRES ±	(00.9%)	
EXISTING USE:	AGRICULTURAL/RESIDENTIAL		
EXISTING ZONING:	N/A (COUNTY)		
PROPOSED USE:	RESIDENTIAL, NON-RESIDENTIAL		
PROPOSED ZONING:	CD-3, CD-4C		

TOTAL UNITS	343 UNITS
SIDE ENTRY LOTS:	94 LOTS
REAR-ENTRY LOTS:	137 LOTS
TOWNHOME UNITS:	112 UNITS
DEVELOPER:	
M/I HOMES OF NASHVILLE, LLC	
3020 STANSBERRY LANE, SUITE 202	
FRANKLIN, TN 37069	
CONTACT: DAVE CUMMING	
DCUMMING@MIHOMES.COM	
APPLICANT:	
THOMAS & HUTTON	
615 MAIN STREET	
NASHVILLE, TN 37206	
CONTACT: JON CLAXTON, PE	
CLAXTON.J@TANDH.COM	

CD-3 SIDE-ENTRY LOT DATA:	
MINIMUM PRIMARY FRONT SETBACK:	25'
MINIMUM SECONDARY FRONT SETBACK:	20'
MINIMUM REAR SETBACK:	25'
MINIMUM SIDE SETBACK:	8'
MINIMUM LOT WIDTH:	65'
CD-3 REAR-ENTRY LOT DATA:	
MINIMUM FRONT SETBACK:	25'
MINIMUM SECONDARY FRONT SETBACK:	20'
MINIMUM REAR SETBACK:	3'
MINIMUM SIDE SETBACK:	8'
MINIMUM LOT WIDTH:	40'
CD-4C TOWNHOUSE LOT DATA:	
MINIMUM FRONT SETBACK:	6'
MINIMUM SECONDARY FRONT SETBACK:	6'
MINIMUM REAR SETBACK:	5'
MINIMUM SIDE SETBACK:	6'
MAXIMUM BUILDING WIDTH:	120'

CONCEPT PLAN EXHIBIT

HAMPSHIRE PIKE

MAURY COUNTY, TN

PREPARED FOR:

M/I HOMES

PREPARED BY:

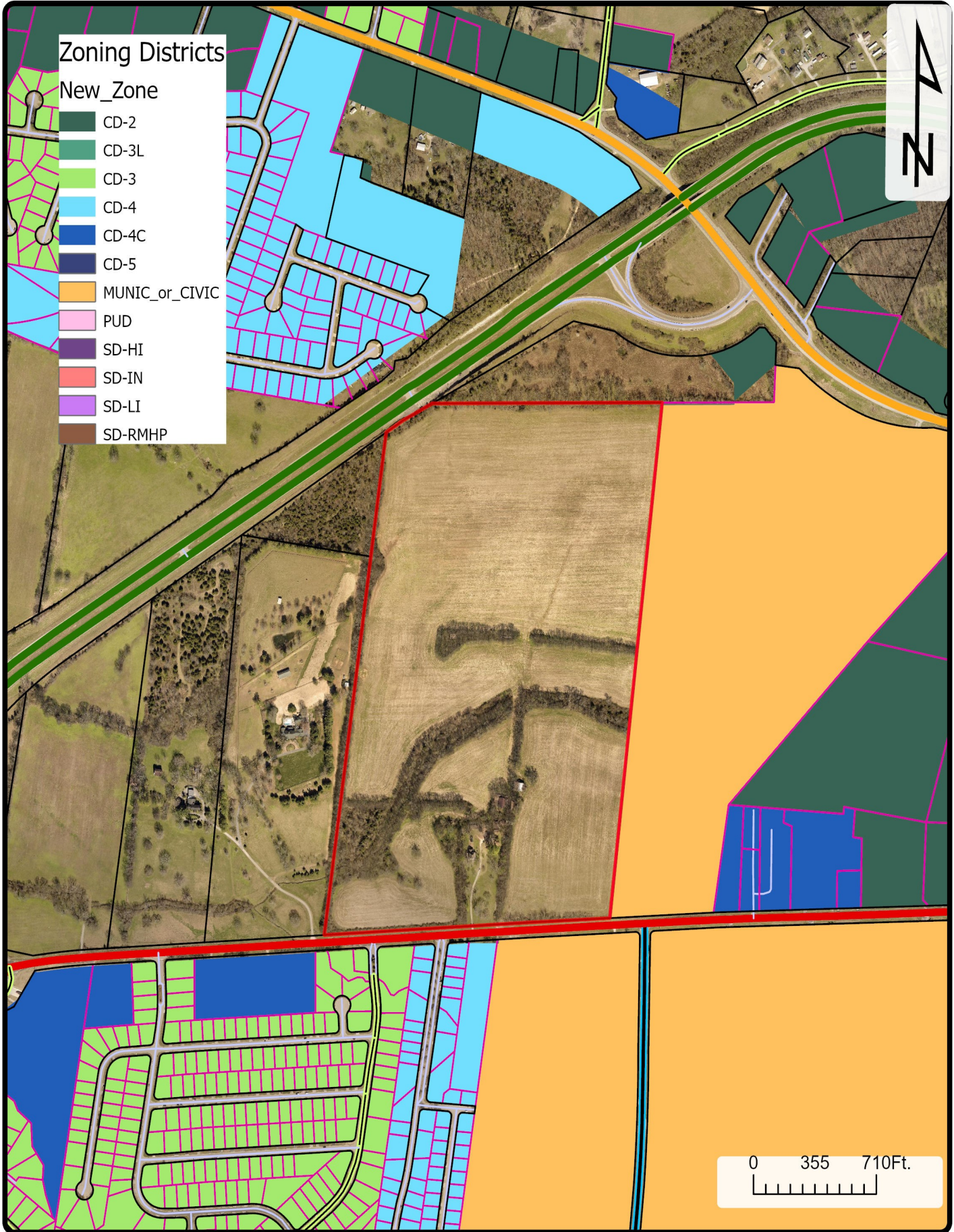


615 Main Street • Suite 124
Nashville, TN 37206 • 615.349.4990

www.thomasandhutton.com

JOB NO: J-30473
DRAWN: CAA
REVIEWED: JDC

DATE: 10/17/2022
SCALE: 1" = 100'
SHEET: CP01

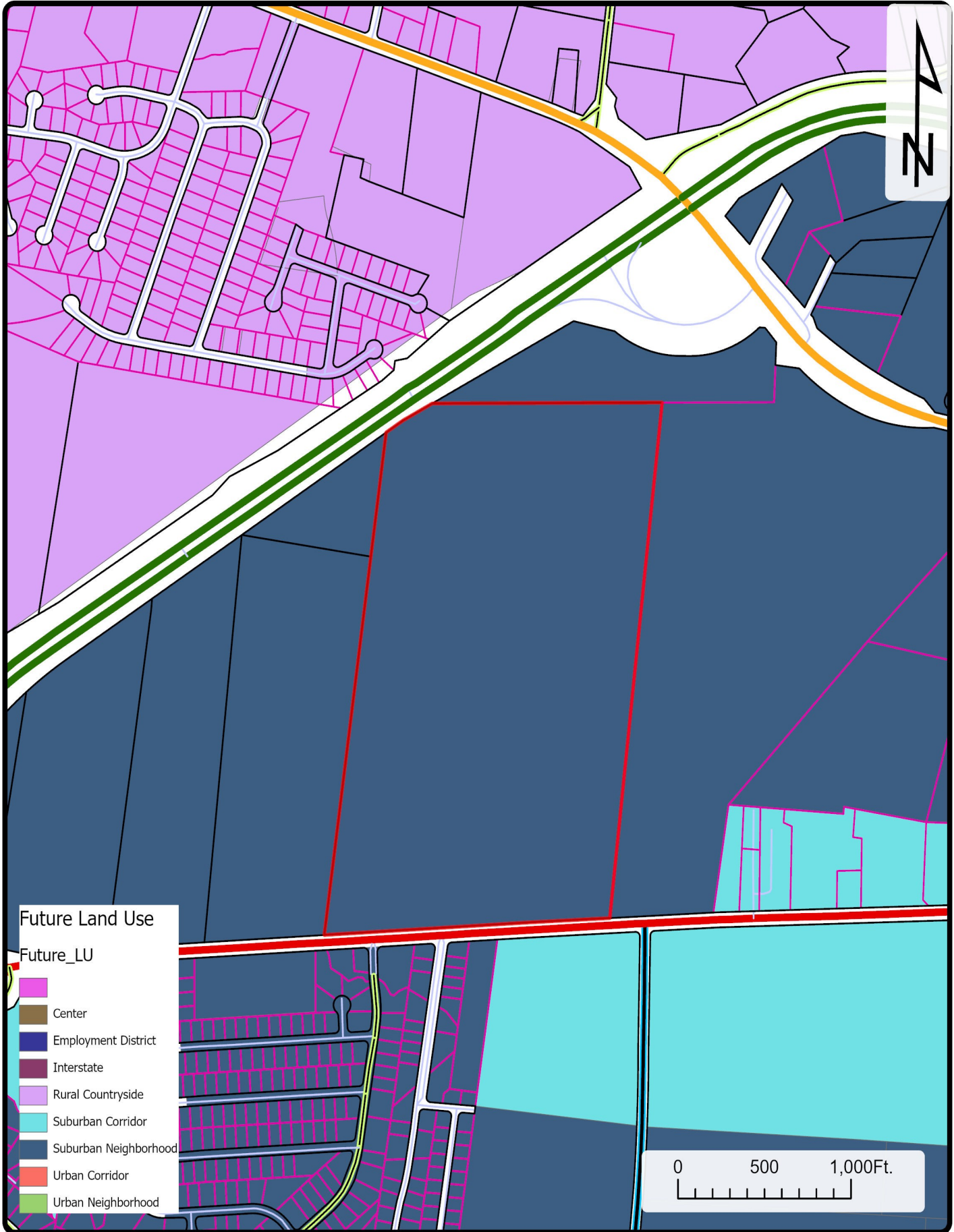


22-0292
1754 Hampshire Pike



CITY OF
COLUMBIA
TENNESSEE

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



22-0292
1754 Hampshire Pike



CITY OF
COLUMBIA
TENNESSEE

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



October 17, 2022

Mr. Jon Claxton PE

Thomas & Hutton

615 Main Street Suite 124

Nashville, TN 37206

Sent via email: claxton.j@tandh.com

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

Dear Mr. Claxton:

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

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

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



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

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

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

- Remit to CPWS new water service fees:

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

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

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

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



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

Sincerely,

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

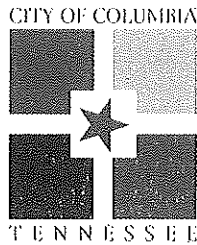
Eric King, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS

File 22-088



WASTEWATER DEPARTMENT

29 August 2022

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

RE: Hampshire Pike Farms - M/I Homes

Chris,

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

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

Donnie Boshers, Director
City of Columbia, TN
Wastewater Department

Something Good Around Every Corner

1244 Treatment Plant Road Columbia, Tennessee 38401 Phone 931.560.1001



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

November 21, 2022

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

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

Paul:

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

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

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

Fire

1. No comment
Noted.

Building

2. No comments.
Noted.

Police

3. No comments provided
Noted.

Columbia Power

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

Noted.

Planning

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

Noted.

Atmos Energy

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

Noted.

Maury County E911

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

Noted.

Engineering

8. No comments on annexation and rezoning

Noted.

Public Works

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

Noted.

Wastewater

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

Noted.

Maury County Schools

11. No comments provided.

Noted.

Duck River Electric Membership Corp

12. No comments.

Noted.

Columbia Water

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

Noted.

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

14. No Comment.

Noted.

AT&T

15. Plan to serve.

Noted.

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

Sincerely,



JON CLAXTON, PE | Project Manager

THOMAS & HUTTON

p 615-864-2708

e claxton.j@tandh.com

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

September 30, 2022

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

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

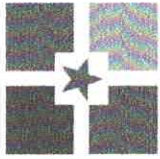
Paul,

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

Sincerely,



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



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

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

DATE OF PRE-APPLICATION CONFERENCE	09/28/2022	Pre-application meetings are scheduled for Wednesdays.
------------------------------------	------------	--

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

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

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

APPLICANT

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

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

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

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

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

STAFF USE ONLY

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

HERITAGE GREEN

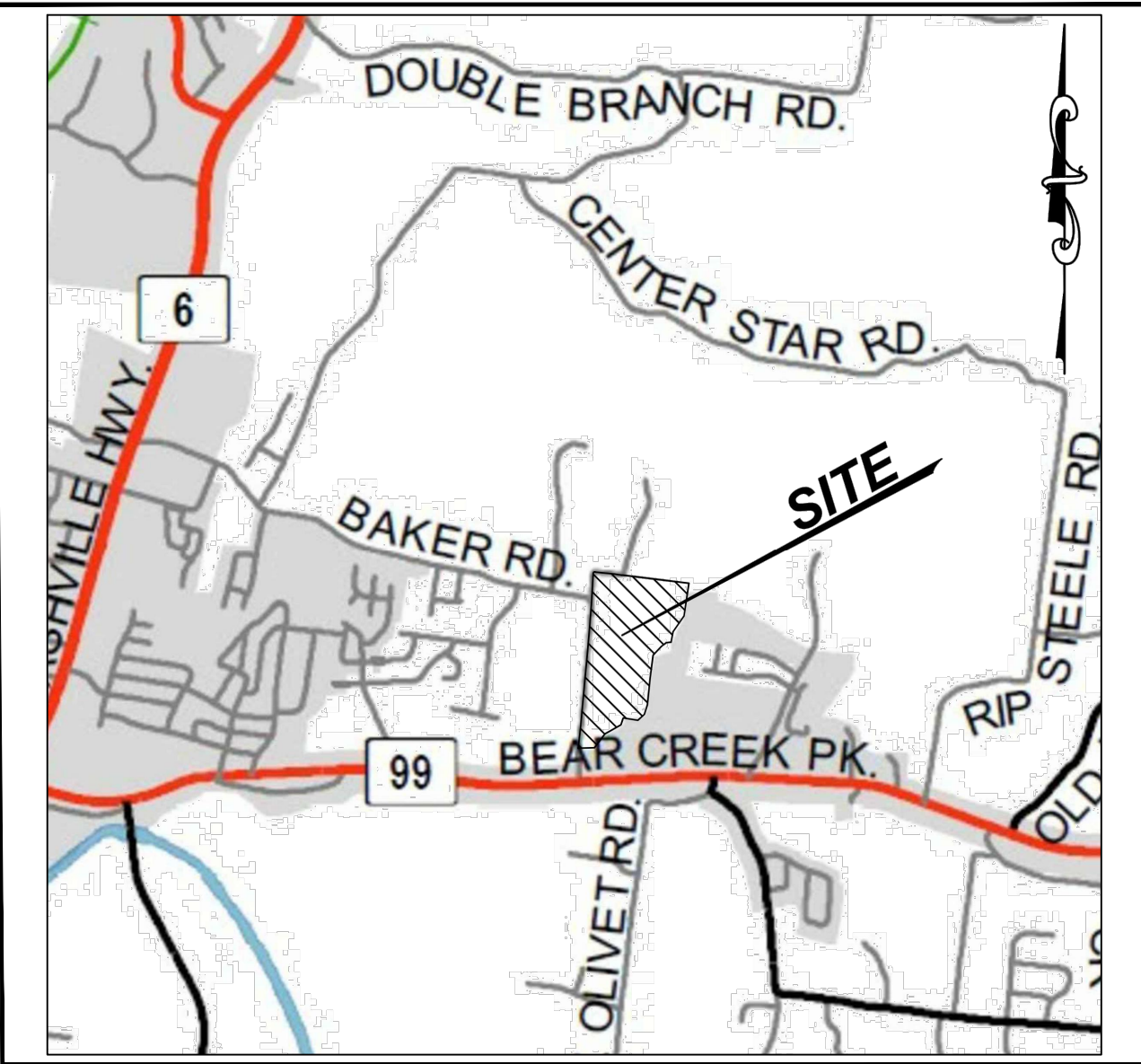
PRELIMINARY PLAT

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

SHEET SCHEDULE:

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

SITE LOCATION MAP:
N.T.S.



OWNER

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

APPLICANT/ENGINEER

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

SITE DATA:

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



HERITAGE GREEN
PRELIMINARY PLAT

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

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

COVER
SHEET

PP0.0

LSC 21001



Know what's below.
Call before you dig.

FLOODNOTE

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

CERTIFICATION OF SURVEY FOR
ALTA/NSPS LAND TITLE SURVEYS

TO: (I) HARPETH VALLEY HOMES, LLC, AND (II)
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE
SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH THE 2021 MINIMUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE
SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY
ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8,
11(OBSERVED), 13, 14, 16, 17, 18, AND 19, OF TABLE A
THEREOF. THE FIELD WORK WAS COMPLETED ON
07/13/21.

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

7/15/21

GENERAL NOTES:

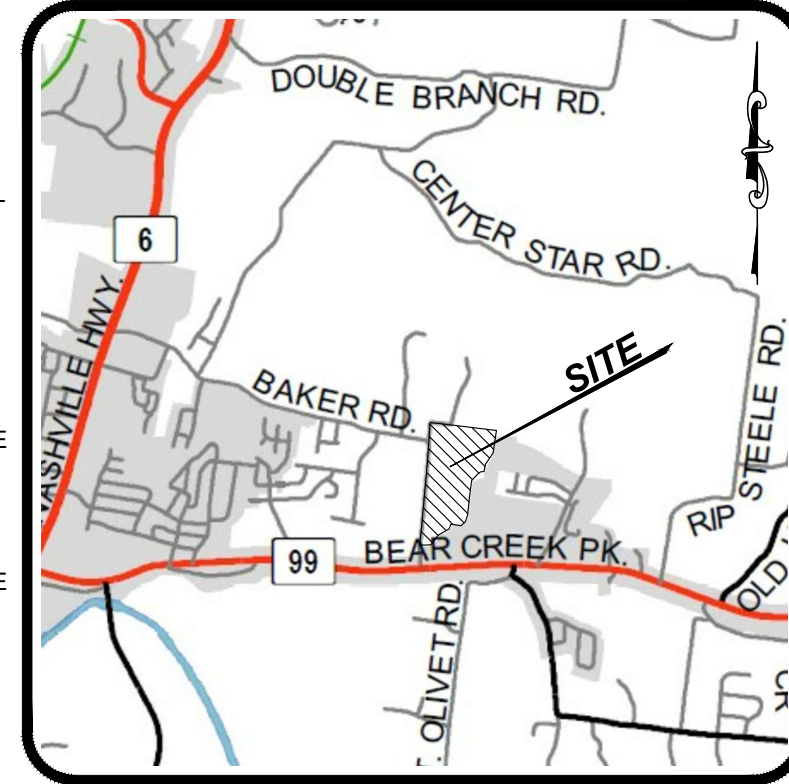
1. THE PURPOSE OF THIS SURVEY IS: ALTA/NSPS LAND TITLE SURVEY
2. THE ADDRESS OF THIS PROPERTY IS: 626 BAKER RD, COLUMBIA, TN
3. SUBJECT PROPERTY IS PRESENTLY IDENTIFIED AS PARCEL 37, ON MAURY COUNTY TAX MAP 74. SAID PARCEL IS FURTHER IDENTIFIED AS ALL OF THE REMAINING PROPERTY DESCRIBED IN DEED BOOK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

10. UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED, THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
11. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 47119C0190E, WITH AN EFFECTIVE DATE OF APRIL 16, 20076, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0620-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS BASED ON AN OPUS-CORRECTED AUTONOMOUS SOLUTION UTILIZING A BASE AND ROVER.
 - a. POSITIONAL ACCURACY: 0.08"
 - b. DATE OF SURVEY: 06/12/21
 - c. HORIZONTAL ZONE/DATUM(EPOCH): TN-4100/NAD83(EPOCH) - TENNESSEE STATE PLANE COORDINATES
 - d. OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
 - e. VERTICAL DATUM: NAVD83 (GEOID03, GRID 7 REVISED)
 - f. NO COMBINED GRID FACTORS WERE USED.

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

SCHEDULE B-II EXCEPTIONS:

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



VICINITY MAP
NOT TO SCALE

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

CONTROL TABLE

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

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



NO.	DATE	COMMENT

108 Beasley Drive
Franklin, TN
37064
615.794.2275

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



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

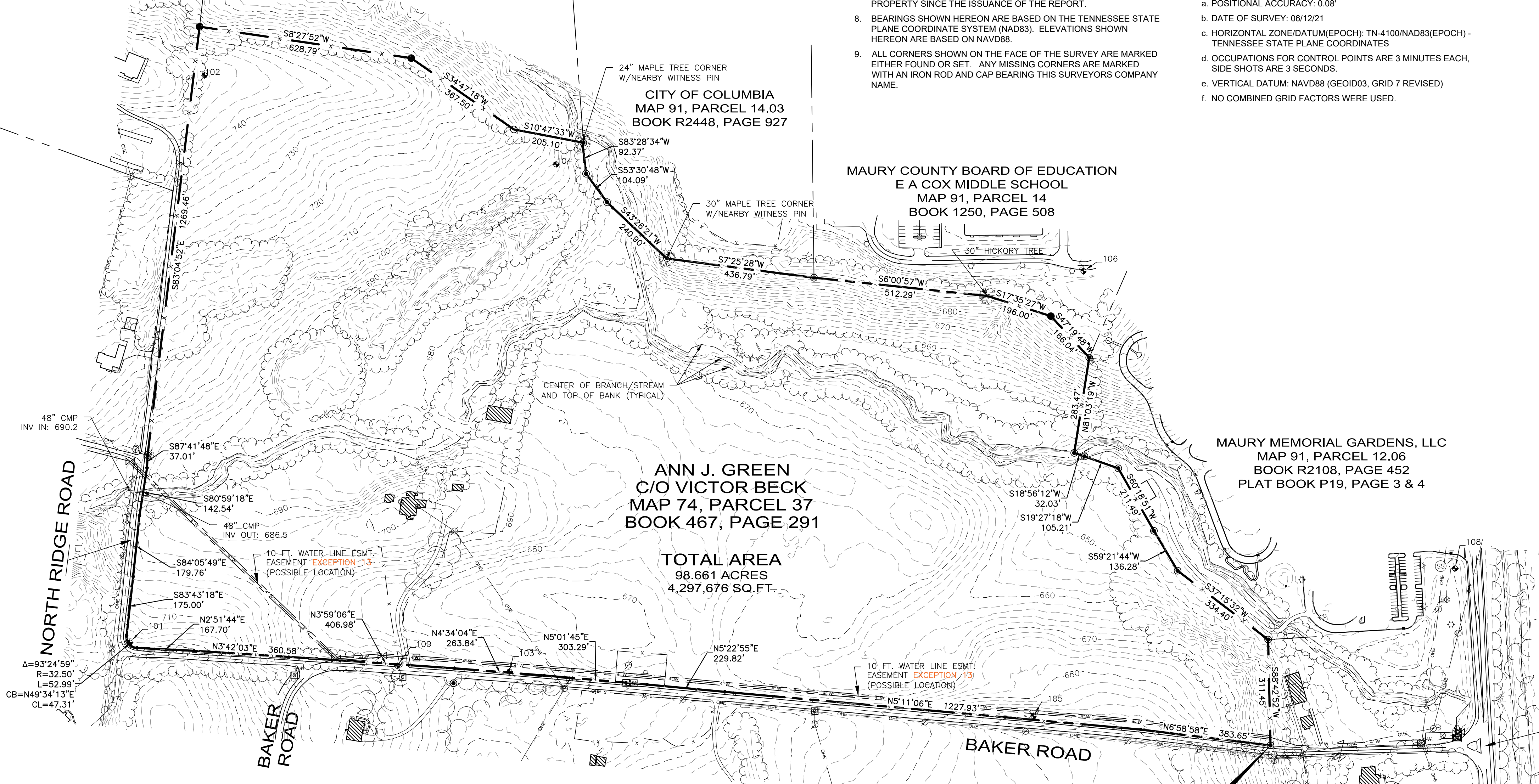
DRAWN BY: JEC
APPVD. BY: JCW II
DATE: 7/15/2021
PROJ. No. 21-1713
SCALE: 1" = 200'

SHEET No.
1 OF 2



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

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



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

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

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

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

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

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

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

UOE
OHE
4\"/>

LEGAL DESCRIPTION FROM TITLE COMMITMENT

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

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

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

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

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

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

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

LEGAL DESCRIPTION FROM THIS SURVEY

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

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

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

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

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

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

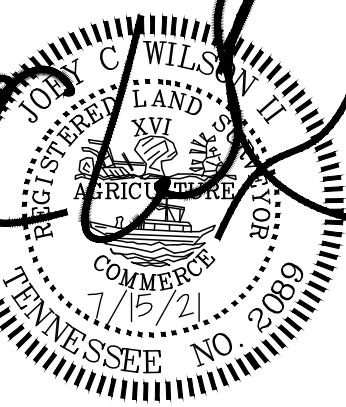
A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 34°47'18" WEST, 367.50 FEET TO A CAPPED IRON ROD SET AT A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG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

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

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

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

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



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

108 Beasley Drive
Franklin, TN
37064
615.794.2275

NO.	DATE	COMMENT

PRELIMINARY PLAT NOTES:

- STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
- THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.
- ALL CONNECTIONS TO EXISTING COUNTY ROADS AND ROW ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS, AND STANDARDS/SPECIFICATIONS SET FORTH BY MAURY COUNTY HIGHWAY DEPARTMENT.

SITE DATA:

SETBACKS

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

LOT TYPES

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

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

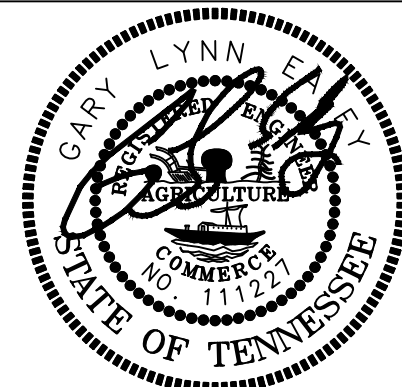
TOTAL AREA: 98.7 AC.
LOT AREA: 35.4 AC.
OPEN SPACE AREA: 49.4 AC.
ROW AREA: 11.3 AC.
ROW DEDICATION: 2.6 AC.
TOTAL LOTS: 156
GROSS DENSITY: 1.58 LOTS/ACRE
OPEN SPACE PROVIDED (%): 50.1%

PARKING CALCULATIONS

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

LOTS THAT ENFRONT PEDESTRIAN PATH

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



11/21/2022



HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37

626 BAKER ROAD

COLUMBIA, MAURY COUNTY, TENNESSEE

ISSUANCE/REVISION NOTES:

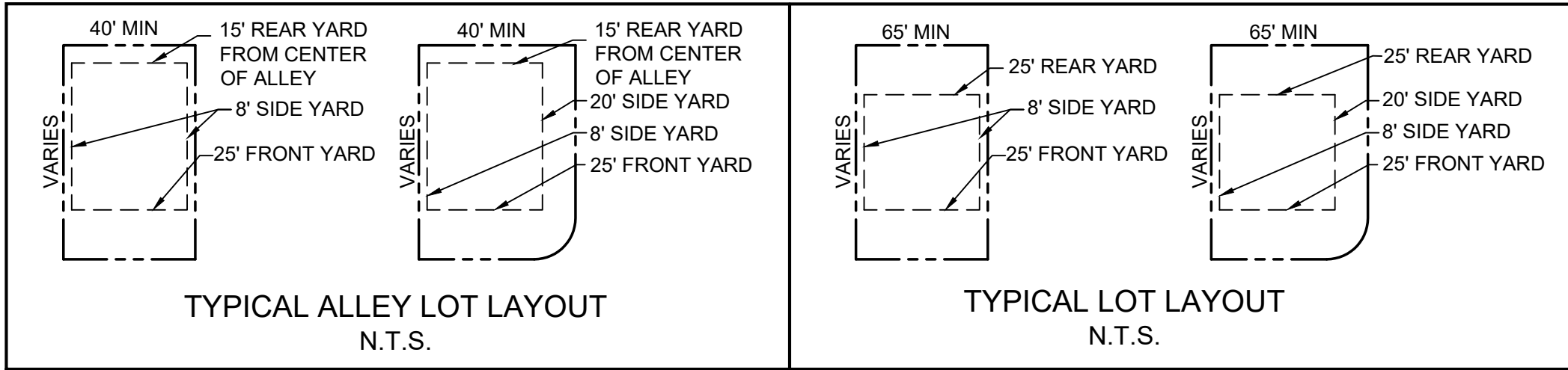
- PLAN DATED NOVEMBER 21, 2022

OVERALL
PRELIMINARY
PLAT

PP2.0

LSC 21001

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



PERVIOUS AREA: 77.2 AC.

IMPERVIOUS AREA: 21.5 AC.

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

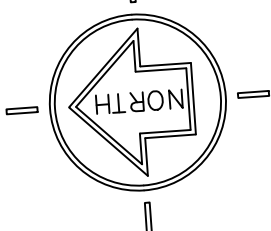
CONSTRUCTION SCHEDULE:

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



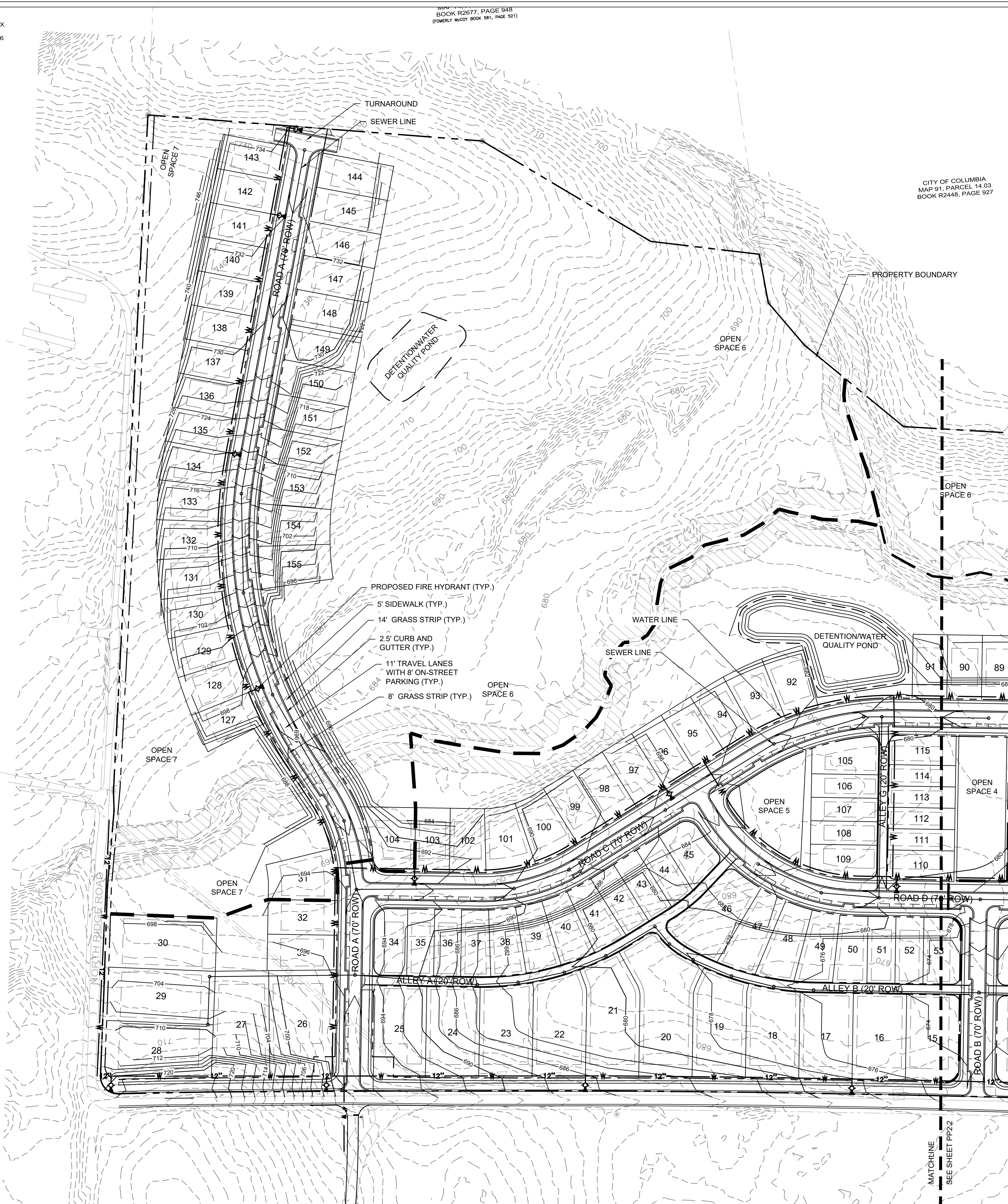
150 0 75 150 300

GRAPHIC SCALE - 1 inch = 150 ft.



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

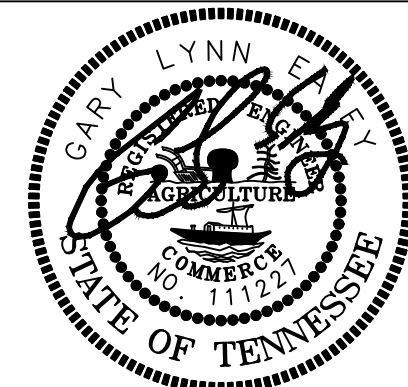
AYNE KEITH
ARCEL 33.12
67, PAGE 130



1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
3. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.
4. ALL CONNECTIONS TO EXISTING CITY ROADS AND ROW ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS, AND STANDARDS/SPECIFICATIONS SET FORTH BY MAURY COUNTY HIGHWAY DEPARTMENT.

LOT AREA TABLE		
LOT #	ACRES	SF
16	0.37	16309.41
17	0.37	16293.47
18	0.39	16898.90
19	0.44	19051.71
20	0.62	27172.59
21	0.49	21559.75
22	0.43	18859.54
23	0.40	17239.57
24	0.39	17019.82
25	0.36	15509.74
26	0.54	23387.94
27	0.48	20985.36
28	0.48	20933.57
29	0.46	19994.15
30	0.46	19999.70
31	0.24	10626.23
32	0.19	8450.00
33	0.20	8678.44
34	0.17	7567.59
35	0.15	6400.00
36	0.15	6400.00
37	0.15	6521.41
38	0.17	7358.46
39	0.17	7350.35
40	0.17	7358.46
41	0.17	7354.37
42	0.14	6312.50
43	0.14	6312.35
44	0.14	6148.48
45	0.18	7844.01
46	0.35	15404.11
47	0.23	9825.05
48	0.21	9058.23
49	0.19	8212.19
50	0.17	7348.23
51	0.15	6562.50
52	0.15	6562.50
91	0.18	7800.00
92	0.20	8696.25
93	0.20	8662.64
94	0.19	8215.59
95	0.18	7800.00
96	0.18	7800.00
97	0.18	7800.00
98	0.18	7800.00
99	0.18	7800.00

LOT AREA TABLE			
LOT #	ACRES	SF	
100	0.20	8886.13	
101	0.21	9177.90	
102	0.18	7973.27	
103	0.18	7800.00	
104	0.24	10427.43	
105	0.18	7899.75	
106	0.13	5500.00	
107	0.13	5500.00	
108	0.13	5500.00	
109	0.17	7430.37	
110	0.16	6826.71	
111	0.11	5000.00	
112	0.11	5000.00	
113	0.11	5000.00	
114	0.11	5000.00	
115	0.16	6829.70	
127	0.19	8405.80	
128	0.19	8405.80	
129	0.19	8405.80	
130	0.19	8405.80	
131	0.19	8405.80	
132	0.19	8405.80	
133	0.19	8405.80	
134	0.19	8317.40	
135	0.18	7800.00	
136	0.18	7800.00	
137	0.18	7800.00	
138	0.18	7800.00	
139	0.18	7800.00	
140	0.18	7800.00	
141	0.18	7800.00	
142	0.18	7800.00	
143	0.18	7800.00	
144	0.20	8772.96	
145	0.20	8775.00	
146	0.20	8775.00	
147	0.20	8775.00	
148	0.21	9045.00	
149	0.21	9045.00	
150	0.20	8775.00	
151	0.20	8775.00	
152	0.20	8775.00	
153	0.22	9684.62	
154	0.23	9816.85	
155	0.23	9816.85	



LAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT

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

- PLAN DATE: NOVEMBER 21, 202

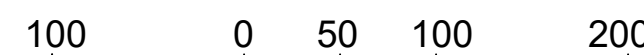
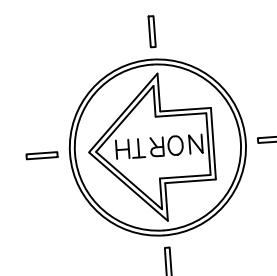
PRELIMINARY
PLAT

PP2.1

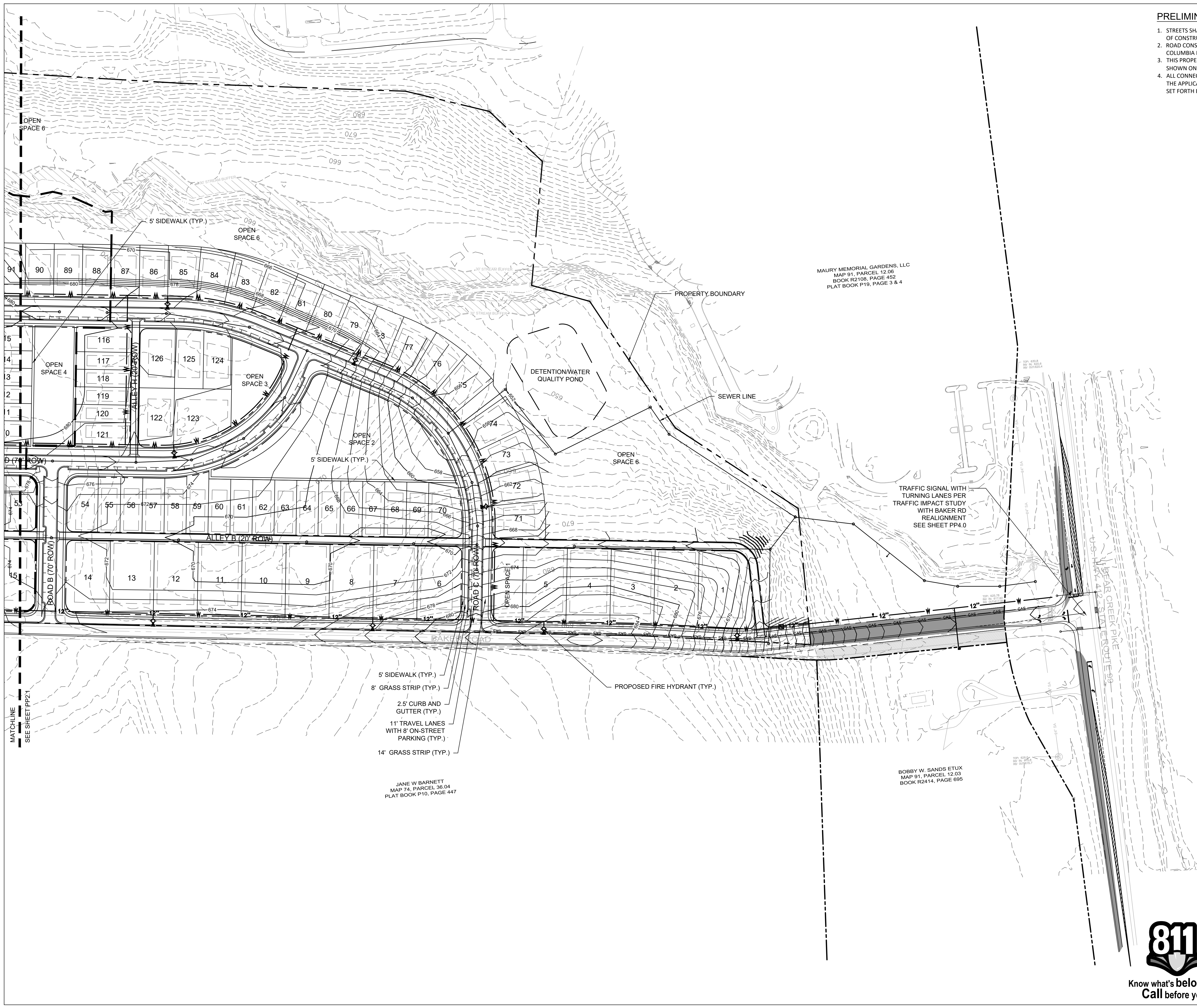
LSC 21001



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

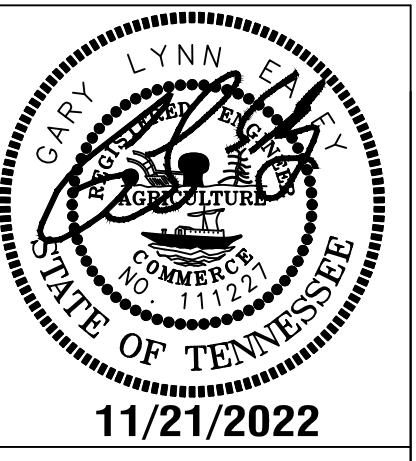
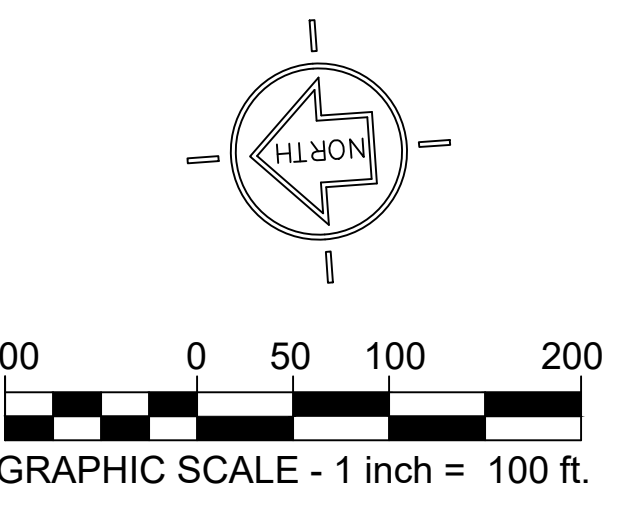


GRAPHIC SCALE - 1 inch = 100 ft



- PRELIMINARY PLAT NOTES:**
1. STREETS SHALL BE BUILT TO THE ROAD SPECIFICATIONS IN FORCE AT THE TIME OF CONSTRUCTION.
 2. ROAD CONSTRUCTION SHALL NOT BEGIN WITHOUT APPROVAL OF THE CITY OF COLUMBIA DEPARTMENT OF PUBLIC WORKS.
 3. THIS PROPERTY IS NOT IN AN AREA DESIGNATED AS A SPECIAL FLOOD AREA, AS SHOWN ON COMMUNITY MAP 47119C0190E, EFFECTIVE DATE 4/16/2007.
 4. ALL CONNECTIONS TO EXISTING COUNTY ROADS AND ROW ARE SUBJECT TO THE APPLICABLE PERMITS, FEES, APPROVALS, AND STANDARDS/SPECIFICATIONS SET FORTH BY MAURY COUNTY HIGHWAY DEPARTMENT.

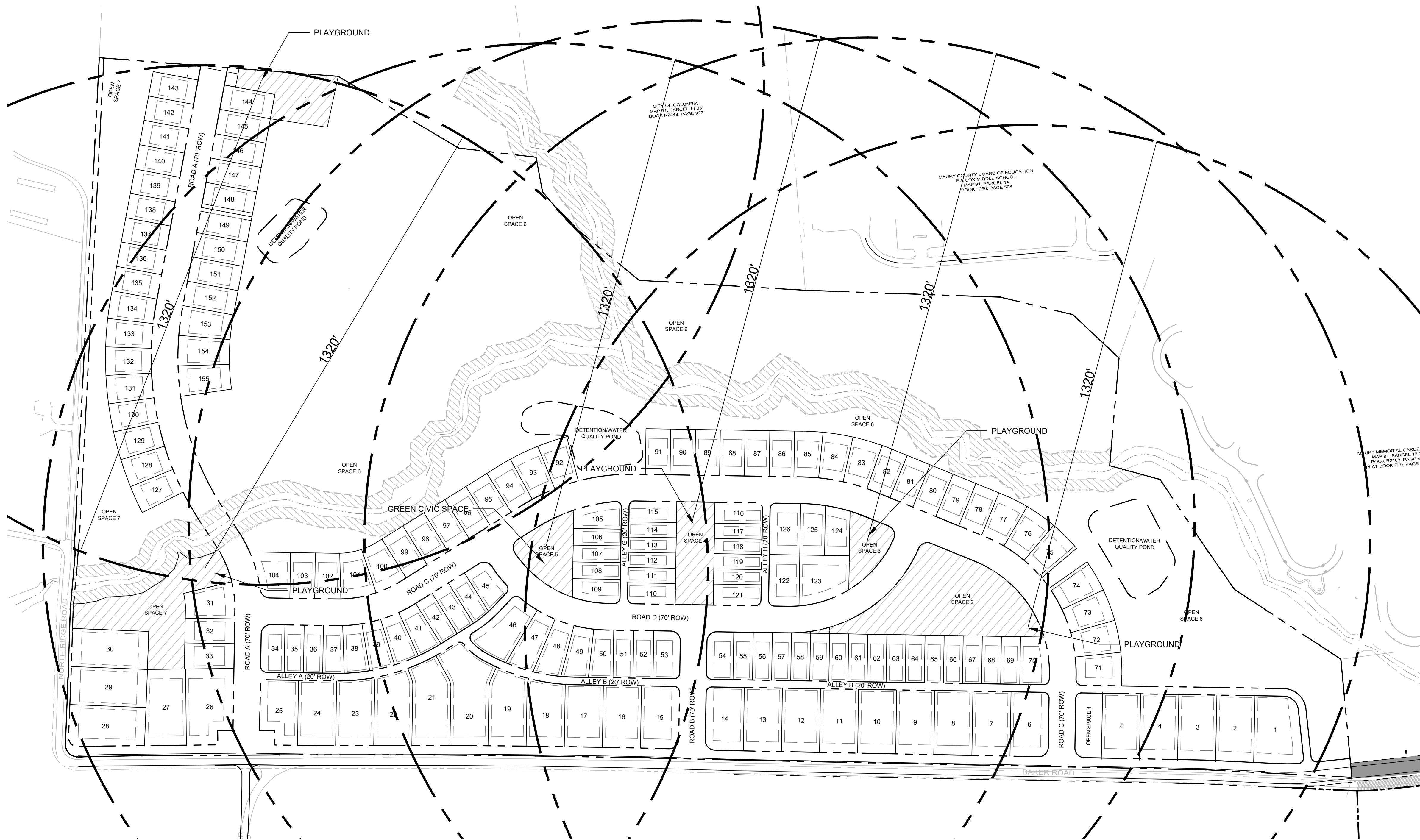
LOT AREA TABLE			LOT AREA TABLE		
LOT #	ACRES	SF	LOT #	ACRES	SF
16	0.37	16309.41	100	0.20	8886.13
17	0.37	16293.47	101	0.21	9177.90
18	0.39	16898.90	102	0.18	7973.27
19	0.44	19051.71	103	0.18	7800.00
20	0.62	27172.59	104	0.24	10427.43
21	0.49	21559.75	105	0.18	7899.75
22	0.43	18859.54	106	0.13	5500.00
23	0.40	17239.57	107	0.13	5500.00
24	0.39	17019.82	108	0.13	5500.00
25	0.36	15509.74	109	0.17	7430.37
26	0.54	23387.94	110	0.16	6826.71
27	0.48	20985.36	111	0.11	5000.00
28	0.48	20933.57	112	0.11	5000.00
29	0.46	19994.15	113	0.11	5000.00
30	0.46	19999.70	114	0.11	5000.00
31	0.24	10626.23	115	0.16	6829.70
32	0.19	8450.00	127	0.19	8405.80
33	0.20	8678.44	128	0.19	8405.80
34	0.17	7567.59	129	0.19	8405.80
35	0.15	6400.00	130	0.19	8405.80
36	0.15	6400.00	131	0.19	8405.80
37	0.15	6521.41	132	0.19	8405.80
38	0.17	7358.46	133	0.19	8405.80
39	0.17	7350.35	134	0.19	8317.40
40	0.17	7358.46	135	0.18	7800.00
41	0.17	7354.37	136	0.18	7800.00
42	0.14	6312.50	137	0.18	7800.00
43	0.14	6312.35	138	0.18	7800.00
44	0.14	6148.48	139	0.18	7800.00
45	0.18	7844.01	140	0.18	7800.00
46	0.35	15404.11	141	0.18	7800.00
47	0.23	9825.05	142	0.18	7800.00
48	0.21	9058.23	143	0.18	7800.00
49	0.19	8212.19	144	0.20	8772.98
50	0.17	7348.23	145	0.20	8775.00
51	0.15	6562.50	146	0.20	8775.00
52	0.15	6562.50	147	0.20	8775.00
91	0.18	7800.00	148	0.21	9045.00
92	0.20	8696.25	149	0.21	9045.00
93	0.20	8682.64	150	0.20	8775.00
94	0.19	8215.59	151	0.20	8775.00
95	0.18	7800.00	152	0.20	8775.00
96	0.18	7800.00	153	0.22	9684.62
97	0.18	7800.00	154	0.23	9816.85
98	0.18	7800.00	155	0.23	9816.85
99	0.18	7800.00			



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

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

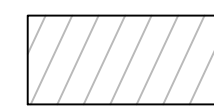
**PRELIMINARY
PLAT**
PP2.2
LSC 21001



CIVIC SPACE DATA:

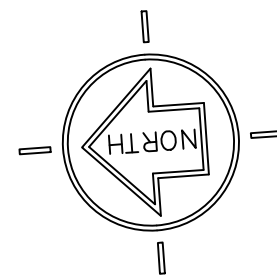
ZONING: CD-3
SITE ACREAGE: 98.7 AC
PROPOSED CIVIC SPACE AREA: 5.0 AC
REQUIRED CIVIC SPACE PERCENTAGE: 5%
PROPOSED CIVIC SPACE PERCENTAGE: 5.0 AC/ 98.7 AC =5.1%
5-MINUTE WALK = 0.25 MILES = 1,320 FT

LEGEND:

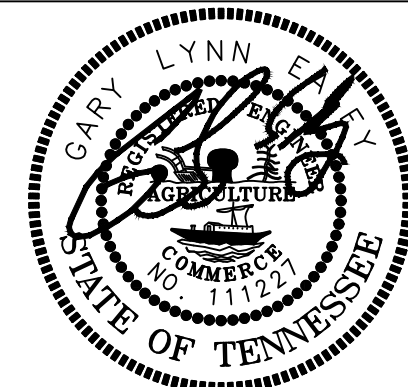
 PROPOSED CIVIC SPACE



Know what's below.
Call before you dig.



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



11/21/2022

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

**HERITAGE GREEN
PRELIMINARY PLAT**

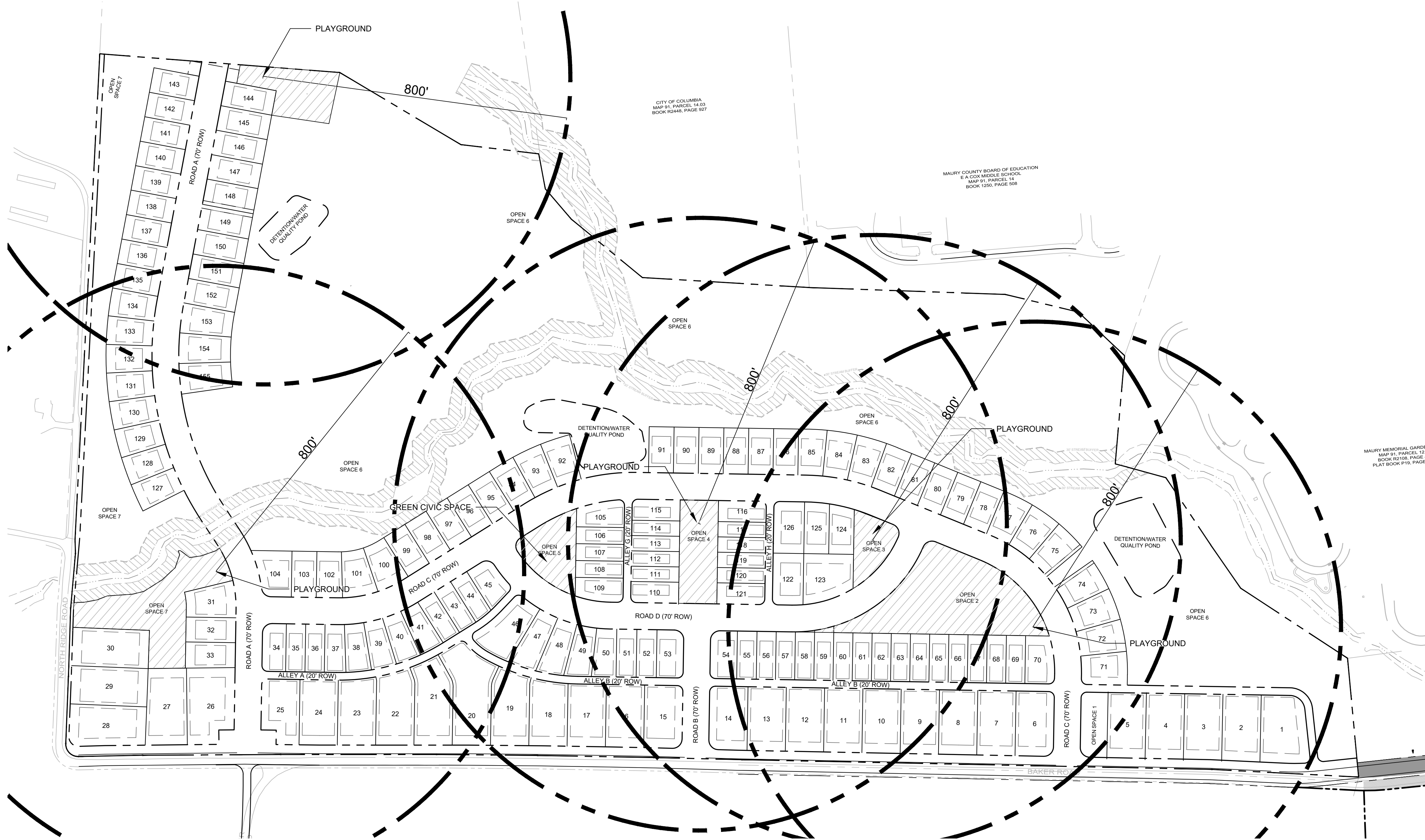
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

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

CIVIC SPACE
PEDESTRIAN
SHED PLAN

PP3.0

LSC 21001



CIVIC SPACE DATA:

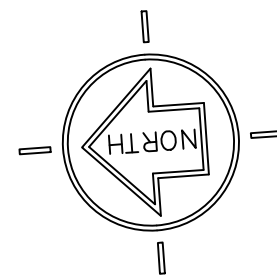
ZONING: CD-3
SITE ACREAGE: 98.7 AC
PROPOSED CIVIC SPACE AREA: 5.0 AC
REQUIRED CIVIC SPACE PERCENTAGE: 5%
PROPOSED CIVIC SPACE PERCENTAGE: 5.0 AC/ 98.7 AC =5.1%

LEGEND:

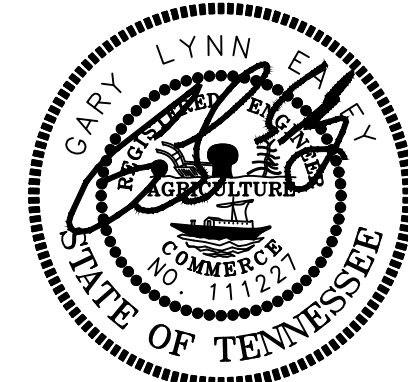
PROPOSED CIVIC SPACE



Know what's below.
Call before you dig.



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



11/21/2022



2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37

626 BAKER ROAD

COLUMBIA, MAURY COUNTY, TENNESSEE

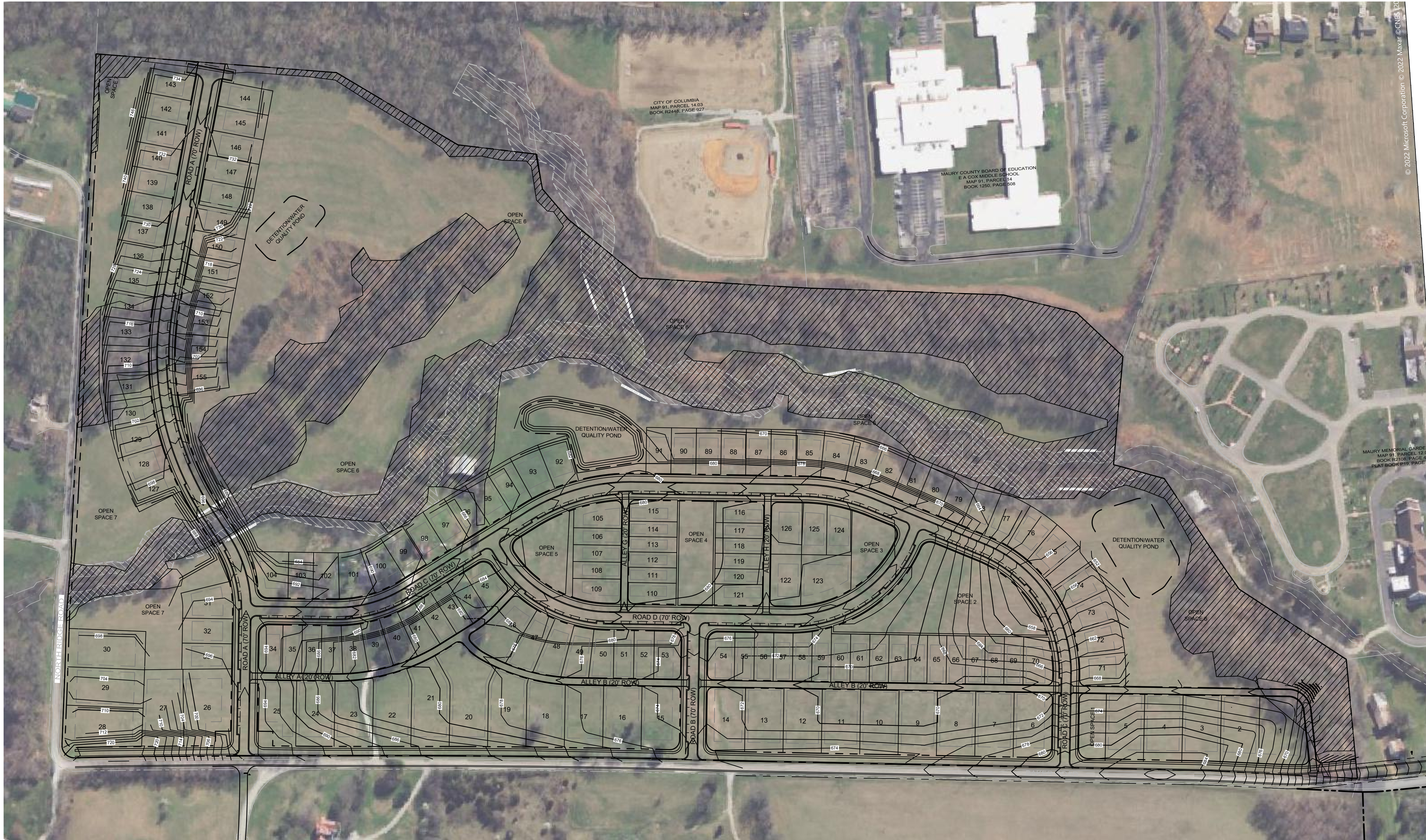
ISSUANCE/REVISION NOTES:

- PLAN DATED NOVEMBER 21, 2022

CIVIC SPACE
PLAYGROUND
PLAN

PP3.1

LSC 21001

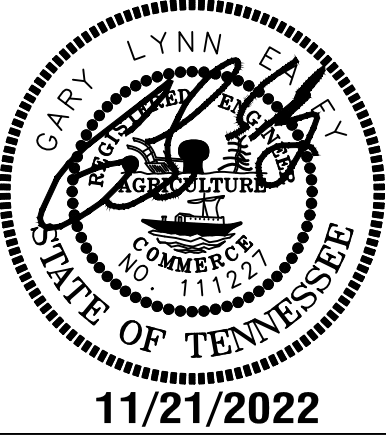
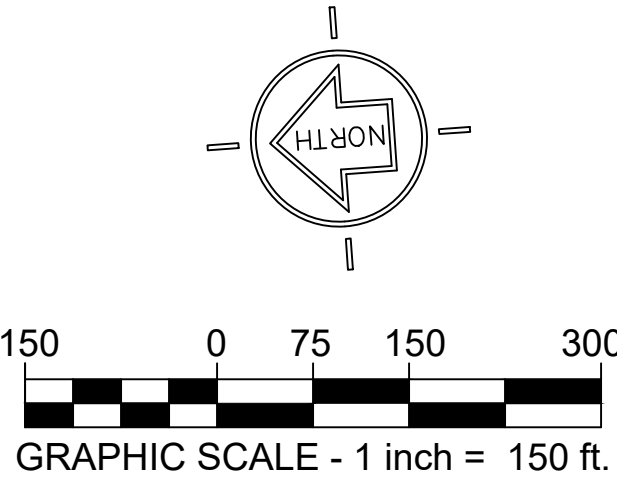


TREE SAVE DATA:

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

LEGEND:

- EXISTING TREE CANOPY
- PROPOSED SAVED TREE CANOPY



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

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

TREE
PRESERVATION
PLAN
PP5.0
LSC 21001



November 21, 2022

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

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

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

Engineering

1. Subject to TIS and Construction Plans

Response: Agreed.

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

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

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

Response: Roads updated to provide 50' tangent length.

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

Response: A hammerhead turnaround has been added.

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

Response: A rear alley has been added.

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

Response: Noted intersection has been added to PP4.0

Building

7. No comment.

Police

8. No comment provided.

Public Works

9. No comment.

Atmos Energy

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

Response: Noted.

Duck River Electric Membership Corp

11. No comment.

Columbia Power

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

Response: Noted.

Maury County Schools

13. No comments provided.

Columbia Water

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

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

Maury County E911

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

Response: Agreed.

Wastewater

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

Response: Noted.

Fire

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

Response: A hammerhead turnaround has been added.

Planning

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

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

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

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

20. Absent thoroughfare elements?

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

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

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

22. Call out sewer line / label sidewalk.

Response: Additional labels have been added to the plans.

23. Indicate on street parking stalls.

Response: Parking stripes have been added to the plans.

24. Include recent aerial photo for tree cover preservation.

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

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

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

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

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

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

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

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

Response: Note has been added to plans.

AT&T

28. Plan to serve.

Response: Noted.

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

Sincerely,



Lynn Ealey, PE
Land Solutions Company



September 16, 2022

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

Sent via email: lynn@landsolutionsco.net

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

Dear Mr. Ealey:

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

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



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

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

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

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

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



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

Sincerely,

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

Jason English, P.E.

Inflo Design Group, LLC

on behalf of Columbia Power and Water Systems

cc: Jonathan Hardin, CPWS
File 22-011



October 17, 2022

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

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

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

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

Sincerely,

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

Lynn Ealey, PE
Land Solutions Company

6. CONCLUSIONS AND RECOMMENDATIONS

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

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

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

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

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

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

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

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

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

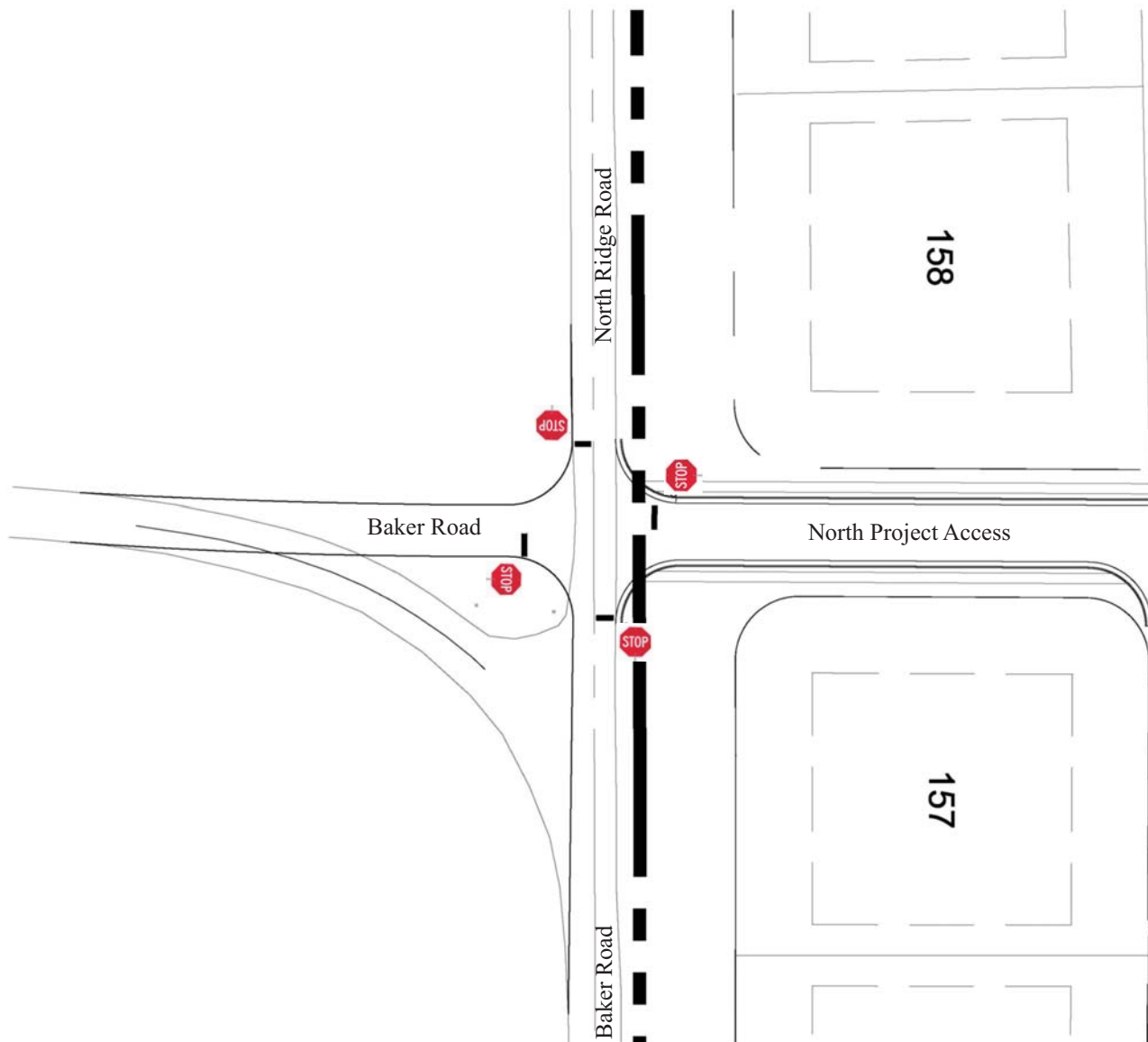
Y W. SANDS ETUX
91, PARCEL 12.03
R2414, PAGE 695



No Scale

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

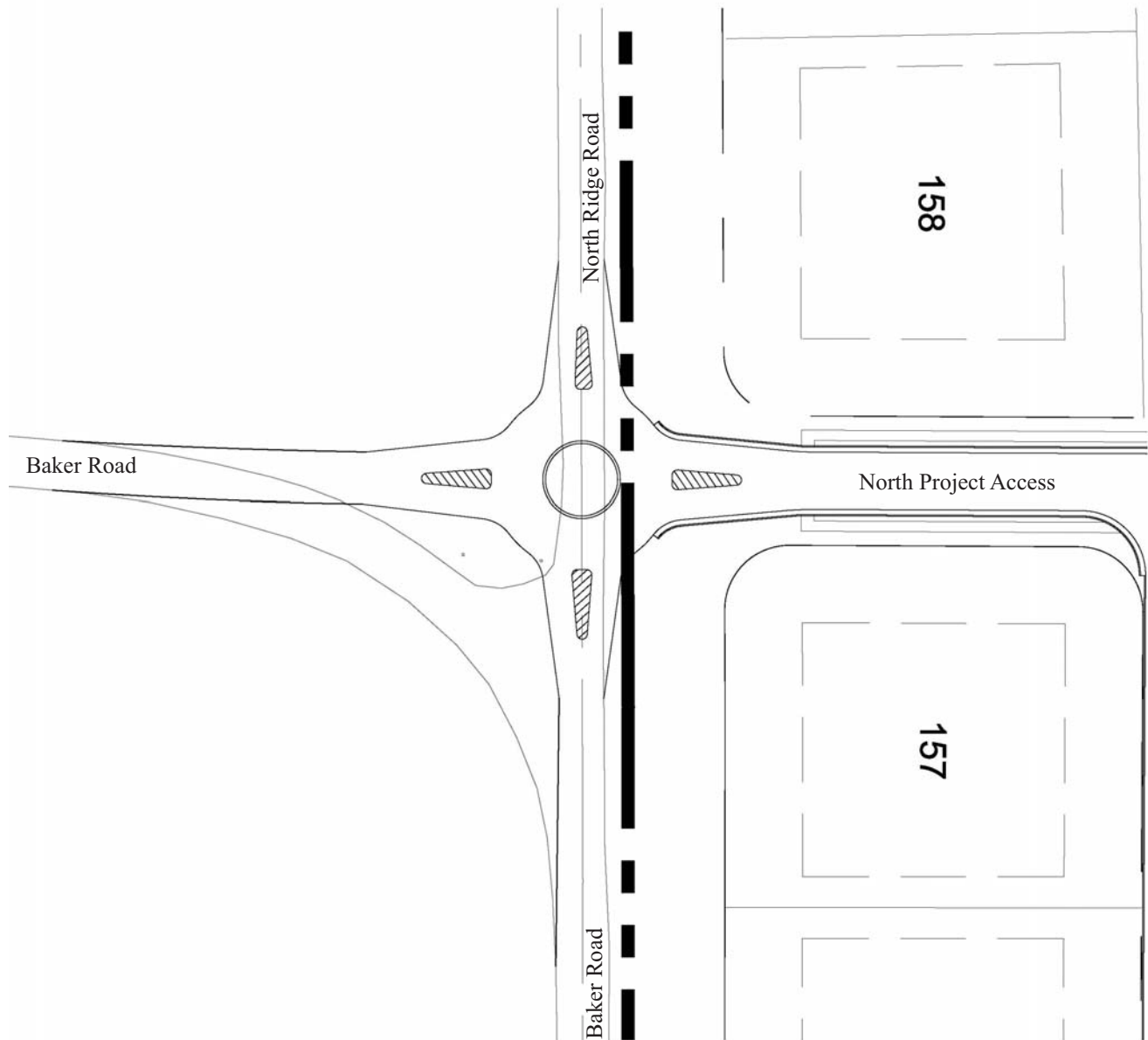
Figure 9.
Proposed Improvements at the Intersection of Bear Creek Pike and Baker Road



No Scale

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

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



No Scale

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

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

HERITAGE GREEN

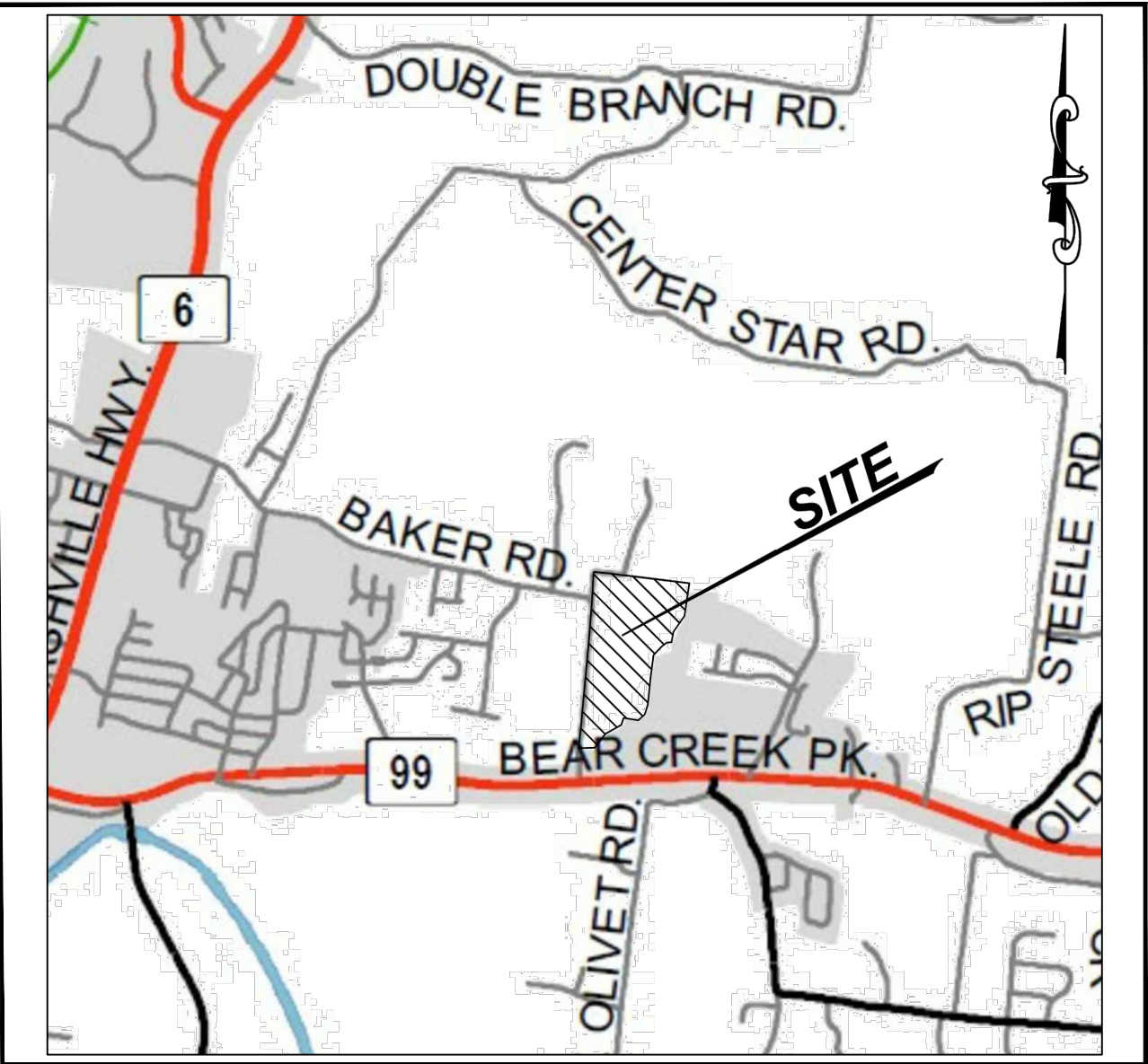
PRELIMINARY PLAT

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

SHEET SCHEDULE:

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

SITE LOCATION MAP:
N.T.S.



OWNER

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

APPLICANT/ENGINEER

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

SITE DATA:

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



10/17/2022



HERITAGE GREEN
PRELIMINARY PLAT

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

ISSUANCE/REVISION NOTES:

- PLAN DATE OCTOBER 17, 2022

COVER
SHEET

PP0.0

LSC 21001



Know what's below.
Call before you dig.

FLOODNOTE

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

TO: (I) HARPETH VALLEY HOMES, LLC, AND (II)
STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(OBSERVED), 13, 14, 16, 17, 18, AND 19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 07/13/21.

JOEY C. WILSON II, PE, RLS
TN PE NO. 106976
TN RLS NO. 2089

7/15/21

TN RLS NO. 2089

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

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

GENERAL NOTES:

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

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

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

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

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

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

BOBBY W. SANDS ETU
MAP 91, PARCEL 12.03
BOOK R2414, PAGE 69

TOP: 626.0
INV IN: 615.8
INV OUT: 615.7

- UTILITIES SHOWN HEREON WERE COMPILED FROM VISIBLE STRUCTURES AT THE SITE, INFORMATION FROM PLANS, AND PHYSICAL MARKINGS AND COMBINED TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN WILL COMPREHEND ALL UTILITIES AT THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. VERIFICATION OF EXISTENCE, LOCATIONS, AND DEPTH SHOULD BE MADE BEFORE CONDUCTING ANY EXCAVATION IN THE VICINITY OF THE UTILITY.
11. BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" AS DESIGNATED ON CURRENT FEDERAL EROSION CONTROL MAPS. THE SURVEYOR'S MAP NO. 4719C0190E, WITH AN EFFECTIVE DATE OF APRIL 16, 20076, WHICH MAKES UP A PART OF THE NATIONAL FLOOD INSURANCE PROGRAM, ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. I HEREBY CERTIFY THAT THIS IS A CATEGORY IV SURVEY AND WAS CONDUCTED IN ACCORDANCE WITH RULE 0820-03.11 (GLOBAL POSITION SYSTEMS SURVEYS) ACCORDING TO THE CURRENT TENNESSEE MINIMUM STANDARDS FOR SURVEYING PRACTICES AS PROMULGATED BY THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS. THIS SURVEY WAS CONDUCTED WITH DUAL-FREQUENCY RTK GPS BASED ON AN OPUS-CORRECTED AUTONOMOUS SOLUTION UTILIZING A BASE AND ROVER.
- a. POSITIONAL ACCURACY: 0.08"
- b. DATE OF SURVEY: 06/12/21
- c. HORIZONTAL ZONE/DATE(EPOCH): TN-4100/NAD83(EPOCH) - TENNESSEE STATE PLANE COORDINATES
- d. OCCUPATIONS FOR CONTROL POINTS ARE 3 MINUTES EACH, SIDE SHOTS ARE 3 SECONDS.
- e. VERTICAL DATUM: NAVD83 (GEOID/D, GRID ? REVISED)
- f. NO COMBINED GRID FEATURES WERE USED.

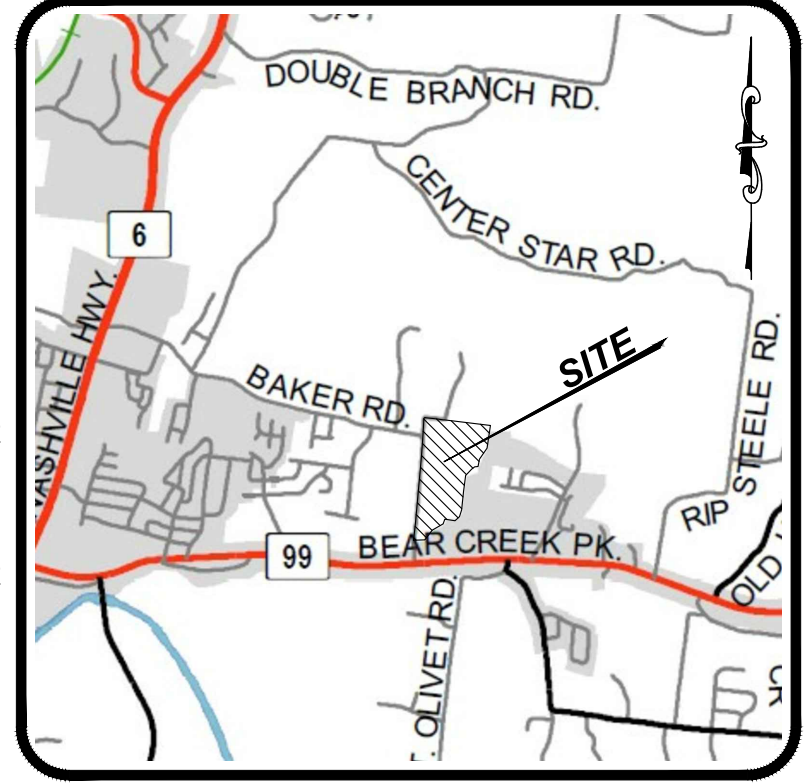
3. THE CONTOURS SHOWN HEREON WERE DERIVED FROM LIDAR DATA (POST PROCESSED KINEMATIC (PPK) USING STATE PLANE COORDINATES AND VERTICAL DATUM GEOID 03), AND INCLUDE SEVERAL DIFFERENT LAND COVER CLASSES WHICH HAVE BEEN COMPILED TO MEET OR EXCEED THE NATIONAL MAP ACCURACY STANDARDS (NMAS) OF A 2 FOOT EQUIVALENT CONTOUR INTERVAL AT 95 PERCENT CONFIDENCE LEVEL. THIS MEETS OR EXCEEDS A VERTICAL ACCURACY EQUAL TO NATIONAL STANDARDS FOR SPATIAL DATA ACQUISITION (NSDA) = 1.3600×10^3 (RMSE/2) (NORMALLY DISTRIBUTED ERROR) = 1.19 FT. AS SET FORTH BY THE AMERICAN SOCIETY FOR PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) VERSION 1.0. RANDOM SHOTS TAKEN ACROSS THE SITE YIELD AN ACTUAL VERTICAL ACCURACY OF +/- 0.12 FT.
4. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
5. THERE ARE NO KNOWN CHANGES TO THE STREET ROW AT THE TIME OF SURVEY.
6. THERE WAS NO EVIDENCE OF DELINEATED WETLANDS AT THE TIME OF SURVEY, HOWEVER, SHOWN ON THE SURVEY ARE STREAMS AND CLASSIFIED AS DIVERTING (WATER) AND SUBC (ABOVE THE FORK) AND RZUBH (BELOW THE FORK). FURTHER DETAILS CAN BE FOUND ON THE WETLAND MAPPER WEBSITE.
<https://www.fws.gov/wetlands/data/mapper.html>
7. THERE WAS NO EVIDENCE OF ENCROACHMENTS AT THE TIME OF SURVEY.

SCHEDULE B-II EXCEPTIONS:

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

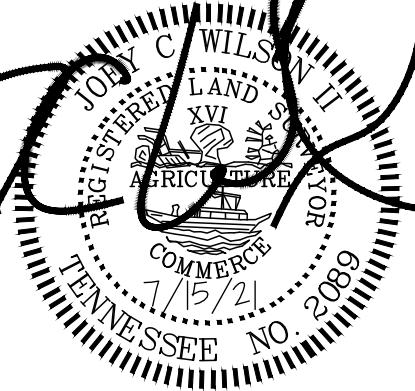
- TITLE TO THAT PORTION OF THE PREMISES, IF ANY, EMBRACED WITHIN THE BOUNDS OF ANY STREETS, ROADS, AND/OR HIGHWAYS. NO DOCUMENT PROVIDING THE RIGHT OF WAY WIDTHS OF BAKER ROAD, HUNTER RIDGE ROAD WAS PROVIDED OR FOUND IN THE RECORD. SEE NOTE ON THE SURVEY: "COUNTY ROAD RIGHT OF WAY WIDTHS"
11. UNRECORDED OPTION TO TENNESSEE VALLEY AUTHORITY AS SET FORTH IN DEED OF RECORD IN BOOK R467, PAGE 291. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. THE TVA TRANSMISSION LINE IS LOCATED WELL TO THE EAST / NORTHEAST OF THE SURVEYED PROPERTY. THE RIGHT OF WAY WAS TAKEN FROM THE PORTION OF PROPERTY EXCLUDED AS THE REVIS HARRIS, JR. ET AL. PROPERTY BOOK R583, PAGE 318, RMC.
12. MINERAL DEED OF RECORD IN DEED BOOK 283, PAGE 5. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. NOT A SURVEY MATTER
13. RIGHT OF WAY EASEMENT OF RECORD IN BOOK R1937, PAGE 936. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. THE EXISTING WATER LINES ARE SHOWN ON THE SURVEY. IT IS UNCLEAR WHICH OR IF ALL OF THOSE LINES ARE ASSOCIATED WITH THIS RECORD EASEMENT. SEE GENERAL NOTE 10
14. SUBJECT TO THE RIGHTS OF TENANTS IN POSSESSION OF THE PROPERTY, AS TENANTS ONLY, UNDER ANY UNRECORDED LEASES. NOT A SURVEY MATTER
15. APPLICATION FOR GREENBELT OF RECORD IN GB BOOK 2, PAGE 412. REGISTER'S OFFICE FOR MAURY COUNTY, TENNESSEE. SUBJECT PROPERTY IS CURRENTLY ASSESSED UNDER GREENBELT OR AGRICULTURAL USE AND WILL BE SUBJECT TO A ROLL BACK TAX ASSESSMENT PURSUANT TO THE AGRICULTURAL, FOREST AND OPEN SPACE LAND ACT OF 1969, SEC. 20, CHAPTER 101 ET. SEC. UPON BREAKUP OF THE EXISTING PARCEL INTO PARCELS OF LESS THAN 15 ACRES OR CONVERSION OF USE. NOT A SURVEY MATTER
16. COUNTY OF MAURY TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, A LIEN NOT YET ASCERTAINABLE, DUE OR PAYABLE. NOT A SURVEY MATTER

VICINITY MAP
NOT TO SCALE

[illegible]

108 Beasley Drive
Franklin, TN
37064
615.794.2275

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



ALTA/NSPS LAND TITLE SURVEY

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

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

1 OF 2

CONTROL TABLE				
POINT #	NORTHING	EASTING	DESC.	ELEV.
100	478835.55	1677141.87	IRON ROD	688.80
101	479621.46	1677210.14	IRON ROD	719.22
102	479401.70	1678878.13	IRON ROD	748.56
103	478505.53	1677124.94	IRON ROD	683.90
104	478368.40	1678616.37	IRON ROD	695.51
105	476965.83	1676993.69	IRON ROD	690.76
106	476818.71	1678302.42	10 IN. NAIL	703.87
107	475689.95	1676351.19	IRON ROD	623.88
108	475726.74	1677428.10	IRON ROD	630.18

PROJECT CONTROL: TENNESSEE STATE PLANE COORDINATES.
NAD83(2011), NAVD88(GEOID03 GRID 7 REVISED), US SURVEY FT.
NO DATUM ADJUSTMENT.



GRAPHIC SCALE: 1" = 200'

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

LEGAL DESCRIPTION FROM TITLE COMMITMENT

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

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

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

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

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

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

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

LEGAL DESCRIPTION FROM THIS SURVEY

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

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

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

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

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

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

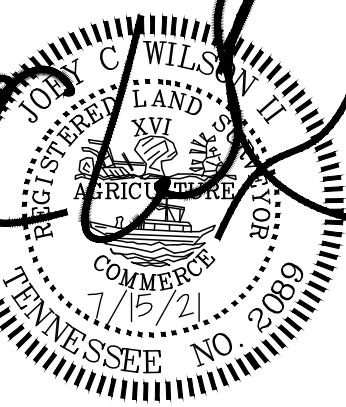
A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 34°47'18" WEST, 367.50 FEET TO A CAPPED IRON ROD SET AT A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG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

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

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

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

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



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

108 Beasley Drive
Franklin, TN
37064
615.794.2275

NO.	DATE	COMMENT

PRELIMINARY PLAT NOTES:

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

SITE DATA:

SETBACKS

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

LOT TYPES

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

MAXIMUM BUILDING HEIGHT: 3 STORIES OR 35'

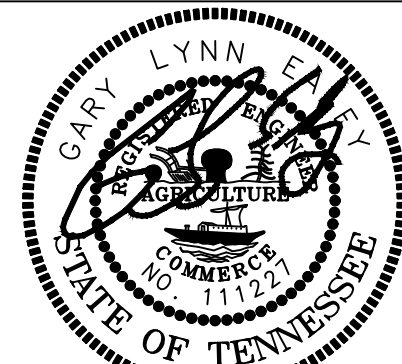
TOTAL AREA: 98.7 AC.
LOT AREA: 35.4 AC.
OPEN SPACE AREA: 49.4 AC.
ROW AREA: 11.3 AC.
ROW DEDICATION: 2.6 AC.
TOTAL LOTS: 156
GROSS DENSITY: 1.58 LOTS/ACRE
OPEN SPACE PROVIDED (%): 50.1%

PARKING CALCULATIONS

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

LOTS THAT ENFRONT PEDESTRIAN PATH

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



10/17/2022



HERITAGE GREEN
PRELIMINARY PLAT

MAP 74, PARCEL 37
626 BAKER ROAD

COLUMBIA, MAURY COUNTY, TENNESSEE

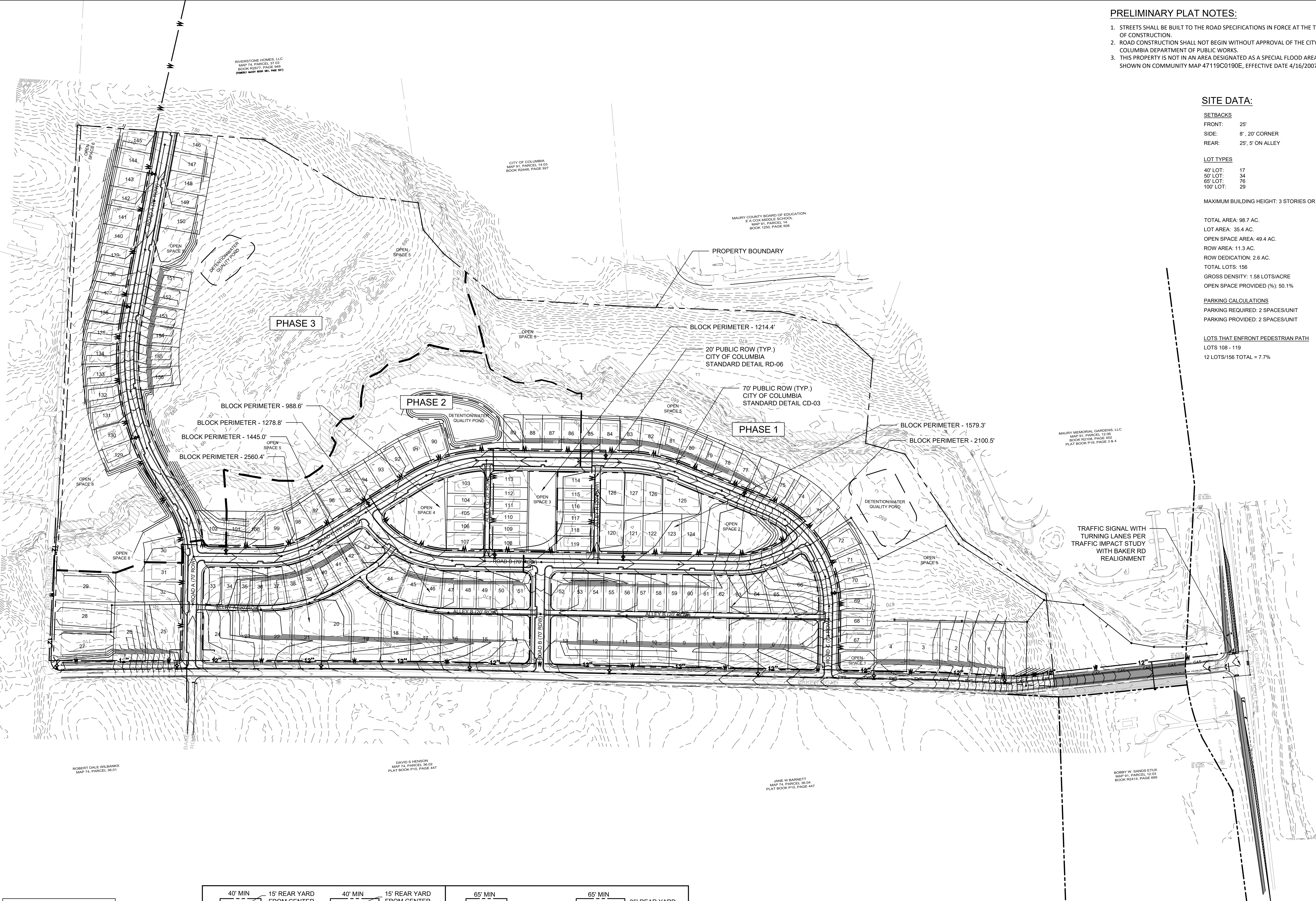
ISSUANCE/REVISION NOTES:

- PLAN DATED OCTOBER 17, 2022

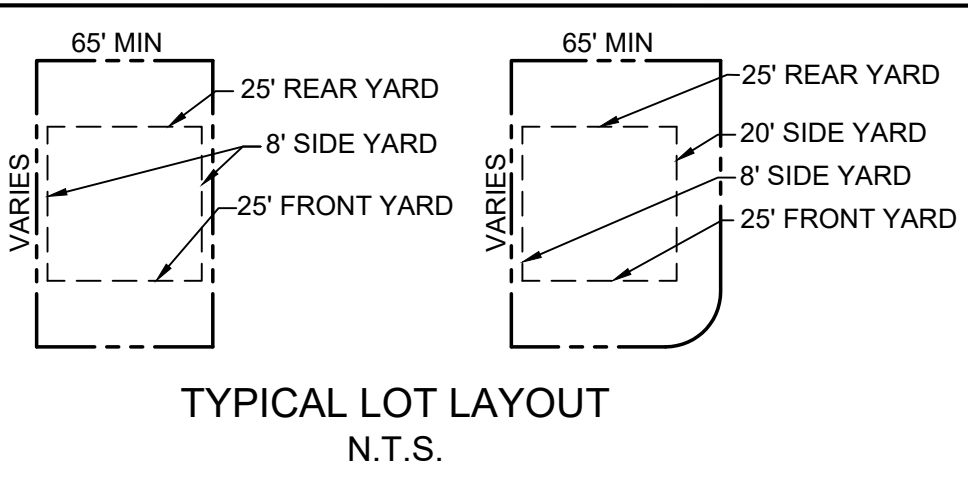
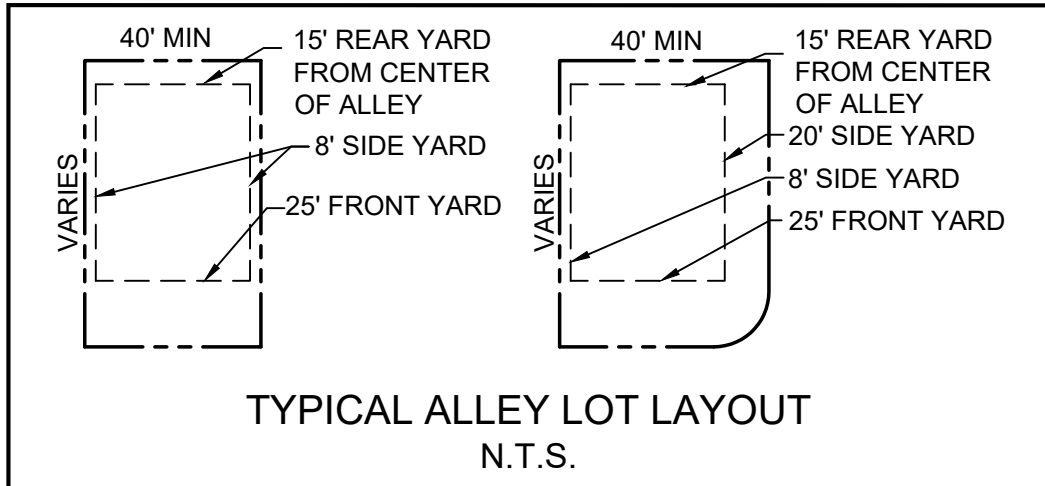
OVERALL
PRELIMINARY
PLAT

PP2.0

LSC 21001



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



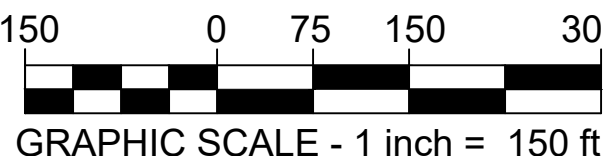
PERVIOUS AREA: 77.2 AC.

IMPERVIOUS AREA: 21.5 AC.

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

CONSTRUCTION SCHEDULE:

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



[illegible]

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

LOT AREA TABLE		
LOT #	ACRES	SF
72	0.20	8501.72
73	0.21	9026.33
74	0.21	9026.33
75	0.20	8853.88
76	0.18	7800.00
77	0.18	7800.00
78	0.18	7800.00
79	0.18	7800.00
80	0.19	8140.54
81	0.20	8680.11
82	0.20	8680.11
83	0.19	8388.14
84	0.18	7800.00
85	0.18	7800.00
86	0.18	7800.00
87	0.18	7800.00
88	0.18	7800.00
114	0.16	6826.71
115	0.11	5000.00
116	0.11	5000.00
117	0.11	5000.00
118	0.11	5000.00
119	0.16	6826.71
120	0.25	10751.71
121	0.20	8775.00
122	0.20	8775.00
123	0.20	8775.00
124	0.20	8775.00
125	0.28	12166.78
126	0.19	8113.84
127	0.20	8688.05
128	0.25	10751.71



2925 Berry Hill Drive, Nashville, TN 37204

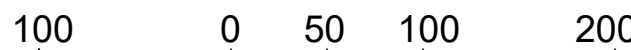
MAP 74, PARCEL 37
626 BAKER ROAD

COLUMBIA, MAURY COUNTY, TENNESSEE

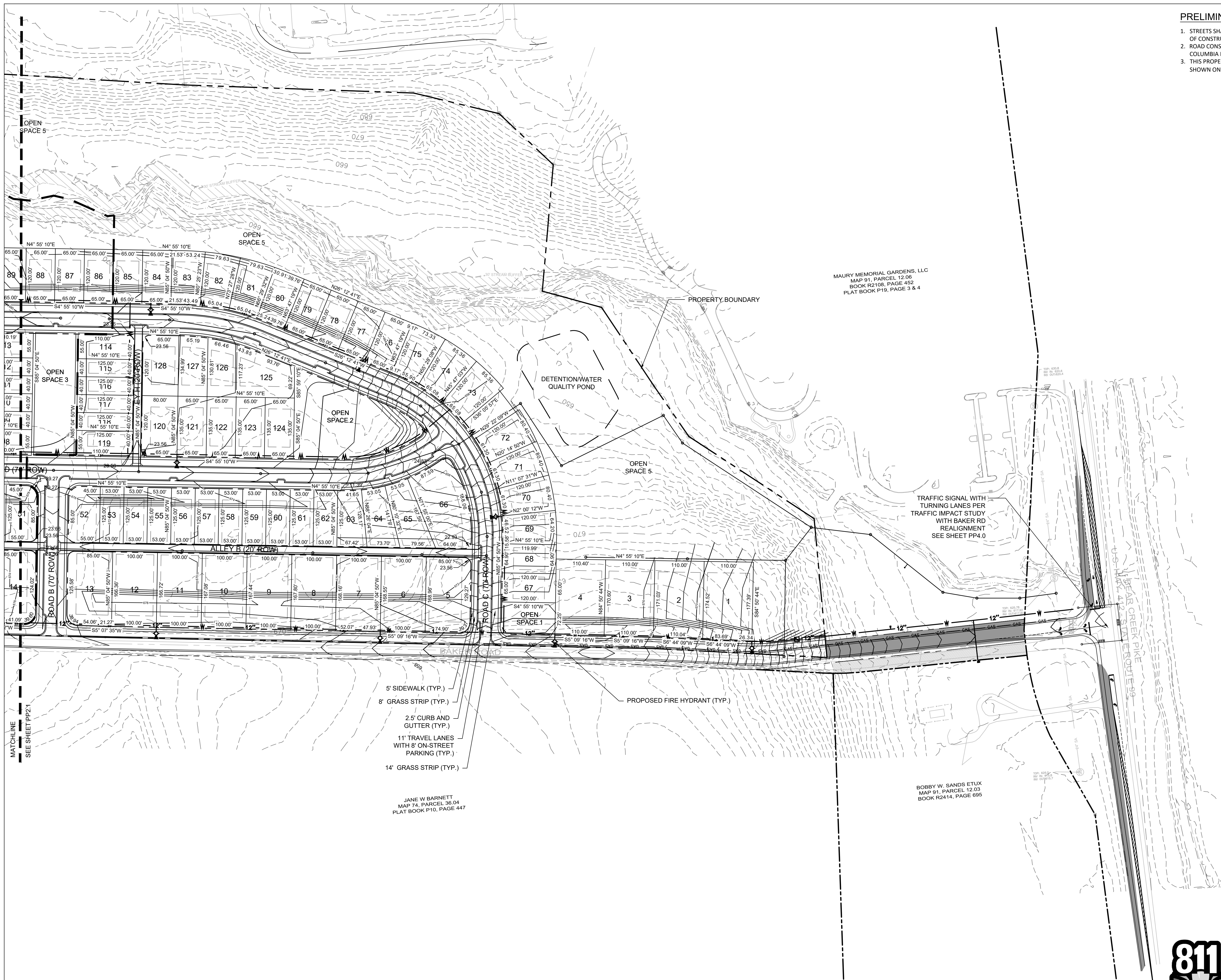
- PLAN DATE: OCTOBER 17, 2022

PP2.1

LSC 21001

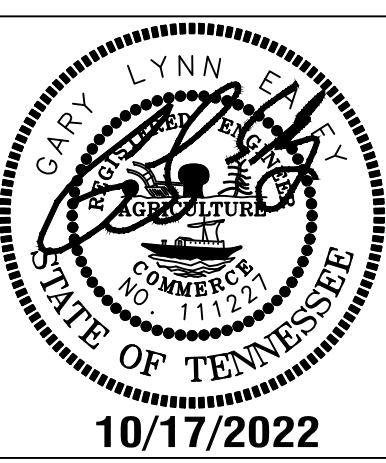


GRAPHIC SCALE - 1 inch = 100 ft



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

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



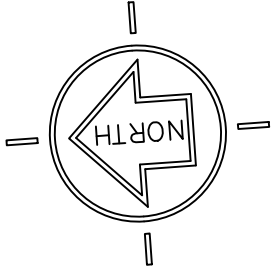
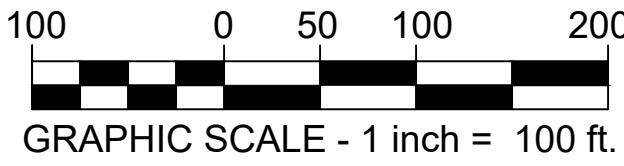
HERITAGE GREEN
PRELIMINARY PLAT
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

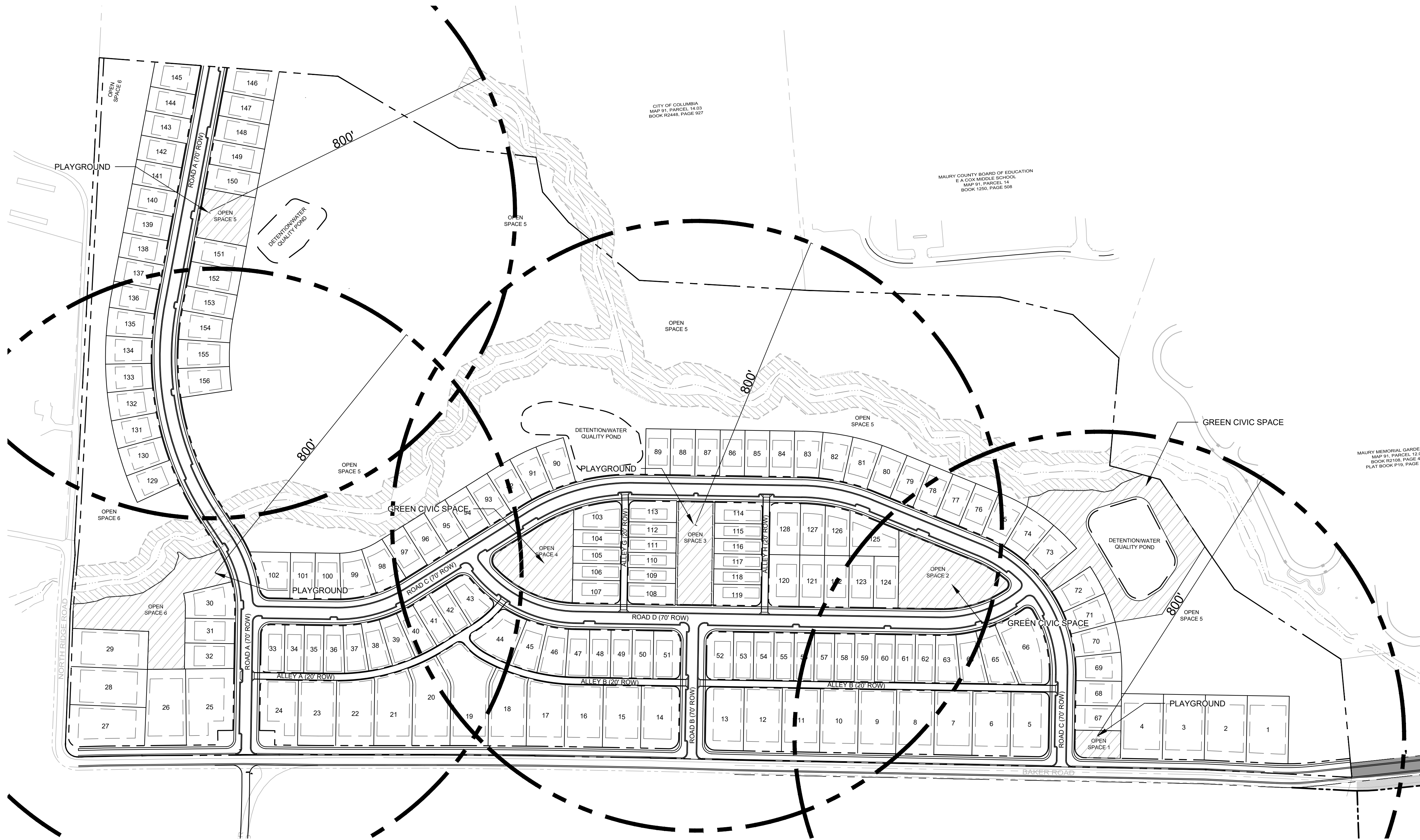
ISSUANCE/REVISION NOTES:
- PLAN DATES OCTOBER 17, 2022

PRELIMINARY
PLAT

PP2.2

LSC 21001





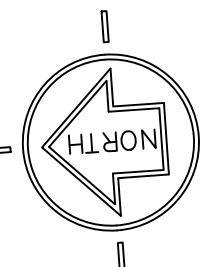
CIVIC SPACE DATA:
ZONING: CD-3
SITE ACREAGE: 98.7 AC
PROPOSED CIVIC SPACE AREA: 5.5 AC
REQUIRED CIVIC SPACE PERCENTAGE: 5%
PROPOSED CIVIC SPACE PERCENTAGE: 5.5 AC/ 98.7 AC = 5.5%

LEGEND:

 PROPOSED CIVIC SPACE



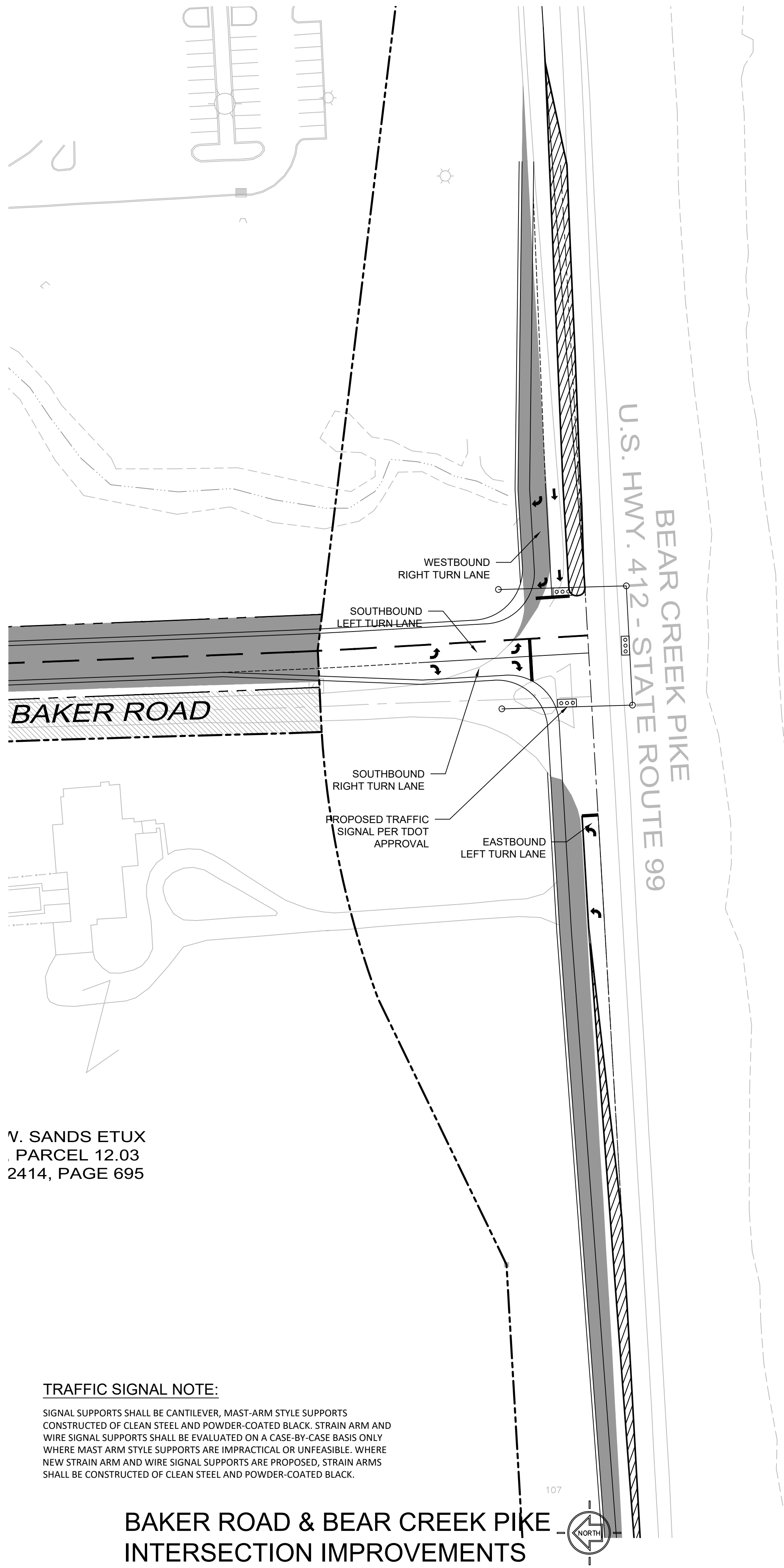
Know what's below.
Call before you dig.



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

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

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



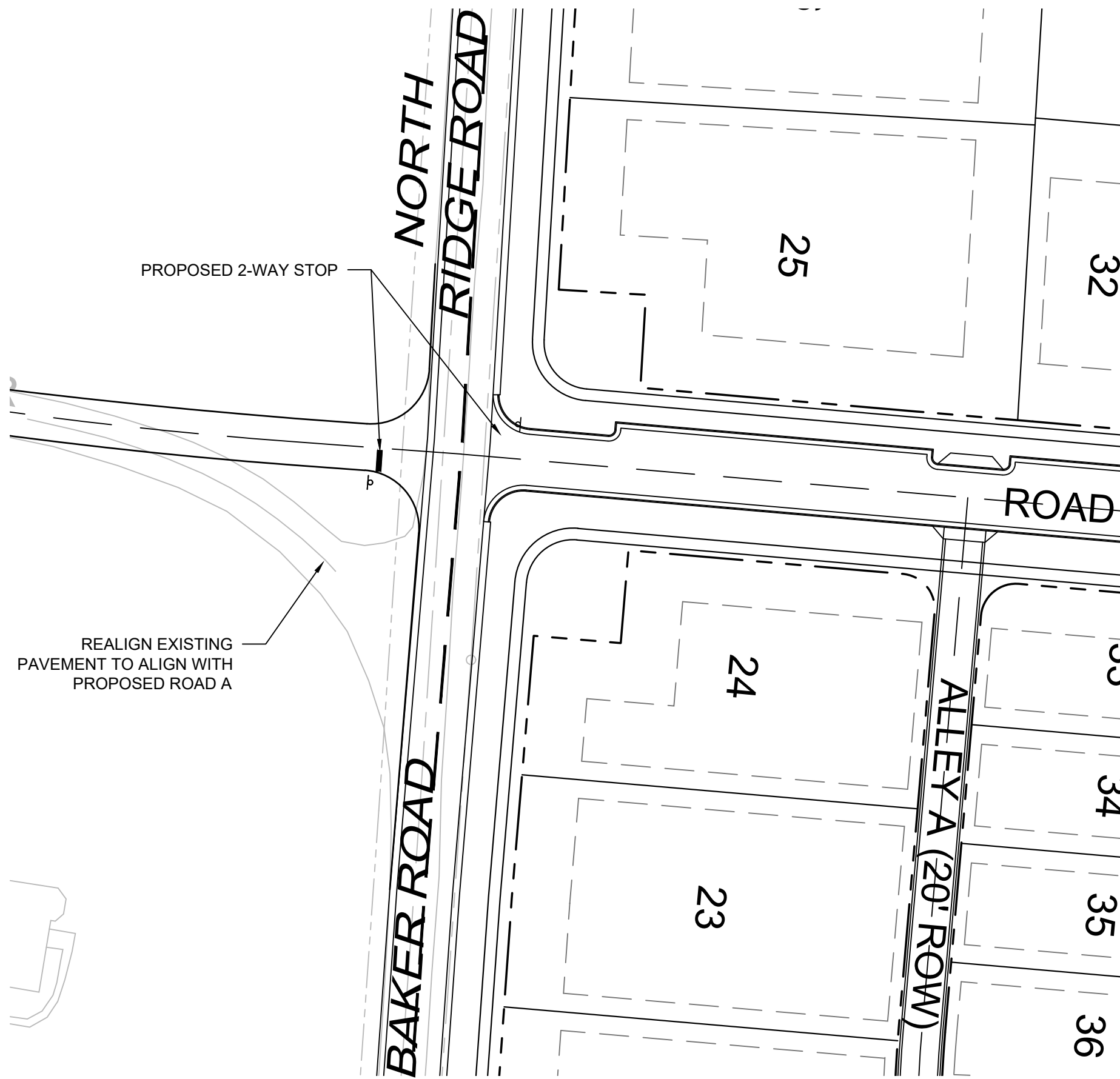
V. SANDS ETUX
PARCEL 12.03
2414, PAGE 695

TRAFFIC SIGNAL NOTE:

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

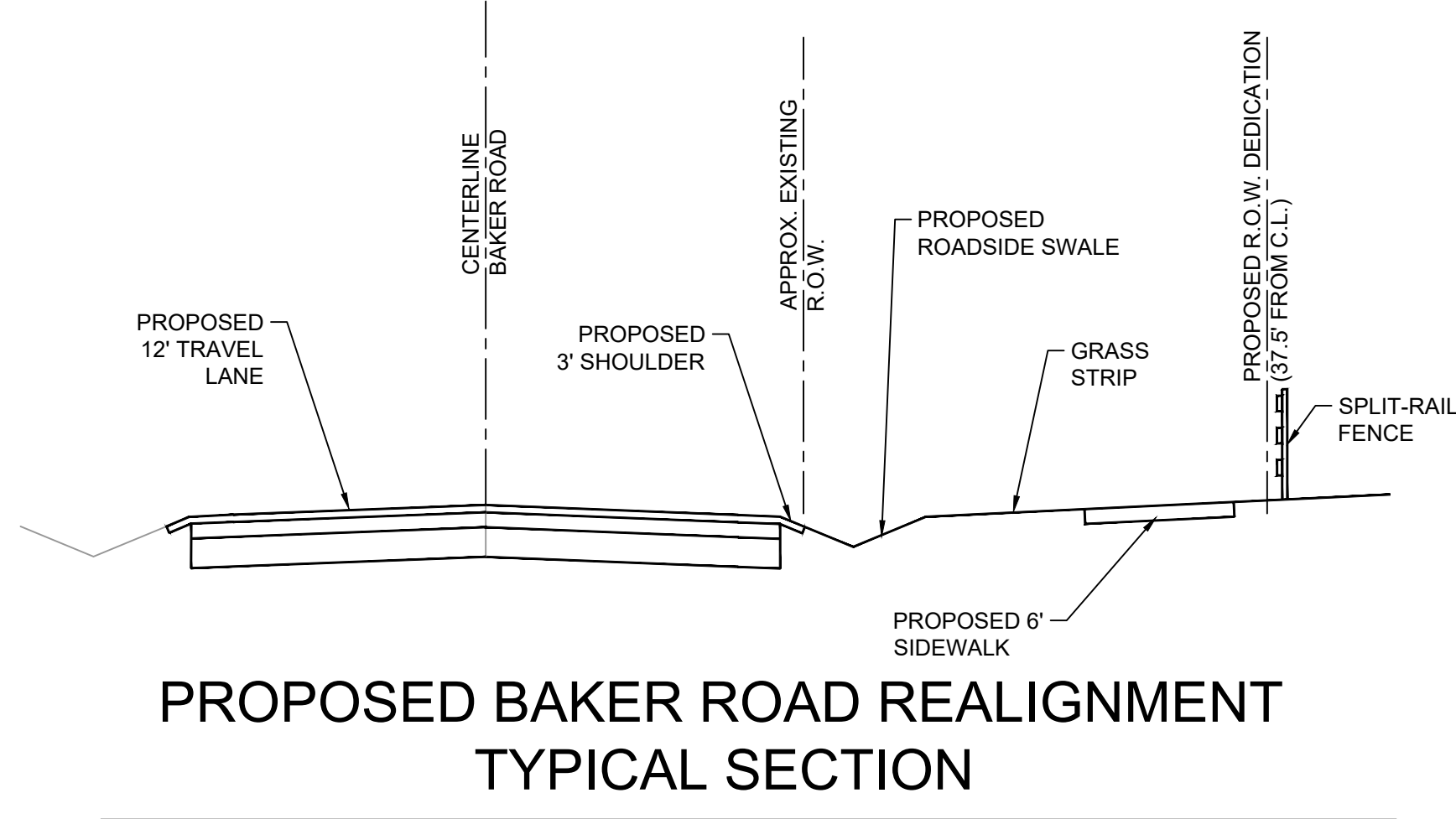
BAKER ROAD & BEAR CREEK PIKE
INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'

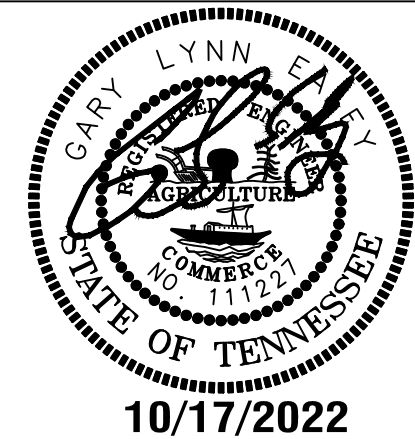
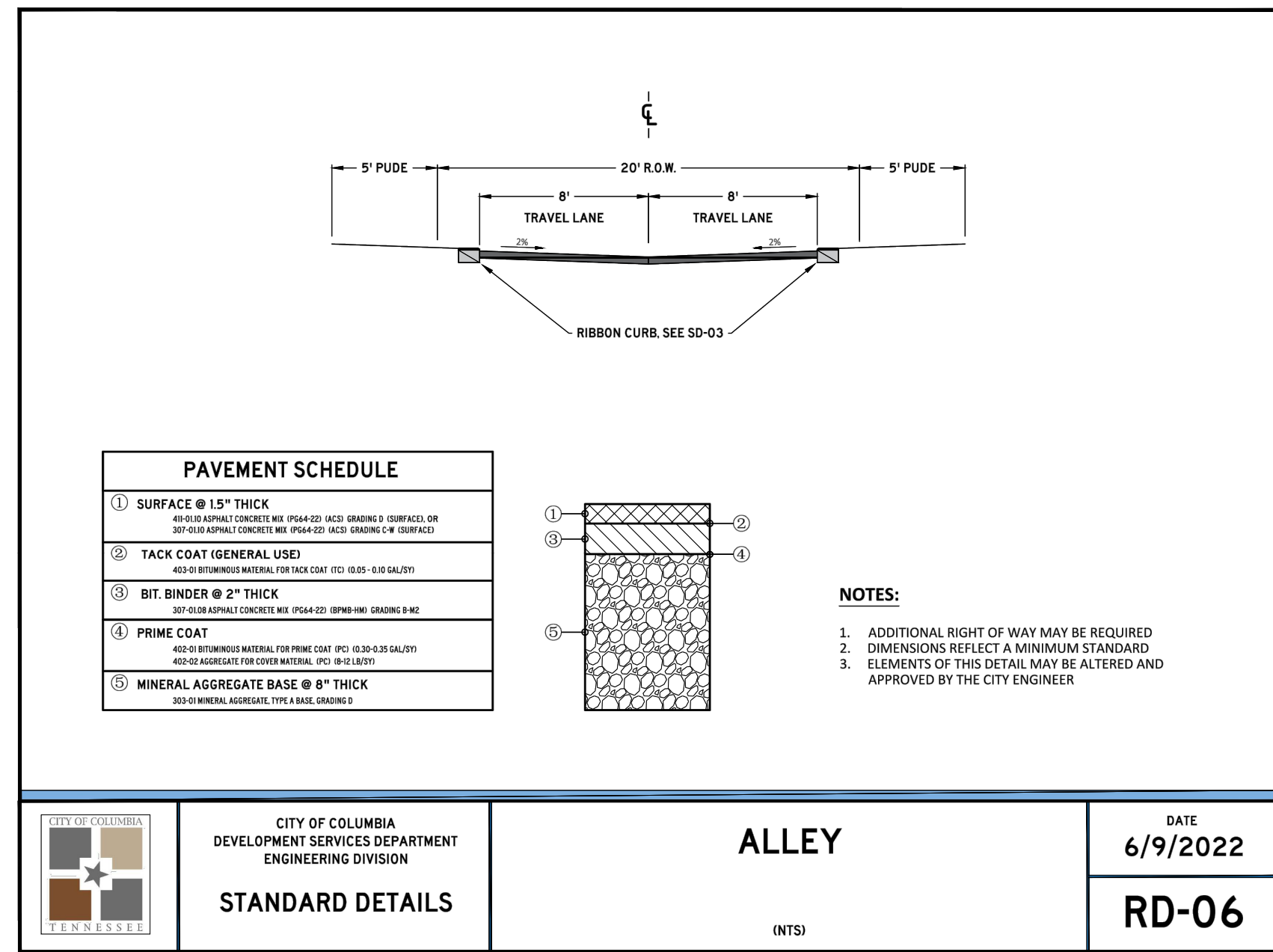
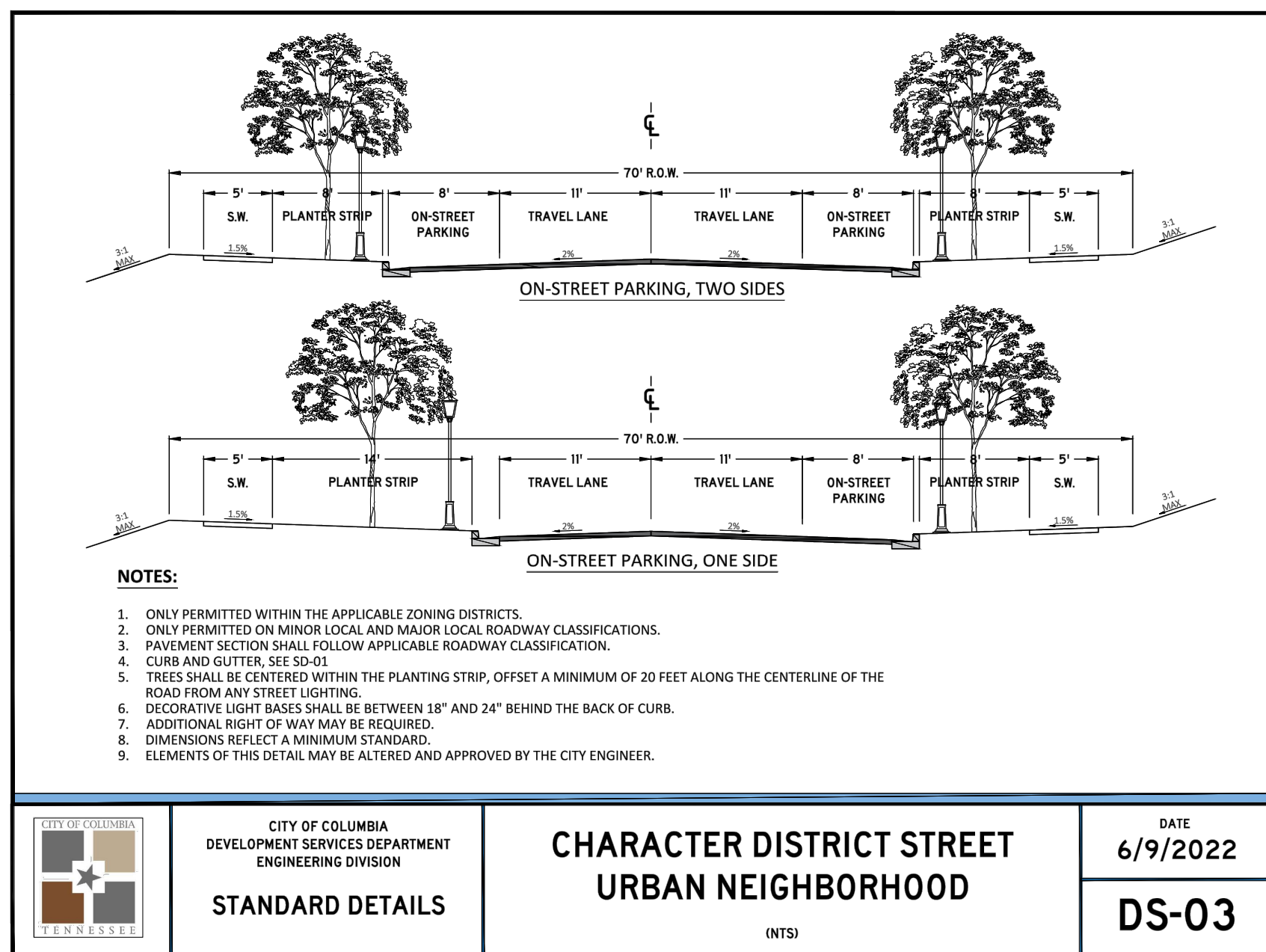


BAKER ROAD & N. RIDGE ROAD
INTERSECTION IMPROVEMENTS

GRAPHIC SCALE: 1" = 50'



PROPOSED BAKER ROAD REALIGNMENT
TYPICAL SECTION



HERITAGE GREEN
PRELIMINARY PLAT

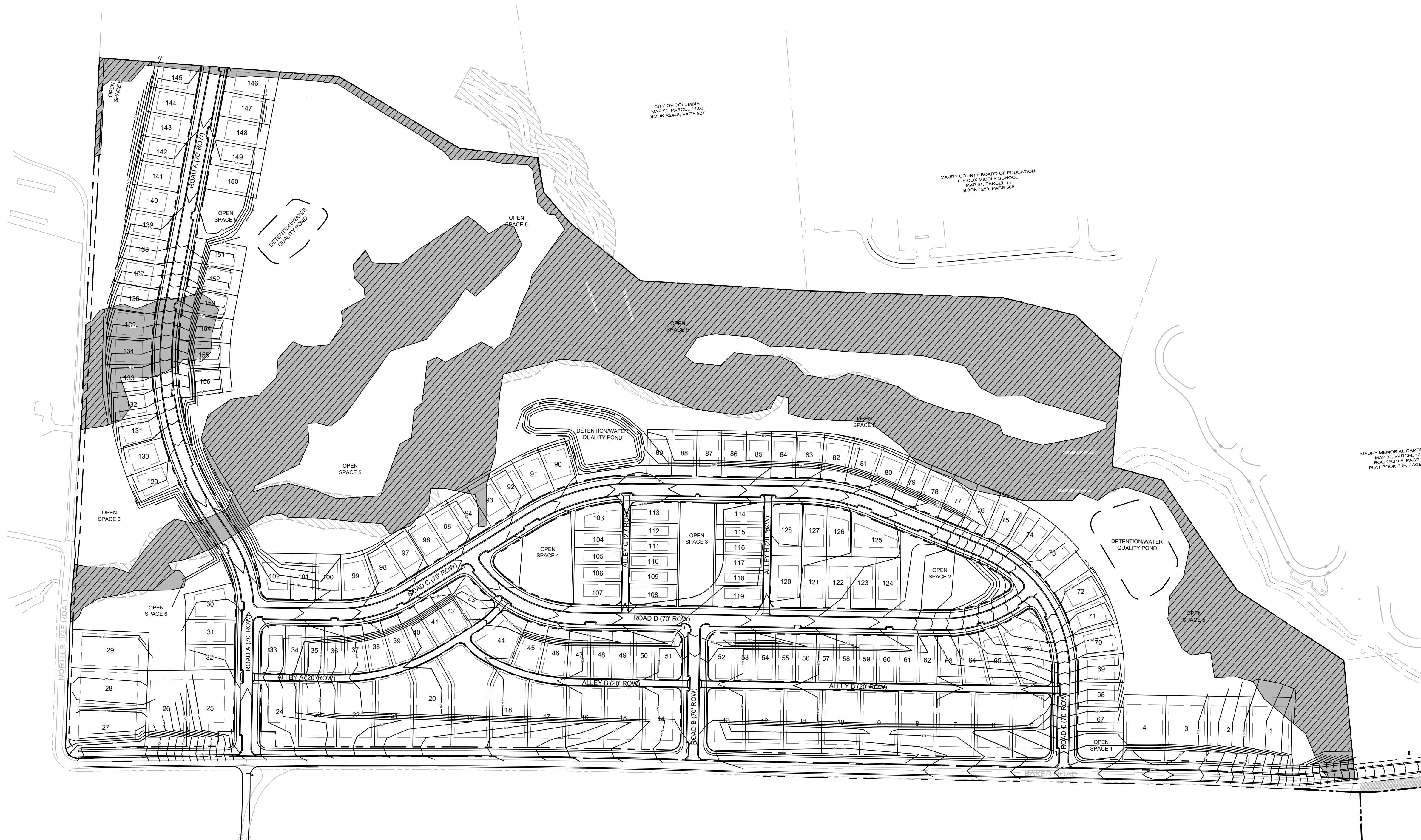
MAP 74, PARCEL 37
626 BAKER ROAD

COLUMBIA, MAURY COUNTY, TENNESSEE

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

ROAD
IMPROVEMENTS
AND DETAILS
PP4.0

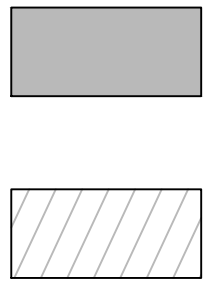
LSC 21001



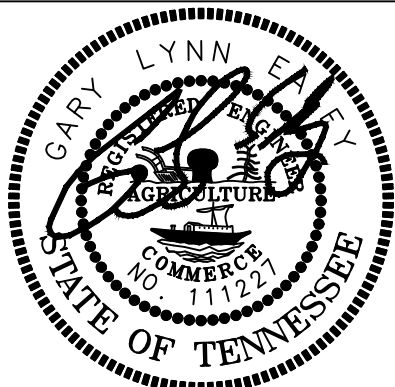
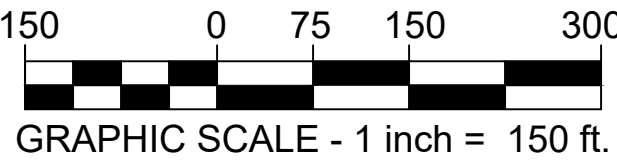
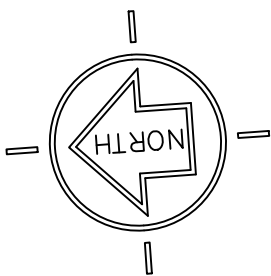
TREE SAVE DATA:

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

LEGEND:



EXISTING TREE CANOPY
PROPOSED SAVED TREE CANOPY



10/17/2022



**HERITAGE GREEN
PRELIMINARY PLAT**

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

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

**TREE
PRESERVATION
PLAN**

PP5.0

LSC 21001

HERITAGE GREEN

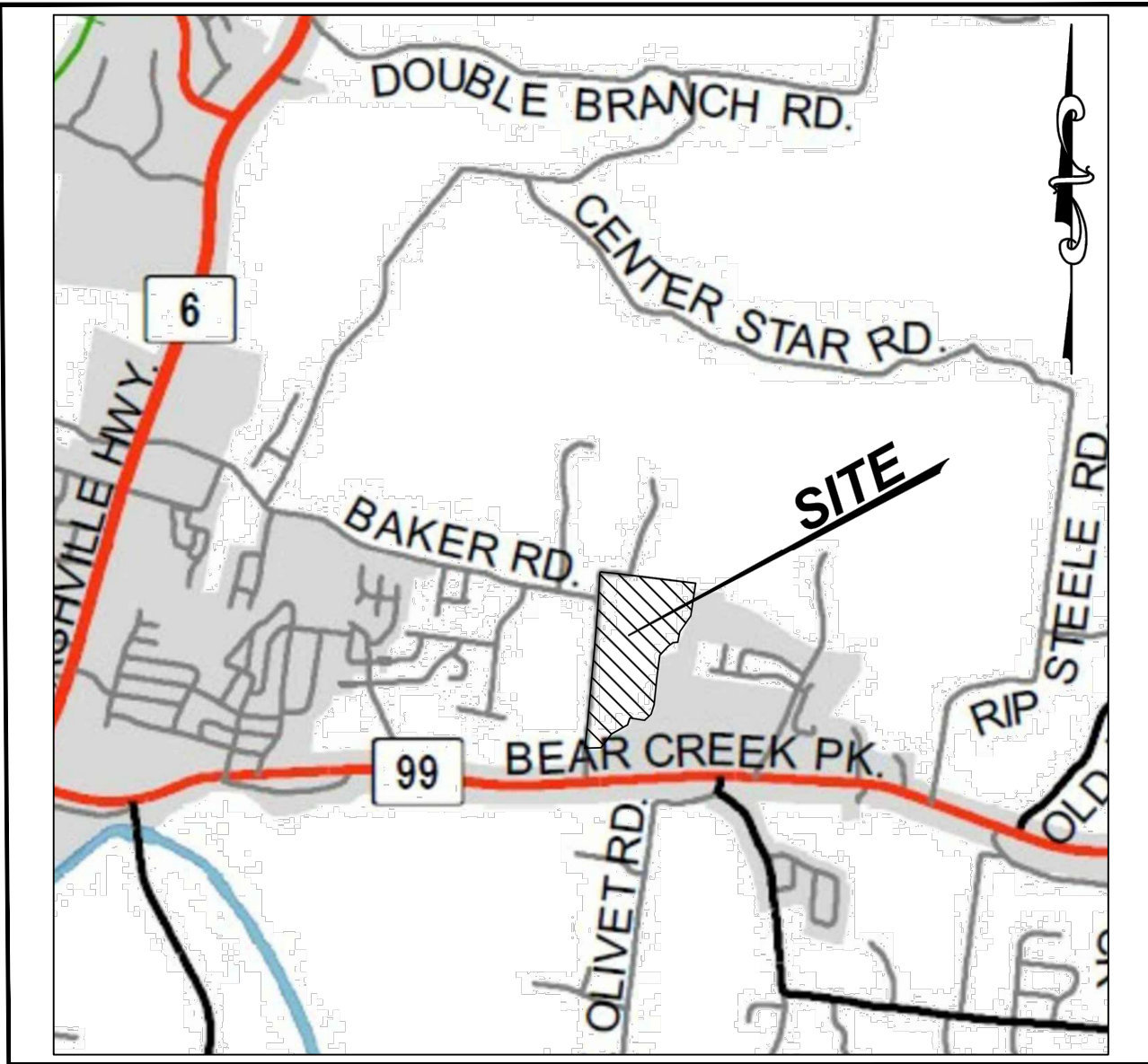
PRELIMINARY PLAT

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

SHEET SCHEDULE:

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

SITE LOCATION MAP:
N.T.S.



OWNER

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

APPLICANT/ENGINEER

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

SITE DATA:

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

FLOODNOTE

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



Know what's below.
Call before you dig.



6/21/2022



HERITAGE GREEN
PRELIMINARY PLAT

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

ISSUANCE/REVISION NOTES:

- PLAN DATE: JUNE 21, 2022

COVER
SHEET

PP0.0

LSC 21001

LEGAL DESCRIPTION FROM TITLE COMMITMENT

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

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

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

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

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

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

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

LEGAL DESCRIPTION FROM THIS SURVEY

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

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

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

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

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

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

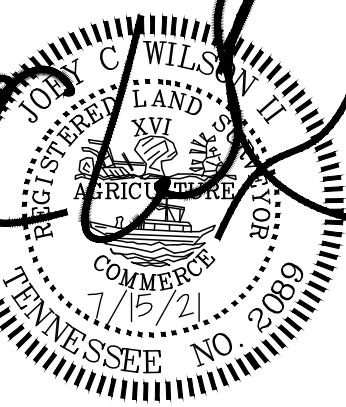
A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG A FENCE, SOUTH 34°47'18" WEST, 367.50 FEET TO A CAPPED IRON ROD SET AT A BEND IN SAID FENCE; THENCE CONTINUING ALONG THE WESTERN BOUNDARY OF SAID RIVERSTONE HOMES, LLC PROPERTY AND ALONG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

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

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

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

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



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

108 Beasley Drive
Franklin, TN
37064
615.794.2275

NO.	DATE	COMMENT

JAMIE L. MAHRE ET UX
MAP 74, PARCEL 35
BOOK R1456, PAGE 776

RIVERSTONE HOMES, LLC
MAP 74, PARCEL 37.03
BOOK R2577, PAGE 586
(PRIORITY 600' 0" - 700' 0")

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

MAURY COUNTY BOARD OF EDUCATION
E.A. COX MIDDLE SCHOOL
MAP 91, PARCEL 14
BOOK 1250, PAGE 608

MAURY MEMORIAL GARDENS, LLC
MAP 91, PARCEL 13.06
BOOK R3108, PAGE 452
PLAT BOOK P19, PAGE 3 & 4

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

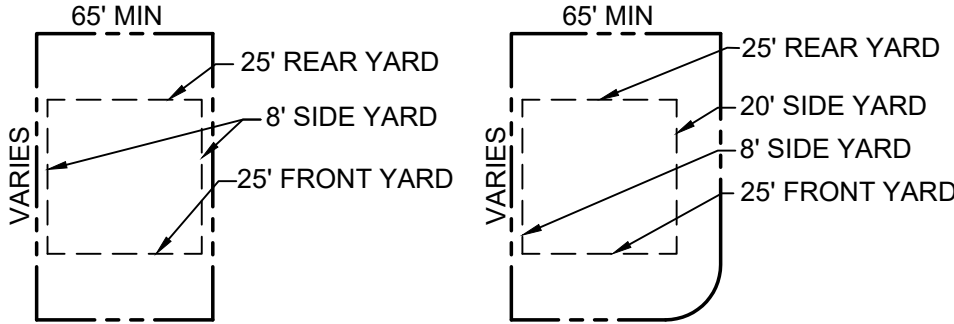
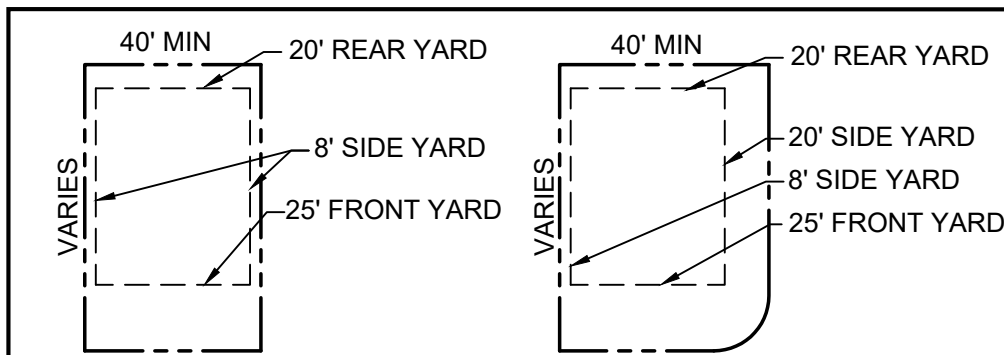
BORBY W. SANDS ETUX
MAP 74, PARCEL 35.04
BOOK R2414, PAGE 695

ROBERT DALE WILBANKS
MAP 74, PARCEL 35.01

DAVID S. HENSON
MAP 74, PARCEL 35.02
PLAT BOOK P10, PAGE 447

JANE W. BARNETT
MAP 74, PARCEL 35.04
PLAT BOOK P10, PAGE 447

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



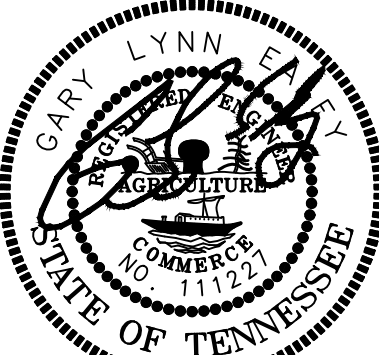
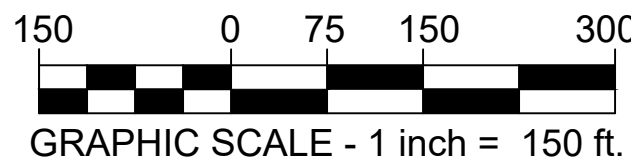
PERVIOUS AREA: 78.3 AC.

IMPERVIOUS AREA: 20.4 AC.

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

CONSTRUCTION SCHEDULE:

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



6/21/2022



HERITAGE GREEN PRELIMINARY PLAT

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

ISSUANCE/REVISION NOTES:

- PLAN DATED JUNE 21, 2022

OVERALL PRELIMINARY PLAT

PP2.0

LSC 21001

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

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

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

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

AYNE KEITH
ARCEL 33.12
67, PAGE 130

12" RIBBON CURB (TYP.)

PROPOSED FIRE HYDRANT (TYP.)
5' SIDEWALK (TYP.)
14" GRASS STRIP (TYP.)
2.5' CURB AND GUTTER (TYP.)
11" TRAVEL LANES WITH 8' ON-STREET PARKING (TYP.)
8" GRASS STRIP (TYP.)

PROPERTY BOUNDARY

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

DETENTION/WATER QUALITY POND

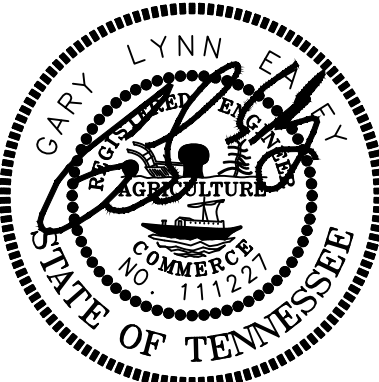
DETENTION/WATER QUALITY POND

PRELIMINARY PLAT NOTES:

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

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

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



6/21/2022

ISLAND SOLUTIONS
2925 Berry Hill Drive, Nashville, TN 37204

HERITAGE GREEN
PRELIMINARY PLAT

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

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

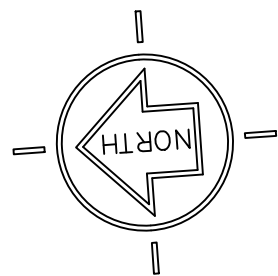
PRELIMINARY
PLAT

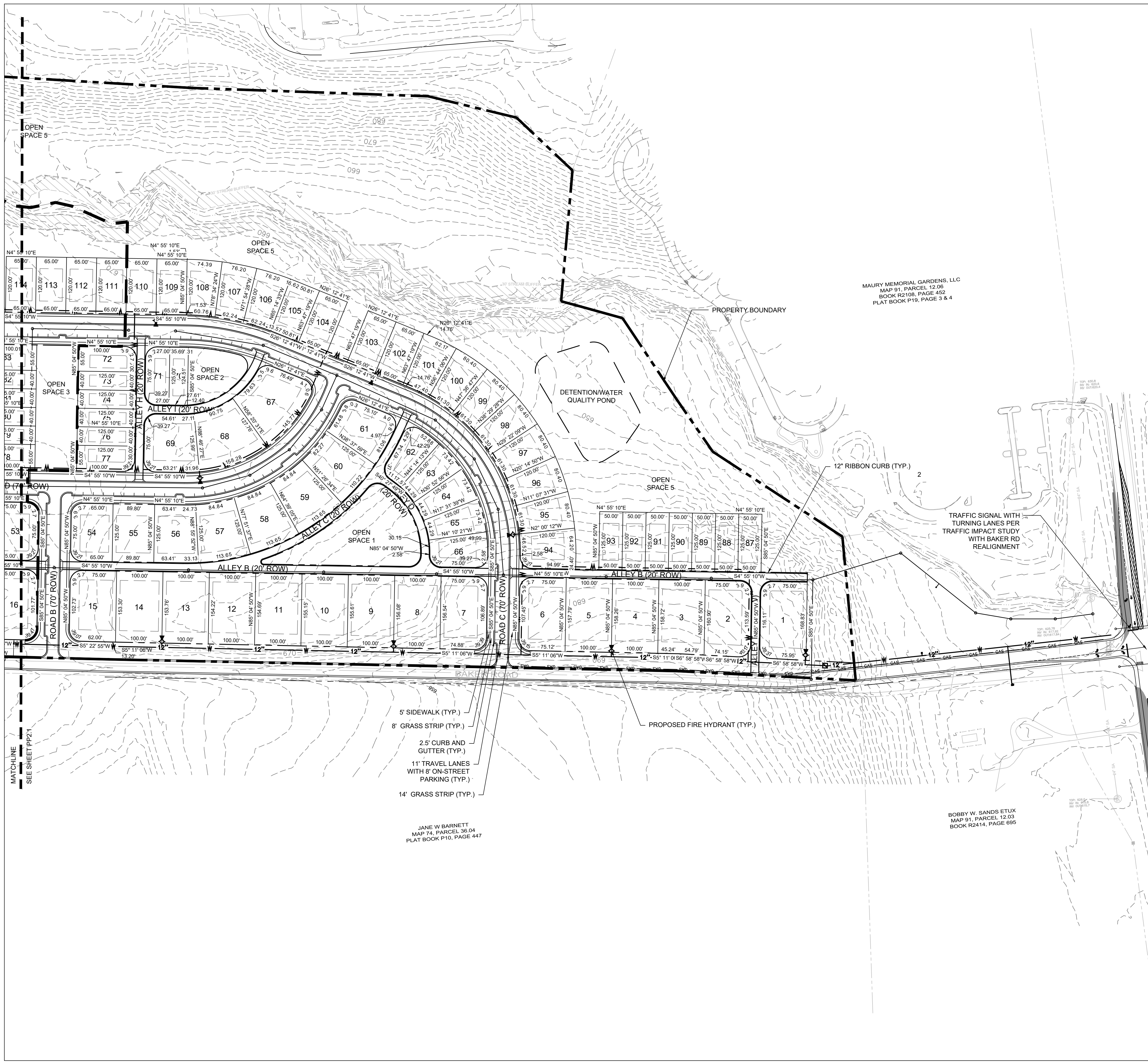
PP2.1

LSC 21001



Know what's below.
Call before you dig.





PRELIMINARY PLAT NOTES:

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

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

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

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



6/21/2022



HERITAGE GREEN
PRELIMINARY PLAT

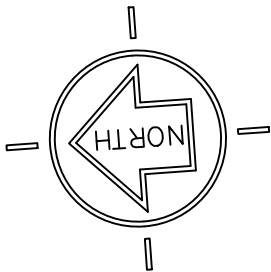
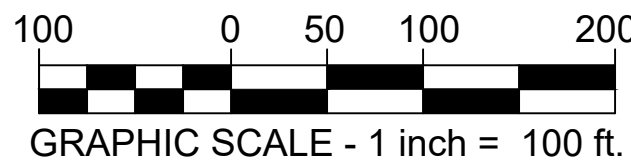
MAP 74, PARCEL 37
626 BAKER ROAD
COLUMBIA, MAURY COUNTY, TENNESSEE

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

PRELIMINARY
PLAT

PP2.2

LSC 21001





CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

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

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

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

**File naming nomenclature examples:*

Freedom Point Site Plan

Freedom Point Master Plan

Freedom Point Final Plat

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

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

APPLICANT

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

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

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

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

Garry M. Batson
APPLICANT NAME

[Signature]
APPLICANT SIGNATURE

Oct 12, 2022
DATE

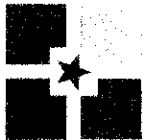
DAVID MCGOWAN
PROPERTY OWNER NAME

[Signature]
PROPERTY OWNER SIGNATURE

10/14/22
DATE

STAFF USE ONLY

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



Preliminary Plat, Site Development Plan, and PUD Checklist

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

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

General

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

Lots and Land-Use

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

Structures

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



Grading, Drainage, and Storm

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

Streets, Parking, and Pedestrian Elements

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

Landscaping, Open Space, and Amenities

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

Utilities

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



PUD Specific Items

- ☐ Legal Description of Property
- ☐ Owner's Affidavit
- ☐ List of all variances requested
- ☐ The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
- ☐ Location and approximate dimensions of all existing and proposed structures including approximate height, bulk, and the utilization of structures including activities and the number of living units. Include architectural renderings of all proposed structures with materials listed.
- ☐ The substance of covenants, grants of easements or other restrictions to be imposed upon the use of the land, buildings and structures including proposed easements for public utilities on the property or documentation of off-site easements.
- ☐ Exterior lighting

If the application is deemed incomplete by the Zoning Administrator, a written request shall be made within ten days after the original submittal, for further information. In such case the application shall be held in abeyance until deemed complete for final review. No plan shall be formally presented for Planning Commission action until such plan is found complete, compliant with City standards, and ready for review.

Checklist Completed By:

Garry M. Batson
Print Name

Garry M. Batson
Signature

10/13/22
Date

Variance

Common Yard

Porch

Side Setback

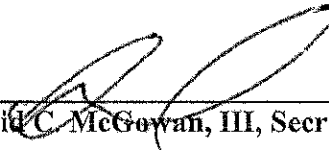
Ceiling

Facade Glazing

CERTIFICATION

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

This 17 day of October, 2022.



David C. McGowan, III, Secretary

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

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

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

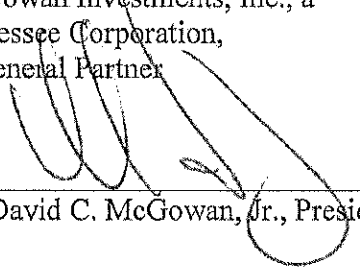
RESOLVED, further, that the execution of said legal documents shall be fully binding upon this Limited Liability Company.

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

MEMBERS:

McGowan Family Limited Partnership,
a Tennessee Limited Partnership

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

By: 

David C. McGowan, Jr., President

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

RESOURCE LIST

PROPERTY OWNER:

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

DEVELOPMENT COMPANY:

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

CIVIL ENGINEER:

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

LAND SURVEYOR:

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

UTILITY COMPANIES:

ELECTRIC:

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

WATER & SANITARY SEWER:

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

NATURAL GAS:

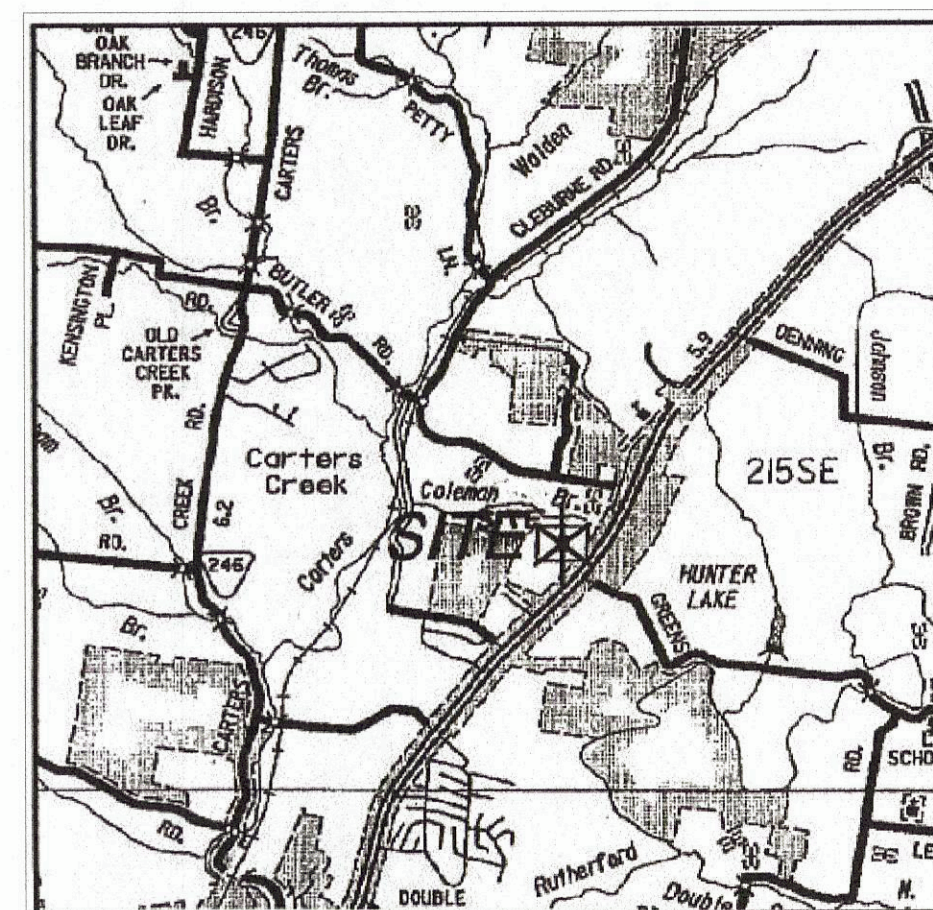
UNITED CITIES GAS COMPANY
P.O. BOX 1196
COLUMBIA, TENNESSEE 38401
(931) 388-9135
CONTACT: TIM BROWN

TELEPHONE:

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

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

CONSTRUCTION DOCUMENTS



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



BATSON & ASSOCIATES
Civil Engineering Consultants

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

ISSUE DATE:
REVISED:

SHEET INDEX

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

BUILDING "B"

APARTMENT UNIT NUMBERS PLAN
AG04 UNIT MATRIX AND ADDRESSING PLAN

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

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

BUILDING "C"

APARTMENT UNIT NUMBERS PLAN
AG04 UNIT MATRIX AND ADDRESSING PLAN

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

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

TANGENT	CHORD LG.	CHORD BR.
43.09	85.61	N75°43'35"W
43.26	86.08	N74°54'28"W

TABLE

TANGENT	CHORD LG.	CHORD BR.
43.09	85.61	N75°43'35"W
43.26	86.08	N74°54'28"W

INSTALL STANDARD STREET NAME SIGN/STOP SIGN AND THERMOPEX STOP BAR PER M.U.T.C.D. DETAILS

INSTALL CONCRETE DRIVEWAY RAMP SAW CUT & REMOVE EXISTING CURB & SIDEWALK (EXISTING GUTTER TO REMAIN)

INSTALL HC RAMP PER COLUMBIA STANDARDS AND SPECIFICATIONS. (TYP. ALL DRIVEWAY RAMPS EACH SIDE)

INSTALL HANDICAP SYMBOL (TYP.) PORCH

INSTALL STANDARD STREET NAME SIGN/STOP SIGN AND THERMOPEX STOP BAR PER M.U.T.C.D. DETAILS

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INSTALL HC RAMP PER COLUMBIA STANDARDS AND SPECIFICATIONS. (TYP. ALL DRIVEWAY RAMPS EACH SIDE)

INSTALL EXTRUDED CONCRETE CURB (TYP.)

INSTALL CONCRETE DUMPSTER PAD BRICK WALL TO MATCH BUILDING W/ WOODEN GATE

INSTALL CONCRETE TRANSFORMER PAD

PROPOSED BUILDING "A" F.F.E. 728.7

PROPOSED BLDG. "B" F.F.E. = 726.66

PROPOSED BLDG. "C" F.F.E. = 725.5

EXISTING BLDG. "D" 12 UNIT CONDOS F.F.E. = 724.0

ARDEN VILLAGE DRIVE

KINGSBURY DRIVE

AMENITY AREA

EXISTING GAZEBO

LOT 212 9,940 sq. ft. 2.09 ac. (COMMERCIAL)

LOT 210 86,438 sq. ft. 1.98 ac. (COMMERCIAL)

LOT 209 37,760 sq. ft. 0.86 ac.

LOT 211 69,758 sq. ft. 1.60 ac. (COMMERCIAL)

LOT 213 11,907 sq. ft. 0.27 ac. (COMMERCIAL)

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LOT 296 11,907 sq. ft.

LAYOUT PLAN
SCALE: 1" = 30'



NORTH

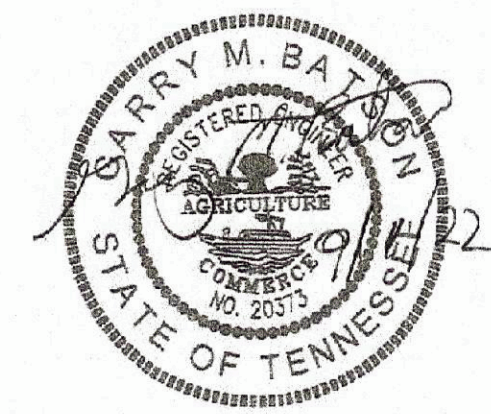


SHEET 1 OF —



BATSON & ASSOCIATES
Civil Engineering Consultants

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



CONSTRUCTION
DOCUMENTS

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

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

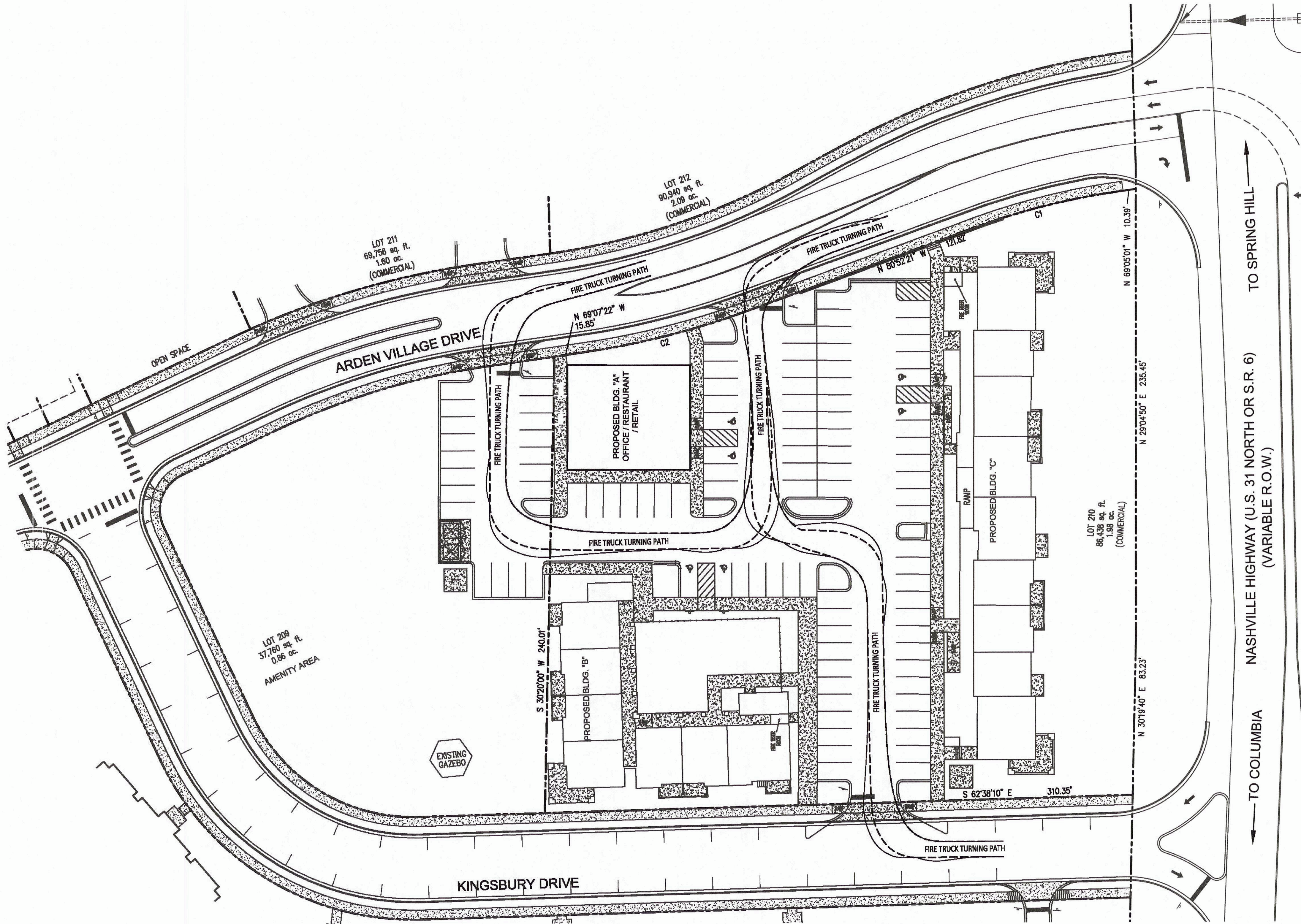
DESCRIPTION	DATE

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

AUTOTURN
PLAN

C-2

SHEET 2 OF 11

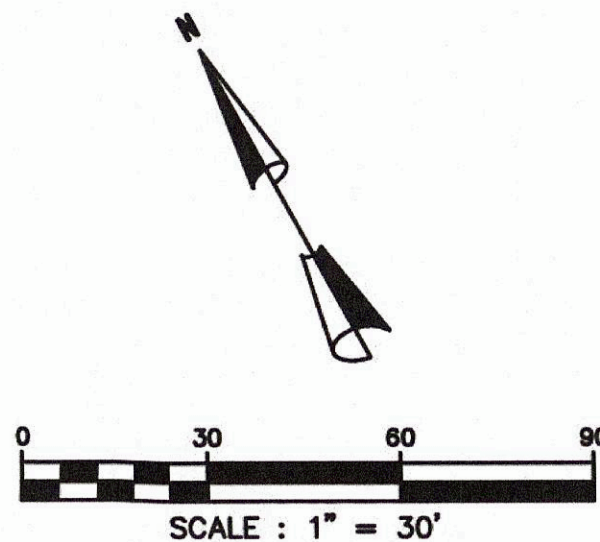


AUTO TURN SOFTWARE:
AUTODESK VEHICLE TRACKING

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

LEGEND

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

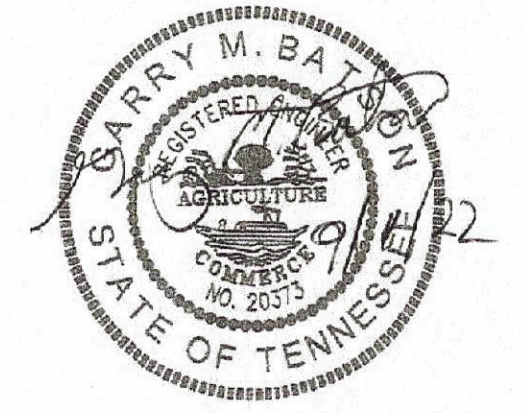


SCALE : 1" = 30'



BATSON & ASSOCIATES
Civil Engineering Consultants

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



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

DESCRIPTION	DATE

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

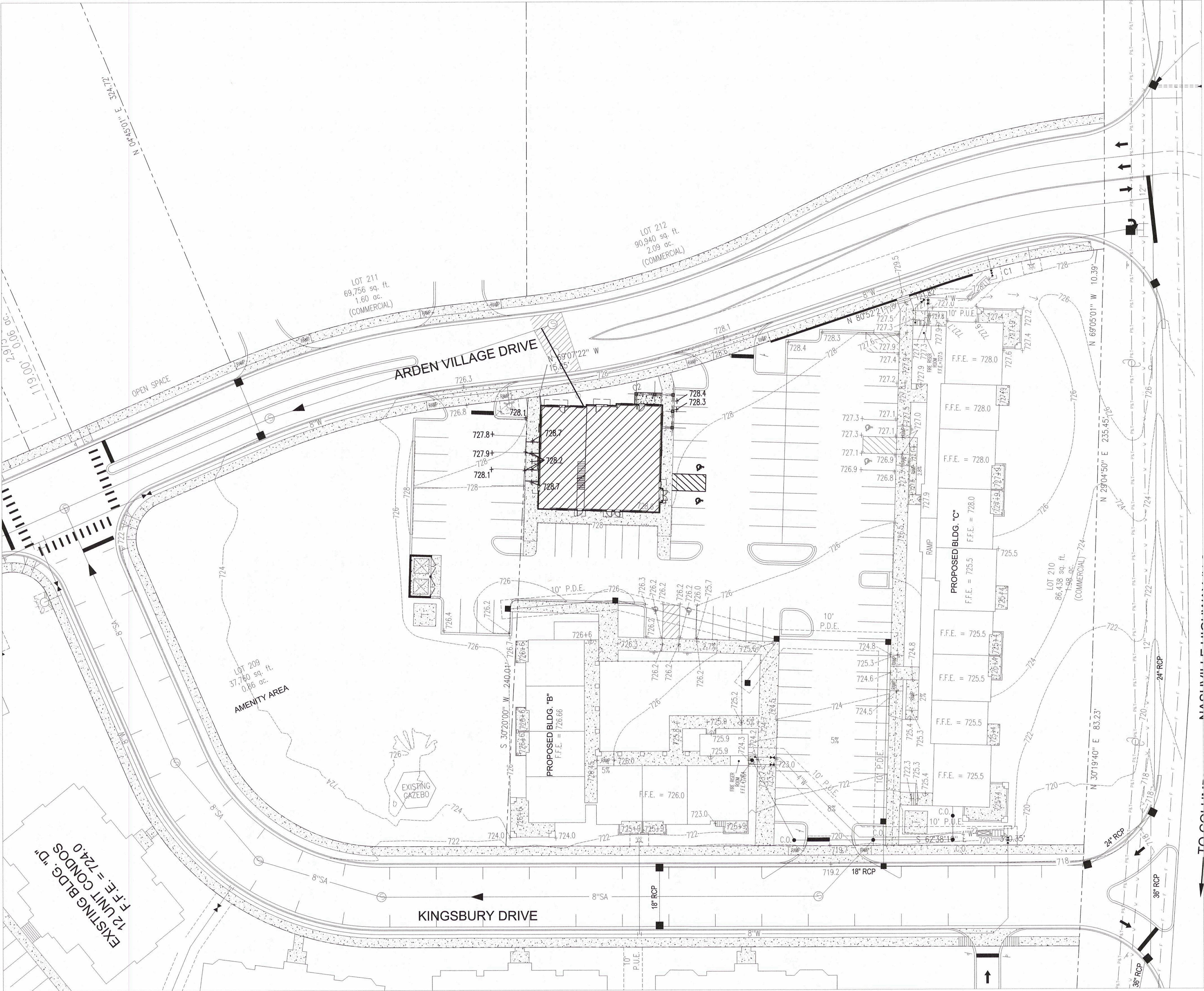
GRADING & DRAINAGE
PLAN

C-3

SHEET 1 OF 1

GENERAL GRADING AND EROSION CONTROL NOTES

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

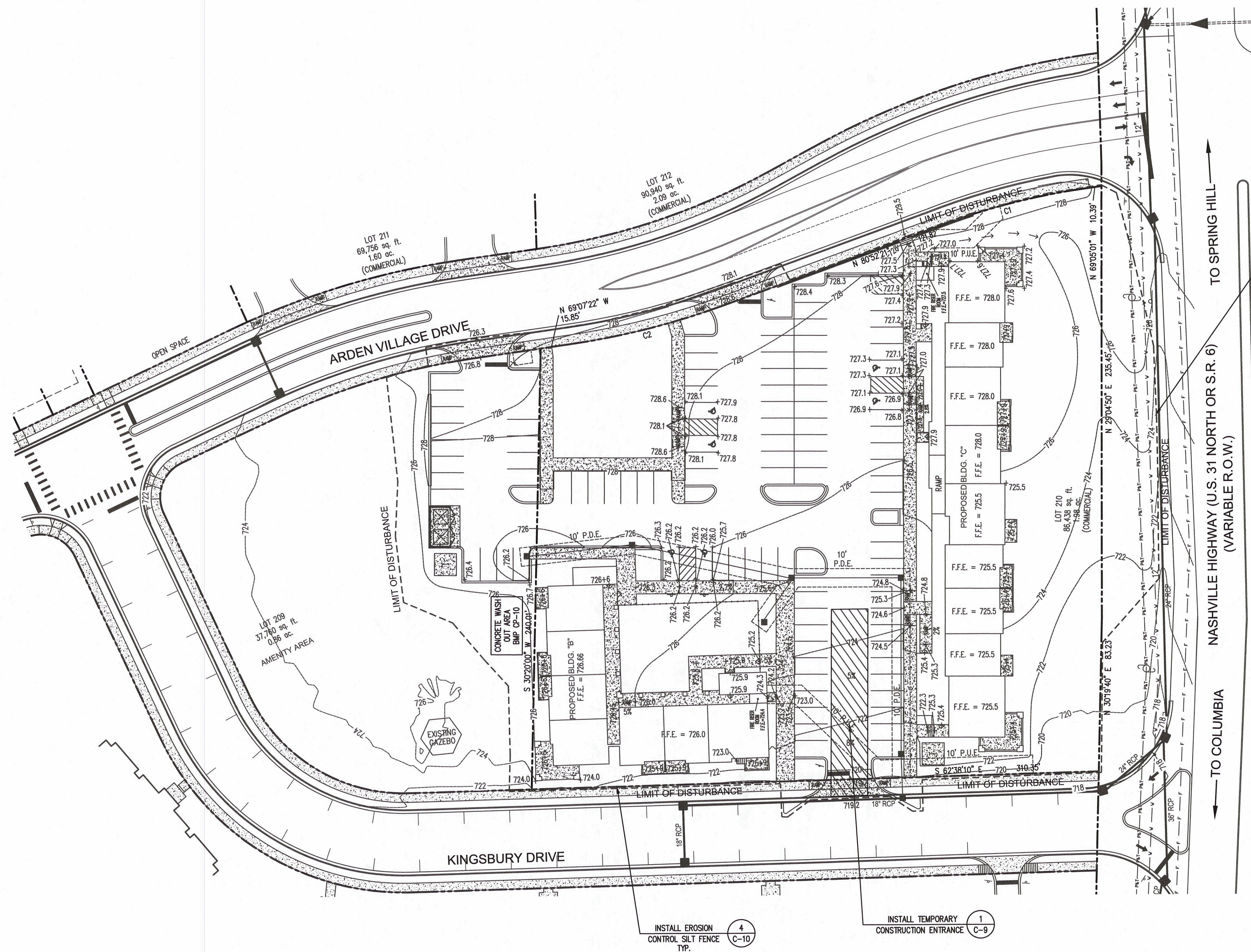


GRADING AND
DRAINAGE PLAN
SCALE: 1" = 30'
NORTH



BATSON & ASSOCIATES
Civil Engineering Consultants

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



INSTALL EROSION
CONTROL SILT FENCE
TYP. 4 C-10

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

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

CONSTRUCTION DOCUMENTS

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

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

DESCRIPTION	DATE

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

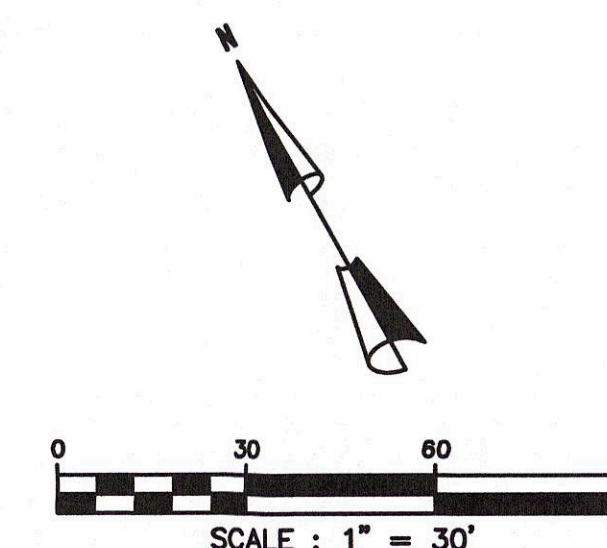
S.W.P.P.P.
STAGE 1
PLAN

C-4

SHEET 4 OF 11

LEGEND

—SILT FENCE





BATSON & ASSOCIATES
Civil Engineering Consultants

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



CONSTRUCTION
DOCUMENTS

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

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

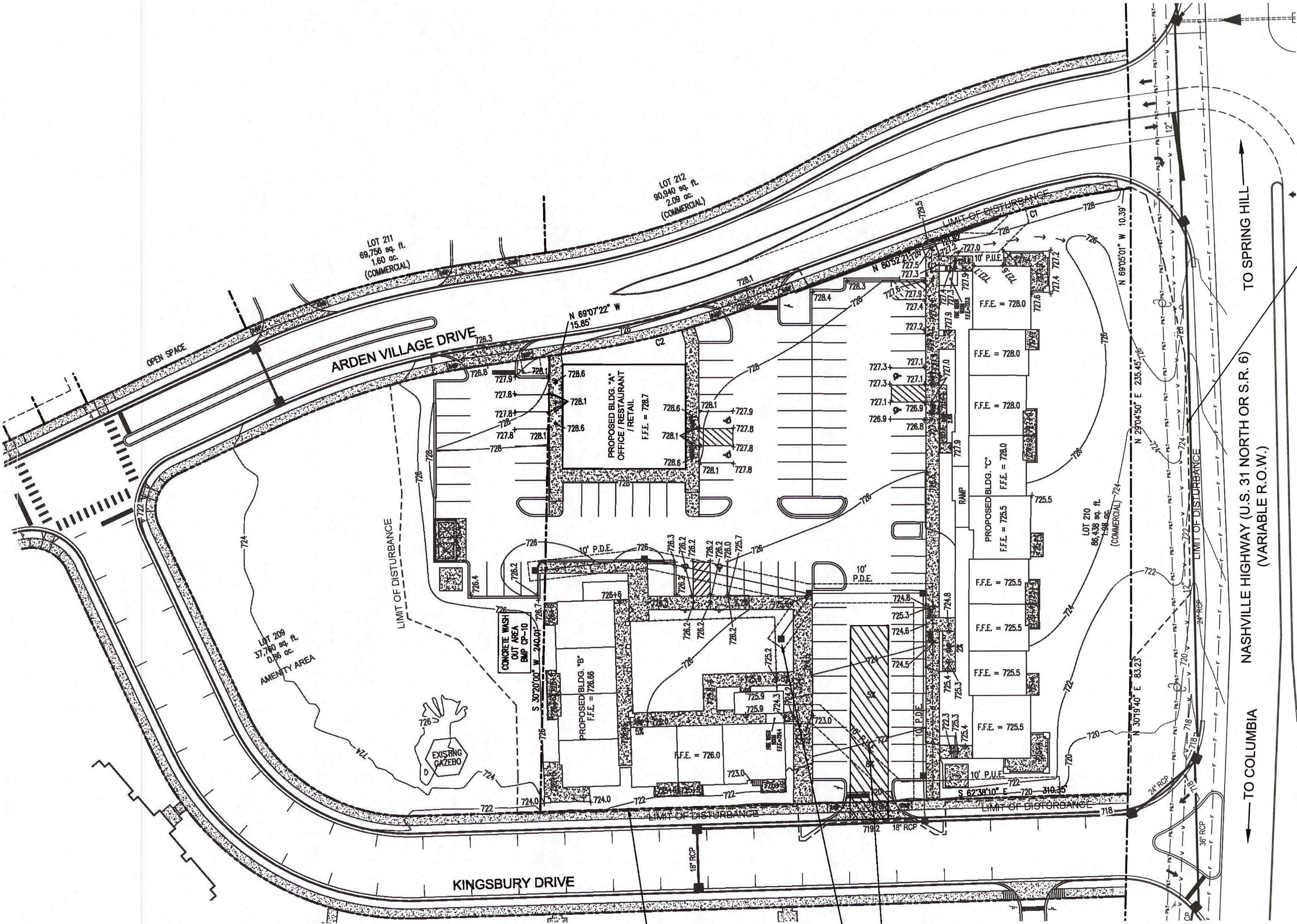
DESCRIPTION DATE

PROJECT NO. -
DATE -
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CHECKED BY GMB

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

C-5

SHEET 5 OF 11



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

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

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

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

INSTALL EROSION
CONTROL SILT FENCE
TYP. 4 C-10

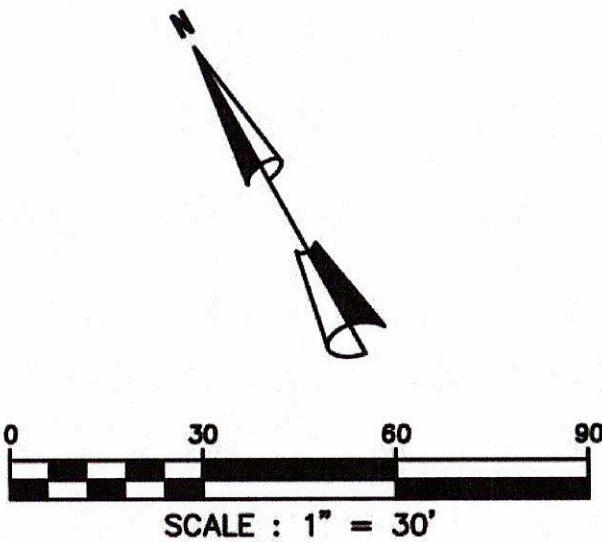
INSTALL TEMPORARY
CONSTRUCTION ENTRANCE 1 C-9

INSTALL INLET
PROTECTION TYP. ALL INLETS 5 C-10

INSTALL EROSION
CONTROL SILT FENCE
TYP. 4 C-10

LEGEND

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





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CONSTRUCTION
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6026 NOLENSVILLE ROAD
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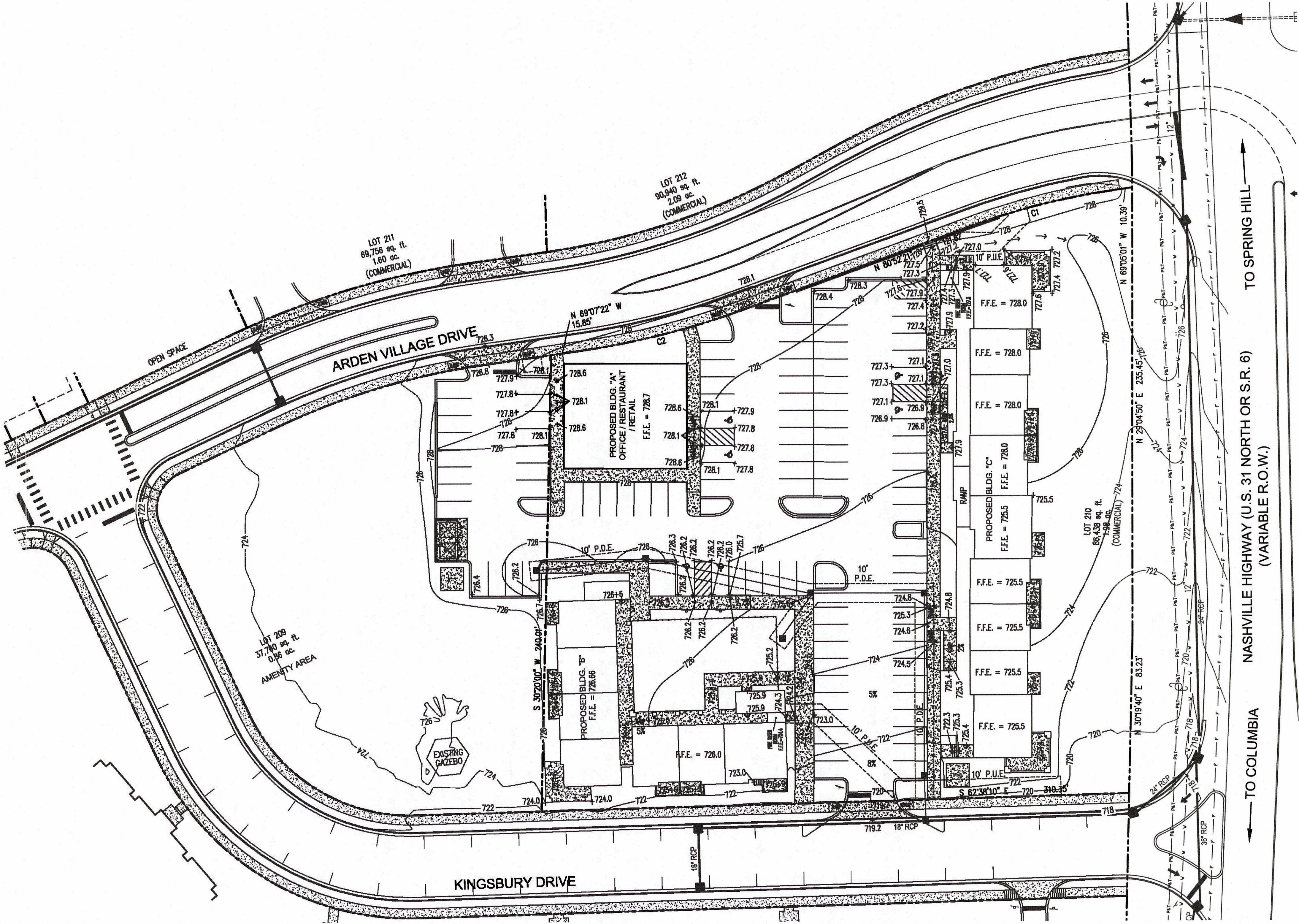
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S.W.P.P.P.
STAGE 3
PLAN

C-6

SHEET 6 OF 11

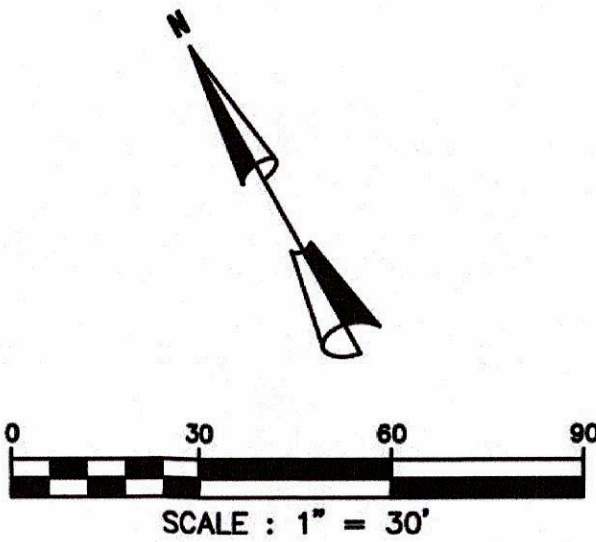


POST CONSTRUCTION ES&PC
REMOVE ALL SILT FENCE
REMOVE & CLEANOUT CONCRETE WASH OUT AREA
REMOVE TEMPORARY CONSTRUCTION ENTRANCE
INSURE ALL WATER QUALITY STRUCTURES ARE PROPERLY INSTALLED

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

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

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





GENERAL UTILITY NOTES

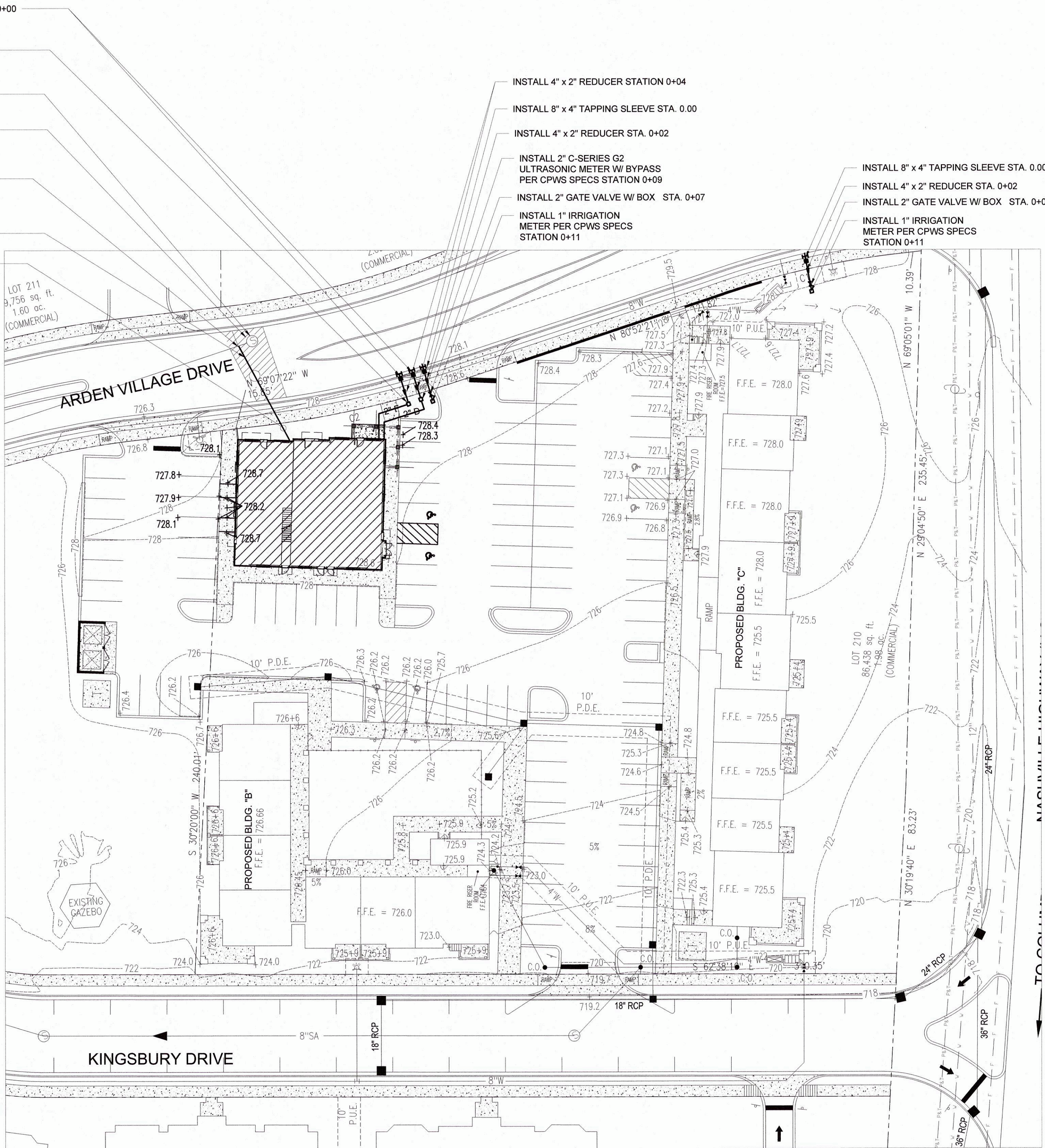
1. ALL GAS, ELECTRIC, AND TELEPHONE SERVICE LINES AND EXTENSIONS ARE TO BE CONSTRUCTED TO THE RESPECTIVE UTILITY COMPANY SPECIFICATIONS. UTILITY CONNECTIONS TO BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY.
2. THE GENERAL CONTRACTOR IS PARTICULARLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF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

GENERAL WATER NOTES

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

GENERAL SEWER NOTES

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



UTILITY COMPANIES:

ELECTRIC:

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

WATER & SANITARY SEWER:

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

NATURAL GAS:

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

TELEPHONE:

BELL SOUTH

FOR ENGINEERING

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

FOR CONSTRUCTION:

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

MECHANICAL/PLUMBING ENGINEERS
TO VERIFY SIZE

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

SEE SHEET C-8 FOR WATER & SEWER
DETAILS.

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

P.V.C. OIPE CLASS SDR 26

ALL SEWER SERVICES TO
CONNECTED (6" TEE)

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

UTILITY PLAN

SCALE: 1" = 30'



NORTH

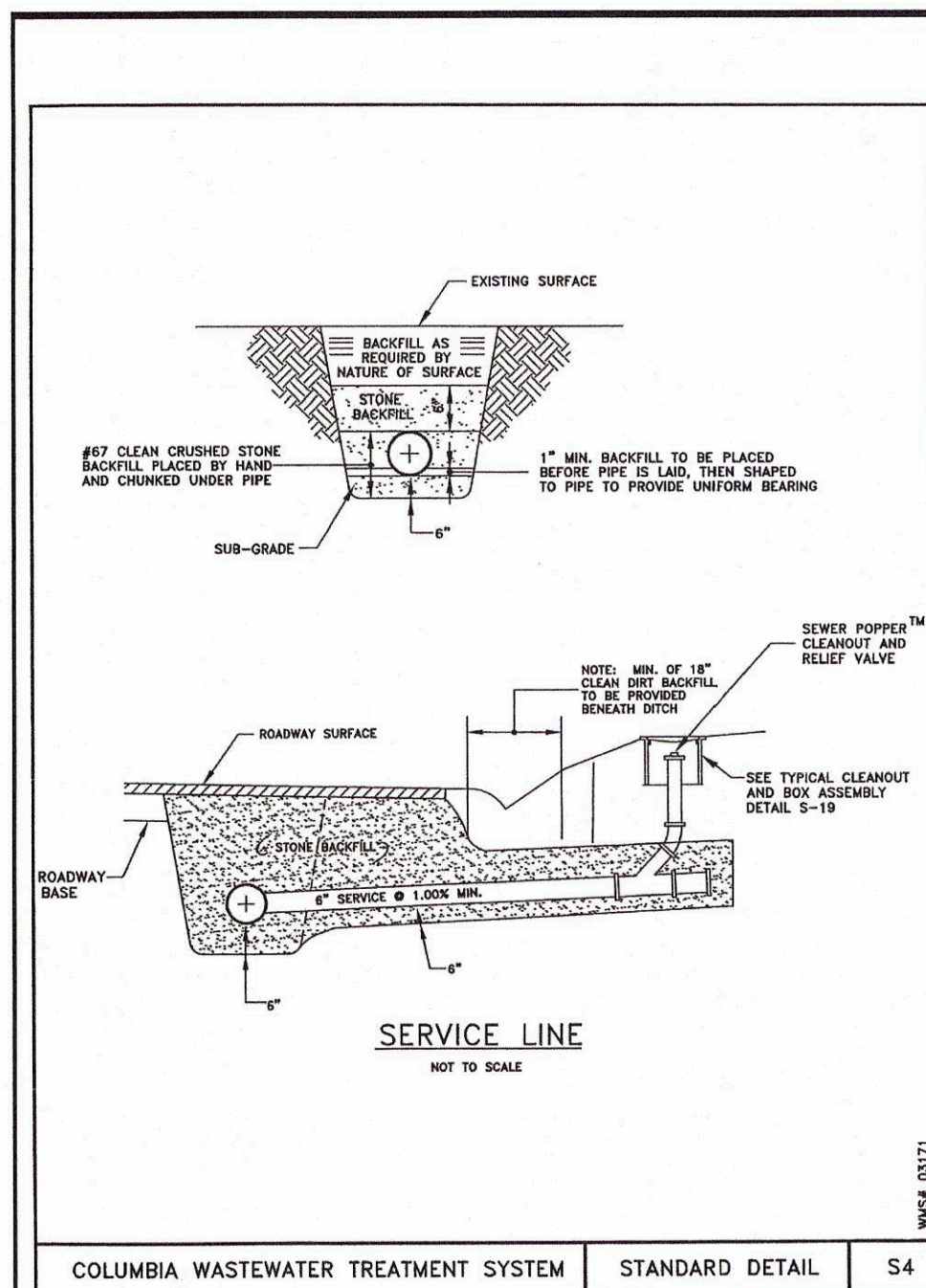
ARDEN VILLAGE
BUILDING A
PHASE 2
LOTS 209 & 210
COLUMBIA, TN

DESCRIPTION	DATE
PROJECT NO.	
DATE	
DRAWN BY BH	
CHECKED BY	

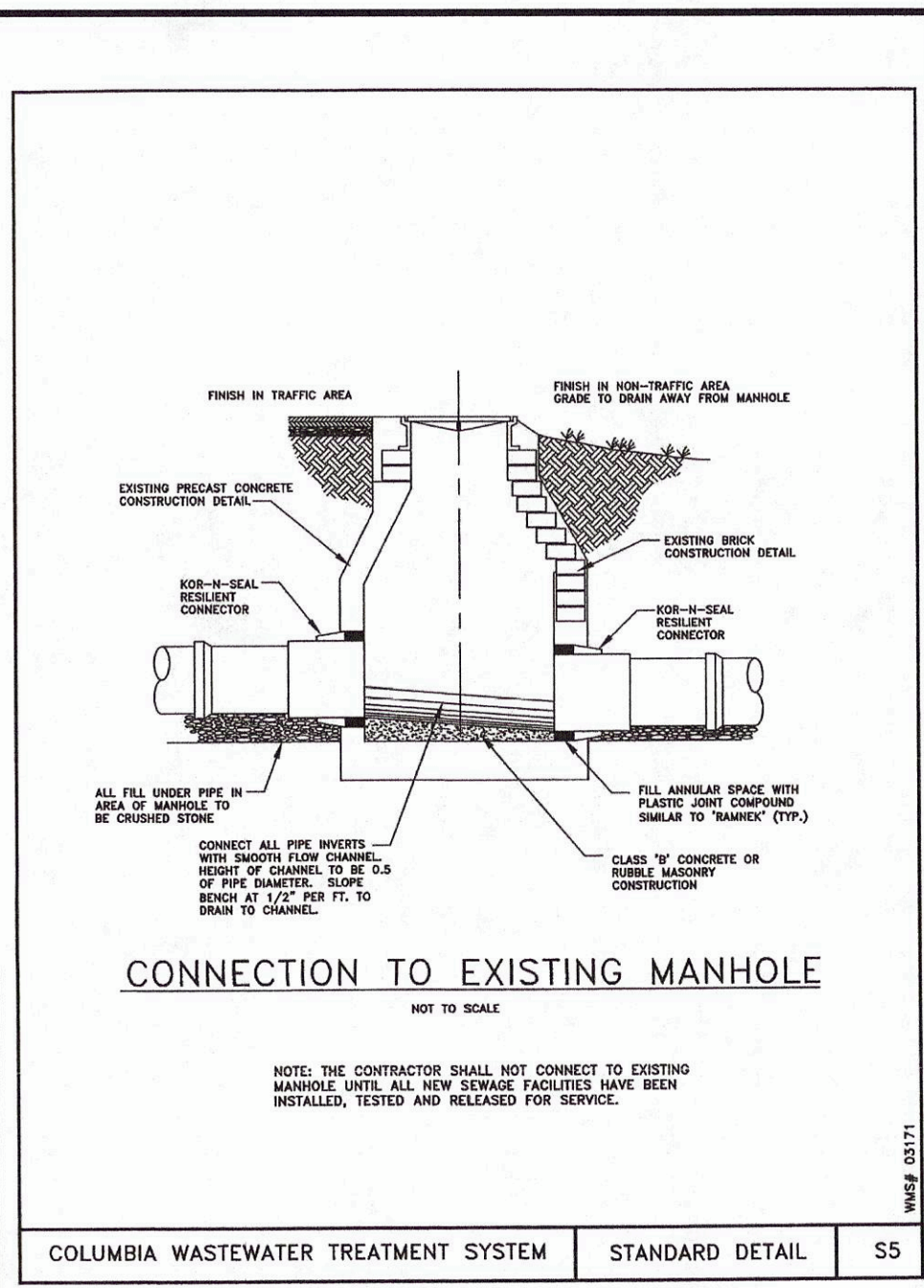
UTILITY PLAN

C-7

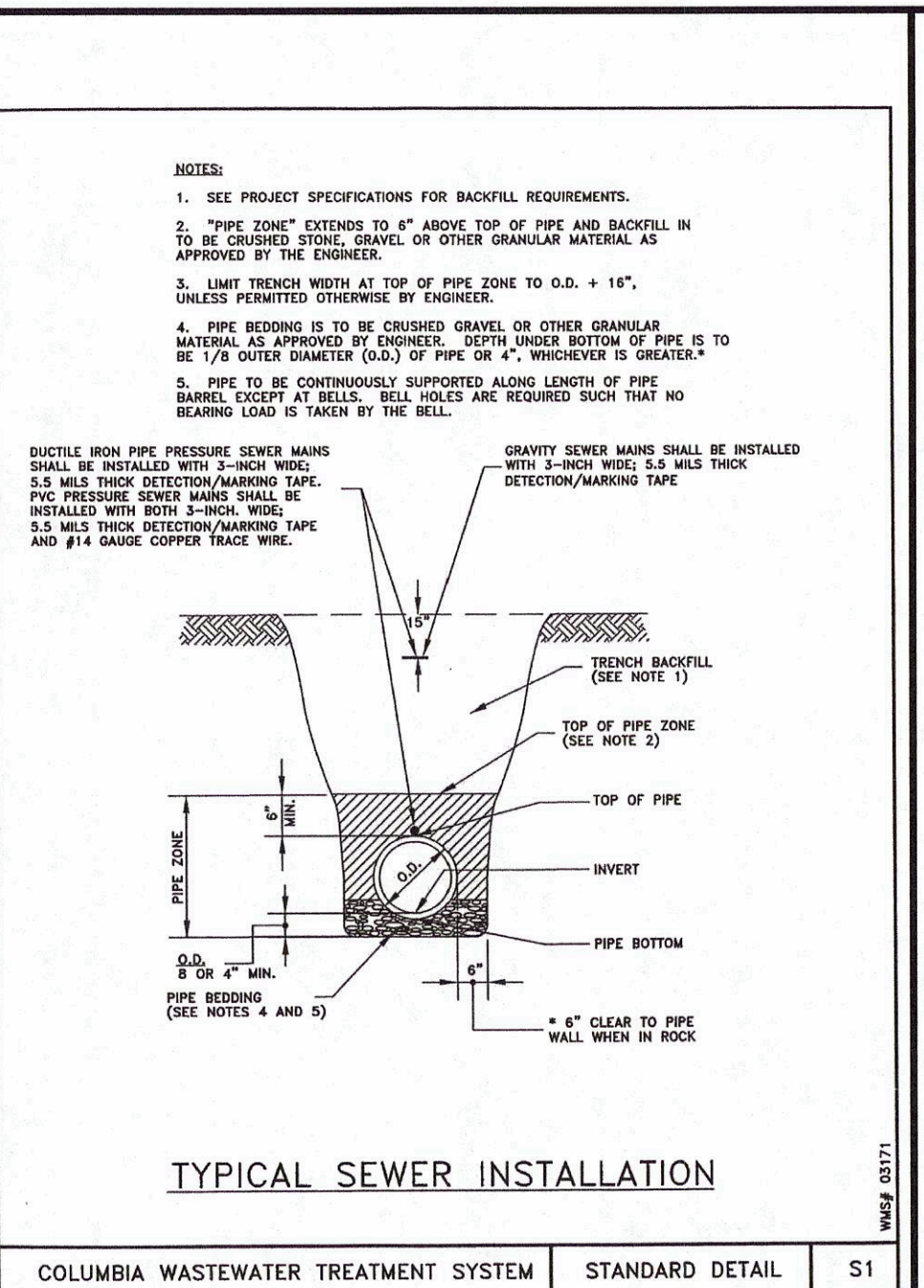
SHEET 1 OF -



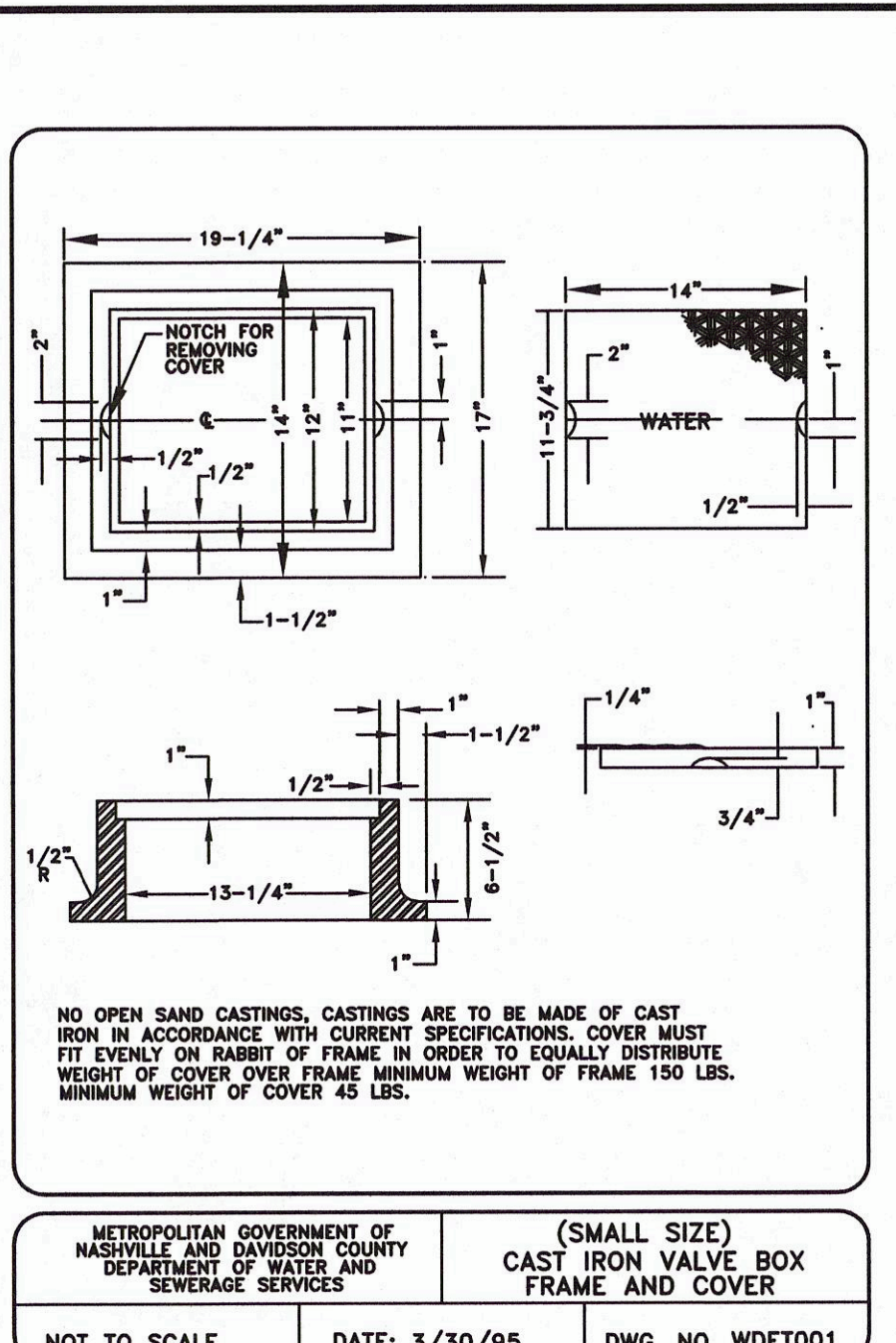
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S4



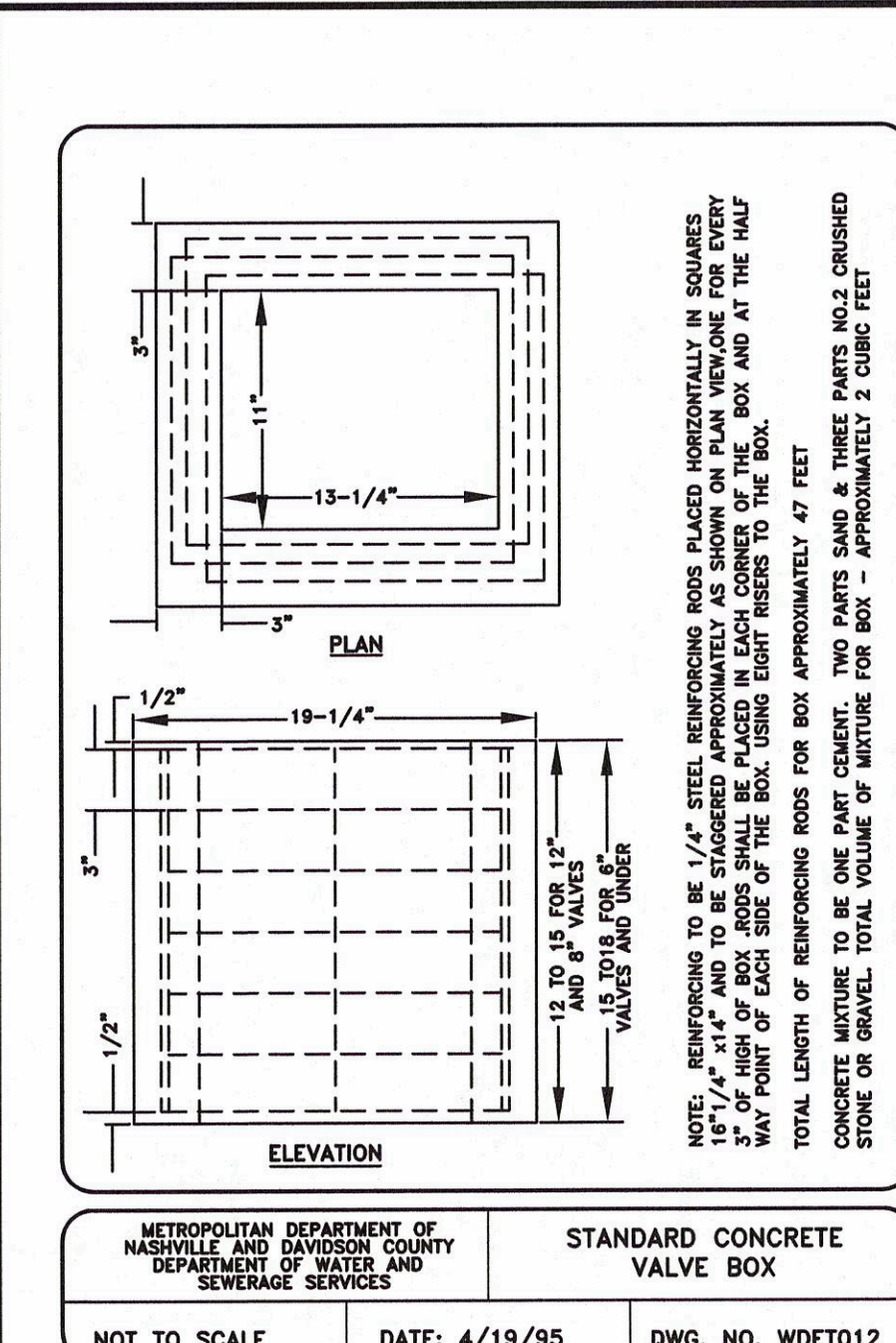
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S5



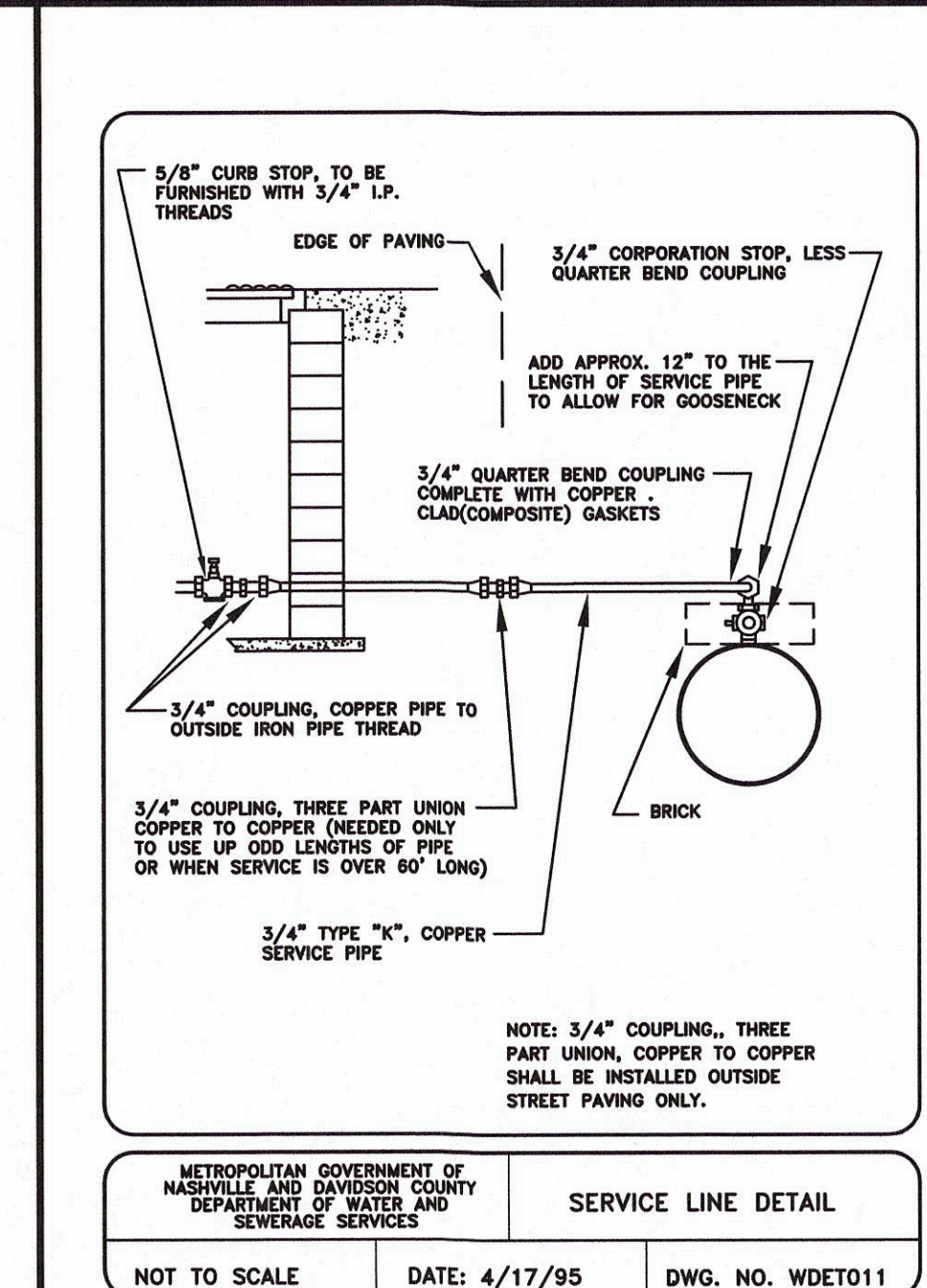
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S1



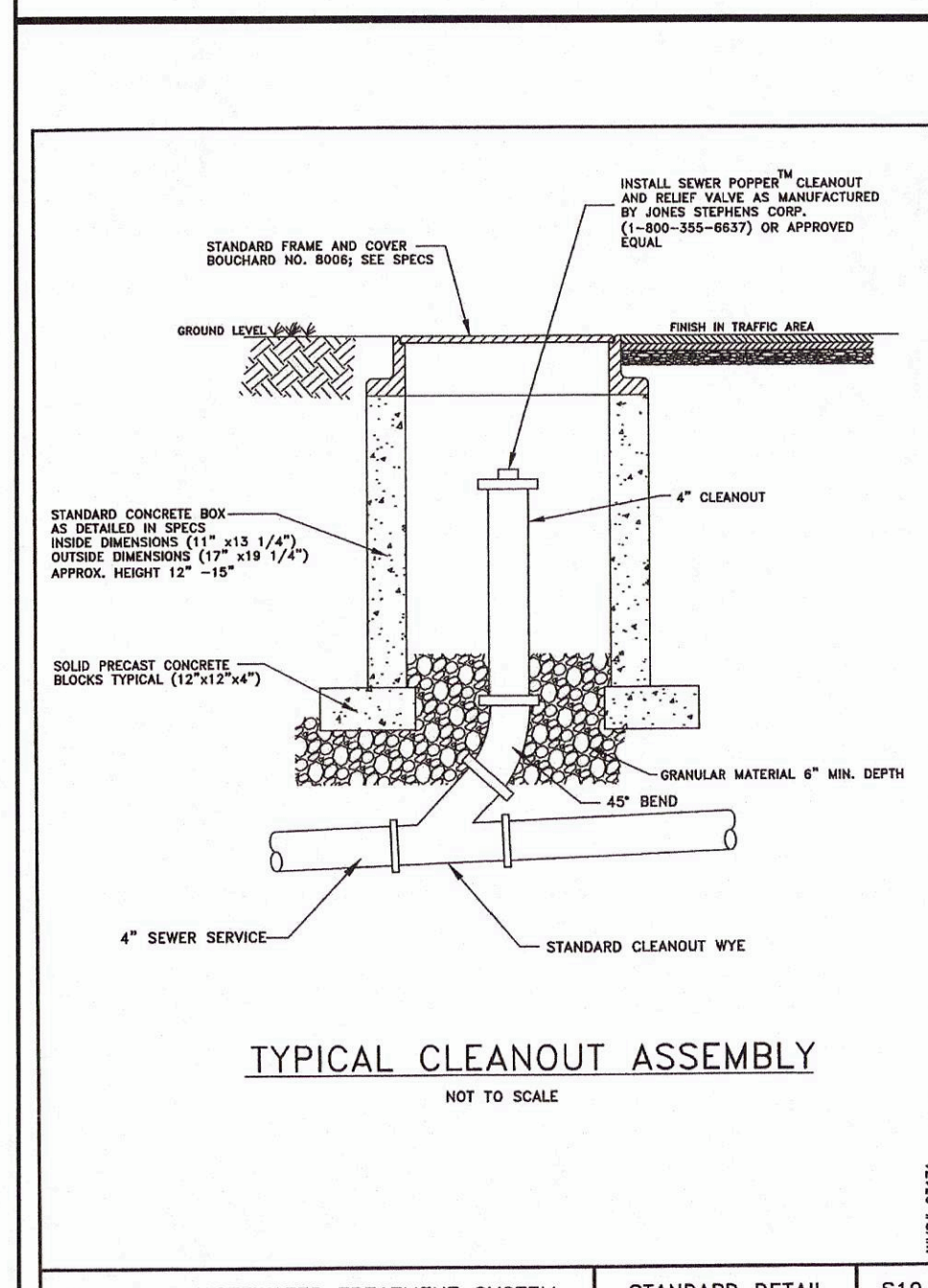
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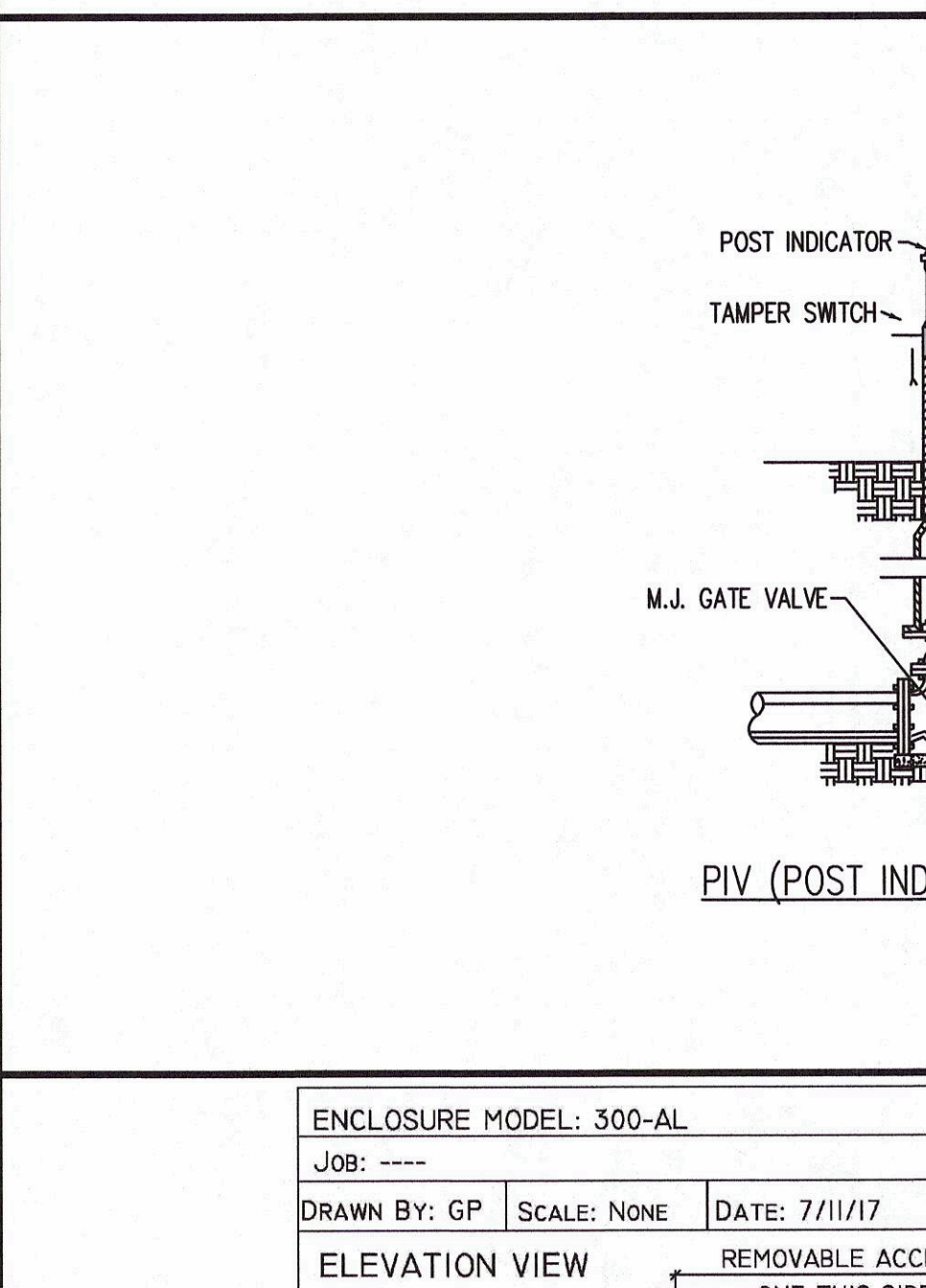
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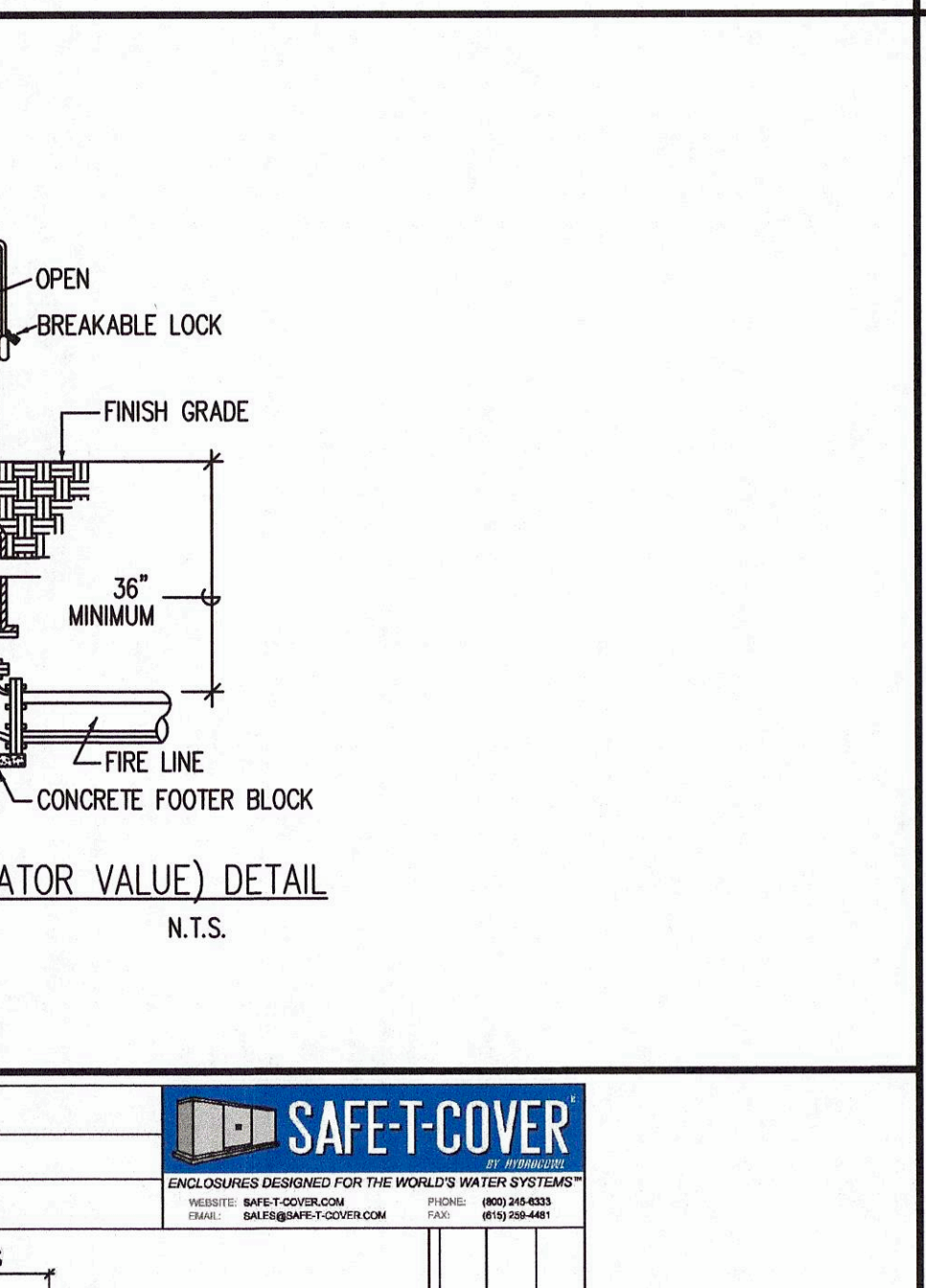
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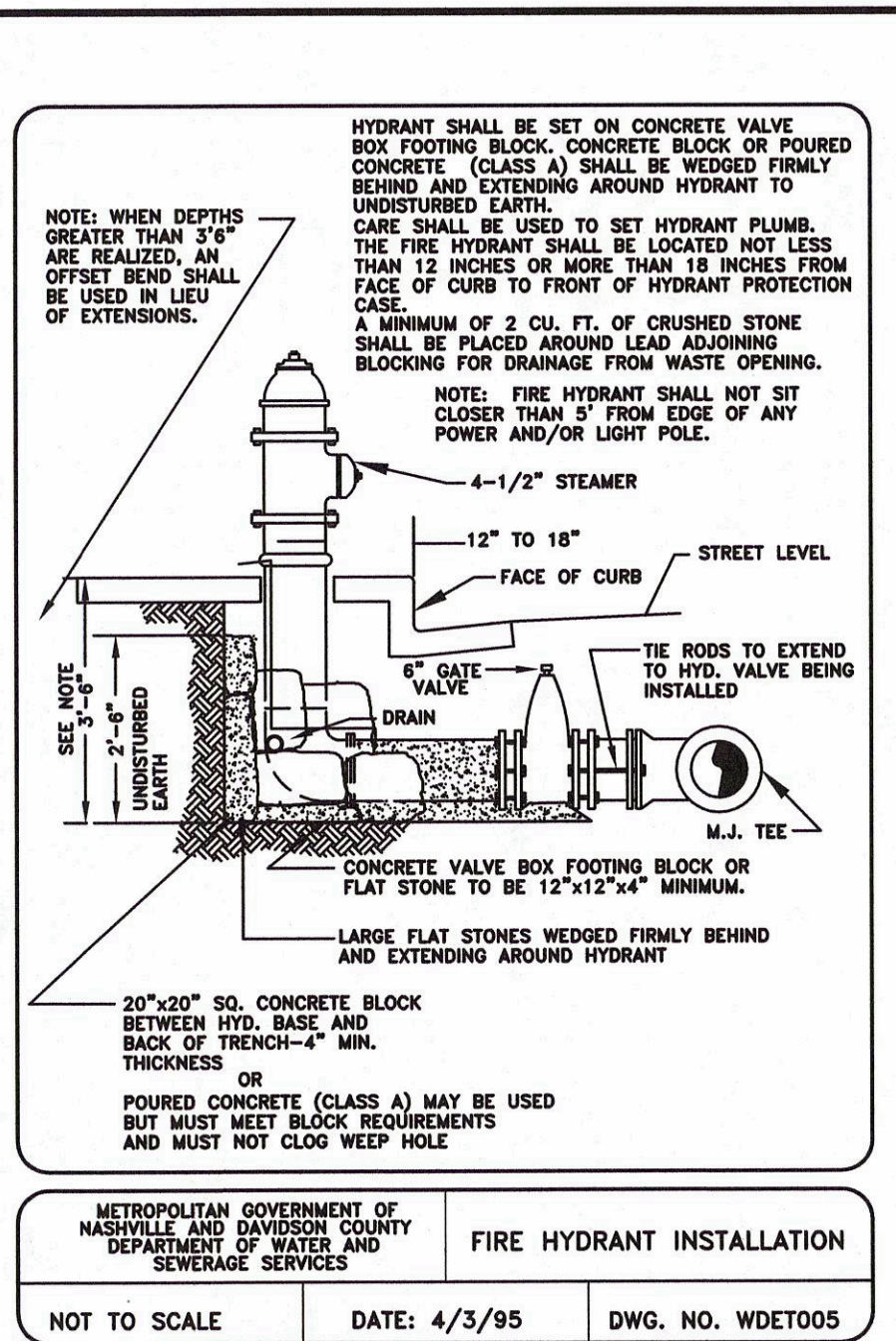
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S19



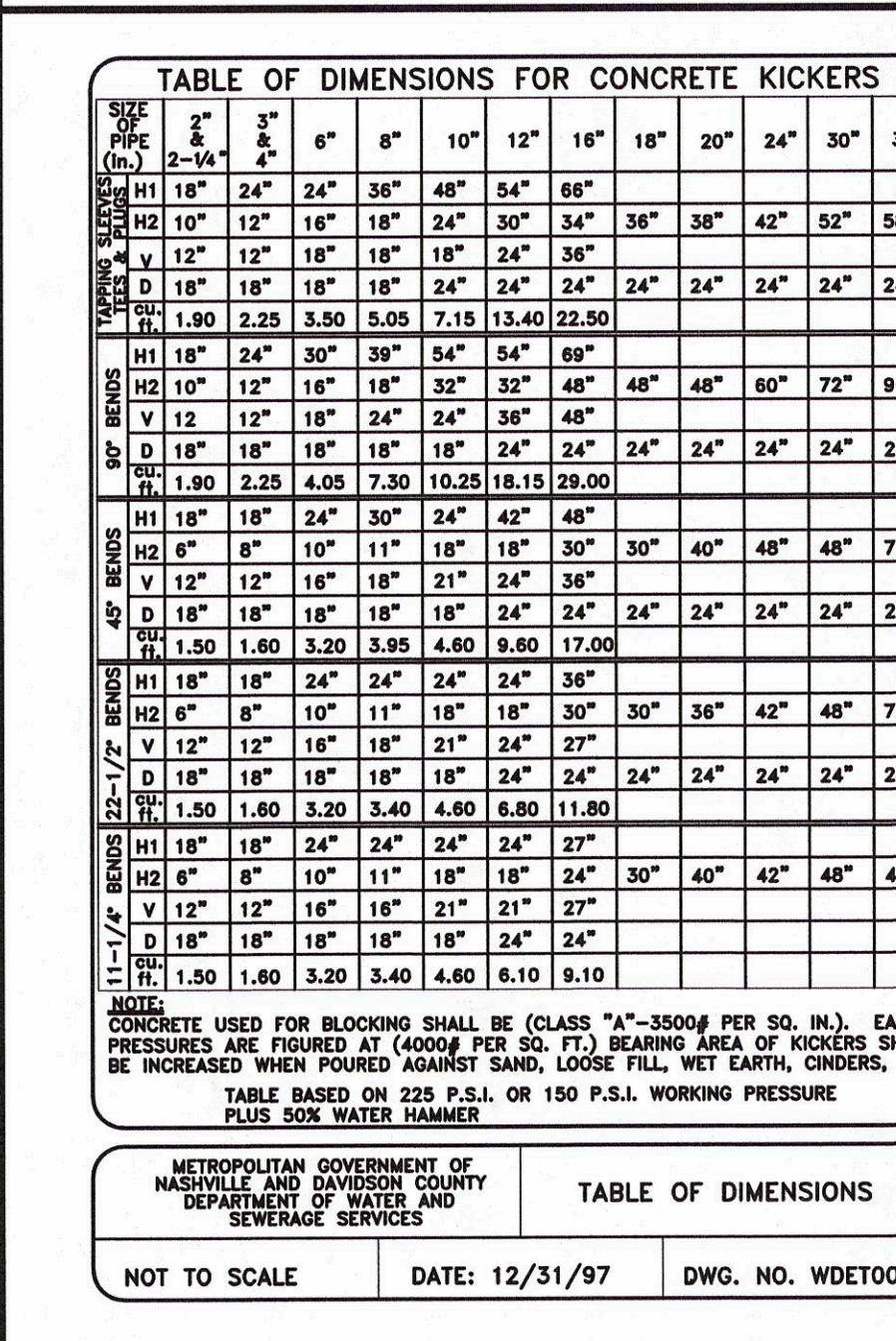
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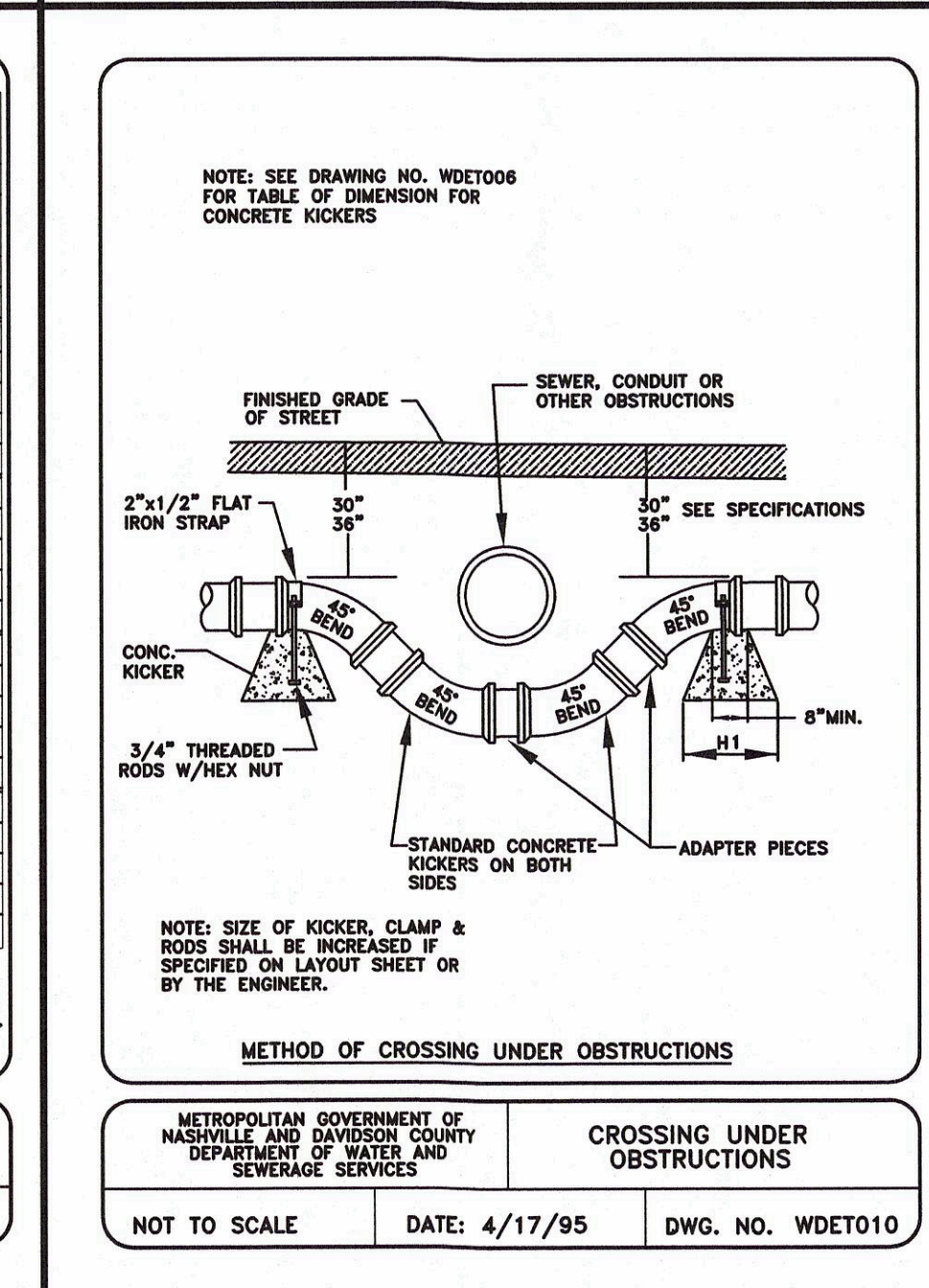
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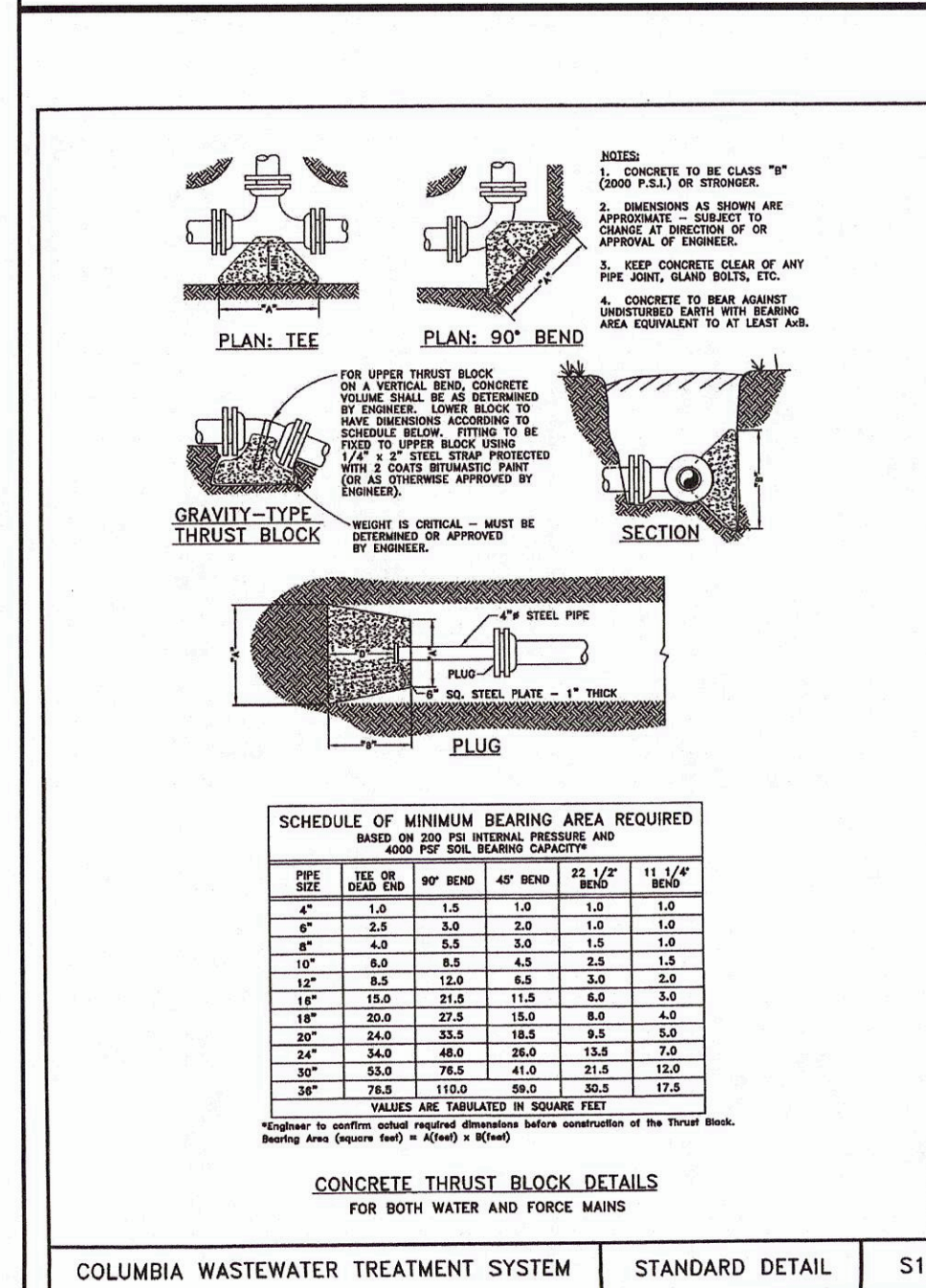
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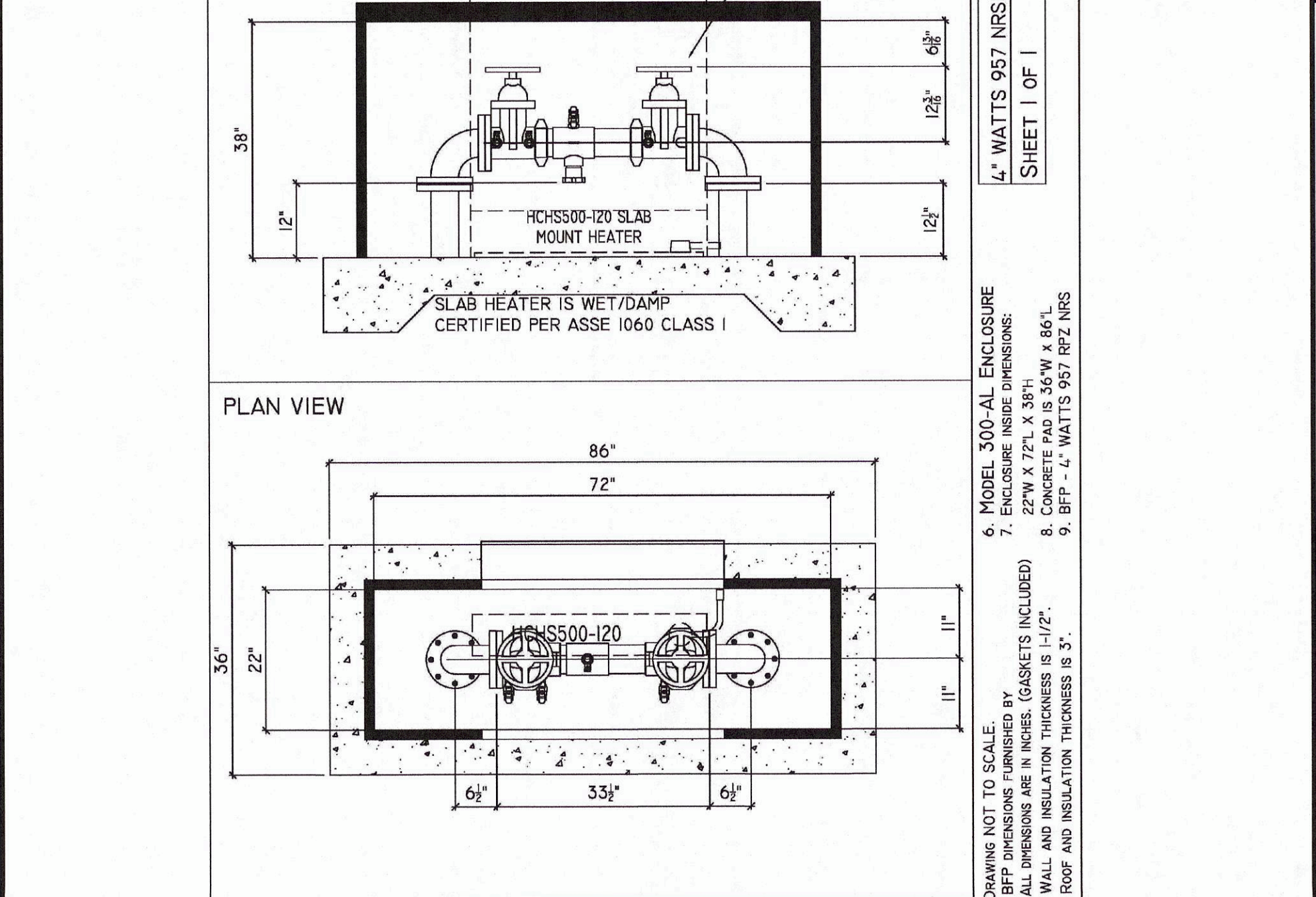
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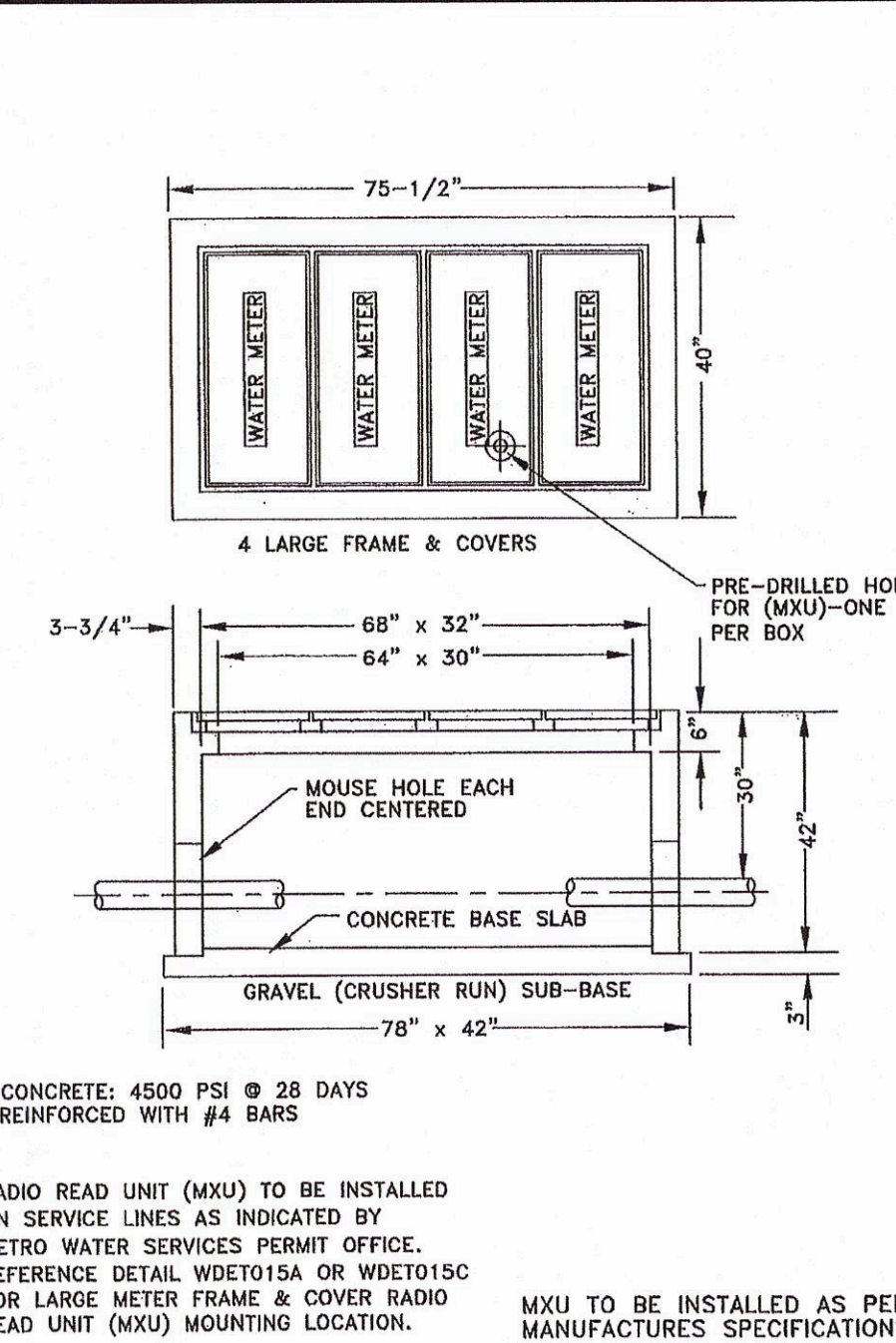
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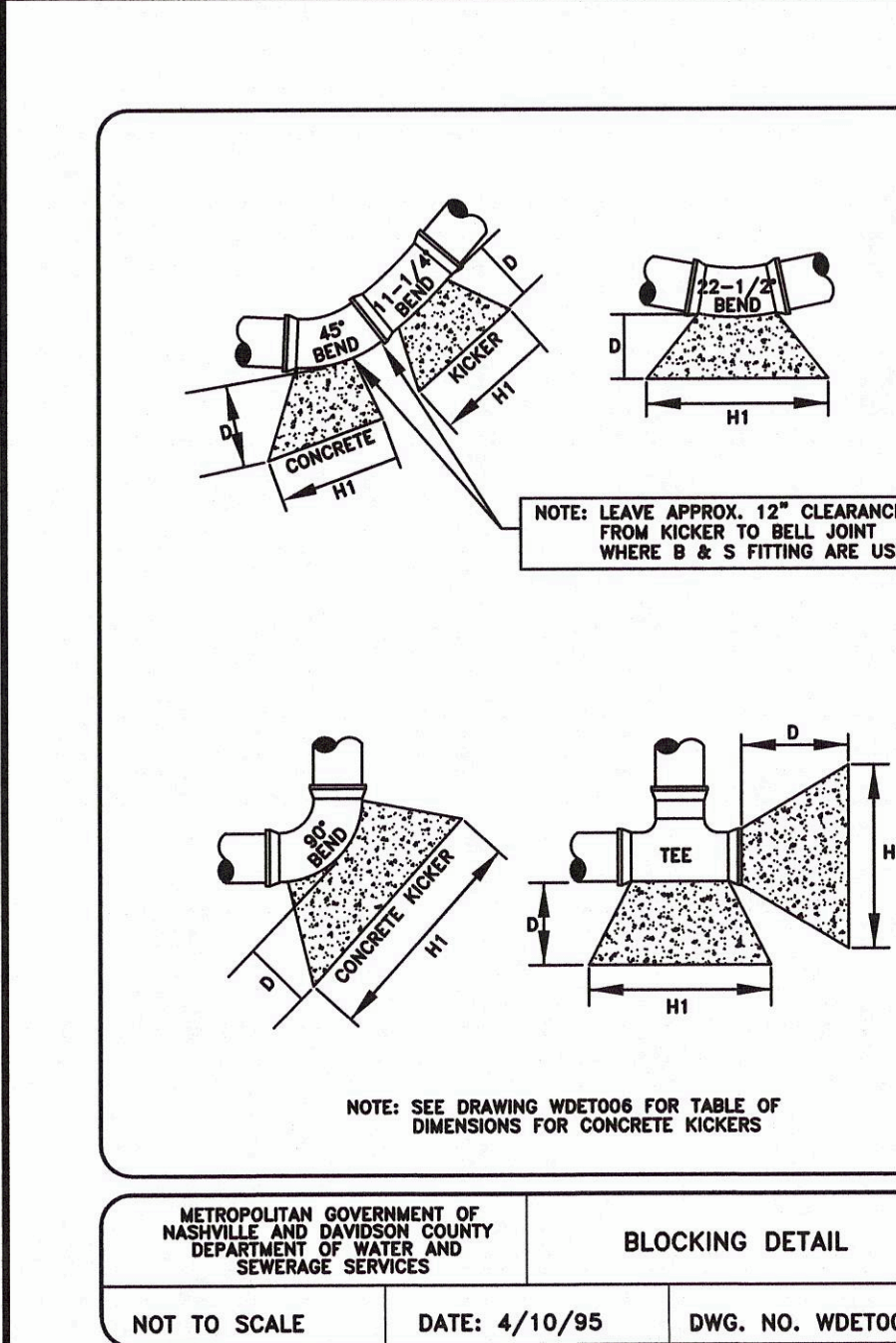
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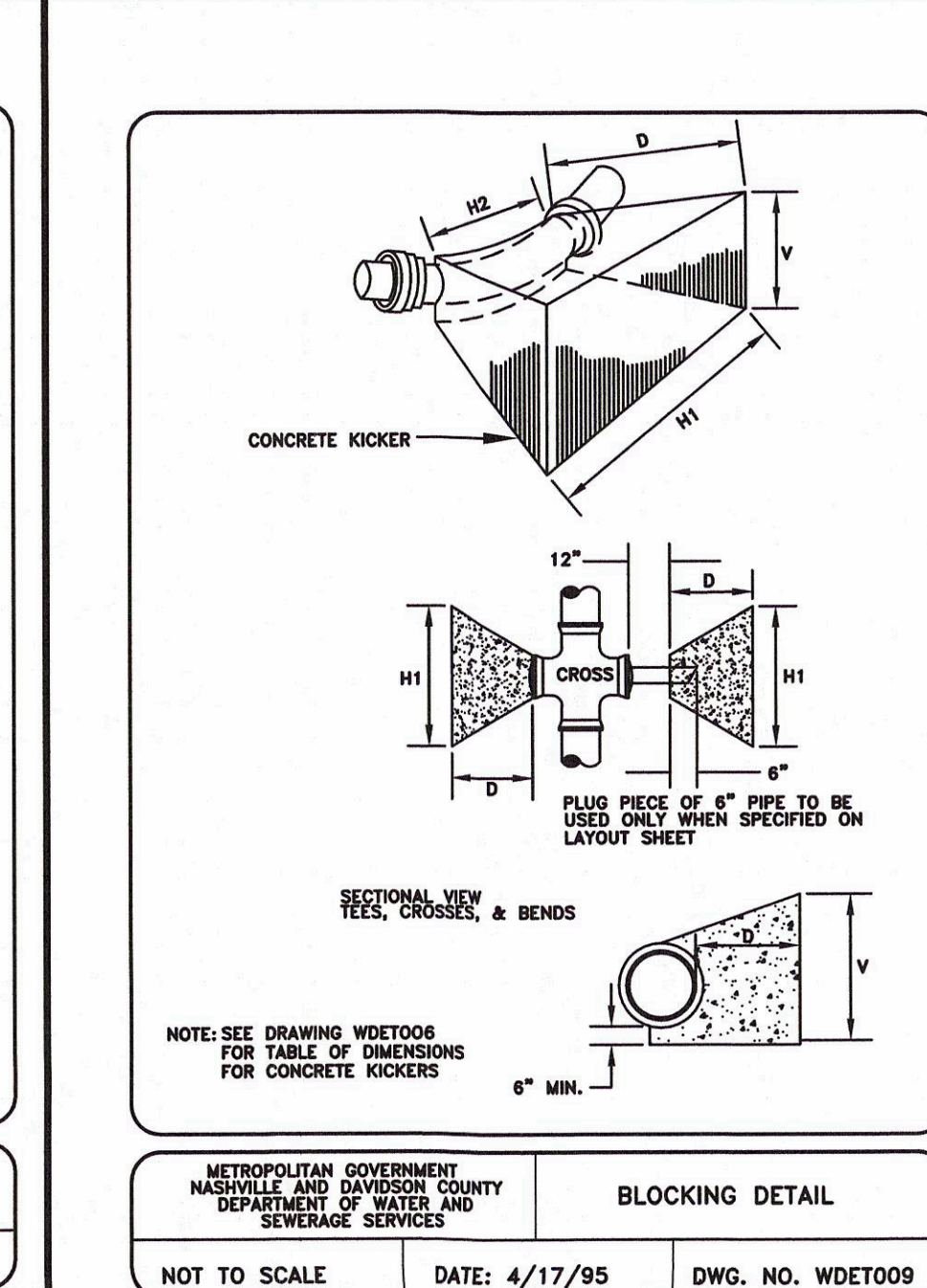
COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S15



COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S15



COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S15



COLUMBIA WASTEWATER TREATMENT SYSTEM STANDARD DETAIL S15



BATSON & ASSOCIATES
Civil Engineering Consultants

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

CONSTRUCTION DOCUMENTS

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

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

DESCRIPTION	DATE

PROJECT NO. -

DATE -

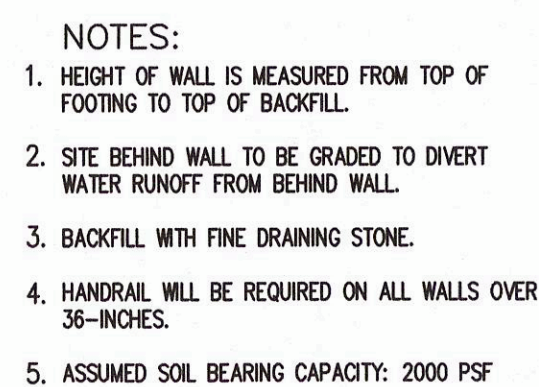
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CHECKED BY - GMB

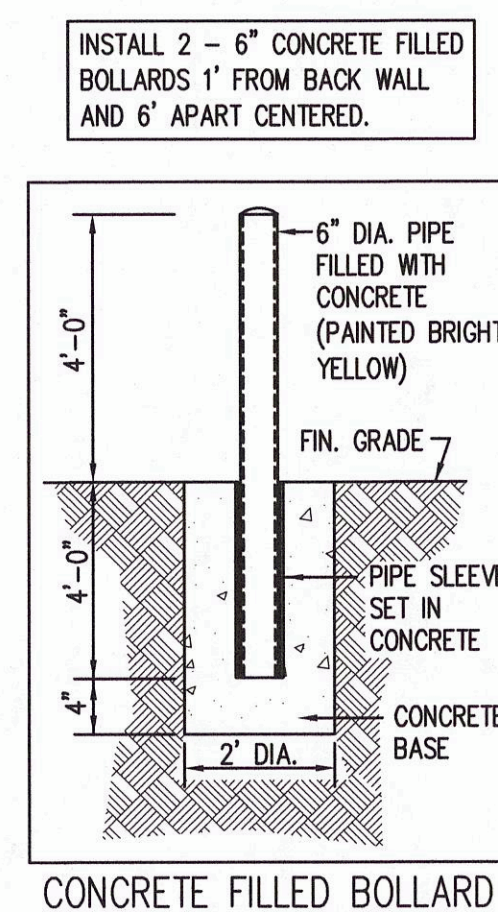
STANDARD WATER & SEWER DETAILS

C-8

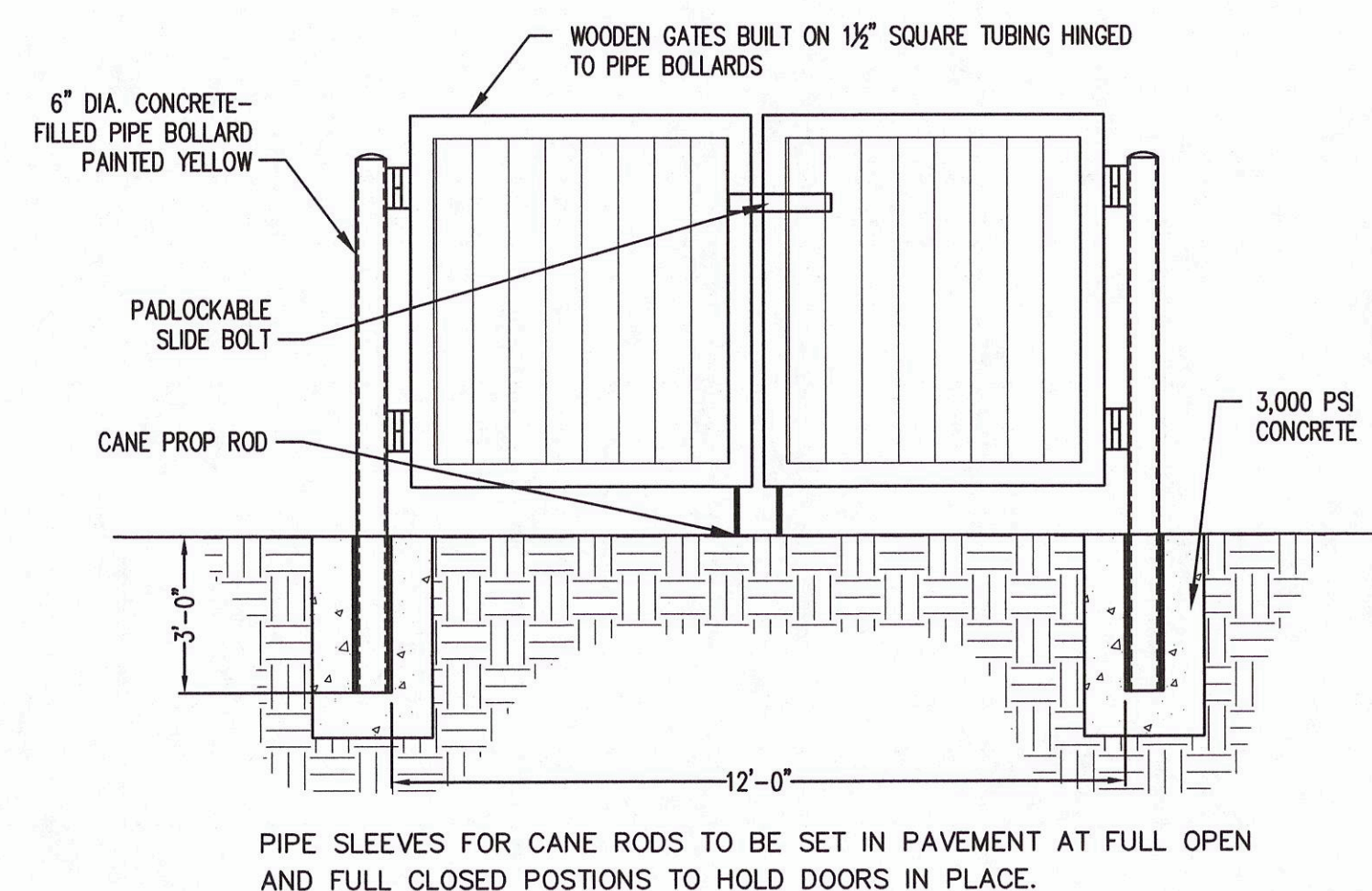
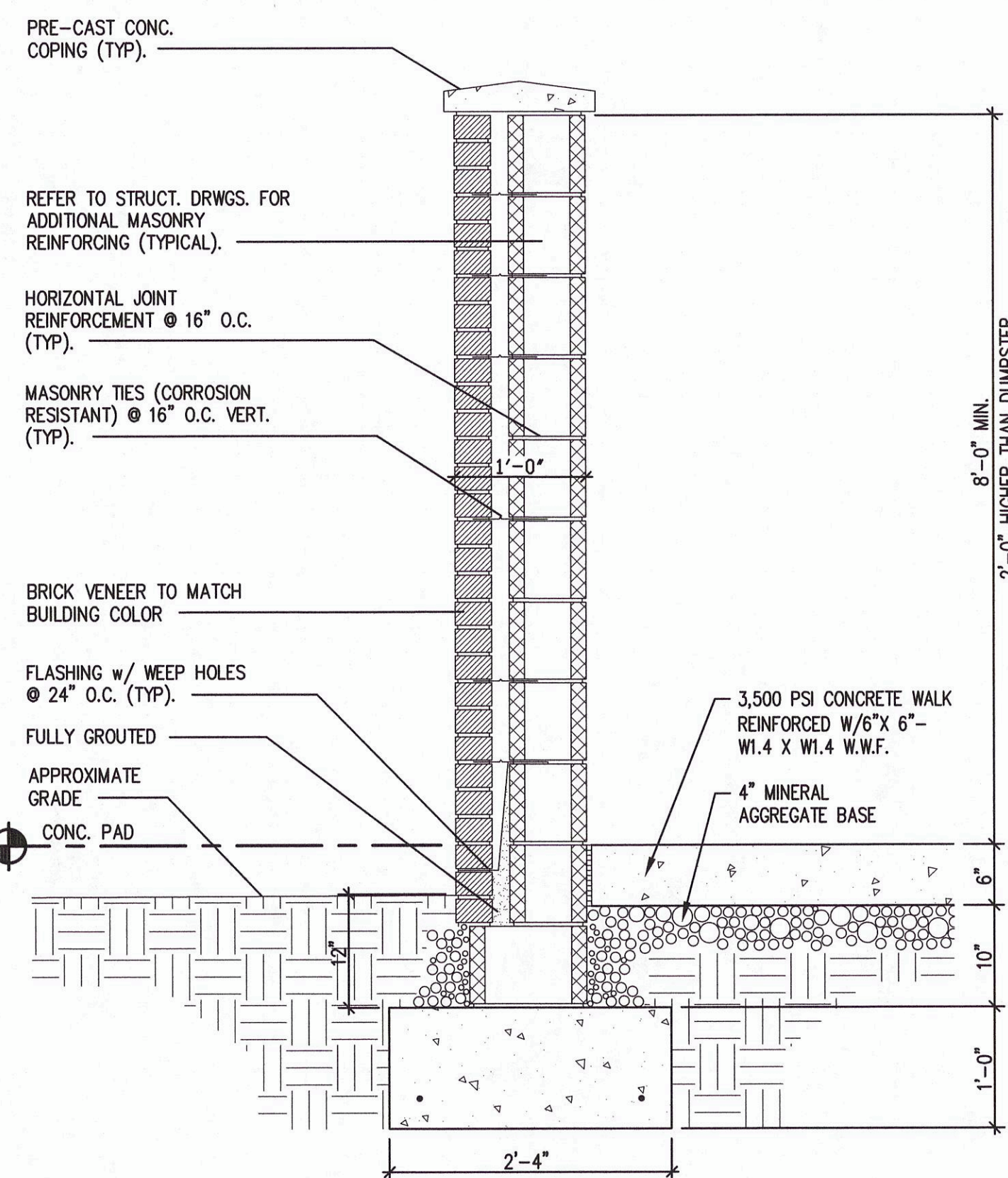
SHEET 8 OF 11



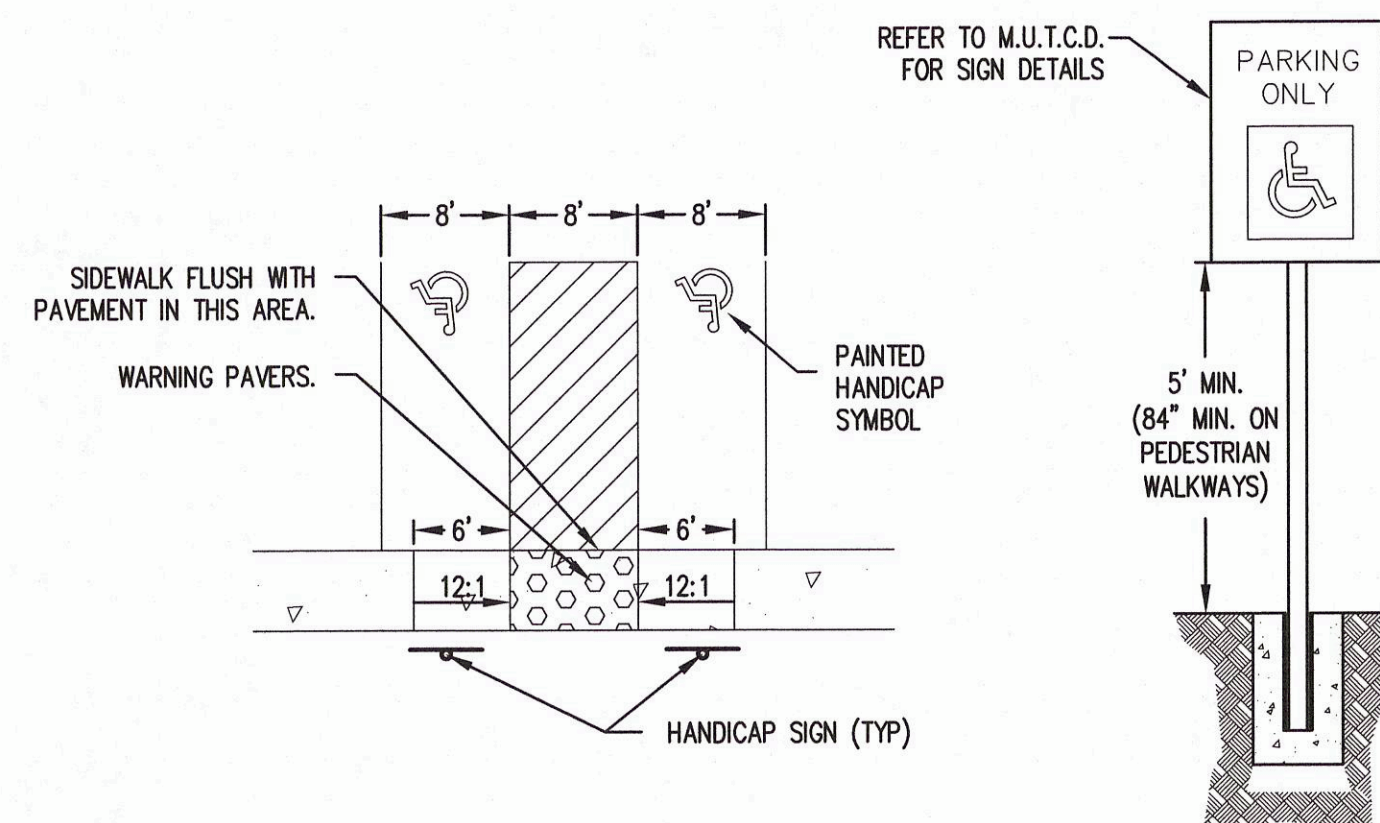
10 CONCRETE RETAINING WALL SECTION
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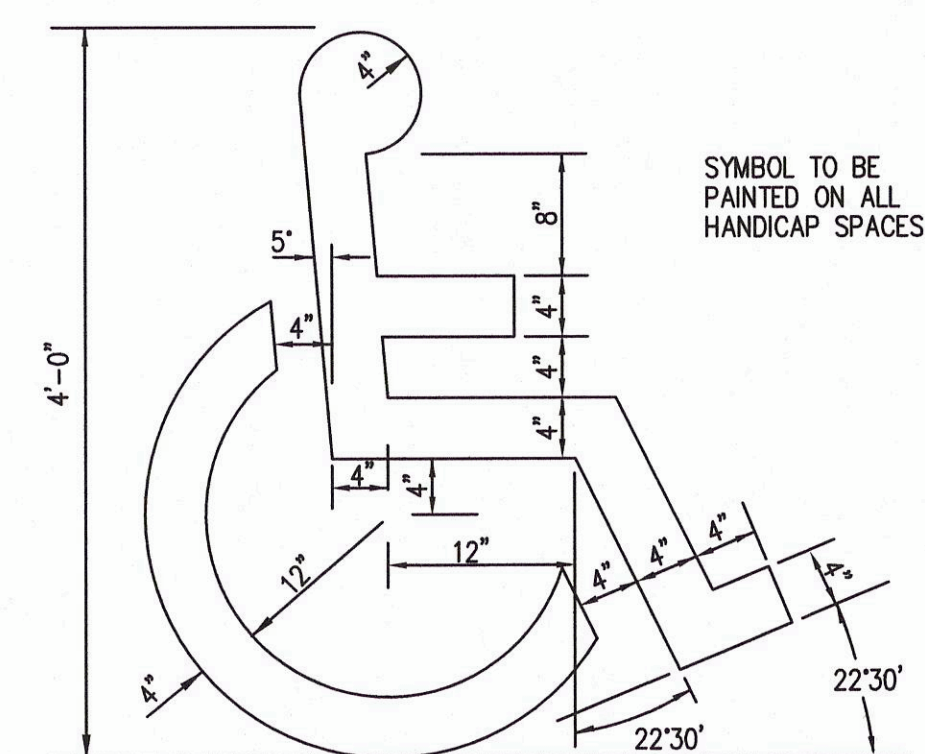
CONCRETE FILLED BOLLARD



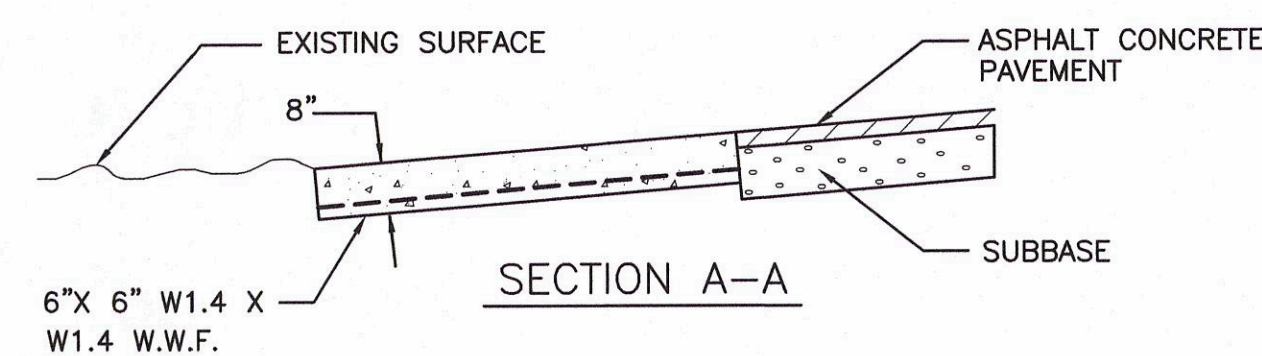
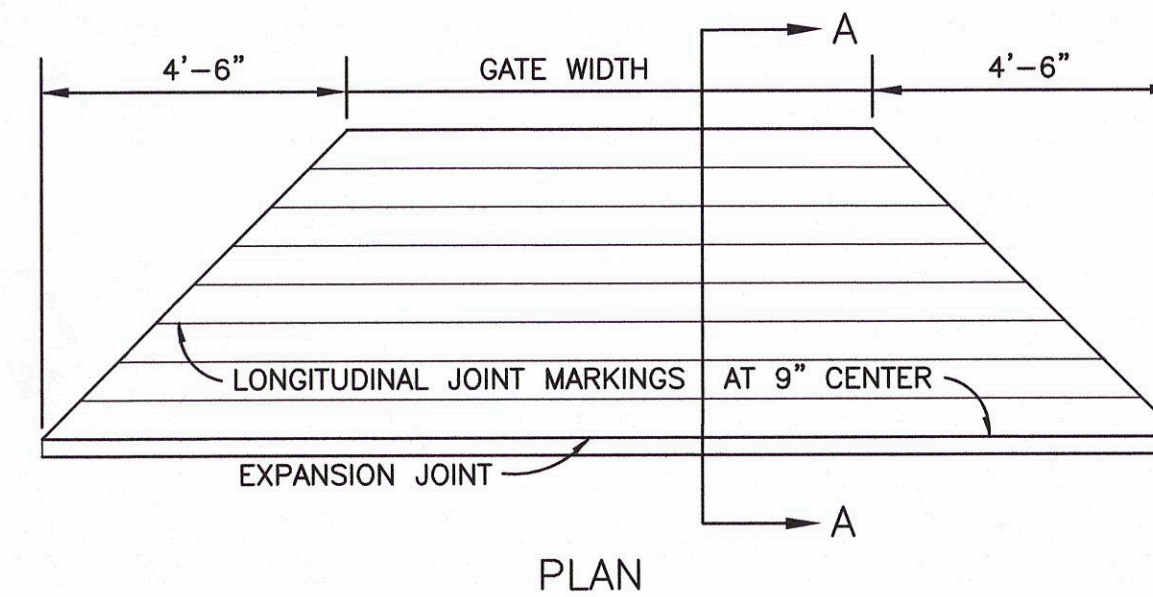
9 SCREEN WALL AND WOODEN GATES
NOT TO SCALE



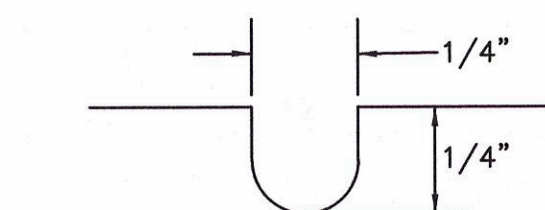
6 TYPICAL HANDICAP PARKING AND SIGN
NOT TO SCALE



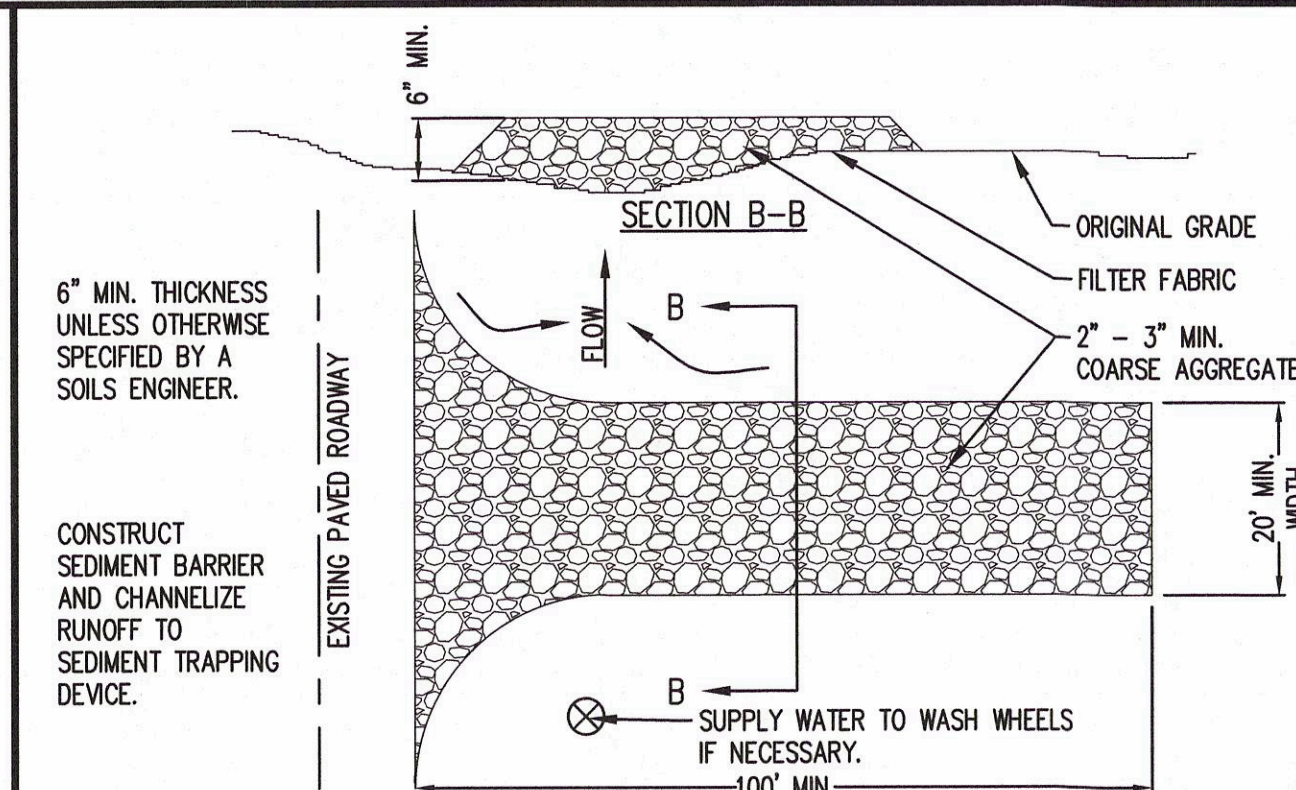
7 HANDICAP SYMBOL
NOT TO SCALE



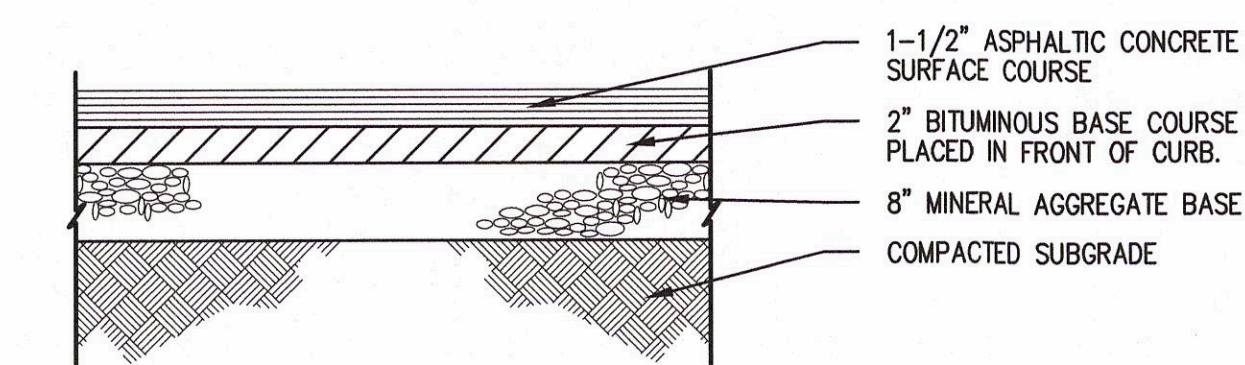
8 CONCRETE DRIVEWAY RAMP
NOT TO SCALE



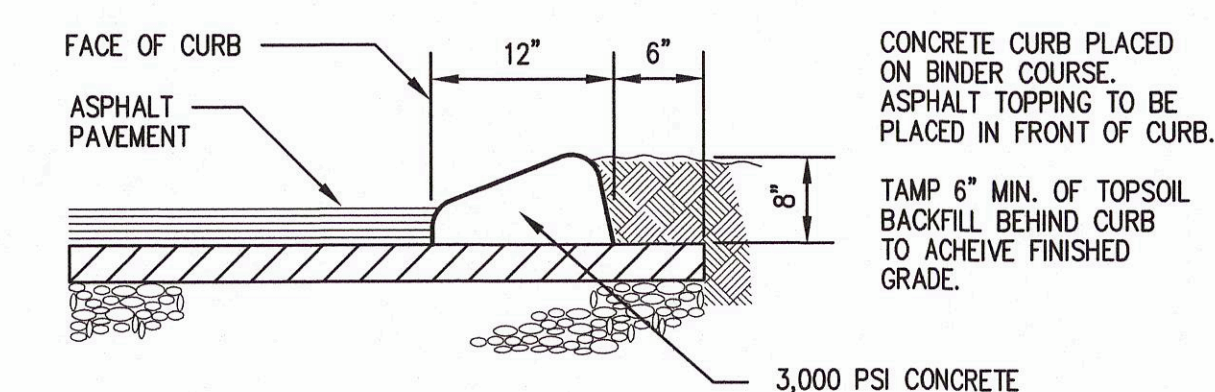
TYPICAL JOINT MARKING



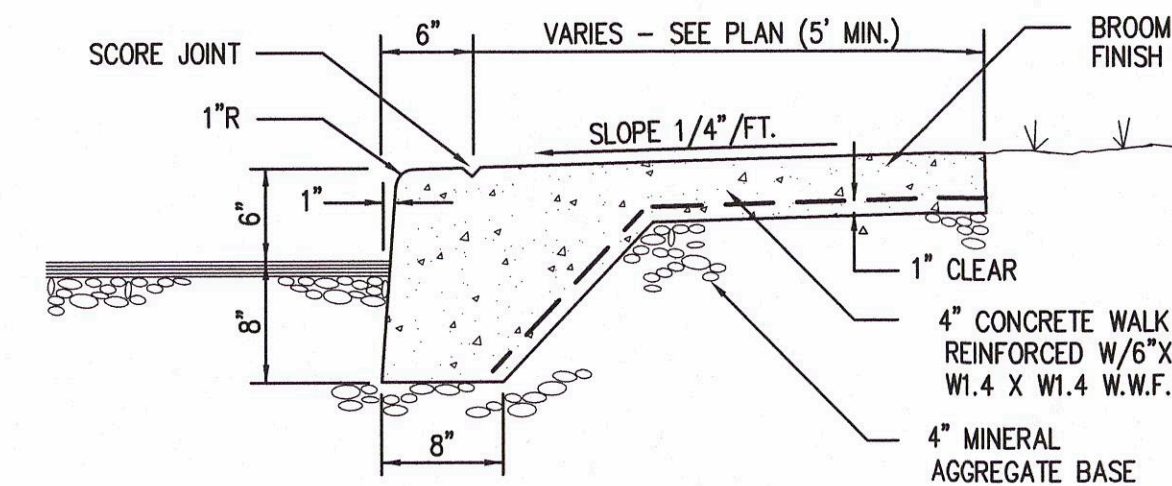
1 TEMPORARY CONSTRUCTION ACCESS
NOT TO SCALE



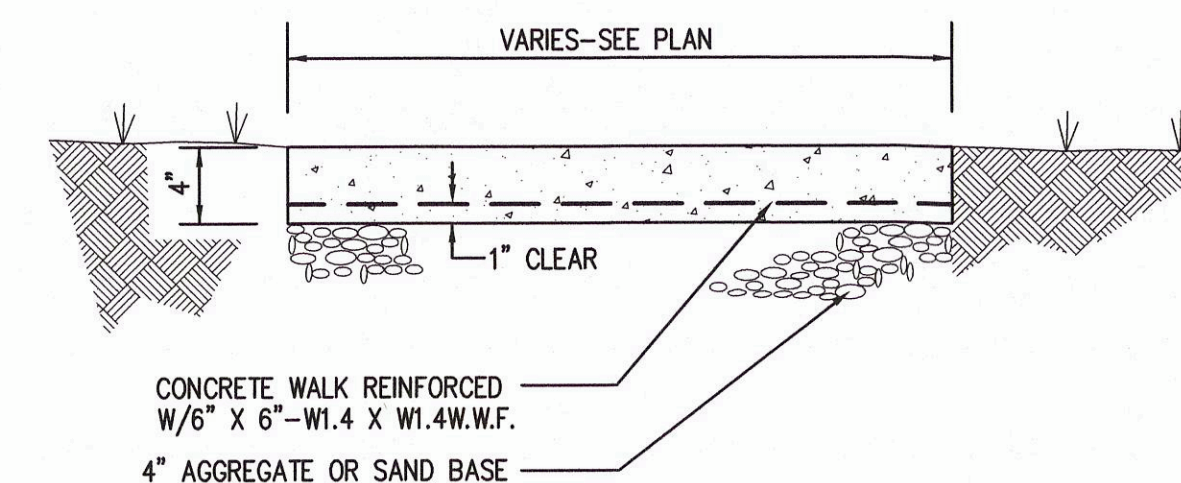
2 PAVEMENT SECTION
NOT TO SCALE



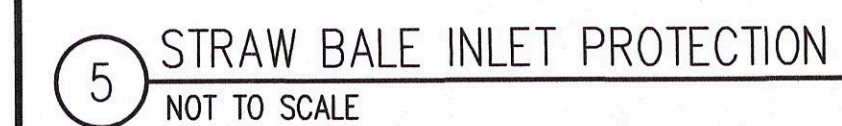
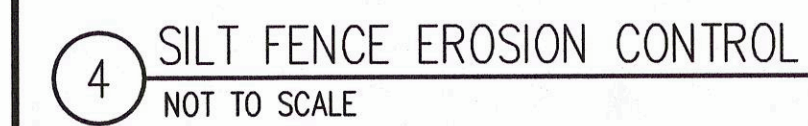
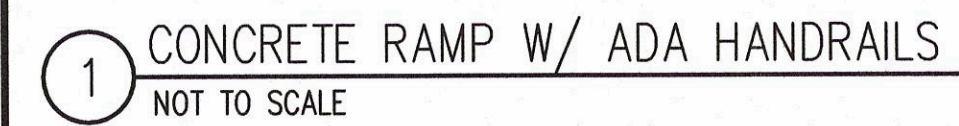
3 EXTRUDED CONCRETE CURB
NOT TO SCALE



4 INTEGRAL CURB & CONCRETE SIDEWALK
NOT TO SCALE



5 CONCRETE SIDEWALK
NOT TO SCALE





BATSON & ASSOCIATES
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5150 REMINGTON DRIVE
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**ARDEN
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LOTS 209 & 210
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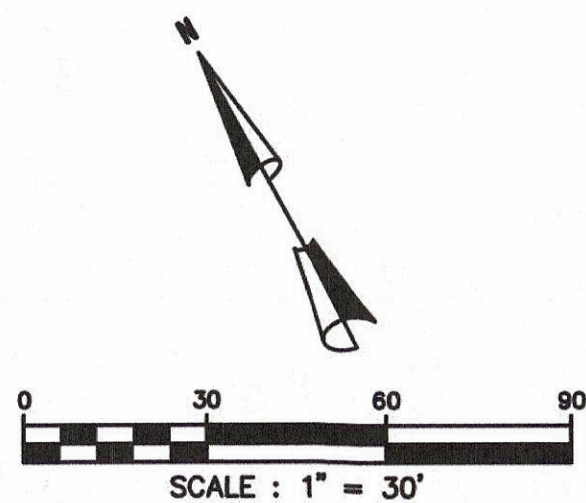
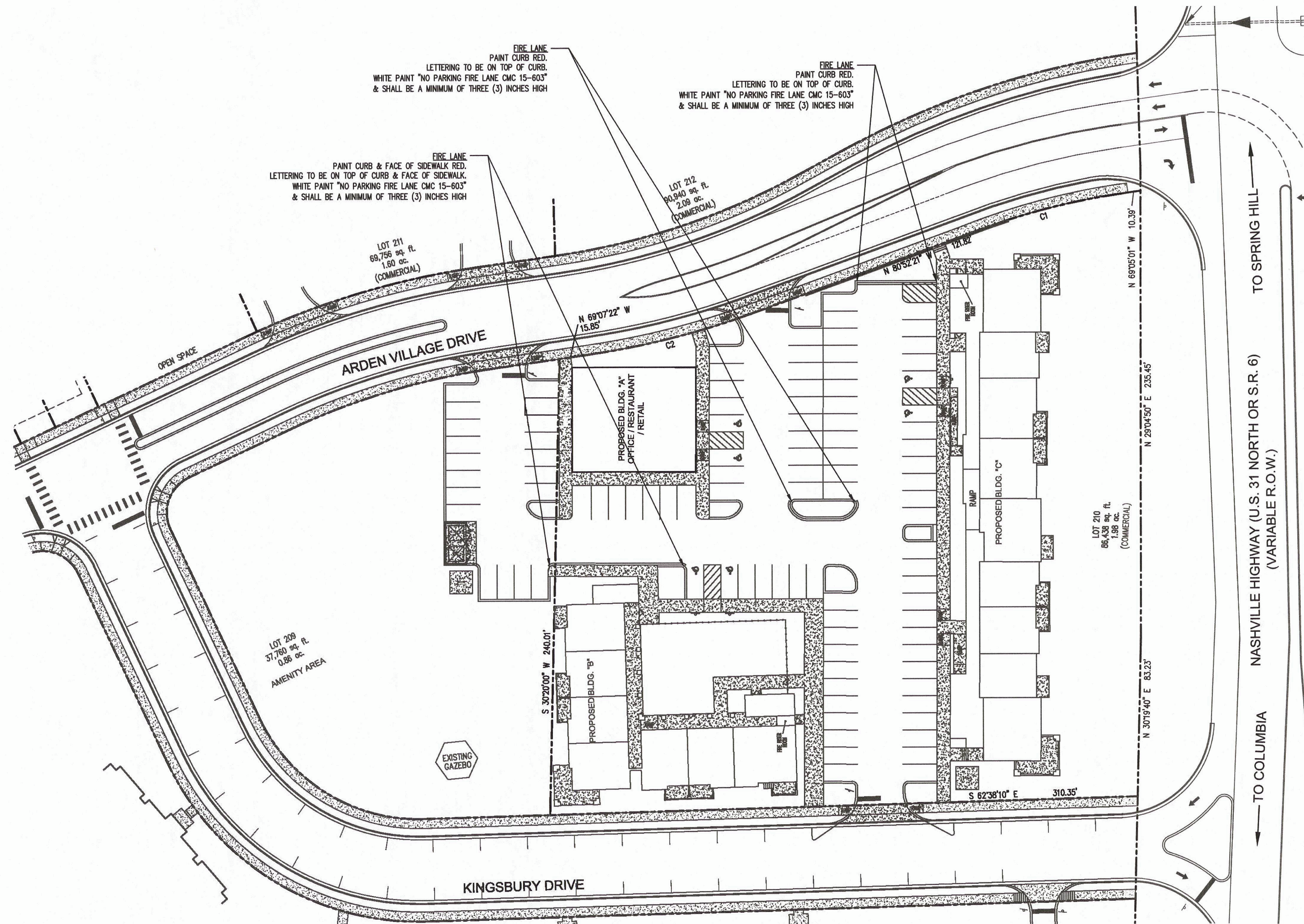
DESCRIPTION DATE

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

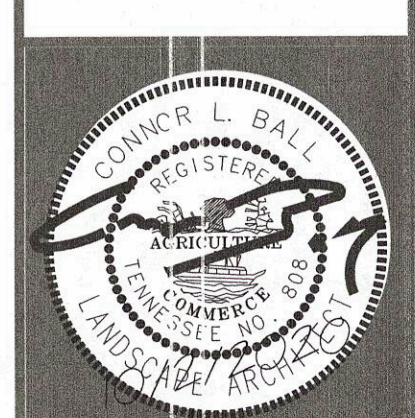
FIRE SAFETY
ACCESS PLAN

C-11

SHEET 11 OF 11



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

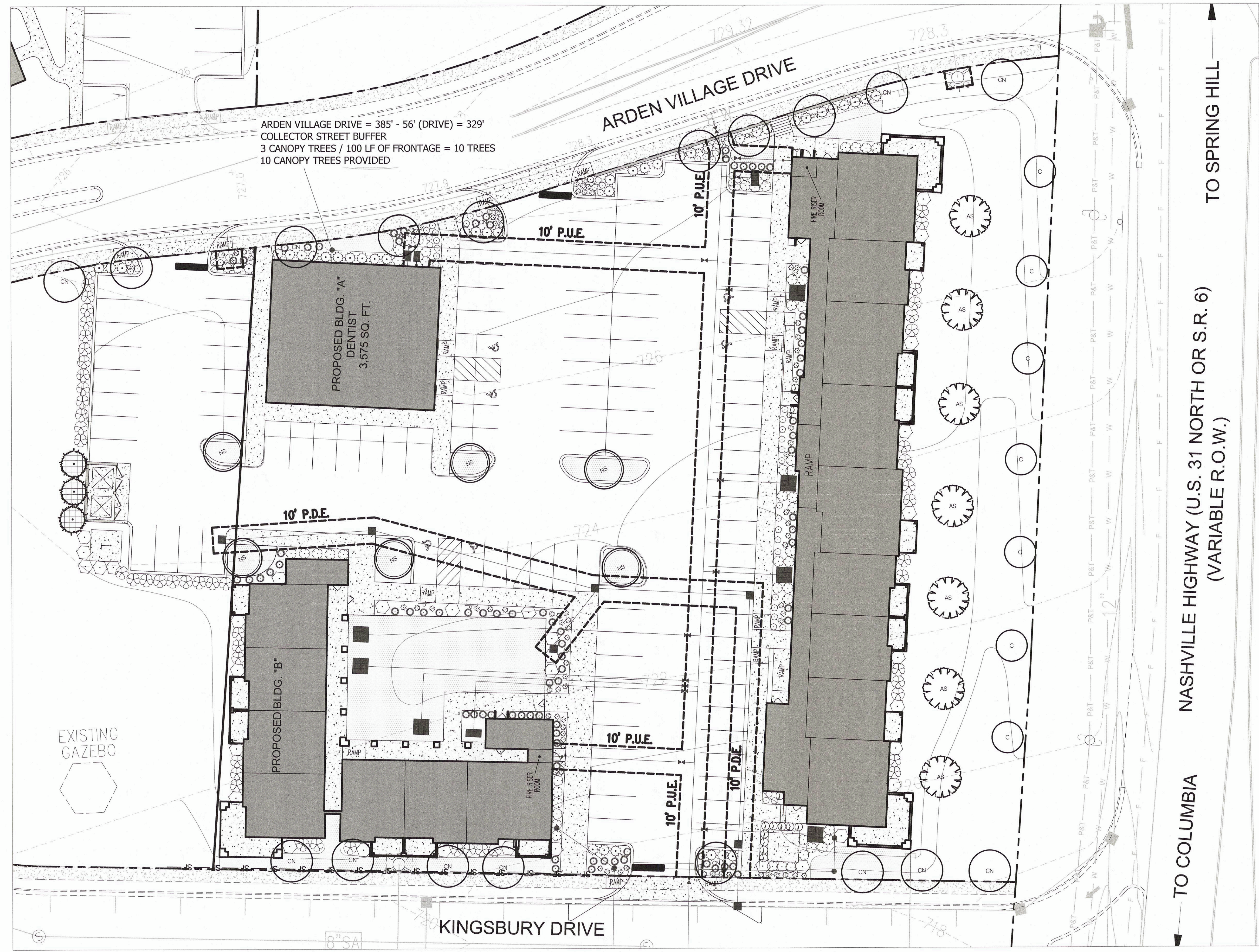


BY: cb

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

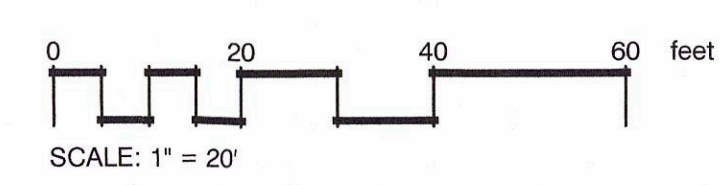
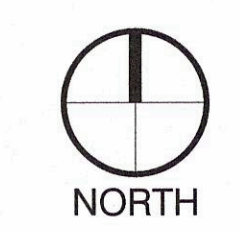
L1.0

LANDSCAPE PLAN



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

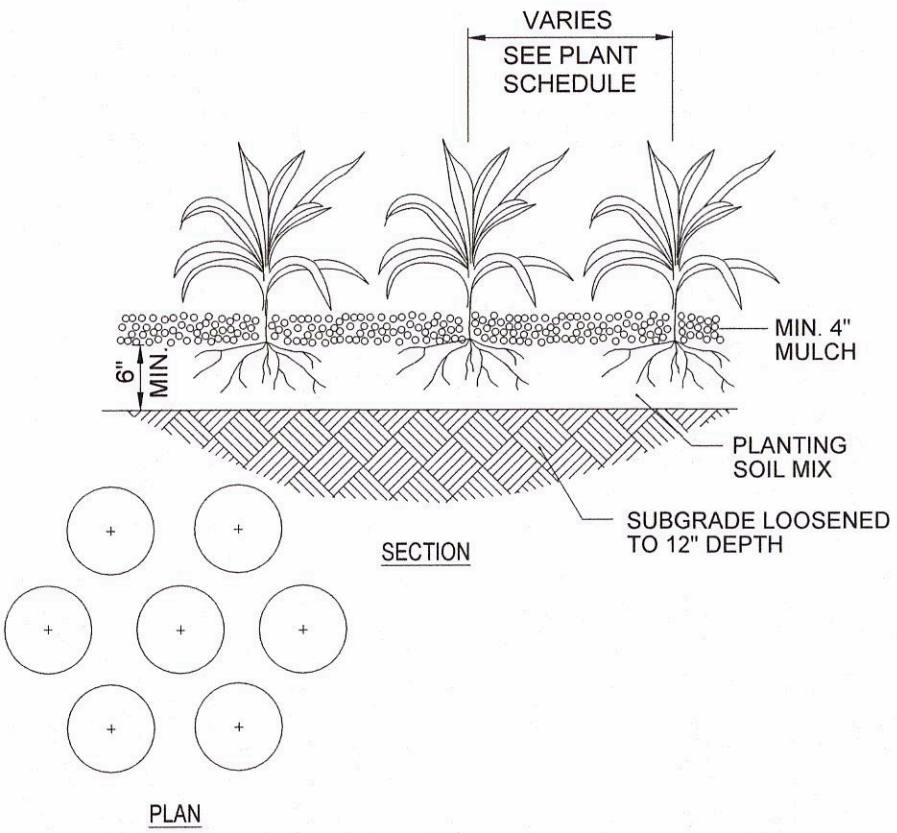
NASHVILLE HIGHWAY = 323'
 ARTERIAL STREET BUFFER
 2 CANOPY TREES / 100 LF OF FRONTAGE = 7 TREES
 2 UNDERSTORY TREES / 100 LF OF FRONTAGE = 7 TREES
 7 CANOPY AND 7 UNDERSTORY TREES PROVIDED



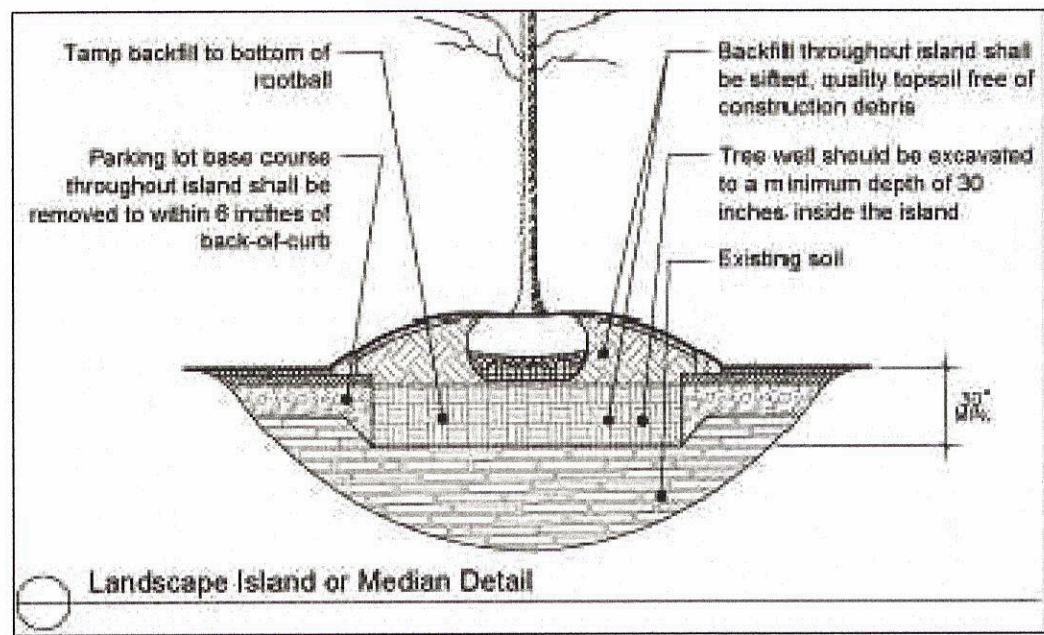
SEE L1.1 FOR LANDSCAPE SCHEDULE, NOTES, AND DETAILS

LANDSCAPE NOTES

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

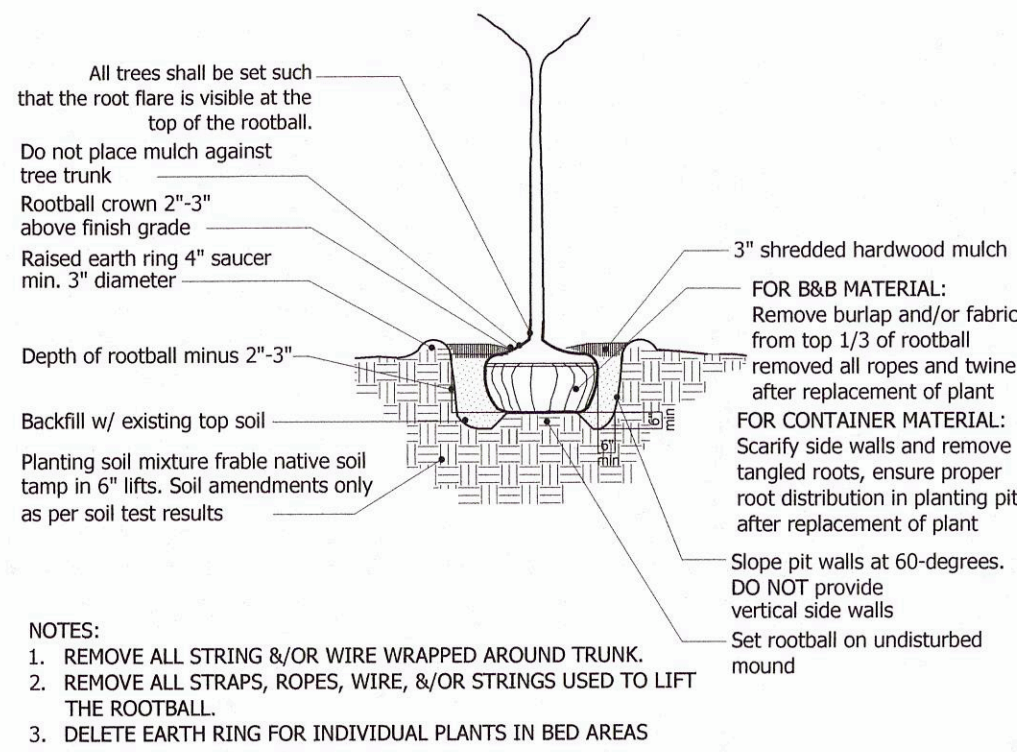


1 GROUND COVER PLANTING



2 TREE ISLAND PLANTING

P-NO-11



3 TREE PLANTING

SUBSTITUTION NOTE:

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

TO AVOID OVERHEAD UTILITY CONFLICTS:

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

TO AVOID OVERHEAD LIGHT POLE CONFLICTS:

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

UTILITY SCREEN

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

PLANT STANDARDS

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

TREE SPECIFICATIONS: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

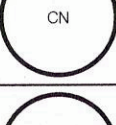
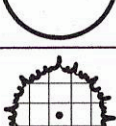
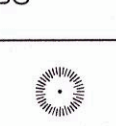
- Deciduous trees shall have one dominant single straight trunk with the tip of the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
- Trees with forked trunks are acceptable if all the following conditions are met:
 - The fork occurs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

DEFICIENCIES NOT ACCEPTED:

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

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

PLANT SCHEDULE

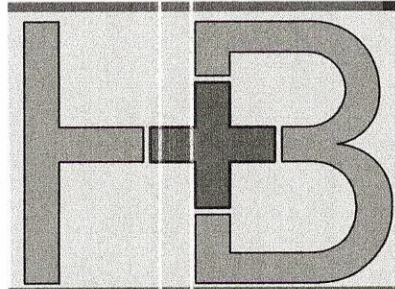
TREES	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	6	Legacy Sugar Maple / <i>Acer saccharum</i> "Legacy" 5' Clear Trunk. Single; Straight Central Leader. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	3"Cal	12'-14' HT
	18	Native Flame Hornbeam / <i>Carpinus caroliniana</i> "Native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

PLAN NOTES:

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

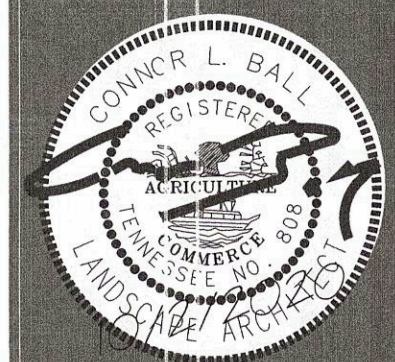
PLANTING SCHEDULE NOTES

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



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

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



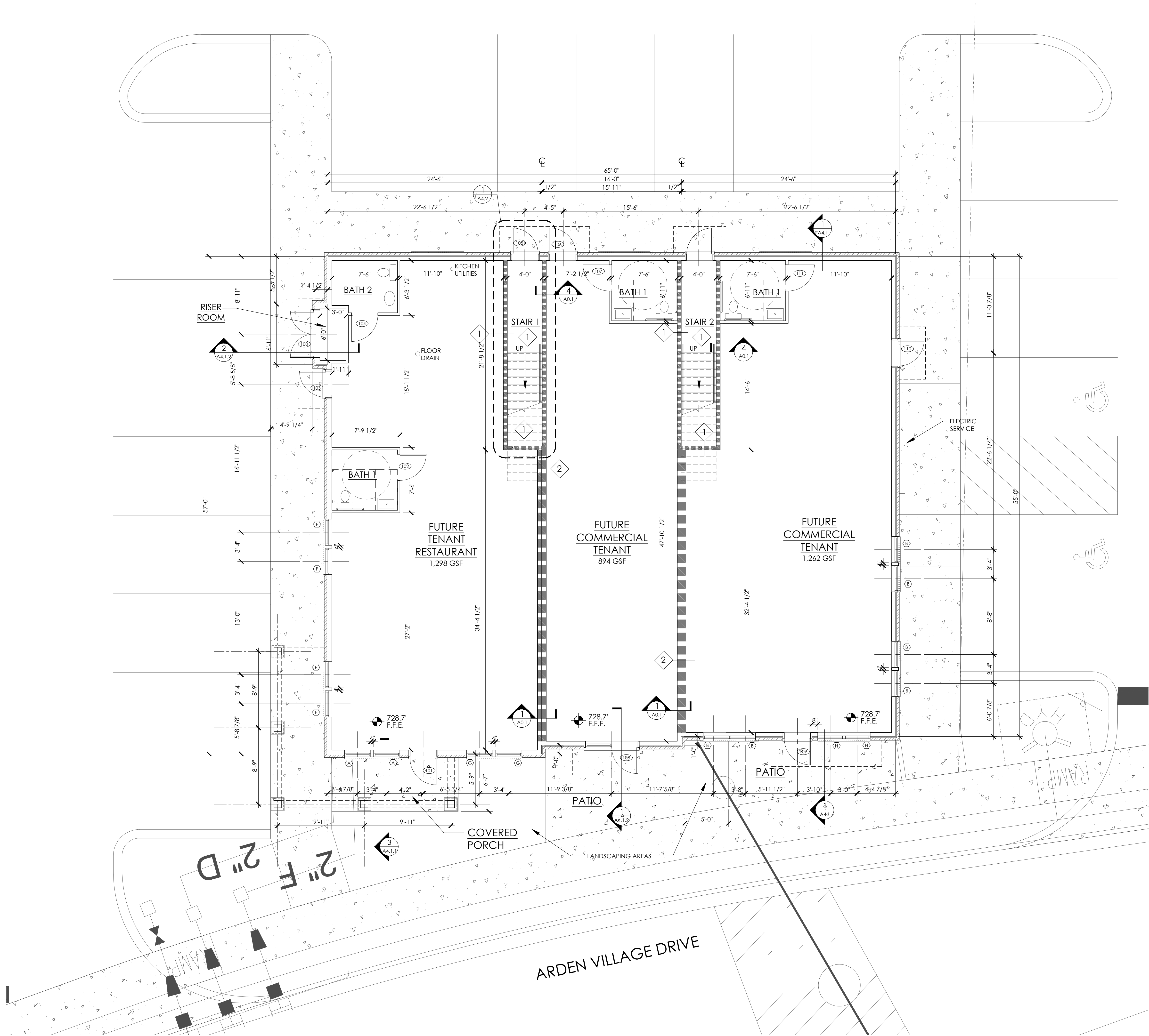
BY: cb

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

L1.1

LANDSCAPE NOTES





FRAMING & PLAN NOTES

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

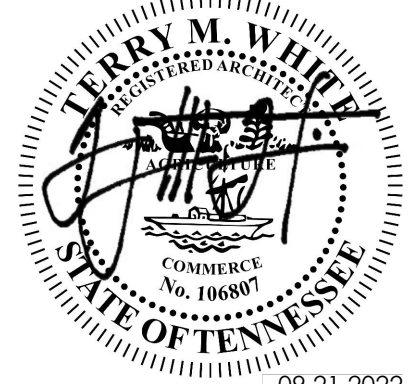
WALL LEGEND	
	NEW WALL
	1 HR. RATED WALLS
	BRICK VENEER

SEE SHEET A0.1 FOR WALL TYPES & DETAILS.

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



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



7376 ALTHORP WAY
NASHVILLE, TN 37211

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

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

10.11.2022

A2.1

FIRST FLOOR PLAN - ALTERNATE

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

3,649 GSF (10,929 GSF BUILDING)

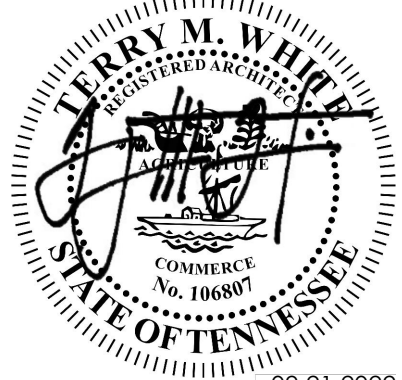


FRAMING & PLAN NOTES

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



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09.21.2022



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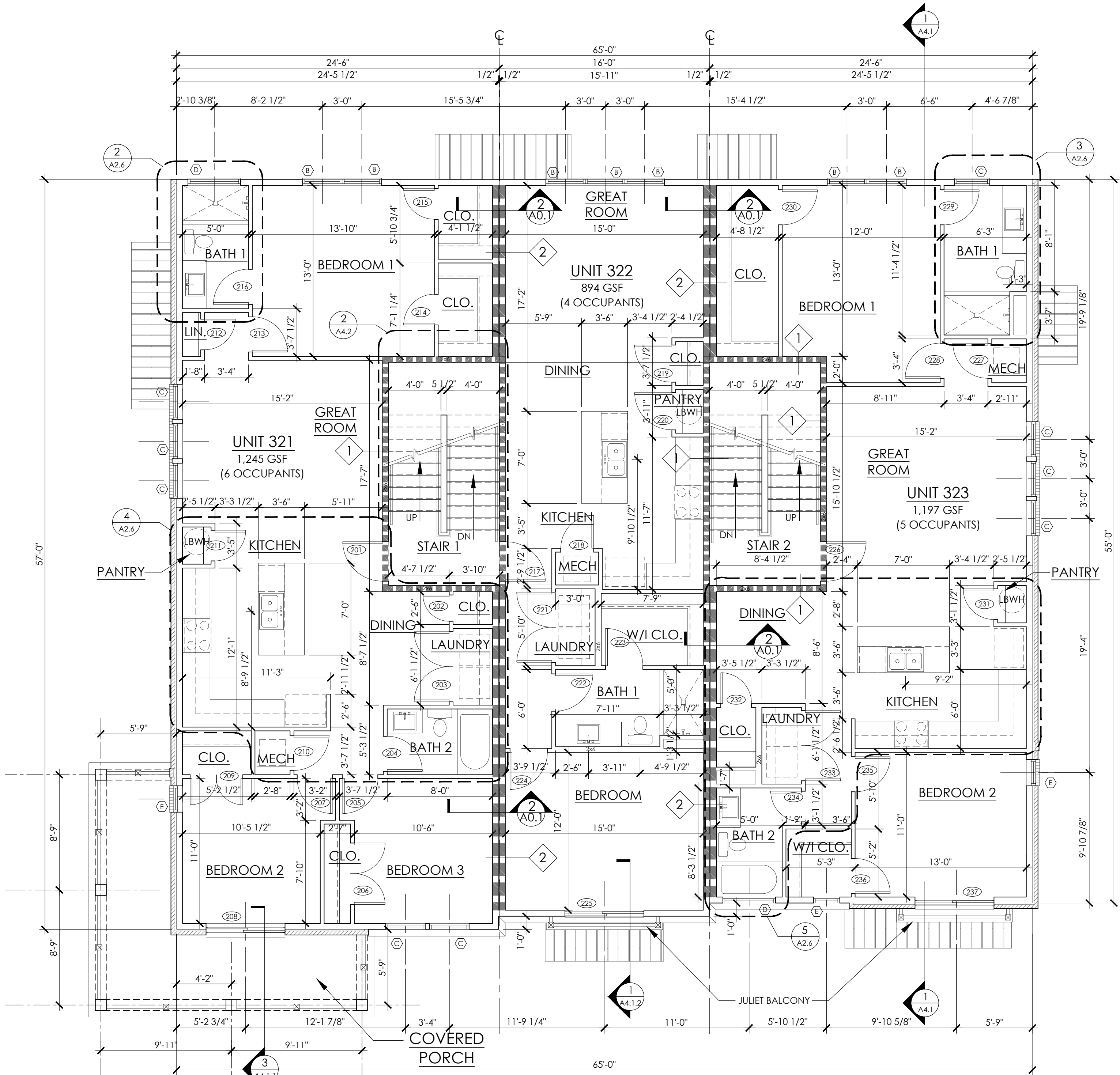
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SECOND FLOOR PLAN

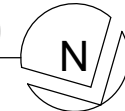
09.21.2022

A2.2



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

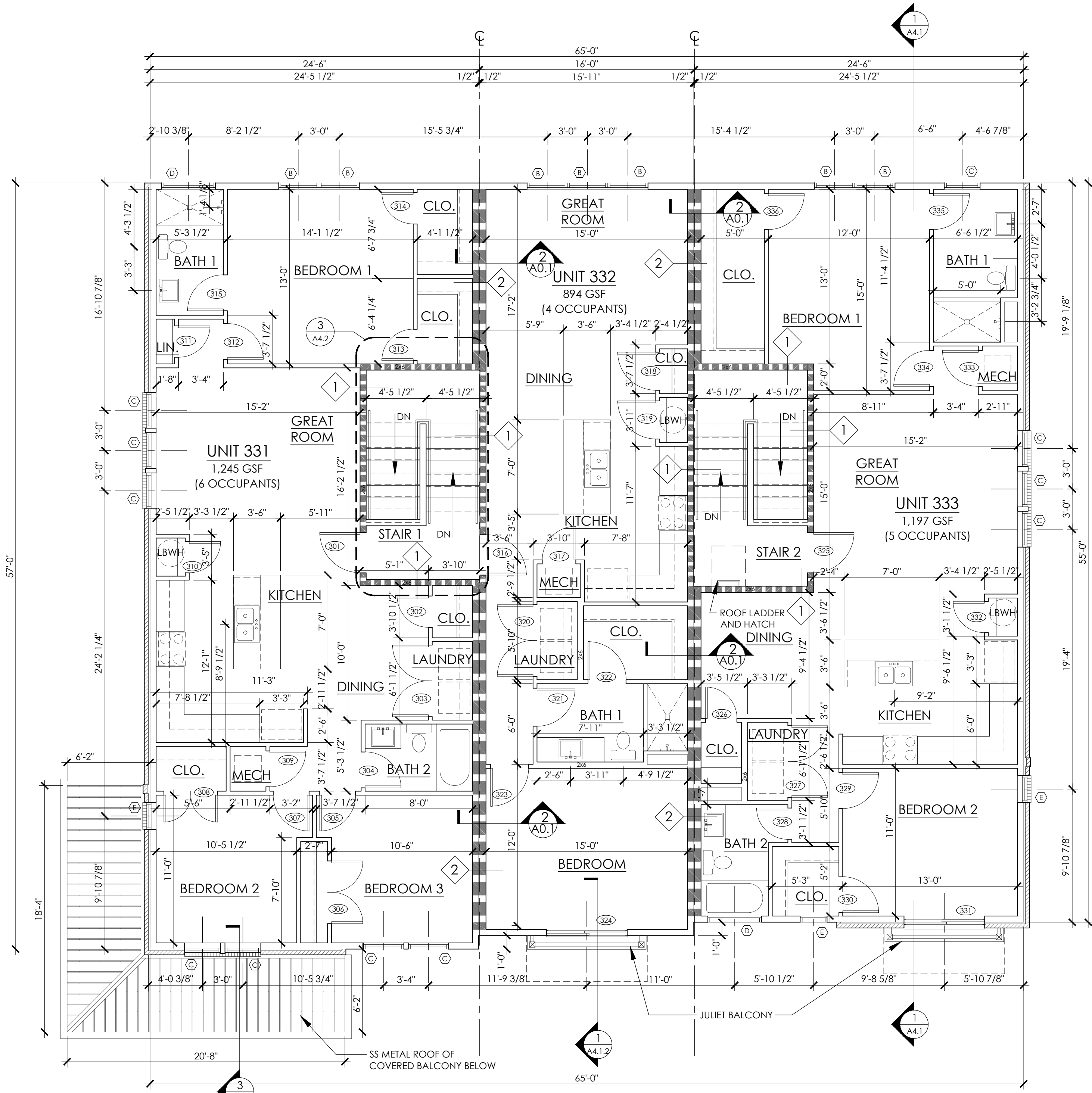
SCALE: 3/16" = 1'-0"



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9. SEE STRUCTURAL DRAWINGS FOR FOUNDATION PLAN & DETAILS.

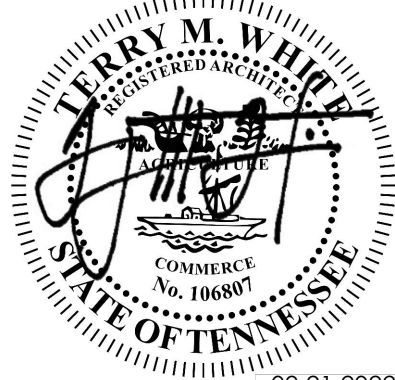
WALL LEGEND	
	NEW WALL
	1 HR. RATED WALLS
	BRICK VENEER
SEE SHEET A0.1 FOR WALL TYPES & DETAILS.	



THIRD FLOOR PLAN 3,640 GSF (10,929 GSF BUILDING)
SCALE: 3/16" = 1'-0"



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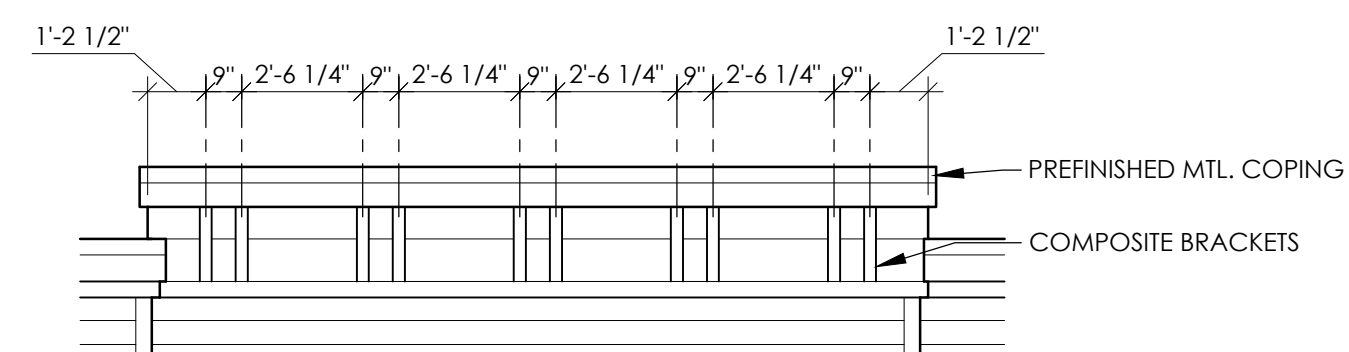
THIRD FLOOR PLAN

09.21.2022

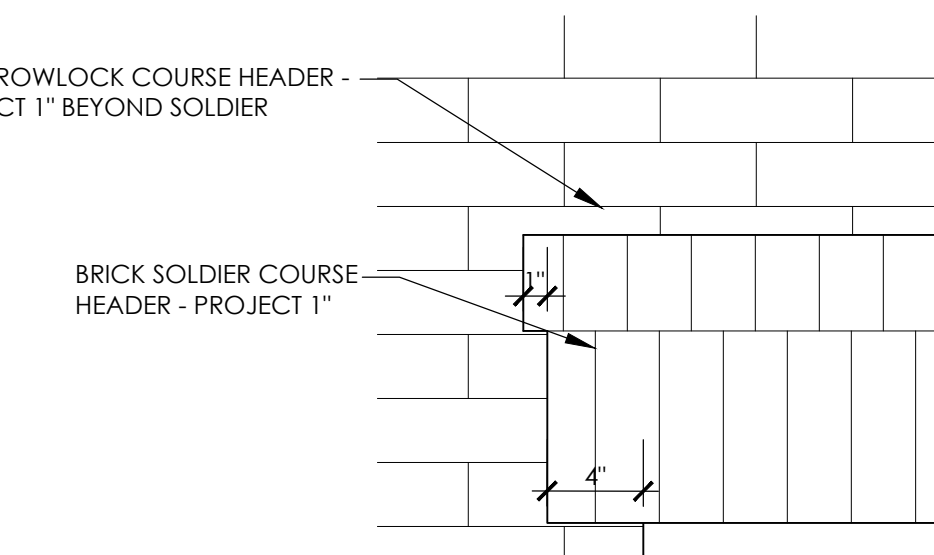
A2.3



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



3 CORNICE DETAIL
SCALE: 1/4" = 1'-0"



4 WINDOW HEADER DETAIL
SCALE: 1-1/2" = 1'-0"

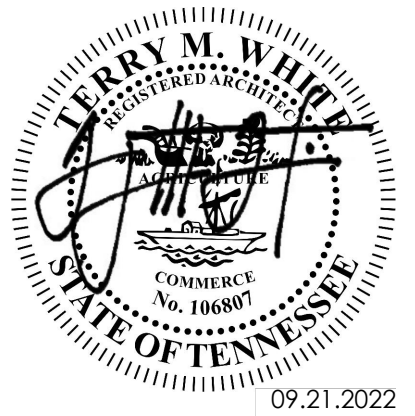


2 EAST ELEVATION - ALTERNATE
SCALE: 3/16" = 1'-0"

- ### ELEVATION NOTES
1. ALL EXTERIOR FINISH MATERIALS TO RETURN TO AN INSIDE CORNER UNLESS OTHERWISE NOTED.
 2. ALL EXTERIOR TRIM TO MATCH ADJACENT MATERIALS COLOR UNLESS OTHERWISE NOTED.
 3. ALL EXTERIOR PENETRATIONS, SUCH AS VENT COVERS, LOCATIONS TO BE FINALIZED W/ ARCHITECT AND ENGINEERS. ALL PENETRATIONS AND SUBSEQUENT TRIMS TO MATCH FIELD UNLESS OTHERWISE NOTED OR CONFIRMED W/ ARCHITECT.



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ALTERNATE
BUILDING
ELEVATIONS

10.11.2022

A3.1

ELEVATION NOTES

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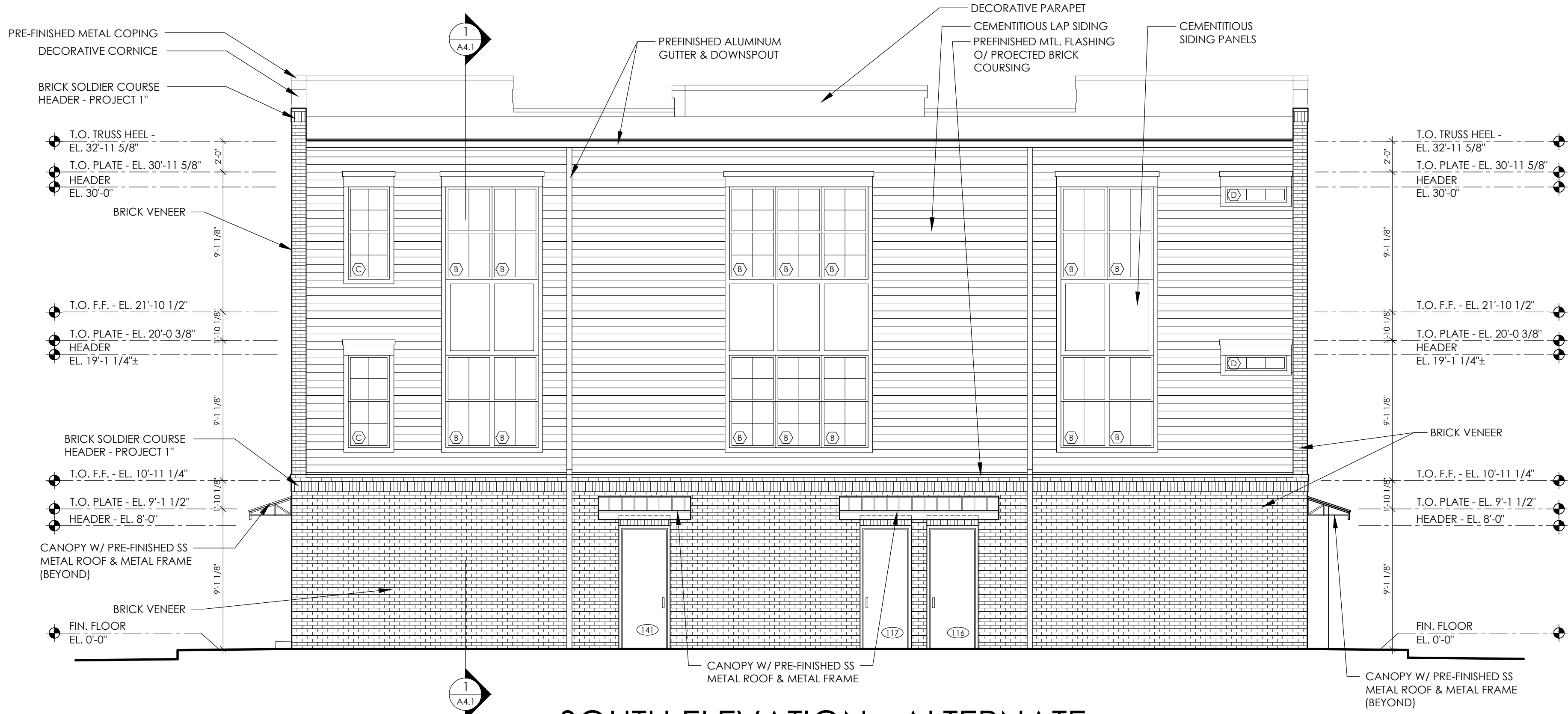
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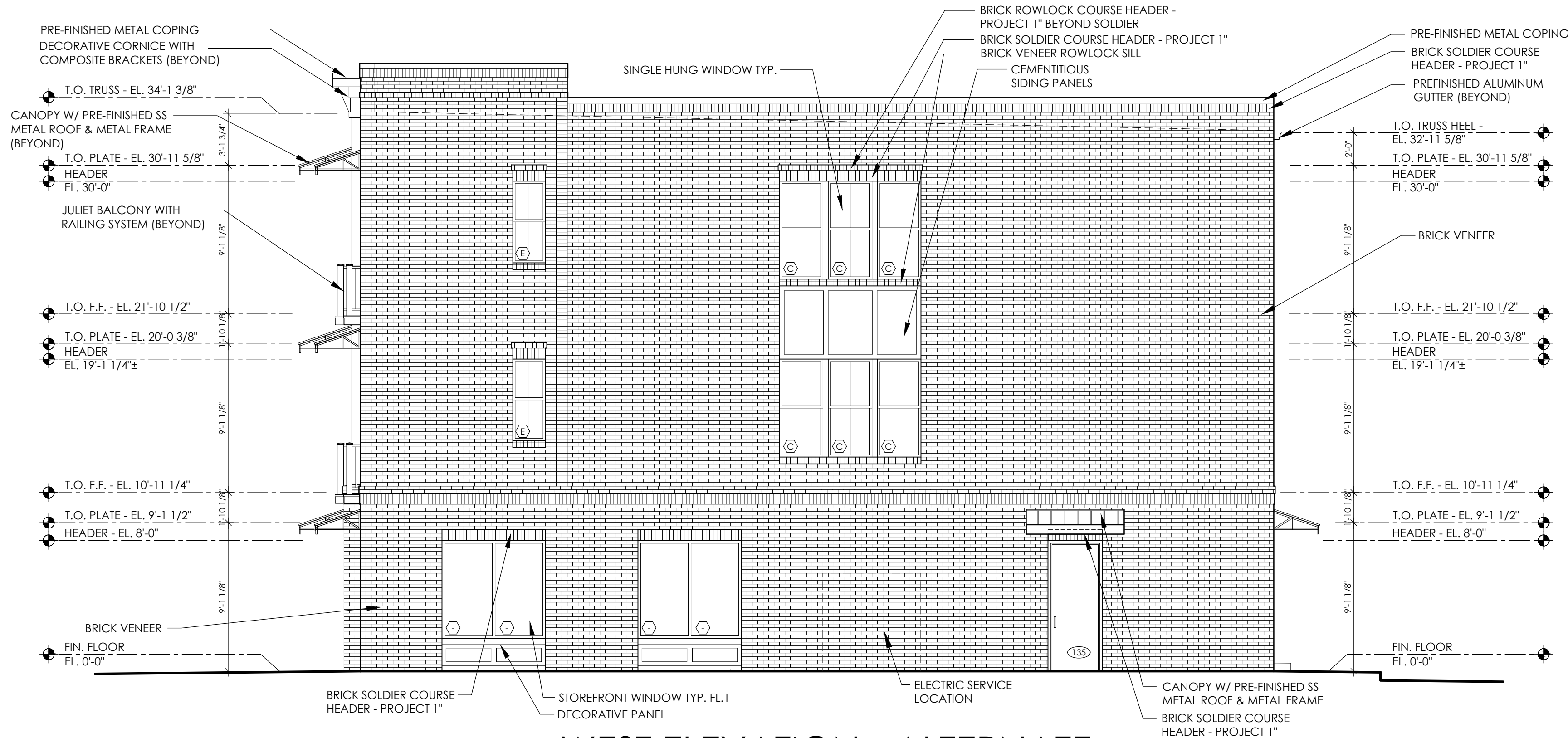
ALTERNATE
BUILDING
ELEVATIONS

10.11.2022

A3.2



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



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

SITE PLAN

COLUMBIA MULTIFAMILY

COLUMBIA, MAURY COUNTY, TENNESSEE

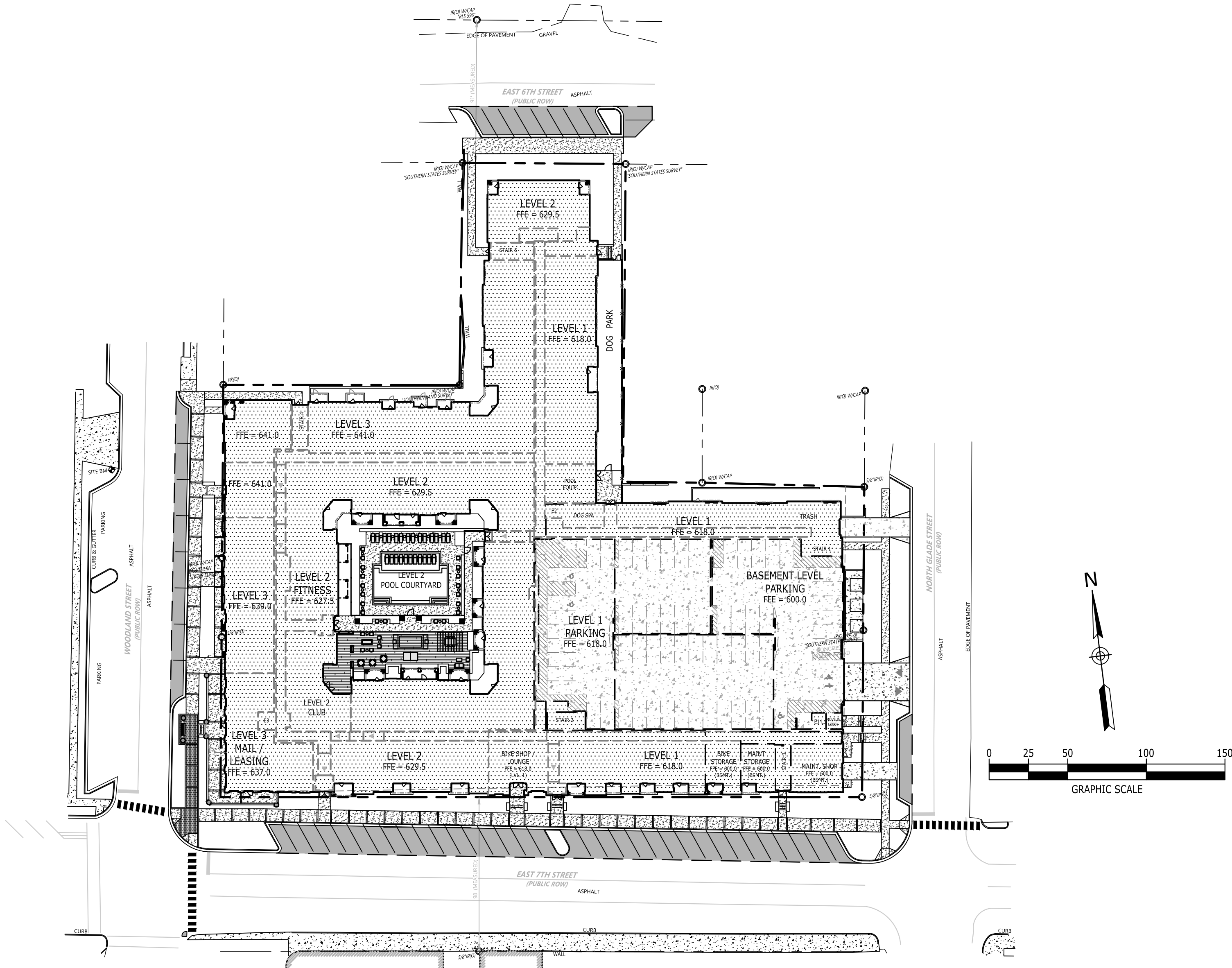
DEVELOPMENT SUMMARY

- PUD NAME: COLUMBIA MULTIFAMILY
- PUD NUMBER: WARD 3
- COUNCIL DISTRICT: TONY GREENE
- COUNCIL MEMBER:
- OWNER 1: CITY OF COLUMBIA (PARCELS 61 & 62)
- ADDRESS: 707 N. MAIN STREET
- COLUMBIA, TN 38401
- CONTACT:
- CONTACT EMAIL:
- OWNER 2: JOHN MICHAEL HALLORAN (PARCELS 52, 56-60)
- ADDRESS: 714 WOODLAND STREET
- COLUMBIA, TN 38409
- CONTACT:
- CONTACT EMAIL:
- PROJECT REPRESENTATIVE: CATALYST DESIGN GROUP
- ADDRESS: 5100 CENTENNIAL BLVD.
- NASHVILLE, TN 37209
- 615.622.7200
- JEFFREY D. HEINZE
- jheinze@catalyst-dg.com
- DEVELOPER: BRISTOL DEVELOPMENT, LLC
- ADDRESS: 381 MALLORY STATION RD., STE. 204
- FRANKLIN, TN 37067
- 615.369.9009
- PHONE:
- CONTACT:
- CONTACT EMAIL:
- FEMA PANEL: THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND IS DETERMINED TO BE IN ZONE "X" AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL NO. 47119C0285E, DATED APRIL 16, 2007.

DEVELOPMENT SITE DATA

- PARCEL ID.: MAP 099A, GROUP K, PARCELS 61 & 62
MAP 099A, GROUP K, PARCELS 52, 56-60
- SITE ADDRESS: 706 & 708, 710, 712 & 714 WOODLAND ST.
711 & 713 N. GLADE STREET
206 E. 6th STREET
COLUMBIA, TN 38401
- SITE ACREAGE: 0.52 Ac. (22,591 S.F.) (PARCELS 61 & 62)
2.05 Ac. (89,405 S.F.) (PARCELS 52, 56-60)
2.57 Ac. (111,996 S.F.)
- TOTAL SITE ACREAGE: C&D
- EXISTING ZONING: C&D
- EXISTING LAND USE: MULTI-FAMILY RESIDENTIAL
- PROPOSED LAND USE: 86.0 UNITS / ACRE
- PROPOSED DENSITY: 86.0 UNITS / ACRE
- BUILDING DATA:
- | NUMBER & TYPE OF UNITS; | |
|-------------------------|-----------|
| STUDIO | 15 UNITS |
| 1 BEDROOM | 117 UNITS |
| 2 BEDROOM | 78 UNITS |
| 3 BEDROOM | 11 UNITS |
| TOTAL UNITS | 221 UNITS |
- BUILDING SQUARE FOOTAGE:
- | | |
|-------------------------------|--------------|
| LEASING / AMENITY | 12,145 S.F. |
| MAINTENANCE / STORAGE / MECH. | 9,064 S.F. |
| RESIDENTIAL | 254,811 S.F. |
| GARAGE | 108,259 S.F. |
| TOTAL | 384,279 S.F. |
- FAR: 0.0
- BUILDING HEIGHT: 5 STORIES
- PARKING REQUIREMENTS:
- METRO CODE REQUIRED
- | | |
|-------------------------------------|------------|
| 1 BR / STUDIO (1 SP./BR. = 132 x 1) | 132 SPACES |
| 2 BR (1 SP./BR. = 78 x 2) | 156 SPACES |
| 3 BR (1 SP./BR. = 11 x 2) | 22 SPACES |
- TOTAL PARKING REQUIRED: 310 SPACES
- PARKING PROVIDED:
- | | |
|---------------------------|------------|
| GARAGE PARKING | 339 SPACES |
| SURFACE PARKING ON STREET | 59 SPACES |
| TOTAL PARKING PROVIDED | 397 SPACES |
- TOTAL PARKING RATIO: 1.79 SPACES / UNIT

CATALYST PROJECT NO. 20220051
MARCH 21, 2022; AUGUST 26, 2022; SEPTEMBER 13, 2022



VICINITY MAP
NOT TO SCALE

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER
C1.0	EXISTING CONDITIONS
C2.0	SITE LAYOUT
C2.1	POOL - AMENITY DETAILED COURTYARD
C3.0	SITE GRADING & UTILITIES
C3.1	ELECTRICAL LAYOUT PLAN
C4.0	SITE DETAILS
C4.1	SITE DETAILS
C4.2	SITE DETAILS
L1.0	EXISTING VEGETATION
L2.0	LANDSCAPE PLAN
A01	COLORLED ELEVATIONS
A02	COLORLED ELEVATIONS
A03	RENDERED ELEVATIONS
A04	RENDERED ELEVATIONS
A05	RENDERED PERSPECTIVES
A06	RENDERED PERSPECTIVES
A07	RENDERED PERSPECTIVES

ARCHITECT

906 STUDIO ARCHITECTS + INTERIORS
143 FIFTH AVENUE SOUTH
FRANKLIN, TENNESSEE 37064
615.988.9065

PREPARED FOR

BRISTOL DEVELOPMENT GROUP
381 MALLORY STATION RD., SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009

CIVIL ENGINEER/LANDSCAPE ARCHITECT

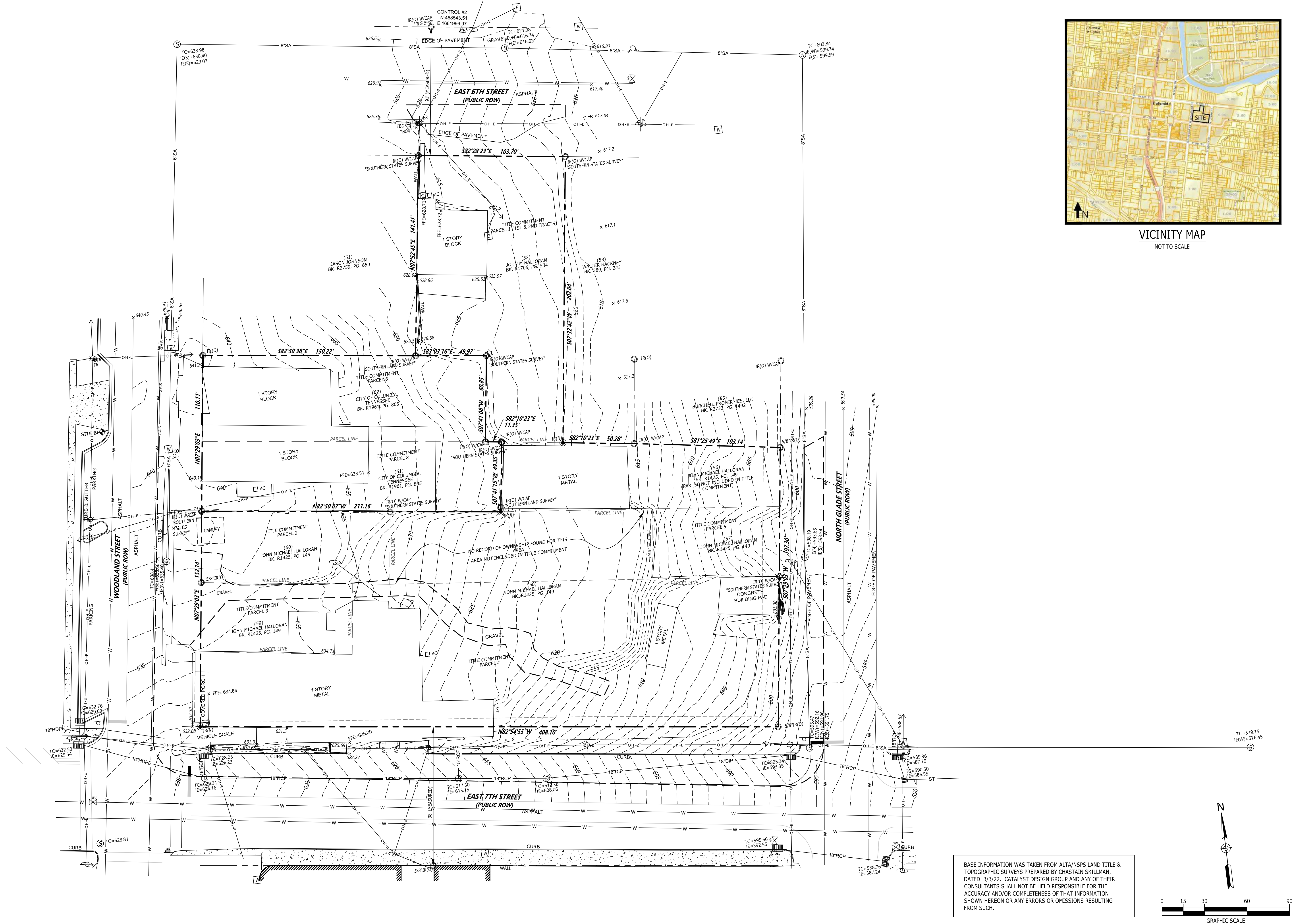
Catalyst
DESIGN GROUP
5100 TENNESSEE AVENUE
NASHVILLE, TN 37209
(615) 622-7200



COVER

C0.0

P:\2022\20220051_Bristol Dev - 7th St Columbia TN.dwg | Preliminary Design | 20220051_C1.0_PEX1.dwg | C1.0 EXISTING CONDITIONS OR SITE SURVEY | Sep 13, 2022 | pwiliams



BASE INFORMATION WAS TAKEN FROM ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEYS PREPARED BY CHASTAIN SKILLMAN, DATED 3/3/22. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.



VICINITY MAP
NOT TO SCALE

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(615) 627-7200 | WWW.CATALYSTDSG.COM

BRISTOL
DEVELOPMENT GROUP
381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615-369-9009

SITE PLAN

COLUMBIA MULTIFAMILY

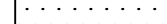
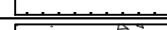
PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
2022-09-13	2022-09-13	SITE PLAN SUBMITTAL
2022-08-26	2022-08-26	DD SUBMITTAL
2022-03-21	2022-03-21	PREL. PUD MASTER DEV. PLAN SUBMITTAL

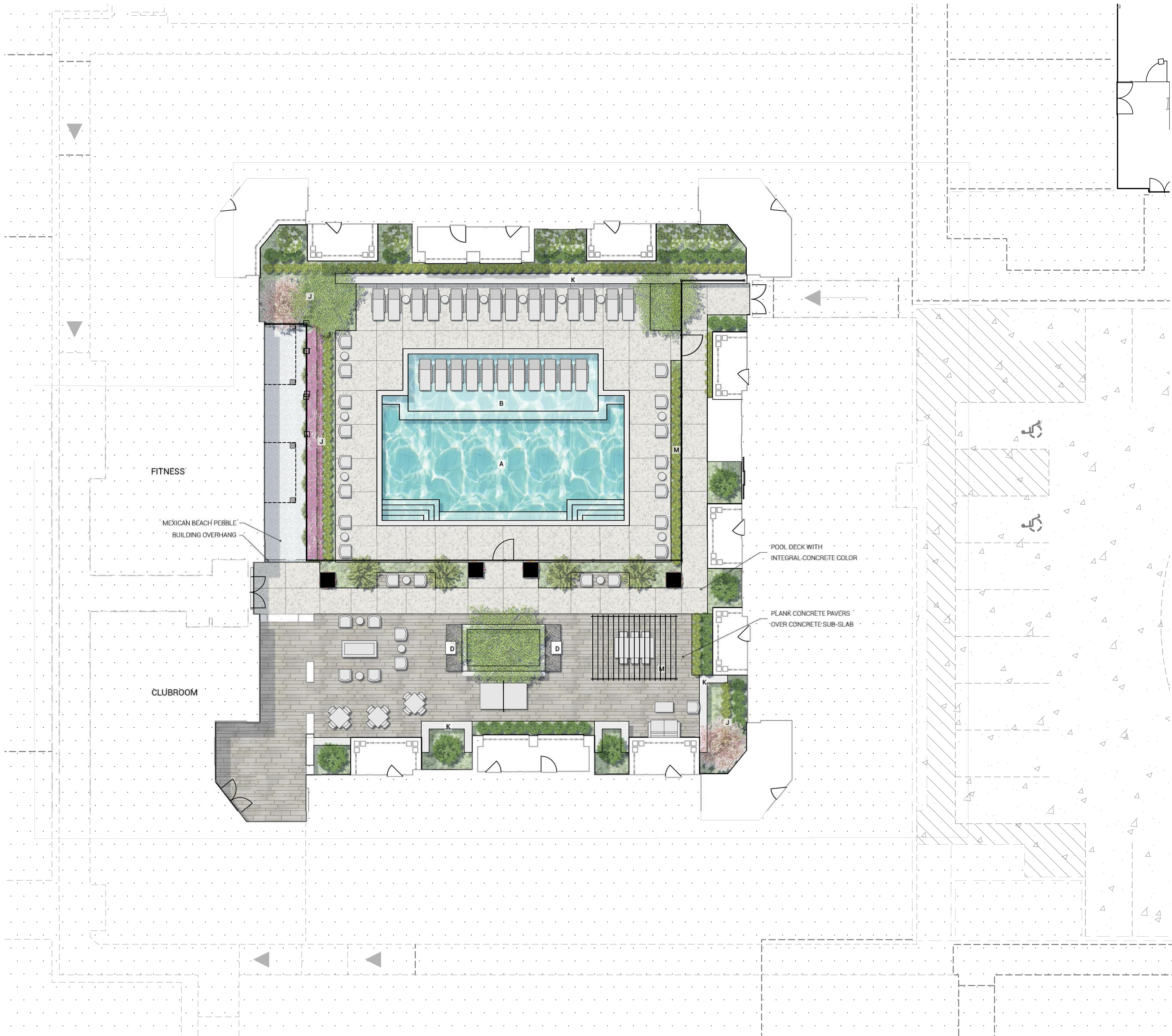
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**EXISTING
CONDITIONS**

PROJECT NUMBER
20220051

DRAWING NUMBER
C1.0

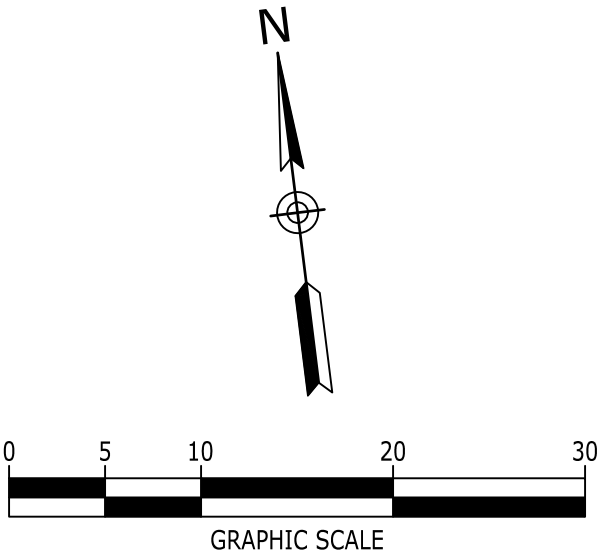
LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	

P:\2022\20220051_Bristol Dev - 7th St Columbia TN\dwg\Preliminary Design\20220051_C2-0_PLAY.dwg C2-1 pool amenity ctyd Sep 13, 2022 williams



LEGEND

- A POOL
- B SUN SHELF
- C TAVOLA 5 FIRE TABLE FROM PRISM HARDSCAPES
- D GRILLING STATION
- E OUTDOOR DINING
- F OUTDOOR PING PONG
- G LOUNGE CHAIRS FROM LANDSCAPE FORMS
- H PLANTERS WITH SEASONAL COLOR
- I TILE CONCRETE PAVER
- J PLANTING BED
- K LOW HEIGHT BRICK WALLS FOR SEATING
- L POOL CHAISE LOUNGES FROM LANDSCAPE FORMS
- M 16'L x 12'W x 10'H TREX PERGOLA SHADOW



Catalyst
DESIGN GROUP

5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 625-7500 | WWW.CATALYSTDSG.COM

BRISTOL
DEVELOPMENT GROUP

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FRANKLIN, TENNESSEE 37067
615-369-9009

SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
2022-09-13	2022-09-13	SITE PLAN SUBMITTAL
2022-08-26	2022-08-26	DD SUBMITTAL
2022-03-21	2022-03-21	PREL. PUD MASTER DEV. PLAN SUBMITTAL

DRAWING TITLE

POOL - AMENITY
DETAILED
COURTYARD

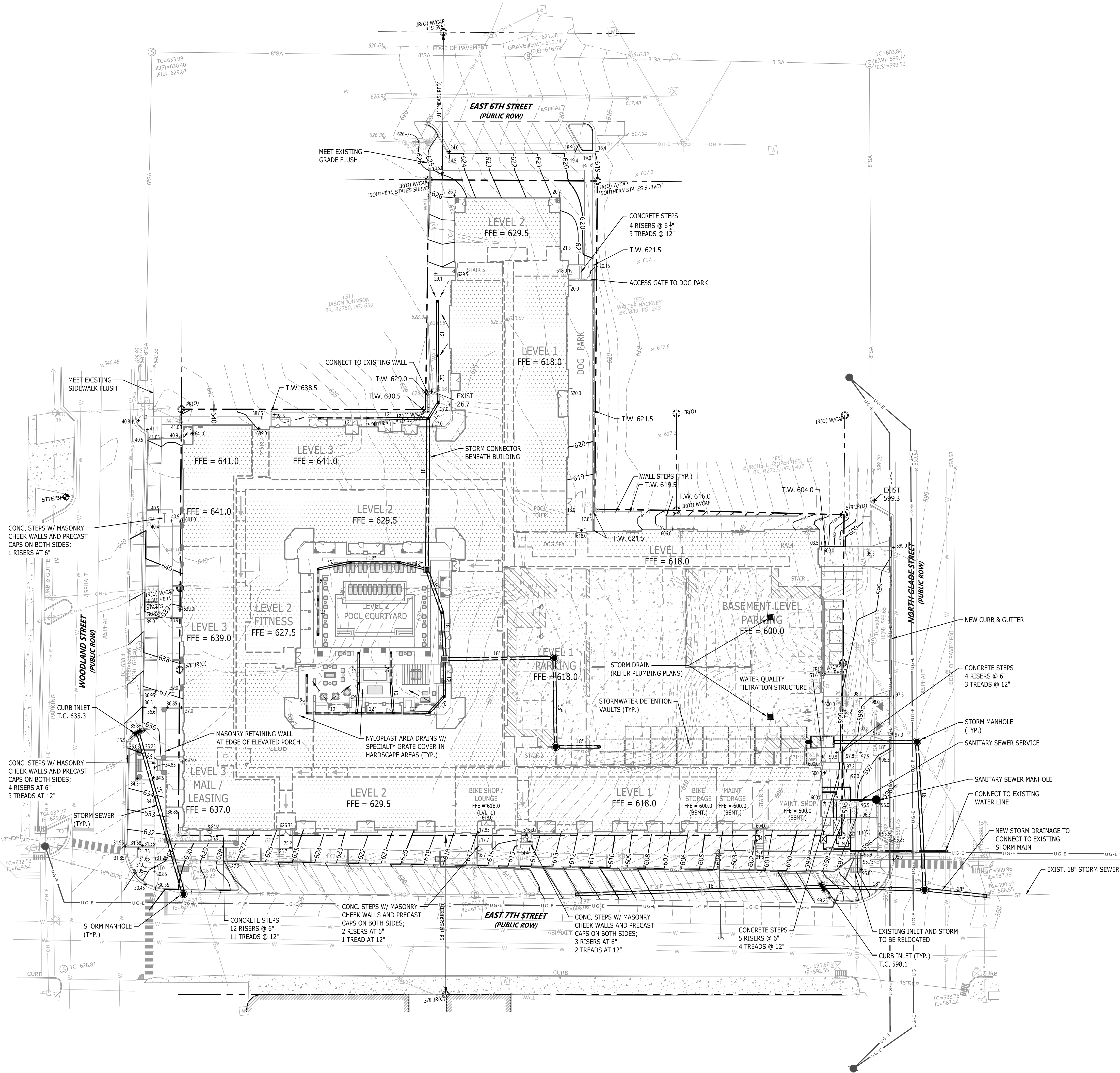
PROJECT NUMBER

20220051

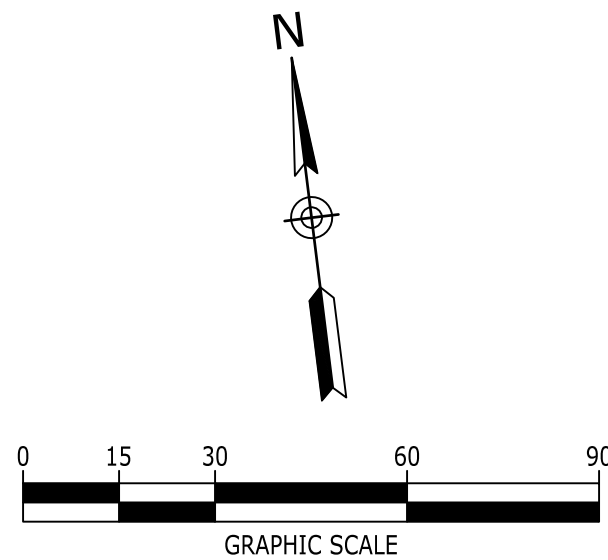
DRAWING NUMBER

C2.1

Page 135 of 173



LEGEND	
STORM PIPE & INLET	
SPOT ELEVATION	
PROPOSED CONTOUR ELEV.	
DRAINAGE STRUCTURE	
SILT FENCE	
TREE PROTECTION	
INLET PROTECTION	
STRAW BALE FILTER	



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BRISTOL
DEVELOPMENT GROUP

381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615-369-9009

STATE OF TENNESSEE
COUNTY OF DEKALB
022

SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
2022-09-13		SITE PLAN SUBMITTAL
2022-08-26		DD SUBMITTAL
2022-03-21		PREL. PUD MASTER DEV. PLAN SUBMITTAL

DRAWING TITLE

SITE GRADING & UTILITIES

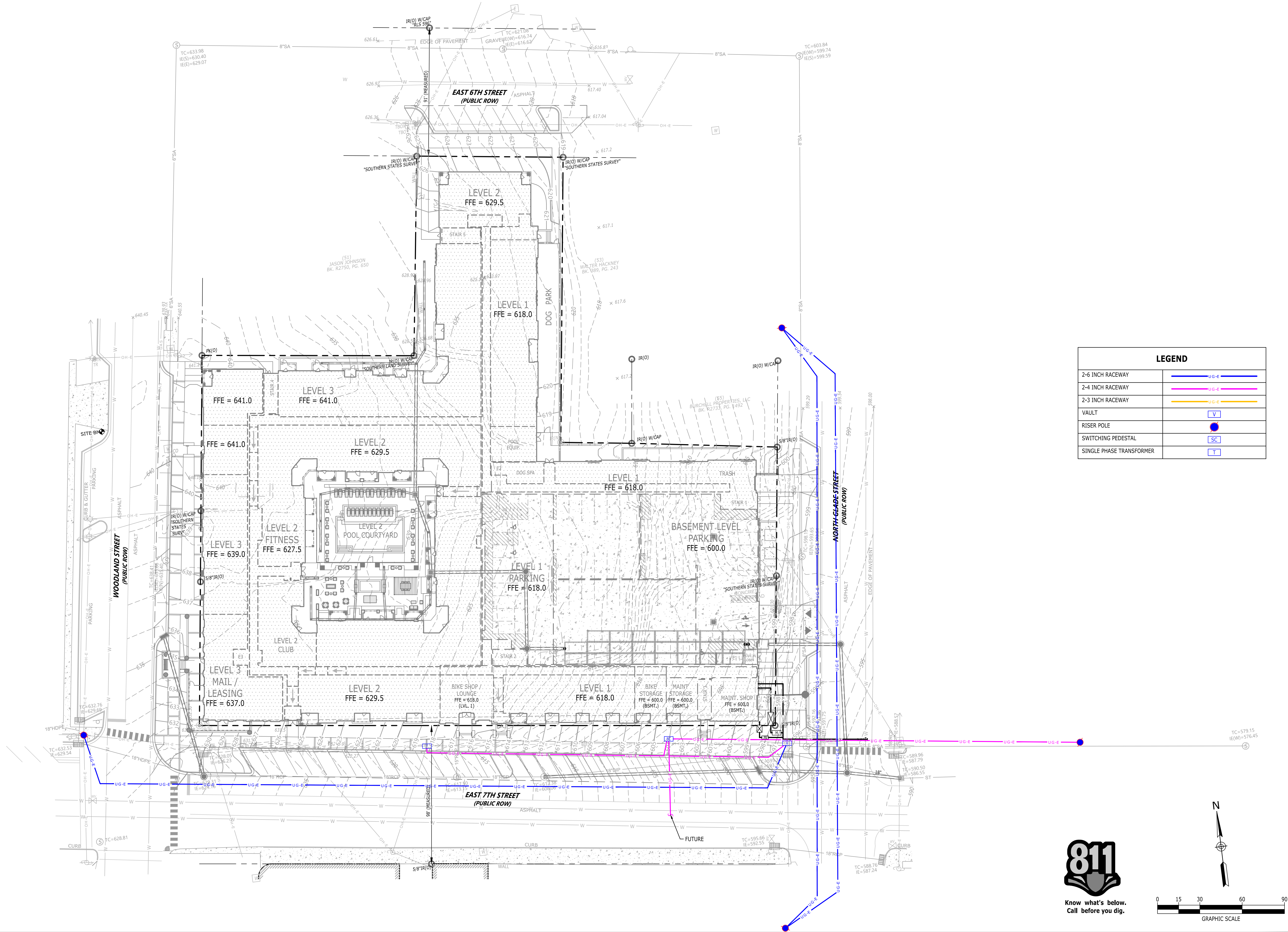
PROJECT NUMBER

20220051

DRAWING NUMBER

C3.0

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Know what's below.
Call before you dig.



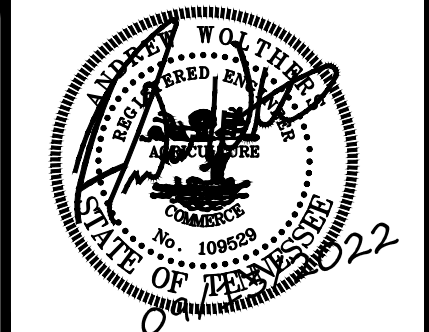
SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
2022-09-13	2022-09-13	SITE PLAN SUBMITTAL
2022-08-26	2022-08-26	DD SUBMITTAL
2022-03-21	2022-03-21	PREL. PUD MASTER DEV. PLAN SUBMITTAL

DRAWING TITLE	
ELECTRICAL LAYOUT PLAN	
PROJECT NUMBER	20220051
DRAWING NUMBER	C3.1

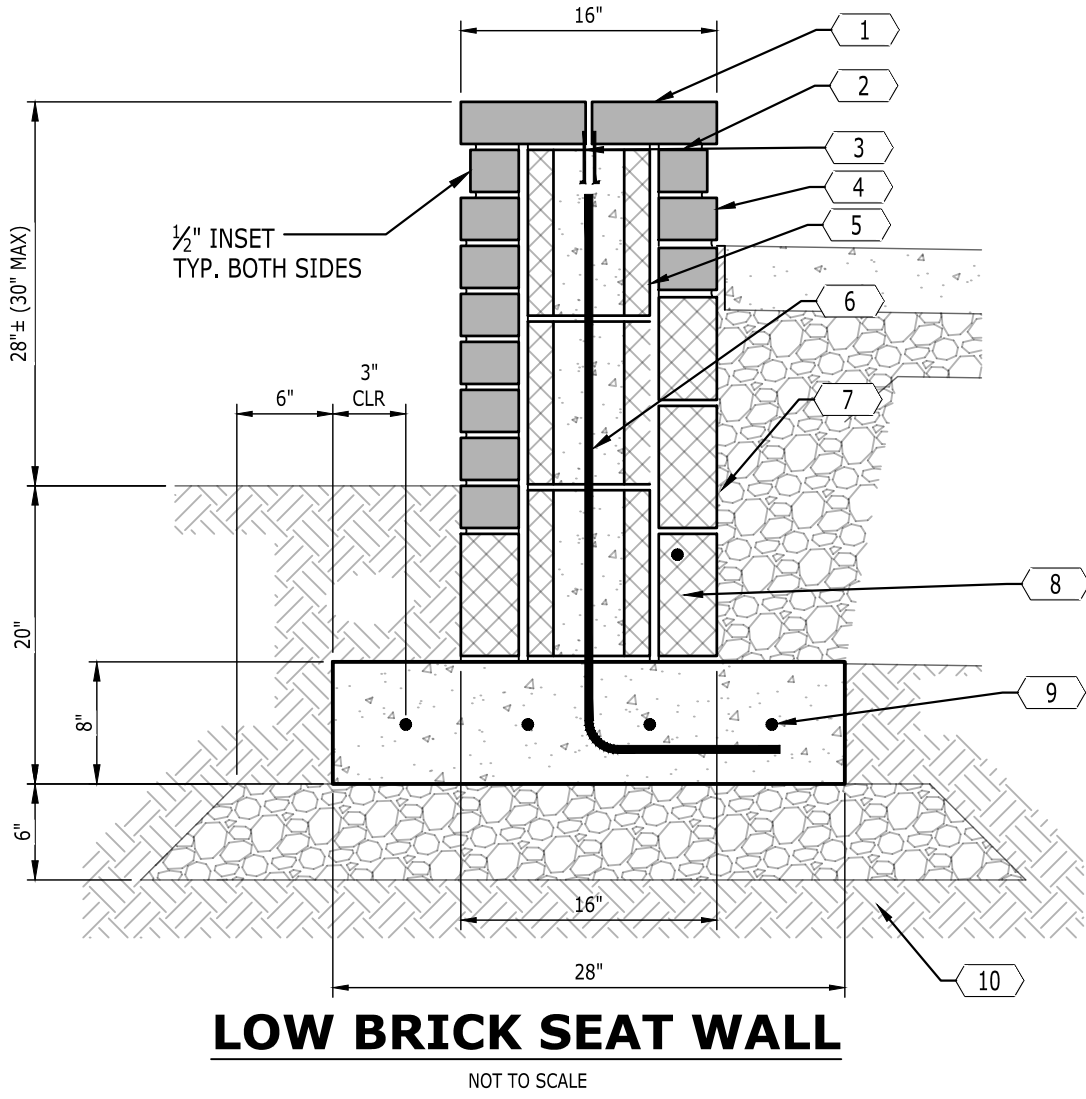


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KEYNOTES	
CODE	DESCRIPTION
1	DOUBLE ROWLOCK BRICK CAP; COLOR AND SOURCE TO MATCH BUILDING
2	STAINLESS STEEL FLASHING
3	APPLY MASTIC SPREAD AT DOWEL PENETRATION OF FLASHING
4	BRICK; TO MATCH BUILDING; RUNNING BOND WITH $\frac{3}{8}$ " RAKED JOINTS
5	8"x 8"x 16" CMU; FILL ALL VOIDS (TYP.)
6	NO. 4 BARS VERT; 24" O.C.
7	$\frac{1}{4}$ " EXPANSION JOINT WHERE ADJACENT TO RIGID PAVEMENT
8	4"x8"x16" CMU AS BRICK STEP
9	NO. 4 BAR, CONTINUOUS; (4 BARS, 8" O.C.)
10	SUBGRADE; COMPACT TO 95% STD. PROCTOR

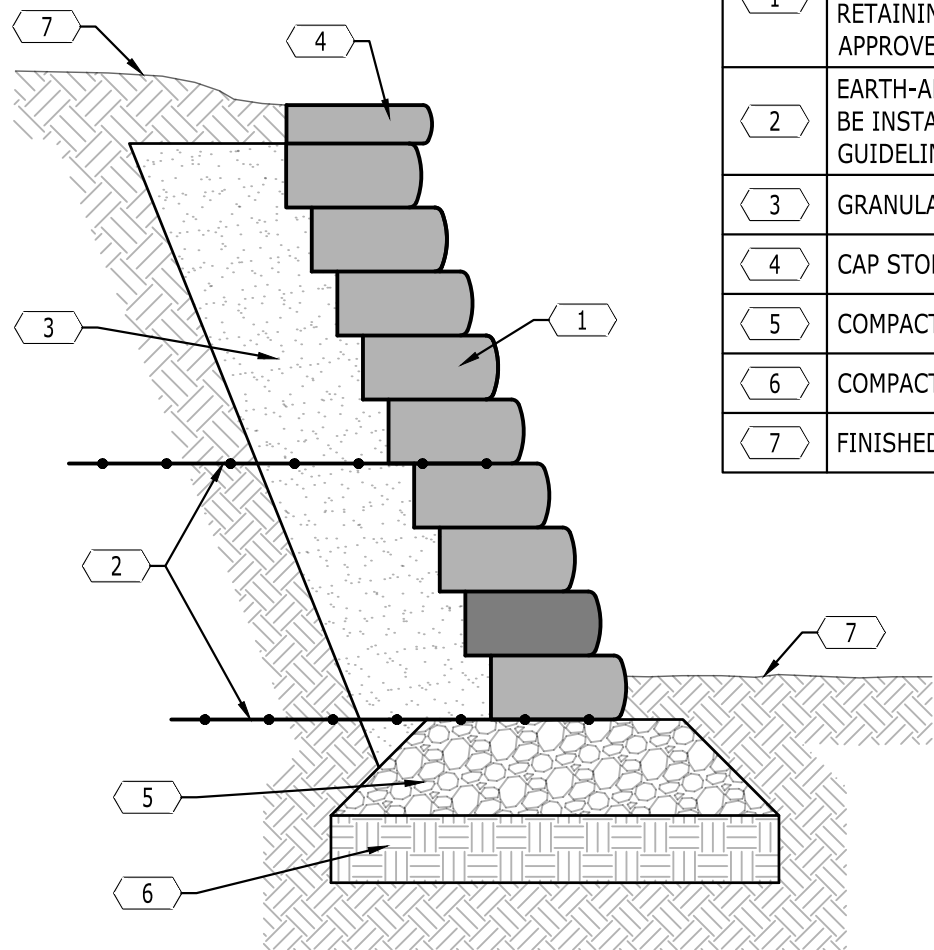


12

LOW BRICK SEAT WALL

NOT TO SCALE

NOTE:
THIS DIAGRAM IS SCHEMATIC AND BASED ON ASSUMED SITE
CONDITIONS. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP
DRAWINGS PREPARED BY A QUALIFIED ENGINEER AND SHALL SPECIFY
THE SELECTED VENDOR.



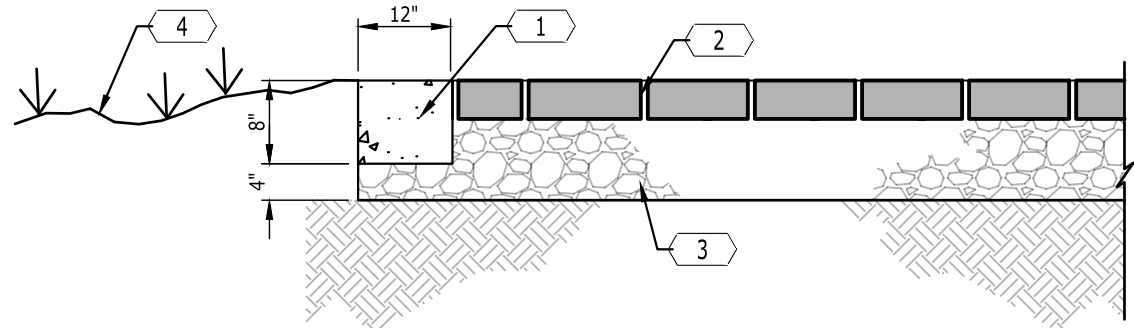
13

SEGMENTAL RETAINING WALL

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	SEGMENTAL RETAINING WALL SYSTEM; U-CARA WALL MANUFACTURED BY UNILOCK RETAINING WALL SYSTEMS OR OTHER APPROVED MANUFACTURER
2	EARTH-ANCHORED RESTRAINING GRID TO BE INSTALLED PER MANUFACTURER GUIDELINES
3	GRANULAR BACKFILL
4	CAP STONE FOR WALL SYSTEM
5	COMPACTED AGGREGATE BASE
6	COMPACTED SUBGRADE
7	FINISHED GRADE

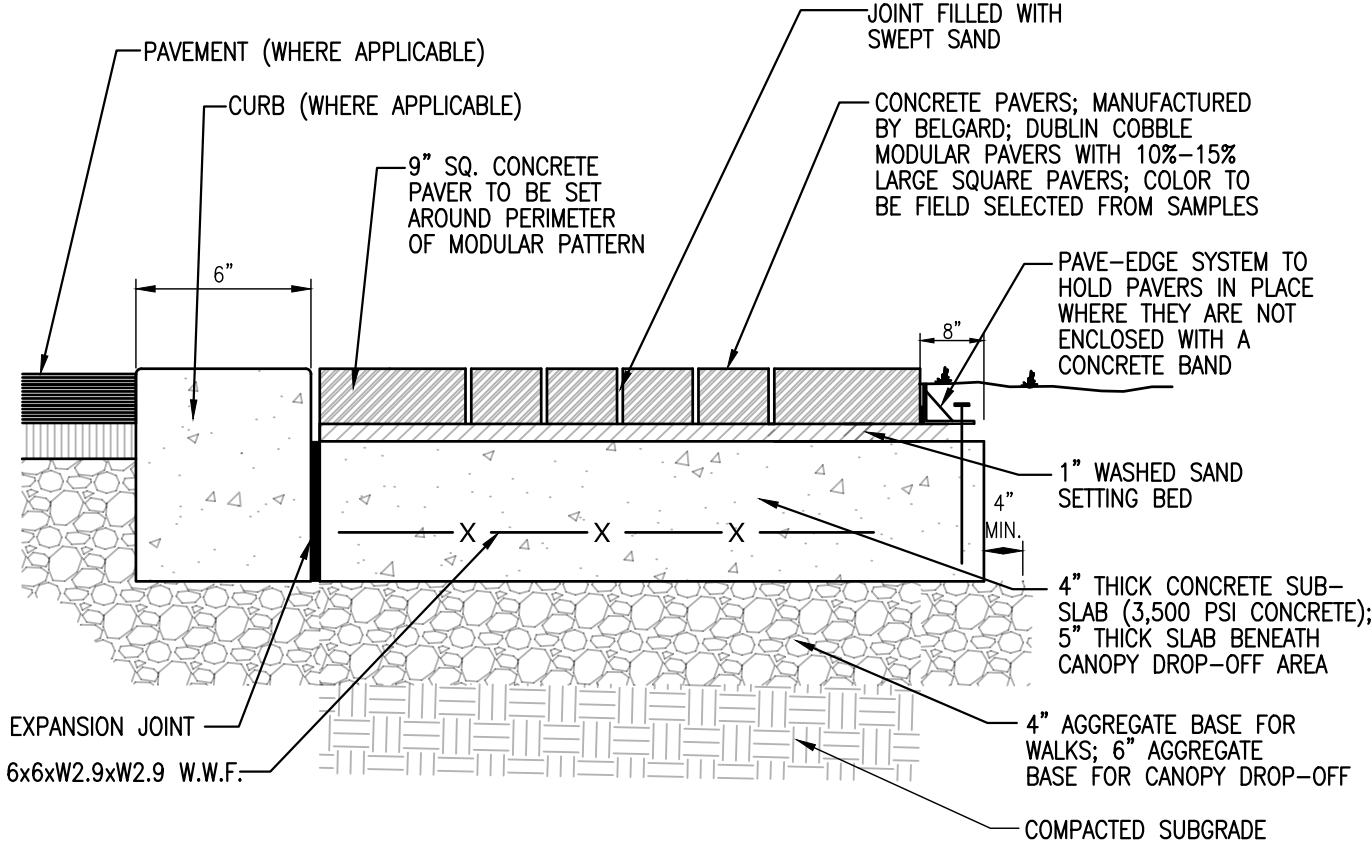
KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE RIBBON CURB; 4,000 PSI; FLUSH WITH PAVEMENT
2	PAVERS; REFER TO DETAIL
3	MINERAL AGGREGATE; REFER TO PAVER DETAIL
4	FINISHED GRADE



8

CONCRETE RIBBON CURB AND PAVERS

NOT TO SCALE



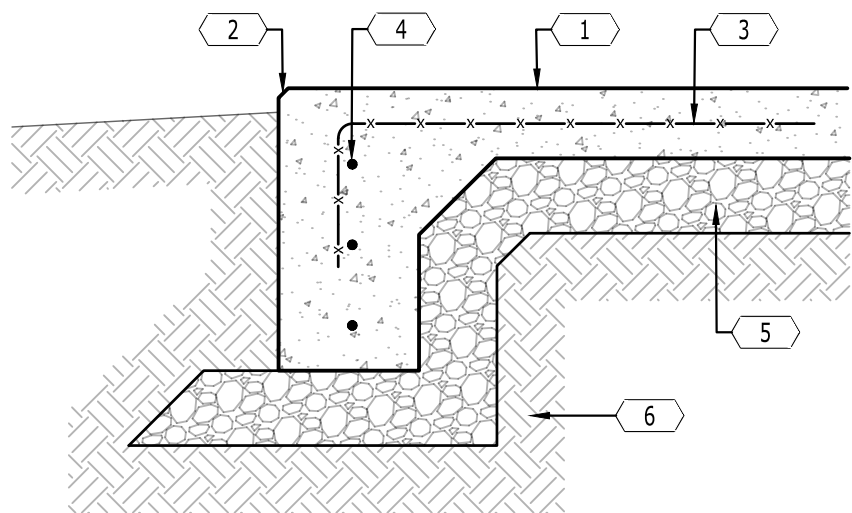
9

CONCRETE PAVERS OVER CONCRETE

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	4000 P.S.I. CONCRETE PAD WITH SMOOTH TROWELLED FINISH
2	1" CHAMFER ALL AROUND
3	6X6 x W29 x W2.9 W.W.F.
4	3 NO. 4 BARS, CONTINUOUS
5	CRUSHED AGGREGATE BASE
6	COMPACTED SUBGRADE

- NOTES:
1. REFER TO PLANS FOR SLAB SIZE.
 2. PROVIDE 1/2" EXPANSION JOINT WHERE ADJACENT TO RIGID MATERIAL.
 3. SLOPE SLAB 1% MIN, 2% MAX.

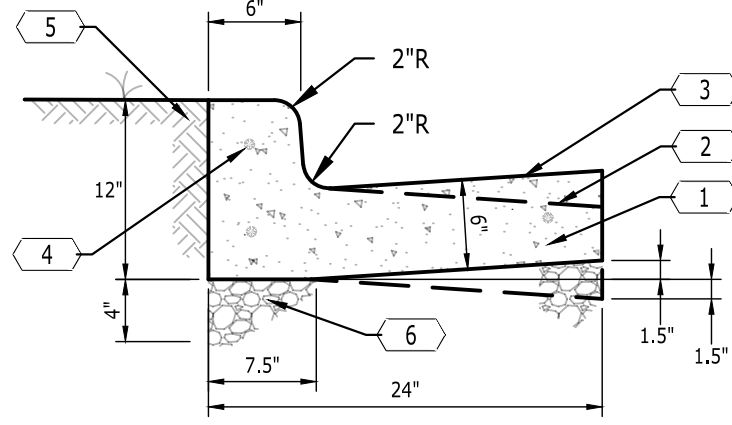


10

HEAVY DUTY UTILITY PAD

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE; 3500 PSI
2	SPILL CURB
3	CATCH CURB; TRANSITION FROM CATCH TO SPILL CURB OVER 10' LENGTH (TYP.)
4	CONCRETE REINFORCEMENT; NO. 4 BAR, CONTINUOUS (3 TYP.)
5	BACKFILL BEHIND CURB
6	4" MINERAL AGGREGATE BASE



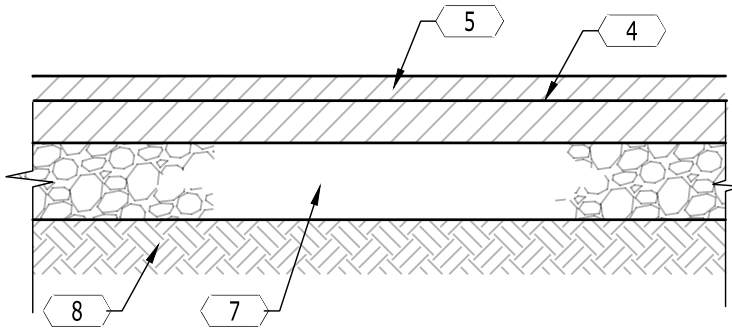
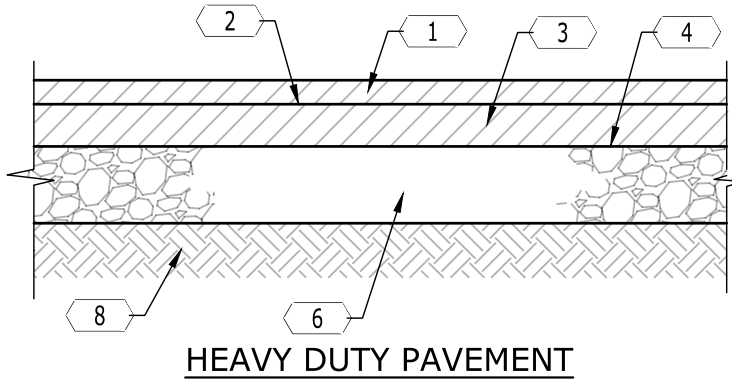
5

CONCRETE CURB AND GUTTER

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	1.5" ASPHALTIC SURFACE COURSE
2	TACK COAT AT 0.10 GAL./S.Y.
3	2.5" ASPHALTIC SURFACE COURSE
4	PRIME COAT AT 0.30 GAL./S.Y.
5	1.5" ASPHALTIC SURFACE COURSE
6	8" COMPACTED MINERAL AGGREGATE BASE
7	6" COMPACTED MINERAL AGGREGATE BASE
8	COMPACTED SUBGRADE

NOTE:
ON ALL EXISTING PAVEMENT REPAIR OR REPLACEMENT, USE
THE PAVEMENT SECTIONS SHOWN OR MATCH THE EXISTING
SECTION, WHICHEVER IS GREATER.

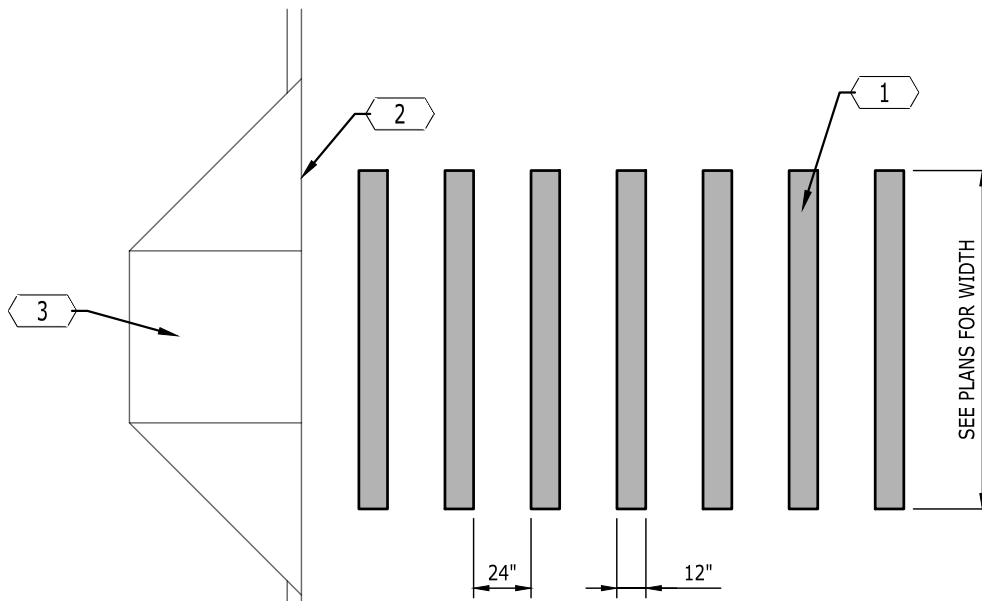


6

ASPHALT PAVEMENT

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	PEDESTRIAN CROSSWALK; MARKINGS SHALL BE SOLID WHITE PAINTED ON ASPHALT; PAINT 12" WIDE STRIPES AS INDICATED WITH PORTER "TRAFFIC WHITE" PAINT OR APPROVED EQUAL; CROSSWALK SHALL BE IN COMPLIANCE WITH ADAAG 403.3.
2	FACE OF CURB
3	ACCESSIBLE RAMP

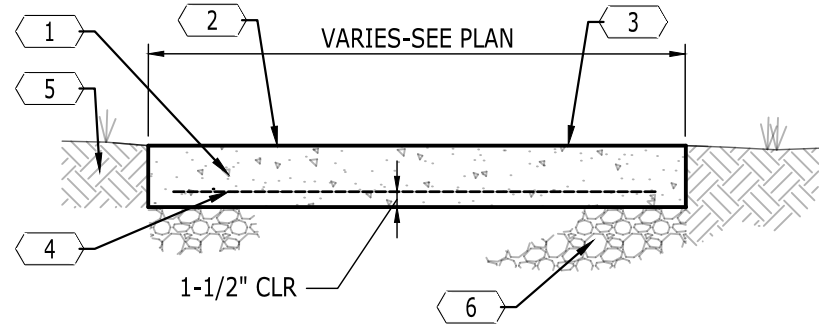


7

PEDESTRIAN CROSSWALK

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE SIDEWALK; 4" THICK; 3500 PSI CONCRETE; SLOPE 2% MAX., 1% MIN.
2	BROOM FINISH
3	CONTROL JOINTS 5' O.C.; EXPANSION JOINTS 25' O.C. AND WHERE SIDEWALKS ABUT RIGID MATERIALS.
4	CONCRETE REINFORCEMENT; 6"x6"xW2.9x22.9 W.W.F.; GRADE 60 STEEL
5	TOPSOIL; PLACE WITHIN $\frac{1}{4}$ " OF WALKWAY SURFACE
6	4" MINERAL AGGREGATE BASE

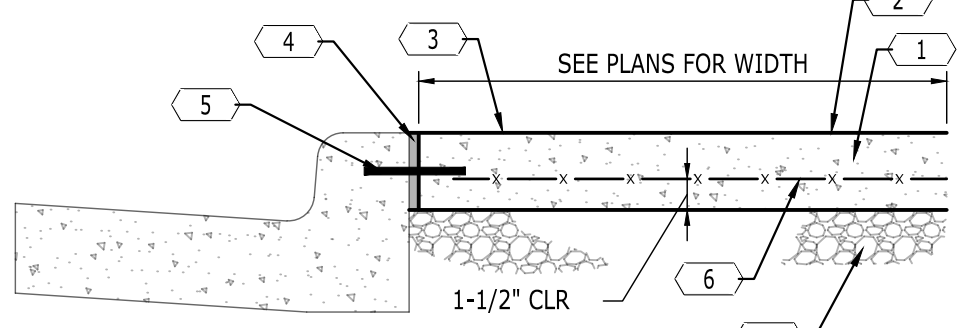


1

CONCRETE SIDEWALK

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE SIDEWALK; 4" THICK; 3500 PSI CONCRETE; SLOPE 2% MAX., 1% MIN.; 8" CONCRETE THICKNESS WHERE HS-20-44 LOADING IS REQUIRED (SEE PLANS)
2	BROOM FINISH
3	CONTROL JOINTS 5' O.C.; EXPANSION JOINTS 25' O.C. AND WHERE SIDEWALKS ABT RIGID MATERIALS
4	$\frac{1}{4}$ " EXPANSION JOINT
5	NO. 4 DOWELS; 12" O.C.; GREASE ONE END
6	CONCRETE REINFORCEMENT; 6"x6"xW2.9x22.9 W.W.F.; GRADE 60 STEEL
7	4" MINERAL AGGREGATE OR SAND BASE; USE 6" AGGREGATE WHERE HS-20-44 LOADING IS REQUIRED (SEE PLANS)

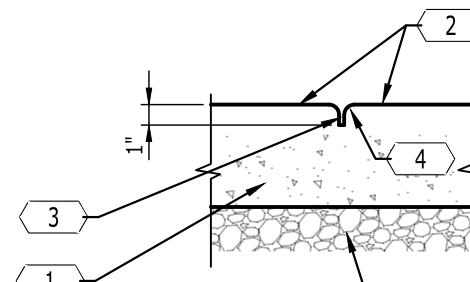


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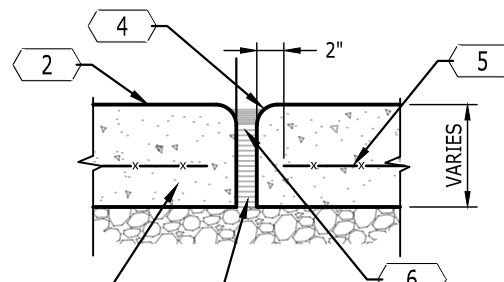
CONCRETE SIDEWALK AT CURB AND GUTTER

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE SIDEWALK
2	BROOM FINISH
3	$\frac{1}{4}$ " HAND-GROOVED JOINT
4	TOOLED EDGE; $\frac{1}{4}$ " RADIUS (TYP.)
5	CONCRETE REINFORCEMENT; 6"x6"xW2.9x22.9 W.W.F.; GRADE 60 STEEL
6	POLYURETHANE SEALANT
7	$\frac{1}{2}$ " PREMOULDED EXPANSION JOINT MATERIAL
8	MINERAL AGGREGATE BASE (TYP.)



CONTROL JOINT

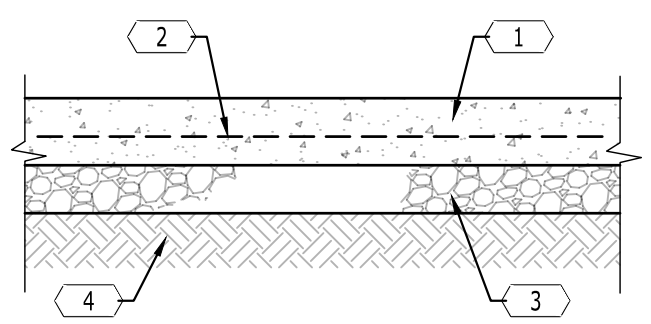


EXPANSION JOINT

3

SIDEWALK JOINTS

NOT TO SCALE



4

CONCRETE PAVEMENT

NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE PAVEMENT; 4000 PSI
2	6"x6", W2.9xW2.9 W.W.F.; ASTM GRADE 60 STEEL
3	6" COMPACTED MINERAL AGGREGATE BASE
4	COMPACTED SUBGRADE

SITE PLAN	
NO.	DESCRIPTION
1	SITE PLAN SUBMITTAL
2	DO SUBMITTAL
3	PREL. PUD MASTER DEV. PLAN SUBMITTAL
4	DATE

PROJECT NUMBER 20220051
DRAWING NUMBER C4.0

14

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8

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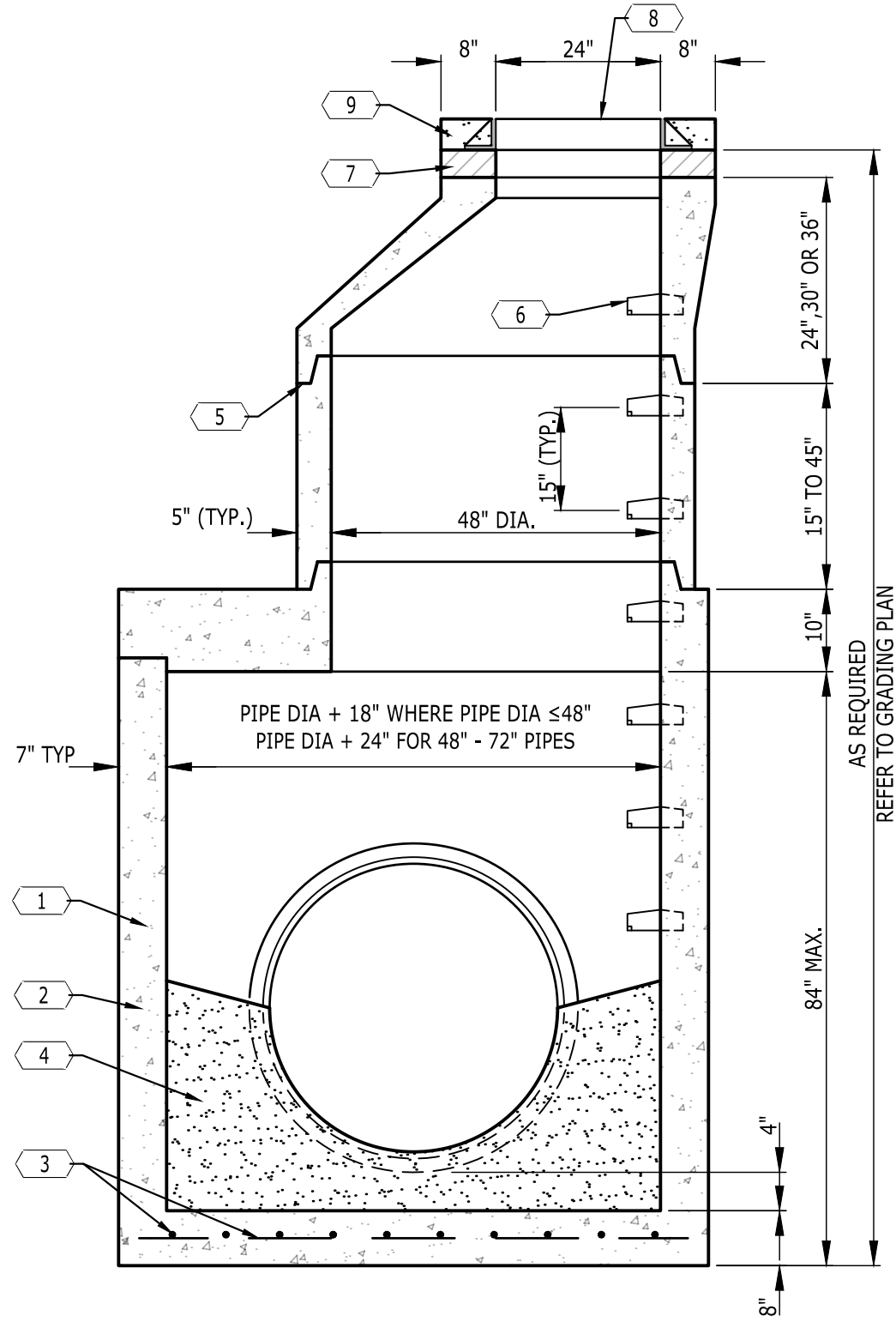
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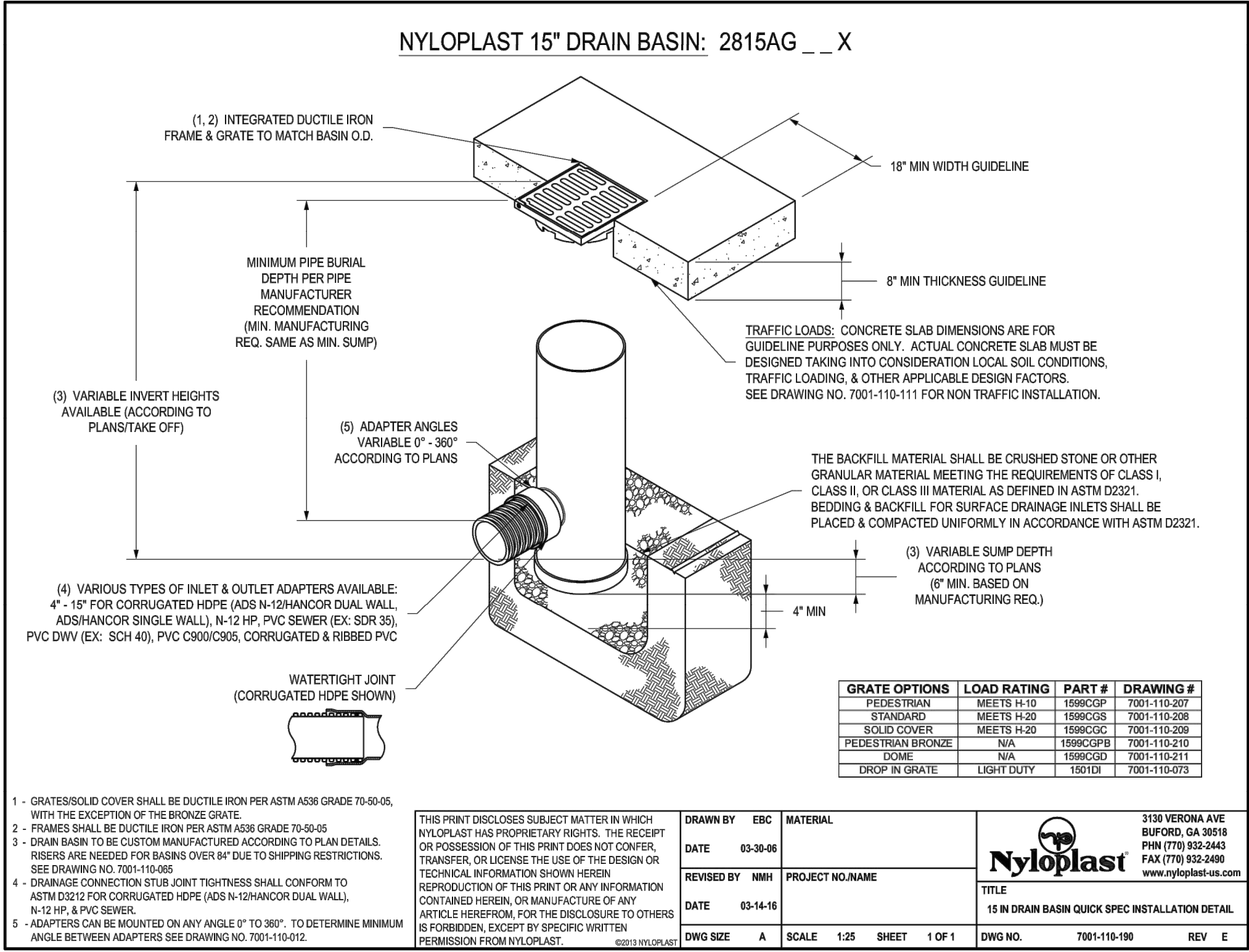
STORM JUNCTION MANHOLE



KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE MANHOLE; CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 4500 PSI AT 28 DAYS CURE
2	REINFORCING STEEL; SHALL CONFORM TO THE SPECIFICATIONS CONTAINED IN ASTM C478
3	REINFORCING STEEL; NO. 4 BARS, 8" O.C. EACH WAY
4	GROUT INVERT TO PIPE MID-LINE
5	SEALANT; PROVIDE IN ALL JOINTS
6	STEPS; 12" WIDE; CAST IRON OR POLYPROPYLENE (TYP.)
7	GRADE RINGS; AS REQUIRED
8	MANHOLE FRAME AND COVER; _____ NO. _____
9	GROUT FRAME IN PLACE

4

15" NYLOPLAST DRAIN INLET



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1598GCP	7001-110-207
STANDARD	MEETS H-20	1598GCS	7001-110-208
SOLID COVER	MEETS H-20	1598GCG	7001-110-209
PEDESTRIAN BRONZE	N/A	1598GCPB	7001-110-210
DOVE	N/A	1598GCD	7001-110-211
DROP IN GRATE	LIGHT DUTY	1501DI	7001-110-073

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 8' DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-095
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D2321 FOR CORRUGATED HDPE (ADS N-12 HANCOCK DUAL WALL, N-12 HP, & PVC SEWER)
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°, TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012

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DRAWN BY: EBC
DATE: 03-30-06
REVISY BY: MMH
DATE: 03-14-16
DWG SIZE: A
SCALE: 1/25
SHEET: 1 OF 1

MATERIAL:
PROJECT NO: NAME
TITLE
15 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO.: 7001-110-100
REV: E

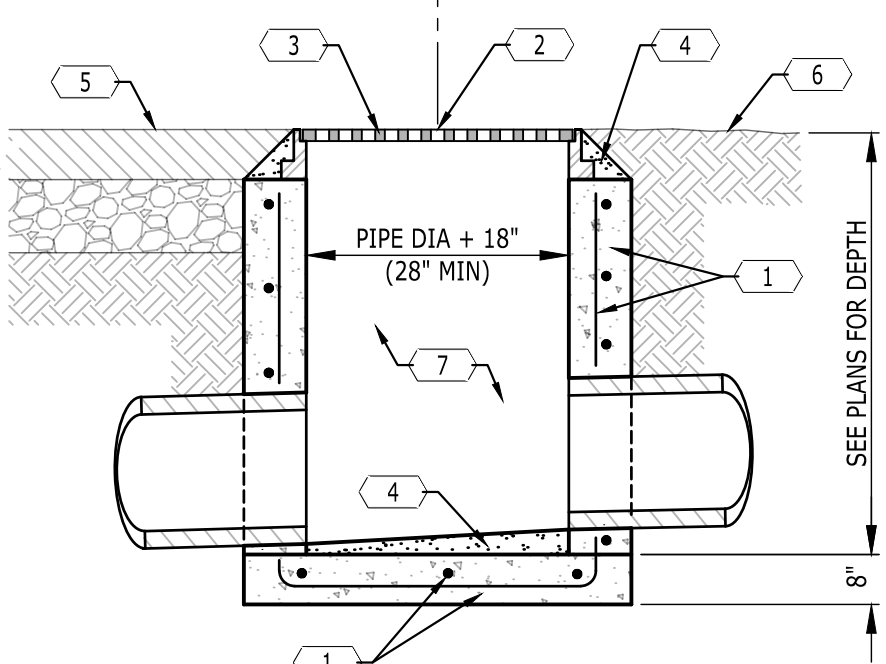
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BURLINGTON, OH 46918
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FAX (770) 932-2489
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5

CATCH BASIN



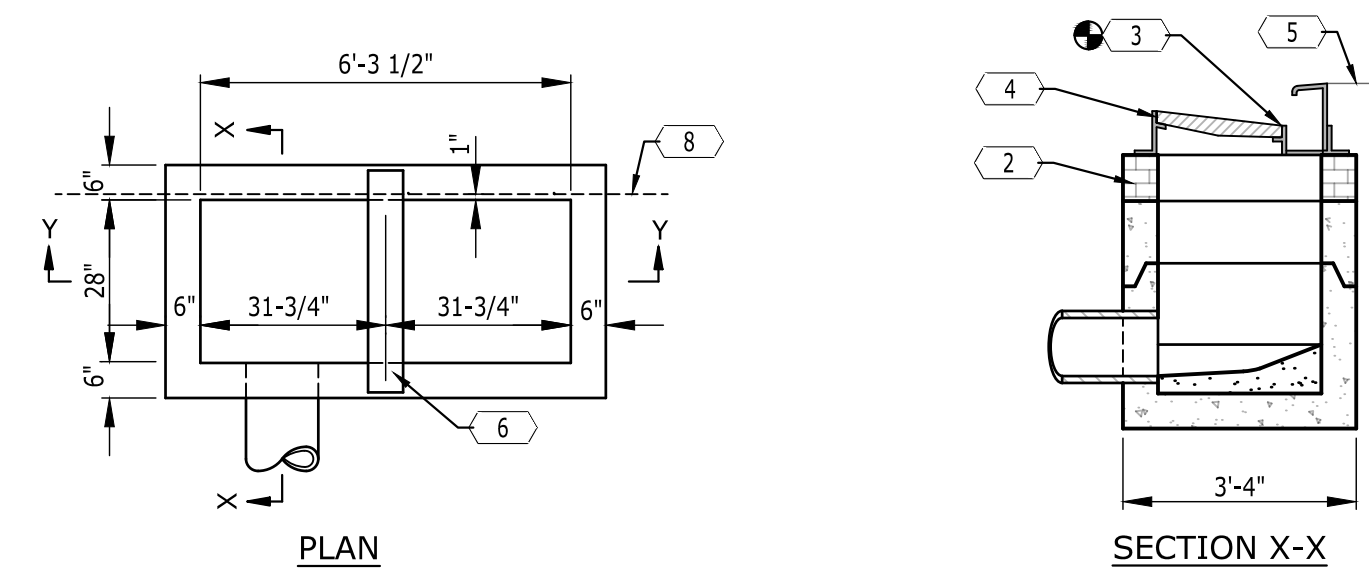
KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE INLET; CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS CURE; REINFORCE WITH NO. 4 BARS, GRADE 60 STEEL, SPACED 6" O.C. EACH WAY (TYP. FOR WALLS AND FLOOR); A CAST-IN-PLACE BOX OF EQUAL DIMENSIONS IS ACCEPTABLE; ADJUST STRUCTURE DIMENSIONS AS REQUIRED TO RECEIVE STORM PIPE AT OBLIQUE ANGLES
2	TOP OF CASTIG LOCATION FOR ELEVATIONS AND COORDINATES
3	CAST IRON FRAME AND GRATE; NEENAH MODEL NO. R-3561 OR APPROVED EQUAL; PROVIDE REDUCER RING TO ACCOMMODAE THE PROPOSED CASTING AS NECESSARY
4	GROUT
5	PAVEMENT
6	FINISH GRADE
7	NO HUB

3

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2

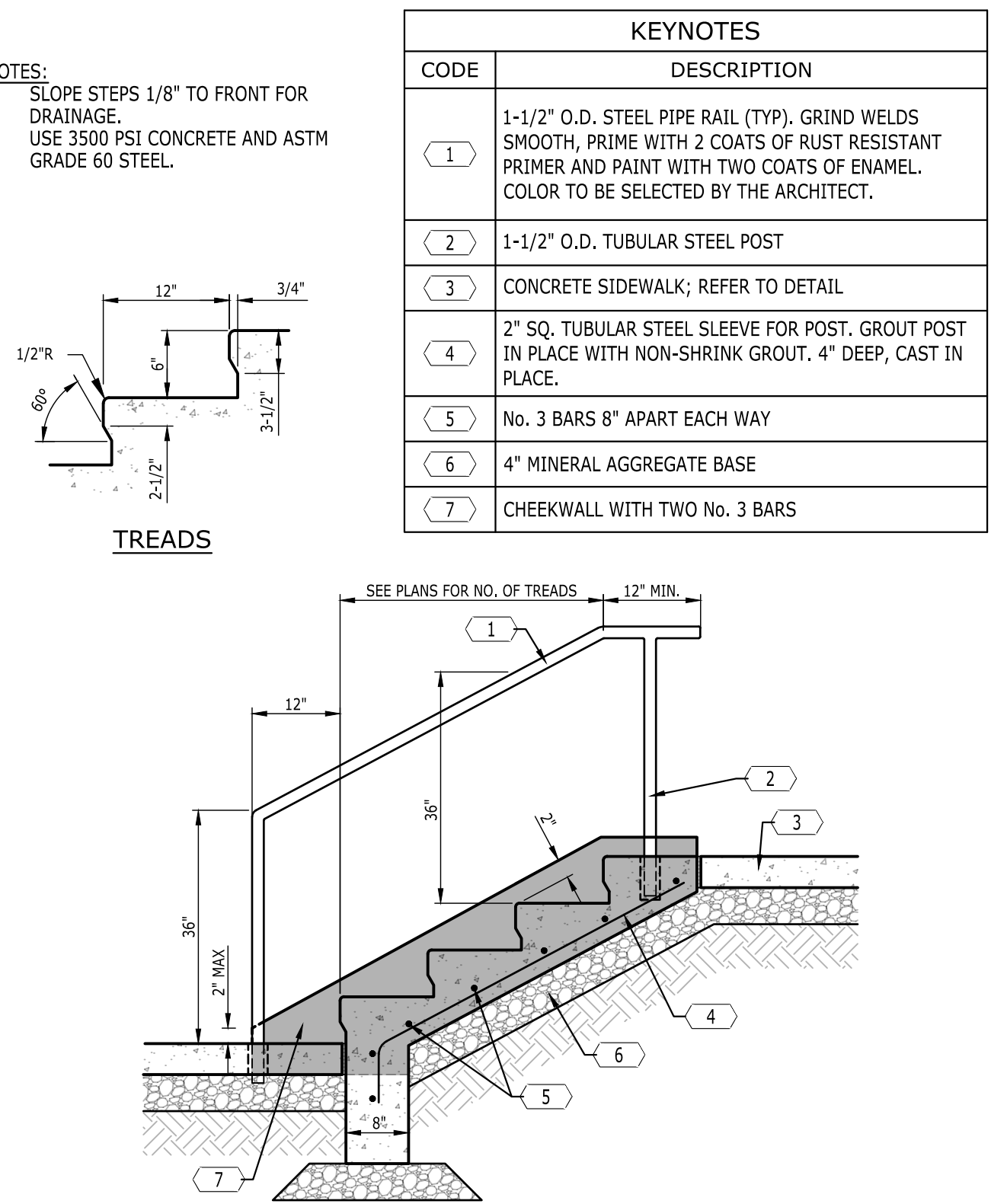
DOUBLE CURB INLET



KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE INLET; CONCRETE SHALL DEVELOP A COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS CURE; REINFORCE WITH NO. 4 BARS, GRADE 60 STEEL, SPACED 12" O.C. EACH WAY; A CAST-IN-PLACE BOX OF EQUAL DIMENSIONS IS ACCEPTABLE; ADJUST STRUCTURE DIMENSIONS AS REQUIRED TO RECEIVE STORM PIPE AT OBLIQUE ANGLES
2	BRICK ADJUSTMENT COURSES
3	TOP OF CASTIG LOCATION FOR ELEVATIONS AND COORDINATES
4	FRAME AND GRATE SHALL BE NEENAH MODEL NO. 3295-2 OR APPROVED EQUAL; (CASTING FOR CURB AND GUTTER SHOWN); PROVIDE REDUCER RING TO ACCOMMODATE THE PROPOSED CASTING IF REQUIRED
5	TOP OF CURB
6	CAST IRON LINTEL; 1"x6"x38"; APPROX. 70 LB. WEIGHT
7	1:16 MINIMUM SLOPE; GROUT INVERT
8	BACK OF CURB

1

CONCRETE STAIRS WITH HANDRAIL



KEYNOTES	
CODE	DESCRIPTION
1	1-1/2" O.D. STEEL PIPE RAIL (TYP.), GRIND WELDS SMOOTH, PRIME WITH 2 COATS OF RUST RESISTANT PRIMER AND PAINT WITH TWO COATS OF ENAMEL. COLOR TO BE SELECTED BY THE ARCHITECT.
2	1-1/2" O.D. TUBULAR STEEL POST
3	CONCRETE SIDEWALK; REFER TO DETAIL
4	2" SQ. TUBULAR STEEL SLEEVE FOR POST. GROUT POST IN PLACE WITH NON-SHRINK GROUT. 4" DEEP, CAST IN PLACE.
5	No. 3 BARS 8" APART EACH WAY
6	4" MINERAL AGGREGATE BASE
7	CHEEKWALL WITH TWO NO. 3 BARS

SITE PLAN

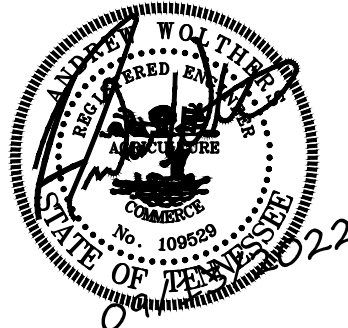
COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

DRAWING TITLE
SITE DETAILS

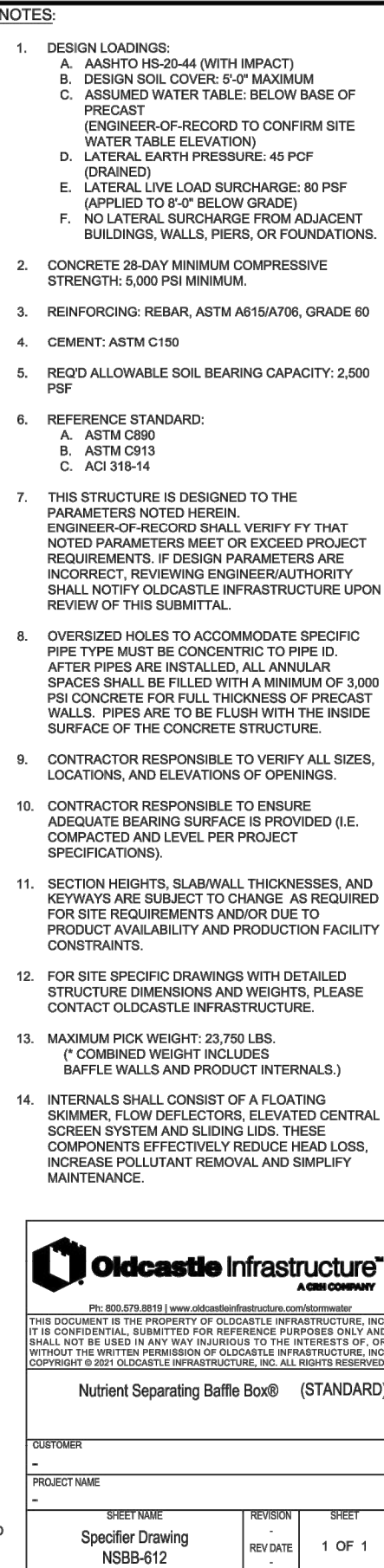
PROJECT NUMBER
20220051
DRAWING NUMBER

C4.1



BRISTOL
DEVELOPMENT GROUP
381 MALLORY STATION RD.,
SUITE 204
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4

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3

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Oldcastle Precast®

EXAMPLE DETAIL
6-FOOT INSIDE HEIGHT

DATE	SALES	SHAWN	ENGINEER	CHECKED	SALES ORDER
.	.	.	.	.	.
DRAWING NUMBER				REVISION	SHEET
SCDD_6FT_SC1_DT				REV DATE N/A	2 OF 2

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

DESCRIPTION

NO.

NUMBER
20220051

DRAWING NUMBER

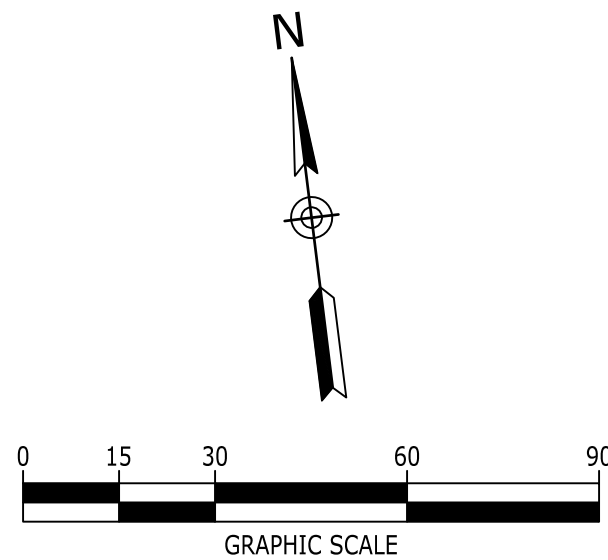
C4.2

SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE 38401

P:\2022\20220051_Bristol Dev - 7th St Columbia TN\dwg\Preliminary Design\20220051_L1-0_PLAN.dwg-L1.0 Sep 13, 2022 pwilliams



NO.	DATE	DESCRIPTION
	2022-09-13	SITE PLAN SUBMITTAL
	2022-08-26	DD SUBMITTAL
	2022-03-21	PREL. PUD MASTER DEV. PLAN SUBMITTAL

DRAWING TITLE

EXISTING
VEGETATION

PROJECT NUMBER

20220051

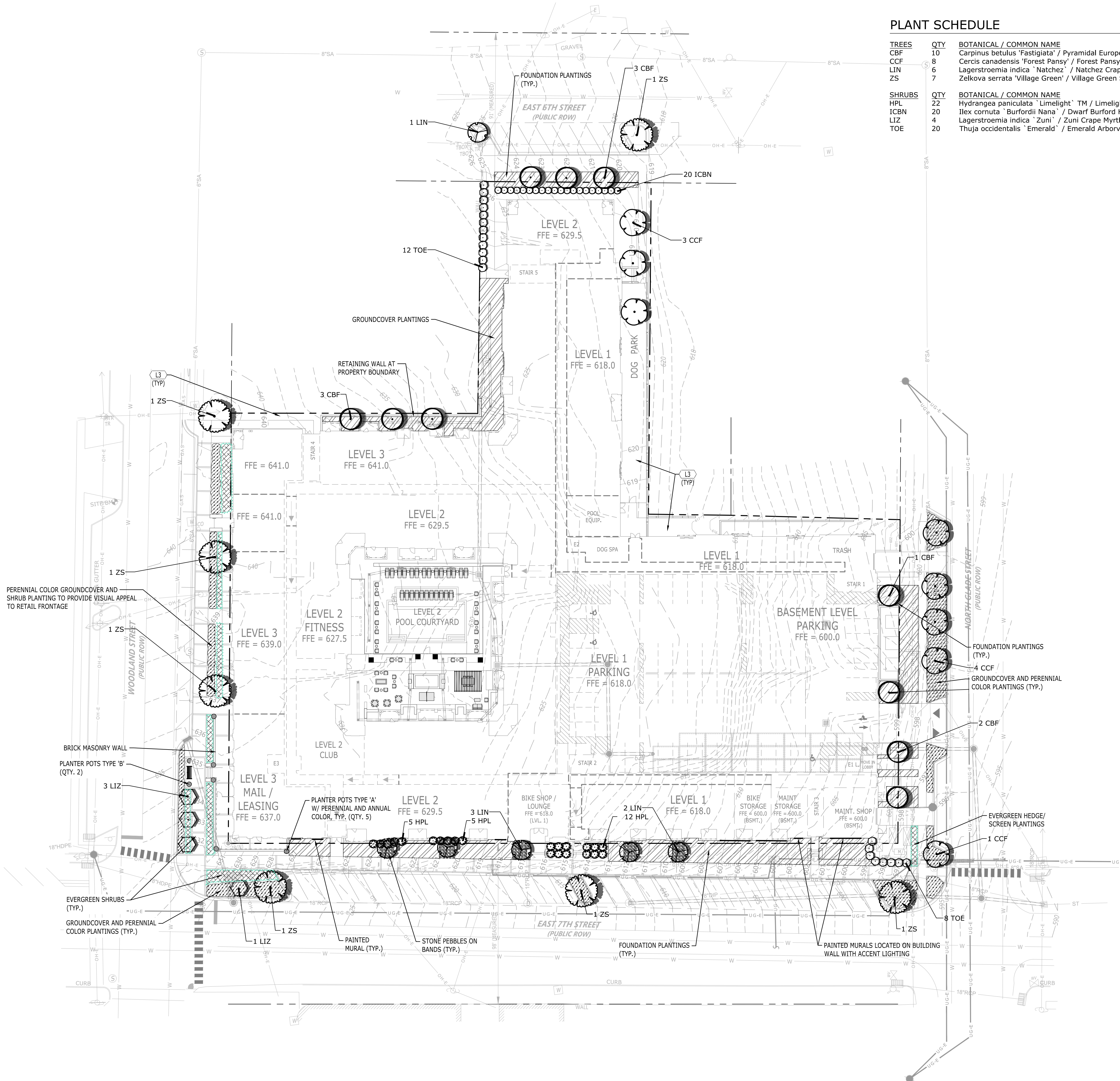
DRAWING NUMBER

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DEVELOPMENT GROUP
381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
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PERENNIAL COLOR GROUNDCOVER AND SHRUB PLANTING TO PROVIDE VISUAL APPEAL TO RETAIL FRONTAGE

BRICK MASONRY WALL
PLANTER POTS TYPE 'B' (QTY. 2)

EVERGREEN SHRUBS (TYP.)
GROUNDCOVER AND PERENNIAL COLOR PLANTINGS (TYP.)

PLANTER POTS TYPE 'A' W/ PERENNIAL AND ANNUAL COLOR, TYP. (QTY. 5)

PAINTED MURAL (TYP.)

STONE PEBBLES ON BANDS (TYP.)

FOUNDATION PLANTINGS (TYP.)

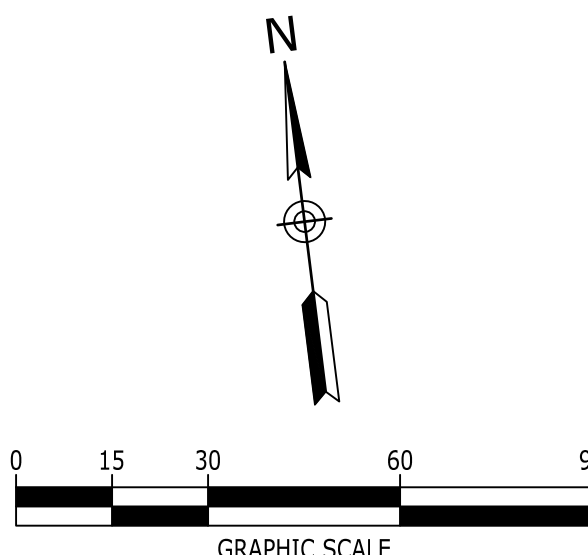
PAINTED MURALS LOCATED ON BUILDING WALL WITH ACCENT LIGHTING

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
CBF	10	Carpinus betulus 'Fastigiata' / Pyramidal European Hornbeam	B&B	2"	10-12' Ht.	
CCF	8	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	B&B	1.5"	6-7' Ht.	
LIN	6	Lagerstroemia indica 'Natchez' / Natchez Crape Myrtle	#25 Cont.		8-9' Ht.	
ZS	7	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	B&B	3"	14-16' Ht.	Multi-trunk (3 min.); Limb up 4' ht.
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPREAD	REMARKS
HPL	22	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	#7 Cont.		36-42"	
ICBN	20	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	#7 Cont.		18-21"	
LIZ	4	Lagerstroemia indica 'Zuni' / Zuni Crape Myrtle	#20 Cont.			
TOE	20	Thuja occidentalis 'Emerald' / Emerald Arborvitae	#10 Cont.	6' Ht.		

- LANDSCAPE NOTES:
- TOTAL NUMBER OF TREES PROVIDED: 31
 - TOTAL S.F. OF LANDSCAPED AREA: 14,415 S.F.

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	
L2	IRRIGATION LIMITS	
L3	AREA TO BE SEEDDED	
L4	AREA TO BE SODDED	
L5	AREA TO BE 4"-6" RIVER ROCK	



5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 625-7200 | WWW.CATALYSTDSG.COM

BRISTOL
DEVELOPMENT GROUP
381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009

SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

2022-09-13	SITE PLAN SUBMITTAL	
2022-08-26	DD SUBMITTAL	
2022-03-21	PREL. PUD MASTER DEV. PLAN SUBMITTAL	
NO.	DATE	DESCRIPTION

DRAWING TITLE
LANDSCAPE PLAN

PROJECT NUMBER
20220051

DRAWING NUMBER
L2.0



1 COLORED WOODLAND ST. ELEVATION
1/16" = 1'-0"

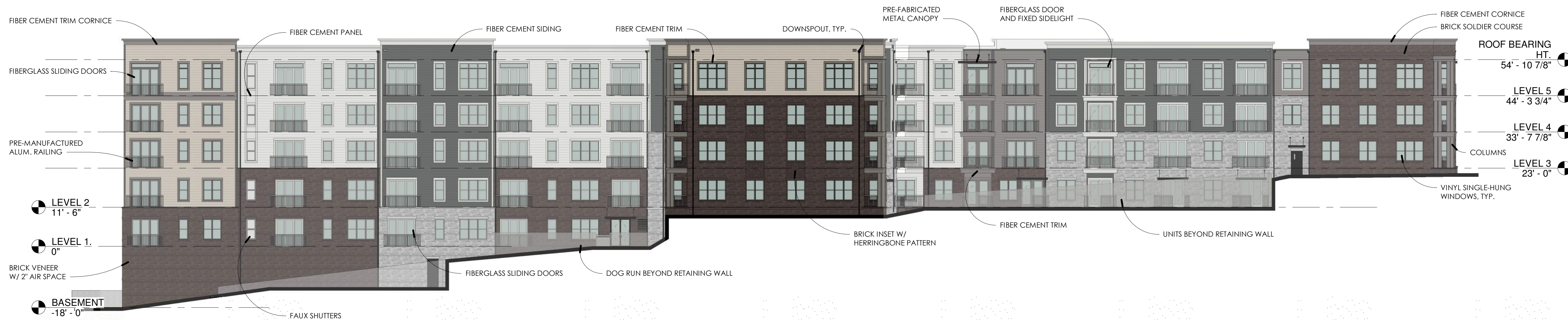


2 COLORED EAST 7TH ST. ELEVATION
1/16" = 1'-0"



1 COLORED NORTH GLADE ST. ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'



2 COLORED EAST 6TH ST. ELEVATION
1/16" = 1'-0"

0' 8' 16' 32'



1 RENDERED WOODLAND ST. ELEVATION
1/16" = 1'-0"



2 RENDERED EAST 7TH ST. ELEVATION
1/16" = 1'-0"

906
STUDIO

ARCHITECTS
-INTERIORS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

DEVELOPMENT GROUP
381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009

COLUMBIA MULTIFAMILY
PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

[illegible]

DRAWING TITLE

RENDERED ELEVATIONS

PROJECT NUMBER
20220051

DRAWING NUMBER

A03



Page 146 of 173



1 RENDERED PERSPECTIVE @ MAIN CORNER
1/16" = 1'-0"

NO.		DATE	DESCRIPTION
		2022-09-12	SITE PLAN SUBMITTAL

DRAWING TITLE	
RENDERED PERSPECTIVES	
PROJECT NUMBER	20220051
DRAWING NUMBER	A05



RENDERED PERSPECTIVE @ WOODLAND

1 ST.
1/16" = 1'-0"



2 RENDERED PERSPECTIVE @ E. 7TH ST.

1/16" = 1'-0"

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+ INTERIORS

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DEVELOPMENT GROUP
381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009

SITE PLAN

COLUMBIA MULTIFAMILY

PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
2022-09-12		SITE PLAN SUBMITTAL

DRAWING TITLE

RENDERED
PERSPECTIVES

PROJECT NUMBER
20220051

DRAWING NUMBER

A06



1 RENDERED PERSPECTIVE FROM NORTH
GLADE ST.
1/16" = 1'-0"



2 RENDERED PERSPECTIVE FROM E. 6TH ST.
1/16" = 1'-0"

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+ INTERIORS

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615.988.9065
906studio.com

BRISTOL
DEVELOPMENT GROUP
381 MALLORY STATION RD.,
SUITE 204
FRANKLIN, TENNESSEE 37067
615.369.9009

SITE PLAN
COLUMBIA MULTIFAMILY
PROJECT STREET ADDRESS
COLUMBIA, MAURY COUNTY, TENNESSEE, 38401

NO.	DATE	DESCRIPTION
1	2022-09-12	SITE PLAN SUBMITTAL

DRAWING TITLE

RENDERED
PERSPECTIVES

PROJECT NUMBER
20220051

DRAWING NUMBER

A07



October 25, 2022

City of Columbia
700 N Garden Street
Columbia, TN 38401

**RE: Bristol Columbia Multifamily
Technical Meeting Comment Response Letter
Columbia, Tennessee**

The following are responses to staff comments received in your e-mail from October 11, 2022 for the above referenced project. We have indicated our responses to staff comments below in **Red** text.

Engineering

1. Subject to Construction Plans
 - **Confirmed**
2. TIS submittal required
 - **The TIS was submitted to the City of Columbia**
3. Provide written request for angled parking along City Street.
 - **See attached letter as requested**

Building

4. No comments.
 - **Noted**

Police

5. No comments provided.
 - **Noted**

Columbia Power

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

complete electrical load information is furnished as soon as possible prior to start of actual construction.

- See attached preliminary one-line diagrams and service sizing calculations for your reference

Atmos Energy

7. No comments provided.
- Noted

Maury County E911

8. No comments provided.
- Noted

Maury County Schools

9. No comments provided.
- Noted

Duck River Electric Membership Corp

10. No comments provided.
- Noted

Fire

11. No comments
- Noted

Planning

12. Sidewalk notes 10' and shows 8' sheet C2.0
- Sidewalk callouts have been updated to show 8'
13. Facades are under review
- Noted
14. ART vs storefront under review along East 7th
- Noted
15. Provide window sill heights along East 7th
- Please see attached 2/A01 for window and storefront sill heights from proposed grade

Wastewater

16. Sanitary sewer should flow north or east to the existing sewer.

- Proposed sewer connections flows east to the existing sewer along North Glade Street

Public Works

17. For 221 units, we recommend six 8-yard dumpsters serviced three times a week or trash compactor service. Please see attached dumpster guidelines and accessibility requirements.

- Trash compactor to be used to service the development

Columbia Water

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

- Noted

Public Works

19. Plan To Serve

- Noted

Sincerely,

Catalyst Design Group



Jeffrey D. Heinze, ASLA
Principal/ Sr. Project Manager



October 25, 2022

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

**RE: Bristol Columbia Multifamily Development
Letter Requesting Approval for Angled Parking Along e. 7th St.
Columbia, Tennessee**

Dear Mr. Keltner,

As a comment to our Technical Review of the referenced project by the City of Columbia staff, it was requested that the developer submit a formal request for the approval of angled parking spaces along the E. 7th St. property frontage. Angled parking is being proposed within this area to match the parking layout currently in place within the block immediately to the west of this site. An exhibit is attached herewith to illustrate how this proposal effectively creates a continuation of the angled parking within the adjoining block and therein provides a consistent streetscape appearance. The streetscape is further enhanced with tree planting islands and pedestrian bulb-outs at the intersections to promote pedestrian safety.

We appreciate the City's consideration of this request and offer to provide any additional information that may be needed for the city to make an informed decision on this matter. Please feel free to reach out to us if we may be of further assistance.

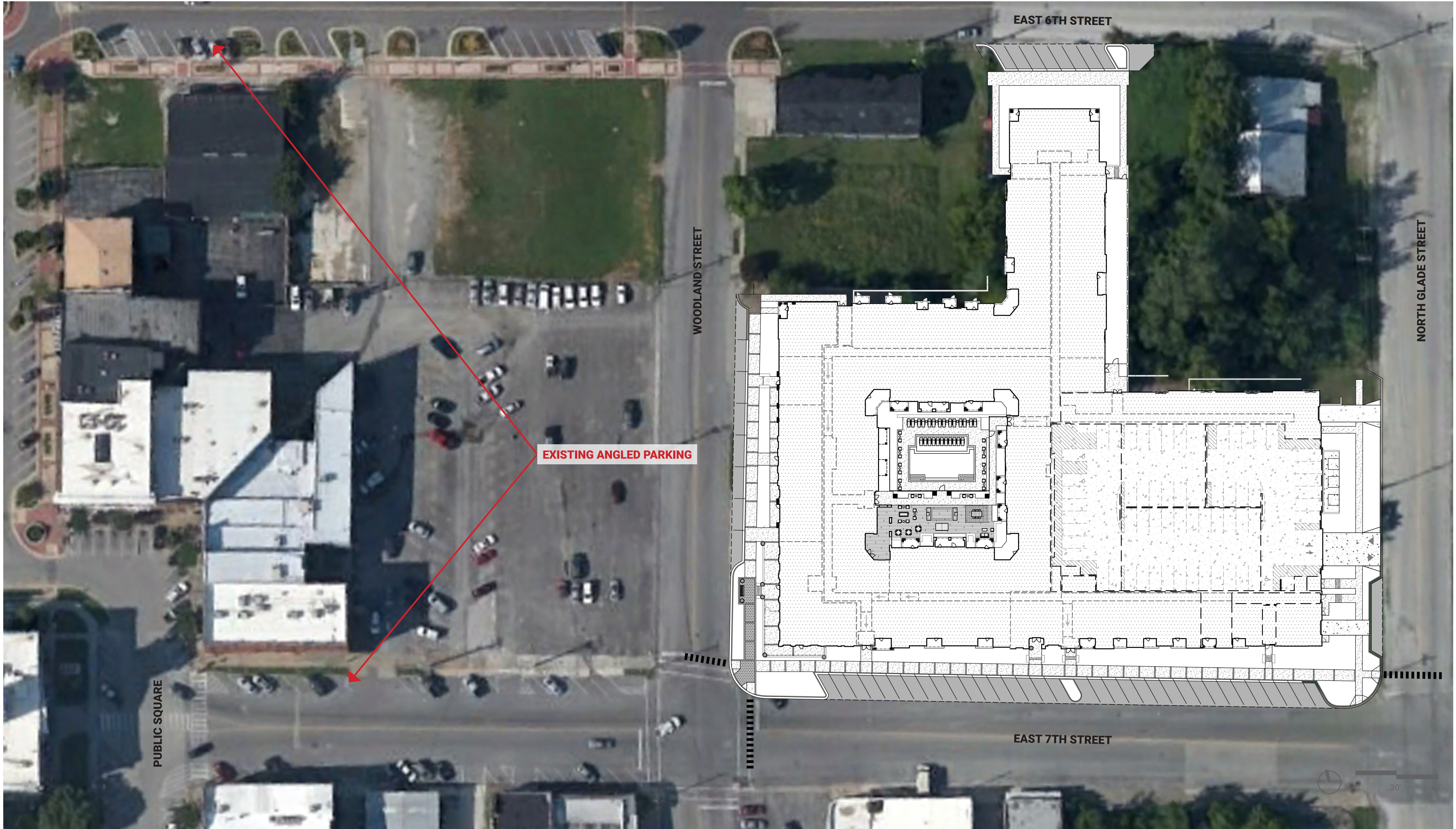
Respectfully,

Catalyst Design Group

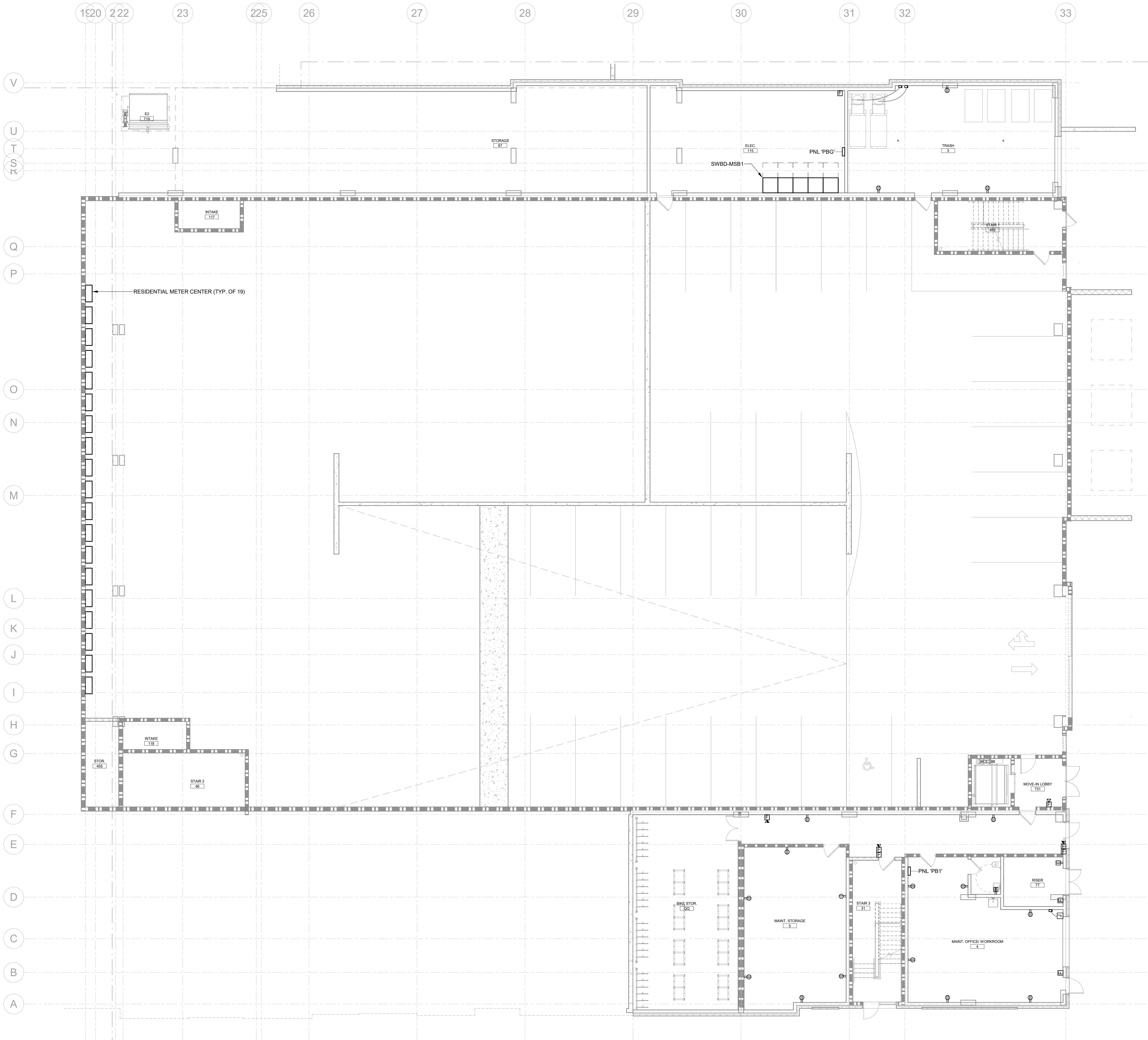
A handwritten signature in black ink, appearing to read "Jeffrey D. Heinze", is written over a light gray circular graphic element.

Jeffrey D. Heinze, ASLA
Principal/ Sr. Project Manager

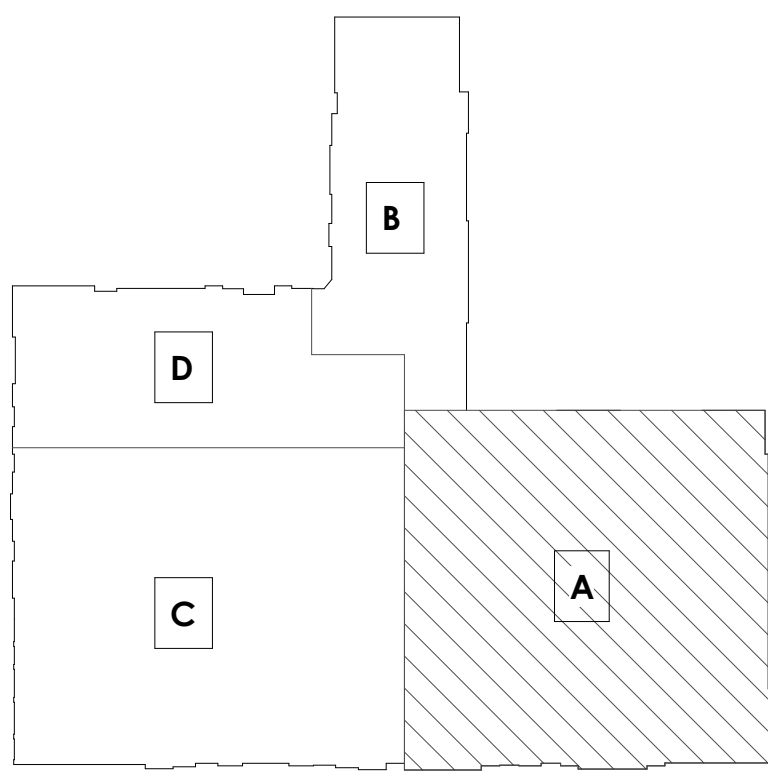
Attachment: Angled Parking Exhibit



8/15/2022 5:35:10 PM



1 BASEMENT FLOOR ELECTRICAL PLAN - PART A
1/8" = 1'-0"



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+ INTERIORS

143 Fifth Avenue South
Franklin, TN 37064
615.988.9065
906studio.com

bristol
development group

genesis
engineering
group, llc
134 Fourth Avenue North
Franklin, TN 37064
project #22-077

WOODLAND &
E. 7TH ST.
MULTI-FAMILY

Bristol
Development
Columbia, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

2022, 906 STUDIO ARCHITECTS, LLC.
DRAWINGS AND DESIGN CONCEPTS
SHALL NOT BE USED OR REPRODUCED
IN WHOLE OR PART IN ANY FORM
WITHOUT PRIOR WRITTEN CONSENT
OF 906 STUDIO ARCHITECTS, LLC.

NO.	DESCRIPTION	DATE
	50% DD SET	07/15/2022

Project Number
22.1030
BASEMENT FLOOR
POWER & SYSTEMS
PLAN - PART A

E100

8/15/2022 5:35:12 PM

1 POWER RISER DIAGRAM - HOUSE

NOT TO SCALE

HOUSE/GARAGE SERVICE DEMAND, BASED ON GENERAL WATTS PER SQUARE FOOT CALCULATION

1,157 KVA
3,213 A @ 208V/3PH

APPROX. BREAKDOWN OF RELATIVE LOAD TYPES:

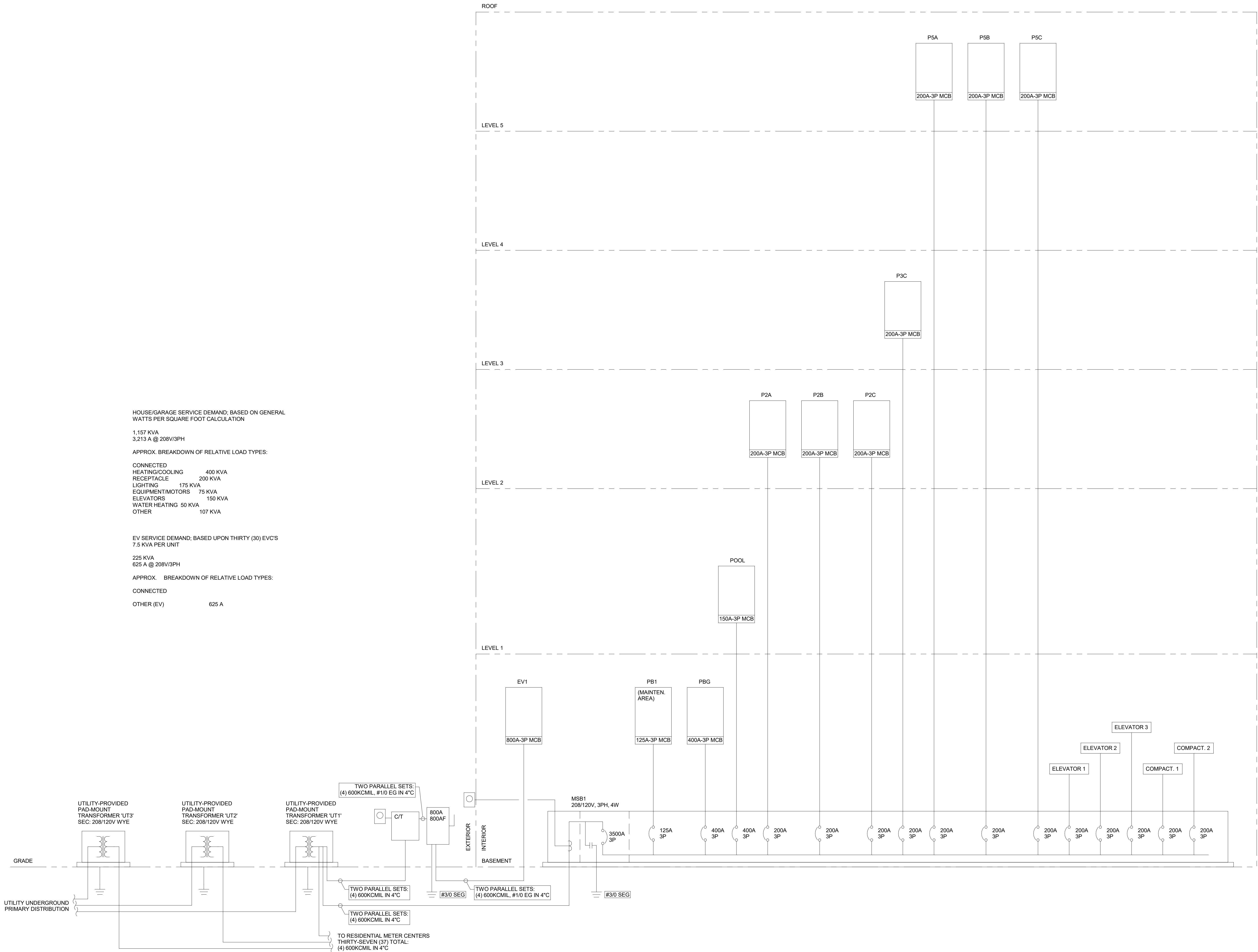
CONNECTED
HEATING/COOLING 400 KVA
RECEPTACLE 200 KVA
LIGHTING 175 KVA
EQUIPMENT/MOTORS 75 KVA
ELEVATORS 150 KVA
WATER HEATING 50 KVA
OTHER 107 KVA

EV SERVICE DEMAND, BASED UPON THIRTY (30) EVC'S
7.5 KVA PER UNIT

225 KVA
625 A @ 208V/3PH

APPROX. BREAKDOWN OF RELATIVE LOAD TYPES:

CONNECTED
OTHER (EV) 625 A



WOODLAND &
E. 7TH ST.
MULTI-FAMILY

Bristol
Development

Columbia, TN

PRELIMINARY
NOT FOR
CONSTRUCTION

2022, 906 STUDIO ARCHITECTS, LLC.
DRAWINGS AND DESIGN CONCEPTS
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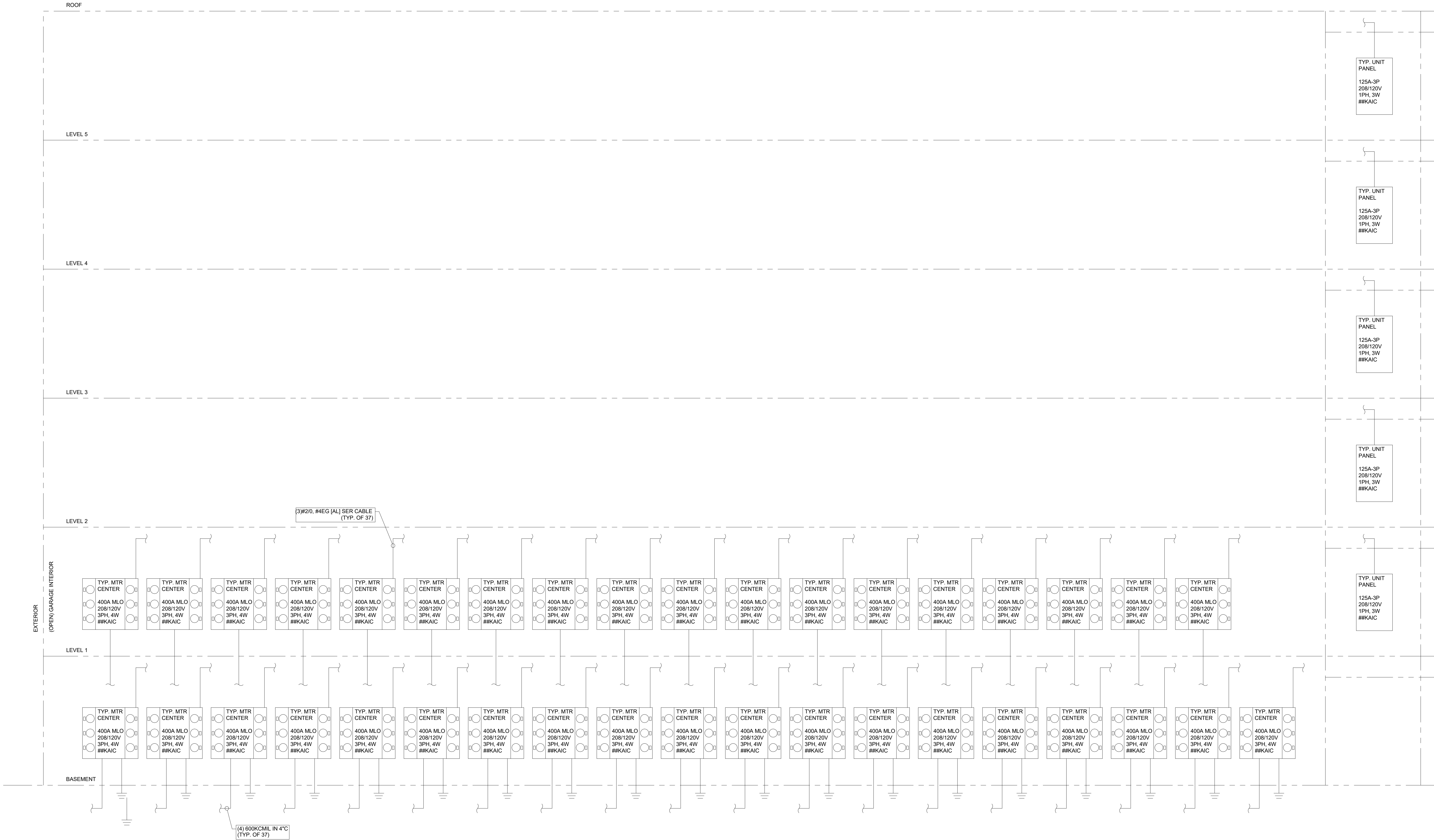
NO.	DESCRIPTION	DATE
	50% DD SET	07/15/2022

Project Number
22.1030

DIAGRAMS &
SCHEDULES

8/15/2022 5:35:12 PM

METER CENTER 'TYPICAL METER CENTER' SERVICE LOAD CALCULATIONS PER NEC 220.84										
UNIT DESIGNATION	QUANTITY (AVERAGE)	UNIT		APPLIANCE/ LAUNDRY CIRCUIT LOAD (VA)	NAMEPLATE RATINGS (VA)	MOTOR NAMEPLATE RATINGS (VA)	HEAT/AC LOAD (VA)	CALCULATED UNIT TYPE LOAD (VA)	METER CENTER	
		SQUARE FOOT (AVERAGE)	SQUARE FOOT LOAD (VA)						TOTAL CALCULATED LOAD PER UNIT TYPE (VA)	CIRCUIT BREAKER/ SOCKET
1 BEDROOM	3.4	660	1980	4500	22256	24	4333.333333	33093	112517	125A
2 BEDROOM	2.1	1100	3300	4500	22256	36	6500	36592	76843	125A
3 BEDROOM	0.5	1400	4200	4500	22256	36	8666.666667	39659	19829	150A
TOTAL UNITS	6									
CALCULATED DWELLING UNIT LOAD (VA)									209,190	
DWELLING UNIT LOAD DEMAND FACTOR (NEC 220.84)									0.44	
CALCULATED DWELLING UNIT SERVICE LOAD (VA)									92,044	
CALCULATED 208V 3P SERVICE LOAD (AMPS)									255	



1 POWER RISER DIAGRAM - RESIDENTIAL
NOT TO SCALE

NO.	DESCRIPTION	DATE
50%	DD SET	07/15/2022

NO.	DATE	DESCRIPTION
	2022-09-12	SITE PLAN SUBMITTAL

DRAWING TITLE	
COLORED ELEVATIONS	
PROJECT NUMBER	20220051
DRAWING NUMBER	A01





PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

ADDRESS/LOCATION	706 & 708, 710, 712 & 714 WOODLAND ST. 711 & 713 N. GLADE STREET 206 E. 6th STREET COLUMBIA, TN 38401		
	TAX MAP: 99A	GROUP: K	PARCEL: .05200, .05600, .05700, .05800 .05900, .06000, .06100, .06200
SUMMARY OF NATURE OF REQUEST AND WORK	Requesting Site Plan Approval for the Columbia Multifamily . Project proposes to construct 221 multifamily units.		

REQUEST DATE FOR PRE-APPLICATION CONFERENCE	1/11/2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
---	-----------	---

Meeting was held on 1/11/2022

SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☐ Annexation ☐ Rezoning ☐ Sketch Plat – <i>Must be submitted at least two weeks prior to Preliminary Plat submittal</i> ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☒ Multi-Family Site Plan ☐ Other: _____ <i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i> <i>Freedom Point Elevations</i>	<u>Annexations/Rezoning:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards <u>Plats/PUDs:</u> - Project Name (include Sections & Phases) Columbia Multifamily - Total Number of Lots 221 units - Total acreage 2.57 ac.

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

APPLICANT

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

NAME	Jeff Heinze	PHONE	615.622.7210
ADDRESS	5100 Tennessee Ave. Nashville, TN 37209	EMAIL	jheinze@catalyst-dg.com

PROPERTY OWNER NAME	John Michael Halloran, City of Columbia	PHONE	931-560-1500
ADDRESS	714 Woodland St. Columbia, TN 38401, 700 N. Garden Street, Columbia, TN 38401	EMAIL	

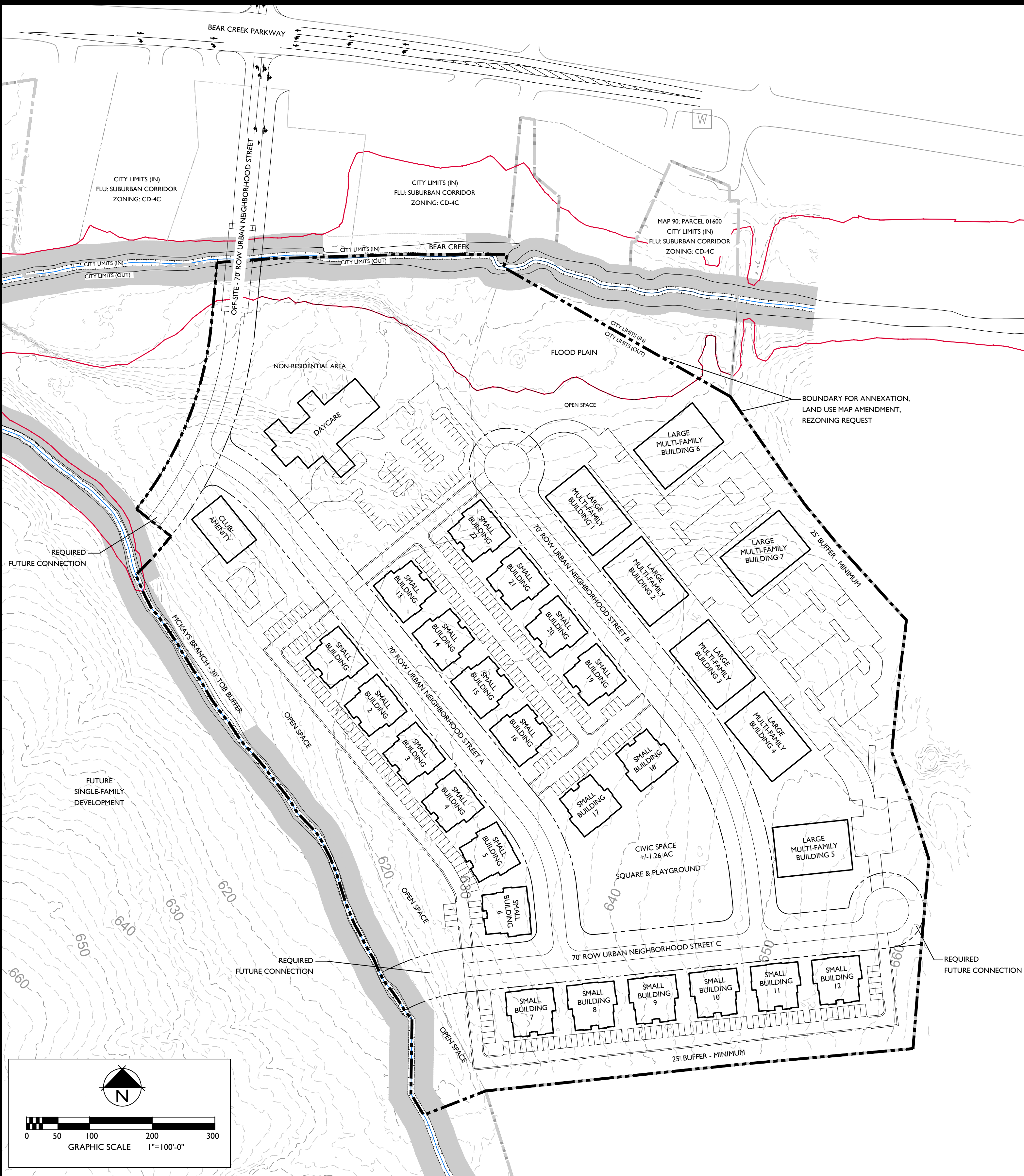
In filling out this application, I attest that (1) I am familiar with the rules, regulations, and procedures of the City of Columbia & (2) all information contained herein is accurate & true to the best of my knowledge.

Jeff Heinze		09/19/2022
APPLICANT NAME	APPLICANT SIGNATURE	DATE

John Michael Halloran City of Columbia	(see attached letter)	09/19/2022
PROPERTY OWNER NAME	PROPERTY OWNER SIGNATURE	DATE

STAFF USE ONLY

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



LEGAL DESCRIPTION OF PROPERTY:

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

LAND LYING IN THE 1ST CIVIL DISTRICT OF MAURY COUNTY, TENNESSEE, BOUNDED ON THE NORTH BY LENA ELLEN CRAIG (R1445, PG 168, VALERIE CAMERON (R2380, PG 1205) AND WEST BY BIG BEAR BLUFFS, LLC (2827, PG 587) AND ON THE EAST AND SOUTH BY JEFFERY L. HEAD AND ROSE HEAD, WIFE & HUSBAND AS OF RECORD IN DEED BOOK R2230, PAGE 386, ROWMCH, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-10" PIPE FOUND, SAID POINT ALSO BEING ALONG THE WESTERN BOUNDARY OF JEFFERY L. AND ROSE HEAD, SAID POINT BEING ALONG THE EASTERN BOUNDARY OF THE TRACT DESCRIBED WITHIN, AND HAVING A TENNESSEE STATE PLANE COORDINATE OF NORTH 475.288 11 EAST 1.674.000 07

S 34° 29' 27" E, FOR A DISTANCE OF 153.97 FEET TO FENCE LINE T-POST;
S 38° 04' 18" E, FOR A DISTANCE OF 55.17 FEET TO FENCE LINE T-POST;
S 39° 22' 59" E, FOR A DISTANCE OF 84.02 FEET TO FENCE LINE T-POST;
S 42° 03' 30" E, FOR A DISTANCE OF 106.39 FEET TO FENCE LINE T-POST;
S 42° 31' 07" E, FOR A DISTANCE OF 55.23 FEET TO AN IRON PIN FOUND;
S 7° 09' 57" W, FOR A DISTANCE OF 101.14 FEET TO A FENCE 5' METAL POST;
S 2° 40' 57" W, FOR A DISTANCE OF 102.89 FEET TO AN IRON PIN FOUND;
S 21° 14' 47" E, FOR A DISTANCE OF 78.14 FEET TO FENCE LINE T-POST;
S 17° 38' 07" E, FOR A DISTANCE OF 102.89 FEET TO FENCE LINE 24' CEDAR;
S 4° 57' 22" W, FOR A DISTANCE OF 172.54 FEET TO FENCE LINE T-POST;
S 4° 32' 07" W, FOR A DISTANCE OF 138.66 FEET TO FENCE CORNER 30' OAK;
S 84° 48' 29" W, FOR A DISTANCE OF 270.35 FEET TO FENCE LINE 24' HACKBERRY;
S 84° 01' 38" W, FOR A DISTANCE OF 414.28 FEET TO A 4X4 WOOD FENCE POST;
S 88° 48' 11" W, FOR A DISTANCE OF 106.89 FEET.

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

N 30° 52' 00" W, FOR A DISTANCE OF 36.69 FEET;
N 0° 53' 17" E, FOR A DISTANCE OF 143.33 FEET;
N 40° 55' 38" W, FOR A DISTANCE OF 15.43 FEET;
N 31° 07' 58" W, FOR A DISTANCE OF 9.27 FEET;
N 32° 38' 04" W, FOR A DISTANCE OF 10.18 FEET;
N 33° 29' 34" W, FOR A DISTANCE OF 7.00 FEET;
N 35° 12' 48" W, FOR A DISTANCE OF 13.94 FEET;
N 39° 31' 19" W, FOR A DISTANCE OF 18.10 FEET;
N 39° 23' 54" W, FOR A DISTANCE OF 19.10 FEET;
N 23° 32' 02" W, FOR A DISTANCE OF 22.91 FEET;
N 22° 41' 10" W, FOR A DISTANCE OF 12.83 FEET;
N 29° 40' 28" W, FOR A DISTANCE OF 19.38 FEET;
N 29° 57' 30" W, FOR A DISTANCE OF 12.83 FEET;
N 28° 18' 04" W, FOR A DISTANCE OF 11.28 FEET;
N 30° 17' 03" W, FOR A DISTANCE OF 7.49 FEET;
N 26° 20' 21" W, FOR A DISTANCE OF 13.63 FEET;
N 18° 22' 38" W, FOR A DISTANCE OF 4.70 FEET;
N 21° 03' 04" W, FOR A DISTANCE OF 8.40 FEET;
N 23° 40' 02" W, FOR A DISTANCE OF 12.35 FEET;
N 17° 08' 08" W, FOR A DISTANCE OF 50.02 FEET;
N 22° 34' 41" W, FOR A DISTANCE OF 9.60 FEET;
N 21° 58' 46" W, FOR A DISTANCE OF 19.19 FEET;
N 29° 57' 14" W, FOR A DISTANCE OF 18.88 FEET;
N 27° 50' 37" W, FOR A DISTANCE OF 17.44 FEET;
N 33° 56' 13" W, FOR A DISTANCE OF 12.02 FEET;
N 44° 05' 27" W, FOR A DISTANCE OF 24.94 FEET;
N 44° 38' 39" W, FOR A DISTANCE OF 14.65 FEET;
N 32° 38' 42" W, FOR A DISTANCE OF 5.47 FEET;
N 30° 22' 32" W, FOR A DISTANCE OF 13.44 FEET;
N 33° 50' 53" W, FOR A DISTANCE OF 10.08 FEET;
N 37° 53' 39" W, FOR A DISTANCE OF 8.89 FEET;
N 38° 46' 51" W, FOR A DISTANCE OF 14.76 FEET;
N 38° 38' 42" E, FOR A DISTANCE OF 14.08 FEET;
N 30° 07' 58" W, FOR A DISTANCE OF 23.10 FEET;
N 40° 01' 07" W, FOR A DISTANCE OF 19.88 FEET;
N 41° 52' 17" W, FOR A DISTANCE OF 34.28 FEET;
N 42° 48' 58" W, FOR A DISTANCE OF 24.72 FEET;
N 38° 23' 48" W, FOR A DISTANCE OF 14.08 FEET;
N 37° 18' 43" W, FOR A DISTANCE OF 11.77 FEET;
N 33° 38' 11" W, FOR A DISTANCE OF 38.72 FEET;
N 33° 12' 18" W, FOR A DISTANCE OF 18.71 FEET;
N 38° 17' 18" W, FOR A DISTANCE OF 15.05 FEET;
N 38° 17' 07" W, FOR A DISTANCE OF 9.80 FEET;
N 34° 40' 32" W, FOR A DISTANCE OF 21.28 FEET;
N 31° 35' 18" W, FOR A DISTANCE OF 7.00 FEET;
N 29° 57' 58" W, FOR A DISTANCE OF 6.51 FEET;
N 29° 56' 07" W, FOR A DISTANCE OF 16.34 FEET;
N 32° 40' 11" W, FOR A DISTANCE OF 5.80 FEET;
N 34° 32' 50" W, FOR A DISTANCE OF 9.02 FEET;
N 32° 40' 37" W, FOR A DISTANCE OF 3.54 FEET;
N 34° 19' 28" W, FOR A DISTANCE OF 10.59 FEET;
N 30° 04' 03" W, FOR A DISTANCE OF 7.81 FEET;
N 31° 18' 56" W, FOR A DISTANCE OF 8.66 FEET;
N 32° 40' 30" W, FOR A DISTANCE OF 15.84 FEET;
N 29° 50' 20" W, FOR A DISTANCE OF 4.61 FEET;
N 29° 23' 09" W, FOR A DISTANCE OF 9.94 FEET;
N 31° 05' 58" W, FOR A DISTANCE OF 5.96 FEET;
N 38° 58' 45" W, FOR A DISTANCE OF 5.21 FEET;
N 33° 54' 07" W, FOR A DISTANCE OF 20.78 FEET;
N 37° 07' 42" W, FOR A DISTANCE OF 5.46 FEET;
N 36° 54' 50" W, FOR A DISTANCE OF 18.28 FEET;
N 40° 46' 27" W, FOR A DISTANCE OF 5.79 FEET;
N 41° 19' 44" W, FOR A DISTANCE OF 5.90 FEET;
N 32° 03' 03" W, FOR A DISTANCE OF 4.74 FEET;
N 29° 46' 01" W, FOR A DISTANCE OF 8.08 FEET;
N 27° 33' 58" W, FOR A DISTANCE OF 9.74 FEET;
N 22° 22' 30" W, FOR A DISTANCE OF 4.21 FEET;
N 29° 10' 43" W, FOR A DISTANCE OF 5.47 FEET;
N 27° 46' 18" W, FOR A DISTANCE OF 10.50 FEET;
N 29° 08' 11" W, FOR A DISTANCE OF 6.77 FEET;
N 24° 52' 17" W, FOR A DISTANCE OF 2.84 FEET;
N 22° 22' 17" W, FOR A DISTANCE OF 13.60 FEET.

THENCE LEAVING SAID MCKAY BRANCH AND ALONG THE BOUNDARY OF BIG BEAR BLUFFS, LLC (BK R281, PG 782) THE FOLLOWING CALLS:

BY A CURVE TO THE LEFT, HAVING A RADIUS OF 655.00 FEET, AN ARC DISTANCE OF 83.09 FEET, A CHORD BEARING OF N 40° 09' 38" E, AND A CHORD DISTANCE OF 83.03 FEET TO A POINT.

N 51° 35' 13" W, FOR A DISTANCE OF 70.00 FEET.

THENCE BY A CURVE TO THE LEFT, HAVING A RADIUS OF 585.00 FEET, AN ARC DISTANCE OF 308.98 FEET, A CHORD BEARING OF N 01° 52' 21" E, A CHORD DISTANCE OF 322.34 FEET.

THENCE WITH A LINE CROSSING BEAR CREEK, N 51° 15' 54" E, FOR A DISTANCE OF 94.04 FEET TO A POINT, IN THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168);
THENCE WITH THE LINE OF LENA ELLEN CRAIG (DB R1445, PAGE 168) AND VALERIE CAMERON (DB R2380, PAGE 1205) AND THE PROPERTY HEREIN DESCRIBED.

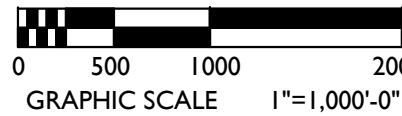
N 89° 50' 10" E, FOR A DISTANCE OF 70.85 FEET;
N 89° 53' 31" E, FOR A DISTANCE OF 14.54 FEET;
N 89° 00' 30" E, FOR A DISTANCE OF 80.25 FEET;
N 89° 00' 30" E, FOR A DISTANCE OF 138.55 FEET;
N 89° 57' 42" E, FOR A DISTANCE OF 158.50 FEET, REAR CORNER FOR VALERIE CAMERON (DB R2380, PAGE 1205) AND THE PROPERTY HEREIN DESCRIBED.

THENCE LEAVING THE LINE OF SAID CAMERON, S 18° 21' 29" W, FOR A DISTANCE OF 21.42 FEET TO A POINT, SAID POINT BEING THE APPROXIMATE EXISTING CITY LIMITS OF COLUMBIA, TENNESSEE, THENCE WITH THE COMPUTED CITY LIMITS LINE, S 60° 18' 02" E, FOR A DISTANCE OF 416.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.74 ACRES (1,208,864.89 SQ. FT.) AND BEING A PORTION OF THE PROPERTY SHOWN ON TAX MAP 90, PARCEL 12.01 CONVEYED TO BIG BEAR BLUFFS, LLC BY DEED OF RECORD IN BOOK R2827, PAGE 287 IN THE REGISTER'S OFFICE OF MAURY COUNTY, TENNESSEE.



LOCATION MAP



PROJECT INFORMATION:

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

AREA OF ANNEXATION REQUEST: 27.74 ACS

LAND USE MAP AMENDMENT:
EXISTING: SUBURBAN NEIGHBORHOOD
PROPOSED: URBAN NEIGHBORHOOD

REZONING REQUEST: CD-4

CONTACT:

APPLICANT/LANDSCAPE ARCHITECT:
GREG GAMBLE OR KELI FRYMIRE
GAMBLE DESIGN COLLABORATIVE
3020 STANSBERRY LANE, SUITE 201
FRANKLIN, TN 37069
615-975-5765
greg.gamble@gdc-tn.com
keli@gdc-tn.com

DEVELOPER:
KOLTER LAND
JOSHUA GIBBS
615-582-3253
jgibbs@kolter.com

CONCEPTUAL DEVELOPMENT PLAN CD-4 DESIGN CRITERIA:

CONCEPTUAL PLAN AREA EXCLUDES ENTRANCE DRIVE AND FLOODPLAIN AREA THAT HAVE BEEN INCLUDED IN THE ANNEXATION/ REZONING REQUEST

GROSS SITE AREA: +/-25.18 AC
NET AREA: +/-23.92 AC
(25.18 GROSS - 1.26 CIVIC = 23.92AC)
NON-RESIDENTIAL AREA: +/-3.58 AC (15%)
RESIDENTIAL AREA: +/-20.34 (85%)

GROSS DENSITY: 11.9 DUA (12 DUA ALLOWED)
TOTAL UNITS: 300 UNITS
SMALL MULTI-FAMILY: 132 UNITS (6 UNITS PER BUILDING)
LARGE MULTI-FAMILY: 168 UNITS (24 UNITS PER BUILDING)

TOTAL FRONTAGE: 5,900 LF
5,015 LF RESIDENTIAL FRONTAGE (85% OF TOTAL)
940 LF MULTI-FAMILY FRONTAGE (19% OF RESIDENTIAL)

BLOCK PERIMETER: ALL UNDER 2,400 LF

CIVIC SPACE: +/-1.26 AC (5%)

UNITS FRONTING PEDESTRIAN PATHS/OPEN SPACE: 60 UNITS (20%)

PARKING REQUIRED: 1.5 SPACES PER UNIT
SMALL MULTI-FAMILY: 198 SPACES
LARGE MULTI-FAMILY: 252 SPACES

PARKING PROVIDED: SURFACE IN 3RD LAYER & ON-STREET

BUILDING/LOT DIMENSIONS:

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

LARGE MULTI-FAMILY BUILDING
FRONT SETBACK: 6' MIN.
SIDE SETBACK: 6' MIN.
CORNER SETBACK: 6' MIN.
REAR SETBACK: 5' MIN.
MAXIMUM BUILDING WIDTH: 120'
MAXIMUM UNITS PER BUILDING: 24
PARKING PROVIDED IN SURFACE PARKED LOT (THIRD LAYER).



DEVELOPMENT PLANNING AND
LANDSCAPE ARCHITECTURE

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



Date: OCTOBER 17, 2022

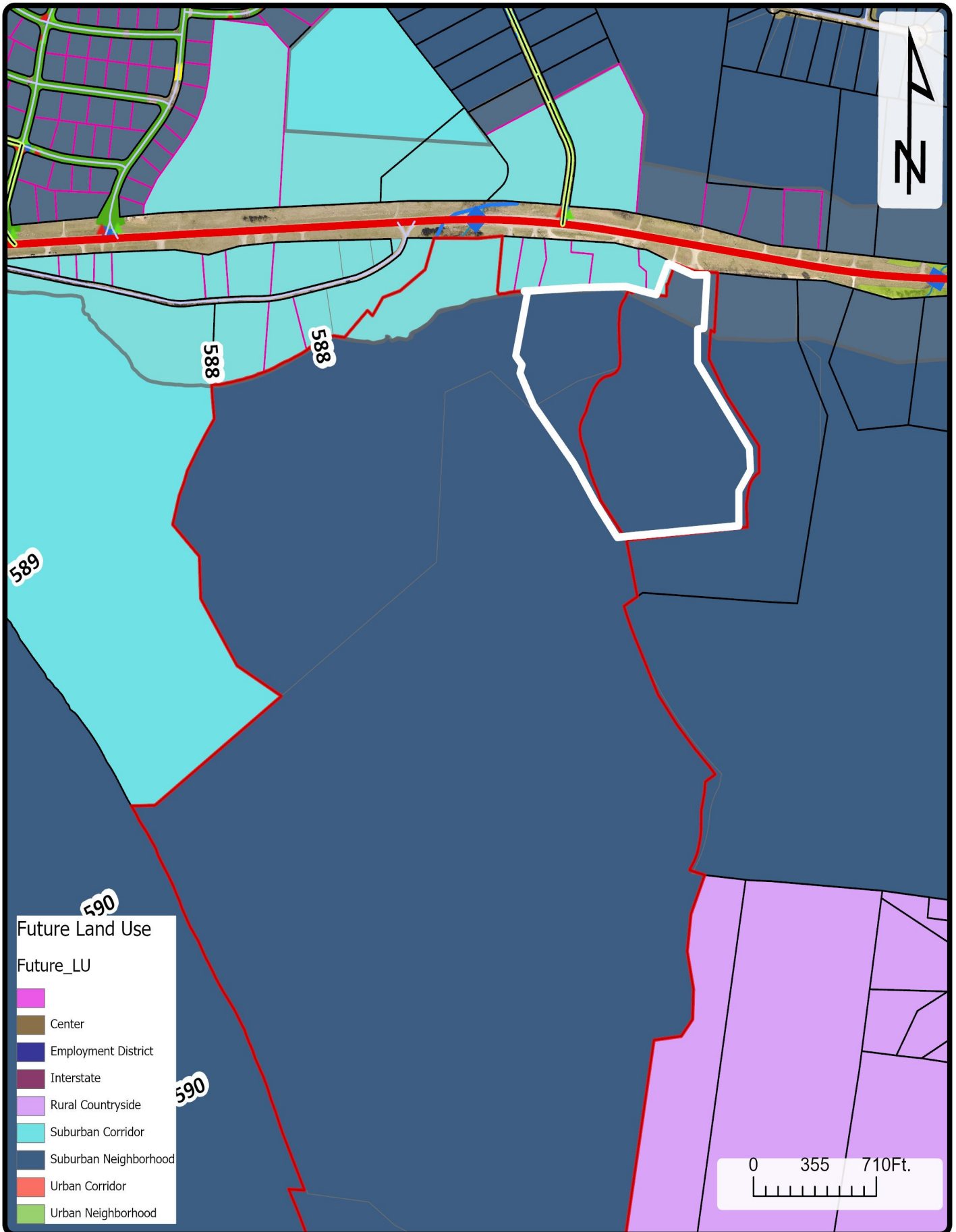
Revision Date

△
△
△

CONCEPTUAL
DEVELOPMENT PLAN

SHEET

L1.0

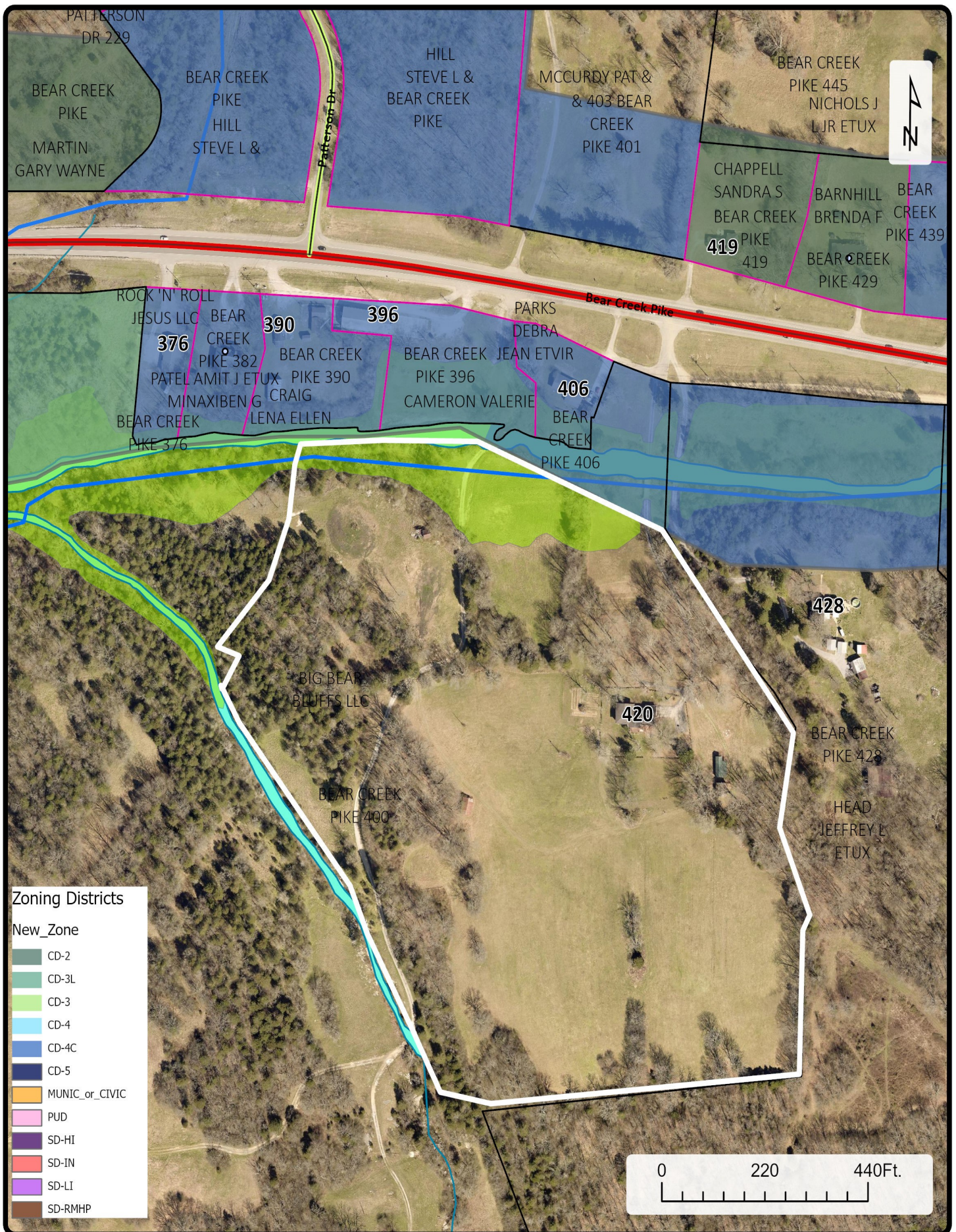


22-0296
f.k.a. Columbia Bluffs



CITY OF
COLUMBIA
TENNESSEE

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



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



CITY OF
COLUMBIA
TENNESSEE

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



November 21, 2022

Paul Keltner, Director
Development Services
City of Columbia, TN

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

Dear Mr. Keltner,

The accompanying document is for the re-submittal associated with the above referenced project. As there were no Technical Review comments that caused revision to the Annexation Request, Land Use Plan Amendment or Conceptual Plan, no revisions were made to the attached document from initial submittal. A response to the Technical Review Comments can be found below. Please let me know if you need anything additional for this re-submittal.

Included in the submittal are the following:

1. One full-size (24x36) copy of the Conceptual Development Plan document (no change)
2. Water Availability Letter (no change)
3. Flash Drive with digital copy of submittal

Technical Review Comments – Dated November 8, 2022

Building

1. *No comments.*

Police

2. *No comments provided.*

Columbia Power

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

Duck River Electric Membership Corp

4. *No comments provided.*

Maury County Schools

6. *No comments provided.*



Fire

7. *No comments*

Planning

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

Response: noted.

9. *Please provide water availability letter.*

Response: Water availability letter was provided in original submittal and was provided again with this resubmittal. Additionally, please note that the Annexation/Rezoning Request for the balance of the previous Columbia Bluffs Development area has been submitted today and also contains a water availability letter.

Maury County E911

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

Atmos Energy

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

Public Works

12. *Please see attached Plan of Services and dumpster guidelines, and accessibility requirements. We recommend a trash compactor for 300 multi-family units or 4 double enclosures with two 8-yd dumpsters in each enclosure (total of eight 8-yd dumpsters) with 3x a week collection. Garbage Collection*

Response: noted.

13. *Single family homes will receive the following services: Residential customers will be issued one 96-gallon garbage receptacle with the option to purchase up to two additional garbage receptacles. The Sanitation Department will provide weekly curbside garbage collection. Bi-weekly curbside recycling will be offered on a subscription basis. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Multifamily apartments will receive the following services: The Sanitation Department will provide dumpster collection. For the 300 units, we recommend eight (8) 8-yard dumpsters serviced 3 times a week. Brush collection will be provided on a bi-weekly basis. Residents are allotted three free bulk item pickups per year. Private sanitation services are an option, especially if trash compactors are desired. The City does not offer trash compactors.*

Response: noted.

Street and Drainage

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

Response: noted.

Signage

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

Response: noted.



Engineering

14. *No comments on annexation and rezoning.*

Wastewater

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

Response: noted.

Columbia Water

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

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

17. *No comment.*

AT&T

18. *Plan to serve*

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

Thank you,

A handwritten signature in black ink, appearing to read 'Greg Gamble'.

Gamble Design Collaborative
Greg Gamble



October 6, 2022

Mr. Joshua Gibbs

Kolter Land

14025 Riveredge Drive, Suite 175

Tampa, FL 33637

Sent via email: jgibbs@kolter.com

RE: Water Availability Letter
 Big Bear Bluffs – 300 Units
 400 Bear Creek Pike
 Tax Map 90, Parcel 12.01
 Columbia, Maury, TN

Dear Mr. Gibbs:

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

The proposed development consists of 300 multi-family units. This development is within the CPWS service area, and CPWS is able to meet a fire-flow capacity of 1,500 gpm at 20 psi while maintaining the existing level of service and pressures in this portion of the distribution system. The area is currently under study to determine the specific improvements required and applicable cost share for this development. Therefore, water service availability is subject to agreement on installation of the needed infrastructure improvements.



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

- Domestic waterline connection will be made to the existing 16-inch water main located on Bear Creek Pike.
- A new minimum size 10-inch water main will be constructed from Bear Creek Pike to the development. To support future single-family developments on the adjacent properties, the 10-inch water main must be increased to a 16-inch main. The overall master plan for the site is for the 16-inch to connect to Iron Bridge Road as part of future phases.
- Dual master meters will be installed off the new main at the development entrance, for redundancy in the event of maintenance. Any sub-metering of individual units will be the responsibility of applicant.

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

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

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



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

Sincerely,

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

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

cc: Jonathan Hardin, CPWS
File 22-081



CITY OF
COLUMBIA
TENNESSEE

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

PLANNING COMMISSION
PROJECT DEVELOPMENT APPLICATION

SUBMITTAL REQUIREMENTS

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

Fold hard copy submittals larger than 8½"x11"

ADDRESS/LOCATION	portion of 400 Bear Creek Parkway and 420 Bear Creek Parkway		
	TAX MAP: 090	GROUP:	PARCEL: 01201 and 01600
SUMMARY OF NATURE OF REQUEST AND WORK	Annexation Request, Rezoning Request for about 366.41 acres off Bear Creek Parkway. The Conceptual Development Plan submitted as part of the rezoning application depicts a CD-3 compliant development with single-family alley loaded and front loaded homes, club house/amenity, and civic spaces.		

DATE OF PRE-APPLICATION CONFERENCE	held Oct 26, 2022	<i>Pre-application meetings are scheduled for Wednesdays.</i>
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SELECT REQUEST	SUBMITTALS SHALL INCLUDE BUT NOT LIMITED TO:
☒ Annexation ☒ Rezoning ☐ Preliminary Plat ☐ Final Plat ☐ PUD Preliminary Master Plan ☐ PUD Final Site Plan ☐ Multi-Family Site Plan ☐ Other:	<u>Annexations/Rezoning/PUD's:</u> ☐ Written Legal Description copy ☐ Requested Zone Listed ☐ Compliance with Comprehensive Plan ☐ Annexation Permission Form ☐ Plans and/or Plats conforming to City standards with check list completed ☐ Columbia Water System Availability Letter <u>Plats/PUDs:</u> ☐ Project Name (include Sections & Phases) _____ ☐ Total Number of Lots _____ ☐ Total acreage _____
<i>*File naming nomenclature examples:</i> <i>Freedom Point Site Plan</i> <i>Freedom Point Master Plan</i> <i>Freedom Point Final Plat</i>	

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

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

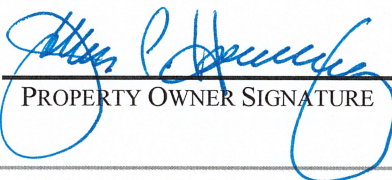
APPLICANT

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

NAME	Greg Gamble - Gamble Design Collaborative	PHONE	615.975.5765
ADDRESS	3020 Stansberry Lane, Suite 201, Franklin TN 37069	EMAIL	info@gdc-tn.com

PROPERTY OWNER NAME	HK Big Bear Bluffs, LLC	PHONE	813-615-1244
ADDRESS	14025 Riveredge Dr. Ste 175 Tampa FL 33637	EMAIL	jgibbs@kolter.com

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

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

STAFF USE ONLY

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



DEVELOPMENT SERVICES

I, HK Big Bear Bluffs, LLC_ being the sole ownership of the property__ more particularly described as 090 012.01; 090-16.00____ on Plat of Record in Plat Book **R2827** Page **576-586** in the Maury County Register of Deeds office, do hereby, formally, request that the City of Columbia, Tennessee annex such property into such City.

James P. Harvey

11/10/2022

Print Name

Date

Signature

A handwritten signature in blue ink, appearing to read "James P. Harvey", is written over a horizontal line.

STAFF USE ONLY

Docket Number:

Requested Agenda:

Something Good Around Every Corner

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